

H01/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0024
LOCATION: 601 E. Powell 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" = 198'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

H01/2

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 # 015-2014-0024 ROW # 11944389 Tax # 0301020507
PAID

Section 1: Applicant Statement

Street Address: 1219 Bickler Rd.

Subdivision Legal Description:

Lot 33, Woodlawn Addition

Lot(s): 33 Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NCCD-NP

I/We Jim Wittliff/Land Answers, Inc. on behalf of myself/ourselves as

authorized agent for Bill Luce affirm that on

Month April, Day 13, 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: Single Family Residence

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

LDC 25-2-774(c)(5): "The second dwelling unit may not exceed 1,100 square feet"

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:

LDC 25-2-774(c)(5) assumes the "first residence" on the property will be the larger residence, entitled to 0.25 or more FAR. According to TCAD, the existing house on this property contains 1,050 square feet, which is less than the maximum allowable size for the second residence. The existing structure also has a 98 square foot covered porch, which is exempt from FAR. The property owner wished to construct a 2,500 to 3,000 square foot residence on the rear of the property, which will serve as the "first residence," rather than demolishing the existing home, building a larger home on the front, and a second residence on the rear.

Hardship

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

Most lots that are being developed as Two Family Residential already have the larger home in the front.

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

There are very few lots eligible for Two Family Residential that have the smaller home already built on the front of the property.

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 rear home will be two stories/ 30 feet/ 3,000 square feet, which is typical of many of the
home sizes in Travis Heights. Additionally, approval of this variance will not set a precedent,
since the BOA has previously approved an identical variance for the property at 1400 Newning.

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: [Signature] Date: 04/13/2018

Applicant Name (typed or printed): Jim Wittliff/Land Answers, Inc.

Applicant Mailing Address: 3606 Winfield Cove

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 416-6611

Email (optional – will be public information): landanswers@sbcglobal.net

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: [Signature] Date: 04/13/2018

Owner Name (typed or printed): Susan Pollo

Owner Mailing Address: 4422 Peach Street

City: Sealy State: Texas Zip: 77474

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Jim Wittliff/Land Answers

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

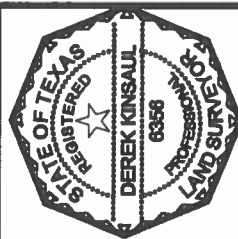
Email (optional – will be public information): _____

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).

NOTES:

- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
- 4) Due to differing building practices, building dimensions are approximate.
- 5) Property east of bluff was inaccessible and was not surveyed.



I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

Derek Kinsaul

Derek Kinsaul, R.P.L.S. No. 6356 April 16, 2018

SURVEYWORKS
INFO@SURVEYWORKSAUSTIN.COM
FIRM #10194157
(512) 964-5929
2701 WARE ROAD
AUSTIN, TX 78741



FLOOD INFORMATION:
Per www.fema.gov, a portion of this property appears to be located in Zone AE₁ (subject to inundation by the 1% annual chance flood). This property was found in map number 48453C0605J, dated 01/06/2016.

TOPOGRAPHIC SURVEY

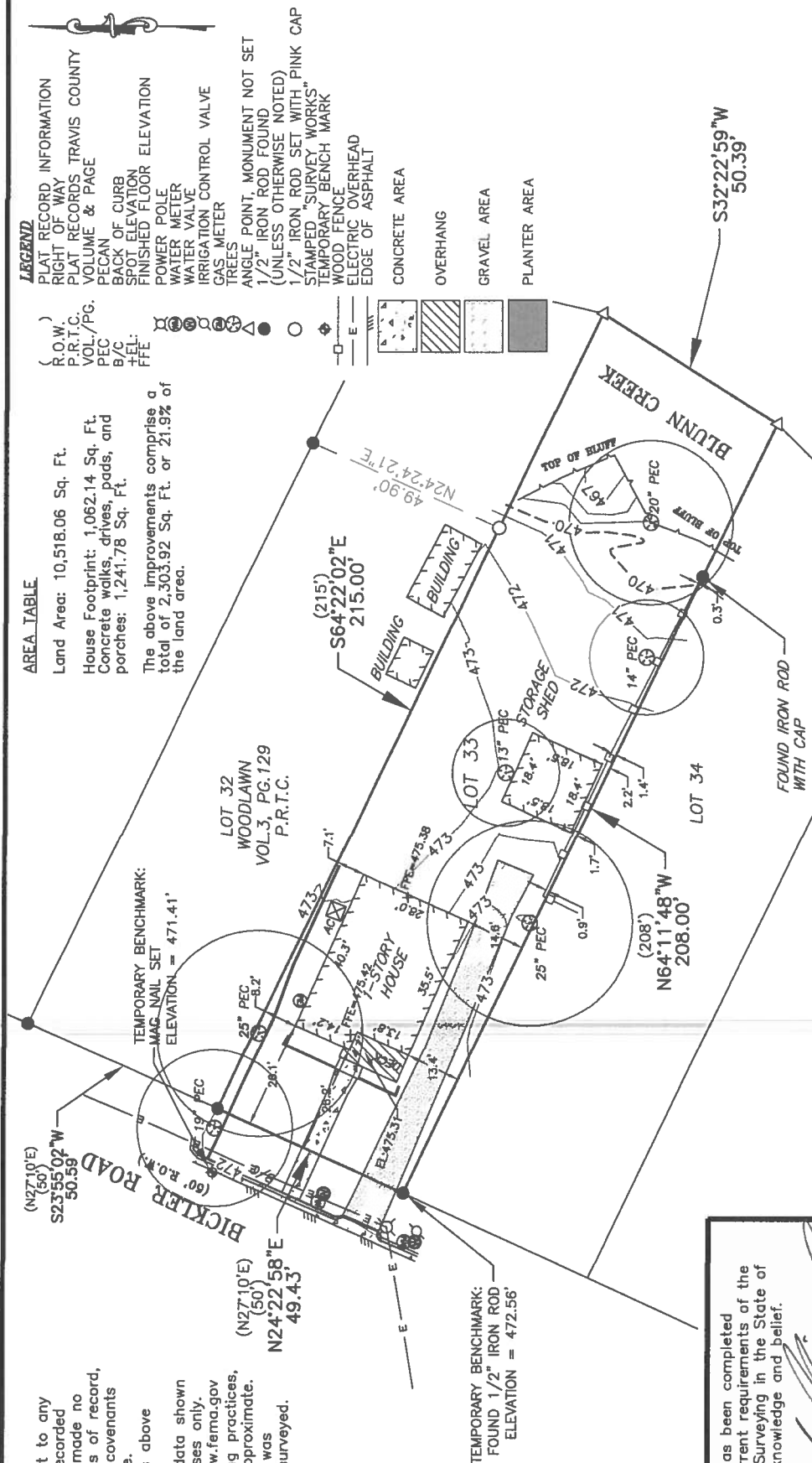
LEGAL DESCRIPTION:
LOT 33, WOODLAWN, VOLUME 3, PAGE 129, PLAT RECORDS, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

AREA TABLE

Land Area: 10,518.06 Sq. Ft.
House Footprint: 1,062.14 Sq. Ft.
Concrete walks, drives, pads, and porches: 1,241.78 Sq. Ft.
The above improvements comprise a total of 2,303.92 Sq. Ft. or 21.9% of the land area.

LEGEND

- (R.O.W.) RIGHT OF WAY
(P.R.T.C.) PLAT RECORDS TRAVIS COUNTY
(VOL./PG.) VOLUME & PAGE
(PEC) PECAN
(B/C) BACK OF CURB
(SPOT ELEVATION) SPOT ELEVATION
(FINISHED FLOOR ELEVATION) FINISHED FLOOR ELEVATION
(+ELEV.) POWER POLE
(WATER METER) WATER METER
(IRRIGATION CONTROL VALVE) IRRIGATION CONTROL VALVE
(GAS METER) GAS METER
(TREES) TREES
(ANGLE POINT, MONUMENT NOT SET) ANGLE POINT, MONUMENT NOT SET
(1/2" IRON ROD FOUND) 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED) (UNLESS OTHERWISE NOTED)
(1/2" IRON ROD SET WITH PINK CAP) 1/2" IRON ROD SET WITH PINK CAP
(STAMPED "SURVEY WORKS") STAMPED "SURVEY WORKS"
(TEMPORARY BENCH MARK) TEMPORARY BENCH MARK
(WOOD FENCE) WOOD FENCE
(ELECTRIC OVERHEAD) ELECTRIC OVERHEAD
(EDGE OF ASPHALT) EDGE OF ASPHALT
(CONCRETE AREA) CONCRETE AREA
(OVERHANG) OVERHANG
(GRAVEL AREA) GRAVEL AREA
(PLANTER AREA) PLANTER AREA



SURVEYED FOR: Bill Luce

SITE ADDRESS: 1219 Bickler Rd. Austin, TX

PROJECT: 18-0064

SURVEYOR: D. KINSAUL

DRAWN BY: E. OLDEN

FIELDBOOK:

60

30

0

SCALE: 1 INCH = 30 FEET

H01/6

H01/7

TEMPORARY BENCHMARK:
FOUND 1 1/2" IRON ROD -
ELEVATION = 472.56'

BICKLER ROAD

TEMPORARY BENCHMARK:
MAG NAIL SET
ELEVATION = 471.41'

LOT 32
WOODLAWN
PG. 129
VOL. 3, P. 1.C.

The above total of 2,300 is the land area.

(215,02,"E
-564.22.00

49.90'
N24°24'21"E

BLUNN CREEK

PLANTED GRAVEL AREA OVERHANG CONCRETE AREA OF AS.

532.22,59
50.39 "N

NOTE: Rear home must be sprinkled

FLOOD INFORMATION: A portion of this property appears to be located in Zone AE- (subject to inundation by the 1% chance flood). This property was found in map dated 01/06/2016.

SURVEY

PAGE 129, PLAT REE

PROPERTY WAS FOUND IN THIS PROPERTY
ON 06/06/2016.

SURVEY

PAGE 129, PLAT RECORDS, CITY OF AUSTIN.

ear home
sprinkled

SCALE: 1 INCH = 30 FEET

SURVEYED FOR: Bill Luce
 SITE ADDRESS: 1219 Bickler
 60