

C15-2012-0058

CASE # ~~C15-2008-0145~~

C15-2010-0150

ROW-10525015

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

TP-0 200080810

WARNING: Filing of this appeal stops all affected construction activity. ROW# 10767795

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

STREET ADDRESS: 2016 Jesse E. Segovia St.

LEGAL DESCRIPTION: Subdivision - Bergman Segovia Valley View

Lot(s) 9+ Block 4 Outlot 66 Division 0  
EQS. OF LOTS

I/We ELVIRA ESCOBAR on behalf of myself/ourselves as authorized agent for

\_\_\_\_\_ affirm that on \_\_\_\_\_,

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

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A secondary apartment located to the front of the principal structure instead of the rear.

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

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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.

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 \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

**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 X Elvira Escobar Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

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**

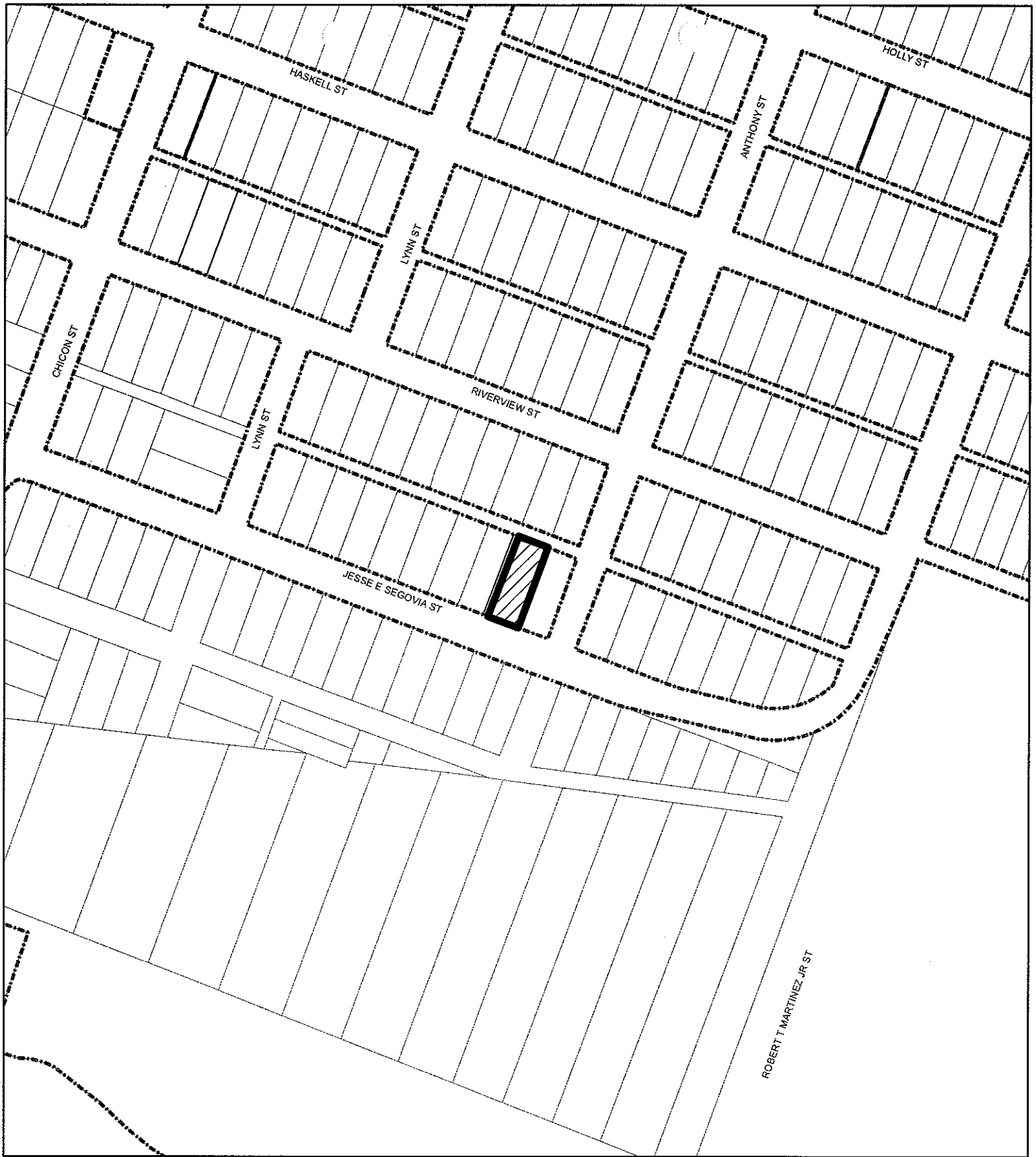
**Diana Ramirez, Administrative Specialist, Board Secretary  
974-2241**

**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**

Updated 5/22/08



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0058  
 LOCATION: 2016 JESSE E SEGOVIA STREET

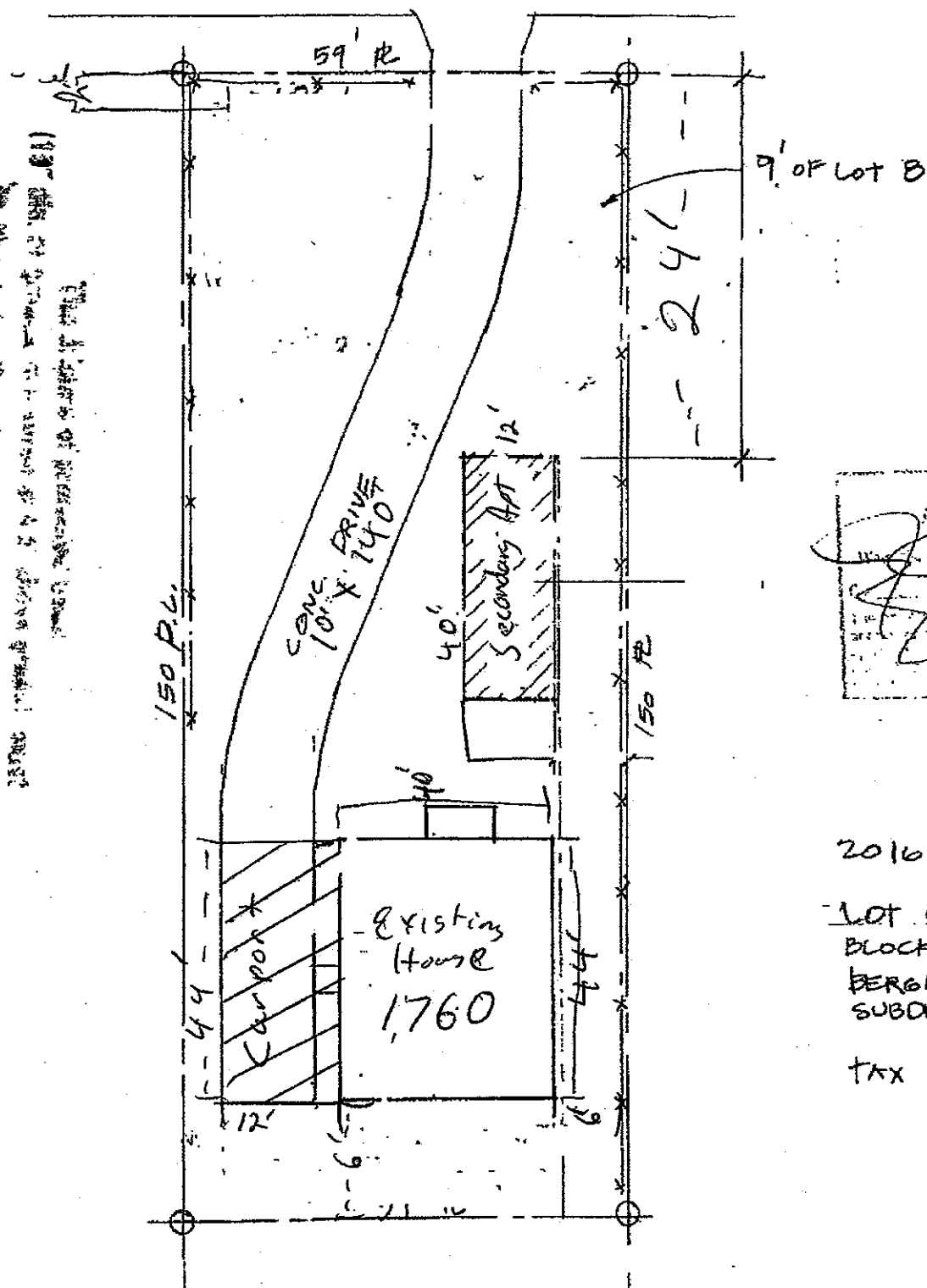


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

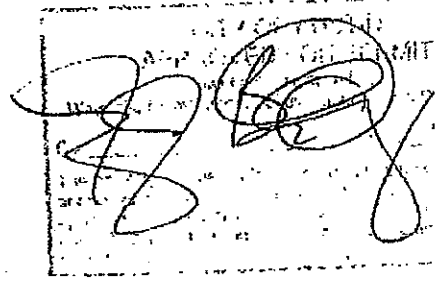
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Melinda

2016 BERGMAN



1. The owner of the above described property is Melinda Bergman.  
 2. The above described property is located in Block 4, Outlot 66, Bergman Valley UIC Subdivision.  
 3. The above described property is currently occupied by an existing house and a secondary apartment.  
 4. The above described property is being offered for sale.  
 5. The above described property is being offered for sale as a single lot.  
 6. The above described property is being offered for sale as a single lot.  
 7. The above described property is being offered for sale as a single lot.  
 8. The above described property is being offered for sale as a single lot.  
 9. The above described property is being offered for sale as a single lot.  
 10. The above described property is being offered for sale as a single lot.



2016 BERGMAN  
 LOT 9 & 9' OF LOT  
 BLOCK 4 OUTLOT 66  
 BERGMAN VALLEY UIC  
 SUBDIVISION  
 TAX PARCEL #: 02-06

SITE PLAN  
 SC: 1" = 20'-0"



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

**DATE:** Monday, December 8, 2008

**CASE NUMBER:** C15-2008-0145

Y Greg Smith  
 Y Michael Von Ohlen (Motion to GRANT)  
 - Yolanda Arriaga - OUT  
 Y Bryan King  
 Y Leane Heldenfels, Vice-Chairman (2<sup>nd</sup>)  
 Y Frank Fuentes, Chairman  
 Y Nora Salinas

**APPLICANT:** Eivira Escobar

**ADDRESS:** 2016 JESSE E SEGOVIA ST

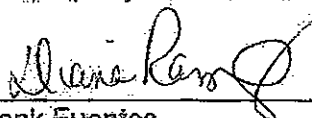
**VARIANCE REQUESTED:** The applicant has requested a variance from Section 25-2-1463 (C) (2) (a) in order to remodel an existing accessory building to create a Secondary Apartment use in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district. The Land Development Code states that a secondary apartment must be located at least 15 feet to the rear of the principal structure.

**BOARD'S DECISION:** GRANTED 6-0

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: house located to back of house due to topography of lot, existing 2<sup>nd</sup> floor structure and not adding square footage
2. (a) The hardship for which the variance is requested is unique to the property in that: structure is existing approx 20yrs due to topography of lot is reason where structure is built, 15 ft separation of 2 buildings already exists  
  
(b) The hardship is not general to the area in which the property is located because: structure is approx 20yrs due to topography
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 is existing since 1950s.

\_\_\_\_\_  
Joe Pantalion  
Executive Secretary

  
\_\_\_\_\_  
Frank Fuentes  
Chairman

To whom it may concern:

This a brief explanation on why our house at 2016 Jesse E. Segovia is located towards the back of the lot and why we are wanting to convert an existing storage area into living quarters. The house was purchased in 1950 and it was located the same spot as today. The landscape on the lot was hilly with some sharp drop offs a lot of the other houses in the area also had the same type of landscape and were built towards the back of the lot. In 1972 the original house was burned down by an accidental house fire. The city of Austin allowed us to rebuild the house on the same spot as the original house. Our Intentions are to connect the storage area to the house so it appears as one unit. We are doing renovations to our house to improve it and expand our living quarters.

take apart  
that off.

ddd = Carport  
Gar

Thank You

- Need to add description (your explanation) of the garage at front of property that is built within the front set back.
- Need to add description (your explanation) of the carport at side of property that is built in the side set back.

## Questions

1) The original construction of the home was created opposite of current regulations - home created in the ~~back yard~~ rear.

2) A The original home was created in the rear, ~~due to~~ This house was the first erected in this area and due to sewage issues ~~home~~ was built in that ~~located~~ location.

B New landowners are abiding by current standards of having the house closest to the street - At the time <sup>this</sup> home was built no such regulations existed.

3) The property will be <sup>ed</sup> construction properly ~~according~~ appropriately ~~it~~ maintained.



Why can't we move Tony's storage back @ 15 ft. which is city requirements 15 ft from property line?

We have no funds to redo it. We did not know it had to be certain feet from the property line. We thought since it was a small storage room that we did not need a permit. <sup>20x20</sup>  
That's what Home Depot said!

Car Port.

That is the only place we have room for the cars. We build the car port ourselves because we couldn't afford a carpenter and again we thought ~~there was~~ no permit was required.

The reason we thought no permit was required was because H. Depot and Lowe's told us when we checked on storage buildings. ~~that~~ ~~that~~ ~~that~~ no permit was required.

City requirement 15 ft  
from property line.

Why can't we move the storage shed  
back 15 ft which is city requirements?

- We didn't know the storage shed  
had to be 15 ft from property line.  
We have no funds to redo or move it.

### Car Port

- The reason we cannot move the  
car port is because that is the only  
room for the cars to fit. We build  
it ourselves because it was cheaper  
and we didn't have enough funds to  
hire a carpenter. We have no funds  
to move it and there is no other place  
to put the car port.

The storage; That is the only  
place for it because the house  
is on the top and the only  
available space is at the bottom.

**TaxNetUSA: Travis County Property Information**

Property ID Number: 187467 Ref ID2 Number: 02000808100000

Owner's Name **ESCOBAR ELVIRA**

**Property Details**

Mailing Address 2016 JESSE E SEGOVIA ST  
AUSTIN, TX 78702-5504  
Location 2016 JESSE E SEGOVIA ST AUSTIN 78702  
Legal LOT 9 \* & E 9FT OF LOT 8 BLK 4 OLT 66 DIV O BERGMAN VALLEY VIEW

Deed Date 10272000  
Deed Volume 00000  
Deed Page 00000  
Exemptions HS, OA  
Freeze Exempt F  
ARB Protest F  
Agent Code 0  
Land Acres 0.1729  
Block 4  
Tract or Lot 9; 8  
Docket No. 2000176455TR  
Abstract Code S01223  
Neighborhood Code E0120

**Value Information**

**2010 Preliminary**

Land Value 108,000.00  
Improvement Value 129,596.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 237,596.00  
10% Cap Value 0.00  
Total Value 237,596.00

Data up to date as of 2010-12-01

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- (TIFF) PLAT MAP
- (PDF) PLAT MAP

**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		237,596.00	237,596.00	237,596.00	237,596.00
01	AUSTIN ISD	1.227000	237,596.00	187,596.00	237,596.00	237,596.00
02	CITY OF AUSTIN	0.457100	237,596.00	186,596.00	237,596.00	237,596.00
03	TRAVIS COUNTY	0.465800	237,596.00	125,077.00	237,596.00	237,596.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	237,596.00	125,077.00	237,596.00	237,596.00
68	AUSTIN COMM COLL DIST	0.095100	237,596.00	117,596.00	237,596.00	237,596.00

**Improvement Information**

Improvement ID 152418 State Category A1 Description 1 FAM DWELLING

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
152418	178256	1ST	1st Floor	WW3	1950	1,772
152418	722410	061	CARPORT ATT 1ST	*3	1950	540
152418	2546865	251	BATHROOM	**	1950	1
152418	4239690	612	TERRACE UNCOVERD	*3	2008	304
152418	4239691	483	LIVING QUARTERS	A*	2008	1
152418	4239692	061	CARPORT ATT 1ST	*3	2000	143
152418	4239693	571	STORAGE DET	WS2-	2000	90
<b>Total Living Area</b>						<b>1,772</b>

**Land Information**

Land ID 185626 Type Code LAND SPTB Code A1 Homesite T Size-Acres 0.173 Front 0 Depth 0 Size-Sqft 7,529

[show history](#)