A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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 # 0520 (1-0130 ROW # 10682583

CITY OF AUSTIN TO 10006-01-17

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: 2004 Goodrich LEGAL DESCRIPTION: Subdivision - 2218 acre tract of land in the Issac Decker League, being a portion of Block 36, L. M. Bradley's Subdivision of Lot 4 of Goodrich's Subdivision (unrecorded) AND a 2.11 foot strip of land in the Issac Decker League. being a portion of Block 36, L.M. Bradley's Subdivision of Lot 4 Goodrich Subdivision Lot(s) 36 Block60 X 161 ft Outlot Division Bradley Addition I/We_Michael R. McHone on behalf of myself/ourselves as authorized agent for _____affirm that on October_ Lindsey Lane 26, 2011, hereby apply for a hearing before the Board of Adjustment for consideration to: (check appropriate items below) ___ ERECT __ ATTACH __ COMPLETE ___ REMODEL _ X _ MAINTAIN Existing rear yard of 5 ft and existing side yard 3ft 9.5 inches in a SF-3 NP (Bouldin Creek) district. This application is submitted in accordance with Ordinance 20110526-098 SPECIAL EXCEPTION

in a	
SF-3 NP 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:	
-NA Special Exception (Two family residential use; secondary structure violates	Formatted: Indent: Left: 0.3"
required setbacks for side and rear yard)	
HARDSHIP:	
HARDSHIP:2. (a) The hardship for which the variance is requested is unique to the property in that:	
 (a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting 	
2. (a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting of BOA; said report shall be made public when report is filed with BOA	
(a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting of BOA; said report shall be made public when report is filed with BOA (building official performs inspection and determines violation does not pose hazard to	
2. (a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting of BOA; said report shall be made public when report is filed with BOA	
(a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting of BOA; said report shall be made public when report is filed with BOA (building official performs inspection and determines violation does not pose hazard to	
2. (a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting of BOA; said report shall be made public when report is filed with BOA (building official performs inspection and determines violation does not pose hazard to life, health, or public safety) (b) The hardship is not general to the area in which the property is located because:	····· Formatted: Bullets and Numbering
2. (a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting of BOA; said report shall be made public when report is filed with BOA (building official performs inspection and determines violation does not pose hazard to life, health, or public safety) (b) The hardship is not general to the area in which the property is located because: BOA may grant Special Exception for existing residential structure or portion of an existing structure that violates a setback required under Chapter 25-2 (Zoning):	Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, + Start at: 2 +
2. (a) The hardship for which the variance is requested is unique to the property in that: 25-1-212 requires building official to make a report to BOA 11 days prior to meeting of BOA; said report shall be made public when report is filed with BOA (building official performs inspection and determines violation does not pose hazard to life, health, or public safety) (b) The hardship is not general to the area in which the property is located because: BOA may grant Special Exception for existing residential structure or portion of an	Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, + Start at: 2 + Alignment: Left + Aligned at: 0.3" + Tab after:

AREA CHARACTER:

i	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:
adja priv the t	nting special exception: would not alter the character of the area; impair the use of cent property that is developed in compliance with city code; or grant special ilege that is inconsistent with other properties in the area of in the district in which property is located. (See neighbors' support letters)
	etbacks of various sizes are common to area structures; structure has existed without plaint for at least 15 years.
PAI	RKING: (Additional criteria for parking variances only.)
Boarresp find	uest for a parking variance requires the Board to make additional findings. The rd may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with ect to the number of off-street parking spaces or loading facilities required if it makes ings of fact that the following additional circumstances also apply: 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:
	·
J	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. i	The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
	The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE:			a variance that hers similarly s				
APPLICA application	ANT CERT	FIGATE /	I affirm that the best of my	my statemei	nts conta	ined in	
Signed	Wish	ul K	Mon	Mail	Address	P.O.	Box 8142
City, 8142	State	&	Zip	Austin	·	Texas	78713
Printed 8440	_Michael	R. Mcl- Date10-26	Ione -2011			Phon	e <u>512-554</u>
			rm that my star knowledge and		ained in t	the comp	olete applicatio
Signed			Ma	ail Address_			
City, State	e & Zip						
Printed			Phone		Date _		

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

(ACT IN:		-		at would provide i situated or potenti	4.4	• •
				my statements ny knowledge an		e complete
Signed		_		_ Mail Ade	dress_P.O. Bo	ox 8142-
City, 8142	State	&	Zip	Austin,	Texas	78713-
Printed 8440	_Michael	R. McHe ate10-26-2		····	Phone	_512-554-
OWNER:	S CERTIFICA	ATE — I affir best of my l	knowledge an		\bigcirc	application
Signed City, State	& Zip	Jec Hust	2 <u> </u>	iail Address <u>200</u> \$704	3760c) 11c	<u>-U</u> 400_ -
Printed _	-1250y	[Aus_	Phone <u>5(3</u>	293 GOU DE	ate 10 SI	11

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

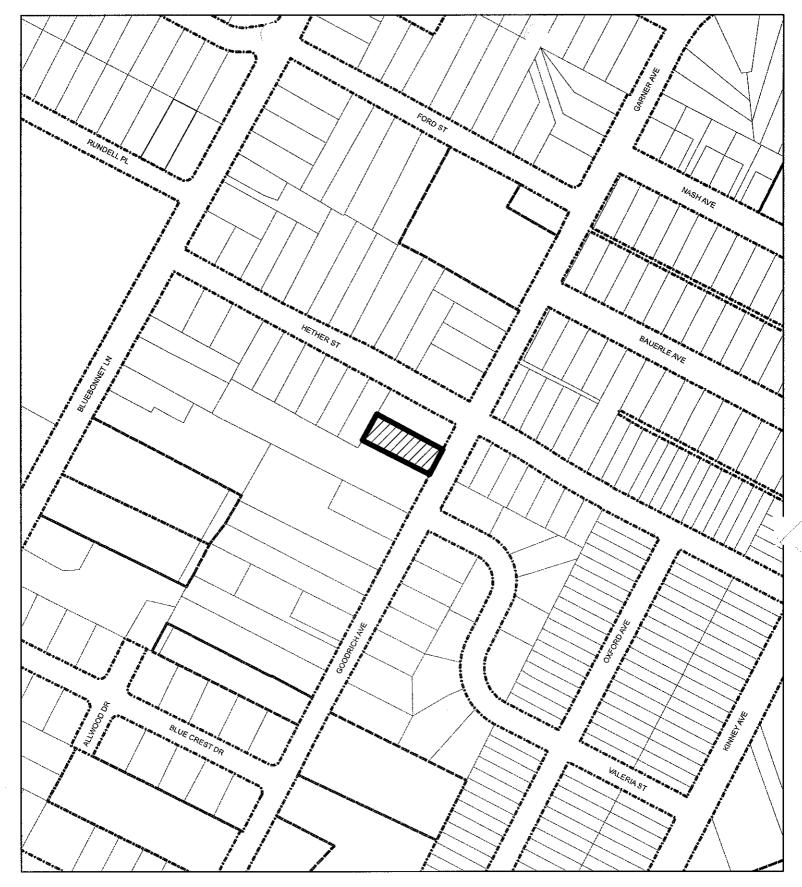
VARIANCE REQUIREMENTS:

Concral Requirements:

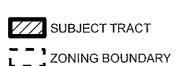
- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.







CASE#: C15-2011-0130 LOCATION: 2004 GOODRICH AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.