CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-1

DATE: Monday May 09, 2022   **CASE NUMBER: C15-2022-0035**

_____Thomas Ates

_____Brooke Bailey

_____Jessica Cohen

_____Melissa Hawthorne

_____Barbara Mcarthur

_____Rahm McDaniel

_____Darryl Pruett

_____Agustina Rodriguez

_____Richard Smith

_____Michael Von Ohlen

_____Nicholl Wade

_____Kelly Blume (Alternate)

_____Carrie Waller (Alternate)

_____Marcel Gutierrez-Garza (Alternate)

APPLICANT: Mike Mchone

OWNER: DC+CJ San Pedro LLC, Cater Joseph

ADDRESS: 2609 SAN PEDRO ST

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, *Article 3, Division 9 – University Neighborhood Overlay District Requirements, Section 25-2-757 (Setbacks; Compatibility) (E)* **to decrease minimum 30 feet from the centerline of adjacent street (required) to 24 feet from the centerline of adjacent street (requested) in order to erect a Multi-Family SMART Housing Building in an "MF-4-NP", Multi-Family-Neighborhood Plan zoning district. (West University Neighborhood Plan)**
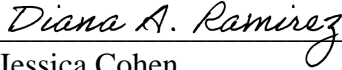
Note: Per LDC 25-2-757 SETBACKS; COMPATIBILITY (E) A building must be at least 12 feet from the front face of the curb of the adjacent street and at least 30 feet from the centerline of the adjacent street, 12 ft. from the face of curb for the required UNO Streetscape will be provided.

BOARD'S DECISION: BOA MEETING MAY 9, 2022 POSTPONED TO JUNE 13, 2022 BY STAFF (AE DENIAL)

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 A. Ramirez for
Jessica Cohen
Madam Chair