

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).

ROW

CASE # C15-2014-0062
11122975
Taxroll # 0200100402

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

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

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

STREET ADDRESS: 2601 Canterbury Street 78702

LEGAL DESCRIPTION: Subdivision - Riverview
1 + S

Lot(s) 90' of Block 8 Outlot 41-42 Division 0

Lot 2
I/We William Hodge AIA on behalf of myself/ourselves as authorized agent for

GHB3 Design LLC affirm that on March 25, 2014

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

(check appropriate items below)

 ERECT ATTACH X COMPLETE REMODEL MAINTAIN

a proposed resubdivision of aforementioned tract, with a
variance from lot width requirement of 50' and an allowance
for a lot width of 49' at Canterbury Street for proposed
lot A (see attached proposed plat, with the intention of developing one
two-family development on each lot, consisting of one primary house and
one 850sf-maximum secondary apartment as allowed by the neighborhood plan,
in a SF-3-NP (Holly) district.
(zoning district)

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.

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:
while the tract as a whole is large enough for two lots meeting 5750sf minimum lot size requirements, the width of current lot 1 (49', platted in 1918 prior to zoning restrictions) curtails the ability to utilize the use of the tract to its legal and reasonable maximum.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

this property includes a lot portion that does not front a city street, requiring resubdivision in order to utilize the tract to its legal and reasonable maximum, and rendering the lot portion valueless unless the lot portion is included in a resubdivision.

- (b) The hardship is not general to the area in which the property is located because:

it is the only tract in its vicinity which includes a landlocked lot portion - other tracts in its vicinity which include lot portion(s) have been rendered exempt from platting, which this property is not.

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:

the use on the adjacent property is non-conforming, encroaching upon and into the tract in question; the uses on conforming properties across San Saba St consist of five properties fronting San Saba St, and the proposed development would have a similar character.

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 William Hodge AIA Mail Address 4801 S Congress Ave N3

City, State & Zip Austin, Texas 78745 hodge@ochona.com

Printed William Hodge AIA Phone 512-786-9298 Date 3/25/14

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 George H Blume Mail Address 602 Brushy St #302

City, State & Zip Austin, Texas 78702
George H Blume for GHB

Printed Design LLC Phone 512-786-9298 Date 3/25/14

CLARA

PEDERNALES

WILLOW

CESAR CHAVEZ

LLANO

SAN SABA

JULIUS

CANTERBURY



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

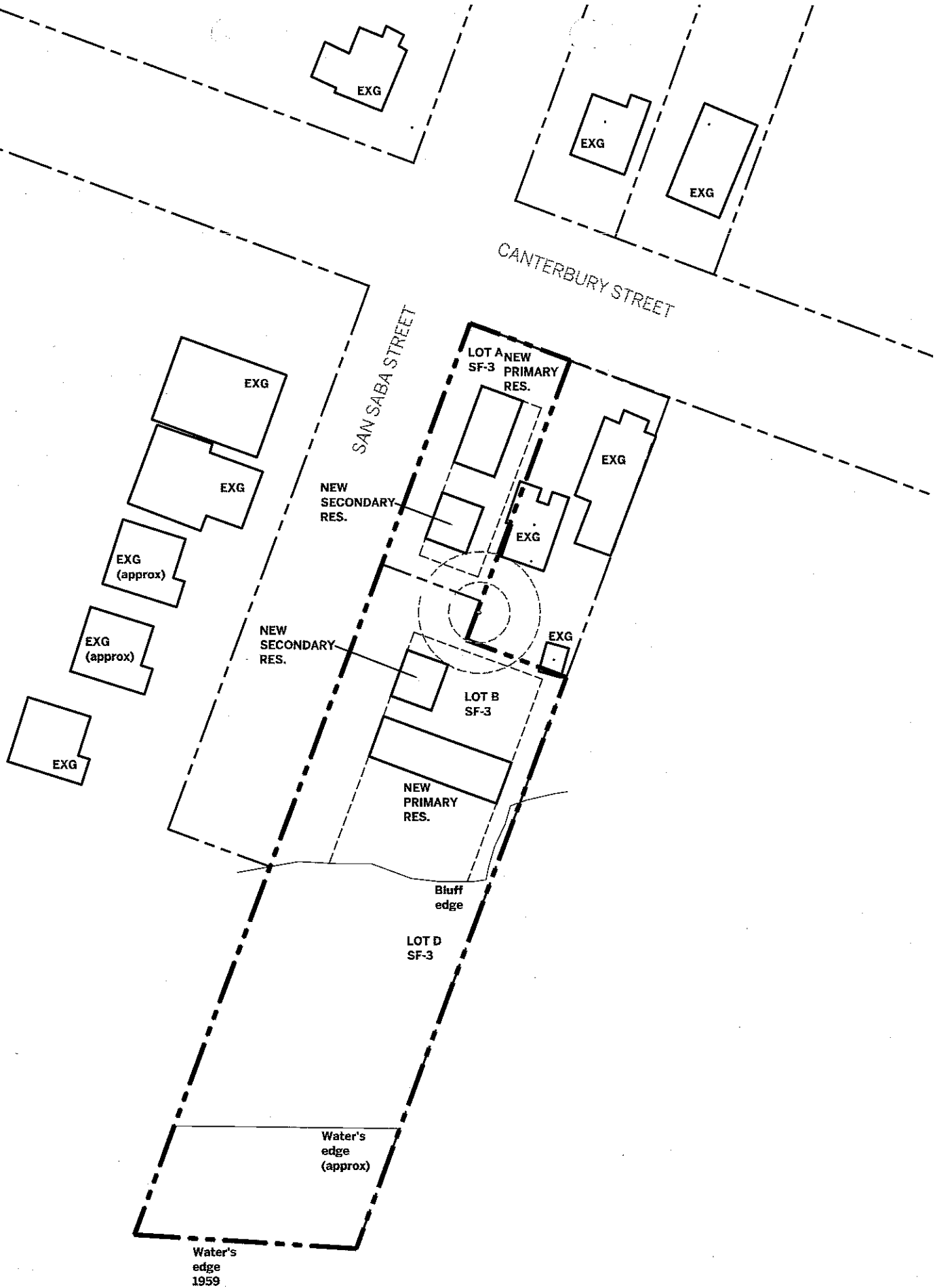
CASE#: C15-2014-0062
Address: 2601 CANTERBURY STREET

1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Potential subdivision of
2601 Canterbury St 78702
FULL RESUBDIVISION
1" = 60'-0"
03.25.2014

NOTE: EXISTING CONDITIONS
LOCATED PER CITY OF AUSTIN GIS
AND ARE APPROXIMATE.