

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

D4
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CASE # C15-2010-0135
ROW # 10513043
TP 6113000409

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

TP# OH 300-0410

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

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

STREET ADDRESS: 1102 W 22 1/2 St.

LEGAL DESCRIPTION: Subdivision -- PJ Lawless Addition

Lot(s) 18 Block A Outlot Pt of 29 & 30 Division P

I Ron Van Sickle on behalf of myself as authorized agent for

Rebecca Robinson affirm that on October 13, 2010, I

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

(check appropriate items below)

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

A new duplex to replace the existing duplex built in 1922 due to foundation deterioration and framing that does not meet modern building code requirements. The new structure will have a similar but smaller footprint than the existing structure and will be relocated on the property to meet modern setback and parking requirements and to minimize impact on a regulated tree.

We request a variance to reduce the lot size requirement of Section 25-2-773 (A)(1) from 7,000 sq. ft. to 6,481 sq. ft. to allow continued use of the lot for a duplex.

We request a variance to reduce the lot size requirement of Section 25-2-773 (A)(2) from 50' to 49.75' to allow for the increased accuracy in surveying and to allow continued use of the lot for a duplex.

in a SF3-CO-NP district. (West University NP)
(zoning district)

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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 duplex lot size requirements added after the original duplex was constructed do not take into account that the unit is very compact and the lot is much less intensely developed than many of the surrounding lots. The new duplex structure will maintain the existing generous front and rear yards and additional lot space would not be beneficial to the occupants or neighboring properties.

HARDSHIP:

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

This property was a duplex before the current lot size requirements were put into place. This application is essentially a request to continue to use the lot the same way as it's been used since the duplex was first built, but with a replacement structure.

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

The surrounding structures are in better condition than this one and could be remodeled. Many of the surrounding lots are also larger so would not need this variance.

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 current and historic use of the property will continue, but with a new structure. The character of the replacement structure will be similar to the existing one so to the casual observer there would appear to be no change.

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

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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:

Not Applicable

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:

Not Applicable

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

Not Applicable

e-mail receipt to:

4. The variance will run with the use or uses to which it pertains at the site because:

Mr. Vansickle @gmail.com

Not Applicable

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 *Ron Vansickle*

Mail Address 10948 Long Branch Dr.

City, State & Zip Austin, TX 78736

Printed Ron Van Sickle Phone 512-745-1394 Date October 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 *Rebecca Robinson*

Mail Address 5709 Highland Hills Circle

City, State & Zip Austin Texas 78731

Printed Rebecca A Robinson Phone (512) 453-1944 Date 10/18/10



BOARD OF ADJUSTMENTS



- SUBJECT TRACT
- ZONING BOUNDARY

CASE#: C15-2010-0135
 LOCATION: 1102 W 22ND HALF STREET
 GRID: J24
 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.

A+B Repair man 12-12-18.

H. F. Manuel

1102 W. 22 1/2 St.

5/4

47

29

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16

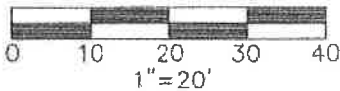
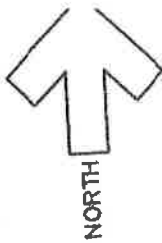
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Lawless Add.

screened porch addn.

198n - 8-5-37

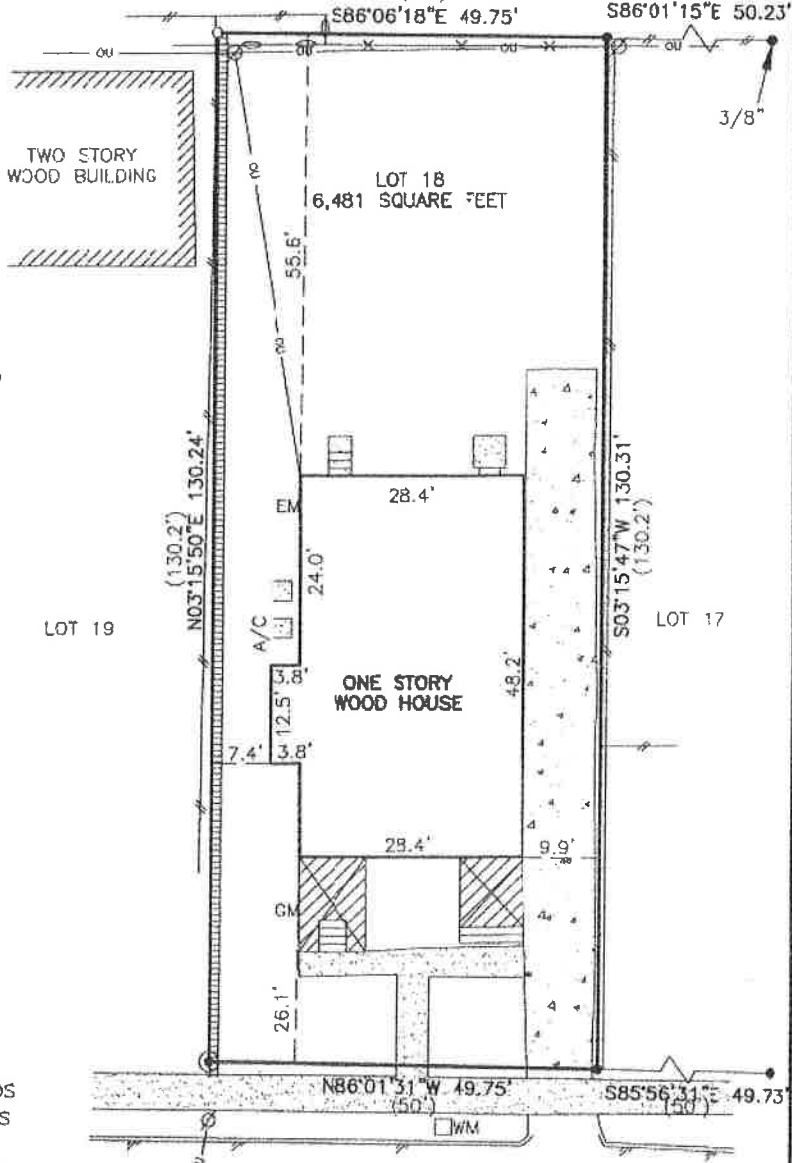
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LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH CAP
DEAN WOODLEY RPLS# 5036
- ⊙ 1/2" IRON PIPE FOUND
- () RECORD INFORMATION
- ▣ CONCRETE
- ▤ GRAVE DRIVEWAY
- ▥ BRICK
- ▧ WOOD DECK
- ▨ COVERED AREA
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- #— WOOD FENCE
- /— ASPHALT
- o— CHAINLINK FENCE
- x— WIRE FENCE
- ⊕ POWER POLE
- ol-ou- OVER-HEAD UTILITY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

NOTES:
1. ANY EASEMENTS AND BUILDING LINES AS PER PLAT.
NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.



1102 W. 22 1/2 STREET
(50' RIGHT-OF-WAY)
BOOK 3, PAGE 70
T.C.F.R.

EXISTING SITE SURVEY

SCALE 1" = 25'

TO: CALLIE HUDSON

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Dean A Woodley
DEAN A WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086
DATE: 8-11-2010



©COPYRIGHT DEAN WOODLEY, 2010

CLIENT: CALLIE HUDSON
FIELD BOOK: 122, PAGE: 25
DRAWN BY: P.M.W.
PROJECT NO.: 893-01-10
DATE: 8-11-2010
FILE: 8930110.DWG

SURVEY
OF LOT 18, BLOCK "A"
P.J. LAWLESS ADDITION
AS RECORDED IN BOOK 3, PAGE 70
TRAVIS COUNTY, TEXAS
PART OF OUTLOTS 29 & 30, DIVISION "P"

LIVE OAK SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018
(512) 837-9102 FAX

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
5524 West US Hwy 290, Suite 101, Austin, TX 78735
512.330.9309 512.892.3651

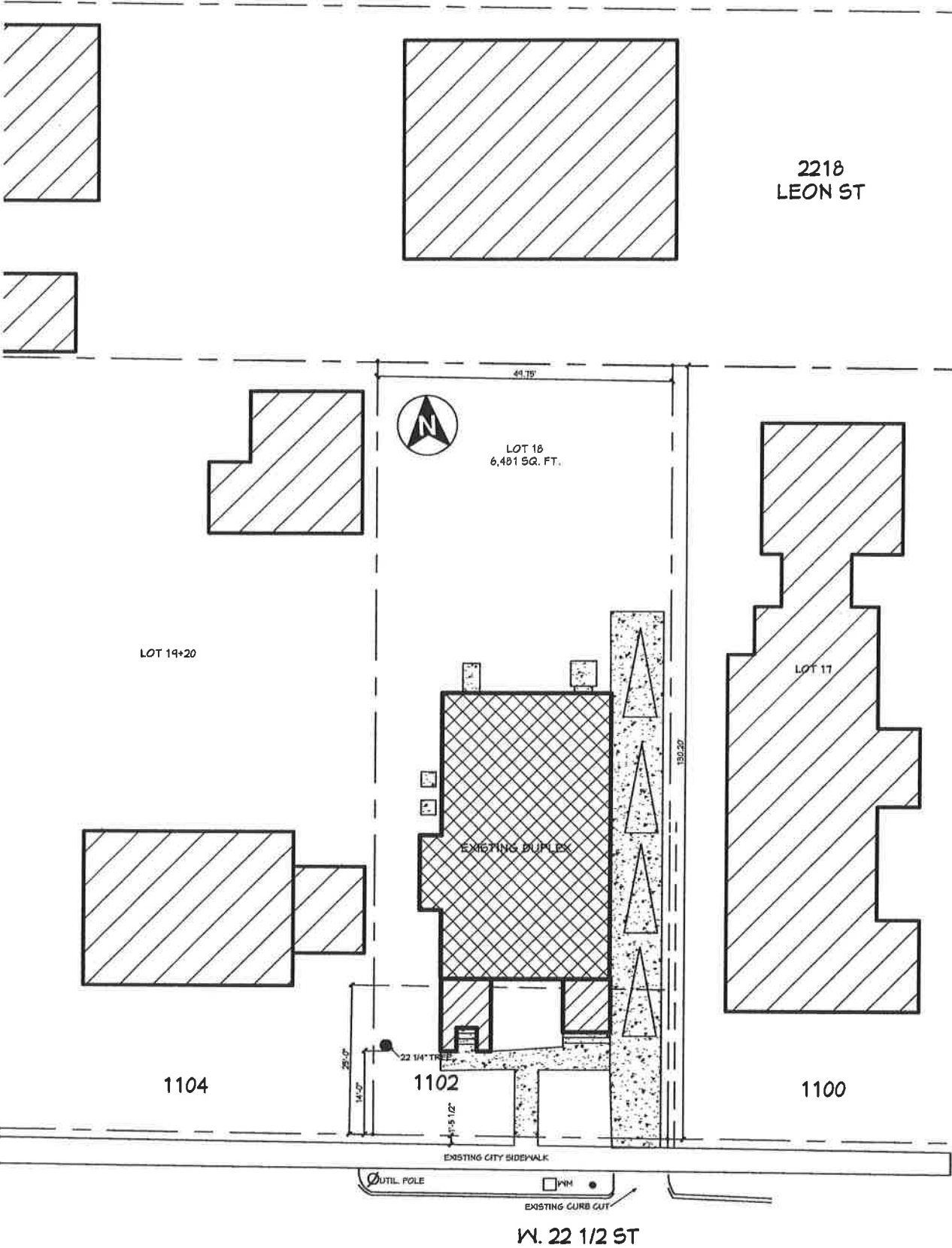
Duplex Residence for
1102 W. 22 1/2 Street
Austin, Texas

Revisions:
PRELIM 8-26-10 RYS
VAR 10-19-10 RYS

EXISTING SITE SURVEY
Scale: 1" = 25'

SHEET
SP1
1 of 3

1104



EXISTING SITE PLAN
SCALE 1" = 25'

LEON ST.

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
5524 West US Hwy 290 Suite 101 Austin, TX 78735
512.330.9309 512.892.3651

Duplex Residence for
1102 W. 22 1/2 Street
Austin, Texas

Revisions:

PRELIM 8-26-10 RY6
VAR 10-19-10 RY6

EXISTING SITE PLAN
Scale: 1" = 25'

SHEET
SP2
2 of 3

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06/15



CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
5524 West US Hwy 290, Suite 101 Austin, TX 78735
512.330.9309 512.892.3651

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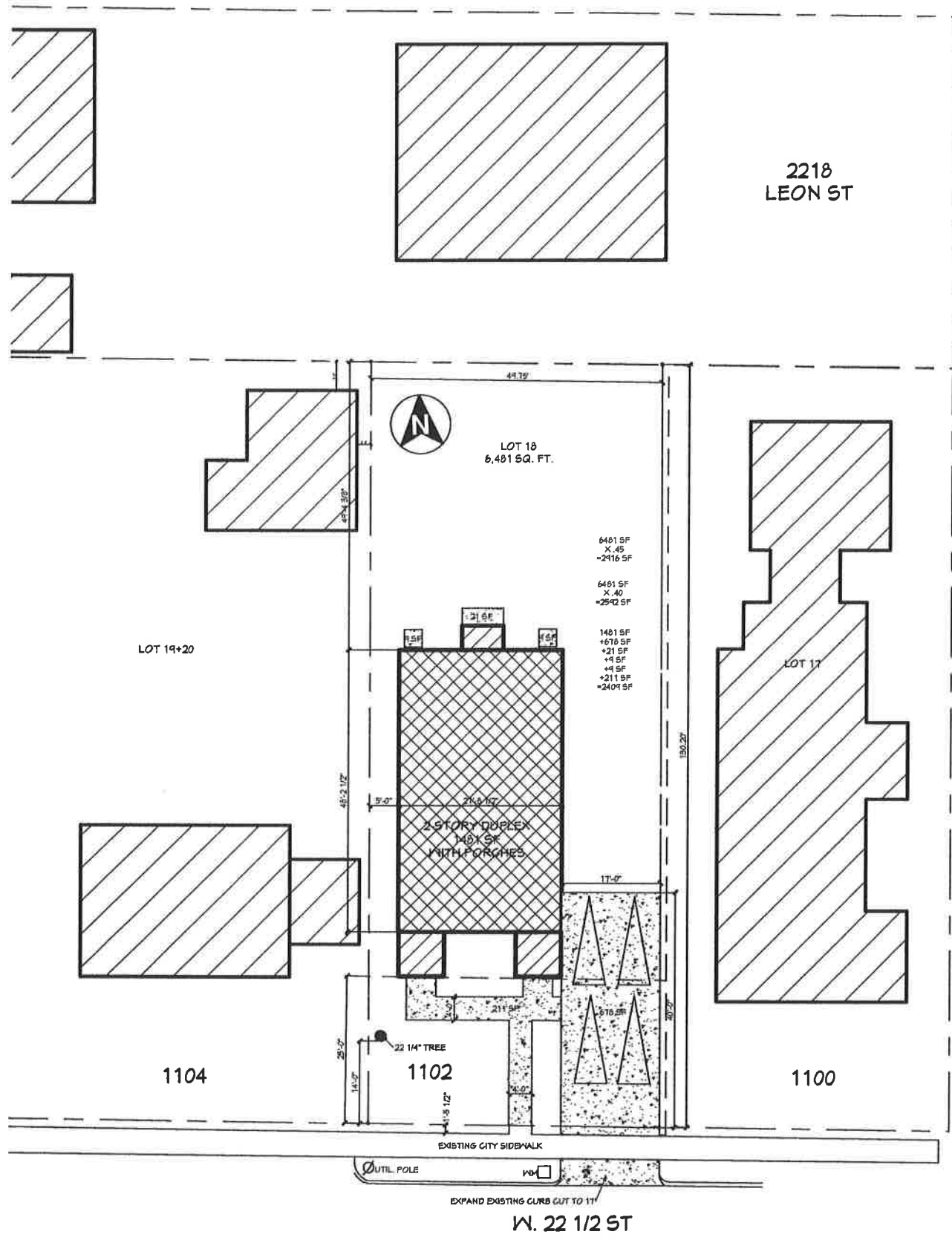
Duplex Residence for
1102 W. 22 1/2 Street
Austin, Texas

Revisions:

PRELIM 8-26-10 RVS
VAR 10-13-10 RVS

PROPOSED SITE PLAN
Scale: 1" = 25'

SHEET
SP3
3 of 3



PROPOSED SITE PLAN
SCALE 1" = 25'