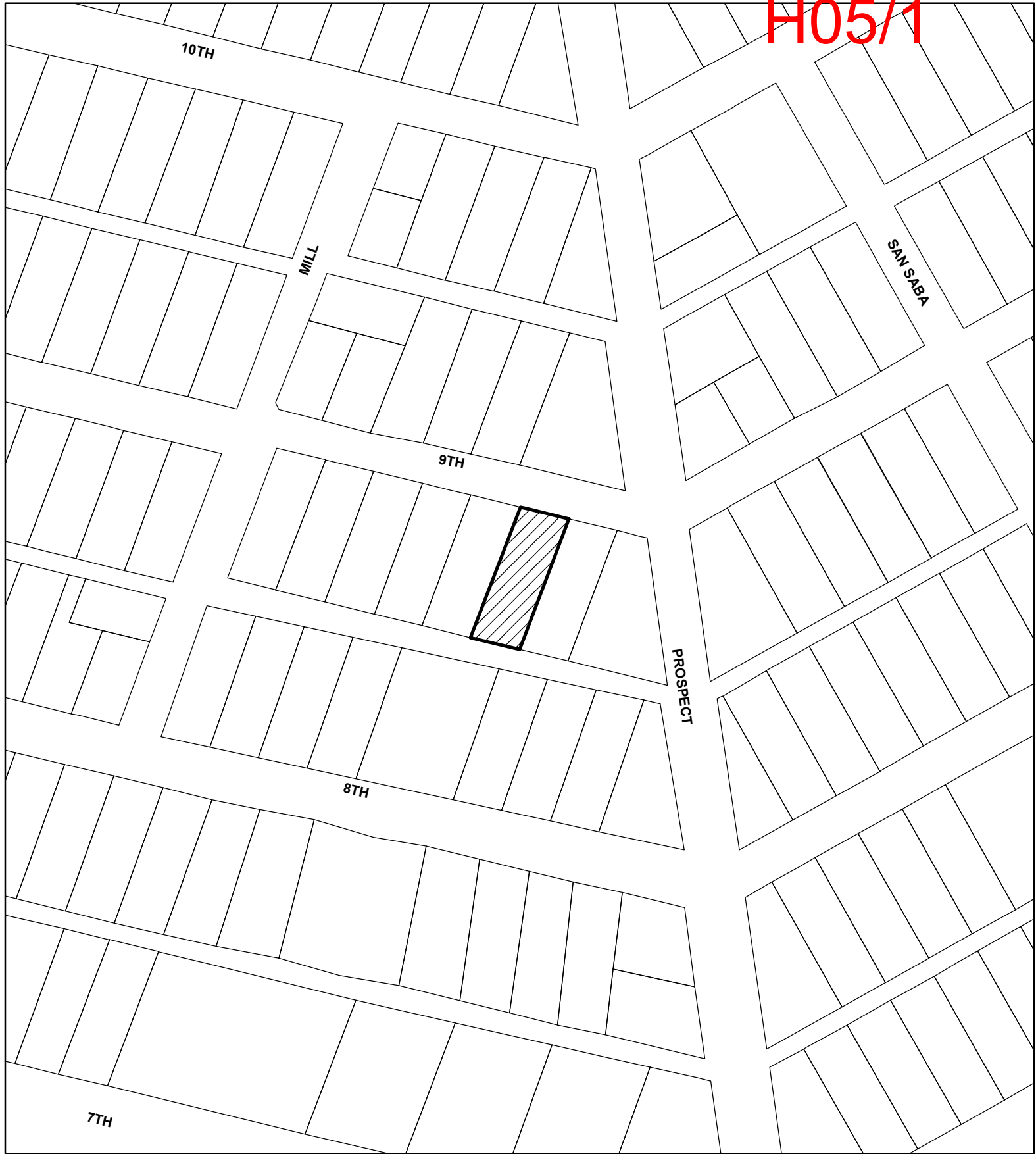





H05/1



NOTIFICATIONS

CASE#: C15-2018-0003
LOCATION: 2111 E. 9th Street



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 114'

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 # C15-2018-0003 ROW # 11836218 Tax # 0205101006

Section 1: Applicant Statement

Street Address: 2111 E. 9th St. Austin Tx 78702

Subdivision Legal Description:
Grandview Place Dec. 10, 1913

Lot(s): 6 Block(s): 22

Outlot: _____ Division: _____

Zoning District: SF-3-NP (Central East Austin)

I/We Adeleida J. Rodriguez on behalf of myself/ourselves as
authorized agent for Self affirm that on

Month Select Dec., Day Select 08, Year Select 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

Erect Attach Complete Remodel Maintain Other: 2nd dwelling

Type of Structure: New Single Family home with 2nd dwelling

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

492(D) Lot size 5,750 required, 5729.80 existing since 12/10/1913
5644.35 per survey from 1998

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:

My lot is only 106 feet smaller than required. It is reasonable for a substantially correct size lot to add a 2nd dwelling unit, as this is very common to my area.

Hardship

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

Even though it is slightly smaller, my lot does not have living trees, as nearby properties do. So a second dwelling unit could be achieved more easily on my lot even though it is slightly smaller.

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

Other similar lots near me do have trees that limit ability to add a 2nd dwelling unit, while mine does not.

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:

On my block and in my surrounding area there are several newer large homes and 2nd 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:

/

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: Adelaida J. Rodriguez Date: 12/08/2017

Applicant Name (typed or printed): Adelaida J. Rodriguez

Applicant Mailing Address: 2111 E. 9th St.

City: Austin State: Tx. Zip: 78702

Phone (will be public information): 512-803-1100

Email (optional - will be public information) [REDACTED]

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: Adelaida J. Rodriguez Date: 12/08/2017

Owner Name (typed or printed): Adelaida J. Rodriguez

Owner Mailing Address: 2111 E. 9th St.

City: Austin State: Tx. Zip: 78702

Phone (will be public information): 512-803-1100

Email (optional - will be public information) [REDACTED]

Section 5: Agent Information

Agent Name: _____

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).

The reason I am requesting a variance for my property is because I am selling it. I have had a few deals fall through because of the small shortage of feet needed on my lot to build a 2nd dwelling. which seems to

Additional Space (continued)

be the new trend in my neighborhood and has been for the last 10 yrs. I believe I'm one of maybe 4 other houses on my block that is still living in the house originally built on the lot. My house was built in 1930 and is in need of major repair. People have come and seen the property and they all say the same thing and they all seem to have the same plan. To demo the existing home and build a new family home ^{single} but with a 2nd dwelling. Because that is what the majority lots have in my neighborhood now. But because my lot is short a small amount of feet to build a 2nd dwelling no one seems to be interested. My house is old and like I said is in need of major repair something that I will not be able to do. That is why I'm asking for a variance to give someone the opportunity who has the capability to come into a fast changing neighborhood and build new. Someone who can contribute and make a difference in making the neighborhood better. The shortage of feet needed on my lot for a 2nd dwelling is very small. If granted the variance future owner will build a new single family home with a 2nd dwelling.

Thank You,
Adelaida Rodriguez



