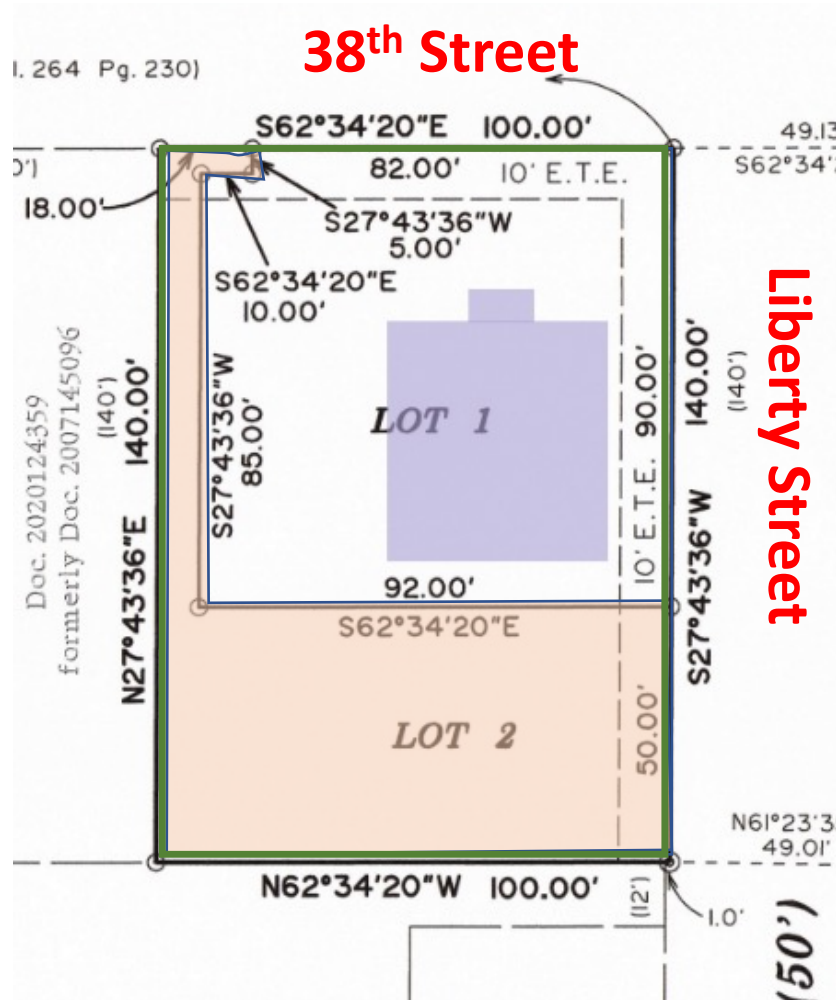


The Plan

Item-6/1

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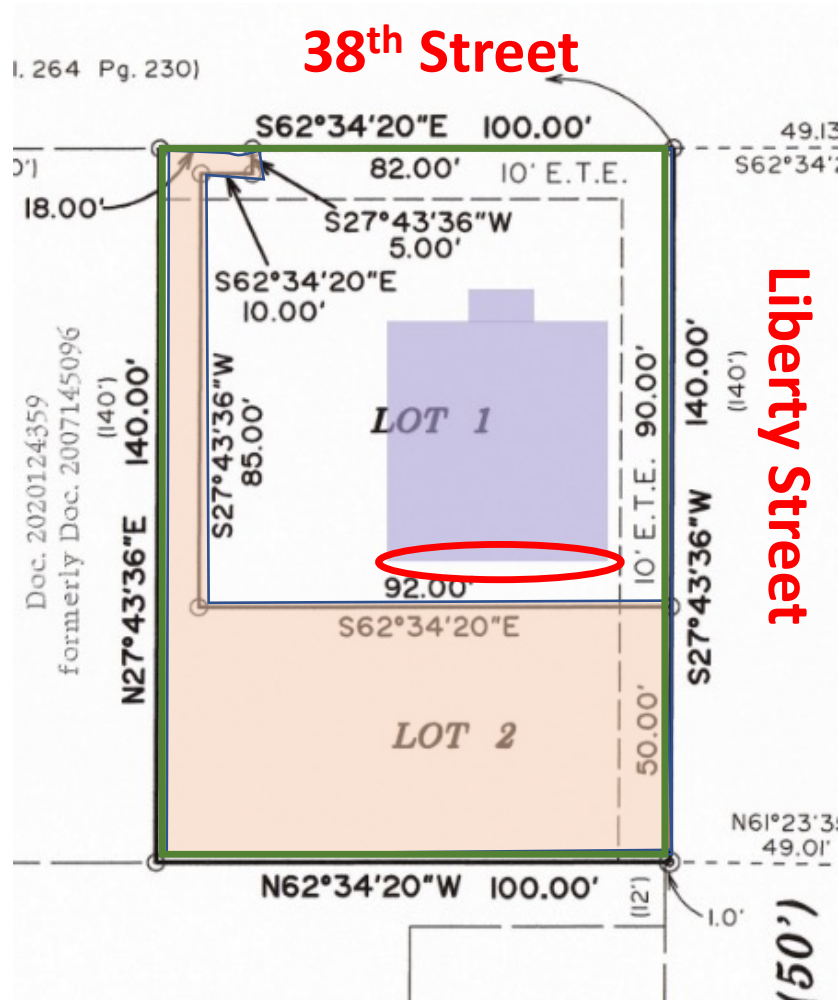


- Original lot (outlined in green) is 14,027 SF corner lot with a 1954 home on it. Home is in good condition.
- Subdividing into Lot 1 and Lot 2
- New Lots:
 - Lot 1: faces and has driveway access to 38th Street, is 8,230 SF, and contains the existing 1954 house
 - Lot 2: has access on Liberty street. 5,770 SF . Has 50 ft of frontage (minimum allowed by code). Plan is to build a home on this lot

The Variance

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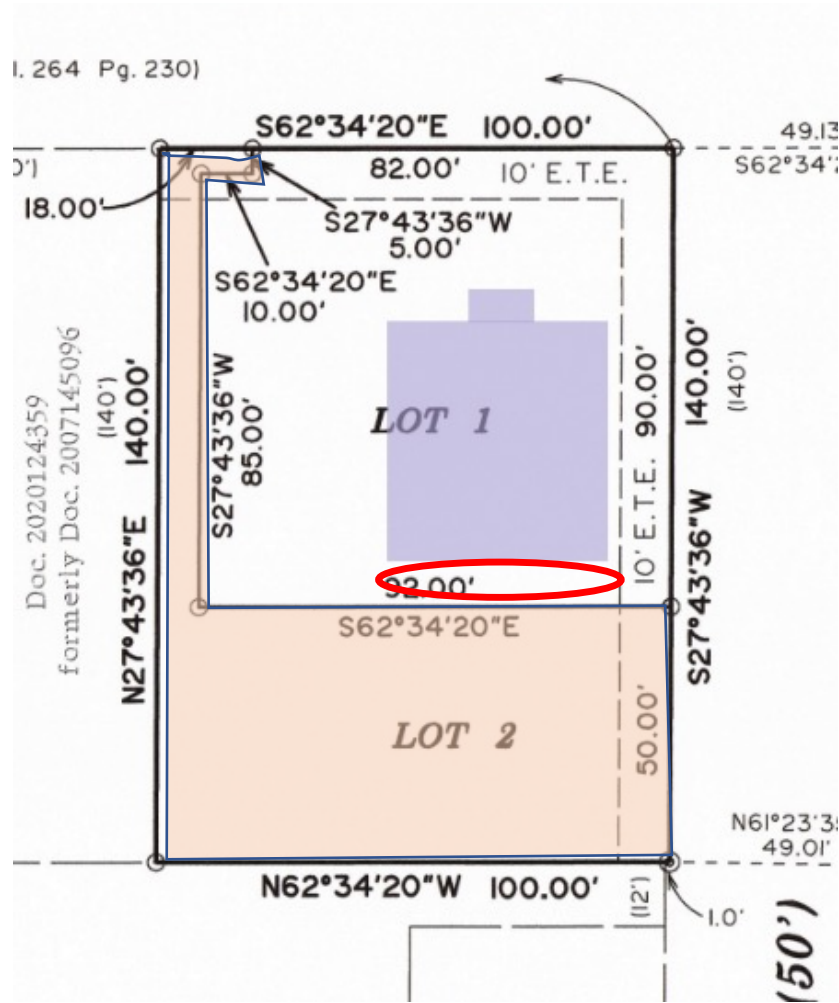


- Lot 2 (the new lot) does not need any variances, it meets code.
- Lot 1 (with existing house)
 - Due placement of the existing house, we need a 1 foot variance to the set back requirement.
 - The house needs a 10 ft set back, but is 8 inches too far toward the back of the lot.

The Findings

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Required Findings:

- (A) reasonable use: A subdivision would require the demolition of the existing 1954 house that is representative of the character and scale of the area.
- (B) Hardship unique to property and not general: The Property includes an existing 1954 house that is typical for the area and worth preserving. The placement of the house by 8 inches presents a challenge that not all area lots share.
- (C) Adjacent Property: a one foot variance to the setback will not impair the use of any surrounding properties

The Potential Outcomes

If variance is granted: The Variance will allow the new house to stay as is.

If variance is not granted: Without the variance, the house will have to be demolished before the subdivision can be approved.

See back up materials for a letter from COA Subdivision official that says the variance or demolition is needed before subdivision can be approved

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The House

Built in 1954

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Preservation Austin

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July 27 – the Advocacy Committee of Preservation Austin voted unanimously in support of the variance.

Summary

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- Subdividing a corner lot into 2 lots
- New Lot (Lot 2) meets code
- Due to the placement of the current house, we are requesting a 1 foot variance to the rear setback of Lot 1 to preserve the 1954 house
- Without the variance, the subdivision could still be approved, but only after demolition of the 1954 house

