



Allandale Neighborhood Association – P.O. Box 10886 Austin, Texas 78766

26 September 2012

Board of Adjustment
City of Austin
P.O. Box 1088
Austin, Texas 78767

Subject: 4708 Bull Creek Road, Case C15-2012-0100

Dear Chairman and Board Members:

On behalf of Allandale Neighborhood Association, we oppose the Gray's request for a variance.

A Single-Family Residence is a Reasonable SF2 Use

The applicants have not shown any unusual or unreasonable limitations on building a single-family residence on the lot they bought. That is a reasonable use for an SF2-zoned lot. Ineligibility for subdivision applies to many land parcels in the surrounding neighborhood, that all the SF2 lots along Bull Creek Road are larger than 10,000 square feet and quite a few are much larger; one lot exceeds 29,000 square feet.

Personal Financial Gain is Not a Hardship

There is no hardship unique to this property. The majority of properties in the Shoal Creek watershed are irregularly shaped to reduce erosion and fit area topography. This irregular property was originally platted for a single-family house; it can remain a single-family residence.

There are no special circumstances attaching to this property. It easily conforms to a legal SF-2 lot. The applicants request a special privilege, that no one else enjoys, in order to profit from doubling the capacity of a property that does not qualify for subdivision. Any hardship is of the applicant's own making.

Subdivision Does Not Maintain Neighborhood Character

The requested variance will change the character of our neighborhood by increasing impervious cover, runoff, and flooding of homes along Shoal Creek. There are already nearby homes that are, according to the FEMA map, within or on the edge of the 100-year flood plain.

The applicant's statement that the two resulting 8,400 square foot lots are "slightly larger than many of the lots in the area" is incorrect. In fact, the proposed lots are smaller than all but two anomalous lots directly behind this property.

Allandale Neighborhood Association respectfully requests that you not grant the applicant's request for an unwarranted variance. There are no special circumstances related to this property except the owner's lack of due diligence and request for special privilege in order to profit at the expense of others in the neighborhood.

Sincerely,

Donna Beth McCormick, President
Allandale Neighborhood Association



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City of Austin
P.O. Box 1088
Austin, TX 78767

Re: CASE #C15-2012-0100
4708 Bull Creek Road

Dear Chair and Members of the Board of Adjustment,

We respectfully request that you deny this variance request.

Reasonable Use: The applicants want to double the density of this lot. An attempt made by the applicants or the seller to purchase a bit of land from the Highland Village Church of Christ was unsuccessful. If denied this variance, the applicants state that they will be forced to create a flag lot. There is no such requirement forcing them to do so.

Hardship: The asymmetry and size of the lot do not constitute hardships preventing the applicants from building a single-family house.

Area Character: The applicants have stated that they do not wish to build a McMansion if they are unable to resubdivide this lot. Again, there is no such requirement forcing them to do so. In fact, subdividing the lot will require building two large houses in order to realize maximum profits. Consequently, building two houses with two garages will actually produce more impervious cover and greater FAR, since garages are exempt from those calculations.

The applicants have not demonstrated that they are deprived of reasonable use of the property. There are no hardships unique to the property to prevent building a single-family house. Resubdividing in order to build two houses runs counter to our current zoning regulations for single-family lots.

Sincerely,

Bryan Glass, Chair
Allandale Zoning & Planning Committee
5102 Woodview Avenue
Austin, TX 78756