

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

**DATE: Monday, October 14, 2013**

**CASE NUMBER: C15-2013-0084**

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Fred McGhee  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Stuart Hampton - Sallie Burchett(OUT)  
\_\_\_\_ Cathy French (SRB only)

**APPLICANT: Robert J. & Elizabeth O. Layne**

**OWNER: Jeff Layne**

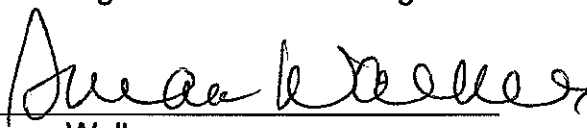
**ADDRESS: 1312 MERIDEN LN**

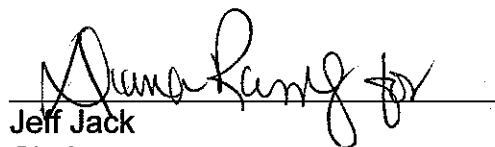
**VARIANCE REQUESTED:** The applicant has requested a variance from the garage placement requirement of Section 25-2-1604 (C) (1) in order to erect a front facing carport for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) 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 – meeting cancelled due to no quorum. Oct 14, 2013 POSTPONED TO DECEMBER 9, 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

Septemeber 11, 2013

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

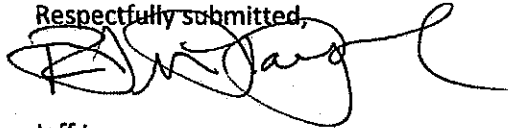
RE: Board of Adjustment Postponement Request for C15-2013-0084 1312 Meriden Lane

Ms. Walker:

Please allow this letter to serve as my formal request to postpone the above referenced case to the Board of Adjustment meeting scheduled in December 2013. This request comes in response for additional information requested by the West Austin Neighborhood Group as well as neighbors. Granting this postponement will us additional time to work with all interested parties.

Thank you for your assistance with this request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jeff Layne", written over the typed name.

Jeff Layne

## Walker, Susan

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**From:** Kari Blachly [REDACTED]  
**Sent:** Wednesday, September 11, 2013 3:32 PM  
**To:** Walker, Susan  
**Subject:** 1312 Meriden lane variance

Hi Susan,

Hope you are having a good week so far. My clients are researching their options on the carport and would like to postpone to the December meeting if possible. I told them I thought that would be the latest that they might be able to postpone it without having to withdraw and lose the fees that were paid. Do you think that's possible?

Please let me know what you think when you get a chance.

Thanks!

Kari

015-2013-0084

**Walker, Susan**

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**From:** Kari Blachly <~~kblachly@fmail.com~~>  
**Sent:** Friday, August 09, 2013 1:24 PM  
**To:** Walker, Susan  
**Subject:** 1312 Meriden BOA postponement request  
**Attachments:** Attachment-1; ATT00001.txt

Hi,

Please let me know if you need any additional information for this pp request.

Thanks doll!

Kari

### PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: C15-2013-0084 – 1312 Meriden Lane**

**Contact: Susan Walker, 512-974-2202**

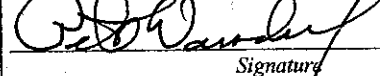
**Public Hearing: Board of Adjustment, August 12th, 2013**

Petrus J. (Pete) Wassdorf

Your Name (please print)

2305 Quarry Road, Austin, TX 78703

Your address(es) affected by this application



Signature

09/02/2013

Date

Daytime Telephone: 512-480-6282

Comments: I object to a variance because properties in the neighborhood generally comply with the set-back contained in the deed restrictions. To allow carports to extend closer to the street than the building facade, will encroach on the field of vision of surrounding houses. This applicant essentially gutted his existing structure and had ample opportunity to provide for covered parking in his building plans but chose not to. He applied for one variance for which the neighborhood did not object. He did not seek this variance until construction was complete because he expected it to be opposed.

**If you use this form to comment, it may be returned to:**  
City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

I am in favor  
 I object

**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**

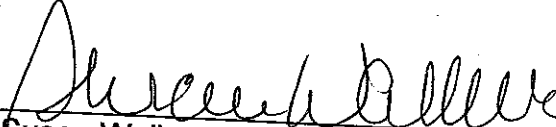
**ADDRESS: 1312 MERIDEN LN**

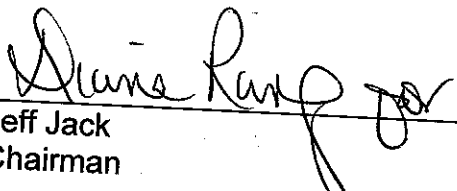
**VARIANCE REQUESTED:** The applicant has requested a variance from the garage placement requirement of Section 25-2-1604 (C) (1) in order to erect a front facing carport for a single-family residence in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (West Austin Neighborhood Plan) 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 we  
print directly  
for

1312 Meriden  
Lane

**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 request for postponement of the Board of Adjustment meeting scheduled for September 10, 2013. For additional information requested by the We**

CASE # C15-2013-0084  
ROW-109 80086  
TP-0112050572

**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.  

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(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 512 499-8746 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 \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_



N



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.

# PLAN AND REMODEL FOR THE TAYNE RESIDENCE

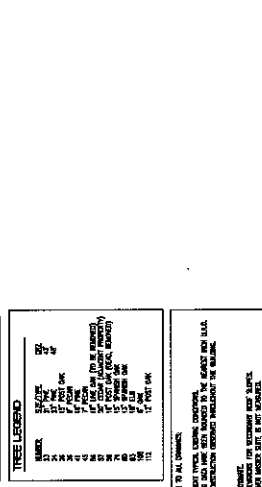
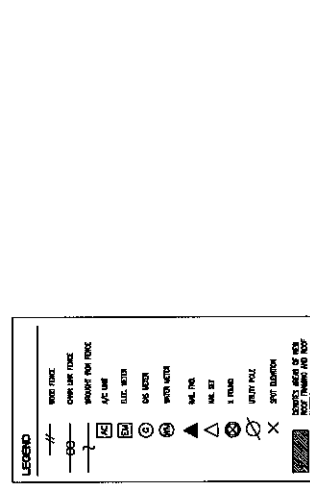
1312 MERIDEN LANE AUSTIN, TX

DATE: 01/15/23  
DRAWN: [Name]  
SCALES: AS SHOWN  
REVISIONS: [List]

SHEET 1 OF 2

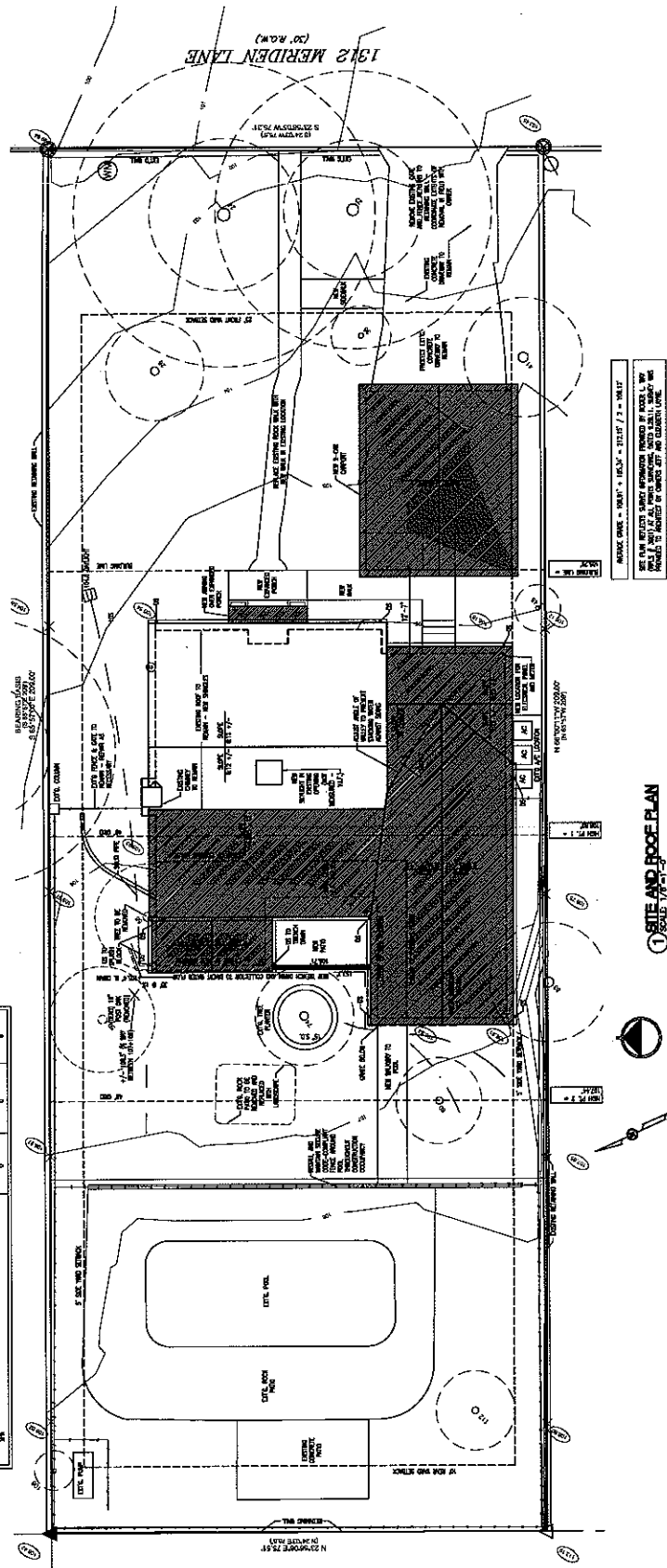
A-100

**PERMITTING**  
THIS SET OF PLANS IS THE PROPERTY OF [Firm Name]. IT IS TO BE USED ONLY FOR THE PROJECT AND AT THE LOCATION SPECIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF [Firm Name] IS STRICTLY PROHIBITED.



**SURVEYOR'S NOTES**  
(1) CHECKED MEASUREMENT INFORMATION  
THESE NOTES ARE INTENT BUILDING INFORMATION WHICH MAY BE IMPACTED BY THE LOCAL GOVERNING AGENCY OR STATE AGENCY. CONSULT WITH THE LOCAL GOVERNING AGENCY OR STATE AGENCY FOR THE LATEST REQUIREMENTS.  
ALL POINTS SHOWN ARE BASED ON THE SURVEY DATA PROVIDED TO THE SURVEYOR AND ARE NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY DATA.  
THE SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEY DATA PROVIDED TO THE SURVEYOR.  
THE SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEY DATA PROVIDED TO THE SURVEYOR.

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL
101	CONCRETE	1.00	CU YD	1.00
102	BRICK	1.00	SQ YD	1.00
103	WOOD	1.00	CU YD	1.00
104	ASPHALT	1.00	SQ YD	1.00
105	PAINT	1.00	SQ YD	1.00
106	ROOFING	1.00	SQ YD	1.00
107	MECHANICAL	1.00	SQ YD	1.00
108	ELECTRICAL	1.00	SQ YD	1.00
109	PLUMBING	1.00	SQ YD	1.00
110	ACCOMMODATION	1.00	SQ YD	1.00



**1. SITE AND ROOF PLAN**

**THE HOME ARCHITECTS**  
1312 MERIDEN LANE, SUITE 100, AUSTIN, TEXAS 78701  
PH: (512) 476-1111  
WWW.HOMEARCHITECTS.COM

**CLIENT INFORMATION**  
TAYNE RESIDENCE  
1312 MERIDEN LANE, AUSTIN, TEXAS 78701

**DATE:** 01/15/23

**PROJECT INFORMATION**  
RESIDENTIAL ADDITION AND REMODEL

**DESIGNER:** [Name]

**SCALE:** AS SHOWN

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL
1	CONCRETE	1.00	CU YD	1.00
2	BRICK	1.00	SQ YD	1.00
3	WOOD	1.00	CU YD	1.00
4	ASPHALT	1.00	SQ YD	1.00
5	PAINT	1.00	SQ YD	1.00
6	ROOFING	1.00	SQ YD	1.00
7	MECHANICAL	1.00	SQ YD	1.00
8	ELECTRICAL	1.00	SQ YD	1.00
9	PLUMBING	1.00	SQ YD	1.00
10	ACCOMMODATION	1.00	SQ YD	1.00



