

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

DATE: Monday, August 8, 2011

CASE NUMBER: C15-2011-0083

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

OWNER: Bryce E, Miller

ADDRESS: 4705 AVENUE F

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 40 feet in order to maintain a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 5,000 square feet in order to maintain a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 5 feet to 1.5 feet in order to maintain a detached accessory structure in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

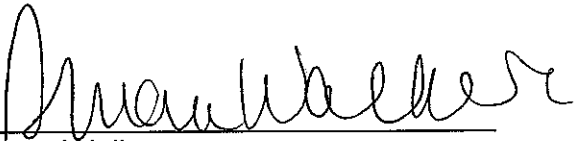
BOARD'S DECISION: POSTPONED TO November 14, 2011 TO PROVIDE SURVEY ON BACK PROPERTY AND TREE SURVEY

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



Leanne Heldenfels
Chairman

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.

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: C15-2011-0083 – 4705 Avenue F

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, August 8th, 2011

Chandra Erickson-Alger

Your Name (please print)

4705 Ave G

Your address(es) affected by this application

Chandra Erickson-Alger Aug 2, 2011

Signature

Date

Daytime Telephone: 512-450-1790

Comments: This house is very large and does not need to be increased. ~~It~~ Why is a variance needed for the side or lot size?? As far as the yard setback (in back) he already "added on" w/o asking for permission/permits. It seems that many homes (both on either side of us) do this. People build →

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: C15-2011-0083 - 4705 Avenue F

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, August 8th, 2011

MARILYN E. WOOD

Your Name (please print)

4703 Ave. G

Your address(es) affected by this application

Marilyn E. Wood

Signature

Daytime Telephone:

Comments: It interferes with my friend Mr. Gertrude Hodde's property

☐ I am in favor
☒ I object

7/30/11

Date

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

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Case Number: C15-2011-0083 - 4705 Avenue F

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, August 8th, 2011

Gertrude B. Hodde

Your Name (please print)

4704 Avenue G

Your address(es) affected by this application

Gertrude B. Hodde

Signature

Daytime Telephone: 512 459 6838

Comments: I object all VARIANCES Requested - by Bryce + Sarah Miller Owner - 4705 Avenue F

Case Number - C15-2011-0083

4705 Avenue F.

Contact: Susan Walker - 512-974-2202

Public Hearing - Board of Adjustment -

August 8th, 2011

☐ I am in favor
☒ I object

8/02/11

Date

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, August 8th, 2011

Gertrude B. Hodde

Your Name (please print)

4704 Avenue G -

Your address(es) affected by this application

Gertrude B. Hodde

Signature

8/02/11

Date

Daytime Telephone: 512 459 6838

Comments: I object all VARIANCES
Requested - by Bryce + Sara Miller
Owner - 4705 Avenue F
Case Number - C15-2011-0083

4705 Avenue F.

Contact: Susan Walker - 512-974-2202
Public Hearing - Board of Adjustment -
August 8th, 2011

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☒ I object

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, August 8th, 2011

MARILYN E. WOOD

Your Name (please print)

4703 Ave. G

Your address(es) affected by this application

Marilyn E. Wood

Signature

7/30/11

Date

Daytime Telephone:

Comments: It interferes with my
friend Mr. Gertrude Hodde's
property

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P. O. Box 1088

Austin, TX 78767-1088

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☒ I object

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Case Number: C15-2011-0083 – 4705 Avenue F

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, August 8th, 2011

ERNA ROBERTSON

Your Name (please print)

4612 AVE G. AUSTIN TX 78751

Your address(es) affected by this application

Erna Robertson

Signature

Date

Daytime Telephone: 512-459-6454

Comments:

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

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

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

LEGAL DESCRIPTION: Subdivision – Hegman's

I/We Sara and Bryce Miller

_____ affirm that on 01, June
2011,

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL X MAINTAIN

- 1) Impermanent shed encroaching rear set-back *1 1/2' from rear p.l.*
- 2) Single family home on an approximately 40ft by 125ft property (5,000sf) that requires variance from the minimum width of 50ft and minimum lot size of 5,750sf.

in a SF3 North Hyde Park NCCD district.
(zoning district)

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

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:

- 1) Lot is unusually small making setbacks a greater percentage of the lot than typical.

- 2) A single family home cannot be built on this lot zoned for single family use because the lot is only 40ft x 125ft. This property has been intended for and used for single family since 1946 in its current form, however in order to meet the substandard lot exemption for a new building permit the lot had to be in existence in its current form since March 15, 1946. There is no other available tool for acquiring a new building permit.

HARDSHIP:

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

- 1) The property is too narrow to allow for a formal garage (and garages aren't even allowed within 60ft of the front lot per the North Hyde Park NCCD); therefore we built an impermanent detached rear yard set back shed, tucked away, to maintain outdoor items.

- 2) This property does not meet the minimum lot size (5,750sf) and lot width (50ft) requirement set by the North Hyde Park NCCD (which is based on SF-3 Zoning by City Code). It does not meet the requirement because it was created long before the NCCD was written in 2004.

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

- 1) Lot is part of a 3 lot subdivision by deed and these three specific lots are smaller than usual. Not a typical or general scenario.

- 2) In order to continue its use as a single-family home site (as it has for over 60yrs), this site requires a variance. Other lots in the area vary in size so many are above the required 5,750sf, and those that do not meet the minimum lot size requirement may have been in existence prior to March 15, 1946 allowing them substandard lot exemption status.

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:

- 1) We live on a very narrow lot that will not allow for a garage in the front or behind the property. Since we do have a lawn and landscaping, we desperately needed space to store "outdoor" items like lawn mowers and tools. We purchased the home in Dec 2010 with an existing detached office already present (see Survey) and we decided to build a shed behind the office to avoid destroying old landscape (especially trees) and minimizing the potential eye sore for our neighbors. As you can see from the attached pictures many of the other homes in Hyde Park neighborhood (including the home adjacent to us 4703) have setbacks in violation of 5 ft minimum, therefore we felt we would not be altering the character of the neighborhood. My wife and I discussed purchasing a pre-fabricated shed from Home Depot or Lowes, however we decided to build one to protect the aesthetic integrity of the neighborhood. We were diligent in our approach as the tool shed is not formally attached to the office nor is it on a permanent foundation. It lies on a homemade skiff built of 2x4s and plywood, which makes it temporary and not part of a permanent habitable structure. Thinking of our neighbors we decided to roof and side the tool shed to maximize its aesthetic value.
- 2) Outside of this variance request based on unique hardship, the single family home adheres to the NCCD guidelines and all City Development Code including the residential compatibility ordinance (McMansion Ordinance). Two new homes next door at 4707 and 4709 Avenue F are each built on the same size lot and the DRC does not object to the size and style of these homes.

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:

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:

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 [Signature] Mail
Address 4705 AVENUE F
City, AUSTIN State TX & 78751 Zip

Printed [Signature]
913-209-3292 Date 6/1/2011

Bryce Miller Phone

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 [Signature] Mail Address _____

City, State & Zip 4705 AVENUE F, AUSTIN, TX 78751

Printed Bryce Miller Phone 913-209-5292 Date 6/1/2011

INVESTIGATION REPORT

Investigator: Christopher Maldonado

Case: CV-2011-038974

Address: 4705 AVENUE F 78751

Zoned as SF-3-NCCD-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 974-2380. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

LAND USE

Code Section: Site Development Regulations for Zoning Districts (§25-2-492)

Description of Violation: The accessory is encroaching into the rear yard setback and a minimum of 5 feet is required in a single family zoning district.

Date Observed: May 4, 2011

Status: Not Cleared

Required Remedy: Please remove accessory or request a variance.

Required Remedy Summary

Obtain Variance in 14 days.

NOTE: The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

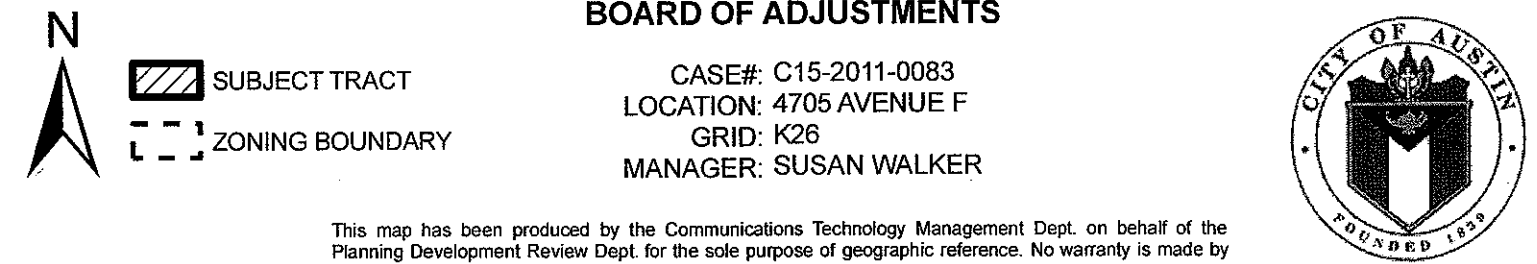
Appeal

No appeal is available for land use issues. However, a person may appeal a Stop Work Order to the City of Austin's Building Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;
- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to the Office of the Director of the Planning and Development Review Department located at 505 Barton Springs Road or mailed to:

**Building Official
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767**



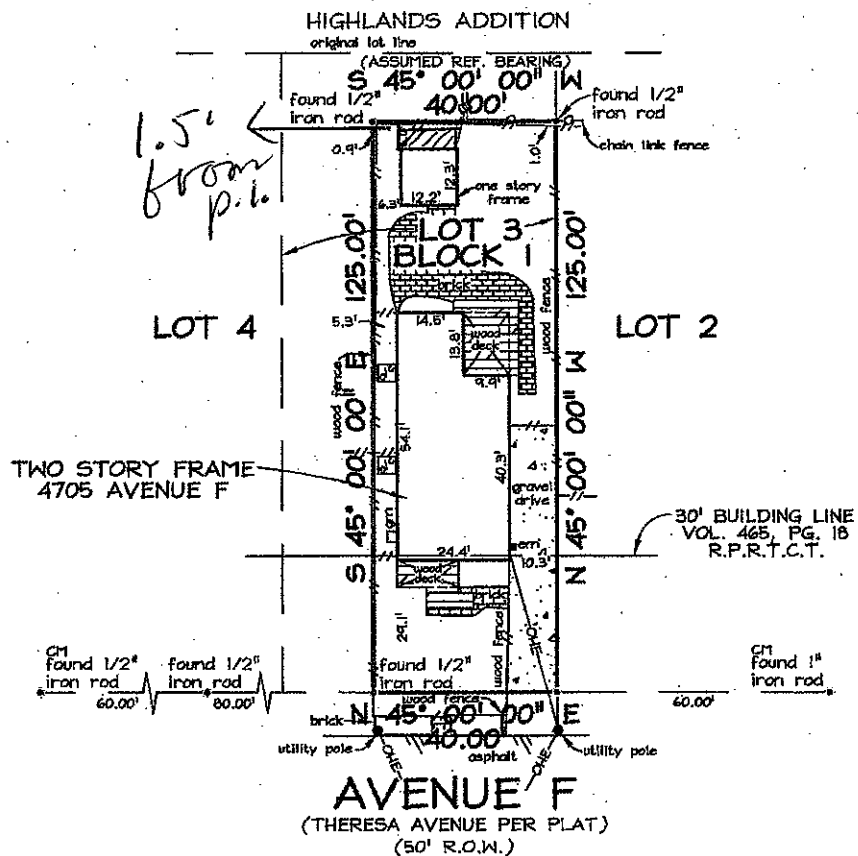
CASE#: C15-2011-0083
LOCATION: 4705 AVENUE F
GRID: K26
MANAGER: SUSAN WALKER



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.



PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH HOUSTON
4825 EASTOVER DR. 9135 KATY FREEWAY
MESQUITE, TX 75149 HOUSTON, TX 77024
PH. 877.581.7072 FX. 1.888.788.1273



NOTES:

CM = CONTROLLING MONUMENT.

HOUSE EXTENDS BEYOND 30' BUILDING LINE AS SHOWN ABOVE.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 4705 AVENUE F, and being the southwest 40 feet of the northwest 125 feet of Lot 3, Block 1, of J. J. HEGMAN'S SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 114, of the Plat Records of Travis County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0465 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

DATE: _____

ACCEPTED BY: _____

DATE: 11/29/10
FIELD DATE: 11/29/10
REVISED:

TECH: RLH FIELD: PL
JOB NO: 610-0717



GRACY TITLE
GF NO. 1012580
MAPSCO NO: 555-L





4703 AVENUE F



4703 AVENUE F



4705 AVENUE F



4703 AVENUE F



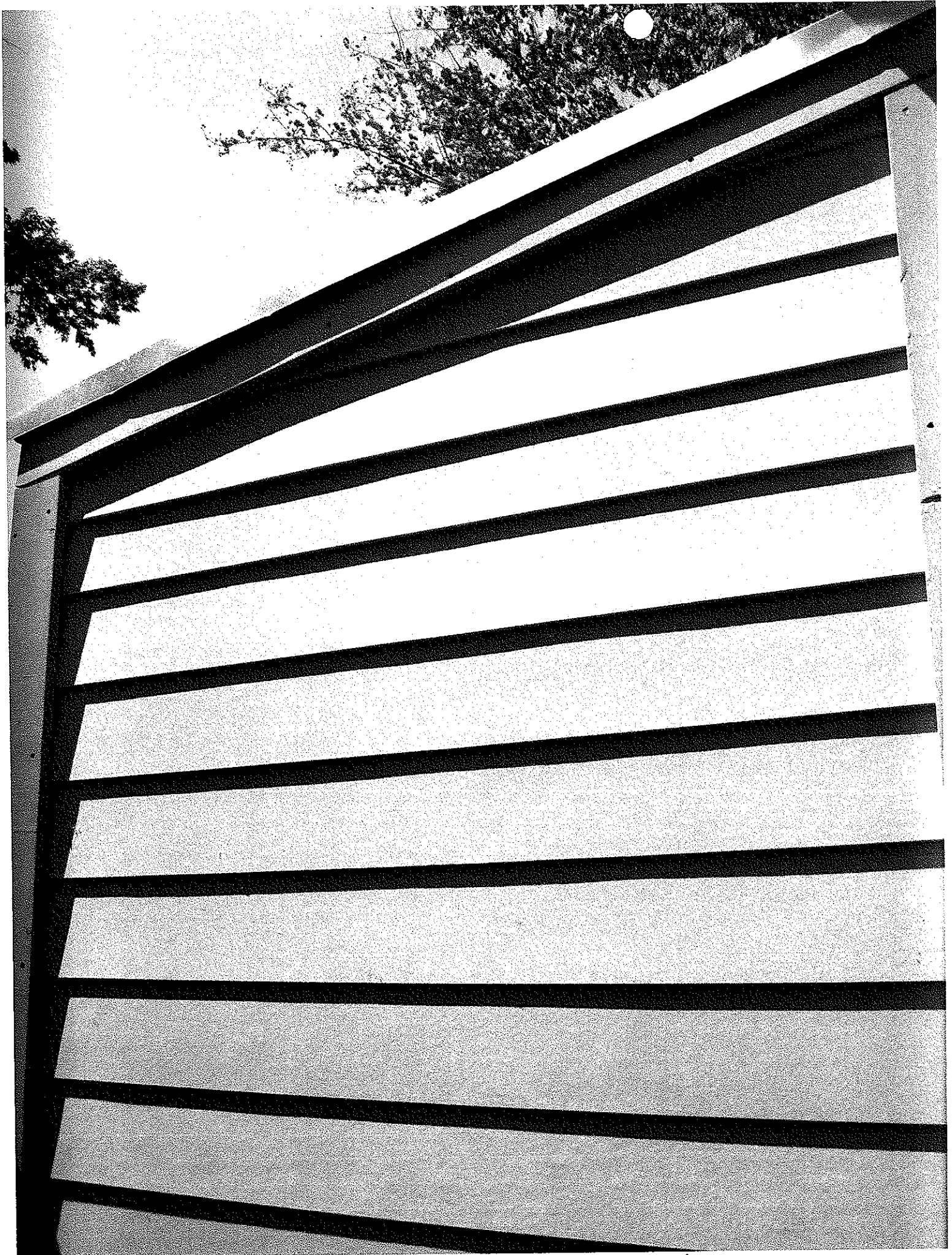
4708 AVENUE F



4612 AVENUE G



4108 AVENUE 6

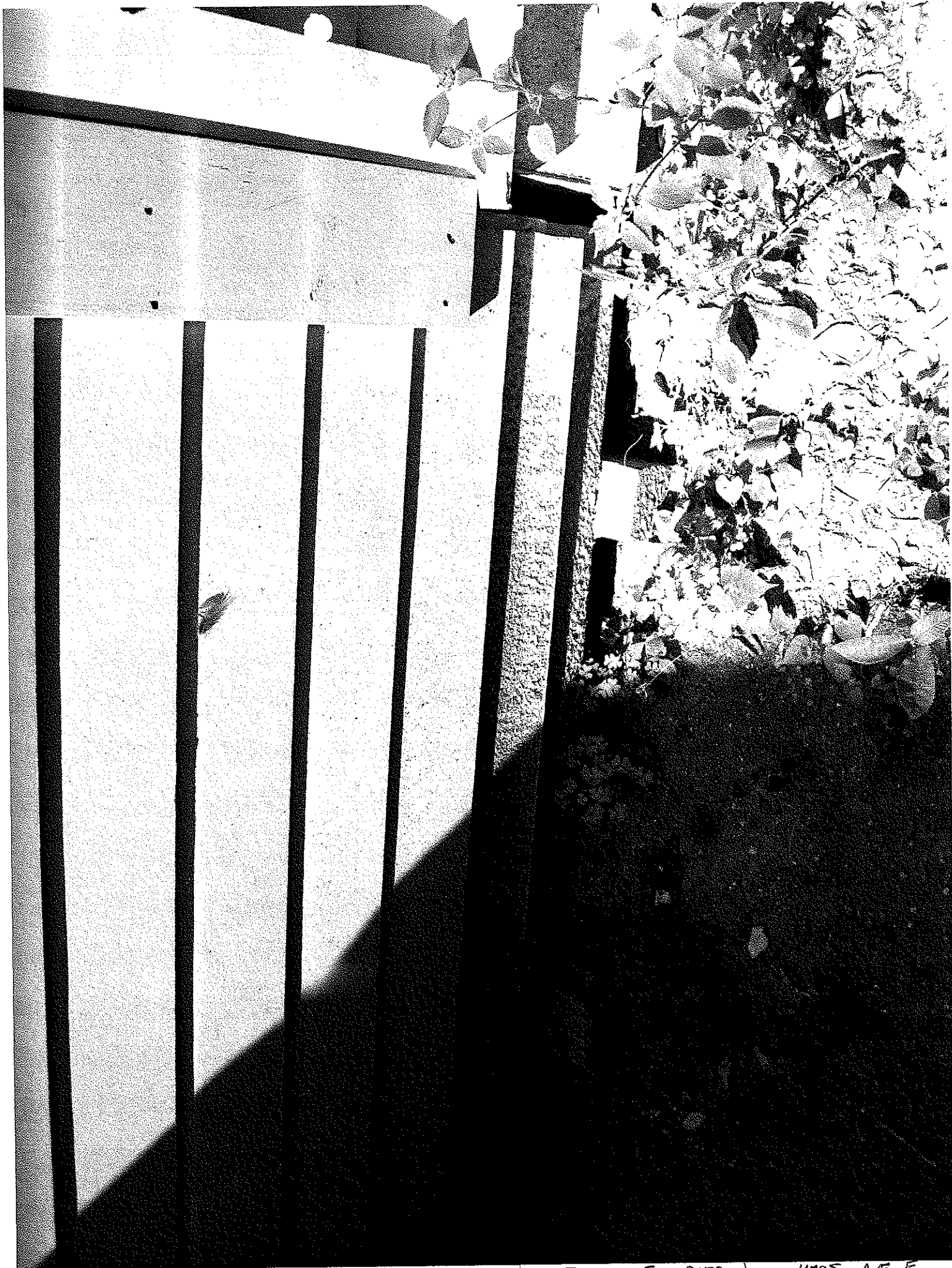


ROOFING / ROOF LINE / SIDING 4705 AVENUE F



NON-ATTACHED 4705 AVENUE F

4705 A-1000 F PICTURING INDICATING SHED / OFFICE NOT ATTACHED [LIGHT IN BETWEEN]



SHED IS BUILT ON SKIFFS / NO. FORMAL FOUNDATION 4705 AVE F



410X AVE F

3 FT BETWEEN SHED AND FENCE / FENCE IS DECAYED

Berry Green, Jr.

4705 Avenue F

213

So. 40'
3.

1

J. J. Hegeman

Frame residence

30869 7-13-46

\$2700.00

Owner



City of Austin BUILDING PERMIT

PERMIT NO: 2002-001651-PR

Type: RESIDENTIAL

Status: Approved

4705 AVENUE F

Issue Date: 03/11/2002

EXPIRY DATE:

| | | | | | | | | | |
|--|--|----------------------------------|---------------------------|-------------|-----------------|-----------------------------|----------------|--------|-----------------|
| LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN | | | | | | SITE APPROVAL | | ZONING | |
| PROPOSED OCCUPANCY: | | WORK PERMITTED: Addition | | | | ISSUED BY: Sylvia Benavidez | | | |
| 1 Sty Addn For Living Rm/Porch Wrap Around Steps/2nd Bdrrm-Closet | | | | | | | | | |
| TOTAL SQFT | | VALUATION Tot Val Rem: \$0.00 | | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS 2 | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | | # OF BATHROOMS | | METER SIZE |

Contact

Applicant, Chris Cash Kristynik

Phone

(512) 524-0901

Contact

Phone

Fee Desc

Amount

Date

Fee Desc

Amount

Date

Fee Desc

Amount

Date

Building Permit Fee 82.00 3/12/2002

Fees Total: 82.00

Inspection Requirements

Building Inspection

Electric Inspection

Mechanical Inspection

Plumbing 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.



City of Austin

BUILDING PERMIT

PERMIT NO: 2002-001651-PR

Type: RESIDENTIAL

Status: Approved

4705 AVENUE F

Issue Date: 03/11/2002

EXPIRY DATE:

| | | | | | | | | |
|--|----------------------------------|---------------------------|-------------|-----------------|-----------------------------|-------------|------------|-----------------|
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| PROPOSED OCCUPANCY: | | WORK PERMITTED: Addition | | | ISSUED BY: Sylvia Benavidez | | | |
| 1 Sty Addn For Living Rm/Porch Wrap Around Steps/2nd Bdrm-Closet | | | | | | | | |
| TOTAL SQFT | VALUATION Tot Val Rem: \$.00 | | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS 2 | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | # OF BATHROOMS | | METER SIZE | |



City of Austin BUILDING PERMIT

PERMIT NO: 2000-004854-BP

4705 AVENUE F

Type: RESIDENTIAL

Status: Final

Issue Date: 05/05/2000

EXPIRY DATE: 05/26/2000

| | | | | | | | | | |
|--|--|--|---------------------------|---------------------|-----------------|---------------|----------------|-------------------------|-----------------|
| LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN | | | | | | SITE APPROVAL | | ZONING | |
| PROPOSED OCCUPANCY: New Two Story Res W/Att Porch | | | | WORK PERMITTED: New | | | | ISSUED BY: Nora Briones | |
| TOTAL SQFT | | VALUATION Tot Job Val: \$100,000.00 | | TYPE CONST. | USE CAT. 101 | GROUP | FLOORS 2 | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | | # OF BATHROOMS | | METER SIZE |

Contact

General Contractor, Straightline Contraction Inc

Phone

() -

Contact

Phone

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|---------------|-----------|-----------------------|--------|-----------|-----------------------|--------|-----------|
| Building Permit Fee | 245.00 | 5/5/2000 | Electrical Permit Fee | 140.00 | 5/27/2000 | Mechanical Permit Fee | 79.00 | 5/24/2000 |
| Plumbing Permit Fee | 95.00 | 5/24/2000 | | | | | | |
| Fees Total: | 559.00 | | | | | | | |

Inspection Requirements

Building Inspection

Electric Inspection

Mechanical Inspection

Plumbing 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.

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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.



City of Austin BUILDING PERMIT

PERMIT NO: 2000-004854-BP

4705 AVENUE F

Type: RESIDENTIAL

Status: Final

Issue Date: 05/05/2000

EXPIRY DATE: 05/26/2000

| | | | | | | | | | |
|--|--|--|---------------------------|-------------|-----------------|-------------------------|----------------|--------|-----------------|
| LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN | | | | | | SITE APPROVAL | | ZONING | |
| PROPOSED OCCUPANCY: New Two Story Res W/Att Porch | | WORK PERMITTED: New | | | | ISSUED BY: Nora Briones | | | |
| | | | | | | | | | |
| TOTAL SQFT | | VALUATION Tot Job Val: \$100,000.00 | | TYPE CONST. | USE CAT. 101 | GROUP | FLOORS 2 | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | | # OF BATHROOMS | | METER SIZE |

| Type | Date | Status | Comments | Inspector |
|---------------------|-----------|--------|---------------------|-------------|
| 101 Building Layout | 5/26/2000 | Pass | MIGRATED FROM PIER. | |
| 102 Foundation | 5/26/2000 | Pass | MIGRATED FROM PIER. | |
| 103 Framing | 5/25/2000 | Pass | MIGRATED FROM PIER. | Larry Sebek |
| 105 Wallboard | 5/26/2000 | Pass | MIGRATED FROM PIER. | |
| 111 Energy Final | 5/26/2000 | Pass | MIGRATED FROM PIER. | Larry Sebek |
| 112 Final Building | 5/26/2000 | Pass | MIGRATED FROM PIER. | Larry Sebek |
| 609 Fire | | Open | | Tom Tarvin |



City of Austin BUILDING PERMIT

PERMIT NO: 2000-004853-BP

4705 AVENUE F

Type: RESIDENTIAL

Status: Final

Issue Date: 05/05/2000

EXPIRY DATE: 05/26/2000

| | | | | | | | | | |
|--|--|----------------------------------|---------------------------|-------------------------|-----------------|----------------|--------|------------|-----------------|
| LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN | | | | SITE APPROVAL | | ZONING | | | |
| PROPOSED OCCUPANCY: Demolish Residence | | WORK PERMITTED: Demolition | | ISSUED BY: Nora Briones | | | | | |
| | | | | | | | | | |
| TOTAL SQFT | | VALUATION Tot Val Rem: \$.00 | | TYPE CONST. | USE CAT. 645 | GROUP | FLOORS | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | # OF BATHROOMS | | METER SIZE | |

Contact

General Contractor, Earl Straight, Straightline Properties

Phone

(512) 454-1331

Contact

Phone

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|--------------|----------|----------|--------|------|----------|--------|------|
| Building Permit Fee | 44.00 | 5/5/2000 | | | | | | |
| Fees Total: | 44.00 | | | | | | | |

Inspection Requirements

Building 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.



City of Austin BUILDING PERMIT

PERMIT NO: 2000-004853-BP

Type: RESIDENTIAL

Status: Final

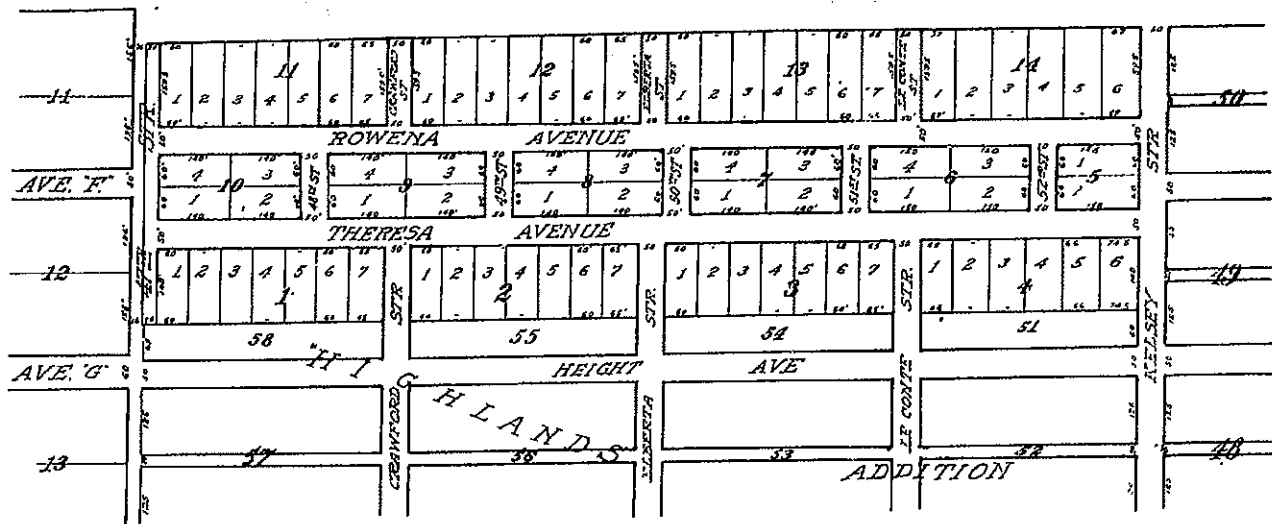
4705 AVENUE F

Issue Date: 05/05/2000

EXPIRY DATE: 05/26/2000

| | | | | | | | | |
|--|----------------------------------|----------------------------|-------------|-----------------|-------------------------|--------|------------|-----------------|
| LEGAL DESCRIPTION Lot: 3 Block: 1 Subdivision: J. J. HEGMAN'S SUBDN | | | | | SITE APPROVAL | | ZONING | |
| PROPOSED OCCUPANCY: Demolish Residence | | WORK PERMITTED: Demolition | | | ISSUED BY: Nora Briones | | | |
| | | | | | | | | |
| TOTAL SQFT | VALUATION Tot Val Rem: \$.00 | | TYPE CONST. | USE CAT. 645 | GROUP | FLOORS | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | # OF BATHROOMS | | METER SIZE | |

| Type | Date | Status | Comments | Inspector |
|---------------------|-----------|--------|---------------------|-------------|
| 101 Building Layout | 5/26/2000 | Pass | MIGRATED FROM PIER. | Larry Sebek |
| 112 Final Building | 5/26/2000 | Pass | MIGRATED FROM PIER. | Larry Sebek |
| 609 Fire | | Open | | Tom Tarvin |



J. J. HEGMAN'S SUBDIVISION
OF 22½ ACRES OF LAND ON THE JAMES P WALLACE LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS

The State of Texas, # Know all men by these presents:— That I, J. J. Hegman, County of Travis, # of the City of Austin, County of Travis and State of Texas, being the owner of 22½ acres of land out of the James P Wallace League, situated in Travis County, Texas, have had the same surveyed and platted into Lots and Blocks, as shown on the plat hereto attached, and do hereby dedicate, for the use of the public, the Streets and Alleys, as designated and shown upon said Plat.

Witness my hand, this the 19th day of June A. D. 1925.

J. J. Hegman

The State of Texas, # Before me, the undersigned authority on this County of Travis, # day personally appeared J. J. Hegman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 20th day of June AD 1925.

John T. Goble
Notary Public, Travis County, Texas



FILED 4:00 P.M. JUNE 19 1925
RECORDED 5:00 P.M. JUNE 22, 1925. ✓

Similar Variance

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

@ 4709

Avenue
F

DATE: Wednesday, March 9, 2011

CASE NUMBER: C15-2011-0006

☒ Y ☐ Jeff Jack
☐ Michael Von Ohlen **ABSENT**
☒ Y ☐ Nora Salinas
☒ Y ☐ Bryan King **Motion to Grant two variance and PP last variance**
☒ Y ☐ Leane Heldenfels, Chairman
☒ Y ☐ Clarke Hammond, Vice Chairman
☒ Y ☐ Heidi Goebel
☒ Y ☐ Melissa Hawthorne **2nd the Motion**

DATE: Monday, March 14, 2011

☒ Y ☐ Jeff Jack
☐ A ☐ Michael Von Ohlen **ABSENT**
☒ Y ☐ Nora Salinas
☒ Y ☐ Bryan King **2nd the Motion**
☐ A ☐ Leane Heldenfels, Chairman **ABSENT**
☒ Y ☐ Clarke Hammond, Vice Chairman
☒ Y ☐ Heidi Goebel **Motion to Grant 35 ft for garage**
☒ Y ☐ Melissa Hawthorne

APPLICANT: David, Whitworth

ADDRESS: 4709 AVENUE F

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 40 feet in order to erect a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. **GRANTED 3/9/11**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 5,000 square feet in order to erect a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. **GRANTED 3/9/11**

The applicant has requested a variance from Ordinance #20050818-064; Part 7; (10) in order to decrease the minimum attached garage setback from 60 feet to 25 feet in order to erect a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. **GRANTED 35 FEET FOR GARAGE 3/14/11**

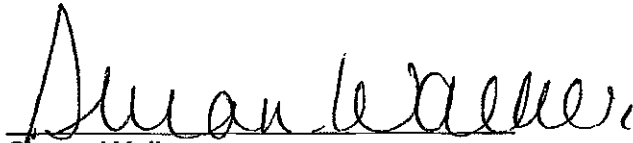
BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Grant two variance only (minimum lot width and lot size) and to Postpone last variance to March 14, 2011 (additional information needed), Board Member Melissa Hawthorne second on a 7-0 vote; **GRANTED TWO VARIANCES ONLY**


March 14, 2011 - The public hearing was closed on Board Member Heidi Goebel motion to Grant a 35 feet for garage, Board Member Bryan King second on a 6-0 vote; **GRANTED.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: single family home can not be built on this lot zoned for single family use because the lot is only 40ft x 125ft less than what code requires. The lot is narrow and hard to balance all the land development requirements building coverage, obey 60ft NCCD setbacks for garage
2. (a) The hardship for which the variance is requested is unique to the property in that: this property does not meet the minimum lot size (5,750 sf) and lot width (50ft) requirement set by the North Hyde park NCCD (which is based on SF-3 zoning by City Code), it does not meet the requirement because it was created long before the NCCD was written 2004. The lot was previously granted variance of lot width and size and final variance need to continue with project

(b) The hardship is not general to the area in which the property is located because: The property has existed in current configuration since 1948, which allows for substandard lot exemption. Lot was subdivided many years ago
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: Home can be built in a style that adheres to the neighborhood aesthetic while accommodating a single car attached garage. House is in keeping with the Hyde Park, front porch and reduced setback.


Susan Walker
Executive Liaison


Leane Heldenfels
Chairman