

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**RECONSIDERATION**  
**ITEM04**

**DATE: Monday October 9, 2023**

**CASE NUMBER: C15-2023-0026**

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

**APPLICANT: Perry Hunt**

**OWNER: Bilal Khan**

**ADDRESS: 15 MARGRANITA CRESCENT**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to increase the F.A.R from 40% (required) to 42.61% (requested), in order to enclose the tandem carport and create a tandem garage to an existing single-family residence in an “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (WANG 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, Board member Melissa Hawthorne motions to deny; Board member Michael Von Ohlen seconds; a substitute motion by Board member Janel Venzant motions to postpone to September 11, 2023, Madam Chair Jessica Cohen seconds on 8-2 votes (Board members Melissa Hawthorne and Michael Von Ohlen nay); **POSTPONED TO SEPTEMBER 11, 2023.** Sept 11, 2023, The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to deny; Board member Jeffrey Bowen seconds on 10-0 votes; **DENIED.** Applicant filed a reconsideration OCT 9, 2023

**Madam Chair Jessica Cohen motions to reconsider the case; Board member Suzanne Valentine seconds on 0-9 votes (Madam Chair Jessica Cohen, Board members: Yung-ju Kim, Melissa Hawthorne, Jeffrey Bowen, Janel Venzant, Maggie Shahrestani, Brian Poteet, Kelly Blume and Suzanne Valentine nay); This case will not be reconsidered-DENIED.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:  
N/A
2. (a) The hardship for which the variance is requested is unique to the property in that: N/A  
  
(b) The hardship is not general to the area in which the property is located because: N/A
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: N/A



Elaine Ramirez  
Executive Liaison

 for

Jessica Cohen  
Madam Chair