

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 # C15-2014-0079
11147091

TAX ROLL 0122000210

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: 1805 W. 37th St Austin TX 78731

LEGAL DESCRIPTION: Subdivision – Oakmont Heights _____

Lot(s) 22 Block 4 Outlot _____ Division _____

I/We _____ on behalf of myself/ourselves as authorized agent for
_____ affirm that on _____, _____,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

1. Maintain an existing covered front porch, original to the house, at 18.0 feet from property line.

2. Maintain the original front wall of the house at 24.5 feet from the front property line. The wall will not get taller but it will get new windows, a new front door and a new roof.

Expand structure to rear, add covered deck.

3. Maintain the existing west wall of a detached 1 story accessory structure/apartment at 4.5 feet from the side property line.

in a SF-3
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:

The structures are very close to the required setbacks. Having both dwellings on the lot is a reasonable use of the property.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
Moving the structures or otherwise altering them to bring them into compliance would be extremely difficult.
-

(b) The hardship is not general to the area in which the property is located because:
New homes on the street and other original homes, conform to setback requirements.

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 structures have existed like this for decades and are consistent with the scale and character of the neighborhood.

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:

Not Applicable

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0079
Address: 1805 W 37TH ST



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.

1" = 200'

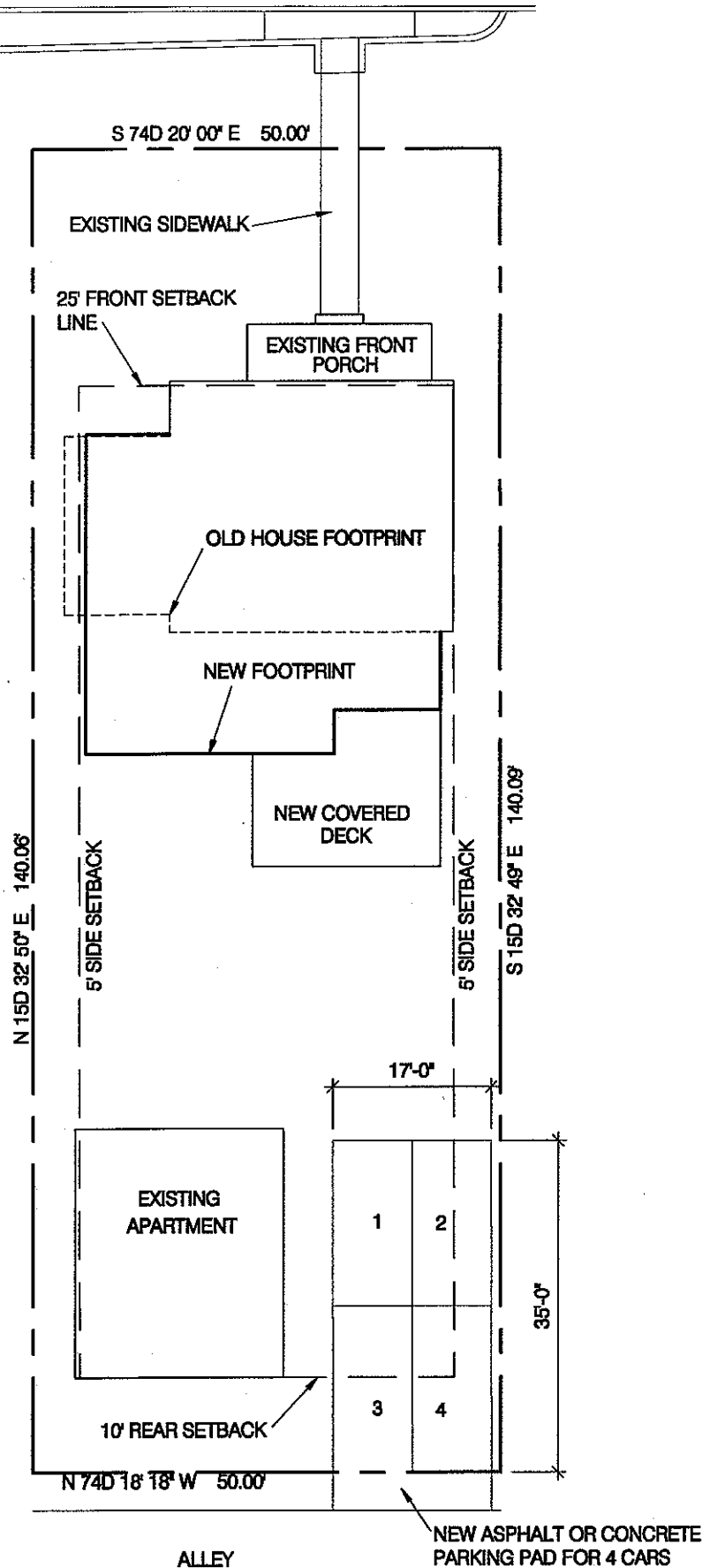
W. 37th Street

Prelim. 1/28/2014

IMPERVIOUS COVER CALCULATIONS

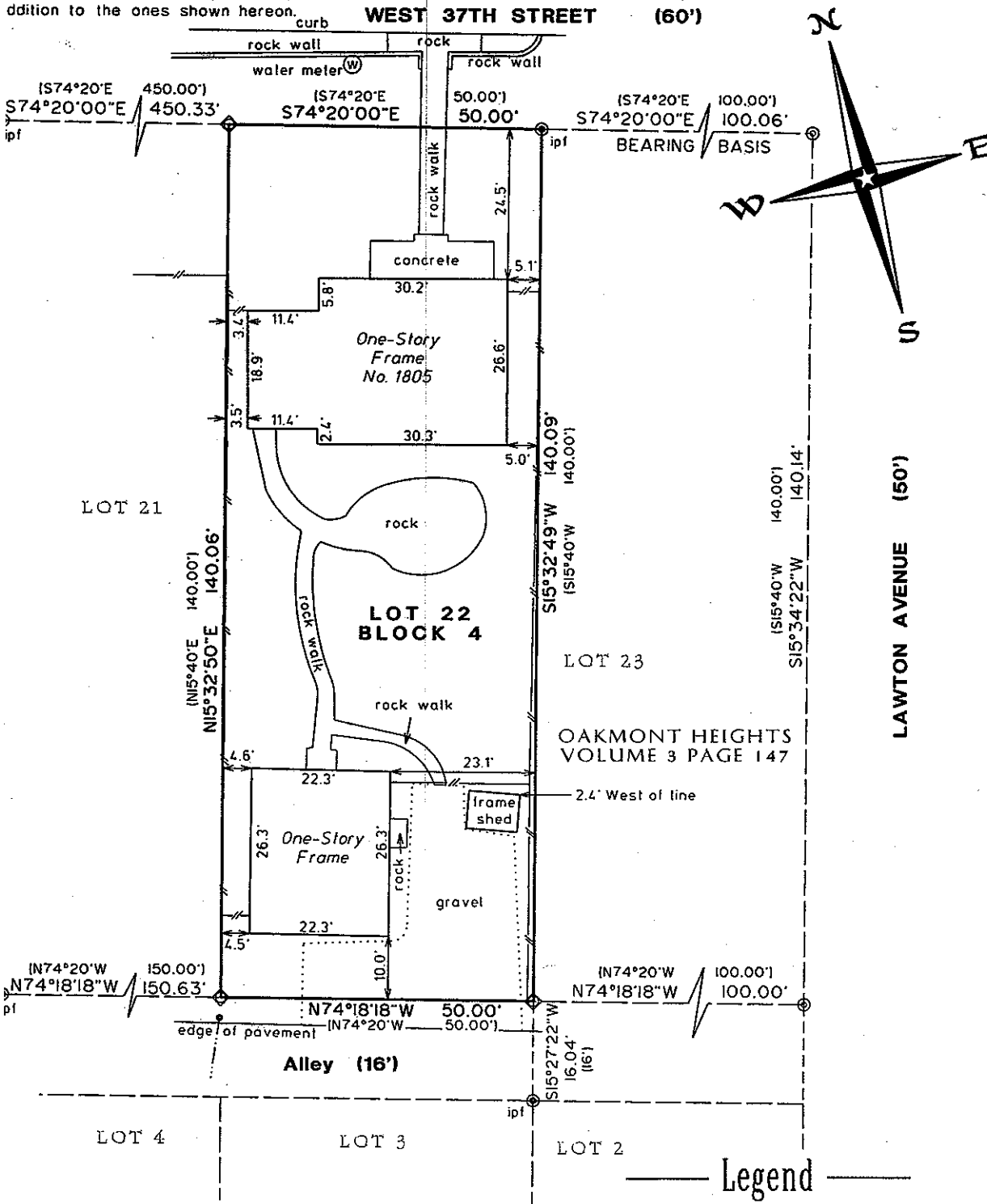
LOT AREA =	7003 SQ. FT.
45% MAX. IMPERVIOUS =	3151 SQ. FT.
ZONING =	SF-3
HOUSE AC'D FOOTPRINT =	1412 SQ. FT.
EXISTING COVD FRONT PORCH =	118 SQ. FT.
COVERED DECK =	293 SQ. FT.
EXISTING APARTMENT =	587 SQ. FT.
BLDG. COVER =	2410 SQ. FT.
	34.4%
BLDG. COVER =	2410 SQ. FT.
AC PADS =	20 SQ. FT.
EXISTING FRONT WALK =	74 SQ. FT.
NEW PARKING PAD =	596 SQ. FT.
(FOR 4 CARS)	
TOTAL IMPERVIOUS =	*3100 SQ. FT.
	44.3%

*(51 SQ. FT. BELOW THE MAXIMUM)



This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.

SCALE 1" = 20'



TOTAL LAND AREA	7,003 Sq. Ft.
Structures	1,653 Sq. Ft.
Rock Area	582 Sq. Ft.
Concrete	126 Sq. Ft.
Gravel	683 Sq. Ft.
Above improvements comprise 3,044 Sq. Ft. or 43.5% of land area.	

EXHIBIT MAP OF:

LOT 22, BLOCK 4, OAKMONT HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 147 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 1805 WEST 37TH STREET.

PREPARED: December 16th, 2013

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0000

