

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

**DATE: Monday, January 13, 2020**

**CASE NUMBER: C15-2019-0057**

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

**OWNER/APPLICANT: Jennifer Conroy**

**ADDRESS: 1304 & 1310 WILLOW ST**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from LDC Section 25-2-476 (B) (3) (a) (i) (Special Exceptions) from Section 25-2-492 (D) (Site Development Regulations) to decrease the interior side yard setback from 5 feet (required) to 3 ft. 6 inches (requested) in order to maintain a Garage Apartment that has been at this location for at least 25 years in a "SF-3-NP", Single-Family Residence zoning district. (East Cesar Chavez Neighborhood Plan)**

**Note: Per the LDC 25-2-476 (B) The Board shall grant a special exception under Subsection (A) of this section if; (B) the Board finds that: (a) the violation has existed for: (i) at least 25 years.**

**BOARD'S DECISION: Nov 7, 2019 BOA meeting POSTPONED TO JANUARY 13, 2020 BY APPLICANT; JAN 13, 2020 POSTPONED TO FEBRUARY 5, 2020 BY APPLICANT (RENOTICE)**

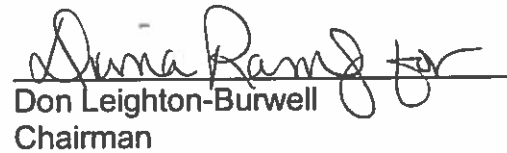
**FINDING:**

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