

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**ITEM07**

**DATE: Monday August 14, 2023**

**CASE NUMBER: C15-2023-0035**

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

**APPLICANT: Tisha Ritta**

**OWNER: Melissa Maynard**

**ADDRESS: 8003 PARKDALE 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 front yard setback from 25 feet (required) to 17 feet (requested), in order to maintain a Carport in a “SF-2”, Single-Family zoning district.**

**BOARD’S DECISION: BOA AUG 14 The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to approve with conditions that the carport remain open on all 3 sides and add rain gutters on the property line side of the carport; Board member Melissa Hawthorne seconds on 9-0 votes; GRANTED WITH CONDITIONS THAT THE CARPORT REMAIN OPEN ON ALL 3 SIDES AND ADD RAIN GUTTERS ON THE PROPERTY LINE SIDE OF THE CARPORT.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the ordinance prevents the property from being reasonable as the carport has been erected and used for an extended period of time.

2. (a) The hardship for which the variance is requested is unique to the property in that: the carport has been erected for an extended period of time, the existing location of the house and layout of the site prevent the carport from being placed elsewhere on the lot.

(b) The hardship is not general to the area in which the property is located because: the carport has existed at this location for an extended period of time and has not created a problem for surrounding properties.

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: the carport will not alter the character of the area due to the fact that it has been erected for a extended period of time .



Elaine Ramirez  
Executive Liaison

Diana A. Ramirez for

Jessica Cohen  
Chair