

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

**DATE: Monday September 14, 2020**

**CASE NUMBER: C15-2020-0042**

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  
 Y  Michael Von Ohlen  
 -  Kelly Blume (Alternate)  
 -  Martha Gonzalez (Alternate)

Item C-2

**APPLICANT: Harmony Grogan**

**OWNER: Jessie Patton-Levine**

**ADDRESS: 2202 49TH ST**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-947 (*Nonconforming Use Regulation Groups*) (B) (2) to increase the improvement value from 20% of \$69,983 (allowed) to \$150,000 (requested) in order to complete a remodel and addition to an existing single-family residence in a "SF-3-NP" Single-Family Residence zoning district

*Note: Per LDC for a Nonconforming Use - A person may improve, enlarge, or structurally alter a structure if the cost does not exceed 20 percent of the value of the structure before the improvement.*

*Per applicant: The improvements allowed, or 20% of the value equals \$13,996. Per code, we are able to make improvements of \$13,996 and we are asking to make improvements of \$150,000.*

**BOARD'S DECISION:** The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Postpone to October 12, 2020, Board Member Melissa Hawthorne seconds on an 11-0 vote; **POSTPONED TO OCTOBER 12, 2020.**

**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