

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**Special Exception**  
**Item 5**

**DATE: Monday November 13, 2023**

**CASE NUMBER: C15-2023-0044**

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

**OWNER/APPLICANT: Bruce David Johnson**

**ADDRESS: 1904 EVA ST**

**VARIANCE REQUESTED:** The applicant is requesting a Special Exception variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from two setback requirements:

to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain a covered concrete patio **and** to decrease the minimum interior side yards setbacks from 5 feet (required) to 0 feet (requested – north and south sides) in order to maintain a storage shed, art studio, & garage (south side) and storage sheds (north side) that have existed for over 31 years in an “SF-3-NP”, Single-Family Residence-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 postpone to December 11, 2023; Vice-Chair Melissa Hawthorne seconds on 10-0 votes; POSTPONED TO DECEMBER 11, 2023.**

**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



Jessica Cohen  
Madam Chair