

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

CASE # C15-2013-0124
ROW # 11048058

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

TP-021505-11-17

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

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

STREET ADDRESS: 506 Bellevue Place, 78705

LEGAL DESCRIPTION: Subdivision - College Court

Lot(s) 22 Block xx Outlot x Division x

I/We Bart Whatley on behalf of myself/ourselves as authorized agent for
Randall Soileau affirm that on Oct 4, 2013

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

1) Erect a second floor addition wall over the side yard setback, 2) Remodel a porch step sidewall over 3' high in a side yard setback, 3) Maintain site impervious cover over current limitations. 4) Maintain a basement that is not exempt under current McMansion.

3' ←
from
West
p.i.

4 1/2' from W.P.L.

-48%

in a SF-3-H-NP district.
(zoning district)

FAR - 4 → .44

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:

1) House on an impervious cover tight lot cannot be expanded efficiently for a 3rd bedroom without being able to extend existing wall built approximately 6" over the side yard setback. 2) Front porch step original tailings cannot be rebuilt as original without extending over the side yard setback. 3) Adding home addition and keeping within allowable impervious cover would result in a sub-standard driveway. 4) The basement is in what was originally a crawlspace, and counting it as impervious cover does not allow for an addition of a 3rd bedroom with bath.

HARDSHIP:

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

1, 2) The 1918 house was built over the current required side yard setback. 3) The existing development has approximately 52% impervious cover limiting potential for remodel/addition. 4) The lot has a significant slope down to the street resulting in the existing porch being high above natural grade.

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

1, 2, 3) Many other area lots are larger and are not configured with the house sidewall opposite the driveway being over the setback. 4) Other area homes do not have under porch crawlspace converted to a storage basement.

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:

1) The wall extension is only 6" over the setback and it is a small length of the longer existing sidewall that is already over the setback. 2) Stair tailings will not negatively alter the character of the adjacent area, as stair tailings existed originally. 3) Impervious cover is proposed to be over 45% but under the current 52%, thus improving the situation. 4) The under porch storage does not look like a story and the under porch skirting is similar to other high porches on lots that slope down to 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:

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 Bart Whitley Mail Address PO Box 1432

City, State & Zip Austin, TX 78767

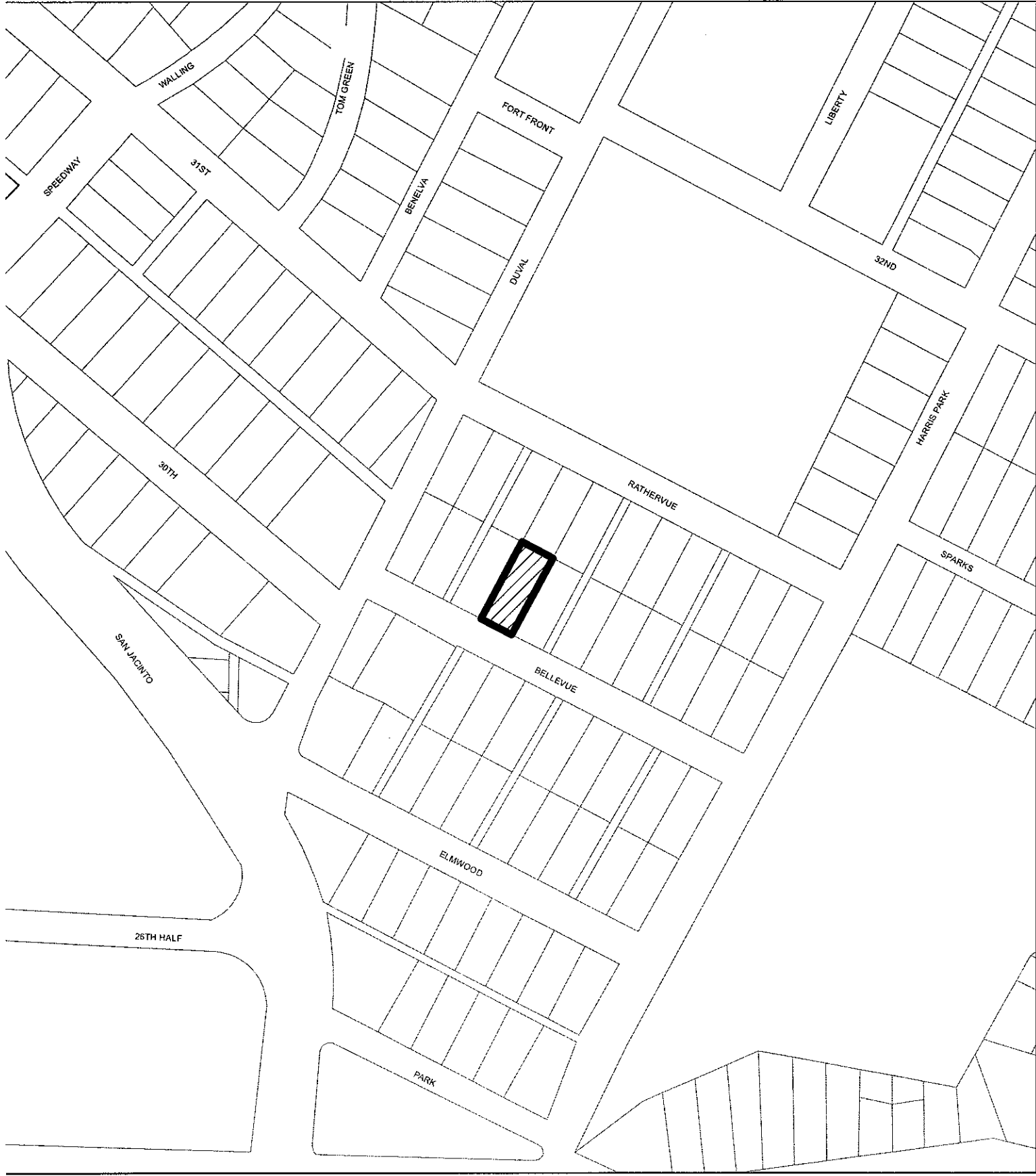
Printed Bart Whitley Phone 512-522-3511 Date 10-4-13

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 Randall Soileau Mail Address 506 BELLEVE PLACE

City, State & Zip Austin, TX 78705

Printed RANDALL Soileau Phone 512-495-9238 Date 10-4-13



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0124
 LOCATION: 506 BELLEVUE PLACE



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.

506 BELLEVUE PLACE
 LOT 22, BLOCK XX
 COLLEGE COURT, A SUBDIVISION OF OUTLOT 1, DIVISION X

BELLEVUE PROJECT AREAS

BUILDING AREA	EXISTING	NEW
FLOOR 1 CONDITIONED	1714 SF	139 SF
FLOOR 2 CONDITIONED	— SF	503 SF
BASEMENT CONDITIONED	— SF	— SF
TOTAL CONDITIONED AREA	1714 SF	642 SF
ATTACHED GARAGE/CARPORT	371 SF	— SF
DETACHED GARAGE/CARPORT	303 SF	— SF
BASEMENT UNCONDITIONED	218 SF	102 SF
FLOOR UNCONDITIONED	218 SF	— SF
COVERED BALCONIES	— SF	— SF
TOTAL BUILDING AREA	2806 SF	744 SF
GRAND TOTAL	3350 SF	— SF

LOT AREA	EXISTING	NEW
BUILDING COVERAGE	1714 SF	139 SF
PROJECTED UPPER FOOTPRINT	— SF	— SF
ATTACHED GARAGE/CARPORT	371 SF	— SF
DETACHED GARAGE/CARPORT	218 SF	102 SF
PORCH/BREEZEWAY (COVERED)	— SF	— SF
OTHER BUILDING AREA	— SF	— SF
TOTAL BUILDING COVERAGE	2303 SF	241 SF
GRAND TOTAL	2544 SF	— SF
PERCENT OF LOT	36.3 %	— %

SITE IMPERVIOUS COVER	EXISTING	NEW
TOTAL BUILDING COVERAGE	2303 SF	241 SF
DRIVEWAY ON LOT	358 SF	— SF
WALKWAYS ON LOT	285 SF	40 SF
UNCOVERED PATIOS	— SF	— SF
UNCOVERED DECK (50%)	— SF	— SF
POOL/SPA	— SF	— SF
TOTAL IMPERVIOUS COVERAGE	3046 SF	281 SF
GRAND TOTAL	3347 SF	— SF
PERCENT OF LOT	47.8 %	— %

F.A.R. (1/2 OF 300 OR .4:1)	EXISTING	NEW
TOTAL BUILDING AREA	2806	744
TOTAL GRAND TOTAL	3350	—
AREA WITH CEILING OVER 15'	—	—
ADD: GARAGE/CARPORT	—	—
ADD: BASEMENT (30%)	—	—
ADD: HABITABLE ATTIC	—	—
ADD: GROUND FLOOR PORCH	—	—
ADD: WITHIN OCCUPIED SPACE ABOVE	—	—
ADD: WITHIN OCCUPIED SPACE ABOVE	—	—
F.A.R. GRAND TOTAL	3030	3030
F.A.R. GRAND TOTAL RATIO	0.433	0.433

GENERAL SITE NOTES:

- SEE PLOT PLAN FOR ANY SPECIALLY NOTED FOUNDATION IN OUTER HALF OF TREE CRZ.
- SEE PLOT PLAN FOR DIMENSION OF ANY PORCH PROJECTION OVER SETBACK.
- NO SETBACK AVERAGING.
- NO NEW STRUCTURE IN 25 YEAR FLOOD PLAN.
- SEE PLOT PLAN FOR ANY 100 OR 25 YEAR FLOOD PLANS.

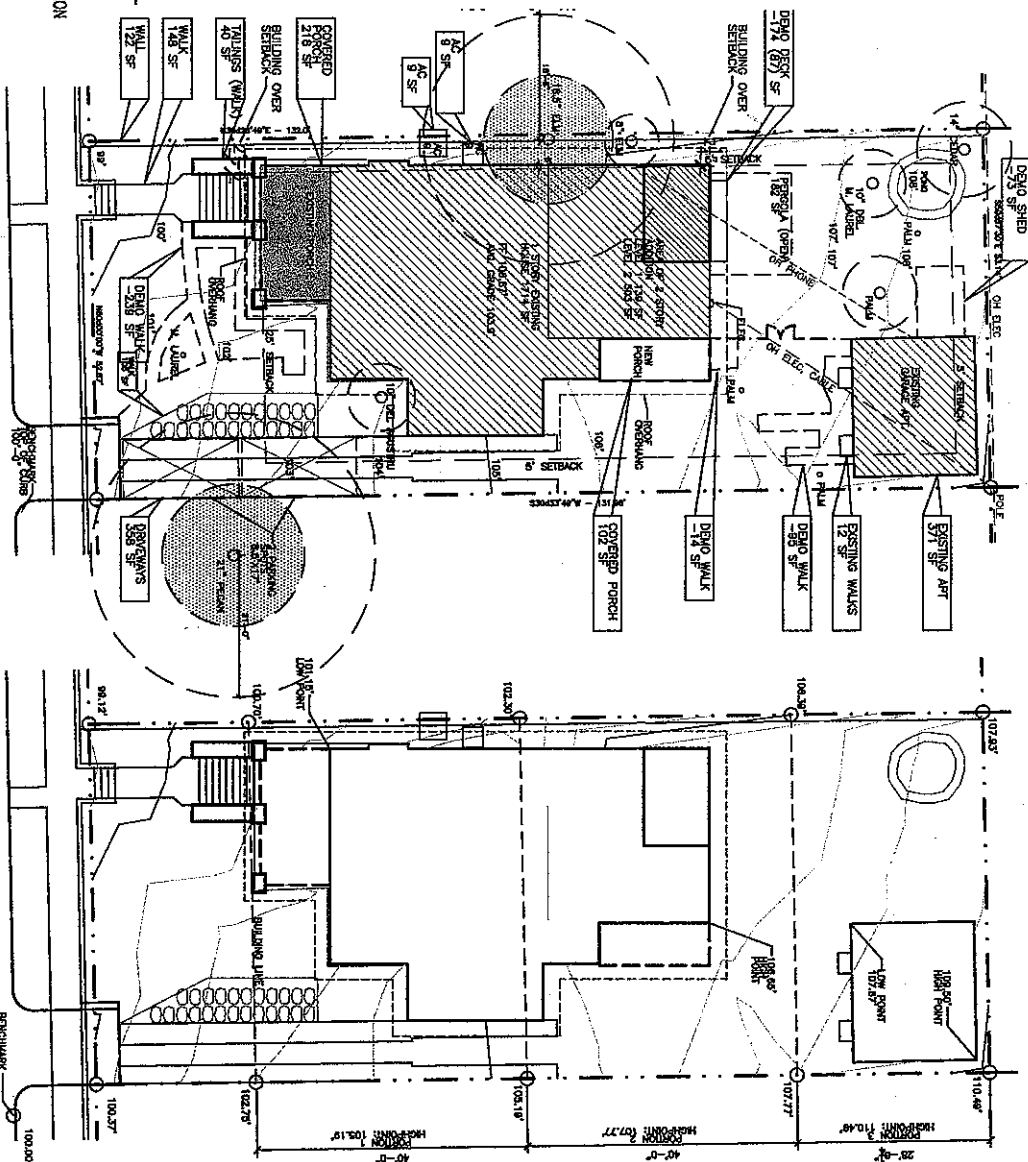


DELINEATE
 STUDIO

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 bart@delineatstudio.com
 512.522.5371
 Reg. # 17672

506 Bellevue Pl., Austin TX 78705

Preliminary. Not for construction.



2 PLOT PLAN
 SCALE: 1" = 20'

1 SETBACK PLANE DIAGRAM
 SCALE: 1" = 20'

BP1
 SHEET

JOB: 1304

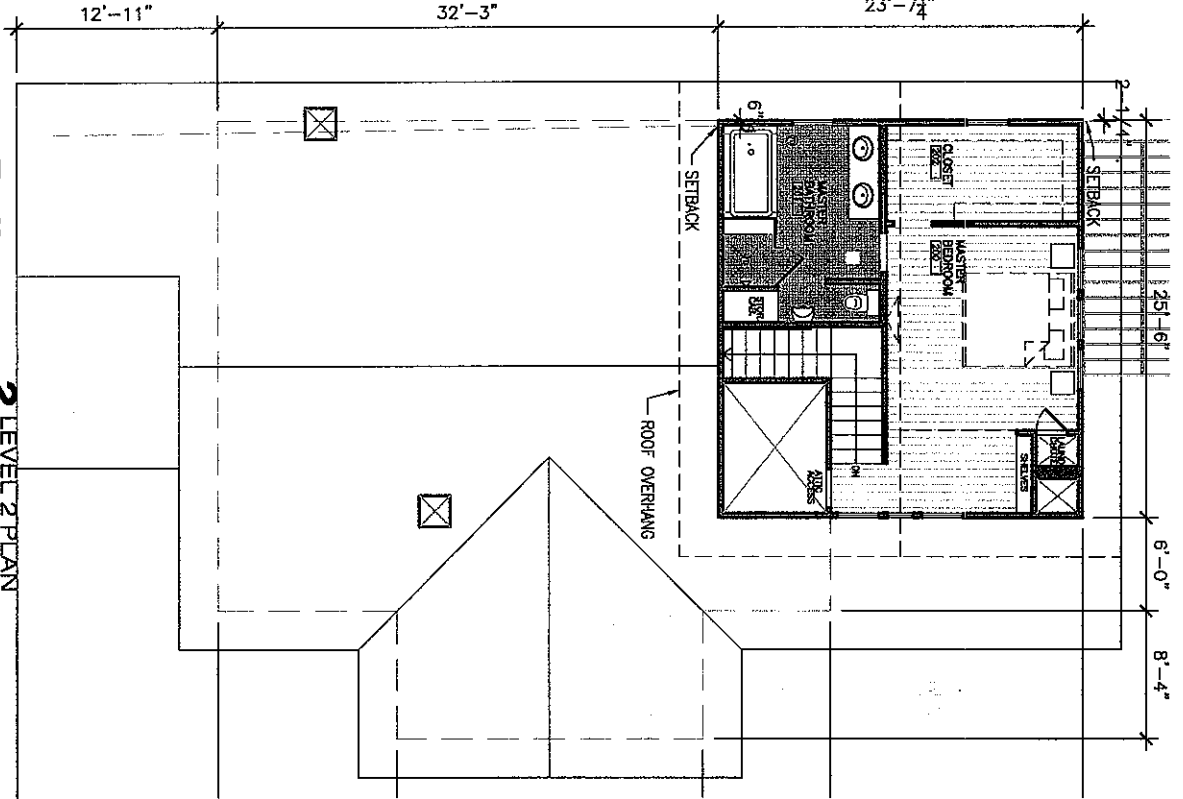
NOTES:

1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH R310.1
2. SMOKE DETECTORS TO BE LOCATED AND WIRED IN COMPLIANCE WITH R313.1, R313.2
3. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH R311.5.6, R312.1, R311.5.1



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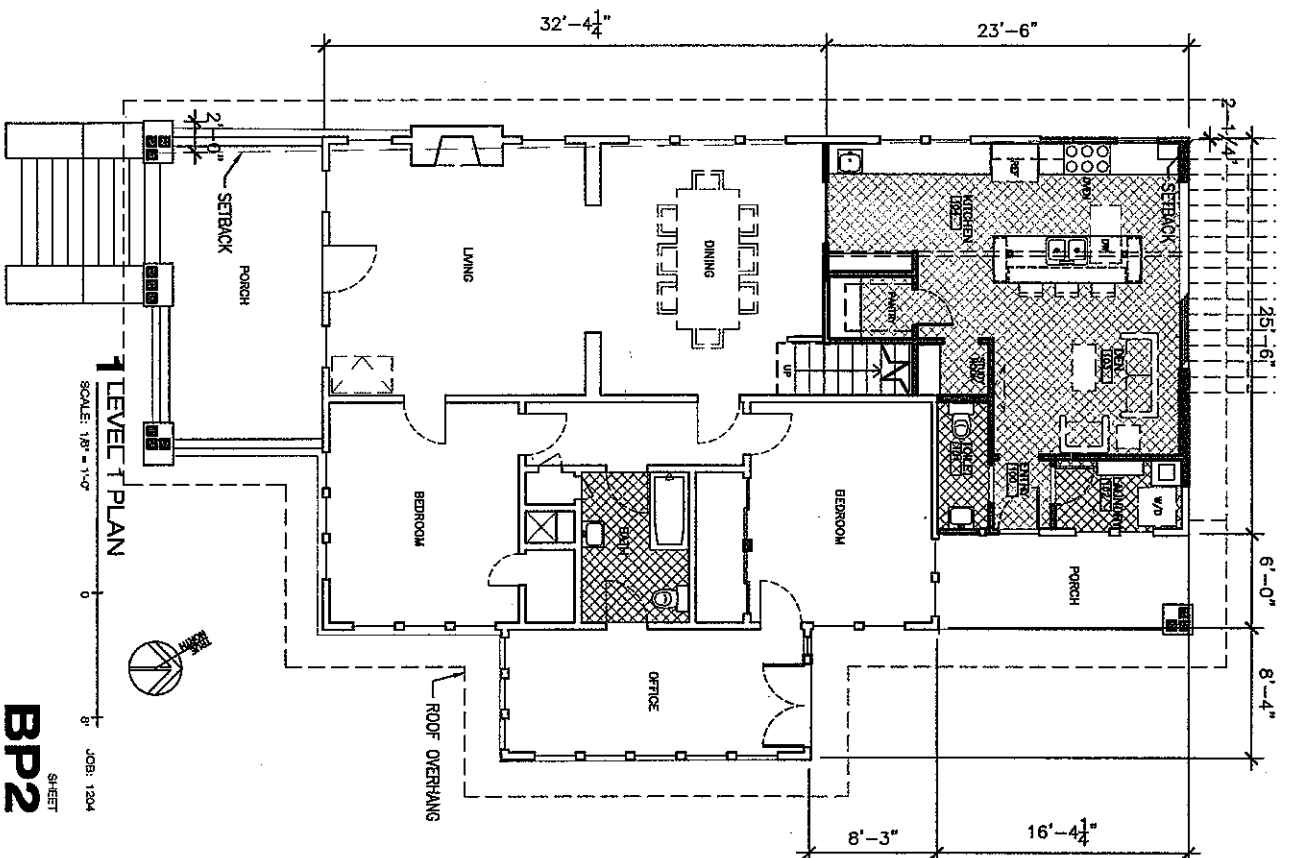
BelleVue
SCALE: 1/8" = 1'-0"

506 Bellevue Pl., Austin TX 78705

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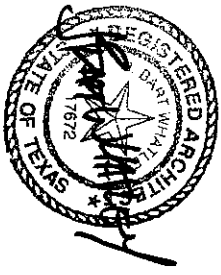
BP2
SHEET

JOB: 1204



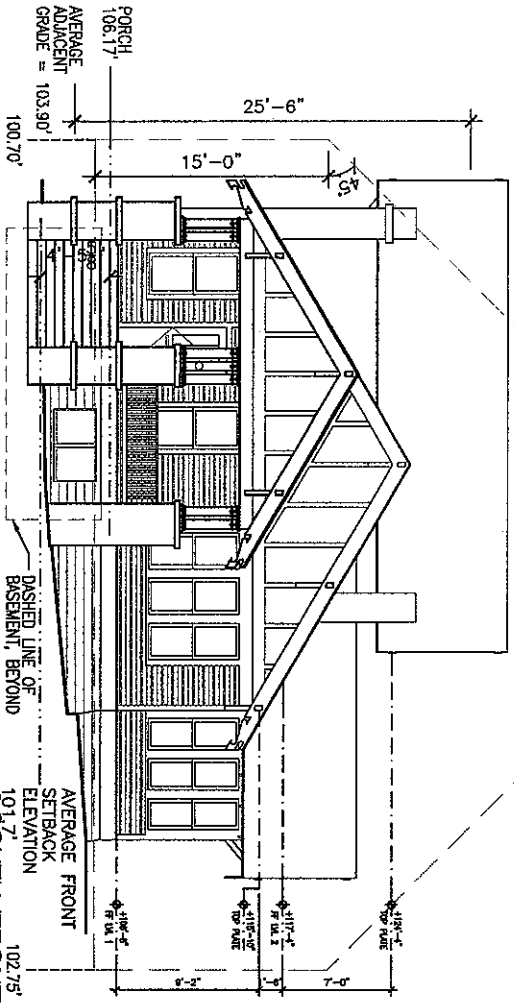
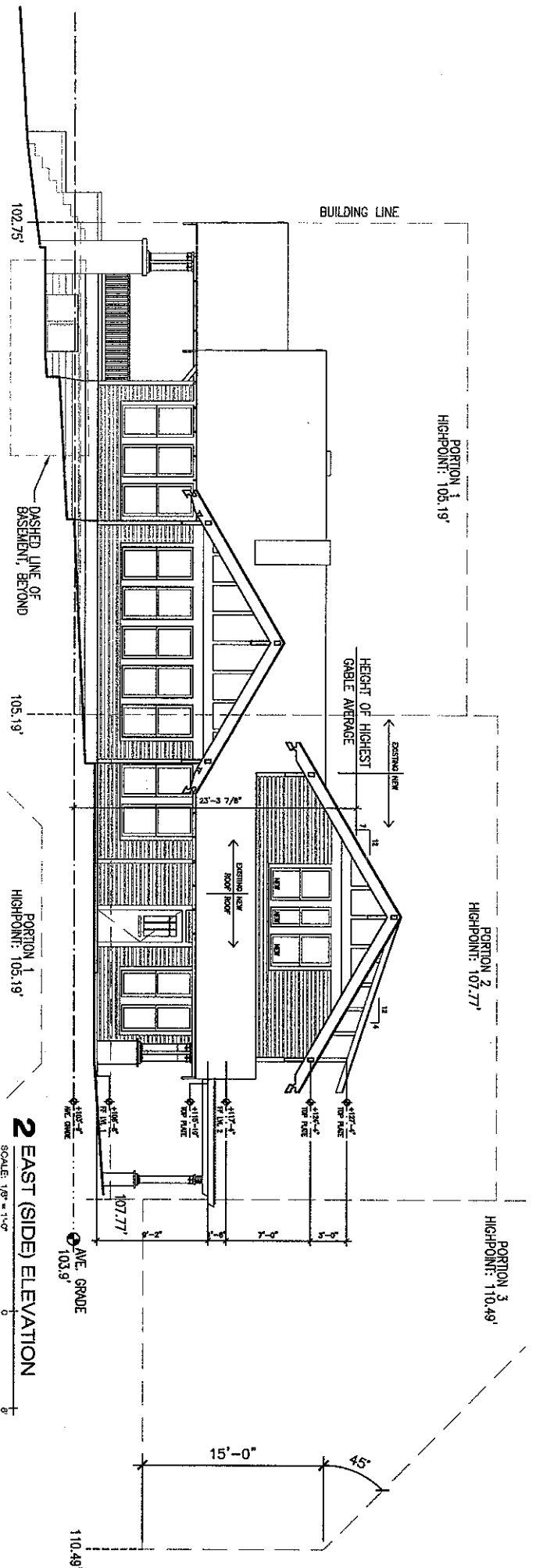
1 LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"





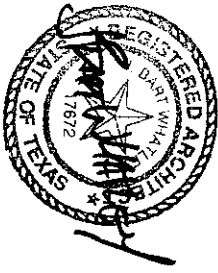
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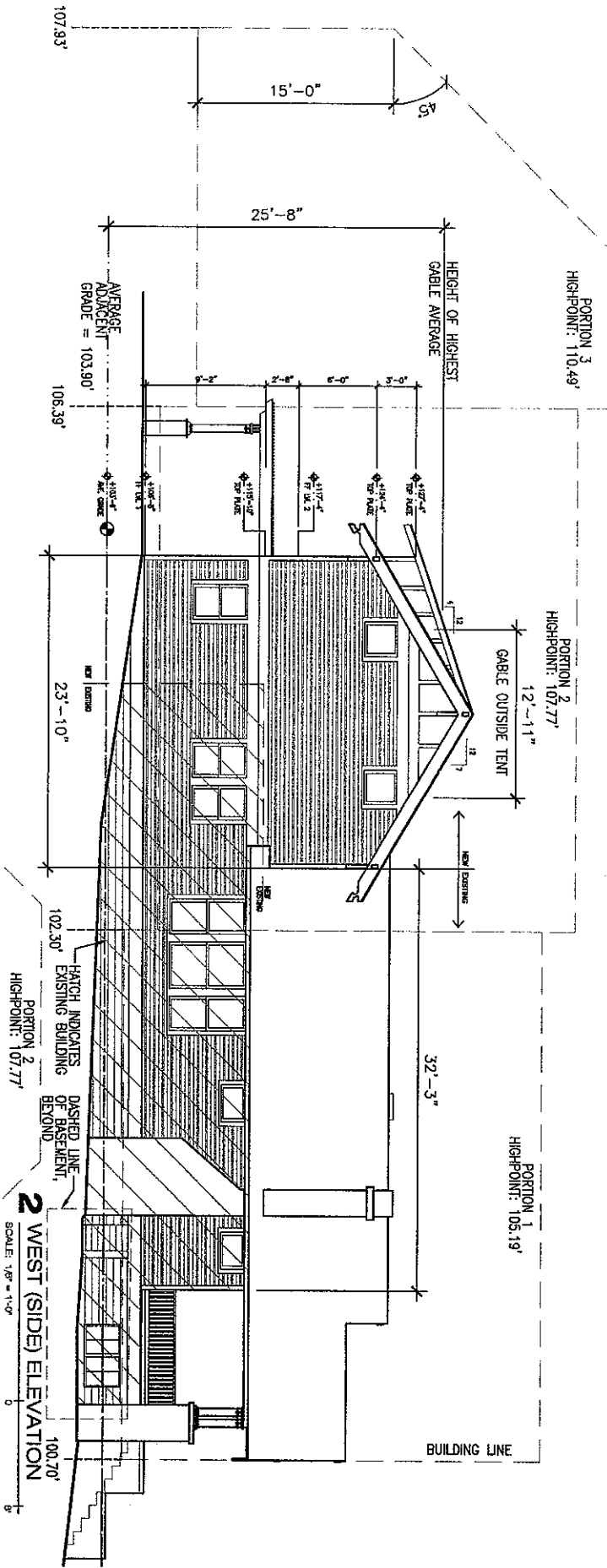
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Preliminary. Not for construction.



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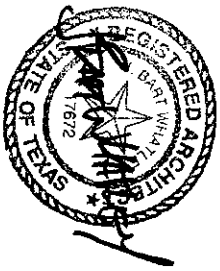
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1 NORTH (BACK) ELEVATION
SCALE: 1/8" = 1'-0"

BP4
SHEET

JOB: 1304



10-5-2013

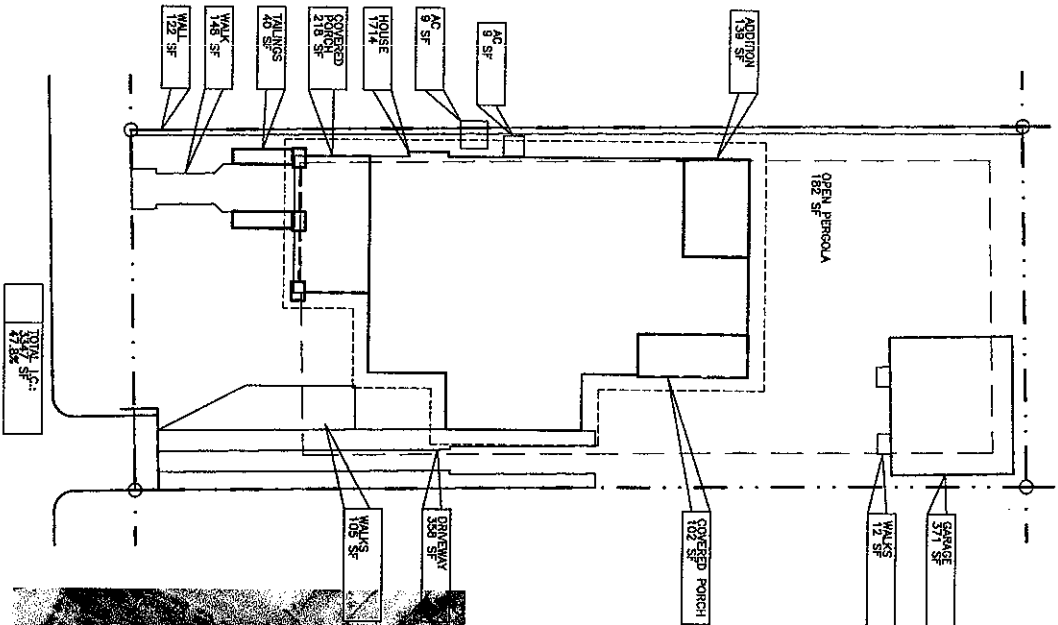
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3 PROPOSED I.C. PLAN

SCALE: 1" = 20'

100% I.C.
2782 SF



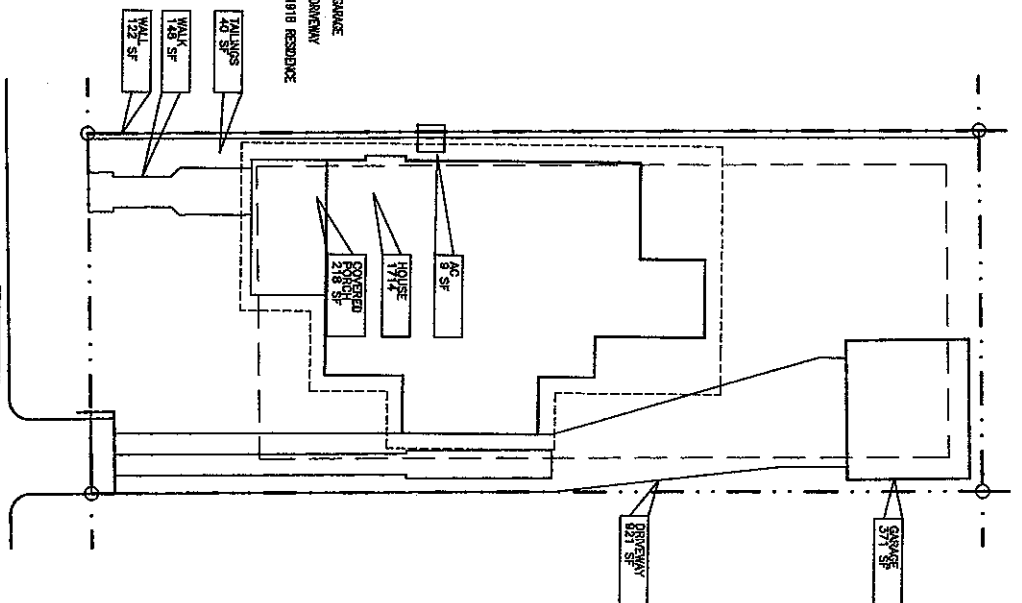
2 1966 AERIAL PHOTO, J-24 GRID



1 GRANDFATHERED I.C. PLAN

SCALE: 1" = 20'

100% I.C.
2782 SF



BP1b
SHEET

JOB: 1204

BelleVue
506 Bellevue Pl., Austin TX 78705
Preliminary. Not for construction.