

BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2022-0048**BOA DATE:** July 11th, 2022**ADDRESS:** 2500 Spring Ln**COUNCIL DISTRICT:** 10**OWNER:** Diana Patterson**AGENT:** Rodney Bennett**ZONING:** SF-3-NP (WANG)**LEGAL DESCRIPTION:** S 85 FT OF LOT 10 FOX SCHMIDT SUBD**VARIANCE REQUEST:** construct a ten (10) foot tall masonry wall/fence along Bowman Avenue**SUMMARY:** erect a masonry wall/fence**ISSUES:** loud and odorous semi-trucks, closeness of shopping center to the home

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	CS	General Commercial Services
<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
 Central West Austin Neighborhood Plan Contact Team
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Preservation Austin
 SELTexas
 Save Barton Creek Assn.
 Save Historic Munny District
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources
 Tarrytown Alliance
 Tarrytown Neighborhood Association
 West Austin Neighborhood Group



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 # <u> C15-2022-0048 </u>	ROW # <u> 12930133 </u>	Tax # <u> 0117040212 </u>
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Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: **(WANG)** Council District: **10**

I/We _____ on behalf of myself/ourselves as authorized agent for _____ affirm that on Month _____, Day _____, Year _____, 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: _____ **10' TALL**

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

Requested height

to be ten 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:

FURTHERMORE, THERE ARE NO BARRIERS ALONG THE REAR OF THE COMMERCIAL LOT THAT WOULD HELP MINIMIZE THE SITUATION.

Hardship

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:

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:

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: Rodney K. Bennett Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

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).

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: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: William + Diana Patterson Date: March 24, 2022

Owner Name (typed or printed): Diana Patterson

Owner Mailing Address: 2500 Spring Lane

City: Austin State: Texas Zip: 78703

Phone (will be public information): 512 633 3695

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

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

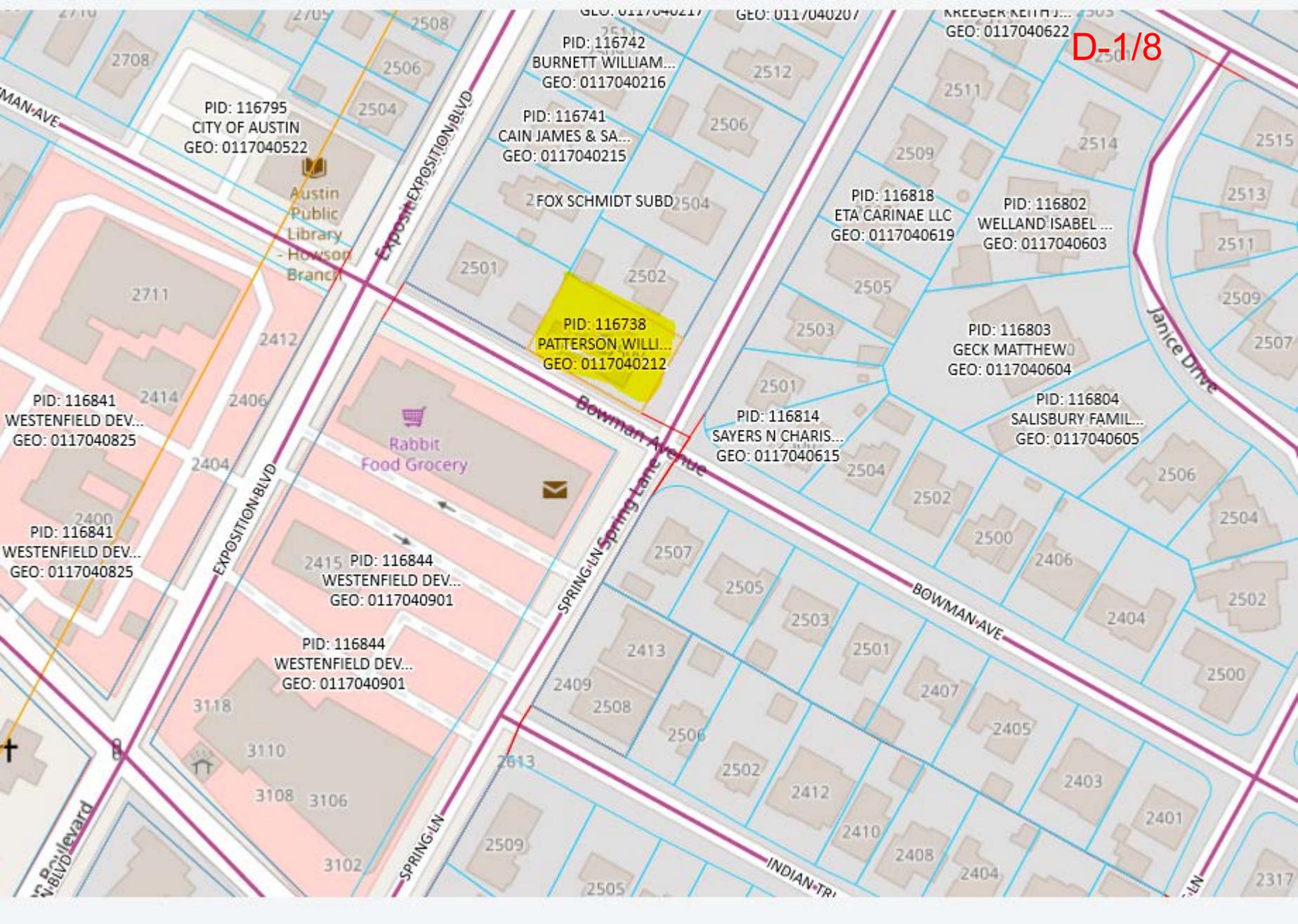
Phone (will be public information): _____

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).

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PID: 116795
CITY OF AUSTIN
GEO: 0117040522

Austin
Public
Library
- Howson
Branch

PID: 116742
BURNETT WILLIAM...
GEO: 0117040216

PID: 116741
CAIN JAMES & SA...
GEO: 0117040215

2 FOX SCHMIDT SUBD 2504

PID: 116738
PATTERSON, WILLI...
GEO: 0117040212

Rabbit
Food Grocery

PID: 116818
ETA CARINAE LLC
GEO: 0117040619

PID: 116802
WELLAND ISABEL ...
GEO: 0117040603

PID: 116803
GECK MATTHEW D
GEO: 0117040604

PID: 116804
SALISBURY FAMIL...
GEO: 0117040605

PID: 116814
SAYERS N CHARIS...
GEO: 0117040615

PID: 116841
WESTENFIELD DEV...
GEO: 0117040825

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WESTENFIELD DEV...
GEO: 0117040825

PID: 116844
WESTENFIELD DEV...
GEO: 0117040901

PID: 116844
WESTENFIELD DEV...
GEO: 0117040901

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GEO: 0117040217

KREGER/KEITH P...

GEO: 0117040622

MAN AVE

ExpositiON BLVD

EXPOSITION BLVD

Spring Ln

Bowman Avenue

BOWMAN AVE

INDIAN TR

W BLVD

LN



KS
65

STOP