

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

ROW

CASE # C15-2014-0032
11087646
Tax Roll # 0304 150121

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: 6015 C Ponca Street, Austin, TX 78741

LEGAL DESCRIPTION: Subdivision - Montopolis

Lot(s) 3 Block 11 & 12 Outlot _____ Division J. Gordon Brown Resubdivision

I/We Ryan Bollom on behalf of myself/ourselves as authorized agent for Robin and Eric Dexheimer affirm that on January, 21,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A new construction single family residence that extends into the front yard setback limit due to atypical lot adjacencies and a steeply sloped ravine that severely limits the buildable area at the lot. We would like the front setback requirement changed to 5' to allow adequate space.

in a SF3 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: A ravine runs through the back area of the property, severely restricting the area where the house can be built. In addition, the lot is a flag lot, so there is no true street frontage. The adjacent lot at the front treats the shared property line as a backyard and therefore would not be impacted in a harmful or innapropriate manner

HARDSHIP:

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

A large portion of the lot contains a large ravine with steep slopes on both sides, rendering over 50% of the lot unbuildable.

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

The ravine only runs through a few lots in the neighborhood. It particularly affects this lot because it is the only flag lot (two deep from the street) which also includes the ravine.

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 character of the area adjacent to the property will not change. Since it is a flag lot its relationship to adjacent properties is already unique. A smaller front yard setback would in fact lead to a more typical condition of two lots sharing a back or side yard setback.

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 *[Signature]* Mail Address 215 Beauregard St.

City, State & Zip San Antonio, Texas 78204

Printed Ryan Bollom Phone 832 729 7962 Date 2/5/2014

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 *[Signature]* Mail Address 2101 Bluebonnet Ln.

City, State & Zip Austin, TX 78704

Printed ERIC DEXHEMER Phone 512 608 3125 Date 2/5/14

3 Low Design office
706 W. 29th
Austin, TX
78706
512-553-5026

Eric and Robin Doehner
2101 Blenheim Lane
Austin, Texas 78704
Mobile +1 787 XXX XXXX

Low Design Office
215 Bessard St
San Antonio, TX 78204
Telephone +1 832 729 7822
www.lowdo.net

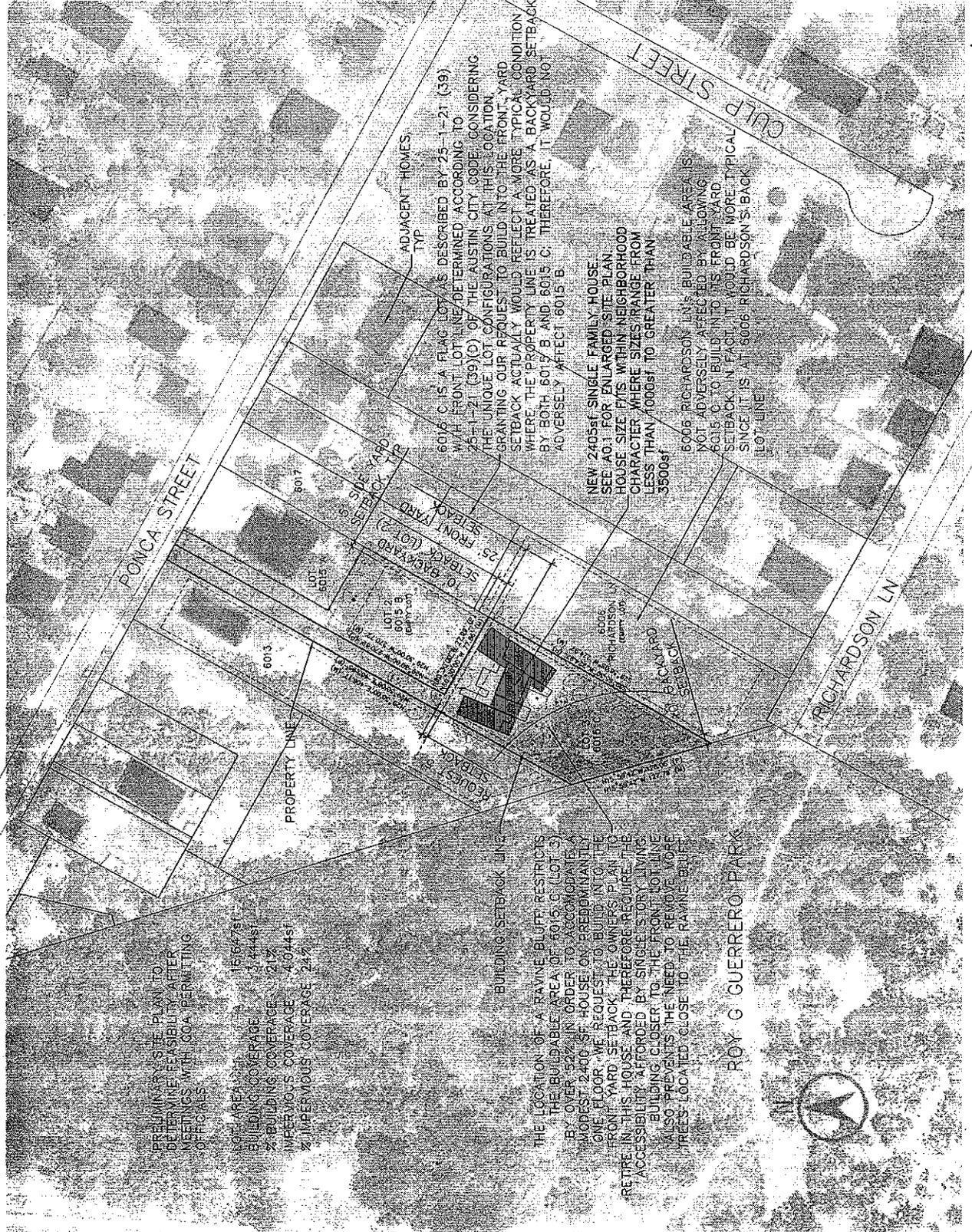
JM Structural Engineering
1905 N Lamar Blvd, Suite 101
Austin, TX 78705
Phone # 5679
Response # 19 828 8666
Fax # 1 512 828 7075

02/04/14 DD Permitting Info

PONCA STREET RESIDENCE
6015 Ponca Street
Austin, Texas 78741

130011
Neighborhood Plan

1" = 50'
Drawing Date: 01/04/14
Drawing No: 01/04/14



PRELIMINARY SITE PLAN TO
DETERMINE FEASIBILITY AFTER
MEETINGS WITH COA PERMITTING
OFFICIALS

- LOT AREA 15,664 sq ft
- BUILDING COVERAGE 3,474 sq ft
- % BUILDING COVERAGE 21%
- IMPERVIOUS COVERAGE 4,044 sq ft
- % IMPERVIOUS COVERAGE 24%

THE LOCATION OF A RAVINE BLUFF RESTRICTS
THE BUILDABLE AREA OF 6015 C (LOT 3)
BY OVER 52% IN ORDER TO ACCOMMODATE A
MODEST 2400 SF HOUSE ON PREDOMINANTLY
ONE FLOOR. WE REQUEST TO BUILD INTO THE
FRONT YARD SETBACK. THE OWNERS PLAN TO
RETIRE IN THIS HOUSE AND THEREFORE REQUIRE THE
ACCESSIBILITY AFFORDED BY SINGLE STORY LIVING.
BUILDING CLOSER TO THE FRONT LOT LINE
ALSO PREVENTS THE NEED TO REMOVE MORE
TREES LOCATED CLOSE TO THE RAVINE BLUFF.

PROPERTY LINE

BUILDING SETBACK LINE

ROY G GUERRERO PARK



ADJACENT HOMES
TYP

6016 C IS A FLAG LOT AS DESCRIBED BY 25-1-21 (39)
W/ A FRONT LOT LINE DETERMINED ACCORDING TO
25-1-21 (39)(C) OF THE AUSTIN CITY CODE. CONSIDERING
THE UNIQUE LOT CONFIGURATIONS AT THIS LOCATION,
GRANTING OUR REQUEST TO BUILD INTO THE FRONT YARD
SETBACK ACTUALLY WOULD REFLECT A MORE TYPICAL CONDITION
WHERE THE PROPERTY LINE IS TREATED AS A BACKYARD SETBACK
BY BOTH 6015 B AND 6015 C. THEREFORE IT WOULD NOT
ADVERSELY AFFECT 6015 B.

NEW 2400sqft SINGLE FAMILY HOUSE
SEE A0.1 FOR ENLARGED SITE PLAN.
HOUSE SIZE FITS WITHIN NEIGHBORHOOD
CHARACTER WHERE SIZES RANGE FROM
LESS THAN 1000sqft TO GREATER THAN
3500sqft

6006 RICHARDSON LN BUILDABLE AREAS
NOT ADVERSELY AFFECTED BY ALLOWING
6015 C TO BUILD INTO ITS FRONT YARD
SETBACK. IN FACT, IT WOULD BE MORE TYPICAL
SINCE IT IS AT 6006 RICHARDSON'S BACK
LOT LINE

PONCA STREET

CULP STREET

RICHARDSON LN

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

25' FRONT YARD SETBACK (LOT 2)

10' BACKYARD SETBACK (LOT 2)

Eric and Robb Darrheimer
 2101 Bluebonnet Lane
 Austin, TX 78704
 Mobile: +1 512 683 7032

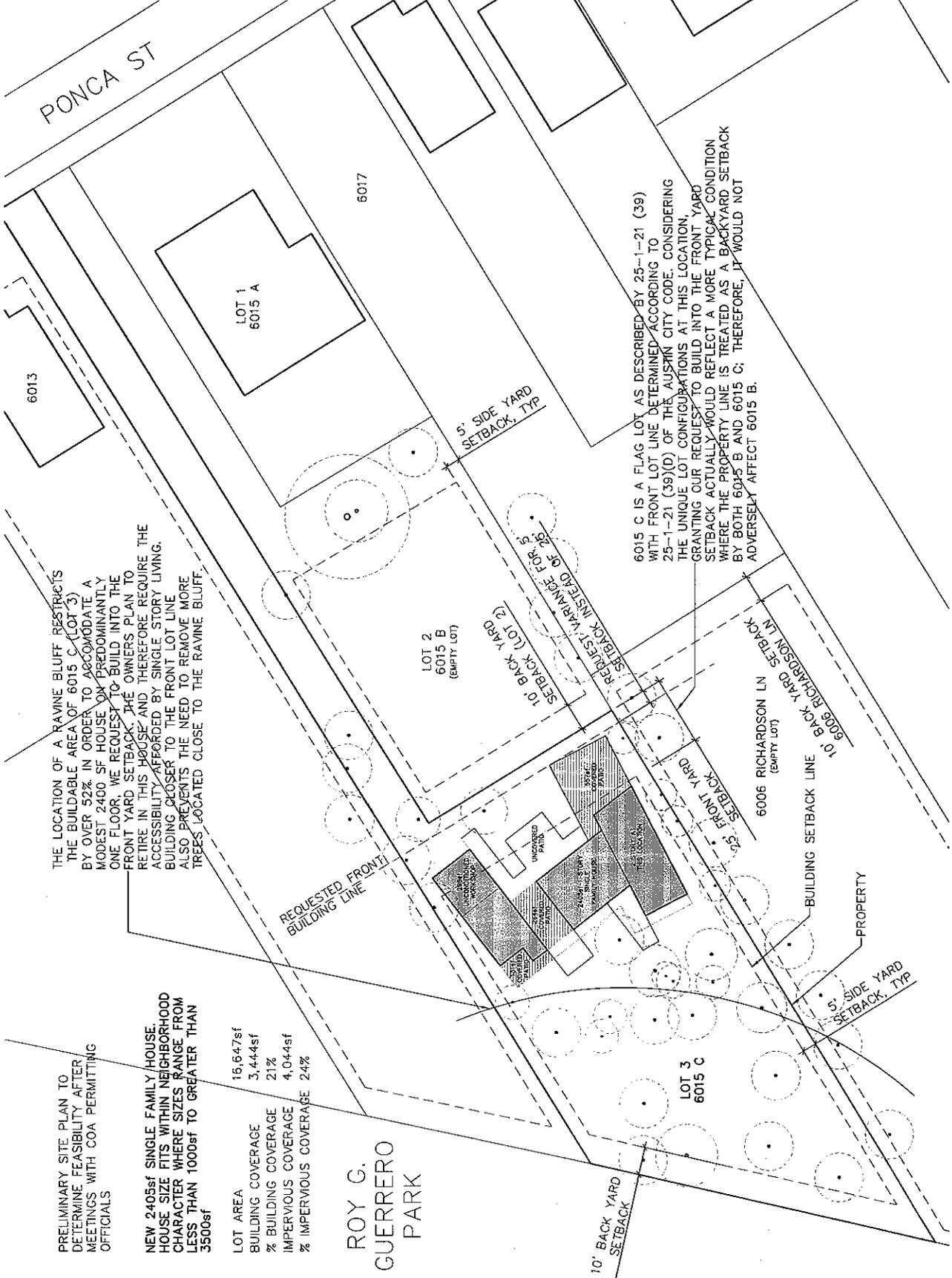
Low Design Office
 215 Boleward St
 San Antonio, TX 78204
 Telephone: +1 832 759 7982
 www.lowdo.net

JM Structural Engineering
 1905 N Lamar Blvd, Suite 101
 Austin, TX 78705
 Tel: +1 512 683 7032
 Fax: +1 512 683 7035

02/04/14 DD Permitting Info

130311
 Plot Plan

1/16" = 1' @
 02/04/14 02/04/14



THE LOCATION OF A RAVINE BLUFF RESTRICTS THE BUILDABLE AREA OF 6015 C (LOT 3) BY OVER 52% IN ORDER TO ACCOMMODATE A MODEST 2400 SF HOUSE ON PREDOMINANTLY ONE FLOOR. WE REQUEST TO BUILD INTO THE FRONT YARD SETBACK. THE OWNERS PLAN TO RETIRE IN THIS HOUSE AND THEREFORE REQUIRE THE ACCESSIBILITY AFFORDED BY SINGLE STORY LIVING. BUILDING CLOSER TO THE FRONT LOT LINE ALSO PREVENTS THE NEED TO REMOVE MORE TREES LOCATED CLOSE TO THE RAVINE BLUFF.

6015 C IS A FLAG LOT AS DESCRIBED BY 25-1-21 (39) WITH FRONT LOT LINE DETERMINED ACCORDING TO 25-1-21 (39)(D) OF THE AUSTIN CITY CODE. CONSIDERING THE UNIQUE LOT CONFIGURATIONS AT THIS LOCATION, GRANTING OUR REQUEST TO BUILD INTO THE FRONT YARD SETBACK ACTUALLY WOULD REFLECT A MORE TYPICAL CONDITION WHERE THE PROPERTY LINE IS TREATED AS A BACKYARD SETBACK BY BOTH 6015 B AND 6015 C; THEREFORE IT WOULD NOT ADVERSELY AFFECT 6015 B.

PRELIMINARY SITE PLAN TO DETERMINE FEASIBILITY AFTER MEETINGS WITH COA PERMITTING OFFICIALS

NEW 2405sf SINGLE FAMILY HOUSE HOUSE SIZE FITS WITHIN NEIGHBORHOOD CHARACTER WHERE SIZES RANGE FROM LESS THAN 1000sf TO GREATER THAN 3500sf

LOT AREA	16,647sf
BUILDING COVERAGE	3.444sf
% BUILDING COVERAGE	21%
IMPERVIOUS COVERAGE	4,044sf
% IMPERVIOUS COVERAGE	24%

ROY G. GUERRERO PARK