

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

DATE: Monday March 11, 2019

CASE NUMBER: C15-2019-0011

Y Ada Corral
 Y William Burkhardt
 - Christopher Covo out
 Y Eric Golf
 Y Melissa Hawthorne
 Y Bryan King
 Y Don Leighton-Burwell
 - Rahm McDaniel OUT
 Y Martha Gonzalez (Alternate) (for RM)
 Y Veronica Rivera
 Y James Valadez
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate) (for CC)
 - VACANT (Alternate)

APPLICANT: Hector Avila

OWNER: Jeremy Anderson

ADDRESS: 1504 EAST LN

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 15 feet(requested) in order to erect a single family home in a "SF-2" Family Residence zoning district.

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

EXPIRATION DATE: March 11, 2020


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: irregular shape of lot, it was granted for adjacent property to have new setbacks, will allow for this property to have the same setbacks and everything to flow
2. (a) The hardship for which the variance is requested is unique to the property in that: it's a substandard lot size due to irregular shape of the lot, utility easement on back and variance is required to develop, variance was previously approved and expired

(b) The hardship is not general to the area in which the property is located because: it's got SF-2 zoning, substandard lot size and the property adjacent has had the lot lines changed already

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 variance will help this lot to be in the character of the other lots on either side of it and the adjacent properties.


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman