

**BOA GENERAL REVIEW COVERSHEET****CASE:** C15-2020-0040**BOA DATE:** September 14<sup>th</sup>, 2020**ADDRESS:** 2303 Quarry Rd**COUNCIL DISTRICT:** 10**OWNER:** Pavan Narra**AGENT:** Rodney Bennett**ZONING:** SF-3-NP (WANG Neighborhood Plan)**LEGAL DESCRIPTION:** W 52.5 FT OF LOT 5 BLK 2 WESTFIELD A**VARIANCE REQUEST:** decrease Through Lot setback from 25 ft. to 15 ft.**SUMMARY:** erect a Detached Garage w/Loft and Covered Patio**ISSUES:** numerous protected trees

	<b>ZONING</b>	<b>LAND USES</b>
<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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

**NOTIFICATIONS**

CASE#: C15-2020-0040

LOCATION: 2303 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.





# Board of Adjustment General/Parking Variance Application

C-1/3

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

**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: 2303 Quarry Road

Subdivision Legal Description:

W. 52.5' of lot 5 Blk 2 Westfield A

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: \_\_\_\_\_

I/We RODNEY K. BENNETT on behalf of myself/ourselves as

authorized agent for PAVAN NARRA affirm that on

Month July, Day 10, Year 2020, 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: DETACHED GARAGE WITH LOFT AND COVERED PATIO



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

25-2-515 - REAR YARD OF THROUGH LOT (SEEKING A 15' SETBACK)

## 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:

IT IS A THROUGH LOT WITH A 25' REAR SETBACK AND THE PLACEMENT OF THE PROTECTED TREES RESTRICT THE BUILDABLE AREA

### Hardship

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

THE NUMBER OF PROTECTED TREES ON THIS SITE DO NOT ALLOW FOR COVERED PARKING ANYWHERE ELSE.

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

MOST HOMES IN THE NEIGHBORHOOD ARE OLDER AND HAVE COVERED PARKING. FURTHERMORE, THE NUMEROUS PROTECTED TREES HAVE REDUCED THE BUILDABLE AREA TO THIS LOCATION.

**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:

MOST HOMES IN THIS AREA HAVE COVERED PARKING AND MOST OF THEM PREDATE  
THE TREE ORDINANCE.

**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:

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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:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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: *Rodney K Bennett* Date: 07/10/2020

Applicant Name (typed or printed): RODNEY K. BENNETT

Applicant Mailing Address: 529 EVENING STSAR

City: KYLE State: TEXAS Zip: 78640

Phone (will be public information): (512) 627-7227

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: *Pavan Narra* Date: 7-10-2020

Owner Name (typed or printed): PAVAN NARRA

Owner Mailing Address: 2303 QUARRY RD

City: AUSTIN State: TEXAS Zip: 78703

Phone (will be public information): 504-610-6010

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

**Section 5: Agent Information**

Agent Name: RODNEY K. BENNETT

Agent Mailing Address: 529 EVENING STAR

City: KYLE State: TEXAS Zip: 78640

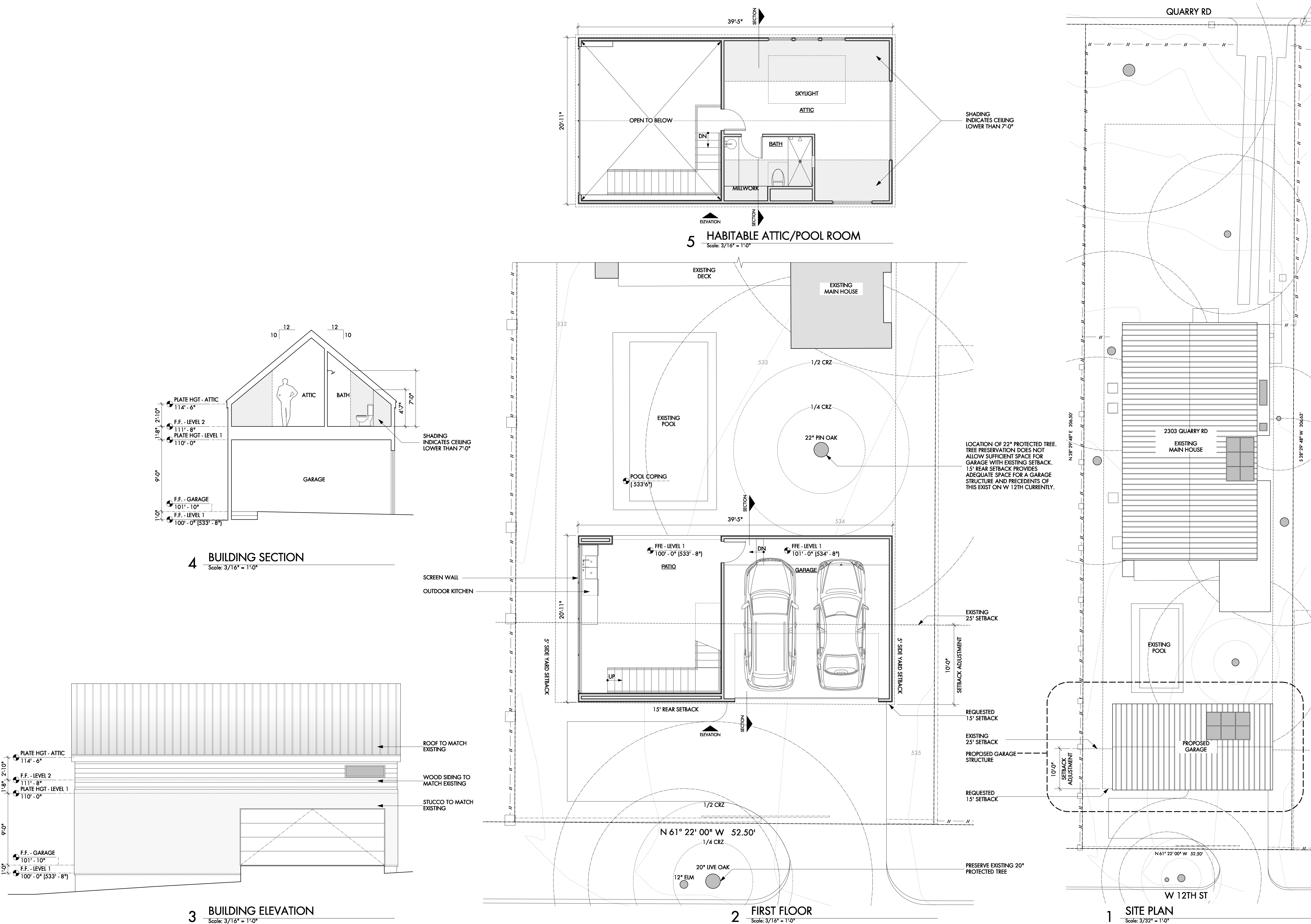
Phone (will be public information): (512) 627-7227

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).

ON 10-9-2017 THE BOARD GRANTED A SETBACK OF 16' (CASE C15-2017-0053) SINCE  
THEN, THE STRUCTURE WAS NOT BUILT AND THE OWNERSHIP HAS CHANGED.



City of Austin  
Board of Adjustments  
505 Barton Springs RD  
Austin, Texas 78704

Mr. Chairman and Board Members,

In regards to the property at 2303 Quarry Lane. I am in support of the BOA variance request to reduce a rear yard, through lot setback from 25' to 15' in order to construct a garage. We are aware that there was a previous variance that expired.

Respectfully,

Name: \_\_\_\_\_

*Adrienne Melling*

Signature: \_\_\_\_\_

*AM*

Address: \_\_\_\_\_

*2301 QUARRY Rd.*



City of Austin  
Board of Adjustments  
505 Barton Springs RD  
Austin, Texas 78704

Mr. Chairman and Board Members,

In regards to the property at 2303 Quarry Lane. I am in support of the BOA variance request to reduce a rear yard, through lot setback from 25' to 15' in order to construct a garage. We are aware that there was a previous variance that expired.

Respectfully,

Name: Jordan Laroe

Signature: 

Address: 2205 W 12th St Aust.-Tx 78703

City of Austin  
Board of Adjustments  
505 Barton Springs RD  
Austin, Texas 78704

Mr. Chairman and Board Members,

In regards to the property at 2303 Quarry Lane. I am in support of the BOA variance request to reduce a rear yard, through lot setback from 25' to 15' in order to construct a garage. We are aware that there was a previous variance that expired.

Respectfully,

Name: Kasha Gamble

Signature: Kasha Gamble

Address: 2305 W 12<sup>th</sup> St.

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## Pete and Lorna Wassdorf

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2305 Quarry Road ♦ Austin, Texas 78703-3838 ♦ Home: (512) 480-8282 ♦ Cell: (512) 914-1312 E-mail: [REDACTED]

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June 30, 2020

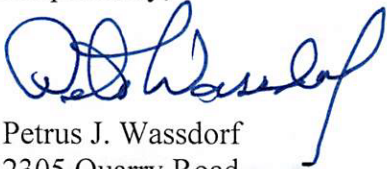
City of Austin  
Board of Adjustments  
505 Barton Springs Rd  
Austin, Texas 78704

Chairman and Board Members:

Re: Property at 2303 Quarry Road, Austin, Texas 78703:

We are the owners of 2305 Quarry Road, the property next door to the Applicant, and we are not opposed to the BOA granting their variance request to reduce the rear lot set back of 2303 Quarry Road from 25' to 15' from the rear property line in order to construct a garage. We sought and obtained a similar variance in 2004. We are aware there was a previous variance that has expired.

Respectfully,



Petrus J. Wassdorf  
2305 Quarry Road  
Austin, Texas 78703