

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

DATE: Thursday, November 7, 2019

CASE NUMBER: C15-2019-0045

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

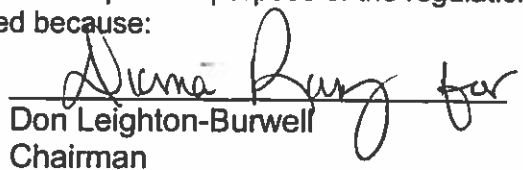
BOARD'S DECISION: BOA meeting Aug 12, 2019-POSTPONED TO NOVEMBER 7, 2019 BY APPLICANT; Nov 7, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Deny, Board Member Martha Gonzalez seconds on a 10-0 vote; DENIED.

EXPIRATION DATE: November 7, 2020

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

