

October 19, 2006

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ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1418 PRESTON AVENUE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW 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 on property located at 1418 Preston Avenue. The single-family residence will have 4,500 square feet of gross floor area.

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 1,000 square feet, if the applicant has been granted a homestead exemption for the structure.

PART 3. Council has considered the factors for granting a waiver from 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.

1 **PART 4.** A waiver is granted from Part 4(D) of Ordinance 20060309-058 to allow
2 Applicant to construct an addition to an existing single-family residence located at 1418
3 Preston Avenue, for a total structure size not to exceed 4,500 square feet

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

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6 **PASSED AND APPROVED**

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10 _____, 2006

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Will Wynn
Mayor

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15 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A Gentry
City Clerk