

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

Item #: D-1

**DATE: Monday, August 10, 2020**

**CASE NUMBER: C15-2019-0063**

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

**OWNER: Micah King**

**APPLICANT: Stephen Rison**

**ADDRESS: 1507 FAIRFIELD DR**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the minimum setback requirement of LDC Section 25-2-492 (Site Development Regulations) (D) to decrease the rear setback requirement from 10 feet (required) to 0 feet (requested) in order to maintain an existing shed in an "SF-3-NP", Single-Family zoning district. (Wooten Neighborhood Plan)

**BOARD'S DECISION:** BOA JAN 13, 2020 POSTPONED TO FEBRUARY 5, 2020 BY APPLICANT; FEB 5, 2020 POSTPONED TO MARCH 9, 2020 BY APPLICANT DUE TO AE DENIAL; MAR 9, 2020 POSTPONED TO APRIL 13, 2020 BY APPLICANT (LAST POSTPONEMENT); May 11, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member William Hodge motions to postpone to June 8, 2020, Board Member Jessica Cohen seconds on an 11-0 vote; POSTPONED TO JUNE 8, 2020. June 8, 2020 POSTPONED TO AUGUST 10, 2020

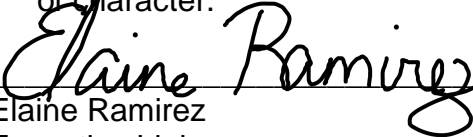
**VARIANCE REQUEST - RENOTICE FOR AUG 10, 2020** The applicant is requesting a variance(s) from the minimum setback requirement of LDC Section 25-2-492 (Site Development Regulations) (D) to decrease the rear setback requirement from 10 feet (required) to 5 feet (requested) in order to maintain an existing shed in an "SF-3-NP", Single-Family zoning district. (Wooten Neighborhood Plan)

**BOARD'S DECISION: Aug 10, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Grant, Board Member Rahm McDaniel seconds on an 10-1 vote (Board member Darryl Pruett nay); GRANTED.**

**EXPIRATION DATE: August 10, 2021**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: it is an older configured lot, code at the time the structure was done code would allow the 5 ft setback and code has been amended to allow 5 ft setback if adjacent to alley, if structure was 15 ft height, this structure has been moved from PUE
2. (a) The hardship for which the variance is requested is unique to the property in that: structure been there for some time and has been amended to be pulled out of the PUE and has been harden on the rear setback side  
(b) The hardship is not general to the area in which the property is located because: other lots have similar rear structures and trees along back side of this lot
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: it would not alter the area of character instead it would help to preserve the shop out in the back and has been renovated to be pulled back from the PUE and adds to area of character.

  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for  
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Don Leighton-Burwell  
Chairman