

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, May 10, 2010

**CASE NUMBER:** C15-2010-0032

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Leane Heldenfels, Chairman  
\_\_\_\_ Clarke Hammond, Vice Chairman **absent**  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Melissa Whaley **alternate**

**APPLICANT:** Akash Sharma

**ADDRESS:** 74 JULIUS ST

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1462 from 5,750 square feet to 5,040 square feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

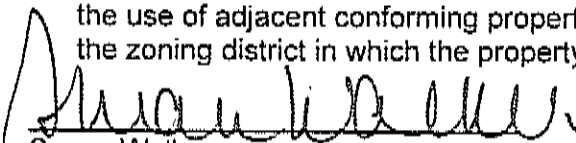
The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.1 feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

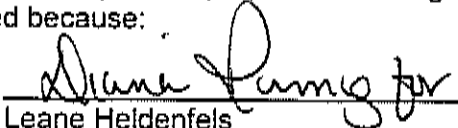
The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 13.1 (along Pedernales Street) feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**BOARD'S DECISION:** POSTPONED TO JUNE 14, 2010 (RENOTIFY-ADDITIONAL VARIANCE NEEDED)

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
Susan Walker  
Executive Liaison

  
Leane Heldenfels  
Chairman

To Whom it may concern:

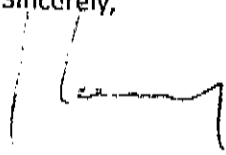
I, John Corry, am an authorized representative of the Holly Neighborhood Association. Akash Sharma approached me recently regarding the 2nd building on his property at 74, Julius St. I understand that this building has been standing there for several decades, at least since the 1960s when the previous owner purchased it.

I understand that Akash has searched for Building Permits for this unit through different sources including the Austin History Center. He has been unable to find any permits for that building going all the way back to the 1930s. This indicates to me that the building has been there for a LONG time, possibly since as early as when the main house was built (1932).

I have had a chance to see this building. Speaking on behalf of the Holly Neighborhood Association, I have no concerns about this building. It has no cracks in the slab and the floors have ceramic tiles in good shape. The 2 neighbors to the North have no objections to these buildings and have been accustomed to them for a long time. It appears to me that he will benefit that block. Akash assures me that he does not intend to expand the boundaries of that building beyond it's current bounds. I am comfortable with this.

I recommend that Akash be granted the variances he seeks.

Yours Sincerely,

 *april 26, 2018*

John Corry,

2110 Riverview Street Austin Texas 78702

512 573 6770

Holly Street Neighborhood Association

(45.00') S 23°42'00" W 45.08' (45.00') N 23°42'00" E 45.08' N 23°42'00" E

LOT 16

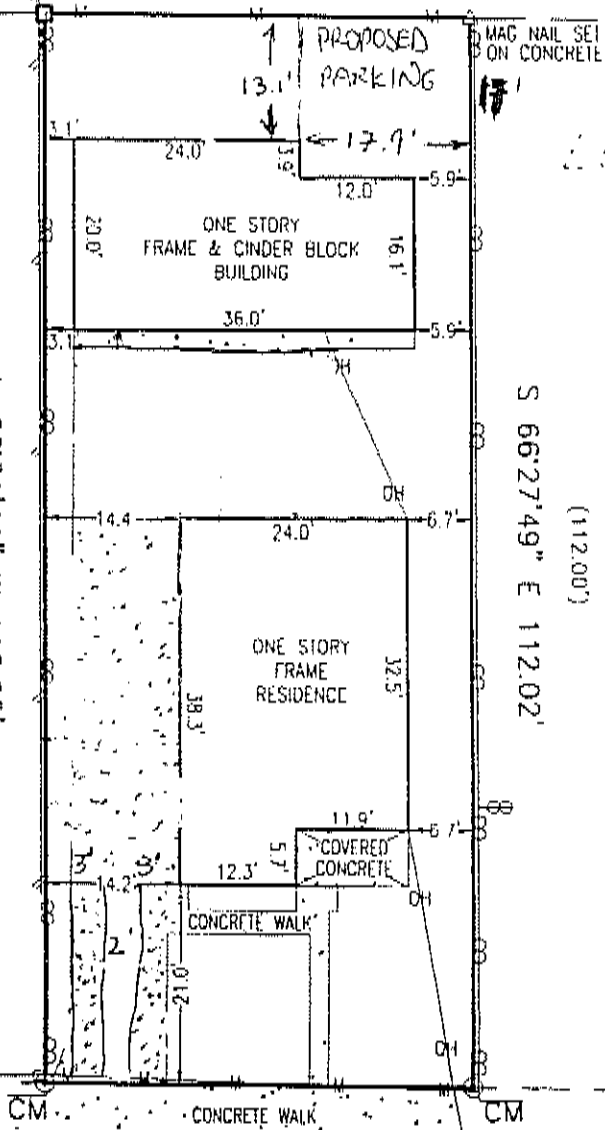
LOT 14

# LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- MAG NAIL SET
- SPINDLE FOUND
- CAPPED 1/2" REBAR SET
- BARR WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- H.O.W. RIGHT OF WAY

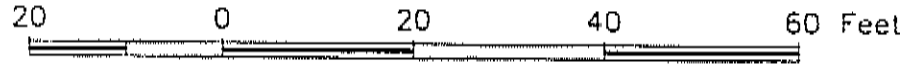
N 66°31'41" W 112.05'

S 66°27'49" E 112.02' (112.00')



S 23°40'00" W 44.95' (45.00') CURD  
ASSUMED BEARING BASIS

## JULIUS STREET (60' R.O.W.)



SUBDIVISION RILEY'S SUBDIVISION

LOT: 15 BLOCK: 7 CABINET 3 SLIDES 140 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 74 JULIUS STREET

CITY: AUSTIN REFERENCE NAME AKASA N. SHARMAN



# AZTEC ASSOCIATES, INC

## CONSULTING ENGINEERS

PO Box 712, BASTROP, TX 78602  
PH (512) 719-9094 FX (512) 303-4097

email: aztecinc@aol.com  
TBPE REG: F-3655

April 30, 2010

Mr. Akash N. Sharma, Owner  
74 Julius Street  
Austin, TX 78702  
via email: sky.sharma@gmail.com

Subject: Engineer's Third Party Foundation and Structural Inspection Report for existing detached 672 sq. ft. secondary dwelling supported on a slab-on-ground foundation - 74 Julius Street / Austin, TX 78702

Mr. Sharma:

In response to your recent request, I conducted the Subject inspection 4/15/10 in my capacity of Consulting Professional Engineer. The purpose of my inspection was to evaluate and determine the present structural condition of the Subject secondary building and determine whether it is a safely livable dwelling as-is. This letter is my report of inspection findings and structural opinion of the existing concrete floorslab and upper structure.

This Subject building is constructed on a slab foundation and most perimeter walls are mortared 5"x12"x4" thick hollow clay tiles, and others are 2x4 timber wood framing. The masonry tile walls enclose a 20x24 ft. (480 sq. ft.) larger/south portion, and the north 12x16 ft. section (192 sq. ft.) is more conventionally constructed using 2x4 wood framing; see Plan view sketch attached to this letter. The ceiling/roof structure is of wood-frame construction and roofing is composition shingles.

According to public records, these property improvements have existed since 1932 (as a 792 sq. ft. 1-story house—the existing "front" house—and a 480 sq. ft. "Living Quarters"); see attached Tax Records printout. Most probably the 480 sq. ft. Living Quarters since 1932 would be the 20x24 ft. portion of the secondary building, prior to a pressured 12x16 ft. wood frame Addition-on-slab-foundation at some unknown subsequent time.

I conducted the Referenced Engineer's inspection during rainy weather and I determined that there were no roof water leaks and no evidence of exterior drain water accumulating around building perimeters (because the secondary building is sited near the lot rear where lot elevation is more than 2 ft. above the elevation of the adjoining paved Pedernales Street, and positive site drainage is quick and automatic). There are no visible slab bending cracks and the floorslab was spot-measured across the floorplan to be flat and level within 0.9" variation (for the locations of these slab elevation extremes (separated by 31 ft.), this levelness variation of 0.9" per 31 ft. actually is more flat and level than the L/360 tolerance required by the 2006 International Residential Code which governs new residential construction).

The work structure exhibits no distortion (wracking) cracks or other evidence of questionable structural capacity. Interior partition walls and the stiffening effect of wood siding on framing of the north 12x16 ft. Addition help to stiffen the upper structure against lateral wind loads. In my opinion, the existing perimeter and interior wall component of the dwelling appear to be structurally sufficient to withstand typical wind and other service loads; I believe that the evidence of good physical condition of a 1932 building also supports my opinion.

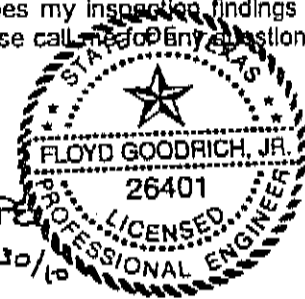
Although nothing could be determined directly and non-invasively about the concrete floorslab reinforcing, workmanship appears to be excellent. Evaluation by tapping the slab with a carbon steel T-bar produced the T-bar bounce-back and ringing sound of aged and well-reinforced concrete; I conclude that the high-strength T-bar ring is because this slab is highly reinforced, and the absence of slab cracks bears out this conclusion.

Based on my 4/15/10 inspection findings I endorse the structural integrity of this existing foundation and upper structure and I am confident that both are structurally acceptable for continued use as a dwelling structure in a safe and habitable manner. This Engineer's letter describes my inspection findings and conclusions of acceptable Foundation and other structure capacity. Please call me for any questions or discussion you may wish.

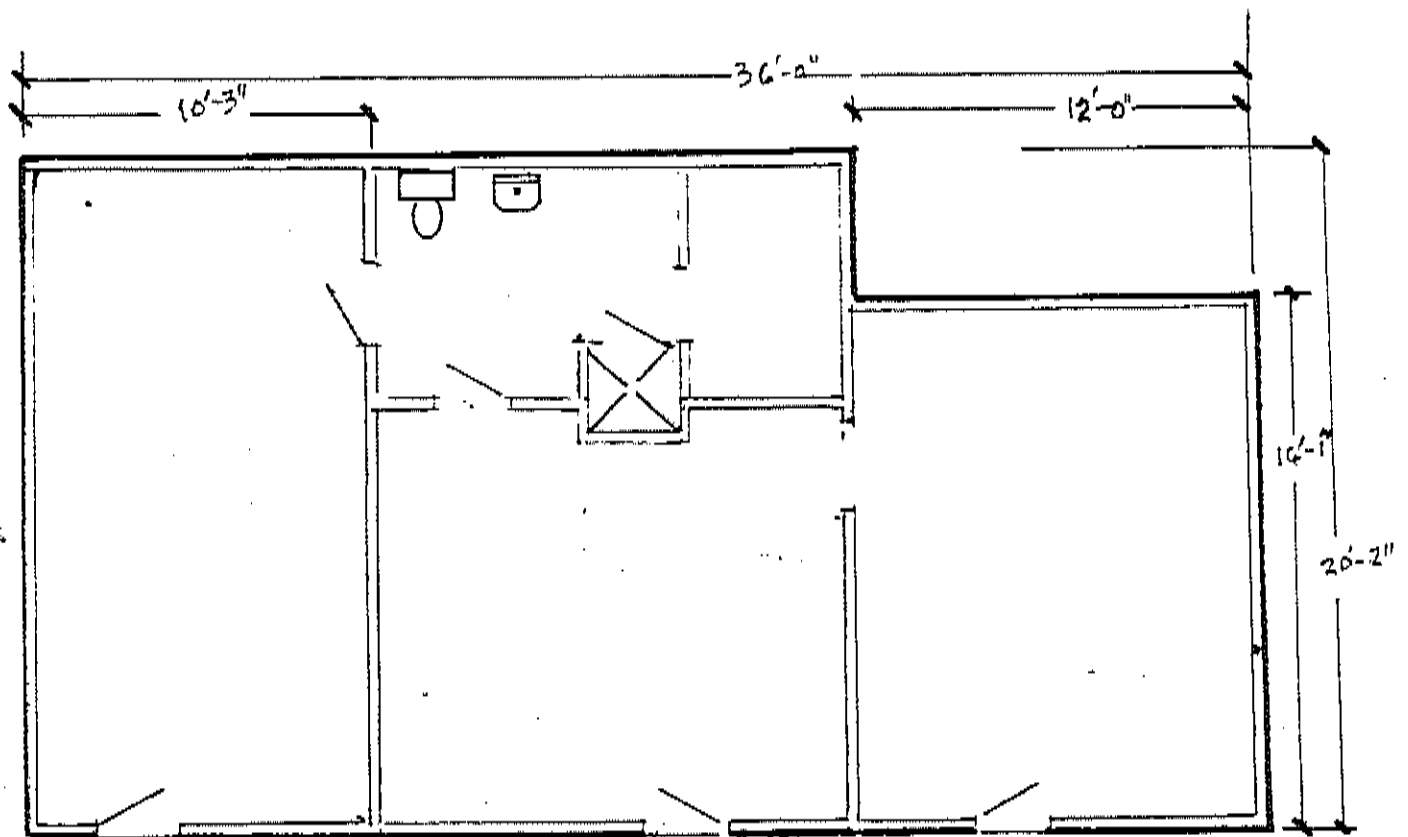
Sincerely  
Aztec Associates, Inc.

*Floyd Goodrich Jr.*

Floyd Goodrich Jr.  
Professional Engineer



Attachments: Plan View Sketch of Subject secondary dwelling  
TCAD Tax Record Printout Showing Improvement sizes and Year of Construction



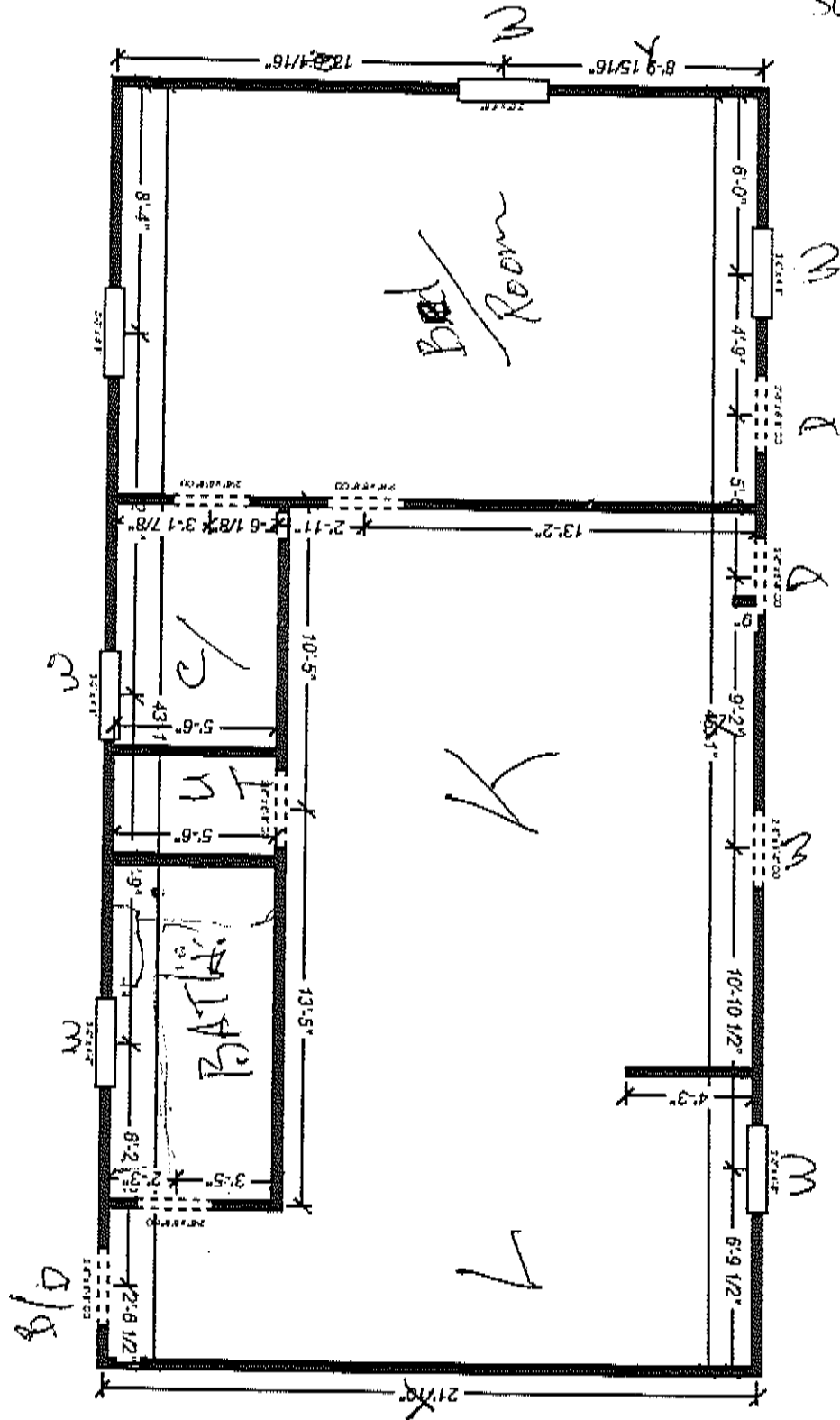
*Floyd Goodrich, Jr.*  
4/15/10

STATE OF TEXAS  
FLOYD GOODRICH, JR.  
26401  
LICENSED  
PROFESSIONAL ENGINEER

FLOORPLAN OF SECONDARY (REAR) DWELLING

74 JULIUS ST . AUSTIN, TX 78702

POSSIBLE FUTURE LAYOUT  
(WILL NOT INCREASE  
SQUARE FOOTAGE)





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## PUBLIC INFORMATION

Public Search

Issued Permit Report

REGISTERED USERS

New Registration

Update Registration

My Permits/Cases

My Licenses

Request / Cancel / View Inspections

My Enroll Accounts

Reports

Login

HELP

Web Help

FEEDBACK

Email Us

Back

## PERMITS/CASES

#	Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Related Folder
1	<u>2002-040233</u> EX	020415104	EMERGENCY WASTEWATER SERVICE REPAIR AT ADDRESS, MAPSCO# 615 H. W. 92083. ZONED WILL MAKE REPAIRS, DIG# 021090129, J.D. VALENZUELA	City Utility AWU/Storm		SUEP Permit #020415104	Final	No
2	<u>1921-10484A</u> W	10484A		Wastewater	Commercial	PIER Migration Sewer Tap - 74 JULIUS ST, AUSTIN- FULL PURPOSE, 78702	Expired	Yes
3	<u>1924-A24/H</u> W	A2478		Water	Commercial	PIER Migration Water Tap - 74 JULIUS ST, AUSTIN- FULL PURPOSE, 78702	Expired	Yes
4	<u>1986-002979</u> PP	8620974	Gas Repair Residence	Residential	Remodel	74 Julius Street A 00000	Final	No
5	<u>1991-001593</u> FP	9108684	Plac, Plng, & Mech Repair/Remodel (Res)	Residential	Remodel	74 Julius Street A 00000	Final	Yes
6	<u>2008-074279</u> EX	2008-074279 EX	Scheduled repair to broken water service (eg 74 JULIUS ST, possible street cut 10x10 curb/gutter 10x2 sidewalk, 3rd driveway 8x12, IF RIGHT OF WAY MANAGEMENT RECOGNIZES THIS AS A PROTECTED STREET WE WILL BACKFILL IN ACCORDANCE WITH NEW STREET STANDARDS - SR 150727	City Utility AWU/Storm		AWU - Julius St 74 SR 150727 REPAIR BROKEN WATER SERVICE	Final	No
7	<u>2010-000026</u> BA	C15-2010-0032	side yard setback and through lot setback and parking variance to maintain and change use of existing building to secondary apartment and lot size for secondary apartment. The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1462 from 5,750 square feet to 5,040 square feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an "SF-3-NP", Family Residence Neighborhood Plan zoning district. (Holly Neighborhood Plan) The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.1 feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an "SF-3-NP", Family Residence Neighborhood Plan zoning district. (Holly Neighborhood Plan) The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 13 feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (Holly Neighborhood Plan)	DOA Variance	Residential	74 JULIUS ST	Hearing Scheduled	No
8	<u>2010-027169</u> PR	2010-027169 PR	Demolish existing carport and wood-framed storage building.	R- 435 Renovations/Remodel	Remodel	74 JULIUS ST	Approved	Yes
9	<u>2010-024182</u> RP	2010-029182 RP	Demolish existing carport and wood-framed storage building.	R- 435 Renovations/Remodel	Remodel	74 JULIUS ST	Final	Yes





# Welcome to Travis CAD

Home
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Property Search
Subdivision Search
Contact

Search Results
Search Result List
Values
Property Summary
Land Detail
Improvement Detail
ARB Detail
Special Info
Building Permits
Ag Rollback Info
Shared/Overlap Acct

History
Ownership History
Split/Merge History
Supplement History
Roll Value History
Events

## Property

In Search List: 1 of 1

### Name, Address and Property Information

**Property ID:** 187503      **Owner:** SHARMA AKASH N (1466131)  
**Geo ID:** 0200100106      **Address:** 74 JULIUS ST, AUSTIN, TX 78702-5646  
**Ref ID 1:**      **Situs:** 74 JULIUS ST TX 78702  
**Ref ID 2:** 02001001060000      **Legal:** LOT 15 BLK 7 OLT 41-42 OLT 53 DIV O RILEYS SUBD

Tax Year: 2010 &lt; Prev

## Residential Improvement Detail

### Improvement

<b>Type:</b>	01	<b>History</b>	
<b>State Code:</b>	A1	<b>Effective Year Built:</b>	1932
<b>Homesite:</b>	Yes	<b>New Value:</b>	No
<b>Description:</b>	1 FAM DWELLING	<b>Number of Units:</b>	1
<b>Comment:</b>		<b>Number of Stories:</b>	1

### Details

**Improvement ID:** 152448

### Type Description

	Class	Area	Phys%	Func%	Econ%	%Comp	Adjust	Eff Year	Value
1ST 1st Floor	WW3-	792.0	0.00	0.00	0.00	100.00	0.850000		\$ 31,445
483 LIVING QUARTERS	A3-	480.0	0.00	0.00	0.00	100.00	0.850000		\$ 16,792
061 CARPORT ATT 1ST	*3-	240.0	0.00	0.00	0.00	100.00	0.850000		\$ 2,095
011 PORCH OPEN 1ST F	*3-	72.0	0.00	0.00	0.00	100.00	0.850000		\$ 628
251 BATHROOM	**	1.0	0.00	0.00	0.00	100.00	0.850000		\$ 0

### Values

**Improvement Value:** \$ 44,960

**Recalculation Date:**

[View Sketch](#) [Back](#)

### Improvement Displayed by Type

#### Type State Homesite Description

01 A1 1 FAM DWELLING

Value	Owner %	Entity %
\$ 93,517	100.00	100.00



**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, April 12, 2010**

**CASE NUMBER: C15-2010-0032**

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King **absent**  
\_\_\_\_ Leane Heldenfels, Chairman  
\_\_\_\_ Clarke Hammond, Vice Chairman  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Melissa Whaley **alternate**

**APPLICANT: Akash Sharma**

**ADDRESS: 74 JULIUS ST**

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1462 from 5,750 square feet to 5,040 square feet in order to maintain and change the use of an existing building to create a Secondary Apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

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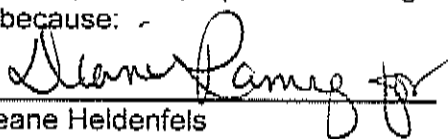
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**BOARD'S DECISION:** MOTION TO POSTPONE BY BOARD MEMBER HAMMOND, SECONDED BY BOARD MEMBER GOEBEL, VOTE 7-0; POSTPONED TO MAY 10, 2010 TO GET WITH NEIGHBORHOOD ASSOCIATIONS

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

\_\_\_\_\_  
Susan Walker  
Executive Liaison

  
\_\_\_\_\_  
Leane Heldenfels  
Chairman

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0032 - 74 Julius

Contact: Susan Walker, (512) 974-2202

Public Hearing:

Board of Adjustment: April 12, 2010

Your Name (please print)

Lupe Martinez

☐ I am in favor  
☒ Object

Your address(es) affected by this application

75 Julius St.

Susan Walker

Signature

Date

Daytime Telephone: (512) 334-7124

Comments:

Julius St. is a dead end street  
and having more residents  
would make more traffic.  
for the safety of our children  
and grand children its better  
if we do not have more  
residents. Thank you.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #  
ROW #

C15-2010-0032  
10411131  
TP-0200100106

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 74 Julius St., Austin, TX 78702

LEGAL DESCRIPTION: Subdivision – Riley's

Lot(s) 15 Block 7 Outlot \_\_\_\_\_ Division O

I/We, Akash Sharma, on behalf of myself as authorized agent for

Akash Sharma, affirm that on March, 12, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

a 1 storey structure at the back of my property (NOT the main house). The 1 storey structure already exists (possibly built in 1932, expanded since) but violates side setback limitations on one side of the building. I'm requesting variances on

- ✓ 1. The side setback requirement on one side – change from 5' to 3.1'.
- ✓ 2. The setback requirement from the "Pedrenales St." side from 25 ft. to 13.1 ft. Currently the Pedrenales St. side is the "rear" of the lot, but I would like to make this the front at least for the 1 storey structure in question. This 1 storey building also has a 10.1' x 10.1' wooden building attached to it (please see survey), but we have already applied for a demolition permit to remove this small structure.
- ✓ 3. The lot size requirement for having a secondary apartment (intentional use for the 1 storey building) from 5750 (required for Holly Neighborhood) to 5040 (size of my lot).

I intend to apply for building permits for the 1 storey building AND for the future driveway on Pedrenales St after the variances are granted.

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

in a Residential district. (zoning district)

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

I want to apply for building permits to improve this 1 storey building AND make it liveable. But I cannot do any of that before I am granted these variances. I would like to make this a residence and I would like to have access to it through a driveway on the Pedrenales St. side, but to do that I would need to make Pedrenales St. the "front" of the 1 storey building, and to do that I need to get a variance on the 25 ft. front setback requirement.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The single-storey structure already exists (apparently built in 1932, probably expanded since), so to make it comply with side-setback requirements would be difficult. Also to make this building usable I would need to give it better access without disturbing the front of the property, hence access from the Pedrenales St. side would be very helpful, hence the need for the variance on the future front setback from 25 ft. to 13.1 ft.

- (b) The hardship is not general to the area in which the property is located because:

I haven't seen any other properties with a secondary apartment in the vicinity. I would be very sad if I had to demolish this building – it appears well constructed.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The structure in question has been there for years (possibly since 1932, and if not that long at least for the few decades that the previous owner had it). I have spoken with the neighbors and they don't mind the secondary apartment being there.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Heash D. Sharma Mail Address 74 Julius St.

3/12/2010

City, State & Zip Austin, TX 78702

Printed Akash N. Sharma Phone 512-789-9971 Date 3/12/2010

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Akash N. Sharma Mail Address 74 Julius St.

City, State & Zip Austin, TX 78702

3/12/2010

Printed Akash N. Sharma Phone 512-789-9971 Date 3/12/2010

## **GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

### **VARIANCE REQUIREMENTS:**

#### **General Requirements:**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) Austin Energy approval

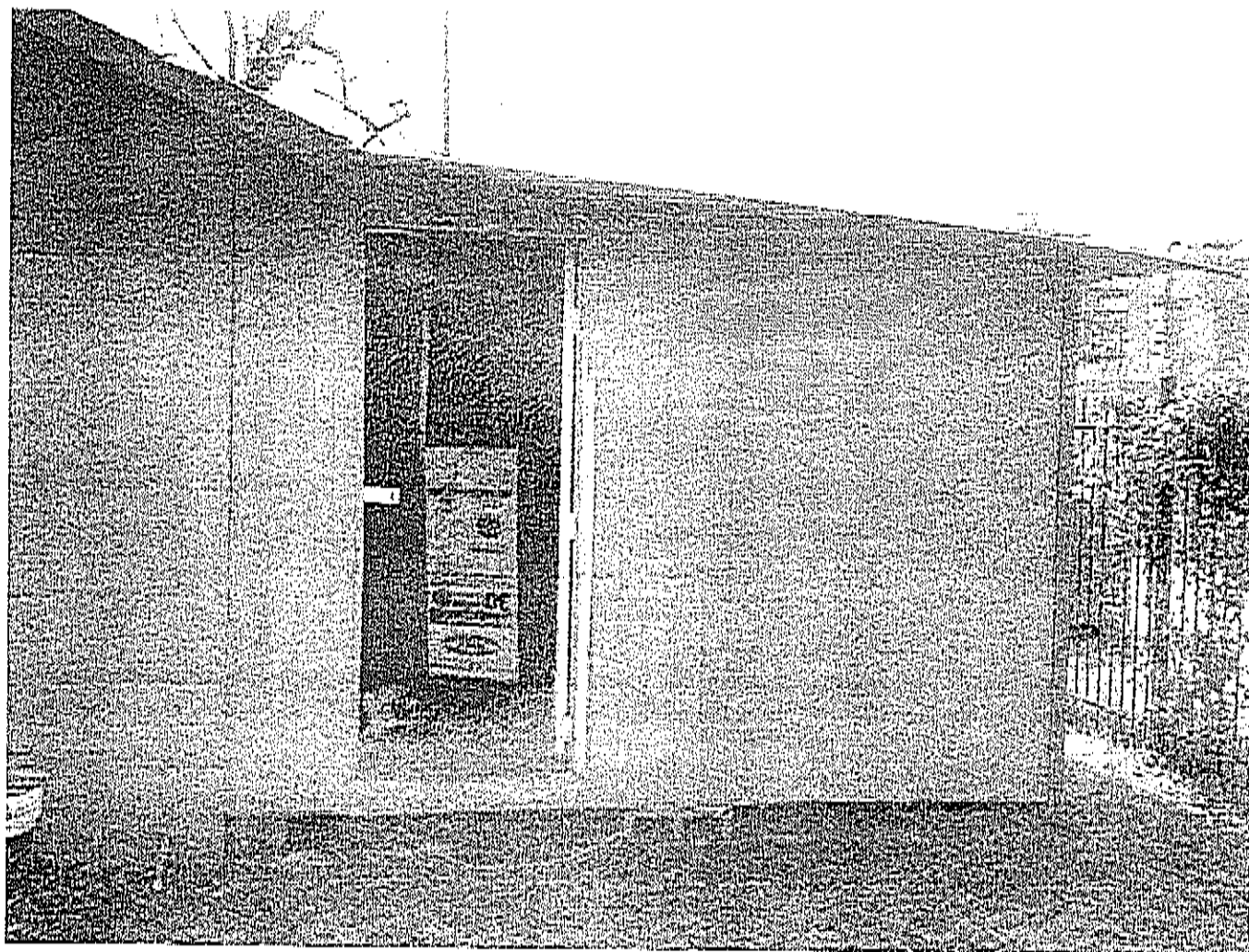


CPRES... I CANNOT ACCESS BACK L... TRS OF FRONT  
PRESIDENT(S) PARKED IN DRIVEWAY

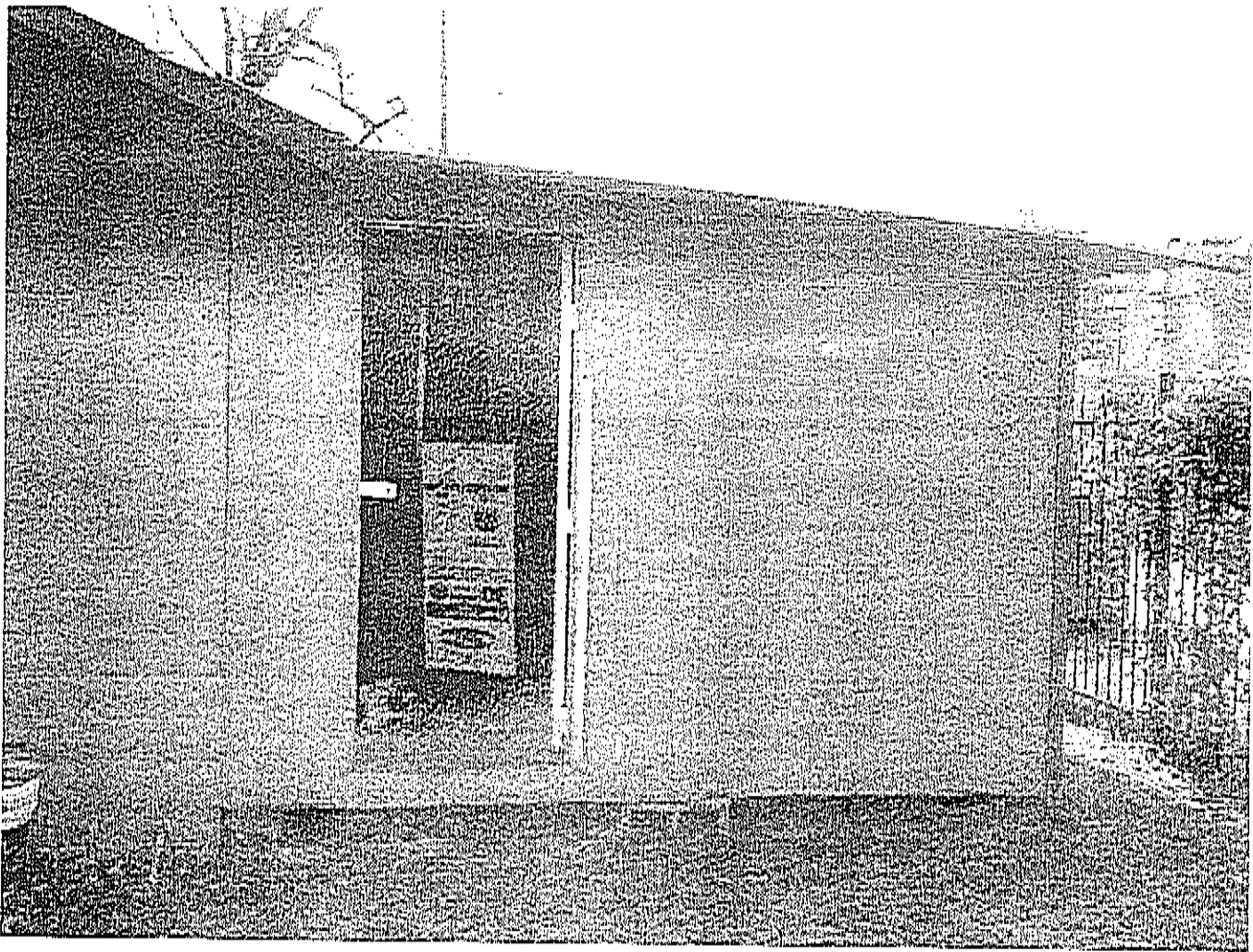




SIDE SETBACK OF 1<sup>st</sup> STOREY STRUCTURE AT BACK OF PROPERTY.  
CURRENTLY 3.1'.



BACK OF 1 STOREY STRUCTURE (BACKS UP TO PEDRENALES).  
 10.1' x 10.1' WOOD SHED SHOWN. <sup>APPLICATION FOR</sup> ALREADY SUBMITTED PERMIT TO DEMOLISH  
 THIS WOODEN SHED. SETBACK FROM PEDRENALES ST. PROPERTY LINE  
 TO 1 STOREY BLDG. WILL BE 13.1' ONCE WOOD SHED REMOVED.  
 EVENTUALLY I WOULD LIKE PEDRENALES ST. TO BE THE FRONT FOR  
 THIS BUILDING, SO I WOULD LIKE A VARIANCE ON THE 25' SETBACK  
 REQUIREMENT TO 13.1'.



BACK OF 1 STOREY STRUCTURE (BACKS UP TO PEDRENALES).  
 10.1' x 10.1' WOOD SHED SHOWN. <sup>APPLICATION FOR</sup> ALREADY SUBMITTED PERMIT TO DEMOLISH  
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 REQUIREMENT TO 13.1'.



N 23°42'00"-

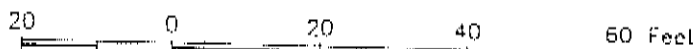
### LEGEND

- 1/2" WOOD PICK FENCE  
1/2" METAL ROUNDED  
WOOD MAIL SET  
STANDARD ROUND  
CAPPED 1/2" REMARK SET  
BARB WIRE FENCE  
CHAIN LINK FENCE  
WIRE FENCE  
METAL FENCE  
BUILDING LINE  
MOVING UTILITY EASTMENT  
UNIMPROVED EASTMENT  
MAX PLAT  
NUMBER PLAT  
OVERLAPD WITH UTILITY  
COMMON WITH UTILITY  
TYPICAL WITH UTILITY  
TYPICAL

S 23°40'00" W 44.95' (45.00')  
ASSUMED BEARING BASIS ON

**JULIUS STREET**

1. *Phragmites australis* (Cav.) Trin. ex Steud.



SUBDIVISION RILEY'S SUBDIVISION  
LOT 15 BLOCK 7 CABINET 3 SLIDES 140 PLAT RECORDS  
COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 74 JULIUS STREET  
CITY AUSTIN REFERENCE NAME AKASA N. SHARMAN



## B&G Surveying

Dewey H. Burr

4 West North Loop Blvd  
Lin. Texas 78756  
or 512\*458-0909  
512\*458-9845



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP D4658 DATED 9-26-08. IT IS REPRESENTED AS IN ZONE X. HOWEVER AT PRESENT TIME NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

L 2 22-10 TO THE SIGNER AND / OR PRESENT OWNERS OF THE PREMISES, SURVEYED AND TO  
E CO INDEP. INDEPENDENCE TITLE INSURANCE COMPANY  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
I DO HEREBY CERTIFY TO HAVE LISTED HEREON THAT THIS SURVEY WAS MADE BY ME OR  
UNDER MY SUPERVISION, OR BY A PERSON LEGALLY DESCRIBED HEREON, AS PROVIDED  
IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO  
UNDISCOVERED EASEMENTS OR OTHER ENCUMBRANCES, UNLESS OTHERWISE INDICATED  
HEREON, EXCEPT AS SHOWN HEREON.

FIELD WORK	JESUS	2-22-10
CALCULATIONS	VG	2-22-10
DRAWING	AWJ	2-22-10
FINAL CHECK	VG	2-22-10
CORRECTIONS	AWJ	2-22-10
UP DATE		



# Board of Adjustments



 **SUBJECT TRACT**

 **ZONING BOUNDARY**

1" = 100'

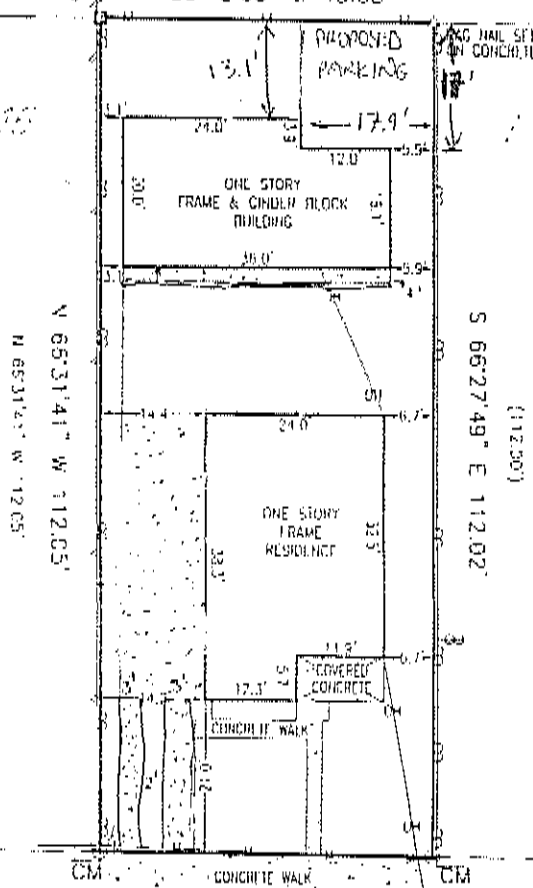
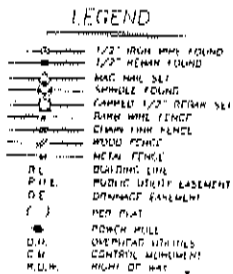
OPERATOR: R. PARKER

CASE#: C15-2010-0032  
 ADDRESS: 74 JULIUS ST  
 GRID: K21  
 MANAGER: SUSAN WALKER



This map has been produced by G.J.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

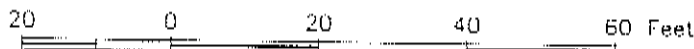
S 23°42'00" W 45.08' → N 23°42'00" E 45.08' N 23°42'00" E



S 23°40'00" W 44.95' (45.00) CURB  
ASSUMED BEARING BASIS ON

**JULIUS STREET**

*Journal of Interpersonal Violence* 26(10) 1978-1997  
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SUBDIVISION RILEY'S SUBDIVISION  
LOT 15 BLOCK 7 CABINET 3 SLIDES 140 PLAT RECORDS  
COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 74 JULIUS STREET  
CITY AUSTIN REFERENCE NAME AKASA N. SHARMAN



## B&G Surveying

Dewey H. Burr,

104 West North Loop Blvd  
Austin, Texas 78706  
Office 512\*458-8969  
Fax 512\*458-9845



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 44584-DATED 9-26-08. IT IS REPRESENTED AS IN ZONE X. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

ATF 2-22-14

TLE CO INDEX.

F # 1001242-BOK

OB # B0204510\_TA

CALC 1" = 20'

TO THE OWNER AND / OR PRESENT TENANT, OF THE PREMISES SURVEYED AND TO

INDEPENDENCE TITLE INSURANCE COMPANY  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE BEST COMMITMENT AFFIDAVIT HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCUMBRANCES, OR LAPPING OF IMPROVEMENTS, OR RIGHTS IN PLACE, EXCEPT AS SHOWN HEREON.

FIELD WORK	JCSU'S	7-22-10
CALCULATIONS	VR	2-22-10
DRAWING	AWJ	7-22-10
FINAL CHECK	VC	2-22-10
CORRECTIONS	AWJ	2-22-10
UP DATE		