

see revised

CITY OF AUSTIN APPLICATION TO BOARD  
OF ADJUSTMENT INTERPRETATIONS  
PART I: APPLICANT'S STATEMENT  
(Please type)

C15-2015-0025  
ROW 11275338  
ROLL 0202080714  
(TCADV)

STREET ADDRESS: 2000 GARDEN STREET

LEGAL DESCRIPTION: Subdivision -

DRIVING PARK ADDN

Lot (s) 9 Block B Outlot 49850 Division 0

ZONING DISTRICT: SF-3-NP (HOLLY)

I/WE CHARLES FISK on behalf of myself/ourselves as  
authorized

Agent for RICHARD H. GRUBBY KUSCHKE MAN affirm that on

Day of NOV 25, 2014, hereby apply for an interpretation hearing before the Board of  
Adjustment.

Planning and Development Review Department interpretation is: SF3  
ZONING DISTRICT REQUIRES 50' MIN. LOT WIDTH.  
THIS LOT IS SURVEYED AT 48.5' WIDE.

I feel the correct interpretation is: THE LOT SIZE MAY HAVE BEEN  
REDUCED BY ADJACENT STREET (LYNN ST.)  
IMPROVEMENTS (R.O.W. ADJUSTMENTS AS  
ADJACENT LOTS MEASURE 50' WIDTHS.

**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.

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:

ADJACENT, CONTIGUOUS LOTS ARE 50' IN WIDTH.  
THE WIDTH OF THIS LOT MAY HAVE BEEN ADJUSTED  
BY STREET R.O.W. IMPROVEMENTS

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:

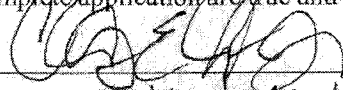
THE LOT CONTAINS 6,814 SF, 1,004 SF MORE  
THAN THE MINIMUM OF 5,750 REQUIRED BY SF-3  
ZONING. THE HOLLY NEIGHBORHOOD PLAN ALLOWS  
FOR SMALL LOT AMNESTY.

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

ALL OTHER REQUIREMENTS OF THE SF-3 NP  
ZONING DESIGNATION ARE MET.

**APPLICANT/AGGRIEVED PARTY CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed



Printed

CHARLES FICK

Mailing Address

1741 SPYGLASS DRIVE, UNIT C33

City, State & Zip

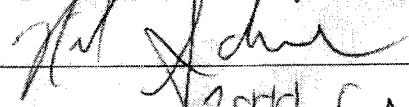
AUSTIN, TEXAS 78746

Phone

512 422 1337

**OWNER'S CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed



Printed

RICHARD SCHNEEMAN

Mailing Address

2000 GARDEN ST. AUSTIN, TX 78702

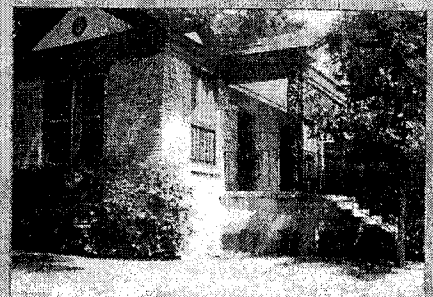
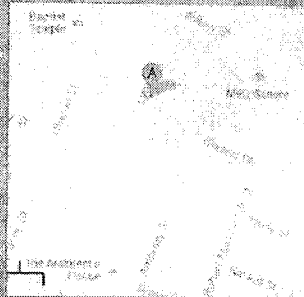
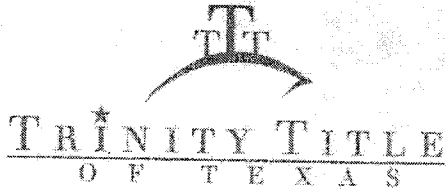
City, State & Zip

AUSTIN, TX 78702

Phone

334-462-1587

ORDERED BY:



PROPERTY ADDRESS: 2000 GARDEN STREET AUSTIN, TEXAS 78702

SURVEY NUMBER: TX1309.0789

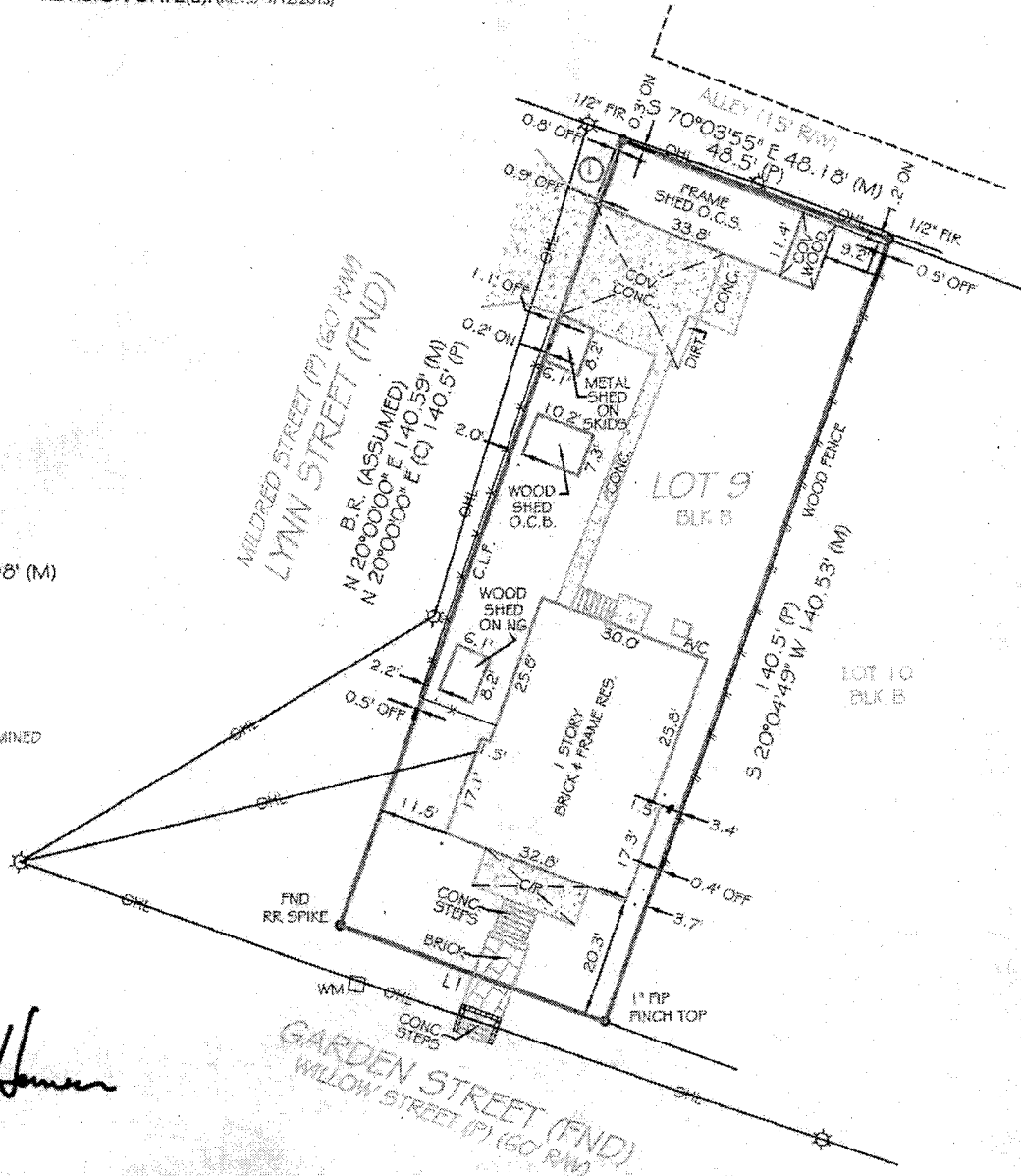
FIELD WORK DATE: 9/11/2013

REVISION DATE(S): (REV. 0 9/12/2013)

TX1309.0789  
BOUNDARY SURVEY  
TRAVIS COUNTY

TABLE:  
LI 48.5' (P)  
N 70°07'40" W 47.98' (M)

NOTES:  
FENCE OWNERSHIP NOT DETERMINED



*Rachel Lynn Hansen*



I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 11TH DAY OF SEPTEMBER, 2013; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY WESTCOT LAND TITLE INSURANCE COMPANY, GP NO. 25737, EFFECTIVE JULY 29, 2013, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.

