






NOTIFICATIONS

CASE#: C15-2017-0034
 LOCATION: 1600 & 1606 S 1ST ST



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

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.

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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>C15-2017-0034</u>	ROW # <u>11739 280</u>	Tax # <u>0101011207</u>
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Section 1: Applicant Statement

Street Address: 1606 south first street, 78704

Subdivision Legal Description:
1.438 acres of the Deleon Resubdivision (Vol 94, Page 281, C8-94-0098.0A)

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: CS-MU-V-CO-NP (Bouldin)

I/We Casey Giles on behalf of myself/ourselves as authorized agent for PSW/1600 S. 1st Street, LP affirm that on Month May, Day 26, 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: MU

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

25-2-1063 (C) Compatibility tent

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 site constrained by a number of heritage and non-heritage trees, so in an attempt to save as many as possible, the building has been pushed west, away from 1st street and towards the SF-3. This causes the top edge of the elevator shaft at the 4th floor (but no other part of the building) to breach the tent by about 5', approximately 125' from the SF-3 properties. There is also an SF-5 lot that is adjacent to the SW corner of our lot, and it protrudes farther to the east, causing the tent from that location to encroach into a small portion of our 3rd floor and 4th floor. This irregularly shaped lot pushes the tent much farther to the east. They support the variance.

Hardship

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

The trees we are saving, and the deep, irregularly shaped SF5 lot cuase the tents to be so restrictive that the development is limited so much that it cannot meet the needs of the area, or the goals of the BCNA neighborhood plan.

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

The sf-5 lot is abnormally shaped and creates a unique and awkward situation. And the trees along the road that were planted with the original site plan (unlike other lots in this area) are valuable but push the development towards the more restrictive portion of the tent.

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 variance will allow more trees to be saved, and allow for a more complete development that aligns with the goals of the neighborhood plan. For example, the goals of the NP are to provide adequate green space and buffers - we are complying with the 25' setback on the entire west and south property lines, as well as increased front and side setback to save trees....Limit height to 60' - we are under 50'.....improve pedestrian experience - the saved trees and setback will do this.

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:  Date: 05/26/2017

Applicant Name (typed or printed): Casey Giles

Applicant Mailing Address: 2003 S 1st

City: austin State: tx Zip: 78704

Phone (will be public information): (512) 294-3609

Email (optional – will be public information): casey.giles@pswrealestate.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: 5/31/17

Owner Name (typed or printed): Ryan Diepenbrock

Owner Mailing Address: 2003 S 1st

City: austin State: tx Zip: 78704

Phone (will be public information): (512) 326-3905

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: casey giles

Agent Mailing Address: 2003 S 1st

City: austin State: tx Zip: 78704

Phone (will be public information): (512) 294-3609

Email (optional – will be public information): same as above

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).

We are in negotiations with the neighborhood to address concerns and gain support. We already have a letter of support from the SF-5 property owner and have worked with them to make this a win-win development (via pedestrian access to south 1st for their home owners).