

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

DATE: Monday, January 13, 2020

CASE NUMBER: C15-2019-0059

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

OWNER/APPLICANT: Janice Srivathanakul

ADDRESS: 101 AND 102 LAGO VERDE DR

VARIANCE REQUESTED: The applicant is requesting a variance(s) from LDC Section 25-2-492 (D) (Site Development Regulations) in order to:

- a) Decrease the minimum lot width requirement (required) from 100 feet to 50 feet (requested), and
- b) Decrease the minimum interior side yard setback requirement from 10 feet (required) to 5 feet (requested) in order to remodel a single family residence and add an accessory apartment in a "LA", zoning district.

Note: Applicant is trying to legally plat these lots.

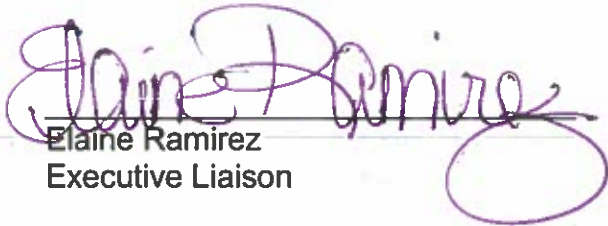
BOARD'S DECISION: BOA JAN 13, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Grant with conditions: (b) decrease in minimum interior side yard setback requirement from 10 feet (required) to 5 feet (requested) beginning at a line 90 feet SE from the metes and bounds (S 42°16'12"W at 50.58 feet - separating the .4 acre portion of the tract from the 1 acre portion of the tract) and extending to the southernmost property line (50 ft width fronting on Lake Austin) as shown in the highlighted portion of the ATS Engineer drawing I-1/9; Board Member Jessica Cohen seconds on a 10-0 vote; GRANTED WITH CONDITIONS: (B) DECREASE IN MINIMUM INTERIOR SIDE YARD SETBACK REQUIREMENT FROM 10 FEET (REQUIRED) TO 5 FEET (REQUESTED) BEGINNING AT A LINE 90 FEET SE FROM THE METES AND BOUNDS (S 42°16'12"W AT 50.58 FEET - SEPARATING THE .4 ACRE

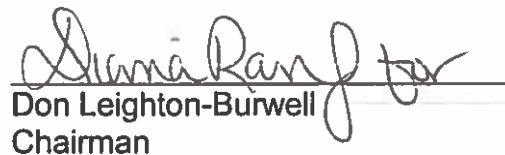
PORTION OF THE TRACT FROM THE 1 ACRE PORTION OF THE TRACT) AND EXTENDING TO THE SOUTHERNMOST PROPERTY LINE (50 FT WIDTH FRONTING ON LAKE AUSTIN) AS SHOWN IN THE HIGHLIGHTED PORTION OF THE ATS ENGINEER DRAWING I-1/9.

EXPIRATION DATE: January 13, 2021

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: this tract has been in this configuration for quite some time, while it could be set to be exiting non-conforming by re-subdividing the two long narrow pieces
2. (a) The hardship for which the variance is requested is unique to the property in that: don't often see these types of long skinny lots
(b) The hardship is not general to the area in which the property is located because: there is a subdivision next door all nice neat and in a row.
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: lot size will be met, improvements will have same front setback as the other structures along the way and will have lesser setback on the new construction portion than the existing house.


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman

