

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM06

DATE: Monday November 10, 2025

CASE NUMBER: C15-2025-0036

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

APPLICANT: Josh Myers

OWNER: Josh Myers

ADDRESS: 12302 SPLIT RAIL PKWY

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 front yard setback from 25 feet (required) to 5 feet (requested) in order to maintain a Carport in a "SF-2", Single-Family zoning district.

**BOARD'S DECISION: APPLICANT REQUESTED POSTPONEMENT TO NOVEMBER 10, 2025
BOARD MEMBERS APPROVED POSTPONEMENT TO November 10, 2025, NO OBJECTIONS;
November 10, 2025 The public hearing was closed by Chair Jessica Cohen, Board member
Michael Von Ohlen's motion to Approve with conditions that the carport remain open all 3
sides and add gutters to the side of the adjacent property owner; Vice Chair Melissa
Hawthorne second on 11-0 votes; GRANTED WITH CONDITIONS THAT THE CARPORT REMAIN
OPEN ALL 3 SIDES AND ADD GUTTERS TO THE SIDE OF THE ADJACENT PROPERTY OWNER.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot is a corner lot, due to the layout of the lot it was not possible for the original builder to comply with the required 25' setback at the actual front of the home so the side of the home was called the front and the front of the home was called the side which allowed the builder to reduce the setback at the actual front of the home.

2. (a) The hardship for which the variance is requested is unique to the property in that: the side of the home being treated as the front of the home makes any modifications or additions to the side of the home a hardship as the longer setback requirement is being applied to the wrong side of the home.

(b) The hardship is not general to the area in which the property is located because: the majority of homes in this area are only subject to one 25' front setback requirement and the front of the homes are considered the front.

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: multiple other properties in the area have carports built over existing driveways that are within the front setback area for their properties.



Elaine Ramirez
Executive Liaison

 for

Jessica Cohen
Madam Chair