

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

DATE: Monday February 11, 2019

CASE NUMBER: C15-2019-0006

<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)

OWNER/APPLICANT: Charles Rice

ADDRESS: 1313 12TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum lot area from 5,750 square feet (required) to 1,924 square feet (requested/existing); and to**
- B. decrease the minimum lot width from 50 feet (required) to 37 feet (requested/existing); and to**
- C. increase the maximum impervious cover from 45 percent (required) to 52 percent (requested); and to**
- D. increase the maximum building cover from 40 percent (required/permitted) to 43 percent (requested)**
- E. decrease the side yard setback from 5 feet (required) to 2.3 feet (requested/existing); and to**
- F. decrease the front yard setback from 25 feet (required) to 0 feet (requested/existing)**
- G. decrease rear yard setback from 10 feet (required) to 2.5 feet (requested/existing)**

in order to remodel the interior and exterior, including foundation repair and extension of the front porch across half of the front façade and addition of a concrete ribbon drive, of a single family home in a "SF-3-NP" Family Residence - Neighborhood Plan zoning district. (Old West Austin)

BOARD'S DECISION: BOA Feb 11, 2019 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: February 11, 2020

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: The property is so small, the zoning regulations require to conform the Board of Adjustment for any work that exceeds 20%
2. (a) The hardship for which the variance is requested is unique to the property in that: the lot is smaller, at 1906 square feet
(b) The hardship is not general to the area in which the property is located because: many properties in Old West Austin are below today's lot size standards and property is considerably smaller than those properties subdivided from an existing non-complying lot in the 1940s.
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 house shape and dimensions and footprint does not change other than the front porch



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman