






3-
AIRPORT



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0001
LOCATION: 1126 Gunter Street



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 " = 165 '

CASE# CV5-2016-0001 ml
ROW# 11460539
TAX# 0206150107
CADV

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: 1126 GUNTER ST

LEGAL DESCRIPTION: Subdivision – .313AC

Lot(s) _____ Block _____ Outlot 49 Division A

I/We PHIL MONCADA on behalf of myself/ourselves as
authorized agent for

PENDLETON PLUS affirm that on OCTOBER, 20TH

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 X COMPLETE REMODEL MAINTAIN

LDC 25-2-1064 REGARDING MINIMUM LOT DEPTH (LESS THAN 50') WE REQUEST LOT WIDTH 39.2FT.

LDC 25-1-22© REQUEST TO REDUCE FRONT YARD SETBACK TO 15' TO CONSTRUCT A SINGLE FAMILY

HOME ON EACH PROPOSED LOT. Section 25-2-492(D) Lot width

in a SF-3-NP district. (GoValle)
(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.

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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:
PROPOSED SUBDIVISION FRONT YARD SETBACK LINES MAKE IT DIFFICULT TO DEVELOP LOT WITH REDUCED DEPTH.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
RESUBDIVISION OF LOT IS REQUIRED BECAUSE OWNER PREVIOUSLY DID NOT HAVE LEGAL LOT FOR REDEVELOPMENT.

- (b) The hardship is not general to the area in which the property is located because:
MAJORITY OF LOTS IN GENERAL VICINITY ARE LEGAL LOTS AND NOT PART OF A RECORDED SUBDIVISION.

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:

SINGLE FAMILY LOTS IN THIS AREA ARE COMPARABLE IN SIZE.

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

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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 Phil Moncada Mail Address 1301 S IH 35 STE 204

City, State & Zip AUSTIN, TEXAS 78741

Printed PHIL MONCADA Phone 512-627-8815 Date 10-20-15

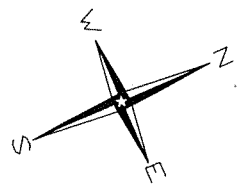
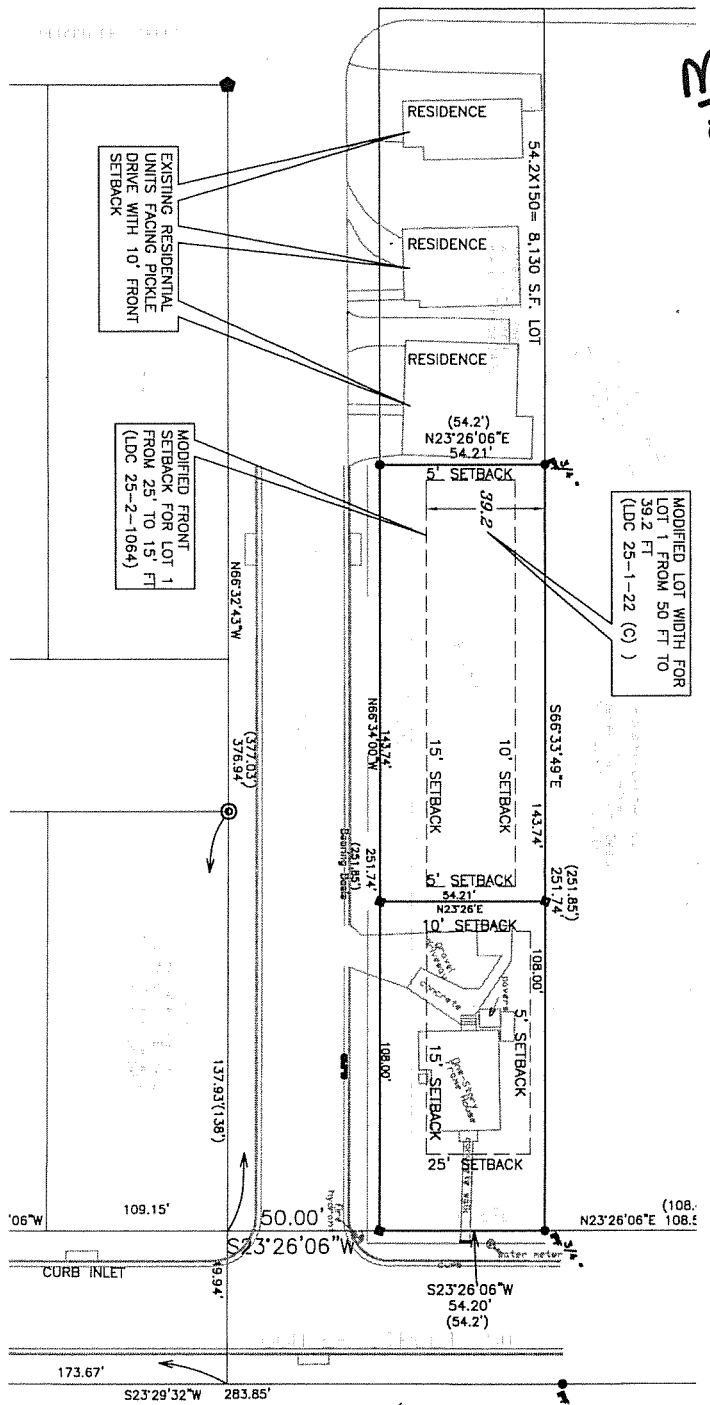
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed RB Mail Address 1930 PENDLETON DR.

City, State & Zip GARLAND, TEXAS 75041

Printed PENDLETON PLUS LLC Phone 214-929-6545 Date 10-21-15

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LOT SUMMARY
 Total Number of Lots = 2
 Lot 1 = 5,854 Square Feet
 Lot 2 = 7,791 Square Feet
 Total Area = 13,645 Square Feet = 0.313 Acre

SERVANT ENGINEERING & CONSULTING, PLLC

F-16504
 11312 ROBERT WOODING DR.
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 (512) 659-4386 TEL.
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**PENDELTON PLACE SUBDIVISION
 PROPOSED SETBACKS
 1126 GUNTER STREET
 AUSTIN, TEXAS 78702**

