

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

DATE: Monday May 11, 2020

CASE NUMBER: C15-2020-0018

_____ 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)

APPLICANT: Stuart Warren

OWNER: Ehrlich Lamar, Ltd. (Robert M. Ehrlich Jr.)

ADDRESS: 3418 LAMAR BLVD

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6-472 (Parking Facility Standards) Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 67 spaces (required) to 43 spaces (requested, 45 spaces existing) in order to remodel an existing 5,760 sq. ft. building for a restaurant use in a “CS-V-CO-NP”, General Commercial Services – Vertical Mixed Use building – Conditional Overlay – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

Note: There are 45 existing grand-fathered parking spaces. One space is being used as a dumpster pad with a concrete wall and the second space has a light pole that cannot be used as a parking space + there are currently three handicap parking spaces to remain. Ample on-street parallel spaces exist along both sides of West 35th Street adjacent to the site.

BOARD’S DECISION: BOA meeting April 13, 2020 CANCELLED MEETING; MAY 11, 2020 **WITHDRAWN BY APPLICANT**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

Diana Ramirez for

Don Leighton-Burwell
Chairman