

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
Item 4

DATE: Monday November 13, 2023

CASE NUMBER: C15-2023-0043

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)

APPLICANT: Thrower Design-Ron Thrower

OWNER: 1904 Chicon St. LLC

ADDRESS: 1904 CHICON 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 49 feet (requested), in order to construct a surface parking lot in a CS-NP”, General Commercial Services-Neighborhood Plan zoning district (Upper Boggy Creek Neighborhood Plan).

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

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the property doesn’t meet the minimum lot width on the street frontage side but it does on the alley side, and the property has been in that configuration since 1948
2. (a) The hardship for which the variance is requested is unique to the property in that: as most properties in the area are maintained in configuration with the original plat,

as it's been in this configuration since 1948 and its 50 feet on one side and 49.64 on the other, that's unique to the property.

(b) The hardship is not general to the area in which the property is located because: most of the properties have maintained their original configuration according to the original plat.

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: as the lot has been in this configuration for decades, this will give them a clear path forward in order to bring it into legal compliance.



Elaine Ramirez
Executive Liaison

 for

Jessica Cohen
Madam Chair