

APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

015-2012-0079

TP-020507-08-14

ROW-1073552

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

STREET ADDRESS: 1208 Inks Avenue

LEGAL DESCRIPTION: Subdivision – Stuart and Mair's

Lot(s) Block 2 Outlot No. 4 Division B

I, François Lévy, on behalf of myself as authorized agent for

Gregory K. Shattuck and Mary E. Kleypas affirm that on 21 February, 2012,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

a new, 850 gross square foot detached second dwelling unit to replace an existing non-historic second dwelling unit next to a historic principal structure, and to increase maximum allowable impervious cover (excluding buildings) by 5% of the lot size to 50%

in a ~~SP-3~~ district.
(zoning district)

MF-2-11-NP
Central East
Austin N.P.

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:

- The zoning regulations applicable to the property do not allow for a reasonable use because:
§ 25-2-774 C.2.a requires that a second dwelling unit be placed behind the principal structure. However, the placement of the existing, historic principal structure is such that no structure can be placed behind it. Further, there is already in place a non-historic existing second dwelling unit. In addition, the size of the historic structure is great enough that onsite parking requirements may not be met without a slight increase in impervious cover.

HARDSHIP:

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

This is one of a very few historically designated homes in the neighborhood, and the only one on this street. The existing primary structure is therefore not alterable to allow for a rear second dwelling nor to meet onsite parking requirements. No other principal structures nearby are similarly situated on their lots.

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

All the other lots in this area are oriented with their narrow sides to the street. Also, most lots are too small to support a second dwelling unit, and none are historically designated.

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:

Most other lots and homes on Inks Avenue are very small; at under 850 SF, the proposed second dwelling is in scale with these existing homes. As a result, keeping it near the street is consistent with the character of the neighborhood. Furthermore, the proposed structure replaces an existing second dwelling, at approximately the same location and with similar setbacks. Likewise, very small lot sizes on Inks make a 50% total impervious cover consistent with local character.

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:

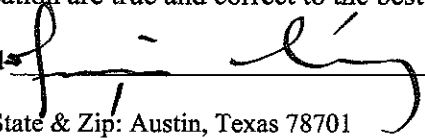
1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

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:

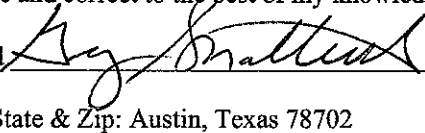
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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

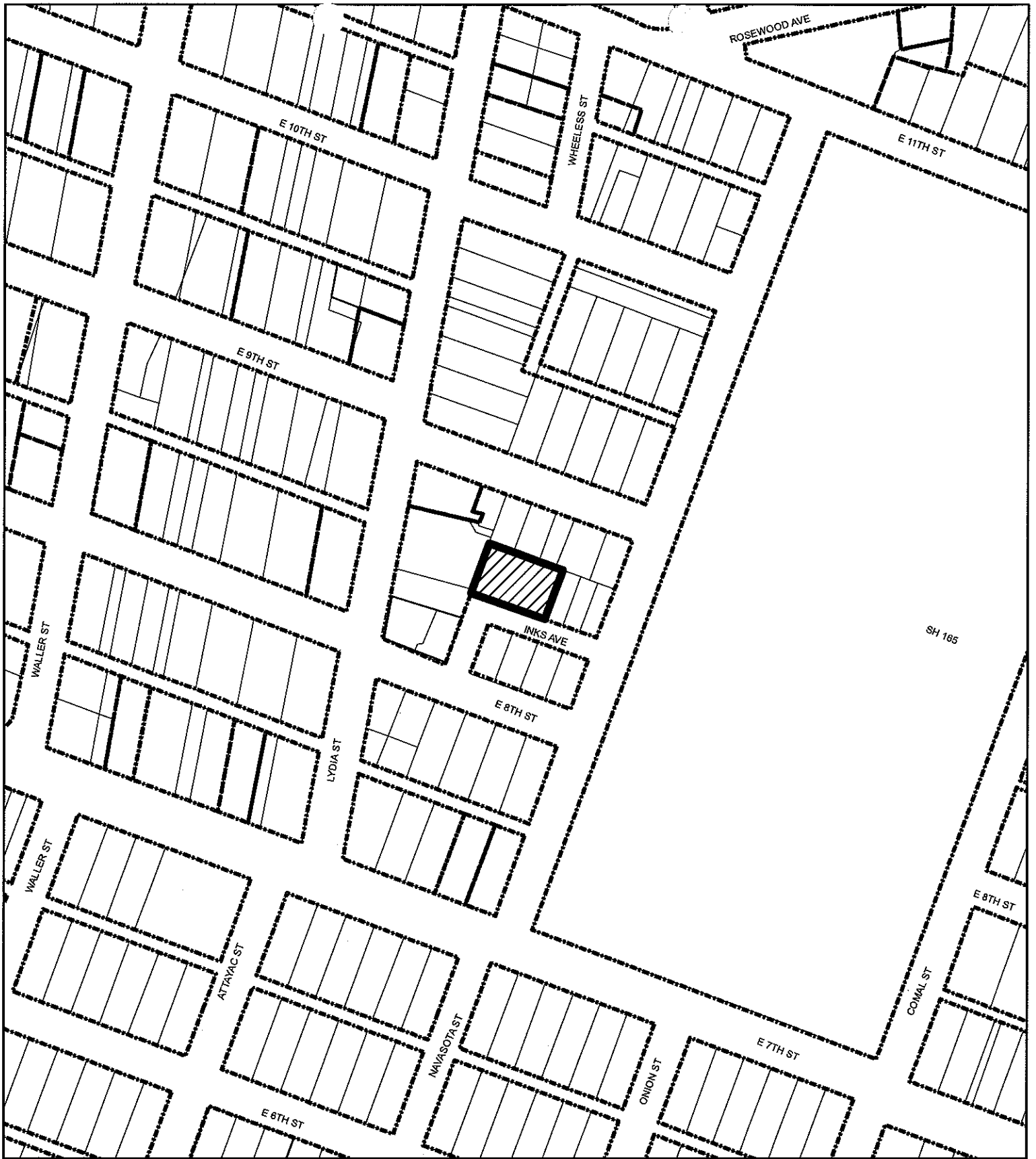
Signed  Mail Address: 702 San Antonio Street
City, State & Zip: Austin, Texas 78701



Printed: François Lévy Phone: (512) 689-7667 Date: 21 February, 2012

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: 1208 Inks Avenue
City, State & Zip: Austin, Texas 78702

Printed: Greg Shattuck Phone: (512) 771-8900 Date: 21 February, 2012



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2011-0039
 LOCATION: 1208 INKS AVENUE



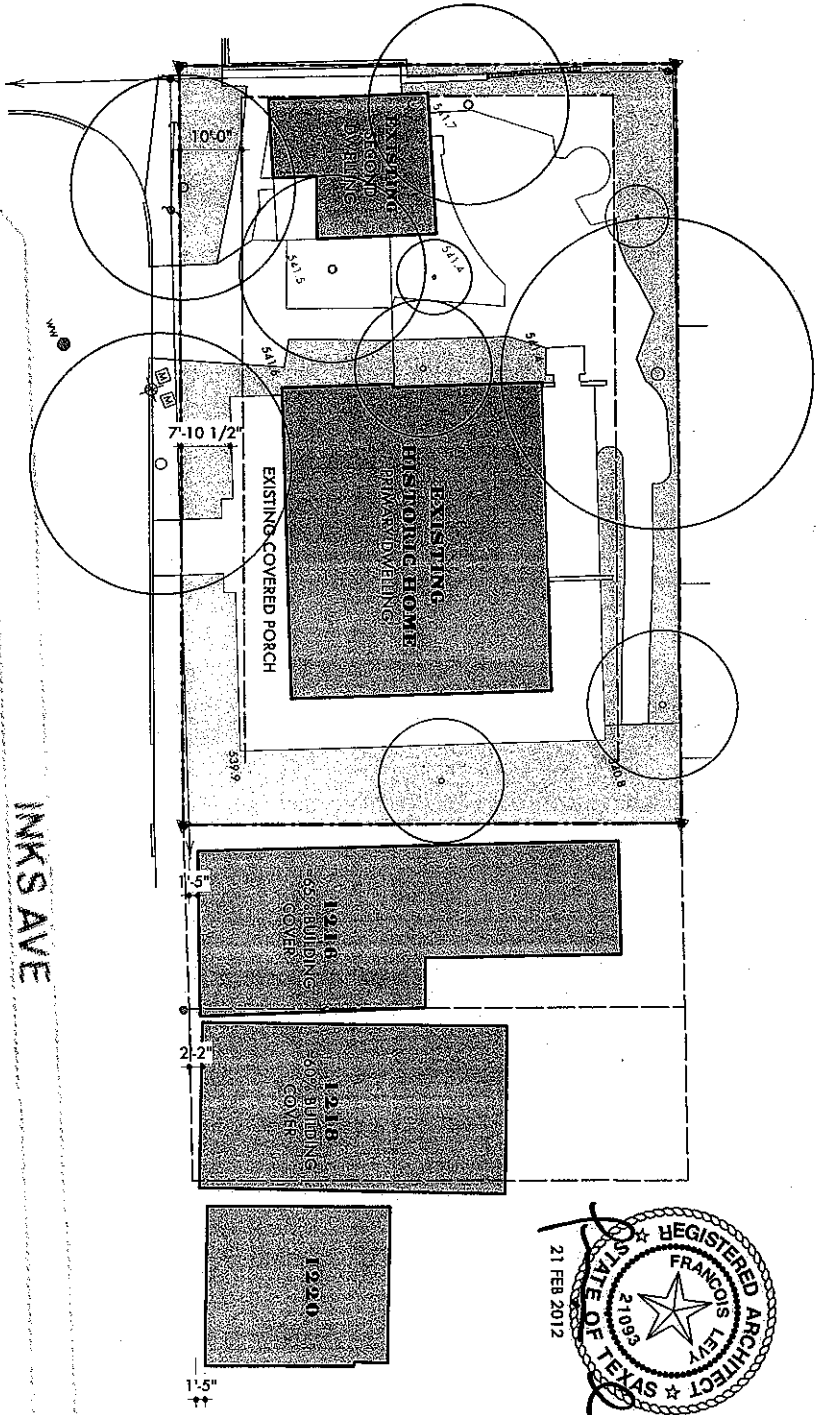
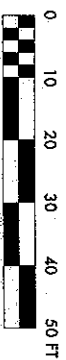
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



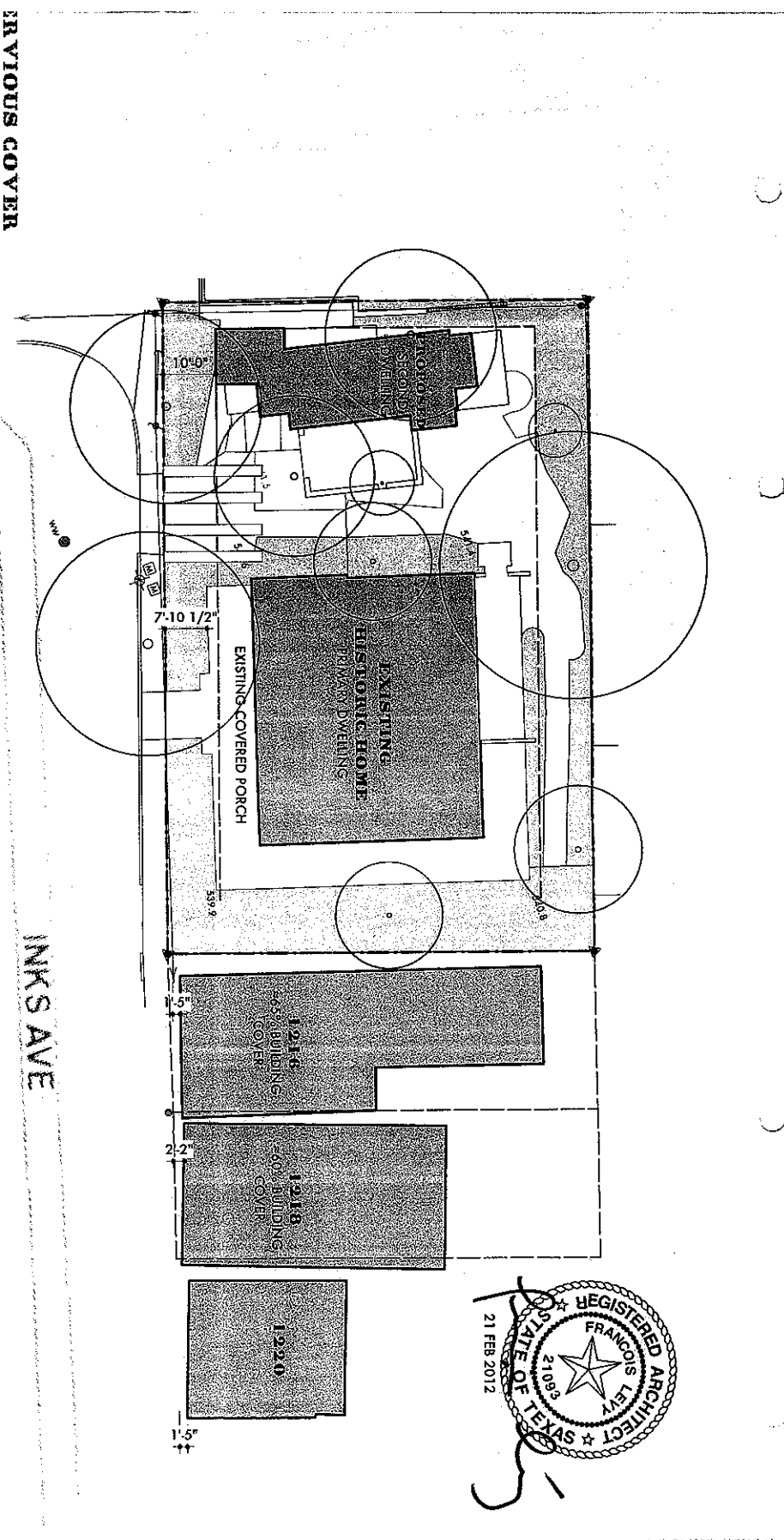
1

EXISTING SITE PLAN
Scale: 1" = 30 ft



INKS AVE





PREVIOUS COVER

CONDITIONS
 ERVIOUS COVER 6,082 SF
 ERVIOUS COVER 9,735 SF

62.5%

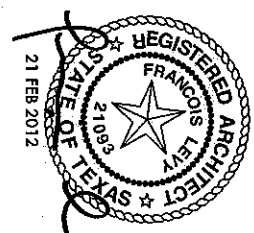
ED CONDITIONS

NG FOOTPRINT, PORCHES+WALKS 3,512 SF
) SECONDARY STRUCTURE FOOTPRINT 684 SF
) DRIVEWAY RIBBONS 148 SF
) PORCHES 126 SF
) COURTYARD WALL 35 SF
) ERVIOUS COVER 4,505 SF
) ERVIOUS COVER 9,735 SF

ED IMPERVIOUS

OVERAGE 46.3%
 124 SF

INKS AVE



1 PROPOSED SITE PLAN
 Scale: 1" = 20 ft

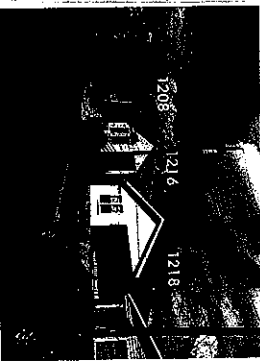




1: VIEW FROM SOUTH, PRIMARY DWELLING AT RIGHT



3: VIEW OF PRIMARY DWELLING FROM SOUTHWEST



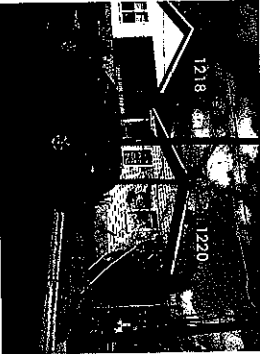
5: VIEW OF INKS AVENUE FROM SOUTHEAST



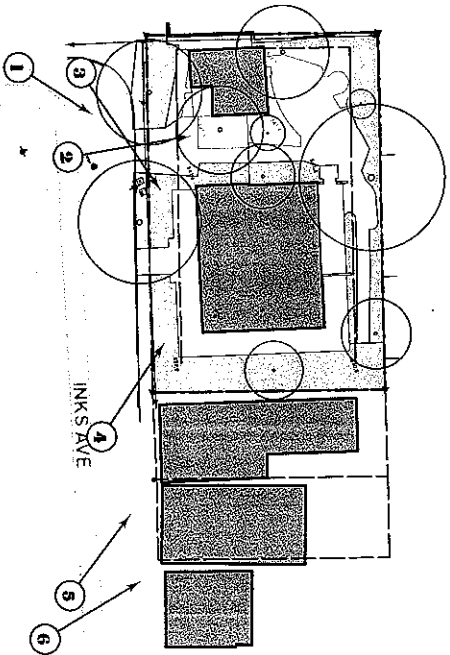
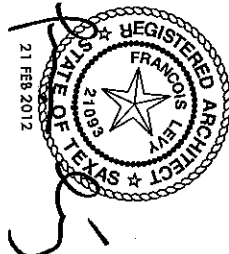
2: VIEW FROM SOUTH, SECOND DWELLING AT LEFT



4: VIEW OF PRIMARY DWELLING FROM SOUTHEAST



6: 1218 AND 1220 INKS AVENUE FROM CORNER



INKS AVE

PHOTO KEY
Scale: 1" = 40 ft

<p>SP 1.2</p>	<p>DATE: 21 FEB 2012 REVISIONS:</p>	<p>1208B INKS AVENUE</p>	<p>françoise levy architect ada 689.7667 www.francoislevy.com</p>
	<p>SITE PHOTOS</p>		