

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

CASE # C15-2012-0005
ROW # 10693452
TP-0212100910

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: 1905 Coleto Street, Austin TX78722

LEGAL DESCRIPTION: Subdivision -S74.5FT of W45FT LOT 8 BLK 4 OLT 46

Lot(s) 8 Block 4 Outlot 46 Division B JOHNS CR SUBD

I/We Douglas Foley on behalf of myself/ourselves as authorized agent for
Savannah Cole affirm that on _____, _____,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A sfr providing a front street setback of 15', upper Boggy Creek

in a _____ 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 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:

~~After the front, back and side yard setbacks are applied the allowable building area is 10' in depth by 65' wide because the house fronts West. Other houses on the block front to the north and South provides them with a depth greater than 30' and width of 35'~~

HARDSHIP:

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

~~It is the only lot on the 1900 block of Coleta facing Coleta st. We are asking to have the front setback changed from 25' to 15' to allow for a 20' deep structure. Historically, the lot had a house with a 15' setback until it was demolished in 2004.~~

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

~~The vast majority of lots in the area are orientated in a way that does not limit the buildable structure to a 10' depth.~~

The area also contains a number of lots with 15' street setbacks.

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:

~~We are only asking for a front yard setback that would be the same variance of a corner lot's side setback of 15'. We are not asking for any variance on the setbacks between any adjoining lots.~~

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:

~~We are NOT requesting a parking variance.~~

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:

N/A

N/A

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

N/A

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

N/A

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 Douglas Foley Mail Address 1510 West Nineth St
City, State & Zip Austin, TX 78703

Printed Douglas Foley Phone (512) 478-3069 Date 11-11-11

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 Savannah Cole Mail Address 850 Brian Dr.
City, State & Zip Grand Prairie, TX 75052

Printed Savannah Cole Phone (757) 575-4819 Date 11-11-11



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:

3 of 3
S.C



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: C15-2012-0005
 LOCATION: 1905 Coletto ST



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.



CHESTNUT AVE

E 20TH ST

E MARTIN LUTHER KING JR BLVD

COLETO ST

ALAMO ST

ALLEY

PARKING LOT

1905 LOT

2003

2001

1911

1909

1907

1905

1903

2004

2000

2204

2202

2003

2200

2207

1904

2205

2203

2201

2212

2210

2204

2200

1903

2209

2207

2205

2203

2201

2211

2004

2002

2106

2104

2102

2100

2007

2109

2107

2105

2103

2101

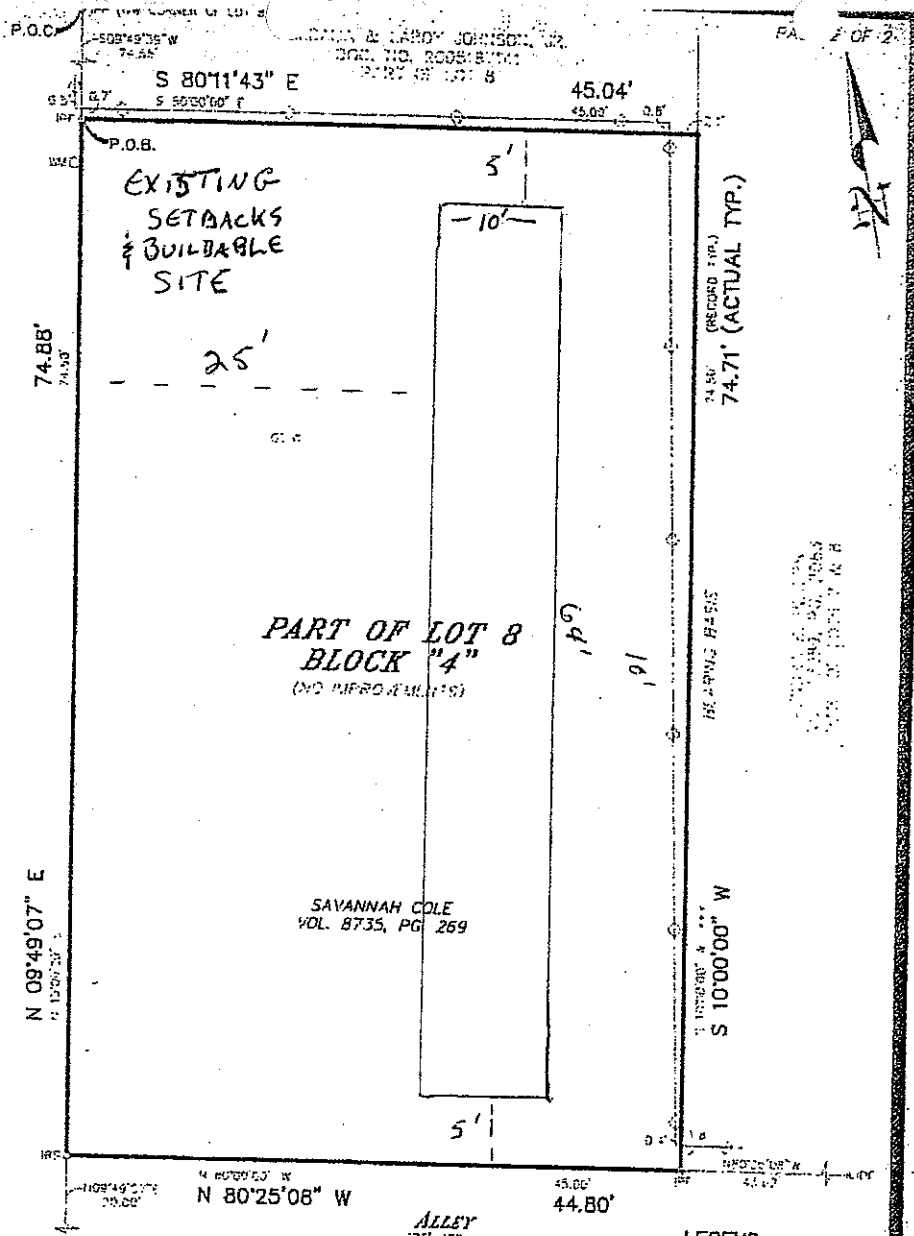
2106

2104

2102

2100

1900



COLETO STREET

PART OF LOT 8
BLOCK "4"
(NO IMPROVEMENTS)

SAVANNAH COLE
VOL. 8735, PG. 269

ALLEY

- LEGEND**
- 1/2\"/>

A Title Commitment was NOT furnished to the Surveyor. The Surveyor does not assume any liability for existence of any easements and/or restrictions encumbered to the Property.

*** SCALE FROM TAX MAP

** BOOK 1, PAGE 3, PLAT RECORDS

* PART OF LOT 8 (FIELD NOTES ATTACHED)

PLAT OF SURVEY

Survey No. 09194 SCALE 1" = 10'

Survey for the use of _____ as identified by the Federal Emergency Management Agency on Certificate No. 18-1530 04624 dated SEP 26, 2003

All corners are 1/2\"/>

LOT NO. _____ BLOCK NO. "4"

ADDITION OR SUBDIVISION S R JOHN'S SUBDIVISION OF OUTLOT 46 DIVISION "B" CITY OF AUSTIN

STREET ADDRESS 1045 COLETO STREET CITY AUSTIN COUNTY TRAVIS

SURVEY FOR BRYAN I. MAYO REFERENCE BRYAN I. MAYO

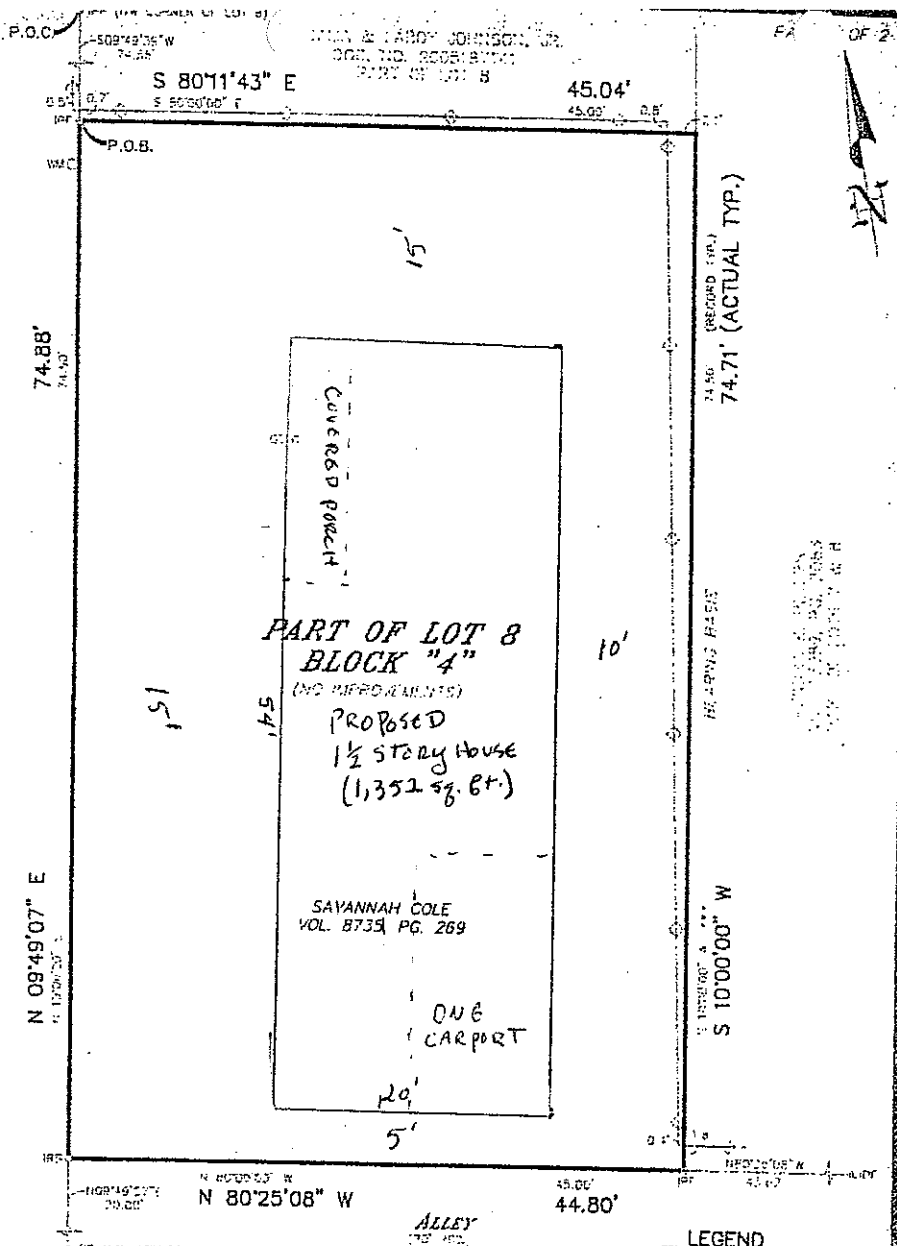


STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCUMBRANCES VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

SNS ENGINEERING, INC.
9801 Anderson Mill Road, Suite 209
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) JM 6/11/25

Leslie Vasterling
Date: 04-30-2009



- ADDITIONAL INFO
- 1) Lot size: 3,300 sq. ft.
 - 2) PROPOSED STRUCTURE 1,350 sq. ft. DRIVEWAY & SIDEWALK
 - 3) % of Impervious - 45% COVER
 - 4) NO Heritage trees
 - 5) House height - ~~20'~~ 22' at PEAK.
 - 6) NO Low WINDOWS on EAST SIDE OF HOUSE

A Title Commitment was NOT furnished to the Surveyor. The Surveyor does not assume any liability for existence of any easements and/or restrictions encumbered to the Property.

*** SCALLET - FROM TAX MAP

** BOOK 1, PAGE 3, PLAT RECORDS

* PART OF LOT 8 (FIELD NOTES ATTACHED)

Survey No. 09194 **PLAT OF SURVEY** **SCALE 1" = 10'**

Block 4 is as identified by the Federal Emergency Management Agency on Community Map No. 16250 04624 United SEP 26, 2008

LOT NO. _____ BLOCK NO. "4"

ADDITION OR SUBDIVISION **E. R. JOHN'S SUBDIVISION OF OUTLOT 46 DIVISION "B" CITY OF AUSTIN**

STREET ADDRESS **1515 COLETO STREET** CITY **AUSTIN** COUNTY **TRAVIS**

SURVEY FOR **BRYAN J. MAYO** REFERENCE **BRYAN J. MAYO**

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SUBINTEGRITIES OR AREA ENCROACHMENTS VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

SNS ENGINEERING, INC.

9801 Anderson Mill Road, Suite 209
 Austin, Texas 78750

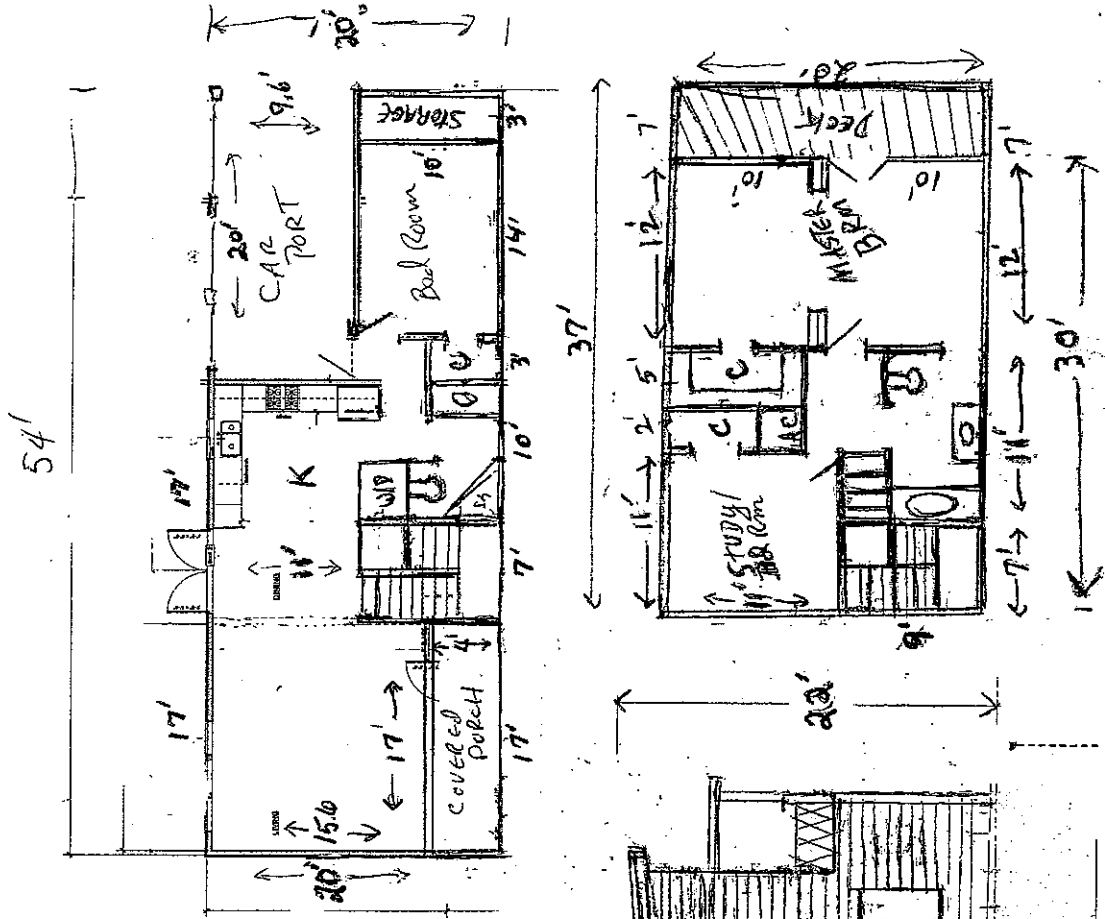
(512) 335-3944 * (512) 250-8685 (Fax) JM 6/11/25 Date: 04-30-2009



Leslie Vasterling
 Date: 04-30-2009

PROPOSED HOUSE FLOOR PLAN

FRONT VIEW



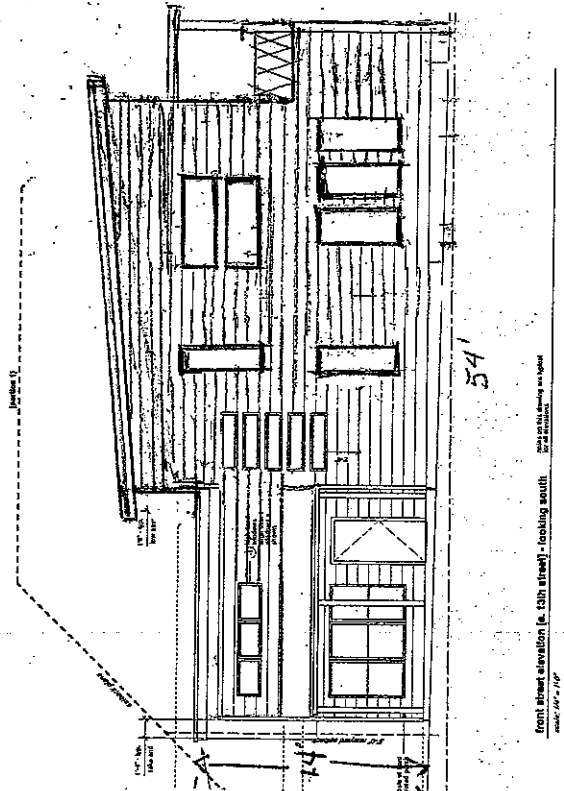
DOWN STAIRS
752 sq ft.
+ CAR PORT

upstairs
600 sq ft

Total sq ft
1,352
3 Bedrooms, 2 Baths



REVISED



FIELD NOTES OF
PART OF LOT 8, BLOCK "4",
C.R. JOHN'S SUBDIVISION OF
OUTLOT 46, DIVISION "B",
CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND OUT OF LOT 8, BLOCK "4" OF C.R. JOHN'S SUBDIVISION OF OUTLOT 46, DIVISION "B" IN THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN BOOK 1, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO SAVANNAH COLE IN A DEED RECORDED IN VOLUME 8735, PAGE 269 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron pipe found at the intersection of the southerly Right of Way line of East 20th Street and the easterly Right of Way line of Coletto Street, same being the northwest corner of Lot 8 and the tract of land conveyed to Sadalia & Laroy Johnson, Jr. in a deed recorded in Document No. 2005187141 of the Official Public Records of Travis County, Texas;

THENCE, along the easterly Right of Way line of Coletto Street and the westerly line of Lot 8 and the Johnson tract, S 09°49'39" W, a distance of 74.55 feet to a 1/2" iron pipe found at the southwest corner of the Johnson tract for the northwest corner of the tract herein described;

THENCE, leaving the easterly Right of Way line of Coletto Street and over and across Lot 8 and the southerly line of the Johnson tract and the northerly line of the tract herein described, S 80°11'43" E, a distance of 45.04 feet to a 1/2" iron rod found in the westerly line of a tract of land conveyed to Kendra K. Peters in a deed recorded in Volume 13089, Page 2083 of the Real Property Records of Travis County, Texas, at the southeast corner of the Johnson tract for the northeast corner of the tract herein described;

THENCE, continuing through the interior of Lot 8 and along the westerly line of the Peters tract and the easterly line of the tract herein described, S 10°00'00" W, a distance of 74.71 feet to a 1/2" iron pipe found in the northerly line of an alley at the southwest corner of the Peters tract for the southeast corner of the tract herein described;

THENCE, along the northerly line of the alley and the southerly line of Lot 8 and the tract herein described, N 80°25'08" W, a distance of 44.80 feet to a 1/2" iron rod set with a cap stamped "SNS" in the easterly line of Coletto Street for the southwest corner of Lot 8 and the tract herein described from which a 1/2" iron rod found at the northwest corner of Lot 1 bears S 09°49'07" W and a distance of 20.00 feet;

THENCE, along the easterly Right of Way line of Coletto Street and the westerly line of Lot 8 and the tract herein described, N 09°49'07" E, a distance of 74.88 feet to the Point of Beginning.

See SNS Engineering "Plat of Survey" No. 09194, Page 2 of 2 attached hereto and made a part hereof.

Leslie Vasterling
Leslie Vasterling,
Registered Professional Land Surveyor No. 1413
State of Texas



Subject: 1905 Coletto Street

Date: Thursday, November 17, 2011 2:03:25 PM CT

From: Lund, Lena

To: Walker, Susan, Ramirez, Diana, dfoley@mail.utexas.edu

Attached please find Austin Energy's 2009 response for request for preliminary boa review. My understanding is that the request is the same to reduce the front street setback from 25 feet to 15 feet and if this is the case, then the request is approved by Austin Energy.

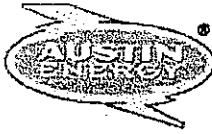
Please let me know if there is any additional information that you need from me,

**13. C15-2009-0071 Bryan Mayo for Savannah Cole
1905 Coletto Street - NORTH**

APPROVED BY AUSTIN ENERGY

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 15 feet in order to erect a new single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

Lena Lund
Austin Energy
Public Involvement/Real Estate Services
721 Barton Springs Road, Suite 102.4
Austin, TX 78704-1145
512-322-6587
512-322-6101 Fax



City of Austin

Austin's Community-Owned Electric Utility

www.austinenenergy.com

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

June 1, 2009

Herb Schoening

herbschoening@sbcglobal.net

Re: 1905 Coeto
Lot 8, Blk 4, OLT 46, DIV B, C. R. Johns Subdivision

Dear Mr. Schoening,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the front setback from 25' to 15' in order to build a house. 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,

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

Cc: Diana Ramirez and Susan Walker

S 80°11'43" E

45.04'

15.7'

5.0'

15.0'

74.88'

3.5'

3.5'

13'

74.71' (ACTUAL TRP.)

COLETO STREET

Austin Energy has reviewed this plan for 1905 Coleto
improves/disapproves the variance requested before the Board of Adjustment. Any changes to
plan must be approved by Austin Energy.

LOT 6
BLOCK "A"

AUSTIN ENERGY

[Signature]

PROPOSED TO THE BOARD OF ADJUSTMENT
DATE: 5-29-09

Date

SAVANNAH CODE
SEC. 87.01, PAR. 25.0

ENCLOSURE

N 05°49'07" E

S 10°30'00" W

N 30°25'08" W

44.80'

ALLAN

LEGEND