

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

CASE #

ROW #

C15-20 11-0118

10661048

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

TP-014335-05-09

01-4355-0509

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

**STREET ADDRESS:** 2103 Big Horn Dr. Austin, Texas 78734

**LEGAL DESCRIPTION:** Subdivision – Apache Shores  
Lot(s) 683 Block A Outlot Division

I/We on behalf of myself/ourselves as authorized agent for FGV LTD  
affirm that on , 09-26, 2011 ,  
hereby apply for a hearing before the Board of Adjustment for consideration to:  
(check appropriate items below)

☒ x ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

A single family dwelling providing for a total impervious cover of 35% which is over the existing impervious cover of 31%  
in a LA Lake Austin district.  
(zoning district)

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

**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:

This is an existing small lot in the LA district

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: The lot is an existing small (15,866sf approximate) lot created prior to the Lake Austin standards of one-acre minimum. Therefore to apply the full Lake Austin standards is in its self creating the hardship.

(b) The hardship is not general to the area in which the property is located because: The existing structure is in disrepair and needs to be replaced. This condition does not exist in general to the area.

**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 character of the area will not change as a result of the granting of the variance because the use will remain the same and the new house will be comparable to the adjacent houses in the area.

**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:

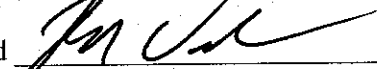
1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

1.  
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:

1.  
The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

1.  
The variance will run with the use or uses to which it pertains and shall not run with the site because:

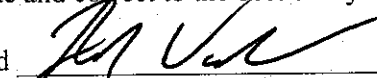
**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 7 Red Bud Trail

City, State & Zip Round Rock, Texas 78665

Printed Frank Venditti Phone (512)789-6779 Date 09-26-2011

**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  Mail Address 7 Red Bud Trail

City, State & Zip Round Rock, Texas 78665

Printed Frank Venditti Phone (512)789-6779 Date 09-26-2011



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0118  
LOCATION: 2103 BIG HORN DR



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





# Lester Jay Germanio PE

Architectural Engineers

August 6, 2011

Mr. Frank Venditti

By email: (vencoconstruction@sbcglobal.net)

Reference: 2103 Big Horn Drive

Mr. Frank Venditti:

Attached is a grading study for the referenced address. The property has a very limited amount of topography that is greater than or equal to 35 percent. It is my opinion based on this study that the total of this steeper grade (35 percent and greater) is a result of the construction of the currently existing residence and is not natural to the site. It is additionally my opinion that the intent of the City of Austin Development Code would be to ignore the 75 square feet of this grading category shown in purple within the footprint of the proposed replacement residence. Please note that once the proposed new residence is placed on the site, there will not be any of this specific patch of man made 35 percent topography remaining adjacent to proposed residence. Hence it will not be a runoff/erosion concern which is the basis of the specific ordinance in question. For purposes of the staff level review process, the 75 square feet of the 651 square feet of 35 percent or greater slope is 11.5 percent. 0%

The 25 percent to 35 percent grades shown in the footprint of the proposed replacement residence is a man made and not natural grade condition similar to that described in the previous paragraph. There are 184 square feet of this slope category that will be nearly eliminated from the area adjacent to the proposed footprint. The vast majority of the grade adjacent to the proposed replacement residence will be 0 to 25 percent. Again, for the purpose of the staff level review process, the 184 square feet of the 998 square feet of 25 to 35 percent slope is 18.4 percent. 5%

There are 215 square feet of 15 to 25 percent grade out of the 3852 square feet (5.6 10% percent) of that grade that is within the proposed footprint. About ninety percent of the footprint of the proposed residence to be built will be located on grade that is less than 15 percent slope.

If you have any questions about this opinion or need additional consultation on this project, please let me know.

Sincerely,

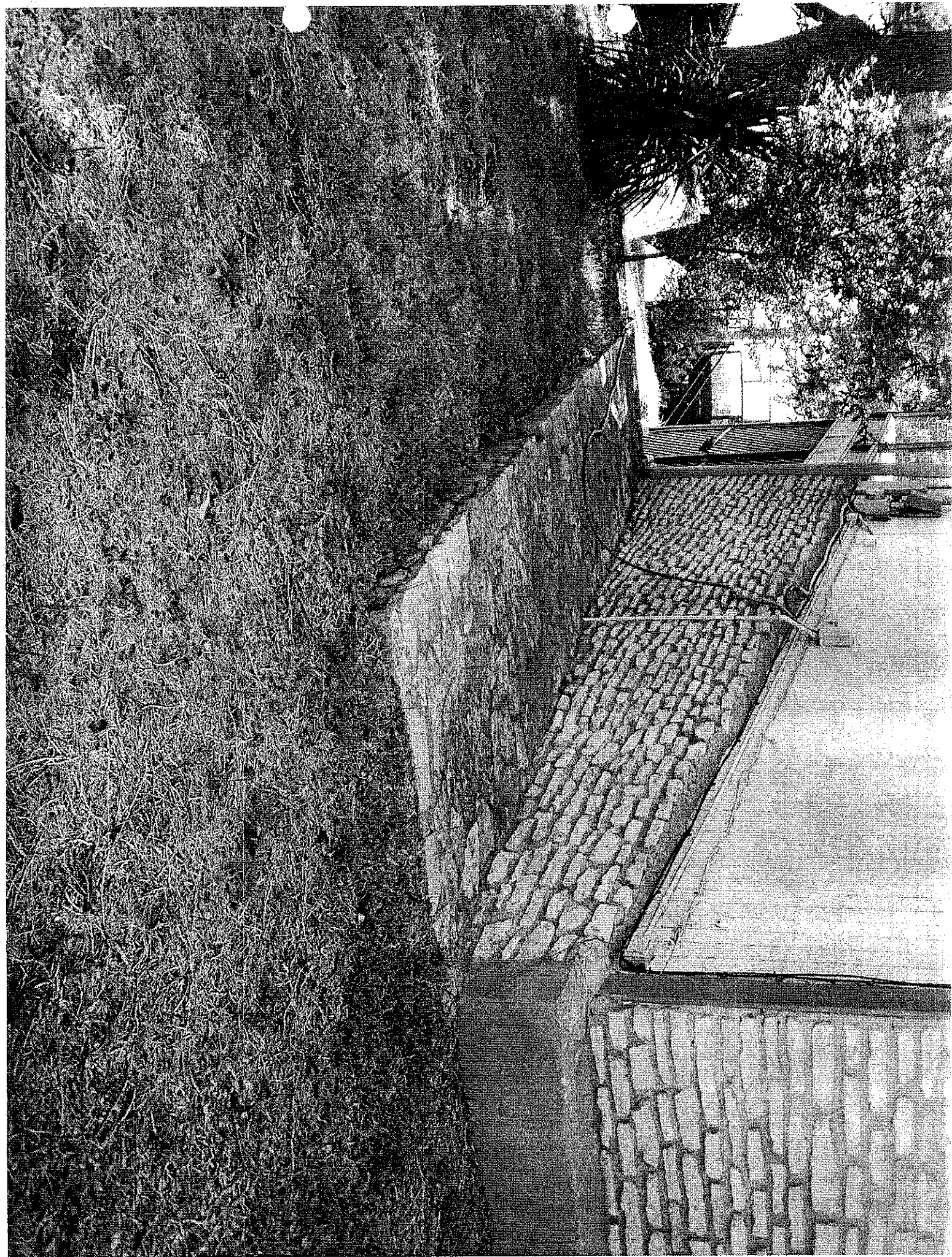


Lester Germanio, PE

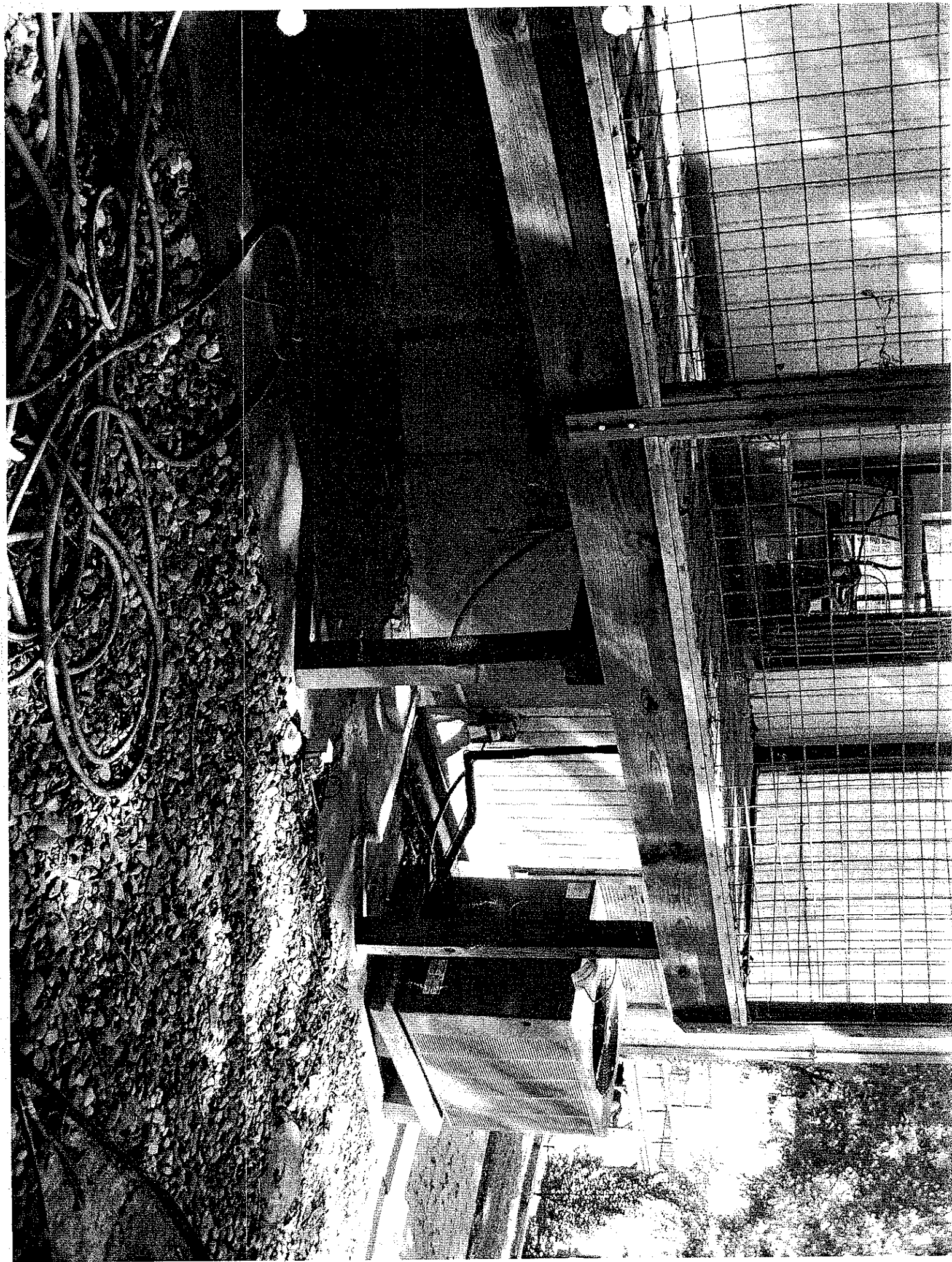


Lester Jay Germanio PE  
F-9701



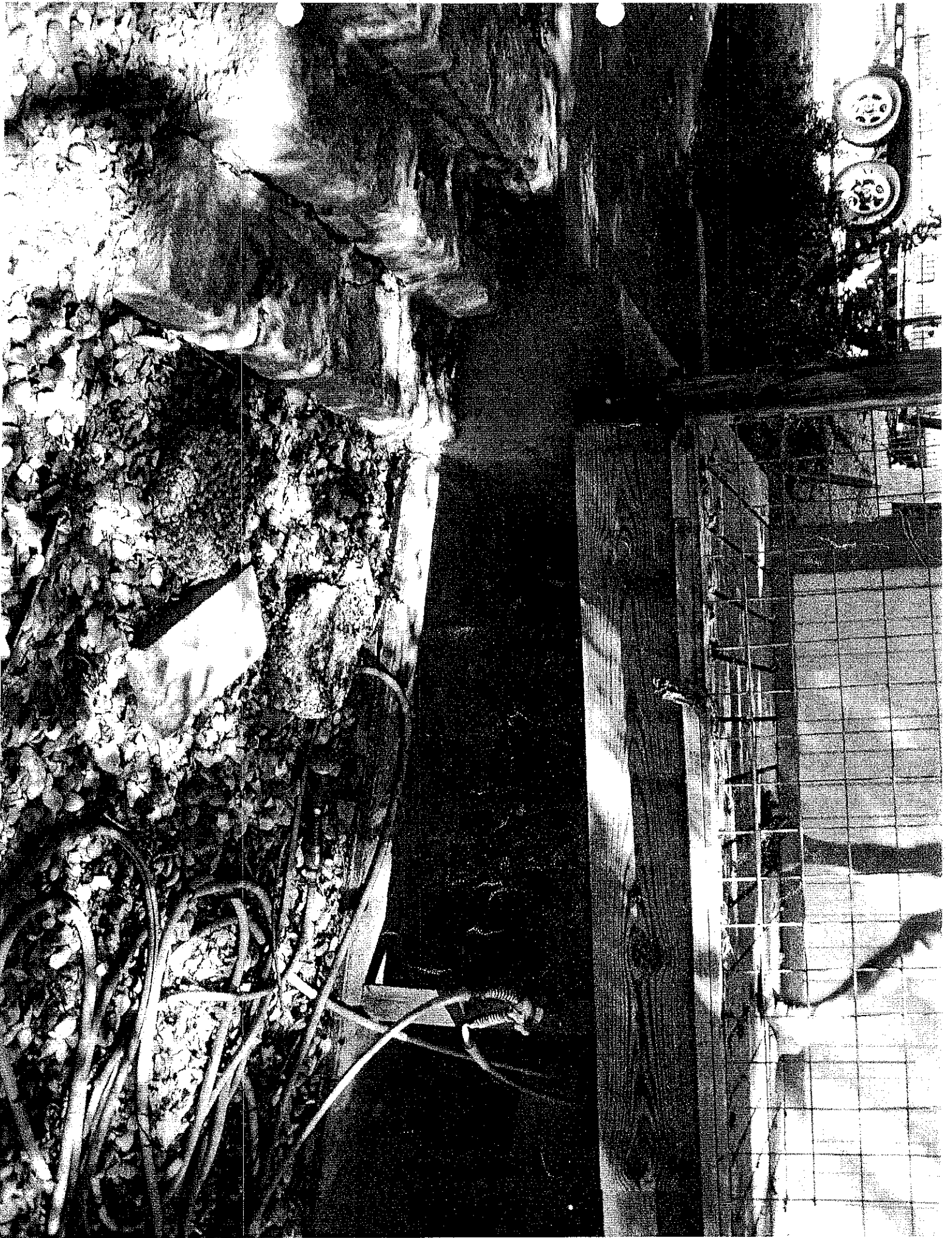




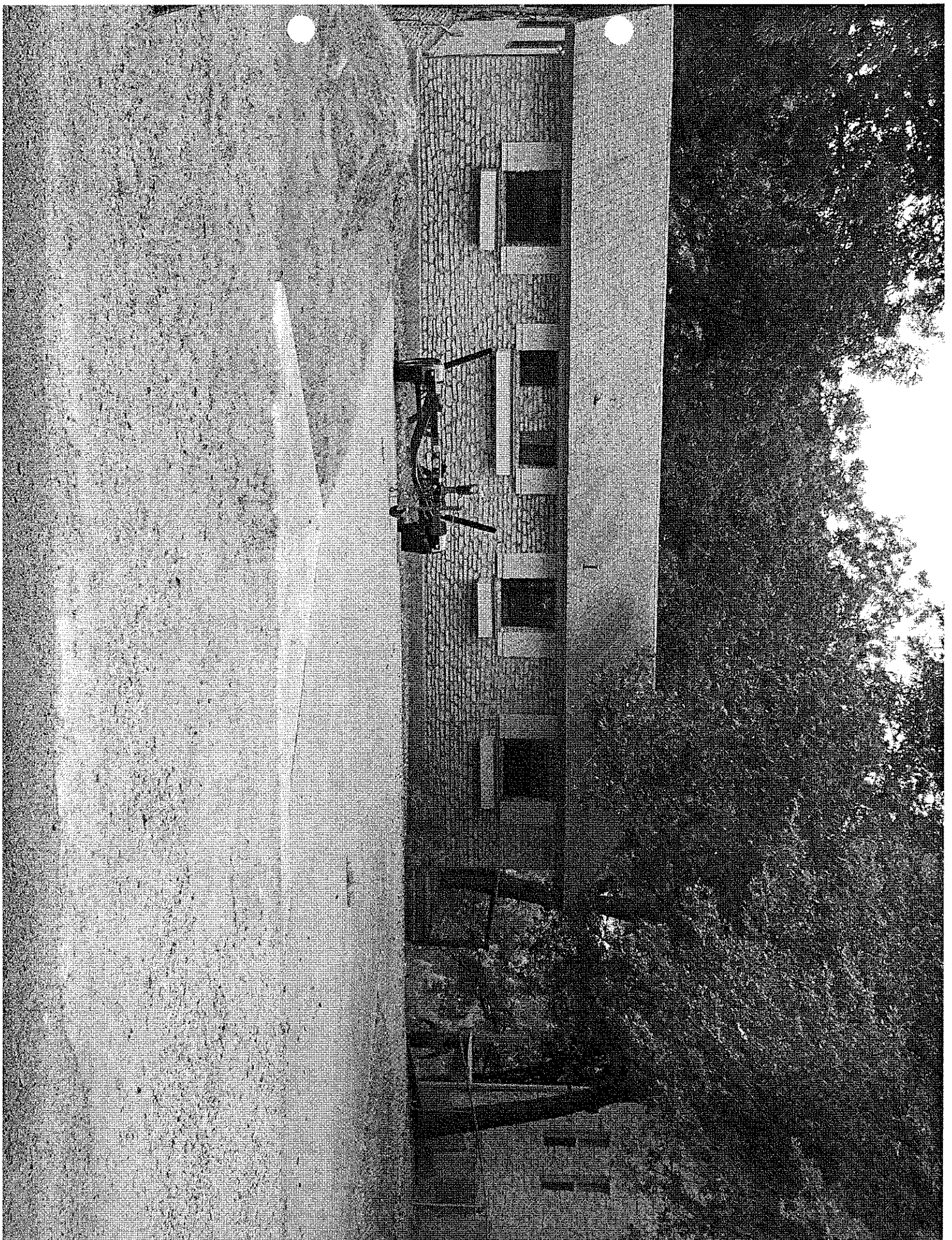


## 2103 BIG HORN DRIVE IMPERVIOUS COVER CALCULATIONS

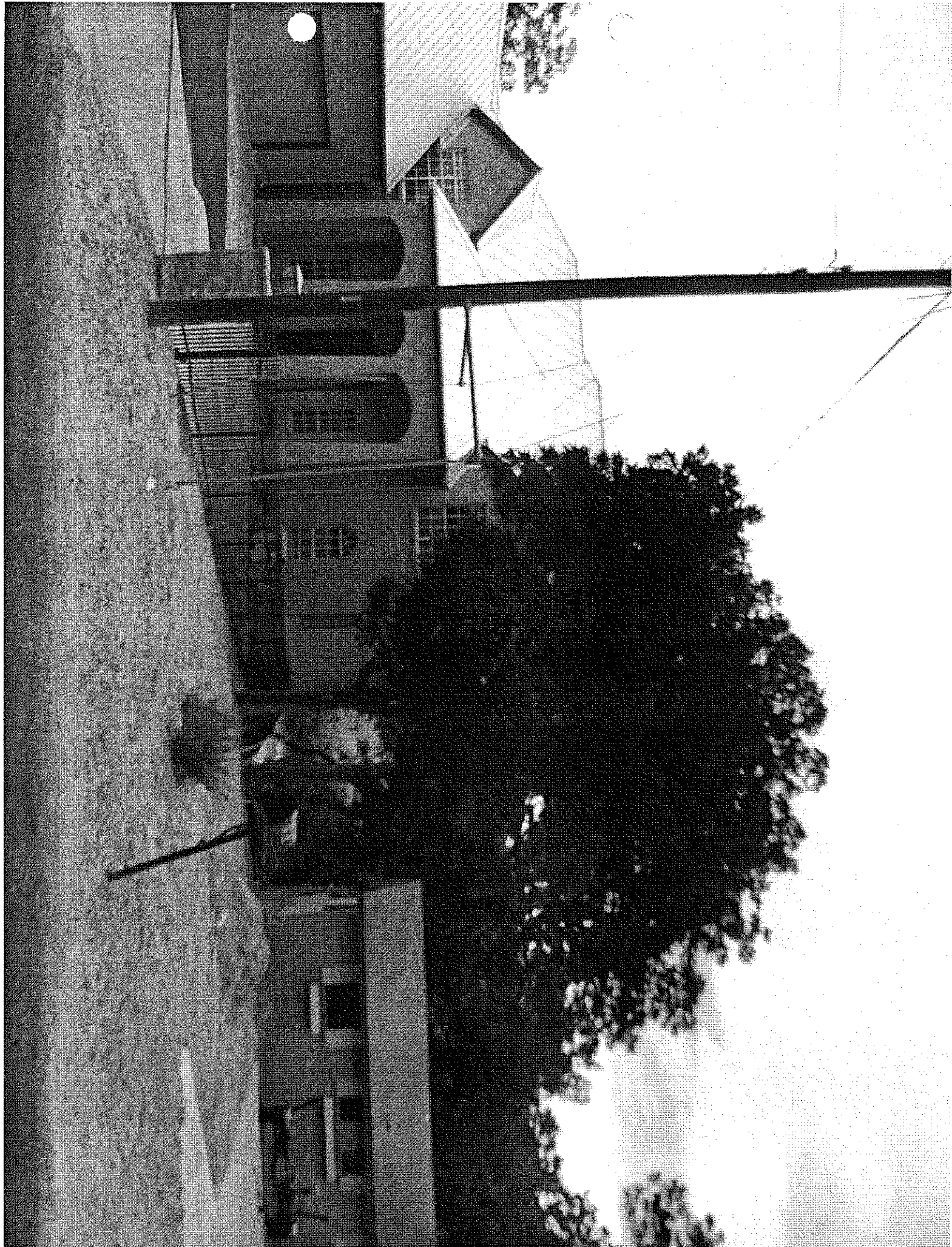
EXISTING LOT SIZE	15,866	SQ. FT.
NEW HOUSE	1660	SQ. FT.
NEW GARAGE	733	SQ. FT.
NEW COVERED FRONT PORCH	88	SQ. FT.
NEW FRONT WALK & STAIRS	96	SQ. FT.
NEW COVERED REAR DECK	576	SQ. FT.
NEW DRIVEWAY	1364	SQ. FT.
NEW HVAC PADS (2)	18	SQ. FT.
NEW RIGHT WALK & STEPS	396	SQ. FT.
NEW RETAINING WALL	102	SQ. FT.
NEW REAR WALK & STAIRS	104	SQ. FT.
EXISTING REAR WALK & STAIRS	180	SQ. FT.
EXISTING REAR RETAINING WALLS & FRONT COLUMNS	295	SQ. FT.
EXISTING DOCK DECKING & STAIRS X 50%	7	SQ. FT.
	<u>5619</u>	SQ. FT.
PROPOSED IMPERVIOUS COVER	5619 SQ. FT.	35%
EXISTING IMPERVIOUS COVER	4983 SQ. FT.	31%









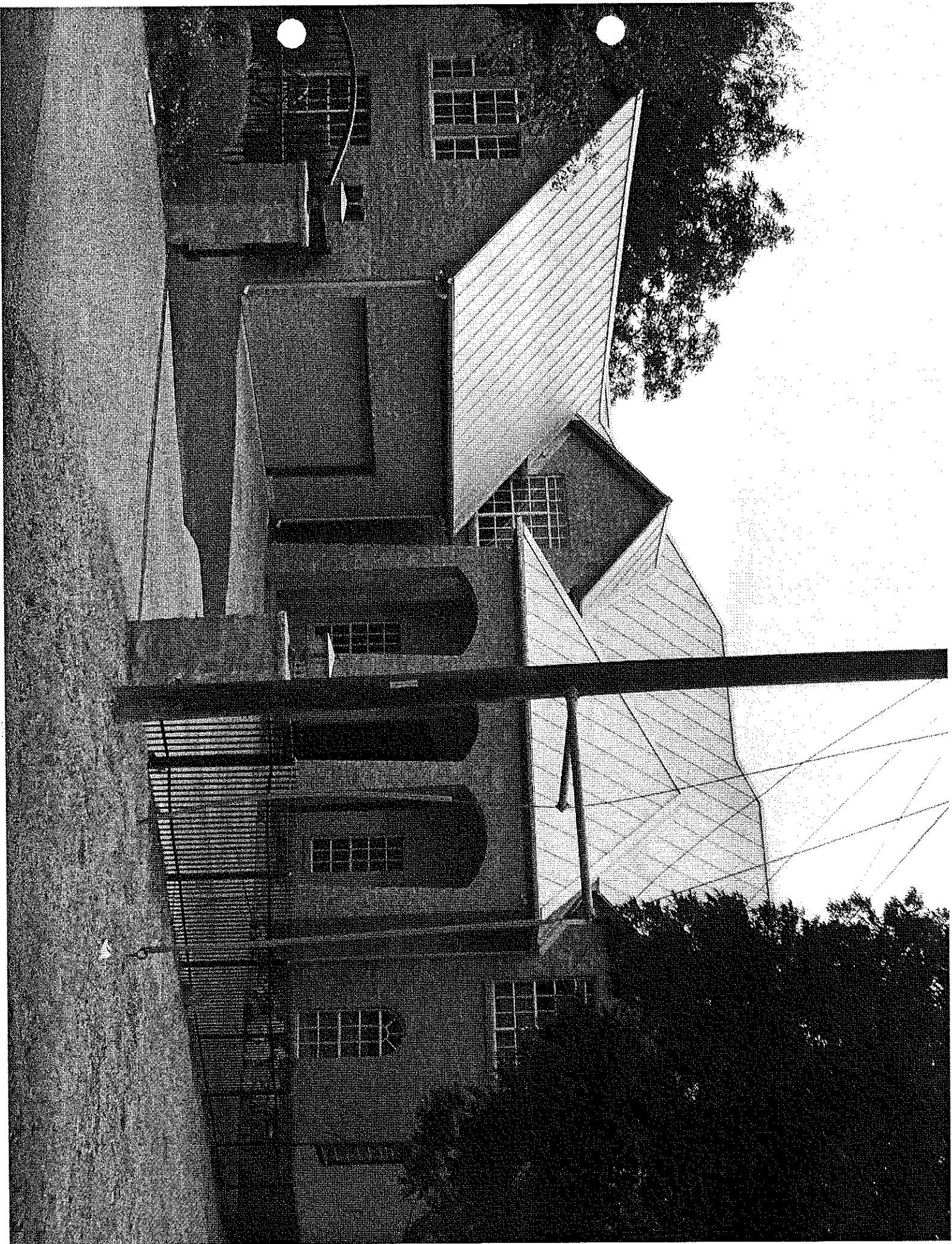














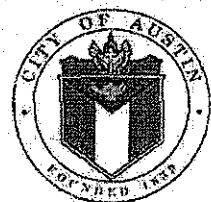


 **SUBJECT TRACT**  
 **ZONING BOUNDARY**

**OPERATOR: S. MEEKS**

**BOARD OF ADJUSTMENT**

**CASE#:** C15-2008-0105  
**ADDRESS:** 2103 BIG HORN DR  
**GRID:** A31  
**MANAGER:** S. WALKER



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



June 20, 2008

Schnurr Lake House / 2103 Big Horn Drive , Austin, Texas

To Whom It May Concern:

At the request of Catherine and Jason Schnurr, owners of the property listed above, I have inspected the existing residence with regard to it's possible rehabilitation.

I found that the structure as originally built does not conform to today's accepted building standards. In addition the portions of the house that are below existing grade were not properly waterproofed and there is evidence of there having been water penetration over time leading to compromised building materials and the potential for mold. There is also evidence of structural deflection in some portions of the roof and floor structure.

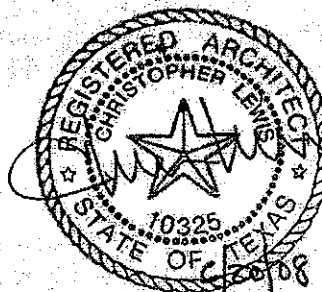
It is also my understanding that the existing septic system, though grandfathered, is not up to today's current standards.

In conclusion, my professional opinion is that the house is in such disrepair that it is unsalvageable. Therefore, I have recommended that the existing house be removed and replaced with a new structure and new septic system.

In addition, I have recommended that, if demolition were to occur, that they contract with the local Habitat for Humanity RESTORE in order to salvage and reuse any building materials that may be suitable.

A handwritten signature in dark ink, appearing to read "Chris Lewis", written over a horizontal line.

Chris Lewis AIA





# City of Austin BUILDING PERMIT

PERMIT NO: 2011-006145-BP

2103 BIG HORN DR

Type: RESIDENTIAL

Status: Active

Issue Date: 01/25/2011

EXPIRY DATE: 01/20/2012

LEGAL DESCRIPTION						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Demolition				ISSUED BY: Gabriel Guerrero Jr			
Demolish a circa 1978, 2 story, 1,188 square foot single family residence.									
TOTAL SQFT		VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Existing: 1,188		Tot Val Rem: \$.00			645		2	1	
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

## Contact

Applicant, Venco Construction, LTD. (aka FGV, LTD.)  
General Contractor, Venco Construction, LTD. (aka FGV, LTD.)

## Phone

(512) 990-5331  
(512) 990-5331

## Contact

Owner, Venco Construction, LTD. (aka FGV, LTD.)

## Phone

(512) 990-5331

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Demolition Permit Fee	44.00	1/25/2011	Demolition/Relocation Plan Rev	25.00	12/28/2010			
<b>Fees Total:</b>	<b>69.00</b>							

## Inspection Requirements

Building Inspection

Sewer Tap Inspection

Water Tap Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

## Comments

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



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Type	Date	Status	Comments	Inspector
112 Final Building		Open		Julio Molis
114 Continuance of work		Open		Julio Molis
610 AW Temp Utilities		Open		Austin Water Utility
611 Water Tap		Open		Austin Water Utility
Deficiencies		Open		Julio Molis