

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C15-2013-0106  
# 11013493  
TP-0100031604

ROW

**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: 913 W. ELIZABETH

LEGAL DESCRIPTION: Subdivision - SOUTH HEIGHTS

Lot(s) 7 Block C Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/~~We~~ GABRIEL BARBA on behalf of myself/~~ourselves~~ as authorized agent for

\_\_\_\_\_ affirm that on SEP. 9th, 2013

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

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN

1. Request variance from minimum lot size requirement of 7,000 SF to existing 6,103 SF.

2. Request variance from minimum lot width of 50'-0" to existing 46.33'.

3. Request variance from sideyard setback of 5'-0" to existing 4.4 FT.

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:

Original structure (c.1939) was built on a smaller lot according to current zoning regulations. Has always been used as a

Residential Duplex. Current Owner desires to maintain and build improvements in keeping with this zoning designation.

**HARDSHIP:**

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

The lot is land locked. It has been operating as a Residential Duplex since 1939.

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

It is the only Residential Duplex on this block.

**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 proposed Addition will meet current Residential Design & Compatibility Standards and will not add any additional

Units (currently is operating as a 2 Unit Duplex.) Proposed (1) 2BR Unit and (1) 1BR Unit with common stair.

**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:

(Not requesting parking variance.)





N



SUBJECT TRACT



ZONING BOUNDARY

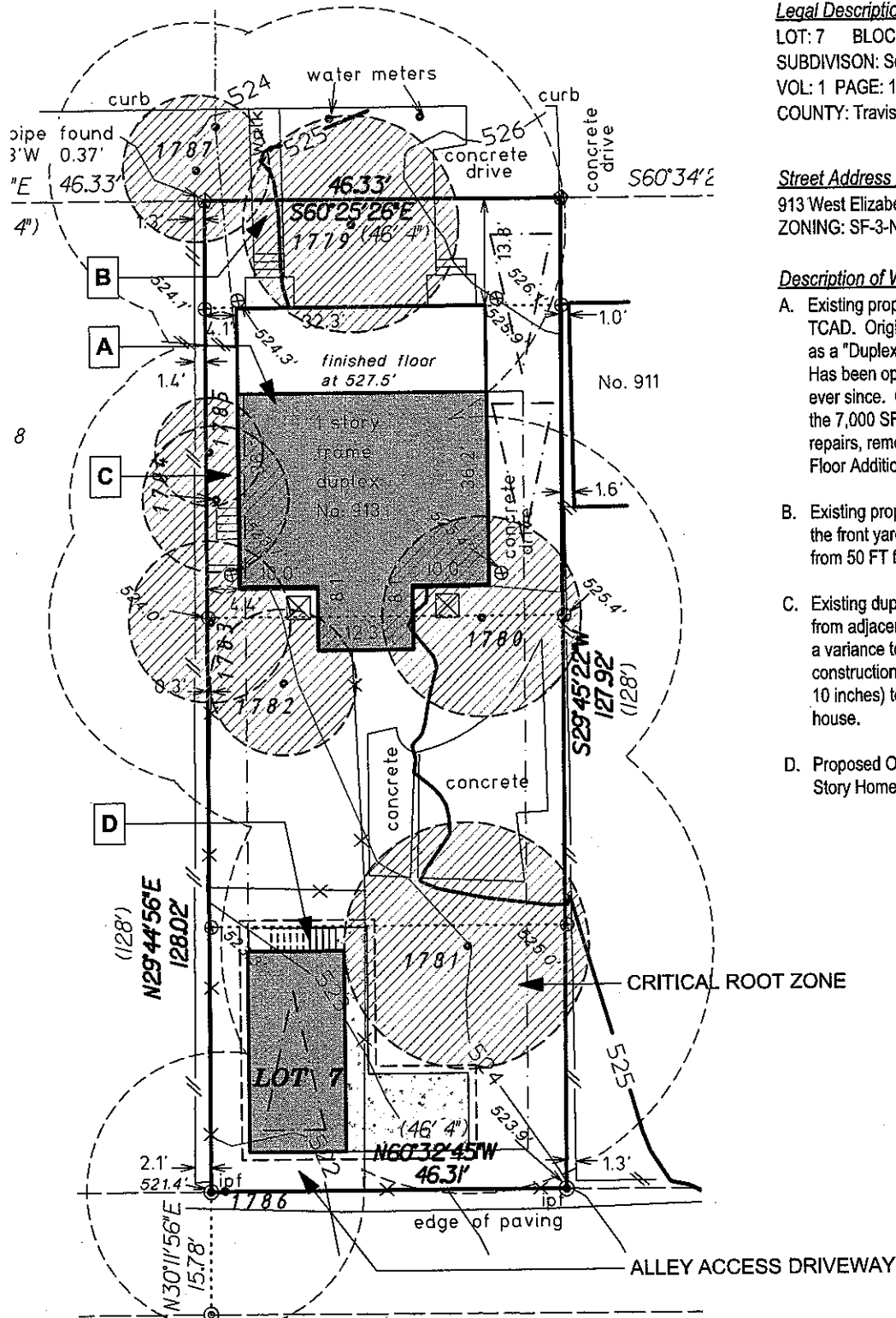
CASE#: C15-2013-0106  
 LOCATION: 913 W Elizabeth



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.

W. ELIZABETH



Legal Description:

LOT: 7 BLOCK: C  
 SUBDIVISION: South Heights  
 VOL: 1 PAGE: 1210F  
 COUNTY: Travis

Street Address & Zoning Classification:

913 West Elizabeth Street  
 ZONING: SF-3-NP

Description of Work:

- A. Existing property measures 6,103 SF per TCAD. Original structure was built in 1939 as a "Duplex" per City of Austin records. Has been operated as a Residential Duplex ever since. Owner requests a variance from the 7,000 SF Lot requirement to make repairs, remodel interior and build a Second Floor Addition.
- B. Existing property measures 46.33 FT across the front yard. Owner requests variance from 50 FT frontage requirement.
- C. Existing duplex was originally built 4.4 FT from adjacent property line. Owner requests a variance to build new second floor construction into sideyard setback (approx. 10 inches) to align directly on top of existing house.
- D. Proposed One Car Garage and Second Story Home Office.

