

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).

CASE # C15-2011-0058
ROW # 10589792

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

TP-0102040901
01 0204 0438

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

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

STREET ADDRESS: 1107 Kinney Ave

LEGAL DESCRIPTION: Subdivision - J.W. Templer Subdivision
Portion of lot
Lot(s) 9 Block _____ Outlot _____ Division _____

I/We Bryan Danna on behalf of myself/ourselves as authorized agent for
Bryan Danna affirm that on April 15 2011 I

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A single Family Dwelling on a Sub-Standard lot.

1488#

SF-3

in a Residential 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:
It is a sub-standard lot.

HARDSHIP:

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

- (b) The hardship is not general to the area in which the property is located because:
This property was a left-over from the Condominium development to the South.

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:
It will be a residence in a residential district.

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  Mail Address P.O. Box 7600

City, State & Zip Houston, TX 77270

Printed Bryan Danna Phone 832 455-4343 Date April 15th, 2011

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 P.O. Box 7600

City, State & Zip Houston, TX 77270



Printed Bryan Danna Phone 832 455-4343 Date April 15, 2011

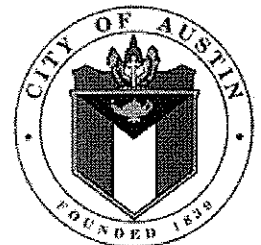


BOARD OF ADJUSTMENTS

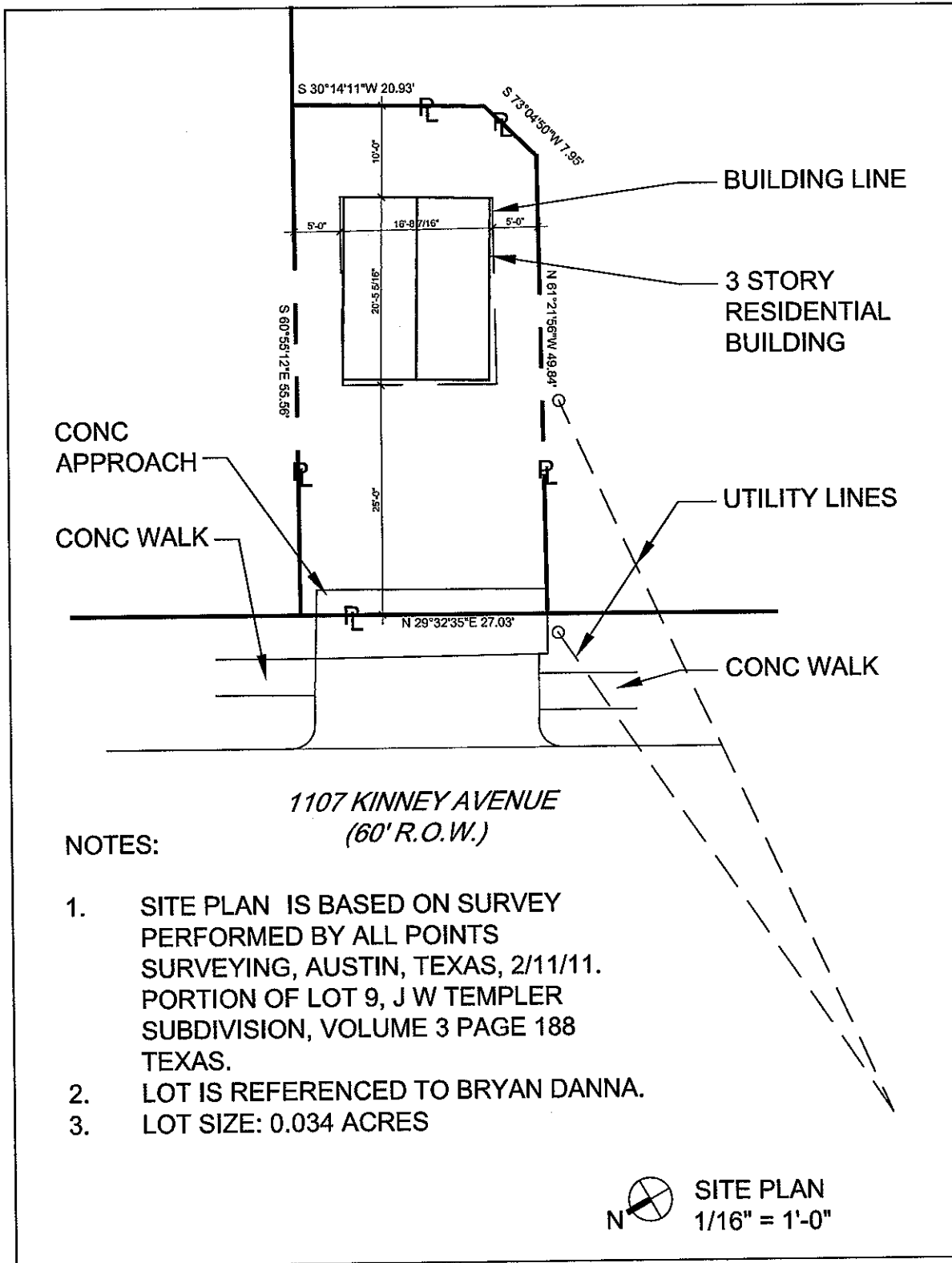
CASE#: C15-2011-0058
 LOCATION: 1107 Kinney Avenue
 GRID: H21
 MANAGER: Susan Walker



-  SUBJECT TRACT
-  ZONING BOUNDARY



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.



STUDIO KING ARCHITECTS
HOUSTON, TX
APRIL 18, 2011
MICHAEL KING
REG NO. 10972

Addendum to Board of Adjustments Application , Section 2 (a) & (b)

City of Austin
c/o Susan Walker
505 Barton Springs Rd
1st Floor
Austin, TX 78704

RE: 960 square foot single-family residence @ 1107 Kinney Ave.
320 square foot footprint, three stories tall (29 feet) with 2 onsite parking spaces

Susan,

This property is a "left over" lot from the large condominium development to the southeast. The developer of the condos purchased the property several years ago and chose not to develop it as part of his plan. After the project was stabilized, the homeowners association chose to stop paying taxes on this particular lot. Shortly thereafter, a local investor purchased the property for the amount of the unpaid taxes. Now we have the opportunity to make good use of the property.

This is an unusually small tract of land and it will take a creative team of professionals to develop it responsibly. I am confident in the team that I have been working with for the past ten years developing and redeveloping inner city properties in Houston, Texas. We plan to create a structure that is sustainable and as neighborhood friendly as other developments in this area, just on a much smaller scale. The small footprint works well with the sustainable and green nature of this project. Our plan creates a unique solution to an otherwise unusable tract of land. We believe that this project is in line with the urban trends of the neighborhood and will add value to this area of town and to the City of Austin as a whole.

Thank you for considering our project as a possible addition to the Zilker area.

Bryan Danna