

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**F-1**

**DATE: Monday October 11, 2021**

**CASE NUMBER: C15-2021-0056**

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

**APPLICANT: Andrea Hamilton**

**OWNER: Chase & Andrea Hamilton**

**ADDRESS: 3006 GLENVIEW AVE**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code, 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 detached garage/office in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

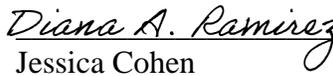
*Note: Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.*

**BOARD'S DECISION: BOA JULY 12, 2021 POSTPONED TO AUG 9, 2021 AE DENIAL; Aug 9, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Melissa Hawthorne motions to Postpone to October 11, 2021; Board Member Rahm McDaniel seconds on a 9-1 vote (Board Member Brooke Bailey nay); POSTPONED TO October 11, 2021; Oct 11, 2021-POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS (Due to not enough Board Members present at the meeting)**

**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  
Madam Chair