

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

DATE: Monday, July 9, 2012

CASE NUMBER: C15-2012-0068

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Susan Morrison
____ Melissa Hawthorne *Absent - will schuer*
____ Heidi Goebel
____ Cathy French (SRB only)
____ Dan Graham (SRB only)

APPLICANT: Philip Just

OWNER: Bryan Bayerdorffer

ADDRESS: 1502 9TH ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a detached accessory building (over 15feet in height) for a single-family residence in an "MF-4-NP", Multi-Family – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

BOARD'S DECISION: POSTPONED TO JULY 9, 2012

BOARD'S DECISION: REQUESTING POSTPONEMENT TO AUG 13, 2012

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



Jeff Jack
Chairman

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

DATE: Monday, June 11, 2012

CASE NUMBER: C15-2012-0068

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Susan Morrison
____ Melissa Hawthorne
____ Heidi Goebel
____ Cathy French (SRB only)
____ Dan Graham (SRB only)

APPLICANT: Philip Just

OWNER: Bryan Bayerdorffer

ADDRESS: 1502 9TH ST

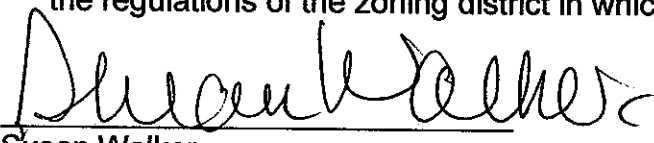
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a detached accessory building (over 15feet in height) for a single-family residence in an "MF-4-NP", Multi-Family – Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

BOARD'S DECISION: POSTPONED TO JULY 9, 2012

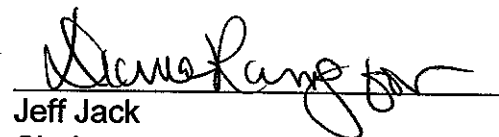
FINDING:

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



Jeff Jack
Chairman

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).

Amended

CASE # C15-2012-0068

ROW # 10768086

TP-01102-06-30

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

REVISED July 5, 2012

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

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

STREET ADDRESS: 1502 West 9th St, Austin TX 78703

LEGAL DESCRIPTION: Subdivision - WENDLANDTS

Lot(s) 10 Block _____ Outlot 4 Division Z

I Bryan Bayerdorffer affirm that on April 30, 2012,

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

(check appropriate items below)

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

a detached accessory building (over 15 feet in height) for a single-family residence and decrease the minimum rear yard setback requirement from 10 feet to 0 feet.

in a MF-4-NP district. [Old West Austin NP]
(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.

REVISED 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:

To provide adequate vehicle turnaround space for safe access to the garage site, a reduction of the rear-yard setback to 0 feet is needed.

The alley at the rear of the property is unpaved and overgrown; it is not maintained (per Sam West, COA Street and Bridge operations), so it doesn't allow access to the property. It creates an additional 10-foot buffer to neighbors on the opposite side of the alley.

HARDSHIP:

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

The proposed garage is accessed by a 190-foot driveway that provides no other opportunities to turn around so that vehicles can cross the property without backing the entire way. An existing retaining wall and a 17" American Elm prevent expansion of the turning area.

Backing along this driveway in either direction makes it difficult for the driver to see anyone stepping out of the door that is immediately adjacent to the driveway. This is unsafe condition is avoided by providing sufficient vehicle turning space at the garage.

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

Most other properties don't have a similar combination of topography, trees, and an unusually deep lot. The location of the existing house allows only one route to access the garage site.

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:

Historic Landmark Commission has reviewed and approved the design and placement of the new building.

10' alley (dead end to East, unpaved, overgrown)

60'

26'

Storage

Lot area 13,192

Final Impervious
cover
5924 (44.9%)

N

1/24" = 1'-0"

Trees:

T21 American
Elm (17")

T20 Hackberry
(14")

T18 Hackberry
(17" multi-stem)

Ta Pecan (6")

T5 Post Oak
(29")

Existing
structure
to be
removed
140

Garage Slab

Existing
structure
(removed)

624 (702 roof overhang)

Concrete apron 78

T20

Ta

R25'

steps

Retaining walls

T21

Paved turning
area 706

36" paved
ribbons
760

covered
325

open
182

Slide
door

New slab,
existing
roof
overhead
144

One story
pier & beam
Footprint 2128
FA 2280

1504 W 9th St
Residence

Walkways,
walls, AC
pads
530

Existing
laid
stone
driveway
to be
removed

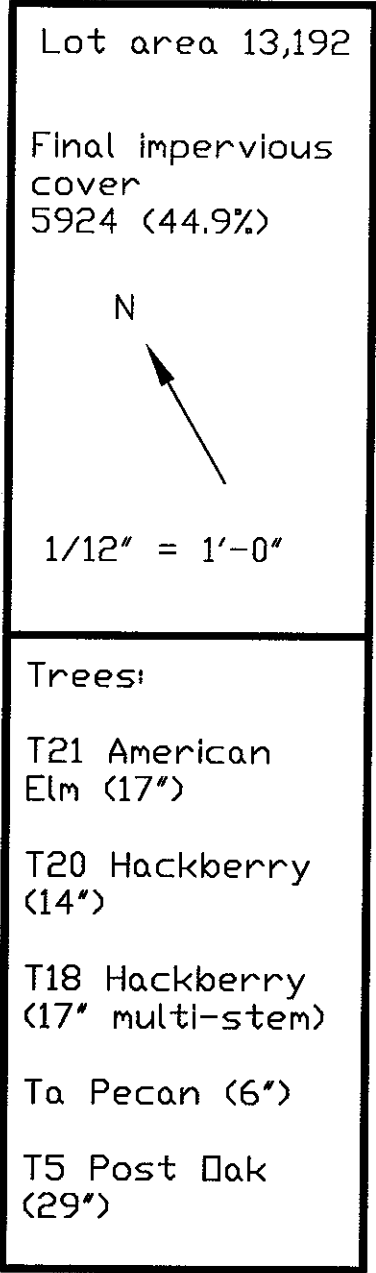
Gravel
369

T5

Garage/storage

1500 W 9th St
Residence

1502 W 9th St



Lund, Lena

From: Lund, Lena
Sent: Wednesday, June 27, 2012 1:01 PM
To: 'Go Design'
Subject: RE: 1502 W. 9th St - Amended BOA requested
Philip,

Please see email below indicating that Austin Energy does not oppose your request to reduce the setback to zero provided that nothing hangs over in the alley. Especially the eave of the new structure

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

From: Schieffer, Rick
Sent: Wednesday, June 27, 2012 9:51 AM
To: Lund, Lena; Wilhite, Joan E
Subject: RE: 1502 W. 9th St - Amended BOA requested

Lena,

If the customer is going to ask for zero lot line that should be just fine. Just remember that nothing should be hanging over in the alley. Especially the eave of the new structure.

Thanks,

Rick

Austin Energy OSS/DAC
One Texas Center
Rick Schieffer
(512)-974-2632

From: Lund, Lena
Sent: Tuesday, June 26, 2012 1:18 PM
To: Schieffer, Rick; Wilhite, Joan E
Subject: 1502 W. 9th St - Amended BOA requested

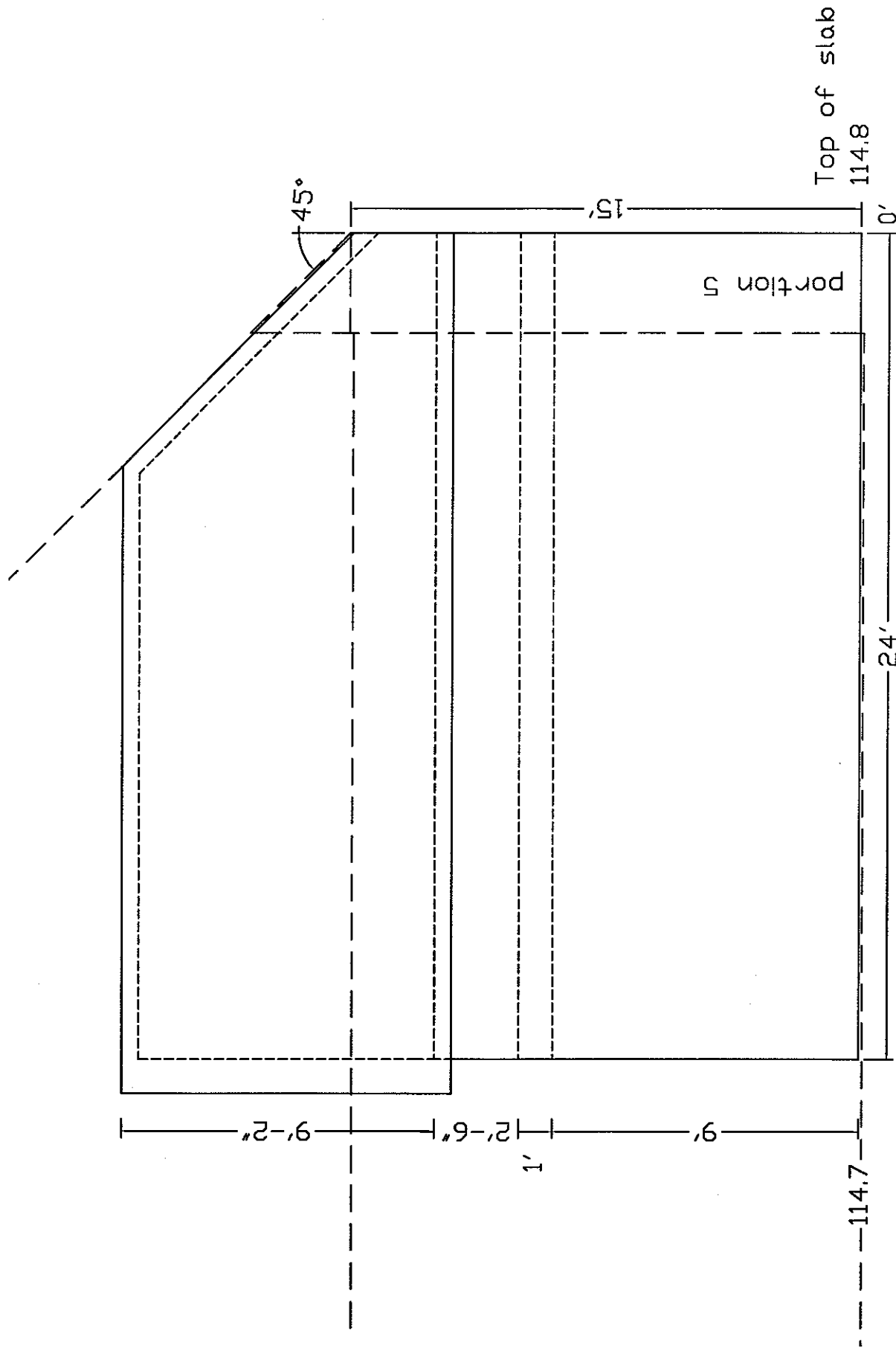
Hello Rick & Joan,

The customer for the above referenced request that we looked at in May has come back with a request to reduce the rear setback from 10 ft to zero feet instead of the previously requested 5 ft. Please let me know if this provides the clearance we need or if they need to stick with requesting only the 5 ft setback.

Thank you -- I have attached the previous email exchanges and the sketch for reference.

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

6/27/2012

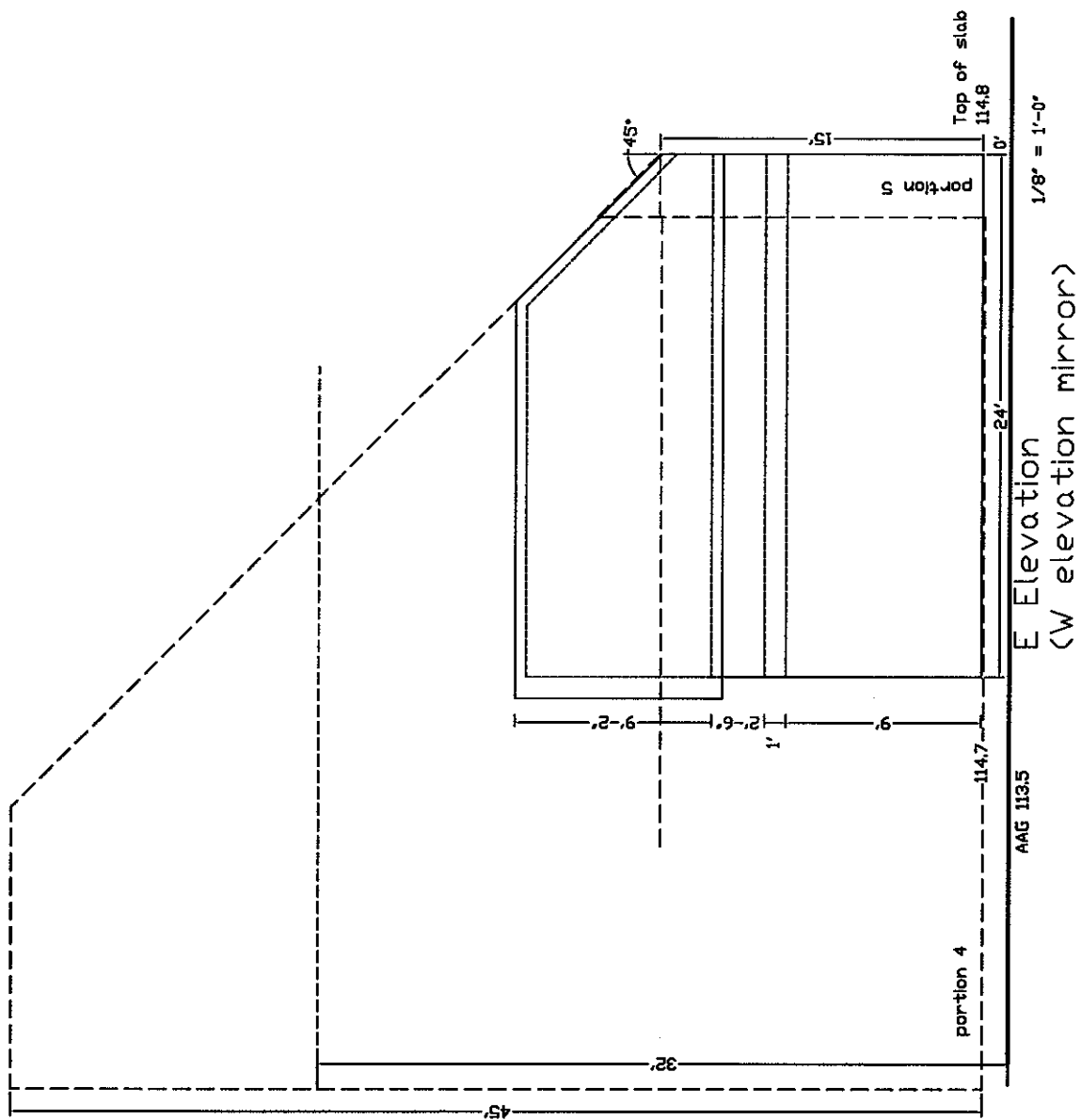


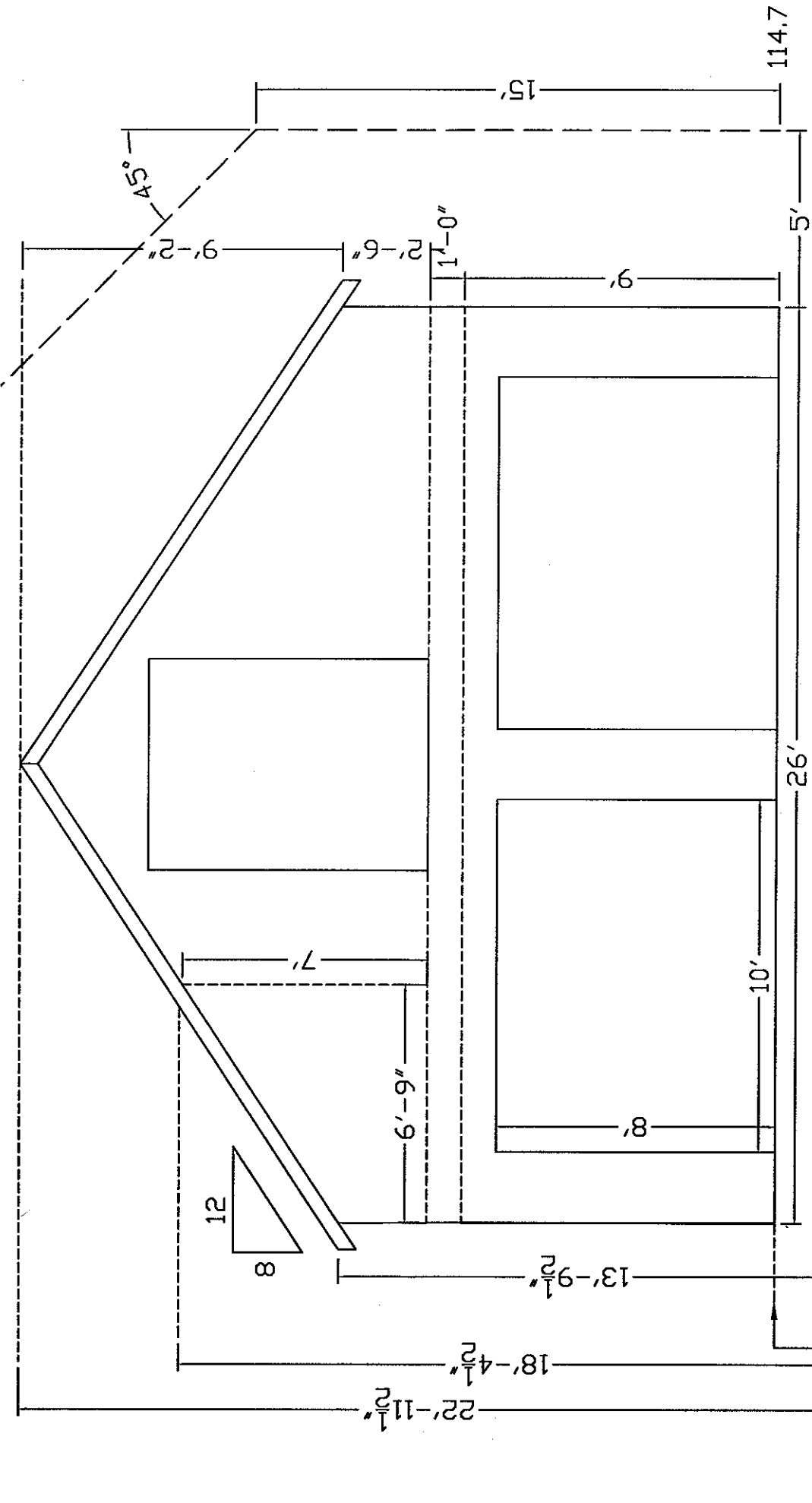
AAG 113.5

E Elevation

(W elevation mirror)

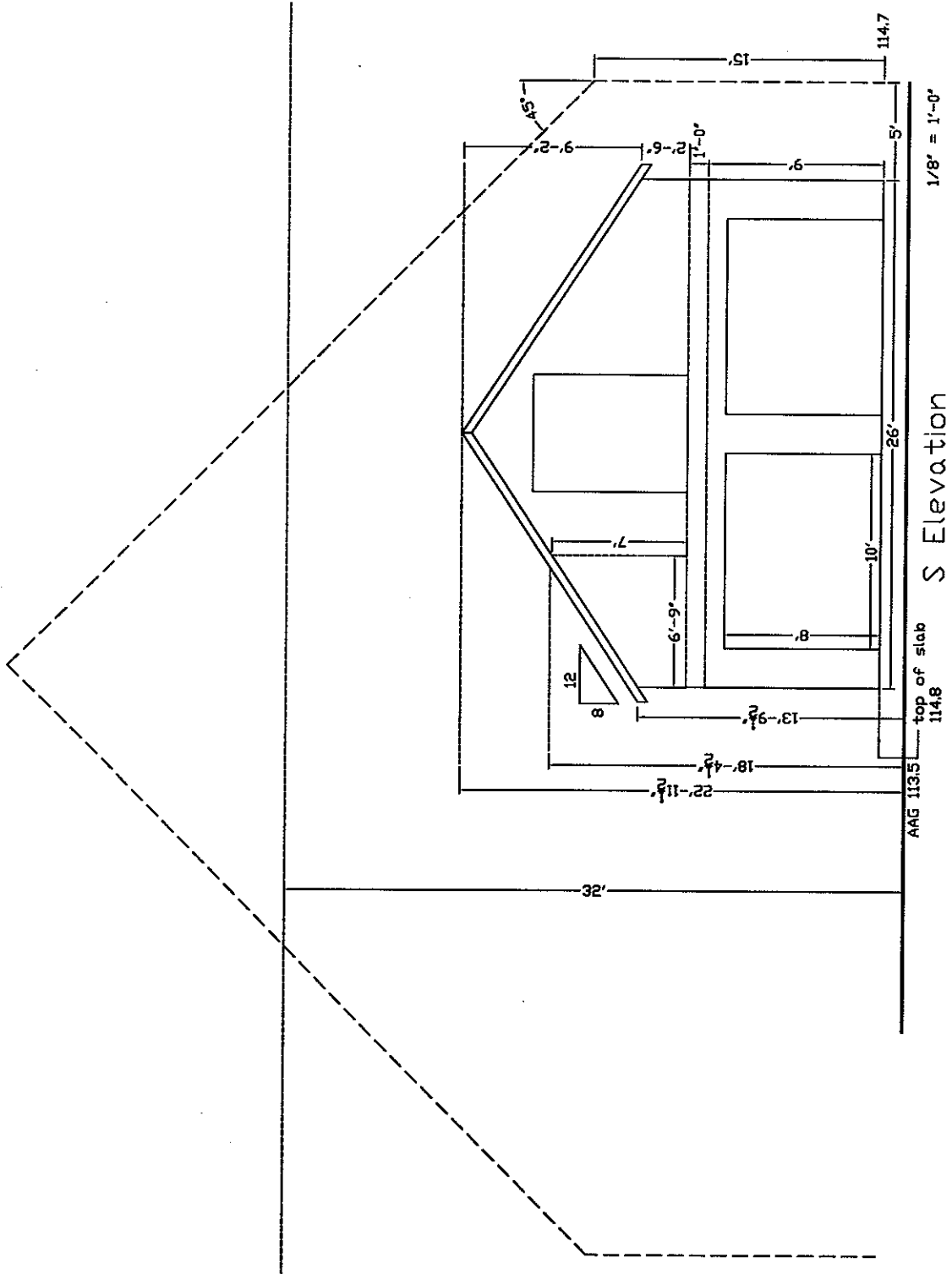
$1/4" = 1'-0"$





1/4" = 1'-0"

S Elevation



_____ 60' _____

Final Impervious
cover
5924 (44.9%)

Trees:

T20 Hackberry
(14")

T18 Hackberry
(17" multi-stem)

Ta Pecan (6")

T5 Post Oak
(29")

Existing
structure
(removed)

Existing
structure
to be
removed
140

624 (702 roof overhang)

Concrete apron 78

T20

To

7 R25

- 35' -

Paved turning
area 706

steps

Retaining walls

T21^C

36"
paved
ribbons
760

5.

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21'-7"

Q18 T18

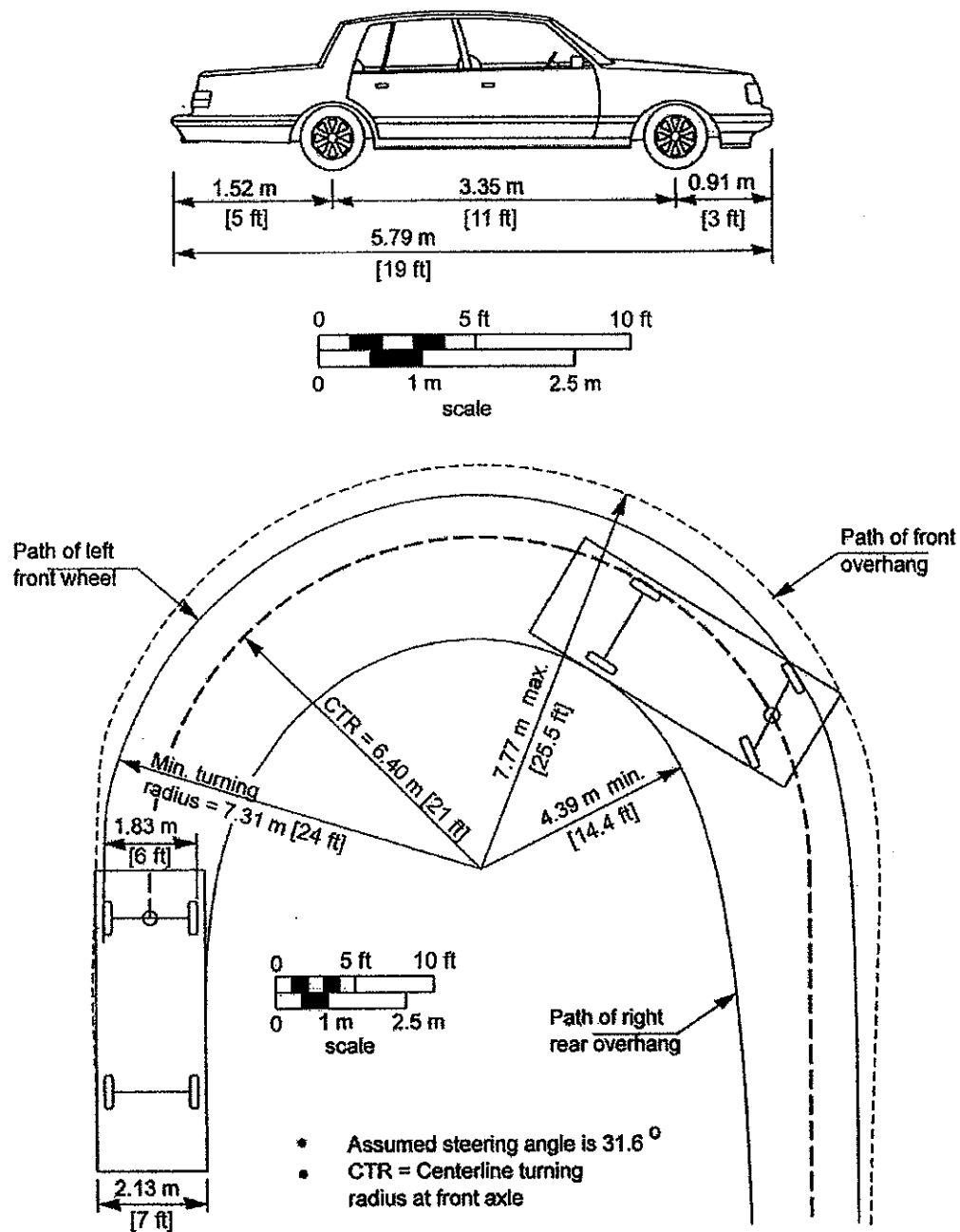


Exhibit 2-3. Minimum Turning Path for Passenger Car (P) Design Vehicle

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

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