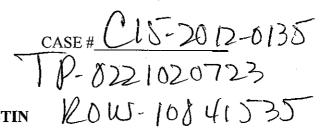
CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Tuesday, Feb11, 2013	CASE NUMBER: C15-2012-0135
Jeff Jack Michael Von Ohlen Nora Salinas ABSENT – STUART HA Bryan King Fred McGhee Melissa Hawthorne Sallie Burchett Cathy French (SRB only)	AMPTON
APPLICANT: Jim Bennett	
OWNER: Grit and Grace	
ADDRESS: 4112 MEDICAL PKWY	
VARIANCE REQUESTED: The applicant has minimum off-street parking requirement of street parking spaces to 19 off-street parkin second floor of a commercial building to ex 1", Commercial – Liquor Sales zoning districtions	Section 25-6 Appendix A from 88 off- g spaces in order to remodel the pand a Cocktail Lounge use in a "CS-
BOARD'S DECISION: POSTPONED TO Febr	ruary 11, 2013 PER APPLICANT
FEB 11, 2013 POSTPONED TO MARCH 11, 20	013 PER APPLICANT
FINDING:	
The Zoning regulations applicable to the probecause:	perty do not allow for a reasonable use
2. (a) The hardship for which the variance is re	equested 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 impair the use of adjacent conforming proper the regulations of the zoning district in which Susan Walker	erty, and will not impair the purpose of

Chairman

Executive Liaison



CITY OF AUSTIN LOW 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: 4112 Medical Parkway
LEGAL DESCRIPTION: Subdivision – <u>Draught House</u>
Lot(s) 1 Block A Outlot Division
I/ <u>Jim Bennett</u> as authorized agent for <u>The Draught House</u>
affirm that on $9/20/12$, hereby apply for a hearing before the Board of
Adjustment for consideration to:
ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN
the second floor of an existing commercial building to expand an existing Pub and Brewery providing 19 paved off street parking spacesin a district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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:

This establishment has existed at this location since 1966, and the expansion will allow for the continuation of this use.

HARDSHIP:

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

Due to the existing developed condition of the site additional parking cannot be provided. The second floor is existing and a reasonable use to this site is to allow the expansion of this use.

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

The lot is an irregular shaped corner lot and is a fully developed site.

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 use of the site will not change but will continued to serve the neighborhood as it has since 1966.

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:

The increase in floor area does not mean that the numbers of patrons will necessarily create a higher demand for parking, but will probably be used by the existing patrons to serve their needs.

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:

This is an existing site and loading and unloading provisions are existing and the expanded floor area will not change existing conditions.

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

Driveways and parking spaces as well as circulation of the spaces are existing and the parking variance will not change these conditions.

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

Any change of use requiring additional parking would require a new variance from the Board.

The Board cannot grant a variance that would provide the applicant with a special NOTE: 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.

City, State & Zip Austin, TX. 78748

Printed Jim Bennett

Phone 282-3079 Date 9/20/12

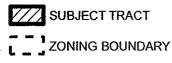
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mail Address 11505 Ridge Dr.

Mail Address 4112 Medical Parkwag

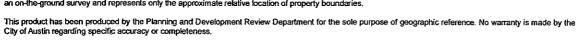
City, State & Zip Quite of





CASE#: C15-2012-0135 LOCATION: 4112 Medical Parkway

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.





xNetUSA:									
Oada Naa	CIBITE & C	DACE		\mathbf{p}_1	roperty Details				
Owner's Name	GRIT & G	RACE			eed Date				404240
Mailing					ed Volume				121319
Address	4112 MEDICAL F AUSTIN, TX 787				ed Page				000
[4]					emptions				000
Location	4112 MEDICAL F	2KWY 78756			eeze Exempt				
Legal	LOT 1 BLK A DR	AUGHT HOUSE	SUBD		RB Protest				
					ent Code				209
alue Inforn	nation		2012 Cert	.:4:	nd Acres				0.28
and Value			368,4		ock				0.202
mprovement Val	lue		-		act or Lot				
G Market Value					ocket No.			10	9991619081
imber Market Va	alue				stract Code			1,	S0404
farket Value			696,4		eighborhood Code				39CE
G Productivity \	∕alue		•	0.00	J				0302
imber Productiv				0.00					
ppraised Value	¥		696,4	82.00	Data	up to da	te as of 201	L2-09-04	
0% Cap Loss				0.00					
ssessed Value			696,4	82.00					
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Land Information							
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
215024	LAND	F5	F	0.282	0	0	12,283
show history							

TaxNetUSA:	Travis County	Proper	ty ID Number: 217802 Ref ID	2 Number: 02210207230000
Owner's Name	GRIT & GRACE	· }	Property Details	
			Deed Date	12131999
Mailing Address	4112 MEDICAL PKWY		Deed Volume	00000
Addless	AUSTIN, TX 78756-3711		Deed Page	00000
Location	4112 MEDICAL PKWY 783	756	Exemptions	
Legal	LOT 1 BLK A DRAUGHT F	AOUSE SUBD	Freeze Exempt	F
Legai	LOT I BLK A DRAUGHT F	1003E 308D	ARB Protest	F
			Agent Code	2094
Value Inform	nation	2012 Certified	Land Acres	0.2820
Land Value		368,490.00	Block	Α
Improvement Val	iue	327,992.00	Tract or Lot	1
AG Market Value	•	0.00	Docket No.	1999161908TR
Timber Market V	alue	0.00	Abstract Code	S04049
Market Value		696,482.00	Neighborhood Code	39CEN
AG Productivity \	/alue	0.00		
Timber Productiv	ity Value	0.00		
Appraised Value		696,482.00	Data up to date as	of 2012-09-04
10% Cap Loss		0.00		
Assessed Value		696,482.00		

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		696,482.00	696,482.00	696,482.00	696,482.00
01	AUSTIN ISD	1.242000	696,482.00	696,482.00	696,482.00	696,482.00
02	CITY OF AUSTIN	0.481100	696,482.00	696,482.00	696,482.00	696,482.00
03	TRAVIS COUNTY	0.485500	696,482.00	696,482.00	696,482.00	696,482.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	696,482.00	696,482.00	696,482.00	696,482.00
68	AUSTIN COMM COLL DIST	0.094800	696,482.00	696,482.00	696,482.00	696,482.00

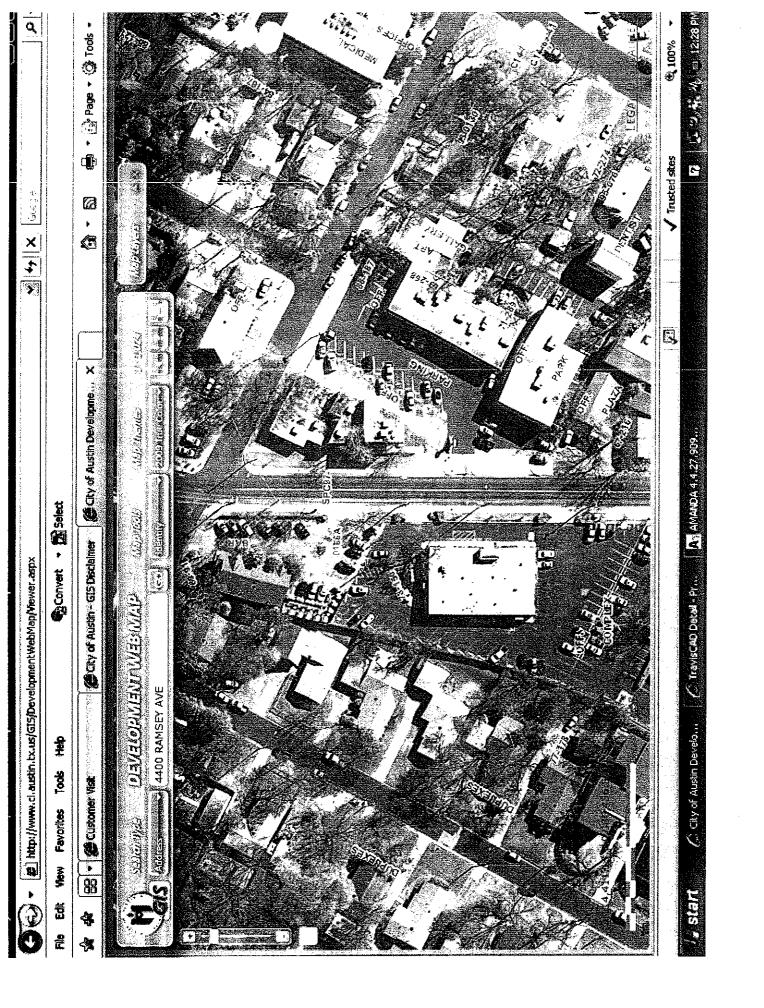
Improvement Information

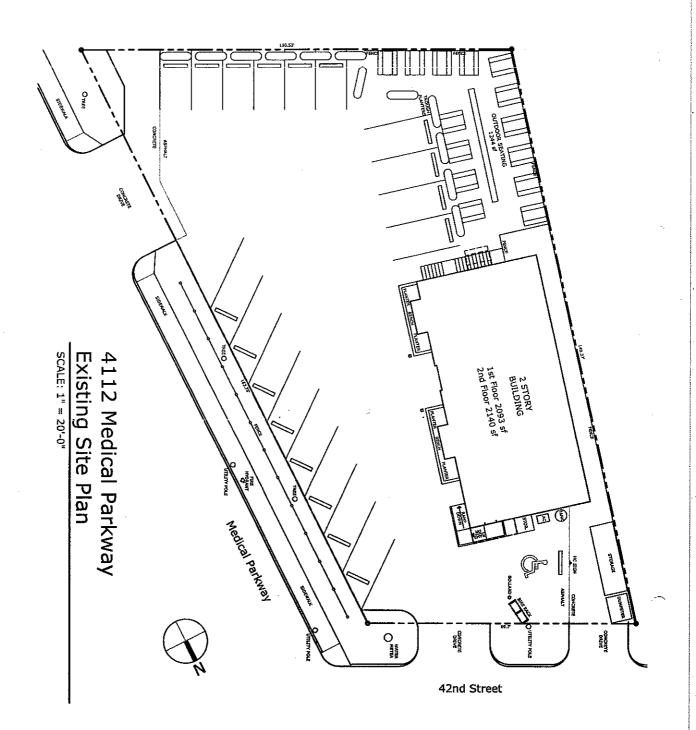
Improvement ID	State Category	Description
178759		RESTAURANT (SFR)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178759	207784	1ST	1st Floor	WW5	1968	1,989
178759	207785	2ND	2nd Floor	WW5	1968	2,013
178759	207786	UBSMT	Unfinished Basement	WW5	1968	180
178759	845849	011	PORCH OPEN 1ST F	*5	1968	90
178759	845850	413	STAIRWAY EXT	S*	1968	1
178759	845851	541	FENCE COMM LF	W4*	1968	146
178759	845852	551	PAVED AREA	AA*	1968	5,970

178759	4273025	541	FENCE COMM L	_F W6*	20	009	34
178759	4273026	011	PORCH OPEN 1S	TF *5	20	009	56
					Total	Living A	rea 4,00 2
and Informat	*a						
and Informat	ion Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft





Drawing is not intended for construction or for regulatory approval



HOOVER & ASSOCIATES, INC.

ARCHITECTS & PLANNERS 1407 W. 46TH STREET AUSTIN, TEXAS 78756 512/467-2626 FAX 512/467-2655

Draught House
4112 Medical Parkway
Austin TX 78756
Scale: as noted
8-29-2012

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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
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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.

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Contact: Susan Walker, 512-974-2202

Case Number: C15-2012-0135 - 4112 Medical Parkway

i ubite irearing. Board of Adjustment, recentber 15th, 2012	er 15th, 2012
Billie Jo Wilson	V) Tam in savor
Your Name (please print)	Lobject
4210 MEDICAL PARKWAY	
Your address(es) affected by this application	į
Rillie do Wida	11-4-12
Signature	Date
Daytime Telephone: 512-451-4443	
Comments:	
Transfer and trans	
If you use this form to comment, it may be returned to:	ed to:
City of Austin-Planning & Development Review Department/ 1st Floor Susan Walker	partment/ 1st Floor
P. O. Box 1088	
Austin TX 78767-1088	

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Contact: Susan Walker, 512-974-2202 Case Number: C15-2012-0135 - 4112 Medical Parkway

Public Hearing: Board of Adjustment, November 13th, 2012

Your Name (please print) hitsy Delean



Your address(es) affected by this application 1362 W. 42

1302 W. 42

Signature

Comments: My house inon the corner of section about &

42. 2 runt my house, my mohor complaine about the your they have music struck fingle to

The druve way into my house was shocked rail to call a since han to

more the cor My outer was at this keen young

the mine Keep my Tunto up, On Sat. rught I had so consideration for me date at next

people will servent in the back yord, go get in

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

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

P. O. Box 1088 Susan Walker

phin Ond - (Loud + drunk "

Austin, TX 78767-1088 I am against this

hage. a bour house should A funkasedal

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Case Number: C15-2012-0135 – 4112 Medical Parkway Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 13th, 2012

38TH & LAMPE LLC

Your Name (please print)

☐ I am in favor ※ I object

Your address (es) affected by this application

Signature

Nov 5, 201

Daytime Telephone: 512 - 426 - 5136

Comments: PAKING IS VERY TIGHT IN

THE NEIGH SOLFIDS, INCLUDING

POREING THANK YOU.

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 Case Number: C15-2012-0135 - 4112 Medical Parkway

Public Hearing: Board of Adjustment, November 13th, 2012

Kenton and Catherine Heald

Your Name (please print)

I am in lavor

Your address(es) affected by this application Jach M Soel

Signature

Daytime Telephone: 303,507,6062

Comments: The bor already causes street consestion around my property which is next door will allow neighbors don't want more people and more noise the bar significantly more noise. Further expansion especially upwards Please

Mank

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