

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 # C15-2012-0104  
ROW # 10815060

TP-010202121X

**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: 512 Bouldin Ave Austin TX 78704

LEGAL DESCRIPTION: Subdivision - Arboles Terrace

Lot(s) 23 Block Outlot Division

I/We Jeffrey Bullard on behalf of myself/ourselves as authorized agent for

Larry Broder (Owner) affirm that on July, 30th

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

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN  
to create a duplex w/ lot  
area of 6975 sq ft

in a MF-3-NP district. Bouldin Creek N.P.  
(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:

At some point in the last 20 years or so a piece on the south side of the lot was deeded off this property and to the Lyric Opera for their parking lot. This makes the total SF of lot space at 512 Boulding 6975 sf. The intent is to create two 704 sf units one being rentable and the other being the owners unit on this property.

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**HARDSHIP:**

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

This lot is sloping from the front to back and has several large trees which limits the development on the lot. We are not increasing the size or footprint of the structure at all. We are seeking to change the use from a single unit with a walk out basement garage to two units one upper and one lower. The issue with this lot is that it is 25 sf short of qualifying to be a duplex lot because of the sliver of land that was deeded several years ago off the south side. This is unique to this property because the other lots are standard size and all are greater than 7000 sf meeting the requirements for duplexes.

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

The other lots all meet the zoning requirements and size requirements for duplex lots.

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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:

We are not changing the footprint, design, elevations, or structure from the exterior at all. All changes are interior thus not altering the character of the adjacent properties.

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**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

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

\_\_\_\_\_

\_\_\_\_\_

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed [Signature] Mail Address 806 W 16<sup>th</sup> st

City, State & Zip Austin TX 78701

Printed Jeffrey Ballard Phone 512-638-1514 Date 7/30/12

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

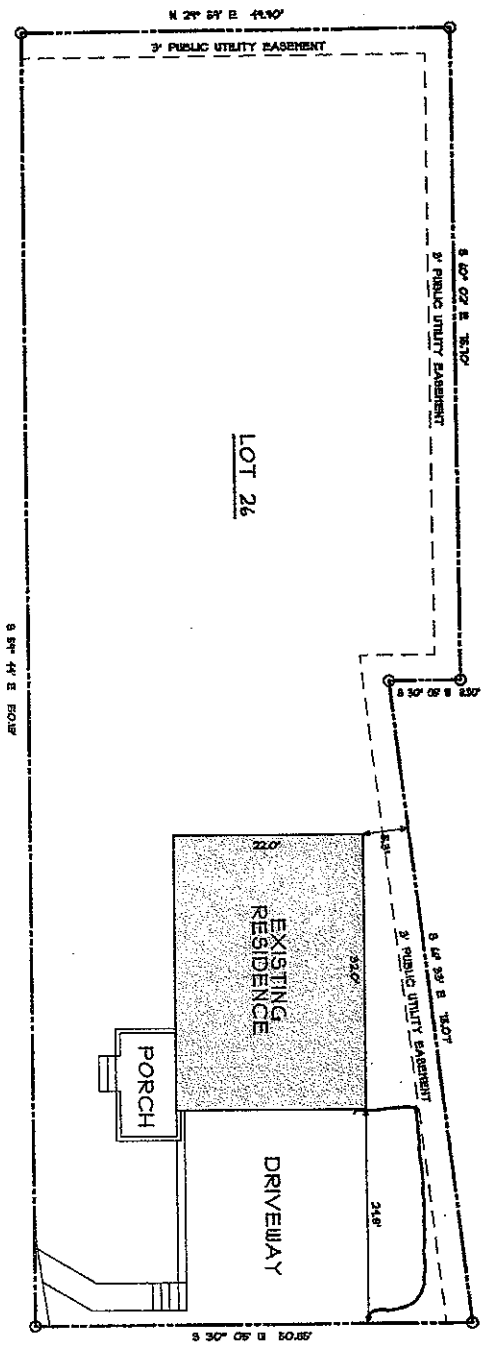
Signed [Signature] Mail Address 512 Bouldin ave

City, State & Zip Austin, TX 78704

Printed Larry Broder Phone 512-497-7697 Date 7/30/12

Owner 7/30/12 10:26 PM  
Deleted: Signed Mail  
Address 512 Bouldin ave

Owner 7/30/12 10:26 PM  
Deleted: Signed Mail  
Address 806 W 16<sup>th</sup> st



BOULDIN AVE.

**REVIEWED**

JUN 27 2012

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED  
JUL 9 0 2012  
212-206  
10374

ARCHITECTURAL SITE PLAN  
SCALE 1/8"=1'-0"

NOTE: SITE INFORMATION FROM A SURVEY BY DOUG BEEBE, LAND SURVEYOR, P.C. DATED, MARCH 4, 1997

NOTES:  
ADDRESS: 102 S. 9th ST.  
FOR THE DESIGN OF THE RENOVATION AND CONSTRUCTION OF THE EXISTING RESIDENCE AND DRIVEWAY AND PORCH.

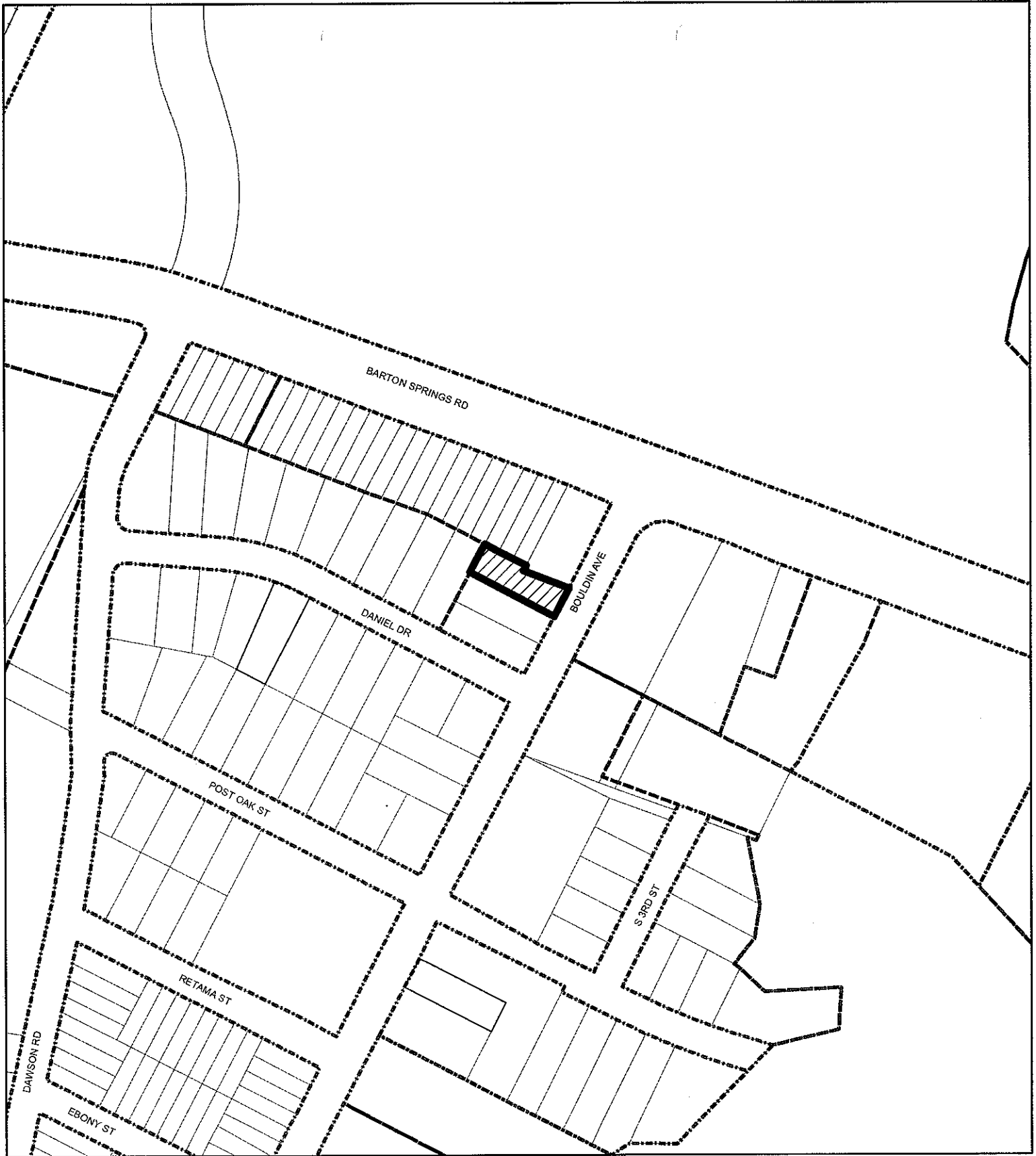
DATE: 06-14-12  
SCALE: AS SHOWN  
FOR: 102 S. 9th ST. 78704

A RENOVATION TO THE RESIDENCE OF  
MR. LAWRENCE BRODER  
512 BOULDIN AVE.  
AUSTIN, TEXAS 78704

JOB: R. SMITH  
1563 ELDON ST.  
HARRISONBURG, VA  
P: 540-246-8144  
F: 540-436-2912

**SMITH DRAFTING COMPANY**

DESCRIPTION	DATE



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0104  
 LOCATION: 512 BOULDIN 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.

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.