

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM04

DATE: Monday June 12, 2023

CASE NUMBER: C15-2023-0025

____ Thomas Ates
____ Jessica Cohen
____ Melissa Hawthorne
____ Brian Poteet
____ Agustina Rodriguez
____ Margaret Shahrestani
____ Richard Smith
____ Janel Venzant
____ Michael Von Ohlen
____ Nicholl Wade
____ Kelly Blume (Alternate)
____ Carrie Waller (Alternate)
____ Marcel Gutierrez-Garza (Alternate)

APPLICANT: Charles Dunigan

OWNER: Paul Le

ADDRESS: 6506 HERGOTZ LANE

VARIANCE REQUESTED:

The applicant is requesting a variance(s) from the Land Development Code: Section 25-2-943
(*Substandard Lot*)

a) (B) (2) (a) to decrease the minimum Lot Size requirements from 5,750 square feet
(required) to 4,177 square feet (requested)

and

b) (B) (2) (b) to decrease the minimum Lot Width requirements from 50 feet (required) to
44 feet (requested), in order to erect a Single-Family residence in a "SF-3-NP", Single-Family
zoning district.

Note: 25-2-943 SUBSTANDARD LOT

*(B) A substandard lot may be used for a single-family residential use if the use is permitted in the
zoning district in which the lot is located and the lot complies with the requirements of this
subsection.*

*(2) A substandard lot recorded in the county real property records after March 14, 1946 must:
(a) have an area of not less than 5,750 square feet; and
(b) be not less than 50 feet wide at the street or at the building line.*

**BOARD'S DECISION: BOA MEETING JUNE 12, 2023 POSTPONED TO JULY 10, 2023
DUE TO NOTIFICATION ERROR**

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