




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SUBJECT TRACT

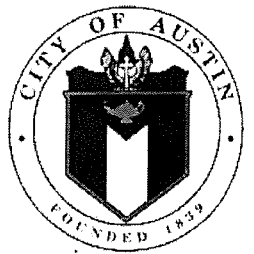


PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2016-0018
915 WEST 22ND STREET



1" = 208'

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.

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



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Levi Seed

May 2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case #

ROW #

Tax #

Section 1: Applicant Statement

Street Address: 915 W. 22nd Street, Austin Texas 78705

Subdivision Legal Description:

0.1606 Acres of Outlot 25 Division D (6,981 Sq.ft)

Lot(s):

Block(s):

Outlot:

Division:

Zoning District: MF-4-NP UNO Outer West Campus Sub-district 40 ft height

I/We Michael R. McHone on behalf of myself/ourselves as
authorized agent for Inner Cooperative Council of the University of Texas (ICC) affirm that on
Month January, Day 11, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other:

Type of Structure: Group Residential (Low Income Student Housing Cooperative)

my
3

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-6-601 (C) Parking Requirements for University Neighborhood Overlay District

Section 2: Variance Findings

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 supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The provisions of UNO 25-2-754 (H) ground floor requirements which state that 75% of the street frontage for a depth of 18 ft do not allow for the on-site parking and if parking is required it does not allow a reasonable use of the site.

Hardship

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

This site is very small on a corner with 2 street frontages and no alley and is in the 40 ft height district. Compliance with the UNO ground floor requirements leave no on site space for full compliance with the parking requirements of this new affordable student housing cooperative.

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

This site is very small and in the 40 ft height area most other UNO projects are in height heith areas and are on larger sites.

Area Character

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:

Most UNO projects have adequate site area and height allowable to provide the required on site parking. UNO requires parking spaces to be leased separately from the unit (room).

my
4

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

The minium parking requirement does not correspond to the need of the low income students residents. Current ICC houses operate with out minimum parking. Current and anticipated UNO projects can meet the parking requirement because of their size and height district. The infrequent use of cars by students in the area reduces the need for strict parking regulations.

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:

The site plan for this project provides sufficient parking for ADA on-site, loading and maintenance activities. The project provides an excess of bike and moped parking on site which is the prefered transportation. The UT shuttle bus operates on 22nd St. The UNO Parking Benefit District has metered all on street parking to insure the free flow of traffic and safety.

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

UNO was enacted to create a high density, pedestrian-oriented student neighborhood. The low income stuents housed by the ICC in this new UNO Housing Trust Fund finaced project is a goal of the Ordinance and NP. Infrequent use and nearby public parking garages allows for parking for those students who have cars (garages at 22nd and Pearl)

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

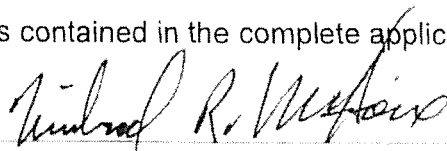
This project is a SMART Housing University Neighborhood Housing Trust Fund financed project administered by City of Austin NHCD department with a term of 40 years. The parking variance is for the group residential use to provide affordable housing. If that use should change, the parking requirement would also.

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.

Section 3: Applicant Certificate

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

Applicant Signature:



Date: 01/12/2016

Applicant Name (typed or printed): Michael R. McHone

my
1/5

Applicant Mailing Address: P. O. Bos 8142

City: Austin

State: TX

Zip: 78713

Phone (will be public information): (512) 554-8440

Email (optional – will be public information): mchone1234@sbcglobal.net

Section 4: Owner Certificate

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

Owner Signature: _____

Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Michale R. McHone

Agent Mailing Address: P.O. Box 8142

City: Austin

State: TX

Zip: 78713

Phone (will be public information): (512) 554-8440

Email (optional – will be public information): mchone1234@sbcglobal.net

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

DLT3
LINEART ARCHITECTURE

QUESTIONS: 40, 2002 and
Q. 6, 13, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 8

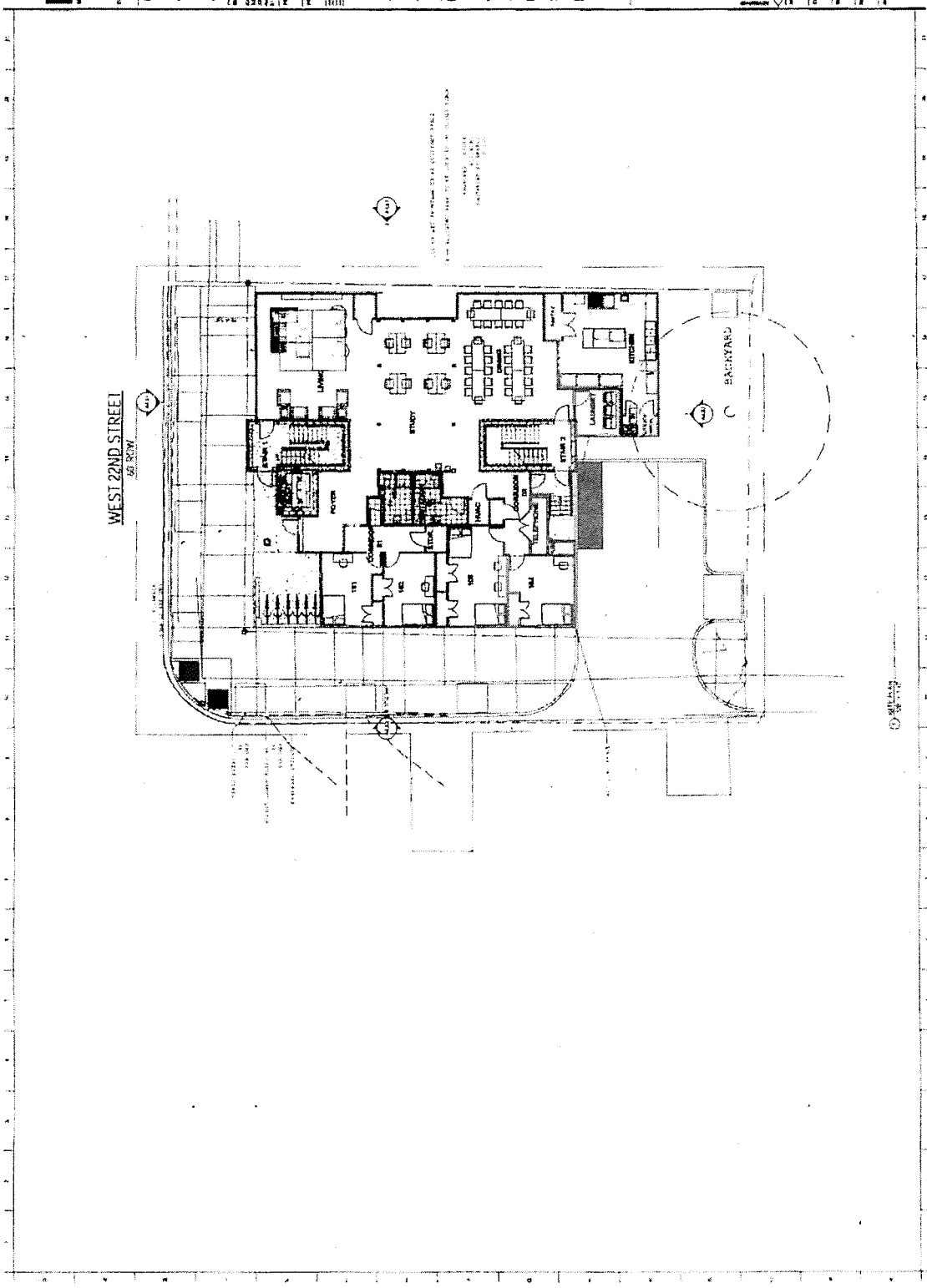
PROGRESS
PRINT

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 ISBN 0-07-058444-4
 0-07-058444-4
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1994-1995

RESEARCH

After taking the required steps to ensure that the information is accurate and complete, the user should be able to use the information to make a decision.



WEST 22ND STREET
JAN 28 1991

2004

55-10000

THE UNIVERSITY OF CHICAGO

[illegible]



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To: City of Austin Board of Adjustment

Re: Parking Variance Request for 915 West 22nd Street

ICC Austin is a 501(c)3 non-profit educational organization. Since 1970, we have provided affordable housing to students at the University of Texas in the west campus area. Today, our nine locations serve as home to 188 people.

Our facilities operate on a cooperative basis, which includes substantial resource-sharing in each house community. Examples include having a single shared kitchen, common bathrooms, and coordinated labor system. The result is an efficient cost-effective system that furthers the public benefit of providing quality, low-cost student housing in environments that foster responsible citizenship.

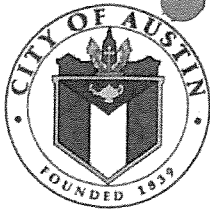
Very limited parking, as with other shared resources, plays an important role in our model. Our existing facilities successfully operate with limited parking, for example:

Eden Co-op	15 members	1 parking space
New Guild Co-op	31 members	4 parking spaces
Seneca Co-op	19 members	2 parking spaces

For the Ruth Schulze Student Housing Cooperative at 915 West 22nd Street, our goal is to maximize affordability without adversely impacting local traffic. In addition to the historic examples of our existing facilities with significant parking constraints, we have identified three areas which will mitigate the impact of reduced parking at the proposed 915 West 22nd Street development.

- Data indicates a decline among our member-residents bringing their cars with them. In 2007, 65% brought cars, and we are down to just below 50% today. This trend will continue as west campus becomes increasingly expensive for cars.
- All the 20+ projects developed under the University Neighborhood Overlay (UNO) zoning built excess parking capacity. This trend continues with all the UNO projects currently planned or under construction. Thus, any potential future parking need at 915 West 22nd Street will easily be absorbed without degrading the public infrastructure.
- ICC Austin turns away 60-100 applicants each year because we simply lack capacity. By removing required parking, our Ruth Schulze Student Housing Cooperative will self-select students who do not own, or choose not to bring, cars into the area. This will benefit the public both by directing those in most need into the affordable housing and reducing the number of cars brought into the dense, pedestrian-focused UNO district.

Billy Thogersen, Executive Director



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

See
revised
my
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Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # CIT-2016-008 ROW # 11469365 Tax # 0212010801

TCAD✓

Section 1: Applicant Statement

Street Address: 915 West 22nd Street, Austin, TX 78705

Subdivision Legal Description:

0.1606 acres of outlot 25 division D

Lot(s): _____ Block(s): _____

Outlot: 25 Division: D

Zoning District: MF4-NP-UNO

I/We Mike McHone on behalf of myself/ourselves as
authorized agent for ICC Austin affirm that on
Month January, Day 7, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Student Housing Cooperative

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

We are seeking a reduction from the UNO ordinance parking requirements.

my 9

Section 2: Variance Findings

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 supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The UNO zoning envisions the provision of affordable student housing in a dense, pedestrian-oriented environment. The parking requirements restrict the ability for the proposed student housing cooperative to provide affordable housing and discourage bringing vehicles to the area.

Hardship

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

The parking requirement (housing for vehicles) undermines the ability to maximize affordable housing on the site and maximize the public benefit from the City of Austin trust funds being used to construct the project. No project using affordable housing trust funds has been constructed in this area on a site this small.

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

Most of the other sites in the area are either larger parcels or have additional height bonuses which offset the negative impact of the parking requirement.

Area Character

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:

A reduced parking variance will result in less alteration to the character of the adjacent areas than not issuing a variance. Reduced parking on this site has no impact on the use of adjacent conforming property. Reduced parking will enhance the purpose of the the zoning district by increasing affordable housing in, and pedestrian-friendly character of, the neighborhood.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

The minimum parking requirement does not correspond to the actual current and anticipated parking needs for the residents in the UNO area. The current and anticipated future parking capacity is already far in excess of that actually needed. The infrequent use of vehicles by the student population in the area reduces the importance of strict parking regulations.

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:

The site plan for this property provides sufficient parking for ADA access, normal loading and maintenance activities. As with other properties in the area, periods of heavy use (semester move-in/move-out), will be managed through temporary use permits to prevent traffic interference.

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

Reducing the required parking disincentivizes bringing vehicles to the area and enhances pedestrian safety and the overall objective of making the area pedestrian-oriented.

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

Reduced parking for group residential use in the UNO zoning area is appropriate because the use provides the potential to maximize density, affordability, safety, and to promote the pedestrian-oriented, student housing environment envisioned by the UNO ordinance.

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.

Section 3: Applicant Certificate

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

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): Mike McHone

Applicant Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone (will be public information): _____
Email (optional – will be public information): _____

my
11

Section 4: Owner Certificate

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

Owner Signature: _____ Date: _____

Owner Name (typed or printed): William Thogersen, Executive Director - ICC Austin

Owner Mailing Address: 2305 Nueces St

City: Austin State: Texas Zip: 78705

Phone (will be public information): (512) 470-4286

Email (optional – will be public information): billy@iccaustin.coop

Section 5: Agent Information

Agent Name: Mike McHone

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

ICC Austin is a 501(c)3 non-profit corporation providing affordable housing to students in the UT area.

