

Key Messages

Case Number: C15-2022-0065
Applicant/Owner: Daniel Strinden
Address: 1700 Loreto Dr. Austin, TX 78721

- Desire to build **Accessory Dwelling Unit** under Two Family Residential Use
 - Intended use is to house family who retired this year and since moved out of Austin due to cost of living & reduced income
- **Current Zoning SF-3-NP**, which allows for Two-Family Residential Use
- Property is a **through lot** with streets and **setbacks on 3 sides**, which poses a unique hardship. Most other through-lots only have setbacks on two sides.
- We have no architectural plans yet, because it would be **infeasible to pursue building without the variance**.

1700 Loreto Drive, Through Lot Rear Yard Setback Variance Request 15' (required) to 25' (requested)



This is the property
under consideration



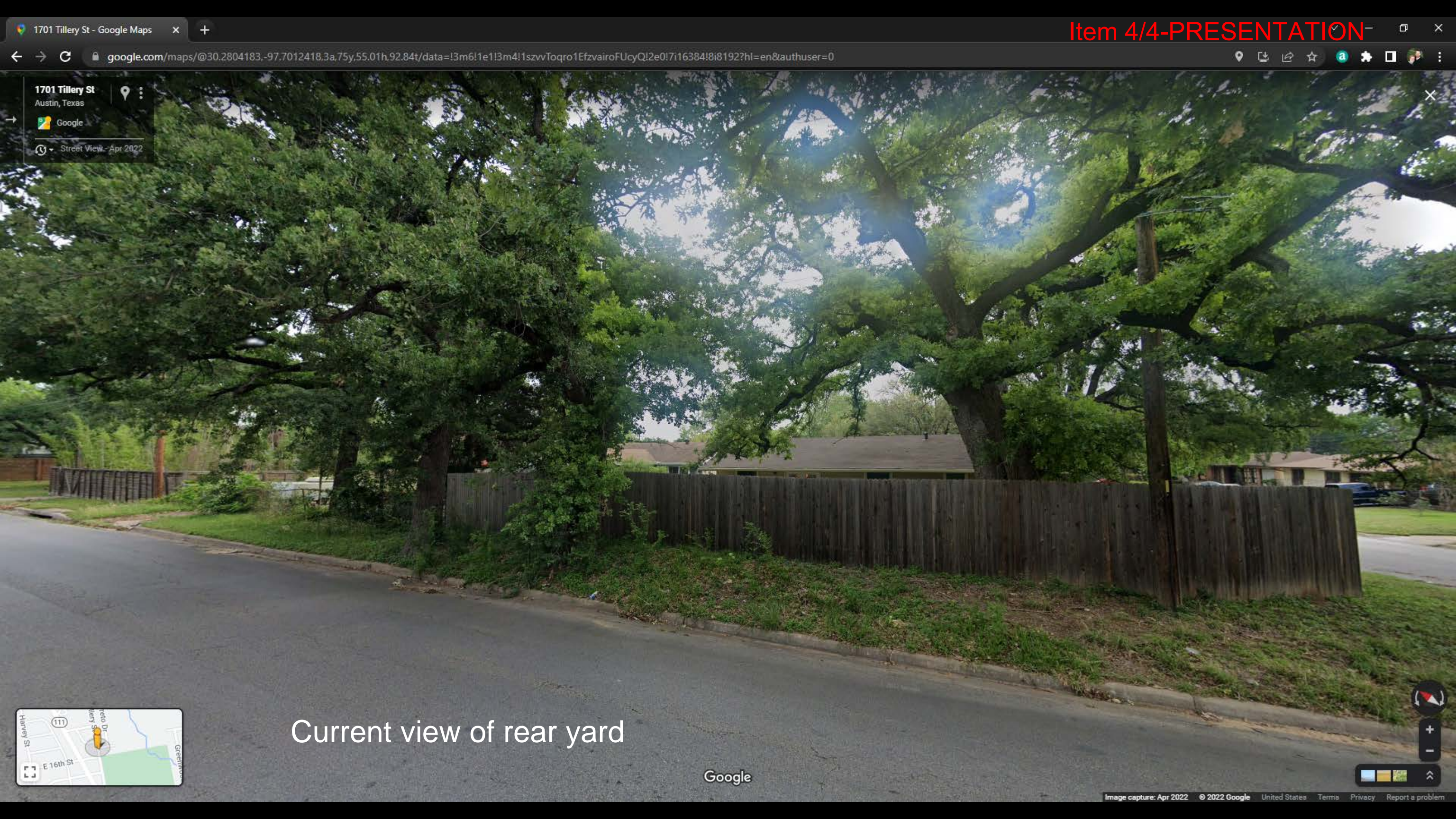
Property Under Consideration Versus Typical Lots (Uniqueness of the hardship)

1. Overwhelming majority of lots are not through-lots
2. Most through lots only have 2 setbacks



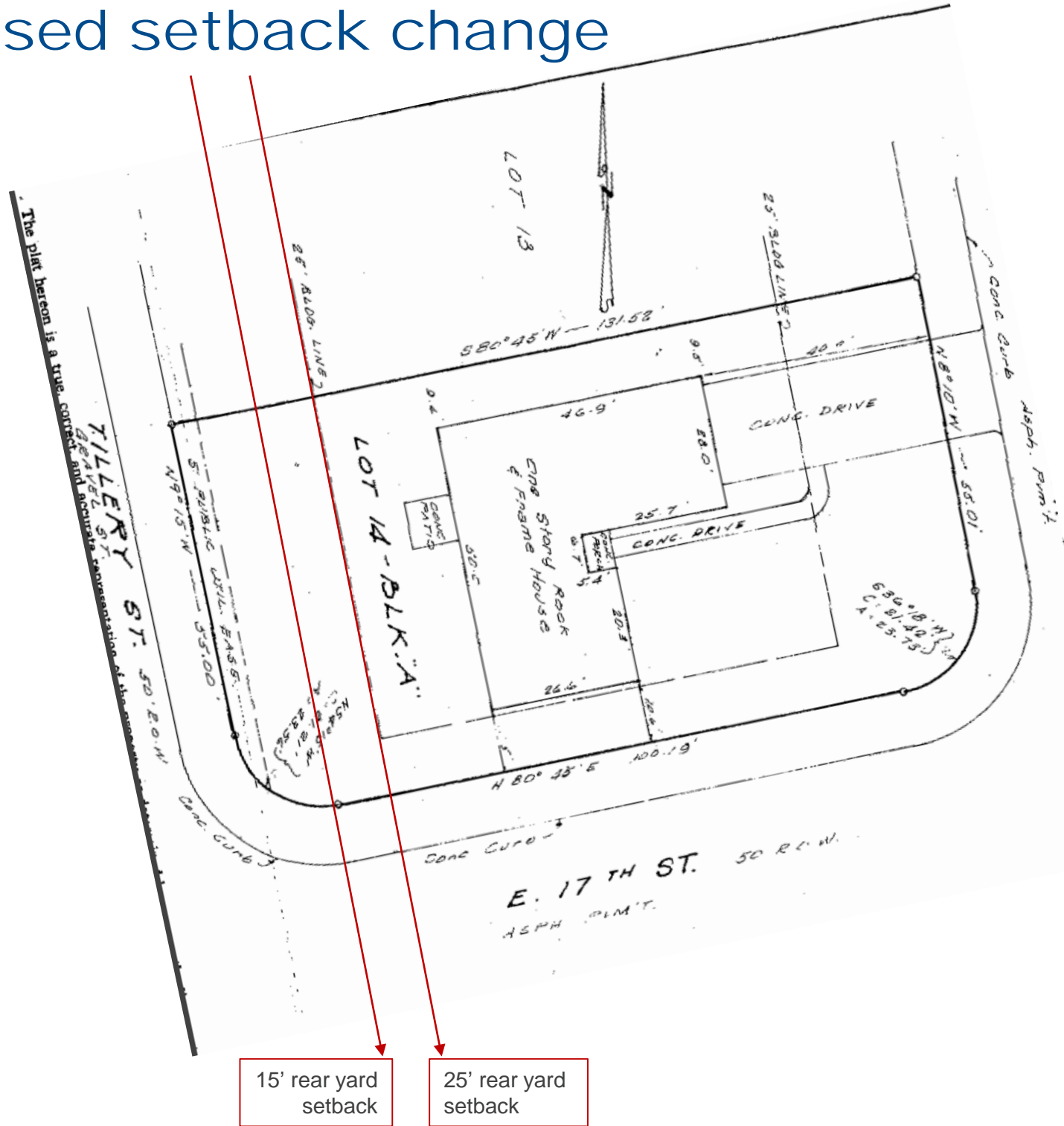
Property
under
consideration





Current view of rear yard

Survey with proposed setback change



Proposed site area overlaid onto survey

