






**NOTIFICATIONS**

CASE#: C15-2017-0025  
LOCATION: 916 Jewell Street



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 140'

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**  
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 #	<u>C15-2017-0025</u>	ROW #	<u>11721230</u>	Tax #	<u>0100031617</u>
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### Section 1: Applicant Statement

Street Address: 916 JEWELL ST.

Subdivision Legal Description:

LOT 9 BLK A CAPITAL HEIGHTS

Lot(s): 9 Block(s): A

Outlot: \_\_\_\_\_ Division: CAPITAL HEIGHTS

Zoning District: SF--3-NP (Bouldin)

I/We PHIL MONCADA on behalf of myself/ourselves as authorized agent for JOHN SANCHEZ affirm that on

Month April, 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: \_\_\_\_\_

Type of Structure: SINGLE FAMILY STRUCTURE

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

25-2-492(A) DECREASE THE MINIMUM SIDEYARD SETBACK FROM 15' TO 5'  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:

CORNER LOT WITH EXISTING STRUCTURE ALREADY AT 5' SETBACK TO SOUTH 5TH STREET. SPEED BUMPS ON SOUTH 5TH STRRET REDUCE TRAFFIC SPEED AND MINIMIZE OPPORTUNITY THAT STRUCTURE WOULD IMPACT TRAFFIC PATTERNS.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Hardship**

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

CORNER LOT WITH EXISTING PROTECTED TREES MAKE LOT DIFFICULT TO BUILD ON. AS IT RELATES TO SIDEYARD SETBACK.  
\_\_\_\_\_  
\_\_\_\_\_

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

OTHER LOTS NOT ON THE CORNER HAVE BEEN ABLE TO REDEVELOP SINGLE FAMILY HOMES. OTHER LOTS DO NOT HAVE PROTECTED TREES SITUATED ON LOT. IN A MANNER THAT IMPACTS DESIGN OF NEW RESIDENCE.  
\_\_\_\_\_  
\_\_\_\_\_

**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:

MANY NEIGHBORS HAVE ALREADY REMODELED HOMES OR HAVE BUILT NEW,  
LARGER STRUCTURES IN IMMEDIATE AREA.

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**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

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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

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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

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

N/A

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**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: Phil Moncada Date: 04/05/2017

Applicant Name (typed or printed): PHIL MONCADA

Applicant Mailing Address: 13013 S IH 35 STE 204

City: AUSTIN State: TEXAS Zip: 78754

Phone (will be public information): (512) 627-8815

Email (optional – will be public information): MONCADATAZ@SBCGLOBAL.NET

**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: John Sanchez Date: 04/05/2017

Owner Name (typed or printed): JOHN SANCHEZ

Owner Mailing Address: 11000 SWELFLING TER

City: AUSTIN State: TEXAS Zip: 78737

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: PHIL MONCADA

Agent Mailing Address: 1301 S IH 35 STE 204

City: AUSTIN State: TEXAS Zip: 78754

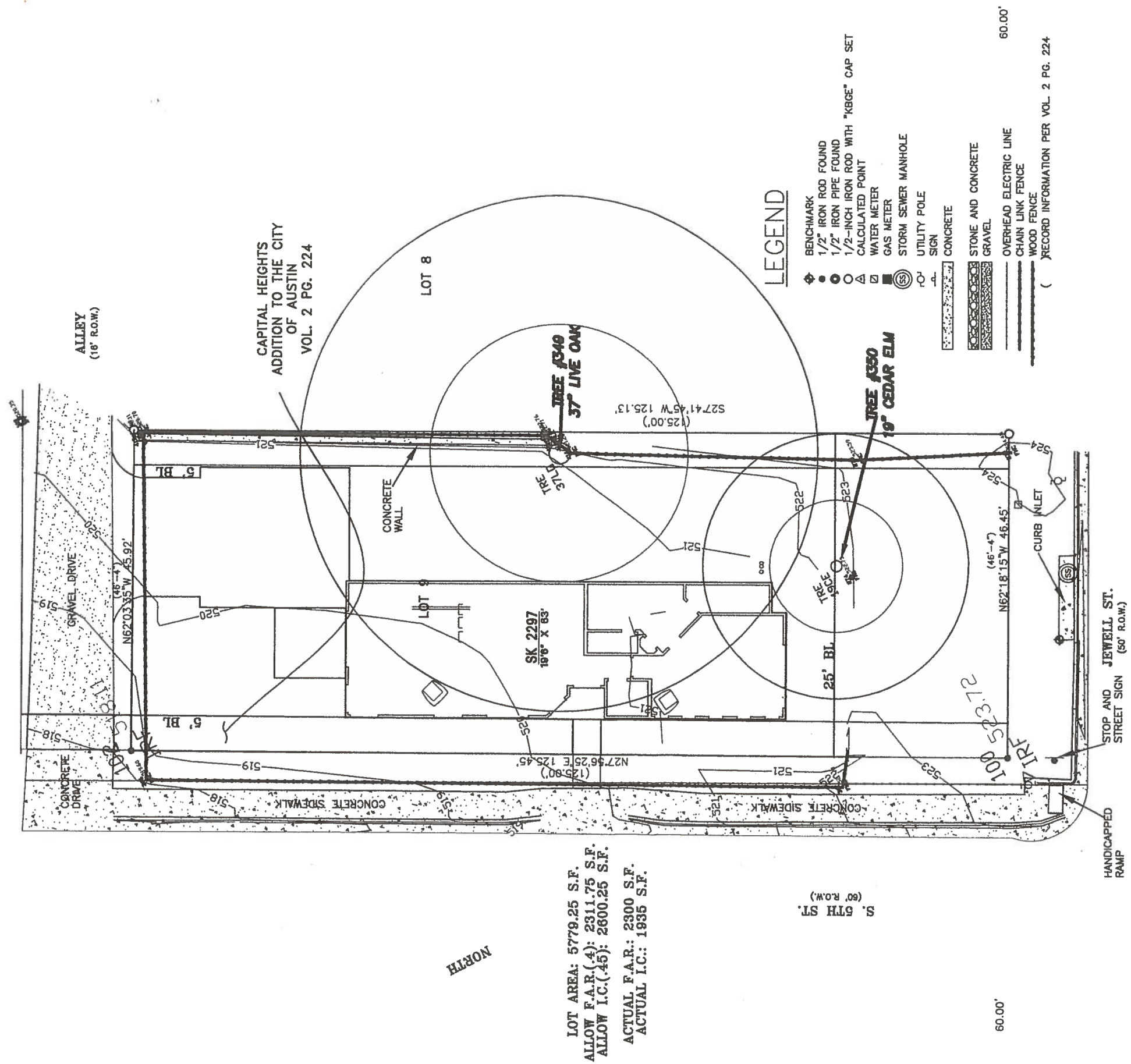
Phone (will be public information): (512) 627-8815

Email (optional – will be public information): MONCADATAZ@SBCGLOBAL.NET

**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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



LEGEND

- ◆ BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH "KBGE" CAP SET
- △ CALCULATED POINT
- WATER METER
- ⊕ GAS METER
- ⊕ STORM SEWER MANHOLE
- ⊕ UTILITY POLE
- ⊕ SIGN
- ▭ CONCRETE
- ▭ STONE AND CONCRETE
- ▭ GRAVEL
- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- WOOD FENCE
- ( RECORD INFORMATION PER VOL. 2 PG. 224

LOT AREA: 5779.25 S.F.  
 ALLOW F.A.R.(.4): 2311.75 S.F.  
 ALLOW I.C.(.45): 2600.25 S.F.  
 ACTUAL F.A.R.: 2300 S.F.  
 ACTUAL I.C.: 1935 S.F.

NORTH

SCHEMATIC "B"

916 Jewell St.