

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-1

DATE: Monday March 14, 2022

CASE NUMBER: C15-2021-0097

☐ 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: Nathan Hobbs

OWNER: Gary J. Hobbs

ADDRESS: 4315 AVENUE A

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code:

- a) Section 25-2-492 (Site Development Regulations) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested) and
- b) Section 25-2-947 (Nonconforming Use Regulation Groups) (B) (2) to increase the improvement value from 20% (allowed) to 60% (requested) in order to complete a remodel and addition of an existing home in a "SF-3-NCCD-NP", Single-Family-Neighborhood Conservation Combining District-Neighborhood Plan zoning district (Hyde Park Neighborhood Plan).

BOARD'S DECISION: BOA Meeting Oct 11, 2021-POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS (Due to not enough Board Members present at the meeting); Nov 8, 2021 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to postpone to December 13, 2021; Board Member Thomas Ates seconds on an 11-0 vote; POSTPONED TO DECEMBER 13, 2021; Dec 13, 2021 POSTPONED TO JANUARY 10, 2022 BY APPLICANT; Jan 10, 2022 BOA meeting

cancelled due to not having a quorum present at meeting, case will auto be scheduled and re-notified to February 14, 2021; POSTPONED TO MARCH 14, 2022 BY APPLICANT; March 14, 2022 APPLICANT NO SHOW -Board Member Melissa Hawthorne motions to postpone to June 13, 2022; Board Member Darryl Pruett seconds on a 10-0 vote; POSTPONED TO JUNE 13, 2022.

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

Diana Ramirez for
Jessica Cohen
Madam Chair