

Variance Request

1401 E 3rd St
C15-2022-0061

The Board of Adjustment
July 11, 2022
Item ____

Alecia Mosadomi
(Husch Blackwell LLP)

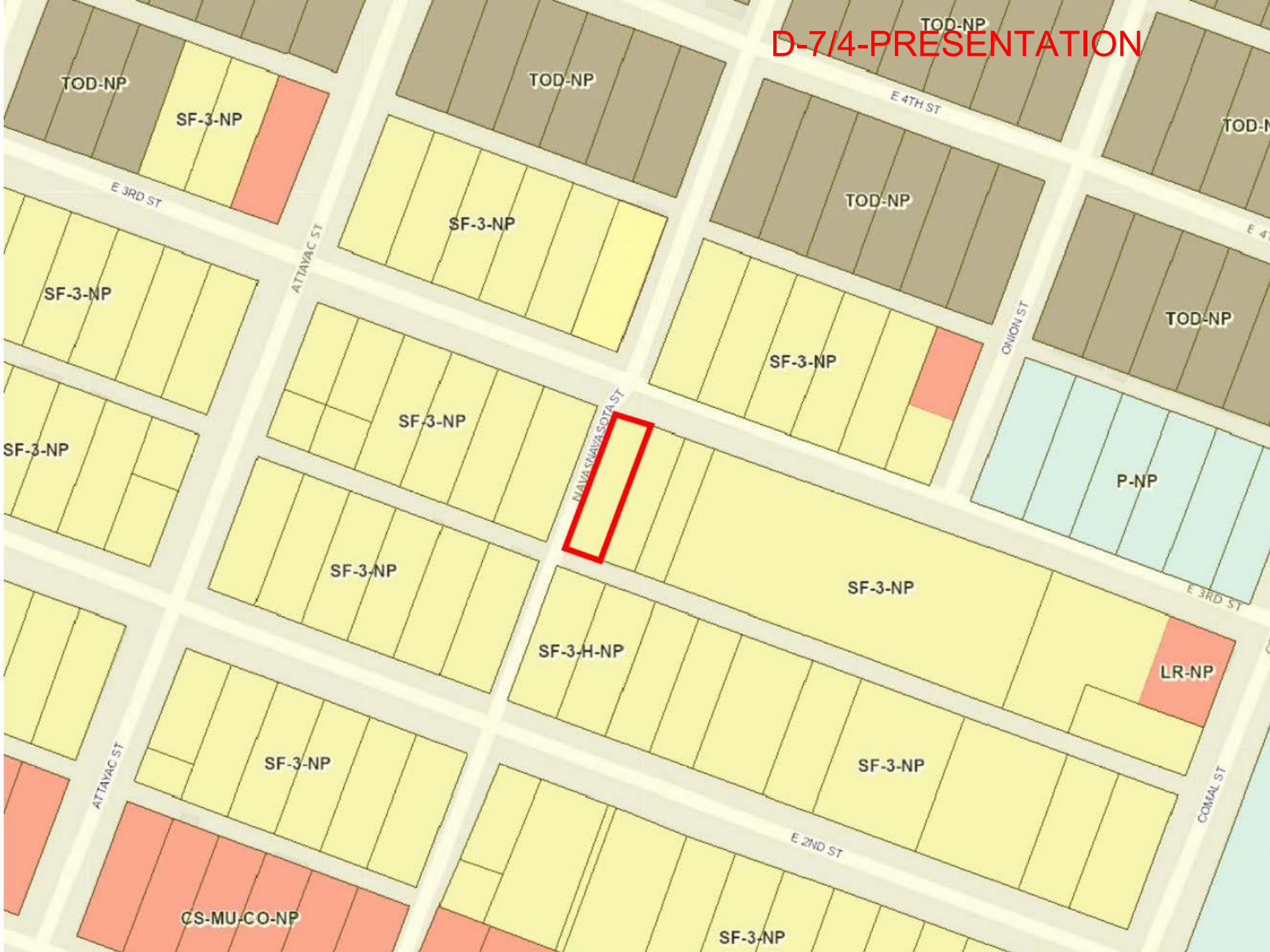
Overview

Seeking to preserve a single-family residence with accessory apartment to serve as a home for two families.

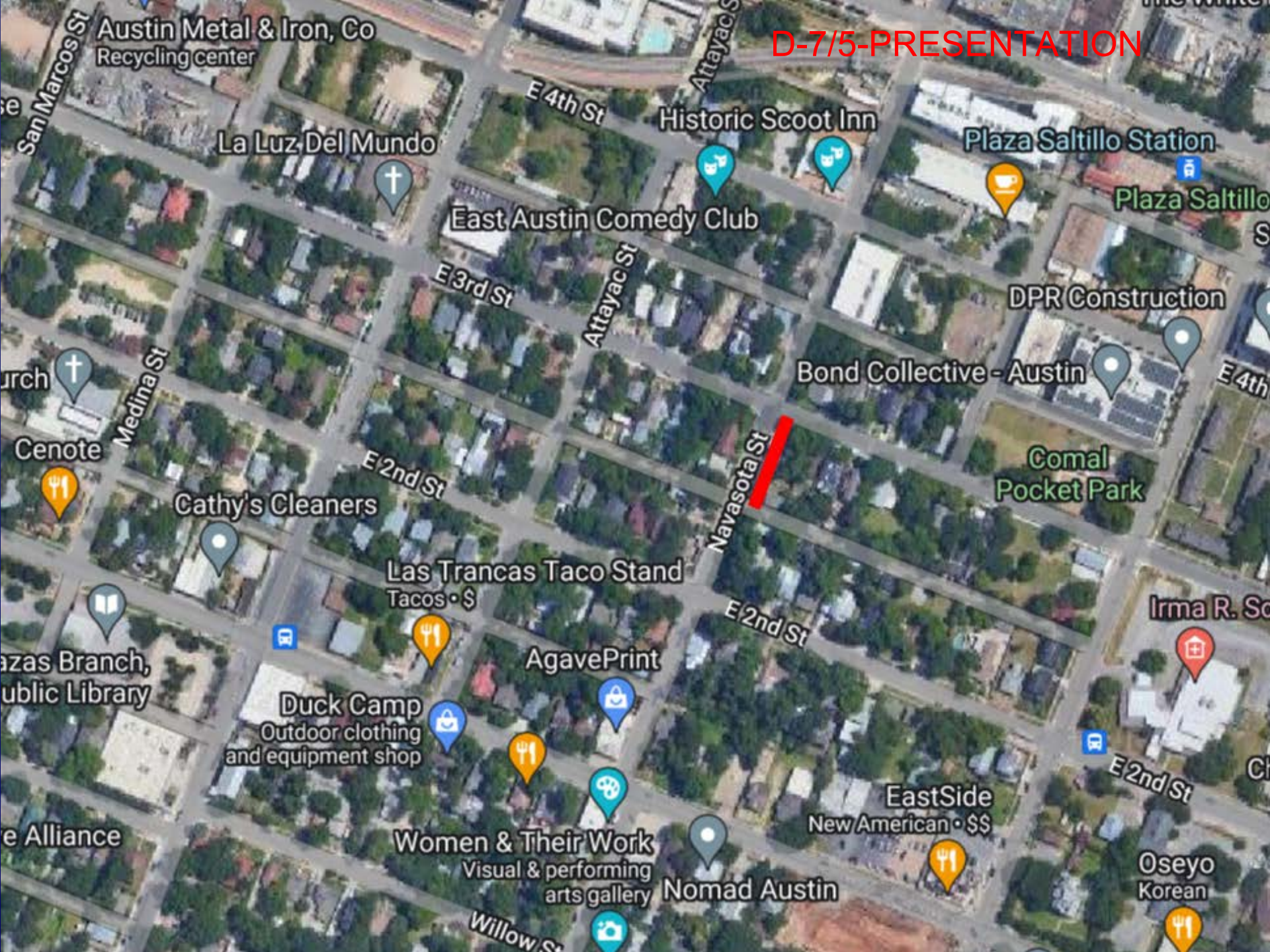
Requested Variance

To reduce the minimum interior side yard setback from 5' to between 2.82' and 4.42'.

D-7/4-PRESENTATION

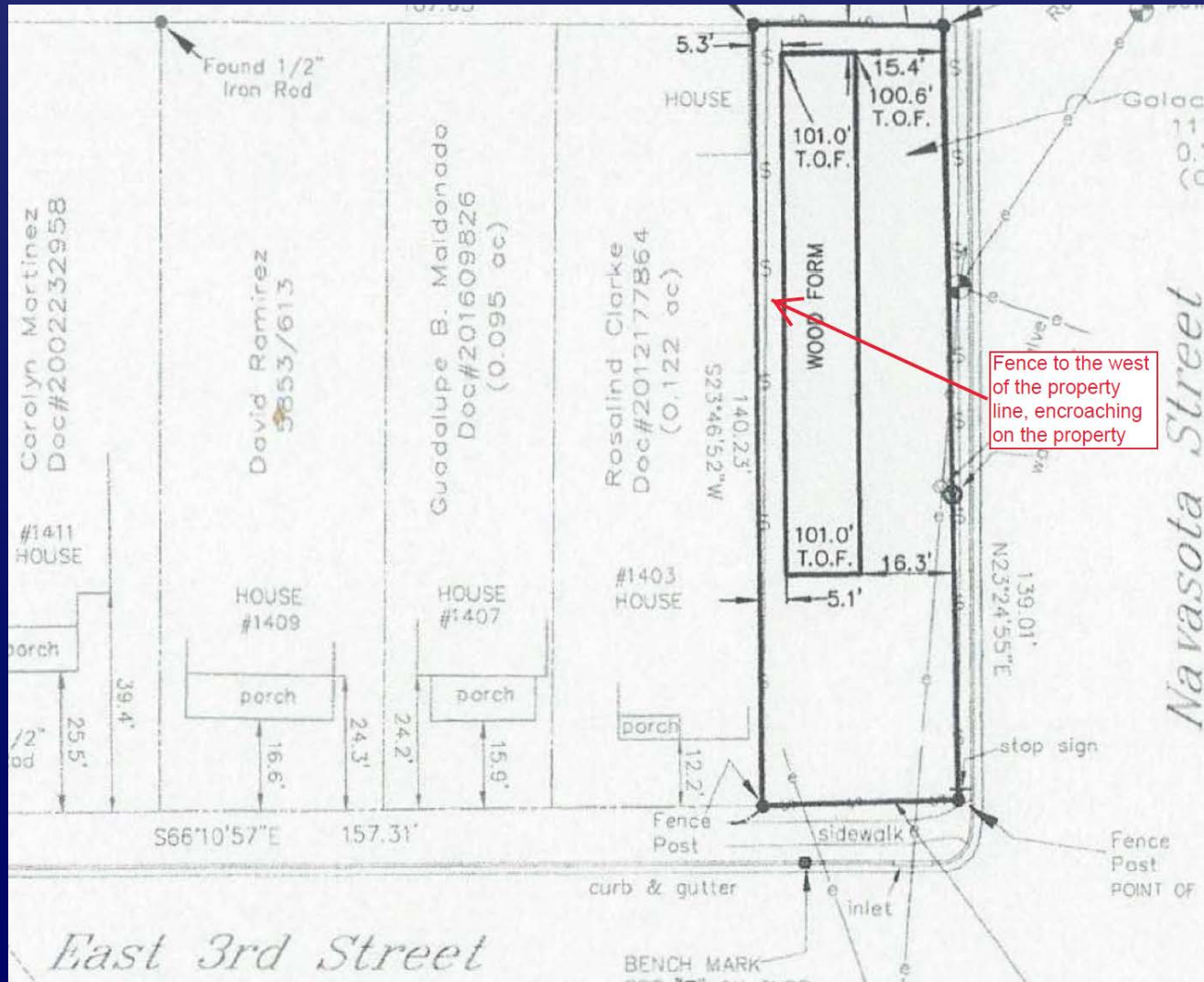


D-7/5-PRESENTATION

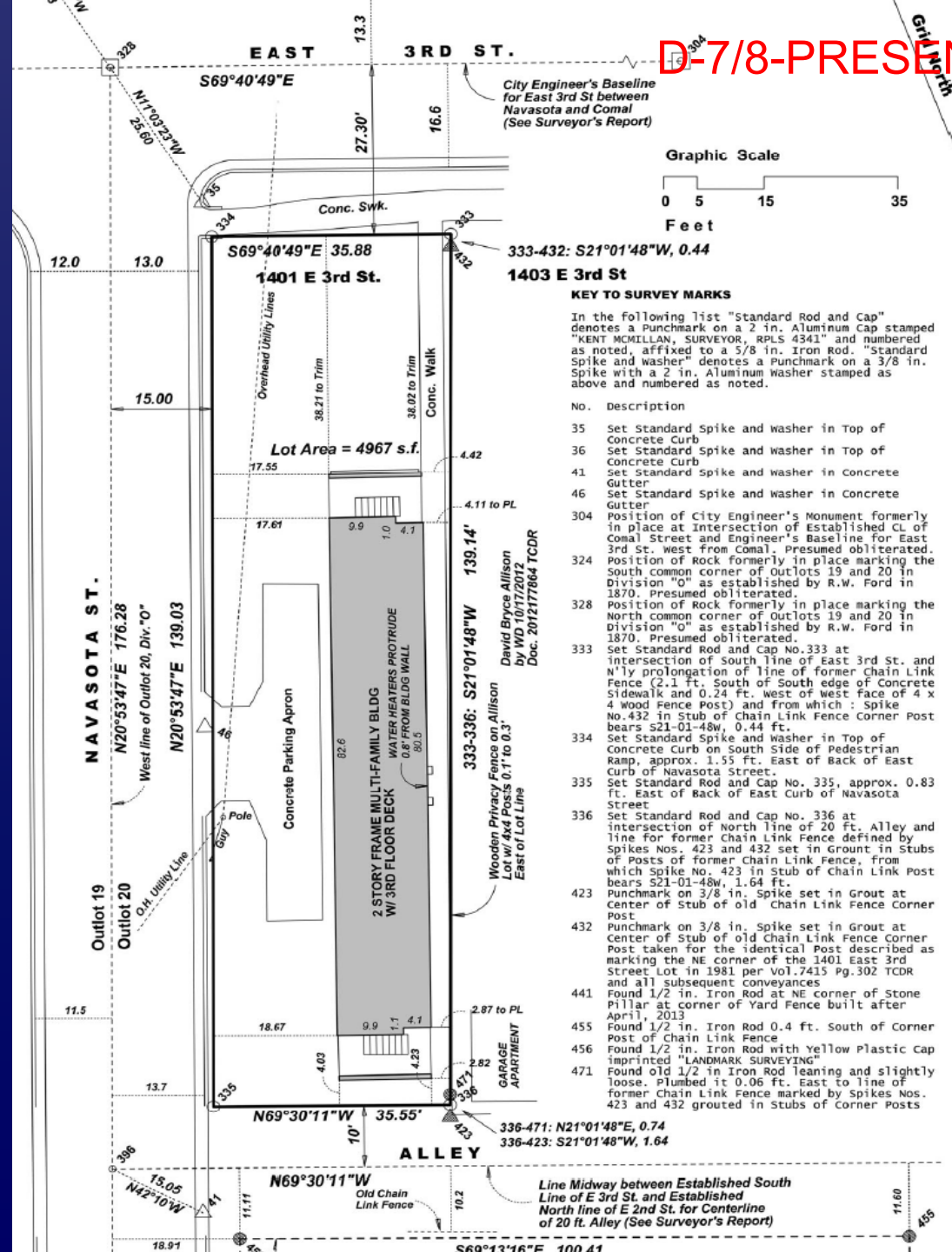


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Close-up of Fence Encroachment



D-7/8-PRESENTATION



The Zoning Regulations Do Not Allow for a Reasonable Use because:

- They preclude preservation of an existing structure that could house two families.

The Hardship is Unique to the Property

- The hardship is unique to the property because the property owner relied upon a sealed survey to determine the location of the property line.

The Hardship is not General to the Area because:

- It results from the inaccurate surveying applied to the property to receive City approval.

Approval Would Not Alter Area Character

- The variance would not alter the character of the area since it is not uncommon for structures to be placed in setbacks in this neighborhood because of discrepancies and errors in the original surveying and lot creation.