

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**D-2**

**DATE: Monday May 10, 2021**

**CASE NUMBER: C15-2021-0028**

\_\_\_ - \_\_\_ Thomas Ates  
\_\_\_ Y \_\_\_ Brooke Bailey  
\_\_\_ Y \_\_\_ Jessica Cohen  
\_\_\_ Y \_\_\_ Melissa Hawthorne  
\_\_\_ Y \_\_\_ Don Leighton-Burwell  
\_\_\_ Y \_\_\_ Rahm McDaniel  
\_\_\_ Y \_\_\_ Darryl Pruett  
\_\_\_ - \_\_\_ Agustina Rodriguez  
\_\_\_ Y \_\_\_ Michael Von Ohlen  
\_\_\_ Y \_\_\_ Nicholl Wade  
\_\_\_ - \_\_\_ Vacant  
\_\_\_ - \_\_\_ Kelly Blume (Alternate)  
\_\_\_ - \_\_\_ Carrie Waller (Alternate)  
\_\_\_ - \_\_\_ Vacant (Alternate)

**OWNER/AGENT: David Morgan**

**ADDRESS: 3406 GONZALES ST**

**VARIANCE REQUESTED:** The applicant is requesting variance(s) from the Land Development Code, Section 25-2-774 (*Two-Family Residential Use*) (C) (2) (a) which requires an Accessory Dwelling Unit to be located at least 10 feet to the rear or side of the principal structure (required), to 6 ft. 7 in. from the principal structure (requested) in order to erect a Single-Family residence in an “SF-3-NP”, Single- Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

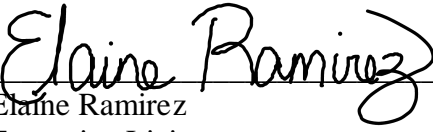
*Note: Per LDC the second Dwelling Unit must be contained in a structure other than the principal structure and a) must be located at least 10 feet to the rear or side of the principal structure; or b) above a detached garage.*

**BOARD’S DECISION: May 10, 2021 POSTPONED TO JUNE 14, 2021 DUE TO LACK OF BOARD MEMBERS/VOTES**

**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