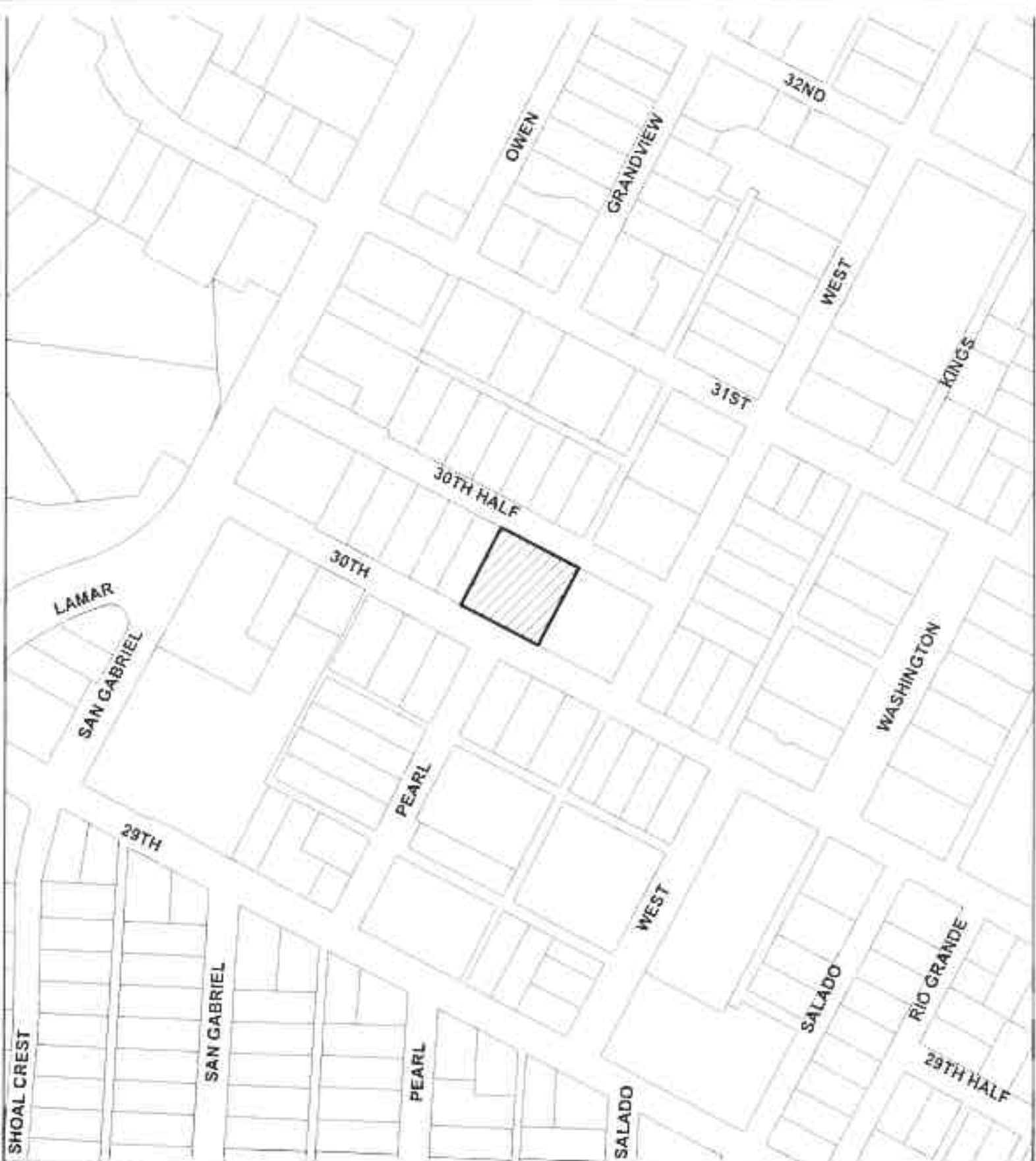




SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0096
Address: 808 W 30TH ST



1" = 200'

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

This product has been produced by GTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CASE# C15-2015-0094
ROW# 1136 7674
TAX# 0217 021105
WAPL

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: 808 W 30th St.

LEGAL DESCRIPTION: Subdivision - Oakwood

Lot(s) 29-31 Block _____ Outlot 72 & 75 Division D

I/We Ken Jordan, Hanna Jordan on behalf of myself/ourselves authorized agent for

Self

affirm that on 5/15, 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

A one story building erected in 1972. Previously used as a child care center, now to be used as a single family residence.

in a SF-3-NP District (West University
(zoning district) (Austin)

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 current regulations make this building unusable for anything other than the current use of a child care center.

HARDSHIP:

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

This is an existing building. It exists on the lot in a specific location, size and layout. This building exists only on this property.

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

The hardship is due to this building being built on this particular lot and then the regulations changing.

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 variance will allow the property to more closely conform to the character of the area. It will allow a use change from a child care center to a single family residence as is most of the other property in the area.

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:

A/P

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:

NA

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

NA

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

NA

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.

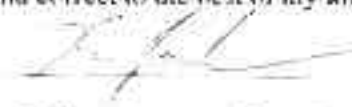
APPLICANT CERTIFICATE I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 808 W 30th St.

City, State & Zip Austin TX 78705

Printed Ken Jordan Phone 512.472.3037 Date 5/15/15

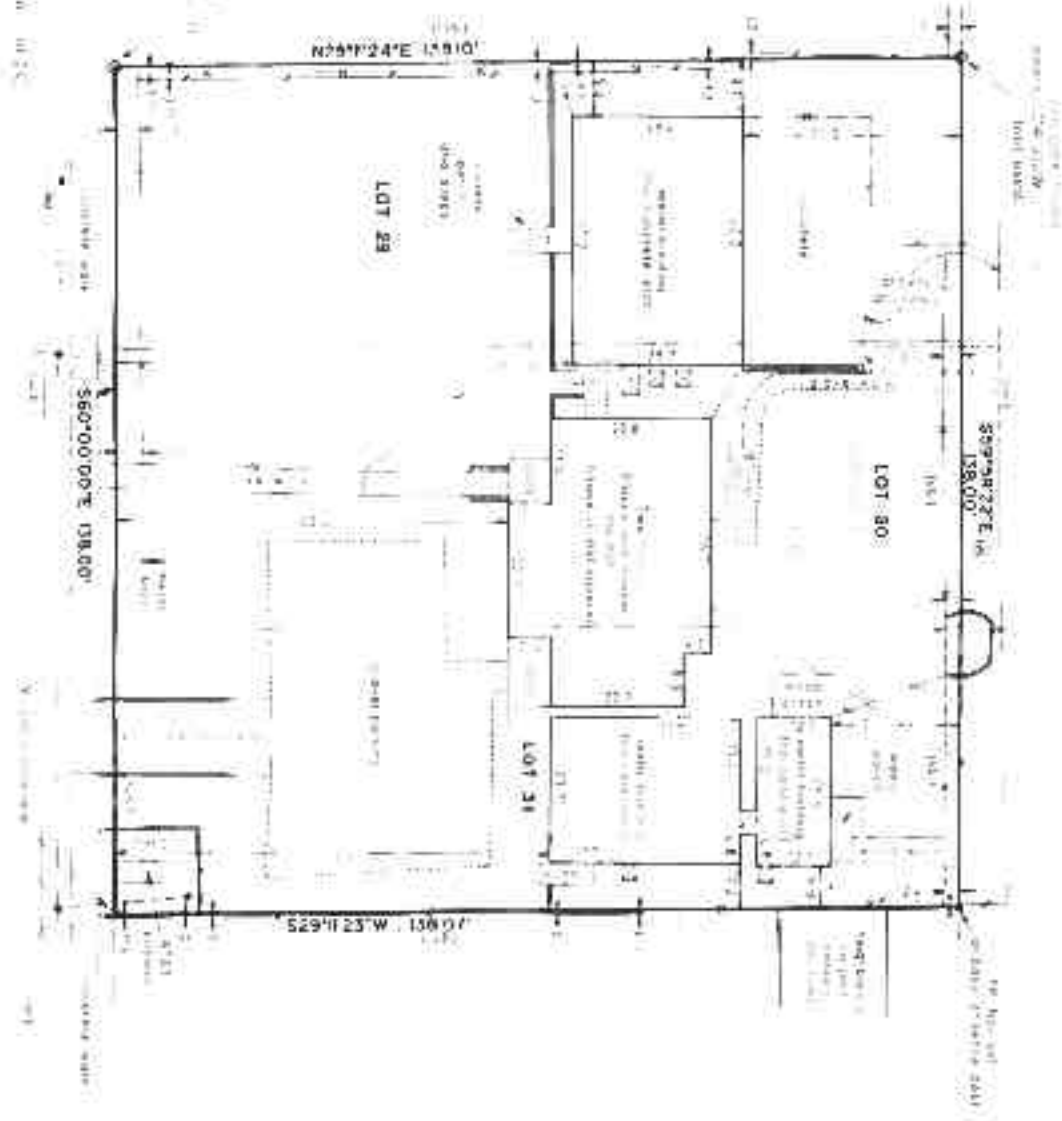
OWNERS CERTIFICATE I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 808 W 30th St.

City, State & Zip Austin TX 78705

Printed Ken Jordan Phone 512.472.3037 Date 5/15/15

WEST 30 1/2 STREET (ROW VARIES)



OAKWOOD ADDITION
VOLUME 2 PAGE 148

Brief History of 808 W 30th.

The original house was built in 1922 by then University of Texas Professor Castillo.

About 1972 it was sold and the new owner opened a Montessori school. To accommodate the school she erected two accessory buildings which were placed on either side of the original house.

Lot <u>29-30-31</u>	Certificate Of Occupancy	Permit # <u>CP14-71-02</u>
Block _____	No 58622	Zoning <u>BB-1st.</u>
Subdv. <u>Oakwood Sub</u>	DEPARTMENT OF BUILDING INSPECTION	Plot <u>63</u>
City of Austin, Texas		
THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.		
Address <u>808 West 30th Street</u>		
Use <u>Montessori Scientific Education</u>		
Owner of Land <u>Roma S. Meeraguria</u>		
Owner of Improvements _____	Address _____	
Contractor _____	Address _____	
Plumber _____	No. of Gas Meters _____	
Remarks <u>CERTIFIED FOR THE CARE OF: 70 children between the hours of 7:00 A.M. & 10:00 Midnight "Subject to compliance with the Special notes on Special Permit site plan approved by Planning Commission. Also there shall be no children kept on the 2nd Floor below Third Grade Level.</u>		
Date <u>8-18-72</u>	By _____	cm _____
BUILDING OFFICIAL		
OFFICE COPY		

We bought the property in 1991, made some improvements and reopened the school in 1991 using only the two accessory buildings with the intention of living in the main house.



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 1991-007143 BP

ISSUE DATE: 06/03/1991

BUILDING ADDRESS: 808 30 Street West A 00000

LEGAL DESCRIPTION: Lot: 29 Block: 11 Subdivision: OAKWOOD 1903

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel

Remodel - Remodel Interior Of Existing Day Care School

BUILDING GROUP / DIVISION: E 3

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR:

CODE TYPE:

FIXED OCCUPANCY:

NON FIXED OCCUPANCY:

CONTRACTOR:

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

In 1993 a driveway was put in to accomodate the main house.

CITY OF AUSTIN - PROJECT PERMIT

PERMIT NO
9305772
DAKWOOD

ADDRESS
808 30 STREET W

DATE
05/14/93
REVINOLOS, S

29-30

12 DRIVEWAY APPROACH

0000120 00002000.00

REMODEL

12 DW/BLOCKER DRILLING

CONCRETE

NOTICE

A LAUNCH INSPECTION IS REQUIRED PRIOR TO ANY CONSTRUCTION. IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS THIS PERMIT IS VOID

29



808 W 30
9305772

City of Austin
PLANNING AND DEVELOPMENT
DEPARTMENT

ADDRESS		
PMT NO		
BUDG	DATE	INSPECTOR
(10)	5/25	JS
FN		
FR		
WB		
CONEC		
DATE	INSPECTOR	
(SP)	5/25	JS
(DP)		
ELEC		
DATE	INSPECTOR	

In 1994 we finished remodeling the main house and moved into it.



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 1993-003140 BP

ISSUE DATE: 11/17/1994

BUILDING ADDRESS: 808 30 Street West A 00000

LEGAL DESCRIPTION: Lot: 29 Block: 11 Subdivision: OAKWOOD 1903

PROPOSED OCCUPANCY:

R- 415 Renovations/Remodel
Remodel - Remodel Existing Residence

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR:

CODE TYPE:

FIXED OCCUPANCY:

NON FIXED OCCUPANCY:

CONTRACTOR:

***** CERTIFICATE OF OCCUPANCY *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS
BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE
FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

We lived in the house (as we still do) and operated a child care center, afterschool and summer camp program from the accessory two buildings until about 2011.

The school was closed. Whether it was closed permanently or temporarily would be decided later. We decided we did not want to reopen the school or lease it out for someone else to operate. We decided to use one of the accessory buildings as a single family residence.

In the 40 years since the building was erected new rules concerning the placement and size of secondary residences were enacted. That is why we are here.

Other than the driveway none of the items in the variance request has changed since the building was constructed.

If this variance request is granted the result will be a single family residence large enough for 1 or two people in central Austin. Off street parking will be provided and nothing will look any different than it does today except perhaps an extra car or two parked in the parking area.



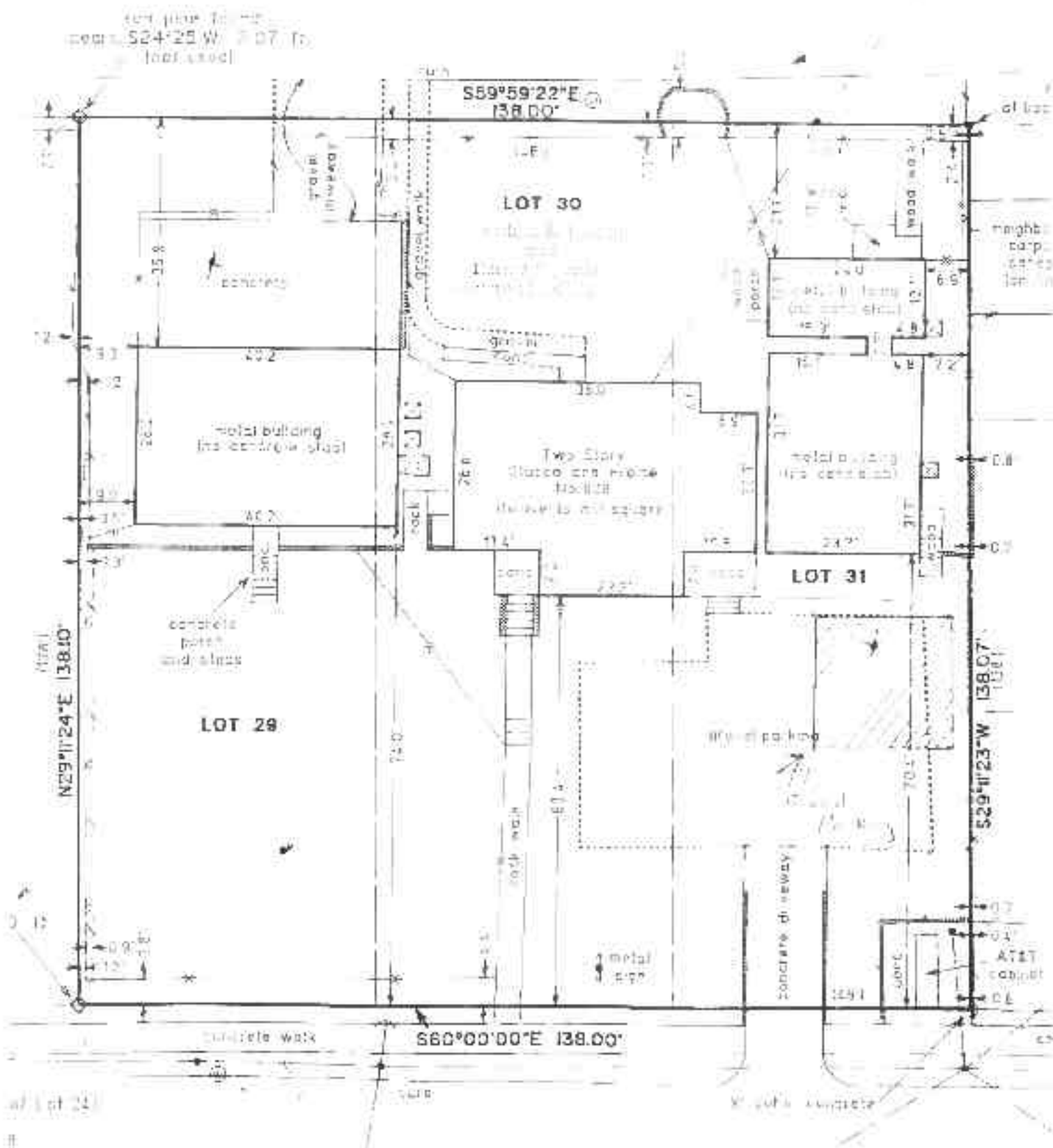
Front



Back

ALLE

WEST 30 1/2 STREET (R.O.W. VARIES)





I, Thomas Ken Jordan, ^{are} am applying for a variance from the Board of Adjustment regarding Section 25-2-344C of the Land Development Code. The variance would allow ^{us} ~~me~~ the ability to Maintain a one story building erected in 1972 previously used as a children's center, now to be used as a single family residence.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Sammer Maxwell	864 W 30th 1/2 St	Thomas Maxwell
Samuel Maxwell	804 W 30th 1/2 St	Paul Boyer
Bobby Smith	3013 West Ave	Bobby Smith
Eugene H. Raisen	3015 West Ave	Eugene H. Raisen
Paul Petersen	3019 West Ave	Paul Petersen
Leanne Crough	3101 West Ave	Leanne Crough
Mark Brown	810 W 30th 1/2 St	Mark Brown



I, Theresa & Ken Jordan, ^{are} applying for a variance from the Board of Adjustment regarding Section 25-2-744c of the Land Development Code. The variance would allow ^{us} the ability to Maintain a one story building erected in 1972 previously used as a child care center, now to be used as a single family residence.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Marc McDaniel	288 W 30th & 8th W 31st	M. McDaniel
Sofia Martinez	901 W 30th	[Signature]
Chris Beer	809 W. 30th St.	[Signature]
DANA ANTHONY	709 W. 31st	Dana Anthony
Wendy Menden	3009 West Av	Nicholas Menden
TERESA JORDAN	2919 West Ave 31st	[Signature]
Ken Jordan	3018 West Ave	Ken Jordan