



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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 # _____
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Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Proposed Lot 11 A of Amended Plat of Lots 10, 11, and 12, Block 7 Sillimans Subdivision of
Outlot 5 Division Z

Lot(s): 11A Block(s): 7

Outlot: 5 Division: Z

Zoning District: SF-3-NP

I/We B. J. Cornelius on behalf of myself/ourselves as
authorized agent for Sylvia and Dan Sharplin affirm that on
Month May, Day 5, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

Erect Attach Complete Remodel Maintain Other: subdivision plat

Type of Structure: vacant

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

LDC 25-2-492: 25 foot front yard building setback. Requesting a 20 foot front yard building setback.

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:

The zoning requirements require a lot to have 50 feet behind the building set back line to the rear property line, LDC 25-1-22C. Lot 11A only has 46.02 feet behind the required 25 foot building setback. The lot is in review for an amended plat. Subdivision can not grant a variance from this requirement.

Hardship

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

The lot 11A is technically on the corner of 10th and Baylor. 10th Street is undeveloped in front of lot 11A and can never be developed. Baylor should be our front street, since it is the only true street frontage for this lot. It can not be our front street because the property line is 115 feet due to having to make a flag lot to acquire a wastewater connection for the property. Austin water utility has required that it not be an easement, but be part of lot 11A.

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

The front set back request of 20 feet is from an undeveloped street that is all vegetation. There are no neighbors that will even see this side of the house. The mail box and driveway will be along the Baylor Street frontage.

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 future home will be down the hill and cut off from the rest of 10th Street homeowners.
Bayler Street also is a dead end just past Lot 11A. There is very little neighborhood traffic due
to the two streets being dead ends.

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:

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:

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

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

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: Beth Jo Cornelius Date: 5/5/17
Applicant Name (typed or printed): B. J. Cornelius
Applicant Mailing Address: 700 N. Lamar Blvd. #200-A
City: Austin State: Tx Zip: 78708
Phone (will be public information): 512-589-3529
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: Sylvia W Sharplin Date: 5/4/17
Owner Name (typed or printed): Sylvia W Sharplin
Owner Mailing Address: 3205 Aztec Fall Cr
City: Austin State: Tx Zip: 78746
Phone (will be public information): 512-329-9266
Email (optional – will be public information): -

Section 5: Agent Information

Agent Name: same as Applicant
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).



Google Earth





Google Earth



Legend

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

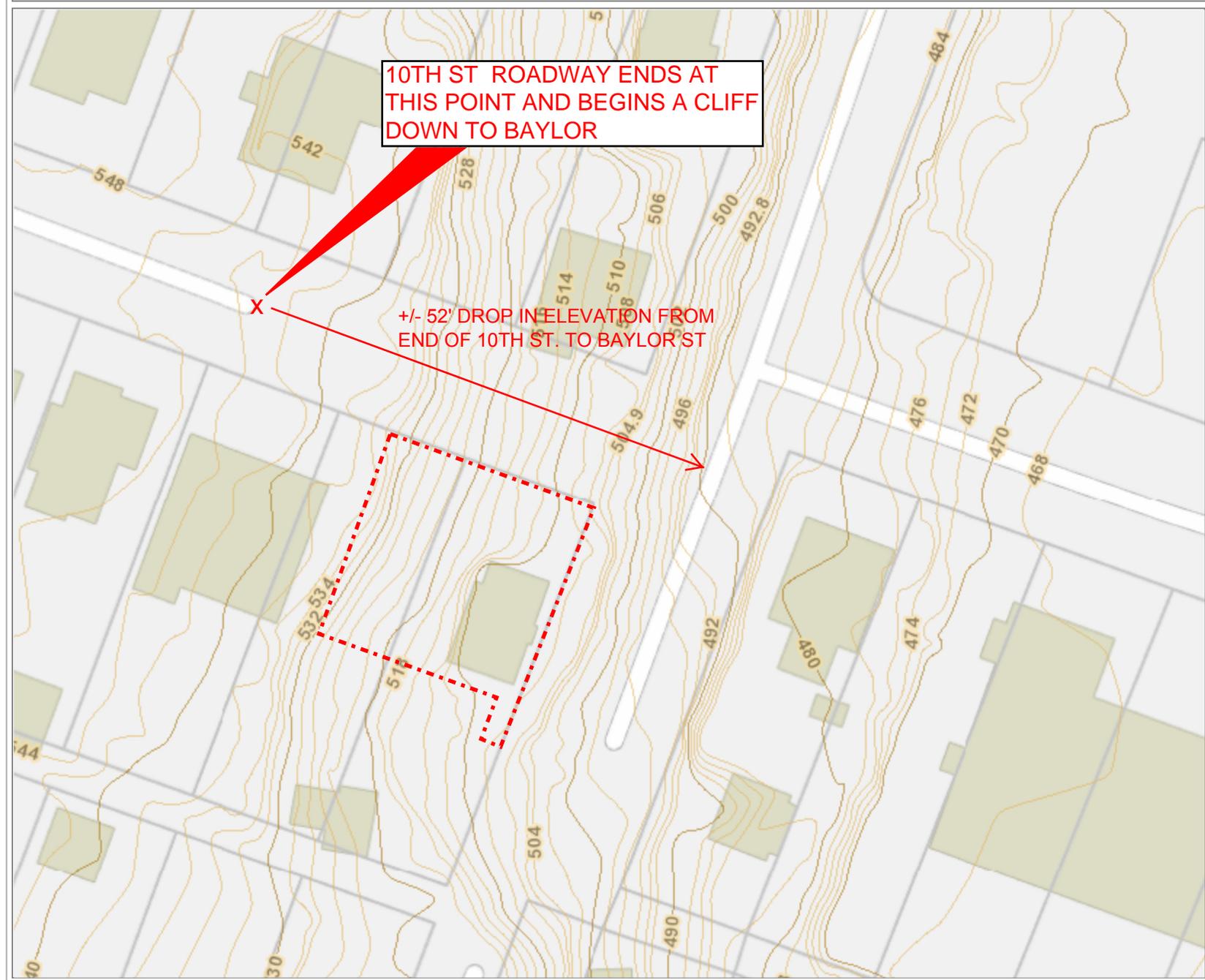
Contours Year 2012

- Index
- Intermediate
- Special

10TH ST ROADWAY ENDS AT THIS POINT AND BEGINS A CLIFF DOWN TO BAYLOR

+/- 52' DROP IN ELEVATION FROM END OF 10TH ST. TO BAYLOR ST

X



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.



Google Earth

feet
meters





Austin Water Records Access Application

- Home Tab
- Water Intersections
- Reuse Intersections
- Wastewater Profiles
- Water Asbuilts
- Wastewater Asbuilts
- Reuse Asbuilts
- Asbuilt OMNI Search
- Water, Wastewater, and Reuse Water Combined Services Map
- Grid Maps

