

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM 03

DATE: Monday February 10, 2025

CASE NUMBER: C15-2024-0048

Y Thomas Ates (D1)
 Y Bianca A Medina-Leal (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 Y Melissa Hawthorne (D5)
 Y Jeffery Bowen (D6)
 Y Janel Venzant (D7)
 Y Margaret Shahrestani (D8)
 Y Brian Poteet (D9)
 Y Michael Von Ohlen (D10)
 - VACANT(M)
 - VACANT (Alternate) (M)
 - Suzanne Valentine (Alternate) (M)
 - VACANT (Alternate) (M)

APPLICANT: Maximiliano Martinez

OWNER: Shaun Vembutty

ADDRESS: 4013 Clawson Road

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from lot width requirements to decrease:

- the front lot width from 50 feet (required) to 35 feet (requested),
- and**
- rear flag lot width from 50 feet (required) to 49.82 feet (requested)
- in order to subdivide the existing tract into two SF-3 lots in a “SF-3”, Single-Family zoning district.

BOARD’S DECISION: The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen’s motion to postpone to April 14, 2025; Board member Yung-ju Kim second on 10-0 votes; POSTPONED TO APRIL 14, 2025.

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

Diana Ramirez for

Jessica Cohen
Madam Chair