



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 2126 Goodrich Avenue (aka 2205 Bluebonnet Ln)

Subdivision Legal Description:

LOT 2 GOODRICH SUBD

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We Nikelle Meade / Husch Blackwell LLP on behalf of myself/ourselves as
authorized agent for Housing Authority of the City of Austin affirm that on
Month April, Day 6, Year 2018, 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: 120-Unit Mixed-Income Multifamily Residential (S.M.A.R.T. Housing)

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

25-2-562 (Multifamily Residence Medium Density (MF-3) District Regulations) (B)(3), to change the minimum site area per dwelling unit from 1800 sf (required) to 1600 sf (requested) for each dwelling unit with two or more bedrooms.

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 existing site area requirements would reduce the number of units with 2 or more bedrooms in favor of 1 BR and efficiency units when the greater need in the area is for units with 2 bedrooms or more.

Hardship

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

the property is subject to a condition that fixes both the overall number of units and the unit mix, and such number is not changeable without risk of loss of the affordable units. The proposed project was awarded affordable housing tax credits based upon a certain number and mix of units that would be developed. The number of units cannot be reduced and the unit mix cannot be altered pursuant to the conditions of the tax credit award.

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

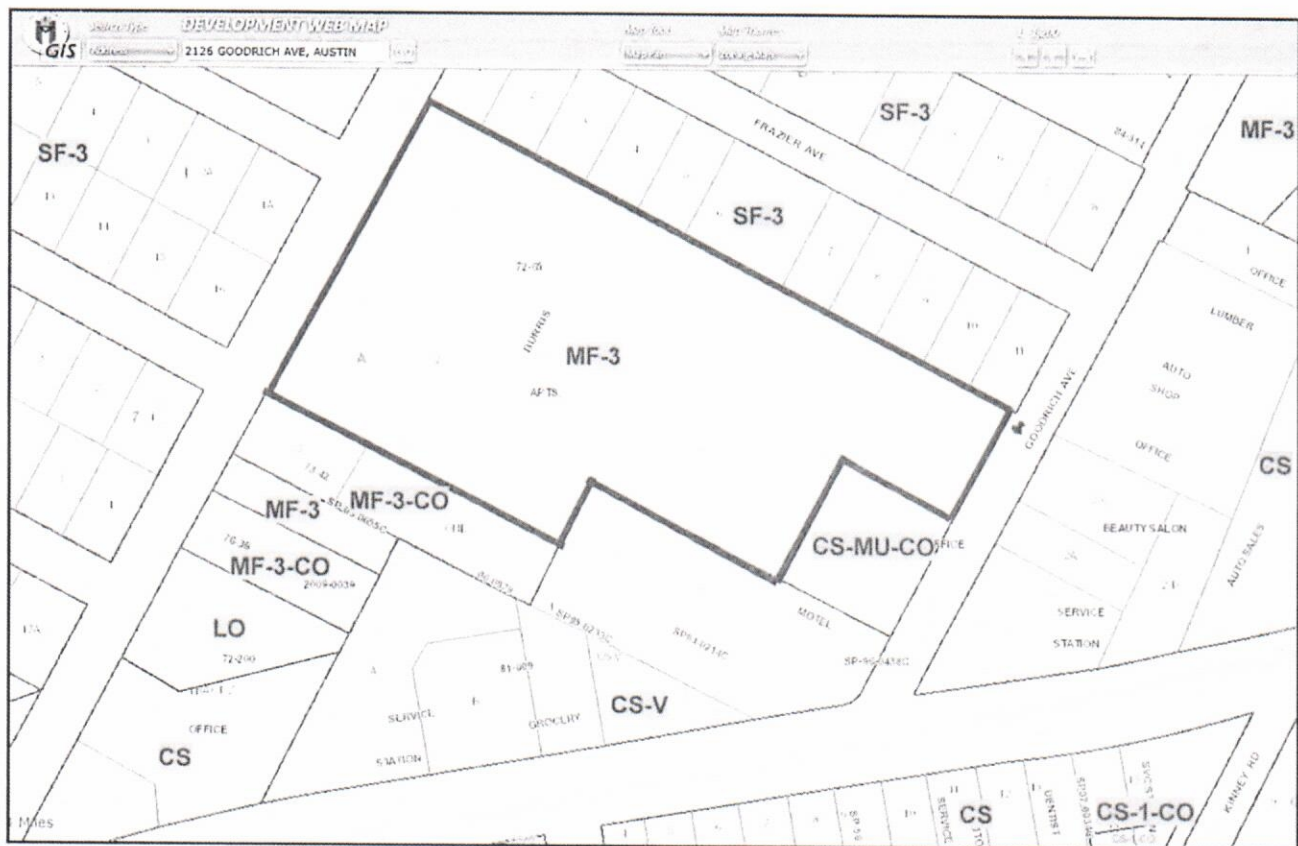
there are no other properties in this area where affordability of the units is conditioned upon there being a fixed and unchangeable unit number and unit mix.

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:

the variance will not increase the total number of units but will just allow each unit to include more bedrooms. The existing use of the site is an affordable housing development with family-friendly units that is almost 50 years old and is at risk of being shut down due to diminishing federal resources. The proposed development will replace those existing affordable, family-friendly units, thereby maintaining the character of the site.

Zoning Map
2126 Goodrich Ave.



Aerial Map
2126 Goodrich Ave.

