

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday January 14, 2019

CASE NUMBER: C15-2018-0050

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

OWNER/APPLICANT: Alex Finnell

ADDRESS: 2003 TILLOTSON AVE

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-774 (Two-Family Residential Use) (B) to decrease the minimum lot size from 5,750 square feet (required) to 5,382 square feet (requested) in order to permit a second dwelling unit to be added to this existing lot in an "SF3-NP", Family Residence – Neighborhood Plan zoning district. (Central East Austin)

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to January 14, 2019, Board Member Don Leighton-Burwell second on an 11-0 vote; POSTPONED TO January 14, 2019. (RE-NOTICE)

RENOTIFICATION: The applicant has requested variance(s) to:

A. Section 25-2-774 (Two-Family Residential Use) (B) to decrease the minimum lot size from 5,750 square feet (required) to 5,382 square feet (requested); and to

B. Section 25-2-774 (Two-Family Residential Use) (C) (5) (a) to increase the floor-to-area ratio of the second dwelling unit from 0.15 (required, permitted) to 0.18 (requested); and to

C. Subchapter F. – Residential Design and Compatibility Standards, Section 2.7.1 Development Standards (Side Wall Articulation) to increase the unbroken

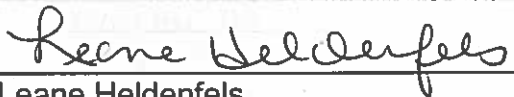
length of sidewall from 36 feet (required, maximum permitted) to 39.5 feet (requested)

in order to permit a second dwelling unit with an internal staircase to be added to this existing lot in an "SF3-NP", Family Residence – Neighborhood Plan zoning district. (Central East Austin)


BOARD'S DECISION: JAN 14, 2019 The public hearing was closed on Board Member Bryan King motion to Grant with condition .4 FAR for combined site both structures, Board Member Melissa Hawthorne second on a 11-0 vote; **GRANTED WITH CONDITION .4 FAR FOR COMBINED SITE BOTH STRUCTURES.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: ADU's have been allowed and permitted recently on nearby lots that also were less than 5,750
2. (a) The hardship for which the variance is requested is unique to the property in that: property at 2003 Tillotson Avenue is 368 sf below minimum lot size with a 10' public alley off the back
(b) The hardship is not general to the area in which the property is located because: majority lots in the neighborhood are larger than 5750 sf.
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: most lots in the Blackshear neighborhood are larger than 5750 sf and several nearby substandard lots are already approved for ADU's.



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman