

# Variance Request

1401 E 3<sup>rd</sup> St  
C15-2022-0061

The Board of Adjustment  
July 11, 2022  
Item \_\_\_\_

Alecia Mosadomi  
(Husch Blackwell LLP)

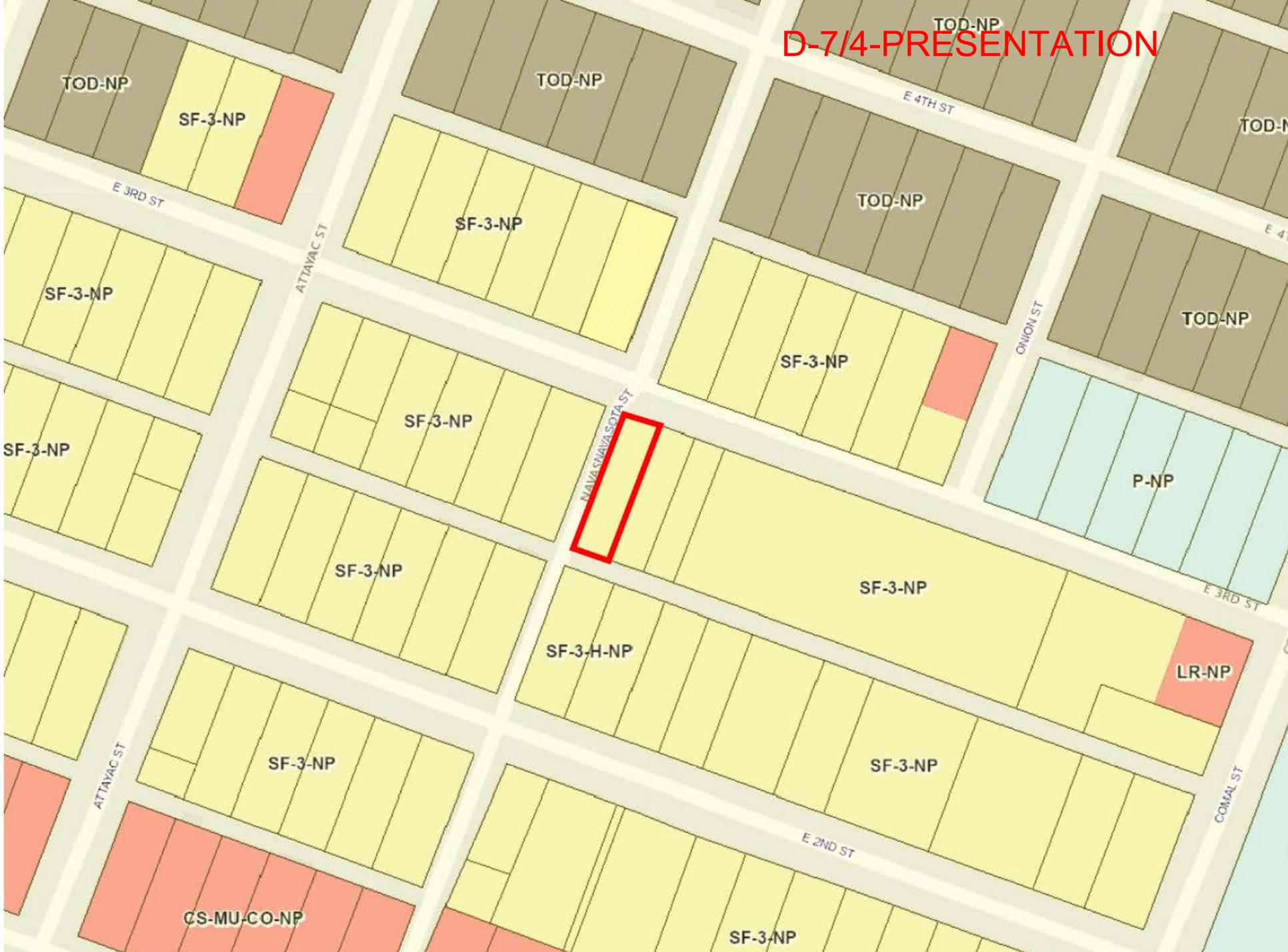
# Overview

Seeking to preserve a single-family residence with accessory apartment to serve as a home for two families.

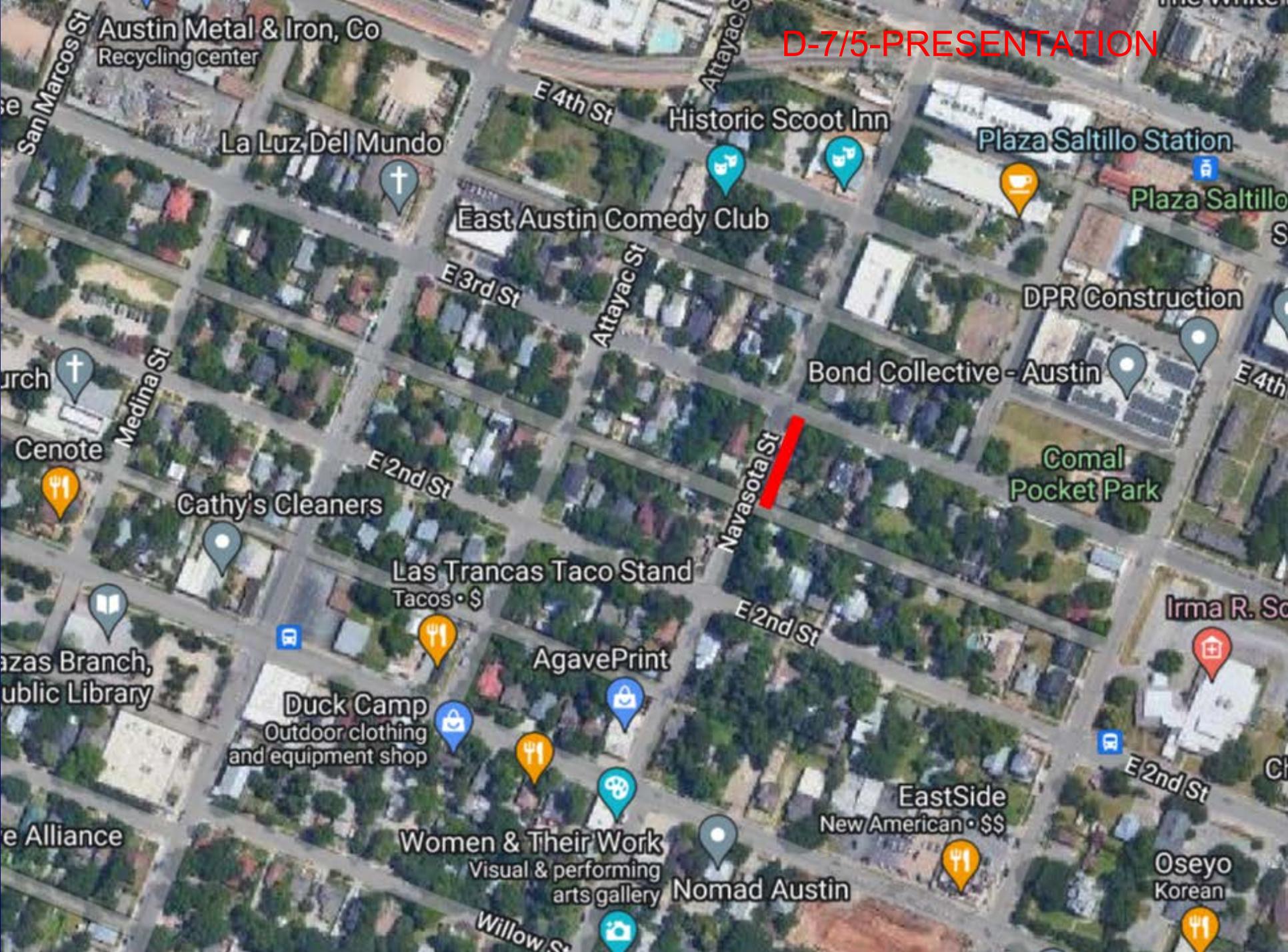
# Requested Variance

To reduce the minimum interior side yard setback from 5' to between 2.82' and 4.42'.

# D-7/4-PRESENTATION



D-7/5-PRESENTATION



Austin Metal & Iron, Co  
Recycling center

La Luz Del Mundo

Historic Scoot Inn

Plaza Saltillo Station

East Austin Comedy Club

Plaza Saltillo

DPR Construction

Bond Collective - Austin

Comal  
Pocket Park

Cathy's Cleaners

Las Trancas Taco Stand  
Tacos • \$

AgavePrint

Duck Camp  
Outdoor clothing  
and equipment shop

EastSide  
New American • \$\$

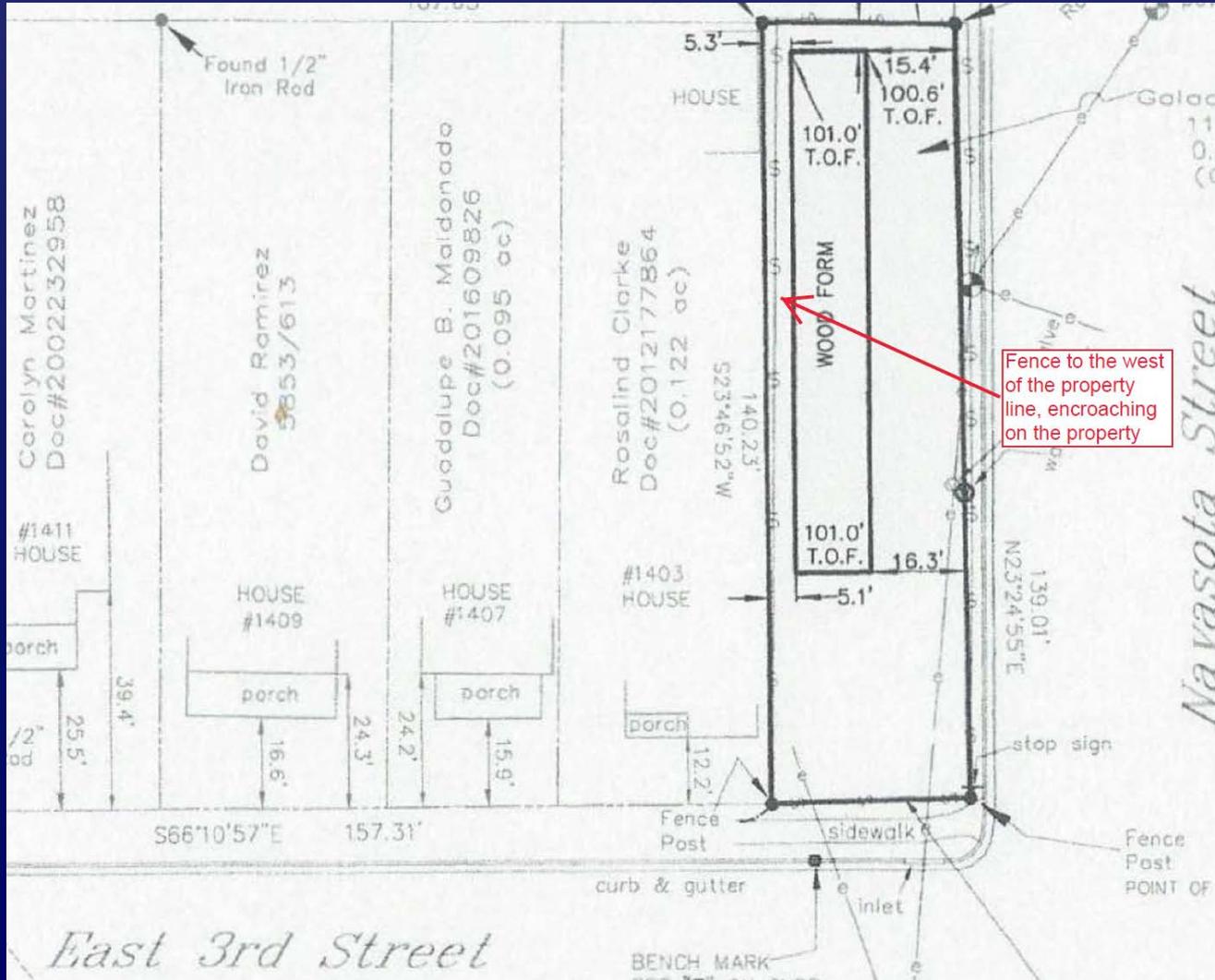
Women & Their Work  
Visual & performing  
arts gallery

Nomad Austin

Oseyo  
Korean



# Close-up of Fence Encroachment





# The Zoning Regulations Do Not Allow for a Reasonable Use because:

- They preclude preservation of an existing structure that could house two families.

# The Hardship is Unique to the Property

- The hardship is unique to the property because the property owner relied upon a sealed survey to determine the location of the property line.

# The Hardship is not General to the Area because:

- It results from the inaccurate surveying applied to the property to receive City approval.

# Approval Would Not Alter Area Character

- The variance would not alter the character of the area since it is not uncommon for structures to be placed in setbacks in this neighborhood because of discrepancies and errors in the original surveying and lot creation.