

# Variance Request

1401 E 3<sup>rd</sup> St  
C15-2022-0061

The Board of Adjustment  
October 10, 2022  
Item 11

Alecia Mosadomi  
(Husch Blackwell LLP)

# Overview

Seeking to replace the existing structure with a single-family residence and accessory dwelling unit.

## Requested Variance

To reduce the minimum street side yard setback from 15' to 10'.

ITEM 1 1/4-PRESENTATION





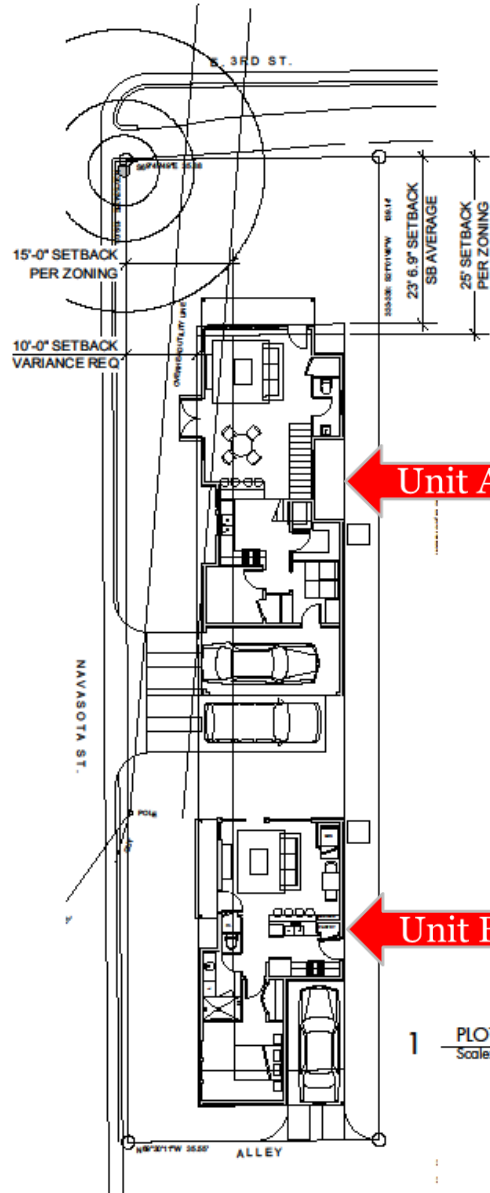
ITEM11/5-PRESENTATION







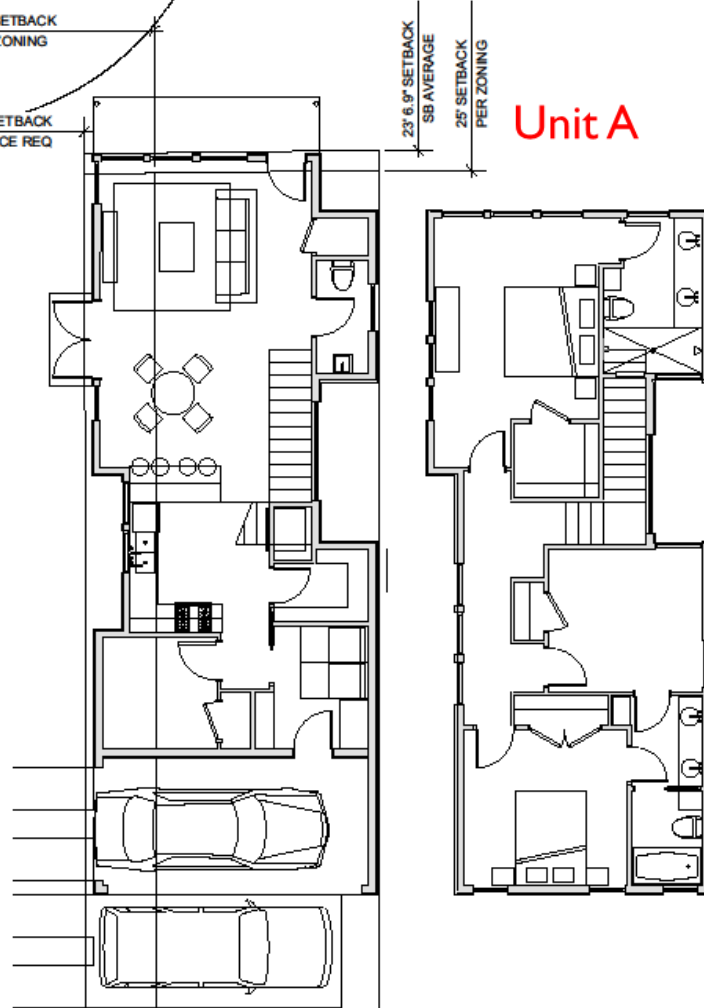
# ITEM 11/7-PRESENTATION



Unit A

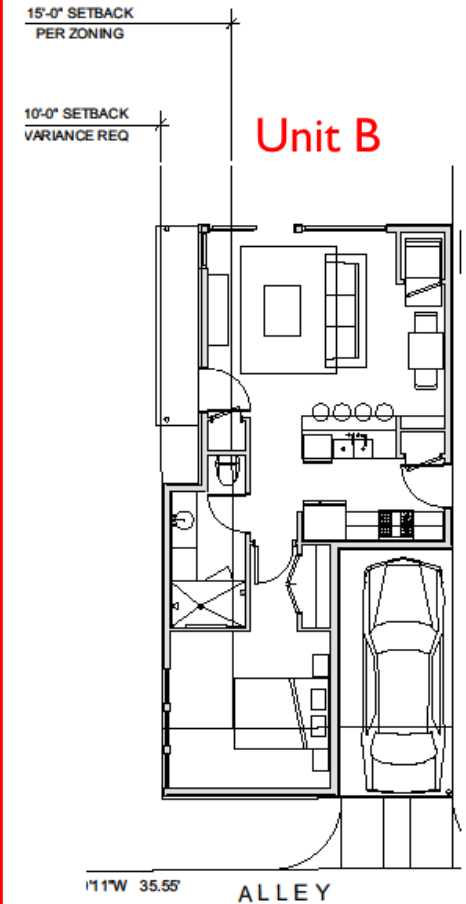
Unit B

1 PLOT PLAN  
Scale: 1/16" = 1'-0"



2 MAIN UNIT, 1ST FLOOR  
Scale: 1/8" = 1'-0"

3 MAIN UNIT, 2ND FLOOR  
Scale: 1/8" = 1'-0"



4 REAR UNIT, 1ST FLOOR  
Scale: 1/8" = 1'-0"

EAST 3RD RESIDENCE  
SCHEMATIC PLANS

SEPT 2022

DTA  
DESIGNTRAIT ARCHITECTS

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

- They only permit a structure approximately 15' wide and 32% buildable area.



# The Hardship is Unique to the Property because:

- It results from the property being a substandard lot that is only 35' wide located on a corner lot subject to a 15' street side yard setback.

The Hardship is not General to the Area  
because:

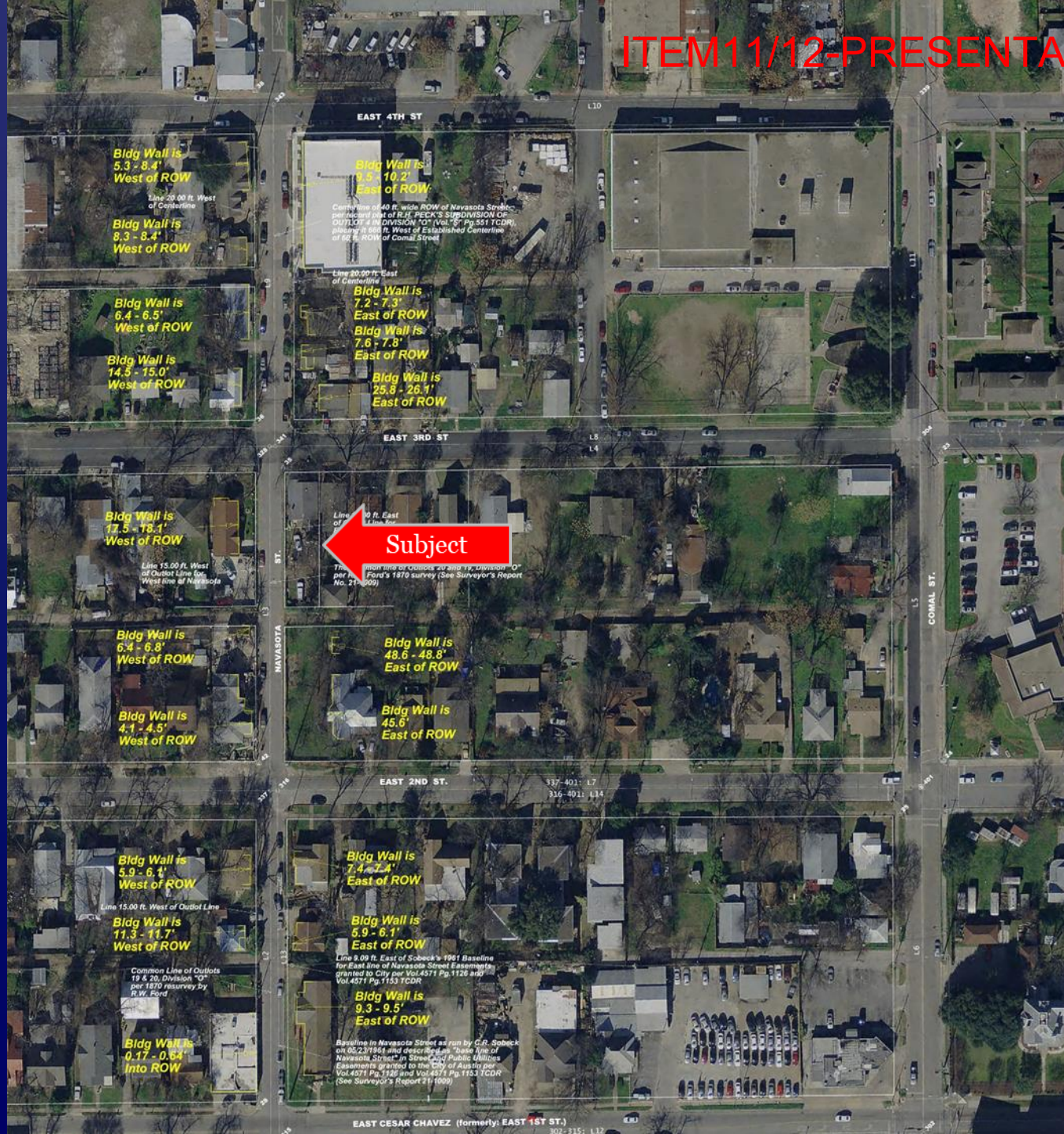
- Other lots in the area have the ability to achieve the 40% building coverage allowable by the zoning regulations.

# Approval Would Not Alter Area Character because:

- It is not uncommon for structures to be placed in setbacks in this neighborhood.
- The additional width allows a design that is architecturally appealing and blends in with the area character.



# ITEM 11/12-PRESENTATION





# ITEM 11/13-PRESENTATION

Navasota Street Comparative building setbacks	Number	%
Less than 5'	2	11
5 – 10'	10	52
10.1 – 15'	2	11
15.1' or more	5	26
Total	19	100

Most structures setback between 5'-10'

