

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-4

DATE: Monday July 11, 2022

CASE NUMBER: C15-2022-0058

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

APPLICANT: Ada Corral

OWNER: Elizabeth Schaub/Karl Richichi

ADDRESS: 2202 LONGVIEW ST

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

- 1. decrease the minimum rear yard setback from 10 feet (required) to 5 feet (requested) for the existing non-complying primary residence to complete a remodel/addition**
and
- 2. decrease the minimum front yard setback from 25 feet (required) to 16 feet (requested) and decrease the minimum rear yard setback from 10 feet (required) to 5 feet (requested) for a detached 2-car garage accessory structure with washroom and 2nd FL Living room in a "SF-3-CO-NP", Single-Family-Combined Overlay-Neighborhood Plan zoning district (West University Neighborhood Plan).**

BOARD'S DECISION: July 11, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board member Melissa Hawthorne motions to approve; Board member Brooke Bailey seconds on a 11-0 vote; GRANTED.

FINDING:

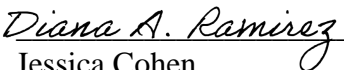
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the existing house is on small lot, most configurations short side of lot is the front, most cases long side is street or side street, alley side would be rear, approving this as a regular lot short side in the front.

2. (a) The hardship for which the variance is requested is unique to the property in that: lot is set from a typical view and 23" diameter live oak tree reduces the buildable area, an existing house and accessory unit would be built as it would be considered side street setback which would be in alignment with other structures.

(b) The hardship is not general to the area in which the property is located because: the majority of area lots are standard lots that have not been re-platted and doesn't have this odd configuration or heritage tree in the middle of the lot.

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: existing house will remain and small addition will be to the rear which will not be visible from the street and proposed accessory structure will be beyond front setback of existing house and be in alignment with the rest portion of the code.


Elaine Ramirez
Executive Liaison

 for _____
Jessica Cohen
Madam Chair