

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

**DATE: Monday April 08, 2019**

**CASE NUMBER: C15-2019-0017**

<input checked="" type="checkbox"/>	Y	Ada Corral
<input checked="" type="checkbox"/>	Y	William Burkhardt
<input checked="" type="checkbox"/>	Y	Darryl Pruett
<input checked="" type="checkbox"/>	Y	Eric Golf
<input checked="" type="checkbox"/>	Y	Melissa Hawthorne
<input checked="" type="checkbox"/>	Y	Yasmine Smith
<input checked="" type="checkbox"/>	Y	Don Leighton-Burwell
<input type="checkbox"/>	-	Rahm McDaniel OUT
<input checked="" type="checkbox"/>	Y	Martha Gonzalez (Alternate) RM
<input checked="" type="checkbox"/>	Y	Veronica Rivera
<input checked="" type="checkbox"/>	Y	James Valdez
<input type="checkbox"/>	-	Michael Von Ohlen (left early)
<input type="checkbox"/>	-	Kelly Blume (Alternate) OUT
<input type="checkbox"/>	-	Alternate (Vacant)

**OWNER/APPLICANT: Elizabeth Carey**

**ADDRESS: 1301 5TH ST**

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

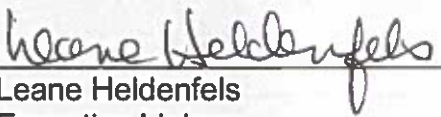
- A. decrease the minimum lot area from 5,750 square feet (required) to 3,150.44 square feet (requested, existing); and to**
  - B. decrease the minimum lot width from 50 feet (required) to 46.33 feet (requested, existing); and to**
  - C. decrease the front setback from 25 feet (required) to 20.3feet (requested, existing); and to**
  - D. decrease the rear setback from 10 feet (required) to 9.3 feet (requested, existing)**
  - E. decrease the side street setback from 15 feet (required) to 13.3 feet (requested, existing)**
- in order to convert the current garage/storage space into living space in a "SF-3-NP", Family Residence zoning district. (Bouldin)**


**BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with condition to limit to .4 FAR, Board Member Don Leighton-Burwell second on a 10-0 vote; GRANTED WITH CONDITION TO LIMIT TO .4 FAR.**

**EXPIRATION DATE: APRIL 8, 2020**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: house has been in its configuration other than slight alteration to the roofline, permit card has been issued, site will fall within the legal lot status due to utilities, it's been in this configuration since the mid's 60's.
2. (a) The hardship for which the variance is requested is unique to the property in that: the reuse of the existing structure and footprint of the structure are staying the same.  
(b) The hardship is not general to the area in which the property is located because: many other lots that are standard size and corner configuration in the neighborhood
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: building with stay on its same configuration with slight modification in the roofline and repurpose interior space for general use to the unit.

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

  
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William Burkhardt  
Chairman