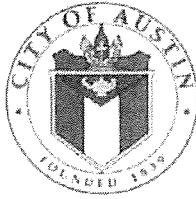


Revised

C15-2016-0018



## CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

48  
77

# 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)

L8  
18

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

915 W 22nd will be a 27 bedroom coop 100% fee waived SMART HOUsing  
5 parking spaces are required only 2 are provided on site  
a variance for 3 parking spaces is requested, ~~1~~

## 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).

**Heldenfels, Leane**

---

**From:** Dan Keshet <[REDACTED]>  
**Sent:** Thursday, March 03, 2016 4:33 PM  
**To:** Heldenfels, Leane  
**Subject:** Case C15-2016-0018, 915 West 22nd  
[REDACTED]

L8  
—  
79

Dear Ms. Heldenfels,

I am a former resident/member-owner of ICC coops. I am writing in strong support of their parking waiver request for 915 W 22nd St. ICC Coops has a mission of providing affordable housing to its members; a mission it has and continues to achieve with remarkable success. Meeting these (frankly unnecessary in West Campus) parking requirements will cause a hardship toward them achieving this mission. Any costs the Coop is forced to pay for housing cars will be directly added on to the costs ICC charges for housing students, making it harder to provide affordable housing for students across the entire ICC system. If it was obvious that providing car storage was a necessary part of providing student housing, this may be a hardship that ICC would simply have to face; happily, car storage is absolutely not an integral part of providing affordable student housing.

Thank you for your consideration,

Dan Keshet  
Royal Coop '07  
Current resident of downtown Austin

## Heldenfels, Leane

---

**From:** Thomas Butler [REDACTED]  
**Sent:** Wednesday, March 02, 2016 11:36 AM  
**To:** Heldenfels, Leane  
**Subject:** Case C15-2016-0018, 915 West 22nd  
[REDACTED]

L8  
80

Leane,

I am writing to express support for ICC Austin's request to reduce the required parking spaces to 1 at the soon-t-be-constructed Ruth Schulze Co-op. ICC Austin has provided affordable housing to students for nearly 50 years, and granting this parking variance request will help continue to fulfill the organization's charitable mission.

It is time for Austin to move beyond car dependency; doing so will require us to change the way we think about mobility and land use and will require the City of Austin to reject policies that encourage car use over other transportation modes. The west campus area is a dense, walkable area in which cars are unnecessary. Requiring the full amount of parking, either on-site or off-site will permanently increase the traffic in the area, and permanently decrease the level of affordability the organization can offer to our citizens.

Residents who do chose to bring vehicles will not clog up streets since there is virtually no free on-street parking in the area. Thus, there will be no "driving around looking for a place to park". The proposed on-site parking and loading areas of the building will provide ample space for pick-up and drop off, and will not cause any overflow into neighboring areas. Any car-owning residents will need to pay for parking in any of the many structured parking locations in the areas.

Respectfully,

Tommy Butler  
512 453-5169