

8/31/06
#28

ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1508 WEST 30TH STREET FROM CERTAIN INTERIM DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

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

PART 1. This ordinance applies to the construction of a 3,045 square foot single family residence located at 1508 West 30th Street.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(A) of Ordinance No. 20060309-058 which requires that application for a demolition or relocation permit must be filed concurrently with an application for a permit described in Subsection (C) or (D).

PART 3. Applicant has also filed a waiver application requesting that Council waive Part 4(C) of Ordinance No. 20060309-058 which limits a building permit to increase the size of a new structure on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, to the greater of the following:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) 20 percent more square feet than the existing or pre-existing structure.

PART 4. Council has considered the factors for granting a waiver from interim development regulations prescribed by Ordinance No. 20060309-058. 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 5. A waiver is granted from Parts 4(A) and 4(C) of Ordinance 20060309-058 to allow applicant to construct a single family residence located at 1508 West 30th Street

1 without filing a demolition permit concurrently with the building permit, and for a total
2 structure size not to exceed 3,045 square feet.

3 **PART 6.** This ordinance takes effect on _____, 2006.

4 **PASSED AND APPROVED**

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9 _____, 2006

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Will Wynn
Mayor

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14 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk