CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM06

DATE: Monday November 9, 2026 **CASE NUMBER: C15-2026-0037**

___Y_____Joseph El Habr (D1)
___Y_____Bianca A Medina-Leal (D2)
___Y_____Corry L Archer-McClellan (D3)
___Y_____Yung-ju Kim (D4)
___Y_____Melissa Hawthorne (D5)
___Y_____Haseeb Abdullah (D6)
___-_____VACANT (D7)
___Y_____Margaret Shahrestani-Vice Chair (D8)
___Y_____Brian Poteet (D9)
___-_____Michael Von Ohlen (D10) **OUT**
___Y_____Jeffery L Bowen-Chair (M)
___-_____VACANT (Alternate) (M)
___Y_____Suzanne Valentine (Alternate) (M)
___-_____VACANT (Alternate) (M)

APPLICANT: Soren Aandahl
OWNER: Shesh Aandahl
ADDRESS: 714 POST OAK ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-779 *(Small Lot Single-Family Residential Use) (J)(4)* from gross floor area requirements to increase unit size from 2,300 square feet (maximum allowed) to 2,886 square feet (requested) in order to enclose an existing balcony to create conditioned bedroom space in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Bouldin Creek NP).

Note:
Land Development Code
25-2-779 Small Lot Single-Family Residential Use

(A) This section applies to a small lot single-family residential use.
(B) This section supersedes the base zoning district regulations to the extent of conflict.
(C) Only one dwelling unit is permitted on a lot.
(D) This subsection applies to small lot single-family residential use on a property zoned single-family residence small lot (SF-4A) district or less restrictive.
(J) Gross Floor Area
(1) This subsection applies to a property located within the area described in Subsection 1.2.1 of Subchapter F (Residential Design and Compatibility Standards).
(2) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls, except as provided in this subsection.
(3) The gross floor area may not exceed the greater of 1,650 square feet or a floor-to-area ratio of 0.55.
(4) The maximum unit size is 2,300 square feet.
Source: Ord. 041118-57; Ord. No. 20240516-006, Pt. 5, 5-27-24; Ord. No. 20250227-039, Pt. 2, 10-1-25.

BOARD'S DECISION: **September 14, 2026 Vice Chair's motion to postpone to October 12, 2026, Board member Melissa Hawthorne second on 7-0 votes; POSTPONED TO OCTOBER 12, 2026, NOT ENOUGH BOARD MEMBERS FOR VOTING PURPOSES. October 12, 2026 The public hearing was closed by Chair Jeffery Bowen, Board member Melissa Hawthorne's motion to postpone to November 9, 2026, Vice Chair Maggie Shahrestani second on 10-0 votes; POSTPONED TO NOVEMBER 9, 2026. November 9, 2026 The public hearing was closed by Chair Jeffery Bowen, Vice Chair Maggie Shahrestani's motion to approve, Board member Melissa Hawthorne second on 10-0 votes; GRANTED.**

FINDING:

1. The Zoning regulations applicable to the property does not allow for a reasonable use because: of change in the regulations from back when the construction was first permitted, and the subject property is small there are also a number of other constraints including the fact that the lot is partially in a 25-year and 100-year floodplain.

2. (a) The hardship for which the variance is requested is unique to the property in that: owners have been caught between some changing code that didn't make sense for this lot.

   (b) The hardship is not general to the area in which the property is located because: the lots in the area have numerous variations and this one has some unique constraints, importantly the added square footage will be in the back and hidden from neighbors, so it's not going to be visible from adjacent properties with the exception of one small section facing one neighbor, the fact that they are just enclosing an existing patio space makes it unreasonable to ask.

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: n/a

Elaine Ramirez
Executive Liaison

Jeffery Bowen
Chair