

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

**DATE: Monday July 11, 2022**

**CASE NUMBER: C15-2022-0048**

\_\_\_\_ Thomas Ates  
\_\_\_\_ Brooke Bailey  
\_\_\_\_ Jessica Cohen  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Barbara Mcarthur  
\_\_\_\_ Ryan Nill  
\_\_\_\_ Darryl Pruett  
\_\_\_\_ Agustina Rodriguez OUT  
\_\_\_\_ Richard Smith OUT  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nicholl Wade  
\_\_\_\_ Kelly Blume (Alternate) N/A  
\_\_\_\_ Carrie Waller (Alternate)  
\_\_\_\_ Marcel Gutierrez-Garza (Alternate)

**APPLICANT: Rodney Bennett**

**OWNER: Diana Patterson**

**ADDRESS: 2500 SPRING LN**

**VARIANCE REQUESTED** The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-899 (D) (*Fences as Accessory Uses*) to exceed the average height of six (6) feet or a maximum height of seven (7) feet (required) for a solid fence along the property line in order to construct a ten (10) feet (requested) tall masonry wall/fence along Bowman Avenue in a SF-3-NP”, Single-Family-Neighborhood Plan zoning district (WANG Neighborhood Plan).

*Note: The Land Development Code 25-2-899 (D) Except as otherwise provided in this section, a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet.*

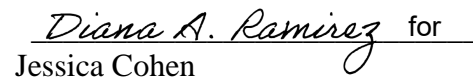
*Homeowner was Granted a fence variance in 2010 from 6 ft. to 8 ft., C15-2010-0034.*

**BOARD’S DECISION: BOA MEETING JULY 11, 2022 POSTPONED TO AUGUST 8, 2022 BY APPLICANT**

**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

  
Jessica Cohen  
Madam Chair