

CASE # C15-2013-0116

ROW-11026149  
TP-020318-03-14

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: 914 Koerner Lane

LEGAL DESCRIPTION: Subdivision – J. C. Thannehill League

Lot(s) 0.14 acre Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I Jim Bennett as authorized agent for Chelsea Taylor

affirm that on 9/27/2013, hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

a two family dwelling providing a street frontage of 49.53ft., and a total lot size of 6250 sq. ft. .

in a CS- MU-CO-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 Christine Esparza with Austin Energy at 322-6112 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:

This structure was constructed in the early 70's.

**HARDSHIP:**

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

The lot frontage of this lot is 0.47 inches short of the minimum required of 50 ft. This is a minimal departure. The rear structure was converted from an accessory building to a living unit about seven years ago and would be an undue hardship to convert and lose this affordable unit back to a garage.

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

There are four residences in this block, and the remaining surrounding properties are zoned and used commercial.

**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 structure complies with the other requirements of the ordinance and is located to the rear of the property.

**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:

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

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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 Jim Bennett Mail Address \_\_\_\_\_

City, State & Zip 11505 Ridge Dr Austin, TX 78748

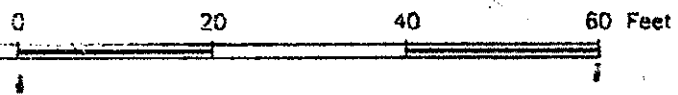
Printed Jim Bennett Phone 512-282-3079 Date 9/27/13

**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 Chelsea Taylor Mail Address 914 Koerner Ln

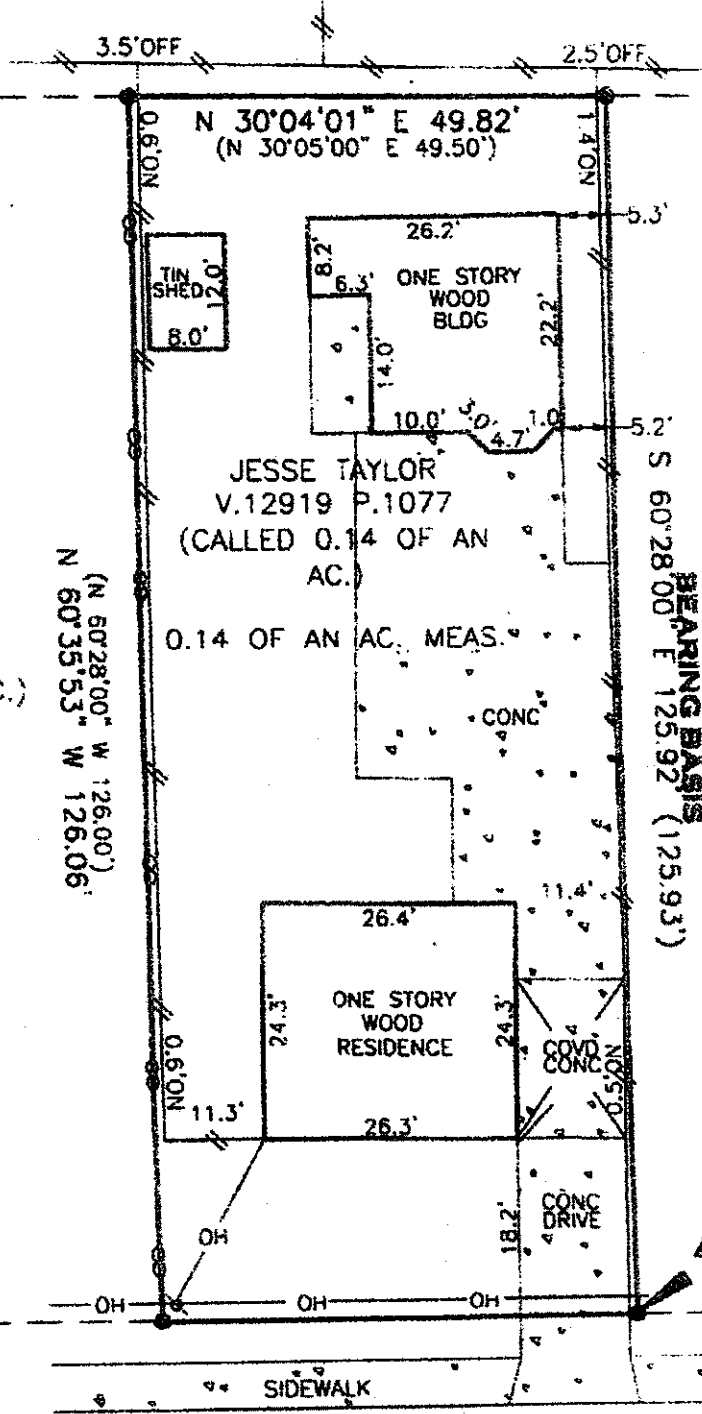
City, State & Zip Austin Tx. 78721

Printed Chelsea Taylor Phone 512-552-6853 Date 9/27/13



= Engineers "20" Scale  
(1"=20')

ROTHER FINANCIAL CORP.  
V.13324 P.2130  
(CALLED 0.996 OF AN ACRE  
OF LAND)



**REVISED**

OCT 25 2012

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS

JOE A. MONTOYA  
V.1915 P.76  
(CALLED .405 OF AN AC)

AE APPROVED  
OCT 25 2012  
278-213  
JGM

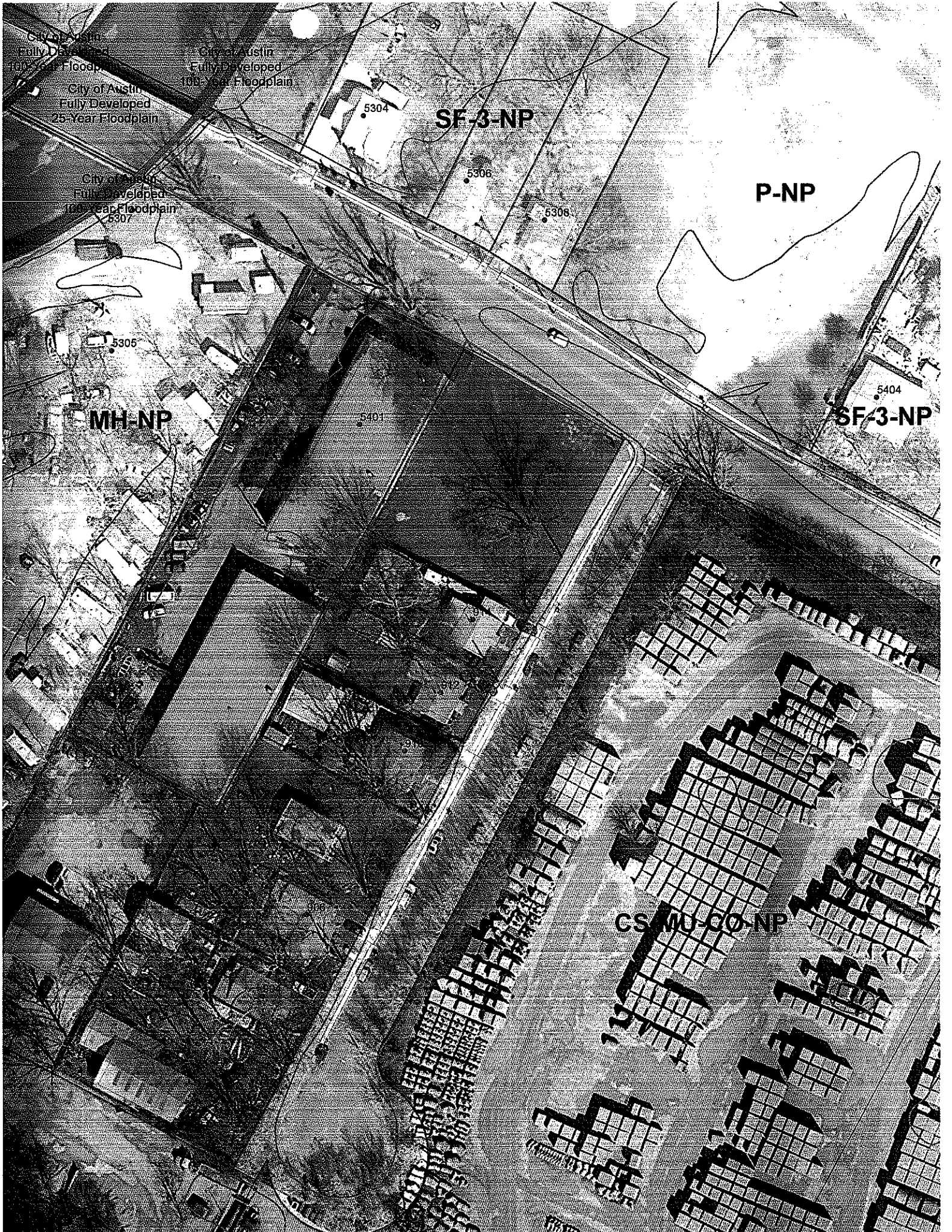
**P.O.B.**

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

KATHY LAINE TAYLOR  
V.13185 P.612  
(CALLED 0.14 OF AN AC.)

**KOERNER LANE**

YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS



City of Austin  
Fully Developed  
100-Year Floodplain

City of Austin  
Fully Developed  
25-Year Floodplain

City of Austin  
Fully Developed  
100-Year Floodplain

SF-3-NP

P-NP

City of Austin  
Fully Developed  
100-Year Floodplain

MH-NP

CS MU CO-NP

SF-3-NP

5304

5306

5308

5305

5401

5404

OWNER Frank Arzola ADDRESS 914 Koerner Dr.

PLAT 347 LOT Edmond Koerner BLK

SUBDIVISION Unplatted

OCCUPANCY Garage

BLD PERMIT # 11814 DATE 7-23-70 OWNERS ESTIMATE \$400.00

CONTRACTOR owner NO. OF FIXTURES

WATER TAP REC # Exist SEWER TAP REC # Exist

Frm acc bldg.

440 sq. ft.



# City of Austin

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Founded by Congress, Republic of Texas, 1839  
Planning and Development Review Department  
P.O. Box 1088. Austin, Texas 78767

October 18, 2013

Chelsea Taylor  
914 Koerner Lane  
Austin, TX 78721

Subject: Board of Adjustment Application

Dear Ms. Taylor:

I am in receipt of your Board of Adjustment application for the address of 914 Koerner Lane. Your case number is C15-2013-0116 and is scheduled to appear before the Board on Thursday, November 14, 2013 at 5:40 p.m. in the City Council Chambers at 301 West Second Street.

If you should require further assistance, please feel free to contact me at 512-974-2202.

Sincerely,

Susan Walker  
Planner Senior  
Development Assistance Center

Cc: Luis Gonzales  
Code Compliance Division