

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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 # C15-2013-0095
ROW # 11000727
TP-0217021314

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: 2900 West Avenue

LEGAL DESCRIPTION: Subdivision - Harpers

Lot(s) 50' of lot 25 50x50 ft olt 72 div D Block _____ Outlot _____
Division _____

I/We Adam Stephens on behalf of myself/ourselves as authorized agent for _____

_____ owner _____ affirm that on July 23, 2013,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Remodel/addition to existing duplex

West Univ. N.P.

in a lr-mu-co-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:

Substandard lot size created an existing, non-conforming use. Current zoning regulations don't allow for modernization of existing structure with existing use. Plans submitted for permitting are within all FAR, McMansion and impervious cover requirements for the area. —

HARDSHIP:

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

The site is unique due to the substandard size. Previous owners have attempted poor quality additions, started but not completed renovations/additions and deferred needed repairs. The current plans allow for maintaining the existing structure, modernizing the floor plan and bringing the systems up to current code.

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

The existing non-conforming structure on a small, corner lot create unique challenges with setbacks. Most lots in the area are standard size. The current plans stay within all setbacks as well as impervious cover, McMansion and FAR guidelines.

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 goal of the project is to maintain the existing bungalow duplex with all historic elements and use, correct past construction mistakes/lack of repairs, modernize the systems and create a floor plan and layout that will appeal to today's Austinites.

Previously, a detached garage was located approximately where the addition will be, prior to it being lost in a fire. All new construction will be contained within current setbacks as to not impose on adjacent property.

I live directly across the street and will be looking at this property every day. One of the goals of our neighborhood plan is to maintain the historic elements of our neighborhood. The plans submitted allow for the historic bungalow structure with all era correct architectural detail to remain in place with the use it was built for, which will help continue to tell the story of our neighborhood.

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:

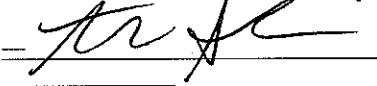
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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

-
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.

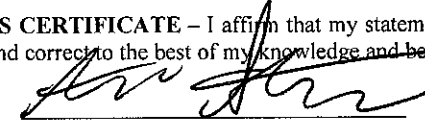
Signed  Mail Address 805 W. 29th
Street _____

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City, State & Zip Austin, TX
78705

Printed Adam Stephens Phone 512-689-7650
Date 7/23/2013

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 805 W. 29th
Street _____

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City, State & Zip Austin, TX
78705

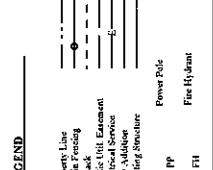
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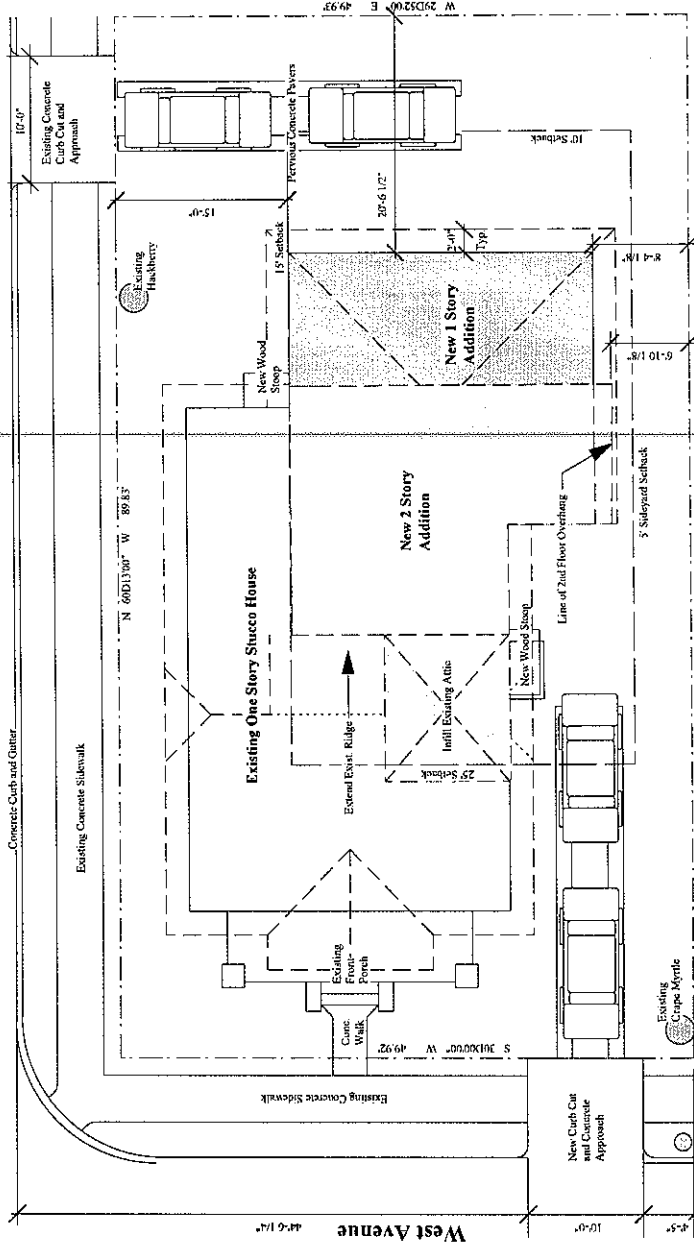
GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

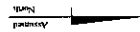
General Requirements:

LEGEND 	PROJECT INFORMATION Address: 2900 West Avenue Austin, Texas, 78703 Legal: Zoned-LR-MU-CC-NP A portion of Ordinance 72, Division D, Government Ordinance Adjunct to the Austin City Code, Chapter 221, Subchapter of Part 23, W.A. Hampton Subdivision Vol. 2, Page 205 Travis County, Texas, Deed Record
	IMPERVIOUS COVER Lot Area = 1,488.75 s.f. Max. Imperv. Allowed @ 45% = 2,243.06 s.f. Existing Building Cover = Existing House = 1,133.05 s.f. Concrete Front Porch = 1,133.05 s.f. New Building Cover: 1st Floor Addition = 429.00 s.f. Total Building Cover = 1,791.00 s.f. % Building Cover = 39.71% (39% allow) Impervious Cover: Total Building = 1,791.00 s.f. Rear Wood Sloop = 33,500 s.f. Parking Sloop = 160,000 s.f. A.C. Pav. = 18,000 s.f. Total Impervious Cover = 1,862.50 s.f. % Impervious Cover = 15.88% (15% allow)
Floor to Area Ratio: First 1/2 Floor Conditioned = 1,232.00 s.f. New 1st Floor Conditioned = 429.00 s.f. New Second Floor = 548.00 s.f. Proposed Total = 2,199.00 s.f.	Minimum Allowed = 2,300.00 s.f.



Site Plan

1/16"=1'-0"



A-1.1	Site Plan Revised: 02/03/00 Revised: 02/07/00 Revised: 02/08/00	Date: 05/30/13	HAMMER / DESIGN A residential architecture & construction partnership 3208 S. 5th Street Austin, Texas Contact: 512-626-2662
	WEST AVENUE PROJECT 2900 West Avenue Austin, Texas		
	File #		