

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday July 8, 2019

CASE NUMBER: C15-2019-0025

Y William Burkhardt
 Y Jessica Cohen
 Y Ada Corral
 Y Melissa Hawthorne
 Y William Hodge
 Y Don Leighton-Burwell
 - Rahm McDaniel
 N Darryl Pruet
 - Veronica Rivera
 Y Yasmine Smith
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate)
 - Martha Gonzalez (Alternate)
 - Denisse Hudock (Alternate)

APPLICANT: Jeffrey Howard

OWNER: Rebecca Davis

ADDRESS: 2404 SWEETBRUSH DR

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested) in order to erect a single family home in a "SF-3-NP", Family Residence zoning district. (West Austin Neighborhood Group)

BOARD'S DECISION: MAY 13, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Veronica Rivera motion to Postpone to July 8, 2019, Board Member Melissa Hawthorne second on an 6-5 vote (Board members William Burkhardt, Darryl Pruet, Don Leighton-Burwell, Rahm McDaniel, Michael Von Ohlen nay); POSPTONED TO JULY 8, 2019. July 9, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Melissa Hawthorne motion to Grant, Board Member William Hodge second on a 9-1 vote (Board member Darryl Pruet nay); GRANTED.

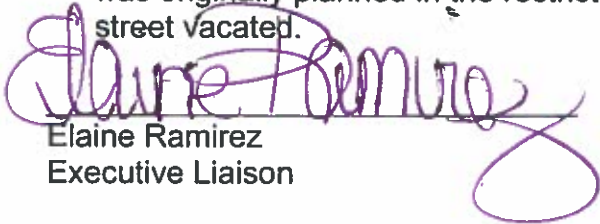
EXPIRATION DATE: JULY 8, 2020

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: as property was planned with a restrictive covenant in 1955 that called out a 25ft front building line setback and 10ft rear building yard line setback on Matthews

side, Right of way width was decreased on Matthews and acts more like an alley, the lot has topography constrains and larger trees and such design would need to be carefully placed and sympathetic to those items.

2. (a) The hardship for which the variance is requested is unique to the property in that: drainage easements, heritage trees and topography and the street that functions as an alley and the distinct call out for the front yard setback on Sweetbrush.
(b) The hardship is not general to the area in which the property is located because: not all properties have drainage easement and topography along this roadway
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: as it was originally planned in the restrictions for the lot, setbacks were designed as with street vacated.


Elaine Ramirez
Executive Liaison


William Burkhardt
Chairman