

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

**DATE: Monday March 11, 2019**

**CASE NUMBER: C15-2019-0014**

\_\_\_\_\_ Ada Corral  
\_\_\_\_\_ William Burkhardt  
\_\_\_\_\_ Christopher Covo  
\_\_\_\_\_ Eric Golf  
\_\_\_\_\_ Melissa Hawthorne  
\_\_\_\_\_ Yasmine Smith  
\_\_\_\_\_ Don Leighton-Burwell  
\_\_\_\_\_ Rahm McDaniel OUT  
\_\_\_\_\_ Martha Gonzalez (Alternate) (for RM)  
\_\_\_\_\_ Veronica Rivera  
\_\_\_\_\_ Jessica Cohen  
\_\_\_\_\_ Michael Von Ohlen  
\_\_\_\_\_ Kelly Blume (Alternate) (for CC)  
\_\_\_\_\_ VACANT (Alternate)

**APPLICANT: Tracey Merino**

**OWNER: Granada Lane, LLC**

**ADDRESS: 411, 601 E POWELL LANE AND 410, 500, 502, 504, 508, 602, 610 WONSLEY**

**VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1063 (Height Limitations and Setbacks for Large Sites)**

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A. (B) to decrease the required setback from a property on which a use permitted in SF-5 or more restrictive zoning district is located from 25 feet (required) to 15 feet (requested); and to


B. (C) to increase the height limitations for a structure that is 50 feet or less from a property on which a use permitted in an (SF-5) or more restrictive zoning district is located from two-stories and 30 feet (required, permitted) to three stories and 31 feet (requested)


in order to erect a multifamily residential use in an "MF-4-NP", Multifamily Residence Moderate-High Density - Neighborhood Plan zoning district. (Georgian Acres)

**BOARD'S DECISION: March 11, 2019 POSTPONED TO APRIL 8, 2019 BY APPLICANT (RENOTICE)**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
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:

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
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William Burkhardt  
Chairman