

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
Item 7

DATE: Monday September 12, 2022

CASE NUMBER: C15-2022-0046

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

APPLICANT: Ricca Keepers

OWNER: Leslie Socha

ADDRESS: 1101 QUAKER RIDGE DR

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 decrease the minimum Street Side Yard Setback from 15 feet (required) to 10 feet (requested), in order to erect an addition above the garage in a "SF-2", Single-Family zoning district.

BOARD'S DECISION: BOA meeting Aug 8, 2022 Due to lack of board members applicant requests to postpone, Chair Jessica Cohen motions to postpone to September 12, 2022; Board member Melissa Hawthorne second on 8-0-1 vote (Board member Richard Smith abstained); POSTPONED TO September 12, 2022. The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to Approve; Madam Chair Jessica Cohen second on 10-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: there is nowhere for the property owner to expand in the front or the back

because of the setback requirements, the PUE's and the location of the trees on the property.

2. (a) The hardship for which the variance is requested is unique to the property in that: this is a corner lot, which has different setbacks than an interior lot, this lot also has multiple trees that will not allow them to expand anywhere else except on top of the garage.

(b) The hardship is not general to the area in which the property is located because: this lot is on the end of a cul-de-sac and also backs up to a public park.

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: by building on top of the garage as a addition to the second story it will allow neighbors and the property owners to continue to use their land in the exact way it was used before.


Elaine Ramirez
Executive Liaison

 for
Jessica Cohen
Madam Chair