

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

CASE # C15-2013-0106
11013493
TP-0100031604

ROW

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

- Revised -

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 Nov 5, 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 4.2 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. The property is home to 8 large Oak trees, therefore, addition needs to be made above existing structure to not interfere with critical root zones

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

This is the only residential duplex on the block. The lot has more large trees than most. Owner seeks to maintain unique architectural character by aligning the exterior walls of the proposed second floor addition with that of the existing ground floor wall (non-conforming). Refer to Exhibit B page 6.

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) 3BR 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.)

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:

(Not requesting parking variance.)

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

(Not requesting parking variance.)

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

(Not requesting parking variance.)

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 913 B West Elizabeth

City, State & Zip Austin, Texas 78704

Printed Gabriel Barba Phone 512-771-2267 Date 10/27/2013

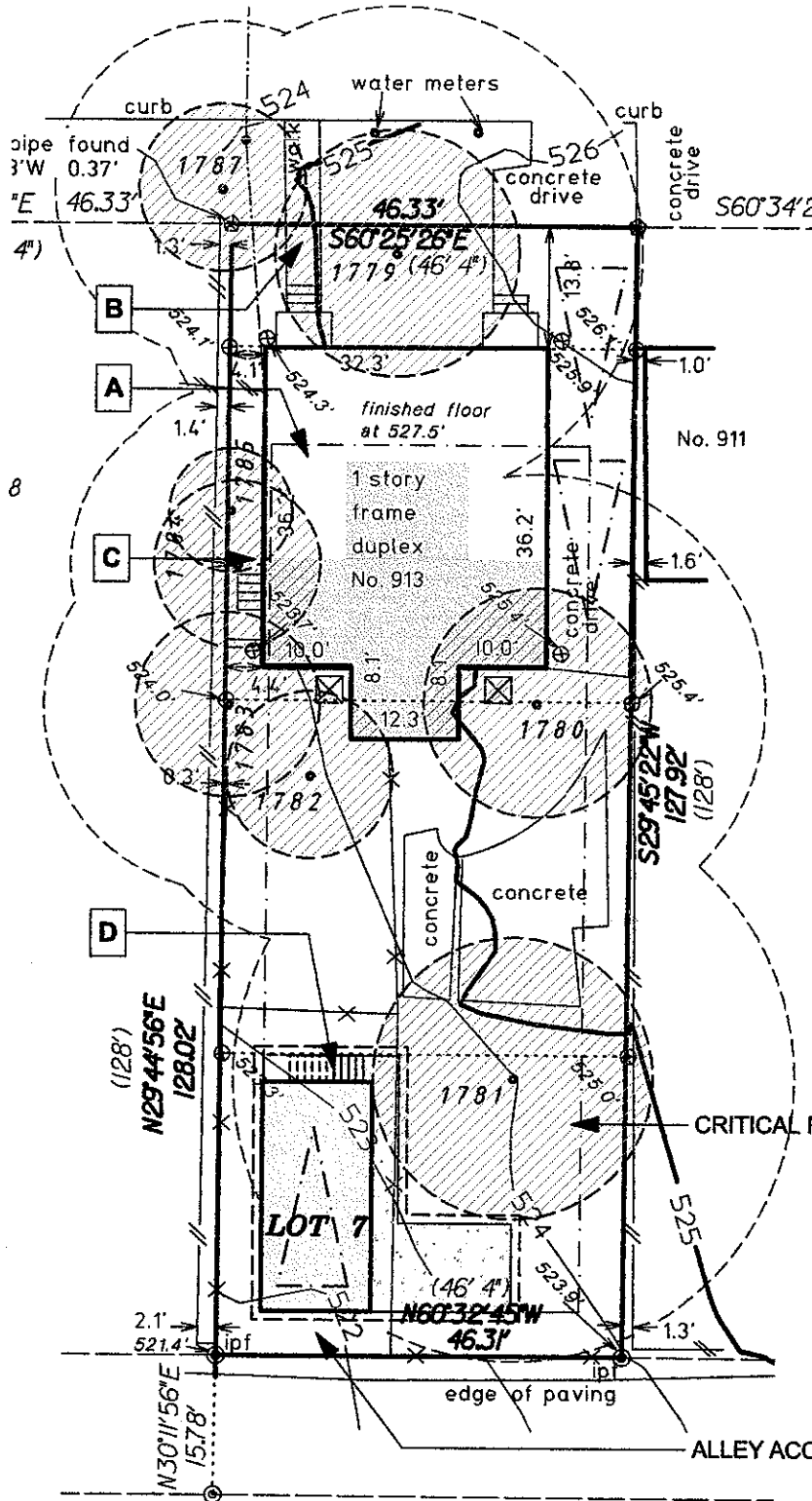
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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 4.2 FT from adjacent property line. Owner requests a variance to build new second floor construction into sideyard setback (approx. 11 inches) to align directly on top of existing house.
- D. Proposed One Car Garage and Second Story Home Office.

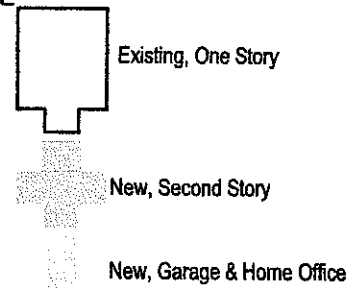


Exhibit A: Property Image and Map

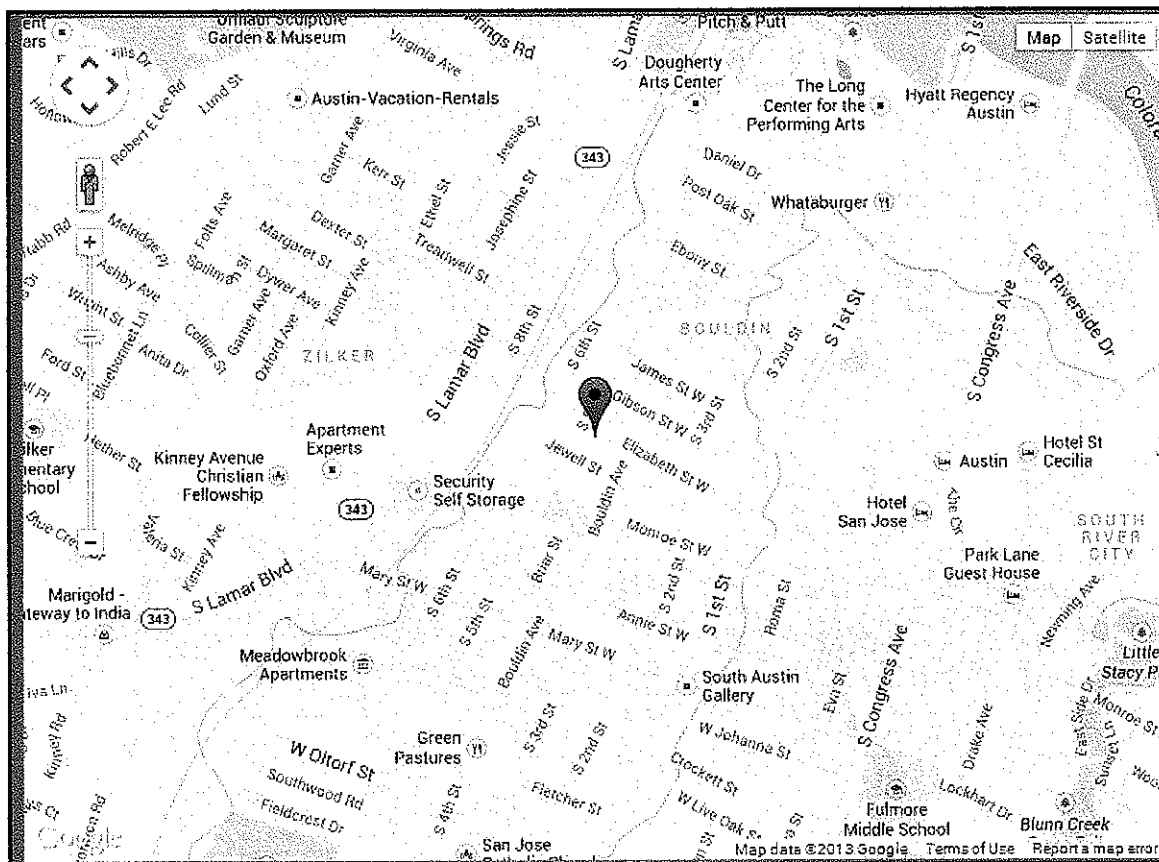


Exhibit B: Street View and Side View of Proposed Remodel

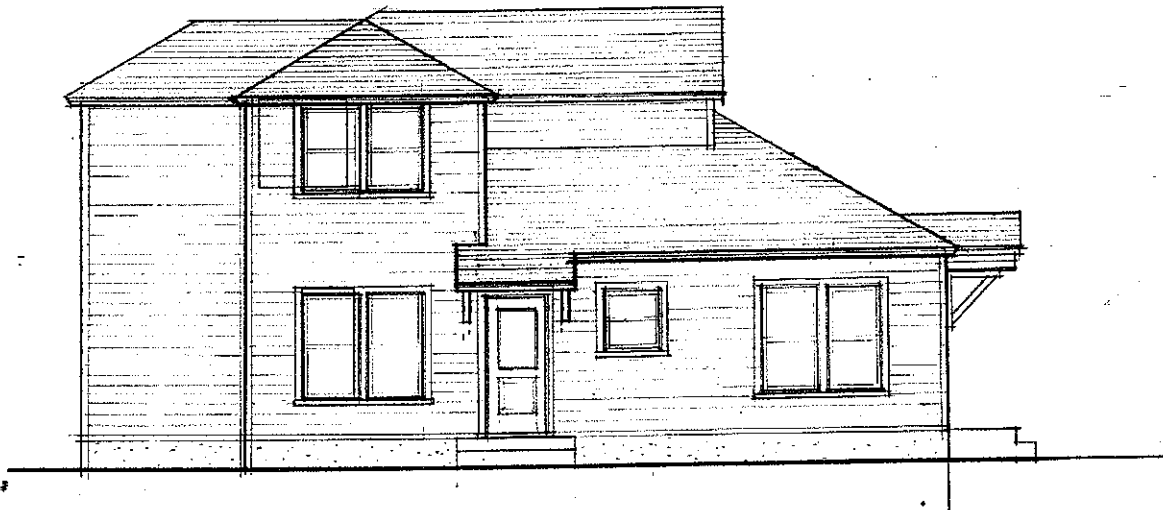
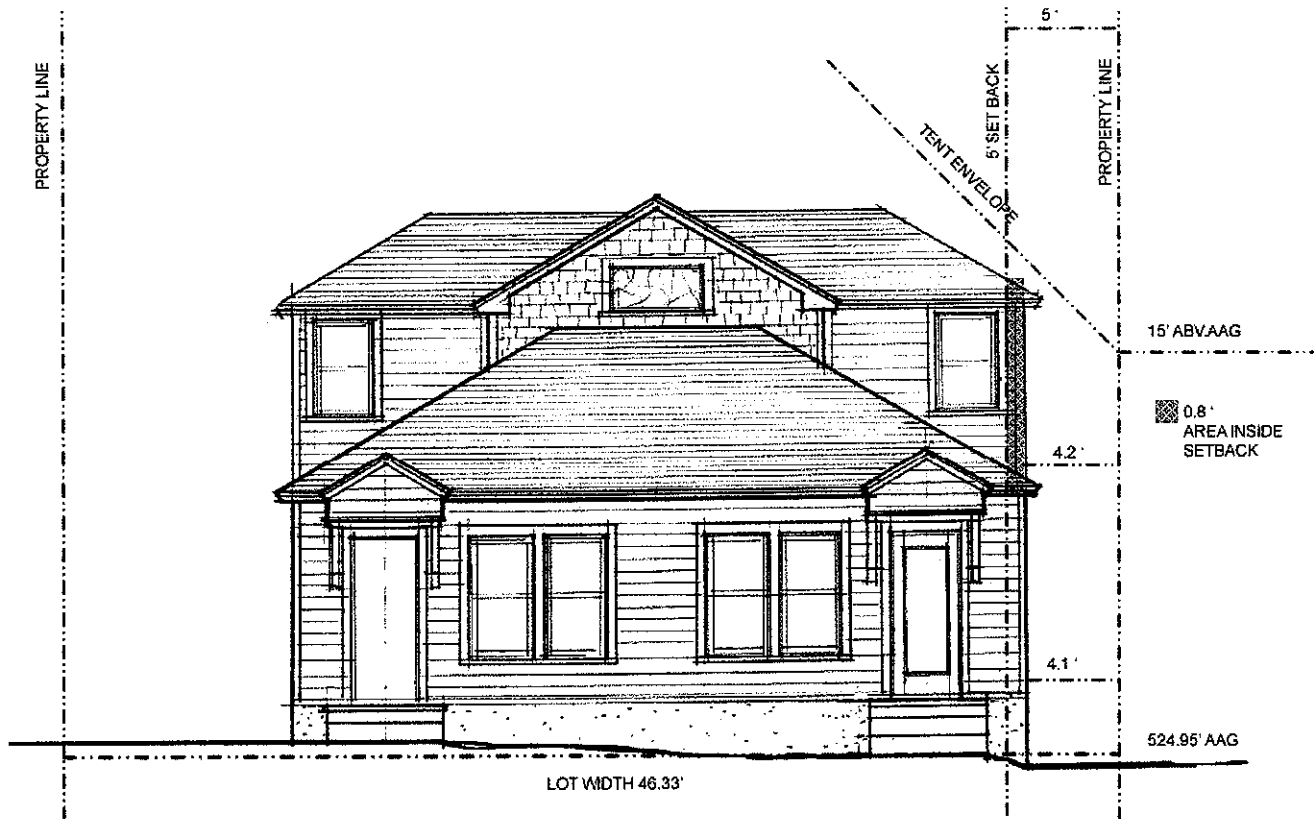
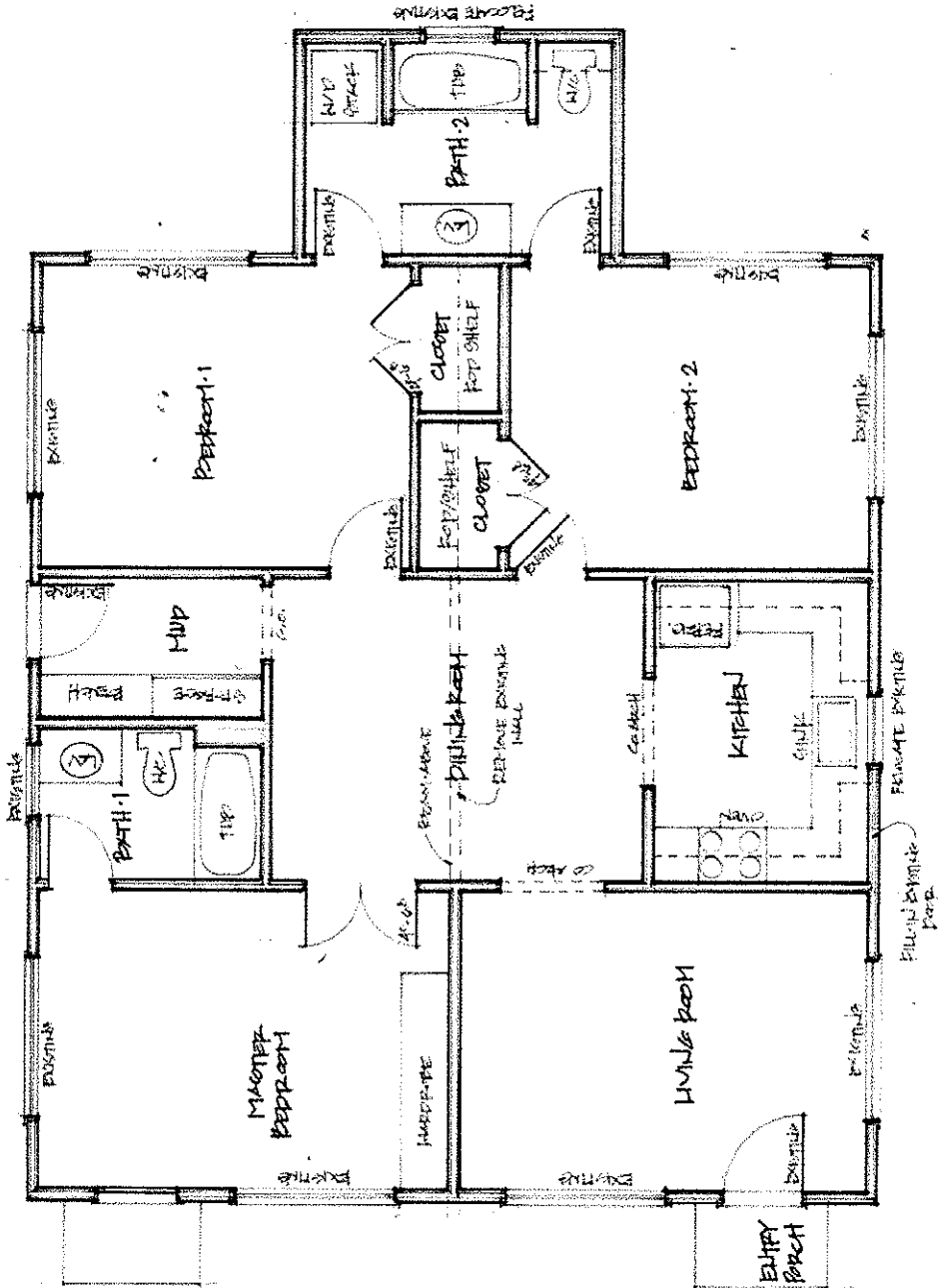
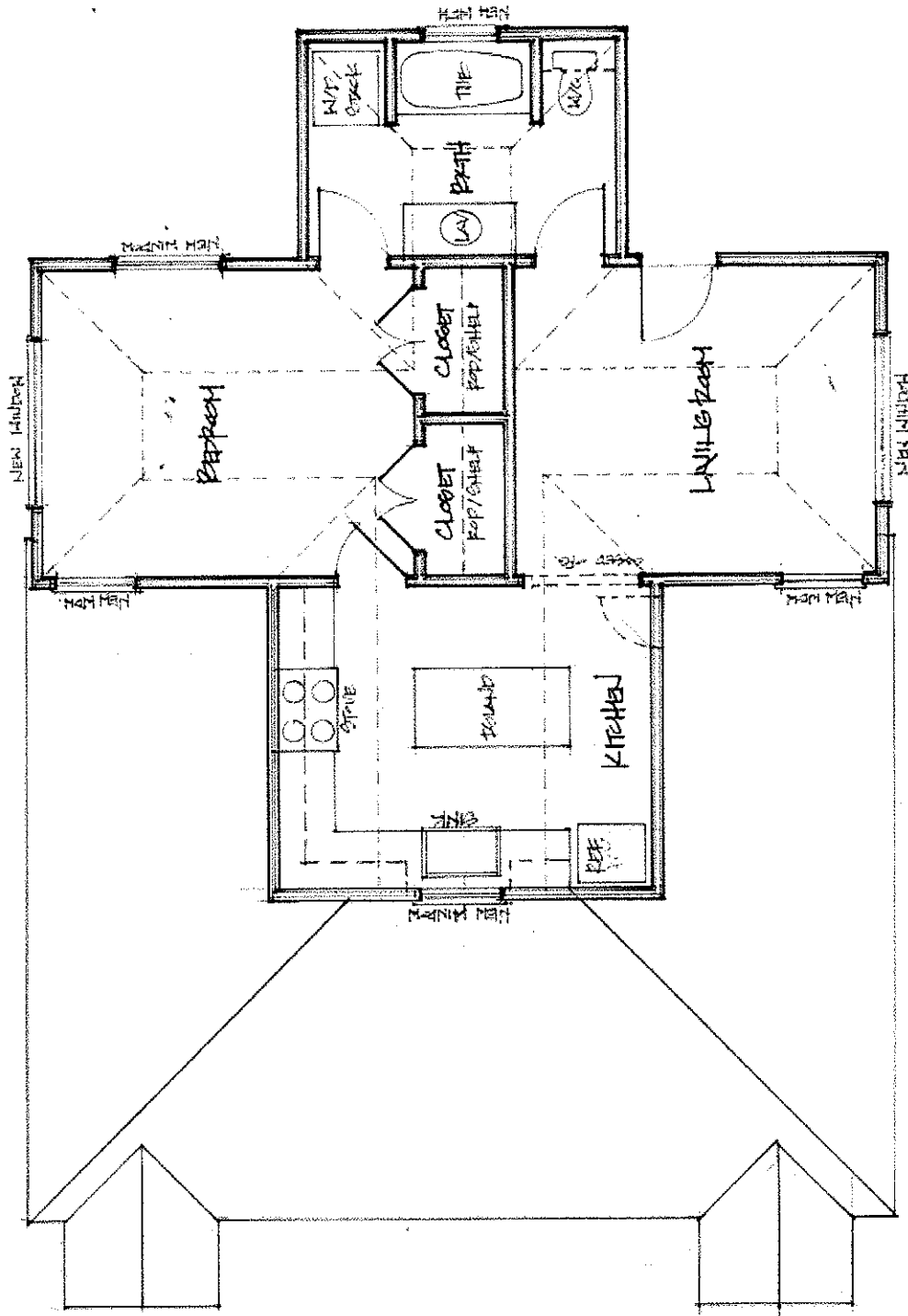


Exhibit C: Proposed Unit A - Ground Floor



First Floor Plan
1/2" = 1'-0"

Exhibit D: Proposed Unit B - Second Floor



SECOND FLOOR PLAN
2/16/2011



SUBJECT TRACT



ZONING BOUNDARY

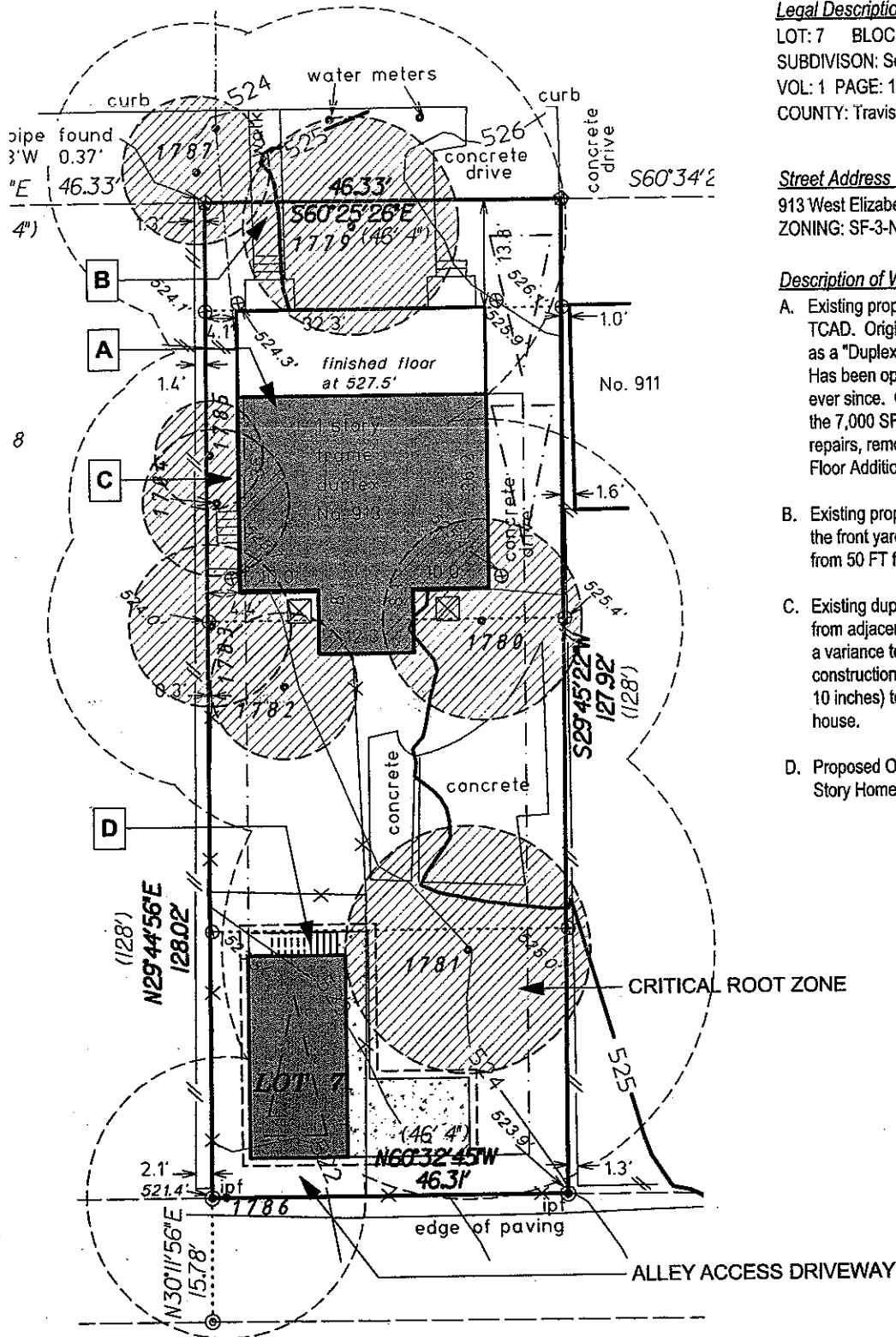
CASE#: C15-2013-0106
 LOCATION: 913 W Elizabeth



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



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- 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.

