



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0125
 LOCATION: 2110 Haskell Street



1" = 141'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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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 # CL5-2016-0125 ROW # 11637460

Tax # 0200080311

ICAD

Section 1: Applicant Statement

Street Address: 2110 HASKELL STREET

Subdivision Legal Description:

DRIVING PARK ADDITION

Lot(s): 14

Block(s): K

Outlot: _____

Division: _____

Zoning District: SF-3-NP (Holly)

I/We BJ CORNELIUS (SITE SPECIFICS)

on behalf of myself/ourselves as

authorized agent for NONA NILAND (2110 HASKELL LLC)

affirm that on

Month Select _____, Day Select _____, Year Select _____, 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: METAL TRELLIS STRUCTURE

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

SECTION 25-2-492 TO DECREASE THE 5-FOOT BUILDING SETBACK FOR THE METAL TRELLIS
TO 0 FEET
SECTION 25-2-893 ACCESSORY USE FOR A PRINCIPAL RESIDENTIAL USE SCREENING REQUIREMENTS.
(SCREENING OF RV FROM PUBLIC VIEW WITH A SOLID WOOD OR MASONRY FENCE)

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:

PLEASE SEE ATTACHED LETTER

Hardship

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

PLEASE SEE ATTACHED LETTER

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

PLEASE SEE ATTACHED LETTER

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:

1/3

PLEASE SEE ATTACHED LETTER

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: Bobbie Jo Cornelius Date: 10/12/16
Applicant Name (typed or printed): BOBBIE JO CORNELIUS
Applicant Mailing Address: 700 N. LAMAR BLVD. 200A
City: AUSTIN State: TX Zip: 78703
Phone (will be public information): 512 412 5252
Email (optional – will be public information): BJ@site specifics austin.com

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: Nona Niland Date: 10-10-16
Owner Name (typed or printed): NONA NILAND (2110 HASKELL LLC)
Owner Mailing Address: 210 LAVACA ST UNIT 3005
City: AUSTIN State: TX Zip: 78701
Phone (will be public information): _____
Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: BOBBIE JO CORNELIUS
Agent Mailing Address: 700 N. LAMAR BLVD. 200A
City: AUSTIN State: TX Zip: 78703
Phone (will be public information): 512 412 5252
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).

Code you are seeking a variance from:

This application to the Board of Adjustments is for consideration of a variance request from **Section 25-2-492** Site Development Regulations to decrease the 5 foot building set back requirement for the metal trellis from 5 feet to 0 feet.

and **25-2-893** accessory uses for a principal residential use screening requirements. The requirements state that the recreational vehicle should be screened from public view with a solid wood or masonry fence at least six feet high.

REASONABLE USE:

The zoning regulation applicable to the property does not allow for a reasonable use because:

A. The 5 foot building set back requirement:

There is a 39 inch heritage pecan tree located in the front yard. The house was constructed behind the tree, using up most of the back yard. Storing the recreational vehicle behind the house is not an option. In order to protect as much of the root zone as possible, the location for the RV was placed as close to the property line as possible, also being in line with the existing driveway so that the RV could be easily taken off site for trips and then placed back on the site. The Pecan tree is a self-trimming tree, meaning that when a limb dies, it falls off. With a tree this large and this old, this process is a constant issue. A tasteful metal trellis has been constructed above the RV only as large as needed to protect the RV and someone stepping out of the RV from falling limbs. The trellis does not shed any rain water, allowing the water to reach the roots of the Pecan. If the trellis were constructed 5 feet off the property line, the RV would be 5 feet closer to the Pecan tree.

B. The solid 6 foot wall for screening:

25-2-893 accessory uses for a principal residential use screening requirements. The requirements state that the recreational vehicle should be screened from public view with a solid wood or masonry fence at least six feet high.

The existing screening requirements for compatibility between a commercial use and residential use allows for more options. **25-2-1006.C** A person may comply with Subsection (A) by providing a yard, fence, berm, or vegetation.

There is a solid wood fence along the side property lines screening the RV from the neighbors on each side. We would like to provide vegetation as the screening between the RV and the view from the street. We would like to use two large planters with vegetation equaling the required 6 feet of height. If vegetation can be used between a commercial use and a single family home, it should be allowed as a buffer between a parked RV and the view from the street.

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THE HARDSHIP:

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

A. The 5 foot building set back requirement:

The existing pecan tree occupies most of the front yard, limiting the placement of the RV.

The solid 6 foot wall for screening:

The RV cannot go in the back yard due to the location of the house, which was based on the 39 inch Pecan tree taking up so much of the lot. The property is fenced on the sides and the view from the street should be screened with vegetation to look more like a front yard.

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

A. The 5 foot building set back requirement cannot be met. The tree is unique to this one lot.

B. The solid 6 foot wall for screening has been met on the side property lines. The other homes are closer to the street and have back yards for storage of an RV. Screening of the RV from the street is accomplished with planters and landscaping. This is a more natural look for the front yard.

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:

A. 5 foot set back variance

The trellis is only stopping limbs falling. It is not shedding water towards the neighbor's property. It is only as large as it needs to be for its purpose, it is see through, and it is not blocking any emergency pathways to or from this home or the neighbor's home.

B. Screening with a 6 foot solid fence

The RV is screened on two sides with a solid fence. Placing a fence in the front of the RV would look very unusual, since this is the front yard. The planters and shrubs are much more conforming to the neighborhood.

ALLEY (15' R.O.W.)
S 73°00'00" E 48.00'

LOT 14

WOOD DECK

WOOD STEPS

ONE STORY FRAME #2110

WOOD DECK

COV'D CONC.

39" PECAN

WOOD DECK

METAL COV'D NATURAL GROUND

METAL PLANTERS FOR WSHRUBS FOR SCREENING

CONC. DRIVE

GATE

FND 1/2" I.P.

N 73°00'00" W 48.00'

HASKELL STREET (60' R.O.W.)

LOT 13

LOT 15

LOT 12

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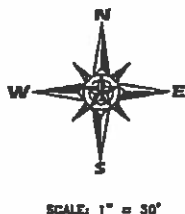
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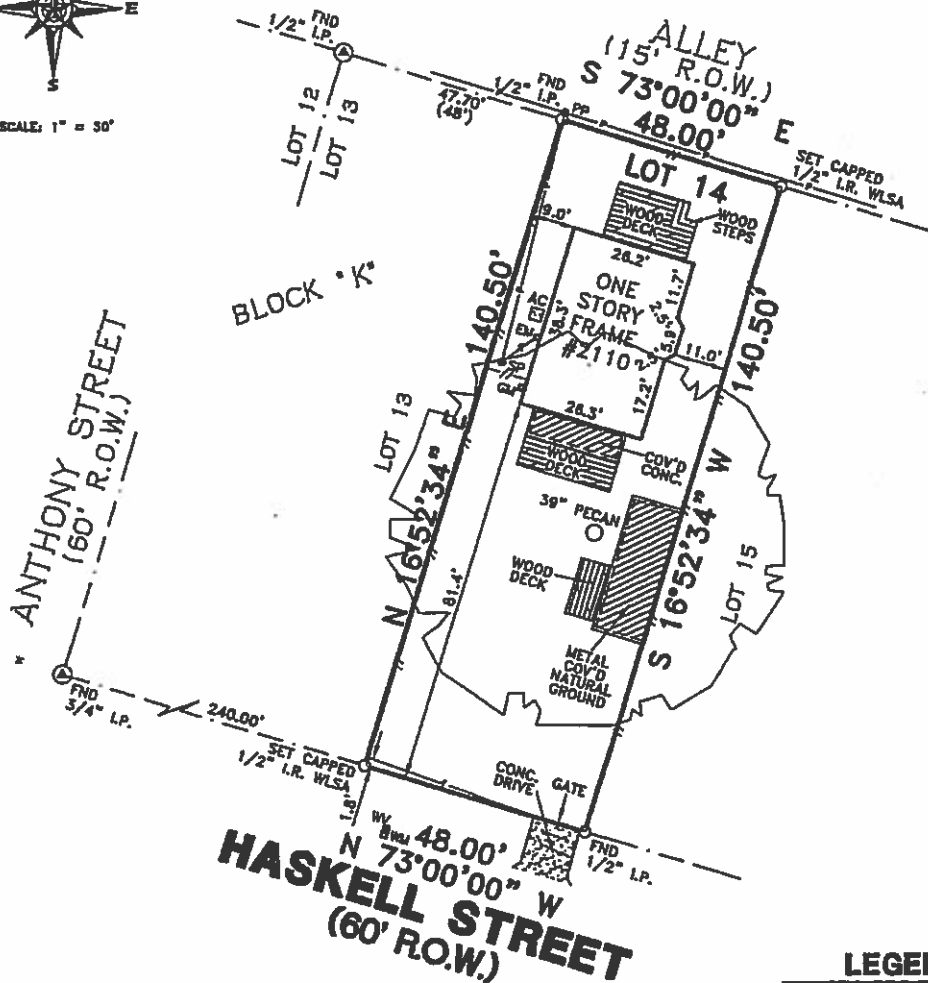


Google Earth





SCALE: 1" = 30'



NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, BUILDING LINES, AND OTHER ENCUMBRANCES NOT SHOWN HEREON MAY AFFECT THIS TRACT.
- 2) ALL BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 73°00'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HASKELL STREET.
- 3) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

LEGEND

EM	- ELECTRIC METER
GM	- GAS METER
SP	- SERVICE POLE
PP	- POWER POLE
OP	- OVERHEAD POWER LINE
WV	- WATER VALVE
WM	- WATER METER
WF	- WOOD FENCE
MF	- METAL FENCE
()	- RECORD INFORMATION
Ⓐ	- CONTROL MONUMENT

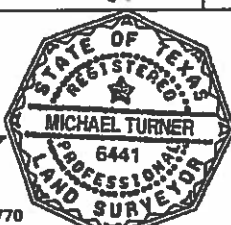
ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. --

SURVEY OF
LOT 14, BLOCK "K", DRIVING PARK ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 208, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(SHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0465 J, REVISED JANUARY 06, 2016. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

CLIENT	NOMA MILAND	LENDER CO.	-
ADDRESS	2110 HASKELL STREET	TITLE CO.	-

Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL (512) 326-2100 FAX (512) 326-2770
COPYRIGHT 2016 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED





I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services Austin.

M. Turner 7/20/16

FIELD WORK	07/05/16	RW	DRAFTED BY	07/06/16	JC	CHECKED BY	07/20/16	MT
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	615 G	32398	

I, **Nona Niland**, am the owner of the property located at 2110 Haskell Street and I am applying for variances from the Board of Adjustments regarding 1) Section 25-2-893 and 2) Section 25-2-493 of the City of Austin Land Development Code. The variances would allow me the ability to 1) screen my recreational vehicle with solid planters and tall planting in lieu of 6 foot wood or masonry fence, and 2) retain my existing trellis constructed 0' from the side property line.

By signing this form, I understand that I am declaring my support of the variances being requested.

Property Owner Name (Printed)	Address	Signature
Hanson Little	2109 Haskell St	
Alexander Miller	2113 Haskell St	
Matt Jones	2102 Haskell	