

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**D-7**

**DATE: Monday July 12, 2021**

**CASE NUMBER: C15-2021-0070**

Y  Thomas Ates  
 Y  Brooke Bailey  
 Y  Jessica Cohen  
 Y  Melissa Hawthorne  
 Y  Barbara McArthur  
 -  Rahm McDaniel (OUT)  
 Y  Darryl Pruett  
 Y  Agustina Rodriguez  
 -  Richard Smith (OUT)  
 Y  Michael Von Ohlen  
 Y  Nicholl Wade  
 Y  Kelly Blume (Alternate)  
 Y  Carrie Waller (Alternate)  
 -  Vacant (Alternate)

**OWNER/APPLICANT: Frank and Jeannine Clark**

**ADDRESS: 904 AVONDALE ROAD**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code Section 25-2-492 (Site Development Regulations):**

**a) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,292 square feet (requested)**

**and**

**b) to decrease the minimum Front Yard Setback requirements from 25 feet (required) to 17 feet (requested) in order to remodel and addition of a Covered Front Porch in a “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (South River City Neighborhood Plan).**

**BOARD’S DECISION: BOA JULY 12, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Michael Von Ohlen motions to Grant; Board Member Darryl Pruett seconds on a 11-0 vote; GRANTED.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: home built in 1949 prior to current setback requirements does not comply with current setback requirements, home currently not allowed small lot amnesty in Travis heights Neighborhood so is non confirming, however; the intent of the rejection of small lot amnesty

in this area is to preserve the character of the neighborhood. This tiny house will have the character and retain its small original cottage style without adding additional sq footage.

2. (a) The hardship for which the variance is requested is unique to the property in that: shape of the lot, size of the lot, heritage trees, and topography of lot

(b) The hardship is not general to the area in which the property is located because: size of the lot, shape of the lot and proximity to critical root zones of three heritage trees and steep topography are non-standard and very site specific for this property

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: this is a 594 sq foot cottage, it currently has asbestos siding, the original exterior was wood shingles, restoring the original shingle style home without adding interior square footage.

  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for

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Jessica Cohen  
Chair