

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM02

DATE: Monday August 11, 2025

CASE NUMBER: C15-2025-0025

Y Thomas Ates (D1)
 Y Bianca A Medina-Leal (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 Y Melissa Hawthorne (D5)
 - Niccolo A Sacco (D6) OUT
 - Sameer S Birring (D7) OUT
 - Margaret Shahrestani (D8) OUT
 Y Brian Poteet (D9)
 Y Michael Von Ohlen (D10)
 Y Jeffery L Bowen (M)
 Y Corry L Archer-mcclellan (Alternate) (M)
 - Suzanne Valentine (Alternate) (M) OUT
 - VACANT (Alternate) (M)

APPLICANT: George McQueen

OWNER: George McQueen

ADDRESS: 506 TERRACE DR

VARIANCE REQUESTED: The applicant is requesting the following variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum interior side yard setback from 5 feet (required) to 1 foot (requested) in order to maintain a detached garage & carport for a Single-Family Residence in a “SF-3-NP”, Single-Family - Neighborhood Plan zoning district (South River City Neighborhood Plan).

BOARD’S DECISION: The public hearing was closed by Chair Jessica Cohen, Board member Michael Von Ohlen’s motion to Approve; Vice-Chair Melissa Hawthorne second on 9-0 votes; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: LDC 25-2-893 (B) allows for vehicle storage and (C) allows for household storage buildings

allowing the structures to remain in the setback does not provide a special privilege but provides equal opportunity for vehicle and household storage

2. (a) The hardship for which the variance is requested is unique to the property in that: there are three heritage oak trees (diameter of 24" or greater) on this property adjacent to the structures

(b) The hardship is not general to the area in which the property is located because: a similarly sized property that does not have heritage oak trees would not have this hardship and could reasonably construct or relocate the garage and carport outside of the setbacks.
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 proposed renovations do not change the footprint or size of the structures and do not change the use of the structures.



Elaine Ramirez
Executive Liaison

 for

Jessica Cohen
Madam Chair