

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

CASE # CIS-2010-0061  
ROW # 10439934

CITY OF AUSTIN TP-0410091301  
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 915 REDD STREET

LEGAL DESCRIPTION: Subdivision – LOT FOREST OAKS

Lot(s) 1 Block 2 SECTION 2

I/We, DAVID CANCIALOSI on behalf of myself/ourselves as authorized agent for

MATT SEIDEL affirm that on MAY 13, 2010

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

(check appropriate items below)

X ERECT  ATTACH  COMPLETE REMODEL MAINTAIN

SF 3 (zoning district)

VARIANCE FROM SECTION 25-2-492 (D) TO CREATE A NEW LOT SIZE OF 5,497 SF IN A SF-3 DISTRICT THAT REQUIRES 5,750 SF.

**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.**

**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:

THE EXISTING LOT SIZE OF 11,247 SF DOES NOT ALLOW ENOUGH REMAINING SQUARE FOOTAGE TO MEET SF-3 LOT SIZE REQUIREMENTS WHEN PROPOSING TO CREATE TWO LOTS AT THIS SITE. IN ORDER TO REMOVE A SECTION OF THE LOT THAT IS SF-3 COMPLIANT, THE PROPOSED 2<sup>ND</sup> LOT SIZE WOULD BE 5,497 SF, CREATING A LOT THAT IS ONLY 252 SF SHY OF THE SF-3 REQUIRED LOT SIZE (5,750 SF).

MANY LOTS IN THIS NEIGHBORHOOD ARE OF EQUAL OR SMALLER SIZE THAN THE EXISTING LOT SIZE OF 11,247 SF. THE PROPERTY OWNER REQUESTS THAT HE BE ALLOWED TO SUBDIVIDE THE EXISTING LOT TO CREATE TWO TOTAL LOTS. THIS WOULD PROMOTE DENSITY WITHIN THE CENTRAL SOUTH AUSTIN AREA. BOA APPROVAL WOULD ALSO ALLOW THE OWNER TO IMPROVE THE CONDITION OF THE EXISTING ON-SITE STRUCTURE.

**HARDSHIP:**

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

THE LOT'S NARROW SHAPE AND CORNER LOT LOCATION DO NOT ALLOW ENOUGH REMAINING AREA TO CREATE THE PROPOSED 2<sup>ND</sup> LOT.

AN EXISTING HOUSE IS IN THE MIDDLE OF THE LOT. THE HOUSE CANNOT BE MOVED.

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

MANY LOTS IN THE NEIGHBORHOOD ARE A MIXTURE OF SIZES.

ALLOWING THE CREATION OF ONE 5,750 SF LOT AND ONE 5,497 SF LOT WOULD CONTINUE MIXED LOT SIZE FOUND THROUGHOUT NEIGHBORHOOD.

**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:

NEW LOT WOULD ALLOW FOR RESIDENTIAL USE ONLY AND WOULD PROMOTE DENSITY WITHIN CENTRAL SOUTH AUSTIN AREA.

A 5,497 SF LOT ALLOWS 2,473 SF IMPERVIOUS COVER. THIS IS SUFFICIENT TO ALLOW FOR HOUSE SIZE THAT IS SIMILAR TO SURROUNDING HOMES. MOST HOUSES IN AREA ARE ABOUT 1,200 SF. NEW STRUCTURE WOULD NOT CREATE ANY FURTHER NON-COMPLIANCE ISSUES.

ALL PARKING REQUIREMENTS CAN BE MET.

REMAINING LOT AREA PROMOTES QUALITIES DISCUSSED IN T.D.C 25-2-512, *LOT SIZE MINIMUM*, BY ALLOWING:

1. A BUILDABLE AREA THAT IS AT LEAST 30' X 40'
2. THAT IS NOT LESS THAN 50% OF MINIMUM LOT SIZE REQUIREMENTS.
3. THE LOT WOULD HAVE AT LEAST 40' OF PAVED STREET FRONTAGE.

OWNER PROPOSES TO DEMOLISH EXISTING CARPORT TO COMPLY WITH NEWLY CREATED 25' SETBACK FOR EXISTING STRUCTURE (TAKING ACCESS FROM MT. VERNON). NEW HOME WOULD TAKE ACCESS FROM REDD STREET ONLY. EXISTING STRUCTURE WILL COMPLY WITH ALL SF-3 ZONING REQUIREMENTS.

**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:

N/A

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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:

N/A

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

N/A

**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  Mail Address 7105 BARNSDALE WAY

City, State & Zip AUSTIN, TEXAS 78745

Printed DAVID CANCIALOSI Phone 799-2401 Date MAY 13, 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  Mail Address 3200 SPANIEL DRIVE

City, State & Zip AUSTIN, TX, 78759

Printed MATT SEIDEL Phone 293-2433 Date MAY 13, 2010



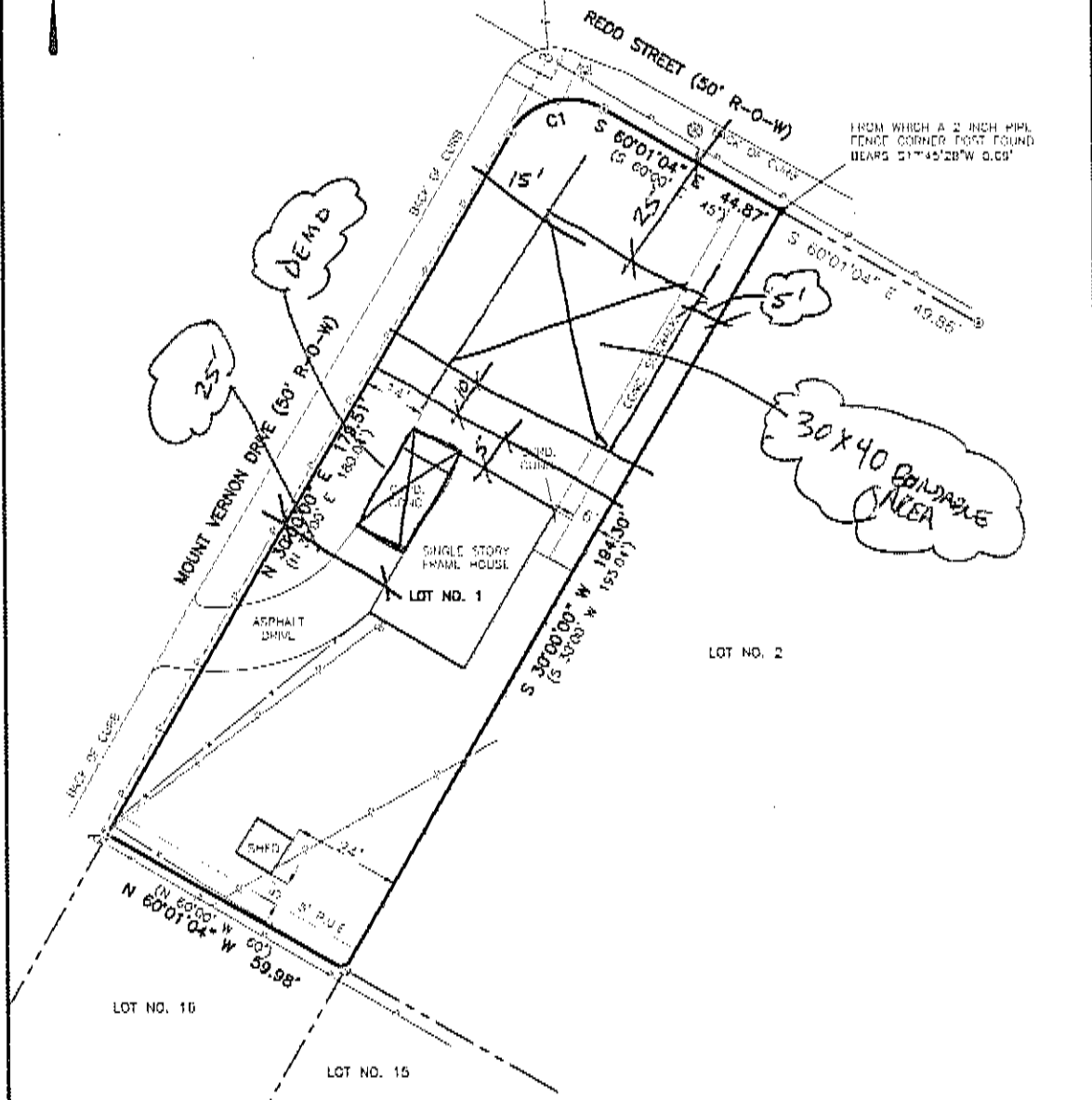
- Legend**
-  SUBJECT TRACT
  -  PENDING CASE
  -  ZONING

**BOARD OF ADJUSTMENT**

**CASE NUMBER: C15-2010-0061**  
**ADDRESS: 915 REDD ST**  
**GRID: G18**  
**CASE MGR: S. WALKER**



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



FROM WHICH A 2 INCH PIPE FENCE CORNER POST FOUND BEARS S17°45'28"W 0.63'

30x40 CONDOLABLE INLEA

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- P.U.E. PUBLIC UTILITY FACILITY
- R.V.L. RAILROAD STRUCK TRAP
- R.M.C. (D&L) RAILROAD C&L
- T.C.M. TRAVIS COUNTY PLAT RECORDS
- T.C.O.R. TRAVIS COUNTY DEED RECORDS
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.M. TRAVIS COUNTY PLAT PROPERTY RECORDS
- POINT
- IRON ROD FOUND
- 1/2" IRON ROD SET
- 1250 NAIL FOUND
- IRON PIPE FOUND
- NAIL SET
- 3/4" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- 5 FT. METER
- BENCH MARK
- WATER METER
- STREET SIGN
- AS MARKED
- UTILITY POLE/RISE
- AS MARKED
- FIRE HYDRANT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.48'	21.15'	N 78°25'46" E	89°40'56"

RECORD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.55'	21.21'		90°



**CROSS TEXAS LAND SERVICES, INC**

111 AUSTIN ST.  
MASON, TEXAS 76068  
PHONE (817) 347-8888  
FAX (325) 347-8888

REGISTERED PROFESSIONAL LAND SURVEYOR DATE 08-08-10

**NOTES**

1. BEARINGS AND DISTANCES ARE BASED ON THE NORTHWEST CORNER OF LOT 1.
2. AS PER INFORMATION PROVIDED IN 07/20/18 DTD THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
3. UNDEGROUND SPRINKLER SYSTEMS, AIR'S DUCTS AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
4. IRON ROD SET AND 1/2" IRON ROD WITH PLASTIC CAPS MARKED "T-1".

**REFERENCE:** MATHEW # 22002  
 BIRMINGHAM, MISSISSIPPI  
 SECTION 36, TARRANT COUNTY, TEXAS  
 ACCORDING TO THE MAP FOR PLAT NUMBER, REFERENCED IN MATHEW # 22002, P. 115, T.C.P.M.

DATE: 08-08-10  
 DRAWN BY: JMI  
 FIELD BOOK: 12A, PA. 11

THE LAND SURVEYOR'S DUTY IS TO EXAMINE THE RECORDS AND TO BE RESPONSIBLE TO THE PROPERTY INTERESTS INVOLVED IN THE SURVEY. HE OR SHE SHALL BE RESPONSIBLE TO THE PUBLIC AND TO THE STATE OF TEXAS FOR THE ACCURACY OF THE SURVEY. HE OR SHE SHALL BE RESPONSIBLE TO THE PUBLIC AND TO THE STATE OF TEXAS FOR THE ACCURACY OF THE SURVEY. HE OR SHE SHALL BE RESPONSIBLE TO THE PUBLIC AND TO THE STATE OF TEXAS FOR THE ACCURACY OF THE SURVEY.