



2003 Arpdale Street BOA Presentation

DECEMBER 2024

Unique Circumstances and Characteristics

Reliance on TCAD

- Owner relied on TCAD when purchasing the home in 2012
- TCAD reports the site area as 5,752.90 sf

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value ⓘ
LAND	Land	0.1321	5,752.90	130.37	N/A	N/A

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2012-12-11	WD	WARRANTY DEED	ST JOHNS PROPERTIES LLC	JACOBS SCOTT				2012209527TR

Unique Circumstances and Characteristics

Minor
Reduction
in Lot Size

- Most properties in the subdivision were platted in the forties or fifties at 6,000 square feet or more, and so they were unaffected when the minimum lot size of 5750 sf went into effect. It appears, however, that sometime after the house and garage were built, a portion of this lot was sold. The resulting deficiency was not recognized until recently. This circumstance is unique within this area.

Converted in 1990's

- Not all lots in the area have a structure built in 1949 that was converted to an accessory dwelling in the early 1990's.

Poor Record
Keeping and
Enforcement

- Poor construction record keeping and poor permit enforcement results in the owner inheriting an unpermitted accessory dwelling.

Setbacks have been
in place since 1949

- The structure and foundation have been in place since 1949, so the setback can not change.

Support for Approval

Neighborhood Support

- Over 80% of the owners within 300 ft are in support of the variance (verified by signatures).
- No recorded problems or complaints with structure used as an ADU.
- Neighbors felt like this variance is a non-issue since this request involves an existing structure already being used as an ADU.
- They do not feel like this ADU should be subject to regulations intended to limit the amount of **new** construction and conversions in the area.



Support for Approval

No History of Issues

- No complaints against the house or ADU have been recorded for over 64 years
- Verified by open record request

Existing Structure

- Site has been in its current use for over 30 years
- Site has been in its current configuration for over 64 years
- Several other houses in the Rabb Inwood subdivision have ADU's

Increases Affordable Housing Stock

- Adding this to the housing stock will help provide more affordable housing in Austin.

Support for Approval

Aging parent with Parkinsons to live in ADU

- 68 year old mother has Parkinson's and is experience declining conditions.
- I plan to move her into the back unit and it would make her life much easier to have a fully functional accommodation.



Photos of Structure

