

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

**DATE: Monday April 8, 2019**

**CASE NUMBER: C15-2019-0009**

\_\_\_\_ Ada Corral  
\_\_\_\_ William Burkhardt  
\_\_\_\_ Darryl Pruett  
\_\_\_\_ Eric Goff  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Yasmine Smith  
\_\_\_\_ Don Leighton-Burwell  
\_\_\_\_ Rahm McDaniel OUT  
\_\_\_\_ Martha Gonzalez (Alternate) RM  
\_\_\_\_ Veronica Rivera  
\_\_\_\_ James Valdez  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Kelly Blume (Alternate) OUT  
\_\_\_\_ Alternate (Vacant)

**APPLICANT: Leah Bojo**

**OWNER: Halil Berberoglu**

**ADDRESS: 608 ELMWOOD PL**

**VARIANCE REQUESTED:**

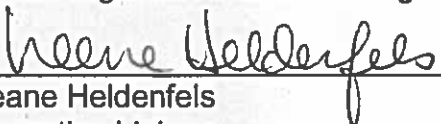
The applicant has requested variance(s) from:


- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum lot area from 8,000 square feet (required) to 6,929 square feet (requested/existing); and to**
- B. decrease the minimum lot width from 50 feet (required) to 48.53 feet (requested); and to**
- C. decrease the side street setback from 15 feet (required) to 0 feet (requested, 5.6' existing); and from**
- D. Section 25-2-563 (Multifamily Residential Use) (B) to decrease the minimum site area from 7,800 square feet (required) to 6,929 square feet (requested) in order to erect a 7 unit multifamily structure with three one-bedroom and four two-bedroom units in a "MF-4-NP" Multifamily Residence Moderate-High Density - Neighborhood Plan zoning district. (Hancock)**

**BOARD'S DECISION: Feb 11, 2019 POSTPONED TO MARCH 11, 2019 BY APPLICANT, March 11, 2019 The public hearing was closed on Board Member Veronica Rivera motion to postpone to April 8, 2019, Board Member Eric Goff second on an 11-0 vote; POSTPONED TO APRIL 8, 2019. April 8, 2019 WITHDRAWN BY APPLICANT**

**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

  
\_\_\_\_\_  
William Burkhardt  
Chairman