

- (2) He has not demonstrated any hardship that is not self-inflicted.
- (3) His statement regarding Area Character does not address the central issue of the change of use, and it does not accurately reflect the character of the area.

F and G, requests to reduce the minimum lot size and minimum distance for a two-family use.

See A, B, and C above.

Findings:

- (1) The applicant has not shown that the zoning regulations do not allow for reasonable use. The zoning regulations do allow him to maintain his existing structures, but he has chosen instead to seek additional privileges not available to his neighbors.
- (2) He has not demonstrated any hardship that is not self-inflicted. A buyer's failure to read his deed documents, title search, and inspector's reports does not justify a variance. Any hardship in this case can be attributed entirely to the applicant's lack of due diligence.
- (3) His statement regarding Area Character does not address the central issue of the change of use, and it contradicts Building Permit #141411 from 2007. The building permit is evidence that the City rejected the previous owner's attempt to create a second dwelling on the property less than 10 years ago.

To summarize, I ask that the Board deny all of the variances requested at 2003 Arpdale, C15-2016-0084, because there is evidence that the applicant was aware of the property's shortcomings before he purchased it less than five years ago, and there is evidence that the City rejected the previous owner's attempt to create a second dwelling on the property less than 10 years ago. The application meets none of the required findings regarding reasonable use, hardship, and area character.

Thank you for your attention and for your service on the Board of Adjustment.

Sincerely yours,
Lorraine Atherton
2009 Arpdale
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