

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**F-3**

**DATE:** Monday February 08, 2021

**CASE NUMBER:** C15-2021-0018

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

**OWNER/APPLICANT:** Nancy M Langdon

**ADDRESS:** 3805 ETON LN

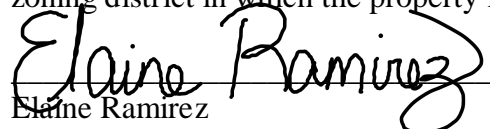
**VARIANCE REQUESTED:** The applicant is requesting a variance-(s) from the Land Development Code, Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum street side yard setback from 15 feet (required) to 2 feet (requested) in order to complete a Shed in a SF-2", Single-Family Residence zoning district.

**BOARD'S DECISION:** BOA MEETING FEB 8, 2021 **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 9-1 vote (Board member Darryl Pruett nay); GRANTED.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: of the underground utility running through the small back yard leaving no other location to place the shed then there it's at.
2. (a) The hardship for which the variance is requested is unique to the property in that: the house is built up to the setbacks on all 3 sides front, east west sides leaving a small backyard which is where all the underground utilities are located  
(b) The hardship is not general to the area in which the property is located because: due to the location and utility easements there is no other place on the property to place the shed

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 adjacent property is street.

  
Elaine Ramirez  
Executive Liaison

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Diana Ramirez for  
Don Leighton-Burwell  
Chairman