

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
Item 11

DATE: Monday October 10, 2022

CASE NUMBER: C15-2022-0061

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

APPLICANT: Nikelle Meade

OWNER: Cortlandt Chalfant

ADDRESS: 1401 E 3RD ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section(s) 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum interior side yard setback from 5 feet (required) to 2.77 feet (requested) in order to complete a Single-Family residence in a “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

BOARD’S DECISION: JULY 11, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to postpone to September 12, 2022; Board member Melissa Hawthorne seconds on a 10-1 vote (Board member Barbara Mcarthur nay); POSTPONED TO SEPTEMBER 12, 2022. POSTPONED TO OCTOBER 10, 2022 BY APPLICANT

VARIANCE REQUEST: RENOTICE-The applicant is requesting a variance(s) from the Land Development Code, Section(s) 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 complete a Single-Family residence and accessory dwelling

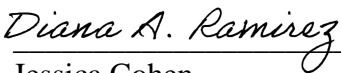
unit in a “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

BOARD’S DECISION: POSTPONED TO NOVEMBER 14, 2022

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