

6-22-06
Item # 67

ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1504 ALTA VISTA AVENUE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.

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

PART 1. This ordinance applies to the construction of an addition to an existing single-family residence located at 1504 Alta Vista Avenue. The two story structure will have a floor area of 3,509 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(D) of Ordinance No. 20060309-058 which states that for a remodel permit to increase the size of a structure, the structure's size after the remodel is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) the existing size plus 1000 square feet, if the applicant has been granted a homestead exemption for the structure.

PART 3. Council has considered the factors for granting waivers from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such waivers are 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 4(D) of Ordinance 20060309-058 to allow Applicant to construct an addition to an existing single-family residence located at 1504 Alta Vista Avenue, for a total structure size not to exceed 3,509 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:** _____
14 David Allan Smith
15 City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk