

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# C15-2013-0115
ROW# 11026136

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

TP-021811-05-12

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 4201 Wilshire Parkway

LEGAL DESCRIPTION: Subdivision- Wilshire Park

Lot(s) 16 Block. Outlot. Division.

I/We. Gregory Brooks on behalf of myself/ourselves as authorized agent for
Neal Kassanoff affirm that on 9/23/2013

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Proposed Second Dwelling

m a SF- 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:

Section 25-2-774, C, 2, a Requires that a second dwelling must be located: to the rear of the principal structure.

HARDSHIP:

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

The property is severely limited to any additional development due to (1) the existing house location being at the rear of the lot, (2) the unique triangulated corner lot geometry and setbacks, (3) a heritage tree location, (4) status as contributing to a historic character.

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

Other lots in the general area: (1) do not have the primary residence located at the rear of their lot, (2) do not have a triangulated corner lot. (3) do not have a lot size that qualifies for a second dwelling, (4) do not necessarily have a heritage tree restricting the buildable area.

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 second dwelling is not near an adjacent property, and is planned to enhance the historical character of the property and the 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:
-
-

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 1605 Kerr Street

Austin, TX 78704

Printed Gregory Brooks Phone 512 659-8083 Date 9/23/2013

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

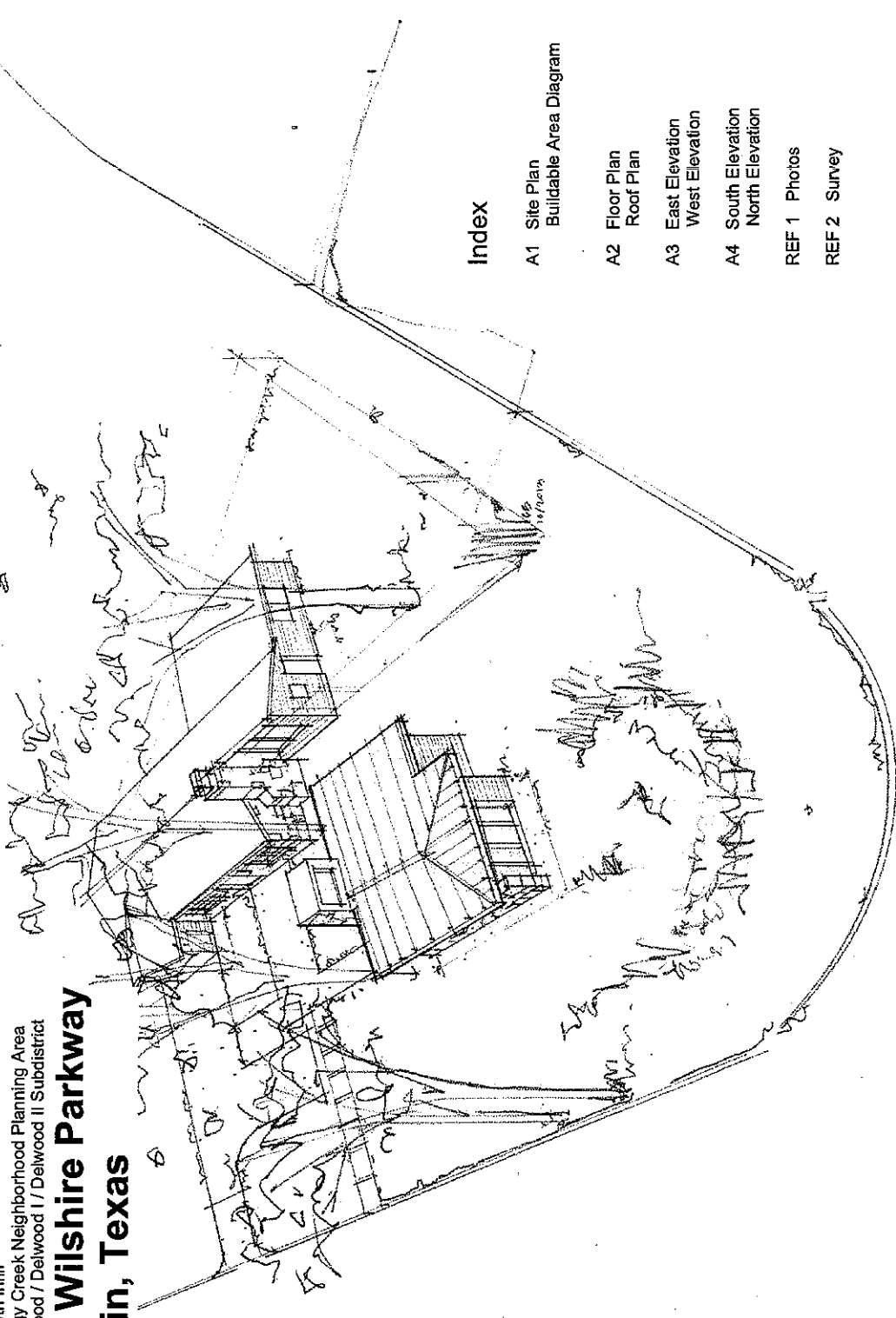
Signed  Mail Address 4201 Wilshire

Parkway, Austin TX 78722 City, State & Zip

Printed Neal Kassanoff Phone 512 419-0074

Date 9/23/2013

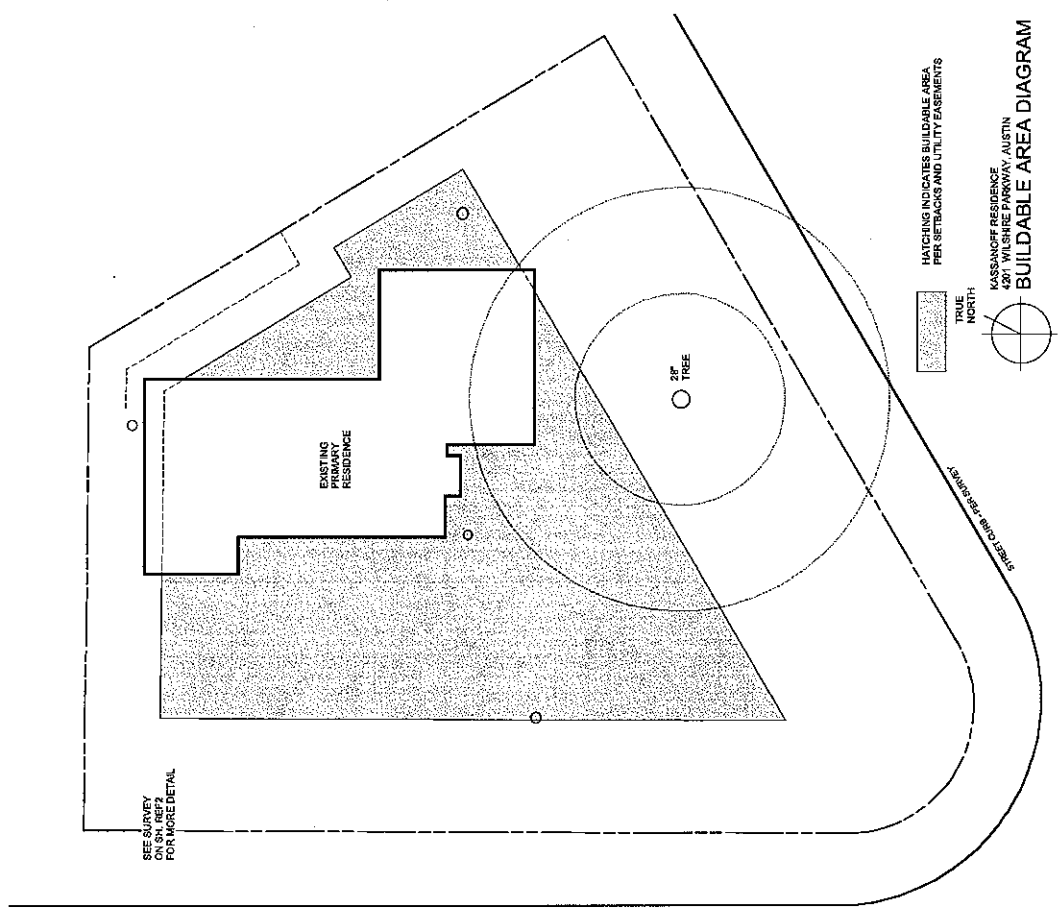
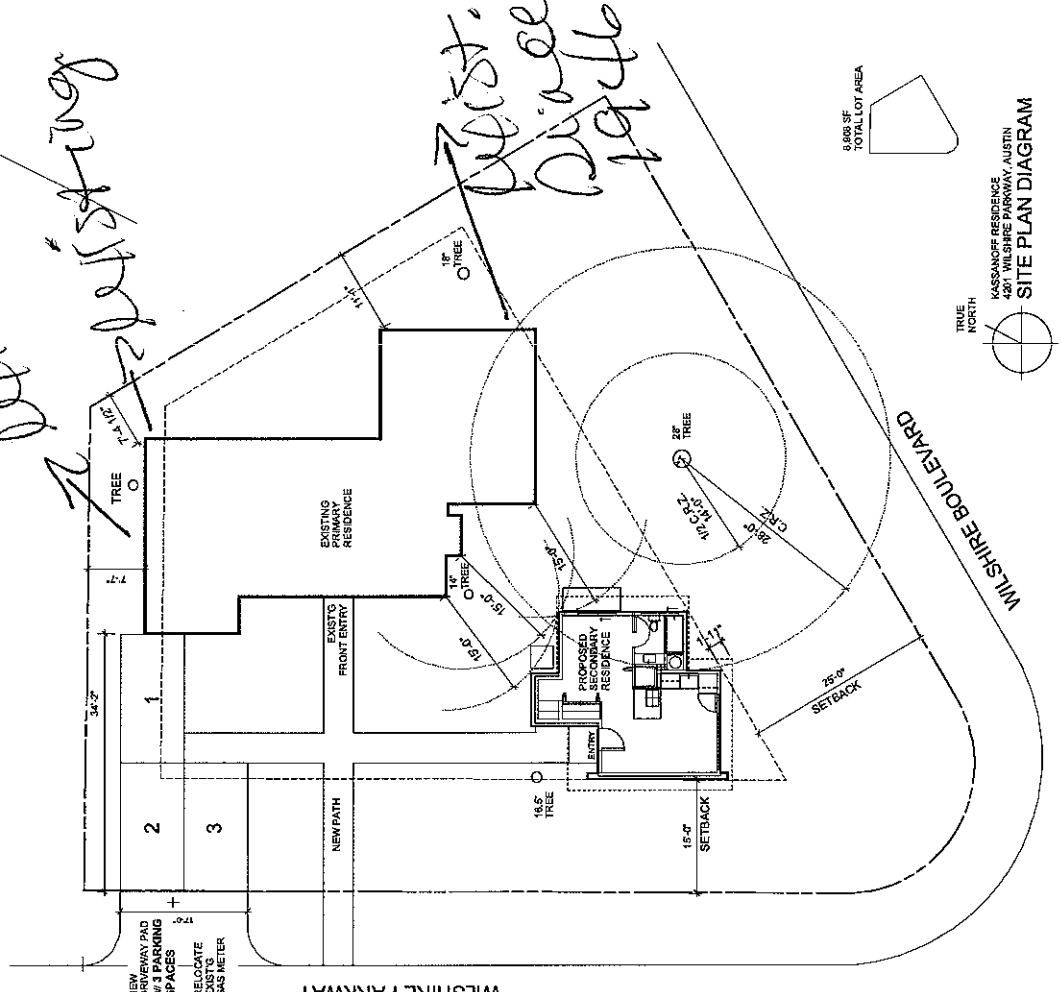
Proposed Second Dwelling Unit
Smart Growth Infill
Upper Boggy Creek Neighborhood Planning Area
Wilshire Wood / Delwood I / Delwood II Subdistrict
4201 Wilshire Parkway
Austin, Texas

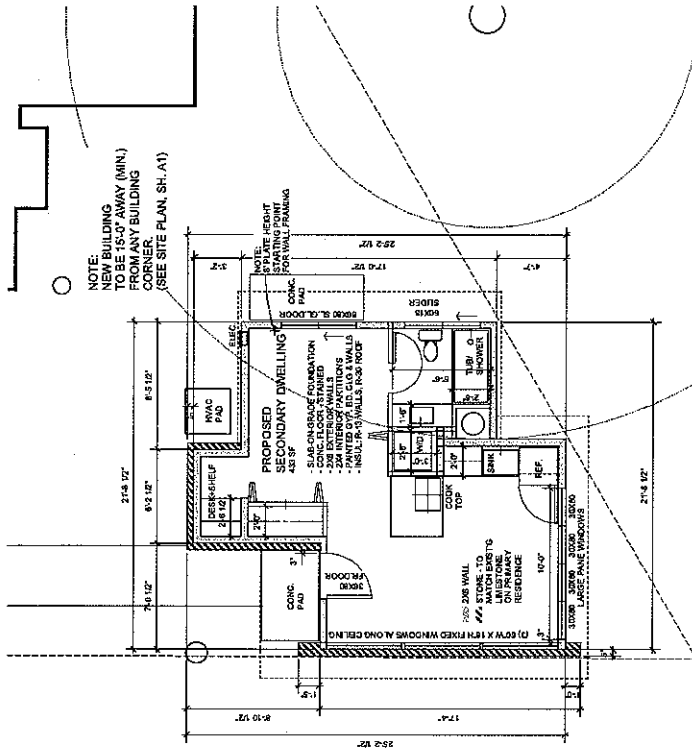


Index

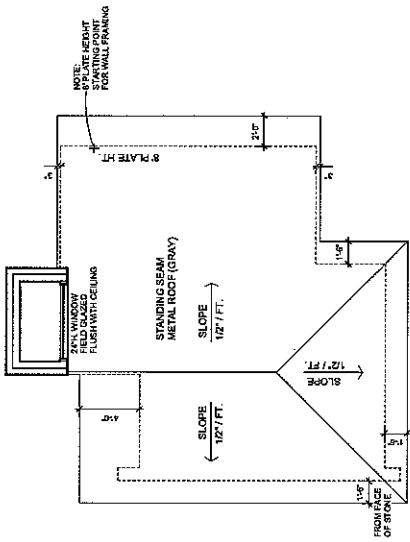
- A1 Site Plan
Buildable Area Diagram
- A2 Floor Plan
Roof Plan
- A3 East Elevation
West Elevation
- A4 South Elevation
North Elevation
- REF 1 Photos
- REF 2 Survey

Rest. Drive Table

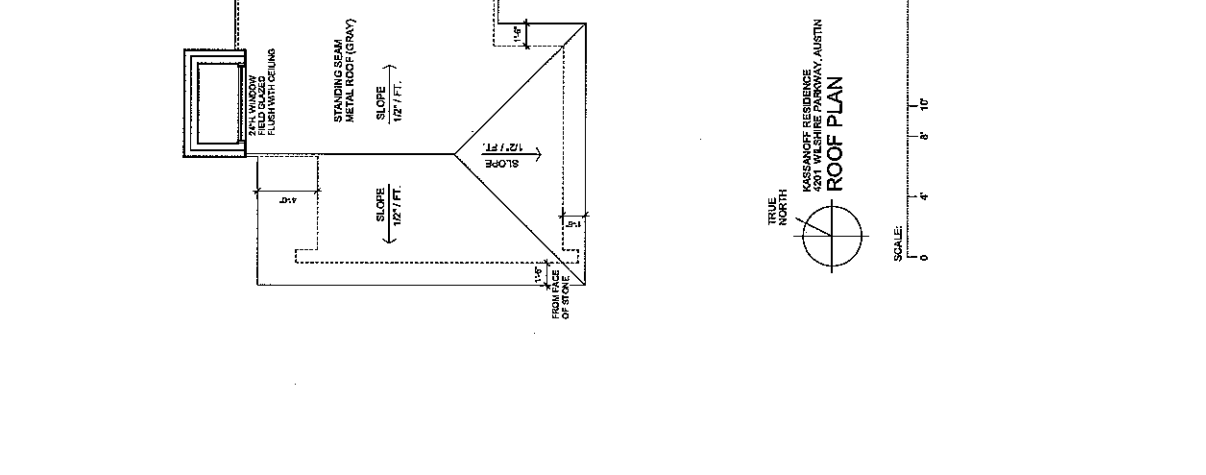




TRUE NORTH
KASSANOFF RESIDENCE
4301 WALSHIRE PARWAY, AUSTIN
FLOOR PLAN
SCALE: 0 4 8 10 20



TRUE NORTH
KASSANOFF RESIDENCE
4301 WALSHIRE PARWAY, AUSTIN
ROOF PLAN
SCALE: 0 4 8 10 20



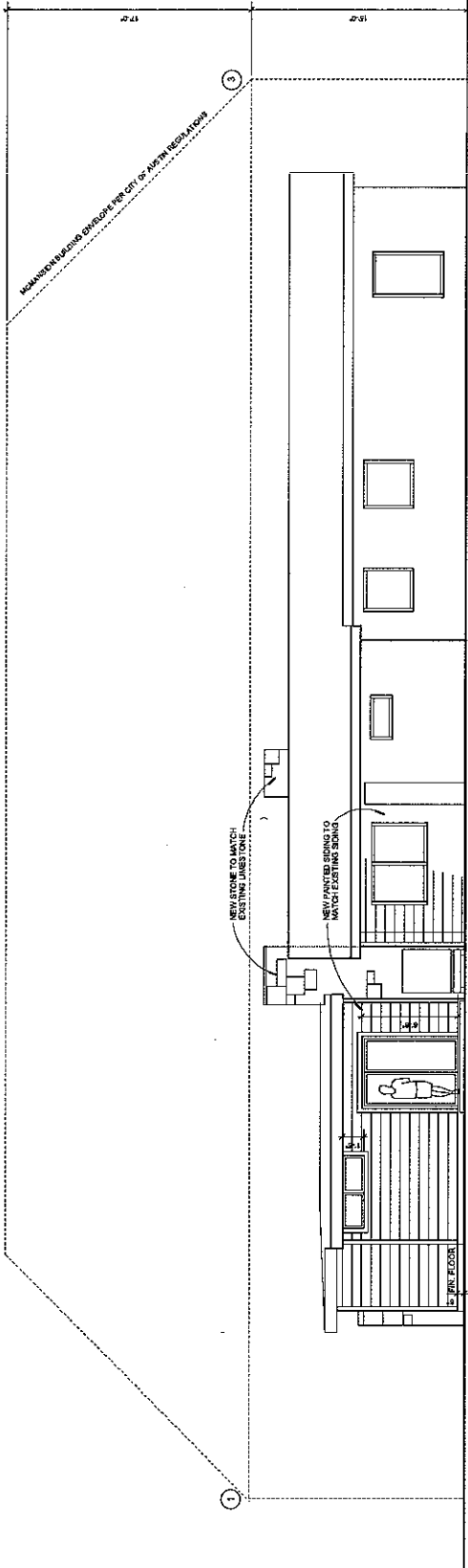
NOTE:
NEW BUILDING
TO BE 15'-0" AWAY (MIN.)
FROM ANY BUILDING
SETBACKS
(SEE SITE PLAN, SH. A1)

NOTE:
PRIVATE PERMIT
REQUIRED FOR WALL FRAMING

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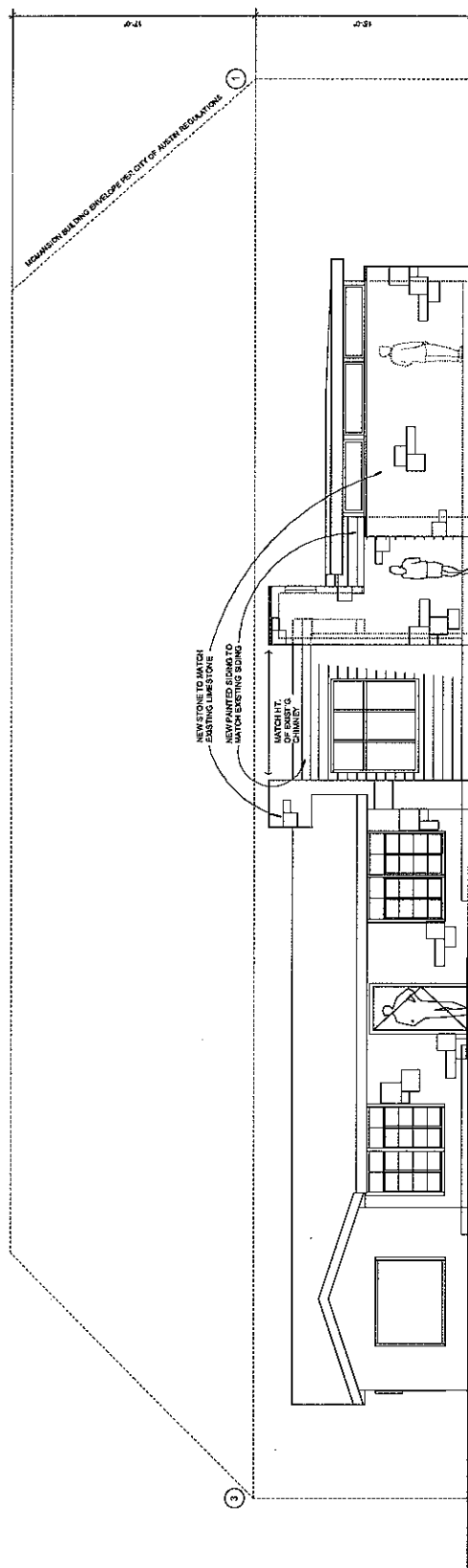


PROPOSED

EXISTING

SCALE: 0 4 8 10 20

KASSANOFF RESIDENCE
4201 WALSHERE PARKWAY, AUSTIN
EAST ELEVATION

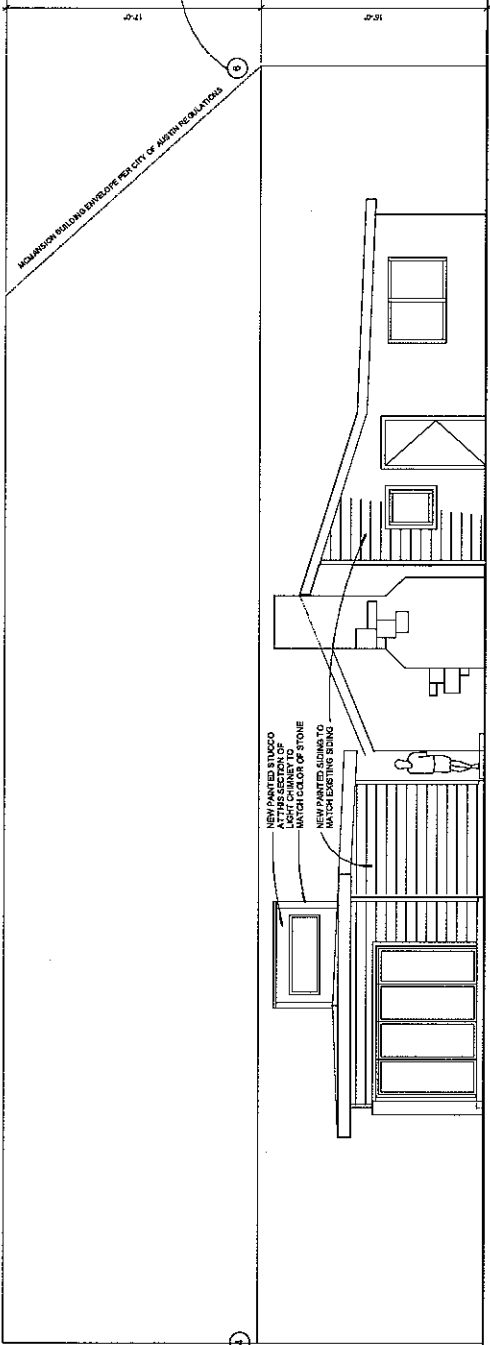


PROPOSED

EXISTING

SCALE: 0 4 8 10 20

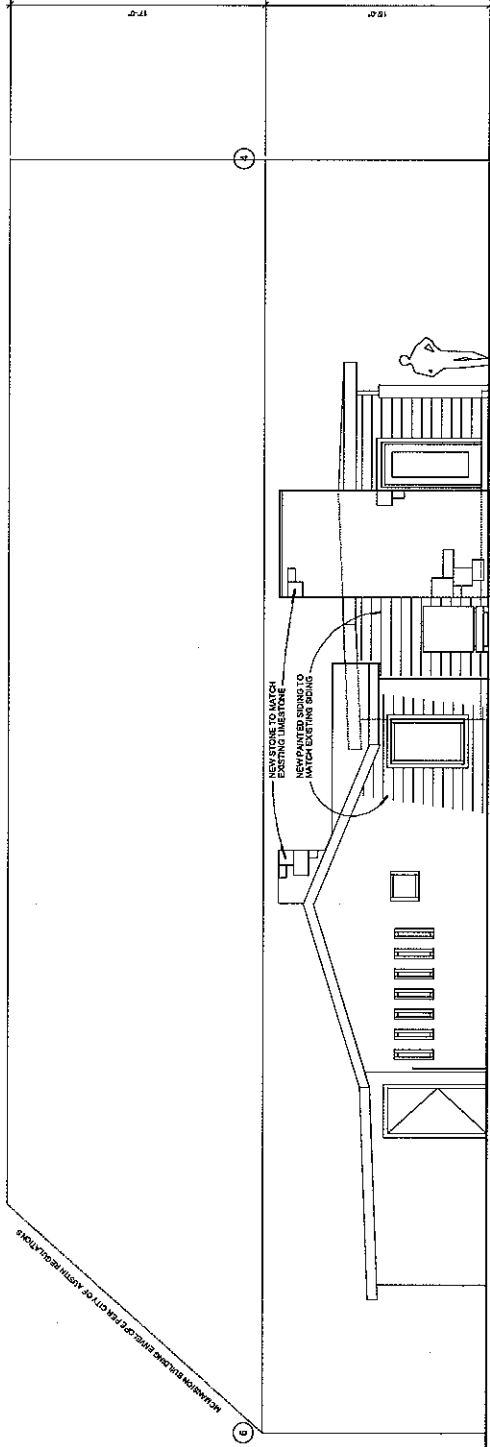
KASSANOFF RESIDENCE
4201 WALSHERE PARKWAY, AUSTIN
WEST ELEVATION



KASSANOFF RESIDENCE
4201 WILSHIRE PARKWAY, AUSTIN
SOUTH ELEVATION

PROPOSED ← EXISTING

SCALE: 0 4 8 10 20'



KASSANOFF RESIDENCE
4201 WILSHIRE PARKWAY, AUSTIN
NORTH ELEVATION

EXISTING ← PROPOSED

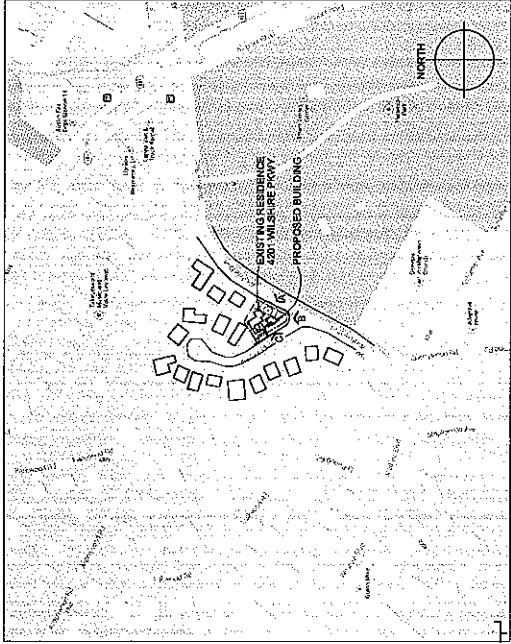
SCALE: 0 4 8 10 20'

MAINTAIN EXISTING SLOPE OF ADJACENT PROPERTY OF ADJACENT RESIDENCE

MAINTAIN EXISTING SLOPE OF ADJACENT PROPERTY OF ADJACENT RESIDENCE



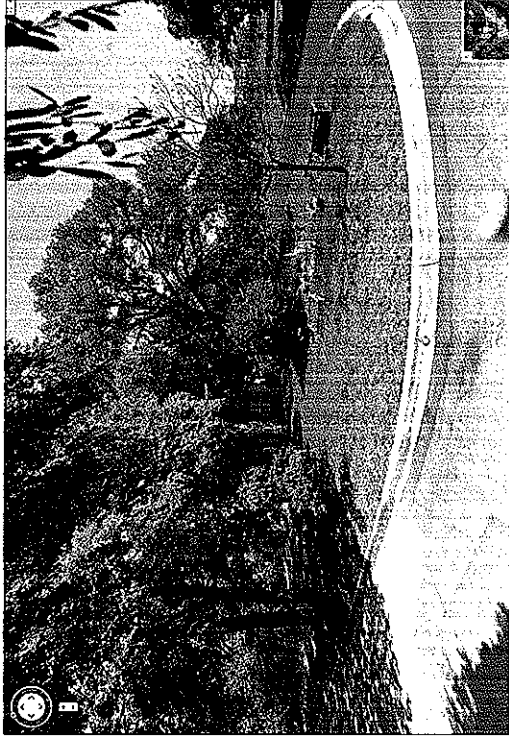
VIEW A



NEIGHBORHOOD PLAN



VIEW C



VIEW B

KASSANOFF RESIDENCE
601 WILSHIRE PARKWAY, AUSTIN
PHOTOS

DATE OF PRINTING: 10/10/13

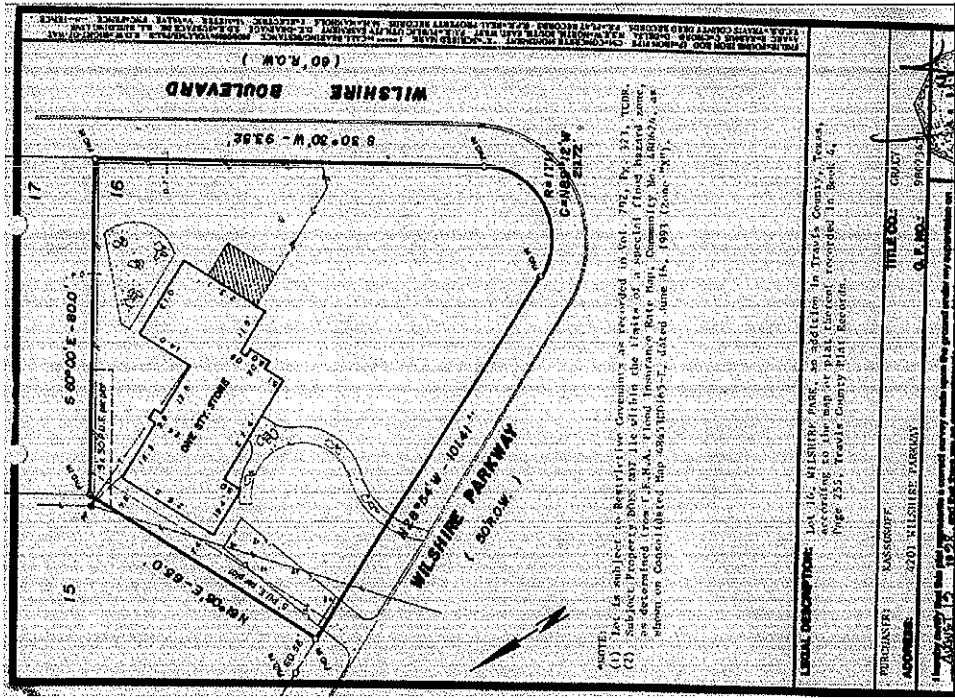
PROJECT: 601 WILSHIRE PARKWAY, AUSTIN, TEXAS

EMAIL: INFO@BIMDESIGNSTUDIO.COM

TEL: 512 659 8643

BIM DESIGN STUDIO

REF 1



KASSANOFE RESIDENCE
401 WILSHIRE PARKWAY, AUSTIN
SURVEY