

H03/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0026

LOCATION: 1210 ANGELINA ST

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.



1" = 333'



## 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 # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: \_\_\_\_\_

Subdivision Legal Description:

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

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: \_\_\_\_\_

I/We \_\_\_\_\_ on behalf of myself/ourselves as  
authorized agent for \_\_\_\_\_ affirm that on  
Month \_\_\_\_\_, Day \_\_\_\_\_, Year \_\_\_\_\_, 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: \_\_\_\_\_

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

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## 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:

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### Hardship

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

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

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## 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:

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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:

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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:

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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:

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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:

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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: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Name (typed or printed): \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name (typed or printed): \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

**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).

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**Development Services Department  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**February 17, 2015**

**File Number: C8I-2015-0058**

**Address: 1210 ANGELINA ST**

**Tax Parcel I.D. #0207080809**

**Tax Map Date: 08/25/2014**

The Development Services Department has determined that the property described below and as shown on the attached tax map:

Is a **LEGAL TRACT** consisting of the North portion of the South 68 feet of the East 46 feet of lot Seven, Block Two Outlot Thirty-Eight, Division "B", created prior to Mar 14, 1946 (Grandfather Date) as evidenced by deed recorded in Volume 713, Page 340 of the Travis County Deed Records on Apr 05, 1943 being the same property as currently described in deed recorded in Document #2014172821 of the Travis County Deed Records on Nov 18, 2014 and is eligible to receive utility service.

**Additional Notes/Conditions:**  
**NONE**

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

**Michelle Casillas, Representative of the Director  
Development Services Department**

**Map Attachment**



**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, March 9, 2015**

**CASE NUMBER: C15-2015-0005**

☐ Y ☐ Jeff Jack - Chair  
☐ Y ☐ Michael Von Ohlen 2<sup>nd</sup> the Motion  
☐ Y ☐ Melissa Whaley Hawthorne - Vice Chair  
☐ Y ☐ Sallie Burchett Motion to Grant A to FAR.4  
☐ - ☐ Ricardo De Camps OUT  
☐ - ☐ Brian King OUT  
☐ Y ☐ Vincent Harding  
☐ Y ☐ Will Schnier - Alternate  
☐ Y ☐ Stuart Hampton - Alternate

**APPLICANT: WILLIAM HODGE**

**OWNER: LARK MILLER**

**ADDRESS: 1210 ANGELINA ST**

**VARIANCE REQUESTED:** The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum size lot from 5,750 square feet (required) to 1,129 square feet (requested); and to
- B. increase the impervious cover from 45% (required) to 56% (requested); and to
- C. decrease the front yard setback from 25 feet (required) to 10 feet (requested);

in order to construct a 761 square foot home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

**BOARD'S DECISION:** The public hearing was closed on Board Member Bryan King motion to Deny (Applicant no show), Board Member Jeff Jack second on a 5-2 vote (Board Members Melissa Hawthorne and Vincent Harding nay); **DENIED (APPLICANT NO SHOW).**

**RECONSIDERATION REQUESTED FEB 9, 2015** Board Member Bryan King motion to reconsider the request, Board Member Melissa Hawthorne second on a 7-0 vote;

**RECONSIDERED REQUEST GRANTED;** The public hearing was closed on Board Member Bryan King motion to Postpone to March 9, 2015, Board Member Vincent Harding second on a 7-0 vote; **POSTPONED TO MARCH 9, 2015.**

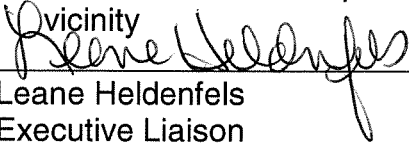
The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to: A. decrease the minimum size lot from 5,750 square feet (required) to 1,129 square feet (requested); and to B. increase the impervious cover from 45% (required) to 56% (requested); and to C. decrease the front yard setback from 25 feet (required) to 10 feet (requested); in order to construct a single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

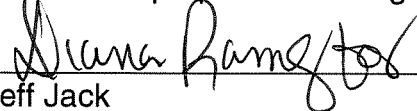
**March 9, 2015 - The public hearing was closed on Board Member Sallie Burchett motion to Grant .4 FAR Item A and Withdraw Items B & C by Applicant, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED ITEM A .4 FAR AND WITHDREW ITEMS B AND C BY APPLICANT.**

**FINDING:**

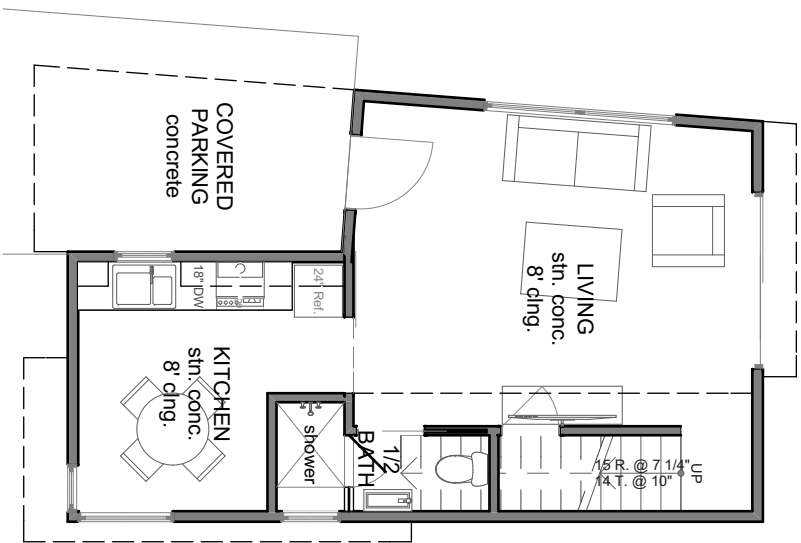
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the minimum lot size with small lot amnesty applied, is 2500 sf more than twice this tract's size and the lot has no value without the ability to construct a dwelling
2. (a) The hardship for which the variance is requested is unique to the property in that: this is the smallest such tract in the vicinity  
(b) The hardship is not general to the area in which the property is located because: this is the smallest such tract in the vicinity
3. 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: there are dwellings to the north and south of this proposed development the proposed front setback is in line with the setbacks of adjacent properties, the size of the proposed dwelling is equal to , or smaller than, the average dwelling size in the vicinity, no variance from setbacks or parking are proposed, the tract is currently vacated and has the potential to serve as a nuisance to properties in the general

vicinity

  
Leane Heldenfels  
Executive Liaison

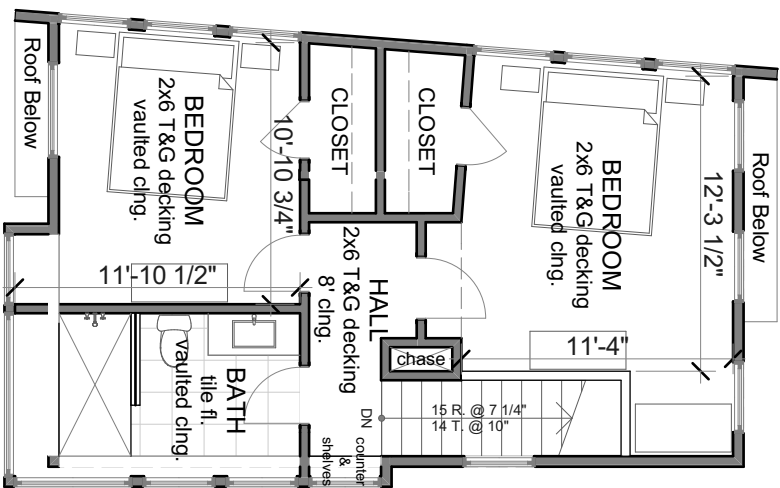
  
Jeff Jack  
Chairman





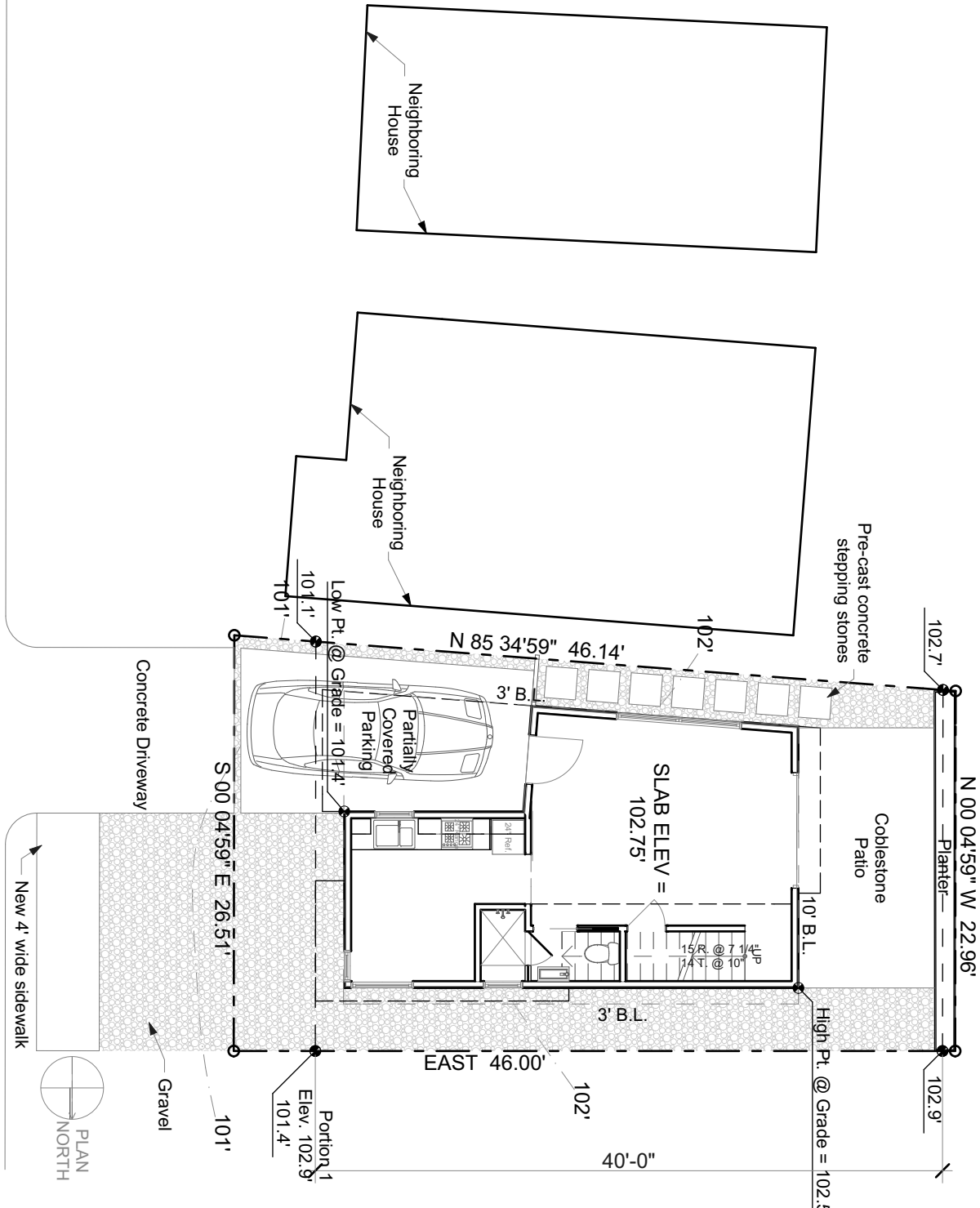
First Floor House

SCALE: 1/8" = 1'-0"



Second Floor House

SCALE: 1/8" = 1'-0"



Site Plan

SCALE: 1" = 10'



2124 East 6th St., Ste. 106  
Austin, Texas 78702



Angelina House

E5A

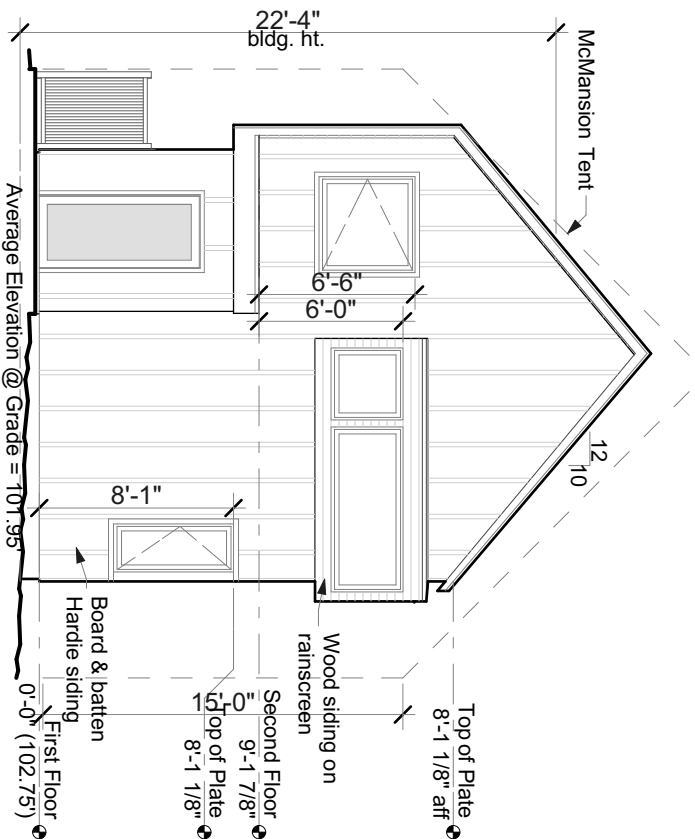
DATE: 5/25/2018

DRAWN BY:

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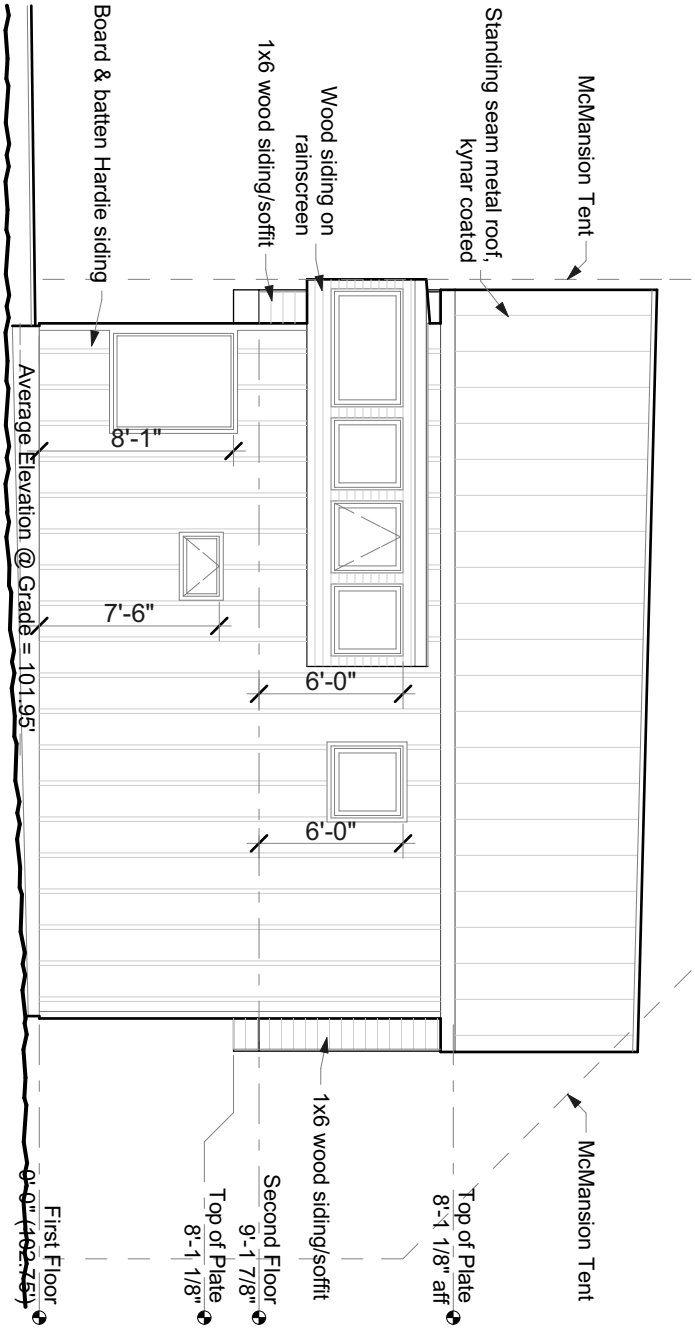
Plans

A1



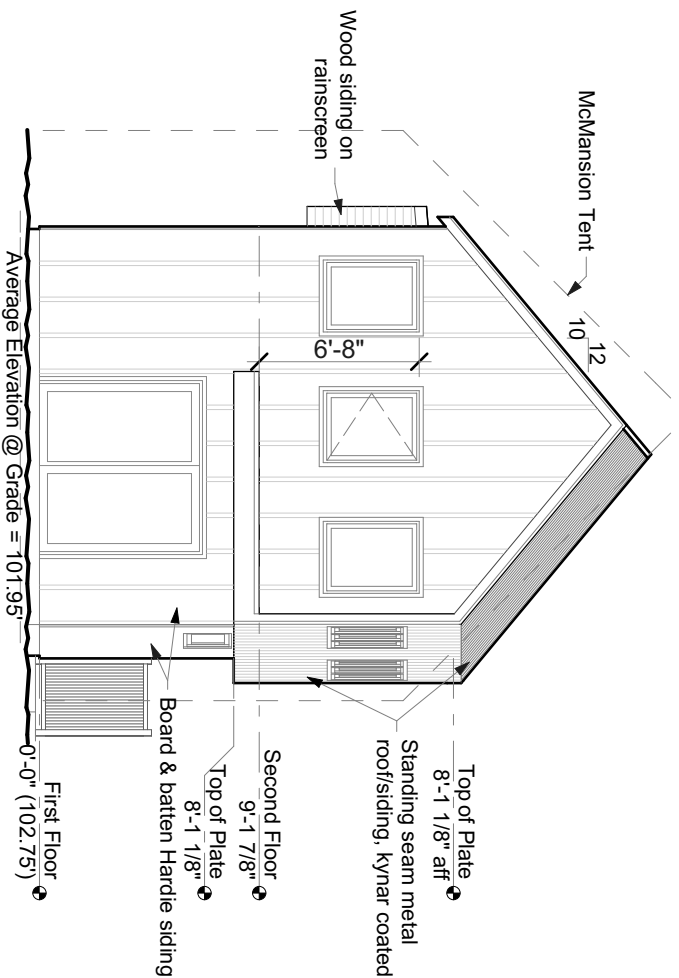
East (Front) Elevation

SCALE: 1/8" = 1'-0"



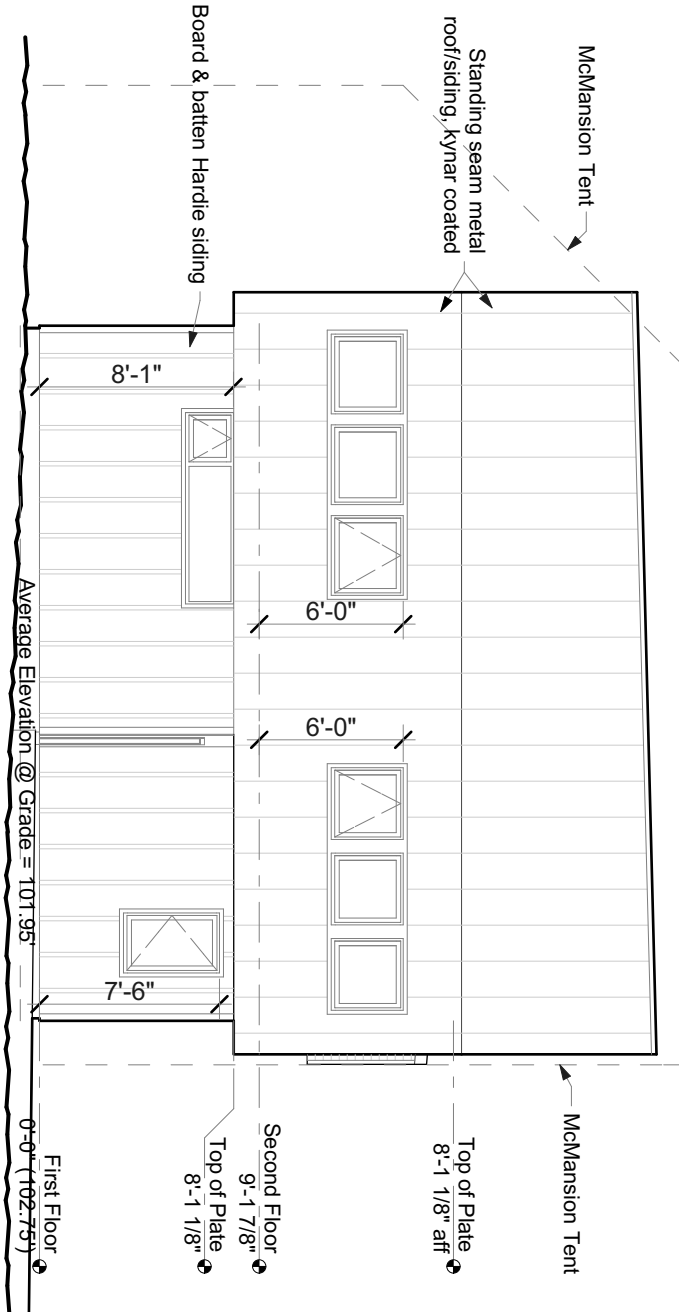
North Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"



2124 East 6th St., Ste. 106  
Austin, Texas 78702



Angelina  
House

E5A

DATE: 5/25/2018

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Elevations

A2



# H03/11

