

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

**DATE: Monday October 14, 2019**

**CASE NUMBER: C15-2019-0046**

\_\_\_\_ 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: Lila Nelson**

**OWNER: Benjamin S Wu**

**ADDRESS: 4320 JAMES CASEY ST**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-1067 (H) (Design Regulations) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards to**

- a) decrease the minimum parking setback from 25 feet (required) on the southern and western boundaries to 0 feet (requested) and;**
- b) decrease the minimum driveway setback from 20 feet (required) to 0 feet (requested),**

**in order to construct an accessory parking lot in a “LO-V-NP”, Limited Office – Vertical Mixed Use – Neighborhood Plan zoning district. (South Manchaca Neighborhood Plan)**

**NOTE: The subject property is 110 ft. wide**

**BOARD’S DECISION: BOA meeting Aug 12, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Yasmine Smith motion to postpone to September 9, 2019, Board Member Brooke Bailey second on an 11-0 vote; POSTPONED TO SEPTEMBER 9, 2019; Sept 9, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Jessica Cohen motions to Postpone to October 14, 2019, Board Member Rahm McDaniel seconds on a 10-1 vote (Board member Darryl Pruet nay); POSTPONED TO OCTOBER 14, 2019. Oct 14, 2019 POSTPONED TO November 7, 2019**

**EXPIIARATION DATE:**

**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