

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

DATE: Monday August 12, 2019

CASE NUMBER: C15-2019-0045

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

APPLICANT: Colby Turner

OWNER: Ryan Diepenbrock

ADDRESS: 504 SUNNY LN

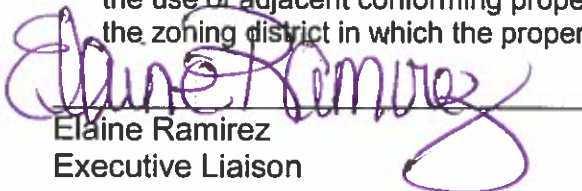
VARIANCE REQUESTED: The applicant is requesting a variance(s) from:

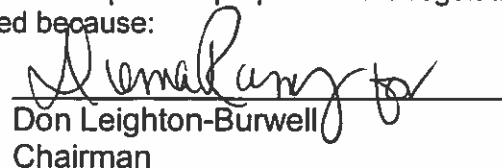
- a) Section 25-2-492 (Site Development Regulations) (D) to increase the maximum allowable Impervious Cover from 45% (required) to 59.5% (requested) for retaining wall.
- b) Section 25-2-899 (Fences as Accessory Uses) (E) (1) from 6 feet to 7 ft. 2 in. at North end and portions of Southeast and Southwest sides of property lines in order to complete a Single-Family residence in a "SF-3-NCCD-NP", Single-Family Residence zoning district. (South River City Combined Neighborhood Plan)

BOARD'S DECISION: BOA meeting Aug 12, 2019-~~POSTPONED TO NOVEMBER 7, 2019 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:


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman