

2609 San Pedro Street Austin, TX 78705

VARIANCE REQUEST to reduce 30' from centerline of street
requirement to 24'.

Per UNO District LDC 25-2-757 (E); requirement of a building
setback of 30' from the centerline of the adjacent street

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neighboring properties distance from centerline of street

Dronecast

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1 - 2710 Poplar Street - project will be built 12' off front PL, putting the building approximately 24' from the centerline of Poplar Street. No variance required because project not UNO. Existing Improvements which will remain are approximately 20' from centerline of Poplar Street.
 2 - San Pedro Residential 2 - would like to put front facade of building at 24' from centerline of San Pedro Street. UNO requires 30'.
 3 - San Pedro Residential 1 - project will be built 12' 6" off front PL, putting the building approximately 23' from the centerline of San Pedro. No variance required because project not UNO.
 4 - San Pedro Residential 3 - project will be built 12' 6" off front PL, putting the building approximately 23' from the centerline of San Pedro. No variance required because project not UNO.



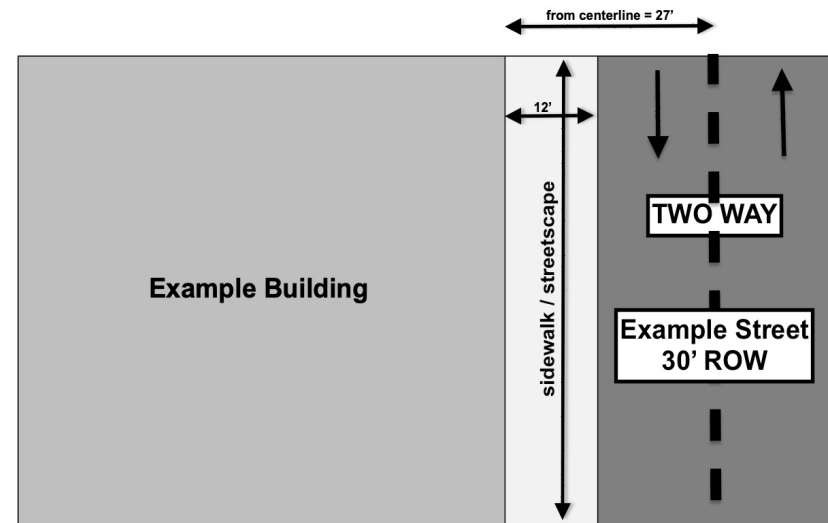
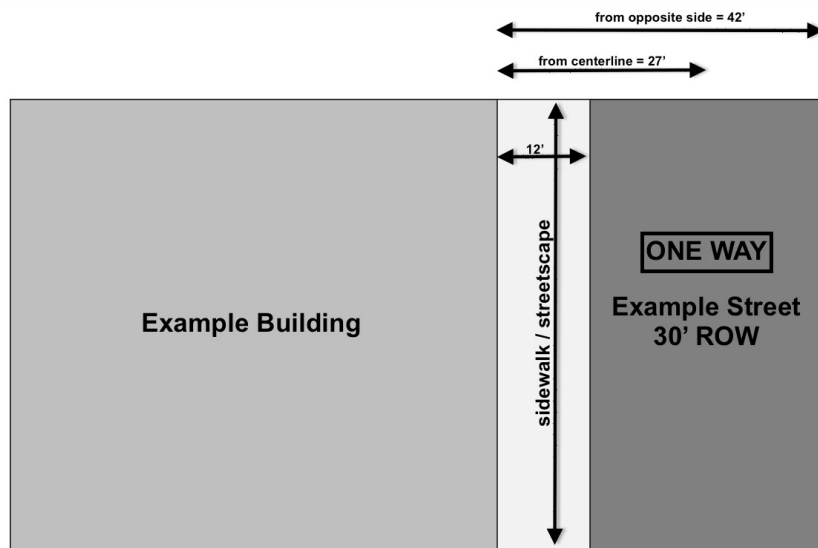
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30' distance from centerline of street unique to UNO

- 910 Poplar Street – under construction within the UNO overlay but permitted under the properties LO-MU base zoning. Because the project did not opt into UNO, the 30' from centerline requirement was not applicable
- 2802-2806 San Pedro Street – about to break ground just outside the UNO overlay. Because being not an UNO project, will not have to comply with the 30' from centerline requirement.
- 2816 San Pedro Street – project under entitlement just outside the UNO overlay. Because being not an UNO project, will not have to comply with the 30' from centerline requirement.

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- Intent of requirement is for fire department to be able to only block traffic in one direction. In the case of a one way, one lane, street, perhaps the measurement should be from the opposite side of the street, not the centerline as there is no opposing traffic.



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neighborhood improvements that come with project

- 12' wide streetscape w/ pedestrian lighting
- Fully fire protected building
- Affordable SMART housing units
- Significant improvements to storm water infrastructure on San Pedro Street

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I am happy to answer any questions and/or provide additional clarification

Thank you for your time and consideration.

Cater Joseph