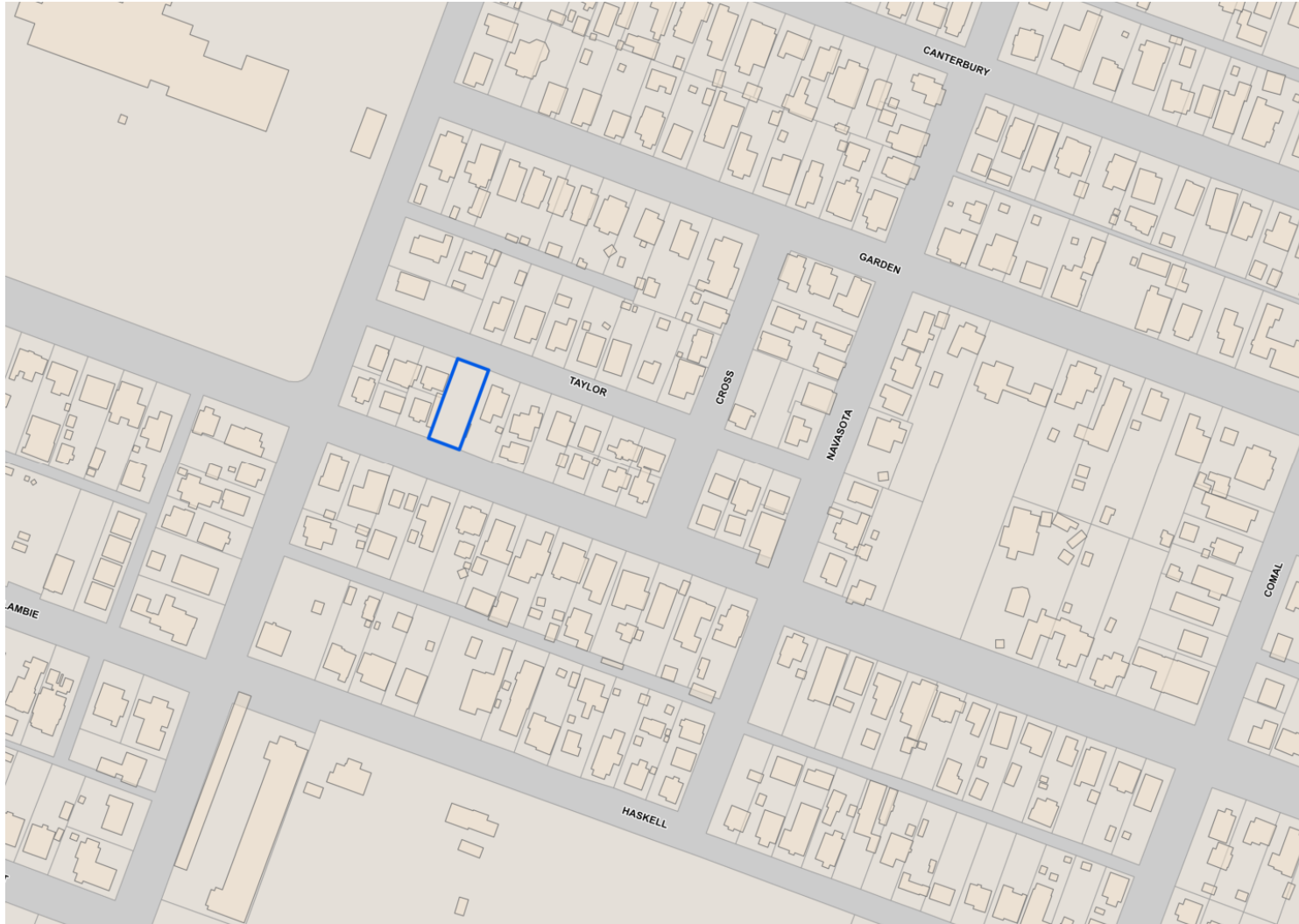


- SF-3 Zoning
- Through-Lot
- 5,676 sq. ft. lot size
- East Cesar Chavez NPA
 - ✓ Need for more housing
 - ✓ Preserve and increase opportunities for ownership
 - ✓ Preserve character



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Requested Variance

1. Decrease standard lot size from 5,750sqft. to 5,676sqft.
2. Decrease the rear yard setback from 25ft. to 19.25 ft.

1207 Taylor Street – C15-2021-0083

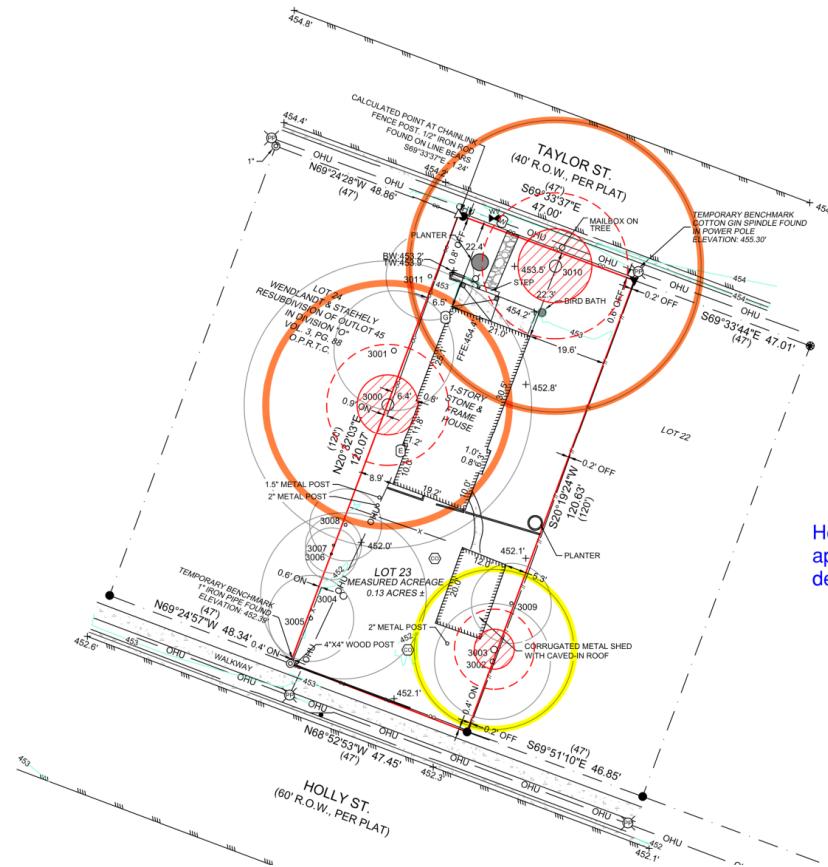
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Reasonable Use of SF-3

- Principle Structure + ADU
- Building setbacks that are similar, consistent w/adjacent properties.

Hardship

- Lot legally platted at less than standard size of 5,750 sq. ft.
- Mature trees with extensive critical root zones decrease the area available to receive a building.



House was demolished by way of approved City of Austin demolition permit.

1207 Taylor Street – C15-2021-0083

City of Austin – Board of Adjustment – 9/13/2021

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Area Character

- House & ADU
- Similar building setbacks
- Similar building orientation to both Taylor & Holly Streets

- Address Points
- 2017 Building Footprints
- Subject Tract
- Approved Variances

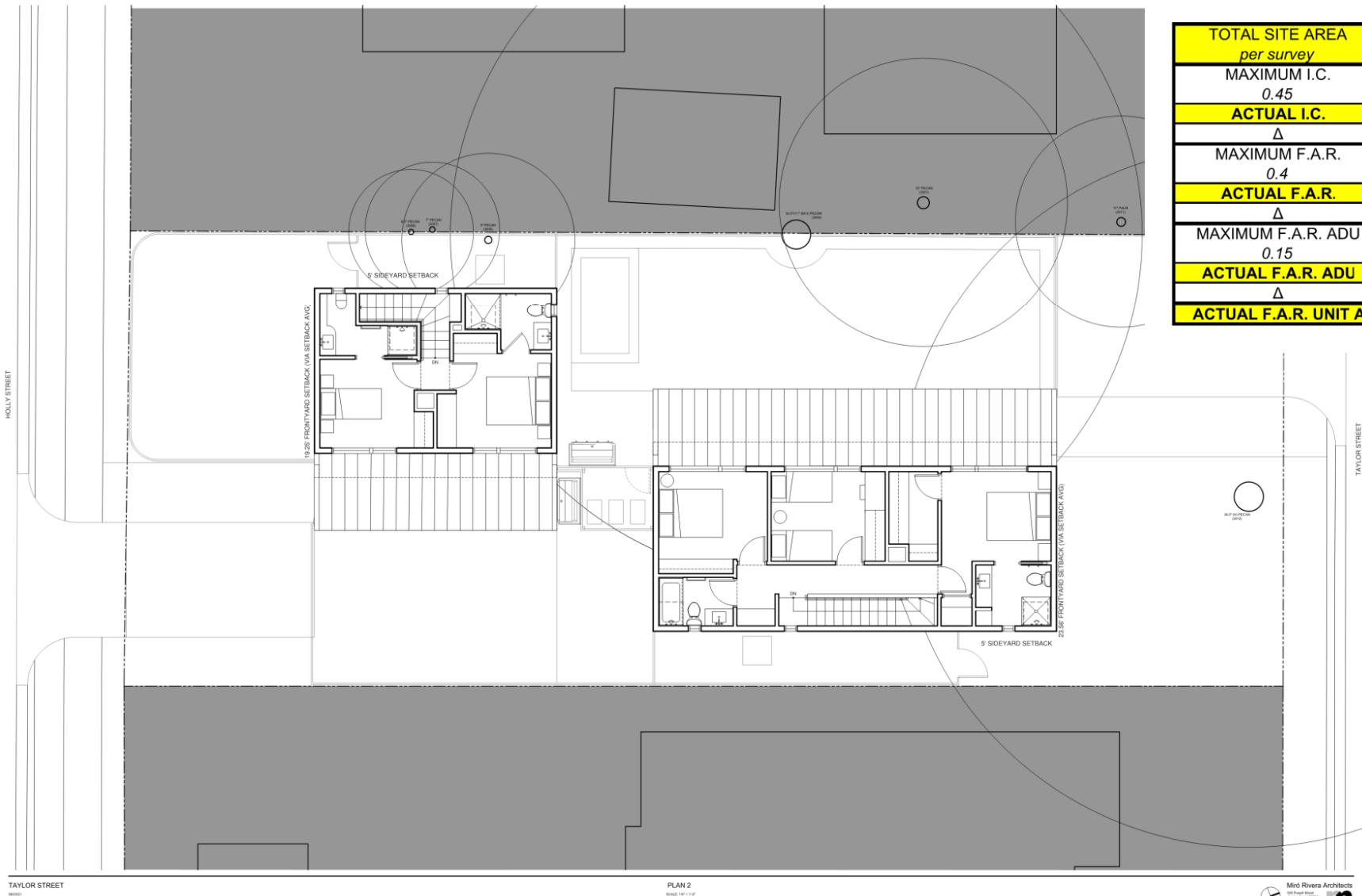


1207 Taylor Street – C15-2021-0083

City of Austin – Board of Adjustment – 9/13/2021

D-1/5-PRESENTATION

TOTAL SITE AREA per survey	5,676.27
MAXIMUM I.C. 0.45	2,554.32
ACTUAL I.C.	2,396.70
Δ	157.62
MAXIMUM F.A.R. 0.4	2,270.51
ACTUAL F.A.R.	2,244.46
Δ	26.05
MAXIMUM F.A.R. ADU 0.15	851.44
ACTUAL F.A.R. ADU	835.75
Δ	15.69
ACTUAL F.A.R. UNIT A	1,408.71



1207 Taylor Street – C15-2021-0083

City of Austin – Board of Adjustment – 9/13/2021



1207 Taylor Street – C15-2021-0083

City of Austin – Board of Adjustment – 9/13/2021



1207 Taylor Street – C15-2021-0083

City of Austin – Board of Adjustment – 9/13/2021

D-1/8-PRESENTATION



1207 Taylor Street – C15-2021-0083

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