

CITY OF AUSTIN
Board of Adjustment

Y Thomas Ates (D1)
 VACANT (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 Y Melissa Hawthorne (D5)
 Y Jeffrey Bowen (D6)
 Y Janel Venzant (D7)
 - Margaret Shahrestani (D8) OUT
 Y Brian Poteet (D9)
 Y Michael Von Ohlen (D10)
 Y Marcel Gutierrez-Garza (M)
 Y Kelly Blume (Alternate) (M)
 Suzanne Valentine (Alternate) (M)
 VACANT (Alternate) (M)

OWNER/APPLICANT: Kathy and Ross Wilson

ADDRESS: 806 JAMES ST

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 46 feet (requested), in order to erect Single-Family residence in a SF-3-NP”, Single-Family-Neighborhood Plan zoning district (Bouldin Creek Neighborhood Plan).

BOARD’S DECISION: The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to approve; Board member Melissa Hawthorne seconds on 10-0 votes; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: can’t build a single family residence onsite which is allowed in the applicable zoning district, that use is consistent with the adjacent properties and area.

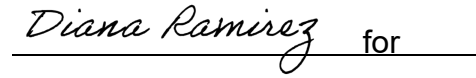
2. (a) The hardship for which the variance is requested is unique to the property in that: the lot as platted is 46ft wide and does not allow for reasonable use of the property, under current regulations the property cannot be developed under SF-3 zoning requirements for a single family residence.

(b) The hardship is not general to the area in which the property is located because: it is not general to the area because there are lots of varying width, some of which meet SF-3 zoning standards in the area.

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 use is consistent with adjacent properties and allowed within the applicable zoning district.



Elaine Ramirez
Executive Liaison

 for _____

Jessica Cohen
Madam Chair