

APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

C15-2010-0108
TP-202140610
ROW-10490836

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

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

STREET ADDRESS: 613 Allen Austin, TX 78702

LEGAL DESCRIPTION: Subdivision -

Lot(s) 1 Block 2 Outlot 15
Division A PIPKIN ADDN

I/We Rebecca Abdallah on behalf of myself/ourselves as
authorized agent for

Property owner _____ affirm that on
Friday June 18th, 2010

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A building and change the use to a single family residence S' from rear instead of 10'

in a SES district. (Dowdle n.p.)
(zoning district)

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

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:

It's 5' too close to the property line.

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HARDSHIP:

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

The building was built in 1971, and I bought it in 2005. It has an efficiency apartment in the back of the studio, which is suitable for living. I believe that it was built 5' from the property line because it was previously a commercial property. At some point the zoning was changed, so now as a residential property, it's too close to the property line.

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

The building has been in its place for nearly 40 years. It's been up-kept and remains in good shape. It would be an incredible waste of energy, money, and resources, with an unnecessary environmental impact to move it. It's on a slab foundation, which would further complicate such a process.

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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:

I would like to make the use of the building legal so that it can be used for its full potential, because it's fully equipped for occupancy. When I bought the property, it was a live/work studio space, and it's new knowledge to me that this use wasn't legal. Nothing on the building will change, so the variance will not alter the character or purpose of anything.

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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:

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Susan Cross 7/31/08 10:04 AM
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The variance will not alter the traffic volume. There's more than enough parking on the lot for a resident

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:

There is more than enough parking on the lot.

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

It hasn't posed any safety hazards in the past 39 years, and we would like for the building to remain as is.

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

The use of the land is the only thing I am asking a parking variance for. If the use changes, then the owner will have to come back in and apply for a new variance for whatever use it changes to in the future.

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 1180 Navasota Austin TX
78702

City, State & Zip
Austin TX 78702

Printed _____ Rebecca Abdallah _____ Phone 512 350
7649 _____ Date May 18, 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.

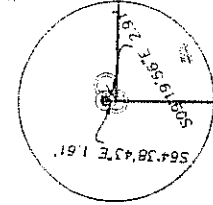
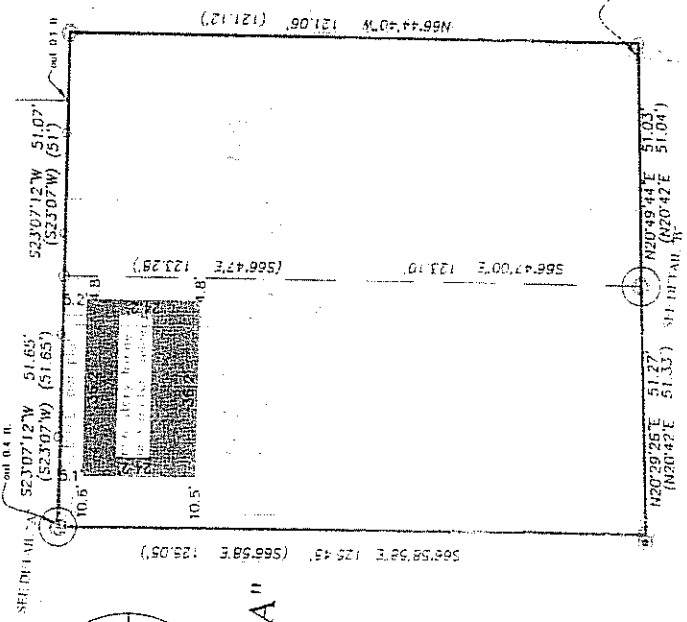
Signed Rebecca Abdallah Mail _____ Address 1180
Navasota

City, State & Zip _____ Austin TX
78702

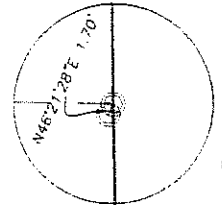
Printed _____ Rebecca Abdallah _____ Phone 512 507 649
Date _____

REFERENCE# 05-062 REFERENCE NAME REBECCA ABDALLAH
 STREET ADDRESS 611 & 613 ALLEN STREET
 LOTS 1 & 2 BLOCK 2 SUBMISSION PIPKIN ADDITION
 SECTION PHASE BOOK 4 PAGE 85 PLAT RECORDS
 COUNTY TRAVIS STATE OF TEXAS CITY AUSTIN

0 SURVEY AND FIELD
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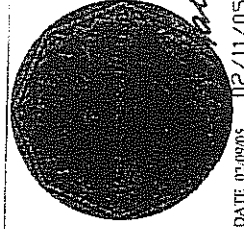
DETAIL "A"



DETAIL "B"

Subject to private utility easements as recorded in Volume 10259,
 Page 129, Volume 10881, Page 101, Real Property Records,
 Travis County, Texas.

Rebecca Abdallah



This property does not lie within
 the 100 year floodplain, and has a
 Flood Insurance Rating as shown on
 the most current rate maps F.I.R.M.
 MAP No. 48453E
 Panel 0169E Dated 08/16/93

This certification is for
 insurance purposes only and is
 not a warranty that the
 property will or will not flood.

TO THE LIENHOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO REBECCA ABDALLAH

DATE 02/09/05 02/11/05
 TITLE CO. LANDAMERICA
 CIP# 2422002333
 SCALE: 1"=30'

I do hereby certify that this survey was this day made on the ground of the
 property legally described herein, and that there are no boundary line conflicts,
 encroachments, overlapping of improvements, or other matters shown in
 hereon, and certifies only to the legal description and easements shown on the
 referenced title commitment.

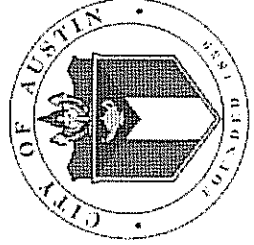
FIELD WORK	HGP/1/P	02/09/05
DRAFTING	SL	02/10/05
FINAL CHECK		
CORRECTIONS		
UP DATE		



SUBJECT TRACT
ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0108
 LOCATION: 613 ALLEN ST
 GRID: L21
 MANAGER: SUSAN 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.