



Board of Adjustment General/Parking Variance Application

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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 #	C15-2023-0036	ROW #	13187241	Tax #	0101010612
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Section 1: Applicant Statement

Street Address: 806 W. James St. Austin, TX 78704

Subdivision Legal Description:

LOT 4 BLK 6 SOUTH HEIGHTS

Lot(s): 4 Block(s): 6

Outlot: South Heights Division: _____

Zoning District: SF-3 NP (Bouldin Creek NP) **Council District: 9**

I/We Ross & Kathy Wilson on behalf of myself/ourselves as

authorized agent for Ross & Kathy Wilson affirm that on

Month July, Day 20, Year 2023, 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: Wood framed residence

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

LDC Section 25-2-492 Site Development Regulations for a SF-3 lot minimum interior lot width is 50' (required) to 46' (requested).

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:

We can't build a single family residence onsite, which is allowed in the applicable zoning district.
That use is consistent with the adjacent properties and area.

Hardship

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

The lot as plated is 46 ft wide and does not allow for reasonable use of the property.
Under current regulations the property cannot be developed under SF-3 zoning requirements for a single family residence.

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

It is not general to the area because there are lots of varying width, some of which meet SF-3 zoning standards in the area.

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:

Use is consistent with adjacent properties and allowed within the applicable zoning district.
The new structure will meet all other applicable land development and building regulations.

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:

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:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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: K Wilson Date: 07/20/2023

Applicant Name (typed or printed): Kathy & Ross Wilson

Applicant Mailing Address: 811 Christopher St.

City: Austin State: TX Zip: 78704

Phone (will be public information): (██████████)

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: K Wilson Date: 07/01/2023

Owner Name (typed or printed): Kathy and Ross Wilson

Owner Mailing Address: 811 Christopher St.

City: Austin State: TX Zip: 78704

Phone (will be public information): (██████████)

Email (optional – will be public information): ██████████

Section 5: Agent Information

Agent Name: Kathy and Ross Wilson

Agent Mailing Address: 811 Christopher St

City: Austin State: TX Zip: 78704

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).
