

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday, July 10, 2017**

**CASE NUMBER: C15-2017-0037**

\_\_\_\_\_ Brooke Bailey  
 \_\_\_\_\_ William Burkhardt  
 \_\_\_\_\_ Christopher Covo  
 \_\_\_\_\_ Eric Goff  
 \_\_\_\_\_ Melissa Hawthorne  
 \_\_\_\_\_ Bryan King  
 \_\_\_\_\_ Don Leighton-Burwell  
 \_\_\_\_\_ Rahm McDaniel  
 \_\_\_\_\_ Veronica Rivera  
 \_\_\_\_\_ James Valadez  
 \_\_\_\_\_ Michael Von Ohlen  
 \_\_\_\_\_ Kelly Blume (Alternate)  
 \_\_\_\_\_ Martha Gonzalez (Alternate)  
 \_\_\_\_\_ Pim Mayo (Alternate)

**APPLICANT: Henry Juarez**

**OWNER: Sal Martinez**

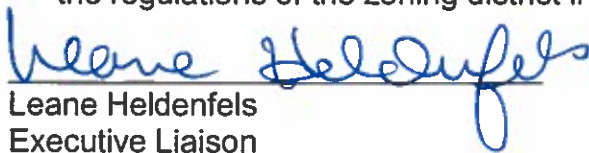
**ADDRESS: 3012, 3014 East 14TH HALF ST**


**VARIANCE REQUESTED:** The applicant has requested variance(s) to Section 25-2-943 (D) (Substandard Lot) to permit a substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirements (required) to be disaggregated (requested) in order to permit a new single family home on each lot and one additional dwelling unit on one lot in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Rosewood)

**BOARD'S DECISION: POSTPONED TO AUGUST 14, 2017 BY APPLICANT**

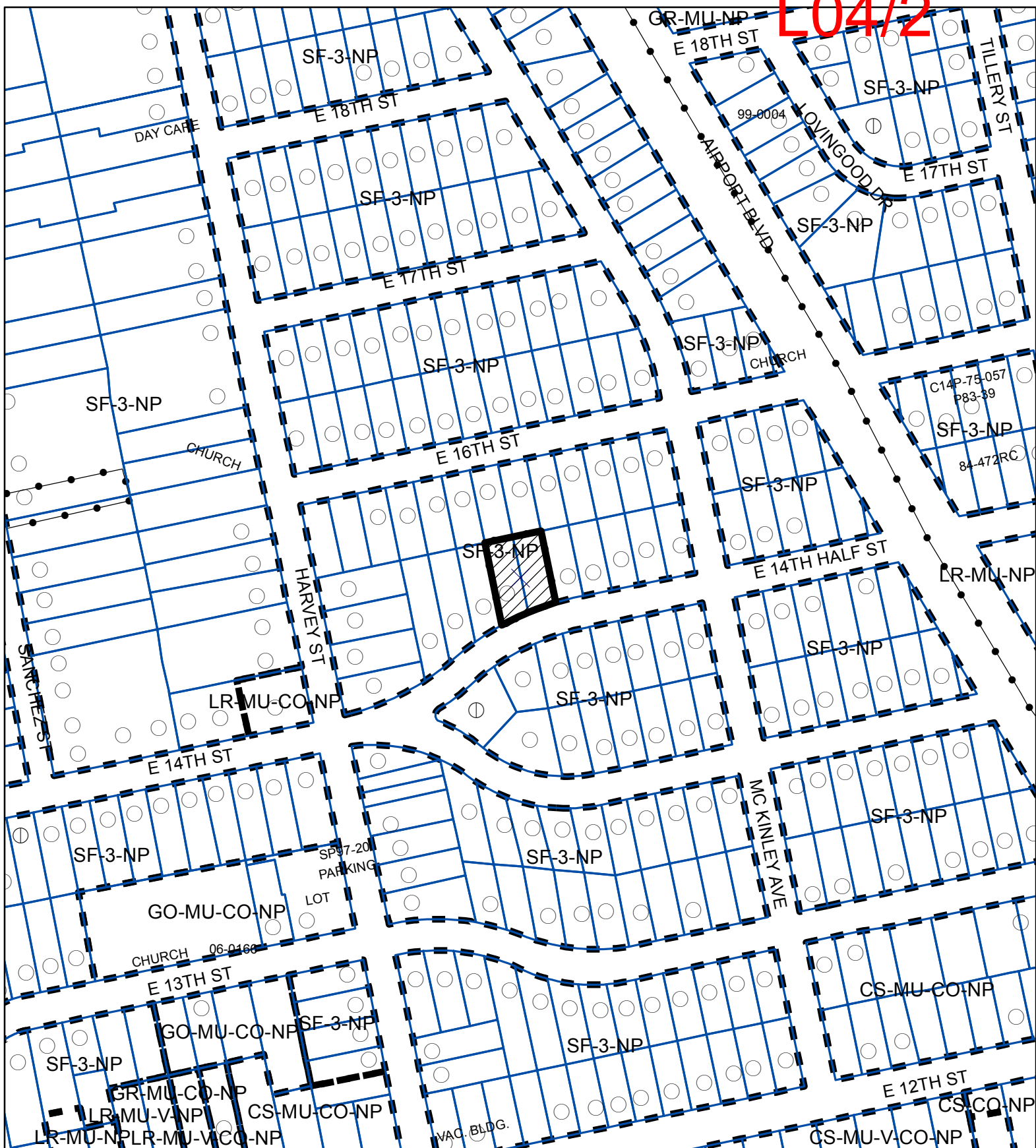
**FINDING:**

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:

  
 Leane Heldenfels  
 Executive Liaison



  
 William Burkhardt  
 Chairman

L04/2



## PUBLIC NOTIFICATIONS

CASE#: PN-2017-074967

-  SUBJECT TRACT
-  ZONING BOUNDARY



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.





## Development Services Department

One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

# Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # _____	ROW # _____	Tax # _____
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### Section 1: Applicant Statement

Street Address: \_\_\_\_\_

Subdivision Legal Description:

\_\_\_\_\_  
\_\_\_\_\_

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: \_\_\_\_\_

I/We \_\_\_\_\_ on behalf of myself/ourselves as  
authorized agent for \_\_\_\_\_ affirm that on

Month \_\_\_\_\_, Day \_\_\_\_\_, Year \_\_\_\_\_, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: \_\_\_\_\_

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

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## Section 2: Variance Findings

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 supporting documents.

**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.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

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

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### Hardship

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

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

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**Area Character**

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:

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**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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

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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:

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

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

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**Section 3: Applicant Certificate**

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

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Name (typed or printed): \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 4: Owner Certificate**

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

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name (typed or printed): \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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Address Matches

3012 E 14TH HALF ST, AUSTIN, TX	Score: 100	Address
3100 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3101 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3102 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3019 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3024 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3021 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3103 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3107 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address
3109 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address

Stormwater Infrastructure

Transportation

Natural Features

Property Information

☒ Address Points

Lot / Block / Parcels

Easement



(126,087.32, 10,074,943.92)

0.01 Miles

LEGAL DISCLAIMER



## 3012 E 14th Half Surrounding Lot Information

Address Point	Street	Use	Lot Size (TCAD) sq ft	TCAD Prop ID
3000	E 16th	Single Family	5,256	200894
3001	E 16th	Single Family, 2 lots	10,684	200850
3002	E 16th	Single Family	5,221	200893
3004	E 16th	Single Family	5,221	200892
3005	E 16th	Single Family	5,312	200851
3006	E 16th	Single Family	5,221	200891
3007	E 16th	Single Family	5,303	200852
3008	E 16th	Single Family	5,221	200890
3009	E 16th	Single Family	5,303	200853
3010	E 16th	Single Family	5,221	200889
3011	E 16th	Single Family	5,298	200854
3012	E 16th	Single Family	5,221	200888
3013	E 16th	Single Family	5,298	200855
3014	E 16th	Single Family	5,221	200887
3015	E 16th	Single Family	5,394	200856
3016	E 16th	Single Family	5,221	200886
3017	E 16th	Single Family	5,289	200857
3018	E 16th	Single Family	5,221	200885
3019	E 16th	Single Family	5,284	200858
3020	E 16th	Single Family	5,221	200884
3021	E 16th	Single Family, 2 lots	10,569	200869
3022	E 16th	Single Family	5,221	200883
3024	E 16th	Single Family	4,594	200882
3101	E 16th	Single Family	5,282	200962
3102	E 16th	Single Family	5,223	200926
3103	E 16th	Single Family	5,296	200963
3104	E 16th	Single Family	5,060	200925
3105	E 16th	Single Family	5,314	200964
3107	E 16th	Single Family	6,329	200965
3006	E 14th Half	Single Family	8,444	200868
3007	E 14th Half	Single Family	8,415	200844
3008	E 14th Half	Single Family	No TCAD Profile	No TCAD Profile
3009	E 14th Half	Single Family	5,673	200845
3010	E 14th Half	Single Family	6,514	200866
3011	E 14th Half	Single Family	4,949	200832
3012	E 14th Half	Mobile Home, 2 lots	11,350	200865
3013	E 14th Half	Single Family	5,175	200833
3015	E 14th Half	Single Family	5,221	200834
3016	E 14th Half	Single Family	5,266	200864
3017	E 14th Half	Single Family	5,221	200835
3018	E 14th Half	Single Family	5,221	200863
3019	E 14th Half	Single Family	5,221	200836
3020	E 14th Half	Single Family	5,221	200862
3021	E 14th Half	Single Family	5,221	200837
3022	E 14th Half	Single Family	5,221	200861
3024	E 14th Half	Single Family	5,221	200860
3100	E 14th Half	Single Family	5,221	200969
3101	E 14th Half	Single Family	5,221	200979
3102	E 14th Half	Parking/Church	5,221	200968
3103	E 14th Half	Single Family	5,221	200980
3104	E 14th Half	Parking/Church	5,221	200967

3105	E 14th Half	Single Family	5,221	200981
3106	E 14th Half	Parking/Church	10,695	200966
3107	E 14th Half	Single Family	5,221	200982
3109	E 14th Half	Single Family	5,221	200983
3111	E 14th Half	Single Family	6,785	200984
3005	E 14th	Single Family	7,244	200815
3006	E 14th	Single Family	7,905	200843
3009	E 14th	Single Family	5,575	200816
3010	E 14th	Single Family	5,221	200842
3011	E 14th	Single Family	5,337	200817
3012	E 14th	Single Family	5,221	200841
3013	E 14th	Single Family	5,243	200818
3014	E 14th	Single Family	5,221	200840
3015	E 14th	Single Family	5,295	200819
3016	E 14th	Single Family	5,221	200839
3017	E 14th	Single Family	5,246	200820
3019	E 14th	Single Family	5,221	200821
3020	E 14th	Single Family, 2 lots	10,442	200838
3021	E 14th	Single Family	5,221	200822
3100	E 14th	Single Family	5,221	200992
3102	E 14th	Single Family	5,221	200991

L04/11





L04/12

