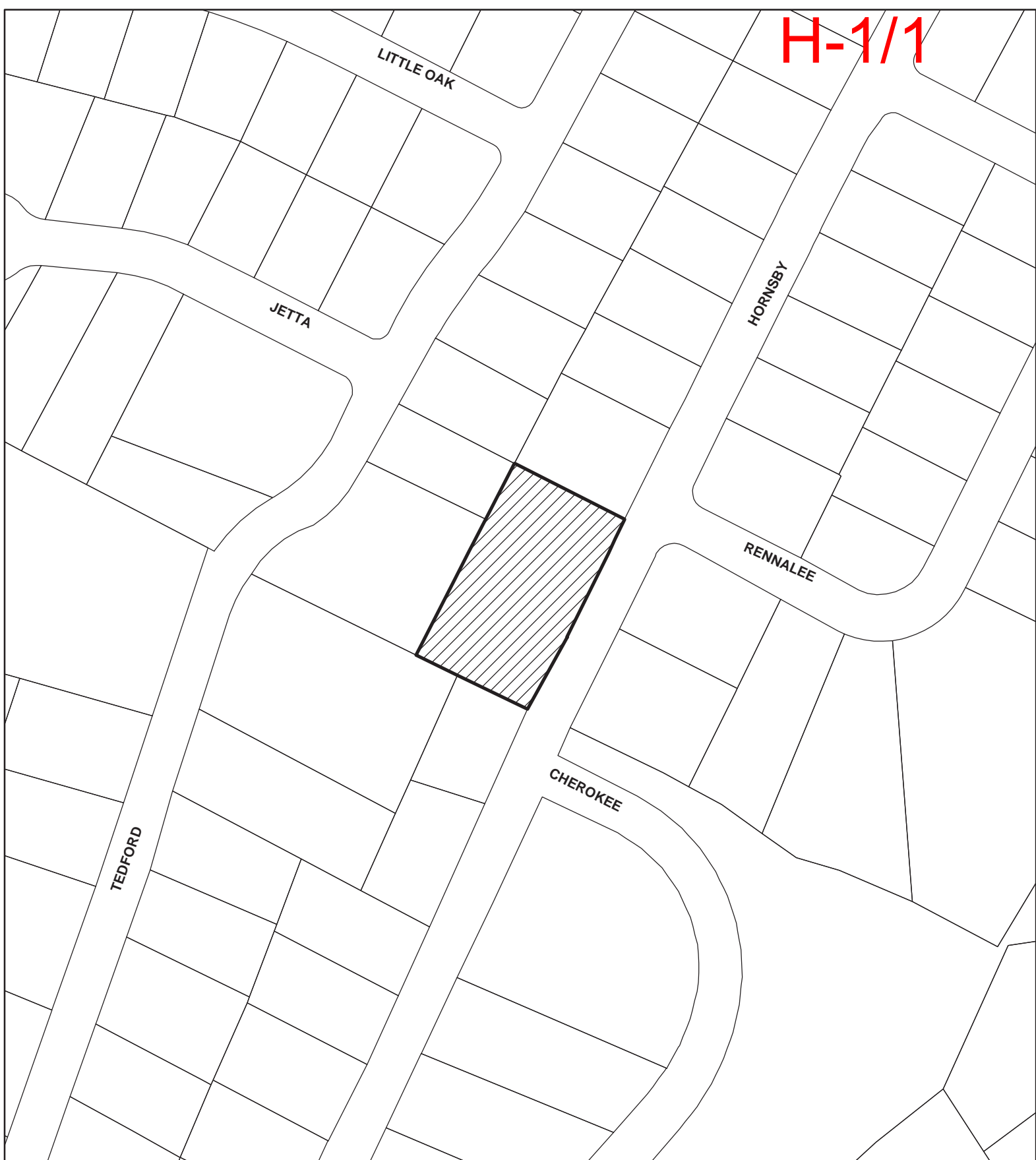


H-1/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0048
LOCATION: 11902 Hornsby Street



1" = 138'

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.



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

H-1/2

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 11902 Hornsby St., Austin, Texas 78753

Subdivision Legal Description:

LOT A&B SPANISH OAK RIDGE ANNEX II

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

Outlot: _____ Division: _____

Zoning District: SF-1

I/We Jerry Perales, PE on behalf of myself/ourselves as
authorized agent for Tuan Bui affirm that on
Month August, 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: Single Family Residence

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

Section 25-1-22 - MEASUREMENTS

(C) Except as otherwise provided in this title, lot width is measured at the front setback line and at a distance of 50 feet to the rear of the front setback line.

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 60' minimum lot width for 50' from the 25' front setback line restricts the owner from the reasonable use of subdividing his property without a detrimental effect on the existing home. This proposed subdivision maintains the character of the area and does not impair any owner's reasonable use of their property.

Hardship

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

The location of the existing house on Lots B & C constrains the subject property such that, when applying the minimum 60' lot width requirement 50' from the 25' front setback line for the proposed Lot C, the proposed lot line would intersect with the existing home to remain.

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

This hardship is not general to the area because it is based on the location of a single existing home on a lot to be subdivided.

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 proposed lots have single family homes resembling the homes.

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:  Date: 01/08/2018

Applicant Name (typed or printed): Jerry Perales, P.E.

Applicant Mailing Address: 3102 Bee Cave Rd., Suite 201

City: Austin State: Texas Zip: 78746

Phone (will be public information): (512) 297-5019

Email (optional – will be public information): 

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:  Date: 08/10/18

Owner Name (typed or printed): Tuan Bui

Owner Mailing Address: 11902 Hornsby St.

City: Austin State: Texas Zip: 78753

Phone (will be public information):

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Jerry Perales, P.E.

Agent Mailing Address: 3102 Bee Cave Rd., Suite 201

City: Austin State: Texas Zip: 78746

Phone (will be public information): (512) 297-5019

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).



July 30, 2018

Mr. David Wahlgren
Development Services Department
505 Barton Springs Rd.
Austin TX, 78704

RE: BOA Variance Request Letter – Spanish Oak Ridge Annex II. Resubdivision of Lots A & B

Dear Mr. Wahlgren:

Please except this letter and application materials as our formal submittal for a Board of Adjustment Variance. The project site is to be located at 11902 Hornsby St., Austin, Texas 78753. We have included a vicinity map for your convenience. This site is zoned SF-1. The property is being resubdivided into 3 lots for the new construction of 2 single family homes on Lots A and C. Lot B currently has a home on it which will remain. This request is for a variance for Lot C from the City of Austin Land Development Code Section 25-1-22(C) which requires a minimum 60' lot width, extending from the property line to 50' from the 25' front setback line.

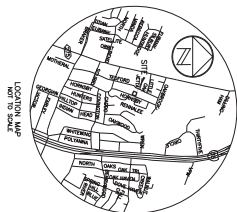
The location of the owner's existing house on Lot B is a physical constraint which prevents compliance with the minimum 60' lot width for the required 50' back from the 25' front setback line for the proposed Lot C. The owner of the property would like to subdivide his property into 3 lots so that he can build his 2 children homes on either side of his existing home. It would be a hardship to meet this requirement since it would require demolition of part of his home. This hardship is not general to the area because it is based on the location of single existing home on a lot to be subdivided. Also, the subdivision is requested to build homes for his children and not to sell to the public. Furthermore, this regulation restricts the owner from the reasonable use of subdividing his property without a detrimental effect on his existing home. This subdivision maintains the character of the area and does not of impair the reasonable use of the adjacent property owners.

A variance from the minimum lot width requirement 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 since the proposed subdivided lots will be developed as single-family residences like the surrounding lots. In addition, the granting of the variance will not be injurious to the public health, safety or welfare.

If you would like to discuss this request further or need additional information, please don't hesitate to contact our office. We look forward to working with you and your team on this project.

Sincerely,

Jerry Perales, PE
President



LEADS	
①	1/2" REBAR FOUND (ON AS NOTED)
②	ROOF FIBER FOUND (SEE NOTE)
③	CONCRETE FOUND (FINDING MARK LOCATION)
④	WATER METER
⑤	WATER VALVE
⑥	FIRE HYDRANT
⑦	SPEAKER CONTROL W/ALT.
⑧	WIRE TRAY
⑨	WIRE TRAY
⑩	CHIMNEY FLUENTS
⑪	ELECTRIC UNIT/RY
⑫	ICE UNIT/RY
⑬	AC PAK
⑭	CLIMAT/RY
⑮	WATER/RY
⑯	WATER/RY
⑰	CHIM LNK P/CE
⑱	WOOD FLOOR
⑲	PAVING UNIT/RY
⑳	ACCORD W/FORMATION

BENCHMARK INFORMATION:
BM #1: COTTON SPINDLE SET IN ASPHALT, EASTERN SIDE OF HONOLULU ST., 1/4" SW SOUTHWEST OF THE MOST SOUTHEAST PROPERTY CORNER.
ELEVATION = 703.40'
BM #2: COTTON SPINDLE SET IN ASPHALT, AT SOUTHEAST CORNER OF HONOLULU ST. AND KENAUKE LOOP.
ELEVATION = 699.34
VERTICAL DATUM: MVD 88 (GEOID 128)

[illegible]

Robert C. Smith, Jr.
 Department of Economics
 Appalachian State University, Boone, NC 28608

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3550 Michol Lane
Austin, Texas 78744
Phone No. 10124500

Robert C. Morris, Jr.
Professional Land Surveyor
No. 4495

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF AUSTIN

DRAWING NO.:
1346-001-BASE
1346-001

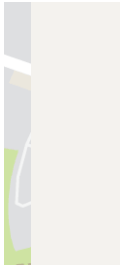
PLOT DATE:
06/15/2017

DATE OF SCALE:
06/15/2017

DESIGN: 877
DWG/REV/IMP
01 OF 01



Image capture: Apr 2016 © 2018 Google



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Google

