

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

ROW

CASE # C15-2014-0172
1124910137 11249119
TAX # 0127580503 0127580513
(CAD 0127580503)
0127580513

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1504 & 1506 East Lane, Austin, Texas 78732

LEGAL DESCRIPTION: Subdivision - Lot 26 & 27 Lake Austin Village

Lot(s) 26 & 27 Block _____ Outlot _____ Division _____

I/We Jeremy Anderson on behalf of myself/ourselves as authorized agent for
Jeremy Anderson affirm that on 10-21-2014,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

I am requesting a front setback reduction from 25' to 15' in order to construct two single
homes on these two legal building lots.

in a 26-SF2, 27-LA district.
(zoning district)

NOTE: 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 support documents.

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

ROW

CASE # C15-2014-0172

1124910137

TAX #

CEAD 01275805033
0127580513

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 1504 & 1506 East Lane, Austin, Texas 78732

LEGAL DESCRIPTION: Subdivision – Lot 26 & 27 Lake Austin Village

Lot(s) 26 & 27 Block _____ Outlot _____ Division _____

I/We Jeremy Anderson on behalf of myself/ourselves as authorized agent for

Jeremy Anderson affirm that on 10-21-2014,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

and 40'

I am requesting a front setback reduction from 25' to 15' in order to construct two single
homes on these two legal building lots.

in a 26-SF2, 27-LA district.
(zoning district)

NOTE: 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 support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The two lots are currently subject to a 25' front setback. The original deed from 1964 specified a 15' front setback (Exhibit A). The two lots are interior lots and were laid out with more width than depth. The original 15' setback makes the placement of a single family residence more in line with the shape of the lots.

HARDSHIP:

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

The two lots were laid out in the original 1964 plat with more width than depth. The original 15' setback specified in the deed make both lots more useable for a typical single family residence. In addition these lots also require a septic drain field to fit in the lot.

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

The two lots are on the inside of the platted subdivision. A majority of the lots that were on the outside and ends of the subdivision had a much greater depth making the front setback less of an issue.

AREA CHARACTER:

3. 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:

Placing a residential structure on these two lots with a 15' setback will not alter the character of East Lane. There is no standardization to the development in Lake Austin Village. Currently there are no houses that face East Lane. Two houses currently have sides that face East Lane.

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 Section 479 of Chapter 25-6 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 reasonable require strict or literal interpretation and enforcement of the specific regulation because:

NA

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:

NA

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

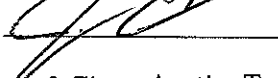
NA

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

NA

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.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1205 Merlene
Dr.

City, State & Zip Austin, Texas 78732

Printed Jeremy Anderson Phone 512-426-1770 Date 10-21-2014

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1205 Merlene Dr.

City, State & Zip Austin, Texas 78732

Printed Jeremy Anderson Phone 512-426-1770 Date 10-21-2014

ATTACHMENT "A"

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, that we, Charles G. Hard and wife, Loretta L. Hard, of the County of Travis, State of Texas, hereinafter referred to as GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by A. C. Brodnax of Harris County, Texas, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged and for the payment of which no lien, either express or implied, is retained, have SOLD, GRANTED, and CONVEYED, and by these presents do SELL, GRANT, and CONVEY unto A. C. Brodnax, all of the following described property being situated in Travis County, Texas, to-wit:

Lot Number Twenty-Three (23) of Lake Austin Village Subdivision, in Travis County, Texas, according to the map or plat thereof of record in Book 19, Page 88, of the Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, his heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said GRANTEE, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance, however, is made subject to all valid easements affecting the use of said property as this date reflected by the records of Travis County, Texas, and is subject to the following restrictions affecting the use of the property herein conveyed, to-wit:

1. No building shall be erected or maintained on any lot in said sub-division other than a private residence and a private garage for the sole use of the owner or occupant.
2. No old, used, existing building or structure of any kind nor any part of an old, used, existing building or structure shall be moved on, placed on, or permitted to remain on any lot. All construction shall be of new material.
3. No house trailers shall be placed on any lot, either temporarily or permanently. No temporary shacks or structures will be placed on any lot.

DEED RECORDS
Travis County, Texas

v.2853 PAGE 5

4. Any residence placed on lots 1 through 7; lots 33 through 36; lots 25 through 28, and lots 18 through 24, shall have a minimum of 650 sq.ft. of floor area exclusive of porches, stoops, balconies, open or closed carports, patios or garages. Any residence placed on lots 8 through 17; and lots 29 through 32 shall have a minimum of 800 sq.ft. of floor area exclusive of porches, stoops, balconies, open or closed carports, patios, or garages.
5. No building shall be erected, placed, or altered on any lot until the construction plans and specifications are approved by the Architectural Control Committee. This approval will be in writing and one copy of the plans and specifications will remain on file.
6. The Architectural Control Committee is composed of 3 members appointed by Charles G. Hard.
7. Minimum setback lines shall be as follows: No residential structure shall be located nearer the front line than 15 ft., or nearer the side street line than 10 ft., nor nearer the side or rear lot line than 5 ft. Detached garages, carports, and storage buildings may be located within 3 ft. of side lot line and within 5 ft. of rear lot line. The exception being lot 36, on which there is an existing structure. Construction must be completed within one year after starting.
8. No fence shall be permitted to extend nearer to any street than the setback lines indicated above.
9. No animals or birds, other than household pets shall be kept on any lot.
10. No noxious or offensive trade or any other activity shall be permitted on any lot that may be or become an annoyance to the neighborhood.
11. No structures, wires, poles, or other obstructions shall be located in violation of any such easements indicated on the plat.
12. No sign of any kind shall be displayed to the public view on any lot other than one sign of not more than 5 sq. ft. Advertising the property for sale or rent, or sign used by the builder to advertise the property during construction and sales periods.
13. No outside toilet or privy shall be erected or maintained in the subdivision. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Travis County and the State of Texas.
14. No lot in this subdivision shall be sold to, or resided upon, other than members of the Caucasian race.

Said restrictions are to run with the land and are to be binding upon and observed by GRANTEE, his heirs and assigns, and may be enforced by any person owning an interest in any of the property situated in Lake Austin Village Subdivision. If any person or persons shall violate or attempt to violate these restrictions, it shall be lawful for any person owning any interest in Lake Austin Village Subdivision

to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate said restrictions, or any of them, either to prevent him or them from so doing or to correct such violations and to recover damages or other relief for such violation or violations.

Witness our hands at Austin, Texas, this 31st day of August, 1964.

1/6/60

U.S. INT. RE. STAMPS CANCELLED

Charles G. Hard
Charles G. Hard

Loretta L. Hard
Loretta L. Hard

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles G. Hard and Loretta L. Hard, his wife, both known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Loretta L. Hard, wife of the said Charles G. Hard, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Loretta L. Hard, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 31st day of August, 1964.

(NOTARY SEAL)

Frederick H. Haymess
FREDERICK H. HAYMESS
Notary Public in and for
Travis County, Texas

FILED
Clerk of Court
COUNTY OF TRAVIS
STATE OF TEXAS

SEP 1 10 43 AM 1964

DEED RECORDS
Travis County, Texas

10:2833 REC 7 (copy)

Map - 6P RC CHA 6058 \$ 4.50

LOTS Nos. 37, 38 AND 39 ARE DEDICATED AS COMMERCIAL LOTS.

ALL LAND IN JOHN JACKSON SURVEY No. 50

TOTAL AREA 7.25 ACRES
AREA IN ROADS 1.24 "
NET AREA 6.01 ACRES

STATE OF TEXAS:

COUNTY OF TRAVIS: KNOW ALL

THAT I, CHARLES G. NABO, JOHN JACKSON SURVEY NO. 50, IN TRAVIS COUNTY, TEXAS, JOSEPH OF KURTIN, LEIN HODGER, A CORPUS VED STATES OF AMERICA, ADTINE I DO HEREBY ADAPT THIS AS OUR OWN KNOW AS

NAME JUSTIN

AND WE DO HEREBY DEDICATE TO THE HIGHWAY.

WITNESS OUR HANDS ON THIS TH

Charles G. Nabo
CHARLES G. NABO

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE ALLY APPEARED CHARLES G. NABO, I ADDED TO THE FOREGOING AND HE I POSE AND CONSIDERATION THEREIN I REED, VICE-PRESIDENT OF THE FIRM KNOWN TO ME TO BE THE PERSON ADE LOOED TO ME THAT HE HAD SIGNED TION.

GIVEN UNDER MY HAND AND SEAL

April A. D. 1964.

NOTAR

FILED FOR RECORD *at 10:30* O'CLOCK

DAY OF *May*

EMILIE LINDBERG, CLERK OF THE COV
COUNTY, TEXAS, BY *Baeth*

APR 1

I HEREBY CERTIFY THAT I HAVE BU TV SHOWN HEREON AND SUBDIVIDED I RECOGNIZED ENGINEERING WITNESS. *Don Rainey*
DON RAINERY

NO HOUSE IN THIS SUBDIVISION MA HASTATION UNTIL IT IS CONNECTED ARE DISPOSAL UNIT APPROVED BY TH JURISDICTION.

THE APPROVAL OF THIS PLAT BY IN TEXAS, IN NO WERE OBLIGATED THE STREET, ROAD, CULVERT, BRIDGE OR OF PUBLIC UTILITIES, BRIDGES, BY THE ORDER OF THE SUBS ERUCTED BY THE OWNER OF THE SUBS ALL PUBLIC CONSTRUCTION MUST BE BY THE COMMISSIONER'S COURT OF T IND UNLY HAVING JURISDICTION. BY THE GOVERNMENT UNIT HAVING JU

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, EMILIE LIND TV, DO HEREBY CERTIFY THAT THE C PASSED AN ORDER AUTHORIZING THE. DAY OF *May* A. D. 19

THE MINUTES OF SAID COURT IN BOOI

WITNESS MY HAND AND THE SEAL C DAY OF *May* A.

EMILIE LINDBERG, CLERK OF THE I BY *P. Bayde*

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, EMILIE LINDB COUNTY, DO HEREBY CERTIFY THAT IN ITS CERTIFICATE OF AUTHENTICATION

THE 4TH DAY OF *May*

W., AND ONLY RECORDED ON THE 4:

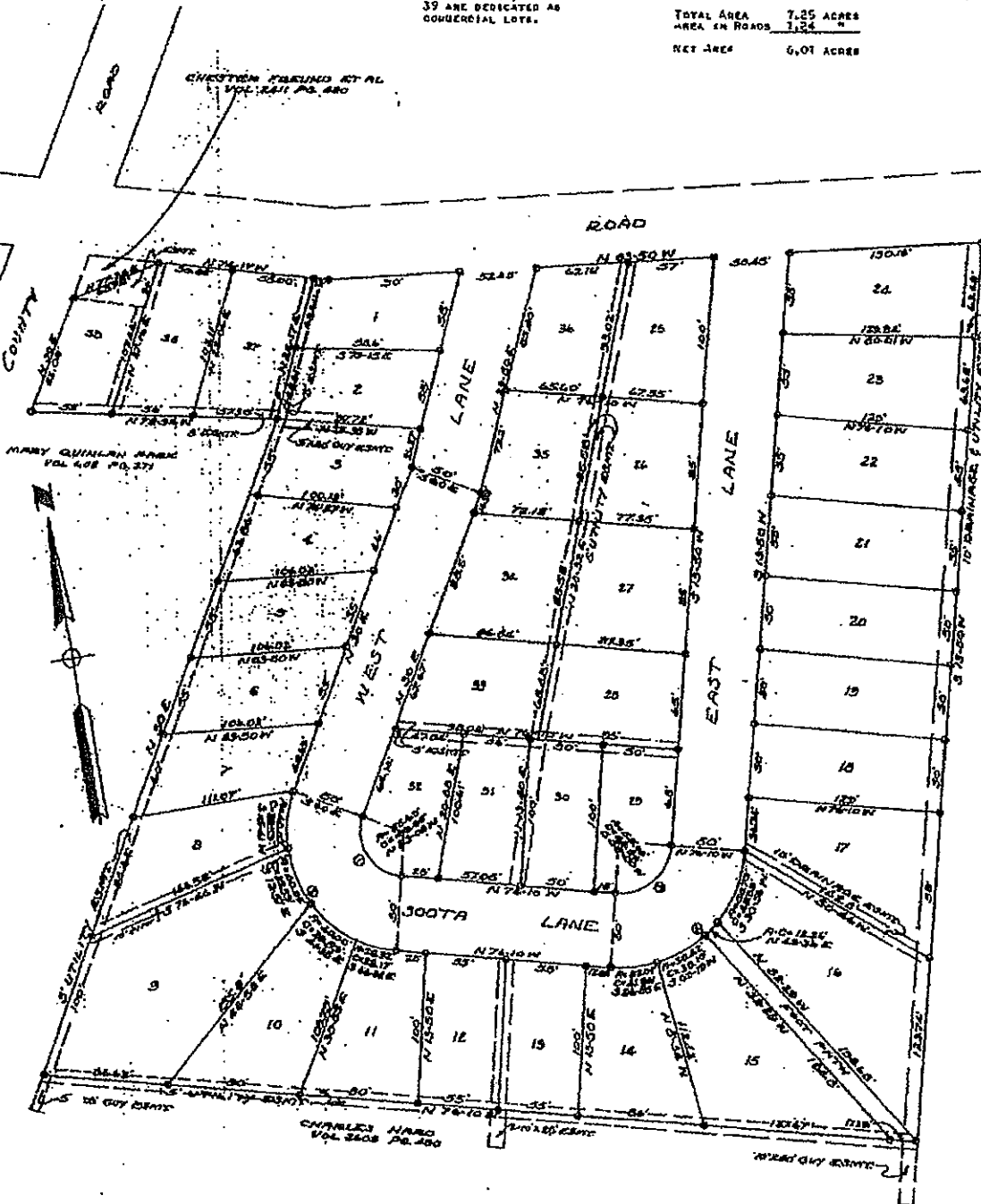
AT 10 *35* O'CLOCK, A. M., IN TH

PAGE 88

WITNESS MY HAND AND THE SEAL OF I

ADORE. EMILIE LINDBERG, CLERK OF

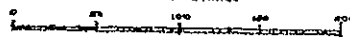
BY *Baeth*



LAKE AUSTIN VILLAGE

SCALE 1" = 50'

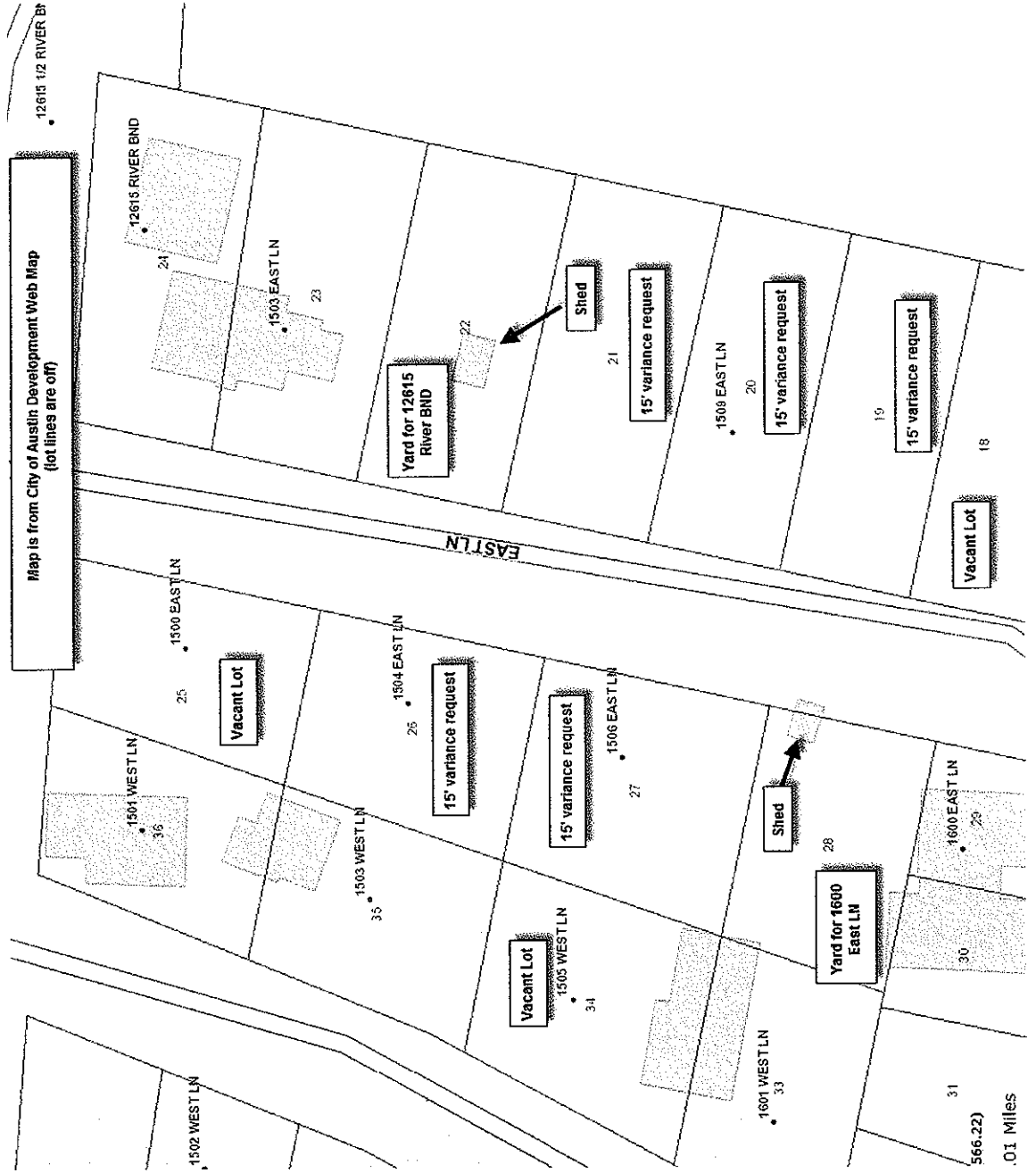
0 100 200 300



CUAVE DATA

	1	2	3	4
I	106° 31'	106° 10'	91° 00'	54° 00'
R	39.05	86.05	35.00	85.00
T	40.00	165.55	25.00	85.00
C	48.05	128.00	49.50	120.21
A	55.68	144.32	57.97	133.51

Existing Structures on adjacent Lots



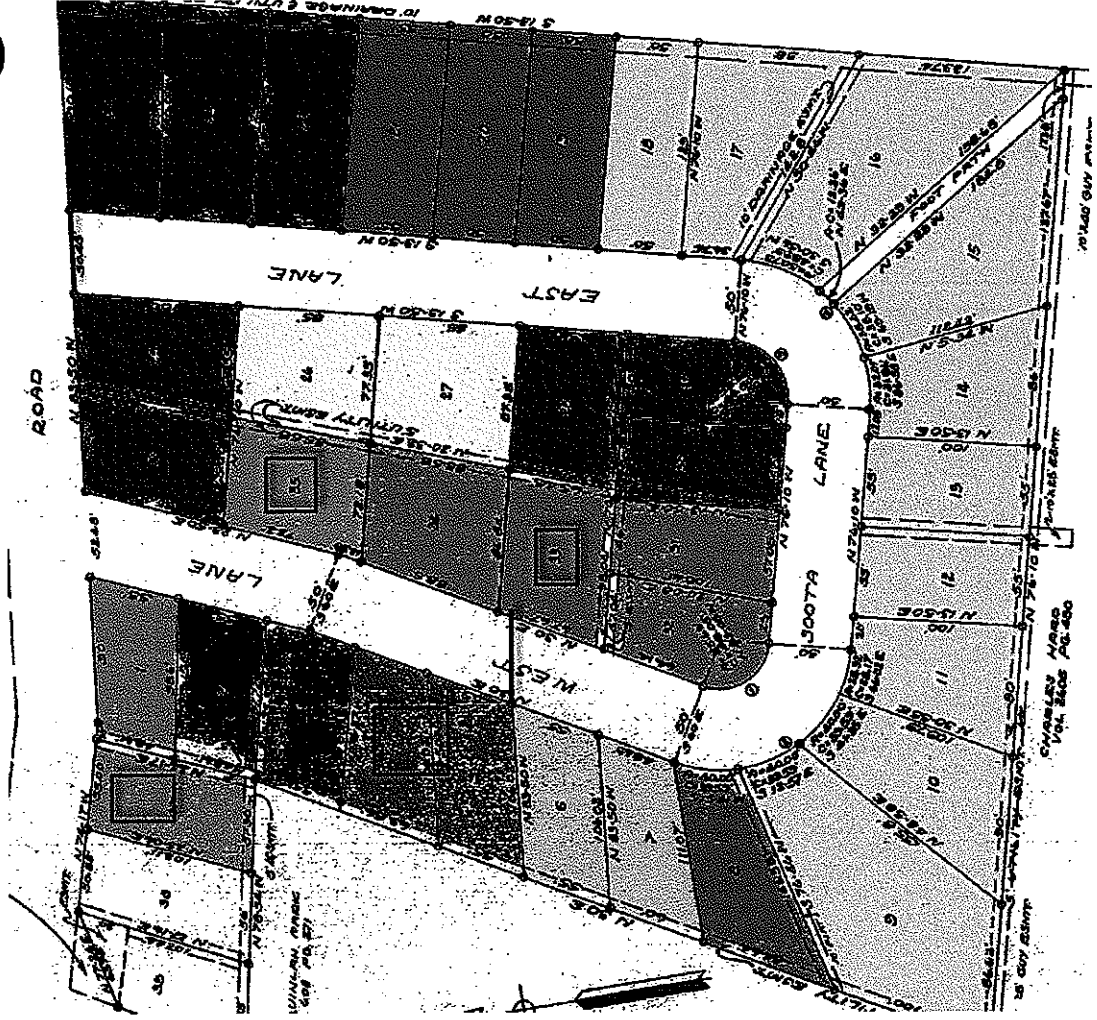
Existing Structures on adjacent Lots



Presentation Identifier Goes Here

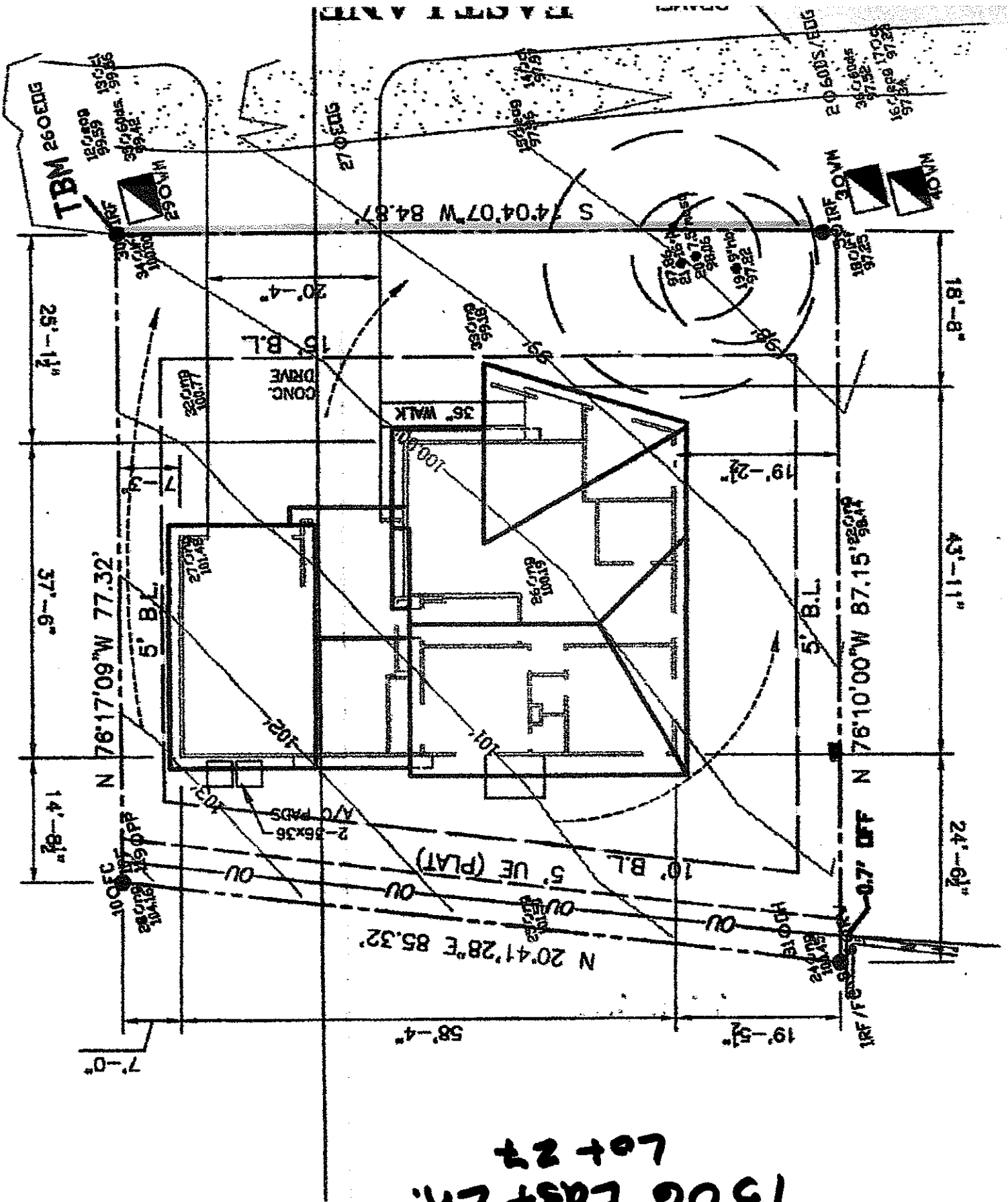
Lake Austin Village Plot Survey

- Each Color represents a different owner
- Squares represent homes
- Lots in Gray are Austin Spa and used for impervious cover / privacy

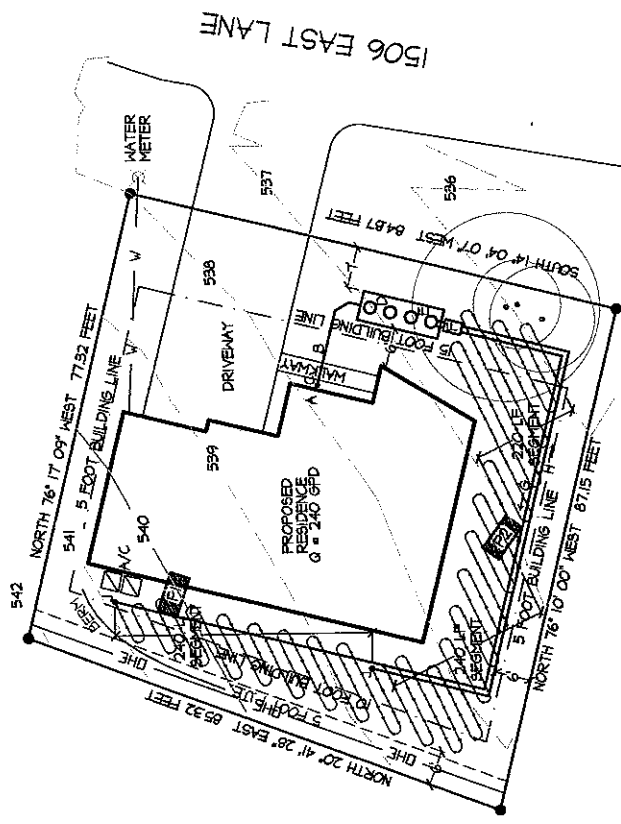


Presentation Identifier Goes Here

1506 East Ln.
Lot 27



1506 East Ln
Lot 27



SETBACK REQUIREMENTS:

INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 265, EFFECTIVE DECEMBER 2012, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

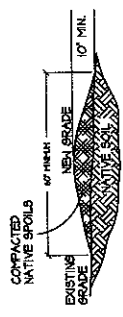
MINIMUM SEPARATION FROM TANKS: 5 FEET TO FOUNDATIONS, SWIMMING POOLS AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET TO WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.

MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT FROM FOUNDATIONS AND EASEMENTS, 5 FEET FROM PROPERTY LINES AND SWIMMING POOLS, 25 FEET FROM GRADE BREAKS, 10 FEET FROM WATER LINES, 100 FEET FROM EXISTING OR PROPOSED WATER WELLS.

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN PER F.I.R.M. RATE MAPS


- LEGEND:**
- A. SEWAGE STUB-OUT
 - B. 4\"/>

DRAINFIELD SHALL CONSIST OF A TOTAL OF 700 LINEAR FEET OF EMITTER TUBING CONTAINING 350 EMITTERS DEVELOPING 1400 SQUARE FEET OF APPLICATION AREA.




RAINWATER RUN-OFF DIVERSION BERM
NOT TO SCALE

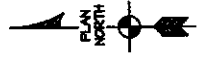
SHEET 1 - SITE PLAN



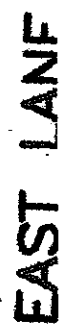
ENVIRONMENTAL SYSTEMS, L.L.C.
12715 MAJESTIC OAKS DRIVE
AUSTIN, TEXAS 78752
(512) 553-1597

CLIENT: THE ANDERSON RESIDENCE
STREET: 1506 EAST LANE, AUSTIN, TEXAS 78732
LOT SUBDIVISION: LOT 27, LAKE AUSTIN VILLAGE
PERMIT AUTHORITY: THE CITY OF AUSTIN
DRAWN BY: D. E. LORRY, R.S.
DATE: 08/18/2014
SCALE: 1" = 20'





A



1504 East Ln. Lot 26

SETBACK REQUIREMENTS:

INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE DECEMBER 2012, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

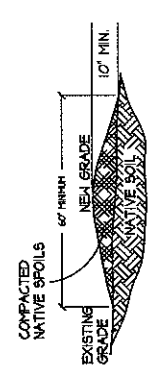
MINIMUM SEPARATION FROM TANK: 5 FEET TO FOUNDATIONS, SWIMMING POOLS AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET TO WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.

MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT FROM FOUNDATIONS AND EASEMENTS, 5 FEET FROM PROPERTY LINES AND SWIMMING POOLS, 25 FEET FROM GRADE BREAKS, 10 FEET FROM WATER LINES, 100 FEET FROM EXISTING OR PROPOSED WATER WELLS.

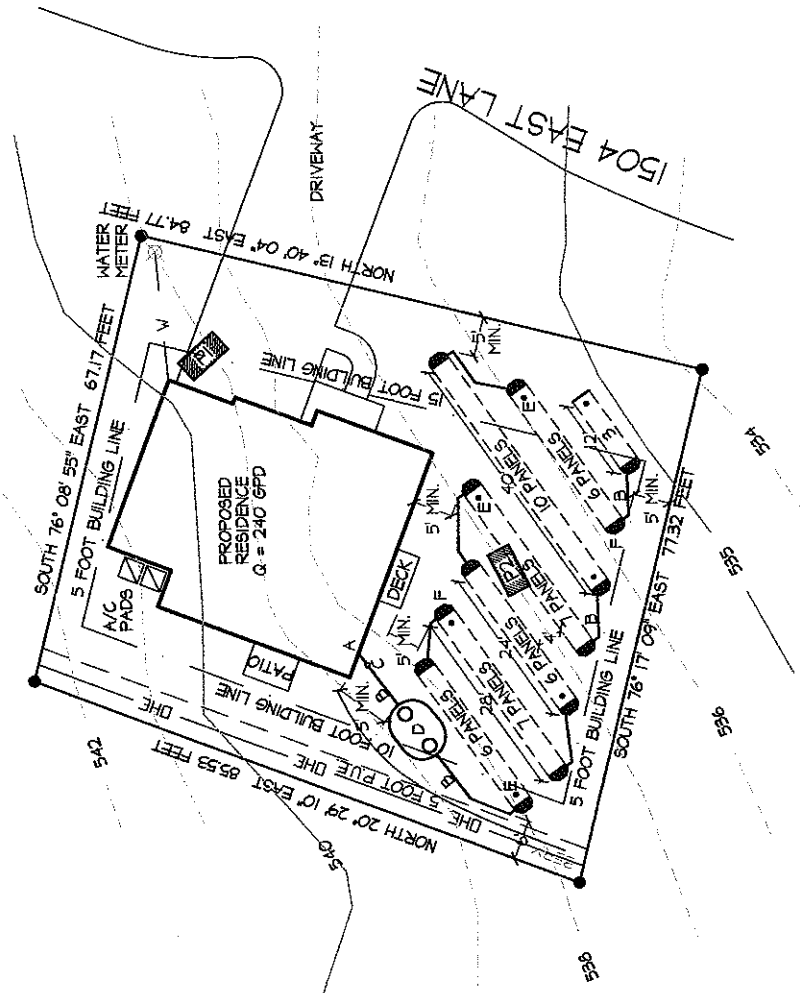
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN PER F.I.R.M. RATE MAPS

LEGEND:

- A. SEWAGE STUB-OUT
- B. 4" SCHEDULE 40 PVC
- C. TWO-WAY CLEAN-OUT
- D. SEPTIC TANK
- E. INSPECTION PORTS WITH CAPS
- F. MULTI-PORT END PLATE



RAINWATER RUN-OFF DIVERSION BERM
NOT TO SCALE



DESIGN BASIS:

THREE-BEDROOM SINGLE-FAMILY RESIDENCE WITH LESS THAN 2500 SF OF CONDITIONED LIVING SPACE = 240 GALLONS PER DAY WASTEWATER FLOW RATE (Q).

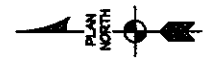
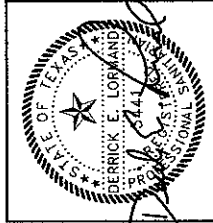
SOIL APPLICATION RATE = 0.20 GALLONS PER SQUARE FOOT PER DAY.

REQUIRED APPLICATION AREA = $240 / 0.20 = 1200$ SQUARE FEET

LEACHING CHAMBER "PANELS" ALLOW FOR 25% REDUCTION.

$1200 \times 0.75 = 900$ SQUARE FEET OF APPLICATION AREA

45 "QUICK 4" STANDARD CAPACITY PANELS ARE REQUIRED. SYSTEM IS DESIGNED WITH 45 PANELS DEVELOPING 900 SQUARE FEET.

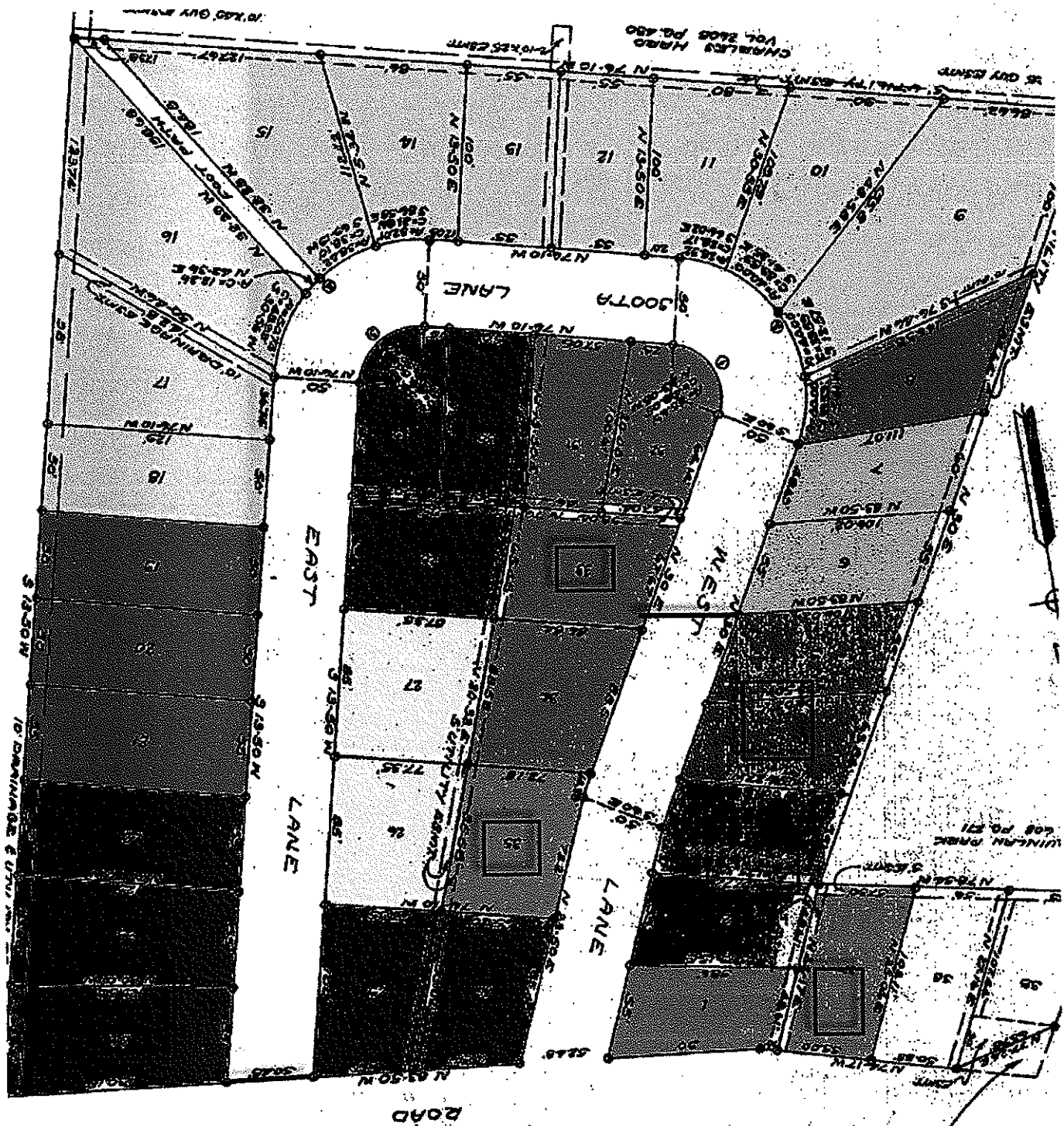


SHEET 1 - SITE PLAN

ENVIRONMENTAL SYSTEMS, L.L.C.

12715 MAJESTIC OAKS DRIVE
AUSTIN, TEXAS 78752
(512) 583-1997

CLIENT:	PECAN VALLEY CUSTOM HOMES
STREET:	1504 EAST LANE AUSTIN, TEXAS 78732
LOT / SUBDIVISION:	LOT 26, LAKE AUSTIN VILLAGE
PERMIT AUTHORITY:	TRAVIS COUNTY INR
DRAWN BY:	D. E. LORMAND, R.S.
DATE:	08/19/2014
SCALE:	1" = 20'



From: Millard, Gregory M. [mailto:Gregory.M.Millard@usdoj.gov]

Sent: Monday, November 17, 2014 4:20 PM

To: Heldenfels, Leane

Subject: 1604 West lane proposal (Dec 8th) [REDACTED]

Leane,

I know you are busy. I never heard back from you last week and was just wondering if I need to amend my application to ask for SF-2 setbacks. I am preparing all my other documentation as we speak. I am hoping to have preliminary site plan and possibly a rendering in the next week or two. Let me know what you need from me. What is my deadline for getting you all the supporting documentation?

Gregory Millard
Group Supervisor, D69
Drug Enforcement Administration
Austin Resident Office
Ofc. 512-344-4931
Cell. 512-848-8231
Fax 512-344-4906

From: Millard, Gregory M.

Sent: Wednesday, November 12, 2014 3:11 PM

To: Heldenfels, Leane

Subject: RE: 1509 East lane proposal (Dec 8th) [REDACTED]

Leane,

The lot was platted in 1964. I have been told by City of Austin planning personnel that it is zoned LA but subject to SF2 setbacks because of the small size of the lot. I think a lot has to meet the minimum square footage listed below (43,560 sq. ft.) to be subject to LA setbacks. Let me know your thoughts. Thanks for all your continued help.

Greg

"Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

One thing I noticed is that the zoning for this new lot is LA, not SF-2 and LA like the other ones and like your partners, so front setback is 40' not 25' for both cases on the lots that are LA zoned.

Impervious cover is different depending on the date the subdivision plat was filed – see below; could be 20% or could be 35%. Do you think you may need to also ask for variance to that?

Do you have that plat date info?

Our Subdivision reviewer down here in Development Assistance Center is out today, but I will ck w/ her tomm if you're unsure of plat date – might be in your deed record for this property.

Let me know if you either of you think you also need impervious cover variance.

Also, see side -10' and rear 20' and advise if you'll need a variance for these requirements. On both cases they'll like to see a footprint of what you're proposing, elevation if you have it.

Thanks –

Leane

- 25-2-492 - SITE DEVELOPMENT REGULATIONS.

Variance Request for 1506 & 1504 East LN

To: City of Austin Board of Adjustments Members:

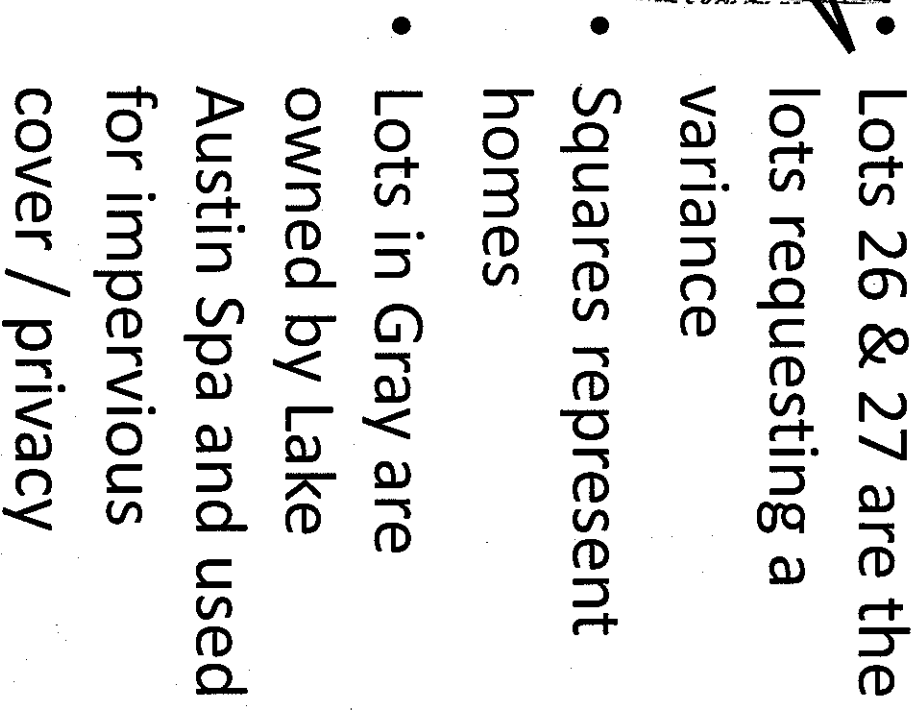
I am requesting a setback variance on 1506 & 1504 East LN in efforts of building two homes on East Lane on lots I purchased in early 2014. 1506 East LN is subject to LA zoning while 1504 is subject to SP-2 zoning. The plotted neighborhood is Lake Austin Village which is an isolated community from other homes in the non-conforming area. This is a small neighborhood with 8 homes present and very little potential to build additional homes. All homes run on septic systems which create additional restrictions on laying out a workable floor plan.

The neighborhood was plotted and designed with 15' a setback which suits the area due to the area home types, community isolation, and narrow road. The LA zoning that took effect in July essentially makes 1506 East LN unbuildable due to the extremely restrictive setbacks. For example, the lot is 77' deep. The LA 40' front setback and 20' back set back only leaves a home foot print of 17' deep. Even though 1504 East LN is zoned SP-2 it is still very restrictive subject to a 25' front setback and a 10' back setback which leaves this lot with a 32' deep foot print.

The variance requested for both 1506 & 1504 East LN is the original deeded 15' front yard, 5' interior side yard, and 10' rear yard setbacks. These setbacks provides adequate room for a conservative 3 bedroom 2 ½ bath home, conventional septic and impervious cover standards for each respective LA and SP-2 zoning rules.

Jeremy Anderson – Property owner

Application required information



Application required information



Existing Structures on adjacent Lots – View 2

Application required information



Application required information



Application required information



Austin Energy variance approval

Application required information

Jeremy Anderson
1504 1506 East Lane
Austin TX, 78732

Lots 26 and 27
Lake Austin Village
Vol. 19, Pg. 88
Official Public Records of Travis County

Dear Jeremy,

October 23, 2014

Austin Energy (AE) has reviewed your application for the above referenced properties, requesting a variance from the required 25' foot front yard setback, in order to construct two structures one being a single family residence at 1504 East Lane and the other being a single family residence at 1506 East Lane. Austin Energy does not oppose this application for construction of these two single family homes at said addresses, having a 15 foot front yard setback, which is shown on the attached stamped sketches, provided any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. When you obtain building permits, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, as she will provide you a proper locations for your service drops.

Thank you,

Eben Kellogg
Austin Energy
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Variance Requested

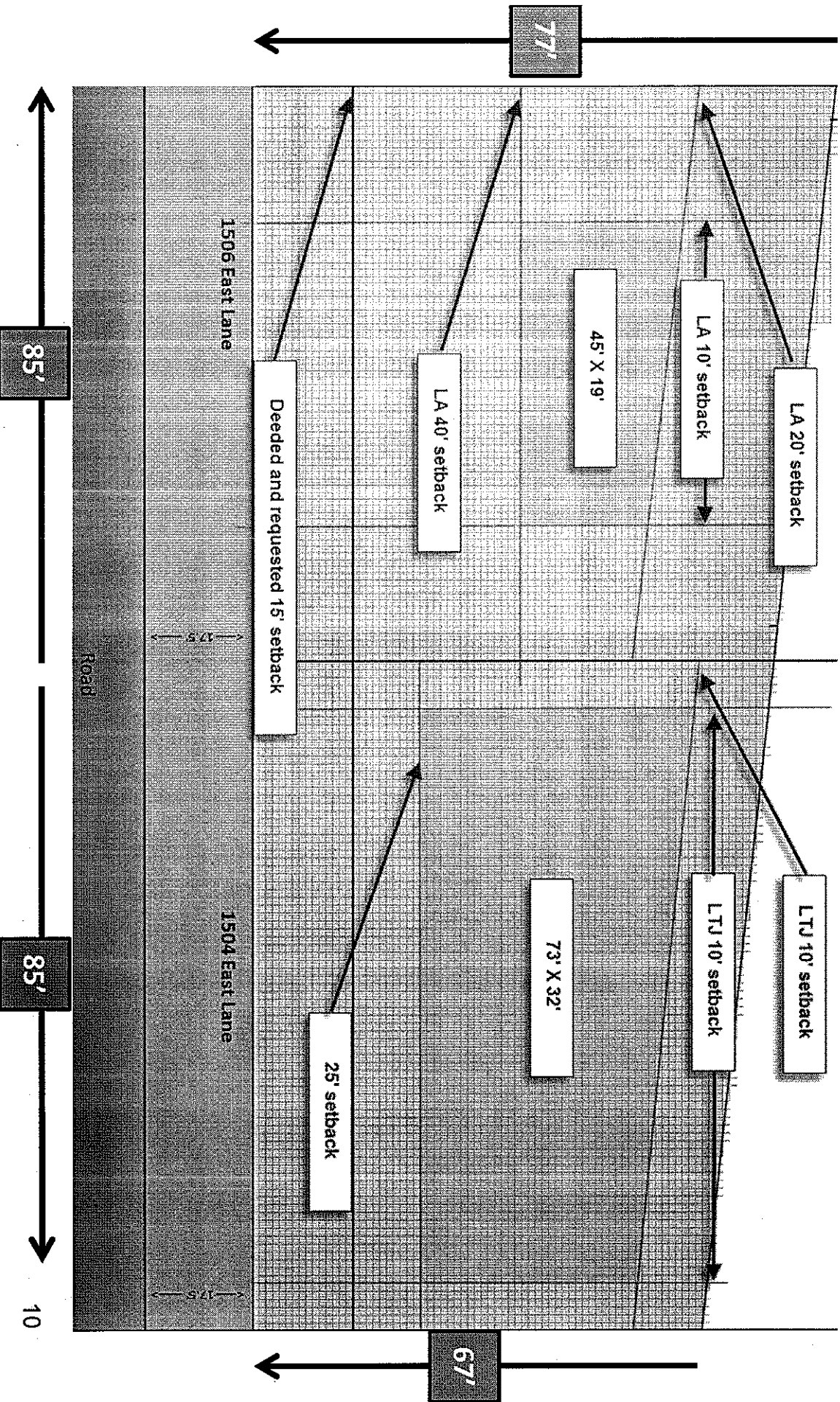
1504 and 1506 East LN are zoned differently, however I am asking for the same variance for both lots. My supporting statements apply the same reasoning for both lots. Below in green are the setbacks I am requesting.

	Front setback	Side Setback	Back Setback	Impervious Cover	Minimum Lot
Requested for 1504 (Zoned SF-2)	15	5	10	30%	6972
Requested for 1506 (Zoned LA)	15	5	10	27%	6130
Deeded	15	5	5		
SF-2	25	5	10	45%	5750
LA	40	10	20	35%	43560

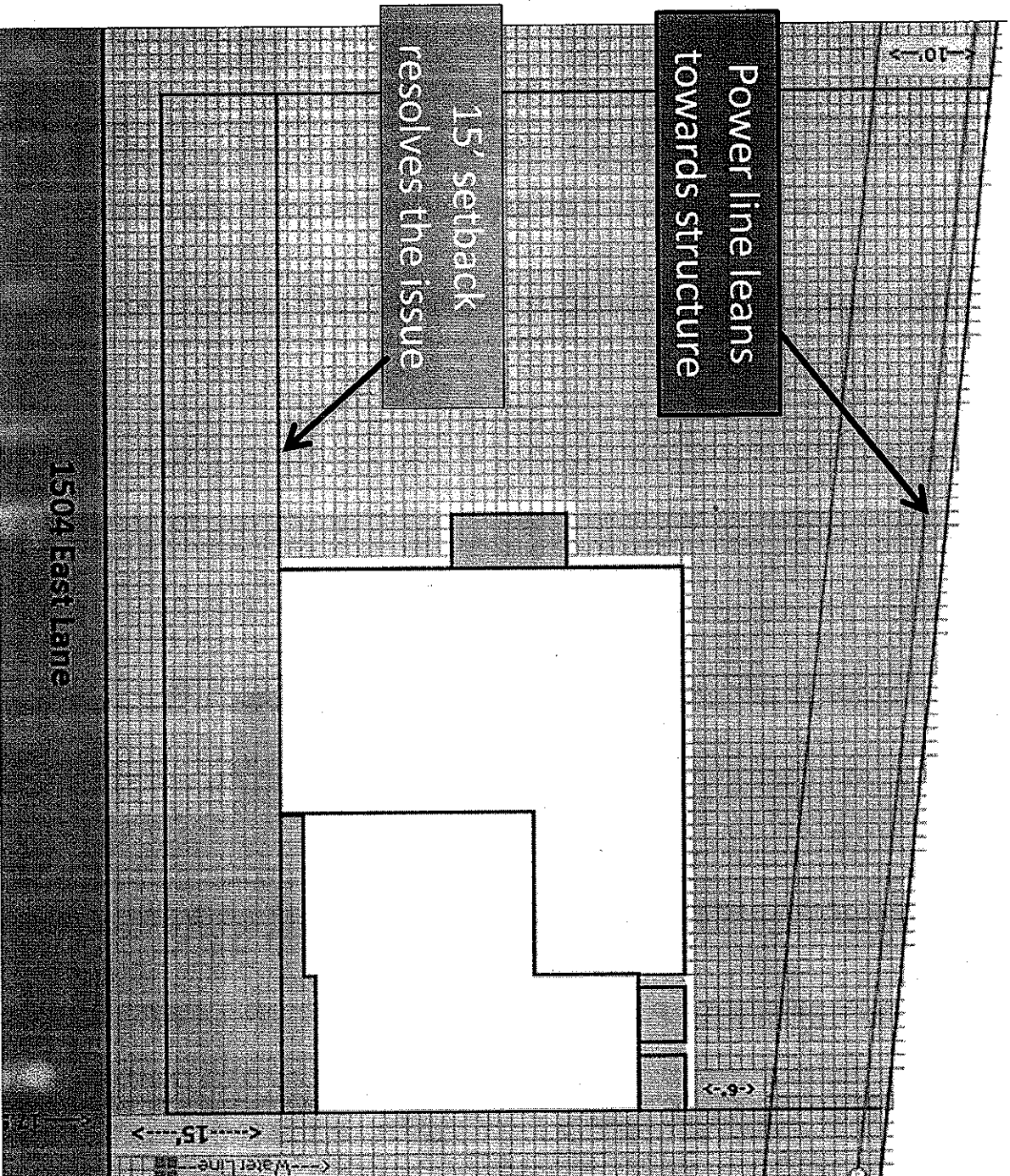
Variance Justification Summary

- Zoning created after lots 26 & 27 were plotted make it unrealistic to build a reasonable floor plan
- Power lines encroach back property line by 2.5' creating additional hardship
- The combination of the zoned setbacks, septic requirements and a shallow lot does not allow room for a home size consistent with the neighborhood
 - Convention Septic system (better for the environment) requires a setback variance
 - Interior lots including 26 & 27 were designed shallow and variance setback
- Neighborhood averaging justifies a 15' set back
- LA Zoning is arbitrary in this neighborhood
- Desired 25' distance is achieved as the road is ~ 30' from the property structure inclusive of a 15' setback.
- These lots were deeded with a 15' set back which is protected by House Bill 1704

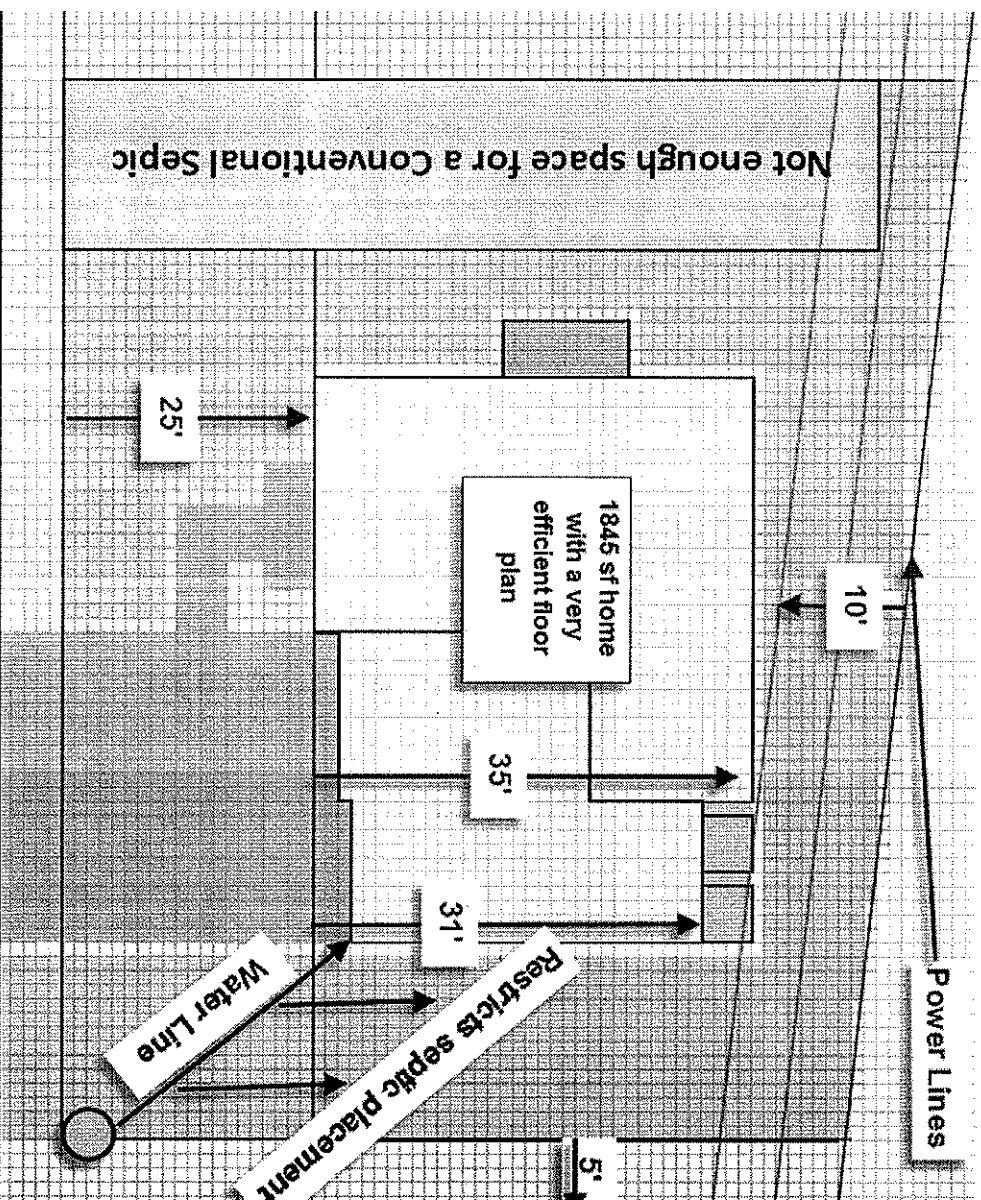
**Zoning created after lots 26 & 27 were plotted
make it unrealistic to build a reasonable floor plan**



**Power lines encroach the property by 2.5'
creating additional hardship**



The combination of the zoned setbacks, septic requirements and a shallow lot does not allow room for a home size consistent with the neighborhood

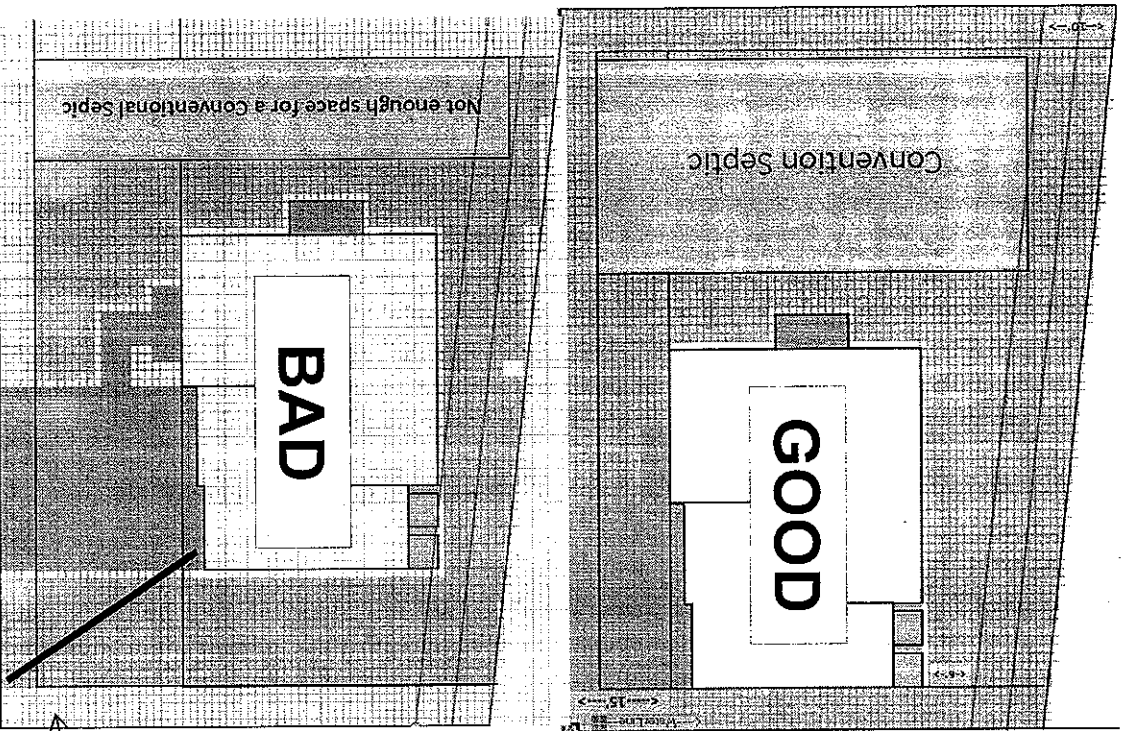


**AVG size home in
Lake Austin
Village is 2015 sf**

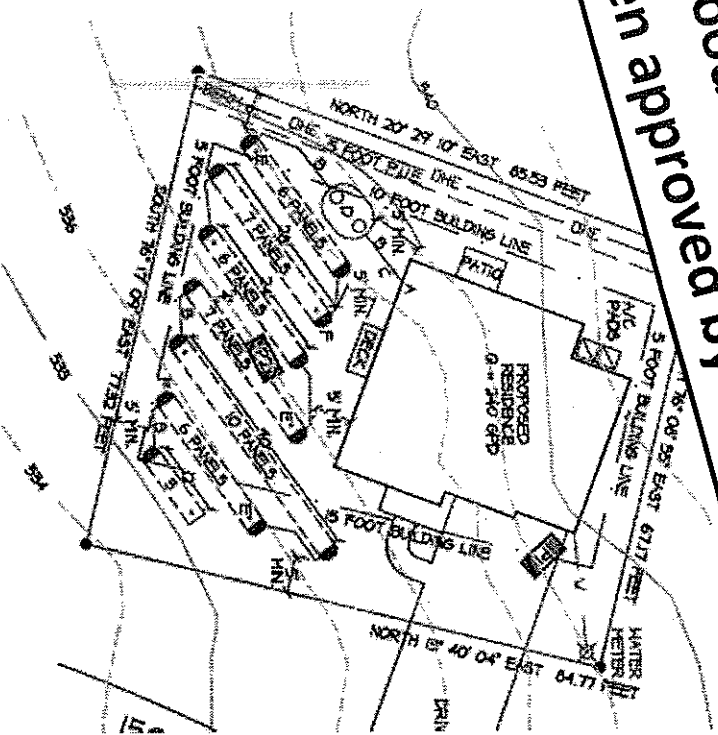
1503 East LN	4440
1600 EAST LN	2470
1501 West LN	1147
1601 WEST LN	1416
1506 West LN	1344
1502 West LN	2292
12711 River Bnd	2153
1503 WEST LN	863
AVG	2015.625

**Proposed home
is only 1845sf**

Convention Septic system (better for the environment) requires a setback variance

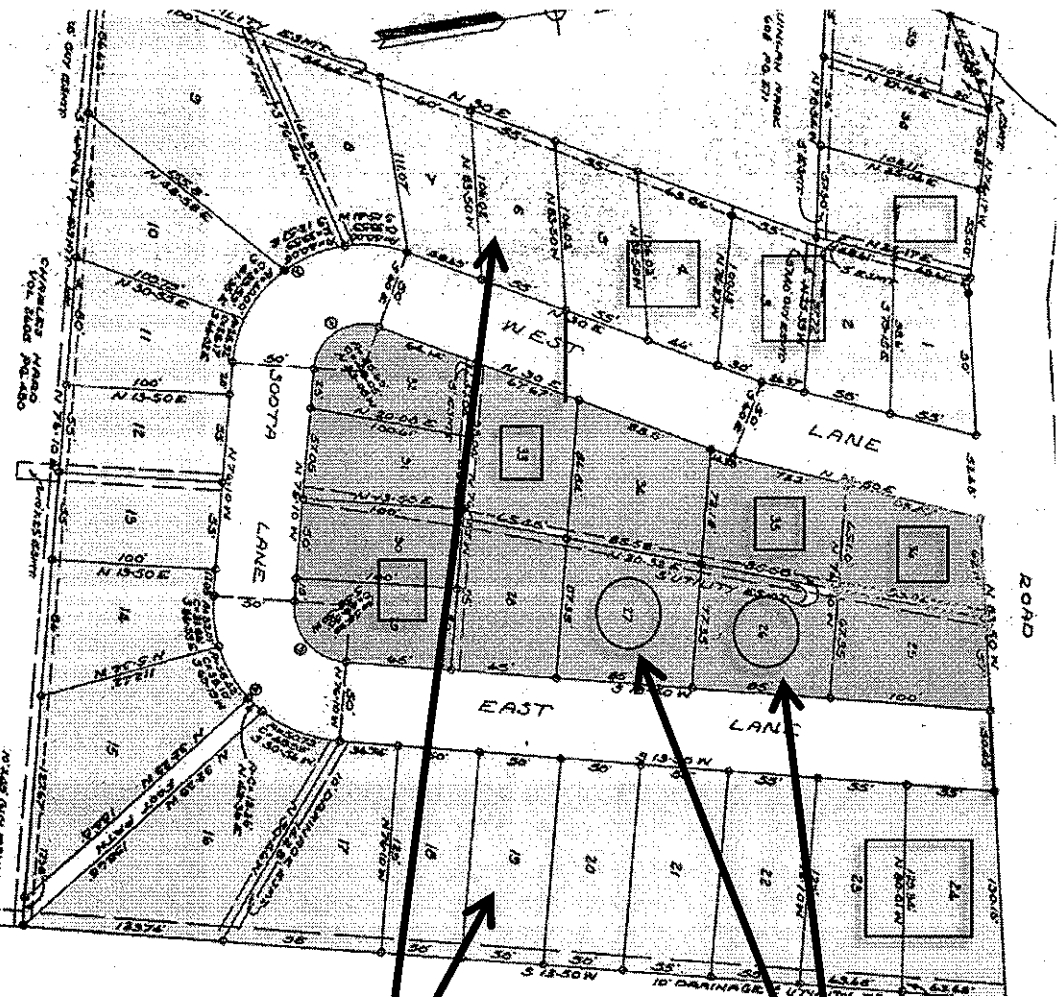


The "Good" design below has already been approved by Travis County



Septic must be 10 foot from waterlines
variance allows structure to shift right

Interior lots including 26 & 27 were designed shallow and variance setback

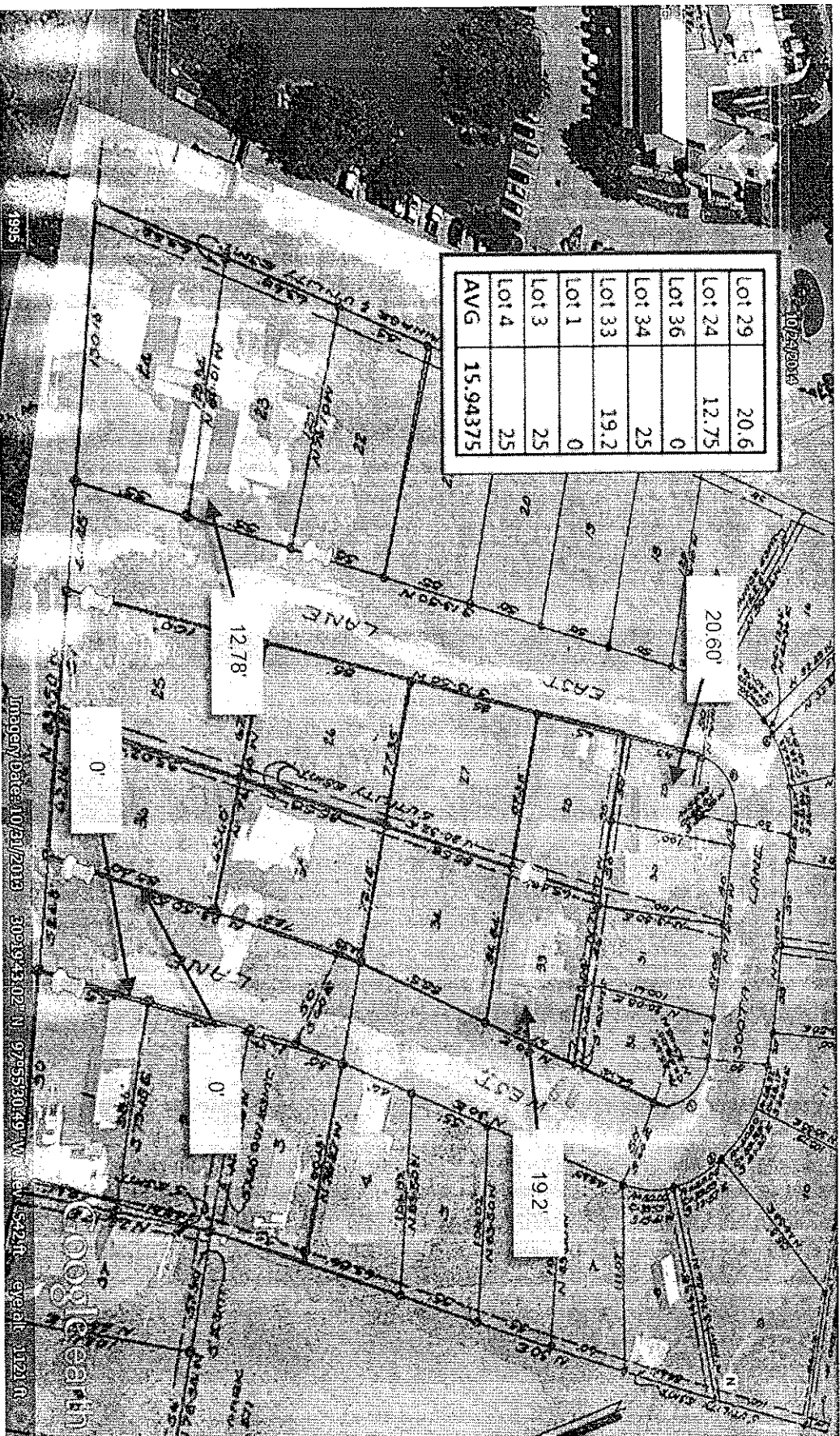


Lots 26 and 27 are 67' and 77' deep

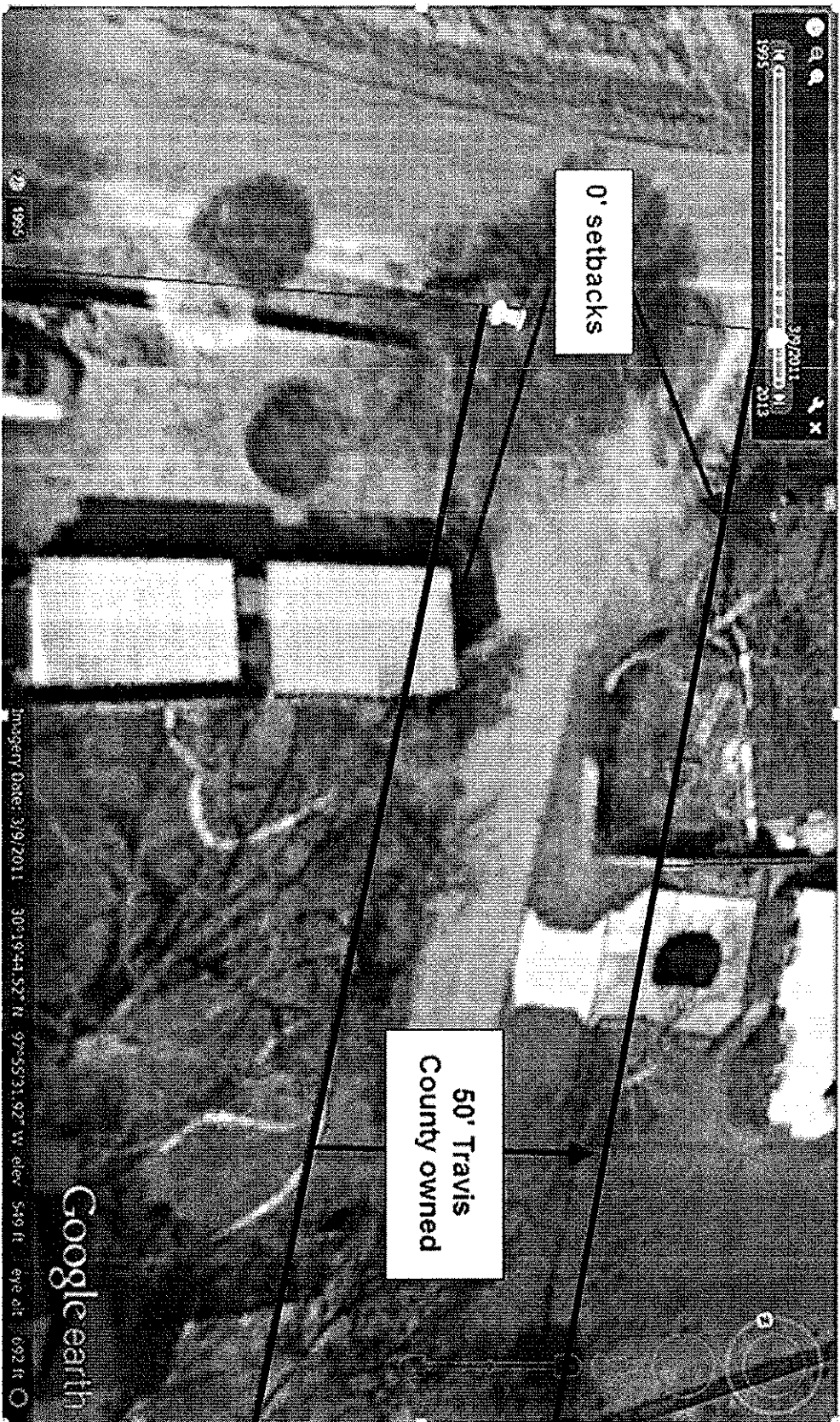
Exterior lots in yellow are all 100' + deep

Neighborhood averaging justifies a variance

Average setback is 15.94'

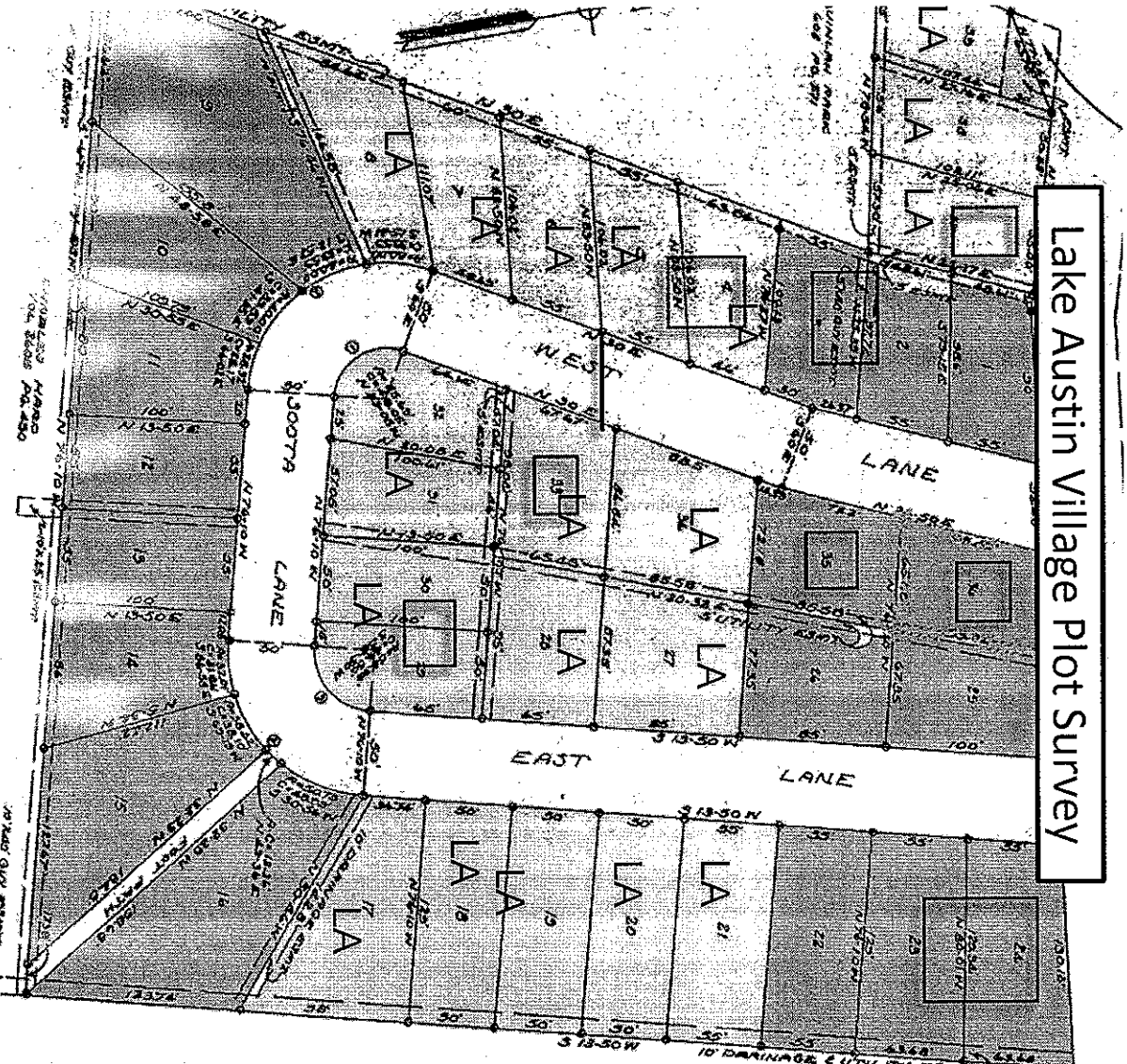


Example of 0' setback



LA zoning is arbitrary in this neighborhood

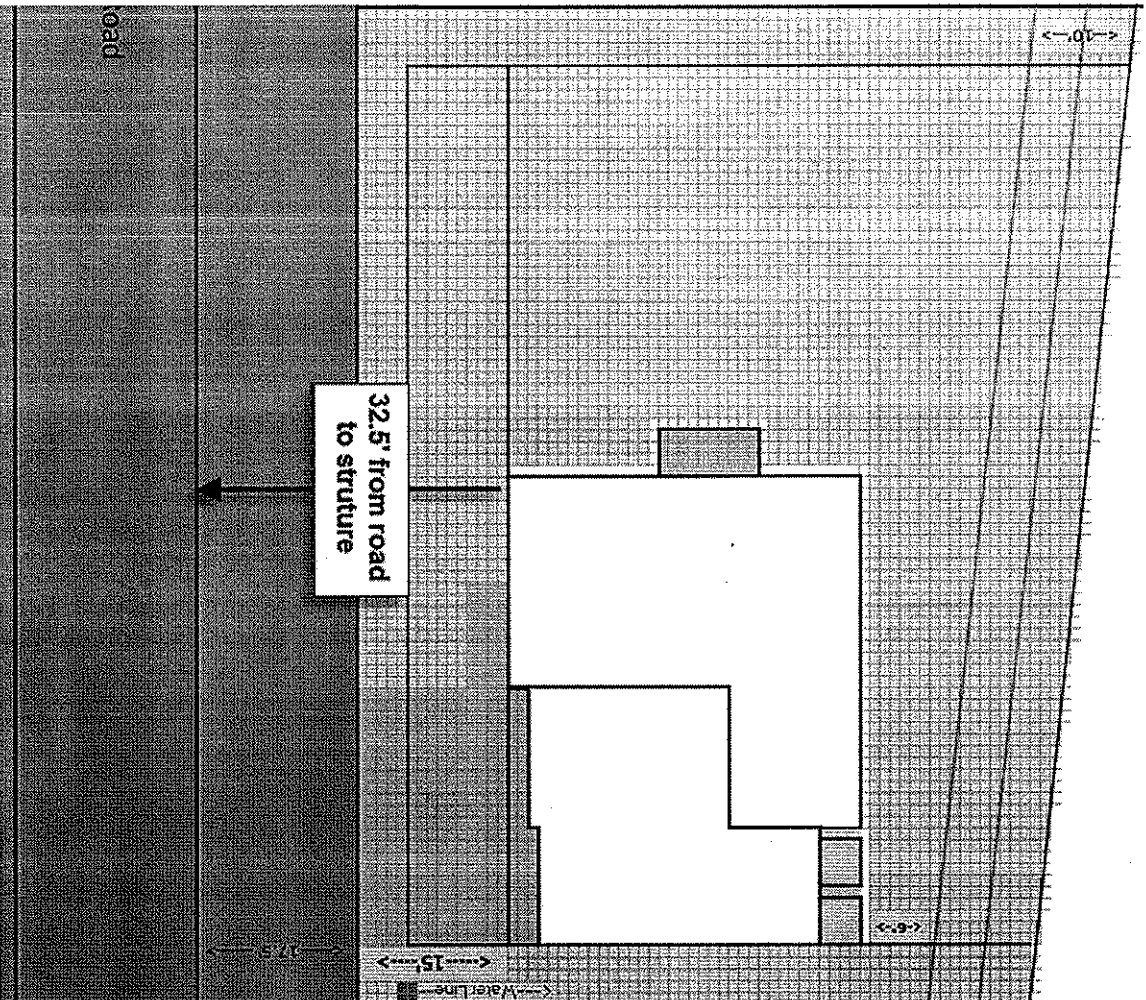
Lake Austin Village Plot Survey



- Lots in yellow are zoned LA
- Lots in green are zoned SF-2

Desired 25' distance is achieved with a 15' setback

The road is ~ 30' from the property structure w/ 15' setback



The setback according to the Deed on file

7. Minimum setback lines shall be as follows: No residential structure shall be located nearer the front line than 15 ft., or nearer the side street line than 10 ft., nor nearer the side or rear lot line than 5 ft. Detached garages, carports, and storage buildings may be located within 3 ft. of side lot line and within 5 ft. of rear lot line. The exception being lot 36, on which there is an existing structure. Construction must be completed within one year after starting.

House Bill 1704 protects the 15' front, 5' side and 5' back setbacks provided in the Deed

Thank you