

Special Excavation

CASE# C15-2015-0010
ROW# 11261488
TAX# 0217021505 + 506
(TCADV)

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: 2910 Rio Grande ³ 2908 Rio Grande

LEGAL DESCRIPTION: Subdivision – Brown Leander Addn

Lot(s) 6 Block 3 Outlot 72 Division D

I/We Nikelle Meade on behalf of myself/ourselves as authorized agent for

Bethany Bartel affirm that on December 8, 2014

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Special exception from setback requirements to allow construction of a single family residence on a lot where the neighbor's garage is encroaching over the lot line. The encroachment has existed for at least 10 years.

in a SF-3-CONP district. (West University)
(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:

Special Exception; no findings necessary

HARDSHIP:

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

Special Exception

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

Special Exception

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:

Special Exception

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 Nikelle S. Meade Mail Address 111 Congress Avenue, Suite 1400

City, State & Zip Austin, Texas 78701

Printed Nikelle Meade Phone 512-479-1147 Date 12/8/2014

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 Bethany Bartel Mail Address 555 E. 5th No. 719

City, State & Zip Austin, Texas 78701

Printed Bethany Bartel Phone 512-479-1147 Date 12/8/2014

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

(1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

(2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

Area of Special Exception



SQUARE CUT
TOP/CURB
ASSUMED
ELEV.: 100.00

Image from 3/30/2003



Facing South

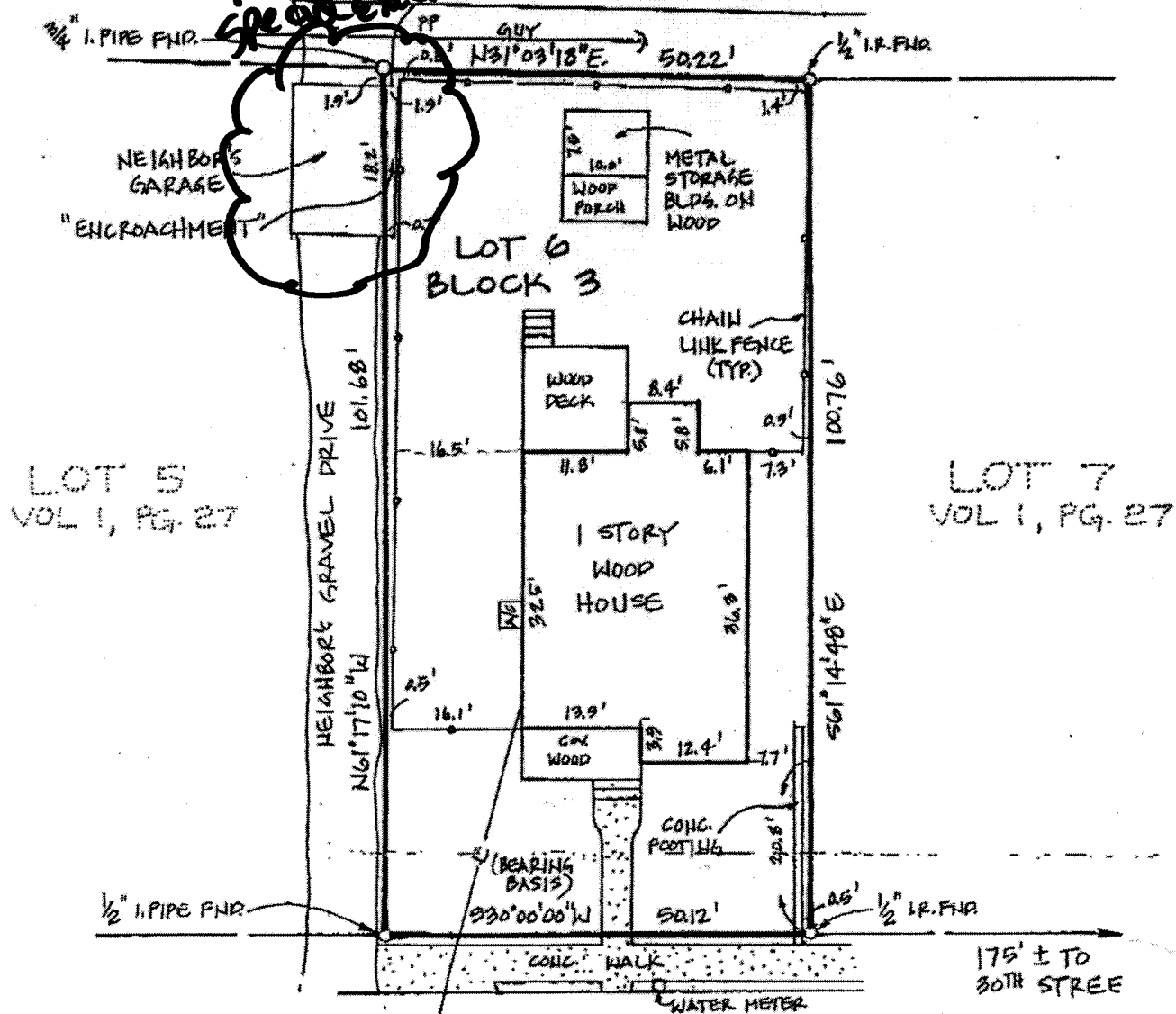
Image from 3/30/2003



Facing North

SCALE: 1"=20'

SALADO STREET
Area of (40' R.O.W.)



2910 RIO GRANDE STREET
(40' R.O.W.)

| | | | | | | |
|-----------------|--------|-----------|----------------|-------------------------------------|---------------------------|-------------------------------|
| LOT NO. | 6 | BLOCK NO. | 3 | SUBDIVISION ADDITION | LEANDER BROWN SUBDIVISION | OUTLOT NO. 72 IN DIVISION "D" |
| SECTION UNIT | | PHASE | | BOOK VOLUME CABINET | 1 | PAGE SLIDE |
| | | | | | | 27 |
| COUNTY | TRAVIS | | STATE OF TEXAS | STREET ADDRESS | 2910 RIO GRANDE STREET | |
| CITY | AUSTIN | | REFERENCE NAME | WILLIAM E. FOWLER AND CLARICE B. FO | | |

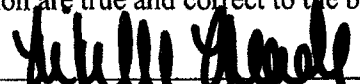
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1997
building
footprints
from COA
GIS

