

C15-2011-0083  
TP-02210803 0418  
ROW-10621226

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: 4705 Avenue F

LEGAL DESCRIPTION: Subdivision -- Hegman's

Lot(s) 3 Block 1 of J Outlot Division Travis County

I/We Sara and Bryce Miller

on behalf of myself/ourselves as authorized agent for

2011, affirm that on 01, June

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

(check appropriate items below)

    ERECT     ATTACH     COMPLETE     REMODEL   X   MAINTAIN

1) Impermanent shed encroaching rear set-back

*1 1/2' from rear p.l.*

2) Single family home on an approximately 40ft by 125ft property (5,000sf) that requires variance from the minimum width of 50ft and minimum lot size of 5,750sf.

in a SF3 North Hyde Park NCCD 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

**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:

- 1) Lot is unusually small making setbacks a greater percentage of the lot than typical.

- 2) A single family home cannot be built on this lot zoned for single family use because the lot is only 40ft x 125ft. This property has been intended for and used for single family since 1946 in its current form, however in order to meet the substandard lot exemption for a new building permit the lot had to be in existence in its current form since March 15, 1946. There is no other available tool for acquiring a new building permit.

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**HARDSHIP:**

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

- 1) The property is too narrow to allow for a formal garage (and garages aren't even allowed within 60ft of the front lot per the North Hyde Park NCCD); therefore we built an impermanent detached rear yard set back shed, tucked away, to maintain outdoor items.

- 2) This property does not meet the minimum lot size (5,750sf) and lot width (50ft) requirement set by the North Hyde Park NCCD (which is based on SF-3 Zoning by City Code). It does not meet the requirement because it was created long before the NCCD was written in 2004.

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

- 1) Lot is part of a 3 lot subdivision by deed and these three specific lots are smaller than usual. Not a typical or general scenario.

- 2) In order to continue its use as a single-family home site (as it has for over 60yrs), this site requires a variance. Other lots in the area vary in size so many are above the required 5,750sf, and those that do not meet the minimum lot size requirement may have been in existence prior to March 15, 1946 allowing them substandard lot exemption status.

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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:

- 1) We live on a very narrow lot that will not allow for a garage in the front or behind the property. Since we do have a lawn and landscaping, we desperately needed space to store "outdoor" items like lawn mowers and tools. We purchased the home in Dec 2010 with an existing detached office already present (see Survey) and we decided to build a shed behind the office to avoid destroying old landscape (especially trees) and minimizing the potential eye sore for our neighbors. As you can see from the attached pictures many of the other homes in Hyde Park neighborhood (including the home adjacent to us 4703) have setbacks in violation of 5 ft minimum, therefore we felt we would not be altering the character of the neighborhood. My wife and I discussed purchasing a pre-fabricated shed from Home Depot or Lowes, however we decided to build one to protect the aesthetic integrity of the neighborhood. We were diligent in our approach as the tool shed is not formally attached to the office nor is it on a permanent foundation. It lies on a homemade skiff built of 2x4s and plywood, which makes it temporary and not part of a permanent habitable structure. Thinking of our neighbors we decided to roof and side the tool shed to maximize its aesthetic value.
- 2) Outside of this variance request based on unique hardship, the single family home adheres to the NCCD guidelines and all City Development Code including the residential compatibility ordinance (McMansion Ordinance). Two new homes next door at 4707 and 4709 Avenue F are each built on the same size lot and the DRC does not object to the size and style of these homes.

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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:
- 
-

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 [Signature] Mail  
Address 4705 AVENUE F  
City, AUSTIN State TX & 78751 Zip

Printed Bryce Miller  
913-209-3292 Date 6/1/2011

Phone

**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 [Signature] Mail Address \_\_\_\_\_

City, State & Zip 4705 AVENUE F, AUSTIN, TX 78751

Printed Bryce Miller Phone 913-209-3292 Date 6/1/2011

## INVESTIGATION REPORT

**Investigator:** Christopher Maldonado

**Case:** CV-2011-038974

**Address:** 4705 AVENUE F 78751

**Zoned as** SF-3-NCCD-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 974-2380. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

### LAND USE

Code Section: Site Development Regulations for Zoning Districts (§25-2-492)

Description of Violation: The accessory is encroaching into the rear yard setback and a minimum of 5 feet is required in a single family zoning district.

Date Observed: May 4, 2011

Status: Not Cleared

Required Remedy: Please remove accessory or request a variance.

### Required Remedy Summary

Obtain Variance in 14 days.

**NOTE:** The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

### Appeal

No appeal is available for land use issues. However, a person may appeal a Stop Work Order to the City of Austin's Building Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;
- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to the Office of the Director of the Planning and Development Review Department located at 505 Barton Springs Road or mailed to:

**Building Official  
Planning and Development Review Department  
P.O. Box 1088  
Austin, Texas 78767**



## BOARD OF ADJUSTMENTS



SUBJECT TRACT

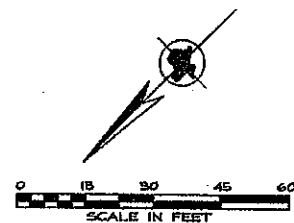


ZONING BOUNDARY

CASE#: C15-2011-0083  
LOCATION: 4705 AVENUE F  
GRID: K26  
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.



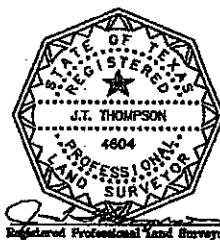
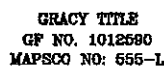
CM = CONTROLLING MONUMENT.  
HOUSE EXTENDS BEYOND 30' BUILDING LINE AS SHOWN ABOVE.  
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

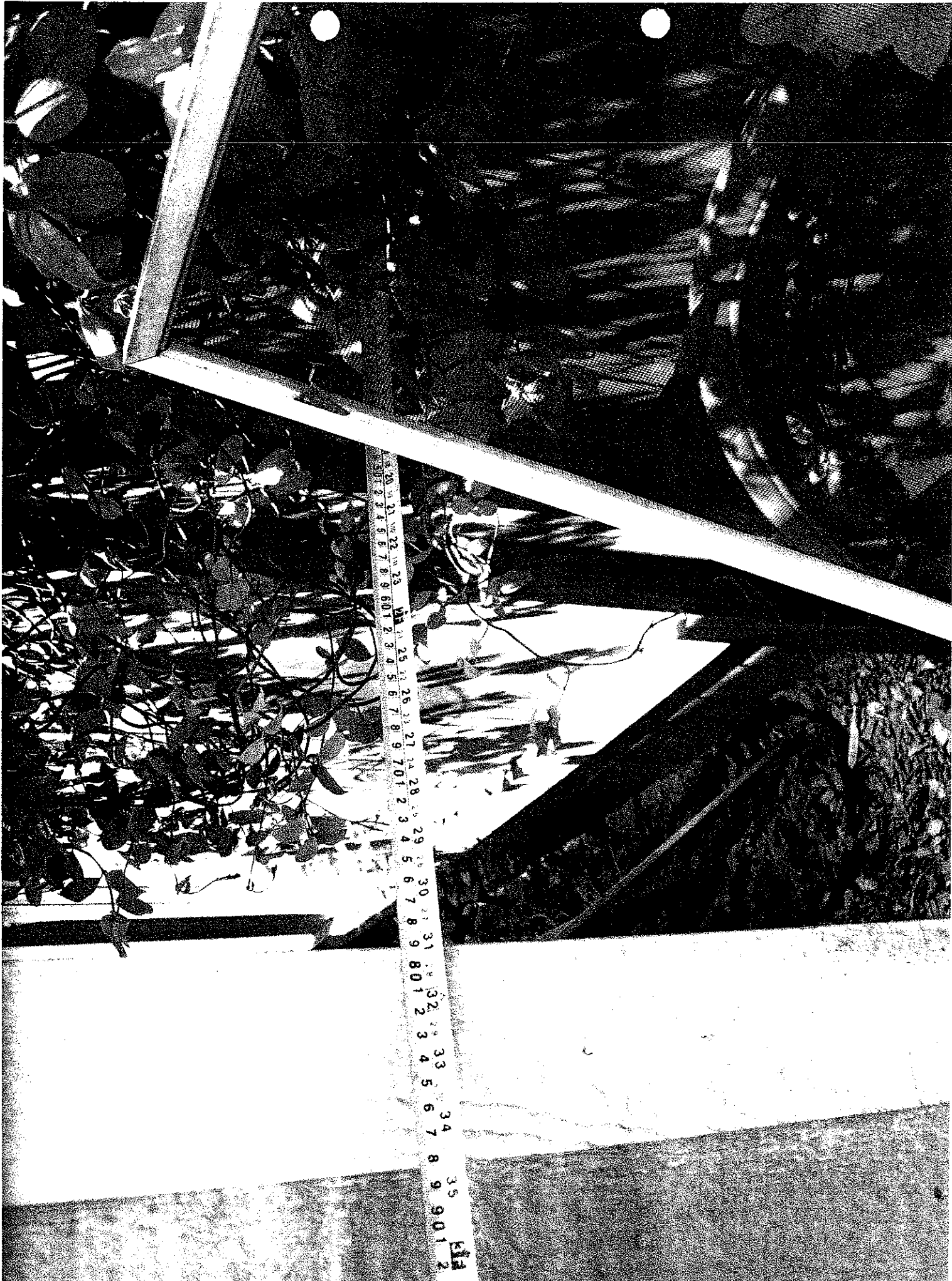
There are no visible conflicts or protrusions, except as shown.

DATE: \_\_\_\_\_

ACCEPTED BY:

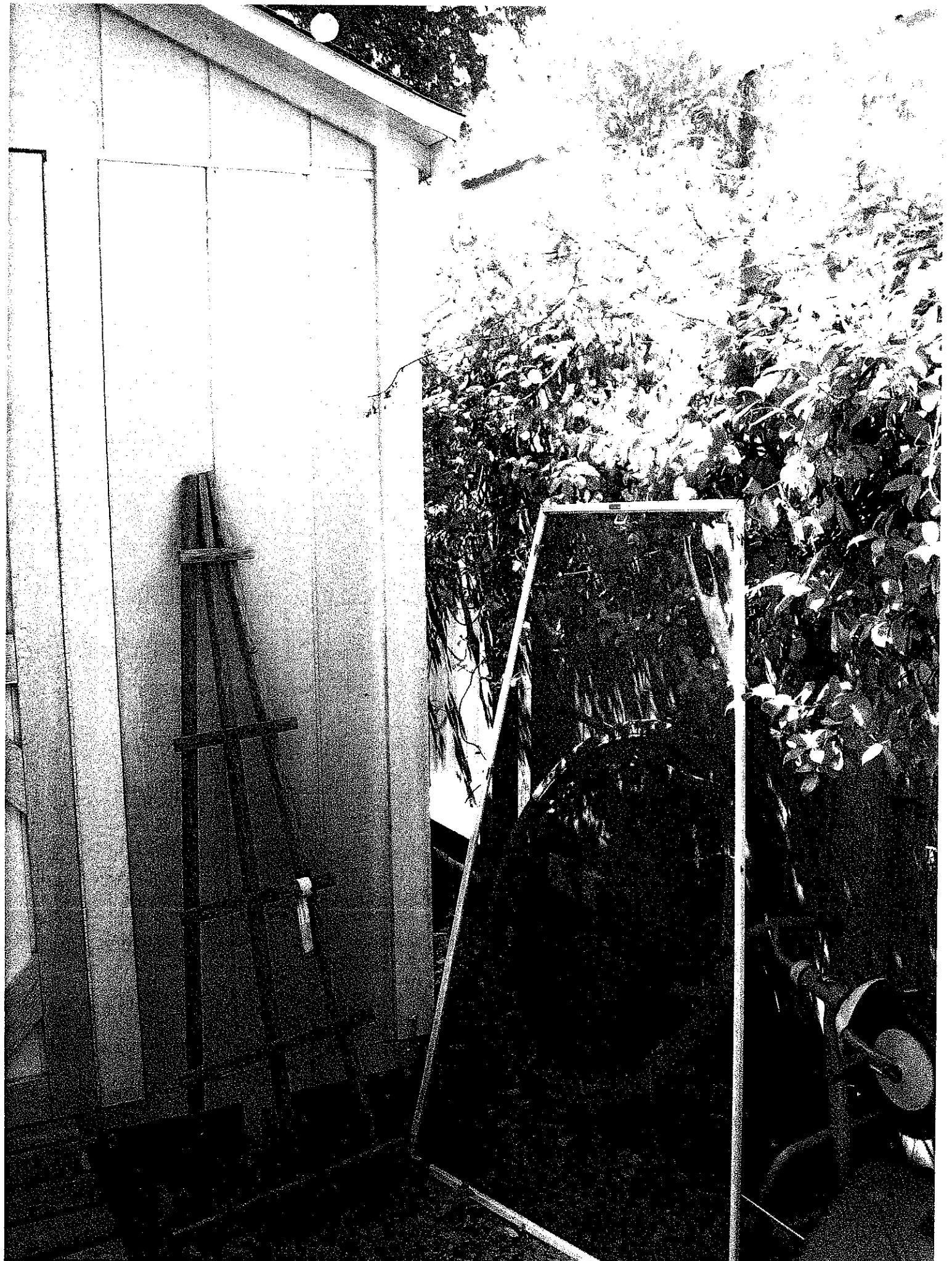
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JOB NO: 610-0717

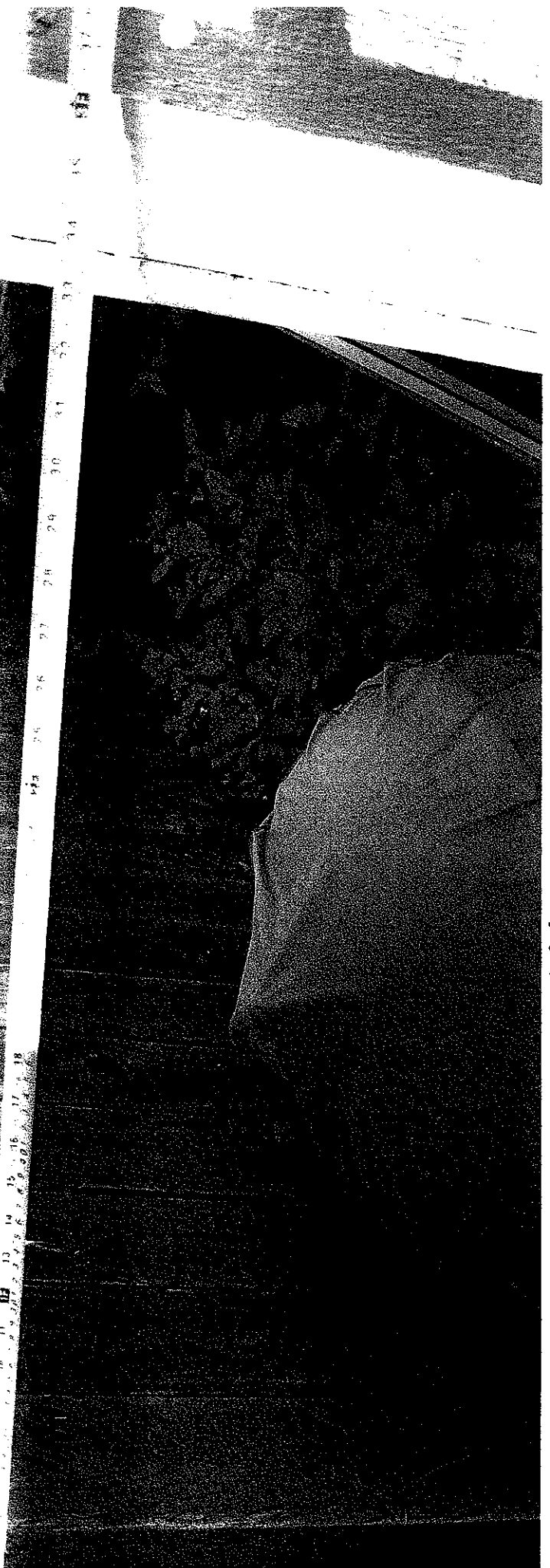




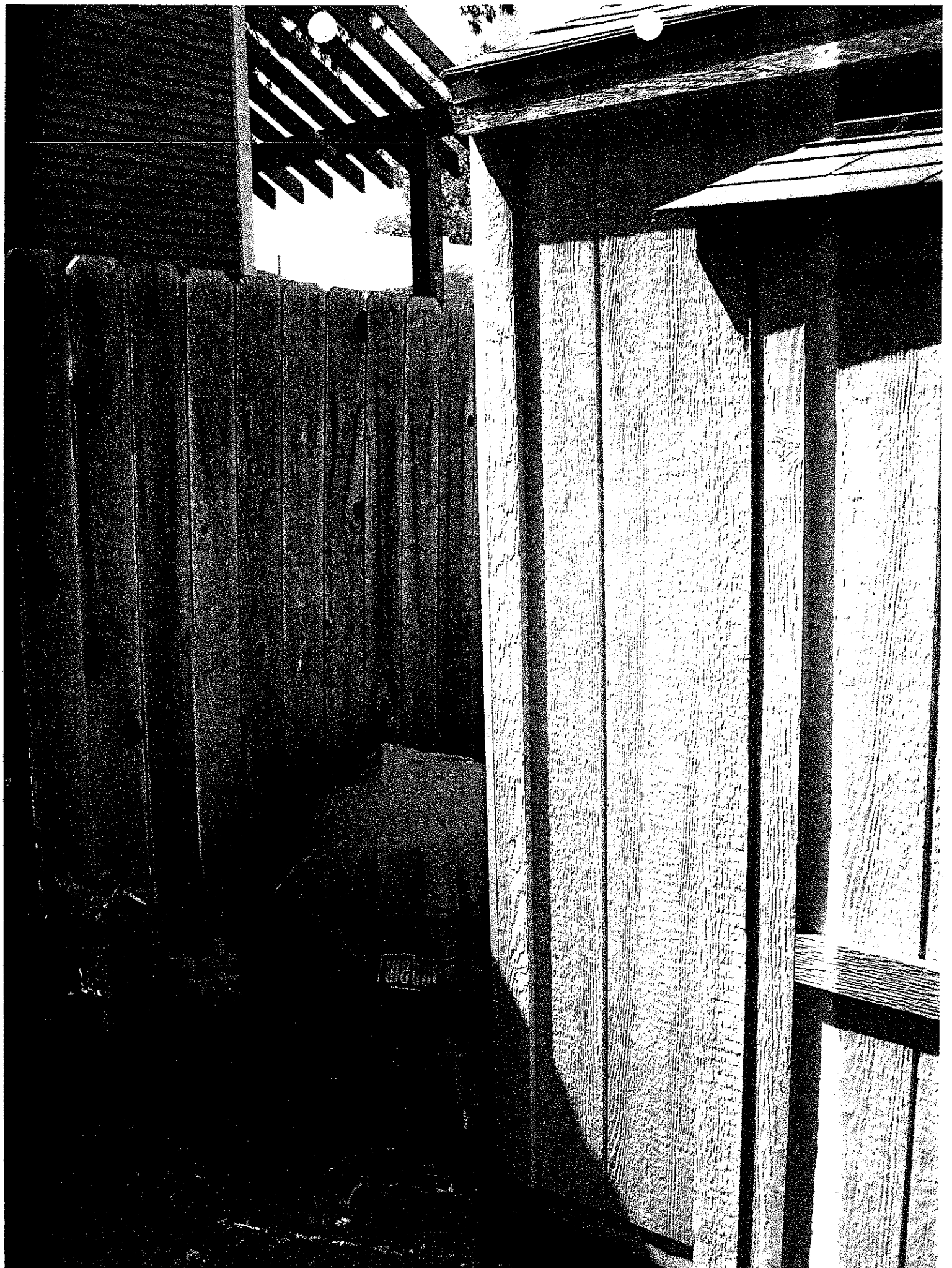
4703 AVENUE F



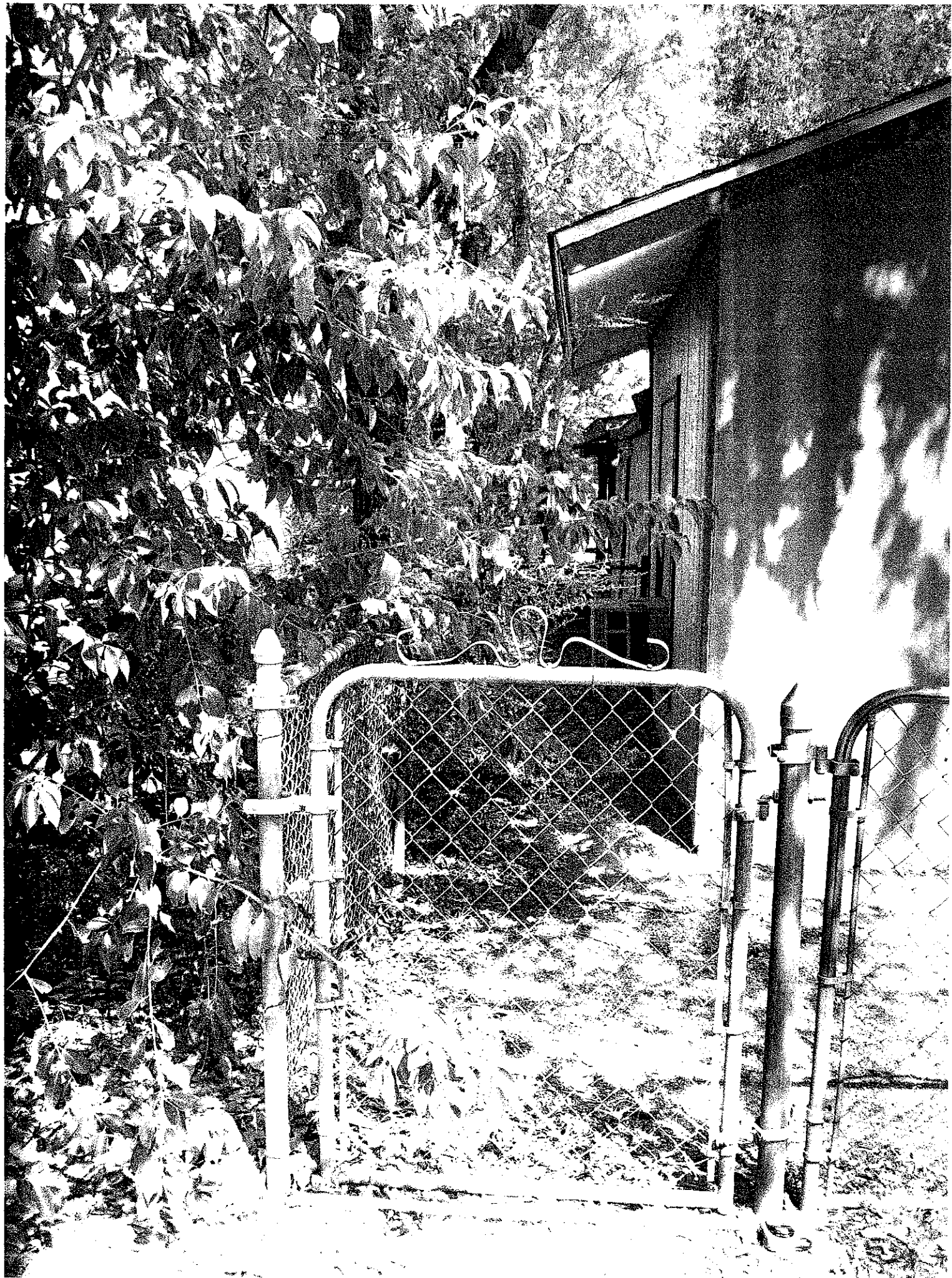




4703 AVENUE F



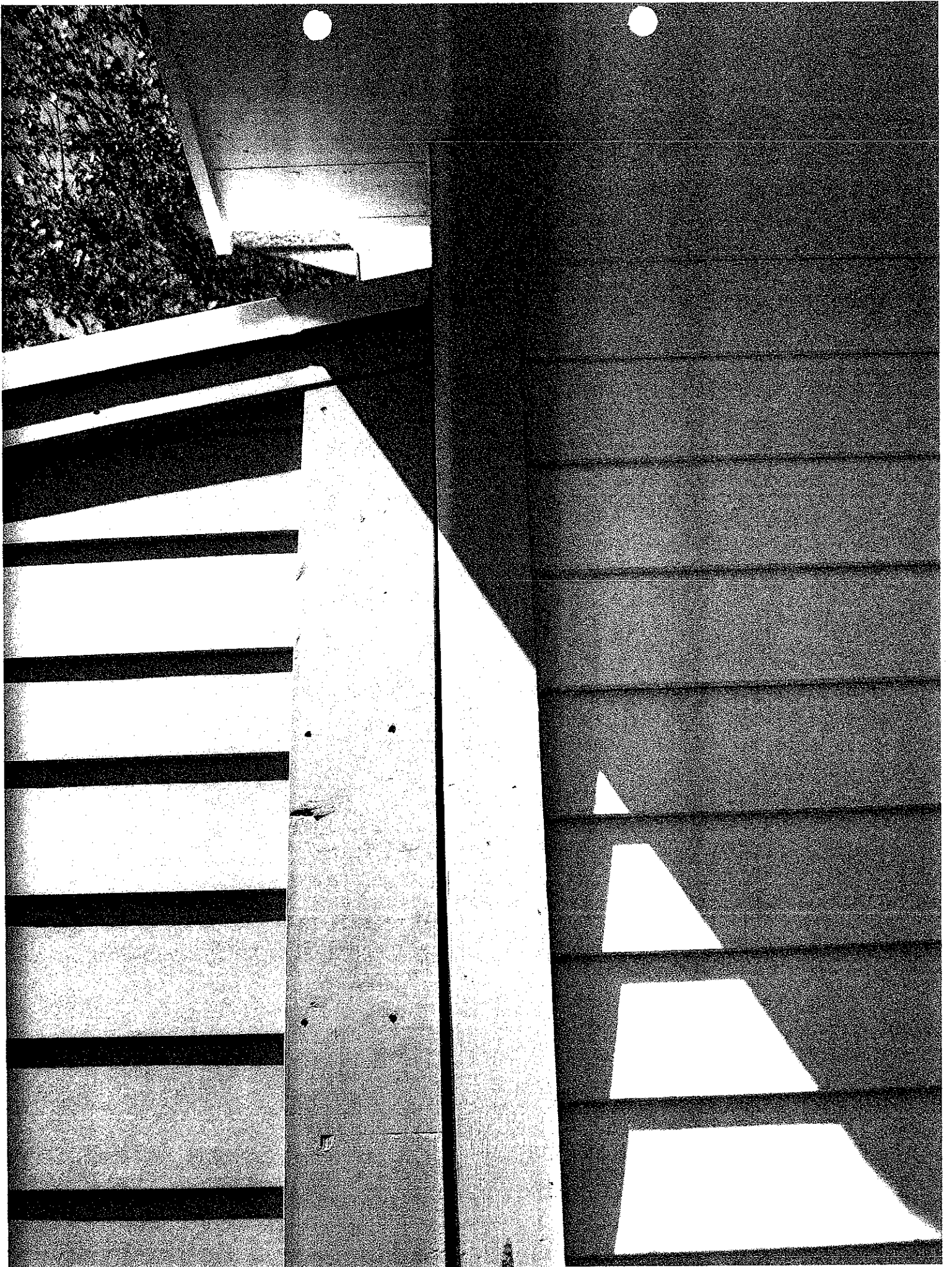




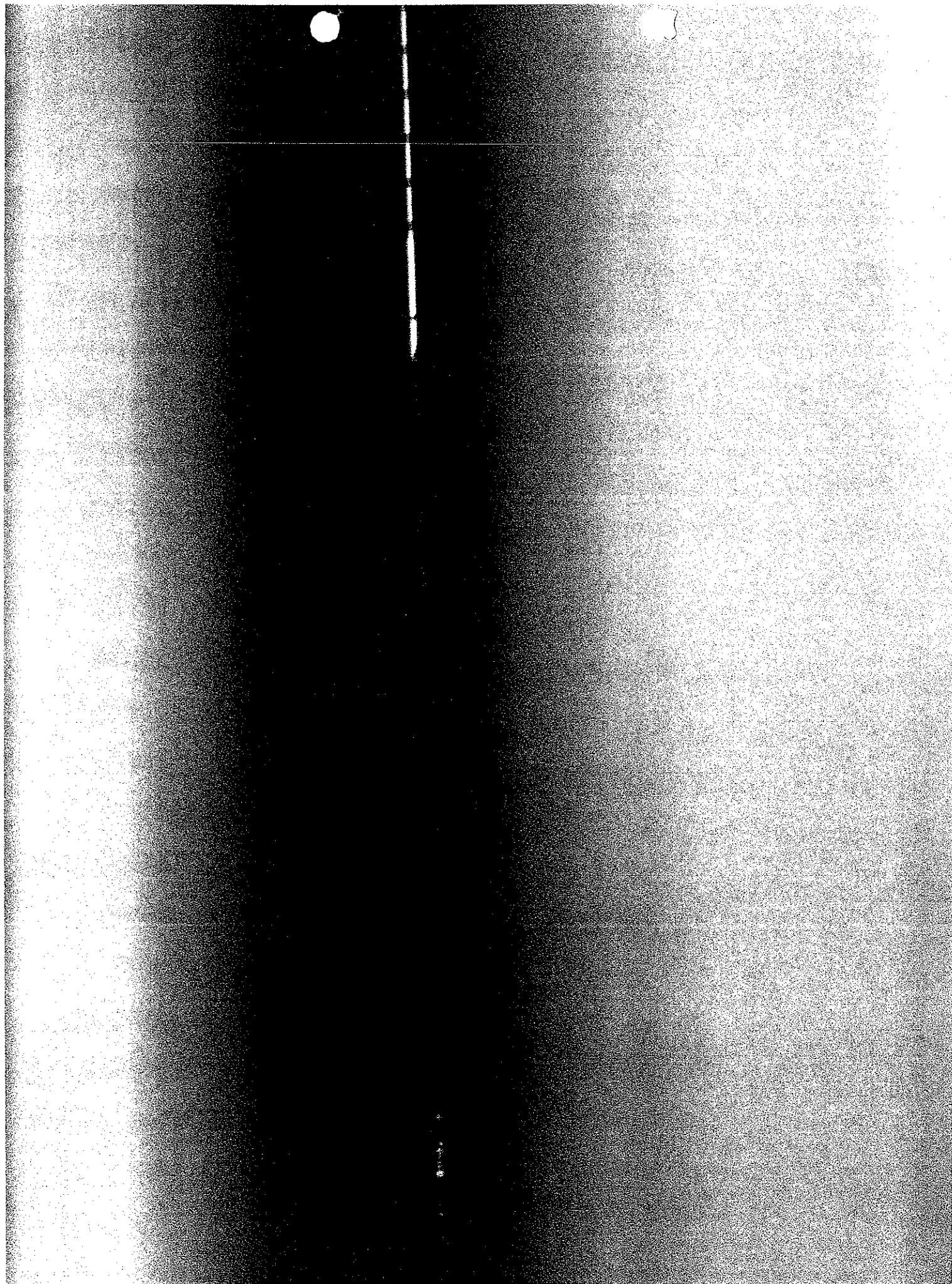




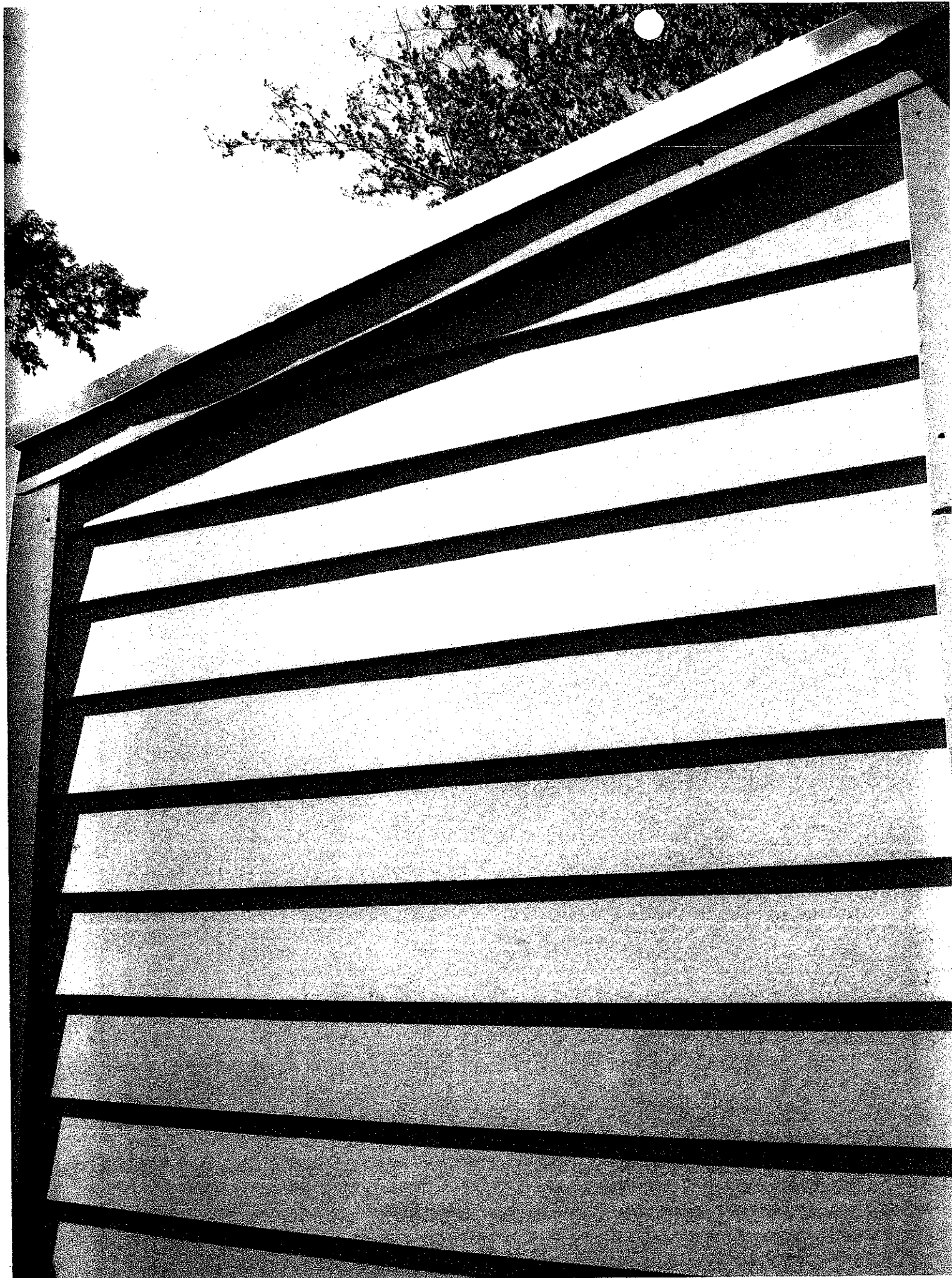


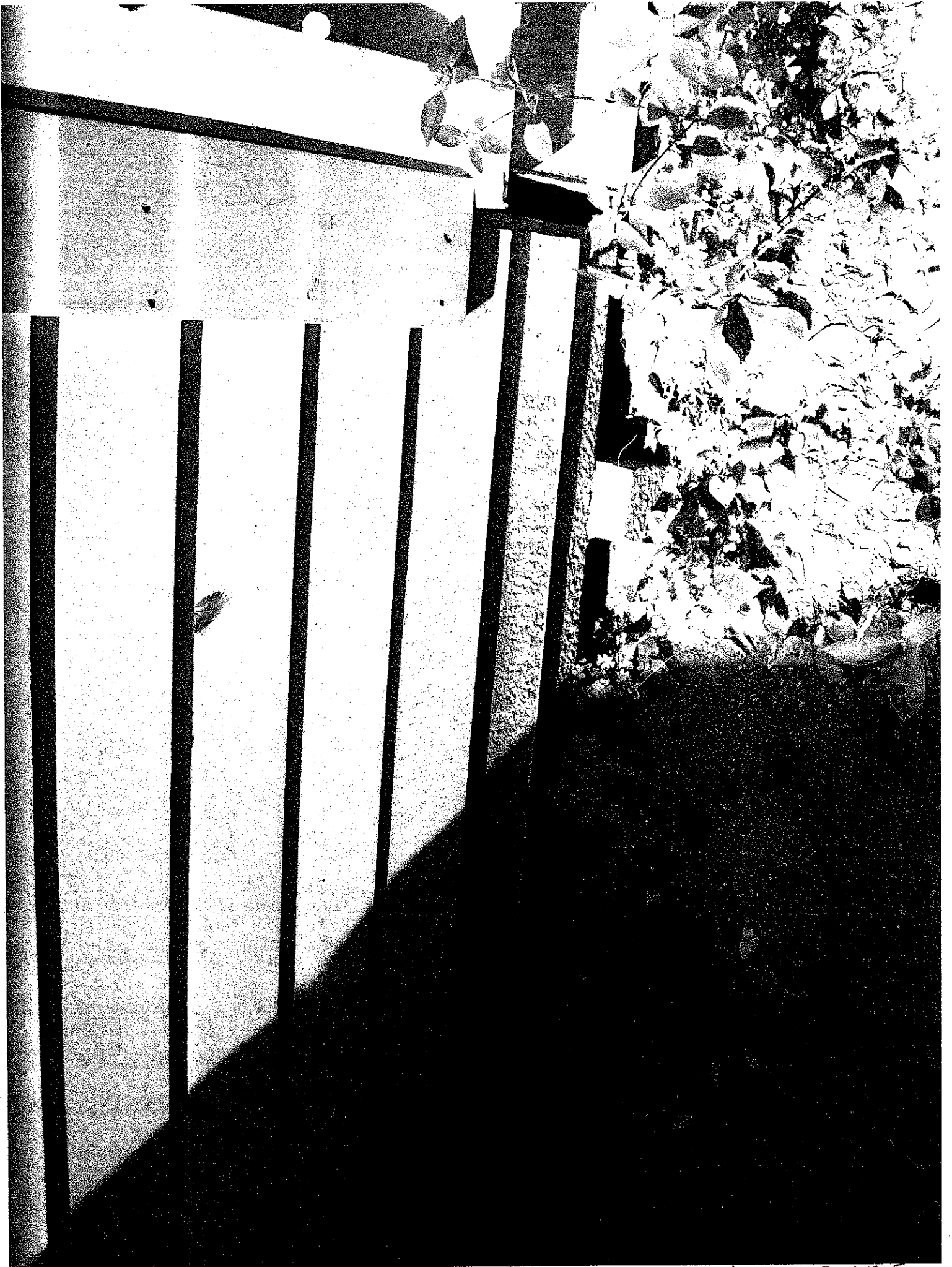














Berry Green, Jr.

4705 Avenue F

213

So. 46<sup>th</sup>  
3.

1

J. J. Hegeman

Frame residence

30869 7-13-46

\$2700.00

Owner

5



# City of Austin BUILDING PERMIT

PERMIT NO: 2002-001651-PR

Type: RESIDENTIAL Status: Approved

4705 AVENUE F

Issue Date: 03/11/2002 **EXPIRY DATE:**

LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition				ISSUED BY: Sylvia Benavidez			
1 Sty Addn For Living Rm/Porch Wrap Around Steps/2nd Bdrm-Closet									
TOTAL SQFT		VALUATION Tot Val Rem: \$ .00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

<b>Contact</b> Applicant, Chris Cash Kristynik	<b>Phone</b> (512) 524-0901	<b>Contact</b>	<b>Phone</b>
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	82.00	3/12/2002						
<b>Fees Total:</b>	<b>82.00</b>							

<b>Inspection Requirements</b>			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>
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By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2002-001651-PR

**Type:** RESIDENTIAL

**Status:** Approved

**4705 AVENUE F**

**Issue Date:** 03/11/2002

**EXPIRY DATE:**

<b>LEGAL DESCRIPTION</b> Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN						<b>SITE APPROVAL</b>		<b>ZONING</b>	
<b>PROPOSED OCCUPANCY:</b>		<b>WORK PERMITTED:</b> Addition				<b>ISSUED BY:</b> Sylvia Benavidez			
1 Sty Addn For Living Rm/Porch Wrap Around Steps/2nd Bdrm-Closet									
<b>TOTAL SQFT</b>	<b>VALUATION</b> Tot Val Rem: \$00		<b>TYPE CONST.</b>	<b>USE CAT.</b> 434	<b>GROUP</b>	<b>FLOORS</b> 2	<b>UNITS</b>	<b># OF PKG SPACES</b>	
<b>TOTAL BLDG. COVERAGE</b>	<b>% COVERAGE</b>	<b>TOTAL IMPERVIOUS COVERAGE</b>		<b>% COVERAGE</b>	<b># OF BATHROOMS</b>		<b>METER SIZE</b>		



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2000-004854-BP  
**4705 AVENUE F**

Type: RESIDENTIAL Status: Final  
Issue Date: 05/05/2000 **EXPIRY DATE: 05/26/2000**

LEGAL DESCRIPTION Lot 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: New Two Story Res W/Att Porch		WORK PERMITTED: New				ISSUED BY: Nora Briones			
TOTAL SQFT		VALUATION Tot Job Val: \$100,000.00		TYPE CONST.	USE CAT. 101	GROUP	FLOORS 2	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

<u>Contact</u>	<u>Phone</u>	<u>Contact</u>	<u>Phone</u>
General Contractor, Straightline Contraction Inc	0 -		

<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	245.00	5/5/2000	Electrical Permit Fee	140.00	5/27/2000	Mechanical Permit Fee	79.00	5/24/2000
Plumbing Permit Fee	95.00	5/24/2000						
<b>Fees Total:</b>	<b>559.00</b>							

<b>Inspection Requirements</b>			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2000-004854-BP

**Type:** RESIDENTIAL **Status:** Final

**4705 AVENUE F**

**Issue Date:** 05/05/2000

**EXPIRY DATE:** 05/26/2000

<b>LEGAL DESCRIPTION</b> Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN						<b>SITE APPROVAL</b>		<b>ZONING</b>	
<b>PROPOSED OCCUPANCY:</b> New Two Story Res W/Att Porch		<b>WORK PERMITTED:</b> New				<b>ISSUED BY:</b> Nora Briones			
<b>TOTAL SQFT</b>		<b>VALUATION</b>  Tot Job Val: \$100,000.00		<b>TYPE CONST.</b>	<b>USE CAT.</b>  101	<b>GROUP</b>	<b>FLOORS</b>  2	<b>UNITS</b>	<b># OF PKG SPACES</b>
<b>TOTAL BLDG. COVERAGE</b>		<b>% COVERAGE</b>	<b>TOTAL IMPERVIOUS COVERAGE</b>		<b>% COVERAGE</b>		<b># OF BATHROOMS</b>		<b>METER SIZE</b>

Type	Date	Status	Comments	Inspector
101 Building Layout	5/26/2000	Pass	MIGRATED FROM PIER.	
102 Foundation	5/26/2000	Pass	MIGRATED FROM PIER.	
103 Framing	5/25/2000	Pass	MIGRATED FROM PIER.	Larry Sebek
105 Wallboard	5/26/2000	Pass	MIGRATED FROM PIER.	
111 Energy Final	5/26/2000	Pass	MIGRATED FROM PIER.	Larry Sebek
112 Final Building	5/26/2000	Pass	MIGRATED FROM PIER.	Larry Sebek
609 Fire		Open		Tom Tarvin





# City of Austin BUILDING PERMIT

PERMIT NO: 2000-004853-BP

4705 AVENUE F

Type: RESIDENTIAL

Status: Final

Issue Date: 05/05/2000

EXPIRY DATE: 05/26/2000

LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: Demolish Residence		WORK PERMITTED: Demolition				ISSUED BY: Nora Briones			
TOTAL SQFT		VALUATION Tot Val Rem: \$0.00		TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

<u>Contact</u> General Contractor, Earl Straight, Straightline Properties	<u>Phone</u> (512) 454-1331	<u>Contact</u>	<u>Phone</u>
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	44.00	5/5/2000						
<b>Fees Total:</b>	<b>44.00</b>							

<b>Inspection Requirements</b> Building Inspection
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The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>
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# City of Austin BUILDING PERMIT

PERMIT NO: 2000-004853-BP

Type: RESIDENTIAL

Status: Final

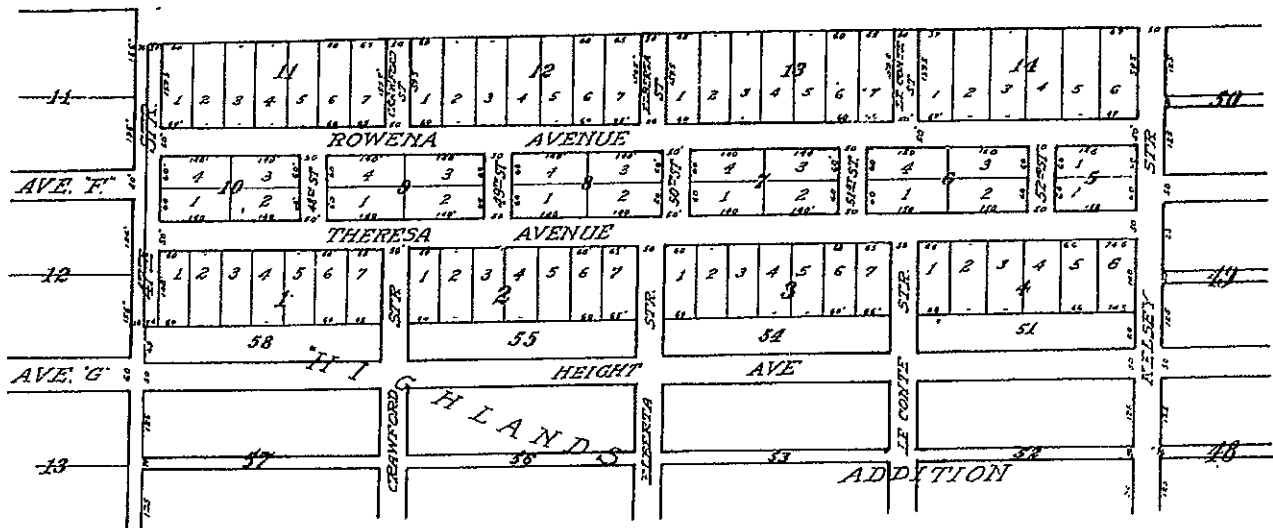
4705 AVENUE F

Issue Date: 05/05/2000

EXPIRY DATE: 05/26/2000

LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: Demolish Residence		WORK PERMITTED: Demolition				ISSUED BY: Nora Briones			
TOTAL SQFT		VALUATION Tot Val Rem: \$0.00		TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Type	Date	Status	Comments	Inspector
101 Building Layout	5/26/2000	Pass	MIGRATED FROM PIER.	Larry Sebek
112 Final Building	5/26/2000	Pass	MIGRATED FROM PIER.	Larry Sebek
609 Fire		Open		Tom Tarvin



# J. J. HEGMAN'S SUBDIVISION

OF 22 1/2 ACRES OF LAND ON THE JAMES P. WALLACE LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS

The State of Texas, # Know all men by these presents: - That I, J.J. Hegman, County of Travis, # of the City of Austin, County of Travis and State of Texas, being the owner of 22 1/2 acres of land out of the James P. Wallace League, situated in Travis County, Texas, have had the same surveyed and platted into Lots and Blocks, as shown on the plat hereto attached, and I do hereby dedicate, for the use of the public, the Streets and Alleys, as designated and shown upon said Plat.

Witness my hand, this the 19th day of June A. D. 1925.

J. J. Hegman

The State of Texas, # Before me, the undersigned authority on this County of Travis, # day personally appeared J.J. Hegman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 19th day of June A.D. 1925.



J. J. Hegman  
Notary Public, Travis County, Texas

FILED 4:00 P.M. JUNE 19, 1925  
RECORDED 5:00 P.M. JUNE 22, 1925. ✓

*Similar Variance*

CITY OF AUSTIN  
Board of Adjustment/Sign Review Board  
Decision Sheet

*@ 4709*

*Avenue*

DATE: Wednesday, March 9, 2011

CASE NUMBER: C15-2011-0006 *F*

☐ Y ☐ Jeff Jack  
☐ Michael Von Ohlen **ABSENT**  
☐ Y ☐ Nora Salinas  
☐ Y ☐ Bryan King **Motion to Grant two variance and PP last variance**  
☐ Y ☐ Leane Heldenfels, Chairman  
☐ Y ☐ Clarke Hammond, Vice Chairman  
☐ Y ☐ Heidi Goebel  
☐ Y ☐ Melissa Hawthorne **2<sup>nd</sup> the Motion**

DATE: Monday, March 14, 2011

☐ Y ☐ Jeff Jack  
☐ A ☐ Michael Von Ohlen **ABSENT**  
☐ Y ☐ Nora Salinas  
☐ Y ☐ Bryan King **2<sup>nd</sup> the Motion**  
☐ A ☐ Leane Heldenfels, Chairman **ABSENT**  
☐ Y ☐ Clarke Hammond, Vice Chairman  
☐ Y ☐ Heidi Goebel **Motion to Grant 35 ft for garage**  
☐ Y ☐ Melissa Hawthorne

APPLICANT: David, Whitworth

ADDRESS: 4709 AVENUE F

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 40 feet in order to erect a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. **GRANTED 3/9/11**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 5,000 square feet in order to erect a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. **GRANTED 3/9/11**

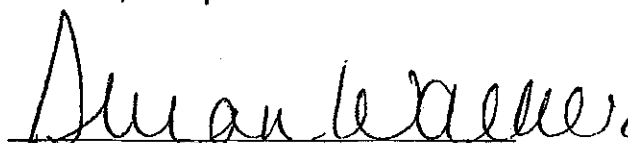
The applicant has requested a variance from Ordinance #20050818-064; Part 7; (10) in order to decrease the minimum attached garage setback from 60 feet to 25 feet in order to erect a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. **GRANTED 35 FEET FOR GARAGE 3/14/11**

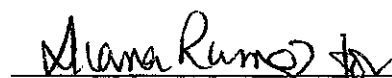
**BOARD'S DECISION:** The public hearing was closed on Board Member Bryan King motion to Grant two variance only (minimum lot width and lot size) and to Postpone last variance to March 14, 2011 (additional information needed), Board Member Melissa Hawthorne second on a 7-0 vote; **GRANTED TWO VARIANCES ONLY**

**March 14, 2011 -** The public hearing was closed on Board Member Heidi Goebel motion to Grant a 35 feet for garage, Board Member Bryan King second on a 6-0 vote; **GRANTED.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: single family home can not be built on this lot zoned for single family use because the lot is only 40ft x 125ft less that what code requires. The lot is narrow and hard to balance all the land development requirements building coverage, obey 60ft NCCD setbacks for garage
2. (a) The hardship for which the variance is requested is unique to the property in that: this property does not meet the minimum lot size (5,750 sf) and lot width (50ft) requirement set by the North Hyde park NCCD (which is based on SF-3 zoning by City Code), it does not meet the requirement because it was created long before the NCCD was written 2004. The lot was previously granted variance of lot width and size and final variance need to continue with project  
  
(b) The hardship is not general to the area in which the property is located because: The property has existed in current configuration since 1948, which allows for substandard lot exemption. Lot was subdivided many years ago
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: Home can be built in a style that adheres to the neighborhood aesthetic while accommodating a single car attached garage. House is in keeping with the Hyde Park, front porch and reduced setback.

  
Susan Walker  
Executive Liaison

  
Leane Heldenfels  
Chairman