

CASE# C15-2014-0135  
ROW#  
TAX#

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

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

1. The first part of the document is a list of names and their corresponding dates. The names are: "John Doe", "Jane Smith", "Bob Johnson", "Alice Brown", "Charlie White", "David Green", "Eve Black", "Frank Gray", "Grace Pink", "Henry Blue", "Ivy Yellow", "Jack Purple", "Karen Red", "Leo Orange", "Mia Silver", "Noah Gold", "Olivia Bronze", "Peter Iron", "Quinn Copper", "Rory Tin", "Sam Lead", "Tina Zinc", "Uma Nickel", "Victor Platinum", "Wendy Silver", "Xavier Gold", "Yara Bronze", "Zoe Iron", "Adam Copper", "Eve Tin", "Frank Lead", "Grace Zinc", "Henry Nickel", "Ivy Platinum", "Jack Silver", "Karen Gold", "Leo Bronze", "Mia Iron", "Noah Copper", "Olivia Tin", "Peter Lead", "Quinn Zinc", "Rory Nickel", "Sam Platinum", "Tina Silver", "Uma Gold", "Victor Bronze", "Wendy Iron", "Xavier Copper", "Yara Tin", "Zoe Lead". The dates are: "1990-01-01", "1990-02-01", "1990-03-01", "1990-04-01", "1990-05-01", "1990-06-01", "1990-07-01", "1990-08-01", "1990-09-01", "1990-10-01", "1990-11-01", "1990-12-01", "1991-01-01", "1991-02-01", "1991-03-01", "1991-04-01", "1991-05-01", "1991-06-01", "1991-07-01", "1991-08-01", "1991-09-01", "1991-10-01", "1991-11-01", "1991-12-01", "1992-01-01", "1992-02-01", "1992-03-01", "1992-04-01", "1992-05-01", "1992-06-01", "1992-07-01", "1992-08-01", "1992-09-01", "1992-10-01", "1992-11-01", "1992-12-01", "1993-01-01", "1993-02-01", "1993-03-01", "1993-04-01", "1993-05-01", "1993-06-01", "1993-07-01", "1993-08-01", "1993-09-01", "1993-10-01", "1993-11-01", "1993-12-01", "1994-01-01", "1994-02-01", "1994-03-01", "1994-04-01", "1994-05-01", "1994-06-01", "1994-07-01", "1994-08-01", "1994-09-01", "1994-10-01", "1994-11-01", "1994-12-01", "1995-01-01", "1995-02-01", "1995-03-01", "1995-04-01", "1995-05-01", "1995-06-01", "1995-07-01", "1995-08-01", "1995-09-01", "1995-10-01", "1995-11-01", "1995-12-01", "1996-01-01", "1996-02-01", "1996-03-01", "1996-04-01", "1996-05-01", "1996-06-01", "1996-07-01", "1996-08-01", "1996-09-01", "1996-10-01", "1996-11-01", "1996-12-01", "1997-01-01", "1997-02-01", "1997-03-01", "1997-04-01", "1997-05-01", "1997-06-01", "1997-07-01", "1997-08-01", "1997-09-01", "1997-10-01", "1997-11-01", "1997-12-01", "1998-01-01", "1998-02-01", "1998-03-01", "1998-04-01", "1998-05-01", "1998-06-01", "1998-07-01", "1998-08-01", "1998-09-01", "1998-10-01", "1998-11-01", "1998-12-01", "1999-01-01", "1999-02-01", "1999-03-01", "1999-04-01", "1999-05-01", "1999-06-01", "1999-07-01", "1999-08-01", "1999-09-01", "1999-10-01", "1999-11-01", "1999-12-01", "2000-01-01", "2000-02-01", "2000-03-01", "2000-04-01", "2000-05-01", "2000-06-01", "2000-07-01", "2000-08-01", "2000-09-01", "2000-10-01", "2000-11-01", "2000-12-01", "2001-01-01", "2001-02-01", "2001-03-01", "2001-04-01", "2001-05-01", "2001-06-01", "2001-07-01", "2001-08-01", "2001-09-01", "2001-10-01", "2001-11-01", "2001-12-01", "2002-01-01", "2002-02-01", "2002-03-01", "2002-04-01", "2002-05-01", "2002-06-01", "2002-07-01", "2002-08-01", "2002-09-01", "2002-10-01", "2002-11-01", "2002-12-01", "2003-01-01", "2003-02-01", "2003-03-01", "2003-04-01", "2003-05-01", "2003-06-01", "2003-07-01", "2003-08-01", "2003-09-01", "2003-10-01", "2003-11-01", "2003-12-01", "2004-01-01", "2004-02-01", "2004-03-01", "2004-04-01", "2004-05-01", "2004-06-01", "2004-07-01", "2004-08-01", "2004-09-01", "2004-10-01", "2004-11-01", "2004-12-01", "2005-01-01", "2005-02-01", "2005-03-01", "2005-04-01", "2005-05-01", "2005-06-01", "2005-07-01", "2005-08-01", "2005-09-01", "2005-10-01", "2005-11-01", "2005-12-01", "2006-01-01", "2006-02-01", "2006-03-01", "2006-04-01", "2006-05-01", "2006-06-01", "2006-07-01", "2006-08-01", "2006-09-01", "2006-10-01", "2006-11-01", "2006-12-01", "2007-01-01", "2007-02-01", "2007-03-01", "2007-04-01", "2007-05-01", "2007-06-01", "2007-07-01", "2007-08-01", "2007-09-01", "2007-10-01", "2007-11-01", "2007-12-01", "2008-01-01", "2008-02-01", "2008-03-01", "2008-04-01", "2008-05-01", "2008-06-01", "2008-07-01", "2008-08-01", "2008-09-01", "2008-10-01", "2008-11-01", "2008-12-01", "2009-01-01", "2009-02-01", "2009-03-01", "2009-04-01", "2009-05-01", "2009-06-01", "2009-07-01", "2009-08-01", "2009-09-01", "2009-10-01", "2009-11-01", "2009-12-01", "2010-01-01", "2010-02-01", "2010-03-01", "2010-04-01", "2010-05-01", "2010-06-01", "2010-07-01", "2010-08-01", "2010-09-01", "2010-10-01", "2010-11-01", "2010-12-01", "2011-01-01", "2011-02-01", "2011-03-01", "2011-04-01", "2011-05-01", "2011-06-01", "2011-07-01", "2011-08-01", "2011-09-01", "2011-10-01", "2011-11-01", "2011-12-01", "2012-01-01", "2012-02-01", "2012-03-01", "2012-04-01", "2012-05-01", "2012-06-01", "2012-07-01", "2012-08-01", "2012-09-01", "2012-10-01", "2012-11-01", "2012-12-01", "2013-01-01", "2013-02-01", "2013-03-01", "2013-04-01", "2013-05-01", "2013-06-01", "2013-07-01", "2013-08-01", "2013-09-01", "2013-10-01", "2013-11-01", "2013-12-01", "2014-01-01", "2014-02-01", "2014-03-01", "2014-04-01", "2014-05-01", "2014-06-01", "2014-07-01", "2014-08-01", "2014-09-01", "2014-10-01", "2014-11-01", "2014-12-01", "2015-01-01", "2015-02-01", "2015-03-01", "2015-04-01", "2015-05-01", "2015-06-01", "2015-07-01", "2015-08-01", "2015-09-01", "2015-10-01", "2015-11-01", "2015-12-01", "2016-01-01", "2016-02-01", "2016-03-01", "2016-04-01", "2016-05-01", "2016-06-01", "2016-07-01", "2016

STREET ADDRESS: 2911 E. 3<sup>rd</sup> Street

LEGAL DESCRIPTION: Subdivision – Hartwell Sec. 1

Lot(s) 7 Block 3 Outlot 29 Division \_\_\_\_\_

I/We Johana Zavaleta on behalf of myself/ourselves as authorized agent for

Agustin Zavaleta affirm that on October, 20 ,

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)**

X ERECT \_\_\_ ATTACH X COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

~~1. Request a lot variance to section 25-4-232 – to subdivide lot and build to two single family homes.~~

2. Request variances to base zoning district to build a duplex.

in a SF-3-NP (Govalle) 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 4 of application for verification of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

(Rev) Variances are needed for minimum lot area and width in order to build desired duplex.

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**HARDSHIP:**

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

(Rev) Building a duplex will follow the current pattern of neighborhood development while allowing maximum use of property. It will also contribute to current improvements in area.

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

(Rev) Several lots in immediate vicinity currently have duplexes.

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**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:

(Rev) Duplexes are permitted in SF-3-NP and several exist in the area. The building of a duplex will not

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impair any adjacent property and/or zoning district regulations because it is common to the area.

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**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:

~~Required parking can be met with off street parking.~~

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NA

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:

N/A

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

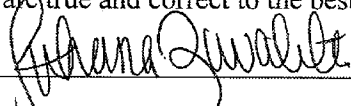
N/A

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

N/A

**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 8104 Posten Ln

City, State & Zip Austin, TX 78744

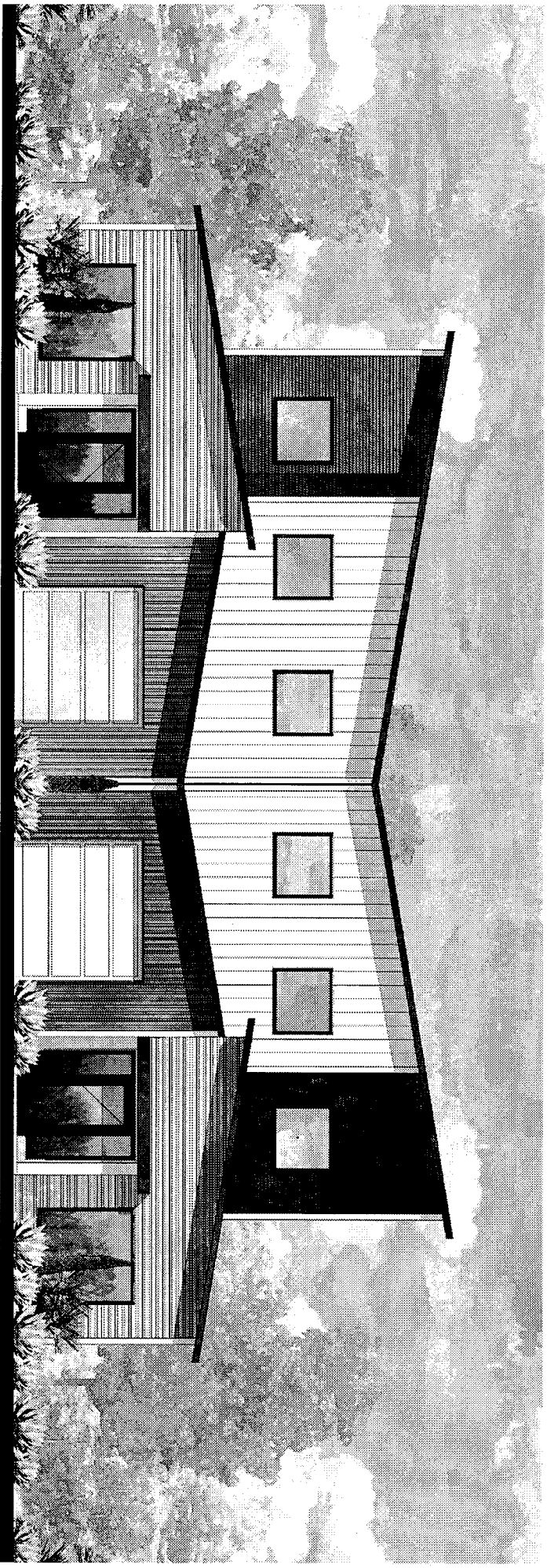
Printed Johana Zavaleta Phone 512-40-1848 Date 12/30/14

**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 8104 Posten Ln

City, State & Zip Austin, TX 78744

Printed Agustin Zavaleta Phone 512-633-4337 Date 12/30/14

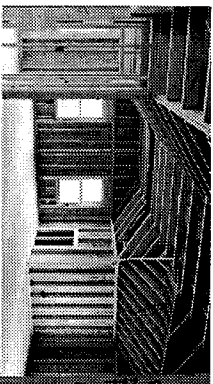


## 2911 East 3rd Street Austin, Texas

Proposed Modern Style Duplex (1,500 sq.ft. per Unit) View on Linden Street



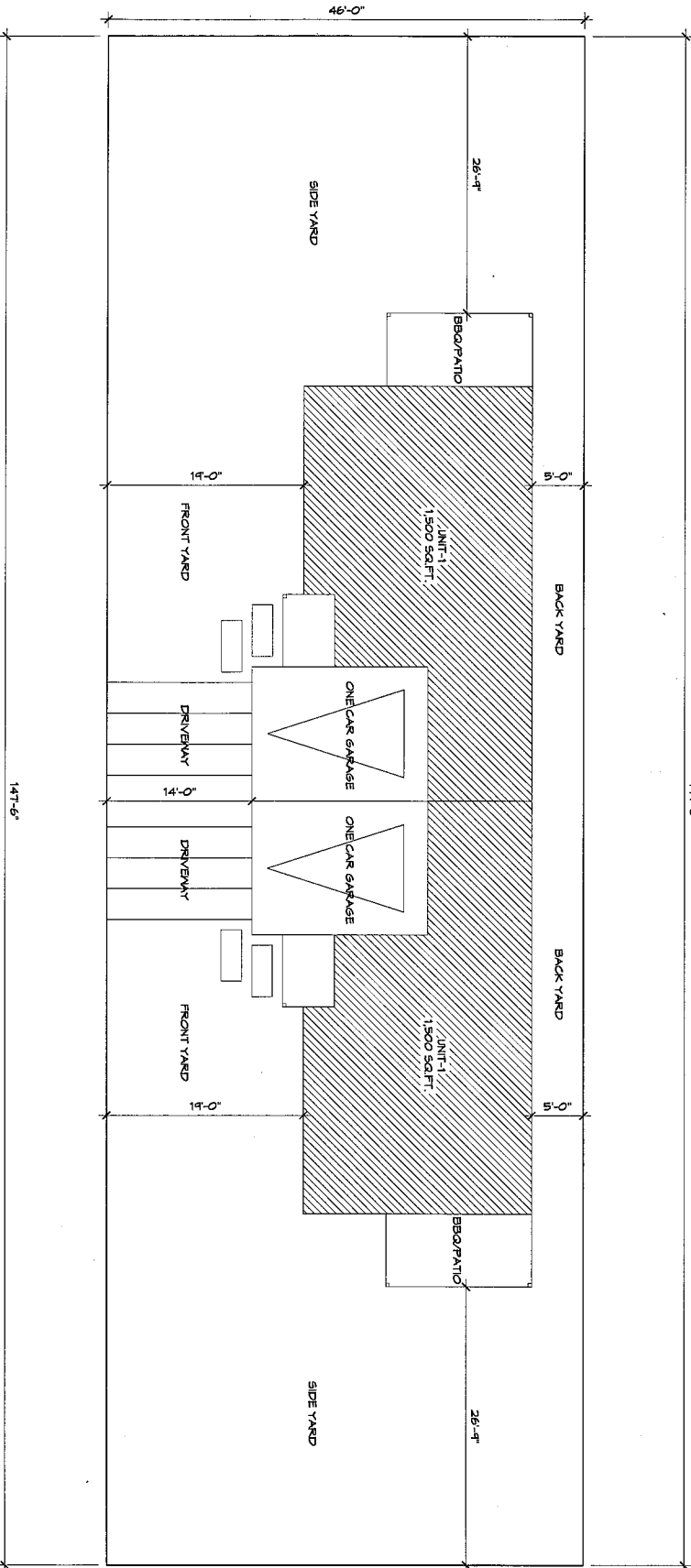
Custom Residence Designs  
**Carrillo Custom Home Designs**  
 2705 Crusader Bend, Schertz, Texas 78108  
 Luis Carrillo Cell: 830.743.8487



**Zavaleta's**  
 Drywall  
 About Zavaleta's Drywall in Austin



Custom Residence Designs  
**Carrillo Custom Home Designs**  
 2705 Crusader Bend, Schertz, Texas 78108  
 Luis Carrillo Cell: 830.743.8487



Proposed Site Plan on Linden Street  
Scale: 3/32" = 1'-0"

PROJECT INFORMATION	
OWNER:	AGNES ZAWALEA
ADDRESS:	147 LINDEN STREET, WASHINGTON, D.C. 20004
LEGAL DESCRIPTION:	LOT 7, BLOCK 3, WASHINGTON, D.C. 20004
ZONING CLASSIFICATION:	-
APPLICABLE CODES	
THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL CODE (FOR ONE-SINGLE-FAMILY DWELLING, 2006 & 2012 EDITION).	
PROPOSED IMPERVIOUS	
AREA	
1ST FLOOR CONTIGUOUS SPACE	550
2ND FLOOR CONTIGUOUS SPACE	550
1 CAR GARAGE	220
DRIVEWAY	20
FRONT YARD	35
BACK YARD	35
AC PLANT	15
WALK-WAY	15
DOORWAY	15
TOTAL	1,570 sq. ft.
UNIT-1	
1ST FLOOR CONTIGUOUS SPACE	550
2ND FLOOR CONTIGUOUS SPACE	550
1 CAR GARAGE	220
DRIVEWAY	20
FRONT YARD	35
BACK YARD	35
AC PLANT	15
WALK-WAY	15
DOORWAY	15
TOTAL	1,570 sq. ft.
TOTAL	3,140 sq. ft.
LOT SIZE	6,500 sq. ft.
LOT SIZE	6,500 sq. ft.
SQUARE FOOTAGE	
UNIT-1	1,500
UNIT-2	1,500
TOTAL	3,000
LOT SIZE	6,500 sq. ft.
PERCENTAGE	43.47%