# 1119 MISSION RIDGE
# AUSTIN, TX 78704

## Case # C8.2018.0016.DA

**Variance to reduce front yard setback from 25' to 22.7'**

# REASONABLE USE

- The use is reasonable in that a residential use is allowed in SF-3 zoning.
- The proposed encroachment does not conflict with the intent of the SF-3 performance standards.

# HARDSHIPS

1. The 1940-built single-family residence's 2.3' encroachment into the front setback, which essentially functions as the side yard given the residence's orientation on the lot, is a byproduct of fixing a balance of tract issue created by a former replat.

2. During the processing of the current plat #C8-2018-0016.0A, the City of Austin required right-of-way dedication to maintain the required road width along Chelsea Lane. This requirement created an encroachment into the front setback along Chelsea Lane. The residence faces and is addressed to Mission Ridge. The side of the house encroaches into the front setback by 2.3' creating a 22. 7' front setback measured from Chelsea Lane.

3. There is no known reason for this ROW dedication other than a semantic reading of the applicable code. The ROW dedication was required in order for the 2018 plat to be approved.

4. This variance is required to correct a non-compliant footprint created by the 2018 replat. The 2018 replat was required since a prior replat of the adjacent lot 9A created a balance of tract in the 2000's. That balance of tract is the current subject site 9B (1119 Mission Ridge).

## NOT GENERAL TO THE AREA

- Not aware of any comer lots in this area forced to give up right-of-way as part of a replat thereby creating a setback encroachment by an existing structure.
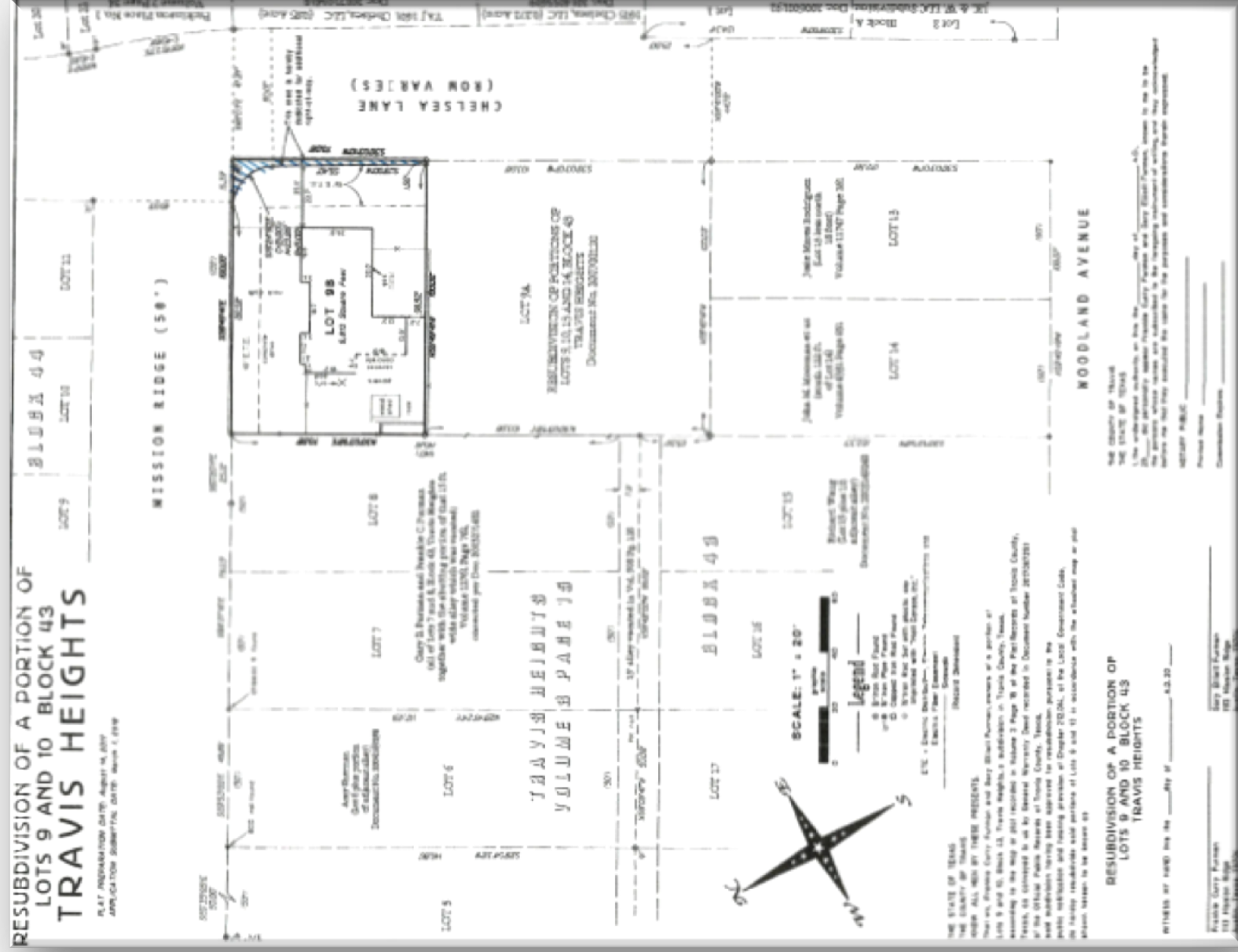
# AREA OF CHARACTER

- The roughly I, 100 SF residence has been in place since 1940 per TCAD. A 2.3' encroachment into the front setback does not alter the character of the neighborhood nor impair the intent of the SF-3 performance standards.

# SURVEY SHOWING ROW WIDTH & ENCROACHMENT