

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet  
D-5**

**DATE: Monday July 11, 2022**

**CASE NUMBER: C15-2022-0059**

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: Christina Contros**

**OWNER: Gregory A Okorn**

**ADDRESS: 1703 CEDAR BEND DR**

**VARIANCE REQUESTED:**

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

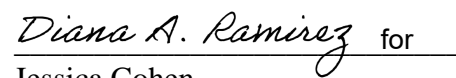
- a) lot size requirements to decrease the minimum lot size of 43,564 square feet (required) to 19,934 square feet (requested)**
  - b) setback requirements to decrease the minimum front yard setback from 40 feet (required) to 19 feet 5 inches (requested)**
  - c) building coverage requirements to increase from 20% (maximum allowed) to 21.6% (requested)**
- and**
- d) impervious coverage requirements to increase I.C. from 25% (maximum allowed) to 34.5% (requested) in order to erect a one story addition to an existing Single-Family residence in a "RR", Rural Residential zoning district.**

**BOARD'S DECISION: BOA meeting July 11,2022 The public hearing was closed by Madam Chair Jessica Cohen, Board member Ryan Nill motions to approve; Board member Melissa Hawthorne 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 lot was subdivided from Tract 2 Tanglewild Estates in September 1974, the existing single story residence was constructed in 1977, the COA annexed the area in 1984, full annexation was 1992.
  
2. (a) The hardship for which the variance is requested is unique to the property in that: this substandard lot was created in 1974 with the resubdivision of Tract 2 Tanglewild Estates not allowing for zoning requirements for RR zone to be met, annexation by the city placed a zoning overlay on a property not able to comply.  
  
(b) The hardship is not general to the area in which the property is located because: several of the original lots in Tanglewild Estates remain intact and are larger and therefore comply with RR zoning, most original lots have been re-subdivided and are smaller and are zoned differently, there lots have been rezoned for higher density.
  
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: the adjacent property to the west is also substandard by the resubdivision in 1975. The property across the street to the north on Cedar Bend Dr has been rezoned SF-6 and has is currently being developed as two story condominium townhouses, the properties to the south are rezoned SF-3, the proposed single story addition to this property is keeping in area character in both scale and mass as well as intended to maintain the original arch style architectural value.

  
Elaine Ramirez  
Executive Liaison

 for  
Jessica Cohen  
Madam Chair