

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 # 015-2013-0131
ROW # 11048248

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

TP-011506-12-15

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

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

STREET ADDRESS: 2701 Bonnie Road, 78703

LEGAL DESCRIPTION: Subdivision – Westenfield No.1

Lot(s) .201 AC of lot 16 Block _____ Outlot _____ Division _____

We, Scott and Chelsea Buchholtz on behalf of ourselves
affirm that on October 18, 2013,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE x REMODEL MAINTAIN

existing structure, requiring a variance of City Ordinance 25-2-492, relating to the rear yard setback of 10 feet

10 → 6.3'

in a SF-3-NP 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:

of the current configuration of the floor plan and the placement of the house on a corner lot. We are seeking to add living space (kitchen) to the home, increasing the square footage from 1540 to 2060. The configuration of the floor plan places all bedroom space on the east (left) side of the home and all of the living space on the west (right) side of the home. The placement of the house on the lot is closer to the western edge of the property. Thus, we are seeking to add square footage to the home in a location that butts up to the rear lot line, only because that is the most logical way to increase the living space of the home. However, it is only because the home is on a corner lot that we have this issue. If this were an interior lot, the setback would be only 5 feet, with which the plans currently comply.

Without the variance, we would need to cut out one corner of our addition, thus limiting our square footage and making a very strange, illogical shaped house. This would have a tremendous disadvantage for us because it would remove a small playroom/toy closet area, which makes the home family friendly. We instead, request the ability to add square footage to make the house a logical rectangle shape, with well thought out, high efficiency space.

HARDSHIP:

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

The location, placement and configuration of the existing house make the addition to the house extremely difficult to comply with setback requirements only because it is a corner lot. If the lot were not a corner lot, the setback in the location in which we seek to expand the house would be 5 feet (and considered a side setback rather than a rear). The current plans comply with the 5-foot setback. The home fronts Bonnie Road, one side of the house is on Exposition Blvd. and the other is an interior side with a very nice neighbor. The shorter lot line is on Exposition, and as such, the front of the lot is considered on Exposition. Our address is on Bonnie and our front door and driveway front Bonnie. As such, the area in which we need to expand the house appears to be on the side of our house and lot, thus only requiring a 5-foot setback. It was only after drafting plans for the addition that the Title 30 definition of "front lot line" was made known to us.

There is really no other way to expand living space in the home, than to do so in the way in which we have requested. The only other place to expand would be off the side of the home where the bedrooms are located, but this would not allow for an expanded kitchen, which is the main reason for the remodel. The current kitchen is an old, closed off, 1950s

kitchen with very little room to move. We seek to extend the square footage to 2060, far below the average square footage for a home in the area. This will allow for our three bedroom home to have a larger kitchen, pantry, small laundry room, and a small nook for a toy closet, while still maintaining the efficient, quaint, "no frills" nature of a 1950's home.

Additionally, the home was built before the 10-foot rear setback ordinance existed. Thus, while the original owners may have contemplated the need for an addition, they would not have the benefit of knowing the future lot limitations that would cause such placement to be a future problem.

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

It is due to the shape and location of the lot, and the home's placement on the lot. If the home were not on a corner lot with the narrow lot line on Exposition, the plans would be fully compliant. If the home were not placed on the western part of the property, expanding the living space would be possible without the need for a variance.

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 addition will not be visible from the road, thus it will not change the look and feel of Bonnie Road at all. Because the home faces Bonnie Road and the addition is made to the right side, rear of the house, it will be noticeable for our neighbor to the west of us, to the side of our home. But it will not impair the use of our neighbor's property or the purpose of the regulations. The orientation of our lot was a very large surprise to us. We thought we only needed to comply with what we thought was the 5-foot side setback, because that area of our home looks and feels like the side of our home, and is adjacent to the side of our neighbors home.

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:

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 2701 Bonnie Road

City, State & Zip Austin, Texas 78703

Printed Scott and Chelsea Buchholtz Phone 512-970-2140 Date 10-28-13

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 2701 Bonnie Road

City, State & Zip Austin, Texas 78703

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$388. All other zonings - \$688.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

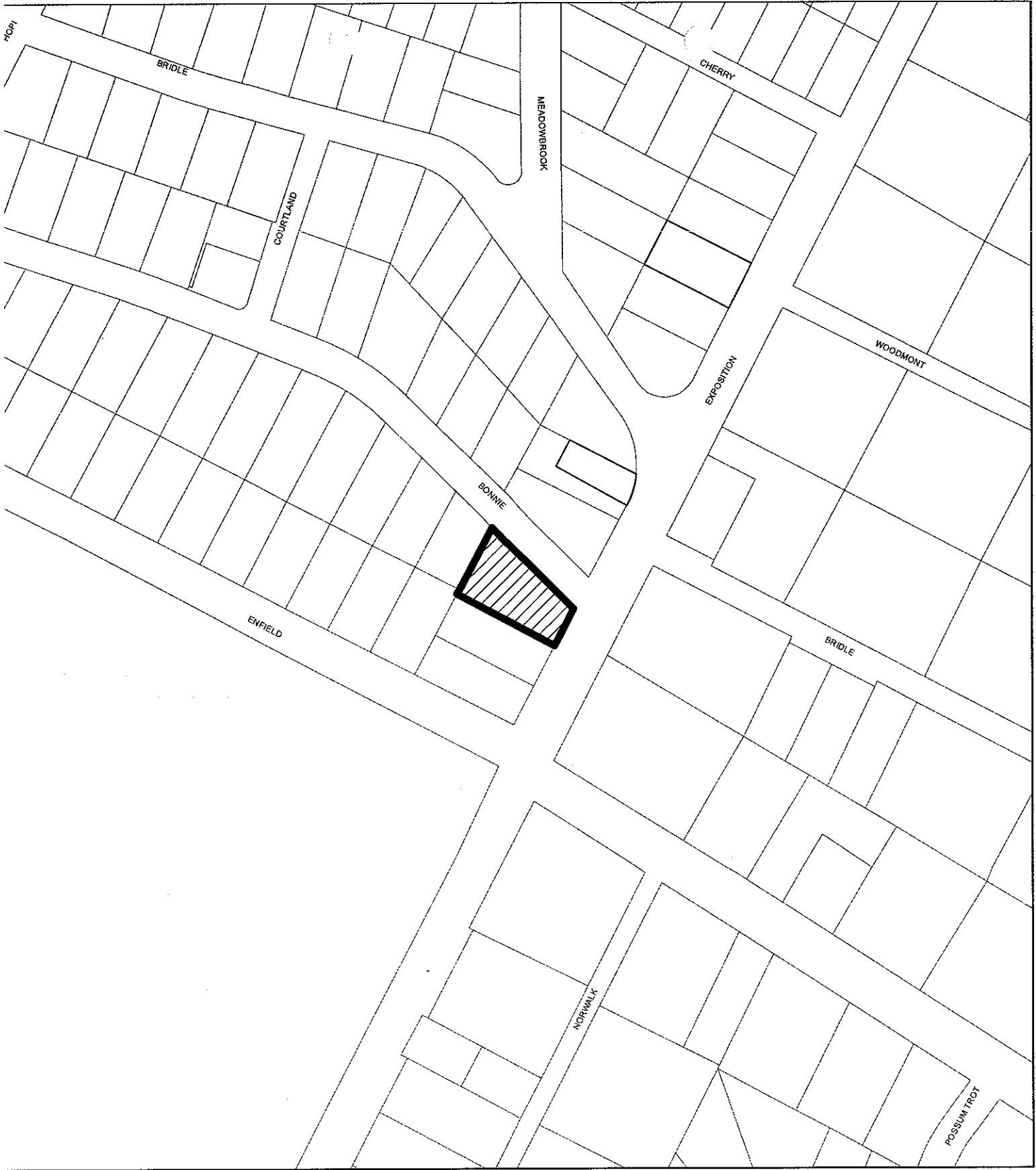
REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.


Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]


Hardship:

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being






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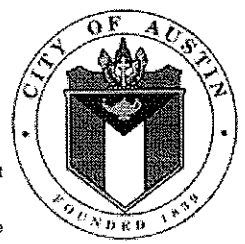


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0131
LOCATION: 2701 BONNIE ROAD

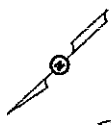


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



SCALE: 1"=20'



EXPOSITION BOULEVARD
(80' R.O.W.)

2701 BONNIE ROAD
(50' R.O.W.)

2701 BONNIE ROAD
(50' R.O.W.)

APPROVED BY
AUSTIN ENERGY
FOR BOA

DATE: OCT 24, 2013

Signature

* OWNER IS TO
REMOVE PROPOSED
DECK FROM
APPLICATION

LEGEND

1/4"	WOOD FENCE
3/8"	CHAIN LINK FENCE
1/2"	UTILITY LINE
3/4"	WOODEN FENCE
1"	IRON FENCE
1 1/2"	WATER METER
2"	WATER METER
3"	IRON ROD FND.
4"	SEC. FND.
5"	UTILITY POLE
6"	20' ANCHOR
7"	BUILDING LINE
8"	PUBLIC UTILITY
9"	DAIRYWAY

ITEM	AMOUNT	UNIT
TOTAL LOT	8.116	ACR.
TOTAL SUB	3.803	ACR.
ORIGINAL LOT 200	110	SQ. FT.
TOTAL PROPOSED	113	SQ. FT.
TOTAL OVERAGE	3.813	ACR.
TOTAL LIVING	1040	SQ. FT.

EXISTING PRESERVATION COVER: 1883 SQ. FT.
EXISTING LOT: 8.116 ACRES
PRESERVATION COVER: 32.84%
PROPOSED PRESERVATION COVER: 34.11 SQ. FT.
EXISTING LOT: 8.116 ACRES
PROPOSED PRESERVATION COVER: 41.1%

LOT 16
BOOK 3,
PAGE 202

NOTE:
NO FURTHER PLANNING
OVERLAP REQUIRED BY ADDITION

CURVE TABLE

①
C=S 46°54'38"E 5.90'
A=5.90' R=1462.20'
(C=5.2' A=5.2')

REMAINDER
OF LOT 16
BOOK 3,
PAGE 202

NOTE:
EXTENSION OF NON-CONFORMING
ZONING ALLOWED PER
LDC 25-2-983

LOT No. EAST 102' OF 16. BLOCK _____ SUBDIVISION / ADDITION WESTFIELD NO. 1
SECTION _____ PHASE _____ Book 3 Page(s) 202 Corner _____ PLAT RECORDS
CITY TRANS COUNTY, TEXAS Document No. _____ Reference: SCOTT RUCHHOLTZ AND CHELSEA RUCHHOLTZ

Dr. Date
FIELD WORK VAW/RS 3/7/11
DRAWING MBL
SURVEY DATE: 3/7/11
Job No. 03103511
SCALE: 1"=20'

RUCHHOLTZ RESIDENCE ADDITION
2701 BONNIE RD. AUSTIN, TX 78703



DATE	REVISION

Sheet: 2

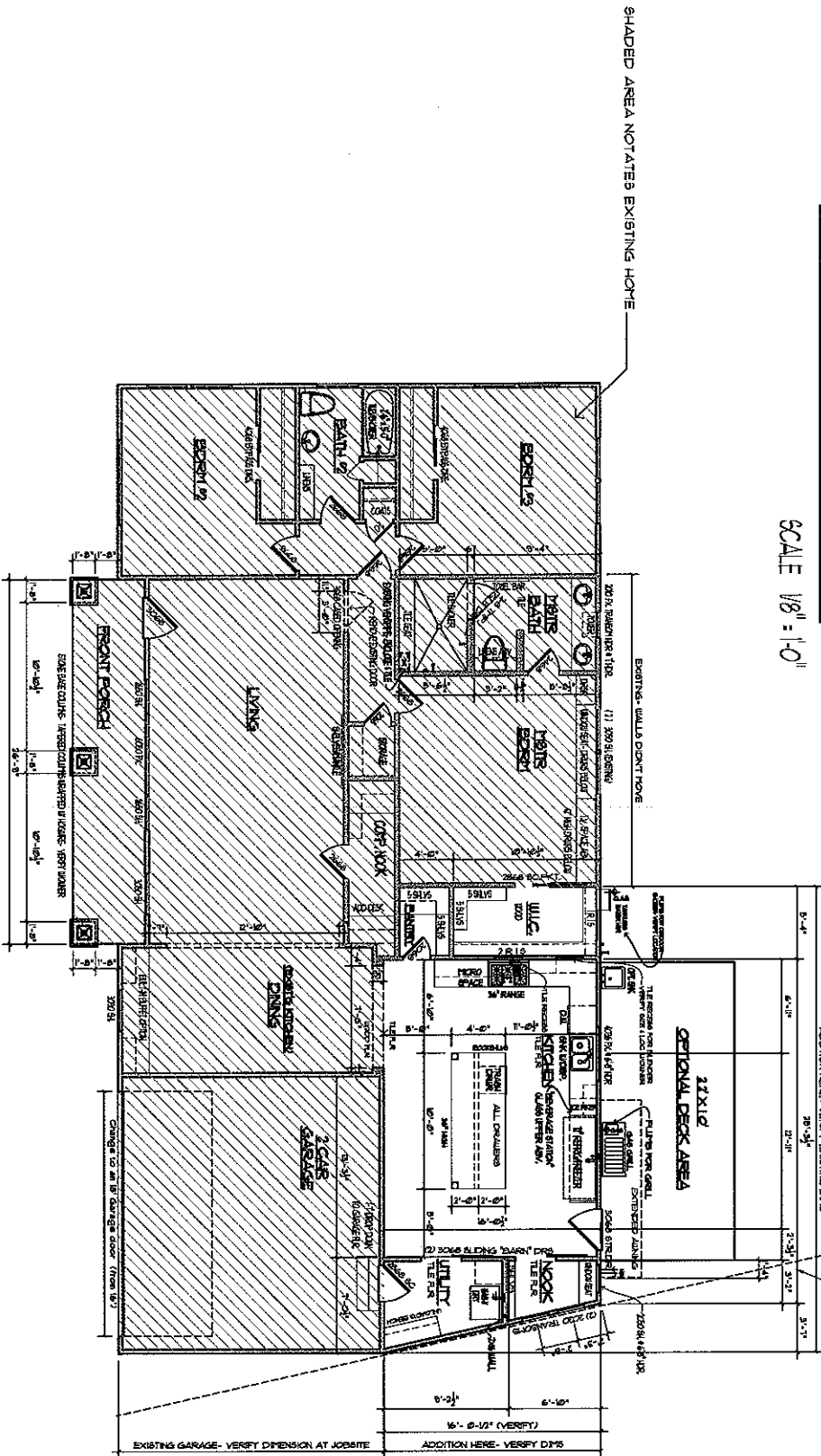
FLOOR PLAN

SCALE 1/8" = 1'-0"

NOTE: ALL DIMENSIONS AT JOBSITE - VERIFY HOME DIMENSIONS SHOWN AS 1/4" ADDITION DIMENSIONS SHOULD BE VERIFIED (ALONG WITH HEADER HEIGHTS)

ADDITION HERE - VERIFY EXISTING DIMS

NOTE: EXTENSION OF NON-COMPLYING FOOTPRINT ALLOWED FOR LOC 25-5963



1. 5.40 9.9 FT. LIVING EXISTING HOME
5.20 9.9 FT. ADDED
2. 0.60 9.9 FT. - AFTER ADDITION

1. 4.3 9.9 FT. FRONT PORCH
4.00 9.9 FT. GARAGE
2. 0.3 9.9 FT. TOTAL COVERED

NOTE: P.S. DESIGN, INC. IS NOT LIABLE FOR STRUCTURAL INTEGRITY OF HOME. FOUNDATION AND STRUCTURAL PLANS SHOULD BE DESIGNED BY A LICENSED ENGINEER. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD DIMENSIONS FOR CONSTRUCTION. PLANS ARE FOR INFORMATION ONLY. AS SHOWN AND MEETS ALL APPLICABLE CODES PRIOR TO PROCEEDING WITH CONSTRUCTION.

Sheet #1

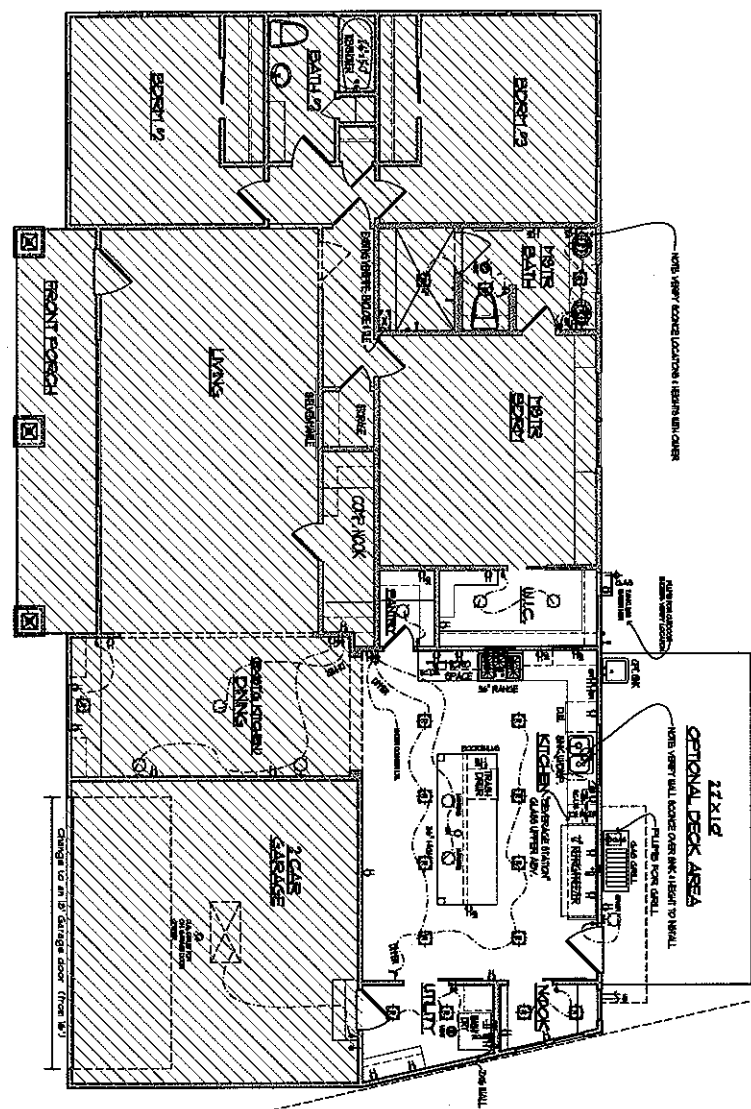
BUCHHOLTZ RESIDENCE ADDITION
2101 BONNIE RD. AUSTIN, TX 78703

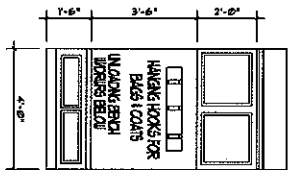
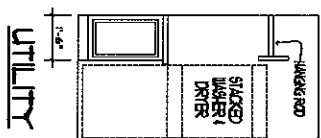
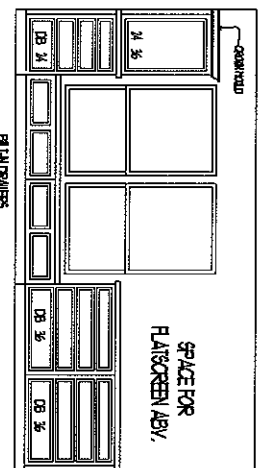
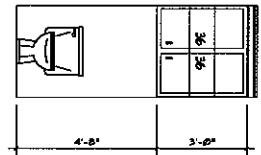
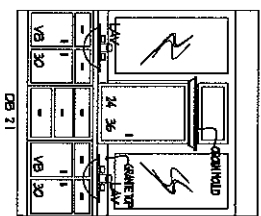
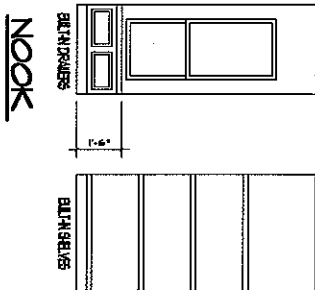
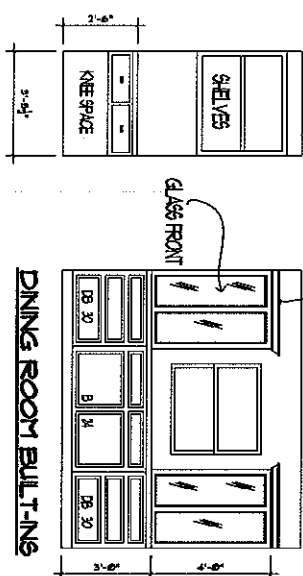
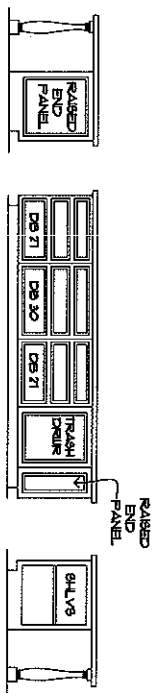
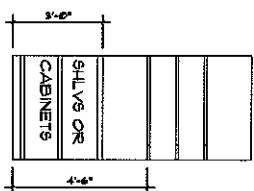
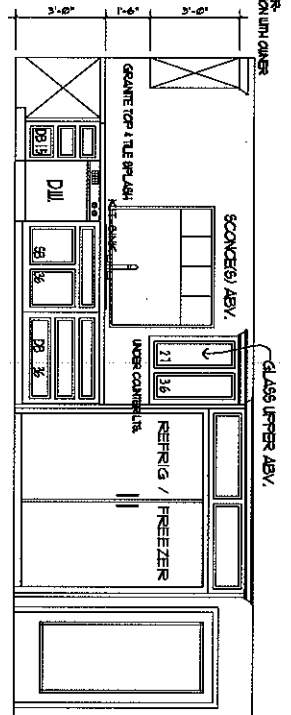
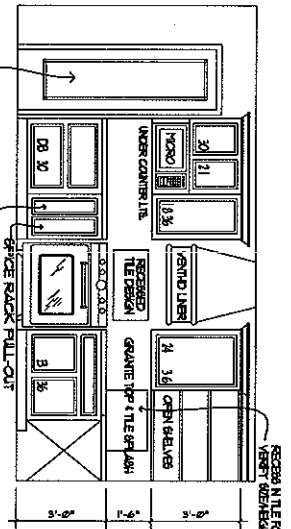


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10/10/10	6.00
10/10/10	7.00
10/10/10	8.00
10/10/10	9.00
10/10/10	10.00

ELECTRICAL FLOOR PLAN

DRAWING SYMBOLS	
	110V OUTLET
	220V OUTLET
	3-WAY SWITCH
	4-WAY SWITCH
	PUSH BUTTON
	TELEPHONE JACK
	CABLE TV JACK
	SMOKE DETECTOR
	VENT
	GAS SUPPLY
	LIGHT FIXTURE
	RECESSED LIGHT
	ELECTRICAL WIRE
	PLUG UNDER COUNTER





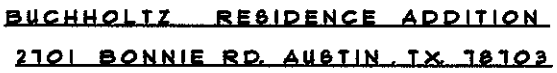
INTERIOR ELEVATIONS SCALE 1/8" = 1'-0"

BUCHHOLTZ RESIDENCE ADDITION
2701 BONNIE RD. AUSTIN, TX 78703



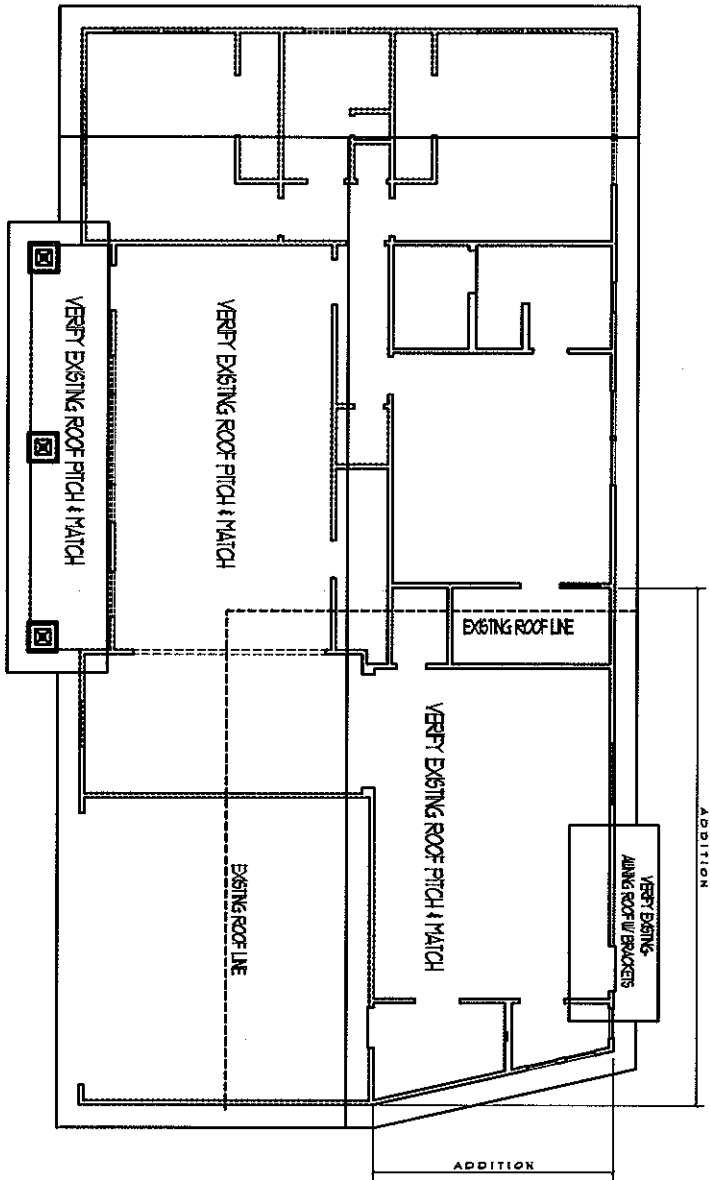
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FOR DETAILS, SEE LEFT PAGES 40-42

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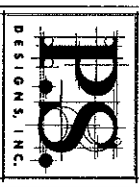
100% SECURE • INSTANT PAYOUTS

SCALE 1/8" = 1'-0"



ROOF PLAN SCALE 1/8" = 1'-0"

DATE	08-08-2018	
DRAWN	JOHN LAYTON	
CHECKED	JOHN LAYTON	
DESIGNED	JOHN LAYTON	
CLIENT	BUCHHOLTZ RESIDENCE	
PROJECT	2701 BONNIE RD. AUSTIN, TX 78703	
SCALE	1/8" = 1'-0"	
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08-08-2018
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



BUCHHOLTZ RESIDENCE ADDITION
2701 BONNIE RD. AUSTIN, TX 78703

Sheet # 5

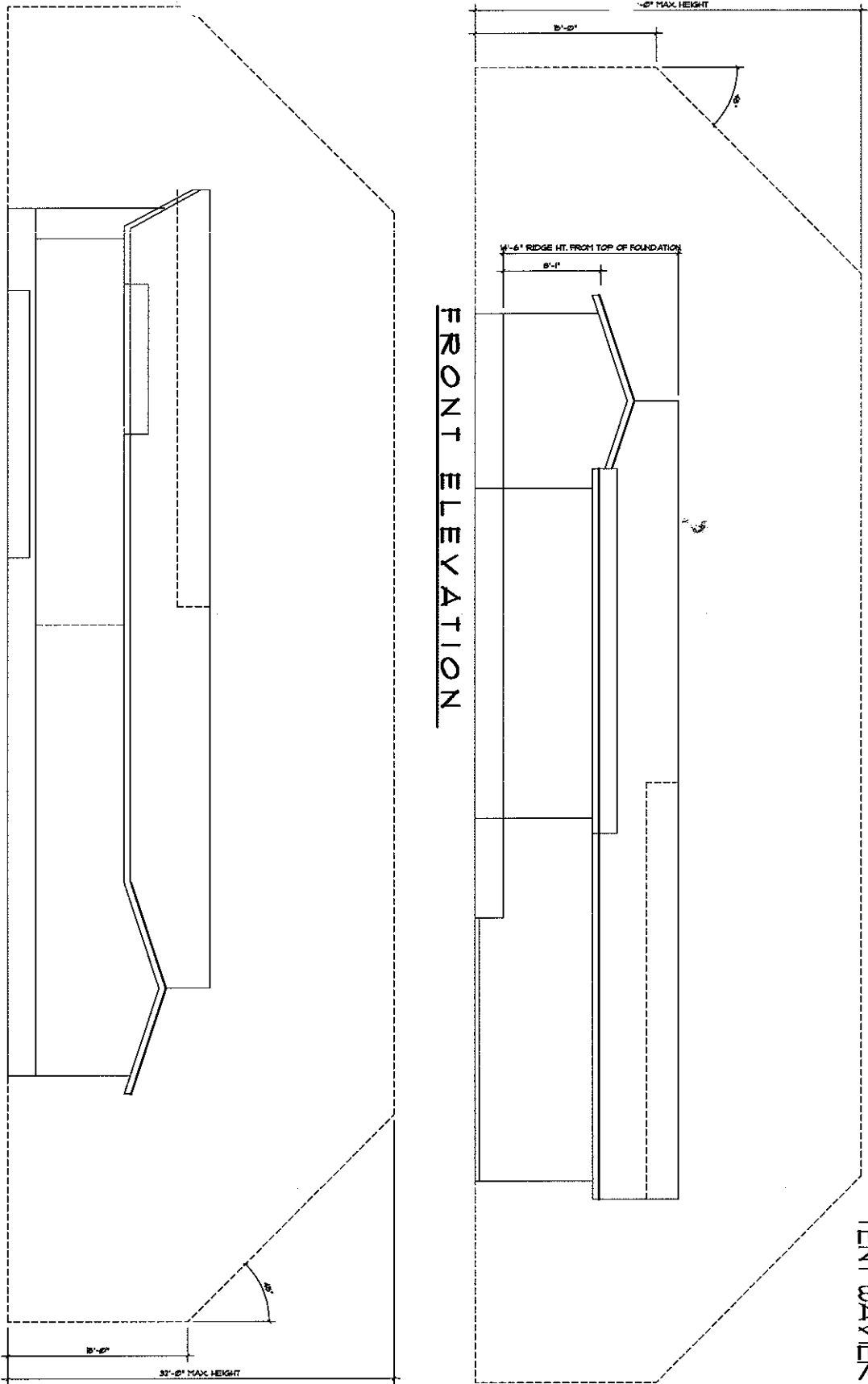
10/10/2018 10:10:10 AM

BUILDING ENVELOPE

"TENT WAYER"

FRONT ELEVATION

REAR ELEVATION



BUCHHOLTZ RESIDENCE ADDITION
2101 BONNIE RD. AUSTIN, TX 78703

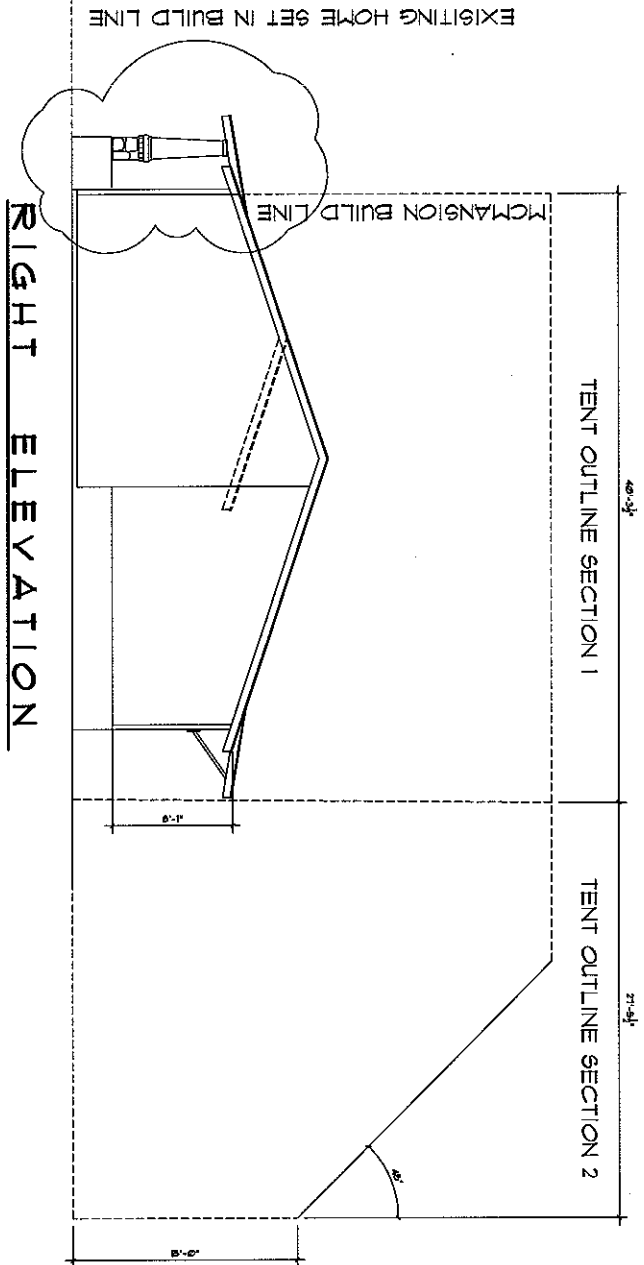


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10/10/10	16.00
10/10/10	17.00
10/10/10	18.00
10/10/10	19.00
10/10/10	20.00

Sheet #1

10' SCALE & 1/8" = 1'-0"

"TENT WAYER"



TOTAL LOT	8,116	100%
TOTAL SLAB	2,603	23.51%
OPTIONAL WOOD DECK	210	2.9.10%
TOTAL DRIVE/WALK/AC	199	9.10%
TOTAL COVERAGE	3,612	41.20%
TOTAL LIVING	2,060	23.51%

EXISTING IMPERVIOUS COVER: 2,882 SQ.FT.
 EXISTING LOT: 8,116 SQ.FT.
 IMPERVIOUS COVER: 32.84%
 PROPOSED IMPERVIOUS COVER: 3,612 SQ.FT.
 EXISTING LOT: 8,116 SQ.FT.
 PROPOSED IMPERVIOUS COVER: 41.2%

FAR CALCULATIONS:	
LOT AREA	8,116
FAR ALLOWED	3510.4
FIRST FLOOR	2060
GARAGE	400
GROSS TOTAL	2460

BUCHHOLTZ RESIDENCE ADDITION
 2101 BONNIE RD. AUSTIN, TX 78703



DATE	REVISION
10/01/2010	1.00
10/01/2010	1.01
10/01/2010	1.02
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