

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, December 10, 2018

CASE NUMBER: C15-2018-0042

Y Brooke Bailey
 Y William Burkhardt
 Y Christopher Covo
 Y Eric Golf
 Y Melissa Hawthorne
 Y Bryan King
 Y Don Leighton-Burwell
 - Rahm McDaniel OUT
 Y Martha Gonzalez (Alternate)
 Y Veronica Rivera
 Y James Valdez
 Y Michael Von Ohlen
 - Kelly Blume (Alternate) OUT
 - Ada Corral (Alternate)

APPLICANT: Lotte Vehko

OWNER: Ben Reid

ADDRESS: 4214 AVENUE B

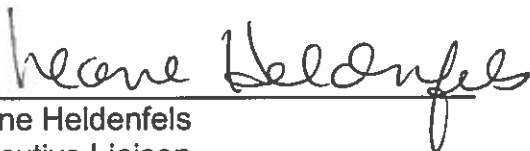
VARIANCE REQUESTED: The applicant has requested variance(s) to Ordinance 020131-20 Part 8, (Residential District) 10. A. to decrease the minimum setback from a property line facing an avenue, Duval Street or the south side of West 39th St. from 60 feet (required) 33 feet (requested) in order to construct a new detached two car garage with second floor living space in a SF-3-HD-NCCD-NP, Family residence – historic district – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (Hyde Park)

BOARD'S DECISION: BOA Nov 8, 2018 The public hearing was closed on Board Member Bryan King motion to Postpone to December 10, 2018, Board Member Don Leighton-Burwell second on a 9-0 vote (Board member Veronica Rivera late); POSTPONED TO DECEMBER 10, 2018; December 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions based on the drawings provided at the meeting, Board Member Melissa Hawthorne second on an 11-0 vote; GRANTED WITH CONDITIONS BASED ON THE DRAWINGS PROVIDED AT THE MEETING.

EXPIRATION DATE: December 10, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the regulation requires that an accessory building be placed 60 feet from a property that faces an avenue and 5 feet from the rear property line, the subject lot faces Avenue B, it is 75 feet wide and 80 feet deep and has an existing single family home
2. (a) The hardship for which the variance is requested is unique to the property in that: the 75x80 lot size and shape is not common to the area, most lots are narrow and deeper, additionally there are several heritage size trees and an historic well, that limit locations that a new garage can be placed.
(b) The hardship is not general to the area in which the property is located because: the deeper and narrower lots more common to the area allow adherence to the regulations and provide enough room for an adequately-sized garage, the existing house is about 8'-9" forward of the front setback, unlike adjacent properties.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: many houses in Hyde Park have two-story garages at the rear of their lots and this is a traditional historic configuration for the neighborhood.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman