

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-1

DATE: Monday December 14, 2020

CASE NUMBER: C15-2020-0074

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

APPLICANT: William Burkhardt

OWNER: Michele Connors and Seth Bank

ADDRESS: 1501 NICKERSON ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the LDC Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to increase the F.A.R from 40% (required) to 41% (requested) in order to remodel and add an addition to an existing single family residence in an "SF-3-NCCD-NP", Single-Family-Neighborhood Conservation District-Neighborhood Plan zoning district (South River City Neighborhood Plan)

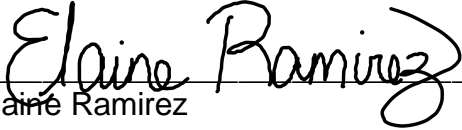
BOARD'S DECISION: BOA MEETING DEC 14, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant, Board Member Melissa Hawthorne seconds on a 10-0 vote; GRANTED.

FINDING:

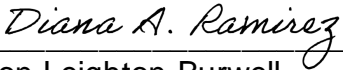
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the property is a corner lot with 2 existing modestly-sized houses, one constructed before 1921 and the other by 1950

2. (a) The hardship for which the variance is requested is unique to the property in that: there are currently 2 houses on the property, a primary residence and a 622 SF guest house, given the configuration layout and design constraints of the existing primary residence, even the proposed modest addition to the primary residence is not possible to achieve.

(b) The hardship is not general to the area in which the property is located because: many residential properties in this transitional zone have redeveloped into hybrid residential/commercial operations with outsized structures or have demolished existing structures to construct new residences or are outright commercial operations
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: the area is currently comprised of mixed-zoning categories in a transitional and heavily trafficked commercial district and is either adjacent to or in proximity of structure of a variety of sizes, most all of which are significantly larger than is being proposed



Elaine Ramirez
Executive Liaison



Don Leighton-Burwell
Chairman