

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-1

DATE: Monday August 09, 2021

CASE NUMBER: C15-2021-0078

Y Thomas Ates
 Y Brooke Bailey
 Y Jessica Cohen
 Y Melissa Hawthorne
 Y Barbara McArthur
 Y Rahm McDaniel
 - Darryl Pruett (out-no show)
 Y Agustina Rodriguez
 Y Richard Smith
 - Michael Von Ohlen (out)
 Y Nicholl Wade
 Y Kelly Blume (Alternate)
 - Carrie Waller (Alternate)
 _____ Vacant (Alternate)

APPLICANT: William Hodge

OWNER: Martha-Cary Sadler

ADDRESS: 1305 42ND ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) to decrease the minimum lot width from 50 feet (required) to 48 feet (requested) in order to erect a Single Family Residence in a SF-3", Single-Family Residence zoning district.

BOARD'S DECISION: BOA meeting Aug 9 The public hearing was closed by Chair Jessica Cohen, Board Member Melissa Hawthorne motions to Grant; Board Member Rahm McDaniel seconds on a 10-0 vote; GRANTED.

FINDING:

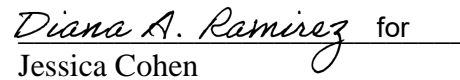
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot is same configuration since 1965, it will have a house on it, 2 feet short current width requirement.

2. (a) The hardship for which the variance is requested is unique to the property in that: while it has house on it since 1941, configuration 1965, platting exemption under the 95 rule.

(b) The hardship is not general to the area in which the property is located because: house is existence and house in this configuration since 1965.

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: property once contained a single family home, no other variance requested on this property and will comply with current codes.


Elaine Ramirez
Executive Liaison

 for
Jessica Cohen
Chair