



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0094

LOCATION: 7311 Grover Avenue



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 geographic information.

1" = 136'



SPECIAL EXCEPTION INSPECTION


 V3
2

Address:	7311 Grover Avenue
Permit Number:	2015-099463
Property Owner Requesting Special Exception:	Kathleen S Dorran

Special Exception Requested:

Garage encroaching into side yard setback

Date Structure was originally constructed: 1986 original permit

Date of Inspection:	May 6, 2016
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	<p>The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection:</p> <ol style="list-style-type: none"> 1.



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Special Exception

1233

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 # 45-2016-0094 ROW # 11564347 Tax # 0233090718
ICAD ✓

Section 1: Applicant Statement

Street Address: 7311 Grover Avenue

Subdivision Legal Description:

Lot 18 BLK A Crestview Addn Sec 6

Lot(s): 18

Block(s): A

Outlot: _____

Division: _____

Zoning District: SF-3-NP (Crestview)

I/We Norma Yancey on behalf of myself/ourselves as
authorized agent for Kat & Dog Properties, LLC affirm that on
Month July, Day 8, 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: Existing Detached Garage

23
4

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

25-2-492 Site Development Regulations (D) Site Development Regulation table. Required
Interior Side Yard Setback of 5 ft for SF-3 zoned property.

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.

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.

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:

Special Exception

Hardship

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

Special Exception

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

Special Exception

K3
5

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:

The existing detached garage was built in 1951 and has existed for the past 65 years without objection. The existing structure will remain as is in form, scale, and materials. The scope of work is limited to an interior remodel to convert the existing detached garage into an Accessory Dwelling Unit. This work will not alter the character of the neighborhood, will not impair the use of adjacent properties, and is consistent with other properties in the area that have accessory dwelling units.

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:

N/A

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

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: 07/08/2016

Applicant Name (typed or printed): Norma Yancey

Applicant Mailing Address: 1605 E. 7th Street Unit B

City: Austin

State: TX

Zip: 78702

Phone (will be public information): (512) 774-4261

Email (optional – will be public information): norma@sidetracked-studio.com

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: 07/08/2016

Owner Name (typed or printed): Kathleen Dorran, Kat & Dog Properties, LLC

Owner Mailing Address: 1100 Gaston Avenue

City: Austin

State: TX

Zip: 78703

Phone (will be public information): (415) 505-8128

Email (optional – will be public information): katdorran@gmail.com

Section 5: Agent Information

Agent Name: Norma Yancey

Agent Mailing Address: 1605 E. 7th Street Unit B

City: Austin

State: TX

Zip: 78702

Phone (will be public information): (512) 774-4261

Email (optional – will be public information): norma@sidetracked-studio.com

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).

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
 - (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
 - (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, ~~2016~~; 2017
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;
 - (ii) impair the use of adjacent property that is developed in compliance with city code;
- or
- (iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
- (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
- (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

23
1

COVERED

CONC.

CONC.

40.3'

19.4'

CONC.

FRAME
WORKSHOP
O.C.S.

2








2.5" ENCROACHMENT
INTO 5 FT INTERIOR
SIDE YARD SETBACK

9/3

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

7311 GROVER AVENUE_ 1997 AERIAL MAP

10/5

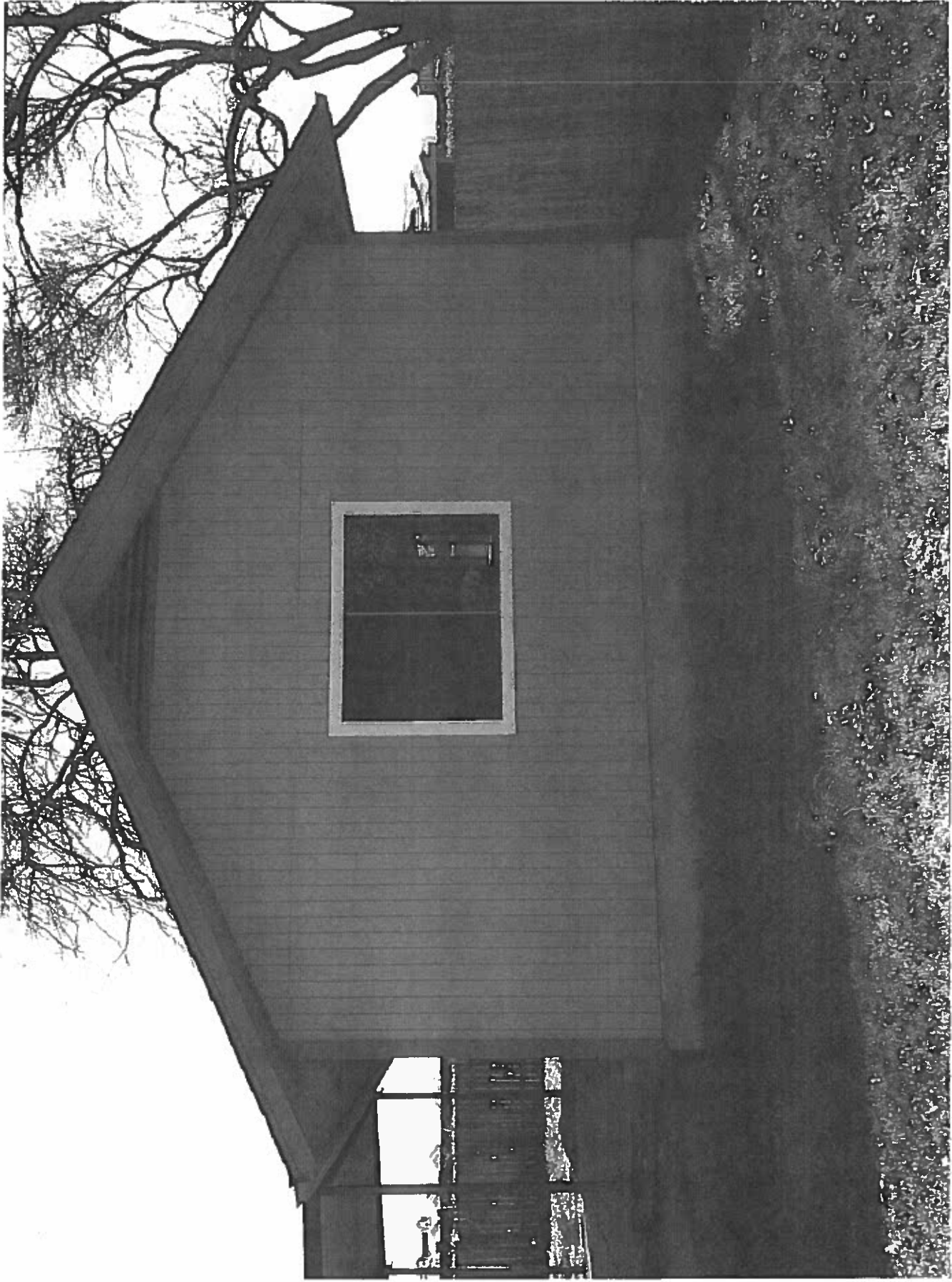
CITY OF AUSTIN DEVELOPMENT WEB MAP

- Legend
- Lot Lines
 - Streets
 - Building Footprints
 - Named Creeks
 - Lakes and Rivers
 - Parks
 - County



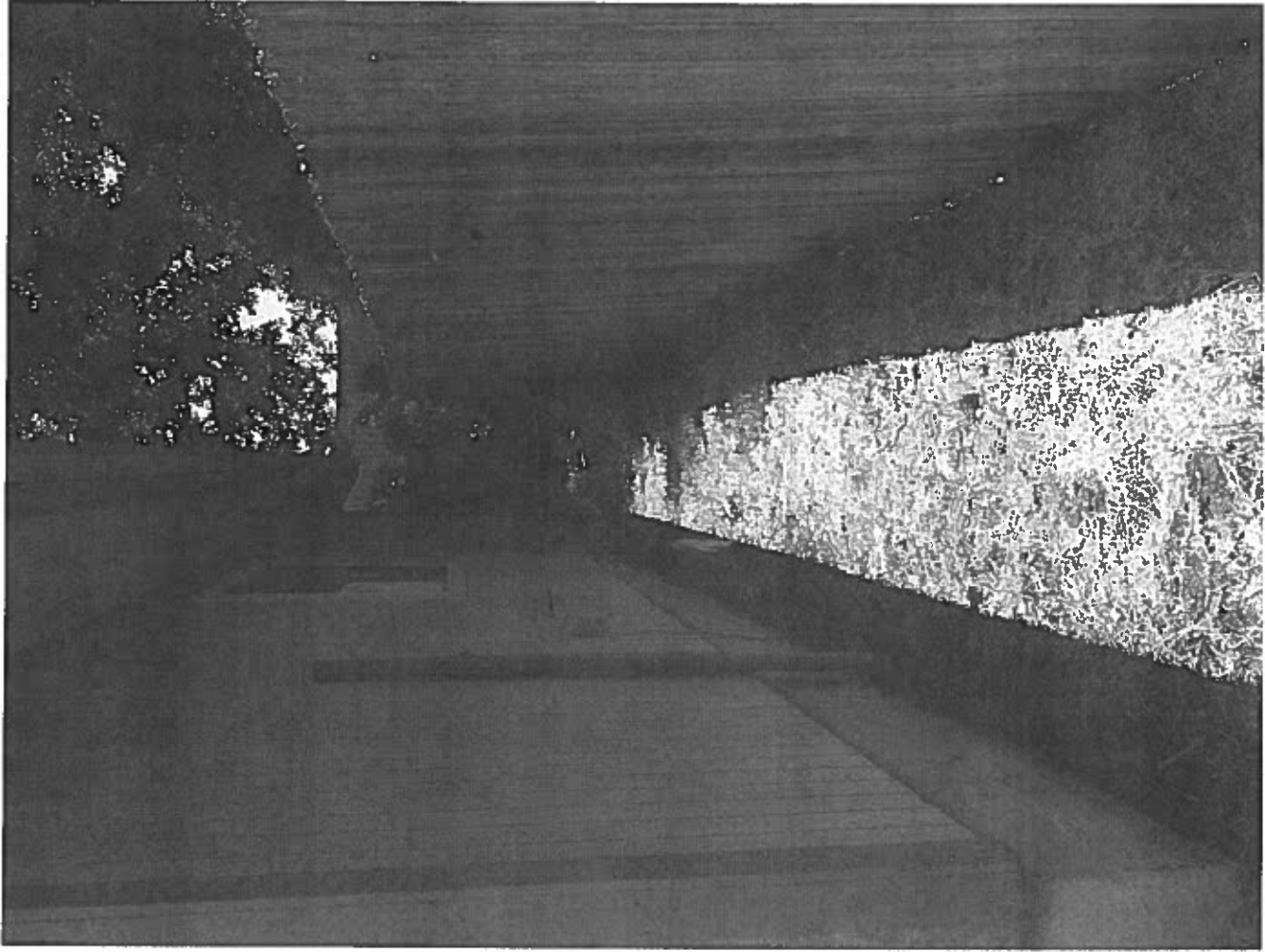
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

7311 GROVER AVENUE_2006 AERIAL MAP



EXISTING DETACHED GARAGE - WEST ELEVATION

K3
N3
2



EXISTING DETACHED GARAGE - SOUTH ELEVATION
(2 1/2" ENCROACHMENT INTO 5 FT INTERIOR SIDE YARD SETBACK)

K3



EXISTING DETACHED GARAGE - NORTHWEST CORNER



EXISTING DETACHED GARAGE - EAST ELEVATION

11/13/23

