


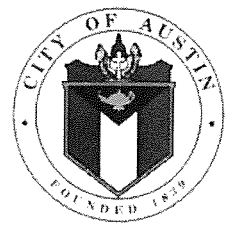




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0047  
Address: 2316 SANTA MARIA 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'

CASE# C15-2015-0047  
ROW# 11309029  
TAX# 0202100920

CITY OF AUSTIN TCAD  
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: 2316 Santa Maria Street

LEGAL DESCRIPTION: Subdivision – LOT 2 BLK 5 OLT 10 DIV O INDUSTRIAL ADDN

Lot(s) 2 Block 5 Outlot 10 Division O

I/We Martin Barrera, Architect on behalf of myself/ourselves as authorized agent for

Templo Bethel Pentecostes affirm that on January 26, 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

25-4-492 - Site Development Regulations:

Maximum Building Coverage, Maximum Impervious Cover, Front Yard Setback

55% Building Coverage Requested, 65% Impervious Cover Requested, 13' Front Setback Requested

25-2 Subchapter F: 2.1 Maximum Development Permitted, 2.7 Side Wall Articulation  
2,850 s.f. Gross Floor Area Requested, Side Wall Articulation Exemption Requested

~~3375 101 size~~, 84 FAR, 32 existing FAR/1071 SF  
in a SF-3-NP district. (Holly)  
(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 subject property at 2316 Santa Maria Street is 45 feet wide and only 3,375 s.f.  
SF-3 zoning minimum lot size 50 feet wide and 5,750 s.f.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
Existing Building Coverage of 53% exceeds the maximum allowable of 40%.  
Existing Impervious Coverage of 65% exceeds the maximum allowable of 45%.  
  
(b) The hardship is not general to the area in which the property is located because:  
Generally in East Austin the lot sizes are approximately 50' wide and 6,500 s.f.  
The lots on Santa Maria are approximately 45'x75' and qualify for small lot amnesty.

**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 proposed building size, area, and volume requested are still quite small and  
contextually appropriate to the neighboring 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

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.

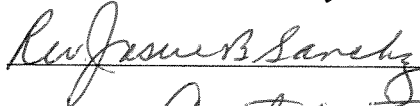
**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 4229 Mattie Street

City, State & Zip Austin, Texas 78723

Printed Martin Barrera, Architect Phone 512.740.4417 Date \_\_\_\_\_

**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 2316 Santa Maria St.

City, State & Zip Austin, TX 78702

Printed Rev. Josue B. Sanchez Phone 512-478-4001 Date 02-05-2015

## OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Rev. Josue Sanchez  
Owner's Signature

02-10-15  
Date

Owner's Signature

Date

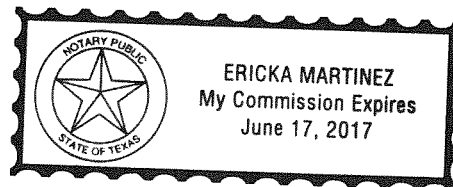
Rev. Josue B. SANCHEZ  
1<sup>st</sup> Owner's Printed Name

\_\_\_\_\_  
2<sup>nd</sup> Owner's Printed Name

Sworn and subscribed before me this 10 day of February, 2015

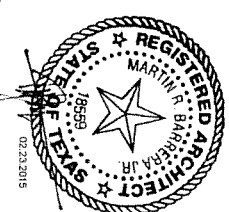
Ericka Martinez  
Notary Public in and for the State of Texas

My commission expires on: 6/17/2017



# TEMPLo BETHel PENTECOSTES CHURCH - Addition and Remodel

## 2316 Santa Maria St., Austin, Texas 78702



**Martin Barrera, Architect**  
2316 Santa Maria Street  
Austin, Texas 78702  
512.443.4417 (mobile)  
martin@mb-architect.com  
www.martinbarrera.com

Authority

### Building and Site Area Calculations

	exist	new	total
a. first floor conditioned	1071 sf	+445 sf	1516 sf
b. second floor conditioned			
c. third floor conditioned			
d. basement			
e. covered parking (garage/carport)			
1. attached	491 sf	-491 sf	0 sf
2. detached			
f. covered patio, deck, or porch	191 sf	-10 sf	181 sf
g. balcony			
h. other			
total bldg coverage (exclude b+c+d+g)	1753 sf	-56 sf	1697 sf

i. driveway area on private property	124 sf	+112 sf	236 sf
j. sidewalk/walkways on private property	235 sf	-137 sf	98 sf
k. uncovered patios			
l. uncovered wood decks (@ 50%)			
m. air conditioner pads	16 sf	0 sf	16 sf
n. other (pool coping, retaining walls)	176 sf	-38 sf	138 sf
total site coverage (building + site)	2304 sf	-119 sf	2185 sf

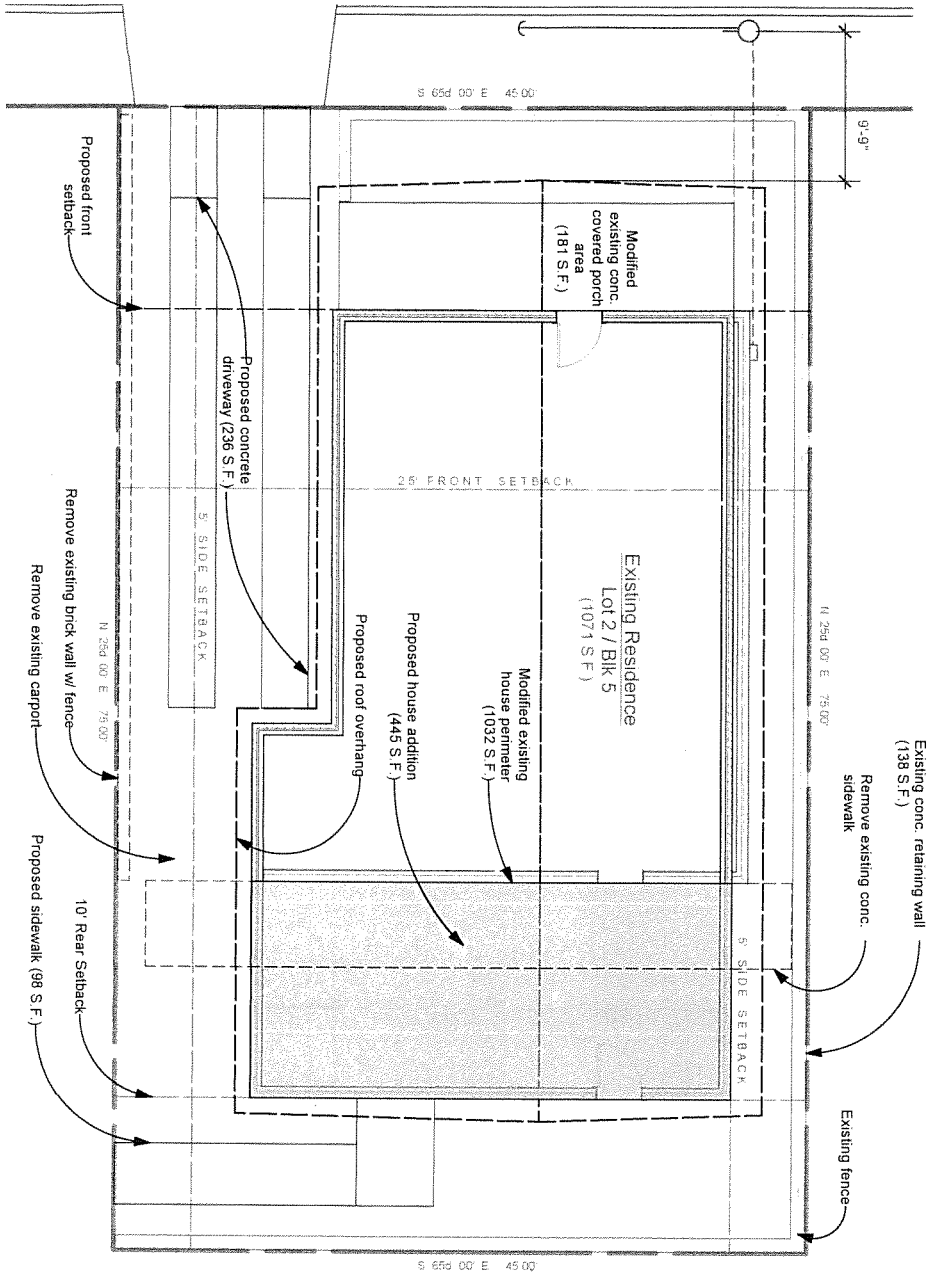
o. pool			
p. spa			

### Building Coverage

	exist	total
total building coverage	1753 sf	1697 sf
total lot area	3375 sf	3375 sf
% of bldg coverage on lot	52 %	50 %

### Impervious Coverage

	exist	total
total site coverage	2304 sf	2185 sf
total lot area	3375 sf	3375 sf
% of bldg coverage on lot	68 %	65 %

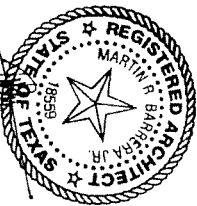


1 Proposed Site Plan Opt. 2  
Scale 1/8" = 1'-0"

A1.2

# TEMPLO BETHEL PENÍECOSTES CHURCH - Addition and Remodel

## 2316 Santa Maria St., Austin, Texas 78702



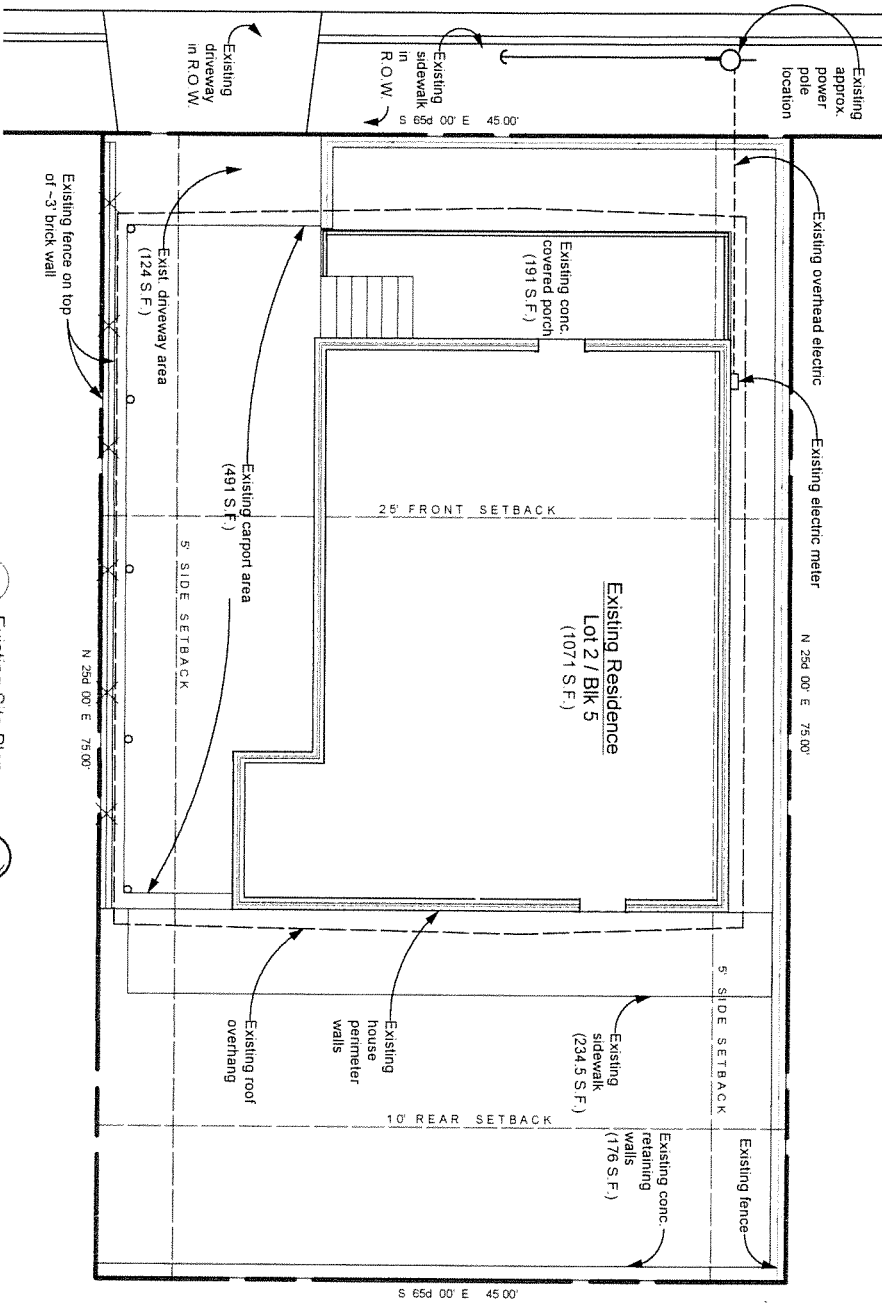
### Building and Site Area Calculations

a. first floor conditioned	exist	1071	SF
b. second floor conditioned			SF
c. third floor conditioned			SF
d. basement			SF
e. covered parking (garage/carport)			
1. attached		491	SF
2. detached			SF
f. covered patio, deck, or porch		191	SF
g. balcony			SF
h. other			SF
total bldg coverage (exclude b+c+d+g)		1753	SF

i.	driveway area on private property	124	SF
j.	sidewalk/walkways on private property	235	SF
k.	uncovered patios		SF
l.	uncovered wood decks (@ 50%)		SF
m.	air conditioner pads	16	SF
n.	other (pool coping, retaining walls)	176	SF
total site coverage (building + site)		2304	SF
o.	pool		SF
p.	spa		SF

Building Coverage		exist
total building coverage		1753 sf
total lot area		3375 sf
% of bldg coverage on lot		52 %

Impervious Coverage		exist
total site coverage		2304 sf
total lot area		3375 sf
% of bldg coverage on lot		68 %



1 Existing Site Plan  
Scale 1/8" = 1'-0"

**Project ID** 540

**Project** Temple Bethel Peníecostes Church - Addition and Remodel  
2316 Santa Maria St., Austin, Texas 78702

**Owner** Reverend John Gonzalez  
2316 Santa Maria St., Austin, Texas 78702

**Consultant** Martin R. Barbera, Registered Architect  
420 Main Street  
Austin, Texas 78702  
512.742.4417 (mobile)  
martin@mr-barbera.com  
www.mr-barbera.com

**Authority** State of Texas

**Date** 2/23/2015  
**Drawn** JAC  
**Reviewed** MB

**Existing Site Plan**