

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).

ROW

CASE # C18-2014-0019
11073153
TP-040102-09-02

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: 702 WEST MILTON STREET

LEGAL DESCRIPTION: Subdivision - JAMES E. BOULDIN ADDITION

Lot(s) _____ Block ^C _____ Outlot _____ Division _____

I/We ADRIANNA ALTER on behalf of myself/ourselves as authorized agent for

ALVARO BASTIDAS affirm that on JAN. 6, 2014,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a duplex with a lot size
of 6,986 sq. feet

in a _____ 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 boundaries of this property are currently in dispute. Data from TCAD grants the owner 7,158 sq.ft. whereas the original survey grants the owner 6,984 sq.ft. of property. See attachments for supported data.

HARDSHIP:

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

All of the surrounding properties in the neighborhood are 7,000+ sq.ft., making this property unique to its area.

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

The boundaries of this property are currently in dispute as readings from TCAD and the original survey differ.

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 disputed difference of the COA's survey is a miniscule 14 sq.ft. less than what is needed to meet the required 7,000 sq.ft. lot area. In addition, all of the properties in the surrounding area are all at least 7,000 sq.ft.

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 3816 S. Lamar Blvd. #2715

City, State & Zip Austin, TX 78704

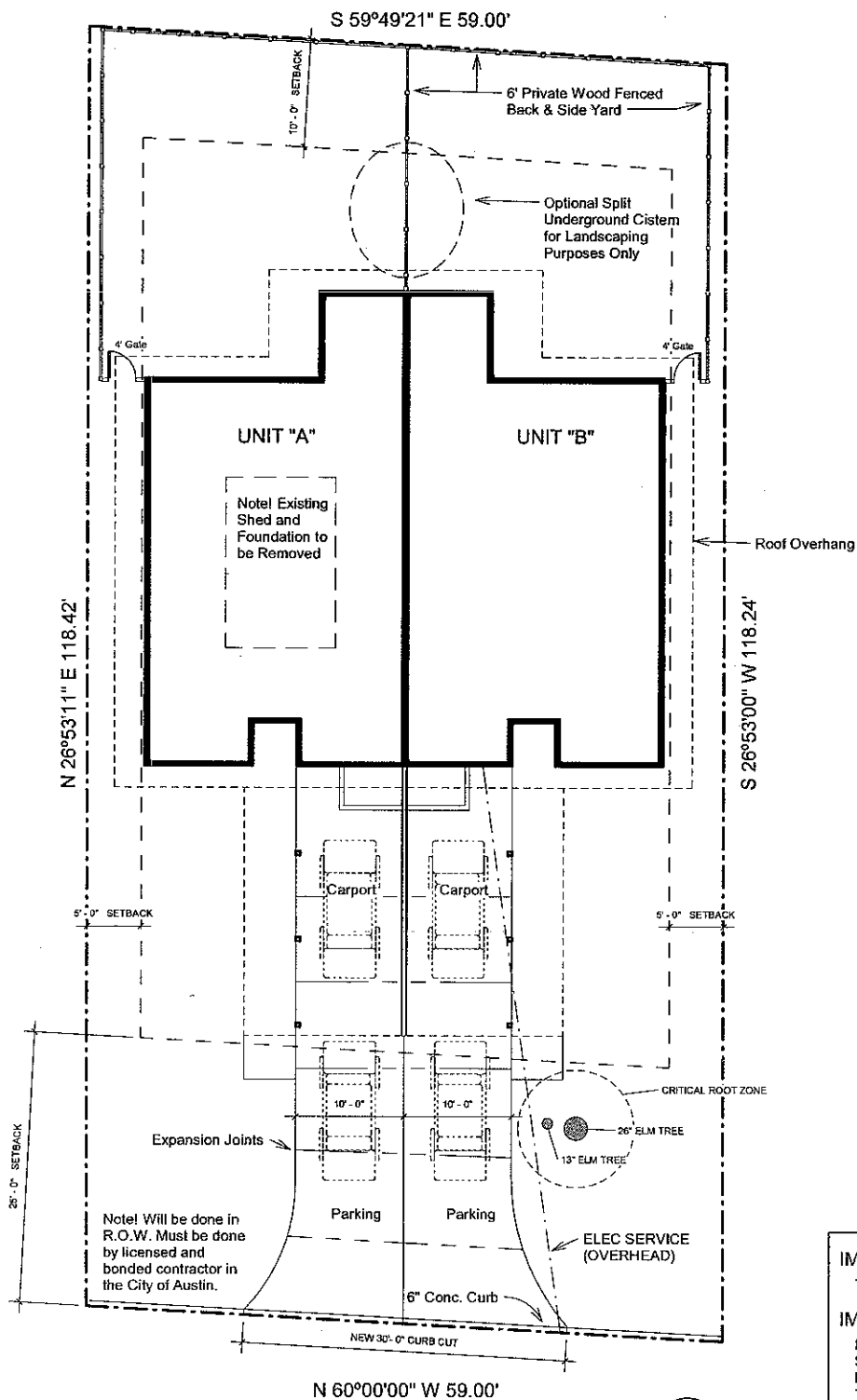
Printed Adrianna Alter Phone 512.565.8053 Date 1/6/2014

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 1708 BRIAR STREET

City, State & Zip AUSTIN, TEXAS 78704

Printed ALVARO BASTIDAS Phone 512.924.6683 Date 1-07-14



IMPERVIOUS CALCULATIONS

TOTAL LOT AREA = 6,986 sq.ft.

IMPERVIOUS S.F.

BUILDING = 1,824.0 sq.ft.

SIDEWALKS = 0.0 sq.ft.

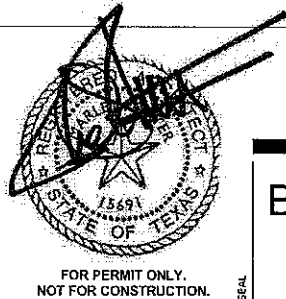
DRIVEWAYS/PARKING 1,014.0 sq.ft.

TOTAL S.F. 2,838.0 sq.ft.

TOTAL IMPERVIOUS COVER = 40%

WEST MILTON STREET

① Site Plan
3/32" = 1'-0"



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.

SEAL

Bastidas Residence

702 WEST MILTON STREET
AUSTIN, TEXAS

CONSTRUCTION GUIDE DOCUMENTS

These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT

All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.

DESIGNED BY: MARLEY PORTER

CHECKED BY: MARLEY PORTER

ISSUE DATE: 12/13/13

DRAWN BY: Adrianna Alter

AA2

LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT
MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com



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