N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 138 '

## NOTIFICATIONS

CASE#: C15-2016-0022

LOCATION: 2600 Sol Wilson Ave.

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 FOUNDED 1839

**CITY OF AUSTIN**
**Development Services Department**
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

3/2

# 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 # C15-2016-022 ROW # 11483732 Tax # 0209140126

## Section 1: Applicant Statement

Street Address: 2600 Sol Wilson Avenue

Subdivision Legal Description:

JJ & B Investment, LLC, a Texas Limited Liability Company, being oweners of that certain 0.14 acre tract of land situated in the City of Austin, Travis County Texas - Instrum. No. 2015107649

Lot(s): 1 Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NP

I/We Miguel Gonzales on behalf of myself/ourselves as authorized agent for JJ & B Investment, LLC affirm that on Month January , Day 22 , 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: Lot Width

Type of Structure: Residential

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

minimum lot width requirements for SF-3 zoning.

## 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 front lot width of the existing property is less than 50 feet (minimum under Zoning SF-3 - Residential) and cannot be increased due to adjacent existing developed lots.

**Hardship**

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

the front lot width is ±47 feet and the proposed conditions will not alter the lot's front width. The existing property is currently developed as residential and consists of two (2) unplatted lots The owner would like to combine both of the lots (parcel numbers 198761 and 198751) and plat the property as one (1) lot.

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

per City GIS information, the adjacent existing developed lots are less than 50 feet front width. Please refer to exihibit attached.

**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:

adjacent lots, per City of Austin GIS, have less than 50 feet front lot width. Additionally, the property will not be altered or impair the use of adjacent conforming properties, and the lot front width will remain as is. Please refer to attached Existing and Proposed Plan Exhibit.

**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:

M3 4

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:

Not applicable

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:

Not applicable

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

Not applicable

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

Not applicable

**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: Miguel Gonzales Jr. Date: 1/22/16

Applicant Name (typed or printed): Miguel Gonzales, Jr. P.E.

Applicant Mailing Address: 142 Cimarron Park Loop, Suite A

City: Buda State: TX Zip: 78610

Phone (will be public information): (512) 312-4336

Email (optional – will be public information):

## 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: Joseph D. Malone Date: 01/21/2016

Owner Name (typed or printed): Joseph D. Malone (on behalf of JJ&B Investments, LLC)

Owner Mailing Address: 2316 Santa Rosa Street

City: Austin State: Texas Zip: 78702

Phone (will be public information):

Email (optional – will be public information):

## Section 5: Agent Information

Agent Name: Miguel Gonzales Jr. P.E.

Agent Mailing Address: 142 Cimarron Park Loop, Suite A

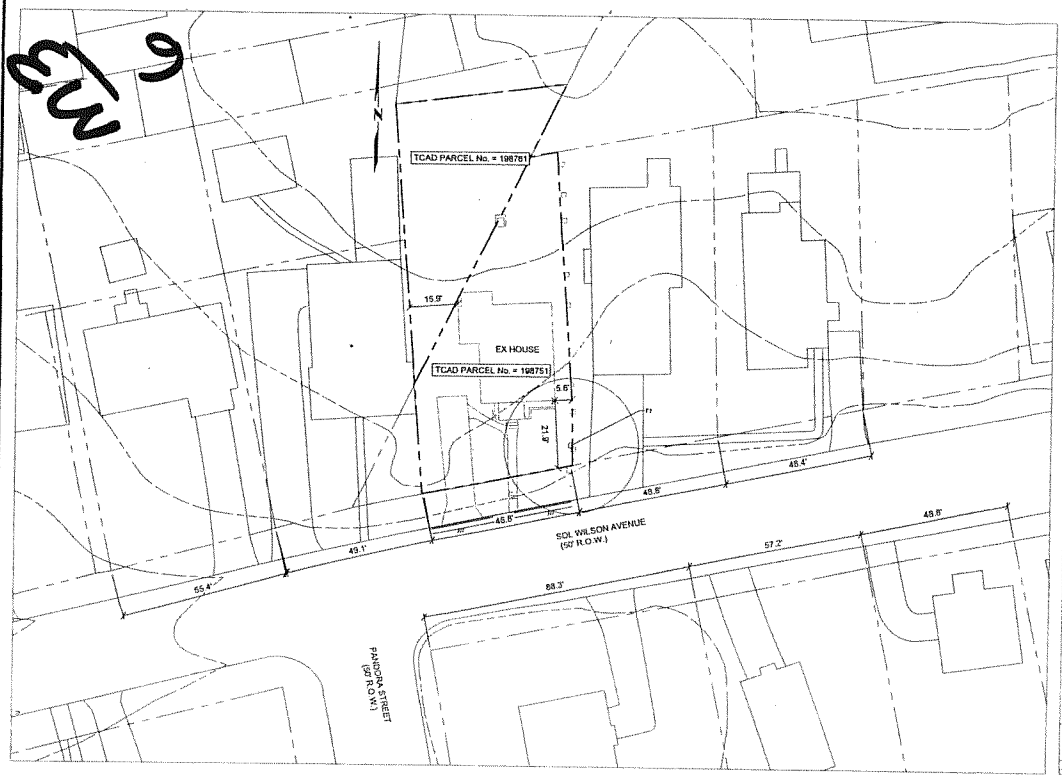
City: Buda State: Texas Zip: 78610

Phone (will be public information): (512) 312-4336

Email (optional – will be public information):

## Section 6: Additional Space (if applicable)

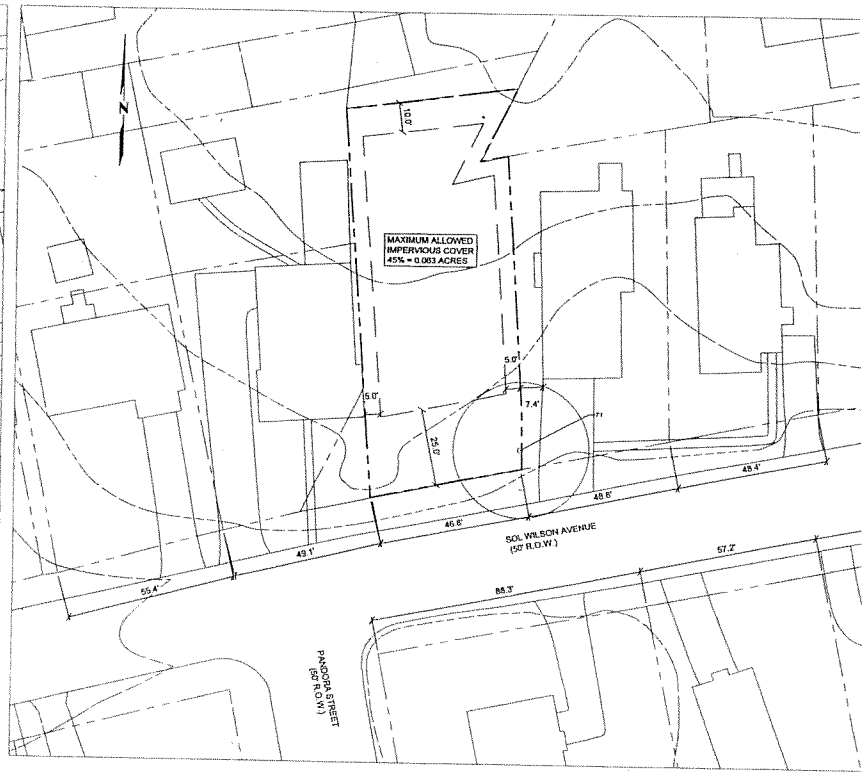
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).




EXISTING PLAN VIEW

SCALE: 1" = 20'

NOTE: EXISTING PROPERTY HAS 2 PARCELS




PROPOSED PLAN VIEW

SCALE: 1" = 20'

NOTE: PROPOSED PROPERTY WILL BE COMBINED INTO 1 LOT - ADJACENT LOTS DIMENSIONS ARE APPROXIMATE AND BASED ON COA GIS

| TREE LIST | | | |
|---|---|---|---|
| TAG # | TYPE | CHARACTERISTICS | DIAMETER (INCHES) |
| 1 | ELM | SINGLE | 22" |

TEXAS ONE CALL
1-800-245-4545
UNDER PENALTY O
REQUIRED TO CON
AT LEAST 48 HOUR

NOTE: ALL RESPONSIBILITY FOR THE ADEQ
WITH THE ENGINEER WHO PREPARES THEM
CITY OF AUSTIN MUST RELY UPON THE ADE
DESIGN ENGINEER.

**CAUTION - ELECTRI**

THE GENERAL CONTRACTOR AND ALL SUB
WORK ON THIS PROJECT ARE RESPON
ONE-CALL OR THE ELECTRIC UTILITIES TH
UNDERGROUND ELECTRICAL OF ANY NA
ALL PERSONNEL ON THIS PROJECT, INC
AREAS SHOWN ON THE PLAN, FROM A
ELECTRIC LINES OR FROM DAMAGING, DI
ELECTRIC LINES, GETTING A LADDER IN
ACTIVITY OF ANY NATURE THAT COULD
MANNER. THIS RESPONSIBILITY HEREBY
THE OWNER FROM ANY LIABIL

| NO. | REVISION | DATE |
|---|---|---|
| | | |

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUEL GONZALES, JR., P.E. # 95681 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

01/22/16

STATE OF TEXAS
MIGUEL GONZALES
95681
REGISTERED
PROFESSIONAL ENGINEER


**SOUTHWEST ENGINEERS**

Civil | Environmental | Land Development

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Gonzales, TX 78629
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F: 830.672.2034

BUDA
142 Cimarron Park Loop
Suite A
Buda, TX 78610
P: 512.312.4336

TBPE NO. F-1909
WWW.SWENGINEERS.COM
SWE@SWENGINEERS.COM


WARNING
IF THIS BAR DOES NOT MEASURE 1"
THE DRAWING IS NOT TO SCALE

DRAWN BY: AG DATE: 12/03/15

CHECKED BY: MG DATE: 12/04/15

EXISTING AND PROPOSED PLAN EXHIBIT

**JJ&B INVESTMENTS, LLC**
**2600 SOL WILSON AVE**
**AUSTIN TEXAS 78702**

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D

D:\Company\Data\Clients\0619 - JJ&B Investments, LLC\0619-001-15 - 2600 Sol Wilson Subdivision\Improvements\Work In Progress\0619_Ph1-Plat Exhibit.dwg - Layout: "LANDSCAPE" - Thu, Jan 21, 2016, 8:15am, By: CHUB_Alberto