

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-3

DATE: Monday May 10, 2021

CASE NUMBER: C15-2021-0032

___ - ___ 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)

APPLICANT: Jessica Braun

OWNER: Mark Hutchinson

ADDRESS: 1601 BRACKENRIDGE ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 5 feet (requested) in order to erect a secondary dwelling unit in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (South River City Neighborhood Plan)

Note: Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.

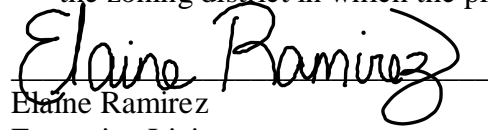
BOARD'S DECISION: **APRIL 12, 2021 cancelled due to technical problems with notification database; May 10, 2021 POSTPONED TO JUNE 14, 2021 DUE TO LACK OF BOARD MEMBERS/VOTES**

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