

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday January 14, 2019

CASE NUMBER: C15-2019-0002

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Christopher Covo
<input checked="" type="checkbox"/>	Eric Golf
<input checked="" type="checkbox"/>	Melissa Hawthorne
<input checked="" type="checkbox"/>	Bryan King
<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Rahm McDaniel
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input type="checkbox"/>	Michael Von Ohlen OUT
<input checked="" type="checkbox"/>	Kelly Blume (Alternate) MVO
<input type="checkbox"/>	Ada Corral (Alternate)

APPLICANT: David Cancialosi

OWNER: Frankie and Gary Furman

ADDRESS: 1119 MISSION RIDGE

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) to decrease the minimum front yard setback from 25 feet (required) to 22.7 feet (requested, existing) in order to modify and maintain the current structure in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City)

Note: the recent re-subdivision of the property changed the former street side yard setback of the home to now become the front yard setback of the home as defined in the Land Development Code.

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED.**

EXPIRATION DATE: January 14, 2020

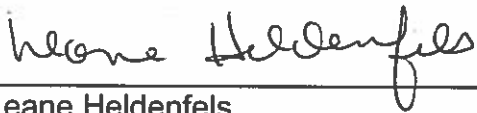
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: residential use is allowed in SF-3 zoning, proposed encroachment does not conflict with the intent of the SF-3 performance standards.

2. (a) The hardship for which the variance is requested is unique to the property in that: the 1940 built single family residences 2'.3" encroachment into the front setback which essentially functions as the side yard given the residences orientation on the lot, is a byproduct of fixing a balance of tract issue created by a former replat

(b) The hardship is not general to the area in which the property is located because: not aware of any corner lot in the area forced to give up right of way as part of a replat thereby creating a setback encroachment by an existing structure

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: the roughly 1,100 sf residence has been in place since 1940 per TCAD a 2'3" encroachment into the front setback does not alter the character of the neighborhood



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman