

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Wednesday February 5, 2020

CASE NUMBER: C15-2020-0006

____ Brooke Bailey OUT
____ Jessica Cohen
____ Ada Corral
____ Melissa Hawthorne
____ William Hodge
____ Don Leighton-Burwell
____ Rahm McDaniel OUT
____ Darryl Pruett
____ Veronica Rivera
____ Yasmine Smith OUT
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Martha Gonzalez (Alternate) OUT
____ Denisse Hudock (Alternate) OUT

APPLICANT: Ron Thrower

OWNER: Patrick Dunn

ADDRESS: 2309 and 2311 QUARRY RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-515 (Rear Yard of a Through Lot) from setback requirements to decrease the minimum rear yard setback for each lot 2309 & 2311 Quarry Rd. from 25 feet (required) to 10 feet (requested) in order to erect a single-family residence per lot in a SF-3", Single-Family Residence zoning district.

Note: Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.

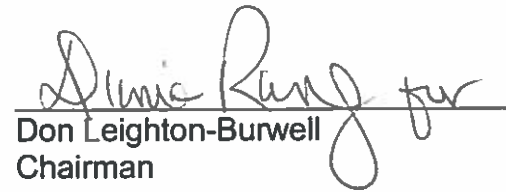
BOARD'S DECISION: BOA February 5, 2020 **POSTPONED TO MARCH 9, 2020 BY APPLICANT DUE TO SHORTAGE OF BOARD MEMBERS**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:

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:


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman



January 17, 2020

Victoria Haase
2309 Quarry Rd
Austin TX, 78703

Property Description: W 110 FT OF LOT 6 *& E 4 FT OF LOT 7 BLK 2 WESTFIELD A

Re: C15-2020-0006

Dear Victoria,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section of the Land Development Code;

Section 25-2-515 (*Rear Yard of a Through Lot*) setback requirements;
to decrease the minimum rear yard setback for each lot 2309 & 2311 Quarry Rd. from 25 feet (required) to 10 feet (requested); In order to erect a single-family residence per lot in a SF-3", Single-Family Residence zoning district.

Austin Energy does not oppose requested variance, provided any proposed and existing improvements follow Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements.

<https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

see - Page 92 - 1.10.0 Clearance and Safety Requirements.

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2020-0006**BOA DATE:** February 5, 2020**ADDRESS:** 2309 & 2311 Quarry Rd**COUNCIL DISTRICT:** 10**OWNER:** Patrick N. Dunn**AGENT:** Ron Thrower**ZONING:** SF-3-NP (WANG)**LEGAL DESCRIPTION:** W 110 FT OF LOT 6 * & E 4 FT OF LOT 7 BLK 2 WESTFIELD A**VARIANCE REQUEST:** reduce through lot setback requirement of 25 ft. to 10 ft.**SUMMARY:** erect one single-family residence & associated accessory structure**ISSUES:** 9 protected trees, 3 of which are Heritage

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Central West Austin Neighborhood Plan Contact Team

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Save Barton Creek Assn.

Sierra Club, Austin Regional Group

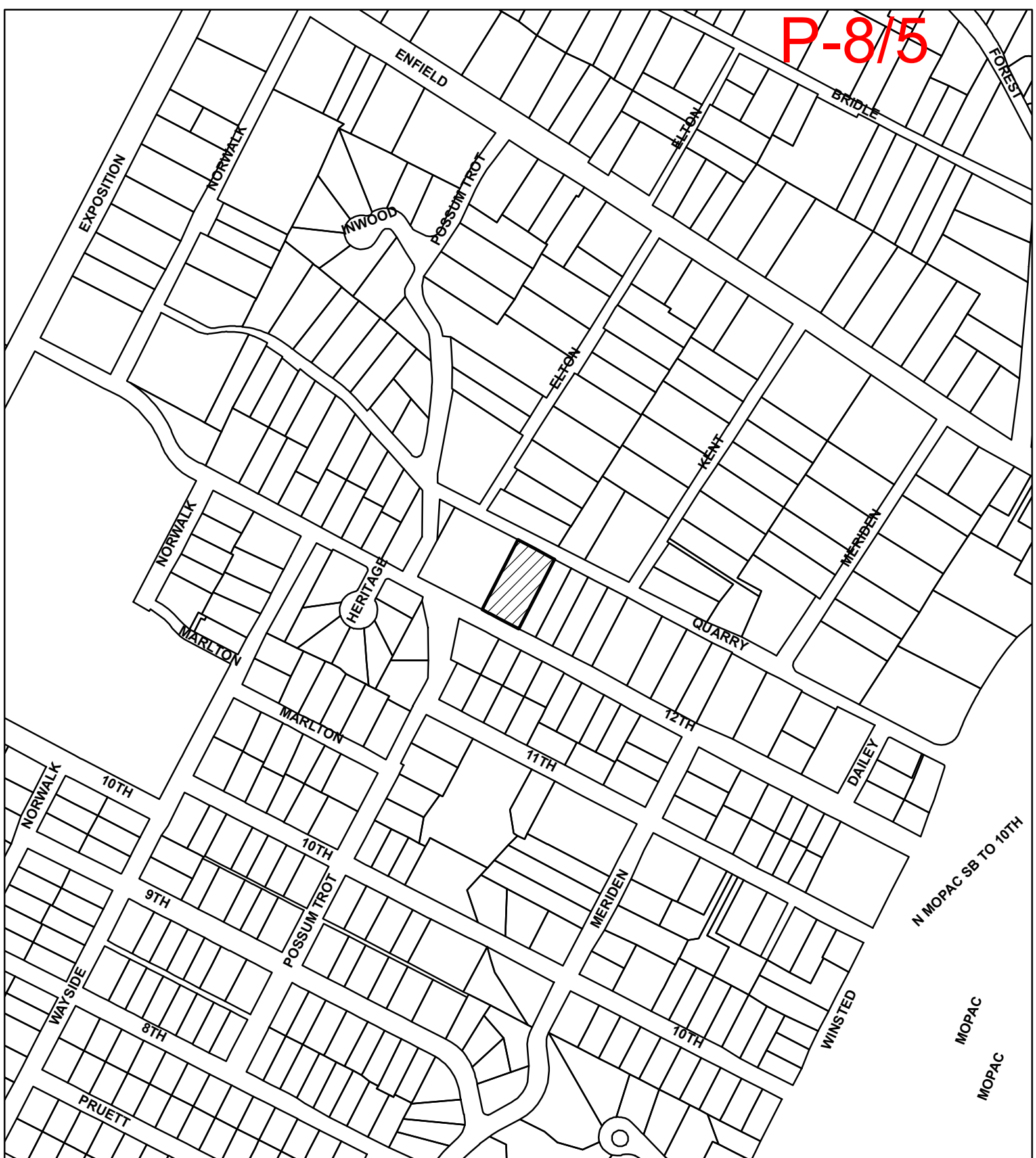
TNR BCP – Travis County Natural Resources

Tarrytown Alliance

Tarrytown Neighborhood Association

West Austin Neighborhood Group

P-8/5



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0006

LOCATION: 2309 QUARRY ROAD



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" = 333'



CITY OF AUSTIN

Development Services Department

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

P-8/6

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: 2309 & 2311 Quarry Road

Subdivision Legal Description:

2309: East 60 feet of the West 110 feet of Lot 6, Block 2, Westfield A Subdivision

2311: West 50 feet of Lot 6 and East 4 feet of Lot 7, Block 2, Westfield A Subdivision

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

Outlot: _____ Division: _____

Zoning District: SF-3-NP

I/We A. Ron Thrower on behalf of myself/ourselves as
authorized agent for Centex Urban Ventures, LLC (Patrick Dunn) affirm that on
Month November, Day 6, Year 2019, 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: 1- single-family residential home & associated accessory structure PER LOT

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

25-2-515 - REAR YARD OF THROUGH LOT - to decrease the rear yard setback from 25 ft. (required) to 10 ft. (requested) PER LOT. BOTH of the lots (2309 & 2311) are seeking a reduction in the rear setback from 25 ft. to 10ft.

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 requirement of a 25 ft. no-build setback from both the front and rear lot-line reduces the area the can be developed. Those areas outside of the setback are populated with 9 protected trees, 3 of which are Heritage. The property cannot be reasonably developed when abiding by both the setback requirement and tree protections.

Hardship

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

There are several protected and heritage trees on the properties that require greater flexibility for building placement in order to preserve the trees.

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

Most structures on this block were built in the 1940's; before the implementation of the Tree Preservation Ordinance.

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 variance will not alter the character of the area as it will preserve the trees and will have development that is consistent with the other 15 lots along this block that use Quarry Rd as the front lot-line and W 12th Street as the rear lot line where garages are placed. Two properties have received the same variance to work new development among the mature trees.

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: A. Ron Thrower Digitally signed by A. Ron Thrower
DN: c=US, E=ron@throwerdesign.com, O=Thrower
Design, CN=A. Ron Thrower
Reason: I am approving this document
Date: 2020.01.08 13:23:16-0800 Date: 11/06/2019

Applicant Name (typed or printed): A. Ron Thrower

Applicant Mailing Address: P.O. Box 41957

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

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:  Date: 11/06/2019

Owner Name (typed or printed): Patrick N. Dunn

Owner Mailing Address: 10318 Lake Road, A103

City: Houston State: TX Zip: 77070

Phone (will be public information): 281-370-6687

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

Section 5: Agent Information

Agent Name: Thrower Design (A. Ron Thrower and Victoria Haase)

Agent Mailing Address: P.O. Box 41957

City: Austin State: TX Zip: 78704

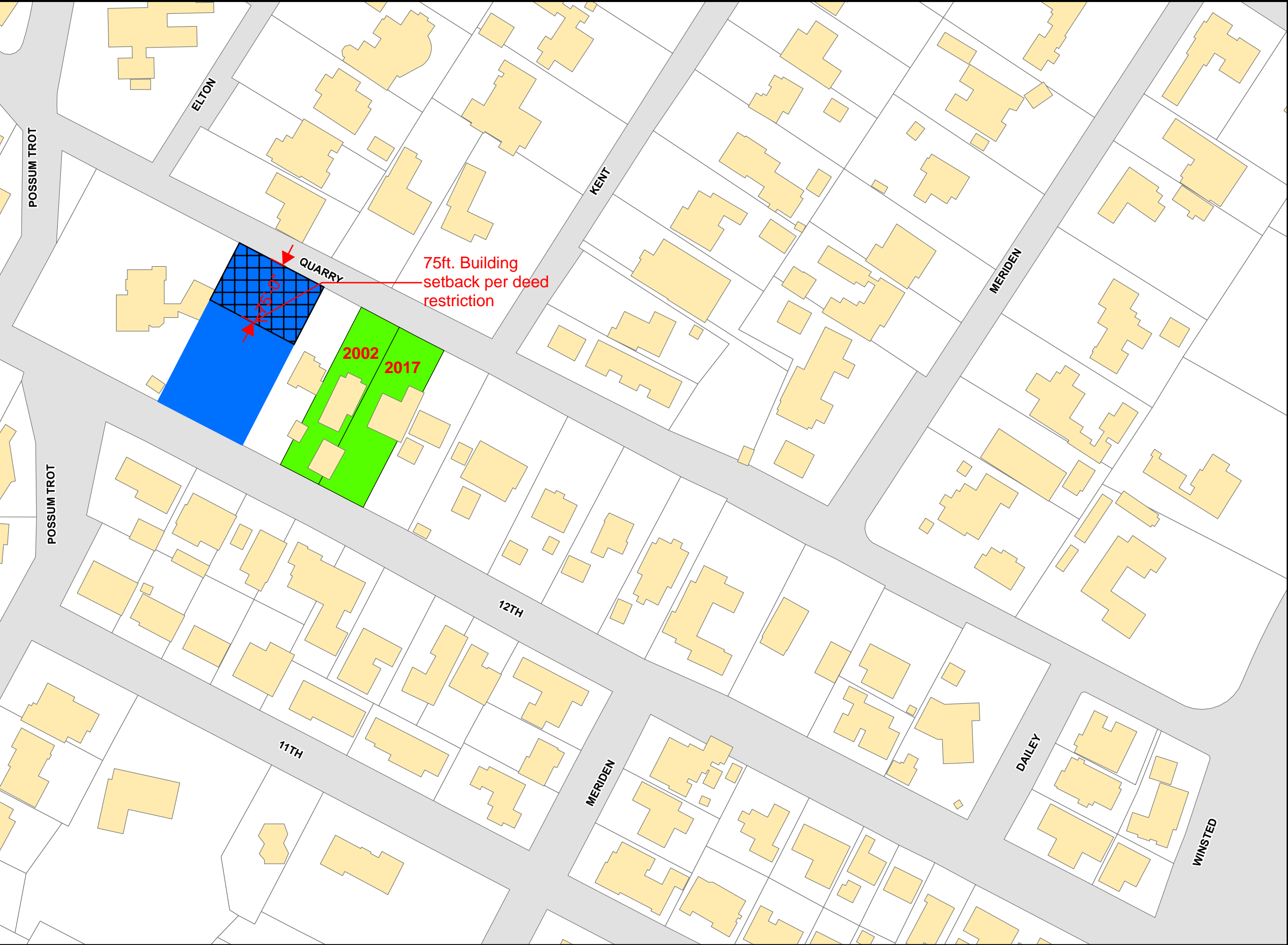
Phone (will be public information): (512) 476-4456

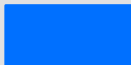
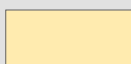

Email (optional – will be public information): [REDACTED]

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).

The subject properties (2309 & 2311) are two legal lots according to C8I-00-2179 & C8I-00-2180. The lots will be developed independently so that each lot will have a single-family house and an accessory structure (garage). Total development between both lots will yield 2 single-family homes and 2 accessory units (garage); One house and one garage per lot.

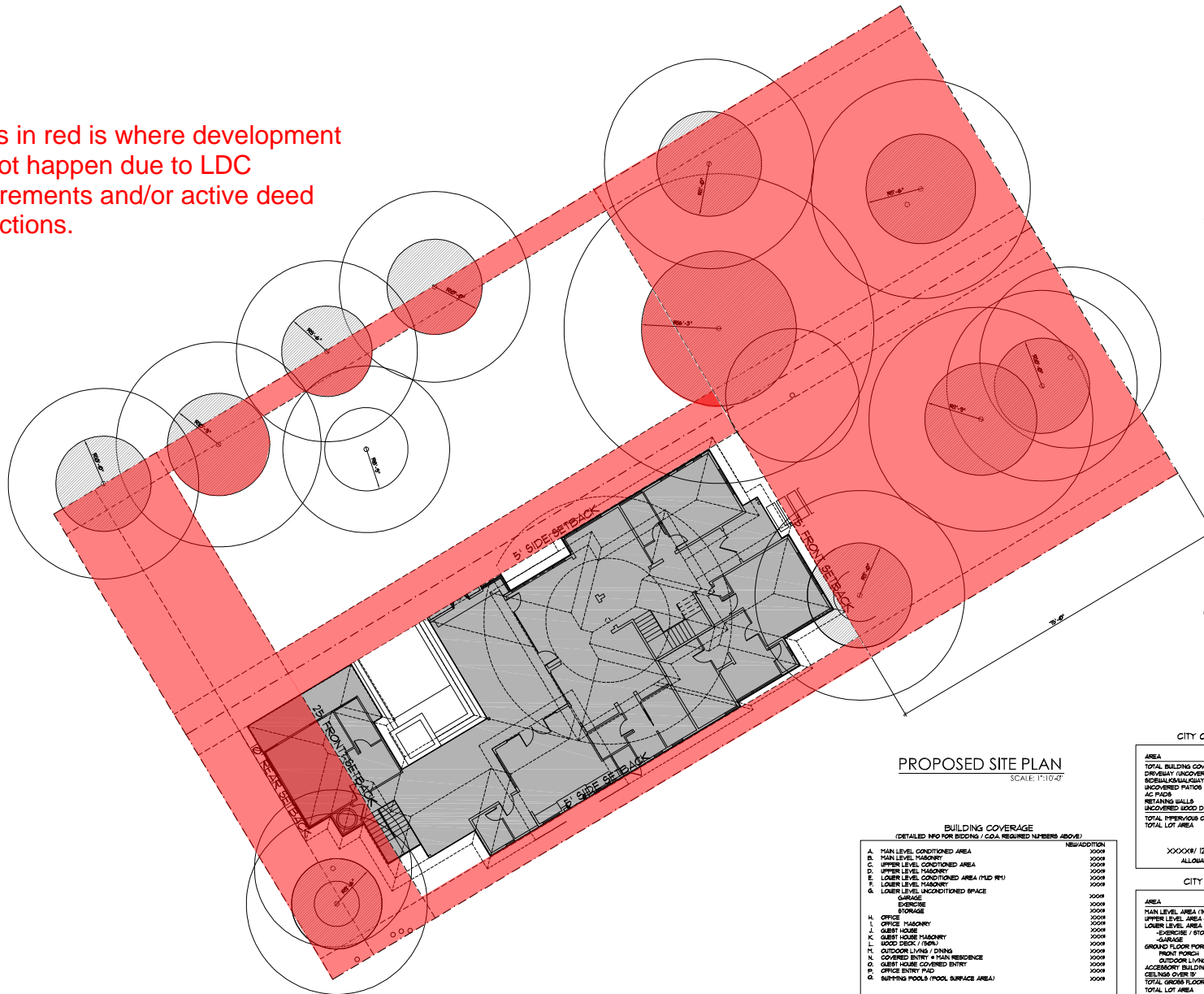


-  2309 & 2311 Quarry Rd
-  2017 Building Footprints
-  BOA Variance Granted



50 25 0 50 Feet

Areas in red is where development cannot happen due to LDC requirements and/or active deed restrictions.



PROPOSED SITE PLAN
SCALE: 1"=10'-0"

BUILDING COVERAGE
(DETAILED INFO FOR BIDDING / COA REQUIRED NUMBERS ABOVE)

	NEW	ADDITION
A. MAIN LEVEL CONDITIONED AREA	2000	
B. MAIN LEVEL MASONRY	2000	
C. UPPER LEVEL CONDITIONED AREA	2000	
D. UPPER LEVEL MASONRY	2000	
E. LOWER LEVEL CONDITIONED AREA (NCL RPT)	2000	
F. LOWER LEVEL MASONRY	2000	
G. LOWER LEVEL UNCONDITIONED SPACE	2000	
H. OFFICE MASONRY	2000	
I. GUEST HOUSE	2000	
J. GUEST HOUSE MASONRY	2000	
K. GUEST HOUSE MASONRY	2000	
L. GUEST HOUSE MASONRY	2000	
M. OUTDOOR LIVING / DINING	2000	
N. COVERED ENTRY + MAIN RESIDENCE	2000	
O. GUEST HOUSE COVERED ENTRY	2000	
P. OFFICE ENTRY PAD	2000	
Q. SWIMMING POOLS (POOL SURFACE AREA)	2000	
TOTAL BUILDING AREA	2000	
TOTAL BUILDING COVERAGE ON LOT	2000	
(SUBTRACT CD B&K/L 1 & 2)	2000	
	12,389	12,389

GENERAL SITE NOTES:

- 1.0 BUILDER TO RESURFACE TO FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 34" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 4.0 THERE ARE NO STORM SEWER INLET WITHIN THE LOT FRONTAGE OR 10' BEYOND THE SIDE PROPERTY LINES.
- 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATE. GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS PRIOR TO COMMENCING WORK.
- 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVEWAYS, WALKS AND PATHS.
- 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- 13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHTS TO BE VERIFIED PRIOR TO INSTALLATION.
- 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- 16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- 17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- 18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	NEW	ADDITION
TOTAL BUILDING COVERAGE	2000	
DRIVEWAY (UNCOVERED)	2000	
WALKWAYS (UNCOVERED)	2000	
AC PAVES	2000	
RETAINING WALLS	2000	
UNCOVERED WOOD DECKS (NCL)	2000	
TOTAL IMPERVIOUS COVER	2000	
TOTAL LOT AREA	12,389	

XXXXX/ 12,389 x 100 = XXX PERCENTAGE OF LOT
ALLOWABLE IMPERVIOUS COVERAGE: 12,389 x 45% = 5,574

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	NEW	ADDITION	TOTAL
MAIN LEVEL AREA (NCL MASONRY)	2000		2000
UPPER LEVEL AREA (NCL MASONRY)	2000		2000
LOWER LEVEL AREA (NCL MASONRY)	2000		2000
EXERCISE / STORAGE / MID ROOM	2000	-2000	0
GARAGE	2000	-2000	0
GROUND FLOOR PORCHES	2000	-2000	0
FRONT PORCH	2000	-2000	0
OUTDOOR LIVING / DINING	2000	-2000	0
ACCESSORY BUILDING(S) (DETACHED)	2000		2000
CELLAGE OVER B	2000		2000
TOTAL GROSS FLOOR AREA	2000	-2000	2000
TOTAL LOT AREA	12,389		

XXXXX/ 12,389 x 100 = XXX FLOOR-TO-AREA RATIO (FAIR)
ALLOWABLE F.A.R.: 12,389 x 45% = 5,574

DATE: 09/17/2019

DRAWN: SPW

CHECKED: KE

REVISIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE STATE OF TEXAS.



NICK & LUANN DUNN RESIDENCE

2007 QUARRY RD.
AUSTIN, TX 78703

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW ONLY AND IS
THE PROPERTY OF ARCHITECT
JAMES WASHER

JOB NO.: DUNN RESIDENCE

NAME: SEE PLAN

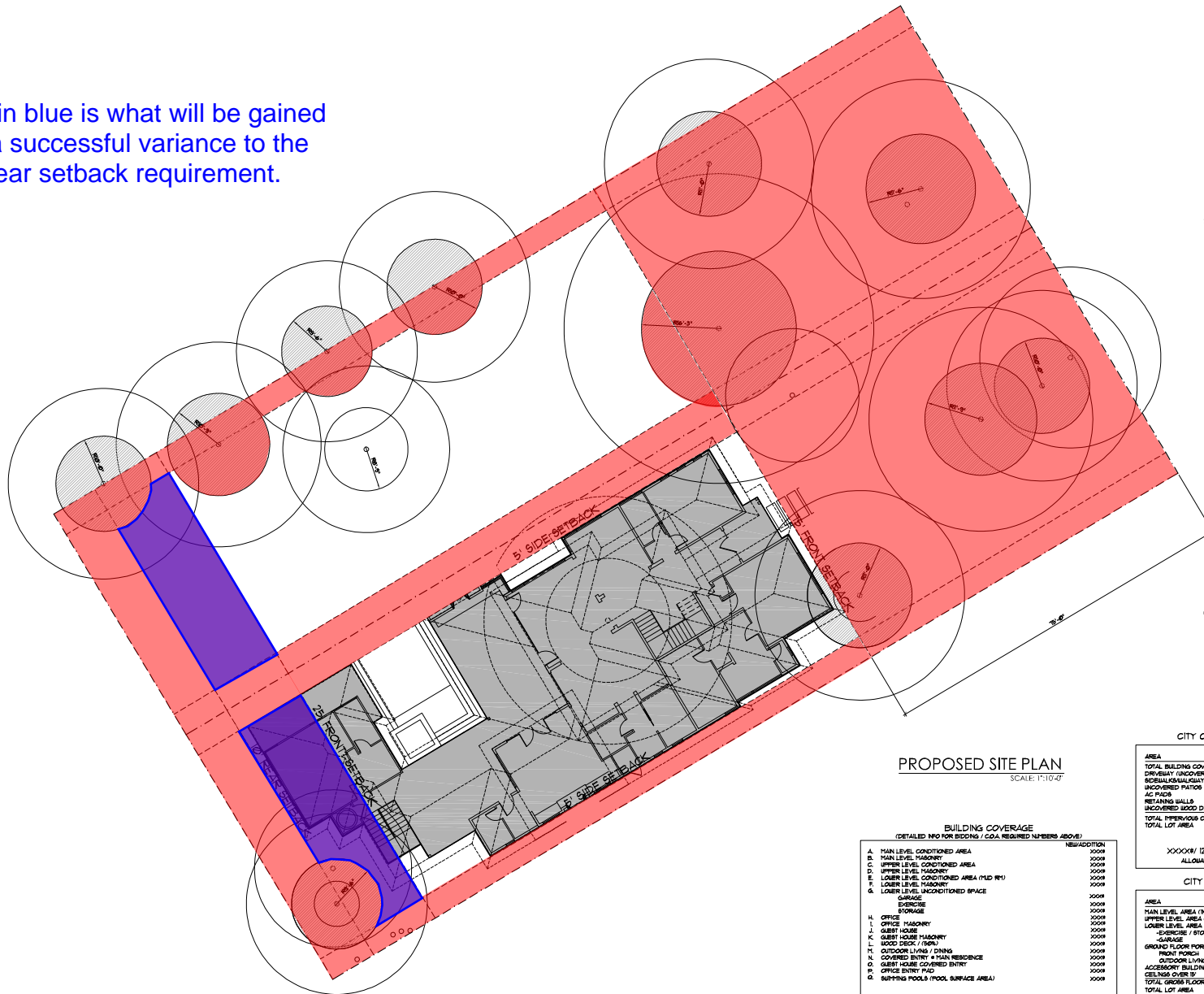
SCALE: 1"=10'-0"

SHEET

A1

1 OF 10

Area in blue is what will be gained with a successful variance to the 25ft rear setback requirement.



PROPOSED SITE PLAN
SCALE: 1"=10'-0"

BUILDING COVERAGE (DETAILED INFO FOR BIDDING / COA REQUIRED NUMBERS ABOVE)	
	NEW/ADDITION
A. MAIN LEVEL CONDITIONED AREA	3000
B. MAIN LEVEL MASONRY	3000
C. UPPER LEVEL CONDITIONED AREA	3000
D. UPPER LEVEL MASONRY	3000
E. LOWER LEVEL CONDITIONED AREA (NCL RM)	3000
F. LOWER LEVEL MASONRY	3000
G. LOWER LEVEL UNCONDITIONED SPACE	3000
H. OFFICE MASONRY	3000
I. GUEST HOUSE	3000
J. GUEST HOUSE MASONRY	3000
K. GUEST HOUSE / TRN	3000
L. GUEST HOUSE COVERED ENTRY	3000
M. OUTDOOR LIVING / DINING	3000
N. COVERED ENTRY + MAIN RESIDENCE	3000
O. GUEST HOUSE COVERED ENTRY	3000
P. OFFICE ENTRY PAD	3000
Q. SWIMMING POOLS (POOL SURFACE AREA)	3000
TOTAL BUILDING AREA	3000
TOTAL BUILDING COVERAGE ON LOT	3000
(SUBTRACT CD BA/KL 1 0)	(12,389 SQ FT LOT)

GENERAL SITE NOTES:

- 1.0 BUILDER TO RESURFACE TO TOP FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 34" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 4.0 THERE ARE NO STORM SEWER INLET WITHIN THE LOT FRONTAGE OR 10' BEYOND THE REAR PROPERTY LINES.
- 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATE. GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS LOCATIONS PRIOR TO COMMENCING WORK.
- 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVEWAYS, WALKS AND PATHS.
- 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
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- 16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- 17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- 18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	NEW/ADDITION
TOTAL BUILDING COVERAGE	3000
DRIVEWAY (UNCOVERED)	3000
WALKWAYS/WALKWAYS	3000
UNCOVERED PATIOS	3000
AC PAVES	3000
RETAINING WALLS	3000
UNCOVERED WOOD DECKS (NCL)	3000
TOTAL IMPERVIOUS COVER	12,389
TOTAL LOT AREA	12,389

XXXXX/ 12,389 x 100 = XXX PERCENTAGE OF LOT
ALLOWABLE IMPERVIOUS COVERAGE: 12,389 x 45% = 5,574

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	NEW/ADDITION	EXEMPTION	TOTAL
MAIN LEVEL AREA (NCL MASONRY)	3000		3000
UPPER LEVEL AREA (NCL MASONRY)	3000		3000
LOWER LEVEL AREA (NCL MASONRY)	3000	-3000	0
EXERCISE / STORAGE / MID ROOM	3000	-3000	0
GARAGE	3000	-3000	0
GROUND FLOOR PORCHES			
FRONT PORCH	3000	-3000	0
OUTDOOR LIVING / DINING	3000	-3000	0
ACCESSORY BUILDING(S) (DETACHED)	3000		3000
CELLAGE OVER 5	3000		3000
TOTAL GROUND FLOOR AREA	3000	-3000	3000
TOTAL LOT AREA	12,389		

XXXXX/ 12,389 x 100 = XXX FLOOR-TO-AREA RATIO (FAIR)
ALLOWABLE F.A.R.: 12,389 x 45% = 5,574

DATE:	09.17.2019
DRAWN:	SPW
CHECKED:	KE
REVISIONS:	

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NICK & LUANN DUNN RESIDENCE

2007 QUARRY RD.
AUSTIN, TX 78703

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEWING AND UNDER
THE AUTHORITY OF ARCHITECT
JAMES WASHER

JOB NO.: DUNN RESIDENCE

NAME: SEE PLAN

SCALE: 1" = 10'-0"

SHEET

A1

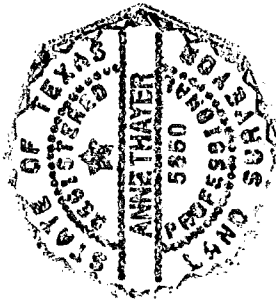
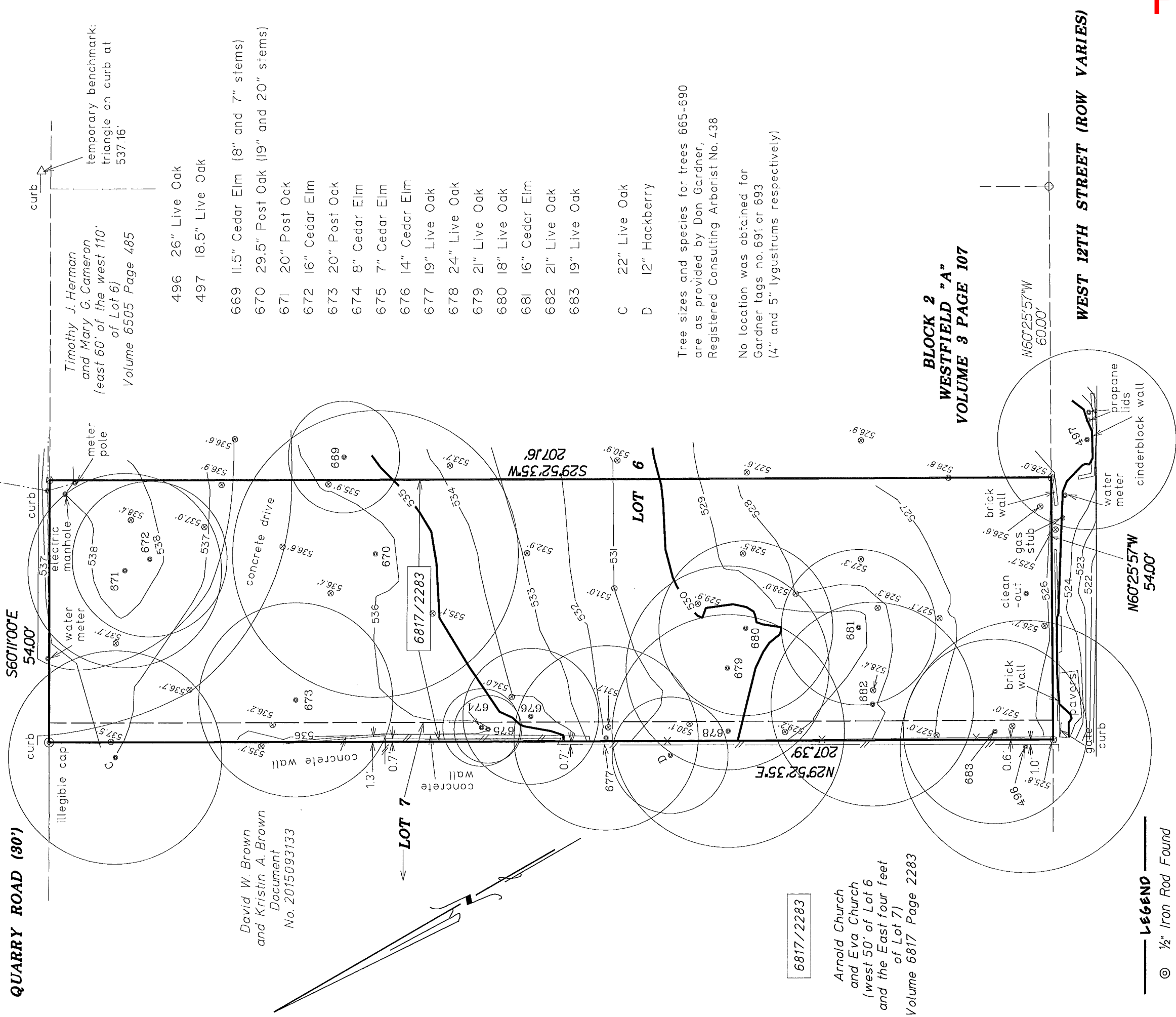
MAP OF TOPOGRAPHIC SURVEY OF
THE WEST 50 FEET OF LOT 6 AND THE EAST 4 FEET
OF LOT 7, BLOCK 2, WESTFIELD "A", A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 3
PAGE 107 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS. LOCATED AT 2311 QUARRY ROAD.

This survey was completed without the benefit of a current title commitment.
This tract may be subject to restrictions and easements not shown hereon.

Elevations shown hereon are based on GPS
observations over a Trimble RTK network. NAVD88 datum.

Tree "crowns" shown hereon are drawn as a function of trunk diameter.
One inch of trunk diameter equals one foot of crown radius. Multi-trunk
trees are drawn calculated on the full diameter of the largest stem
plus one half of the diameter of each additional stem. Due to
natural variations in tree growth, these generalized depictions may not
correlate to actual tree crowns or root zones. In addition, at the time of
this survey, trees were protected by lumber for
construction/demolition. Under these challenging circumstances,
center of tree was located as closely as possible, but may be less
accurate than may be obtained for trees with no such protection.

SCALE: 1"=20'



PREPARED: December 11, 2019
BY: *Anne Thayer*

1050094a
see exhibit map 1050094, for BEARING BASIS

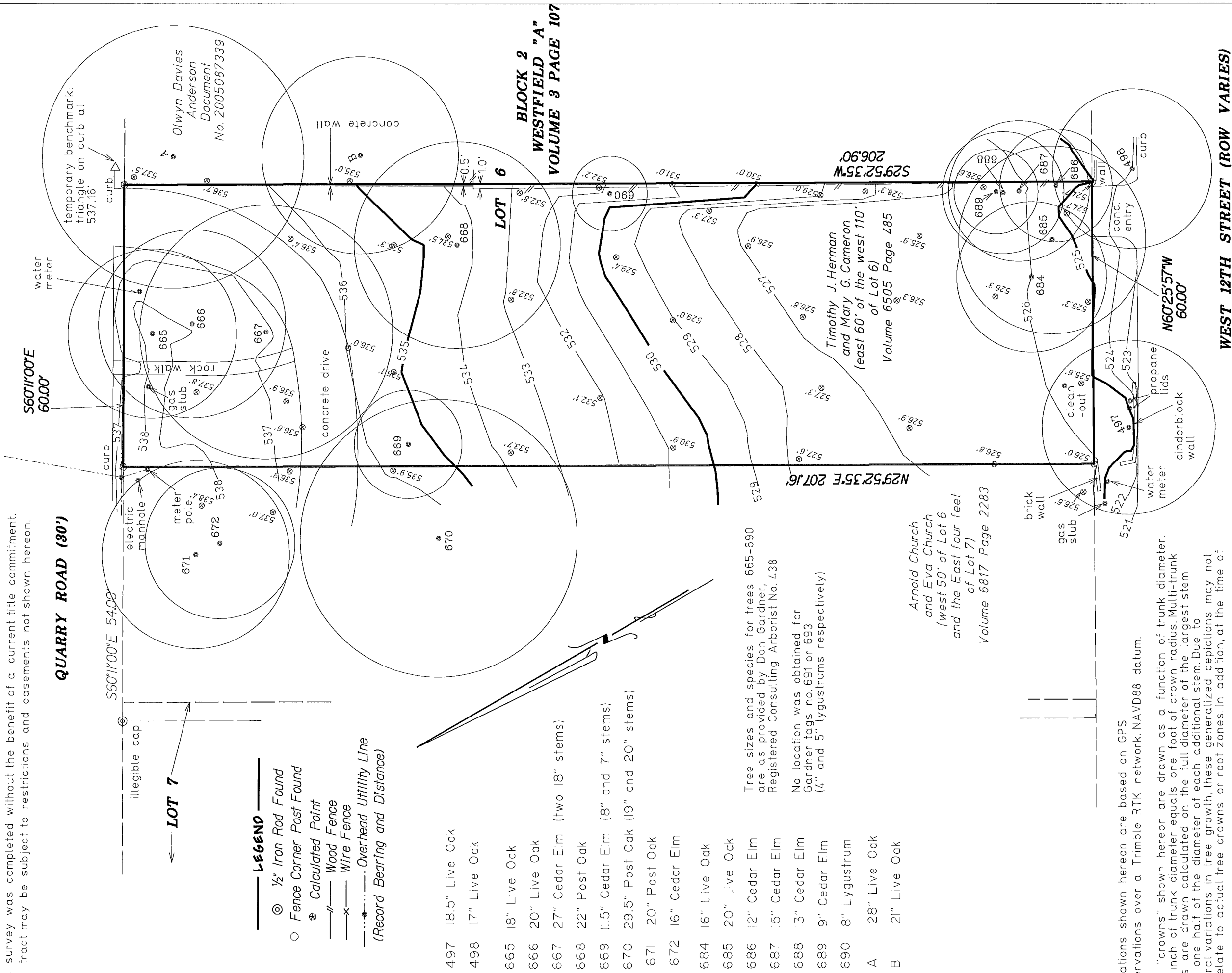
Anne Thayer
Registered Professional Land Surveyor No. 5850
Texas Licensed Surveying Firm No. 10050700

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

MAP OF TOPOGRAPHIC SURVEY OF
THE WEST 60 FEET OF THE EAST 110 FEET OF LOT 6, BLOCK 2,
WESTFIELD "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 107 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS. LOCATED AT 2309 QUARRY ROAD.

SCALE: 1"=20'

This survey was completed without the benefit of a current title commitment. This tract may be subject to restrictions and easements not shown hereon.



Elevations shown hereon are based on GPS observations over a Trimble RTK network: NAVD88 datum.

Tree "crowns" shown hereon are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius. Multi-trunk trees are drawn calculated on the full diameter of the largest stem plus one half of the diameter of each additional stem. Due to natural variations in tree growth, these generalized depictions may not correlate to actual tree crowns or foot zones. In addition, at the time of

this survey, trees were protected by lumber for construction/demolition. Under these challenging circumstances, center of tree was located as closely as possible, but may be less accurate than may be obtained for trees with no such protection.

WEST 12TH STREET (ROW VARIES)



BY: _____
PREPARED: December 11, 2019

Anne Thayer
Registered Professional
Land Surveyor No. 5850

see exhibit map 1050094 for BEARING BASIS
Texas Licensed Surveying Firm No.10050700

10500976

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

P-8/14

see accompanying maps 1050094a and 1050094b

SEE PAGE 3 for deed references

Orientation for this survey is based on a bearing of S60°11'00"E between points A and B labeled hereon.

SCALE: 1"=100'

EXHIBIT MAP OF THE WEST 110 FEET OF LOT 6
AND THE EAST 4 FEET OF LOT 7, BLOCK 2,
WESTFIELD "A", A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 3
PAGE 107 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS. page 1 of 3

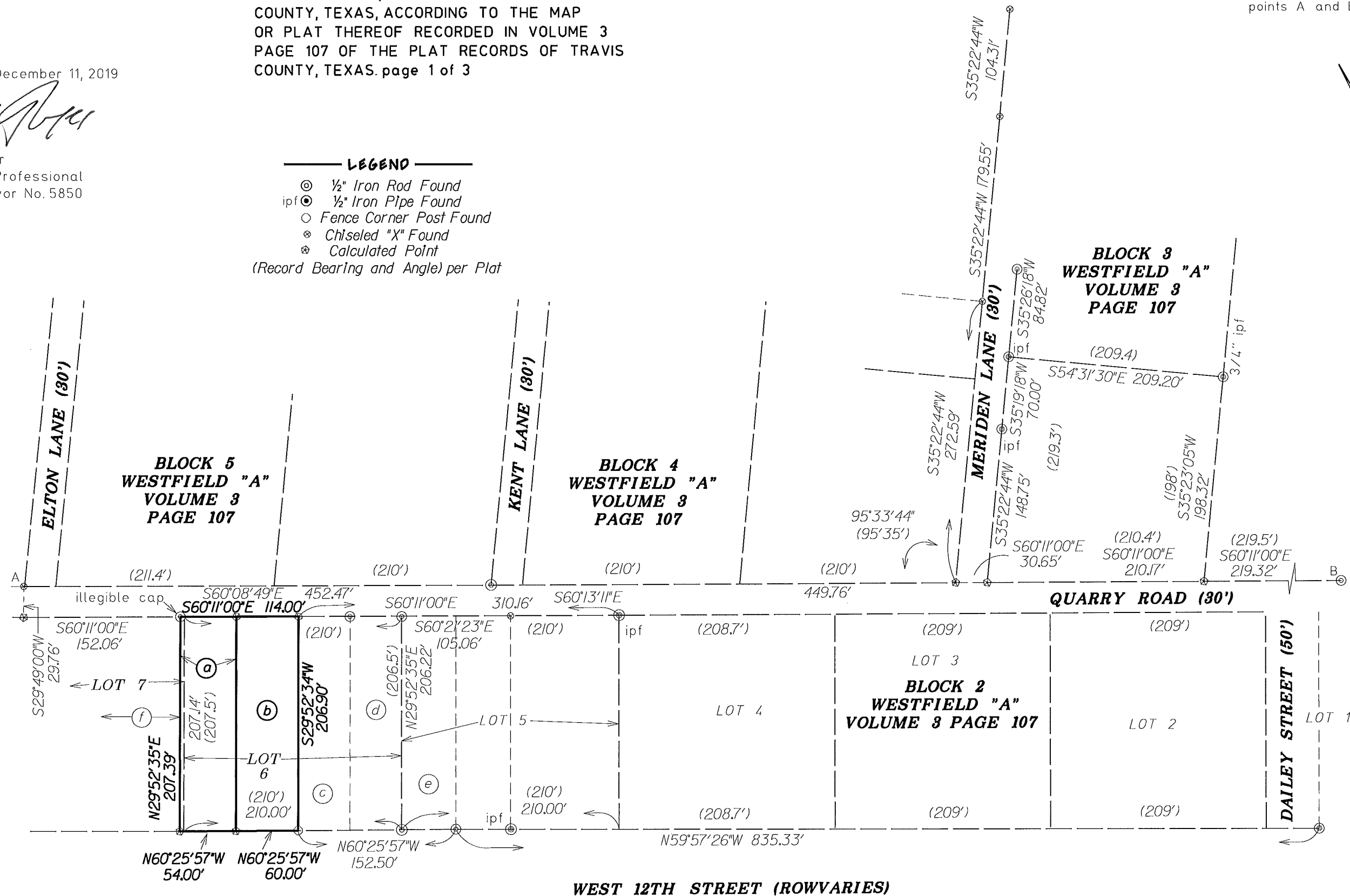
PREPARED: December 11, 2019

BY:

Anne Thayer
Registered Professional
Land Surveyor No. 5850

- LEGEND

- ☉ 1/2" Iron Rod Found
 ipf ☉ 1/2" Iron Pipe Found
 ○ Fence Corner Post Found
 ⊗ Chiseled "X" Found
 ☆ Calculated Point

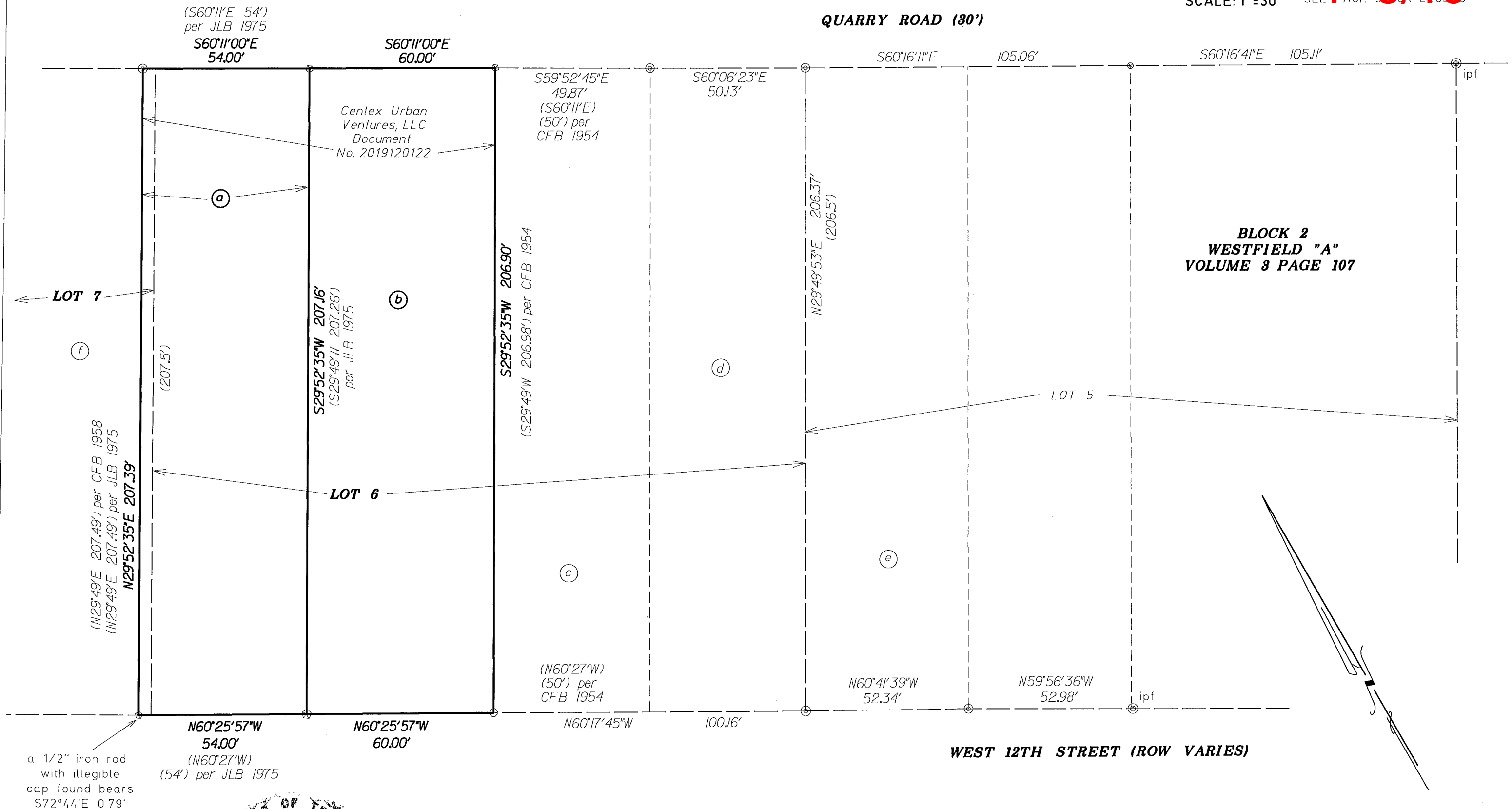


1050094

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Texas Licensed Surveying Firm No. 10050700

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990



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1050094

PREPARED: December 11, 2019

BY:

Anne Thayer

Anne Thayer
Registered Professional
Land Surveyor No. 5850

EXHIBIT MAP OF THE WEST 110 FEET OF LOT 6 AND THE EAST 4 FEET OF LOT 7, BLOCK 2, WESTFIELD "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 107 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. PAGE 2 OF 3

EXHIBIT MAP OF THE WEST 110 FEET OF LOT 6 AND THE EAST 4 FEET OF LOT 7, BLOCK 2,
WESTFIELD "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 107 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS. PAGE 2 OF 3

(a)

Arnold Church
and Eva Church
(west 50' of Lot 6
and the East four feet
of Lot 7)
Volume 6817 Page 2283

(d)

Adrienne C. Curil and Ross E. Milloy
(east 52.5' of west 105' of Lot 5)
Volume 7782 Page 231

(b)

Timothy J. Herman
and Mary G. Cameron
(east 60' of the west 110'
of Lot 6)
Volume 6505 Page 485

(e)

EDUCM, INC.
(west 52.5' of Lot 5)
Document No. 2019136233

(c)

Olwyn Davies Anderson
Document No. 2005087339

(f)

David W. Brown and Kristin A. Brown
Document No. 2015093133

LEGEND

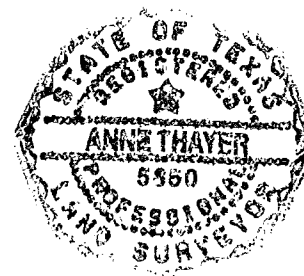
- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- Fence Corner Post Found
- ⊗ Chiseled "X" Found
- * Calculated Point

(Record Bearing and Distance)

JLB 1975= survey by J.Leroy Bush, RPLS 1828 April 30, 1975

CFB = 1954 survey by Claude F. Bush RPLS 202 April 8, 1958

CFB 1954 = survey by Claude F. Bush RPLS 202 November 6, 1954



PREPARED: December 11, 2019

BY:

Anne Thayer

Anne Thayer

Registered Professional

Land Surveyor No. 5850



November , 2019

City of Austin

Board of Adjustment

Re: Building setback variance for 2309 and 2311 Quarry Lane; (25-2-515 of LDC)

Board Members –

I write to communicate my support of the property owner's request for a 10 foot building setback from W. 12th Street (rear lot line).

Please feel free to contact me if you have questions.

Thank you,

Lizzie Clarke

Name CLARKE
Address 2306 QUARRY RD.
Phone number 713-478-7544

November 13, 2019

City of Austin

Board of Adjustment

Re: Building setback variance for 2309 and 2311 Quarry Lane; (25-2-515 of LDC)

Board Members –

I write to communicate my support of the property owner's request for a 10 foot building setback from W. 12th Street (rear lot line).

Please feel free to contact me if you have questions.

Thank you,



Name BROWN, DAVID E KEIS

Address 2315 QUARRY RD.

Phone number 512-773-1210

November 14, 2019

City of Austin
Board of Adjustment

Re: Building setback variance for 2309 and 2311 Quarry Lane; (25-2-515 of LDC)

Board Members –

I write to communicate my support of the property owner's request for a 10 foot building setback from W. 12th Street (rear lot line).

Please feel free to contact me if you have questions.

Thank you,

A handwritten signature in black ink, appearing to read "Pete Wassdorf". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Name PETE WASSDORF
Address 2305 QUARRY RD.
Phone number (512) 914-1312

November 14, 2019

City of Austin

Board of Adjustment

Re: Building setback variance for 2309 and 2311 Quarry Lane; (25-2-515 of LDC)

Board Members –

I write to communicate my support of the property owner's request for a 10 foot building setback from W. 12th Street (rear lot line).

Please feel free to contact me if you have questions.

Thank you,

Kosha Gamble

Name

GAMBLE, Phil ~~John~~ + Kacik

Address

2305 W. 12th ST.

Phone number

(512) 632-5049

November 12, 2019

City of Austin

Board of Adjustment

Re: Building setback variance for 2309 and 2311 Quarry Lane; (25-2-515 of LDC)

Board Members –

I write to communicate my support of the property owner's request for a 10 foot building setback from W. 12th Street (rear lot line).

Please feel free to contact me if you have questions.

Thank you,

Name ANDERSON

Address 2307 QUARRY RD.

Phone number

"WON'T SIGN ANYTHING BUT I WON'T OPPOSE IT."

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2020-0006

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment; February 5th, 2020

LEE G PETERS

Your Name (please print)

☐ I am in favor
☒ I object

2200 QUARRY

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-751-7333

Comments:

I object to any code variances.
They should have been obtained
prior to purchasing the lot.

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C15-2020-0006

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment; February 5th, 2020

ELAINE PETERAS

Your Name (please print)

1303 KENTLAND

Your address(es) affected by this application

Signature

Daytime Telephone: 512-751-1333

Date

Comments: I object to any code

variances. They should have been obtained prior to purchasing the lot

☐ I am in favor
☐ I object

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: C15-2020-0006

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment; February 5th, 2020

Arlee Peters

Your Name (please print)

1306 MEDDEN LANE

Your address(es) affected by this application

[Signature]

Signature

1/26/20

Date

Daytime Telephone: 512-751-7333

Comments: I object to any code variances.

They should have been obtained

prior to purchasing the lot.

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov