

# Variance Request

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

The Board of Adjustment  
November 14, 2022  
Item \_\_\_\_

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'.

ITEM6/4-PRESENTATION





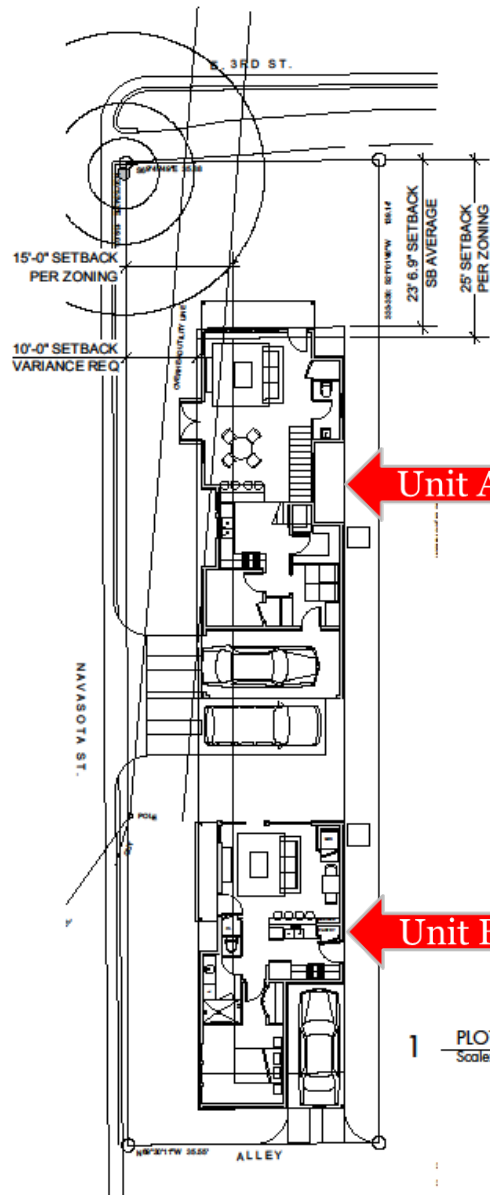
ITEM6/5-PRESENTATION







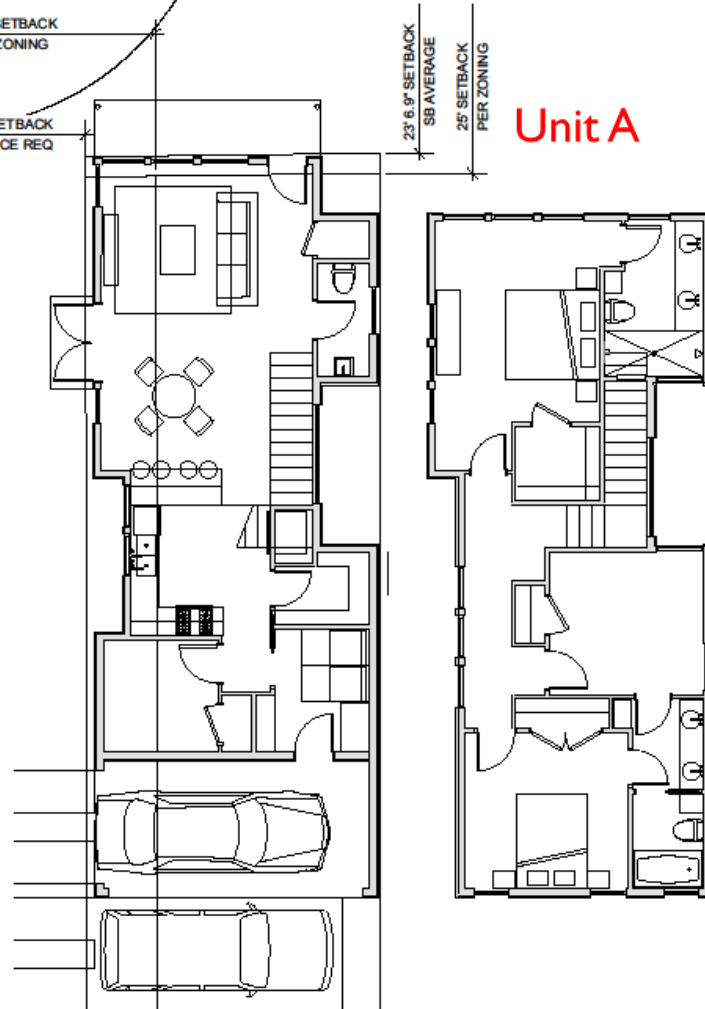
# ITEM6/7-PRESENTATION



Unit A

Unit B

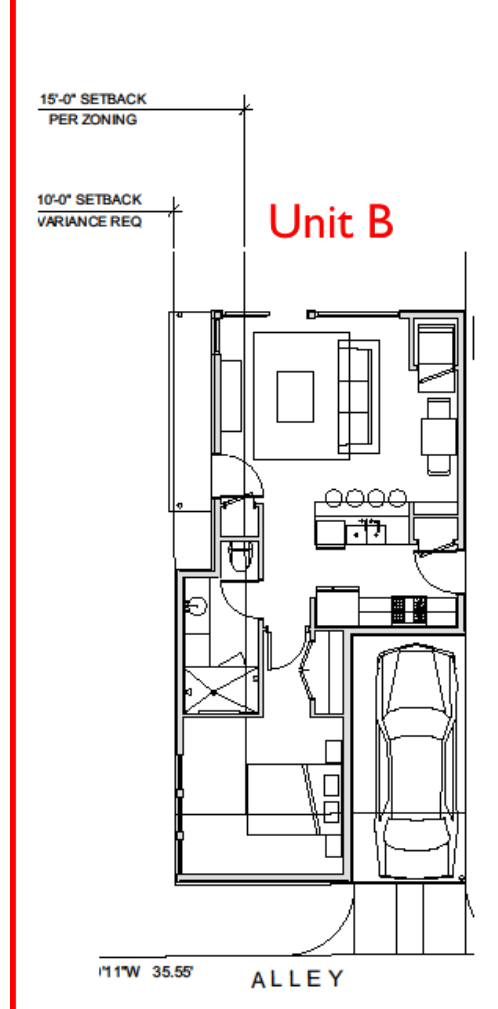
1 PLOT PLAN  
Scale: 1/16" = 1'-0"



Unit A

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

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



Unit B

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 6/12-PRESENTATION**

**Subject**

**Map Annotations:**

- Top Left:** Bldg Wall is 5.3 - 8.4' West of ROW; Line 20.00 ft. West of Centerline; Bldg Wall is 8.3 - 8.4' West of ROW
- Top Center:** Bldg Wall is 9.5 - 10.2' East of ROW; Common Line 1440 ft. wide ROW of Navasota Street, per Section 4 of E.R. PECK'S SUPERVISION OF OUTLOT 4 REVISION 101 Vol. 57 Pg. 551 TCDR, placing a 600 ft. West of Established Centerline at 60 ft. ADD of Comal Street
- Top Right:** Bldg Wall is 7.2 - 7.3' East of ROW; Bldg Wall is 7.6 - 7.8' East of ROW; Bldg Wall is 25.8 - 26.1' East of ROW
- Middle Left:** Bldg Wall is 17.5 - 18.4' West of ROW; Line 15.00 ft. West of Outlot Line for West line of Navasota
- Middle Center:** Bldg Wall is 48.6 - 48.8' East of ROW; Bldg Wall is 45.6' East of ROW; Line 10 ft. East of Centerline; This line or portion of line 10 ft. Centerline "O" Ford's 1870 survey (See Surveyor's Report No. 21-009)
- Middle Right:** Bldg Wall is 5.9 - 6.1' West of ROW; Bldg Wall is 11.3 - 11.7' West of ROW; Common Line of Outlots 19 & 20, Division "O" per 1870 resurvey by E.W. Ford
- Bottom Left:** Bldg Wall is 0.17 - 0.64' Into ROW
- Bottom Center:** Bldg Wall is 7.4 - 7.4' East of ROW; Bldg Wall is 5.9 - 6.1' East of ROW; Line 9.00 ft. East of Soback's 1961 Baseline for East line of Navasota Street Easements granted to City per Vol. 4571 Pg. 1126 and Vol. 4571 Pg. 1153 TCDR; Baseline in Navasota Street as run by C.R. Soback on 05/23/1961 and described as "Base line of Navasota Street in Town of Austin, Division Easements granted to the City of Austin per Vol. 4571 Pg. 1126 and Vol. 4571 Pg. 1153 TCDR (See Surveyor's Report 11-1960)
- Bottom Right:** Bldg Wall is 9.3 - 9.5' East of ROW

**Streets:** EAST 4TH ST, EAST 3RD ST, EAST 2ND ST, EAST CESAR CHAVEZ (formerly: EAST 1ST ST), NAVASOTA ST, COMAL ST.

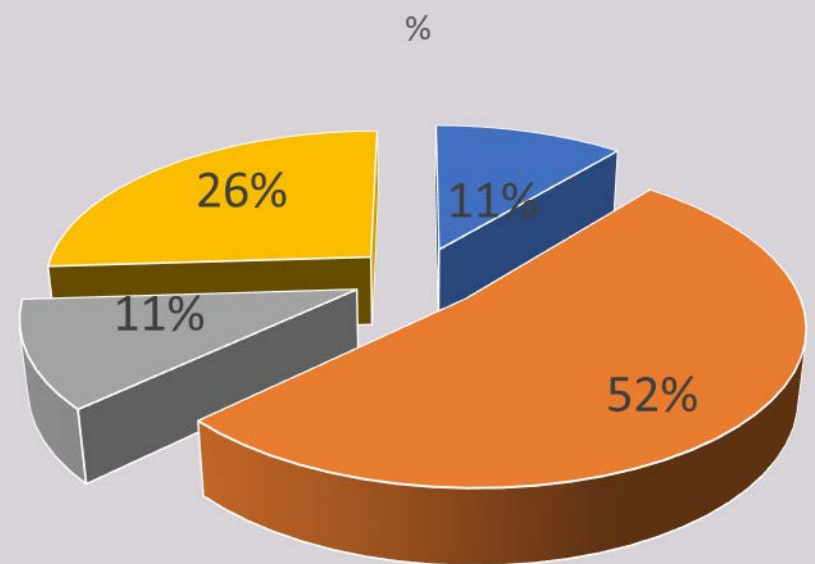
EAST CESAR CHAVEZ (formerly: EAST 1ST ST.) 302-315: 112



# ITEM 6/13-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'



■ 5' or less ■ 5 – 10' ■ 10 – 15' ■ 15' or more

