

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-6

DATE: Monday June 14, 2021

CASE NUMBER: C15-2021-0034

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

OWNER/APPLICANT: Eric and Melissa Puga

ADDRESS: 5409 AVENUE H

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the LDC 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 43.31% (requested) in order to add an addition to an existing single family residence in an "SF-3-NP", Single-Family- Neighborhood Plan zoning district (North Loop Neighborhood Plan)

BOARD'S DECISION: **BOA meeting April 12, 2021 cancelled; May 10, 2021 POSTPONED TO JUNE 14, 2021 DUE TO LACK OF BOARD MEMBERS/VOTES; June 14, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Brooke Bailey motions to Grant as per drawing D-6/10; Board Member Melissa Hawthorne seconds on a 10-0 vote; GRANTED AS PER DRAWING D-6/10.**

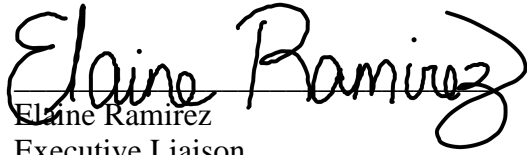
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: a variance for an addition 207 sf is beyond 40% FAR to add onto family residence, is just over 1,100 sf, very limited in space, seeking a variance to increase the home to a total of approx. 1,400 sq
2. (a) The hardship for which the variance is requested is unique to the property in that: current property includes a garage apartment which was built prior to buying the residence 12 years

ago, this will allow to stay in the neighborhood, seeking to build a single floor addition that will include an additional bedroom, have support from the neighborhood association.

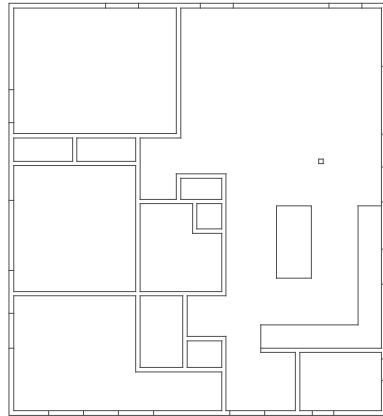
(b) The hardship is not general to the area in which the property is located because: garage apartment is unique to this property as it was built prior to buying the home, it has substantial impact on FAR

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: the front elevation of the home will remain intact and will preserve the original 1951 pier and beam foundation and design, the addition will only impact a portion of the backyard and will not be viewable from the street, all neighbors adjacent to the property, across the street, down the block on both sides have signed a petition of support, due to the alley behind the property, do not share fence lines or space with back neighbors, they will remain un-impacted.

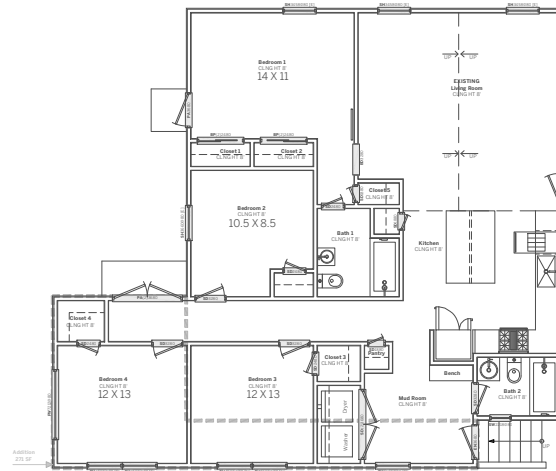

Elaine Ramirez
Executive Liaison

Diana Ramirez for

Jessica Cohen
Chairman



BLDG
1 EXISTING
PRIMARY
RESIDENCE



BLDG
1 ENLARGED
PRIMARY
RESIDENCE

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	NEW PROJECT AT 5409 AVE H AUSTIN, TX 78751
	ISSUE DATE 05 March 2021
SHEET TYPE Schematic Design.	
SD	1