

STAFF RECOMMENDS DENIAL

32
3-2-06

ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1511 HARDOUIN AVENUE FROM CERTAIN INTERIM DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060216-043 FOR CONSTRUCTION OF AN ADDITION TO AN EXISTING HOUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the construction of a 2,323 square foot addition to an existing 1,591 square foot single family residence located at 1511 Hardouin Avenue.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 3(3) of Ordinance No. 20060216-043 which limits a remodel permit to increase the size of a duplex or single-family structure to the greater of the following:

- (A) 0.4 to 1 floor-to-area ratio;
- (B) 2,500 square feet; or
- (C) the existing size plus 1,000 square feet, if the applicant has been granted a homestead exemption for the duplex or single-family structure.

PART 3. Council has considered the factors for granting a waiver from interim development regulations prescribed by Ordinance No. 20060216-043. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

PART 4. A waiver is granted from Part 3(3) of Ordinance 20060216-043 to allow the construction of a 2,323 square foot addition to an existing 1,591 square foot single family residence located at 1511 Hardouin Avenue, for a total structure size not to exceed 3,914 square feet.

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2 **PART 5.** This ordinance takes effect on _____, 2006.

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4 **PASSED AND APPROVED**

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8 _____, 2006

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Will Wynn
Mayor

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13 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk