CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM09

DATE: Monday October 12, 2026 **CASE NUMBER: C15-2026-0040**

____Y____Joseph El Habr (D1)
____N____Bianca A Medina-Leal (D2)
____Y____Corry L Archer-McClellan (D3)
____Y____Yung-ju Kim (D4)
____Y____Melissa Hawthorne (D5)
____N____Haseeb Abdullah (D6)
____-____VACANT (D7)
____Y____Margaret Shahrestani-Vice Chair (D8)
____Y____Brian Poteet (D9)
____Y____Michael Von Ohlen (D10)
____Y____Jeffery L Bowen-Chair (M)
____-____VACANT (Alternate) (M)
____-____Suzanne Valentine (Alternate) (M)
____-____VACANT (Alternate) (M)

APPLICANT: David J. Anderson
OWNER: Eric Joseph Exelbert & Jessica Lea Boyer
ADDRESS: 1703 PASADENA DR

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code Subchapter F:
Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 *(Maximum Development Permitted)* to increase the F.A.R from 40% (required) to 44.46% (requested), in order to enclose a Carport to a Garage of an existing 2-story single family residence in an "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Crestview Neighborhood Plan).

***NOTE*: LDC 25-2 Land Development, Subchapter F: Residential Design and Compatibility Standards, Article 2: - Development Standards, Section 2.1 – Maximum Development Permitted.**
The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3, except that the lot area of a flag lot is calculated consistent with the requirements of 25-1-22 (Measurements).

BOARD'S DECISION: The public hearing was closed by Chair Jeffery Bowen, Vice Chair Maggie Shahrestani's motion to deny, Board member Melissa Hawthorne second on 8-2 votes (Board members Bianca Medina-Leal and Haseeb Abdullah nay); DENIED.

FINDING:

1. The Zoning regulations applicable to the property does 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
Jeffery Bowen
Chairman