






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0027
Address: 2204 E 8TH ST



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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1 " = 200 '

Special Exception

CASE# 015-2015-0027
ROW# 11290319
TAX# 020510114/013

CITY OF AUSTIN TCAD X
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: 2204 E 8TH STREET

LEGAL DESCRIPTION: Subdivision – _____

Lot(s) 13 Block 23 Outlot 8862 Division B GRANDVIEW PLACE

I/We Lakshmi Jackman on behalf of myself/ourselves as authorized agent for
Dana Whitney affirm that on January 7, 2015,

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

in a ~~SF-2~~ SF-3-NP district. (Central East Austin)
(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 configuration of the property and existing structures only allow for a carport with an angled floor plan.

HARDSHIP:

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

There is only enough room for a carport if it is configured at an angle as is shown.

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

Two corners barley extend into setback and the entire structure is surrounded by a fence. Also, it is impossible to cut off the corners (steel beam) without compromising the entire structure.

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:

This carport cannot be seen from adjacent properties. A fence surrounds it and it does not encroach on other properties.

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:

N/A

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.

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:

It does not face a street. The drive is only on the property and carport is off public property.

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

Carport has been there for years without incident. It is a simple covered structure.

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

It will allow the structure to remain for simple overhead parking purposes.

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 2003 Rabb Glen #1

City, State & Zip Austin, Texas 78704

Printed Lakshmi Jackman Phone 512-415-7734 Date January 7, 2015

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 922 Capp Street

City, State & Zip San Francisco, CA 94110

Printed Dana Whitney Phone 510-893-3271 Date January 7, 2015



SPECIAL EXCEPTION INSPECTION



Address:	2204 E. 8th
Permit Number:	2014-112185
Property Owner Requesting Special Exception:	Dana Whitney

Special Exception Requested:

Carport encroaching into rear setback and side yard setback. Approximately 1.3 from rear property line .5 from side property line

Date Structure was originally constructed: 1986 expired permit

Date of Inspection:	1-21-15
Building Official or designated representative	Tony Hernandez
	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
X	<p>The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection:</p> <ol style="list-style-type: none">1. Structurally unsound2. Structure tilting3. Would require a 1 hour fire-resistant wall at side wall



Revisions	
NO	DESCRIPTION

2204
E 8th Street
Austin, Texas
78702

PARCEL 0205101113

(E) Floor Plans
8/10/14

A1.0



[illegible]

2204
E 8th Street
Austin, Texas
78702

New Roof Plan
3/10/14

A1.1



PRELIMINARY NOT
FOR CONSTRUCTION

NO.	REMARKS	DESCRIPTION

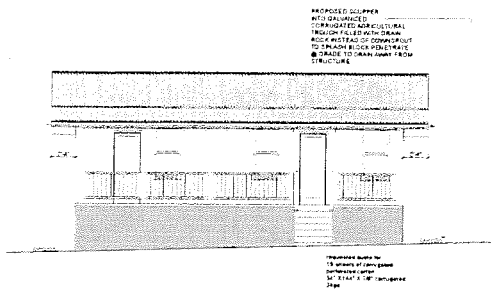
Whitney
Residence

2204
E 8th Street
Austin, Texas
78702

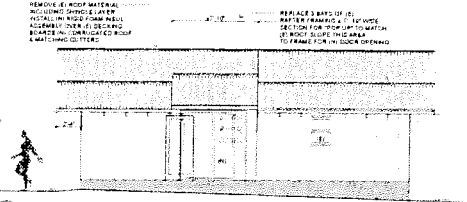
FARCEL 02 05101113

Elevations
8/10/14

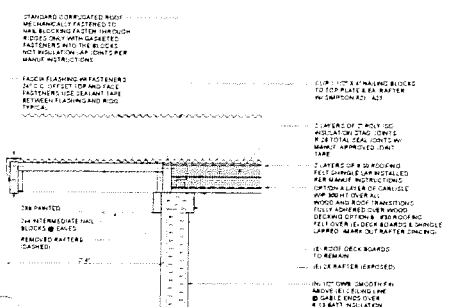
A2.1



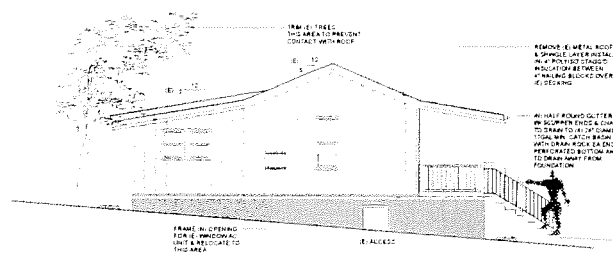
1 Front Elevation South
SCALE 1/8" = 1'-0"



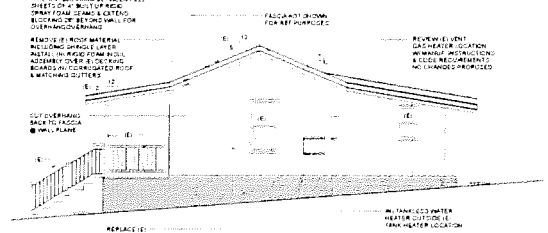
3 Back Elevation North
SCALE 1/8" = 1'-0"



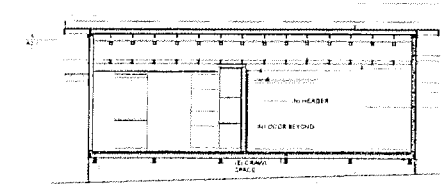
5 Eave Detail
SCALE 1/4" = 1'-0"



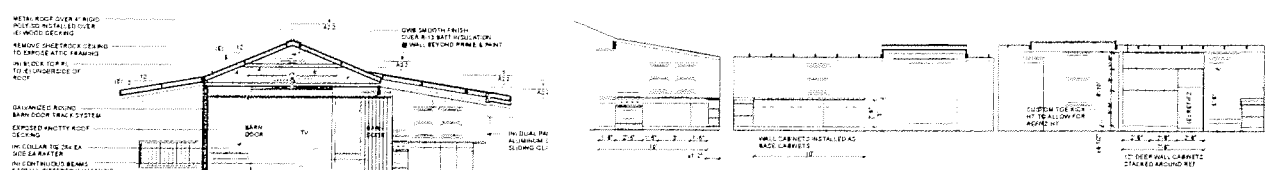
2 Side Elevation West
SCALE 1/8" = 1'-0"



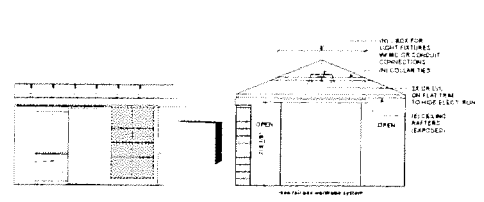
4 Side Elevation East
SCALE 1/8" = 1'-0"



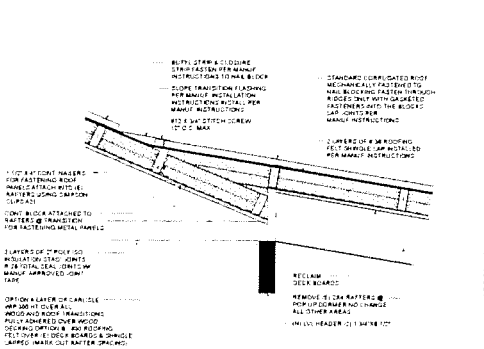
6 Longitudinal Section
SCALE 1/8" = 1'-0"



Cross Section



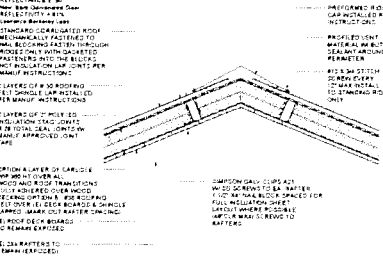
Interior Cabinets Bedroom



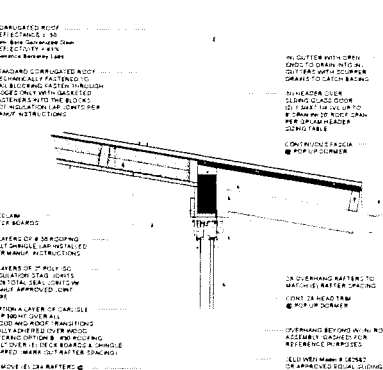
Proof of Pitch Transition



Interior Kitchen



Roof Insulation Assembly



Dormer Details

(N) Header Detail



CITY OF AUSTIN DEVELOPMENT WEB MAP

1997

aerial



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

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File Data Search Edit Actions Reports Window Help



2204 8 Street East A.00000 [BP]

Folder Property (1) People Info (25) Fee/Charge (1) Process (2) Document File Inspection Req Comment (2) Clock Attachment Conditions

Folder #	Ref	Can	Yr	Sequence	Sec	Rev	Type	Status
1901 E37240 WTS 00 W	E37240	19	87	009457	00	00	BP Building Permit	Expired
1938 15023A STS 00 W	15023A							
1986 020799 00 00 BP	8619657							
1987 009457 00 00 BP	8710064							
2000 196915 00 0 IP	BPP-000							
2000 196569 00 0 IP	BPP-000							
2000 196349 00 0 IP	BPP-000							
2000 190399 00 0 IP	BPP-000							
2000 178399 00 0 IP	BPP-000							
2014 083619 000 00 GF								
2014 105819 RM 00 FR	2014-10							
2014 107254 RM 00 FR	2014-10							
2014 112185 000 00 BP	2014-11							
2014 114358 000 00 BP	2014-11							
2014 114358 000 00 EP	2014-11							
2014 114358 000 00 FP	2014-11							

House	Prefix	Street	Type	Direction	Unit Type	Unit
2204	E	8TH	STREET			
City		Postal Code	Roll	Property Row ID		
AUSTIN		76702	0205101114	565,028		
Location Grandview Place 10 Block: 23 Lot: 13 Grandview Place 10 13 23				Folder Unit		

In Date	Issue/Approval	Expires
Jun 17, 1987	Jun 17, 1987	Dec 21, 1987

Reference File #	By	Final Date
8710064	PIER ADP	Dec 14, 1987

Sub	Work
R-438 Residential Garage/Carport Addn	New

Name	Priority
2204 8 Street East A.00000	

Description
Accessory Building (Carport) Residential

Conditions
Expired Dormant 2-5-92p

Group	Permits	Parent ID	Row ID
			577021

List View Related View

Copy Create Child Remove Print Re-Default Email GIS Summary Process Activity

Show no. of rows on tabs

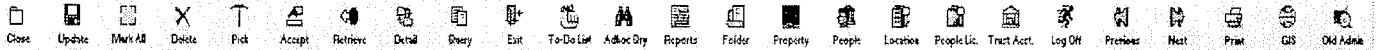
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16 Rows Returned

Ready



File Data Search Edit Actions Reports Window Help



2204 8 Street East A.00000 [BP]

Folder | Property (1) | People | Info (25) | Fee/Charge (1) | Process (2) | Document | File | Inspection Req | Comment (2) | Clock | Attachment | Conditions

Folder #	Ref #	In Date	Issued	Status	Folder Name	Folder Description
1901 E37240 WTS 00 W	E37240	01/01/1901	01/01/1901	Expired	PIER Migration Water Tap - 220	
1938 15029A STS 00 W	15029A	11/16/1938	11/16/1938	Expired	PIER Migration Sewer Tap - 22	
1986 020799 00 00 BP	8619657	09/26/1986	09/26/1986	Final	2204 8 Street East	A. 00 Repair Exist Porch
1987 009457 00 00 BP	8710064	06/17/1987	06/17/1987	Expired	2204 8 Street East	A. 00 Accessory Building (Carport) Residential
2000 178399 00 0 IP	BPP-00040411	05/23/2000		Active	2204 E 8TH ST	Permit Number 00040411
2000 190399 00 0 IP	BPP-00024052	05/23/2000		Active	2204 E 8TH ST	Permit Number 00024052
2000 196349 00 0 IP	BPP-0000153D	05/23/2000		Active	2204 E 8TH ST	Permit Number 0000153D
2000 196569 00 0 IP	BPP-0000139I	05/23/2000		Active	2204 E 8TH ST	Permit Number 0000139I
2000 196915 00 0 IP	BPP-0000118C	05/23/2000		Active	2204 E 8TH ST	Permit Number 0000118C
2014 083619 000 00 GF		08/08/2014		Active	2204 E 8TH ST	Permitting process for carport
2014 105819 RM 00 PR	2014-105819 P	10/01/2014	10/16/2014	Approved	2204 E 8TH ST	Special Exception Life Safety to re-permit exp E
2014 107254 RM 00 PR	2014-107254 P	10/06/2014	10/22/2014	Approved	2204 E 8TH ST	Partial Demolition and Interior Remodel. Part E
2014 112185 000 00 BP	2014-112185 B	10/16/2014	10/27/2014	Active	2204 E 8TH ST	Special Exception Life Safety to re-permit exp J
2014 114358 000 00 EP	2014-114358 E	10/22/2014	11/19/2014	Final	2204 E 8TH ST	Partial Demolition and Interior Remodel. Part V
2014 114358 000 00 BP	2014-114358 B	10/22/2014	10/27/2014	Active	2204 E 8TH ST	Partial Demolition and Interior Remodel. Part J
2014 114358 000 00 PP	2014-114358 P	10/22/2014	11/10/2014	Active	2204 E 8TH ST	Partial Demolition and Interior Remodel. Part A
2015 000016 C15 00 BA	C15-2015-0027	02/05/2015		Hearing Sched.	2204 E 8TH ST	Special Exception for carport in existence for

List View Related View

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