

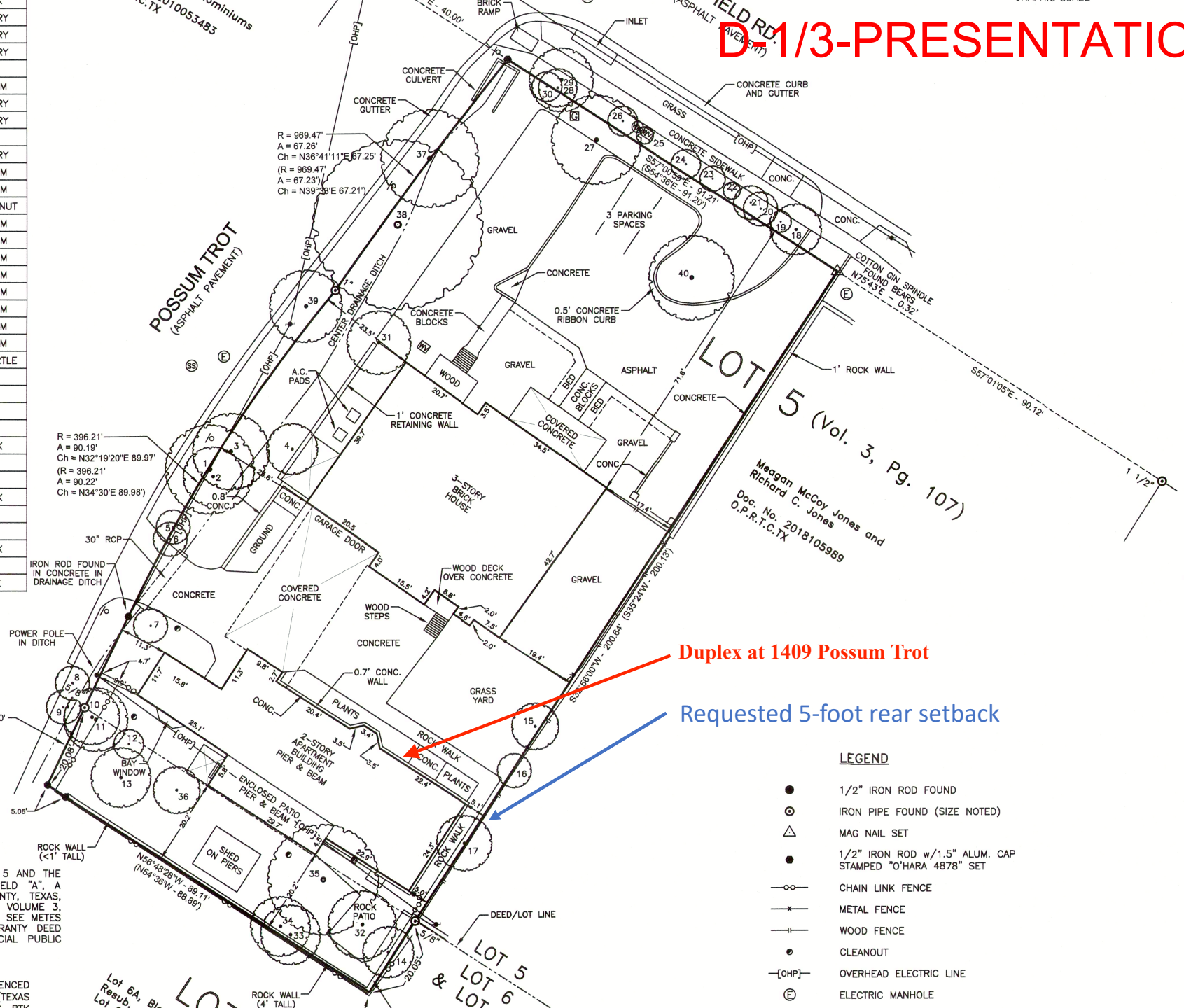
1409 Possum Trot

BOA Request
C15-2020-0038

Our Variance Request

- A variance from LDC 25-2-492; the rear setback in an SF-3 zoning district is 10 feet. We are requesting a rear setback of 5 feet.
- The existing 1942 duplex has a 5-foot setback. It will continue to have the same 5-foot setback if the variance is approved.

6		RED OAK
7	8"	HACKBERRY
8	8"	HACKBERRY
9	8"	HACKBERRY
10	13"	CEDAR
11	MS 15": 5, 4, 7, 3 X 2	LIGUSTRUM
12	7"	HACKBERRY
13	14"	HACKBERRY
14	12"	ELM
15	MS 11": 8, 6	HACKBERRY
16	MS 8": 6, 5	LIGUSTRUM
17	MS 13": 5, 4 X 2, 3, 2 X 3	LIGUSTRUM
18	12"	BLACK WALNUT
19	MS 5": 2 X 3, 1 X 3	LIGUSTRUM
20	MS 8": 3 X 2, 2 X 3, 1	LIGUSTRUM
21	MS 8": 4, 4, 2, 3	LIGUSTRUM
22	MS 4": 2, 2, 1, 1	LIGUSTRUM
23	MS 6": 4, 4	LIGUSTRUM
24	7"	LIGUSTRUM
25	4"	LIGUSTRUM
26	MS 7": 4, 4, 2	LIGUSTRUM
27	MS 21": 5, 4 X 3, 3 X 6, 2	CREPE MYRTLE
28	9"	ELM
29	15"	ELM
30	7"	ELM
31	15"	ELM
32	16"	LIVE OAK
33	14"	OAK
34	MS 14": 11, 7	OAK
35	26"	LIVE OAK
36	11"	ELM
37	23"	OAK
38	34"	LIVE OAK
39	17"	OAK
40	20"	PIN OAK



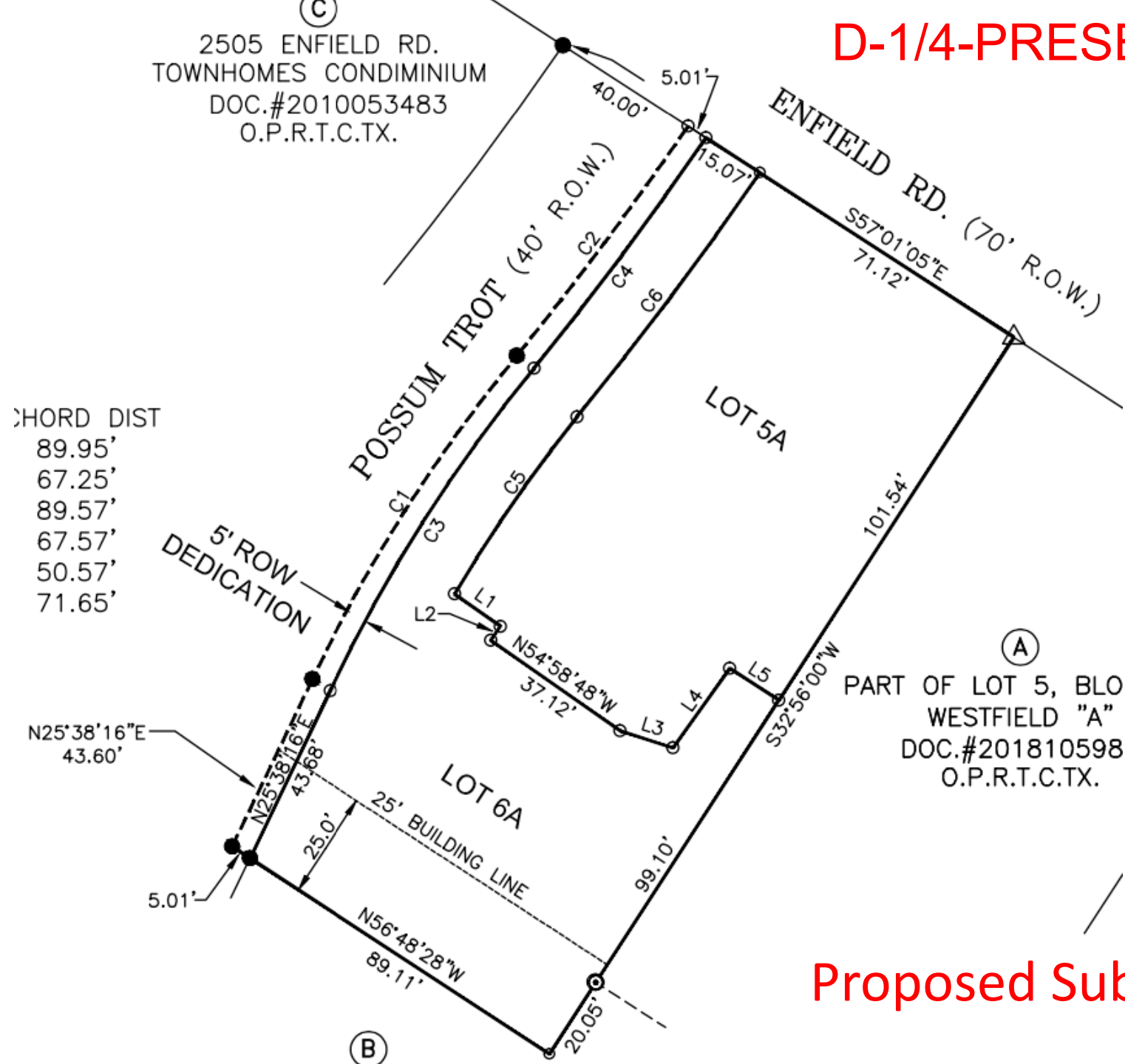
LEGAL DESCRIPTION:
A TRACT OF LAND OUT OF THE WEST END OF LOT 5 AND THE NORTHWEST CORNER OF LOT 6, BLOCK 6, WESTFIELD "A", A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK VOLUME 3, PAGE 107, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SEE METES AND BOUNDS DESCRIPTION IN TEXAS GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2012089296, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:
1. BEARINGS AND COORDINATES HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (TEXAS CENTRAL 4203' MADRID, CRIP, CHANDLER, AND CO. 1983).

Duplex at 1409 Possum Trot
Requested 5-foot rear setback

- LEGEND**
- 1/2" IRON ROD FOUND
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - △ MAG NAIL SET
 - 1/2" IRON ROD w/1.5" ALUM. CAP STAMPED "O'HARA 4878" SET
 - CHAIN LINK FENCE
 - x— METAL FENCE
 - ||— WOOD FENCE
 - CLEANOUT
 - [OHP]— OVERHEAD ELECTRIC LINE
 - ⓔ ELECTRIC MANHOLE

D-1/4-PRESENTATION



Proposed Subdivision Plat

Property History

- The existing structures were built in 1942 as a single-family residence and a duplex.
- The property was annexed into Austin's Full Purpose Jurisdiction and zoning regulations on March 14, 1946.
- Because the property is within the City's Full Purpose Jurisdiction with three existing units, it is classified as a legal non-complying use.

Property History (cont.)

- On September 27, 2002, the City of Austin issued a Legal Tract Determination, which exempted this property from the platting requirements.
- In 2019, the new owner purchased the property, and he wishes to subdivide the property into two lots, in order to bring it into compliance with the zoning regulations.

We are asking
for BOA
support for the
following
reasons:

- The structures have existed since 1942, so variance approval will not impact the neighborhood.
- This is a minimal departure. If this property were part of a neighborhood residential infill, the rear setback for a duplex would only be 5 feet, under 25-2-1535. However we do not qualify because residential infill requires a residential site area of one acre, and this site is smaller.