

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, June 13, 2011**

**CASE NUMBER: C15-2011-0057**

\_\_\_\_\_  
Jeff Jack  
\_\_\_\_\_  
Michael Von Ohlen  
\_\_\_\_\_  
Nora Salinas  
\_\_\_\_\_  
Bryan King  
\_\_\_\_\_  
Leane Heldenfels, Chairman  
\_\_\_\_\_  
Clarke Hammond, Vice Chairman  
\_\_\_\_\_  
Heidi Goebel

**APPLICANT/OWNER: Sunee Conly**

**ADDRESS: 2402 BRYAN ST**


**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum through lot setback requirement of Section 25-2-515 from 25 feet to 0 feet in order to erect an attached carport for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan) The Land Development Code states that for a through lot, a rear yard must comply with the minimum requirements applicable to a front yard.

**BOARD'S DECISION: POSTPONE TO SEPTEMBER 12, 2011 TO PROVIDE MORE INFORMATION, TREE INFORMATION**

**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:

\_\_\_\_\_  
Susan Walker  
Executive Liaison

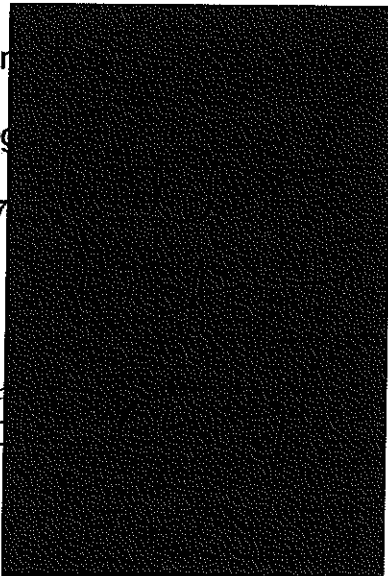
  
\_\_\_\_\_  
Leane Heldenfels  
Chairman

## Blackshear-Prospect Hill Neighborhood Association

August 30, 2011

Austin Board of Adjustment:

Sunee Conly, homeowner at 2402 Bryan St., Austin, TX 78702, is a current member of the Blackshear/ Prospect Hill neighborhood association. She came before the association at our monthly meeting on August 25th explaining her plans to build a carport on her property. She sought neighborhood support as she requires a variance in order to complete her build. The Blackshear/ Prospect Hill Neighborhood Association's members held a vote that evening and the Conlys to pursue their variance request. Please recognize the Conlys and consider the variance request for 2402 Bryan St. Austin, TX 78702.



Sincerely,



David Thomas

President, Blackshear-Prospect Hill Neighborhood Association

## Third Generation (2005–2010)

Honda introduced the third-generation Odyssey for the 2005 model year. It grew in width and weight but retained the previous generation's length and interior space.

Honda introduced the ACE body engineering to the third-generation Odyssey, which was later used on the eighth generation Civic. Side-curtain airbags and electronic stability control are included in all models both features were previously unavailable.

Additional features included integrated sunshades in the rear doors, windows that roll down in the second row, and the third row 'Magic Seat' was changed from a straight bench design to a split 60/40 design to allow for variable folding. The headrests could now be left in place when tumbling the rear seat. Some notable features of the redesign were dual glove boxes and an in-floor lazy susan storage compartment, located in the previous generation's spare tire well. Third generation models offered a dashboard-mounted shifter, instead of a column-mounted shifter. The second row bucket seats do not fold into the floor. A 'Plus-One' jump seat was optional on EX and more expensive trims for use with an eighth passenger.<sup>[15]</sup>

Engine power was increased to 255 (re rated to 244 by the new SAE J1349 guidelines, and used in 2006+ model descriptions) and EX-L and Touring models received Honda's VCM, or Variable Cylinder Management system. This enabled this van to receive U.S. Environmental Protection Agency (EPA) fuel economy ratings of 20 mpg<sub>US</sub> (12 L/100 km; 24 mpg<sub>imp</sub>)/28 mpg<sub>US</sub> (8.4 L/100 km; 34 mpg<sub>imp</sub>) for the 2005 model year. (19 mpg<sub>US</sub> (12 L/100 km; 23 mpg<sub>imp</sub>)/25 mpg<sub>US</sub> (9.4 L/100 km; 30 mpg<sub>imp</sub>) for non VCM equipped LX and EX models.)<sup>[16]</sup> These numbers were re-rated in 2007, bringing numbers to 17/25 for VCM equipped models, and 16/23 for non VCM equipped models.<sup>[17]</sup> Acceleration was slightly slower than generation two models. It was rated top pick in minivan category in Consumer Reports 2005 Annual auto issue.

The EX-L and higher trims can be purchased with both navigation and rear entertainment systems, while the VHS-based i-VES system was dropped. There are four trim levels in the United States: LX, EX,

### Third Generation RL3, RL4 (North America)



<b>Production</b>	2005–2010
<b>Assembly</b>	Lincoln, Alabama, USA
<b>Layout</b>	FF layout
<b>Engine</b>	3.5 L V6 244 hp(05)244(06+07)241(08)
<b>Transmission</b>	5-speed automatic
<b>Wheelbase</b>	118.1 in (3,000 mm)
<b>Length</b>	2005-07: 201.0 in (5,105 mm) = 16.75 ft. 2008–present: 202.1 in (5,133 mm)
<b>Width</b>	77.1 in (1,958 mm)
<b>Height</b>	70.0 in (1,778 mm) 68.8 in (1,747.5 mm) (LX)
<b>Related</b>	Acura MDX Acura TL Acura TSX Honda Accord Honda Pilot Honda Elysion

full size car

The next 3 pages show the lengths of the vehicles we currently own. I thought they might be helpful as

## 1998 TOYOTA COROLLA

[Like](#)

Kelley Blue Book  
price:

\$4,300 - \$4,575

Reliability rating:



### MSN ratings & reviews

User rating:

8.7 [Read reviews](#)

Now showing 1 of 3 trims: VE

[Choose another trim](#)

OR

[COMPARE ALL TRIMS](#)

### EXTERIOR DIMENSIONS & WEIGHT

	VE
Number of Doors	4
Curb Weight - Automatic (lb.)	2459
Curb Weight - Manual (lb.)	2414
Wheelbase (in.)	97.00
Length (in.)	174.00
Width (in.)	66.70
Height (in.)	54.50
Track Front (in.)	57.50
Track Rear (in.)	57.10
Ground Clearance (in.)	4.70

174.00 = 14.5 ft midsize car

### CARGO BED DIMENSIONS

	VE
Length (in.)	No data
Width at Wheelwell (in.)	No data

## 1966-77

The original Bronco was an ORV (Off-Road Vehicle), intended to compete primarily with Jeep CJ models and the International Harvester Scout. The Bronco's small size riding on a 92-inch (2,337 mm) wheelbase made it popular for off-roading and some other uses, but impractical for such things as towing. The Bronco was Ford's first compact SUV, and Ford's compact and midsize SUV niche would be taken by the compact pickup based Ford Bronco II (1984-1990), Ford Explorer (1991-present) and the Ford Escape (2001-present).

The idea behind the Bronco began with Ford product manager Donald N. Frey, who also conceived of the Ford Mustang; and similarly, Lee Iacocca pushed the idea through into production. In many ways, the Bronco was a more original concept than the Mustang; whereas the Mustang was based upon the Ford Falcon, the Bronco had a frame, suspension, and body that were not shared with any other vehicle.

The Bronco was designed under engineer Paul G. Axelrad. Although the axles and brakes were sourced from the Ford F-100 four wheel drive pickup truck, the front axle was located by radius arms (from the frame near the rear of the transmission forward to the axle) and a lateral track bar, allowing the use of coil springs that gave the Bronco a 34-foot (10.4 m) turning circle, long wheel travel, and an anti-dive geometry which was useful for snowplowing. The rear suspension was more conventional, with leaf springs in a typical Hotchkiss design. A shift-on-the-fly Dana Corp. transfer case and locking hubs were standard, and heavy-duty suspension was an option.

The initial engine was the Ford 170 cu in (2.8 L) straight-6, modified with solid valve lifters, a 6-US-quart (6 l) oil pan, heavy-duty fuel pump, oil-bath air cleaner, and a carburetor with a float bowl compensated against tilting.

Styling was subordinated to simplicity and economy, so all glass was flat, bumpers were simple C-sections, the frame was a simple box-section ladder, and the basic left and right door skins were identical except for mounting holes.

The early Broncos were offered in wagon, the ever popular halfcab, and less popular roadster configurations. Roadster was dropped early and the sport package, which later became a model line, was added.

### First generation



<b>Production</b>	1966-1977
<b>Body style</b>	Compact SUV
<b>Engine</b>	170 cu in (2.8 L) <i>Straight-6</i> 200 cu in (3.3 L) <i>Straight-6</i> 289 cu in (4.7 L) <i>Windsor V8</i> 302 cu in (4.9 L) <i>Windsor V8</i>
<b>Wheelbase</b>	92 in (2,337 mm) <sup>[4]</sup>
<b>Length</b>	151.5 in (3,848 mm) <sup>[4]</sup>
<b>Width</b>	68.5 in (1,740 mm) <sup>[4]</sup>
<b>Height</b>	71.6 in (1,819 mm) <sup>[4]</sup>

12.625 ft  
compact car



This is an overhead view of our driveway from our second story. You can see the limitations of the driveway size and our lot size. The shingles you see at the bottom of the photo are on the roof over our backdoor stoop.



Our back stoop and fence. The two things that limit us from pulling up further, but are both necessary. The stoop is necessary to get into our home and the fence is necessary because it is the only privacy fenced area we have on our property for our kids to play in.

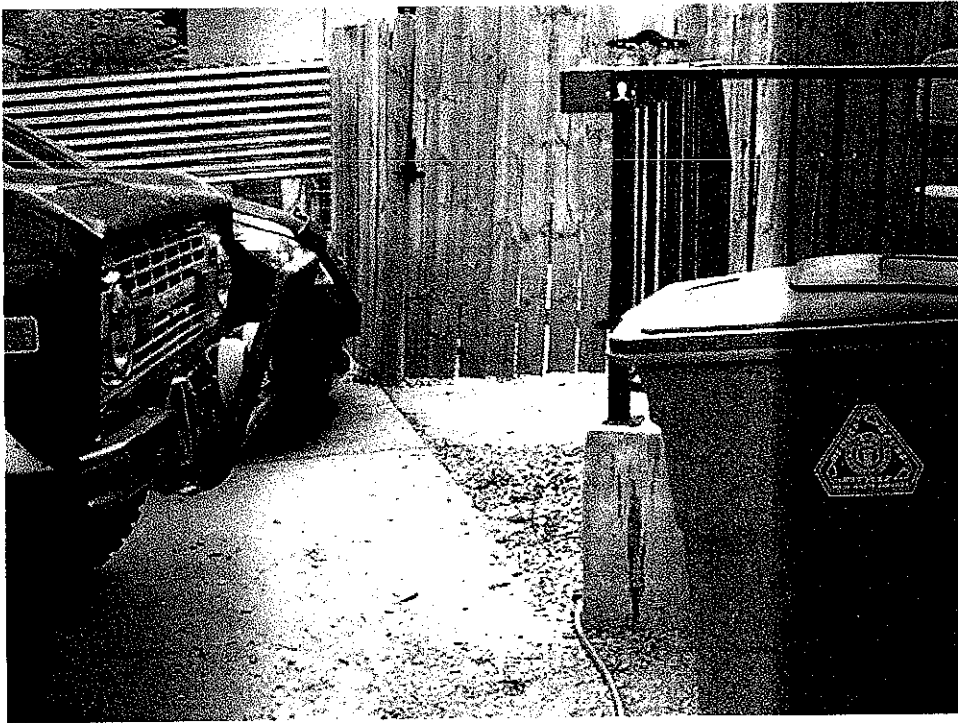


The typical amount of space in front of my van after I pull in, leaving room for a walkway for me and the kids to walk up to the back door.



The typical amount of space behind my van after I pull in. The line in the concrete is my actual property line. As you can see there isn't a ton of room in front or behind.

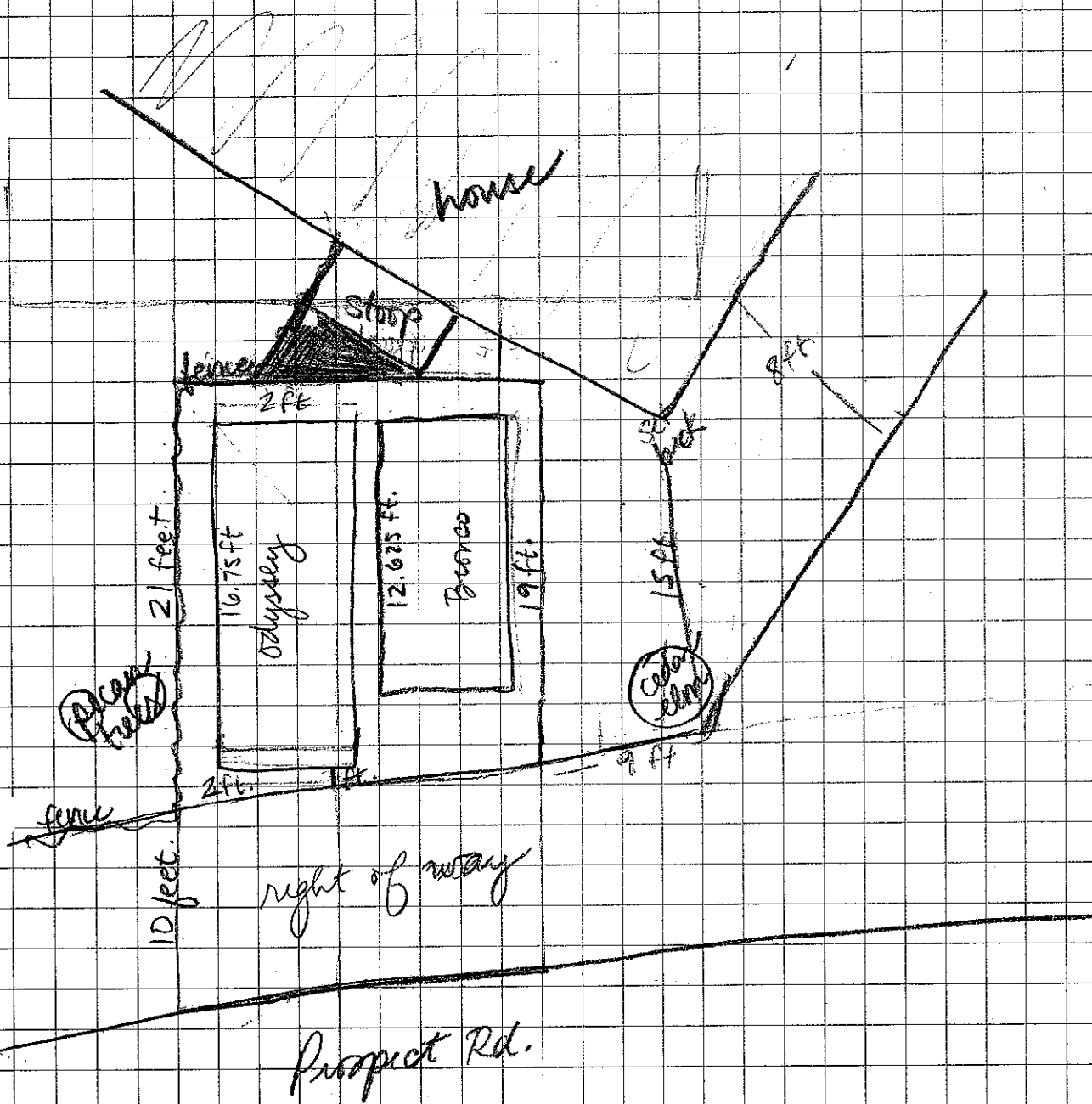




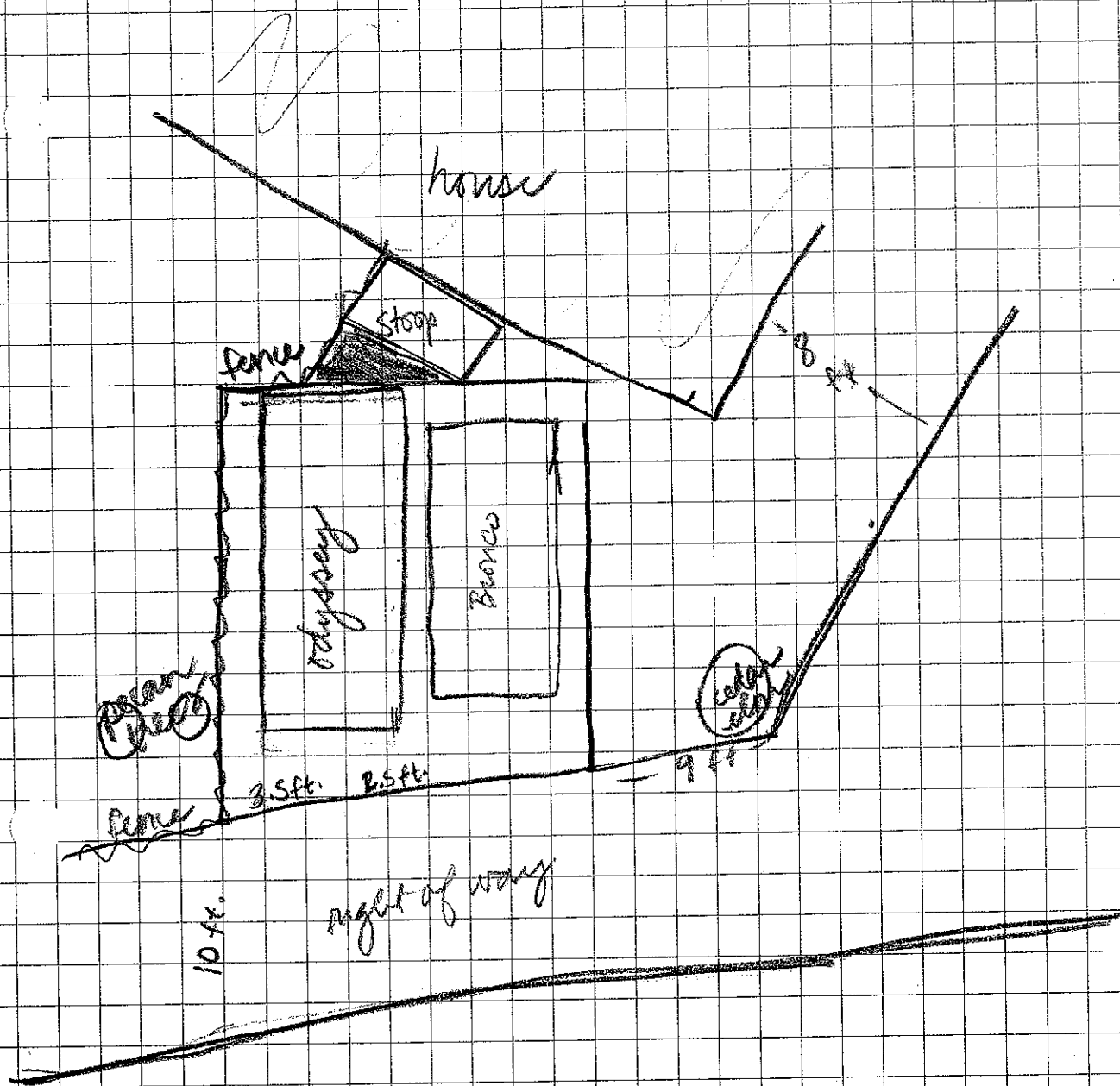
If I pull up to the fence, getting rid of our pathway to the door in front of the vehicle altogether, it allots more room in the back.



Here is the space available if I pull up all the way to the fence eliminating a path in front of the van.



This shows our property as it is right now.



This shows one simple change, pulling up further, that would allow us to change the setback from 0 feet to 1 foot. In this scenario we would eliminate the path in front of our van but would still have a path in the back.

Written comments must be submitted to the board or commission (or 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.

Case Number: C15-2011-0057 - 2402 Bryan Street  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Board of Adjustment, June 13th, 2011

Kitty and Ivan Page  
Your Name (please print)

☒ I am in favor  
☐ I object

1133 1/2 Pasquito  
Your address(es) affected by this application

Kitty Page  
Signature

06/03/2011  
Date

Daytime Telephone: 512-663-1255

Comments: We are in favor of the Conley families request for this variance. IT will make their yard more livable and will not present any hazard for our street.  
Please allow the Conley this variance

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

## 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.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, June 13th, 2011**

SCOTT MACK

Your Name (please print)

☒ I am in favor  
☐ I object

2408 BRYAN ST., AUSTIN, TX 78702

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (619) 770-9069

Comments: \_\_\_\_\_

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

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**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, June 13th, 2011

Docky Conly  
 Your Name (please print)

☒ I am in favor  
☐ I object

2402 Bryan St  
 Your address(es) affected by this application

*Susan Walker* June 4th 2011  
 Signature Date

Daytime Telephone: 512.825.4974

Comments: \_\_\_\_\_

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

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 Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-1088

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**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Board of Adjustment, June 13th, 2011

Your Name (please print)

Sune Conley

☒ I am in favor  
☐ I object

Your address(es) affected by this application

2402 Bryan St Austin, TX 78702

Sune Conley

Signature

Date

Daytime Telephone: 512.825.4975

Comments: I'm the one requesting the variance.

So I'm not sure my vote counts but since I got the paper, I thought I'd return it.

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

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Case Number: C15-2011-0057 - 2402 Bryan Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 13th, 2011

Ronald J. Kramer  
Your Name (please print)

☒ I am in favor  
☐ I object

2000 Peoples St  
Your address(es) affected by this application

Ronald J. Kramer 6/4/11  
Signature Date

Daytime Telephone: 512-236-1780

Comments: It is a logical accomodation to make. Construction in this area so very far predates current zoning and the history of this neighborhood was one of neglect and discrimination. So let someone willing to invest have a small assist. It's the right thing to do.

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088



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**Case Number: C15-2011-0057 – 2402 Bryan Street**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, June 13th, 2011**

Kitty and Ivan Page  
Your Name (please print)

☒ I am in favor  
☐ I object

1133 1/2 Pognito  
Your address(es) affected by this application

Kitty Page  
Signature

06/03/2011  
Date

Daytime Telephone: 512-663-1255

Comments: We are in favor of the Conlys  
families request for this variance.  
IT will make their yard more  
liveable and will not present any  
hazard for our street.  
Please allow the Conlys this variance

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #

ROW #

C15-2011-0057

10589789

TP-0206100228

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2402 Bryan St. Austin, TX 78702

LEGAL DESCRIPTION: Subdivision - Grandview Place

Lot(s) S 83 Ft of Lot 2 Block 1 Outlot 8&62 Division B

I/We Rocky & Sunee Conly on behalf of myself/ourselves

affirm that on April 13, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

We'd like to build a carport on our property to protect our cars from the elements as well as the overhead trees on our property. Not only would this be beneficial for our vehicles, it would also be beneficial as a play area for our three and one year olds.

in a SF-3-NP district.  
(zoning district)

0' from thru lot  
Central East Austin N.P.

**NOTE: 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 support documents.**

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Our 3735 sq. ft. property is a thru lot. Bryan St. borders the front; Prospect Ave. borders the rear. It has a large right of way (10 ft) from the curb as well as a large setback (15 ft) in the rear. It also has a 15 ft. setback in the front. The front of our home and a corner of the rear of our home are on the edge of the setback. Because of the way our home is situated on our lot and the small size of our lot do not allow us to build anything further on our property without a variance.

**HARDSHIP:**

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

We have several hardships which make it hard to build on our property. Our lot is small; only 3735 sq. ft. It is also an "urban home" on a thru lot which has a 15 ft. setback in the front and rear. The combination of being small, being a thru lot, and having a large right of way (10 ft) make it impossible to build any structure on our lot with a variance.

Our lot is also oddly shaped. Most lots in our neighborhood are rectangular. Ours is square in the front but is triangular in the rear. Our parking pads are in the rear and because of this are angled on our property. This only adds to the setback difficulty.

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

Our lot is actually a remainder of a lot. The original lot was rectangular in shape and much larger in size. When Prospect Ave. was cut on the East side of Austin, our lot was cut through, cutting its size nearly in half. Most of our neighbors surrounding us all have the same lot size, shape, and types. Ours is very unique. Their lots are a more traditional shape, are larger, and have smaller setbacks and right of ways. Because of this, many properties in my neighborhood have been able to build carports.

---

**AREA CHARACTER:**

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:

The carport will not negatively affect the look of the street that backs our property. Our neighbors have given their approval for the building of the carport, and there is a neighbor that lives only 2 houses down the street that has an existing carport about 10 feet from the street as well. With a carport built on our property line, our fence and carport would be 10 ft. from the street because of the right of way. It would be exactly in line with my neighbors' fences and even a carport that is only a few houses down. It would not seem out of place.

**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 Section 479 of Chapter 25-6 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 reasonable 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:

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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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**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.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed *Sunee Conly* Mail Address 2402 Bryan St.

City, State & Zip Austin, TX 78702

Printed Sunee Conly Phone 512.825.4975 Date 4.13.2011

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed *Sunee Conly* Mail Address 2402 Bryan St.

City, State & Zip Austin, TX 78702

Printed Sunee Conly Phone 512.825.4975 Date ~~7-9-10~~ 4.13.2011

## **GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

### **VARIANCE REQUIREMENTS:**

#### **General Requirements:**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request

such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.

**(6) Austin Energy approval**

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

**REQUIRED FINDINGS:** All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

**Reasonable Use:**

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

**Hardship:**

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.
- b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

**Area Character:**

Application must demonstrate to the Board how 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 zoning regulations of the zoning district in which the property is located.

**NOTE:** Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

**Board of Adjustment Staff:**

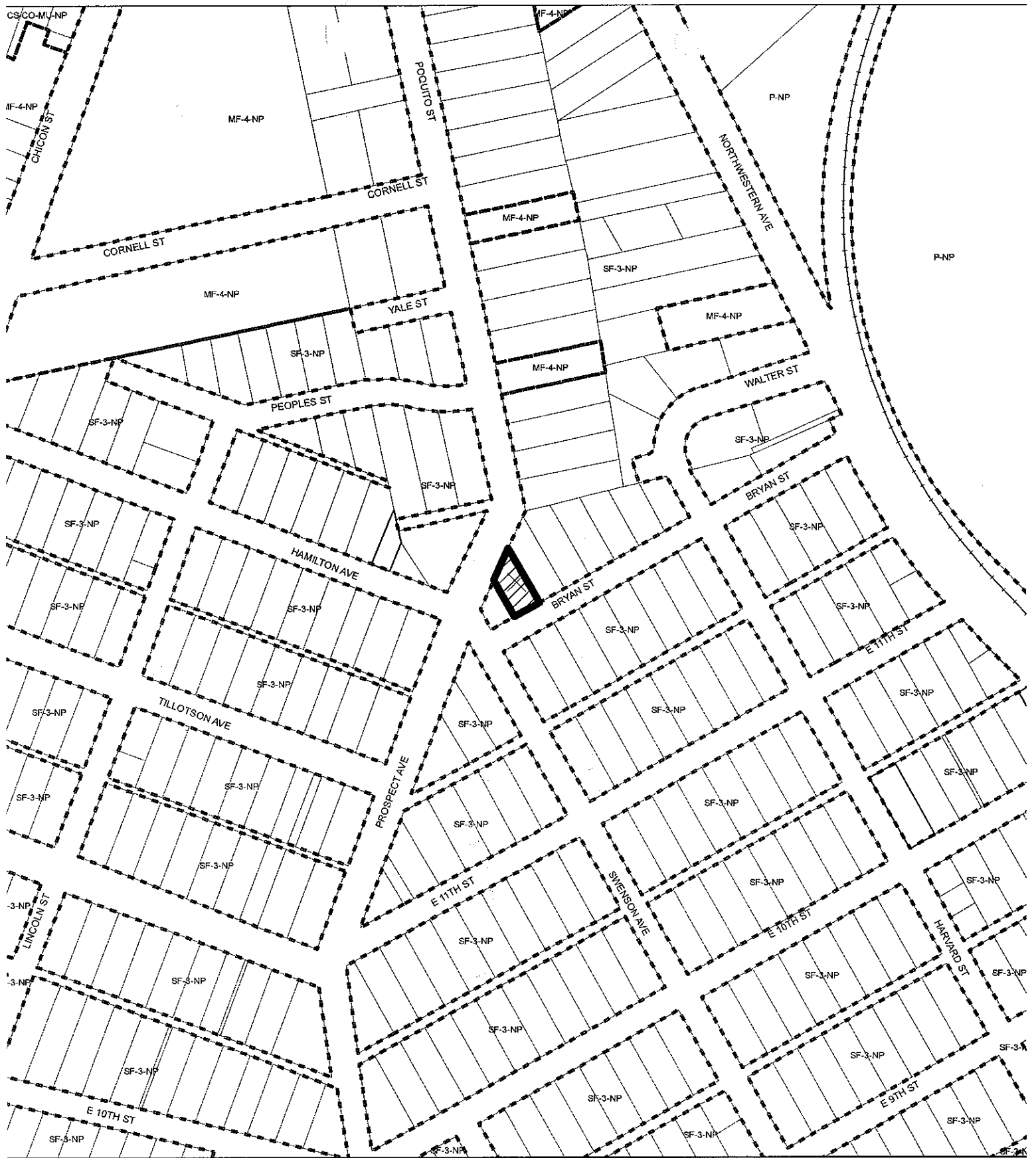
**Susan Walker, Planner**  
974-2202

**Diana Ramirez, Administrative Specialist, Board Secretary**  
974-2241

**Fax #974-6536**

**Watershed Protection and Development Review Department**  
**One Texas Center**  
**505 Barton Springs Road, 2<sup>nd</sup> Floor**

**Mailing Address:**  
**P. O. Box 1088**  
**Austin, TX 78767-1088**



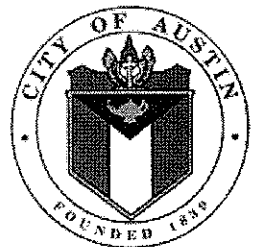
## BOARD OF ADJUSTMENTS

CASE#: C15-2011-0057

LOCATION: 2402 BRYAN ST

GRID: K22

MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

current.  
waterloo Surveyors Inc.  
**SURVEY PLAT**

J9903C

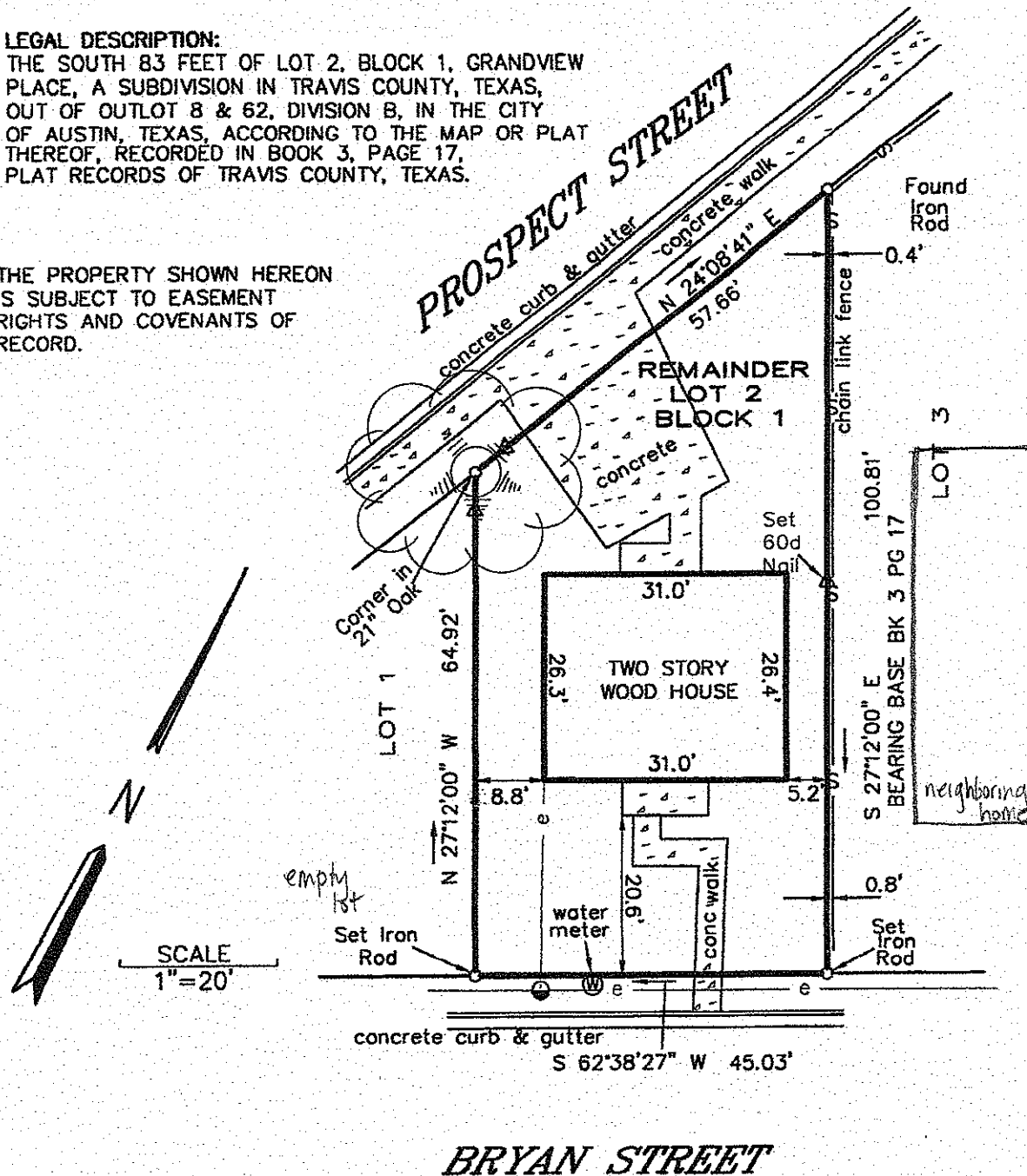
OWNER:  
THERESA KRUEGER

ADDRESS:  
2402 BRYAN STREET

**LEGAL DESCRIPTION:**

THE SOUTH 83 FEET OF LOT 2, BLOCK 1, GRANDVIEW PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 8 & 62, DIVISION B, IN THE CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 3, PAGE 17, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENT RIGHTS AND COVENANTS OF RECORD.



State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property



proposed carport is in blue. It will primarily cover the existing driveway & sidewalk.

OWNER:  
THERESA KRUEGER

# Waterloo Surveyors Inc. SURVEY PLAT

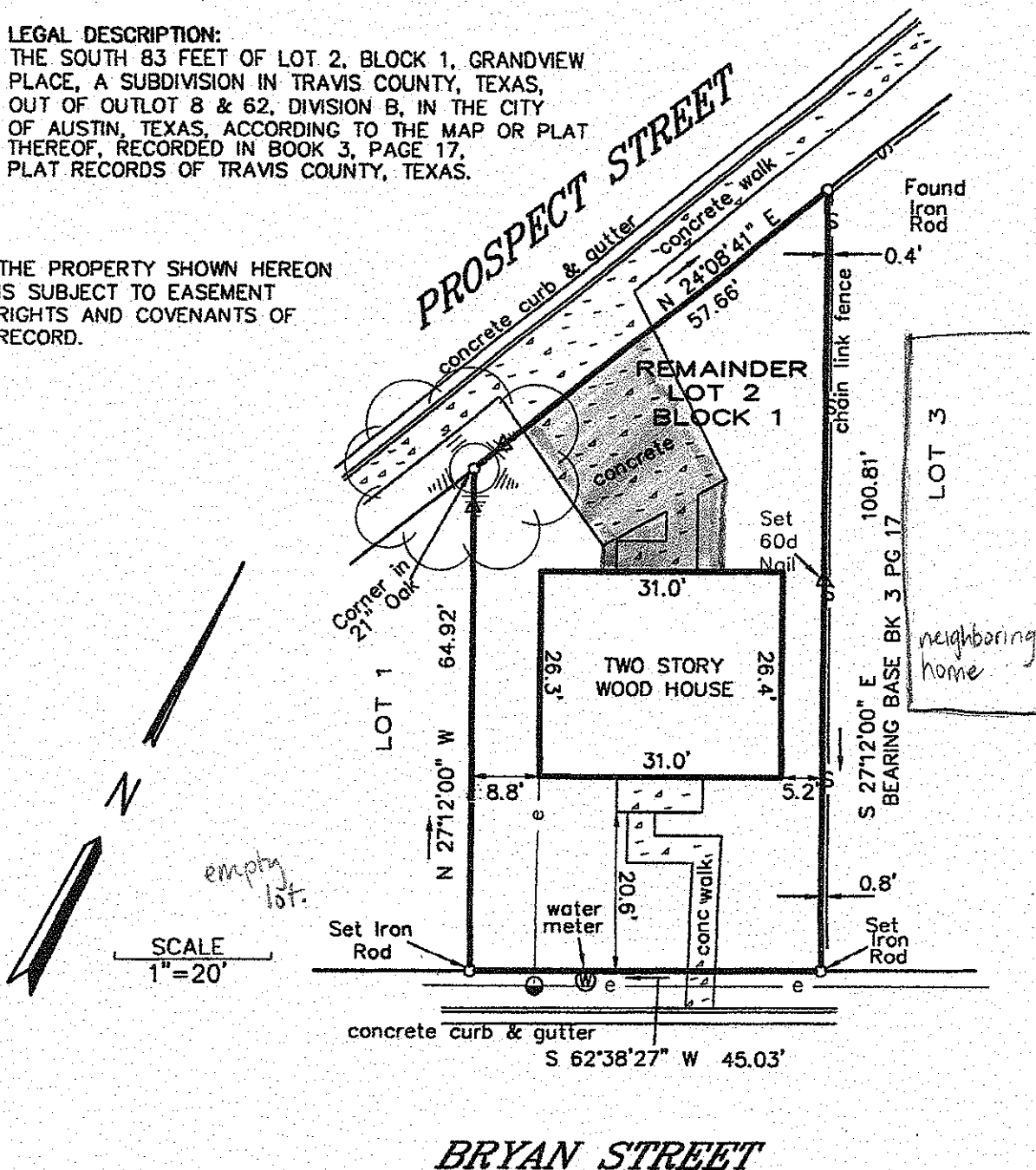
J9903C

ADDRESS:  
2402 BRYAN STREET

## LEGAL DESCRIPTION:

THE SOUTH 83 FEET OF LOT 2, BLOCK 1, GRANDVIEW PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 8 & 62, DIVISION B, IN THE CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 3, PAGE 17, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property

*Theresa Krueger*



## City of Austin

Austin's Community-Owned Electric Utility

[www.austinenenergy.com](http://www.austinenenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

July 8, 2010

Rocky & Sunee Conly  
2402 Bryan Street  
Austin, Texas 78702-2808  
[rockyconly@gmail.com](mailto:rockyconly@gmail.com)  
[suneeconly@gmail.com](mailto:suneeconly@gmail.com)

Re: 2402 Bryan Street  
Part of Lot 2 Block 1 OLT 8&62 DIV B Grandview Place

Dear Mr. & Mrs. Conly,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to build a carport within the front setback. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6522.

Sincerely,

A handwritten signature in black ink that reads "Robert K. Long, Jr." in a cursive, flowing script.

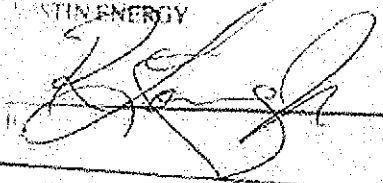
Robert K. Long, Jr.  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

2402 Bryan  
Overhead view of 2402 Bryan St. Austin, TX 78702.

Approves or disapproves the variance requested before the Board of Adjustment. Any changes to plan must be approved by Austin Energy.

AUSTIN ENERGY



Date:

7-9-10

bryan street



swensen ave

hamilton ave

prospect ave

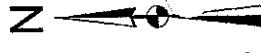
**:::desired carport:::**

we'd like to build a carport up to our property line. we currently have a setback of 15 ft which doesn't allow space to build anything. the right of way from the curb to our property line is 10 ft. so the carport will be 10ft from the street. The carport is 11ft tall, 19 ft. wide and varying lengths due to the angle of our current driveway.

Please contact **Sunee Conly** with any questions. Phone 512.825.4975 or email [suneeconly@gmail.com](mailto:suneeconly@gmail.com). Thank you for your consideration.

Travis Central Appraisal District  
 P.O. Box 149012  
 Austin, Texas 78714  
 Internet Address: www.travisad.org  
 Main Telephone Number (512) 834-8917  
 TDD (512) 834-3328

This tax map was compiled solely for the use of TCAD.  
 Areas depicted by these digital products are approximate,  
 and are not necessarily accurate in mapping, surveying or  
 engineering standards. Conditions drawn from this information  
 are the responsibility of the user. The TCAD makes no claims,  
 promises or guarantees about the accuracy, completeness or  
 any errors and omissions. The mapped data does not constitute  
 a legal document.

NAD 1983 StatePlane  
 Texas Central FIPS 4203 Feet  
 Projection: Lambert\_Conformal\_Conic  


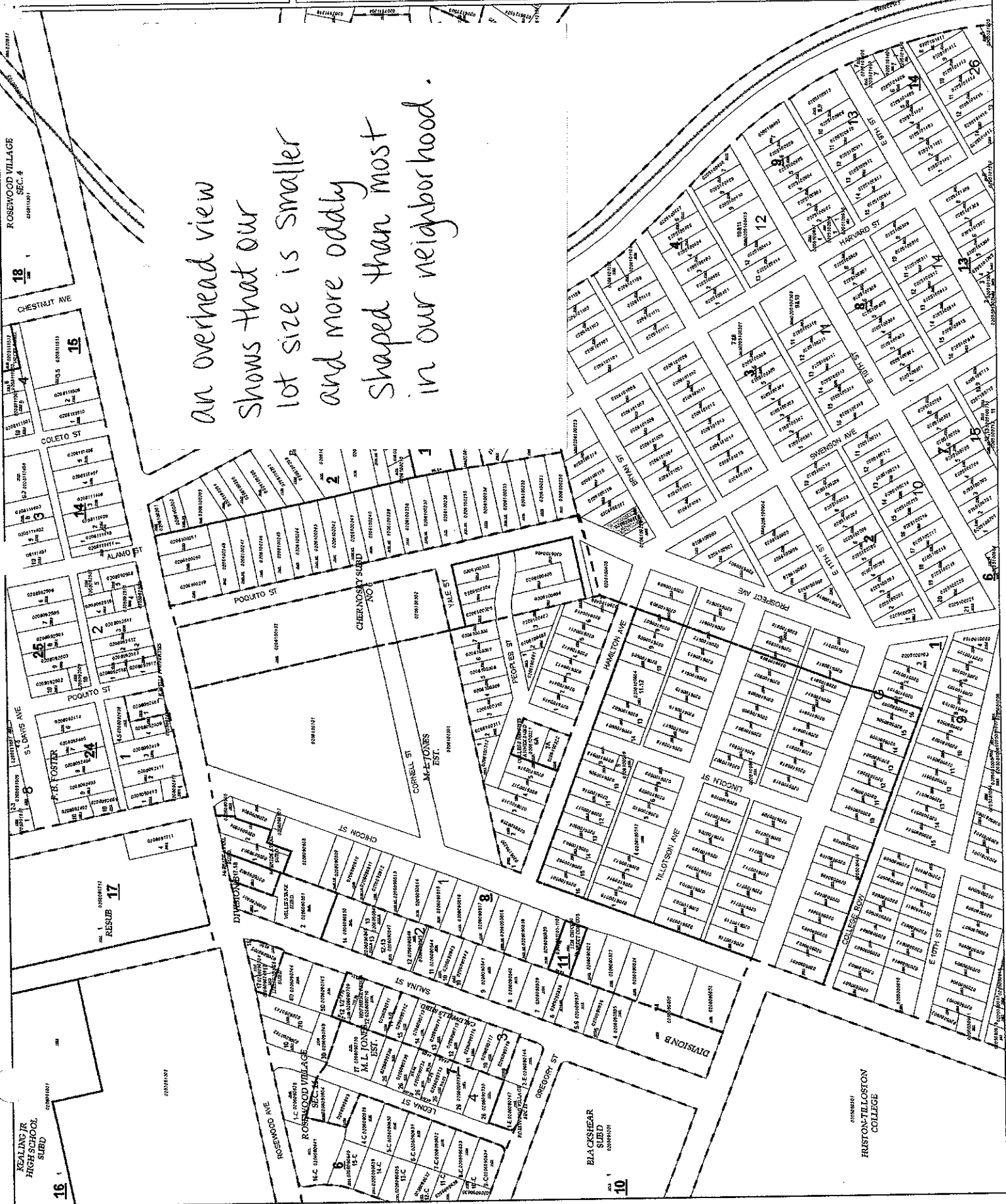
Scale	1" = 100' scale map
Thin	1" = 100' scale map
Bold	1" = 400' scale map

0 120 Feet

Revision Date  
 03/05/2010

2 0610

*an overhead view  
 shows that our  
 lot size is smaller  
 and more oddly  
 shaped than most  
 in our neighborhood.*





Another overhead  
view of our lot,  
closer up. Most  
surrounding lots  
are rectangular  
and larger.


Here is a photo of the carport on the property two lots down from my own. It is a little over 10 ft. from the street, the same distance from the street we are requesting.



# TITLE SURVEY

Address 1127 POQUITO STREET, Reference AUSTIN HABITAT FOR HUMANITY, IN  
 Lot 20, CHERNOSKY SUBDIVISION NO. 6, OUTLOT G2, DIV. B  
 a Subdivision in CITY OF AUSTIN, TRAVIS COUNTY, TEXAS of record in  
 Volume 720, Page(s) 1 of the Plat Records of TRAVIS County, Texas

*B. White Hartman*



Scale 1"=30'

## LEGEND

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- B.L. Building Line
- ( ) Record Information
- Chain Link Fence
- Break In Scale
- Brick Column

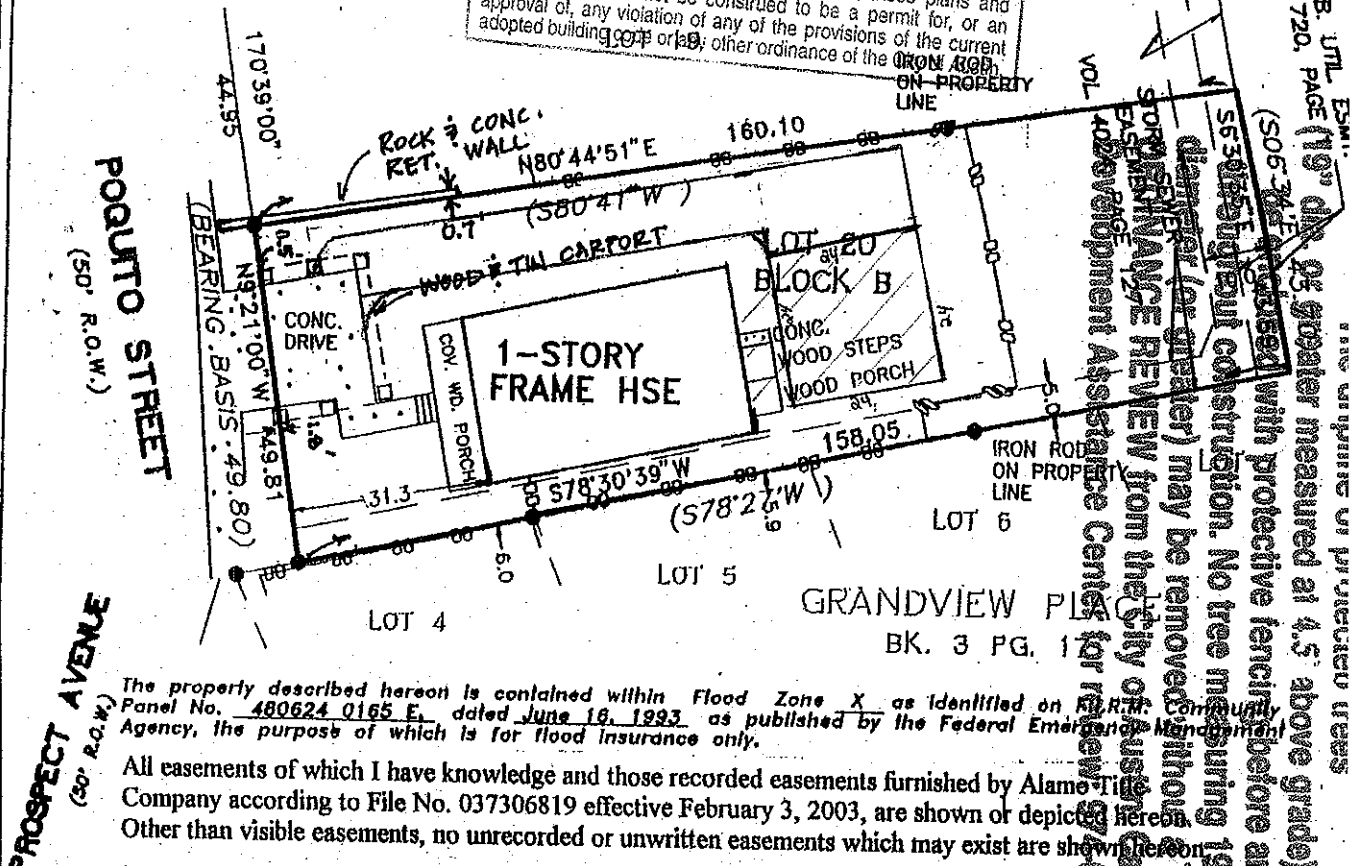
### Restrictive Covenant and Easement Note:

Restrictive Covenants and Easements as recorded in Vol. 720, Pg. 1 of the Deed Records and Vol. 12658, Pg. 327 of the Real Property Records of Travis County, Texas DO AFFECT the Subject lot.

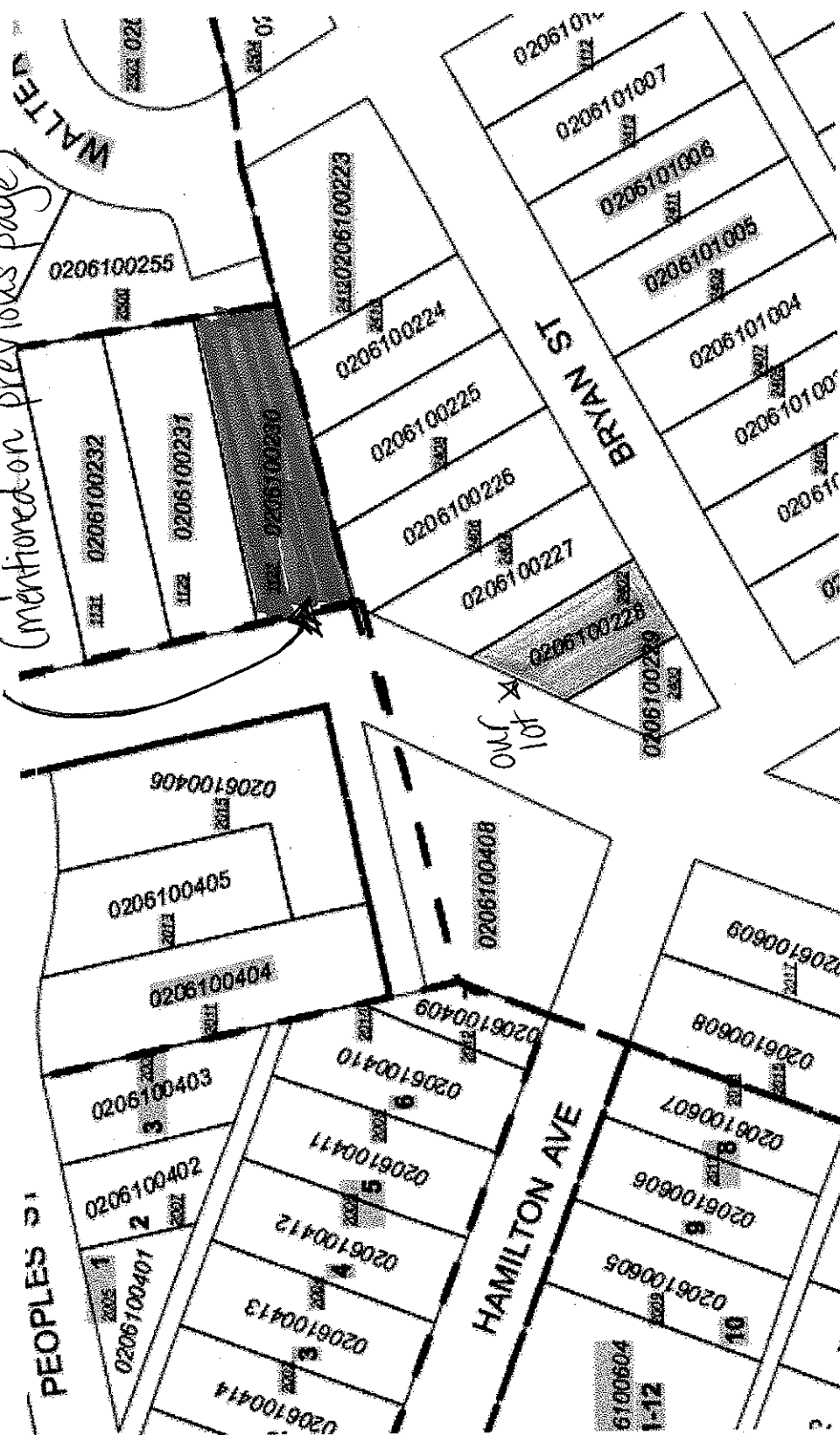
## CHERNOSKY SUBDIVISION NO. 6

BK. 720 PG. 1

LOT 19  
 CITY OF AUSTIN  
 APPROVED FOR PERMIT  
 Joseph G. Pantalian, P.E.  
 Watershed Protection & Development Review/Department  
 By *M. Vrege* Date *11/25/03*  
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

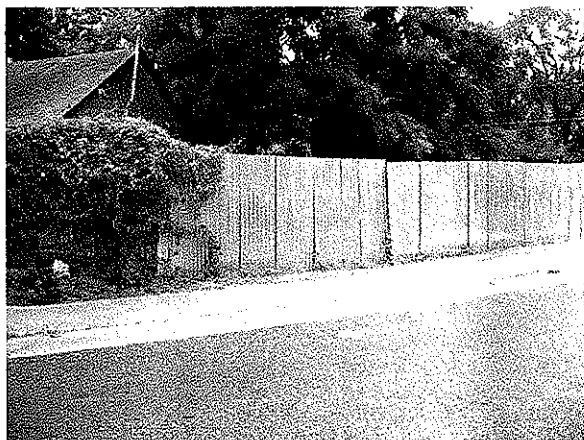
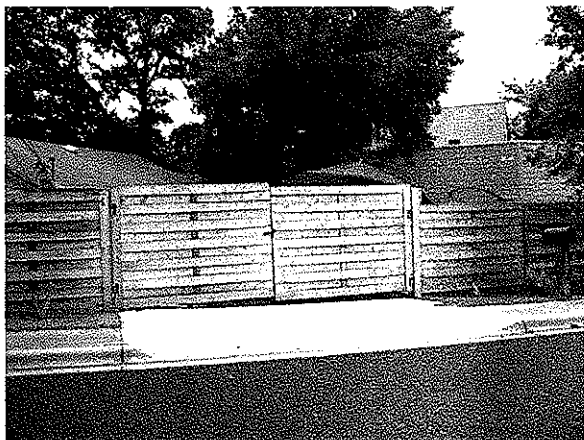


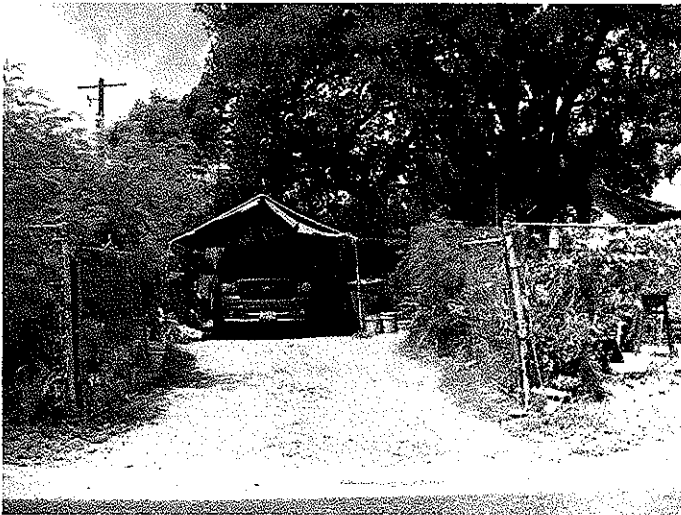
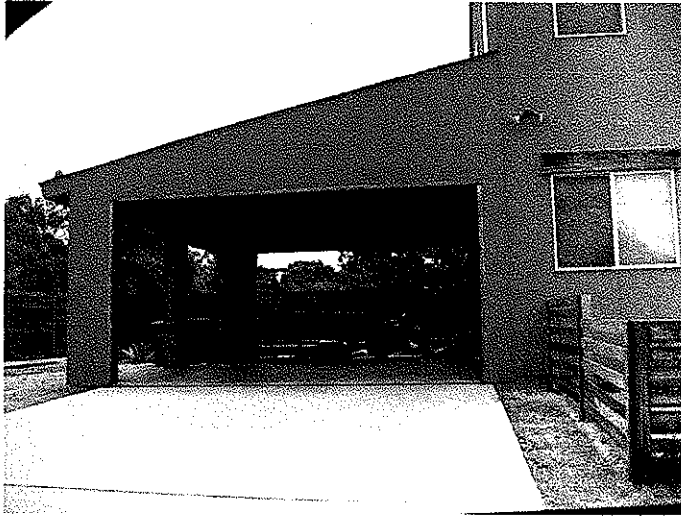
a lot just down the street with a carport 10 ft. from the curb.  
(mentioned on previous page)





Here are some other driveways and carports in my neighborhood within ½ mile from our property. You can see the diversity in the area. Our carport would not seem out of place.





Support from neighbors expressing their approval.

To Whom It May Concern:

I am writing in regards to the variance requested by Sunee and Rocky Conly at 2402 Bryan Street, Austin, TX 78702. We live at 2408 Bryan Street and have been informed of the Conly's plans to build a carport. We approve of their plans and believe that adding such a structure would not negatively affect the character of the neighborhood or any surrounding property values or uses. Since purchasing the home, the owners have made a number of improvements and keep up the property very well. We are confident that their request is reasonable and that the proposed structure would be an attractive addition to their property and the neighborhood.

Sincerely,

Betsy and Matt Schoenholz

(512) 906-0189

more support & neighbors. Martha is the  
secretary of our neighborhood association.

July 13, 2010

We are neighbors of Rocky and Sunee Conly, the home owners of 2402 Bryan St.  
Austin, TX 78702. They have discussed with me their plans for a carport on their  
property. We do not believe this will impact the neighborhood negatively, and their  
plans will not be out of line with the character of the area.

Name	Address
Kerry Sheehan	2401 Bryan Street
Martha Jones	2409 Bryan St.
Kitty Page	1133½ Poquito 78702
Brian Montemayor	1127 Poquito St. 78702
Joseph Jones	2405 Bryan ST
Jason Mellard	2413 Bryan St.
Eliot Haynes	2414 Bryan St. 78702

## Blackshear-Prospect Hill Neighborhood Association

August 30, 2011

Austin Board of Adjustment:

Sunee Conly, homeowner at 2402 Bryan St., Austin, TX 78702, is a current member of the Blackshear/ Prospect Hill neighborhood association. She came before the association at our monthly meeting on August 25th explaining her plans to build a carport on her property. She sought neighborhood support as she requires a variance in order to complete her build. The Blackshear/ Prospect Hill Neighborhood Association's members held a vote that evening and granted support to the Conlys to pursue their variance request. Please recognize our support as you consider the variance request for 2402 Bryan St. Austin, TX 78702. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Thomas', with a stylized, flowing script.

David Thomas

President, Blackshear-Prospect Hill Neighborhood Association