

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-3

DATE: Monday August 09, 2021

CASE NUMBER: C15-2021-0080

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: Micah King

OWNER: Darius Fisher

ADDRESS: 74 SAN SABA ST Unit 2

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

a) setback requirements to decrease the minimum Rear Yard Setback from 10 feet (required) to 2.1 feet (requested)

b) setback requirements to decrease the minimum Interior Side Yard Setback from 5 feet (required) to 3.9 feet (requested)

and from 25-2-735 (Festival Beach Subdistrict Regulations) from

c) impervious cover requirements to increase from 40% (maximum allowed) to 41.38% (requested), (existing 47.8%), in order to maintain a 2nd FL deck on rear accessory structure in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Holly Neighborhood Plan).

Note: 25-2-735 (Festival Beach Subdistrict Regulations) (A) This section applies in the Festival Beach subdistrict of the WO combining district. (D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is: 1) 40 percent

BOARD'S DECISION: Aug 9, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Melissa Hawthorne motions to Postpone to September 13, 2021; Board Member Thomas Ates seconds on a 10-0 vote; POSTPONED TO September 13, 2021.

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 A. Ramirez for
Jessica Cohen
Chair