

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 inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

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: 204 West 33rd Street, Austin, Texas 78705

LEGAL DESCRIPTION: Subdivision - Aldridge Place Subdivision

Lot 21 & 10' of lot 19, Block #1

V

Lot(s) Block Outlot 74 Division D

I/We John Ramseur, Architect Emeritus on behalf of
myself/ourselves as authorized agent for

The Owner, Ms. Tere Coats affirm
that on January 8, 2014,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE X REMODEL X MAINTAIN

An ACC-BLDG (accessory building) into an apartment. "O" distance from the lot setback (NUNA - NCCD)

in a SF-3, NCCD-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:

The Main House was constructed in 1930 and the (original garage) Accessory Building was constructed on the northern property line of 34th Street R-O-W. This building has not been permitted even though the Main House was permitted for remodeling in 1999. The Accessory Building has no plumbing (electric only). The Owner desires to remodel the Accessory Building for habitable use as an Apartment.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: It does not comply with NCCD Ordinance 040826-58, which requires such to be set back 15' from the street R-O-W. The proposed Apartment on this lot is similar to other existing apartments on this R-O-W in this block. A variance to the setback requirement should be justified by sustaining architectural character and standard of development.

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

There are three other properties with similar Garage/Apartments located on the south R-O-W line of 34th Street in this block. Attachments showing the character of these properties is attached to this application.

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:

No architectural changes will be made to fences or façade on 34th Street lot.— The visual character of this lot and its improvements will remain as they have for the past fifteen (plus) years. —Required parking shall be provided on-site.

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:
-

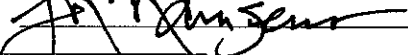
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
-

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 10804 Mint Julep
Drive _____

City, State & Zip Austin Texas
78748

Printed January 8, 2014 Phone (210) 710-5270
Date January 8, 2014

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 204 West 33rd Street Austin
Texas 78705

City, State & Zip _____

Printed January 8, 2014 Phone (512) 826-5582
Date January 8, 2014

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:

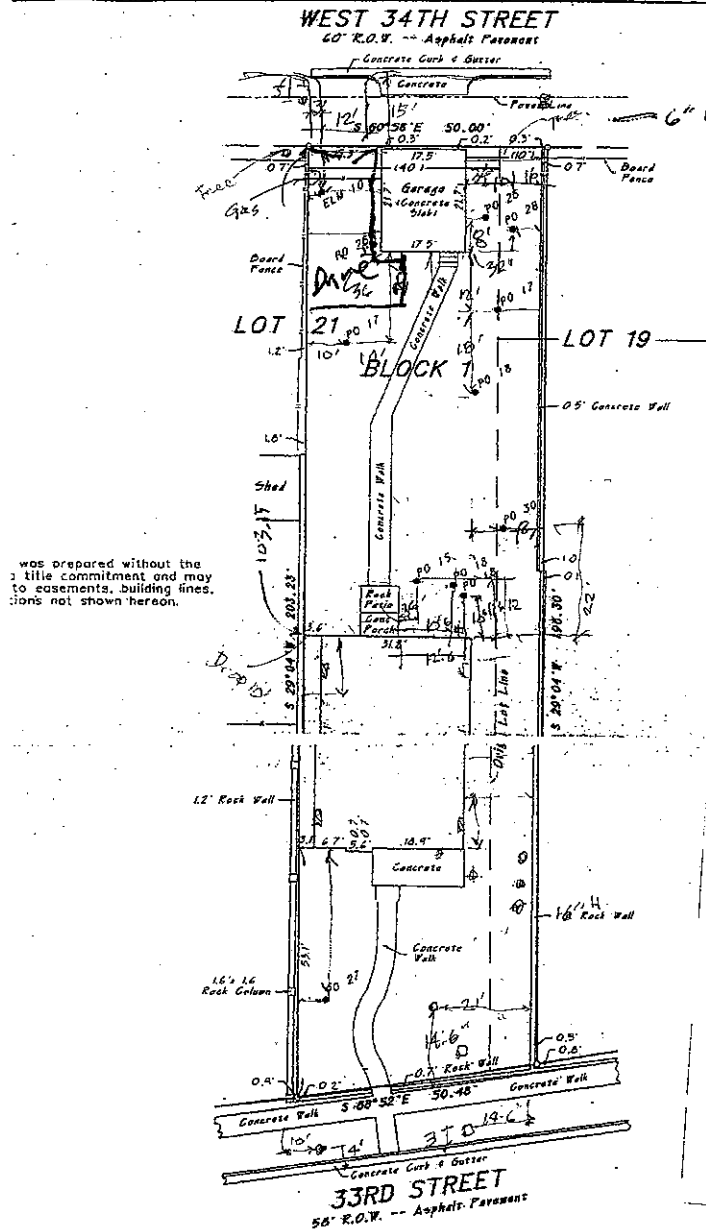
General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.

62.5 10 ft street near 1435
 FL. 2) Infrastructure records
 J-25 water & waste



SCALE 1"=20'

was prepared without the title commitment and may to easements, building lines, lines not shown hereon.

-Decd # 201212566/TP
 -Prior to 1995

REVEY OF
 10' OF LOT 19
 40' OF LOT 21,
 74, DIVISION D,
 76E PLACE,
 K 2, PAGE 231,
 RECORDS,
 COUNTY, TEXAS
 West 33rd Street

PO Post Oak

LEGEND
 ■ Conc. Monument Found
 ○ Iron Pipe Found
 * Iron Rod Found
 * Iron Rod Set
 * Not Found
 * Not Set
 () Record Information
 Date 8/27/96
 Scale 1"=20'
 Jacobus No. 13428
 Work Order No. 13428

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

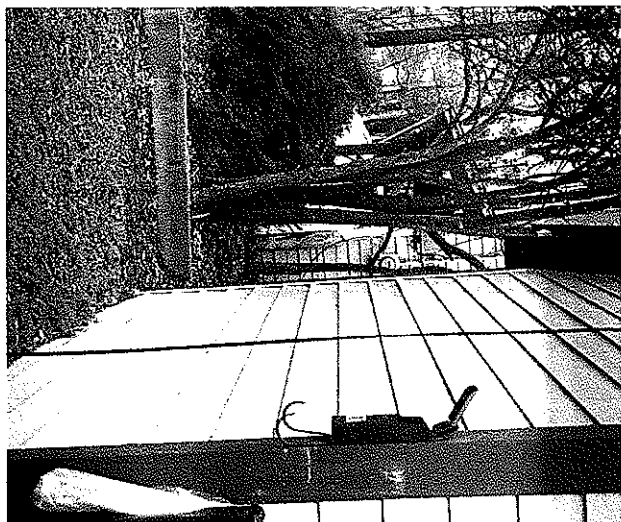
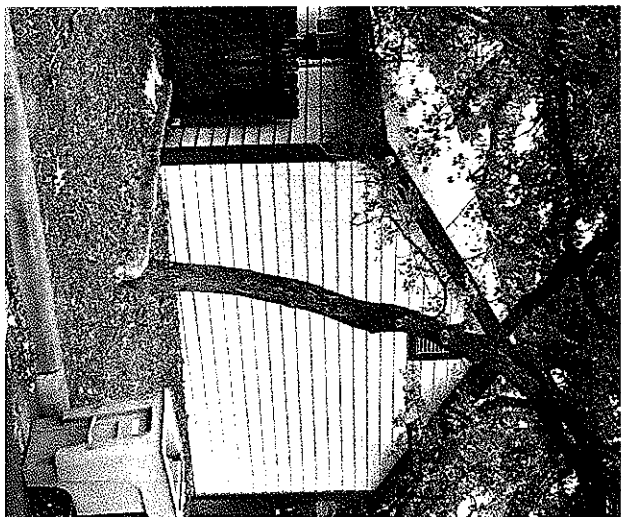
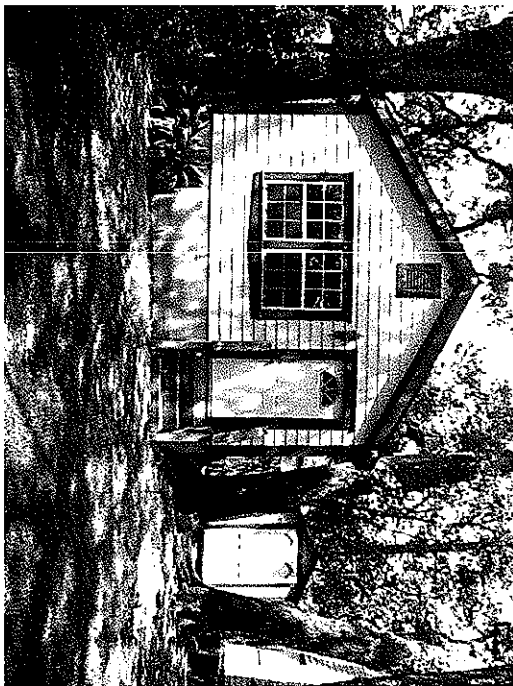
The property described hereon is not located in a designated Flood Hazard Area according to map 480624, 0165E of the June 18, 1993 Flood Insurance Rate Map for the City of Austin, Texas.



DOUG SEELIG LAND SURVEYORS, P.C.
 3802 Manchaca Road, Austin, Texas 78704, Ph. (512) 440-0222

Accessory Building non-compliant with rear yard setback.

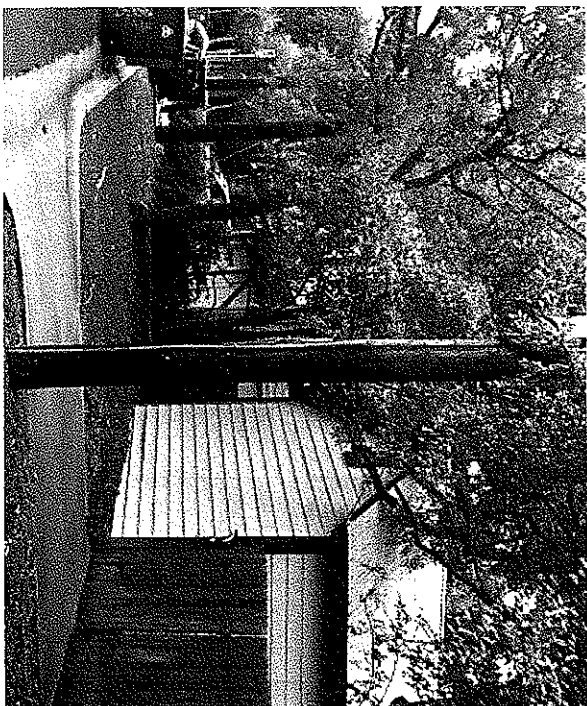
(PR: 2013-118773) January 6, 2014



(south) front of Accessory Bldg



(north) rear on 34th Street



comparison of buildings, set on property line

Accessory Bldg and Garage Apartment on 34th Street

view of buildings to east along 34th Street

<https://maps.google.com/maps?q=303+west+34th+Street,+Austin,+Texas+78705+acrial+views&ie=UTF-8&hq=&hnear=0x8644...> 1/8/2014