

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

CASE#

ROW#

C15-2013-0019

10895989

TP- 0100081301

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: 2010 Rabb Glen Street Austin, TX 78704

LEGAL DESCRIPTION: Subdivision- Resubdivision of Lots 4 & 5, Zilker Hills Subdivision (C8-2012-0093.OA)

Lot(s) 1 & 4 Block. Outlot. Division.

I/We, Scott Turner on behalf of myself/ourselves as authorized agent for 2010 Rabb Glen LLC affirm that on February 2, 2013

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

(check appropriate items below)

☒ ERECT

☐ ATTACH

☐ COMPLETE

☐ REMODEL

☐ MAINTAIN

a duplex on each lot with a common wall that extends for 30% of the maximum width of the building and

none of the maximum depth of the building.

in a SF-3 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 FINDING... 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:

The location of several Heritage and Protected trees on Lots 1 and 4, on the flag lots in between them and on adjacent lots limit the buildable area on the subject properties, particularly in front where a structure would typically be located. They also block access to the street, limiting options for off street parking. These limitations prevent construction of a duplex with a common wall along the depth of the structure perpendicular to the street. There is a 35% impervious cover limit on the properties per an original plat note, less than the 45% limit under SF-3 zoning, that further restricts the location of structures and parking on each lot. The variance, in conjunction with a common driveway, allows the structures to be sited around the Heritage and Protected trees while still meeting the impervious cover limit.

HARDSHIP:

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

The location of the Heritage and Protected trees on and around the properties limits their buildable area and vehicular access.

(b) The hardship is not general to the area in which the property is located because:
of the size and location of the trees on the subject properties.

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:

All ten adjacent lots are occupied by existing duplexes, including the duplexes across the street. The

configuration of the subject properties and the other lots in the development allows a common driveway to provide vehicular access and off street parking for all units, and a joint use access agreement is in place for it. The street facing front units maintain a consistent streetscape, and the rear units back to other homes in the development rather than existing adjacent properties.

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:

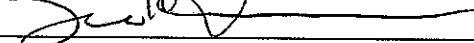
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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.

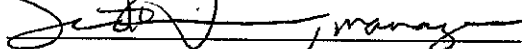
APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1409 W. 6th Street

City, State & Zip Austin, TX 78703

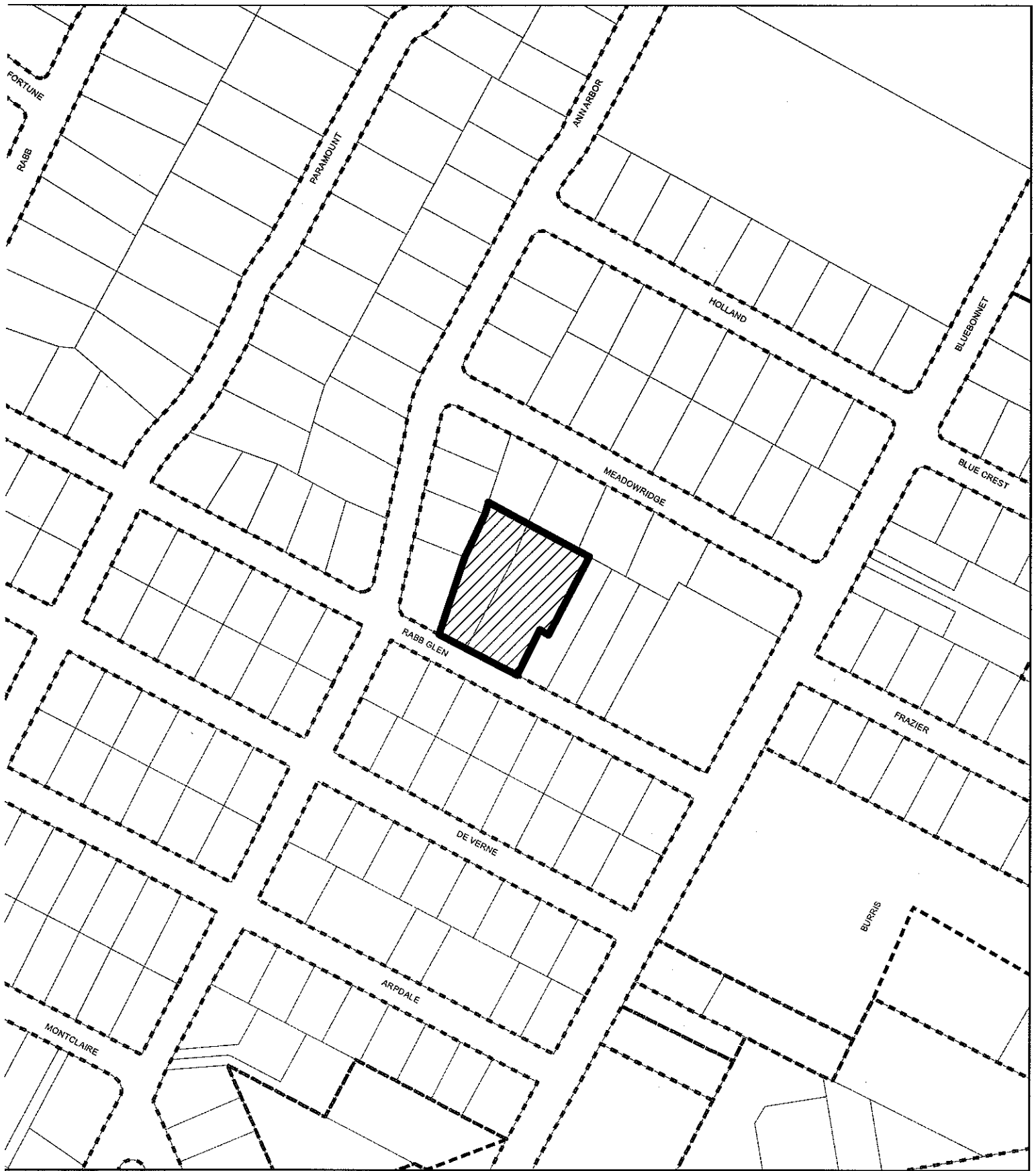
Printed Scott Turner Phone 512-473-9930 Date 2-6-13

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  , manager Mail Address 1409 W. 6th Street

City, State & Zip Austin, TX 78703

Printed Scott Turner, manager Phone 512-473-9930 Date 2-6-13



SUBJECT TRACT



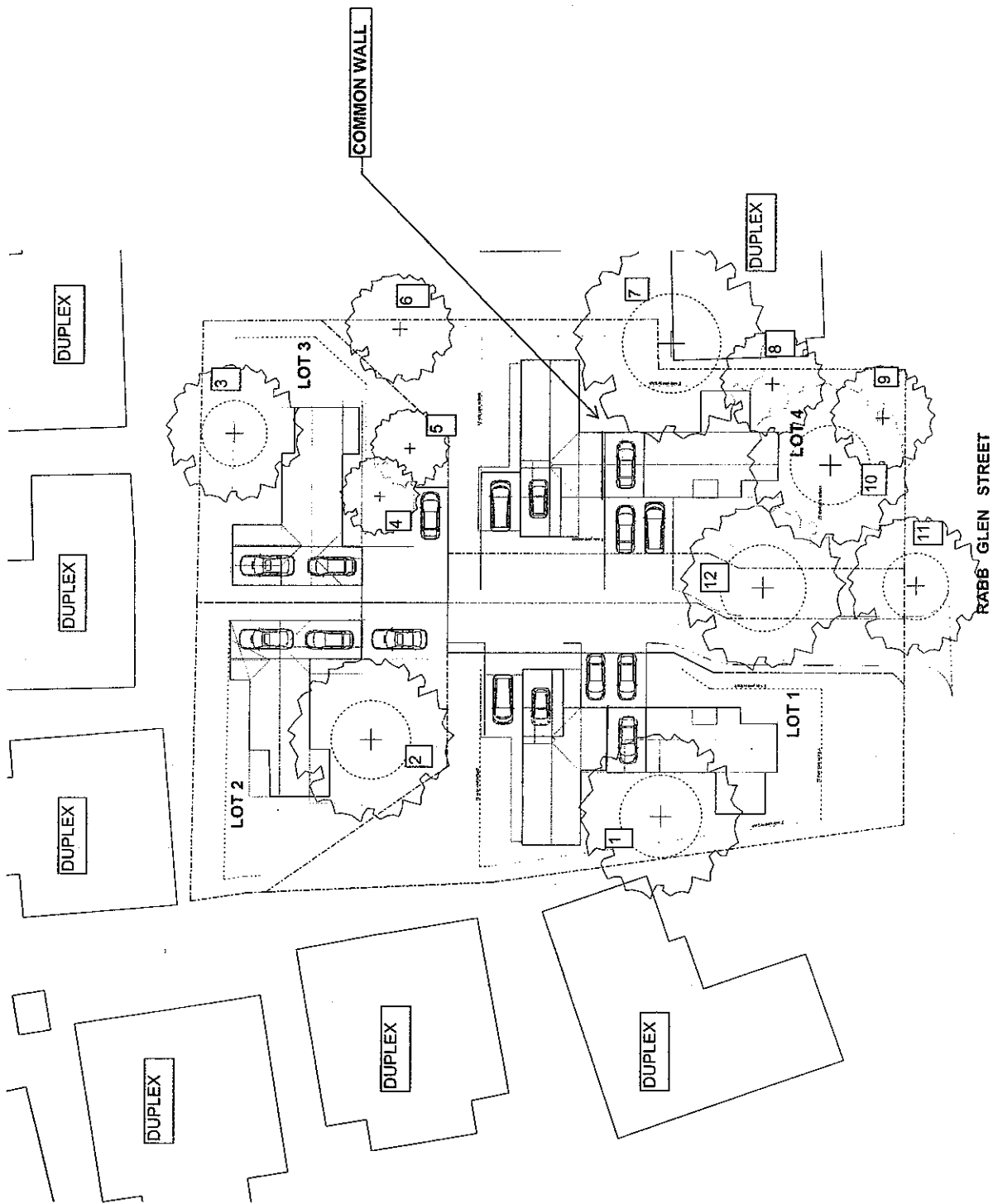
ZONING BOUNDARY

CASE#: C15-2013-0019
LOCATION: 2010 RABB GLEN ST

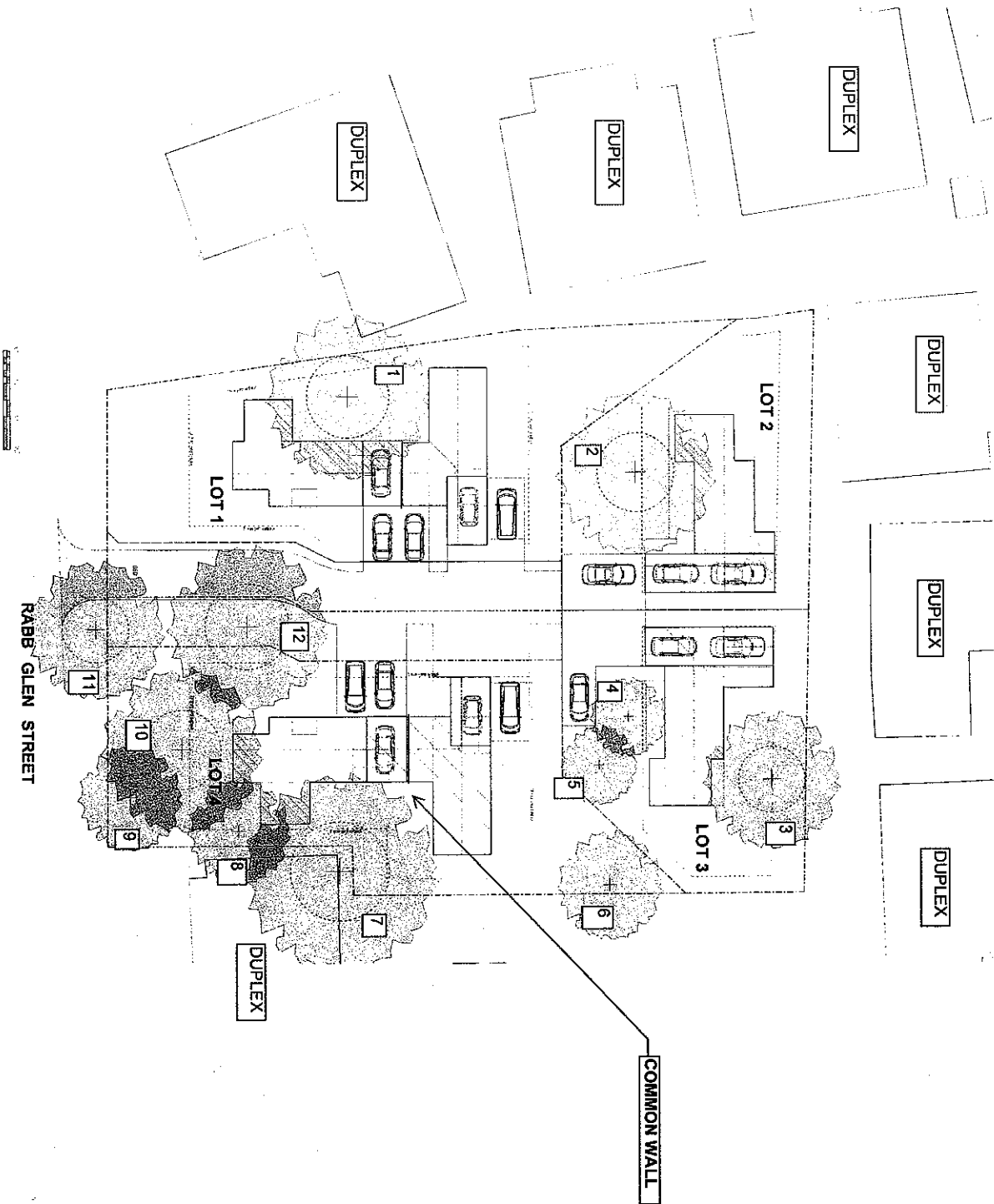


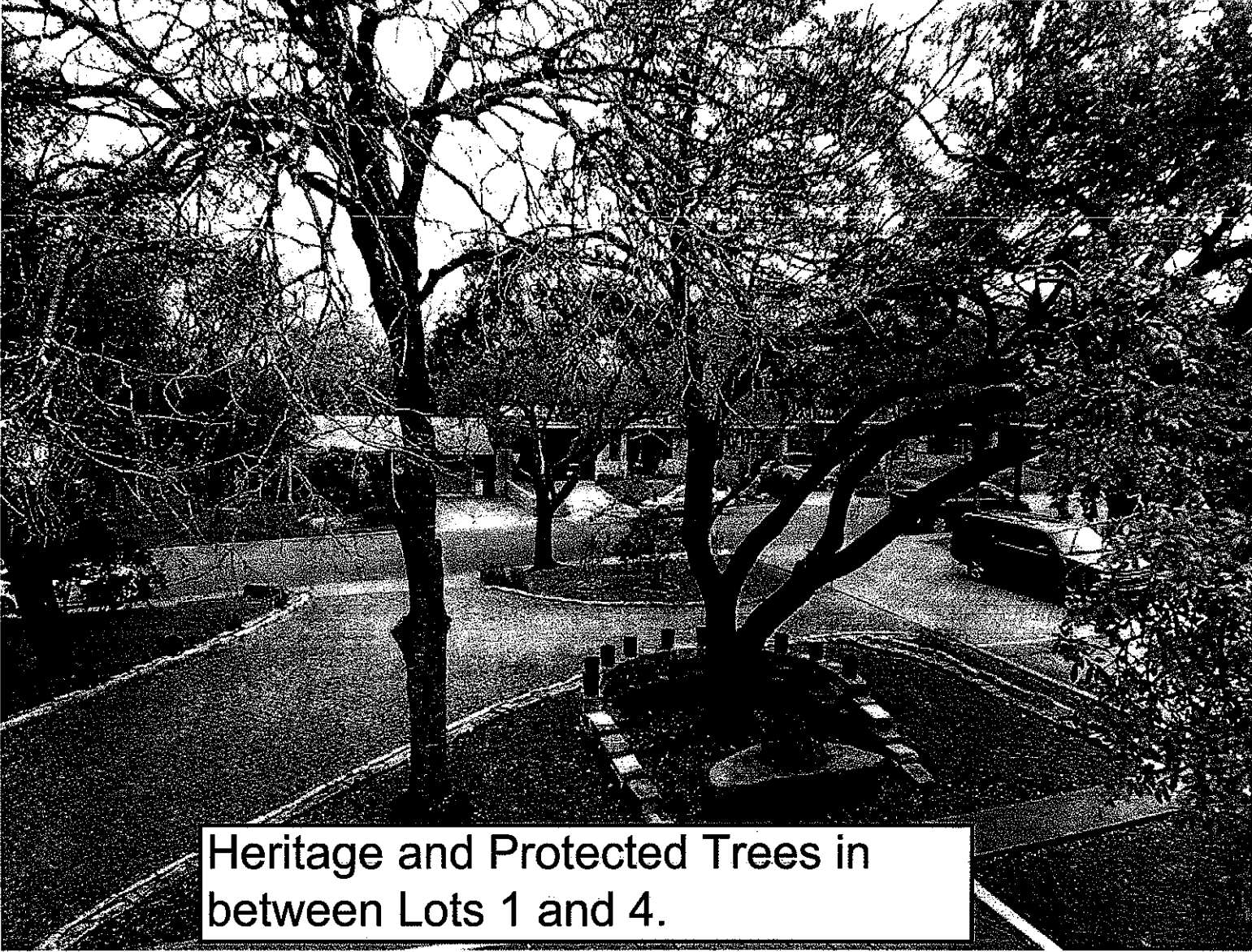
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

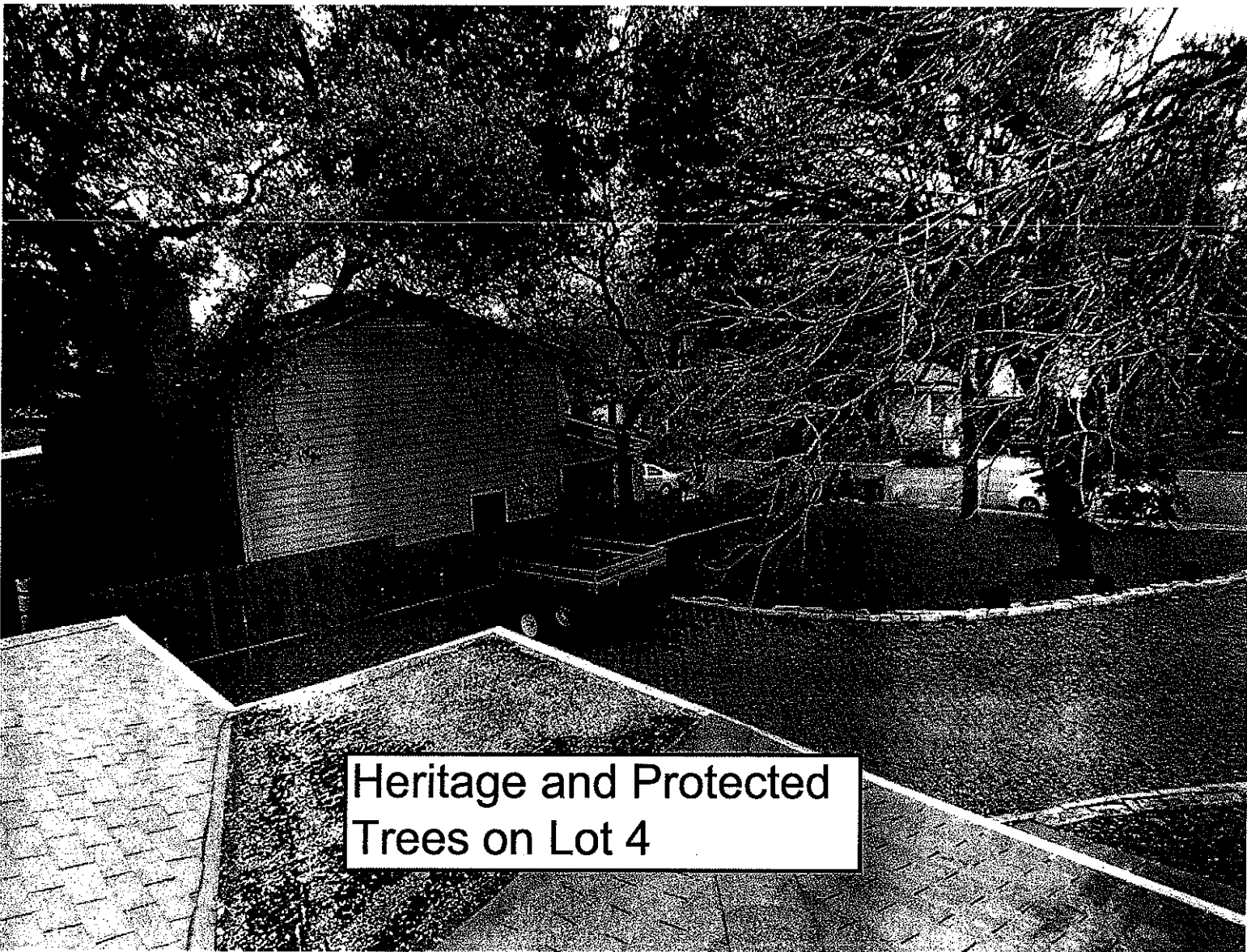


2010 RABB GLEN
TREE SCHEDULE
1. 25" Heritage Live Oak
2. 24" Heritage Pecan
3. 20" Protected Pecan
4. 12" Pecan
5. 12" Elm
6. 16" Hackberry
7. 36" Heritage Live Oak
8. 14" Mesquite
9. 16.5" Elm
10. 24" Heritage Live Oak
11. 20" Protected Live Oak
12. 26" Heritage Live Oak

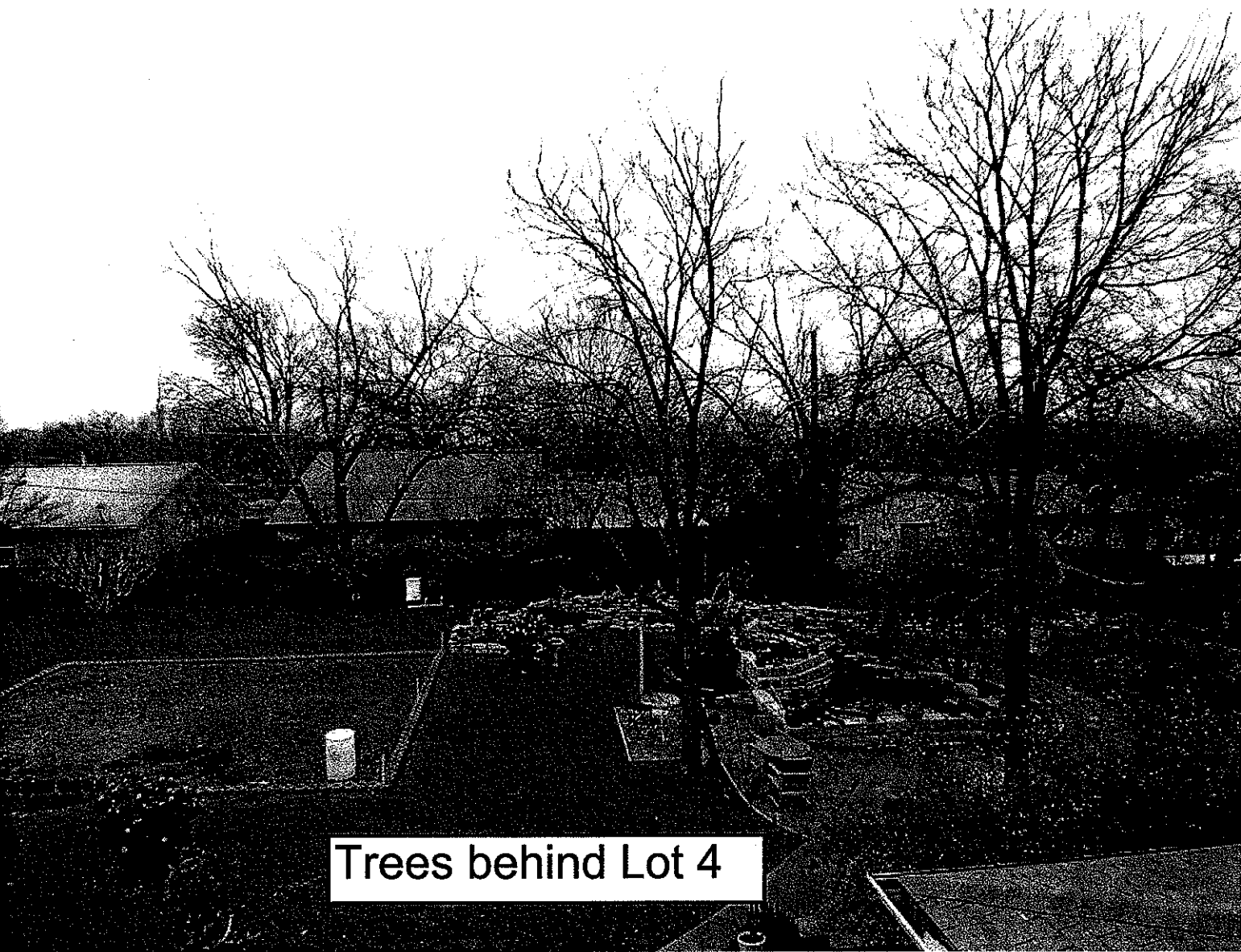




Heritage and Protected Trees in
between Lots 1 and 4.



Heritage and Protected
Trees on Lot 4



Trees behind Lot 4



Heritage Pecan on Lot 3



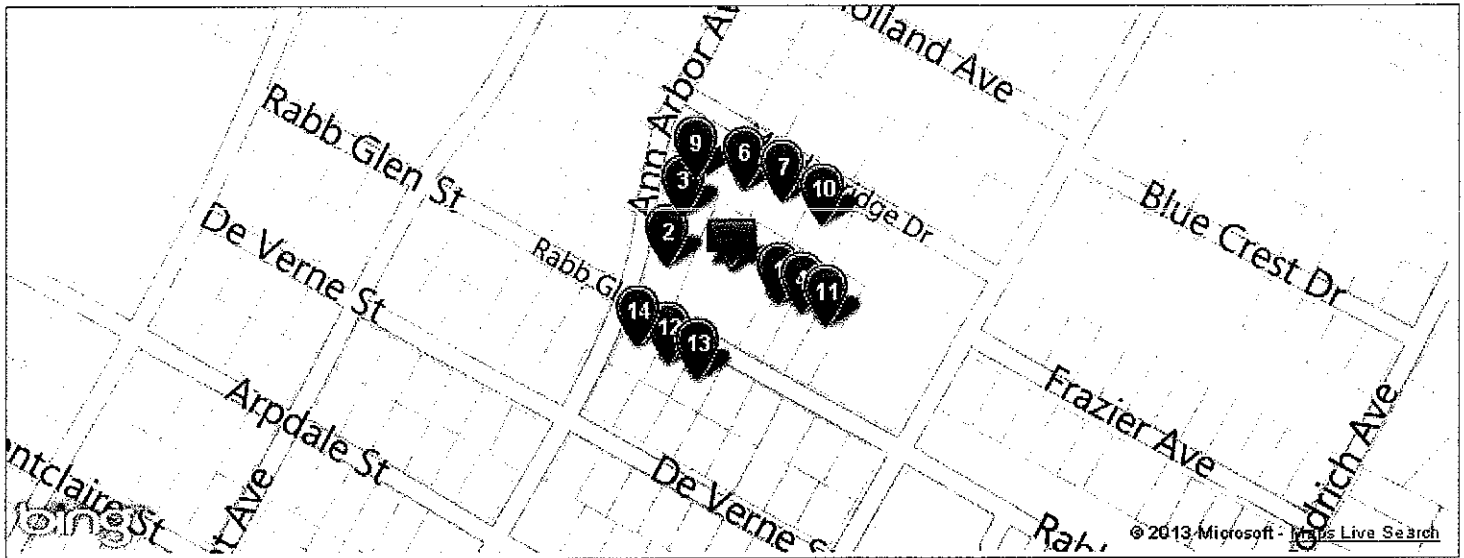
HERITAGE OAK
TREE ON LOT 1





OPEN SPACE
BEHIND TREE ON
LOT 1

HERITAGE
PECAN ON LOT 3



HERITAGE OAK TREE
ON LOT 1


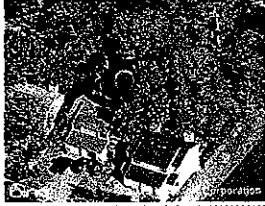




Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
			
Address	2010 Rabb Glen St	2008 Rabb Glen St	2016 Rabb Glen St
City	AUSTIN	AUSTIN	AUSTIN
Subdivision	ZILKER HILLS	ZILKER HILLS	AVON HEIGHTS SEC 06
Owner Name	2010 RABB GLEN LLC	JACK JAMES JEFFREY	GILLEN CONSTANCE A
Owner Name 2			WUEST RICHARD
Universal Land Use	SFR	Duplex	Duplex
Building Sq Ft	Tax: 3,353 MLS: 3,492	2,092	2,140
Lot Sq Ft	35,375.076	9,090.972	9,827.136
Lot Acres	0.8121	0.2087	0.2256
Bedrooms	MLS: 4		
Bathrooms (Total)	3	4	2
Fireplaces		1	1
Stories	1	2	1
Year Built	1959	1984	1967
Distance (miles)		0.02	0.03

Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

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Neighbors

Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
			
Address	2010 Rabb Glen St	2006 Rabb Glen St	2011 Meadowridge Dr #B
City	AUSTIN	AUSTIN	AUSTIN
Subdivision	ZILKER HILLS	ZILKER HILLS	MEADOWRIDGE CONDO 2011
Owner Name	2010 RABB GLEN LLC	LIND THOMAS JEFFREY	BULLERMAN JULIE A
Owner Name 2		Revocable Trust	REA KRISTIN
Universal Land Use	SFR	Duplex	Condominium
Building Sq Ft	Tax: 3,353 MLS: 3,492	2,092	Tax: 1,086 MLS: 1,164
Lot Sq Ft	35,375.076	10,702.692	Tax: 1,086 MLS: 1,104
Lot Acres	0.8121	0.2457	
Bedrooms	MLS: 4		MLS: 2
Bathrooms (Total)	3	3	2
Fireplaces		1	1
Stories	1	2	1
Year Built	1959	1984	1977
Distance (miles)		0.03	Tax: 1977 MLS: 2008

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Neighbors


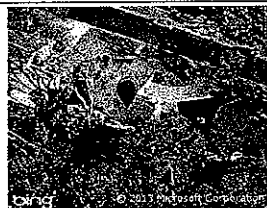


Subject Property**Neighbor 7****Neighbor 8****Neighbor 9**

Address	2010 Rabb Glen St	2009 Meadowridge Dr	2113 Ann Arbor Ave #B	2113 Ann Arbor Ave #A
City	AUSTIN	AUSTIN	AUSTIN	AUSTIN
Subdivision	ZILKER HILLS	AVON HEIGHTS SEC 08	2113 ANN ARBOR CONDO	2113 ANN ARBOR CONDO
Owner Name	2010 RABB GLEN LLC	REICH JAMES	BUSCHMAN AMANDA	JACKSON PARTNERS PROPS LTD
Owner Name 2				
Universal Land Use	SFR	Duplex	Condominium	Condominium
Building Sq Ft	Tax: 3,353 MLS: 3,492	Tax: 2,097 MLS: 1,100	960	960
Lot Sq Ft	35,375.076	9,504.792		7,091.6147
Lot Acres	0.8121	0.2182		0.1628
Bedrooms	MLS: 4	MLS: 2	MLS: 2	MLS: 2
Bathrooms (Total)	3	Tax: 3 MLS: 2	1	1
Fireplaces		1	1	1
Stories	1	1	1	1
Year Built	1959	1977	1966	1966
Distance (miles)		0.03	0.04	0.04

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Neighbors

	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Address	2010 Rabb Glen St	2007 Meadowridge Dr	2004A Rabb Glen St	2013 Rabb Glen St
City	AUSTIN	AUSTIN	AUSTIN	AUSTIN
Subdivision	ZILKER HILLS	AVON HEIGHTS SEC 08	ZILKER HILLS	INWOOD HILLS
Owner Name	2010 RABB GLEN LLC	REESE PATRICIA ANNE	GUTIERREZ MIGUEL A	BURCKHART CHARLES W SR TRUST
Owner Name 2			Balderas Claudia R	
Universal Land Use	SFR	Duplex	Duplex	Duplex
Building Sq Ft	Tax: 3,353 MLS: 3,492	1,994	2,092	1,856
Lot Sq Ft	35,375.076	9,321.84	10,554.588	6,024.348
Lot Acres	0.8121	0.214	0.2423	0.1383
Bedrooms	MLS: 4			
Bathrooms (Total)	3	4	3	2
Fireplaces		1	1	
Stories	1	1	2	1
Year Built	1959	1977	1984	1969
Distance (miles)		0.04	0.04	0.04

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Neighbors

Subject Property**Neighbor 13****Neighbor 14**

Address	2010 Rabb Glen St	2011 Rabb Glen St	2015 Rabb Glen St
City	AUSTIN	AUSTIN	AUSTIN
Subdivision	ZILKER HILLS	RABB INWOOD HILLS	INWOOD HILLS
Owner Name	2010 RABB GLEN LLC	AUSTIN JAN H	BURCKHART CHARLES W SR TRUST
Owner Name 2			
Universal Land Use	SFR	SFR	Duplex
Building Sq Ft	Tax: 3,353 MLS: 3,492	1,048	1,913
Lot Sq Ft	35,375.076	6,207.3	7,061.076
Lot Acres	0.8121	0.1425	0.1621
Bedrooms	MLS: 4	MLS: 2	
Bathrooms (Total)	3	1	2
Fireplaces			
Stories	1	1	1
Year Built	1959	1950	1966
Distance (miles)		0.04	0.04

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Neighbors