

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

CIS-2013-0035

10962744

TP-0100060127

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

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

STREET ADDRESS: 2005 Bluebonnet Lane

LEGAL DESCRIPTION: Subdivision - Zilker Elementary

Lot(s) 1 Block A Outlot Division

I/We Randall Owen of H+UO Architects on behalf of
myself/ourselves as authorized agent for

Brent McGrath & Deirdre Sanborn
affirm that on March 11, 2013,

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

(check appropriate items below)

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

a garage at the front of a new residential duplex in lieu of a carport.

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 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:

Sub-Chapter F, 3.3.2 (A) allows for a "detached rear parking area" FAR exclusion of 450 sf. We are proposing a detached front garage because a very large existing 28" Pecan heritage tree occupies the back yard and has rendered that portion of the lot unbuildable, and therefore a rear detached garage is not possible.

HARDSHIP:

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

An existing 28" Pecan heritage tree at the rear of the property makes a detached rear garage impossible.

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

Most residential lots in the neighborhood do not have heritage trees.

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:

The proposed detached garage is within the front-yard setback and the garage door does not face the street.

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:

N/A

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

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

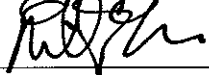
N/A

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.

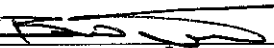
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 702 SAN ANTONIO ST.

City, State & Zip AUSTIN, TX 78701

Printed RANDALL OWEN Phone 512-474-8548 Date 11. MARCH. 2013

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  Mail Address 4321 BRETON BAY LANE

City, State & Zip DALLAS, TX 75287

Printed Brent McCall Phone 5125639402 Date 11. MARCH. 2013

Walker, Susan

From: Randall Owen, RA + LEED AP <[REDACTED]>
Sent: Monday, April 29, 2013 12:22 PM
To: Walker, Susan
Cc: kristina olivent
Subject: Re: BOA Application 7-31-08 Version.doc

Susan:

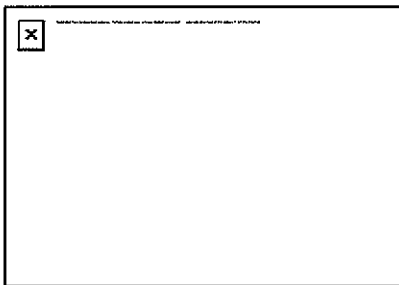
As you requested on the phone today the adjusted FAR, if we are not able to take the 450 square foot credit for the front detached garage, would be 43.9% or 0.439.

Let me know if you have any further questions or requests.

Thank you.

Randall Owen, LEED AP BD+C
Partner

e: [REDACTED]
m: 512.762.1164



*client-focused +
responsible design*

702 San Antonio Street
Austin, TX 78701
t: 512.474.8548, X:305

[REDACTED]

On Thu, Mar 14, 2013 at 1:23 PM, Walker, Susan <Susan.Walker@austintexas.gov> wrote:

The one for Bluebonnet did miss the April agenda, but WILL be on the May 13th agenda.

Thank you,

BUILDING COVERAGE

LOT SIZE: 10,048 sq. ft.	EXISTING	NEW ADDITION
a. 1st Floor Conditioned Area	N/A	1,854 S.F.
b. 2nd Floor Conditioned Area	N/A	1,788 S.F.
c. 3rd Floor Conditioned Area	N/A	N/A
d. Basement	N/A	N/A
e. Garage / Carport	N/A	817 S.F.
f. Attached	N/A	508 S.F.
g. Wood Decks (must be covered if 100%)	N/A	103 S.F.
h. Bracings	N/A	74 S.F.
i. Covered Porches	N/A	19 S.F.
j. Covered Patios	N/A	N/A
k. Balconies	N/A	N/A
l. Swimming Pool (surface area)	N/A	N/A
m. Other Building or Covered Area (if applicable)	N/A	23 S.F.
n. Specific Sign Size	N/A	4,982 S.F.
TOTAL BUILDING COVERAGE ON LOT		3,188 S.F.
(includes, if applicable, a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z, aa, ab, ac, ad, ae, af, ag, ah, ai, aj, ak, al, am, an, ao, ap, aq, ar, as, at, au, av, aw, ax, ay, az, ba, bb, bc, bd, be, bf, bg, bh, bi, bj, bk, bl, bm, bn, bo, bp, bq, br, bs, bt, bu, bv, bw, bx, by, bz, ca, cb, cc, cd, ce, cf, cg, ch, ci, cj, ck, cl, cm, cn, co, cp, cq, cr, cs, ct, cu, cv, cw, cx, cy, cz, da, db, dc, dd, de, df, dg, dh, di, dj, dk, dl, dm, dn, do, dp, dq, dr, ds, dt, du, dv, dw, dx, dy, dz, ea, eb, ec, ed, ee, ef, eg, eh, ei, ej, ek, el, em, en, eo, ep, eq, er, es, et, eu, ev, ew, ex, ey, ez, fa, fb, fc, fd, fe, ff, fg, fh, fi, fj, fk, fl, fm, fn, fo, fp, fq, fr, fs, ft, fu, fv, fw, fx, fy, fz, ga, gb, gc, gd, ge, gf, gg, gh, gi, gj, gk, gl, gm, gn, go, gp, gq, gr, gs, gt, gu, gv, gw, gx, gy, gz, ha, hb, hc, hd, he, hf, hg, hh, hi, hj, hk, hl, hm, hn, ho, hp, hq, hr, hs, ht, hu, hv, hw, hx, hy, hz, ia, ib, ic, id, ie, if, ig, ih, ii, ij, ik, il, im, in, io, ip, iq, ir, is, it, iu, iv, iw, ix, iy, iz, ja, jb, jc, jd, je, jf, jg, jh, ji, jj, jk, jl, jm, jn, jo, jp, jq, jr, js, jt, ju, jv, jw, jx, jy, jz, ka, kb, kc, kd, ke, kf, kg, kh, ki, kj, kk, kl, km, kn, ko, kp, kq, kr, ks, kt, ku, kv, kw, kx, ky, kz, la, lb, lc, ld, le, lf, lg, lh, li, lj, lk, ll, lm, ln, lo, lp, lq, lr, ls, lt, lu, lv, lw, lx, ly, lz, ma, mb, mc, md, me, mf, mg, mh, mi, mj, mk, ml, mm, mn, mo, mp, mq, mr, ms, mt, mu, mv, mw, mx, my, mz, na, nb, nc, nd, ne, nf, ng, nh, ni, nj, nk, nl, nm, nn, no, np, nq, nr, ns, nt, nu, nv, nw, nx, ny, nz, oa, ob, oc, od, oe, of, og, oh, oi, oj, ok, ol, om, on, oo, op, oq, or, os, ot, ou, ov, ow, ox, oy, oz, pa, pb, pc, pd, pe, pf, pg, ph, pi, pj, pk, pl, pm, pn, po, pp, pq, pr, ps, pt, pu, pv, pw, px, py, pz, qa, qb, qc, qd, qe, qf, qg, qh, qi, qj, qk, ql, qm, qn, qo, qp, qq, qr, qs, qt, qu, qv, qw, qx, qy, qz, ra, rb, rc, rd, re, rf, rg, rh, ri, rj, rk, rl, rm, rn, ro, rp, rq, rr, rs, rt, ru, rv, rw, rx, ry, rz, sa, sb, sc, sd, se, sf, sg, sh, si, sj, sk, sl, sm, sn, so, sp, sq, sr, ss, st, su, sv, sw, sx, sy, sz, ta, tb, tc, td, te, tf, tg, th, ti, tj, tk, tl, tm, tn, to, tp, tq, tr, ts, tt, tu, tv, tw, tx, ty, tz, ua, ub, uc, ud, ue, uf, ug, uh, ui, uj, uk, ul, um, un, uo, up, uq, ur, us, ut, uu, uv, uw, ux, uy, uz, va, vb, vc, vd, ve, vf, vg, vh, vi, vj, vk, vl, vm, vn, vo, vp, vq, vr, vs, vt, vu, vv, vw, vx, vy, vz, wa, wb, wc, wd, we, wf, wg, wh, wi, wj, wk, wl, wm, wn, wo, wp, wq, wr, ws, wt, wu, wv, ww, wx, wy, wz, xa, xb, xc, xd, xe, xf, xg, xh, xi, xj, xk, xl, xm, xn, xo, xp, xq, xr, xs, xt, xu, xv, xw, xx, xy, xz, ya, yb, yc, yd, ye, yf, yg, yh, yi, yj, yk, yl, ym, yn, yo, yp, yq, yr, ys, yt, yu, yv, yw, yx, yy, yz, za, zb, zc, zd, ze, zf, zg, zh, zi, zj, zk, zl, zm, zn, zo, zp, zq, zr, zs, zt, zu, zv, zw, zx, zy, zz)		

IMPERVIOUS COVERAGE

a. Total Building Coverage on Lot (see above)	3,188 S.F.
b. Driveway Area on Private Property	1,288 S.F.
c. Driveway / Walkways on Private Property	22 S.F.
d. Uncovered Paved	N/A
e. Uncovered Wood Decks (may be counted at 50%)	96 S.F.
f. All Conditioned Paved	18 S.F.
g. Concrete Decks	18 S.F.
h. Other	80 S.F.
TOTAL IMPERVIOUS COVERAGE (MAX. 45%)	4,658 S.F.
(add a, through h)	

GROSS FLOOR AREA AND FLOOR AREA RATIO

PROPOSED	PROPOSED
I. 1st Floor Gross Area	1,854 S.F.
a. 1st Floor Area (including covered or uncovered finished ground floor porch)	N/A
b. 1st Floor Area with Ceiling Height Over 15 Feet	1,854 S.F.
c. TOTAL (add a and b above)	1,854 S.F.
II. 2nd Floor Gross Area	1,788 S.F.
a. 2nd Floor Area (including all areas covered by a roof)	N/A
b. 2nd Floor Area with Ceiling Height Over 15 Feet	1,788 S.F.
c. TOTAL (add a and b above)	1,788 S.F.
III. 3rd Floor Gross Area	N/A
a. 3rd Floor Area (including all areas covered by a roof)	N/A
b. 3rd Floor Area with Ceiling Height Over 15 Feet	N/A
c. TOTAL (add a and b above)	N/A
IV. Basement Gross Area	N/A
a. Floor area outside footprint of first floor	N/A
b. Garage	417 S.F.
c. Attached (including 200 sq. ft. if used to meet the minimum parking requirement)	N/A
d. Detached (including 450 square feet if more than 10 feet from building structure)	59 S.F.
e. Carport	N/A
f. TOTAL (add a through e above)	417 S.F.
TOTAL	4,053 sq. ft.
TOTAL GROSS FLOOR AREA	10,048 sq. ft.
GROSS AREA OF LOT	10,048 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	0.40
FLOOR AREA RATIO (gross floor area / gross area of lot)	0.40 to 1.0

PROPERTY ADDRESS:

2005 Bluebonnet Lane
Austin, Texas 78704

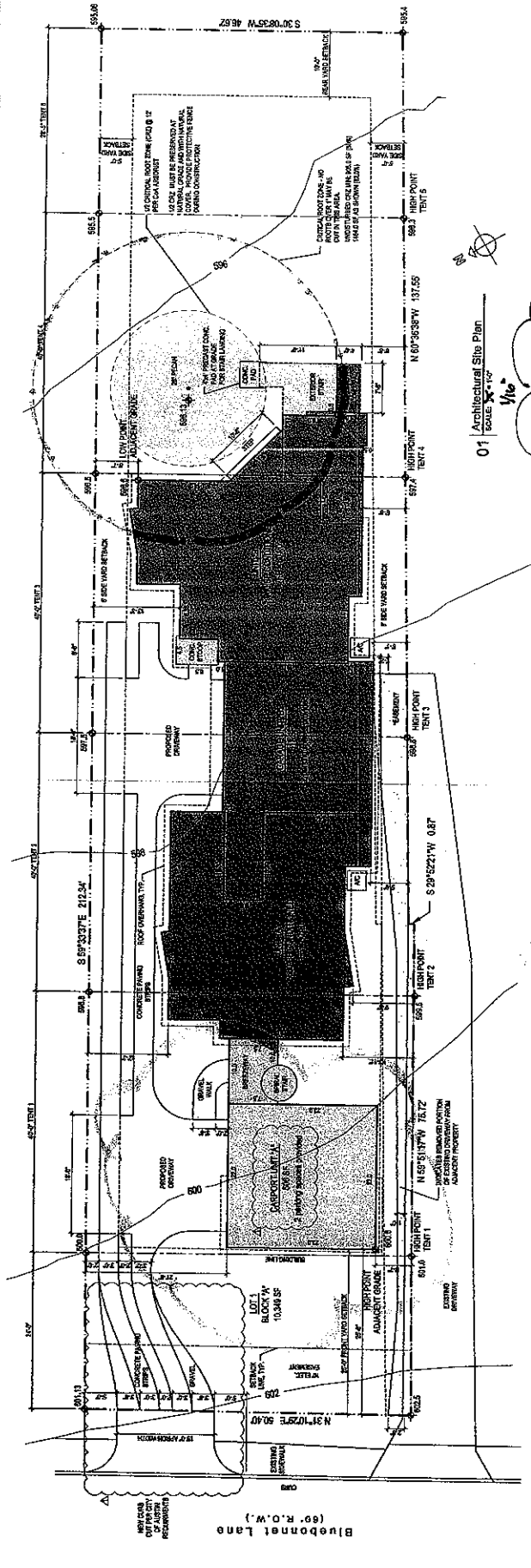
LEGAL DESCRIPTION:
Lot 1 Block A Zilker Elementary Subdivision

DRAWING INDEX

- A1.0 ARCHITECTURAL SITE PLAN & PROJECT INFORMATION
- A2.1 FLOOR PLANS
- A2.2 3D ELEVATION PLANS
- A2.3 EXTERIOR ELEVATIONS
- A2.4 EXTERIOR ELEVATIONS
- A2.5 EXTERIOR ELEVATIONS
- A2.6 EXTERIOR ELEVATIONS
- A2.7 EXTERIOR ELEVATIONS
- A2.8 EXTERIOR ELEVATIONS
- A2.9 EXTERIOR ELEVATIONS
- A2.10 EXTERIOR ELEVATIONS
- A2.11 EXTERIOR ELEVATIONS
- A2.12 EXTERIOR ELEVATIONS
- A2.13 EXTERIOR ELEVATIONS
- A2.14 EXTERIOR ELEVATIONS
- A2.15 EXTERIOR ELEVATIONS
- A2.16 EXTERIOR ELEVATIONS
- A2.17 EXTERIOR ELEVATIONS
- A2.18 EXTERIOR ELEVATIONS
- A2.19 EXTERIOR ELEVATIONS
- A2.20 EXTERIOR ELEVATIONS
- A2.21 EXTERIOR ELEVATIONS
- A2.22 EXTERIOR ELEVATIONS
- A2.23 EXTERIOR ELEVATIONS
- A2.24 EXTERIOR ELEVATIONS
- A2.25 EXTERIOR ELEVATIONS
- A2.26 EXTERIOR ELEVATIONS
- A2.27 EXTERIOR ELEVATIONS
- A2.28 EXTERIOR ELEVATIONS
- A2.29 EXTERIOR ELEVATIONS
- A2.30 EXTERIOR ELEVATIONS

LEGEND

- PROPERTY LINE
- BOUNDARY
- REQUIRED ATTACHED
- AC UNIT
- EXISTING TREE (18" DBH)
- EXISTING GRADE
- PROPOSED IMP. SURF.



h2o
Hatch + Ueland Owen
311 B C T S
702 San Antonio Blvd
Austin, Texas 78701
P: 512.477.8400
www.h2oarchitect.com

Duplex
2005 Bluebonnet Lane
Austin, TX 78704
Texas County

THE CITY OF AUSTIN
PLANNING DEPARTMENT
1000 N. MOPAC BLVD., SUITE 1000
AUSTIN, TEXAS 78701
P: 512.478.2600
WWW.AUSTIN.TX

INSPECTED & SEALED
10/07/12
10/07/12

PROJECT NAME
PROJECT NO.
PROJECT SITE
PROJECT DATE
PROJECT SCALE
PROJECT SHEET NO.
PROJECT SHEET TOTAL

PROJECT NAME
PROJECT NO.
PROJECT SITE
PROJECT DATE
PROJECT SCALE
PROJECT SHEET NO.
PROJECT SHEET TOTAL

<p>TOTAL IMPERVIOUS COVERAGE (MAX. 45%) (add a. through h.)</p>	<p>4,858 S.F. 46.0% of lot</p>
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TOTAL IMPERVIOUS COVERAGE (MAX. 45%)
(sold a. through h.)

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Austin, Texas 78704