

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**ITEM08**

**DATE: Monday August 14, 2023**

**CASE NUMBER: C15-2023-0027**

\_\_\_\_ Thomas Ates  
\_\_\_\_ Jessica Cohen  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Brian Poteet  
\_\_\_\_ Marcel Gutierrez-Garza  
\_\_\_\_ Margaret Shahrestani  
\_\_\_\_ Richard Smith  
\_\_\_\_ Janel Venzant  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Yung-ju Kim  
\_\_\_\_ Kelly Blume (Alternate)  
\_\_\_\_ VACANT (Alternate)  
\_\_\_\_ Suzanne Valentine (Alternate)

**APPLICANT: JP Sullivan**

**OWNER: Mayo C Cuellar**

**ADDRESS: 1305 6TH STREET**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) to decrease the minimum lot width from 50 feet (required) to 47 feet (requested), in order to subdivide a residential lot in a SF-3-NP”, Single-Family-Neighborhood Plan zoning district (Bouldin Creek Neighborhood Plan).

**BOARD’S DECISION: BOA MEETING JUNE 12, 2023 POSTPONED TO JULY 10, 2023 DUE TO NOTIFICATION ERROR; July 10, 2023 The public hearing was closed by Madam Chair Jessica Cohen, Chair Jessica Cohen motions to postpone to August 14, 2023; Board member Michael Von Ohlen seconds on -10-0 votes; POSTPONED TO AUGUST 14, 2023. Aug 14, 2023 POSTPONED TO September 11, 2023 BY APPLICANT**

**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:

A handwritten signature in cursive script that reads "Elaine Ramirez". The signature is written in dark ink and is positioned above a horizontal line.

Elaine Ramirez  
Executive Liaison

A handwritten signature in cursive script that reads "Diana A. Ramirez". The signature is written in dark ink and is positioned above a horizontal line. To the right of the signature, the word "for" is written in a simple font.

Jessica Cohen  
Madam Chair