



## 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 #   C15-2022-0065   ROW #   12986323   Tax #   0210151206  

**Section 1: Applicant Statement**

Street Address:   1700 Loreto Drive  

Subdivision Legal Description:  
  MCKINLEY HEIGHTS TERRACE  

Lot(s):   14   Block(s):   A  

Outlot:   24   Division:   B  

Zoning District:   SF-3-NP   **Council District:   1**

I/We   Daniel Strinden   on behalf of myself/ourselves as authorized agent for \_\_\_\_\_ affirm that on Month   July  , Day   27  , Year   2022  , 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:   detached 2nd dwelling

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

LDC, Section 25-2-515 Rear Yard of a Through Lot for a Rear Yard setback of 25 ft. (required)  
to 15ft (requested)

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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:

The property is bordered on 3 sides by streets and thus subject to setbacks which make  
erecting a second dwelling (as allowed by current zoning) infeasible.

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### Hardship

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

Nearly all other through-lots are not bordered on 3 sides by streets

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

As far as I can tell, it is the only property in the area that is subject to the same constraint except  
one other one located at the other end of the street at 3305 E MLK. That property is also quite  
different, because MLK is subject to much higher and faster traffic flow.

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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:

It would simply allow full use of the existing SF-3 zoning classification for the property, which is the same as adjacent properties which are not subject to the same hardship.

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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: **Daniel Strinden** Digitally signed by Daniel Strinden  
DN: C=US, CN=Daniel Strinden, E=dstrinden@gmail.com  
Reason: I am the author of this document  
Location:  
Date: 2022-07-27 13:53:34  
Foxit Reader Version: 9.4.1 Date: 07/27/2022

Applicant Name (typed or printed): Daniel Strinden

Applicant Mailing Address: 1700 Loreto Dr

City: Austin State: TX Zip: 78721

Phone (will be public information): (936) 414-1417

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

### 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: **Daniel Strinden** Digitally signed by Daniel Strinden  
DN: C=US, CN=Daniel Strinden, E=dstrinden@gmail.com  
Reason: I am the author of this document  
Location:  
Date: 2022-07-27 13:54:28  
Foxit Reader Version: 9.4.1 Date: 07/27/2022

Owner Name (typed or printed): Daniel Strinden

Owner Mailing Address: 1700 Loreto Dr

City: Austin State: TX Zip: 78721

Phone (will be public information): (936) 414-1417

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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