

SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0064
2515 WINSTED LANE



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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 167'



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 # _____
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Section 1: Applicant Statement

Street Address: 2515 Winsted Lane

Subdivision Legal Description:

Lots 192 and 193 Tarry-Town 6, a subdivision in the City of Austin, Travis County, Texas, of record in Volume 4, Pages 88-90 of the Plat Records of Travis County, Texas, less that portion of said lots that were conveyed to the City of Austin for MOPAC right-of-way per Volume 4129, page 1086 of the Travis County Deed Records.

Zoning District: SF-3

I, Robert D. Ettinger on behalf of myself affirm that on

October 17, 2017, I hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: Resubdivide with a resulting lot width less than provided in SF-3 zoning district requirements.

Type of Structure: Residential

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

SF-3 Zoning District Requirements for Lot 193 (Minimum Lot Width)

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 structure built approximately 70 years ago was constructed in error such that the structure was located partially across the lot line between Lots 192 and 193. To correct the error by relocating said lot line and recognizing the 5' minimum side yard setback from the existing residence would result in Lot 193-A being at a width of 45.3 feet for a portion of the length of Lot 193-A. Not allowing a reduction in the required lot width would prevent a reasonable use of Lot 193-A in that it would not be a complying building site.

Hardship

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

It is unique that a structure is constructed in error crossing an existing lot line.

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

The other residences in the area were not constructed in error crossing the side lot lines.

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 resulting Lot 193-A with the requested variance would have the minimum lot area and a lot width exceeding the minimum at the street frontage. In addition, the resulting Lot 193-A would accommodate a reasonable residential structure such that character of the area would not be affected, nor would the use of the adjacent conforming properties be impaired.

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:

City of Austin | Board of Adjustment General/Parking Variance Application

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: Robert D Ettinger Date: 10/17/2017

Applicant Name (typed or printed): Robert D. Ettinger

Applicant Mailing Address: P.O. Box 50323

City: Austin State: TX Zip: 78763-0323

Phone (will be public information): 512-478-4754

Email (optional – will be public information): [REDACTED]

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: Robert D Ettinger Date: 10/17/2017

Owner Name (typed or printed): Robert D. Ettinger

Owner Mailing Address: P.O. Box 50323

City: Austin State: TX Zip: 78763-0323

Phone (will be public information): 512-478-4754

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

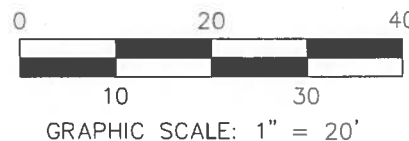
Section 6: Additional Space (if applicable)

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).

WINSTED LANE
(50' R.O.W.)
 VOLUME 4, PAGES 88-89
 P.R.T.C.T.

1/2" IRON ROD

AMENDED PLAT OF LOTS 214
 AND 215 TARRYTOWN OAKS
 DOCUMENT NO. 200600088
 O.P.R.T.C.T.



LOT 215-A

S62°45'16"E 126.02'

REMAINING PORTION OF
 3X25' UTILITY EASEMENT
 VOL. 4, PGS. 88-89
 D.R.T.C.T.

LOT 192-A
 0.177 ACRES
 (7,712 SQ. FT.)

LOTS 192 AND 193
 TARRY-TOWN 6
 VOLUME 4, PAGES
 88-89, P.R.T.C.T.

WOOD FRAME
 HOUSE

SHED

WOOD FRAME
 GREEN HOUSE

ORIGINAL
 LOT LINE

ORIGINAL
 LOT LINE

15' BUILDING SETBACK LINE
 VOLUME 4, PAGES 88-89
 D.R.T.C.T.

LOT 193-A
 0.132 ACRES
 (5,757 SQ. FT.)



(1,934 SQ. FT.)
 ROW DEDICATION
 VOLUME 4129, PAGE
 1086, D.R.T.C.T.

1/2" IRON PIPE

N82°48'16"W 115.45'

EDWARD A. PRINCE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6465
 DOUCET & ASSOCIATES
 EPRINCE@DOUCETENGINEERS.COM

11/6/17

CITY OF AUSTIN
 (NO RECORD
 INFORMATION FOUND)

NOTES:

BEARINGS ARE BASED ON THE TEXAS COORDINATE
 SYSTEM, CENTRAL ZONE [4203], NAD 83 (2011),
 EPOCH 2010, OBSERVED USING THE LEICA
 SMARTNET NETWORK. UNITS: US SURVEY FEET.

AS-BUILT SURVEY
2515 WINSTED LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

DA DOUCET
& ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 TBPLS Firm Registration Number: 10105800

P: \1682-001\survey\DA_drawings\1682001-AsBuilt rev.dwg

Revision Date: 11/06/2017

Date: 10/13/2017

Scale: 1"=20'

Drawn by: DK

Reviewer: EAP

Project: 1682-001

Sheet: 1 of 1

Field Book: 401

Party Chief: JM

Survey Date: 06/14/2017