

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

OCT 10, 2011

DATE: Monday, August 8, 2011

CASE NUMBER: C15-2011-0086

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Susan Morrison
____ Melissa Hawthornee
____ Heidi Goebel

APPLICANT: Douglas Gibbins

OWNER: Zod Bozurgmehr

ADDRESS: 201 34TH ST

VARIANCE REQUESTED: 201 E 34th Street – The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 18 feet 11 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 6 feet 6 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet 10 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

3307 Helms Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 3,060.54 square feet in order to subdivide one lot into two lots and maintain a single-family residence use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 1 foot in order to subdivide one lot into two lots and maintain a detached garage use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Heidi Goebel motion to Deny, Board Member Bryan King second on a 7-0 vote; **DENIED.**

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:

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

RECEIVED

OCT 19 2011

CITY OF AUSTIN

October 19, 2011

City of Austin
Board of Adjustment / Sign Review Board
C/O Susan Walker
Development Department
505 Barton Springs Road
Austin, TX 78704

Dear Board Members:

RE: C15-2001-0086
201 East 34th Street and 3307 Helms

The property owners of 201 East 34th Street and 3307 Helms and I request an appeal of the case, C15-2001-0086, heard at the October 10, 2011, meeting of the Board of Adjustment / Sign Review Board.

There were two items that were in error at the October 10, 2011, meeting. The first was the conclusion that the relief sought was solely for the economic benefit of the property owners. The second error was the presentation of the position of our neighborhood association, NUNA, and who was to represent NUNA. There was also a point of concern expressed by the BOA at the August meeting that is not supported by the facts of this property. Namely, granting this variance request will not result in the BOA being obligated to grant substandard size lot variance requests by many, if any, other property owners in the neighborhood.

The relief sought is not solely for the economic benefit of the property owners, contrary to the reason stated by the BOA for declining the requests at the October meeting. The requested variances will lead to the property owners being able to mediate a non-conforming use of the property. Historically and currently its use is multi-family due to it having two free standing houses, one free standing garage apartment and an additional free standing garage. It is zoned for single family use and is designated in the neighborhood's NCCD for single family use. NUNA and the owners want to bring it to standards seen in the neighborhood, required by zoning law, and set forth in the NCCD. Having the non-conforming use is a hardship for the neighborhood and the owners. The existing condo regime does not alleviate it. Granting the variance so as to facilitate subdivision and fee simple ownership does alleviate this hardship.

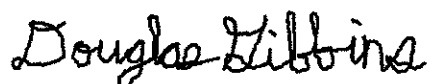
One of our variance requests is to decrease the minimum lot size requirement to allow for the subdivision of the property. Looking towards future requests for a decrease in minimum lot size from other property owners in the neighborhood, not only is the BOA free of obligation to follow precedent but it considers each request on its own merits. The merits and facts of this request and property are rare and meritorious of the BOA's reconsidering its decision. Specifically, this is a corner lot with the required frontage for both primary residences on different streets. Interior lots in the neighborhood lack sufficient frontage to create flag lots to accommodate access to a

residence at the rear of the property should a subdivision be requested. Other corner lots do not have multiple homes or garage apartments built on them pre-dating zoning regulations as do ours from 1926, 1935, and 1946. In the rare instances where there are old homes on corner lots, such as our direct neighbors across the alley to the south, they have been subdivided. In our neighbor's case, their small lot is approximately 500 square feet smaller than the one we would create. See the attachment Lot 1 Block 19 Grooms Addition Proposed rev 2.pdf. Both our proposed and our neighbor's larger subdivided lots meet zoning size requirements. Other corner lots without such old homes have been prevented by zoning laws from developing multi-family homes on lots zoned single family and thus have a different fact set than ours. Consequently, granting our variance request will not support other property owners with different fact sets from basing their claim to a variance based upon the ones we request.

Please see attached the October 14, 2011, letter of support from North University Neighborhood Association signed by NUNA President Laurence Miller. It expresses NUNA's ongoing support of the variance requests both prior to and after the October BOA meeting. NUNA also expressed its support prior to and at our first presentation at the August BOA meeting. See the attached August 8, 2011, letter of support from North University Neighborhood Association emailed by Steven Tomlinson, Chair, NUNA Development Review Committee and Vice President NUNA acting in absence of President Laurence Miller. The NUNA officer, Bill Bednar JD, who was to present at the October BOA meeting inadvertently did not attend which led to confusion about the facts surrounding our request. This was due to the facts that Mary Ingle was authorized to represent NUNA at the August BOA meeting and spoke for the variance requests then changed her mind and was no longer authorized to represent NUNA's position at the October BOA meeting. Given that the support of the neighborhood is a point of consideration for the BOA and there was cause for confusion about the position of NUNA and who was speaking on its behalf, it is reasonable that this lead to an error in the BOA's understanding of the facts surrounding our request.

Please reconsider our variance request. We believe there is ample room to see how errors were made at the October BOA meeting in the understanding of the facts, who represented NUNA, NUNA's position as well as the stated cause of the BOA's decision and its initial concern.

Sincerely,

A handwritten signature in cursive script that reads "Douglas Gibbins".

Douglas Gibbins
Agent for Property Record Owner at
201 East 34th Street and 3307 Helms

Encl.:

October 14, 2011, letter of support from North University Neighborhood Association

August 8, 2011, letter of support from North University Neighborhood Association.pdf
Lot 1 Block 19 Grooms Addition Proposed rev 2.pdf

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

www.nuna-austin.org



October 14, 2011

VIA HAND DELIVERY

Board of Adjustment
City of Austin

Re: Case # C 15-2011-0086

To the Board:

At its meeting on September 26, the NUNA Executive Committee voted to continue support for the relief being requested by the condo owners at 201 East 34th Street as originally expressed, provided that the Board of Adjustment was able to assure that granting the requested variance would not create binding precedent for other applications. The sense of the Committee was that this particular situation was meritorious, but that others might not be, and that we would respect the judgment of the Board regarding any precedent that might be set. The general membership of NUNA did not address this matter because the Board's hearing date occurred before we were scheduled to meet.

Through inadvertence, our representative did not attend the Board meeting on Monday, October 11, so we provide this letter in the hope it will assist the Board in any further consideration of this case that may ensue.

Very truly yours,

Laurence Miller
President



Douglas Gibbins <douglas.gibbins@gmail.com>

201 E. 34th St - Board of Adjustment request to subdivide

Steven Tomlinson <steven@abporter.org>

Mon, Aug 8, 2011 at 5:44 PM

To: Douglas Gibbins <douglas.gibbins@gmail.com>, Mary Ingle <casamia@mail.utexas.edu>, Laurence Miller <lmiller@fluentcollab.org>, Susan Walker <Susan.Walker@ci.austin.tx.us>

Dear Susan Walker:

The North University Development Review Committee has voted unanimously to support Mr. Gibbins' request for the minimum set of variances needed to subdivide this property as the owners are requesting..

Mr. Gibbins and his clients and NUNA have all agreed that the variances granted should limit the 1' setback to the garage only and that the applicants waive any bonus FAR.

If these conditions are met, NUNA supports the minimum set of variances needed to subdivide this project.

Mary Ingle will be representing NUNA at the BOA hearing this evening.

Yours,
Steven Tomlinson
Chair, NUNA Development Review Committee
Vice President NUNA acting in absence of President Laurence Miller

On Aug 5, 2011, at 3:20 PM, Douglas Gibbins wrote:

- > Steven, Karen, Mary, Laurence, and Susan,
- >
- > Please consider this my request to the COA's Board of Adjustment to
- > waive the bonus FAR for the entire property and have the 1' setback
- > apply only to the small and southern most garage (to be a part of the
- > future lot known as 3307 Helms) shown in the attached file "201 E 34th
- > Impervious Cover Drawing.2.pdf".
- >
- > Susan Walker, is my understanding from our conversations that updates
- > to variance requests can be forwarded to the Board of Adjustment
- > members prior to the the hearing and that your office does this?
- > Also, have you identified which of the setback requirements written in
- > the 7/28/11 public notice are not required due to yard setback
- > averaging for the neighborhood?
- >
- > Is it looking like the only variances needed are for the size of the
- > lots and the 1' setback on the on the garage?
- >
- > Attached are the impervious cover and maximum building coverage
- > ratios. The improvements meet the requirements.
- >
- > Douglas Gibbins
- > 512-587-1950 ph
- > For the property located
- > 201 E. 34th Street
- > Austin, TX 78705

>

>

> On Sat, Jul 30, 2011 at 11:22 AM, Steven Tomlinson <steven@abporter.org> wrote:

>> Thanks for this note, Douglas. Let me see if we can get our Development Review Committee and Executive Committee to take action online this upcoming week.

>>

>> Do you have a copy of the variance request updated to reflect the modifications — waive bonus FAR and 1' setback for garage only? As soon as I can forward this to the committee's I can request a motion and vote to support.

>>

>> Steven

>> [512.576.2760](tel:512.576.2760).

>>

>> On Jul 29, 2011, at 1:35 PM, Douglas Gibbins wrote:

>>

>>> Karen, Mary, Laurence, Steven and Susan,

>>>

>>> The owners of the property would accept an amendment waiving the bonus

>>> FAR as well as one establishing the 1' setback to apply only to the

>>> existing garage at 3307 Helms. Greater impervious cover is not being requested.

>>>

>>> The existing improvements meet current impervious requirements both

>>> with the existing lots as well as if the variance is granted.

>>> Specifically, the north lot would have 5,871.2 sf with 2,440.7 SF of

>>> impervious cover = 41.57% and the south lot would have 2,980.3 SF with

>>> impervious cover of 1,276 SF 42.816%. For SF -3 lots the maximum

>>> impervious cover is 45%. Likewise the existing improvements meet the

>>> maximum building coverage limit. Hence, these issues are not

>>> mentioned in the notice letter.

>>>

>>> If any of you have concerns please let me know. We want to reach a

>>> collaborative solution so are going through this process with the BOA

>>> as per your guidance and previous offers of support.

>>>

>>> Douglas Gibbins

>>> [512-587-1950](tel:512-587-1950) ph

>>>

>>>

>>>

>>>

>>> On Wed, Jul 27, 2011 at 9:03 PM, Karen McGraw <mcgrawka@earthlink.net> wrote:

>>>> I am sending some notes because I believe this case sets some precedents for creating small lots and i think the posting is somewhat incorrect as some of the setback variances are not required.

>>>>

>>>> I personally think that memorializing condo regimes with substandard lot subdivisions is a slippery slope. There are many of these situations in NUNA. It is kind of a way to go backwards in time to lesser regulations. It is perfectly legal to maintain the property the way as it is. The Condo regime is permitted under state law and has nothing to do with local zoning and subdivision rules.

>>>>

>>>> The current lot which is 8,851 SF permits a total .4/1 FAR of 3,540 SF of buildings. Creating the 2,980 SF substandard lot means that this tiny lot will qualify for a bonus FAR of 2,300 SF. This would draw attention to it as a site to demo and put up a much larger structure. I know the owner is not interested in that today - but we have a saying in Hyde Park - "we don't zone people, we zone land". With the subdivision, the building limits will be 2,348 for the front lot and 2,300 for the rear lot or a total of 4,648 SF. So this variance could convey an additional 1,100 SF of building rights to this owner.

>>>>

>>>> Should NUNA want to support this, at least request that the BoA limit the FAR on the small lot to .4 FAR or

1,192 SF - not 2,300 SF. This 1,192 SF for the small lot in addition to the 2,348 for the front lot results in the total allowed to remain the same as today - 3,540 SF.

>>>>

>>>> I do not see any information about impervious cover on the plans or notice. Is greater impervious cover being requested?

>>>>

>>>> Also, since the front and street side yard setbacks are averaged in the North University NCCD, these setbacks do not require variances. Staff should be aware of this. These setbacks are not considered non-complying. Sylvia Benavidez answered this question for me recently.

>>>>

>>>> The 1' setback being requested should be only for the garage - not for the entire lot line and not for the house. The way it is written I think it could apply to the house or a future (2,300 SF) house.

>>>>

>>>>

>>>> Karen McGraw AIA

>>>> 4315 Avenue C

>>>> Austin, TX 78751

>>>> 512-917-1761 cell

>>>>

>>>>

>>>>

>>>>

>>>>

>>>> On Jul 27, 2011, at 11:24 AM, Douglas Gibbins wrote:

>>>>

>>>>> <Board of Adjustment Hearing Notice.DOC>

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> <201 E 34th Impervious Cover Drawing.2.pdf><Impervious calculations.2.pdf>

To The Members of the Travis County board of Adjustment

From Valerie Bauhofer, Owner of 3307 Helms Street, Austin 

This is to appeal to you to grant our request for variance # C-15-2011-0086 that was denied at the October 10, 2011 meeting. My reasons for this appeal are:

1. **This request has the support of NUNA.** Unfortunately, the person designated to represent NUNA at the October meeting was unable to attend. The person speaking against the request for a variance did NOT speak for NUNA (the letter designating her as the speaker was for the August meeting).
2. **This request has the support of neighboring homeowners.** I think it is important to give greater weight to the support of property owners than to renters who have no stake in the decision. Several support letters are being submitted.
3. **Your granting this request will help preserve the character of the neighborhood.** We would like to assure that we keep as many single family owner occupied residences as possible in this area. My little house, for instance, was for many years a rental property, and not cared for as I care for it now. This is why NUNA considers us desirable neighbors.
4. The properties in question were **only recently** (October 2006, the same month I bought my home) **converted to a condominium** without any input from the neighborhood and for purely financial reasons by the then owners (Hendricks/Anschutz): they wanted to sell, but could NOT sell as separate properties.
5. It is my understanding that it is the mission of the BOA to consider requests for variances, that is **exceptions** to city rules; and that it is able to grant such variances without setting precedence. We are not building, adding or changing what has existed here since the 1930's.

We simply want to un-join a very recent condominium regimen, and establish two separate lots with one family home on each. Thank you!

Susan Walker

City of Austin Planning and Development Review

POB 1088

Austin TX 78767

CASE # C 15-2011-0086

201 E 34th Street & 3307 Helms

Dear Ms. Walker:

This is to state **MY SUPPORT** for my neighbors at the above properties, and urge the Board of Adjustment to grant their variance request.

Subdividing this lot will not change the character of our neighborhood, but rather improve it by preserving small residences on small lots. It makes these properties affordable for families, and encourages owner occupancy. In an area that has seen the destruction of single family homes and the construction of apartment complexes, any efforts to save small existing structures has my support.

There are other similarly sized properties in this area, and they add to, and enhance, the character of this area.

Thank you!

(home owner)

Name Candy Wilkinson Signature Candy Wilkinson

Address 200 EAST 34TH Street

Phone # 482-8026 Date 10/14/11

Susan Walker

City of Austin Planning and Development Review

POB 1088

Austin TX 78767

CASE # C 15-2011-0086

201 E 34th Street & 3307 Helms

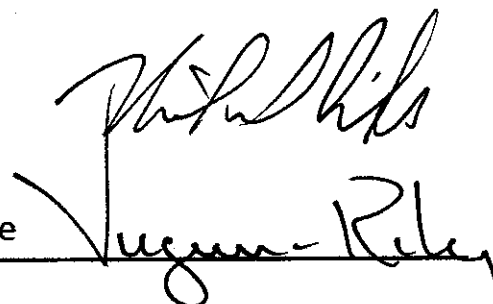
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There are other similarly sized properties in this area, and they add to, and enhance, the character of this area.

Thank you!

Michael Riley (Owners)
Name Virginia Riley Signature 

Address 209 E. 34th St, Austin, TX 78705

Phone # 512-495-1888 Date 10-14-2011

Susan Walker

City of Austin Planning and Development Review

POB 1088

Austin TX 78767

CASE # C 15-2011-0086

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There are other similarly sized properties in this area, and they add to, and enhance, the character of this area.

Thank you!

Name Edward R Carpenter Signature (OWNER) Edward Carpenter

Address 3305 Speedway

Phone # 472-6698 Date 11/14/11

Susan Walker

City of Austin Planning and Development Review

POB 1088

Austin TX 78767

CASE # C 15-2011-0086

201 E 34th Street & 3307 Helms

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There are other similarly sized properties in this area, and they add to, and enhance, the character of this area.

Thank you!

(home owner)
Name Nieves S. Cobos Signature Nieves S. Cobos

Address 103 E. 34th ST Austin, TX. 78705

Phone # 512 478-0309 Date Oct. 18, 2011

October 14, 2011

City of Austin
Board of Adjustment / Sign Review Board
C/O Susan Walker
Development Department
505 Barton Springs Road
Austin, TX 78704

Dear Board Members:

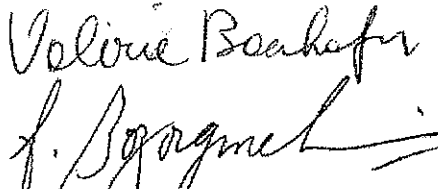
RE: C15-2001-0086
201 East 34th Street and 3307 Helms

We request an appeal of this case heard at October 10, 2011, meeting of the Board of Adjustment / Sign Review Board.

Sincerely,



Valerie Bauhofer
Property Record Owner
3307 Helms



Farhad Bozorgmehr
Speaker for the record at the public hearing



Douglas Gibbins
Agent for Property Record Owner at
201 East 34th Street and 3307 Helms

Walker, Susan

From: Douglas Gibbins [douglas.gibbins@gmail.com]
Sent: Tuesday, October 18, 2011 12:05 PM
To: Walker, Susan
Subject: 201 E. 34th St. and 3307 Helms St.

Attachments: NUNA Support October 14, 2011.pdf; Appeal Request October 14, 2011.pdf



NUNA Support Appeal Request
October 14, 2011.... October 14, 2011...

Susan,

Will you please respond to this email to confirm your receipt of the hard copies of the attached files I hand delivered to your receptionist this morning? Attached is the appeal request for the Board of Adjustment case C15-2001-0086 for the single lot known as both 201 E. 34th St. and 3307 Helms St. Please confirm with me that this appeal request is granted.

Also attached is the October 14, 2011, letter of support from our neighborhood association, NUNA. Due to an oversight their representative regrettably did not attend the October 10, 2011, BOA hearing which caused some confusion. NUNA's representative has assured me he will be present at the appeal hearing.

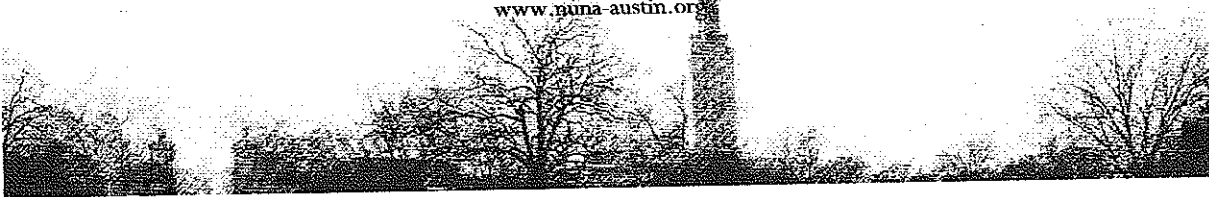
Thank you.

--

Douglas Gibbins
512-587-1950 ph

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

www.nuna-austin.org



October 14, 2011

VIA HAND DELIVERY

Board of Adjustment
City of Austin

Re: Case # C 15-2011-0086

To the Board:

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Through inadvertence, our representative did not attend the Board meeting on Monday, October 11, so we provide this letter in the hope it will assist the Board in any further consideration of this case that may ensue.

Very truly yours,

Laurence Miller
President

Walker, Susan

To: Douglas Gibbins
Subject: RE: 201 E. 34th St. and 3307 Helms St.

I am in receipt of your reconsideration request. The bylaws of the Board of Adjustment state that a request to reconsider shall state clearly how the Board erred in its determination, why the action should be reconsidered, and be supported by new or clarified evidence. I am a little concerned that your request does not cover all this and suggest that you add more information to your request, otherwise, the Board may not grant a reconsideration.

Let me know if you have any questions.

Susan Walker
Senior Planner
Planning & Development Review Department
Phone: 512-974-2202
Fax: 512-974-6536

-----Original Message-----

From: Douglas Gibbins [mailto:douglas.gibbins@gmail.com]
Sent: Tuesday, October 18, 2011 12:05 PM
To: Walker, Susan
Subject: 201 E. 34th St. and 3307 Helms St.

Susan,

Will you please respond to this email to confirm your receipt of the hard copies of the attached files I hand delivered to your receptionist this morning? Attached is the appeal request for the Board of Adjustment case C15-2001-0086 for the single lot known as both 201 E. 34th St. and 3307 Helms St. Please confirm with me that this appeal request is granted.

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Thank you.

--
Douglas Gibbins
512-587-1950 ph

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0086 – 201 E 34th & 3307 Helms
Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 10th, 2011

Your Name (please print)

Katie Whitehouse

☐ I am in favor
☐ I object

Unit 208, 3400 Speedway St Austin 78705

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

I know longer live at this address -

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: C15-2011-0086 – 201 E 34th & 3307 Helms

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 10th, 2011

C1503 WALKER
Your Name (please print)

☒ I am in favor
☐ I object

200 EAST 34TH STREET
Your address(es) affected by this application

C. Walker
Signature

10/03/11
Date

Daytime Telephone: (512) 482-8024

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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Case Number: C15-2011-0086 -- 201 E 34th & 3307 Helms
 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, October 10th, 2011

ROBERT KALKER

Your Name (please print)

☒ I am in favor
☐ I object

201 E. 34th ST

Your address(es) affected by this application

Robert Kalker

Signature

10-6-11

Date

Daytime Telephone: 722-9604

Comments:

I FEEL THIS WILL KEEP A
 EDCORAGE OWNER OCCUPANCY
 OF THESE TWO PROPERTIES. IF
 THIS FAILS THEY ARE PROMISED
 TO INVESTOR OWNERSHIP WITH
 THE ATTENDANT LACK OF
 MAINTENANCE ASSOCIATED
 WITH SAME.

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Case Number: C15-2011-0086 - 201 E 34th & 3307 Helms
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 10th, 2011

Carol Journey

Your Name (please print)

207 E 34th St

Your address(es) affected by this application

Carol Journey

Signature

10/6/11

Date

Daytime Telephone:

Comments:

This case is unique. It ties in with the subdivision of the 200 block of both 34th + 35th Streets, odd numbers on 34th even on 35th, for corner properties. It should not set a precedent.

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☒ I am in favor
☐ I object

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Case Number: C15-2011-0086 – 201 E 34th & 3307 Helms
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 10th, 2011

Geoffrey Journey-Kaler
 Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

207 EAST 34th Street Austin, TX 78705
 Your address(es) affected by this application

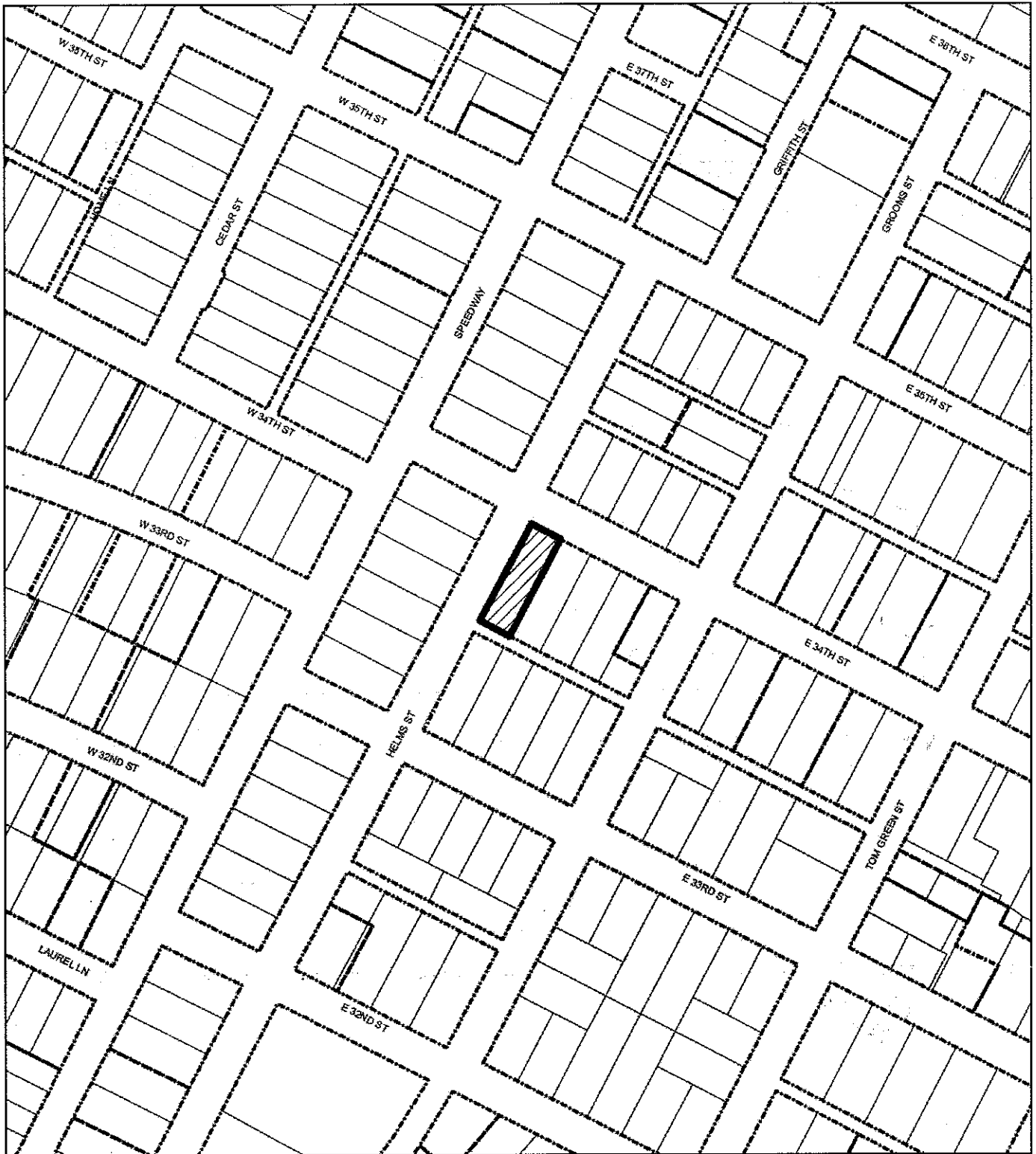
Geoffrey A Journey-Kaler 10/6/2011
 Signature Date

Daytime Telephone: 512-653-7653

Comments: 1 long as square footage is
kept modest I would love to see
even more small lots with small
cotages on them. As far as this
particular case the division of the
lot has an historic precedent. Every
other corner of our block (3 other corners)
have a lot that was divided at some
point.

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SUBJECT TRACT



ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2011-0086
 LOCATION: 201 EAST 34TH ST & 3307 HELMS ST
 GRID: J25
 MANAGER: SUSAN WALKER



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Case Number: C15-2011-0086 - 201 E 34th St & 3307 Helms St
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 8th, 2011

Phillip Pompea
Your Name (please print) ☐ I am in favor
☒ I object

204 E 35th St, Austin 78705
Your address(es) affected by this application

[Signature] 7/30/11
Signature Date

Daytime Telephone: 512-917-0770

Comments: THE ADDITIONAL FAMILY RESIDENCE
WILL IMPACT NEIGHBORHOOD PARKING
THE SMALLER LOT IS NOT CONSISTENT
WITH THE HOMES IN THE NEIGHBORHOOD,
THEREFORE, WE OBJECT TO THE VARIANCE

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Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 8th, 2011

ROBERT KALER

Your Name (please print)

☒ I am in favor
☐ I object

207 E 34th

Your address(es) affected by this application

Robert Kaler

Signature

8-2-11

Date

Daytime Telephone: 512.322.3041

Comments: NUNDA HAS MANY LOTS WITH 3 UNITS ON THEM. THE PROPOSAL IS THE CITY CLASSIFIED THEM AS MULTIFAMILY AND THAT VIOLATES THE COMPATIBILITY REQUIREMENT ON ADJOINING LOTS. THIS POLICY THAT BIG PENALTY

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 8th, 2011

Carol Journey

Your Name (please print)

202 E 34th St

Austin

Your address(es) affected by this application

Carol Journey

Signature

8/2/11

Date

Daytime Telephone: 512 438 8614

Comments: As long as the current

zoning does not change I have
no problem with the requested
variances.

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 10th, 2011

Byron N. Smith
 Your Name (please print)

☐ I am in favor
☒ I object

3405 Helms & 3602 E. 34th
 Your address(es) affected by this application

Daytime Telephone: 512-453-6564
 Signature [Signature] Date 10-3-2011

Comments: We object to both property requests.

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

Walker, Susan

CS-2011-0086

From: Douglas Gibbins [douglas.gibbins@gmail.com]
Sent: Friday, August 05, 2011 3:21 PM
To: Steven Tomlinson
Cc: Karen McGraw; mary inge; Laurence Miller; Walker, Susan
Subject: Re: 201 E. 34th St - Board of Adjustment request to subdivide

Attachments: 201 E 34th Impervious Cover Drawing.2.pdf; Impervious calculations.2.pdf



201 E 34th



Impervious

npervious Cover Dr.calculations.2.pdf ...

Steven, Karen, Mary, Laurence, and Susan,

Please consider this my request to the COA's Board of Adjustment to waive the bonus FAR for the entire property and have the 1' setback apply only to the small and southern most garage (to be a part of the future lot known as 3307 Helms) shown in the attached file "201 E 34th Impervious Cover Drawing.2.pdf".

Susan Walker, is my understanding from our conversations that updates to variance requests can be forwarded to the Board of Adjustment members prior to the the hearing and that your office does this?

Also, have you identified which of the setback requirements written in the 7/28/11 public notice are not required due to yard setback averaging for the neighborhood?

Is it looking like the only variances needed are for the size of the lots and the 1' setback on the on the garage?

Attached are the impervious cover and maximum building coverage ratios. The improvements meet the requirements.

Douglas Gibbins
512-587-1950 ph
For the property located
201 E. 34th Street
Austin, TX 78705

On Sat, Jul 30, 2011 at 11:22 AM, Steven Tomlinson <steven@abporter.org> wrote:
> Thanks for this note, Douglas. Let me see if we can get our Development Review Committee and Executive Committee to take action online this upcoming week.

>
> Do you have a copy of the variance request updated to reflect the modifications -- waive bonus FAR and 1' setback for garage only? As soon as I can forward this to the committee's I can request a motion and vote to support.

>
> Steven
> 512.576.2760.

>
> On Jul 29, 2011, at 1:35 PM, Douglas Gibbins wrote:

>
>> Karen, Mary, Laurence, Steven and Susan,

>>
>> The owners of the property would accept an amendment waiving the
>> bonus FAR as well as one establishing the 1' setback to apply only to
>> the existing garage at 3307 Helms. Greater impervious cover is not
>> being requested.

>>
>> The existing improvements meet current impervious requirements both
>> with the existing lots as well as if the variance is granted.
>> Specifically, the north lot would have 5,871.2 sf with 2,440.7 SF of

>> impervious cover = 41.57% and the south lot would have 2,980.3 SF
 >> with impervious cover of 1,276 SF 42.816%. For SF -3 lots the
 >> maximum impervious cover is 45%. Likewise the existing improvements
 >> meet the maximum building coverage limit. Hence, these issues are
 >> not mentioned in the notice letter.

>>
 >> If any of you have concerns please let me know. We want to reach a
 >> collaborative solution so are going through this process with the BOA
 >> as per your guidance and previous offers of support.

>> Douglas Gibbins
 >> 512-587-1950 ph

>> On Wed, Jul 27, 2011 at 9:03 PM, Karen McGraw <mcgrawka@earthlink.net> wrote:

>>> I am sending some notes because I believe this case sets some precedents for creating
 small lots and i think the posting is somewhat incorrect as some of the setback variances
 are not required.

>>>
 >>> I personally think that memorializing condo regimes with substandard lot subdivisions
 is a slippery slope. There are many of these situations in NUNA. It is kind of a way to go
 backwards in time to lesser regulations. It is perfectly legal to maintain the property
 the way as it is. The Condo regime is permitted under state law and has nothing to do with
 local zoning and subdivision rules.

>>>
 >>> The current lot which is 8,851 SF permits a total .4/1 FAR of 3,540 SF of buildings.
 Creating the 2,980 SF substandard lot means that this tiny lot will qualify for a bonus
 FAR of 2,300 SF. This would draw attention to it as a site to demo and put up a much
 larger structure. I know the owner is not interested in that today - but we have a saying
 in Hyde Park - "we don't zone people, we zone land". With the subdivision, the building
 limits will be 2,348 for the front lot and 2,300 for the rear lot or a total of 4,648 SF.

So this variance could convey an additional 1,100 SF of building rights to this owner.

>>>
 >>> Should NUNA want to support this, at least request that the BoA limit the FAR on the
 small lot to .4 FAR or 1,192 SF - not 2,300 SF. This 1,192 SF for the small lot in
 addition to the 2,348 for the front lot results in the total allowed to remain the same as
 today - 3,540 SF.

>>>
 >>> I do not see any information about impervious cover on the plans or notice. Is greater
 impervious cover being requested?

>>>
 >>> Also, since the front and street side yard setbacks are averaged in the North
 University NCCD, these setbacks do not require variances. Staff should be aware of this.
 These setbacks are not considered non-complying. Sylvia Benavidez answered this question
 for me recently.

>>>
 >>> The 1' setback being requested should be only for the garage - not for the entire lot
 line and not for the house. The way it is written I think it could apply to the house or a
 future (2,300 SF) house.

>>> Karen McGraw AIA
 >>> 4315 Avenue C
 >>> Austin, TX 78751
 >>> 512-917-1761 cell

>>> On Jul 27, 2011, at 11:24 AM, Douglas Gibbins wrote:

>>>> <Board of Adjustment Hearing Notice.DOC>

Walker, Susan

From: Steven Tomlinson [steven@abporter.org]
Sent: Monday, August 08, 2011 5:45 PM
To: Douglas Gibbins; Mary Ingle; Laurence Miller; Walker, Susan
Subject: Re: 201 E. 34th St - Board of Adjustment request to subdivide

Dear Susan Walker:

The North University Development Review Committee has voted unanimously to support Mr. Gibbins' request for the minimum set of variances needed to subdivide this property as the owners are requesting..

Mr. Gibbins and his clients and NUNA have all agreed that the variances granted should limit the 1' setback to the garage only and that the applicants waive any bonus FAR.

If these conditions are met, NUNA supports the minimum set of variances needed to subdivide this project.

Mary Ingle will be representing NUNA at the BOA hearing this evening.

Yours,
Steven Tomlinson
Chair, NUNA Development Review Committee Vice President NUNA acting in absence of President Laurence Miller

On Aug 5, 2011, at 3:20 PM, Douglas Gibbins wrote:

> Steven, Karen, Mary, Laurence, and Susan,
>
> Please consider this my request to the COA's Board of Adjustment to
> waive the bonus FAR for the entire property and have the 1' setback
> apply only to the small and southern most garage (to be a part of the
> future lot known as 3307 Helms) shown in the attached file "201 E 34th
> Impervious Cover Drawing.2.pdf".
>
> Susan Walker, is my understanding from our conversations that updates
> to variance requests can be forwarded to the Board of Adjustment
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> Douglas Gibbins
> 512-587-1950 ph
> For the property located
> 201 E. 34th Street
> Austin, TX 78705
>
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>>> not being requested.
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>>> The existing improvements meet current impervious requirements both
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>>> Specifically, the north lot would have 5,871.2 sf with 2,440.7 SF of
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>>> If any of you have concerns please let me know. We want to reach a
>>> collaborative solution so are going through this process with the
>>> BOA as per your guidance and previous offers of support.
>>>
>>> Douglas Gibbins
>>> 512-587-1950 ph
>>>
>>>
>>>
>>> On Wed, Jul 27, 2011 at 9:03 PM, Karen McGraw <mcgrawka@earthlink.net> wrote:
>>>> I am sending some notes because I believe this case sets some precedents for creating
small lots and i think the posting is somewhat incorrect as some of the setback variances
are not required.
>>>>
>>>> I personally think that memorializing condo regimes with substandard lot
subdivisions is a slippery slope. There are many of these situations in NUNA. It is kind
of a way to go backwards in time to lesser regulations. It is perfectly legal to maintain
the property the way as it is. The Condo regime is permitted under state law and has
nothing to do with local zoning and subdivision rules.
>>>>
>>>> The current lot which is 8,851 SF permits a total .4/1 FAR of 3,540 SF of buildings.
Creating the 2,980 SF substandard lot means that this tiny lot will qualify for a bonus
FAR of 2,300 SF. This would draw attention to it as a site to demo and put up a much
larger structure. I know the owner is not interested in that today - but we have a saying
in Hyde Park - "we don't zone people, we zone land". With the subdivision, the building
limits will be 2,348 for the front lot and 2,300 for the rear lot or a total of 4,648 SF.
So this variance could convey an additional 1,100 SF of building rights to this owner.
>>>>
>>>> Should NUNA want to support this, at least request that the BoA limit the FAR on the
small lot to .4 FAR or 1,192 SF - not 2,300 SF. This 1,192 SF for the small lot in
addition to the 2,348 for the front lot results in the total allowed to remain the same as
today - 3,540 SF.
>>>>
>>>> I do not see any information about impervious cover on the plans or notice. Is
greater impervious cover being requested?
>>>>
>>>> Also, since the front and street side yard setbacks are averaged in the North
University NCCD, these setbacks do not require variances. Staff should be aware of this.
These setbacks are not considered non-complying. Sylvia Benavidez answered this question
for me recently.
>>>>
>>>> The 1' setback being requested should be only for the garage - not for the entire lot
line and not for the house. The way it is written I think it could apply to the house or a
future (2,300 SF) house.
>>>>

>>>>
>>>> Karen McGraw AIA
>>>> 4315 Avenue C
>>>> Austin, TX 78751
>>>> 512-917-1761 cell
>>>>
>>>>
>>>>
>>>>
>>>>
>>>> On Jul 27, 2011, at 11:24 AM, Douglas Gibbins wrote:
>>>>
>>>>> <Board of Adjustment Hearing Notice.DOC>
>>>>
>>>>
>>>
>>
>>
>
>
>
> --
> <201 E 34th Impervious Cover Drawing.2.pdf><Impervious
> calculations.2.pdf>

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, August 8, 2011

CASE NUMBER: C15-2011-0086

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Leane Heldenfels, Chairman
____ Clarke Hammond, Vice Chairman
____ Heidi Goebel

APPLICANT: Douglas Gibbins

OWNER: Zod Bozurgmehr

ADDRESS: 201 34TH ST

VARIANCE REQUESTED: 201 E 34th Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 5,871.2 square feet in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 18 feet 11 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 6 feet 6 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet 10 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 8 feet 5 inches in

order to subdivide one lot into two lots and maintain a two-family residential use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

3307 Helms Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 2,980.5 square feet in order to subdivide one lot into two lots and maintain a single-family residence use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 9 feet 2 inches in order to subdivide one lot into two lots and maintain a single-family residence use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

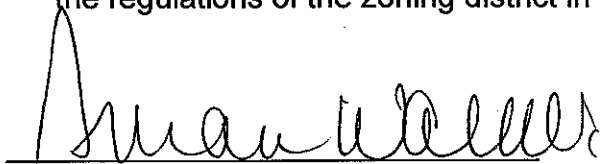
The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 1 foot in order to subdivide one lot into two lots and maintain a single-family residence and detached garage use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.


BOARD'S DECISION: POSTPONED TO October 10, 2011 FOR FURTHER DISCUSSION BETWEEN APPLICANT AND NEIGHBORHOOD ASSOCIATIONS

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:


Susan Walker
Executive Liaison


Leane Heldenfels
Chairman

"September 20, 2011

Impervious Cover Calculator

Address:	Lot Total Area (SF)	8852
201 E. 34th St.	N. Lot	5791.46
Austin, TX 78705	S. Lot	3060.54

<u>Impervious Cover</u>	<u>Measure</u>	<u>Adjustment</u>	<u>Subtotal</u>
N. House			1372.3
Conc Porch			35.5
N. Sidewalk			71.0
Deck	110.2	50%	55.1
N. AC pad			9.0
Garage			450.5
Garage Stairs	51	50%	25.5
Garage Conc walk			78.7
N. Paver walkway			283.4
N. Stone Walls			59.7
North Subtotal			2440.7

S. House			863.3
Covered Porch			80.0
S. Garage			165.3
Conc Walk			36.8
S. AC Pad			9.0
Conc Drive			65.4
Conc Strips			22.0
Deck	68.5	50%	34.3
South Subtotal			1276.1

North+South Total	3716.8
--------------------------	---------------

% Totals

	Maximum Impervious Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	45%	42.0%	Meets Standards
N. Portion	45%	42.1%	Meets Standards
S. Portion	45%	41.7%	Meets Standards

	Maximum Building Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	40%	31.2%	Meets Standards
N. Portion	40%	31.5%	Meets Standards
S. Portion	40%	33.6%	Meets Standards

34TH STREET

(POST OAK ST.)

OFF

3208 3210

SPEEDWAY

W A S T

Q
A
M
M

STREET

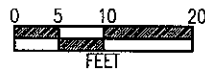
S W 7 3 H

6 R C O M S

00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99
00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99

[illegible]

HELMS AVENUE



01 PLAT PLAN
201 E. 34th St. Austin, TX 78705

ORDINANCE NO. 20081120-026

AN ORDINANCE AMENDING ORDINANCE NO. 040826-58 TO CLARIFY CERTAIN USES IN THE COMMERCIAL DISTRICT AND CORRECT AN EXHIBIT FOR THE PROPERTY GENERALLY IDENTIFIED AS THE RESIDENTIAL DISTRICT LOCATED WITHIN THE NORTH UNIVERSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN AREA, AND REZONING AND CHANGING THE ZONING MAP FROM NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT TO NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 040826-58 (the "Original Ordinance") zoned property and established a neighborhood conservation-neighborhood plan combining district to approximately 234.87 acres of land in the City of Austin, Travis County, Texas, generally known as the North University conservation-neighborhood plan combining district ("NUNA") and more particularly described and identified in Zoning Case No. C14-04-0022. The Original Ordinance was amended by Ordinance No. 20070111-077 in Zoning Case No. C14-06-0186.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood conservation-neighborhood plan (NCCD-NP) combining district to neighborhood conservation-neighborhood plan (NCCD-NP) combining district on approximately 234.87 acres of land described in Zoning Case No. C14-04-0022, on file at the Neighborhood Planning and Zoning Department, and generally identified in the map attached as Exhibit "A" incorporated into this ordinance, (the "Property"), locally known as the area bounded by 38th Street to the north, San Jacinto Boulevard and 27th Street to the south, Guadalupe Street to the west, and Duval Street to the east, in the City of Austin, Travis County, Texas.

PART 4. The Original Ordinance is amended as shown in this Part.

- A. District 1A was inadvertently omitted from Exhibit "C" of the Original Ordinance. A new Exhibit "C" that identifies this District 1A is substituted for the original Exhibit "C" and made a part of the Original Ordinance. It is attached to this ordinance as Exhibit "B".

- B. A group residential use is prohibited in the San Jacinto District as reflected in Part 5 Section 1(c) of the Original Ordinance. In Part 5(2) the NUNA NCCD Districts table for the commercial zoning districts is amended to remove the P designation for group residential use under the column labeled San Jacinto 4, as shown below in this Part 4.
- C. An off-site accessory use is a conditional use in the Adams Park 3 district and a permitted use at 3000 Hemphill Park only in the Adams Park 3A district. This use designation was inadvertently reversed in the NUNA NCCD Districts table. The table is amended to correct this error as shown below in this Part 4.

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Translition 6
	CS/LR	LO/NO						
Residential Uses								
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P
Condominium Residential	P	P	P	P	P	P	C	P
Duplex Residential	--	P	P	P	--	--	--	P
Group Residential	--	--	P	P(2)	P(5)	P	P	--
Mobile Home Residential	--	--	--	--	--	--	--	--
Multifamily Residential	P	--	P	P	P	P	P	P
Retirement Housing (Small Site)	P	P	P	P	P	P	P	P
Retirement Housing (Large Site)	C	--	C	C	C	C	P	C
Single-Family Attached Residential	--	--	--	--	--	--	--	--
Single-Family Residential	P	P	P	P	P	P	--	P
Small Lot Single-Family Residential	--	--	P	--	--	--	--	--
Townhouse Residential	--	P	P	P	--	--	--	--
Two-Family Residential	P	P	P	P	P	P	--	P
Commercial Uses	2	2	2A	3	3A	4	5	6
Administrative and Business Offices	P	P	P	P	P	P	P	P

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Agricultural Sales and Services	--	--	--	--	--	--	--	--
Art Gallery	P	--	P	--	P	P	P	--
Art Workshop	--	--	P	--	P	C	P	P
Automotive Rentals	--	--	--	--	--	--	P(2)	--
Automotive Repair Services	--	--	--	--	--	--	P(2)	--
Automotive Sales	--	--	--	--	--	--	P(2)	--
Automotive Washing (of any type)	--	--	--	--	--	--	P(2)	--
Building Maintenance Services	--	--	--	--	--	--	--	--
Business or Trade School	--	--	P	--	C	C	C	--
Business Support Services	--	--	--	--	P(1)	P(1)	P(2)	--
Campground	--	--	--	--	--	--	--	--
Carriage Stable	--	--	--	--	--	--	--	--
Cocktail Lounge	--	--	--	--	P(10)	C(2)	--	--
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--
Commercial Off-Street Parking	--	--	--	--	--	--	--	--
Communications Services	P	--	P	--	P	P	P	P
Construction Sales and Services	--	--	--	--	--	--	--	--
Consumer Convenience Services	P	--	P	--	P	P	P	--
Consumer Repair Services	P	--	P	--	P	P	P	--
Convenience Storage	--	--	--	--	--	--	--	--
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--
Electronic Prototype Assembly	--	--	P	--	--	--	--	--
Equipment Repair Services	--	--	--	--	--	--	--	--
Equipment Sales	--	--	--	--	--	--	--	--
Exterminating Services	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Financial Services	--	--	P	--	--	--	P	--
Food Preparation	P	--	P	--	P	P	P	--
Food Sales	P(4)	--	P	--	P(4)	P/C	P(3)	--
Funeral Services	--	--	--	--	--	--	--	--
General Retail Sales (Convenience)	P	--	P	--	P	P	P	--
General Retail Sales (General)	P/C(13)	--	P	--	P	P	P	--
Hotel-Motel	P	--	P	--	P	P	P	C
Indoor Entertainment	--	--	P	--	--	--	--	--
Indoor Sports and Recreation	--	--	P	--	C	C	C	--
Kennels	--	--	--	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	P(11)	--
Liquor Sales	--	--	--	--	--	--	P(10)	--
Marina	--	--	--	--	--	--	--	--
Medical Offices -- Exceeding 5000 sq. ft. gross floor area	--	--	P(6)	--	C	C	P	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	--	P	--	P	P	P	--
Monument Retail Sales	--	--	--	--	--	--	--	--
Off-Site Accessory Parking	--	--	C	P(12) C	P(12) C	C	C	--
Outdoor Entertainment	--	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	--	C	--	C	--
Pawn Shop Services	--	--	P(4)	--	--	--	--	--
Personal Improvement Services	P	--	P	--	P	P	P	--
Personal Services	P	--	P	--	P	P	P	P
Pet Services	--	--	P	--	P	P	P	--
Plant Nursery	--	--	--	--	C	C	C	--
Printing and Publishing	--	--	--	--	--	--	P	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Professional Office	P	P	P	P	P	P	P	--
Recreational Equipment Maint. & Stor.	--	--	--	--	--	--	--	--
Recreational Equipment Sales	--	--	--	--	--	--	--	--
Research Assembly Services	--	--	--	--	--	--	--	--
Research Services	--	--	P	--	--	--	--	--
Research Testing Services	--	--	--	--	--	--	--	--
Research Warehousing Services	--	--	--	--	--	--	--	--
Restaurant (General)	P(4)	--	P/C(7)	--	P	P	P	--
Restaurant (Limited)	P	--	P	--	P	P	P	--
Scrap and Salvage	--	--	--	--	--	--	--	--
Service Station	--	--	P(8)	--	--	--	P(2)	--
Software Development	P	P	P	P	P	P	P	P
Special Use Historic	C	--	C	--	C	C	P	C
Stables	--	--	--	--	--	--	--	--
Theater	P/C(13)	--	P	--	P	P	P	--
Vehicle Storage	--	--	--	--	--	--	--	--
Veterinary Services	P(4)	--	P(4)	--	--	--	P	--
Industrial Uses	2	2	2A	3	3A	4	5	6
Basic Industry	--	--	--	--	--	--	--	--
Custom Manufacturing	P(4)	--	P(4)	--	P(4)	P(4)	P(4)	--
General Warehousing and Distribution	--	--	--	--	--	--	--	--
Light Manufacturing	--	--	--	--	--	--	--	--
Limited Warehousing and Distribution	--	--	--	--	--	--	--	--
Recycling Center	--	--	--	--	--	--	--	--
Resource Extraction	--	--	--	--	--	--	--	--
Urban Farm	P	P	P	P	P	--	--	P
All Other Agricultural Uses	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Civic Uses	2	2	2A	3	3A	4	5	6
Administrative Services	P(4)	P	P(4)	P	P	P	P	P
Aviation Facilities	--	--	--	--	--	--	--	--
Camp	--	--	--	--	--	--	--	--
Cemetery	--	--	--	--	--	--	--	--
Club or Lodge	--	--	--	--	--	--	--	--
College and University Facilities	--		C		--	C	C	--
Communication Service Facilities	C	--	P	--	C	C	C	--
Community Events	--	--	--	--	--	--	--	--
Community Recreation (Private)	--	--	P(9)	--	C	C	C	--
Community Recreation (Public)	--	--	--	--	C	C	C	--
Congregate Living	--	C	C	C	--	--	--	--
Convalescent Services	--	--	--	--	--	--	--	--
Convention Center	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	P	--
Cultural Services	P	--	P	--	P	P	P	C
Day Care Services (Commercial)	C	C	C	C	C	C	C	--
Day Care Services (General)	C	P	C	P	C	C	P	--
Day Care Services (Limited)	P	P	P	P	P	P	P	P
Detention Facilities	--	--	--	--	--	--	--	--
Employee Recreation	--	--	--	--	--	--	--	--
Family Home	--	P	P	P	P	P	P	P
Group Home, Class I (General)	--	--	P	C	C	C	C	C
Group Home, Class I (Limited)	--	--	P	P	P	P	P	P
Group Home, Class II	--	--	C	--	--	--	C	--
Guidance Services	--	--	C	--	--	--	C	--
Hospital Services	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS (General)	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Hospital Services (Limited)	--	--	P	--	--	--	C	--
Local Utility Services	C	C	C	C	C	C	C	C
Maintenance and Service Facilities	--	--	--	--	--	--	--	--
Major Public Facilities	--	--	--	--	--	--	--	--
Major Utility Facilities	--	--	--	--	--	--	--	--
Military Installations	--	--	--	--	--	--	--	--
Park and Recreation Services (General)	--	--	--	--	--	--	--	--
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--
Postal Facilities	C	--	C	--	--	--	C	--
Private Primary Educational Facilities	--	--	C	C	C	C	C	C
Private Secondary Educational Facilities	--	--	--	C	C	C	C	C
Public Primary Educational Facilities	--	--	--	C	P	P	P	P
Public Secondary Educational Facilities	--	--	--	C	P	P	P	P
Railroad Facilities	--	--	--	--	--	--	--	--
Religious Assembly	P	P	P	P	P	P	P	P
Residential Treatment	--	--	C	C	--	--	--	--
Safety Services	C	--	C	--	C	C	C	--
Transitional Housing	--	--	--	--	--	--	C	--
Transportation Terminal	--	--	--	--	--	--	--	--
All other Civic Uses	--	--	--	--	--	--	--	--
(1) Limited to 5,000 Gross Square Feet								
(2) Limited to south of 29th St.								
(3) Limited to 10,000 Gross Square Feet								
(4) Limited to 2,500 Gross Square Feet								

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
(5) South of 30th St. only								
(6) Limited to 8,000 Gross Square Feet								
(7) Conditional over 3500 Square Feet								
(8) Limited to 2,000 Gross Square Feet								
(9) Indoor only								
(10) Limited to CS-1 only								
(11) Permitted only at 3001 Guadalupe								
(12) Permitted at 3000 Hemphill Park only								
(13) P under 5,000GSF - C over 5,000 SF per tenant								

PART 5 Except as otherwise specifically provided in this ordinance, the Property in the NUNA plan area is subject to Ordinance No. 040826-58, as amended, that established the North University neighborhood conservation-neighborhood plan combining district.

PART 6. This ordinance takes effect on December 1, 2008.

PASSED AND APPROVED

November 20, 2008

 §

 §

 §

 Will Wynn

 Mayor

 APPROVED: David Alan Smith

 City Attorney




 ATTEST: Shirley A. Gentry

 City Clerk



ZONING EXHIBIT A

ZONING CASE#: C14-04-0022
 ADDRESS: NORTH UNIVERSITY NCCD.
 SUBJECT AREA: 234.870 ACRES
 GRID: J24 & J25
 MANAGER: W. RHOADES

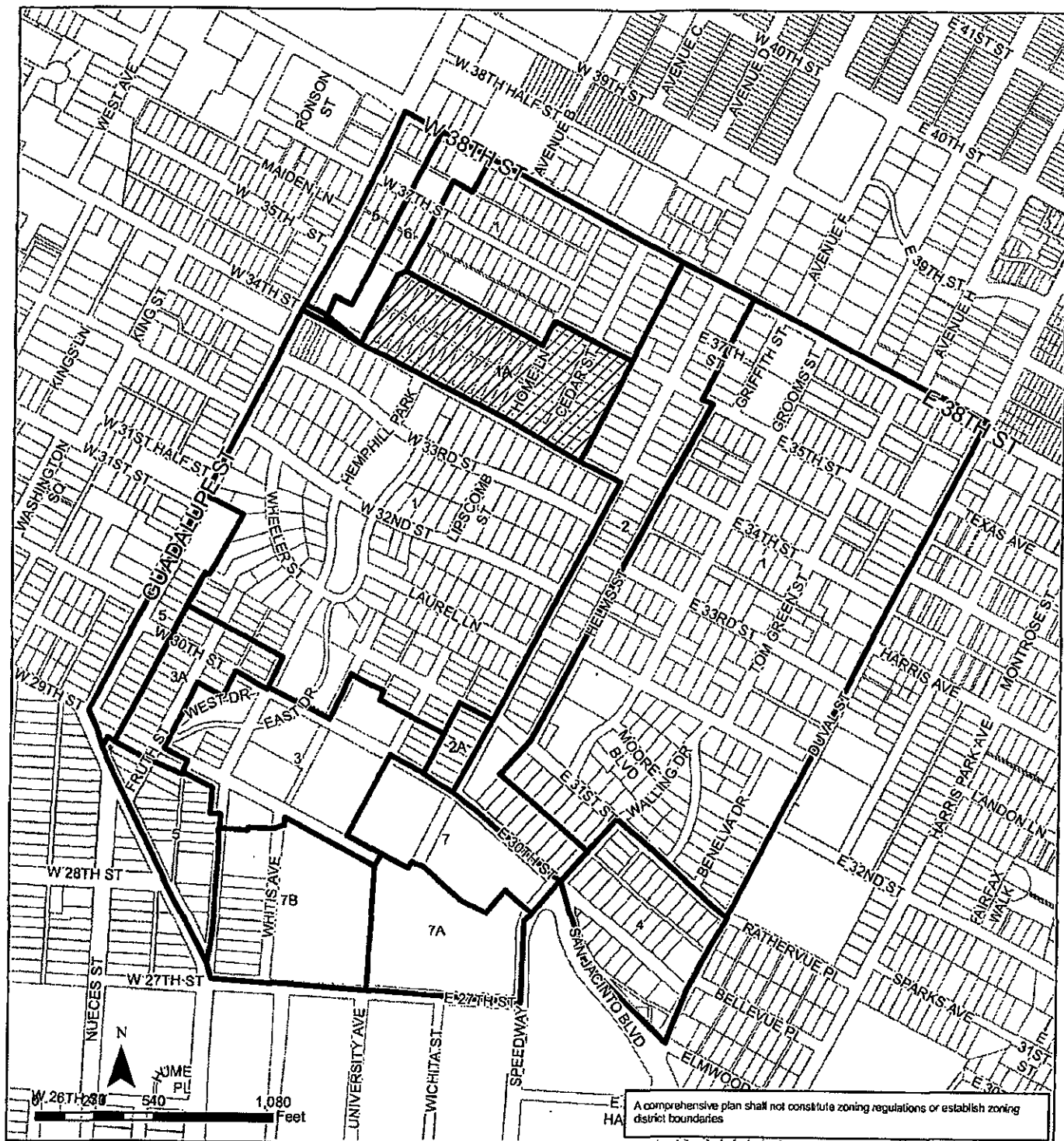
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

1" = 600'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.





North University Neighborhood Conservation Combining District

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



City of Austin
Neighborhood Planning and Zoning Dept.
Created on 10/03/2008

Replaces Exh "C" of Ord. # 040926-58

Key to Districts

- | | | | |
|--|-------------------------------|--|---------------------------------|
| | 1, Residential District East | | 5, Guadalupe District Central |
| | 1A, Residential District West | | 6, Transition District |
| | 2-2A, Speedway District | | 7, 7A, 7B Waller Creek/Seminary |
| | 3-3A, Adams Park District | | |
| | 4, San Jacinto District | | |

EXHIBIT B

the said premises of the said S. M. Alexander and wife, Ora Elizabeth Alexander, their
any part thereof.

Witness my hands this the 4th day of January, 1946.

L. C. Purnell

Laura May Purnell

U. S. Int. Rev. Stamps Can.

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared L. C. Purnell
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purpose and consideration therein
expressed; and also before me on this day personally appeared Laura May Purnell, wife of
L. C. Purnell, known to me to be the person whose name is subscribed to the foregoing
instrument, and having been examined by me privately and apart from her husband, and having
said fully explained to her, she, the said Laura May Purnell, acknowledged such
instrument to be her act and deed, and declared that she had willingly signed the same for
purposes and consideration therein expressed, and that she did not wish to retract it
in any manner under my hand and seal of office, this the 10th day of January, A. D. 1946

Vivian Stuart

Notary Public, Travis County, Texas

(Notary Seal)

Filed for Record Jan. 10, 1946 at 3:15 P. M. Recorded Jan. 15, 1946 at 3:00 P. M.

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THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Ada Horton Huck, a widow, of Travis County, Texas, for and in consideration
of the natural love and affection which I have and bear for Catherine Huck Smothers, wife of
George Smothers, have granted, sold and conveyed and by these presents do grant, sell and
convey unto the said Catherine Huck Smothers, of the County of Travis, in the State of
Texas, as here separate property and estate, all that certain tract or parcel of land lying
and being situated in the City of Austin, Travis County, Texas, and described as follows,
to-wit:

The North forty-eight (48) feet of Lot No. Six (6) in Block No. Nineteen (19) in
Groome Addition in the City of Austin, Travis County, Texas, according to the map or
plat of said Addition recorded in Book 1, at page 59, of the Plat Records of Travis County.

Texas, and being a portion of the same property conveyed Ed. H. Huck by warranty deed of W. L. Bradfield at ux., dated November 4, 1927, of record in Travis County, Deed Records, said map or plat and said deed and the records thereof reference is here made for description.

To have and to hold the above described premises, together with all and singular rights and appurtenances thereto in anywise belonging, unto the said Grantee above named, her separate property and estate, her heirs or assigns, forever. And I do hereby bind my heirs, executors, and administrators to Warrent and Forever Defend, all and singular, said premises unto the said Grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness my hand this 21st day of December, A.D. 1945.

Ada Horton Huck

THE STATE OF TEXAS |

COUNTY OF TRAVIS |

Before me, the undersigned authority, on this day personally appeared Ada Horton Huck, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 21st day of December, A. D. 1945.

Jane Summers

(Notary Seal)

Notary Public in and for Travis County, Texas

Filed for Record Jan. 10, 1946 at 3:30 P. M. Recorded Jan. 15, 1946 at 3:15 P. M.

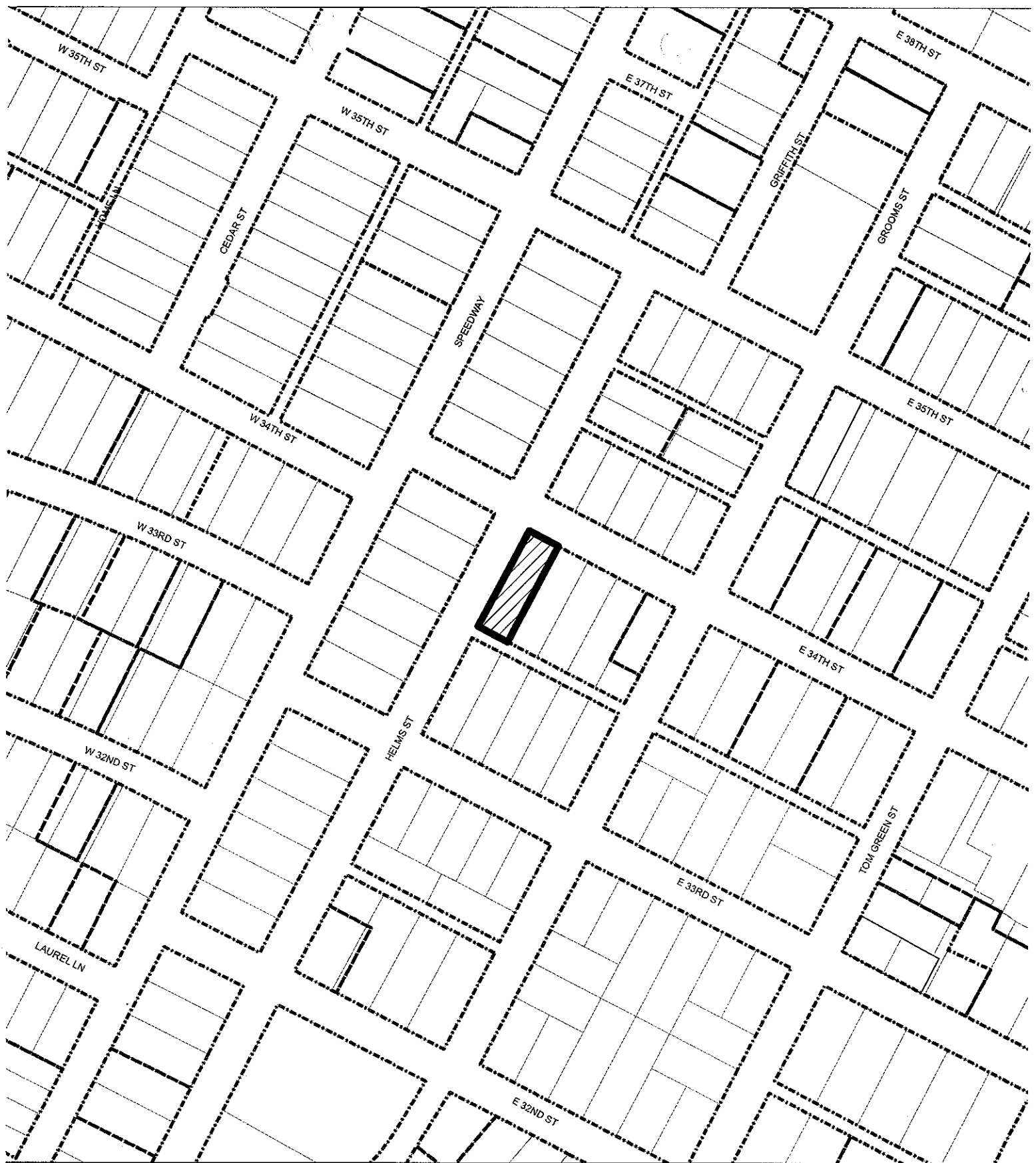
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THE STATE OF TEXAS

COUNTY OF TRAVIS

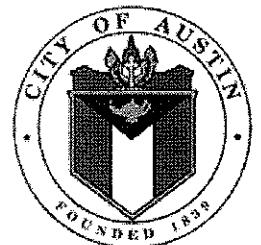
KNOW ALL MEN BY THESE PRESENTS:

That I, Mrs. Lena Meier, a feme sole, of Travis County, Texas, do hereby convey of the sum of Fifty Hundred and No/100 Dollars (\$1500.00) cash in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, and for the payment of which no right or lien, expressed or implied, is retained, and the further sum of Twenty-five Hundred and No/100 Dollars (\$2500.00) secured to be paid in accordance with one certain promissory note, of even date herewith, executed by the Grantee herein, payable at my request to the order of the Austin National Bank at Austin, Texas, which institution has this day advanced to me the full value of said note, the principal of said note being payable in annual installments of \$250.00 or more, with the first such installment being due and payable on the 1st day of January, 1947, and each subsequent installment of \$250.00 or more being due and payable on the 1st day of January of each and every year thereafter.



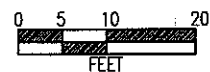
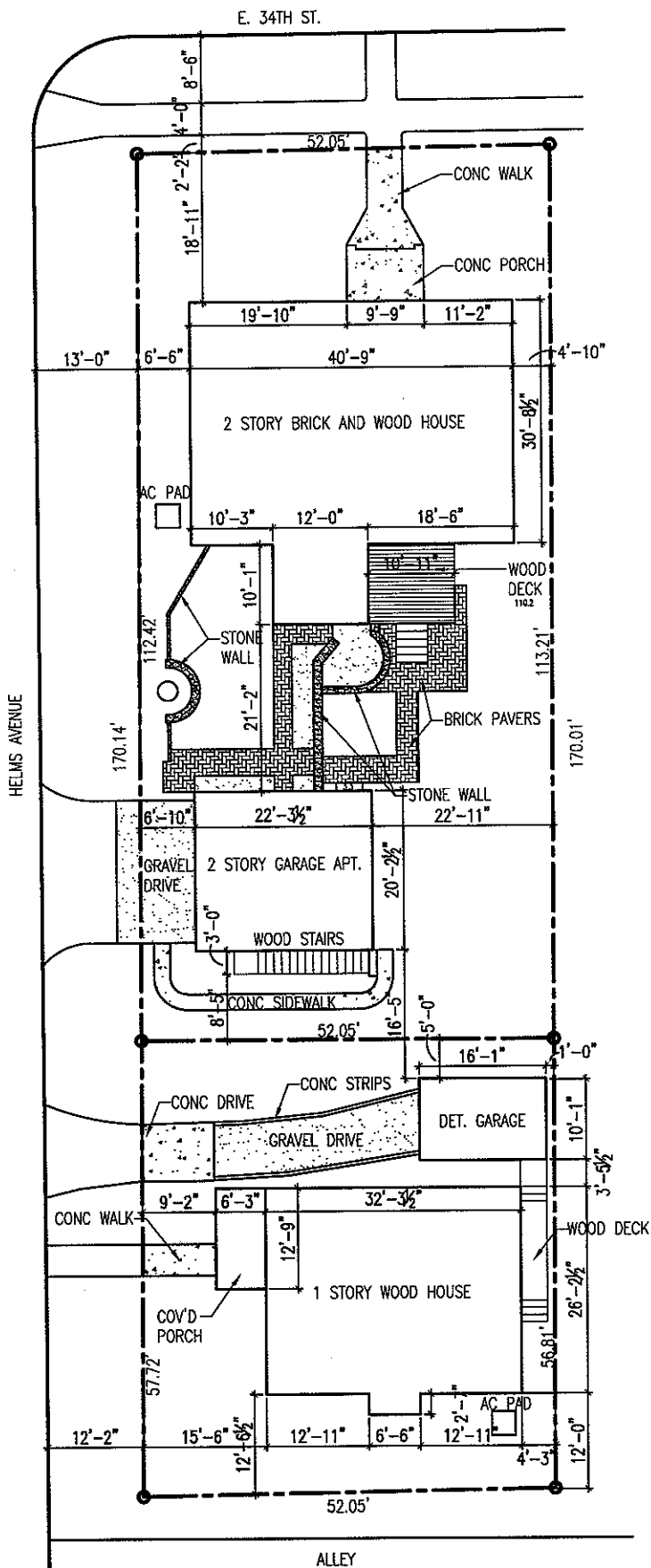
BOARD OF ADJUSTMENTS

CASE#: C15-2011-0086
 LOCATION: 201 EAST 34TH ST & 3307 HELMS ST
 GRID: J25
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

C15-201-0086



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PLAT PLAN
201 E. 34th St. Austin, TX 78705

CUS-2011-0086

"August 1, 2011

Impervious Cover Calculator

Address:	Lot Total Area (SF)	8852
201 E. 34th St.	N. Lot	5871.2
Austin, TX 78705	S. Lot	2980.3

<u>Impervious Cover</u>	<u>Measure</u>	<u>Adjustment</u>	<u>Subtotal</u>
N. House			1372.3
Conc Porch			35.5
N. Sidewalk			71.0
Deck	110.2	50%	55.1
N. AC pad			9.0
Garage			450.5
Garage Stairs	51	50%	25.5
Garage Conc walk			78.7
N. Paver walkway			283.4
N. Stone Walls			59.7
North Subtotal			2440.7

S. House			863.3
Covered Porch			80.0
S. Garage			165.3
Conc Walk			36.8
S. AC Pad			9.0
Conc Drive			65.4
Conc Strips			22.0
Deck	68.5	50%	34.3
South Subtotal			1276.1

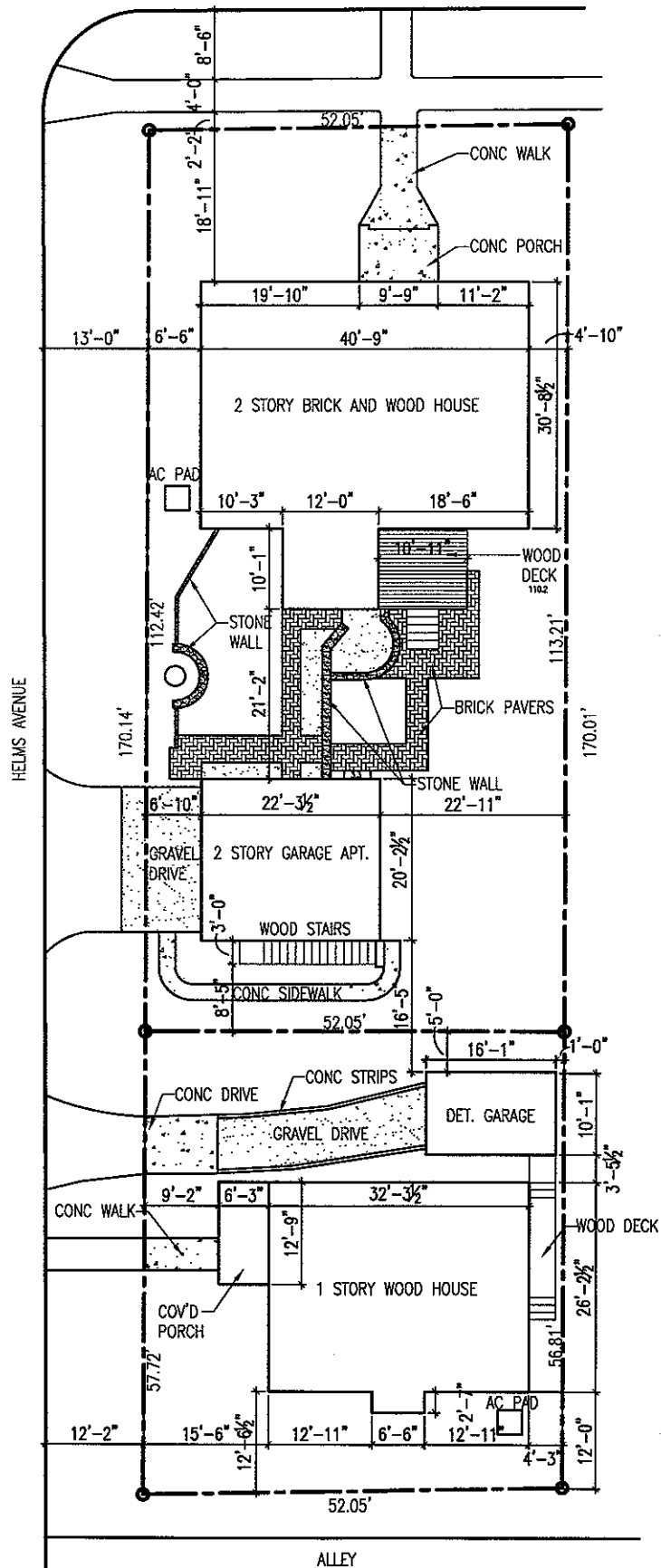
North+South Total	3716.8
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% Totals

	Maximum Impervious Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	45%	42.0%	Meets Standards
N. Portion	45%	41.6%	Meets Standards
S. Portion	45%	42.8%	Meets Standards

	Maximum Building Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	40%	31.2%	Meets Standards
N. Portion	40%	31.0%	Meets Standards
S. Portion	40%	34.5%	Meets Standards

E. 34TH ST.



If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0086
ROW # 10621259

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

TP-0218041501

02-1804-2802

WARNING: Filing of this appeal stops all affected construction activity.

201 E 34th St

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED. SEE ATTACHED.

02-1804-2803

STREET ADDRESS: 201 East 34th St. and 3307 Helms St.

201 E 34th 2

LEGAL DESCRIPTION: Subdivision -

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Douglas Gihbi on behalf of myself/ourselves as authorized agent for
Farzad Bozorgmehr;
Valerie Babhafer; & John White affirm that on 6-10, 2011

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

decrease the minimum lot size
one @ 5,735 sq ft & the other @

3,081 sq ft
in a SF-3-NCD-NP district.
(zoning district) in order to resubdivide
into 2 lots.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

North University NP

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

HARDSHIP:

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:

AREA CHARACTER:

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:

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed *Douglas Gibbins* Mail Address 3267 Bee Caves Road #107-158

City, State & Zip Austin, TX 78746

Printed Douglas Gibbins Phone 587-1950 Date 6/10/11

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed *Zed Bozorgmehr* Mail Address 201 E. 34th St.

City, State & Zip Austin, TX 78705

Printed Zed Bozorgmehr Phone 762-7080 Date 6/11/11

RE: City of Austin
Application to Board of Adjustment
General Variance

201 East 34th Street
Austin, TX 78705
UNT 1 34TH & HELMS CONDOMINIUMS PLUS 50.0 % INT IN COM AREA

And

3307 Helms Street
Austin, TX 78705
UNT 2 34TH & HELMS CONDOMINIUMS PLUS 50.0 % INT IN COM AREA

I, Douglas Gibbins, on behalf of myself as authorized agent for Farzad Bozorgmehr, Vallerie Bauhafer, and John White affirm that on June 10, 2011, hereby apply for a hearing before the Board of Adjustment for the consideration to:

Maintain the property with the same zoning while allowing subdivision of the lot into two lots smaller than the minimum lot size the zoning allows in SF-3-NCCD-NP district.

VARIANCE FINDINGS

1. REASONABLE USE

The owners are deprived of fee simple ownership of single family properties enjoyed by neighbors due to the original and subsequent imposition of zoning ordinances on the property. The improvements (two free standing houses, one free standing garage with a second story living quarters, and a free standing single story garage) pre-date the ordinances that render the property non-conforming and not eligible for subdivision. It is reasonable that free standing, single family homes fronting different streets be allowed to have separate, fee simple ownership.

If subdivision is allowed, the properties will be fully conforming except for lot size with one being 5,735 SF and the other 3,081 SF. The larger lot would have a free standing single family home that has a detached garage with a second story living quarters. The second property would have a free standing single family home with a detached garage. This is a reasonable use that conforms with the character of the neighborhood.

2. HARDSHIP

The hardship on the property owners for this variance request are not general to the area. The single family improvements built in 1926, 1935, and 1946 pre-date the zoning ordinances that render the property non-conforming and not eligible

for subdivision. Without the lot being subdivided, the owners cannot have fee simple ownership of single family homes without the undue burden of demolishing one of the well maintained, 76 + year old homes on the lot. Other neighbors have fee simple ownership for their free standing, single family homes. Notable are the similar homes next door at 200 East 33rd Street built 1919 with lot size 6,482 SF and 3305 Helms built 1950 with lot size 2,520 SF. Combined they are the other half of the block on the other side of the alley. These neighbors directly next door do not have this same hardship due to enjoying having a similar sized parcel subdivided into two lots.

3. AREA CHARACTER

Granting the variance will bring the historical use and future permitted use of the property to be in compliance with the character of the neighborhood. This single lot has three separate residential structures with one being a second story living quarters above a garage plus a second detached garage. As it exists as just one lot, it is not in compliance with the character of the neighborhood. If it were subdivided into two lots, it would be in compliance with the character of the neighborhood. Other similar lots have one primary residential structure, a garage and occasionally a living quarters combined with the garage. We are asking to have this property be granted a variance to minimum lot size so as to be subdivided so it is more like the rest of the neighborhood.

The variance, if granted, will not impair the use of adjacent conforming property since it makes this property more like the adjacent properties.

The variance, if granted, will not impair the purpose of the regulations of the zoning district in which the property is located because it makes the property/properties better comply with the zoning district site development standards.

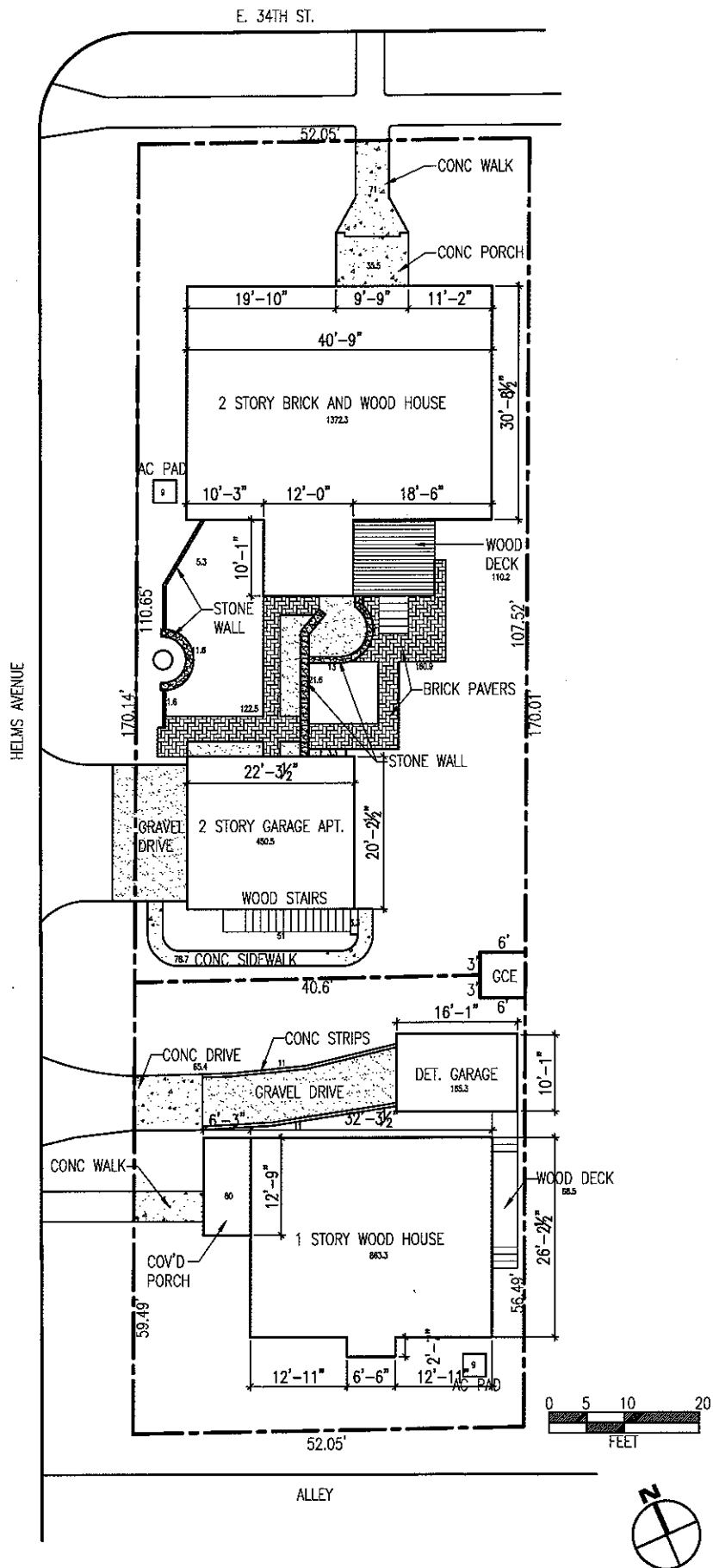
PARKING

1. The improvements and use of the property are not altered should the variance be granted. Hence, there will not be a change in traffic volumes.
2. The improvements and use of the property are not altered should the variance be granted. Hence, there will not be a change in parking or loading of vehicles on public streets.
3. The improvements and use of the property are not altered should the variance be granted. Hence, there will not be new safety hazards or any other condition inconsistent with the objectives of this ordinance.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because it is a variance to the zoning district site development standards. If the variance is granted, the owners will promptly seek to subdivide the lot.

There is no change to parking or need for more.

Ob.



Impervious Cover Calculator

Address:

201 E. 34th St. Austin, TX

for:

Zod Mehr

Lot Total	8852	
N. Lot	5735	
S. Lot	3081	
GCE	36	s

<u>Impervious Cover</u>	<u>Measure</u>	<u>Adjustment</u>	<u>Subtotal</u>
N. House			1372.3
Conc Porch			35.5
N. Sidewalk			71
Deck	110.2	50%	55.1
N. AC pad			9
Garage			450.5
Garage Stairs	51	50%	25.5
Garage Conc walk			78.7
N. Paver walkway			283.4
N. Stone Walls			59.7

North Subtotal	2440.7
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S. House	863.3
Covered Porch	80
S. Garage	165.3
Conc Walk	36.8
S. AC Pad	9
Conc Drive	65.4
Conc Strips	22
Deck	68.5
	50%
	34.25

South Subtotal	1276.05
-----------------------	---------

North+South Total	3716.75
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<u>% Totals</u>	
Whole Lot	41.99%
N. Portion	42.56%
S. Portion	41.42%

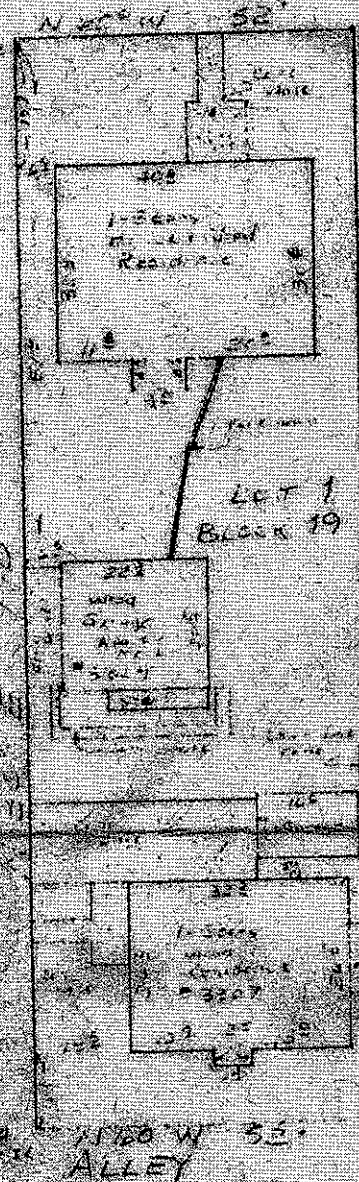
Note: North and South Portions do not include the "GCE" indicated on survey.
If redrawn and split equally, this would add 18 sq ft of *pervious* cover to each lot.

NOT FOR CONSTRUCTION

201 E. 34th ST.



2507 E. 34th ST.
2505 E. 34th ST.



CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, RE.

Watershed Protection & Development Review Department
Date 9/11/16
The granting of a permit for, or approval of, these plans
specifications shall not be construed to be a permit for, or
approval of any violation of any of the provisions of the cur-
rently adopted building code or any other ordinance of the City of Austin.

AE APPROVED
SEP 11 2016
RLS 254-27

LEGAL DESCRIPTION

Lot 1, Block 19, CROOKS ADDITION, according to the resubdivision, a subdivision of Travis County, Texas, Volume 276, Page 235, Deed Records, Travis County, Texas.

ADDRESS

201 East 34th Street, Austin, Texas 78704

PURCHASER

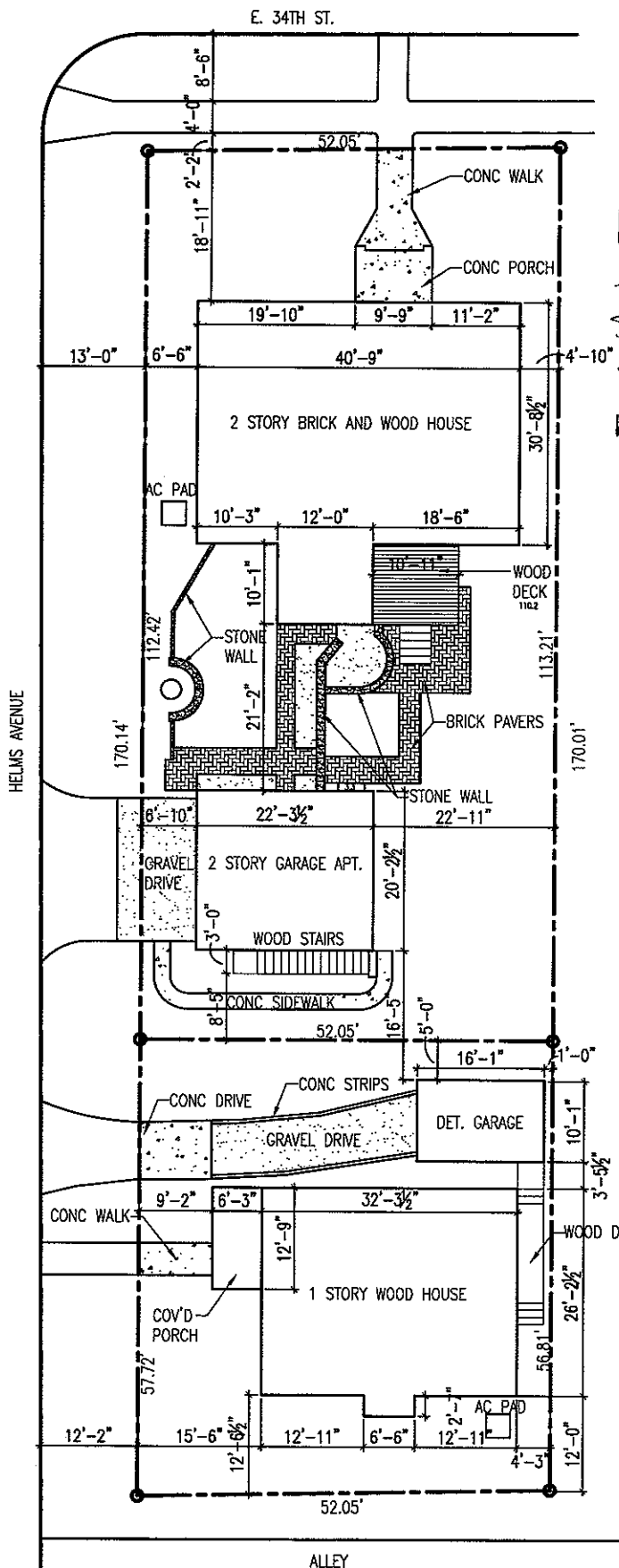
Susan Henricks and Kent C. Anschutz



American Surveying Company



Subject property 2507 E. 34th St. 2505 E. 34th St.



Lot Size 7,000 → 5871.2
 front - 25' → 18' 11"
 side st - 15' → 6' 6"
 side yard - 5' → 4' 10"
 rear - 10' → 8' 5"

Lot Size
 5750 → 2980.5
 ft st - 25' → 9' 2"
 rear - 10' → 1'



01

PLAT PLAN

201 E. 34th St. Austin, TX 78705