

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**E-1**

**DATE: Monday March 08, 2021**

**CASE NUMBER: C15-2021-0026**

☐ Y ☐ Brooke Bailey  
☐ Y ☐ Jessica Cohen  
☐ - ☐ Ada Corral OUT  
☐ Y ☐ Melissa Hawthorne  
☐ - ☐ VACANT  
☐ Y ☐ Don Leighton-Burwell  
☐ Y ☐ Rahm McDaniel  
☐ Y ☐ Darryl Pruet  
☐ Y ☐ Veronica Rivera  
☐ - ☐ Yasmine Smith NO SHOW  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Kelly Blume (Alternate)  
☐ - ☐ VACANT (Alternate)  
☐ Y ☐ Donny Hamilton (Alternate)

**APPLICANT: Matt Williams**

**OWNER: , Luis Zaragoza**

**ADDRESS: 4005 SIDEHILL PATH**

**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 front yard setback from 25 feet (required) to 15 feet (requested) in order to erect a Single-Family residence in a SF-3", Single-Family Residence zoning district.

**BOARD'S DECISION:** March 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant -25 feet setback on Sidehill Path and 15 feet setback on Stonewood Drive; Board Member Jessica Cohen seconds on a 10-0 vote; **GRANTED 25 FEET SETBACK ON SIDEHILL PATH AND 15 FEET SETBACK ON STONEYWOOD DRIVE.**

**FINDING:**

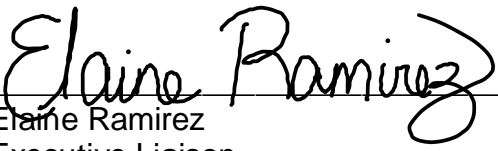
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: The setbacks on this lot treat the natural front of the lot, along **Sidehill Path, as the side of the lot, the house originally occupying the property built in 1973 was laid out facing the natural front and substantially encroaching into**

**the front setback along its side and stood without apparent dispute or problem for nearly fifty years**

2. (a) The hardship for which the variance is requested is unique to the property in that: **the natural and logical front of the lot faces into Sidehill Path, while the official front of the lot as defined in the neighborhood plat faces Stoneywood Dr, the setbacks defined on the neighborhood plat are turned such that the natural front is technically the side of the lot, however the prior single family home on the lot faced Sidehill Path and was laid out as though the front setback ran along Sidehill Path**

(b) The hardship is not general to the area in which the property is located because: **all other corner lots exhibit the turned setbacks, all other homes on corner lots with turned setbacks face the natural front (official side) of the lot requiring this lot to additionally a number of large, mature trees are located on the lot which prevent moving the structure to align with the official setbacks**

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: **n/a**

  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for  
\_\_\_\_\_  
Don Leighton-Burwell  
Chairman