

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

DATE: Monday February 11, 2019

CASE NUMBER: C15-2019-0007

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input type="checkbox"/>	Christopher Covo OUT
<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 type="checkbox"/>	Rahm McDaniel OUT
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate) (for CC)
<input checked="" type="checkbox"/>	Ada Corral (Alternate) (for RM)

APPLICANT: David Cancialosi

OWNER: James Greenway

ADDRESS: 2618 SPRING LN

VARIANCE REQUESTED: The applicant has requested a variance from Chapter 25-2, Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Subsection 2.1 (Maximum Development Permitted) to increase the maximum floor to area ratio from 0.4 to 1.0 (required, permitted) to 0.42 to 1.0 (requested) in order to permit a 177 square foot interior space conversion of attic to game room in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

BOARD'S DECISION: BOA Feb 11, 2019 The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Michael Von Ohlen second on an 11-0 vote; GRANTED.

EXPIRATION DATE: February 11, 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 FAR increase does not violate the intent of the Subchapter F regulations, the addition of an interior 177 sf enclosure

2. (a) The hardship for which the variance is requested is unique to the property in that: the regulations are being retroactively and unreasonably applied to a pre-Subchapter F project
(b) The hardship is not general to the area in which the property is located because: the regulations are being retroactively and unreasonably applied to a pre-Subchapter F project
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: deminimis change in FAR and enclosure is already inside existing envelope



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman