

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**D-4**

**DATE: Monday May 10, 2021**

**CASE NUMBER: C15-2021-0033**

\_\_\_\_ Thomas Ates  
\_\_\_\_ Brooke Bailey  
\_\_\_\_ Jessica Cohen  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Don Leighton-Burwell  
\_\_\_\_ Rahm McDaniel  
\_\_\_\_ Darryl Pruett  
\_\_\_\_ Agustina Rodriguez  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nicholl Wade  
\_\_\_\_ Vacant  
\_\_\_\_ Kelly Blume (Alternate)  
\_\_\_\_ Carrie Waller (Alternate)  
\_\_\_\_ Vacant (Alternate)

**APPLICANT:** Mark Zupan

**OWNER:** Christopher Affinito

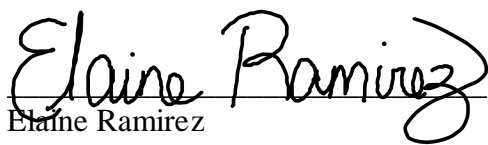
**ADDRESS:** 221 LESSIN LN

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 12 feet (requested) in order to erect Multi-Family-Condominiums in an "SF-6-NP", Condominium residence-Neighborhood Plan zoning district. (Dawson Neighborhood Plan)

**BOARD'S DECISION:** BOA meeting April 12, 2021 cancelled; May 10, 2021

**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:

A handwritten signature in black ink that reads "Elaine Ramirez". The signature is written in a cursive, flowing style. The first name "Elaine" is written in a larger, more prominent script, and the last name "Ramirez" follows in a similar but slightly smaller script. The signature is positioned above a horizontal line.

Elaine Ramirez  
Executive Liaison

Diana Ramirez for  
\_\_\_\_\_  
Don Leighton-Burwell  
Chairman