

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 # C15-2011-0003  
ROW # 10535879

TP-02170202089

**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: 3106 Grandview St Deleted: \_\_\_\_\_

LEGAL DESCRIPTION: Subdivision - Oakwood Deleted: \_\_\_\_\_

Lot(s) 74A Block \_\_\_\_\_ Outlot 72&75 Division D Deleted: \_\_\_\_\_  
Deleted: \_\_\_\_\_

I/We Sean Murphy on behalf of myself/ourselves as authorized agent for Deleted: \_\_\_\_\_  
Deleted: \_\_\_\_\_

Sean Murphy affirm that on \_\_\_\_\_ Deleted: \_\_\_\_\_

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

(check appropriate items below)

\_\_\_ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

A garage with apartment above thru lot from Deleted: \_\_\_\_\_  
25' → 10'  
6907.5 lot size

in a sf3 district.  
(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 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:

My lot fronts both Grandview and backs to Owen so I have a 25' front set back in the front and back. My lot is 6907 sqft and is 93 sqft short of meeting the two unit requirement.

**HARDSHIP:**

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

The lot was divided prior to my ownership in a very unique shape. It is a thru lot that runs from Grandview to Owen. My lot is 38.46' wide on Grandview then part way back angles to have 60' of frontage on Owen. Due to the shape I had to design my house skinny and long to be able to front Grandview like my neighbors. Due to the 25' setback on Owen, I do not have room to build a detached garage. It is unique to have a lot just below the required two unit sqft requirement with 60' of frontage on the back street.

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

The lot was subdivided prior to my ownership in a shape that would not be traditionally developed and is not found in the rest of the 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:

Both neighbors front Grandview like my residence will. My neighbor to the north has a garage off of Owen and my neighbor to the south would like to build one in the future since they have no off street parking. Across the street is a parking lot for a funeral home.

**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:

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.**

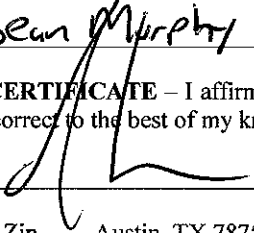
**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address PO Box 27791 Deleted: \_\_\_\_\_

City, State & Zip Austin, TX 78755 Deleted: \_\_\_\_\_

Printed Sean Murphy Phone 512-698-7326 Date \_\_\_\_\_ Deleted: \_\_\_\_\_

**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 PO Box 27791 Deleted: \_\_\_\_\_

City, State & Zip Austin, TX 78755 Deleted: \_\_\_\_\_

Printed Sean Murphy Phone 512-698-7326 Date \_\_\_\_\_ Deleted: \_\_\_\_\_



