

## Existing Structure

- A structure was built across these lots at an unknown time, as no building permit records exist for this construction. TCAD records suggest it was built in 1954 and it begins to appear in aerial photographs of the neighborhood after 1964.
- Earliest COA permitted activity was in 1981 when a permit to 'repair to minimum standards' was issued (1981-002777 BP).
- In addition to being unpermitted, the building was of substandard construction, had not been maintained for many years and was in a state of extreme disrepair.
- Material from the building was carefully salvaged and reused or recycled prior to demolition in December 2017 (2017-133986 BP).



### LIST OF SALVAGED & REUSED MATERIAL

- SHIPLAP SIDING	REUSED ON RESTORATION AT 1009 WILLOW
- FRAMING	SALVAGED BY HARVEST LUMBER COMPANY
- PORTABLE BLDG	RELOCATED TO BASTROP
- OAK FLOORING	SALVAGED BY LOCAL FLOOR REPAIR & REFINISHING CONTRACTOR
- METAL ROOF	REUSED FOR RANCH STRUCTURE
- DOORS & WIN.	SALVAGED
- MISC. METAL	RECYCLED

**1116 EAST 3RD STREET / AUSTIN, TX 78702  
EXISTING HOUSE - CONDITION ASSESSMENT**





### **LIST OF SUBSTANDARD CONDITIONS**

- EXTENSIVE ROT AND TERMITE DAMAGE AT FOUNDATION
- UNPERMITTED AND UNFINISHED ADDITION
- UNPERMITTED AND UNINSPECTED WIRING PERFORMED USING IMPROPER MATERIALS (LAMP CORD)
- DETERIORATED BATHROOM FINISHES UNSUITED FOR WET CONDITIONS

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EXISTING HOUSE - CONDITION ASSESSMENT**

# Variance Request from LDC 25-2-774

We would like to request a variance from the Board of Adjustment regarding LDC 25-2-774 (B) as it pertains to 1116 E 3rd Street (Lots 6 and 7 Block 13 Division O) in order to build an ADU on the existing small lots.

This area (immediately east of I-35 between 3rd and 7th) has been recognized in City of Austin's comprehensive plan as an important focus of density and redevelopment in Austin.

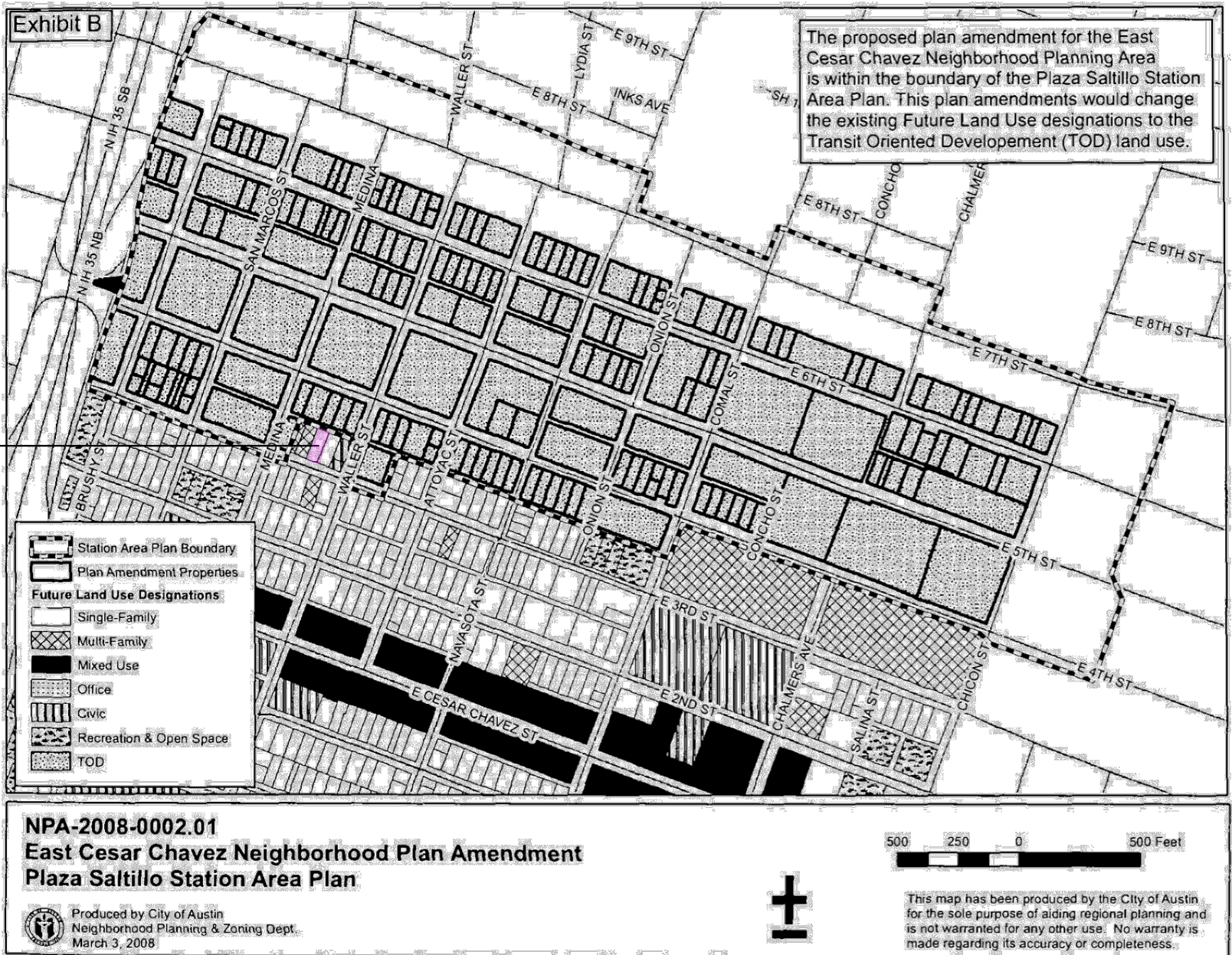
The Plaza Saltillo TOD boundary notches around 3 parcels on the north side of 3rd street. The subject property is the only one that has no future land use designation extended to it. The properties to the west and east are designated multifamily and civic in the future land use map.

The diminished privacy and increased size and scale of neighboring properties constitute a hardship for a single family use at this location.

The purpose of this variance request is to provide reasonable use and match entitlements afforded to other similar lots

**1116 EAST 3RD STREET / AUSTIN TX 78702  
VARIANCE REQUEST**





**1116 EAST 3RD STREET / AUSTIN TX 78702**  
**TOD & FUTURE LAND USE**





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

- A. Section 25-2- 774 (B) (Two-Family Residential Use) to decrease the minimum lot area from that equivalent to a standard lot, or in this case 5,750 square feet (required) to 3,450 square feet (requested); and to
- B. Section 25-2- 774 (C) (5) (Two-Family Residential Use) to increase floor-to-area ratio of .15 to 1 (required) to .20 to 1 (requested); and to
- C. Section 25-2- 1406 (5) (d) (Ordinance Requirements) to allow a lot that is aggregated with other property to form a site to be disaggregated in order to allow a new single family home and additional dwelling unit (ADU) on each lot in a "SF-3- NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

## 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:

These lots were legally platted and we are seeking a reinstatement of the original plat.

Other similar lots in this area can be developed as originally platted because they were never aggregated and TOD regulations allow two family and denser uses on lots of this size.

Because of the proximity to downtown, higher density than two family use is common on SF3 lots in this area, as are short term rentals.

### Hardship

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

The house which caused these lots to be aggregated was unpermitted and in substandard condition.

The Plaza Saltillo TOD boundary notches around 3 parcels on the north side of 3rd street. The subject property is the only one that has no future land use designation extended to it.

The TOD will change area character and create a disparity between this property and those surrounding it. The diminished privacy and increased size and scale of neighboring properties constitute a hardship for a single family use at this location.

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

The unique set of conditions that impact this property (immediate TOD adjacency + narrow legal lots) only appears in this portion of the north half of the 1100 block of E 3rd Street. The only other pair of lots aggregated similarly is part of a larger parcel owned and occupied by an active church.