

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

DATE: Monday, August 12, 2013

CASE NUMBER: C15-2013-0084

_____ Jeff Jack
_____ Will Schnier - Michael Von Ohlen (out)
_____ Nora Salinas
_____ Stuart Hampton - Bryan King (out)
_____ Fred McGhee
_____ Melissa Hawthorne
_____ Sallie Burchett
_____ Cathy French (SRB only)

APPLICANT: Robert J. & Elizabeth O. Layne

OWNER: Jeff Layne

ADDRESS: 1312 MERIDEN LN

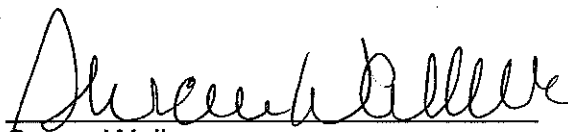
VARIANCE REQUESTED: The applicant has requested a variance from the garage placement requirement of Section 25-2-1604 (C) (1) in order to erect a front facing carport for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) The Land Development Code states that a parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building façade.

BOARD'S DECISION: POSTPONED TO September 16, 2013

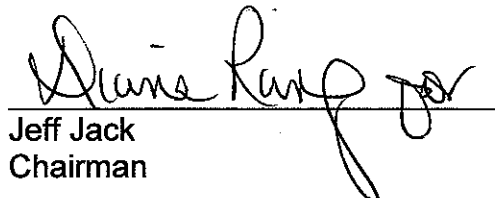
FINDING:

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

*PPment
request
that the
print directly
for 1312 Meriden
Ave*

August 8, 2013

**Susan Walker
City of Austin
505 Barton Springs Road
Austin, TX 78704**

RE: Board of Adjustment Postponement Rec

Ms. Walker:

**Please allow this letter to serve as my formal rec
Board of Adjustment meeting scheduled for Sep
for additional information requested by the We**

CASE # C15-2013-0084
ROW-109 80086
TP-0112050512

**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: 1312 Meriden Lane

LEGAL DESCRIPTION: Subdivision – C8I-2013-0068

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Jeff Layne on behalf of myself/ourselves as authorized agent for
_____ affirm that on June 27, 2013,

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

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

A front facing carport at the back of the existing driveway that does not comply with LDC Section 25-2-1604 that was included in the neighborhood plan when it was adopted.

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.

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:
The placement of the carport is severely restricted by the existing conditions on this lot. The lot is very narrow and the existing house extends almost all the way across. The existing curb cut and driveway approach along with a new driveway and a back up space that would require that a 24" and a 21" pine trees would have to be removed as well as the majority of an existing stone retaining wall which this property shares with its neighboring property to the north. Demolition of this old stone retaining wall would be detrimental not only to the existing property, but to the unique, historic feel of the street overall. To comply with section 25-2-1604 requiring a side approach will also adversely affect the site by creating more impervious cover and jeopardizing existing established trees.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
This is a very narrow lot that the house spans across most of it. There are protected trees that would have to be removed along with a section of an existing wall to allow for a new curb cut and driveway approach as well as a new driveway and back up space.

(b) The hardship is not general to the area in which the property is located because:
This lot has limited availability on which to locate a covered parking structure.

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:

This is a single family use located on a street that is residential use only. The proposed placement of this modest, low profile, architecturally designed carport would be located over an existing parking pad in front of the house creating less of an impact to the overall site and maintaining the existing character. The carport is architecturally designed to complement the remodeled house and the neighborhood.

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.

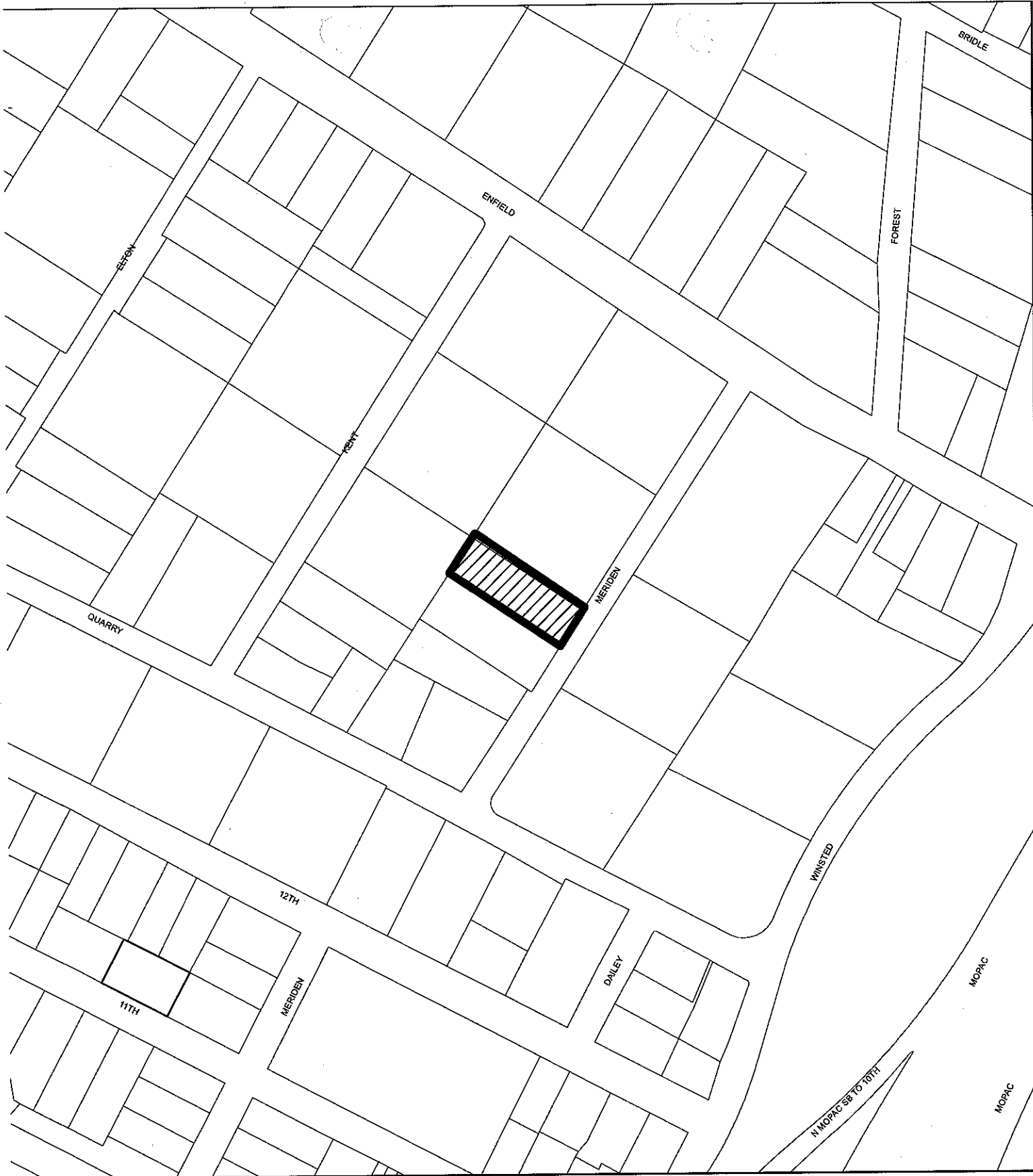
Signed R. Jeffrey Layne Mail Address 1312 Meiden Lane
City, State & Zip Austin, TX 78703
Printed R. Jeffrey Layne Phone 512 499-8706 Date 6/28/13

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0084
 LOCATION: 1312 Meriden Lane



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.

PRELIMINARY
 THIS DRAWING IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING WILL BE MADE BY THE ARCHITECT'S OFFICE. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.



LAYNE RESIDENCE
 AN ADDITION AND REMODEL FOR THE
 1312 MERIDEN LANE AUSTIN, TX

DATE: 8/1/10
 DRAWN BY: J.S.
 SCALE: AS SHOWN
 REVISIONS:

SHEET 1 OF 2
A-100

LEGEND

	1/2\"/>
	1/4\"/>
	3/8\"/>
	1/2\"/>
	3/4\"/>
	1\"/>
	1 1/4\"/>
	1 1/2\"/>
	1 3/4\"/>
	2\"/>
	2 1/2\"/>
	3\"/>
	3 1/2\"/>
	4\"/>
	4 1/2\"/>
	5\"/>
	5 1/2\"/>
	6\"/>
	6 1/2\"/>
	7\"/>
	7 1/2\"/>
	8\"/>
	8 1/2\"/>
	9\"/>
	9 1/2\"/>
	10\"/>
	10 1/2\"/>
	11\"/>
	11 1/2\"/>
	12\"/>
	12 1/2\"/>
	13\"/>
	13 1/2\"/>
	14\"/>
	14 1/2\"/>
	15\"/>
	15 1/2\"/>
	16\"/>
	16 1/2\"/>
	17\"/>
	17 1/2\"/>
	18\"/>
	18 1/2\"/>
	19\"/>
	19 1/2\"/>
	20\"/>
	20 1/2\"/>
	21\"/>
	21 1/2\"/>
	22\"/>
	22 1/2\"/>
	23\"/>
	23 1/2\"/>
	24\"/>
	24 1/2\"/>
	25\"/>
	25 1/2\"/>
	26\"/>
	26 1/2\"/>
	27\"/>
	27 1/2\"/>
	28\"/>
	28 1/2\"/>
	29\"/>
	29 1/2\"/>
	30\"/>
	30 1/2\"/>
	31\"/>
	31 1/2\"/>
	32\"/>
	32 1/2\"/>
	33\"/>
	33 1/2\"/>
	34\"/>
	34 1/2\"/>
	35\"/>
	35 1/2\"/>
	36\"/>
	36 1/2\"/>
	37\"/>
	37 1/2\"/>
	38\"/>
	38 1/2\"/>
	39\"/>
	39 1/2\"/>
	40\"/>
	40 1/2\"/>
	41\"/>
	41 1/2\"/>
	42\"/>
	42 1/2\"/>
	43\"/>
	43 1/2\"/>
	44\"/>
	44 1/2\"/>
	45\"/>
	45 1/2\"/>
	46\"/>
	46 1/2\"/>
	47\"/>
	47 1/2\"/>
	48\"/>
	48 1/2\"/>
	49\"/>
	49 1/2\"/>
	50\"/>
	50 1/2\"/>
	51\"/>
	51 1/2\"/>
	52\"/>
	52 1/2\"/>
	53\"/>
	53 1/2\"/>
	54\"/>
	54 1/2\"/>
	55\"/>
	55 1/2\"/>
	56\"/>
	56 1/2\"/>
	57\"/>
	57 1/2\"/>
	58\"/>
	58 1/2\"/>
	59\"/>
	59 1/2\"/>
	60\"/>
	60 1/2\"/>
	61\"/>
	61 1/2\"/>
	62\"/>
	62 1/2\"/>
	63\"/>
	63 1/2\"/>
	64\"/>
	64 1/2\"/>
	65\"/>
	65 1/2\"/>
	66\"/>
	66 1/2\"/>
	67\"/>
	67 1/2\"/>
	68\"/>
	68 1/2\"/>
	69\"/>
	69 1/2\"/>
	70\"/>
	70 1/2\"/>
	71\"/>
	71 1/2\"/>
	72\"/>
	72 1/2\"/>
	73\"/>
	73 1/2\"/>
	74\"/>
	74 1/2\"/>
	75\"/>
	75 1/2\"/>
	76\"/>
	76 1/2\"/>
	77\"/>
	77 1/2\"/>
	78\"/>
	78 1/2\"/>
	79\"/>
	79 1/2\"/>
	80\"/>
	80 1/2\"/>
	81\"/>
	81 1/2\"/>
	82\"/>
	82 1/2\"/>
	83\"/>
	83 1/2\"/>
	84\"/>
	84 1/2\"/>
	85\"/>
	85 1/2\"/>
	86\"/>
	86 1/2\"/>
	87\"/>
	87 1/2\"/>
	88\"/>
	88 1/2\"/>
	89\"/>
	89 1/2\"/>
	90\"/>
	90 1/2\"/>
	91\"/>
	91 1/2\"/>
	92\"/>
	92 1/2\"/>
	93\"/>
	93 1/2\"/>
	94\"/>
	94 1/2\"/>
	95\"/>
	95 1/2\"/>
	96\"/>
	96 1/2\"/>
	97\"/>
	97 1/2\"/>
	98\"/>
	98 1/2\"/>
	99\"/>
	99 1/2\"/>
	100\"/>
	100 1/2\"/>
	101\"/>
	101 1/2\"/>
	102\"/>
	102 1/2\"/>
	103\"/>
	103 1/2\"/>
	104\"/>
	104 1/2\"/>
	105\"/>
	105 1/2\"/>
	106\"/>
	106 1/2\"/>
	107\"/>
	107 1/2\"/>
	108\"/>
	108 1/2\"/>
	109\"/>
	109 1/2\"/>
	110\"/>
	110 1/2\"/>
	111\"/>
	111 1/2\"/>
	112\"/>
	112 1/2\"/>
	113\"/>
	113 1/2\"/>
	114\"/>
	114 1/2\"/>
	115\"/>
	115 1/2\"/>
	116\"/>
	116 1/2\"/>
	117\"/>
	117 1/2\"/>
	118\"/>
	118 1/2\"/>
	119\"/>
	119 1/2\"/>
	120\"/>
	120 1/2\"/>
	121\"/>
	121 1/2\"/>
	122\"/>
	122 1/2\"/>
	123\"/>
	123 1/2\"/>
	124\"/>
	124 1/2\"/>
	125\"/>
	125 1/2\"/>
	126\"/>
	126 1/2\"/>
	127\"/>
	127 1/2\"/>
	128\"/>
	128 1/2\"/>
	129\"/>
	129 1/2\"/>
	130\"/>
	130 1/2\"/>
	131\"/>
	131 1/2\"/>
	132\"/>
	132 1/2\"/>
	133\"/>
	133 1/2\"/>
	134\"/>
	134 1/2\"/>
	135\"/>
	135 1/2\"/>
	136\"/>
	136 1/2\"/>
	137\"/>
	137 1/2\"/>
	138\"/>
	138 1/2\"/>
	139\"/>
	139 1/2\"/>
	140\"/>
	140 1/2\"/>
	141\"/>
	141 1/2\"/>
	142\"/>
	142 1/2\"/>
	143\"/>
	143 1/2\"/>
	144\"/>
	144 1/2\"/>
	145\"/>
	145 1/2\"/>
	146\"/>
	146 1/2\"/>
	147\"/>
	147 1/2\"/>
	148\"/>
	148 1/2\"/>
	149\"/>
	149 1/2\"/>
	150\"/>
	150 1/2\"/>
	151\"/>
	151 1/2\"/>
	152\"/>
	152 1/2\"/>
	153\"/>
	153 1/2\"/>
	154\"/>
	154 1/2\"/>
	155\"/>
	155 1/2\"/>
	156\"/>
	156 1/2\"/>
	157\"/>
	157 1/2\"/>
	158\"/>
	158 1/2\"/>
	159\"/>
	159 1/2\"/>
	160\"/>
	160 1/2\"/>
	161\"/>
	161 1/2\"/>
	162\"/>
	162 1/2\"/>
	163\"/>
	163 1/2\"/>
	164\"/>
	164 1/2\"/>
	165\"/>
	165 1/2\"/>
	166\"/>
	166 1/2\"/>
	167\"/>
	167 1/2\"/>
	168\"/>
	168 1/2\"/>
	169\"/>
	169 1/2\"/>
	170\"/>
	170 1/2\"/>
	171\"/>
	171 1/2\"/>
	172\"/>
	172 1/2\"/>
	173\"/>
	173 1/2\"/>
	174\"/>
	174 1/2\"/>
	175\"/>
	175 1/2\"/>
	176\"/>
	176 1/2\"/>
	177\"/>
	177 1/2\"/>
	178\"/>
	178 1/2\"/>
	179\"/>
	179 1/2\"/>
	180\"/>
	180 1/2\"/>
	181\"/>
	181 1/2\"/>
	182\"/>
	182 1/2\"/>
	183\"/>
	183 1/2\"/>
	184\"/>
	184 1/2\"/>

