

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 #
ROW #

C15-2012-0043
10738562

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

TP #s 020806-12-14
020806-12-13
020806-12-02
020806-12-15
020806-12-04

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

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

STREET ADDRESS: 900 Juniper

LEGAL DESCRIPTION: Subdivision – Juniper at Olive Subdivision

Lot(s) 1 Block A Outlot _____ Division _____

I/We Javier V. Delgado on behalf of myself/ourselves as authorized agent for

Austin Housing Finance Corporation

affirm that on March 2, 2012, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

1224
☐ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☐ MAINTAIN

We request a variance from Section 25-2-492(A)(4), to reduce the street side setback (along Branch Street) from the required 10 foot to 5 foot. The lots in this subdivision are subject to the Urban Home Regulations per the Central East Austin Neighborhood Plan.

in a SF-3-H-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:

The building setbacks from the street side encroach onto the existing building footprint of the historic structure (Exhibit A).

HARDSHIP:

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

The structure was built in 1910 before zoning regulations were in place. We would like to request that the required 10 foot street side setback be reduced to 5 foot. A very small portion of the structure is actually located in the Right of Way. The reduction would allow the building to be renovated. We will be removing additions of the structure that are currently within the Right of Way. The proposed additions would be to the back on the building (Exhibit B).

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

A historic structure built before the current building setbacks A very small portion of the existing structure is actually located in the Right of Way.

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:

The lot is bordered by right of way on three sides and single family structures on one side. The structure will not encroach or prevent the neighboring structure from being used as single family residences

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:

n/a

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:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

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

n/a

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 1000 E. 11th Street

City, State & Zip Austin, Texas 78702

Printed _____ Phone _____ Date _____

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

n/a

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

n/a

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 _____

City, State & Zip _____

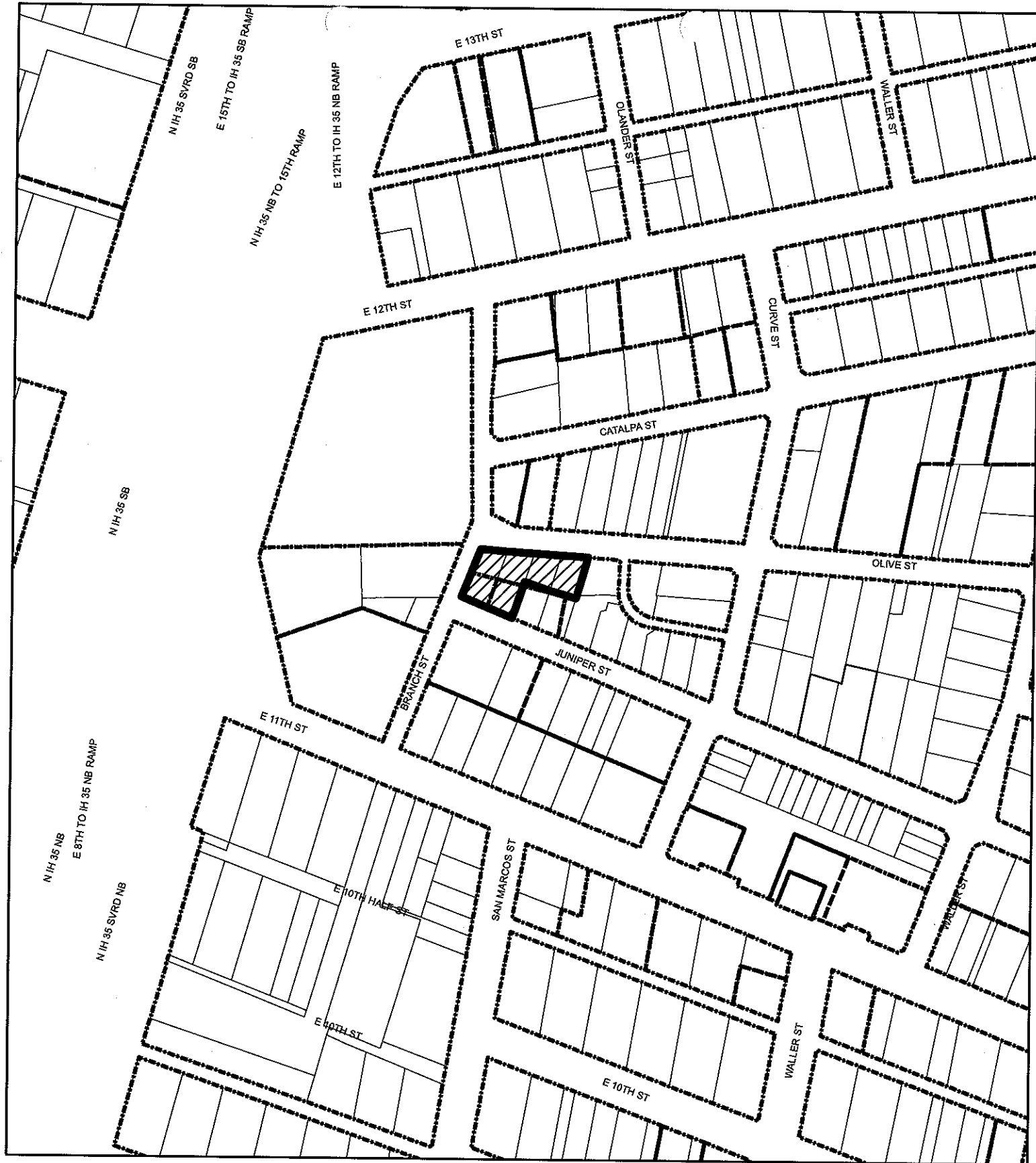
Printed _____ Phone _____ Date _____

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 Regina Copic Mail Address regina.copic@austintexas.gov

City, State & Zip Austin, Texas 78640

Printed REGINA M. Copic Phone 512 974-3180 Date 3/1/2012



SUBJECT TRACT



ZONING BOUNDARY

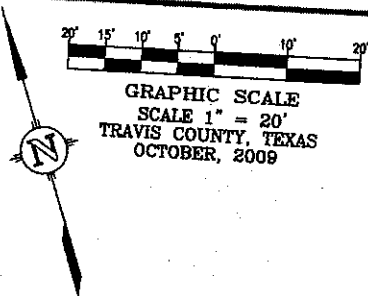
CASE#: C15-2012-0043
LOCATION: 900, 902, JUNIPER, 903, 905 & 907 OLIVE



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.

EXHIBIT "A"



LAND TITLE SURVEY LOT 1, BLOCK "A" JUNIPER AT OLIVE SUBDIVISION DOC. NO. 200400237 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



LEGEND

- 5/8" IRON ROD FOUND
- ✕ "X" FOUND IN CONCRETE
- WATER METER
- POWER POLE
- FIRE HYDRANT
- LIGHT POLE
- STREET SIGN
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- T.E. TELECOMMUNICATIONS EASEMENT
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

TITLE COMMITMENT NOTES:

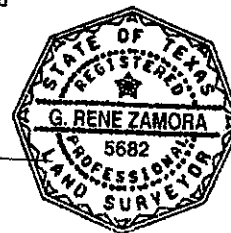
The following Title Commitment information has been furnished by Chicago Title Insurance Company, Title Commitment Number 0909913-COM issued June 9, 2009, dated June 1, 2009. No additional research was performed for any easements and or building lines which may or may not affect subject tract. The following Restrictions, Exclusions, Conditions and Stipulations of record itemized as follows:

1. The following restrictive covenants of record in Document No. 200400237, Plat Records of Travis County, Texas, Document No. 2007185974, Official Public Records, Travis County, Texas Volume 12843, Page 92, re-recorded in Volume 12877, Page 669, Real Property Records of Travis County, Texas. (DOES AFFECT)
 - 10a. 5' Wastewater and water Easement along the southwestern property line per plat. (DOES AFFECT AS SHOWN HEREON)
 - 10b. Sidewalk and public utility easement to the City of Austin, recorded in Volume 8239, Page 214, Real Property Records of Travis County, Texas and as shown on plat of record in Document No. 200400237, Plat Records of Travis County, Texas (DOES AFFECT AS SHOWN HEREON)

I G. Rene Zamora, do hereby state that I have surveyed, on the ground, the property legally described hereon, that it is true and correct to the best of my knowledge and that there are no encroachments, overlaps and gaps in place except as shown hereon and said property abuts a dedicated right-of-way except as shown hereon.

G. Rene Zamora
G. RENE ZAMORA
R.P.L.S. No. 5682 State of Texas

DATE 10/12/09



ZWA
Zamora, LLC
Professional Land Surveyors
4402 Spicewood Springs Road, Suite 220 Austin, Texas 78759
Tel (512) 241-1111

PROJECT: TITLE SURVEY
JOB NUMBER: 09-1012-01
DATE: OCTOBER 2009
SCALE: 1"=20'
SURVEYOR: ZAMORA
TECHNICAL: [blank]
DRAWING: 09-1012-01-1.dwg
FIELD NOTES: [blank]

SURVEY OF
LOT 1, BLOCK "A"
JUNIPER AT OLIVE SUBDIVISION

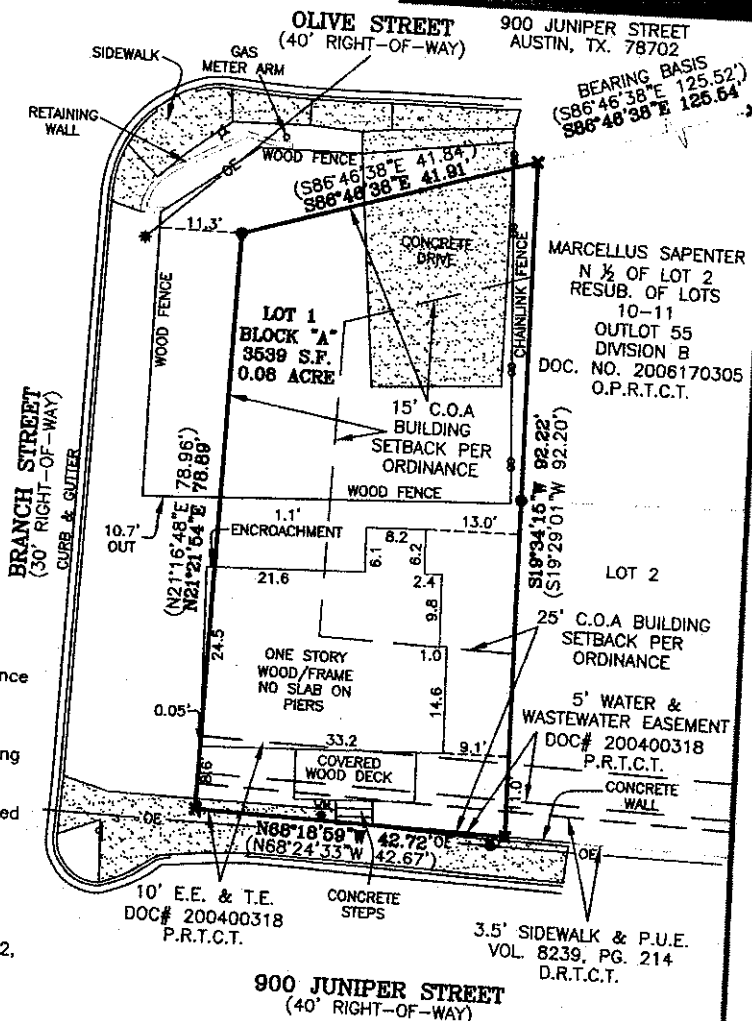
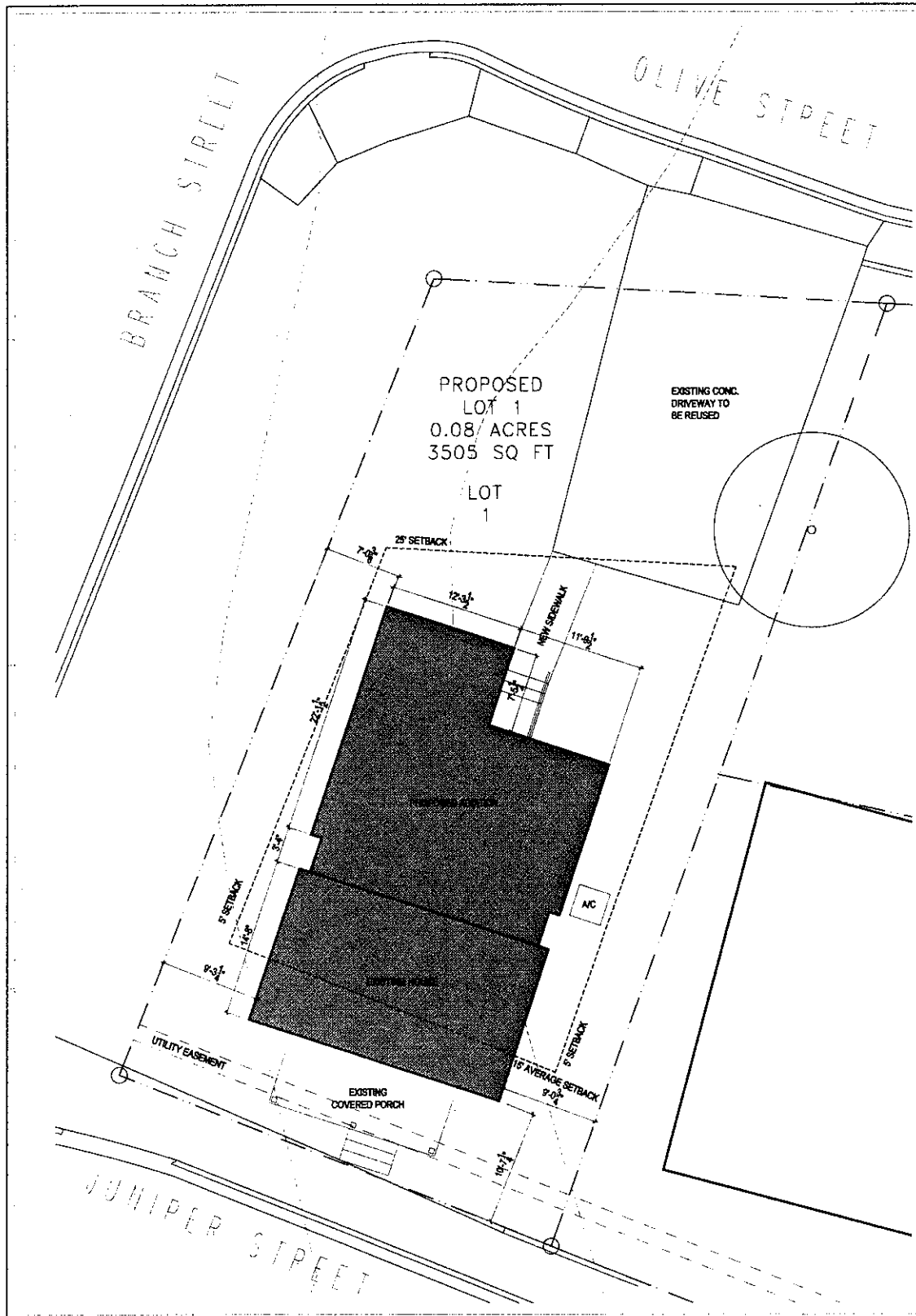


EXHIBIT "B"



CASE # C15-2012-0043
ROW # 10738562
TP-020806-12-13

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: 902 Juniper

LEGAL DESCRIPTION: Subdivision – Juniper at Olive Subdivision

Lot(s) 4 Block A Outlot _____
Division _____

I/We Javier V. Delgado on behalf of myself/ourselves as
authorized agent for

Austin Housing Finance Corporation
_____ affirm that on MARCH 2, 2012
_____, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

We request a variance from Section 25-2-492(A)(1), to reduce the minimum lot
size from 3,500 square feet to 2,300 square feet.

in a SF-3-H-NP district.
(zoning district)

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 the lot is currently 2,078 sq. feet and has been in the same configuration since 2004. The existing structure on 902 Juniper encroaches onto the lot at 903 Olive (See Exhibit C). We want to remedy the situation by adjusting the lot boundary with 903 Olive to eliminate the encroachment. The lot is bordered by three single – family lots and Olive Street. With the proposed re-subdivision the lot size will be increased to 2,384 sq. feet (see Exhibit D).

HARDSHIP:

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

The structure was built in early 1900's before zoning regulations were in place. Per the current subdivision, a small portion of the structure at 902 Juniper is on the Sapenter lot (903 Olive). We are re-subdividing to adjust the property line so that the structure is completely located within Lot 2. There is no option to increase the lot size to the 3,500 square foot limit.

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

A very small portion of the structure is actually located on the neighboring "Sapenter" lot. We are trying to remedy the situation as best as possible.

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:

The lot is bordered by existing single-family structures on three sides and right-of-way on one side. The structure will not encroach or prevent the neighboring structures from being used as single family residences.

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:

n/a

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:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

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

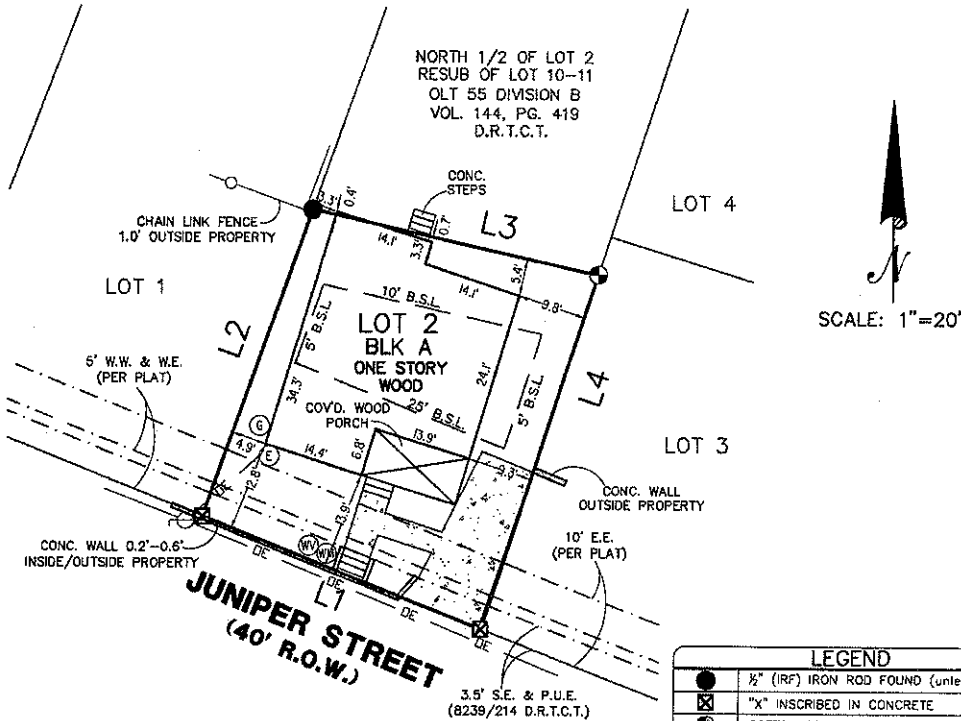
n/a

EXHIBIT C

AS-BUILT SURVEY

ATS Job # 10033111s

Reference: Austin Housing Finance Corporation Address: 902 Juniper Street, Austin, TX
 South 1/2 of Lot 2, Block A, JUNIPER AT OLIVE SUBDIVISION, Document No. 200400237,
 Official Records of Travis County, Texas.



LINE	BEARING	DISTANCE
L1	N68°21'15"W	42.62'
(L1)	(N68°24'33"W)	(42.67')
L2	N19°24'37"E	46.08'
(L2)	(N19°29'01"E)	(46.10')
L3	S77°34'38"E	41.72'
(L3)	(S77°30'04"E)	(41.72')
L4	S18°08'04"W	52.84'
(L4)	(S18°08'21"W)	(52.76')

●	1/2" (IRF) IRON ROD FOUND (unless noted)
⊗	"X" INSCRIBED IN CONCRETE
○	COTTON SPINDLE FOUND
()	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
E.E.	ELECTRICAL EASEMENT
W.W.	WASTEWATER EASEMENT
W.E.	WATER EASEMENT
S.E.	SIDEWALK EASEMENT
—○—	CHAINLINK FENCE
—DE—	ELECTRIC LINE
(E)	ELECTRIC METER
(G)	GAS METER
—○—	UTILITY POLE
(WM)	WATER METER
(WV)	WATER VALVE
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS

Notes:

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Building setback lines shall conform to the variance decisions dated November 10, 2003, granted by the board of adjustments case C15-03-088, to future variance decisions and to the City of Austin standards for SF3 Small Lot Subdivision.
- 3) Bearings shown hereon are based on the plat recorded in Document No. 200400237, Official Records, Travis County, Texas.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback
 Paul Utterback, RPLS No. 5738
 Client: Austin Housing Finance Corporation
 Date of Field Work: 04/05/2010
 Field: MPutman
 Tech: CRamirez
 Date Drawn: 04/06/2010
 Path: Projects/_BULK/JuniperSt902/Production/Dwgs/JuniperSt902-100406_AB.dwg

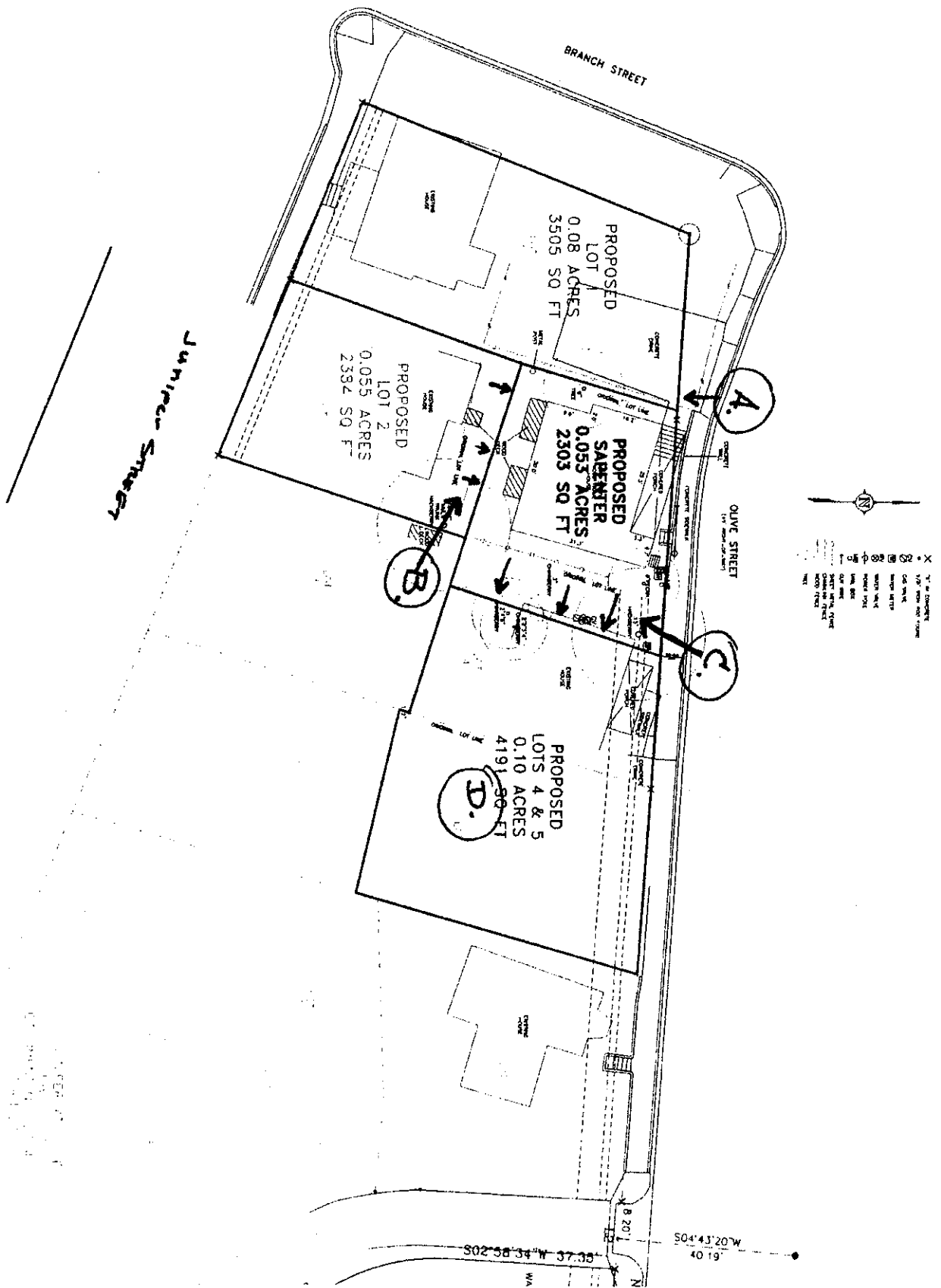


ellean meritt's
ATS Engineers
 Inspectors
 & Surveyors
 www.ats-engineers.com
 912 S CAPITAL OF TX HWY, STE 450
 AUSTIN, TEXAS 78746
 (512) 328-0885
 FAX: (512) 328-0886

Proposed Re-Subdivision

- A. Adjust lot line between 900 Juniper (Lot 1) and 903 Olive (Sapenter lot) to allow at least a 3-foot clearance between the Sapenter structure and Lot 1.
- B. Remove encroachment of structure located at 902 Juniper (Lot 2) onto the 903 Olive (Sapenter lot) by adjust the lot line. The existing lot size of Lot 2 is 2,078 sq. feet. Proposal would make lot 2,384 sq. feet.
- C. Provide the 903 Olive (Sapenter lot) with off-street parking by adjusting lot line between the 903 Olive and 905 Olive (Lot 4). The existing lot size is 2,029 sq. feet. After the adjustment with Lot 2 and with Lot 4, the Sapenter lot will be 2,303 sq. feet.
- D. Combine Lot 5 (907 Olive) with remnants of Lot 4 (905 Olive) to form a legal sized lot with 4,191 sq. feet. Per Historic Landmark Commission decision, the structure at 905 Olive to be relocated five feet to the east. The structures at 905 Olive and 907 Olive are identical buildings and will be connected via a hallway to become one single family dwelling.

Proposed Re-Subdivision



CASE # _____

ROW # _____

CITY OF AUSTIN TP 020806-12-02
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: 903 Olive

LEGAL DESCRIPTION: Subdivision – _____

Lot(s) N1/2 OF LOT 2 * RESUB OF LOT 10-11 OLT 55 DIVISION B

I/We Javier V. Delgado on behalf of myself/ourselves as
authorized agent for

Marcellus Sapenter affirm that on March 2, 2011
_____, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH X COMPLETE REMODEL MAINTAIN

- 1.) We request a variance from Section 25-2-492(A)(1), to reduce the minimum lot size from 3,500 square feet to 2,029 square feet.
- 2.) We request a variance from Section 25-2-492(A)(5), to reduce the minimum interior side yard setback from 5 feet to 3-feet side along Lot One.
- 3.) We request a variance from Section 25-2-492(B), to reduce the front yard setback to zero.

in a SF-3-H-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:
 1. We request a variance from Section 25-2-492(A)(1), to reduce the minimum lot size from 3,500 square feet to 2,300 square feet. The Sapenter lot is land locked by legal lots and right-of way (Exhibit E). The lot was not part of the subdivision that includes all the surrounding lots. The proposed re-subdivision will increase the lot size from 2,029 sq. feet to 2,303 sq. feet, but still less than the minimum 3,500 sq. feet (Exhibit F). Also the Sapenter lot will now have an area for off-street parking that it currently does not have.
 2. We request a variance from Section 25-2-492 minimum 3-foot side yard clearance is required from Lot One. AHFC has agreed to move the lot line over three feet.
 3. We request a variance from Section 25-2-492(B), to reduce the front yard setback to zero. The lot is currently 2,029 square feet in size. Placement of a structure on this property is very limited. The building tried to adhere to the original footprint.

HARDSHIP:

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

The Sapenter lot currently has: 1.) an encroachment from the structure at 902 Juniper. 2.) No area for off-street parking 3.) requires at least a 3-foot clearance from 900 Juniper to finish construction of the structure. AHFC has agreed to move property line over to help accommodate minimal setback 4.) The lot is bordered by single family structures on three sides and right of way on the front yard 5.) The original structure was built before current setback requirements

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

A The Sapenter lot currently has: 1.) an encroachment from the structure at 902 Juniper. 2.) No area for off-street parking 3.) The lot is less than the minimum lot size and placement of the structure is very limited.

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:

The lot is bordered by single family structures on three sides and right of way on the front yard . The variance will not prevent the neighboring structures from being used as single family residences.

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:

n/a

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:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

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

n/a

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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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

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

n/a

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 Javier V. Delgado (AHFC) Mail Address javier.delgado@austintexas.gov
City, State & Zip _____

Printed JAVIER V. DELGADO Phone 974.3154 Date 03/02/2012

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 Marcellus Sapenter Mail Address P.O. Box 16204
City, State & Zip Austin, Texas 78761

Printed MARCELLUS SAPIENTER Phone 512-810-5830 Date 12/02/2011

EXHIBIT E

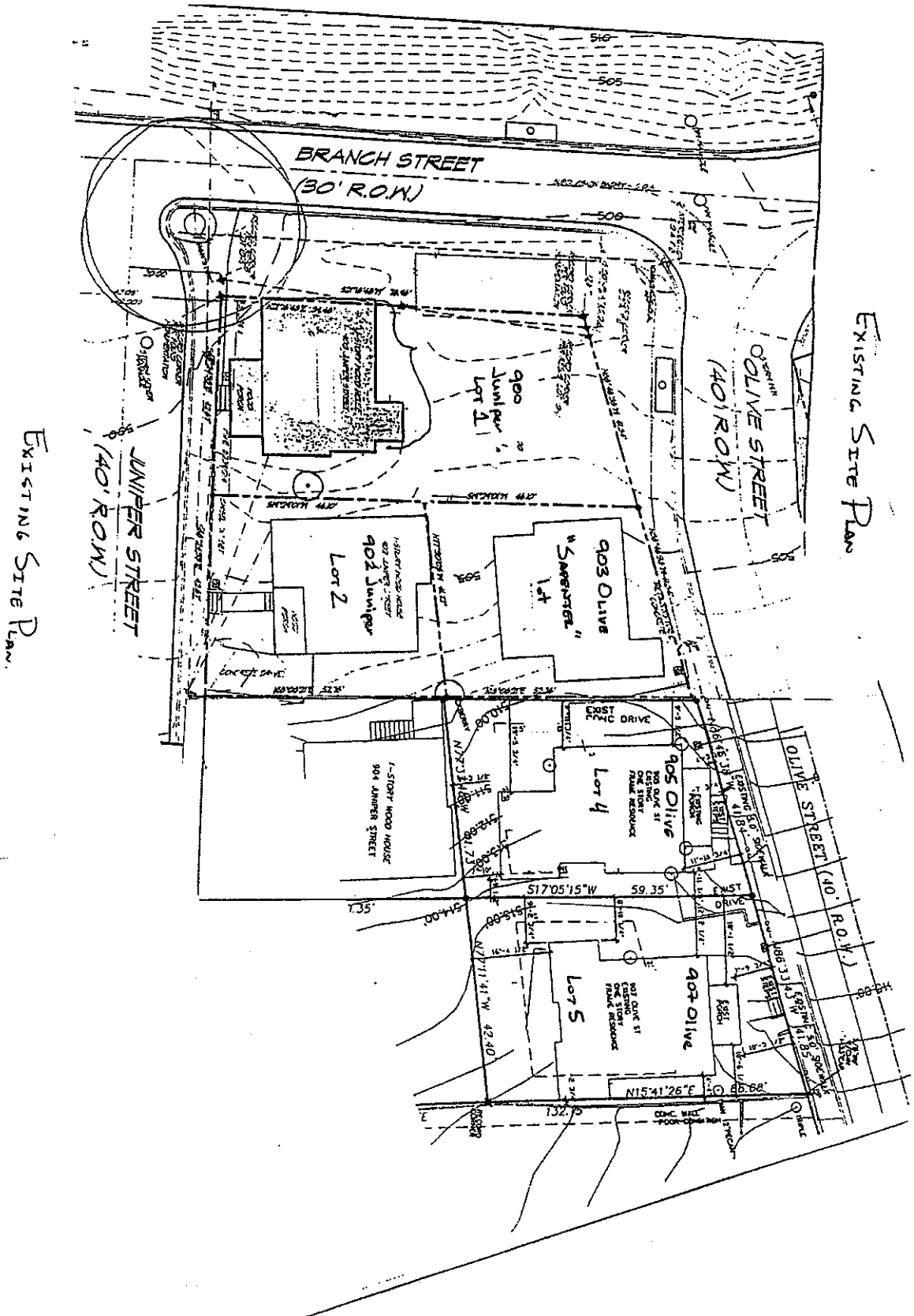
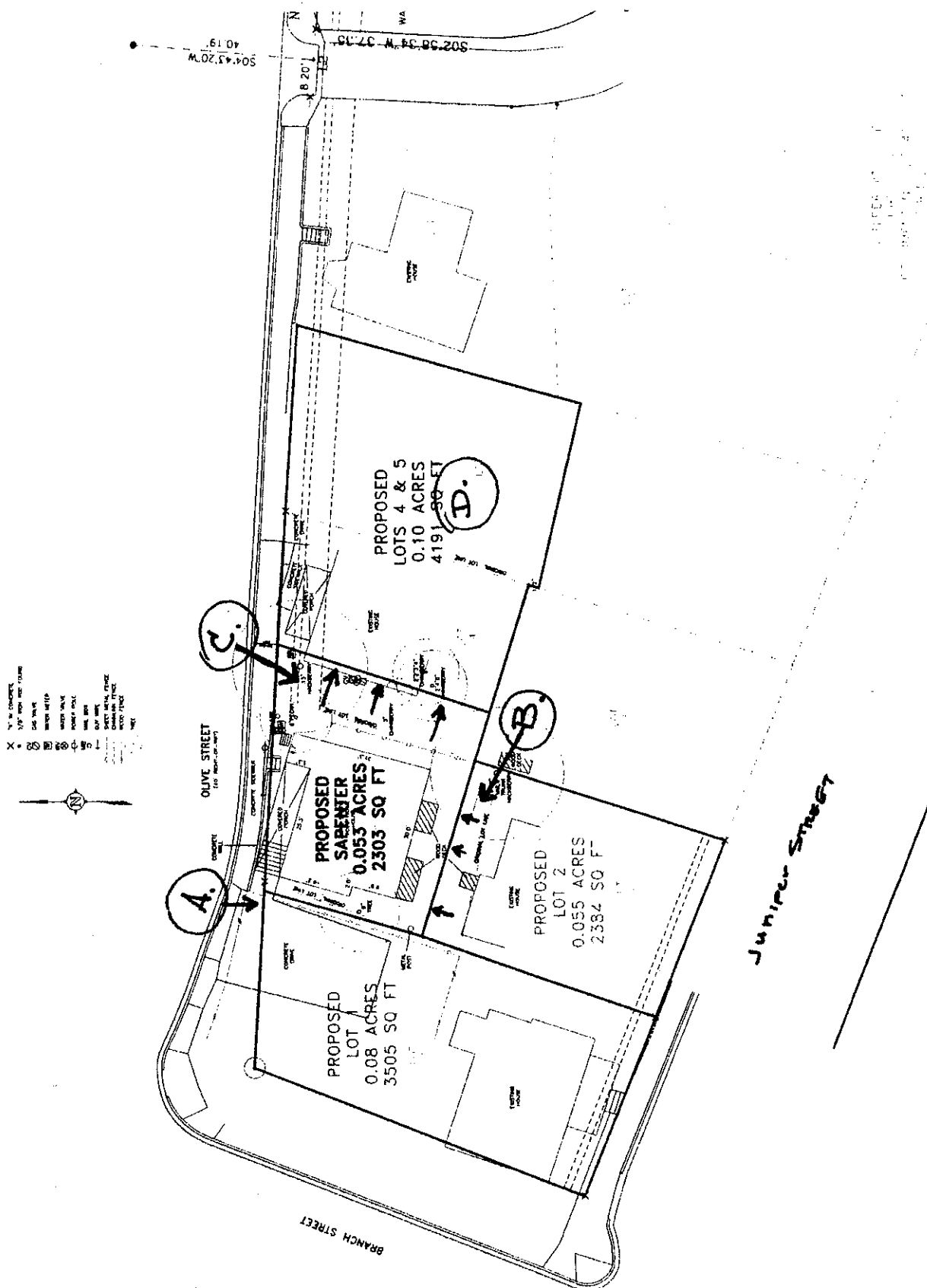


EXHIBIT F (LP 2)

Proposed Re-Subdivision

- A. Adjust lot line between 900 Juniper (Lot 1) and 903 Olive (Sapenter lot) to allow at least a 3-foot clearance between the Sapenter structure and Lot 1.
- B. Remove encroachment of structure located at 902 Juniper (Lot 2) onto the 903 Olive (Sapenter lot) by adjust the lot line. The existing lot size of Lot 2 is 2,078 sq. feet. Proposal would make lot 2,384 sq. feet.
- C. Provide the 903 Olive (Sapenter lot) with off-street parking by adjusting lot line between the 903 Olive and 905 Olive (Lot 4). The existing lot size is 2,029 sq. feet. After the adjustment with Lot 2 and with Lot 4, the Sapenter lot will be 2,303 sq. feet.
- D. Combine Lot 5 (907 Olive) with remnants of Lot 4 (905 Olive) to form a legal sized lot with 4,191 sq. feet. Per Historic Landmark Commission decision, the structure at 905 Olive to be relocated five feet to the east. The structures at 905 Olive and 907 Olive are identical buildings and will be connected via a hallway to become one single family dwelling.

Proposed Re-Subdivision



CASE # _____

ROW # _____

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

020806-12-15

020806-12-04

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

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

STREET ADDRESS: 905 & 907 Olive

LEGAL DESCRIPTION: Subdivision – Juniper at Olive Subdivision

Lot(s) 4 & 5 Block A Outlot _____
Division _____

I/We Javier V. Delgado on behalf of myself/ourselves as
authorized agent for

Austin Housing Finance Corporation
_____ affirm that on
March 2, 2012, hereby apply for a hearing
before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE X REMODEL MAINTAIN

1. We request a variance from Section 25-2-492(B), to reduce the front yard setback to zero feet.
2. We request a variance from Section 25-2-492 (A)(5), to reduce the side yard setback from five feet to three feet.

in a SF-3-H-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:

Lot 4 is proposed to be re-subdivided to provide the Sapenter lot with an off-street parking area. The existing structure at 905 Olive will be relocated over 5 feet to be connected with the existing structure at 907 Olive. The remnants of Lot 4 will be combined with Lot 5 to become a legal size lot at 4,191 sq. feet. In order to accommodate off-street parking for 903 Olive, a three foot side yard setback from 903 Olive would be needed. Saving the structures at 905 & 907 Olive is the want of the Historic Landmark Commission to preserve the historic fabric of the neighborhood. Therefore, to accommodate the relocation of the 905 Olive structure to attach to the 907 Olive structure, a zero lot setback is required

HARDSHIP:

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

We will be saving two structures that will be combined to be used as one single family dwelling. Saving these two buildings is the want of the Historic Landmark Commission to save the historic fabric of the neighborhood. We will be creating a legal sized lot and increasing the size of a non-conforming lot (Sapenter lot). Otherwise we would have three substandard sized lots and a lot with no off-street parking.

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

Lot 4 & 5 is being re-configured to provide off-street parking for a neighboring lot that has none. The existing structure at 905 Olive will be saved per HLC, just relocated over five feet. The structure cannot be moved over more than five feet, else it would encroach on the driveway the serves the structure. The zero front

yard setback would the 905 Olive structure to keep a porched area and its historic look.

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:

The lot is bordered by single family structures on three sides and right of way on the front yard . The variance will not prevent the neighboring structure from being used as single family residences.

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:

n/a

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:

n/a

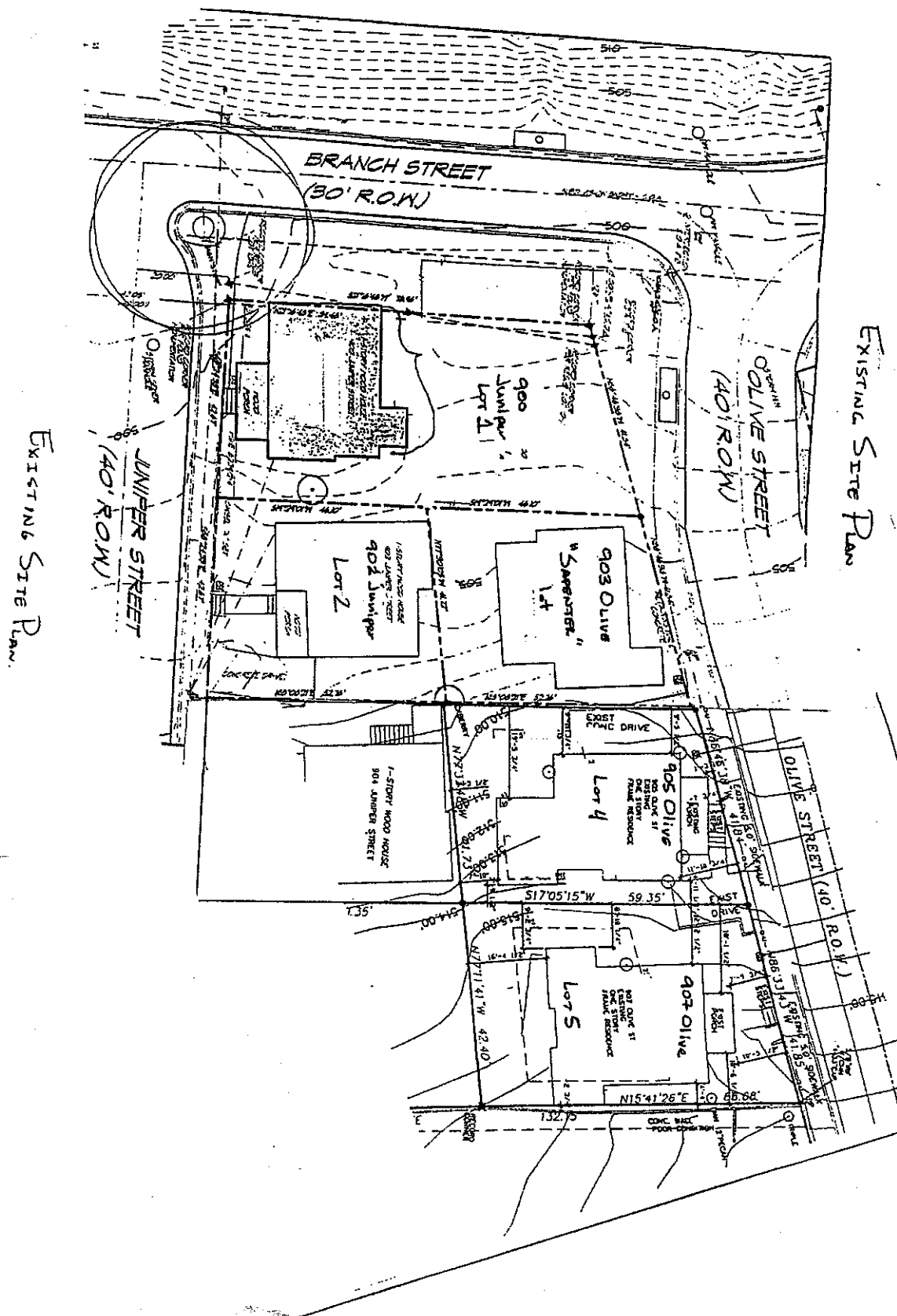
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

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

n/a

EXISTING SITE PLAN



Proposed Re-Subdivision

- A. Adjust lot line between 900 Juniper (Lot 1) and 903 Olive (Sapenter lot) to allow at least a 3-foot clearance between the Sapenter structure and Lot 1.
- B. Remove encroachment of structure located at 902 Juniper (Lot 2) onto the 903 Olive (Sapenter lot) by adjust the lot line. The existing lot size of Lot 2 is 2,078 sq. feet. Proposal would make lot 2,384 sq. feet.
- C. Provide the 903 Olive (Sapenter lot) with off-street parking by adjusting lot line between the 903 Olive and 905 Olive (Lot 4). The existing lot size is 2,029 sq. feet. After the adjustment with Lot 2 and with Lot 4, the Sapenter lot will be 2,303 sq. feet.
- D. Combine Lot 5 (907 Olive) with remnants of Lot 4 (905 Olive) to form a legal sized lot with 4,191 sq. feet. Per Historic Landmark Commission decision, the structure at 905 Olive to be relocated five feet to the east. The structures at 905 Olive and 907 Olive are identical buildings and will be connected via a hallway to become one single family dwelling.

Proposed Re-SUBDIVISION

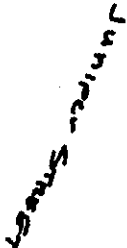
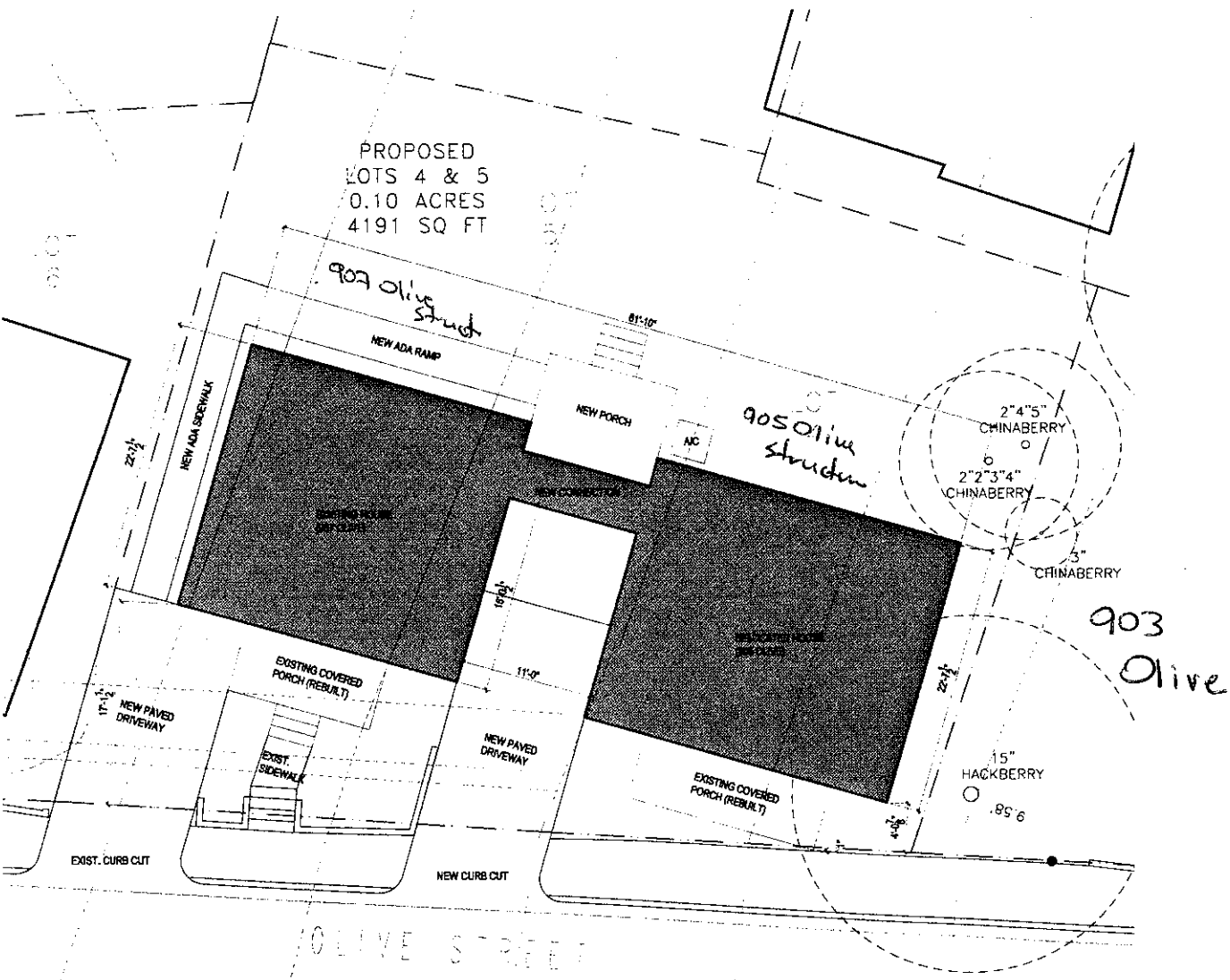
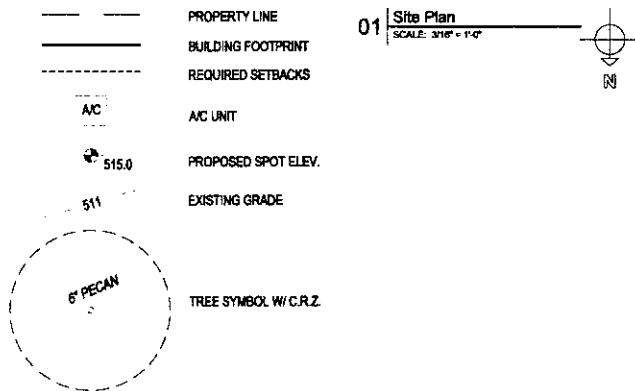


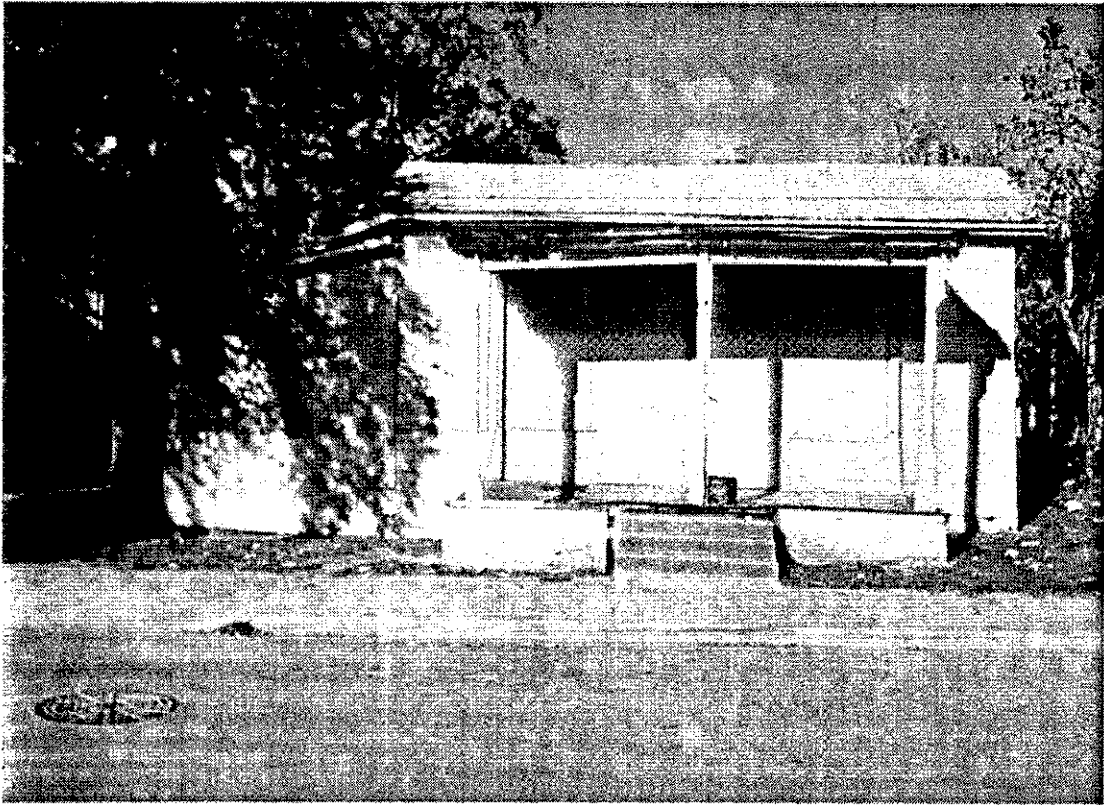
EXHIBIT I



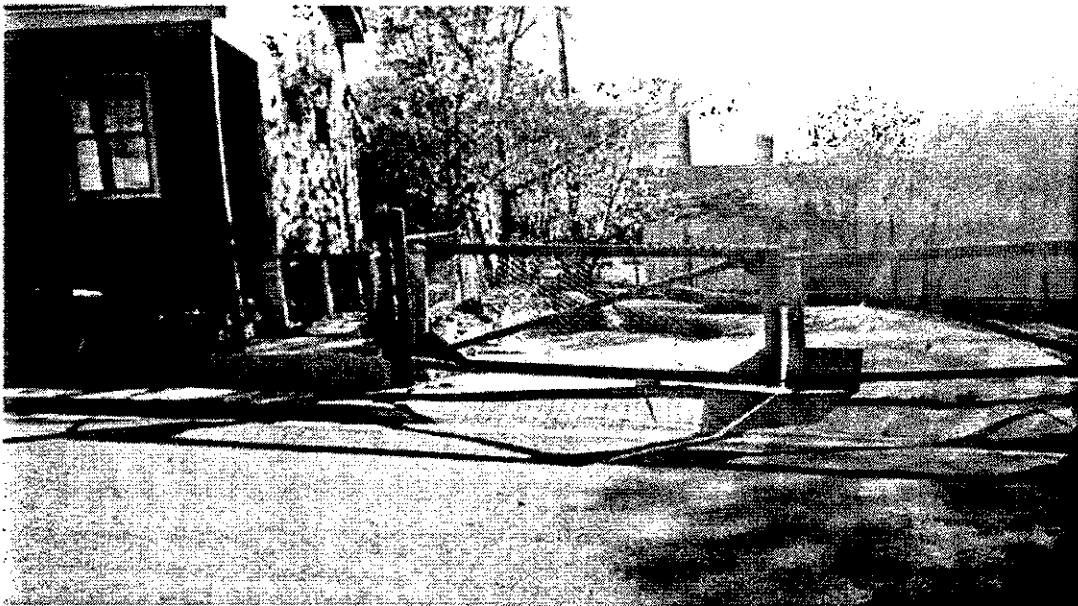
LEGEND



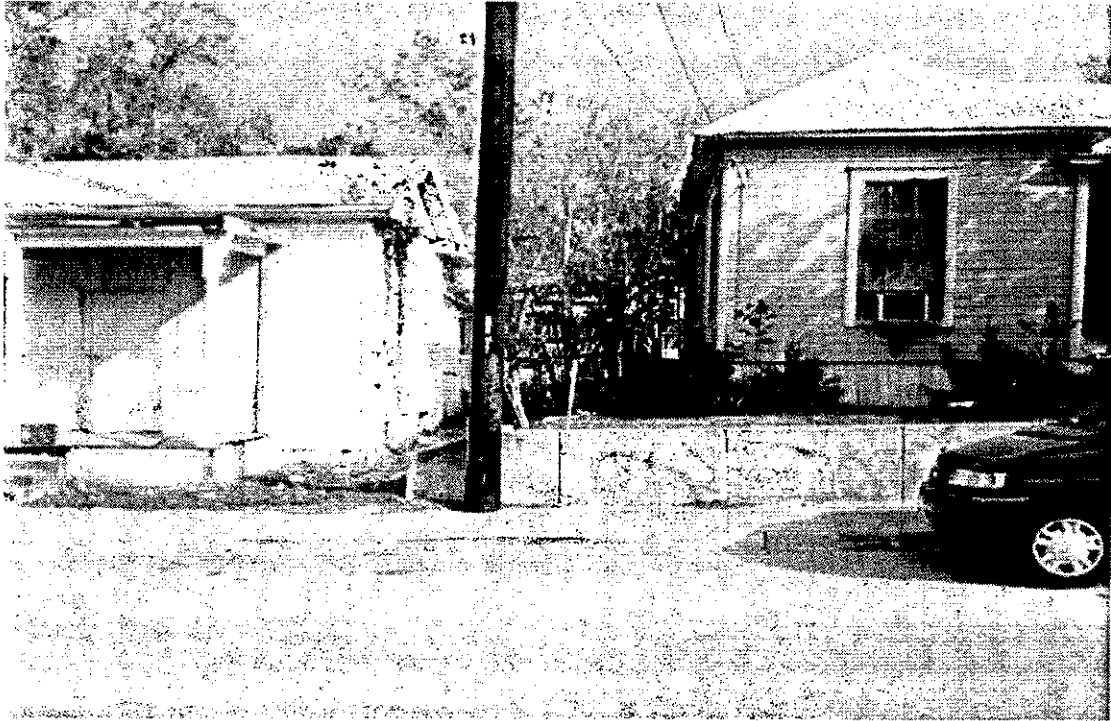
900 Juniper



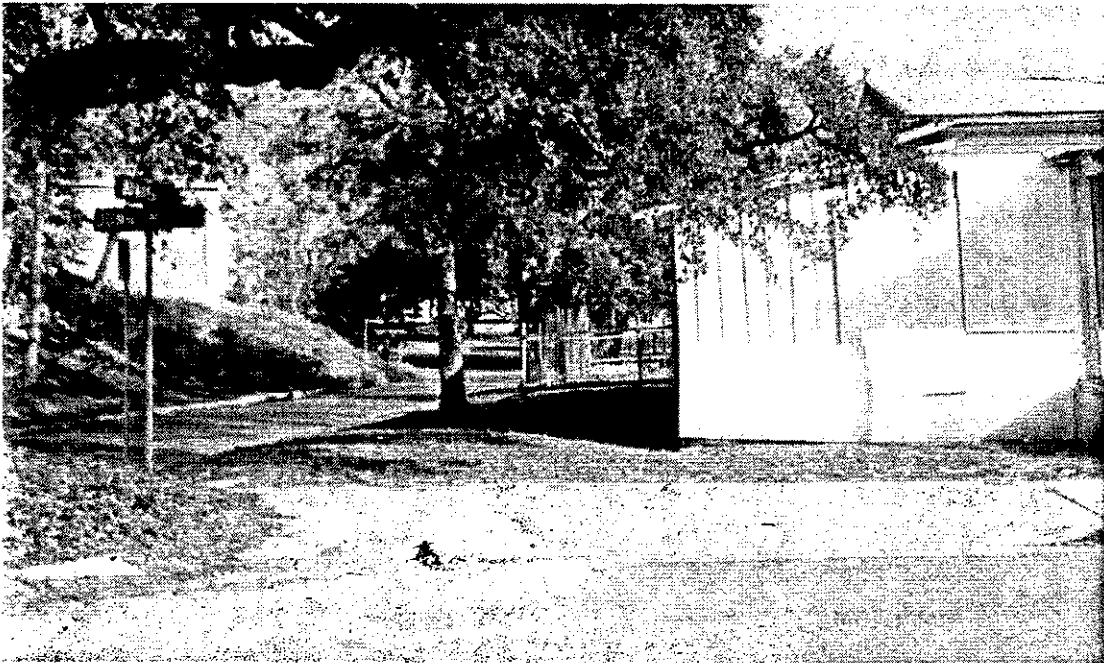
front



Back of 900 Juniper with 903 Olive to the left



900 Juniper on left. 902 Juniper on right.



900 Juniper- Branch Street side

902 Juniper Street



front



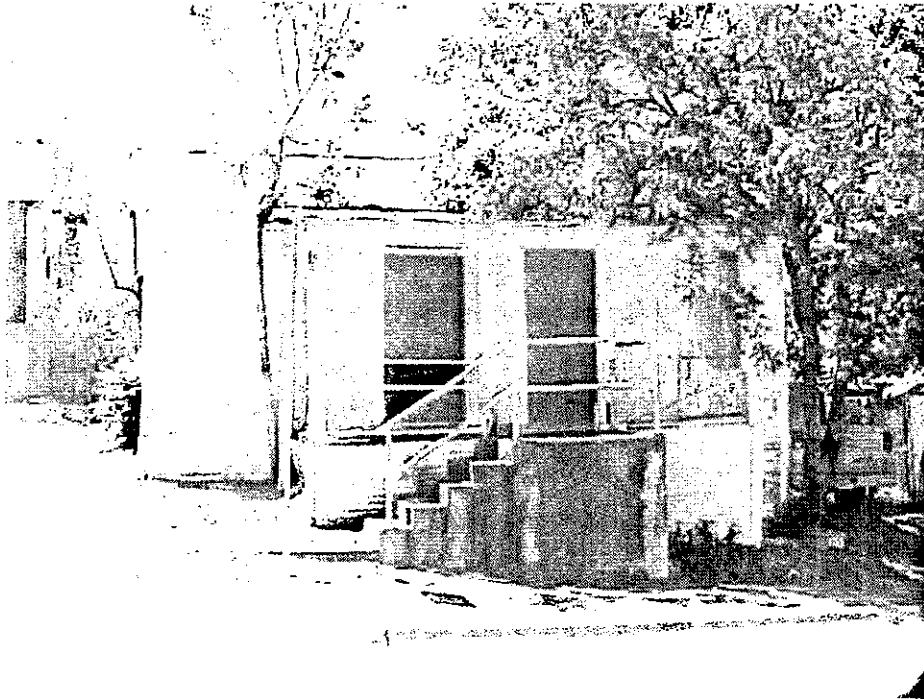
902 Juniper with 904 Juniper to the right

903 Olive Street (Sapenter Lot)

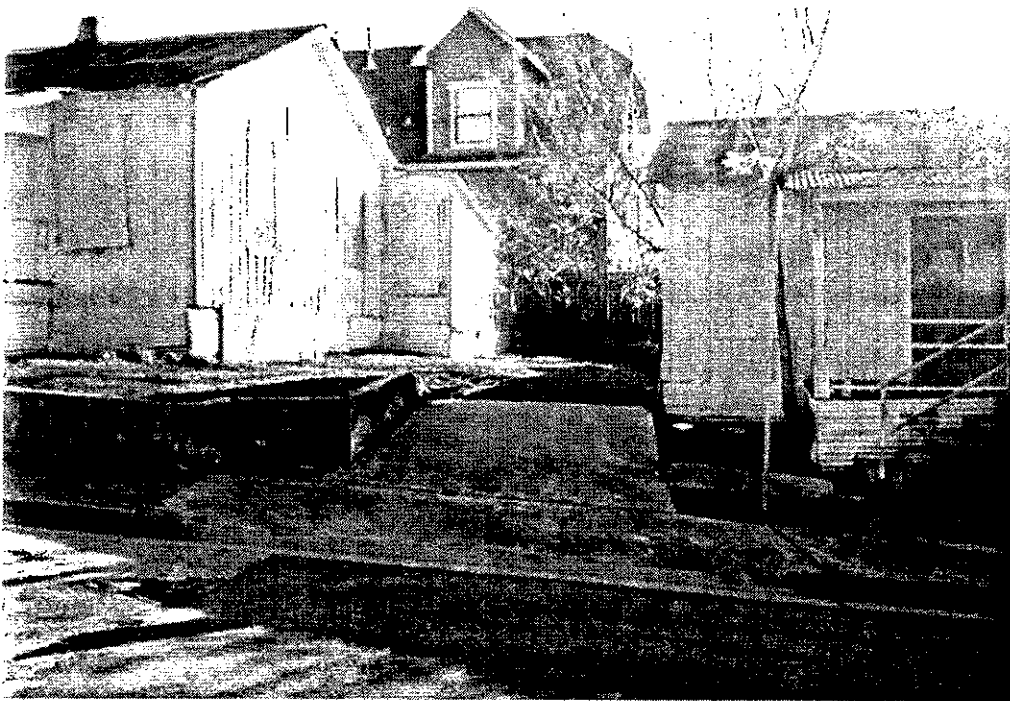


Front of Sapenter lot with 905 Olive to the left

905 Olive Street

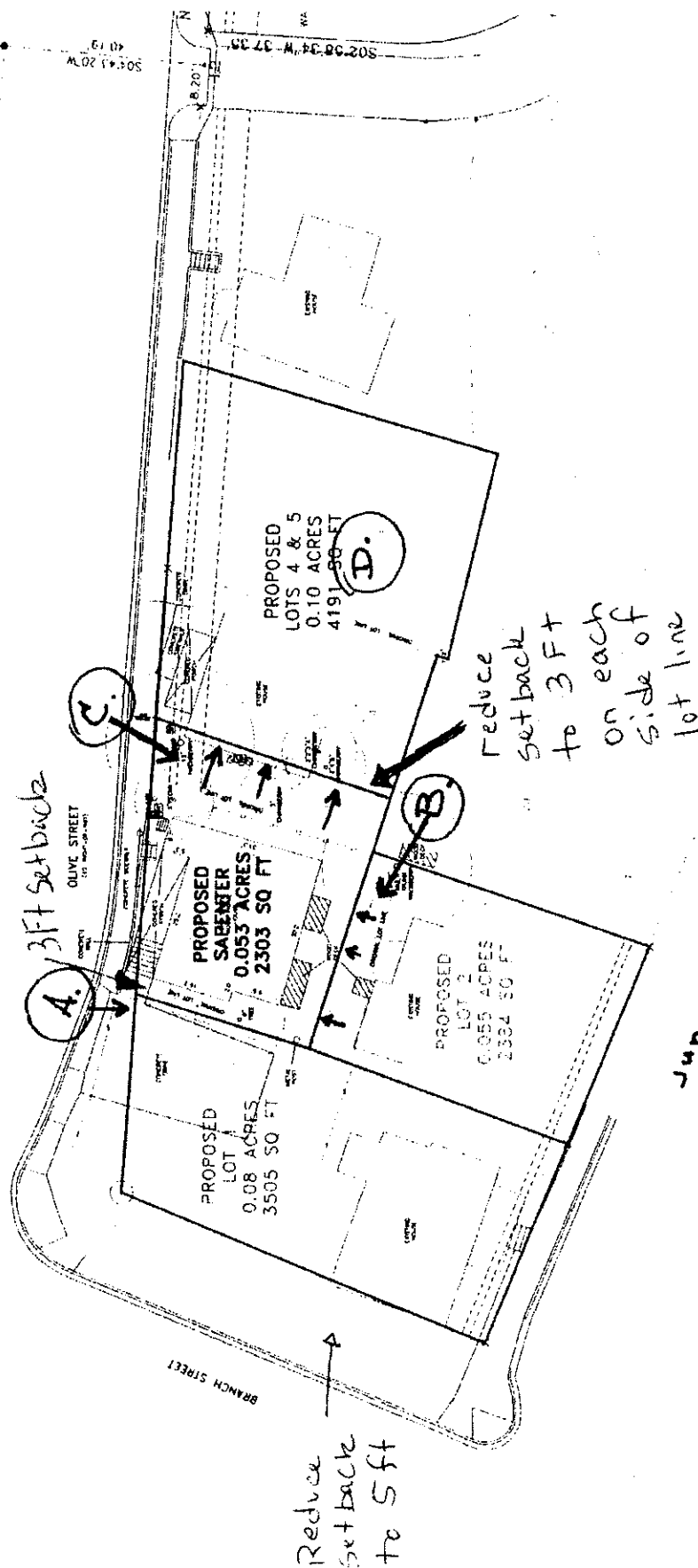


front



907 olive to the left. 905 Olive to the right.

1. ☐ 100%
 2. ☐ 90%
 3. ☐ 80%
 4. ☐ 70%
 5. ☐ 60%
 6. ☐ 50%
 7. ☐ 40%
 8. ☐ 30%
 9. ☐ 20%
 10. ☐ 10%
 11. ☐ 0%



Junior Street

900-902 Juniper St & 903-905
 proceeded before the Board of Aldermen Aug 22/1805
 Olive St.

... advised the plan for
... the various reasons
... American Embassy

I received this from you
 regarding the variance request
 for the proposed Austin Energy

8

Q1

From: Lund, Lena [Lena.Lund@austinenergy.com]
Sent: Wednesday, January 18, 2012 9:50 AM
To: Delgado, Javier
Subject: RE: 903 Olive
Javier,

I have reviewed the information that you have submitted and Austin Energy does not oppose the request to reduce the front setback at 903 Olive Street.

Lena Lund
Austin Energy
Public Involvement/Real Estate Services
721 Barton Springs Road, Suite 102.4
Austin, TX 78704-1145
512-322-6587
512-322-6101 Fax

From: Delgado, Javier [mailto:Javier.Delgado@austintexas.gov]
Sent: Friday, January 13, 2012 2:02 PM
To: Lund, Lena
Cc: Pittman, Michael
Subject: 903 Olive

Ms. Lund,
I submitted a zero front yard setback request for 903 Olive. At that time you had a comment regarding a utility pole that was existing in front of 903 Olive. The pole belongs to AT&T. On January 9th, AT&T relocated the pole in front of 905 Olive (see photos and map) . Can you please review our request for the front yard setback. Please let me know if you have any questions.

Regards,

Javier V. Delgado

Project Coordinator-Real Estate & Finance Development
City of Austin-Neighborhood Housing & Community Development
(512) 974-3154
javier.delgado@ci.austin.tx.us



Document ID: IET - 7200 - 12022401237 - 1
Internal Expenditure Transaction - FOR INTERNAL USE ONLY

Record Date: 02-24-2012 Status: Submitted
Budget FY: 9999 Created By: beemanc
Fiscal Year: 2012 Created On: 02-24-2012 10:04
Period: beemanc
Delivery Date: 02-24-2012 10:06
Attachments: 0

1st Party Vend: Salesperson ID:
Legal Name: Extended Description:
Alias / DBA:
Address:

EXCHANGE DETAILS: LINE 1 Event Type: IN04 Bank: 23
2nd Party Information
2nd Party Vend:
Legal Name:
Alias / DBA:
Address:

1st Party Fund Accounting									
Fund	Dept	Unit & Sub	Appr.	Objt & Sub	Rev & Sub	BSA & Sub	OBSA & Sub	Dept Objt	Dept Rev
1000	6800	9770			4120				
Loc.	Actv.	Func.	Rptg.	Task	Task Order	Maj. Prog.	Program	Phase	PgmPd
Stat. Item									
Stat. Description									
Stat. Qty									
UoM									
Stat. Rate									

ACCT SUMMARY: LINE 1
Budget FY: 9999 Period: IN04
Fiscal Year: 2012 Event Type: IN04
Bank: 23 Billing Profile:
Doc ID:
Vend Line: 0
Acct Line: 0
Ref Type:

ACCT SUMMARY: LINE 1									
Fund	Dept	Unit & Sub	Appr.	Objt & Sub	Rev & Sub	BSA & Sub	OBSA & Sub	Dept Objt	Dept Rev
8151	7207	0157		7207HOUS	6236				
Loc.	Actv.	Func.	Rptg.	Task	Task Order	Maj. Prog.	Program	Phase	PgmPd
Stat. Item									
Stat. Description									
Stat. Qty									
UoM									
Stat. Rate									

