

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, May 11, 2020

CASE NUMBER: C15-2020-0003

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
 - Veronica Rivera (out)
 Y Yasmine Smith
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate)
 Martha Gonzalez (Alternate)

APPLICANT: Jennifer Hanlen

OWNER: Addision Thom

ADDRESS: 3409 NEAL ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width from 50 feet (required) to 49.09 feet (requested) in order to SF-3-NP”, Single-Family Residence - Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

BOARD’S DECISION: BOA meeting Feb 5, 2020 POSTPONED TO MARCH 9, 2020 BY APPLICANT (RENOTICE); MAR 9, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Brooke Bailey motions to Postpone to April 13, 2020, Board Member Melissa Hawthorne seconds on an 11-0 vote; POSTPONED TO APRIL 13, 2020. April 13, 2020 Due to the on-going need for social-distancing while continuing our efforts as a community to address the health concerns around COVID-19 , Chair of BOA Chair, Don Leighton-Burwell has postponed our April 13, 2020 Board of Adjustment meeting until the next scheduled date on May 11, 2020. This will include all previously postponed cases slated to be heard at the April 13th meeting; those will now be heard at the May 11, 2020 meeting. May 11, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member William Hodge motions to Grant, Board Member Melissa Hawthorne seconds on an 11-0 vote; GRANTED.

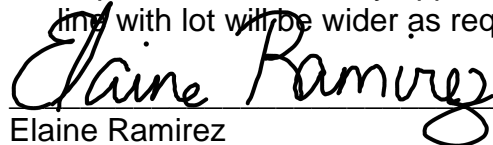
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: City of Austin is requesting more lot width at the property line which reduces the width of the property line to less than 50 feet required.

2. (a) The hardship for which the variance is requested is unique to the property in that: subdivided many of the tracts in the area either un-platted or were platted without requirements

(b) The hardship is not general to the area in which the property is located because: no known lots in the immediate area attempting to resolve an illegal subdivision (two lots)

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: request lot width is only applicable to the 1st few feet of lot and the building setback line with lot will be wider as requested



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman