

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

**DATE:** Monday, August 8, 2011

**CASE NUMBER:** C15-2011-0086

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\_\_\_\_\_  
\_\_\_\_\_  
Jeff Jack  
Michael Von Ohlen  
Nora Salinas  
Bryan King  
Leane Heldenfels, Chairman  
Clarke Hammond, Vice Chairman  
Heidi Goebel

**APPLICANT:** Douglas Gibbins

**OWNER:** Zod Bozurgmehr

**ADDRESS:** 201 34TH ST

**VARIANCE REQUESTED:** 201 E 34<sup>th</sup> Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 5,871.2 square feet in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 18 feet 11 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 6 feet 6 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet 10 inches in order to subdivide one lot into two lots and maintain a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 8 feet 5 inches in

order to subdivide one lot into two lots and maintain a two-family residential use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**3307 Helms Street** – 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 2,980.5 square feet in order to subdivide one lot into two lots and maintain a single-family residence use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

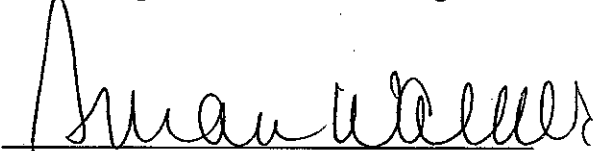
The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 9 feet 2 inches in order to subdivide one lot into two lots and maintain a single-family residence use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.


The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 1 foot in order to subdivide one lot into two lots and maintain a single-family residence and detached garage use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**BOARD'S DECISION: POSTPONED TO October 10, 2011 FOR FURTHER DISCUSSION BETWEEN APPLICANT AND NEIGHBORHOOD ASSOCIATIONS**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
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:

  
Susan Walker  
Executive Liaison

  
Leane Heldenfels  
Chairman

"September 20, 2011

Impervious Cover Calculator

Address:	Lot Total Area (SF)	8852
201 E. 34th St.	N. Lot	5791.46
Austin, TX 78705	S. Lot	3060.54

<u>Impervious Cover</u>	<u>Measure</u>	<u>Adjustment</u>	<u>Subtotal</u>
N. House			1372.3
Conc Porch			35.5
N. Sidewalk			71.0
Deck	110.2	50%	55.1
N. AC pad			9.0
Garage			450.5
Garage Stairs	51	50%	25.5
Garage Conc walk			78.7
N. Paver walkway			283.4
N. Stone Walls			59.7
<b>North Subtotal</b>			<b>2440.7</b>

S. House			863.3
Covered Porch			80.0
S. Garage			165.3
Conc Walk			36.8
S. AC Pad			9.0
Conc Drive			65.4
Conc Strips			22.0
Deck	68.5	50%	34.3
<b>South Subtotal</b>			<b>1276.1</b>

<b>North+South Total</b>	<b>3716.8</b>
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% Totals

	Maximum Impervious Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	45%	42.0%	<b>Meets Standards</b>
N. Portion	45%	42.1%	<b>Meets Standards</b>
S. Portion	45%	41.7%	<b>Meets Standards</b>

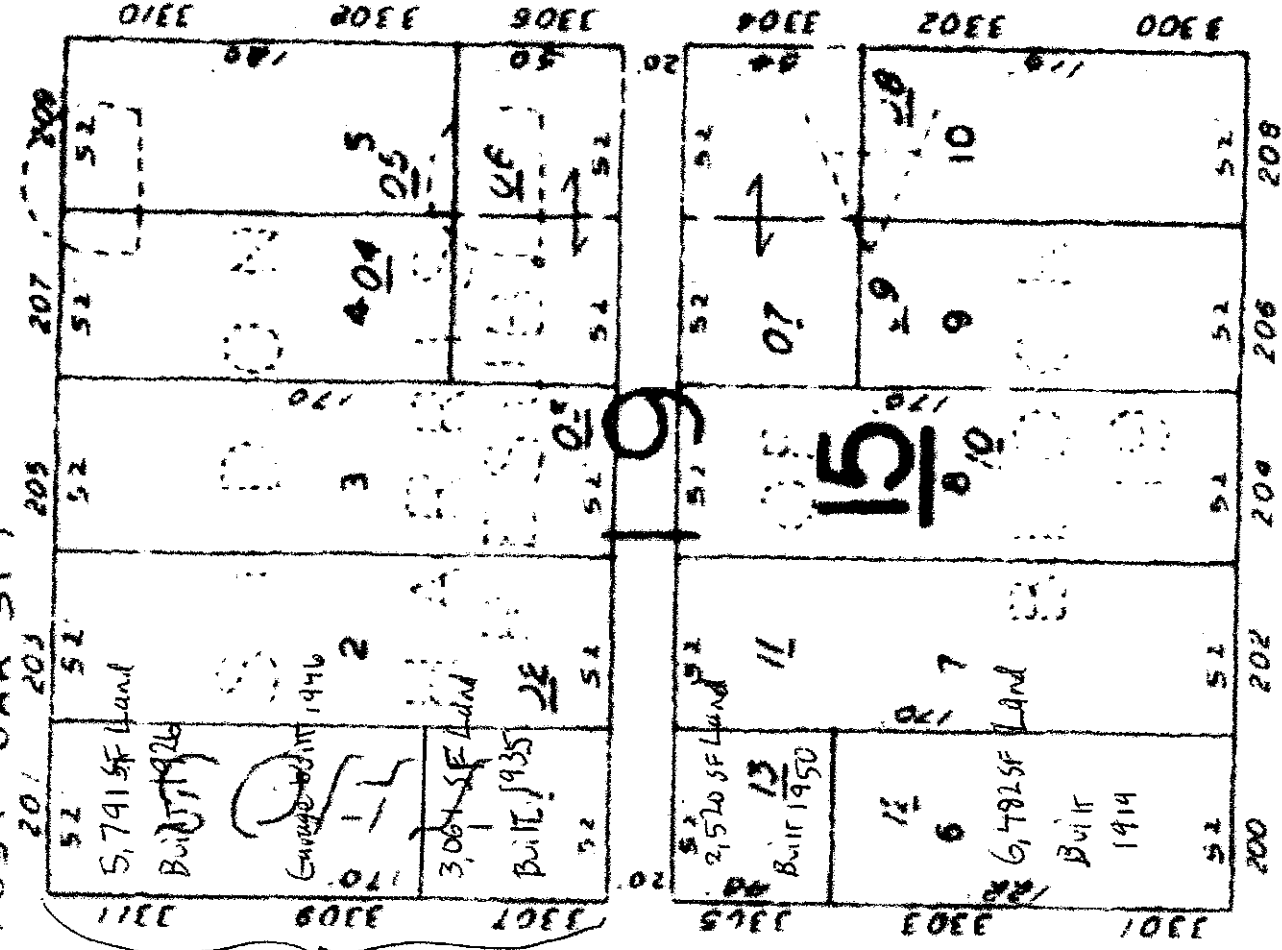
	Maximum Building Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	40%	31.2%	<b>Meets Standards</b>
N. Portion	40%	31.5%	<b>Meets Standards</b>
S. Portion	40%	33.6%	<b>Meets Standards</b>

EAST

34TH

STREET

(POST OAK ST.)



3400

3304

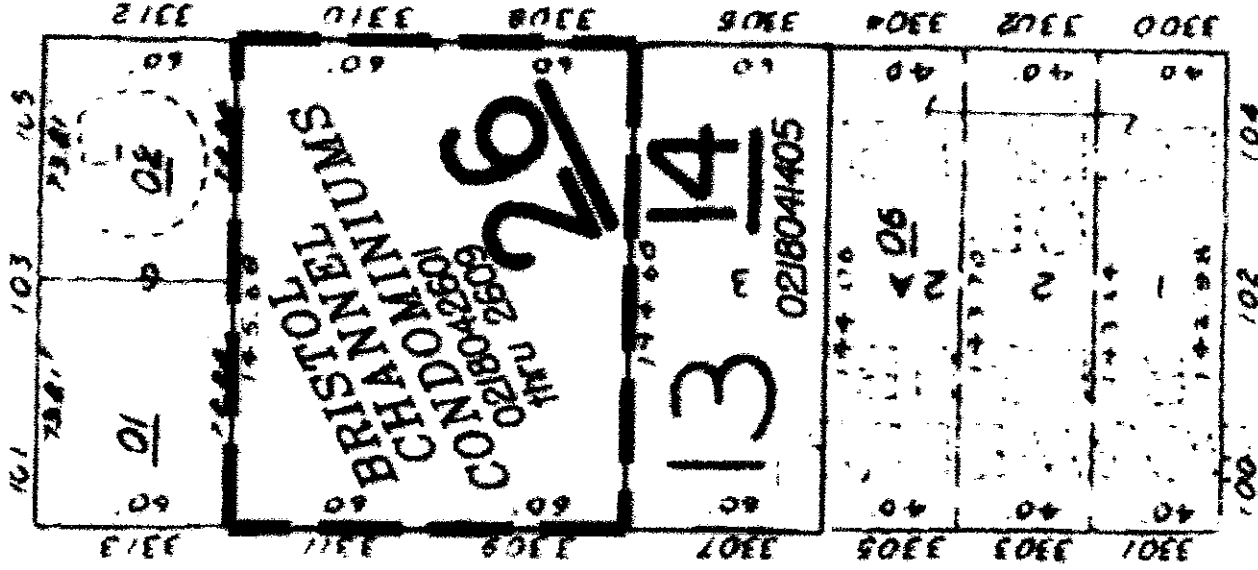
3302

3300

3210

3208

SPEEDWAY



EAST

33RD

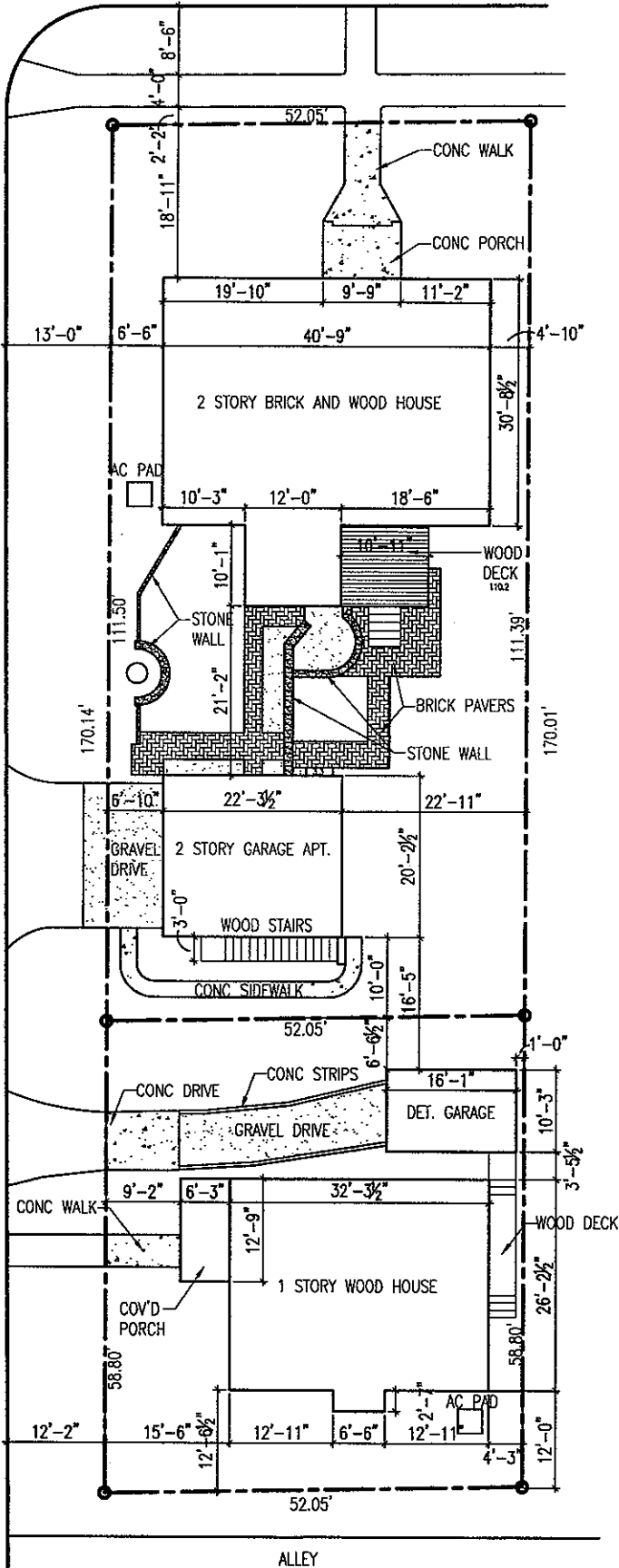
STREET

C ROOMS

HELMS

E. 34TH ST.

HELMS AVENUE



01

PLAT PLAN

201 E. 34th St. Austin, TX 78705

**ORDINANCE NO. 20081120-026**

**AN ORDINANCE AMENDING ORDINANCE NO. 040826-58 TO CLARIFY CERTAIN USES IN THE COMMERCIAL DISTRICT AND CORRECT AN EXHIBIT FOR THE PROPERTY GENERALLY IDENTIFIED AS THE RESIDENTIAL DISTRICT LOCATED WITHIN THE NORTH UNIVERSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN AREA, AND REZONING AND CHANGING THE ZONING MAP FROM NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT TO NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 040826-58 (the "Original Ordinance") zoned property and established a neighborhood conservation-neighborhood plan combining district to approximately 234.87 acres of land in the City of Austin, Travis County, Texas, generally known as the North University conservation-neighborhood plan combining district ("NUNA") and more particularly described and identified in Zoning Case No. C14-04-0022. The Original Ordinance was amended by Ordinance No. 20070111-077 in Zoning Case No. C14-06-0186.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood conservation-neighborhood plan (NCCD-NP) combining district to neighborhood conservation-neighborhood plan (NCCD-NP) combining district on approximately 234.87 acres of land described in Zoning Case No. C14-04-0022, on file at the Neighborhood Planning and Zoning Department, and generally identified in the map attached as Exhibit "A" incorporated into this ordinance, (the "Property"), locally known as the area bounded by 38<sup>th</sup> Street to the north, San Jacinto Boulevard and 27<sup>th</sup> Street to the south, Guadalupe Street to the west, and Duval Street to the east, in the City of Austin, Travis County, Texas.

**PART 4.** The Original Ordinance is amended as shown in this Part.

- A. District 1A was inadvertently omitted from Exhibit "C" of the Original Ordinance. A new Exhibit "C" that identifies this District 1A is substituted for the original Exhibit "C" and made a part of the Original Ordinance. It is attached to this ordinance as Exhibit "B".

- B. A group residential use is prohibited in the San Jacinto District as reflected in Part 5 Section 1(c) of the Original Ordinance. In Part 5(2) the NUNA NCCD Districts table for the commercial zoning districts is amended to remove the P designation for group residential use under the column labeled San Jacinto 4, as shown below in this Part 4.
- C. An off-site accessory use is a conditional use in the Adams Park 3 district and a permitted use at 3000 Hemphill Park only in the Adams Park 3A district. This use designation was inadvertently reversed in the NUNA NCCD Districts table. The table is amended to correct this error as shown below in this Part 4.

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transltion 6
	CS/LR	LO/NO						
<b>Residential Uses</b>								
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P
Condominium Residential	P	P	P	P	P	P	C	P
Duplex Residential	--	P	P	P	--	--	--	P
Group Residential	--	--	P	P(2)	P(5)	P	P	--
Mobile Home Residential	--	--	--	--	--	--	--	--
Multifamily Residential	P	--	P	P	P	P	P	P
Retirement Housing (Small Site)	P	P	P	P	P	P	P	P
Retirement Housing (Large Site)	C	--	C	C	C	C	P	C
Single-Family Attached Residential	--	--	--	--	--	--	--	--
Single-Family Residential	P	P	P	P	P	P	--	P
Small Lot Single-Family Residential	--	--	P	--	--	--	--	--
Townhouse Residential	--	P	P	P	--	--	--	--
Two-Family Residential	P	P	P	P	P	P	--	P
<b>Commercial Uses</b>	<b>2</b>	<b>2</b>	<b>2A</b>	<b>3</b>	<b>3A</b>	<b>4</b>	<b>5</b>	<b>6</b>
Administrative and Business Offices	P	P	P	P	P	P	P	P

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guadalupe 5</b>	<b>Transition 6</b>
Agricultural Sales and Services	--	--	--	--	--	--	--	--
Art Gallery	P	--	P	--	P	P	P	--
Art Workshop	--	--	P	--	P	C	P	P
Automotive Rentals	--	--	--	--	--	--	P(2)	--
Automotive Repair Services	--	--	--	--	--	--	P(2)	--
Automotive Sales	--	--	--	--	--	--	P(2)	--
Automotive Washing (of any type)	--	--	--	--	--	--	P(2)	--
Building Maintenance Services	--	--	--	--	--	--	--	--
Business or Trade School	--	--	P	--	C	C	C	--
Business Support Services	--	--	--	--	P(1)	P(1)	P(2)	--
Campground	--	--	--	--	--	--	--	--
Carriage Stable	--	--	--	--	--	--	--	--
Cocktail Lounge	--	--	--	--	P(10)	C(2)	--	--
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--
Commercial Off-Street Parking	--	--	--	--	--	--	--	--
Communications Services	P	--	P	--	P	P	P	P
Construction Sales and Services	--	--	--	--	--	--	--	--
Consumer Convenience Services	P	--	P	--	P	P	P	--
Consumer Repair Services	P	--	P	--	P	P	P	--
Convenience Storage	--	--	--	--	--	--	--	--
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--
Electronic Prototype Assembly	--	--	P	--	--	--	--	--
Equipment Repair Services	--	--	--	--	--	--	--	--
Equipment Sales	--	--	--	--	--	--	--	--
Exterminating Services	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Financial Services	--	--	P	--	--	--	P	--
Food Preparation	P	--	P	--	P	P	P	--
Food Sales	P(4)	--	P	--	P(4)	P/C	P(3)	--
Funeral Services	--	--	--	--	--	--	--	--
General Retail Sales (Convenience)	P	--	P	--	P	P	P	--
General Retail Sales (General)	P/C(13)	--	P	--	P	P	P	--
Hotel-Motel	P	--	P	--	P	P	P	C
Indoor Entertainment	--	--	P	--	--	--	--	--
Indoor Sports and Recreation	--	--	P	--	C	C	C	--
Kennels	--	--	--	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	P(11)	--
Liquor Sales	--	--	--	--	--	--	P(10)	--
Marina	--	--	--	--	--	--	--	--
Medical Offices -- Exceeding 5000 sq. ft. gross floor area	--	--	P(6)	--	C	C	P	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	--	P	--	P	P	P	--
Monument Retail Sales	--	--	--	--	--	--	--	--
Off-Site Accessory Parking	--	--	C	P(12) C	P(12) C	C	C	--
Outdoor Entertainment	--	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	--	C	--	C	--
Pawn Shop Services	--	--	P(4)	--	--	--	--	--
Personal Improvement Services	P	--	P	--	P	P	P	--
Personal Services	P	--	P	--	P	P	P	P
Pet Services	--	--	P	--	P	P	P	--
Plant Nursery	--	--	--	--	C	C	C	--
Printing and Publishing	--	--	--	--	--	--	P	--

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guada- lupe 5</b>	<b>Transition 6</b>
Professional Office	P	P	P	P	P	P	P	--
Recreational Equipment Maint. & Stor.	--	--	--	--	--	--	--	--
Recreational Equipment Sales	--	--	--	--	--	--	--	--
Research Assembly Services	--	--	--	--	--	--	--	--
Research Services	--	--	P	--	--	--	--	--
Research Testing Services	--	--	--	--	--	--	--	--
Research Warehousing Services	--	--	--	--	--	--	--	--
Restaurant (General)	P(4)	--	P/C(7)	--	P	P	P	--
Restaurant (Limited)	P	--	P	--	P	P	P	--
Scrap and Salvage	--	--	--	--	--	--	--	--
Service Station	--	--	P(8)	--	--	--	P(2)	--
Software Development	P	P	P	P	P	P	P	P
Special Use Historic	C	--	C	--	C	C	P	C
Stables	--	--	--	--	--	--	--	--
Theater	P/C(13)	--	P	--	P	P	P	--
Vehicle Storage	--	--	--	--	--	--	--	--
Veterinary Services	P(4)	--	P(4)	--	--	--	P	--
Industrial Uses	<b>2</b>	<b>2</b>	<b>2A</b>	<b>3</b>	<b>3A</b>	<b>4</b>	<b>5</b>	<b>6</b>
Basic Industry	--	--	--	--	--	--	--	--
Custom Manufacturing	P(4)	--	P(4)	--	P(4)	P(4)	P(4)	--
General Warehousing and Distribution	--	--	--	--	--	--	--	--
Light Manufacturing	--	--	--	--	--	--	--	--
Limited Warehousing and Distribution	--	--	--	--	--	--	--	--
Recycling Center	--	--	--	--	--	--	--	--
Resource Extraction	--	--	--	--	--	--	--	--
Urban Farm	P	P	P	P	P	--	--	P
All Other Agricultural Uses	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Civic Uses	2	2	2A	3	3A	4	5	6
Administrative Services	P(4)	P	P(4)	P	P	P	P	P
Aviation Facilities	--	--	--	--	--	--	--	--
Camp	--	--	--	--	--	--	--	--
Cemetery	--	--	--	--	--	--	--	--
Club or Lodge	--	--	--	--	--	--	--	--
College and University Facilities	--	--	C	--	--	C	C	--
Communication Service Facilities	C	--	P	--	C	C	C	--
Community Events	--	--	--	--	--	--	--	--
Community Recreation (Private)	--	--	P(9)	--	C	C	C	--
Community Recreation (Public)	--	--	--	--	C	C	C	--
Congregate Living	--	C	C	C	--	--	--	--
Convalescent Services	--	--	--	--	--	--	--	--
Convention Center	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	P	--
Cultural Services	P	--	P	--	P	P	P	C
Day Care Services (Commercial)	C	C	C	C	C	C	C	--
Day Care Services (General)	C	P	C	P	C	C	P	--
Day Care Services (Limited)	P	P	P	P	P	P	P	P
Detention Facilities	--	--	--	--	--	--	--	--
Employee Recreation	--	--	--	--	--	--	--	--
Family Home	--	P	P	P	P	P	P	P
Group Home, Class I (General)	--	--	P	C	C	C	C	C
Group Home, Class I (Limited)	--	--	P	P	P	P	P	P
Group Home, Class II	--	--	C	--	--	--	C	--
Guidance Services	--	--	C	--	--	--	C	--
Hospital Services	--	--	--	--	--	--	--	--

<b>NUNA NCCD DISTRICTS</b> (General)	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guada- lupe 5</b>	<b>Transition 6</b>
Hospital Services (Limited)	--	--	P	--	--	--	C	--
Local Utility Services	C	C	C	C	C	C	C	C
Maintenance and Service Facilities	--	--	--	--	--	--	--	--
Major Public Facilities	--	--	--	--	--	--	--	--
Major Utility Facilities	--	--	--	--	--	--	--	--
Military Installations	--	--	--	--	--	--	--	--
Park and Recreation Services (General)	--	--	--	--	--	--	--	--
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--
Postal Facilities	C	--	C	--	--	--	C	--
Private Primary Educational Facilities	--	--	C	C	C	C	C	C
Private Secondary Educational Facilities	--	--	--	C	C	C	C	C
Public Primary Educational Facilities	--	--	--	C	P	P	P	P
Public Secondary Educational Facilities	--	--	--	C	P	P	P	P
Railroad Facilities	--	--	--	--	--	--	--	--
Religious Assembly	P	P	P	P	P	P	P	P
Residential Treatment	--	--	C	C	--	--	--	--
Safety Services	C	--	C	--	C	C	C	--
Transitional Housing	--	--	--	--	--	--	C	--
Transportation Terminal	--	--	--	--	--	--	--	--
All other Civic Uses	--	--	--	--	--	--	--	--
(1) Limited to 5,000 Gross Square Feet								
(2) Limited to south of 29th St.								
(3) Limited to 10,000 Gross Square Feet								
(4) Limited to 2,500 Gross Square Feet								

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
(5) South of 30th St. only								
(6) Limited to 8,000 Gross Square Feet								
(7) Conditional over 3500 Square Feet								
(8) Limited to 2,000 Gross Square Feet								
(9) Indoor only								
(10) Limited to CS-1 only								
(11) Permitted only at 3001 Guadalupe								
(12) Permitted at 3000 Hemphill Park only								
(13) P under 5,000GSF - C over 5,000 SF per tenant								

**PART 5** Except as otherwise specifically provided in this ordinance, the Property in the NUNA plan area is subject to Ordinance No. 040826-58, as amended, that established the North University neighborhood conservation-neighborhood plan combining district.

**PART 6.** This ordinance takes effect on December 1, 2008.

**PASSED AND APPROVED**

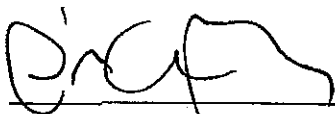
November 20, 2008

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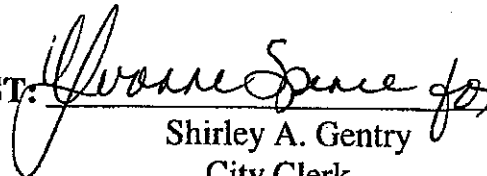
Will Wynn  
Mayor

APPROVED:

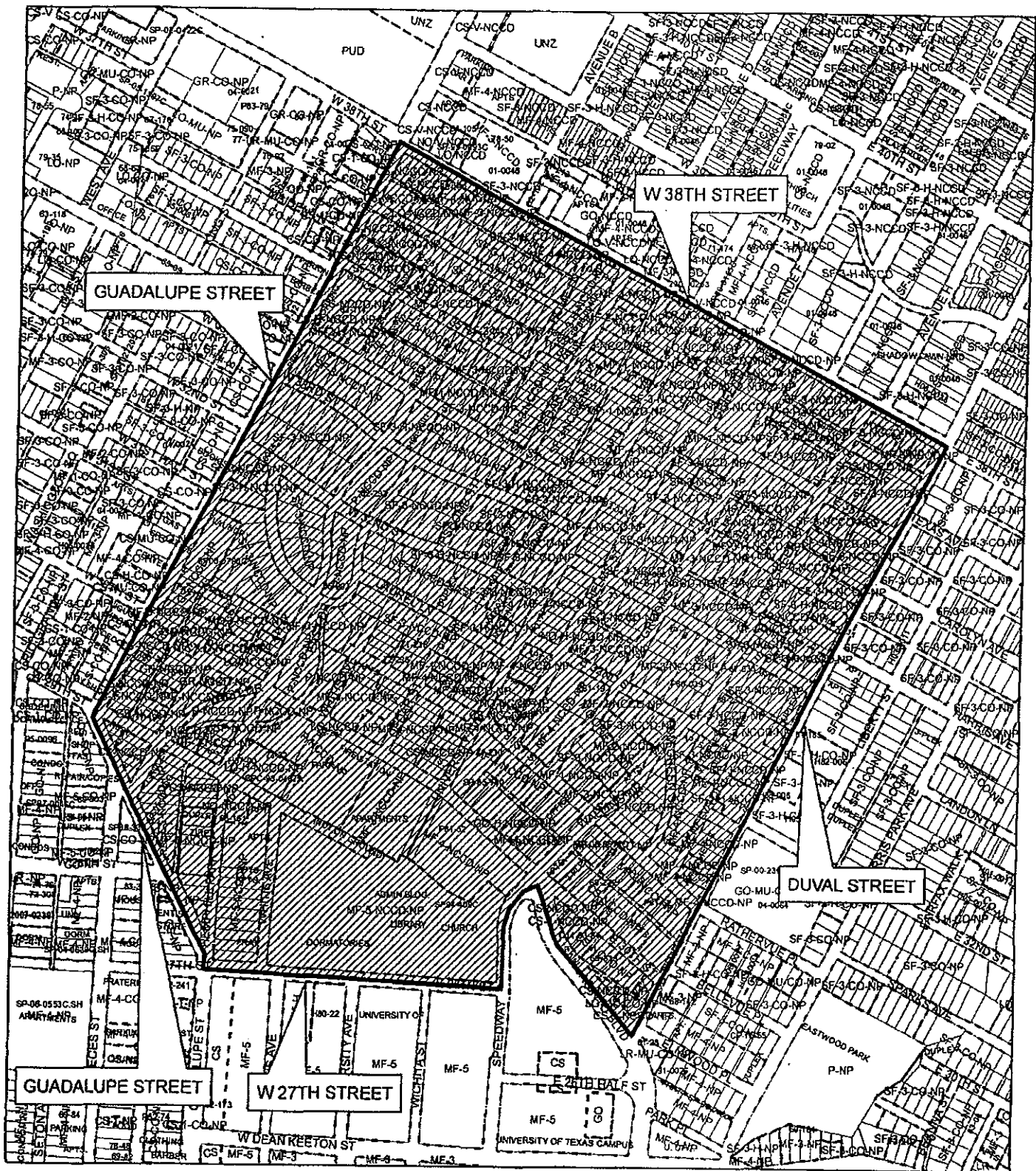


David Alan Smith  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk



# ZONING EXHIBIT A



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

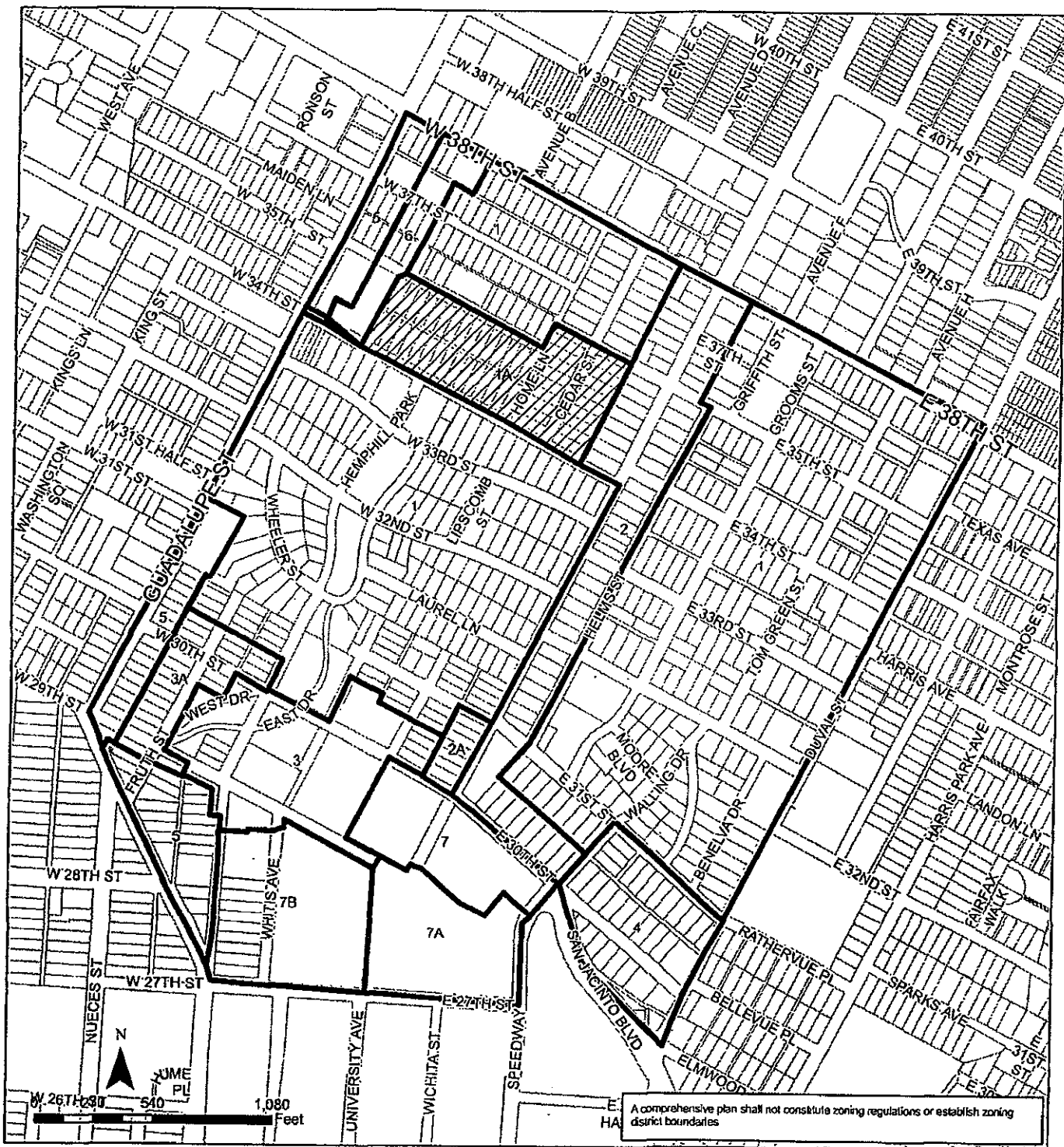
OPERATOR: S. MEEKS

ZONING CASE#: C14-04-0022  
 ADDRESS: NORTH UNIVERSITY NCCD  
 SUBJECT AREA: 234.870 ACRES  
 GRID: J24 & J25  
 MANAGER: W. RHOADES



1" = 600'









This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## North University Neighborhood Conservation Combining District

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

### Key to Districts

- |   |                               |   |                                 |
|---|-------------------------------|---|---------------------------------|
|  | 1. Residential District East  |  | 5. Guadalupe District Central   |
|  | 1A. Residential District West |  | 6. Transition District          |
|  | 2-2A. Speedway District       |  | 7. 7A, 7B Waller Creek/Seminary |
|  | 3-3A. Adams Park District     |   |                                 |
|  | 4. San Jacinto District       |   |                                 |



City of Austin  
Neighborhood Planning and Zoning Dept.  
Created on 10/03/2008

Replaces Exh "C" of Ord. # 040826-58

EXHIBIT B

the said premises unto the said S. M. Alexander and wife, Ora Elizabeth Alexander, their heirs, assigns, personal representatives lawfully claiming or to claim the same in any part thereof.

Witness my hands this the 4th day of January, 1946.

L. C. Farnell

Laura May Farnell

3.10 U. S. Int. Rev. Stamps Can.

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared L. C. Farnell 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; and also before me on this day personally appeared Laura May Farnell, wife of L. C. Farnell, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me separately and apart from her husband, and having same fully explained to her, she, the said Laura May Farnell, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this the 10th day of January, A. D. 1946.

Vivian Stuart

Notary Public, Travis County, Texas

(Notary Seal)

Filed for Record Jan. 10, 1946 at 3:15 P. M. Recorded Jan. 15, 1946 at 3:00 P. M.

0-----0

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Ada Horton Huck, a widow, of Travis County, Texas, for and in consideration of the natural love and affection which I have and bear for Catherine Huck Smothers, wife of George Smothers, have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Catherine Huck Smothers, of the County of Travis, in the State of Texas, as her separate property and estate, all that certain tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, and described as follows, to-wit:

The North forty-eight (48) feet of Lot No. Six (6) in Block No. Nineteen (19) in Groves Addition in the City of Austin, Travis County, Texas, according to the map or plat of said Addition recorded in Book 1, at page 59, of the Plat Records of Travis County.

Texas, and being a portion of the same property conveyed Ed. H. Huck by warranty deed of W. L. Bradfield et ux., dated November 4, 1927, of record in Travis County, Deed Records, said map or plat and said deed and the records thereof reference is here made for description

To have and to hold the above described premises, together with all and singular, rights and appurtenances thereto in anywise belonging, unto the said Grantee above named, her separate property and estate, her heirs or assigns, forever. And I do hereby bind my, my heirs, executors, and administrators to Warrent and Forever Defend, all and singular, said premises unto the said Grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness my hand this 21st day of December, A.D. 1945.

Ada Horton Huck

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Ada Horton Huck, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 21st day of December, A. D. 1945.

Jane Summers

(Notary Seal)

Notary Public in and for Travis County, Texas

Filed for Record Jan. 10, 1946 at 5:30 P. M. Recorded Jan. 15, 1946 at 3:15 P. M.

0-----0

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Mrs. Lena Meier, a feme sole, of Travis County, Texas, for and in consideration of the sum of Fifteen Hundred and No/100 Dollars (\$1500.00) cash, to me in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, and confessed, and for the payment of which no right or lien, expressed or implied, is retained, and the further sum of Twenty-five Hundred and No/100 Dollars (\$2500.00) secured to be paid in accordance with one certain promissory purchase money note, of even date herewith, executed by the Grantee herein, payable at my request to the order of the Austin National Bank at Austin, Texas, which institution has this day advanced to me the face value of said note, the principal of said note being payable in annual installments of \$250.00 or more, with the first of such installments being due and payable on the 1st day of January, 1947, and each installment of \$250.00 or more being due and payable on the 1st day of January

## Walker, Susan

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**From:** Steven Tomlinson [steven@abporter.org]  
**Sent:** Monday, August 08, 2011 5:45 PM  
**To:** Douglas Gibbins; Mary Ingle; Laurence Miller; Walker, Susan  
**Subject:** Re: 201 E. 34th St - Board of Adjustment request to subdivide

Dear Susan Walker:

The North University Development Review Committee has voted unanimously to support Mr. Gibbins' request for the minimum set of variances needed to subdivide this property as the owners are requesting..

Mr. Gibbins and his clients and NUNA have all agreed that the variances granted should limit the 1' setback to the garage only and that the applicants waive any bonus FAR.

If these conditions are met, NUNA supports the minimum set of variances needed to subdivide this project.

Mary Ingle will be representing NUNA at the BOA hearing this evening.

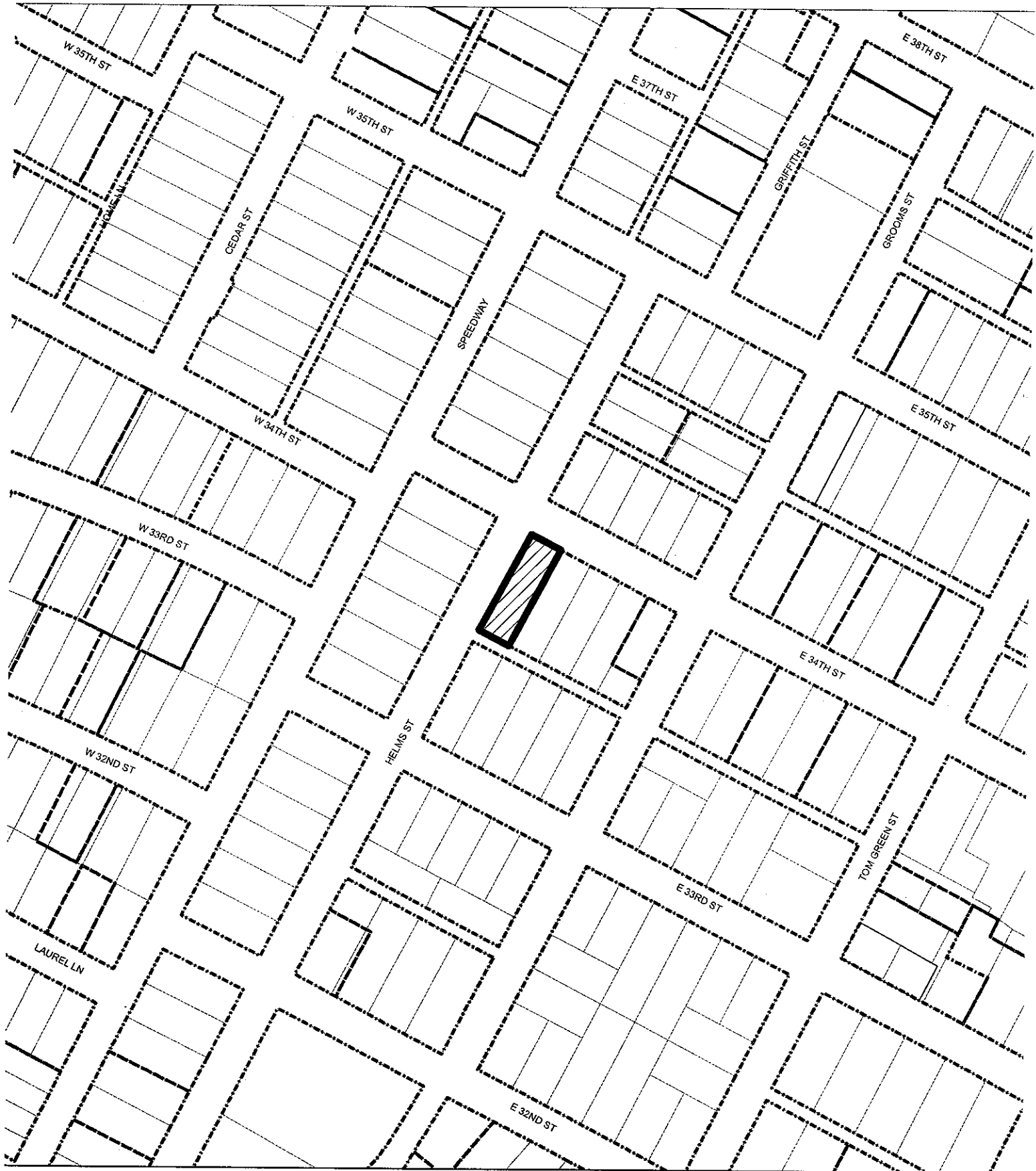
Yours,  
Steven Tomlinson  
Chair, NUNA Development Review Committee Vice President NUNA acting in absence of President Laurence Miller

On Aug 5, 2011, at 3:20 PM, Douglas Gibbins wrote:

> Steven, Karen, Mary, Laurence, and Susan,  
>  
> Please consider this my request to the COA's Board of Adjustment to  
> waive the bonus FAR for the entire property and have the 1' setback  
> apply only to the small and southern most garage (to be a part of the  
> future lot known as 3307 Helms) shown in the attached file "201 E 34th  
> Impervious Cover Drawing.2.pdf".  
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> Susan Walker, is my understanding from our conversations that updates  
> to variance requests can be forwarded to the Board of Adjustment  
> members prior to the the hearing and that your office does this?  
> Also, have you identified which of the setback requirements written in  
> the 7/28/11 public notice are not required due to yard setback  
> averaging for the neighborhood?  
>  
> Is it looking like the only variances needed are for the size of the  
> lots and the 1' setback on the on the garage?  
>  
> Attached are the impervious cover and maximum building coverage  
> ratios. The improvements meet the requirements.  
>  
> Douglas Gibbins  
> 512-587-1950 ph  
> For the property located  
> 201 E. 34th Street  
> Austin, TX 78705  
>  
>  
> On Sat, Jul 30, 2011 at 11:22 AM, Steven Tomlinson <steven@abporter.org> wrote:  
>> Thanks for this note, Douglas. Let me see if we can get our Development Review  
Committee and Executive Committee to take action online this upcoming week.  
>>  
>> Do you have a copy of the variance request updated to reflect the modifications —  
waive bonus FAR and 1' setback for garage only? As soon as I can forward this to the  
committee's I can request a motion and vote to support.  
>>

>> Steven  
>> 512.576.2760.  
>>  
>> On Jul 29, 2011, at 1:35 PM, Douglas Gibbins wrote:  
>>  
>>> Karen, Mary, Laurence, Steven and Susan,  
>>>  
>>> The owners of the property would accept an amendment waiving the  
>>> bonus FAR as well as one establishing the 1' setback to apply only  
>>> to the existing garage at 3307 Helms. Greater impervious cover is  
>>> not being requested.  
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>>> The existing improvements meet current impervious requirements both  
>>> with the existing lots as well as if the variance is granted.  
>>> Specifically, the north lot would have 5,871.2 sf with 2,440.7 SF of  
>>> impervious cover = 41.57% and the south lot would have 2,980.3 SF  
>>> with impervious cover of 1,276 SF 42.816%. For SF -3 lots the  
>>> maximum impervious cover is 45%. Likewise the existing improvements  
>>> meet the maximum building coverage limit. Hence, these issues are  
>>> not mentioned in the notice letter.  
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>>> If any of you have concerns please let me know. We want to reach a  
>>> collaborative solution so are going through this process with the  
>>> BOA as per your guidance and previous offers of support.  
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>>> On Wed, Jul 27, 2011 at 9:03 PM, Karen McGraw <mcgrawka@earthlink.net> wrote:  
>>>> I am sending some notes because I believe this case sets some precedents for creating  
>>>> small lots and i think the posting is somewhat incorrect as some of the setback variances  
>>>> are not required.  
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>>>> I personally think that memorializing condo regimes with substandard lot  
>>>> subdivisions is a slippery slope. There are many of these situations in NUNA. It is kind  
>>>> of a way to go backwards in time to lesser regulations. It is perfectly legal to maintain  
>>>> the property the way as it is. The Condo regime is permitted under state law and has  
>>>> nothing to do with local zoning and subdivision rules.  
>>>>  
>>>> The current lot which is 8,851 SF permits a total .4/1 FAR of 3,540 SF of buildings.  
>>>> Creating the 2,980 SF substandard lot means that this tiny lot will qualify for a bonus  
>>>> FAR of 2,300 SF. This would draw attention to it as a site to demo and put up a much  
>>>> larger structure. I know the owner is not interested in that today - but we have a saying  
>>>> in Hyde Park - "we don't zone people, we zone land". With the subdivision, the building  
>>>> limits will be 2,348 for the front lot and 2,300 for the rear lot or a total of 4,648 SF.  
>>>> So this variance could convey an additional 1,100 SF of building rights to this owner.  
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>>>> Should NUNA want to support this, at least request that the BoA limit the FAR on the  
>>>> small lot to .4 FAR or 1,192 SF - not 2,300 SF. This 1,192 SF for the small lot in  
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>>>> These setbacks are not considered non-complying. Sylvia Benavidez answered this question  
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>>>> future (2,300 SF) house.  
>>>>

>>>>  
>>>> Karen McGraw AIA  
>>>> 4315 Avenue C  
>>>> Austin, TX 78751  
>>>> 512-917-1761 cell  
>>>>  
>>>>  
>>>>  
>>>>  
>>>>  
>>>> On Jul 27, 2011, at 11:24 AM, Douglas Gibbins wrote:  
>>>>  
>>>>> <Board of Adjustment Hearing Notice.DOC>  
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>>>  
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> --  
> <201 E 34th Impervious Cover Drawing.2.pdf><Impervious  
> calculations.2.pdf>



## BOARD OF ADJUSTMENTS

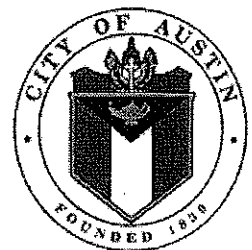


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0086  
LOCATION: 201 EAST 34TH ST & 3307 HELMS ST  
GRID: J25  
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.

Walker, Susan

CS-2011-0086

**From:** Douglas Gibbins [douglas.gibbins@gmail.com]  
**Sent:** Friday, August 05, 2011 3:21 PM  
**To:** Steven Tomlinson  
**Cc:** Karen McGraw; mary ingle; Laurence Miller; Walker, Susan  
**Subject:** Re: 201 E. 34th St - Board of Adjustment request to subdivide

**Attachments:** 201 E 34th Impervious Cover Drawing.2.pdf; Impervious calculations.2.pdf



201 E 34th



Impervious

mpervious Cover Dr.calculations.2.pdf ...

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Attached are the impervious cover and maximum building coverage ratios. The improvements meet the requirements.

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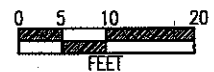
>>>

>>>> <Board of Adjustment Hearing Notice.DOC>

>>>

>>>

E. 34TH ST.



**01** **PLAT PLAN**  
201 E. 34th St. Austin, TX 78705

CVS-2011-0086

"August 1, 2011

Impervious Cover Calculator

Address:	Lot Total Area (SF)	8852
201 E. 34th St.	N. Lot	5871.2
Austin, TX 78705	S. Lot	2980.3

<u>Impervious Cover</u>	<u>Measure</u>	<u>Adjustment</u>	<u>Subtotal</u>
N. House			1372.3
Conc Porch			35.5
N. Sidewalk			71.0
Deck	110.2	50%	55.1
N. AC pad			9.0
Garage			450.5
Garage Stairs	51	50%	25.5
Garage Conc walk			78.7
N. Paver walkway			283.4
N. Stone Walls			59.7
<b>North Subtotal</b>			<b>2440.7</b>

S. House			863.3
Covered Porch			80.0
S. Garage			165.3
Conc Walk			36.8
S. AC Pad			9.0
Conc Drive			65.4
Conc Strips			22.0
Deck	68.5	50%	34.3
<b>South Subtotal</b>			<b>1276.1</b>

<b>North+South Total</b>	<b>3716.8</b>
--------------------------	---------------



% Totals

	Maximum Impervious Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	45%	42.0%	Meets Standards
N. Portion	45%	41.6%	Meets Standards
S. Portion	45%	42.8%	Meets Standards

	Maximum Building Coverage for SF-3	Impervious Coverage Ratio	
Whole Lot	40%	31.2%	Meets Standards
N. Portion	40%	31.0%	Meets Standards
S. Portion	40%	34.5%	Meets Standards

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0086 – 201 E 34<sup>th</sup> St & 3307 Helms St  
Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, August 8th, 2011

Phillip Pompa

Your Name (please print)

204 E 35<sup>th</sup> St, Austin 78705

Your address(es) affected by this application

[Signature] 7/30/11

Signature

Date

Daytime Telephone: 512-917-0770

Comments: THE ADDITIONAL FAMILY RESIDENCE

WILL IMPACT NEIGHBORHOOD PARKING

THE SMALLER LOT IS NOT CONSISTENT

WITH THE HOMES IN THE NEIGHBORHOOD,

THEFORE, WE OBJECT TO THE VARIANCES.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202  
Public Hearing: Board of Adjustment, August 8th, 2011

ROBERT KALER

Your Name (please print)

207 E 34<sup>th</sup>

Your address(es) affected by this application

Robert Kaler

Signature

8-2-11

Date

Daytime Telephone: 512. 322. 9041

Comments: NUNA HAS MANY LOTS WITH 3 UNITS ON THEM. THE PROBLEM IS THE CITY CLASSIFIED THEM AS MULTIFAMILY AND THAT VIOLATES THE COMPATIBILITY REQUIREMENTS ON ADJOINING LOTS. THIS SOLVES THAT BIG PROBLEM

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
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Austin, TX 78767-1088

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**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, August 8th, 2011

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
--

Carol Journey  
 Your Name (please print)

207 E 34th St Austin

Your address(es) affected by this application

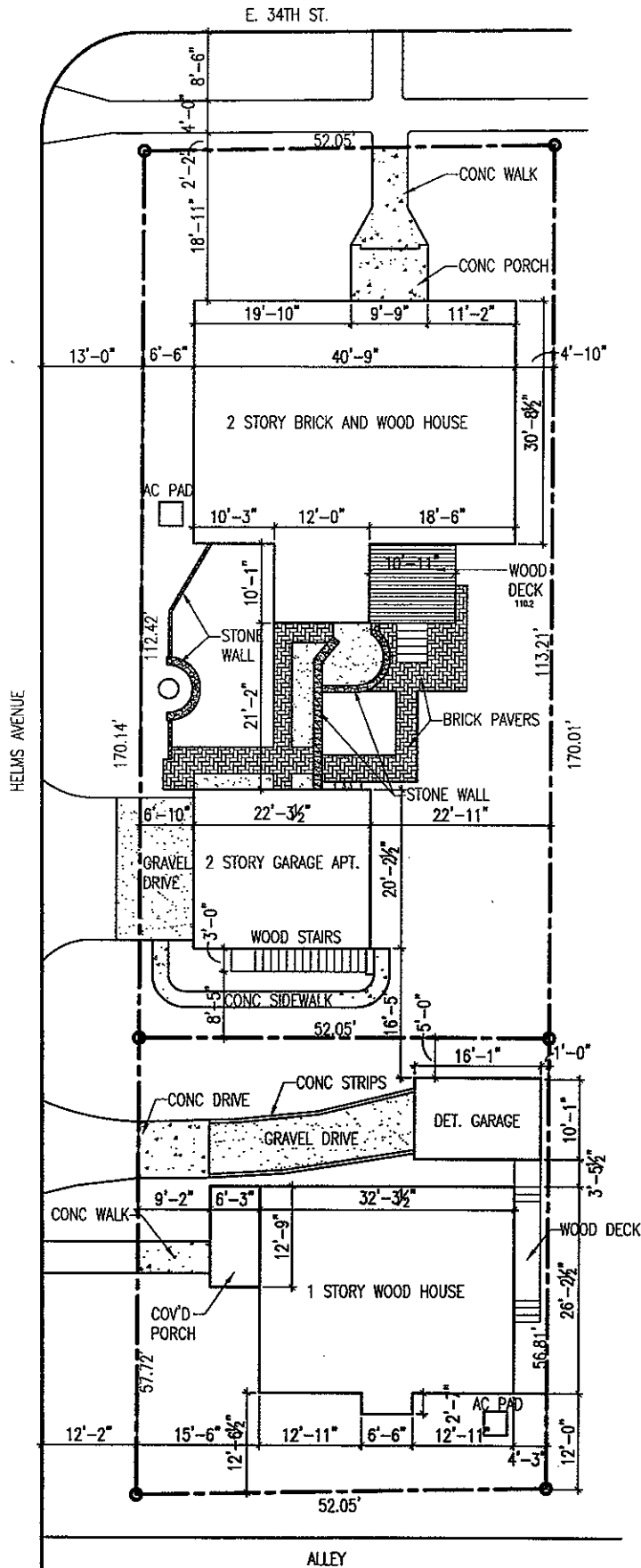
Carol Journey 8/2/11  
 Signature Date

Daytime Telephone: 512 478 8614

Comments: As long as the current  
zoning does not change I have  
no problem with the requested  
variances.

**If you use this form to comment, it may be returned to:**  
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 Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-1088

CS-201-0086



01

PLAT PLAN

201 E. 34th St. Austin, TX 78705

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 # C15-2011-0086  
ROW # 10621259

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

TP-0218041501

02-1804-2802

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

201 E 34th St

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

SEE ATTACHED.

02-1804-2803

STREET ADDRESS: 201 East 34th St. and 3307 Helms St.

201 E 34th 2

LEGAL DESCRIPTION: Subdivision - \_\_\_\_\_

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Douglas Gibbins on behalf of myself/ourselves as authorized agent for  
Farzad Bozorgmehr  
Valerie Babcofer & John White affirm that on 6-10, 2011

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

decrease the minimum lot size  
one @ 5,735 sq ft & the other @

3,081 sq ft  
SF-3-NCED-NP in a \_\_\_\_\_ district.  
(zoning district) in order to resubdivide  
into 2 lots.

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.

North University NP

**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:

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**HARDSHIP:**

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

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

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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:

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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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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:

\_\_\_\_\_

\_\_\_\_\_

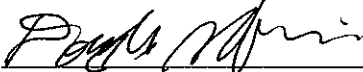
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

\_\_\_\_\_

\_\_\_\_\_

**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 3267 Bee Caves Road #107-158

City, State & Zip Austin, Tx 78746

Printed Douglas Gibbins Phone 587-1950 Date 6/11/11

**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 201 E. 34<sup>th</sup> St.

City, State & Zip Austin, Tx 78705

Printed Zed Bozorgmehr Phone 762-7080 Date 6/11/11

RE: City of Austin  
Application to Board of Adjustment  
General Variance

201 East 34<sup>th</sup> Street  
Austin, TX 78705  
UNT 1 34TH & HELMS CONDOMINIUMS PLUS 50.0 % INT IN COM AREA

And

3307 Helms Street  
Austin, TX 78705  
UNT 2 34TH & HELMS CONDOMINIUMS PLUS 50.0 % INT IN COM AREA

I, Douglas Gibbins, on behalf of myself as authorized agent for Farzad Bozorgmehr, Vallerie Bauhaofer, and John White affirm that on June 10, 2011, hereby apply for a hearing before the Board of Adjustment for the consideration to:

Maintain the property with the same zoning while allowing subdivision of the lot into two lots smaller than the minimum lot size the zoning allows in SF-3-NCCD-NP district.

## VARIANCE FINDINGS

### 1. REASONABLE USE

The owners are deprived of fee simple ownership of single family properties enjoyed by neighbors due to the original and subsequent imposition of zoning ordinances on the property. The improvements (two free standing houses, one free standing garage with a second story living quarters, and a free standing single story garage) pre-date the ordinances that render the property non-conforming and not eligible for subdivision. It is reasonable that free standing, single family homes fronting different streets be allowed to have separate, fee simple ownership.

If subdivision is allowed, the properties will be fully conforming except for lot size with one being 5,735 SF and the other 3,081 SF. The larger lot would have a free standing single family home that has a detached garage with a second story living quarters. The second property would have a free standing single family home with a detached garage. This is a reasonable use that conforms with the character of the neighborhood.

### 2. HARDSHIP

The hardship on the property owners for this variance request are not general to the area. The single family improvements built in 1926, 1935, and 1946 pre-date the zoning ordinances that render the property non-conforming and not eligible

for subdivision. Without the lot being subdivided, the owners cannot have fee simple ownership of single family homes without the undue burden of demolishing one of the well maintained, 76 + year old homes on the lot. Other neighbors have fee simple ownership for their free standing, single family homes. Notable are the similar homes next door at 200 East 33<sup>rd</sup> Street built 1919 with lot size 6,482 SF and 3305 Helms built 1950 with lot size 2,520 SF. Combined they are the other half of the block on the other side of the alley. These neighbors directly next door do not have this same hardship due to enjoying having a similar sized parcel subdivided into two lots.

### 3. AREA CHARACTER

Granting the variance will bring the historical use and future permitted use of the property to be in compliance with the character of the neighborhood. This single lot has three separate residential structures with one being a second story living quarters above a garage plus a second detached garage. As it exists as just one lot, it is not in compliance with the character of the neighborhood. If it were subdivided into two lots, it would be in compliance with the character of the neighborhood. Other similar lots have one primary residential structure, a garage and occasionally a living quarters combined with the garage. We are asking to have this property be granted a variance to minimum lot size so as to be subdivided so it is more like the rest of the neighborhood.

The variance, if granted, will not impair the use of adjacent conforming property since it makes this property more like the adjacent properties.

The variance, if granted, will not impair the purpose of the regulations of the zoning district in which the property is located because it makes the property/properties better comply with the zoning district site development standards.

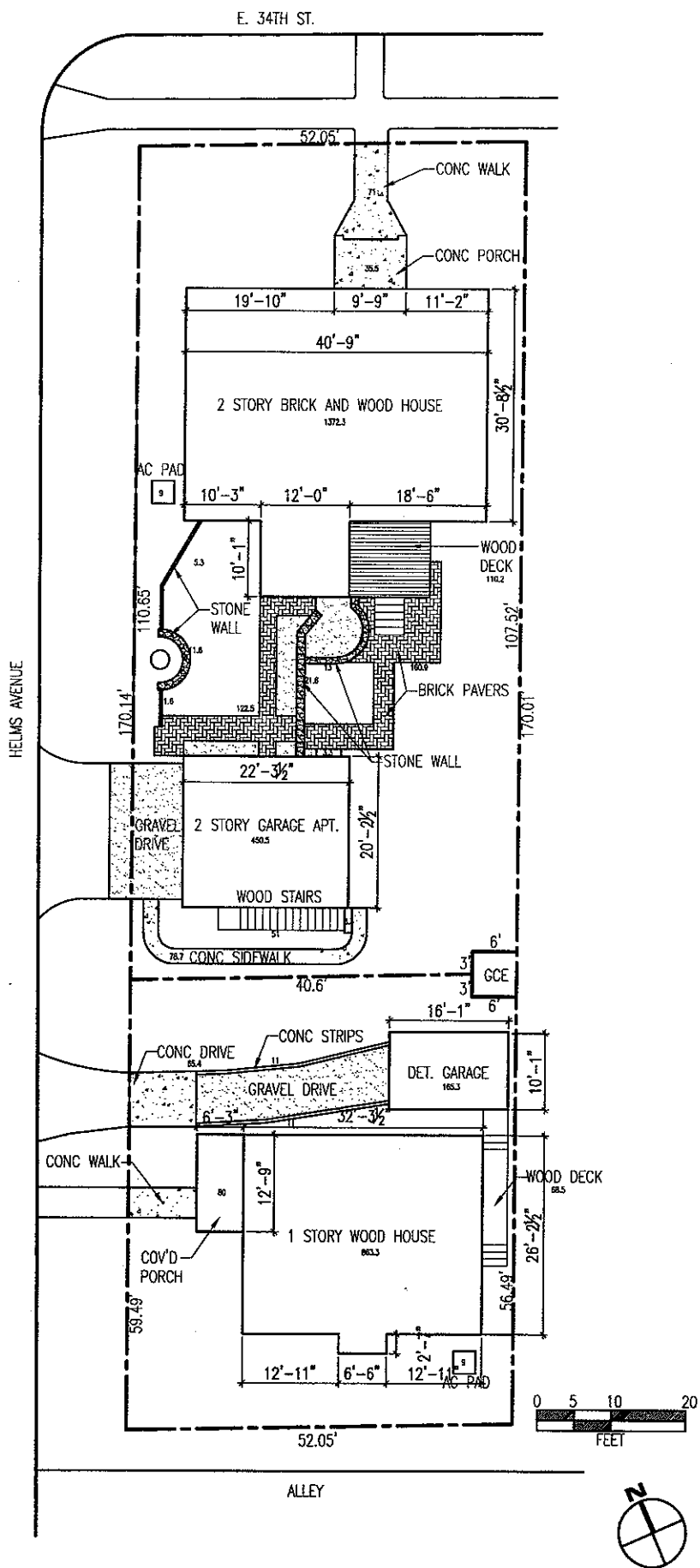
### PARKING

1. The improvements and use of the property are not altered should the variance be granted. Hence, there will not be a change in traffic volumes.
2. The improvements and use of the property are not altered should the variance be granted. Hence, there will not be a change in parking or loading of vehicles on public streets.
3. The improvements and use of the property are not altered should the variance be granted. Hence, there will not be new safety hazards or any other condition inconsistent with the objectives of this ordinance.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because it is a variance to the zoning district site development standards. If the variance is granted, the owners will promptly seek to subdivide the lot.

*There is no change to parking or need for more.*

*DB.*



## Impervious Cover Calculator

Address:

201 E. 34th St. Austin, TX

for:

Zod Mehr

Lot Total	8852	
N. Lot	5735	
S. Lot	3081	
GCE	36	s

<u>Impervious Cover</u>	<u>Measure</u>	<u>Adjustment</u>	<u>Subtotal</u>
N. House			1372.3
Conc Porch			35.5
N. Sidewalk			71
Deck	110.2	50%	55.1
N. AC pad			9
Garage			450.5
Garage Stairs	51	50%	25.5
Garage Conc walk			78.7
N. Paver walkway			283.4
N. Stone Walls			59.7

<b>North Subtotal</b>	2440.7
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S. House			863.3
Covered Porch			80
S. Garage			165.3
Conc Walk			36.8
S. AC Pad			9
Conc Drive			65.4
Conc Strips			22
Deck	68.5	50%	34.25

<b>South Subtotal</b>	1276.05
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<b>North+South Total</b>	3716.75
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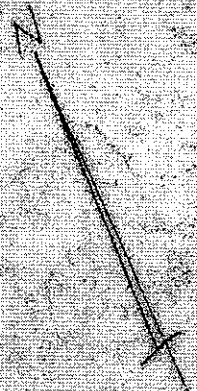
### % Totals

Whole Lot	41.99%
N. Portion	42.56%
S. Portion	41.42%

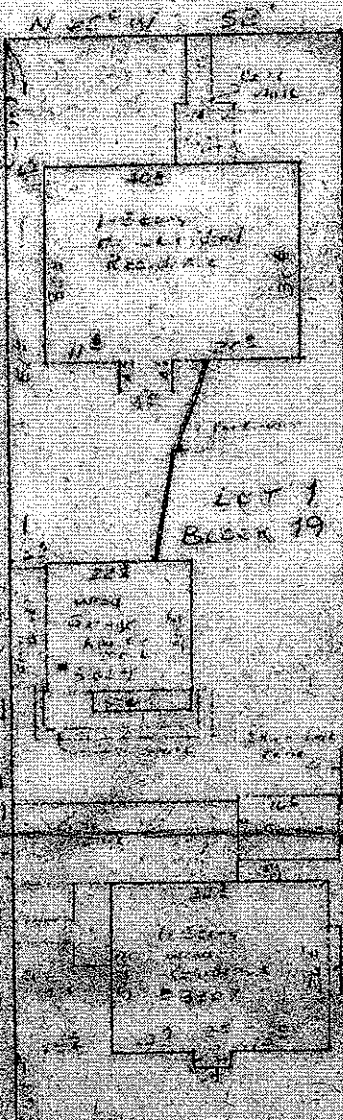
Note: North and South Portions do not include the "GCE" indicated on survey.  
If redrawn and split equally, this would add 18 sq ft of *pervious* cover to each lot.

201 E. 54th ST.

PERMIT REQUIRED FOR ZONING ONLY



33' 7" x 33' 0" A. 2 W 36'



CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.

Watershed Protection & Development Review Department  
Date 9/11/06  
The granting of a permit for, or approval of, these plans, specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

AE APPROVED  
SEP 11 2006  
RLS 254-27

W 36' W 33' ALLEY

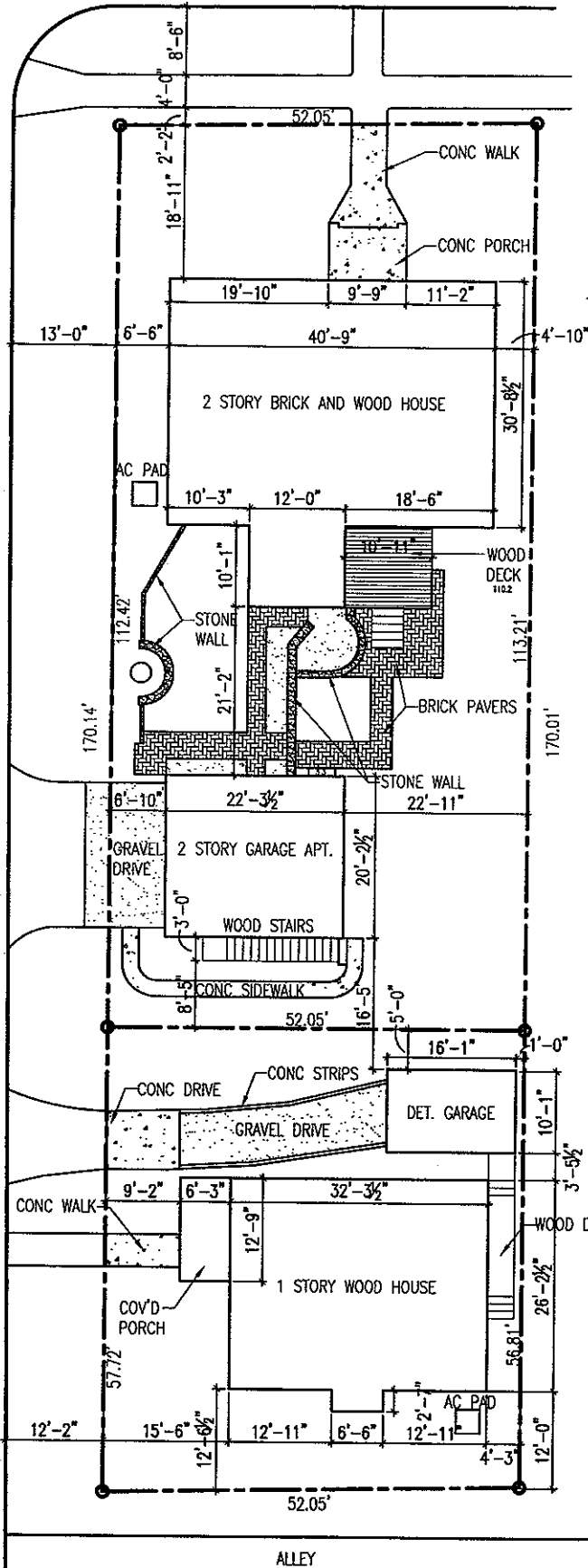
LEGAL DESCRIPTION Lot 1, Block 19, CROFTS ADDITION, according to the resubdivision, a subdivision of Travis County, Texas, Volume 276, Page 235, Deed Records, Travis County, Texas.

ADDRESS 201 East 54th Street, Austin, Texas 78745

PURCHASER Susan Henricks and Kent C. Anschutz

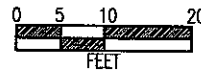
E. 34TH ST.

HELMS AVENUE



Lot Size 7,000 → 5871.2  
 front - 25' → 18' 11"  
 side st - 15' → 6' 6"  
 side yard - 5' → 4' 10"  
 rear - 10' → 8' 5"

Lot Size  
 5750 → 2980.5  
 ft st - 25' → 9' 2"  
 rear - 10' → 1'



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PLAT PLAN

201 E. 34th St. Austin, TX 78705