

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Wednesday February 5, 2020

CASE NUMBER: C15-2019-0057

____ Brooke Bailey OUT
____ Jessica Cohen
____ Ada Corral
____ Melissa Hawthorne
____ William Hodge
____ Don Leighton-Burwell
____ Rahm McDaniel OUT
____ Darryl Pruett
____ Veronica Rivera
____ Yasmine Smith OUT
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Martha Gonzalez (Alternate) OUT
____ Denisse Hudock (Alternate) OUT

OWNER/APPLICANT: Jennifer Conroy

ADDRESS: 1304 & 1310 WILLOW ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from LDC Section 25-2-476 (B) (3) (a) (i) (Special Exceptions) from Section 25-2-492 (D) (Site Development Regulations) to decrease the interior side yard setback from 5 feet (required) to 3 ft. 6 inches (requested) in order to maintain a Garage Apartment that has been at this location for at least 25 years in a "SF-3-NP", Single-Family Residence zoning district. (East Cesar Chavez Neighborhood Plan)

Note: Per the LDC 25-2-476 (B) The Board shall grant a special exception under Subsection (A) of this section if; (B) the Board finds that: (a) the violation has existed for: (i) at least 25 years.

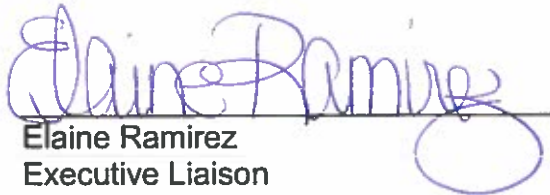
BOARD'S DECISION: Nov 7, 2019 BOA meeting POSTPONED TO JANUARY 13, 2020 BY APPLICANT; JAN 13, 2020 POSTPONED TO FEBRUARY 5, 2020 BY APPLICANT (RENOTICE); APPLICANT REQUESTING POSTPONEMENT TO MARCH 9, 2020 (RENOTICE); FEB 5, 2020 WITHDRAWN BY APPLICANT

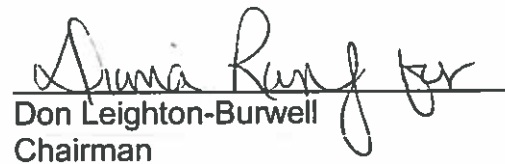
FINDING:

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


Don Leighton-Burwell
Chairman