

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**Item 6**

**DATE: Monday October 10, 2022**

**CASE NUMBER: C15-2022-0067**

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

**OWNER/APPLICANT: Jose Minguell**

**ADDRESS: 2614 CANTERBURY 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 decrease the minimum Interior Side Yard Setback from 5 feet (required) to 6 inches (requested), in order to maintain two (2) small sheds - a utility shed and bike shed in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Holly Neighborhood Plan).

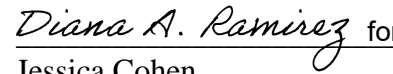
**BOARD'S DECISION:** **The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to Approve; Substitute motion by Board member Darryl Pruett to Deny; Board member Brooke Bailey second on 5-4 vote (Board members Jessica Cohen, Michael Von Ohlen, Carrie Waller and Marcel Gutierrez-Garza nay); DENIED.**

**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

 for \_\_\_\_\_  
Jessica Cohen  
Madam Chair