

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-4

DATE: Monday March 14, 2022

CASE NUMBER: C15-2022-0024

☐ Y ☐ Thomas Ates
☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Melissa Hawthorne
☐ - ☐ Barbara McArthur OUT
☐ - ☐ Rahm McDaniel OUT
☐ Y ☐ Darryl Pruett
☐ Y ☐ Agustina Rodriguez
☐ Y ☐ Richard Smith
☐ - ☐ Michael Von Ohlen OUT
☐ Y ☐ Nicholl Wade
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Carrie Waller (Alternate)
☐ Y ☐ Marcel Gutierrez-Garza (Alternate)

APPLICANT: Michael Linehan

OWNER: Christian Merritt

ADDRESS: 2206 S 3RD ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) to decrease the minimum lot width from 50 feet (required) to 43.02 feet (requested) in order to erect a Single-Family Residence and Accessory structure in a SF-3-NP", Single-Family-Neighborhood Plan zoning district (Bouldin Creek Neighborhood Plan).

BOARD'S DECISION: **March 14, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Brooke Bailey motions to approve with condition limited to .4 FAR; Board Member Melissa Hawthorne seconds on a 10-0 vote; GRANTED WITH CONDITION LIMITED TO .4 FAR.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the property is zoned SF-3, subdivided in 1893, received a land status determination in 2003, property is currently developed with an old single family residence, propose use is to remain the same, asking for lot width only.

2. (a) The hardship for which the variance is requested is unique to the property in that: the subject property was platted in 1893 at 43 feet in width several lots in this subdivision are the same.

(b) The hardship is not general to the area in which the property is located because: Other lots in adjacent subdivisions have a width of greater than 50 feet in width
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 applicant seeks to construct a single family residence with a back structure which is common in the area, will fit with current code and design and not out of scale with area of character.


Elaine Ramirez
Executive Liaison

Diana Ramirez for

Jessica Cohen
Madam Chair