

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

DATE: Monday, March 10, 2014

CASE NUMBER: C15-2014-0032

Jeff Jack
Michael Von Ohlen
Ricardo De Camps
Bryan King
Fred McGhee
Melissa Hawthorne
Sallie Burchett

APPLICANT: Ryan Bollom

OWNER: Eric Dexheimer

ADDRESS: 6015 PONCA ST Unit C

VARIANCE REQUESTED: The applicant is requesting a variance to decrease the minimum front setback of Section 25--2-492 from 25 feet to 5 feet in order to erect a single family residence on this flag shaped lot in an SF-3 NP Family Residence Zoning District (Montopolis).

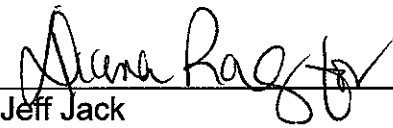
BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to April 14, 2014, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO APRIL 14, 2014.

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:

Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman

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

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 A 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.

LOT 2
6015 B
(EMPTY LOT)

2/2 YARD
OT 2)

10' BACK YARD
SETBACK

LOT 3
6015 C

6006 RICHARDSON LN
(EMPTY LOT)

-BUILDING SETBACK LINE

PROPERTY

5' SIDE YARD
SETBACK, TYP

6015 C IS A FLAG LOT AS DESCRIBED BY 25-1-21 (39) WITH 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.

PONCA ST

Eric and Robin Dexheimer
2101 Blusbonnet Lane
Austin, Texas 78704
Mobile +1 XXX XXX XXXX

Low Design Office
215 Beauregard St
San Antonio, TX 78204
Telephone +1 832 729 7962
www.lwdco.net

IM Structural Engineering
905 N Lamar Blvd, Suite 101
Austin, TX 78705
Firm # 9979
Telephone +1 512 828 7668
Fax +1 512 828 7075

02/04/14 DD Permitting Info

PONCA STREET RESIDENCE
66015 Ponca Street
Austin, Texas 78741

1740-1741

Pilot Plan

2/16/14 11:00 AM

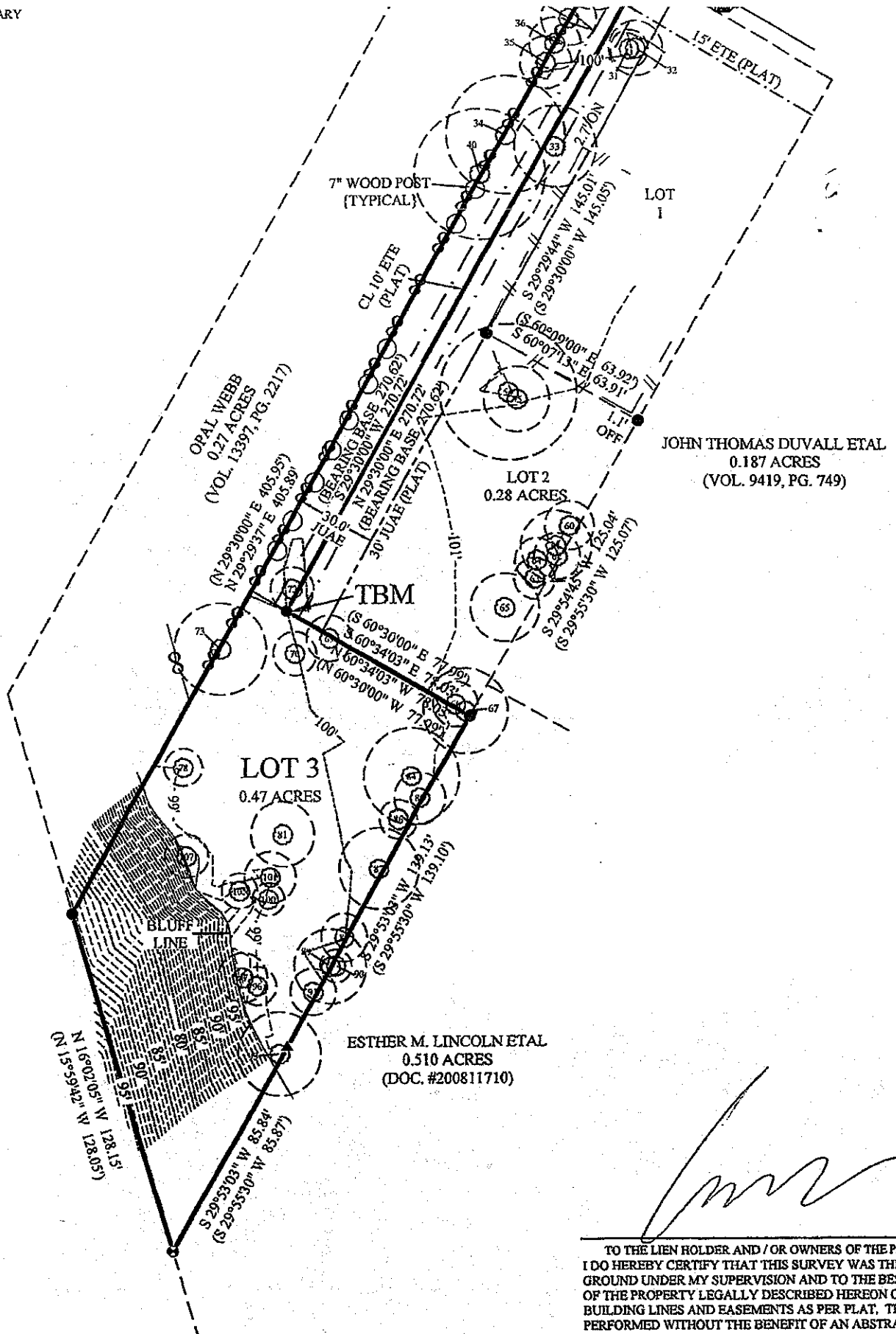
AO.1

UTSIDE OF SUBJECT BOUNDARY
REE

Y BENCH MARK (TBM)
IRON ROD FOUND
LEVATION = 100.00'

TREE LIST
CAN
CAN
M
"8"/17.5" HACKBERRY
ACKBERRY
ACKBERRY
7/4" ELM
M
M
M
7" HACKBERRY
ACKBERRY
CKBERRY
AK
AK
ACKBERRY
CKBERRY
1"4"3" HACKBERRY
" HACKBERRY
1/4.5"1/4" HACKBERRY
ACKBERRY
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1/4.5" HACKBERRY
CKBERRY
" PECAN
5"15"15" HACKBERRY
HACKBERRY
CKBERRY
3" HACKBERRY
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EE
AK
"6.5" HACKBERRY
CKBERRY
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ACKBERRY

CITY OF AUSTIN
40.454 ACRES
(DOC. #2000096771)

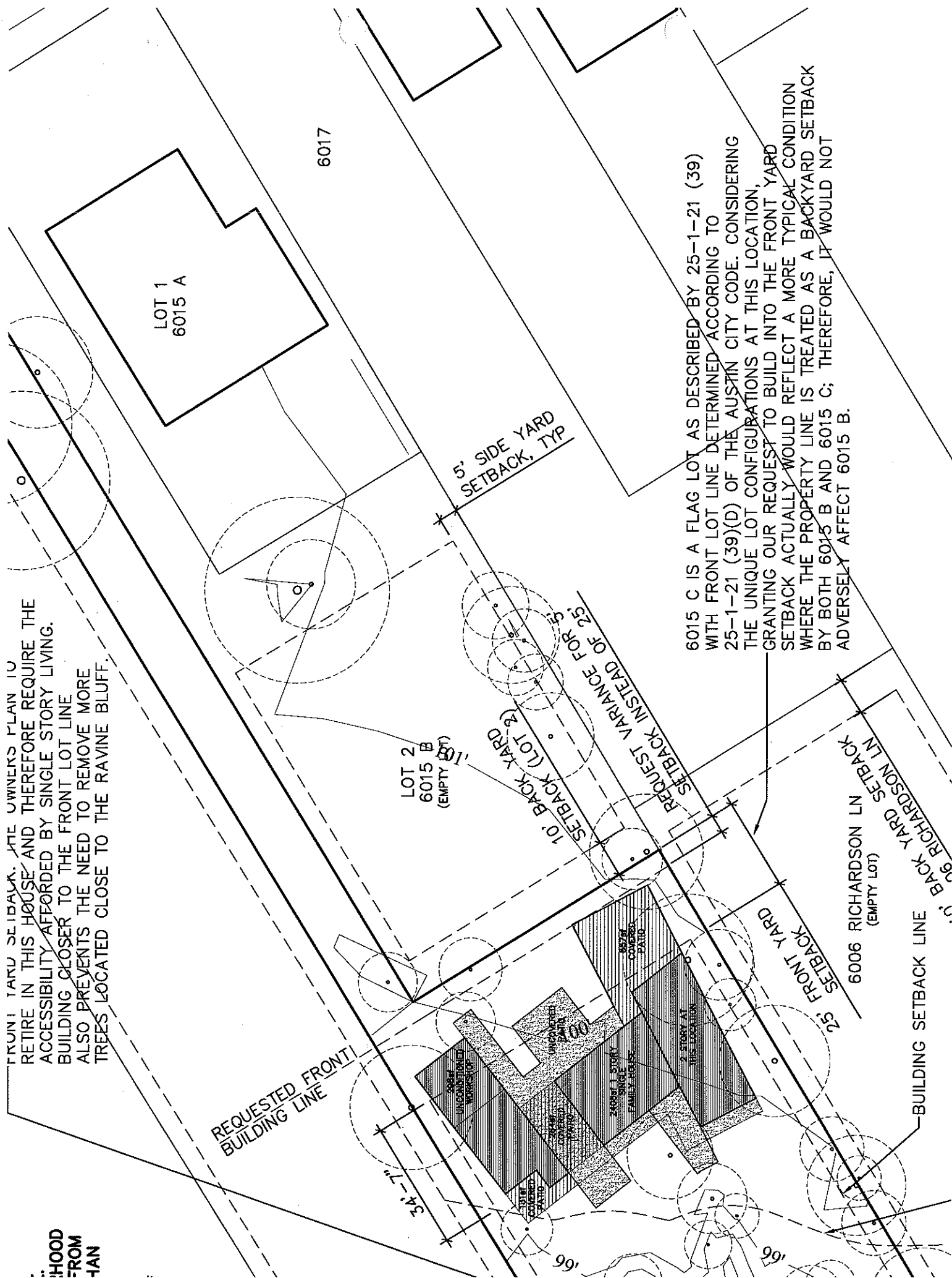


RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEYOR HAS NOT RESEARCHED THE DEED RECORDS FOR PREVIOUS EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON.

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.

HOOD FROM -14N



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.

BUILDING SETBACK LINE

6006 RICHARDSON LN (EMPTY LOT)

25' FRONT YARD SETBACK

10' BACK YARD SETBACK (LOT 2 & 3)

5' SIDE YARD SETBACK, TYP

REQUESTED VARIANCE FOR 5' SETBACK INSTEAD OF 25'

6017

6015 C

6015 B

6015 A

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 # _____

**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 inappropriate 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. A large number of trees also exist on the property and we would like to preserve as many as possible.

(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:

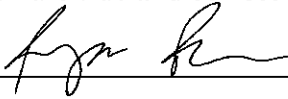
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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



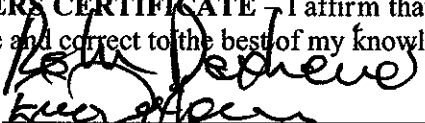
Mail Address

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



Mail Address 2101 Bluebonnet Ln.

City, State & Zip Austin, TX 78704

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

16,647sf
3,444sf
21%
4,044sf
24%

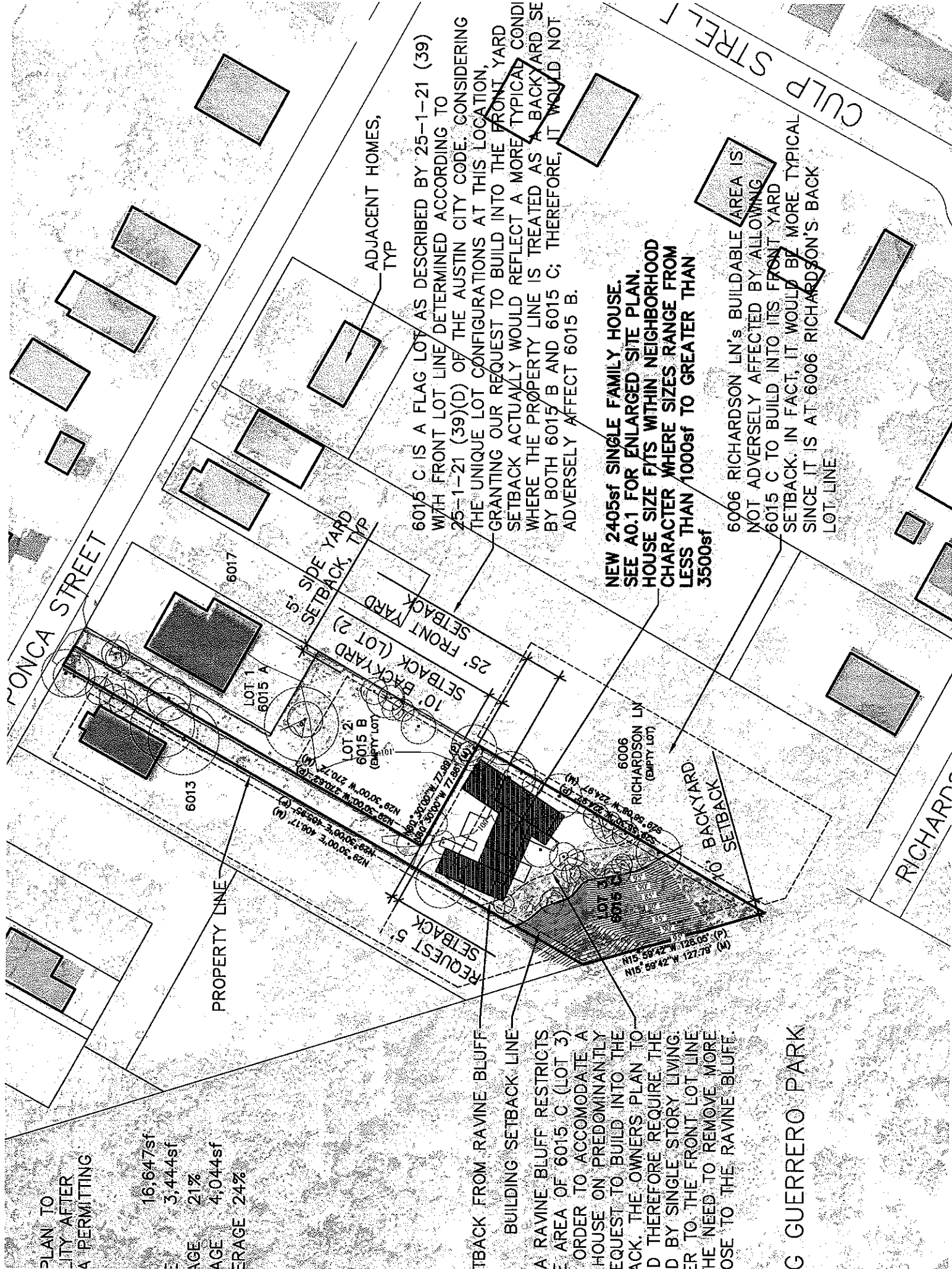
G GUERRERO PARK

LOSE TO THE RAVINE BLUFF.

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NEW 2405sf SINGLE FAMILY HOUSE.
SEE A0.1 FOR ENLARGED SITE PLAN.
HOUSE SIZE F/T'S WITHIN NEIGHBORHOOD
CHARACTER WHERE SIZES RANGE FROM
LESS THAN 1000sf TO GREATER THAN
3500sf

6006 RICHARDSON LN'S BUILDABLE AREA IS 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.



CITY OF AUSTIN DEVELOPMENT WEB MAP

Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

Contours Year 2003

10 Ft Contours

2 Ft Contours

Contours Year 1997

10 Ft Contours

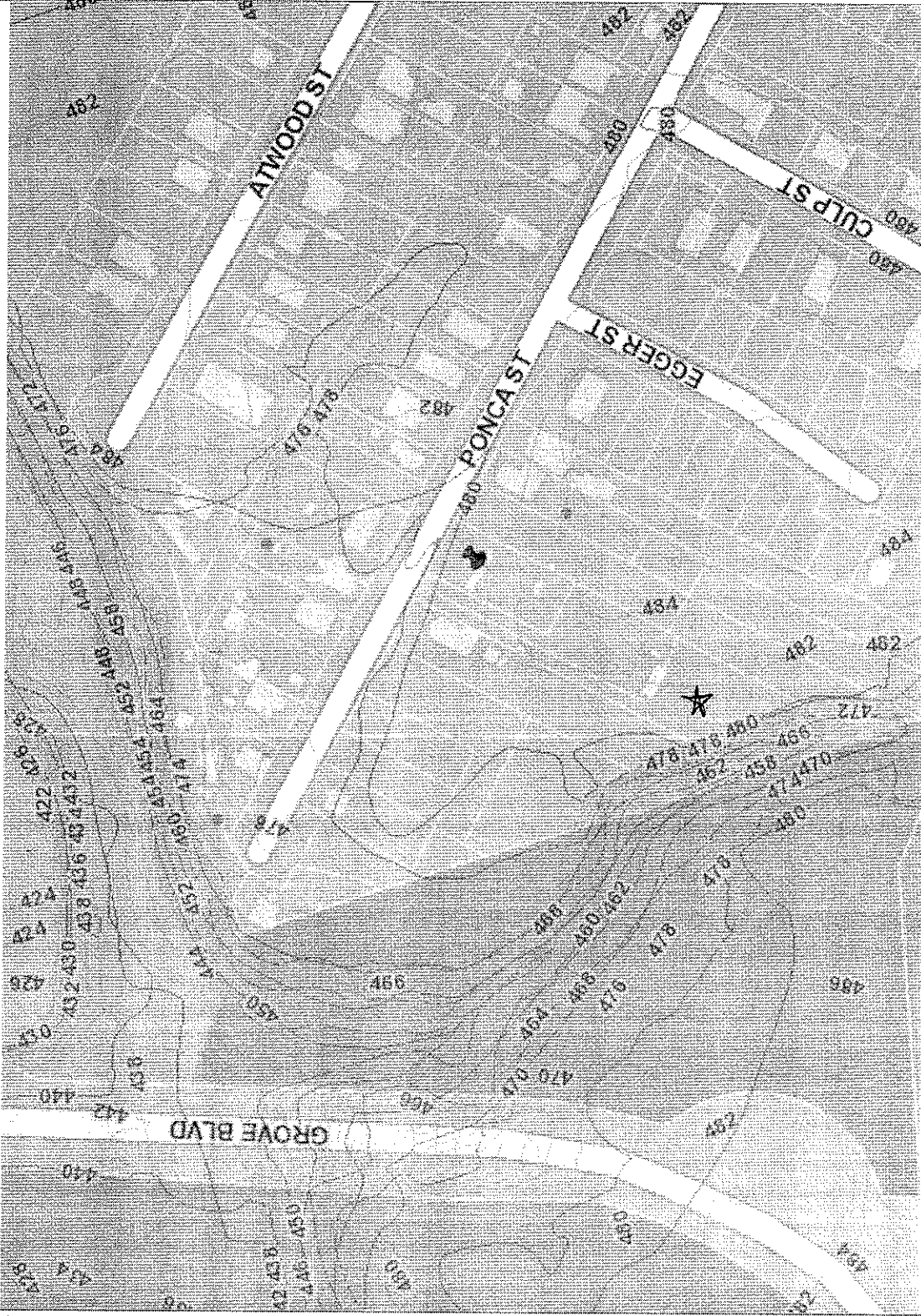
2 Ft Contours

Building Points Year 2003

Building

Commercial Storage 1

Water Tower



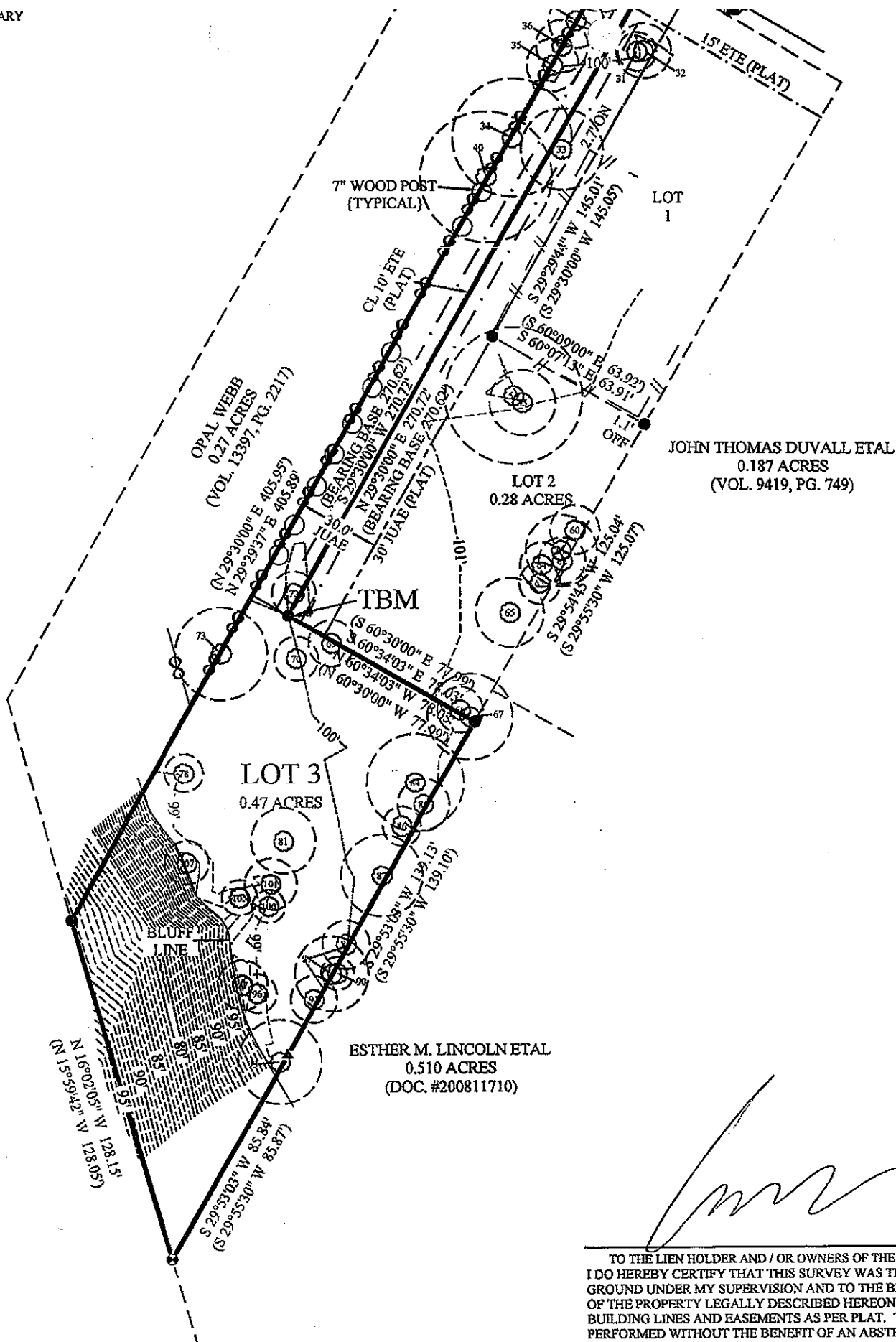
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

UTSIDE OF SUBJECT BOUNDARY
REE

Y BENCH MARK (TBM)
F IRON ROD FOUND
ELEVATION = 100.00'

TREE LIST
AN
CAN
M
"19"17.5" HACKBERRY
ACKBERRY
ACKBERRY
1/4" ELM
M
M
M
7" HACKBERRY
ACKBERRY
CKBERRY
AK
AK
ACKBERRY
CKBERRY
1/4"3" HACKBERRY
" HACKBERRY
1/4.5"1/4" HACKBERRY
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1/4.5" HACKBERRY
CKBERRY
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5"15"15"15" HACKBERRY
HACKBERRY
CKBERRY
3" HACKBERRY
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OAK
EE
AK
"1/6.5" HACKBERRY
CKBERRY
M
M
AK
ECAN
ACKBERRY

CITY OF AUSTIN
40.454 ACRES
(DOC. #2000096771)



RESTRICTIONS

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LOWDO

6015 C PONCA ST VARIANCE APPLICATION

Low Design Office LLC
10000 N. Loop West, Suite 100
Houston, Texas 77037
713.466.1000
www.lowdo.com

Submitted by
6015 C Ponca St
Houston, TX 77034
6015 C Ponca St
4th Floor



Figure 1: View of Lots 2 and 3 from easement at back of Lot 1. No existing structures

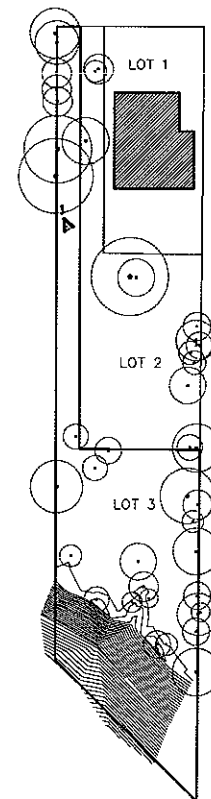
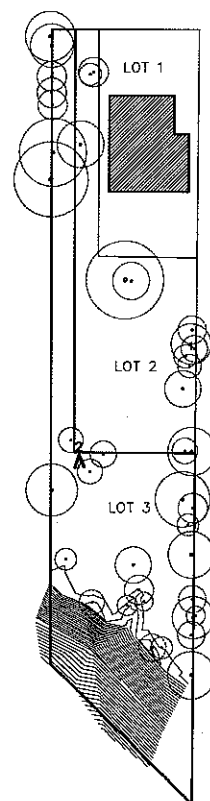


Figure 2: View through Lot 3 to ravine from front lot line



LOWDO

6015 C PONCA ST VARIANCE APPLICATION

Submitted to:
J. TX 76004
J. Public St
J. 11/1/2011



Figure 3: View from ravine bluff through Lot 3 towards Lot 1, Lot 2, and street

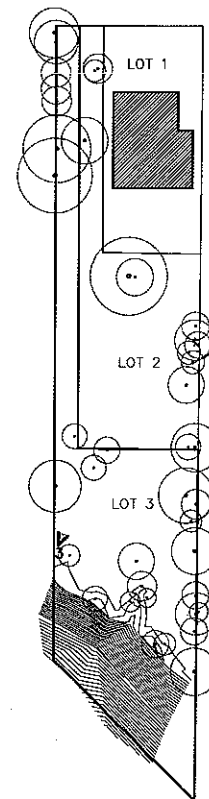
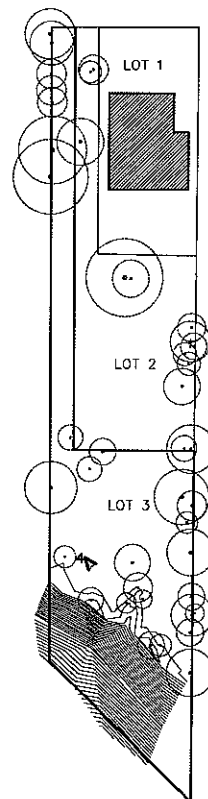


Figure 4: View of ravine



LOWDO

6015 C PONCA ST VARIANCE APPLICATION

2145 Old Hwy 101
Suite 100
Houston, TX 77055
713.462.1010

Westwood St
at, TX 77054
6 Point St
H. Texas



Figure 5: View from front lot line at Lot 3 across lot to adjacent lot at 6017

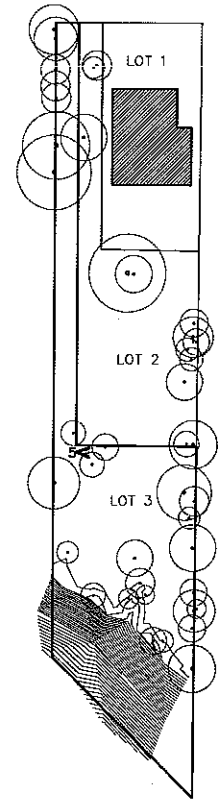
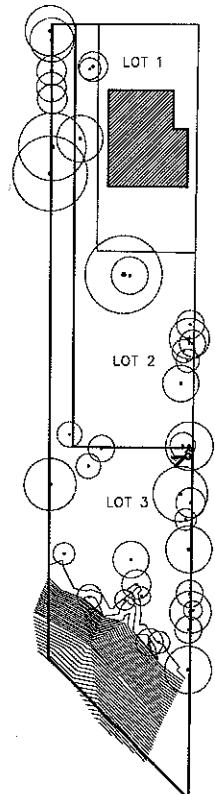


Figure 6: View from front lot line at Lot 3 across lot to adjacent lot at 6013





Ryan Bollom <ryanbollom@gmail.com>

Ponca Street House Ravine and bluff line

Javier Martin, P.E. <jmartin@jmstructural.com>
To: Ryan Bollom <ryanbollom@gmail.com>

Fri, Feb 28, 2014 at 3:03 PM

Ryan,

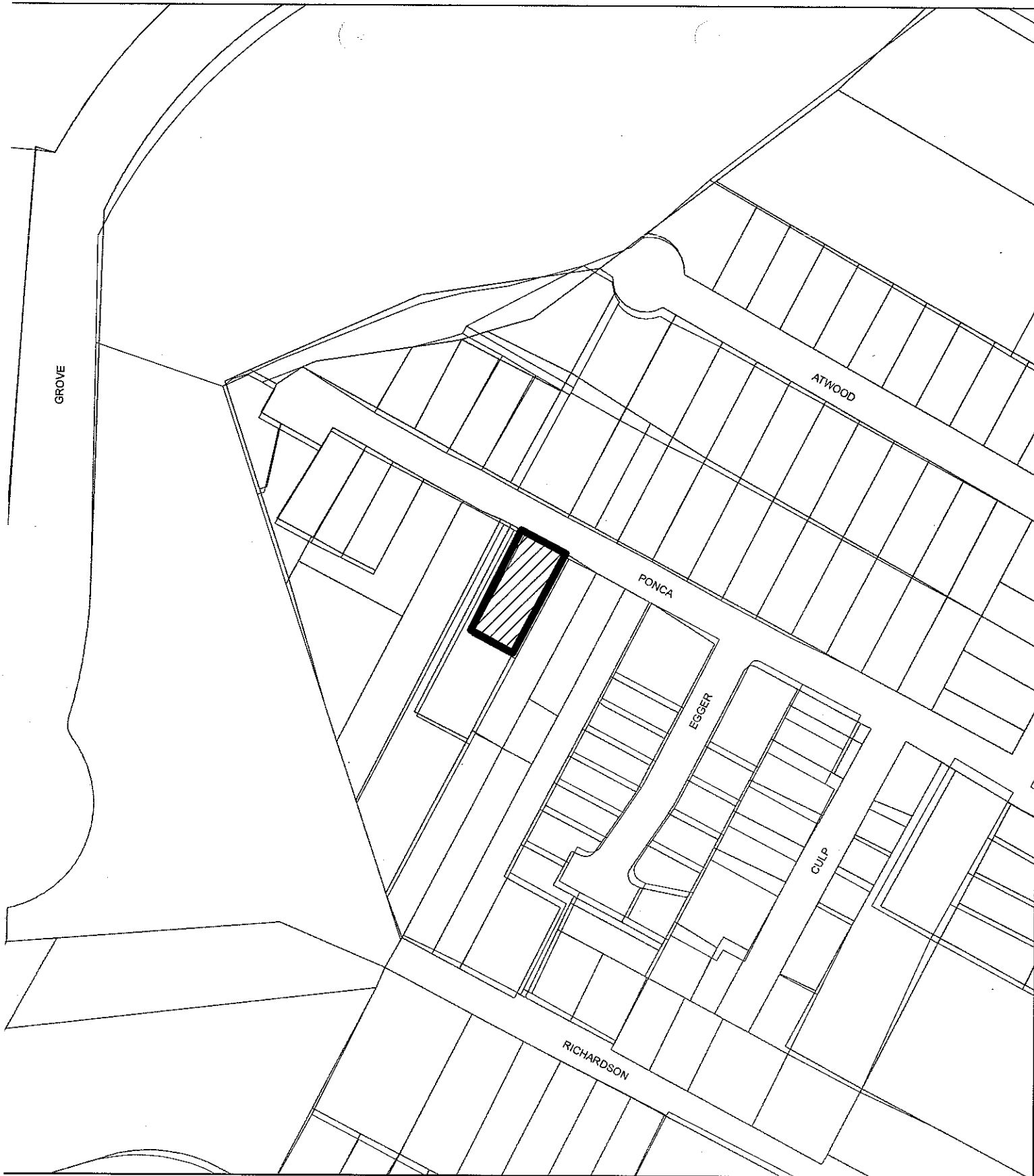
After reviewing the topographic map and lot cross section for the Ponca Street property, my recommendation is to have the edge of the foundation start at least 15 to 20 feet away from the bluff line. We feel that in order to protect the foundation system from erosion, and without having to incur in additional costly expenses for additional foundation improvements it would be in the clients best interest to set the structure at the distance recommended above.

Let me know if you have further questions.

Javier Martin, P.E.
Principal

JM Structural Engineering
1905 N. Lamar Blvd.
Suite 101
Austin, TX 78705

O: (512) 505-8533
M: (512) 689-9287

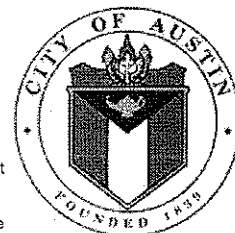


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2014-0032
LOCATION: 6015 PONCA STREET, UNIT C



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.

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 # 0304150121

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

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

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LEGAL DESCRIPTION: Subdivision - Montopolis

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

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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)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

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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)

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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 inappropriate 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.)

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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:
-
-
-
-

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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:

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 DEXHEIMER Phone 512 608 3125 Date 2/5/14

3 Low Design Office
706 W. 29th
Austin, TX
78706
512-553-
0026

LOWDO

Eric and Robin Doshelmer
201 Burbank Lane
Austin, Texas 78704
Mobile: +1 XXX XXX XXXX

Low Design Office
215 Beauregard St.
San Antonio, TX 78204
Telephone: +1 512 625 7987
www.lowdo.net

AM Structural Engineering
1905 N Lamar Blvd, Suite 101
Austin, TX 78705
Firm # 9879 +1 512 625 7986
Telephone: +1 512 625 7015
Fax: +1 512 625 7015

02/04/14 00 Permitting Info

PONCA STREET RESIDENCE
5015 Ponca Street
Austin, Texas 78741

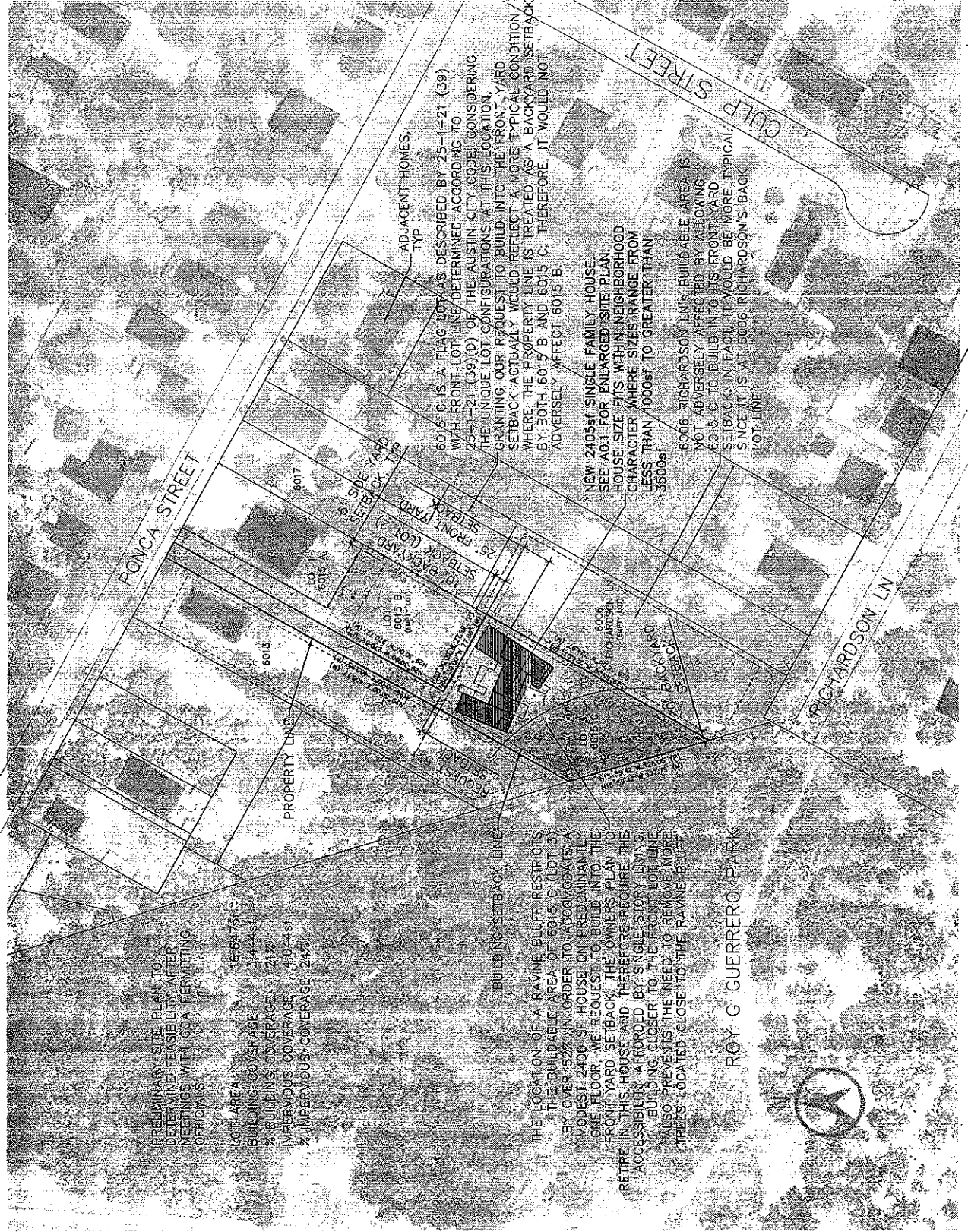
130311

Neighborhood Plan

1" = 40'

3/20/14 02/04/14

A0.0



LOWDO

Eric and Robin Datzelmer
2101 Eubank Lane
Austin, Texas 78704
Mobile: +1 512 828 2300

Low Design Office
215 Beaumont St
San Antonio, TX 78204
Telephone: +1 832 726 7982
www.lowdo.net

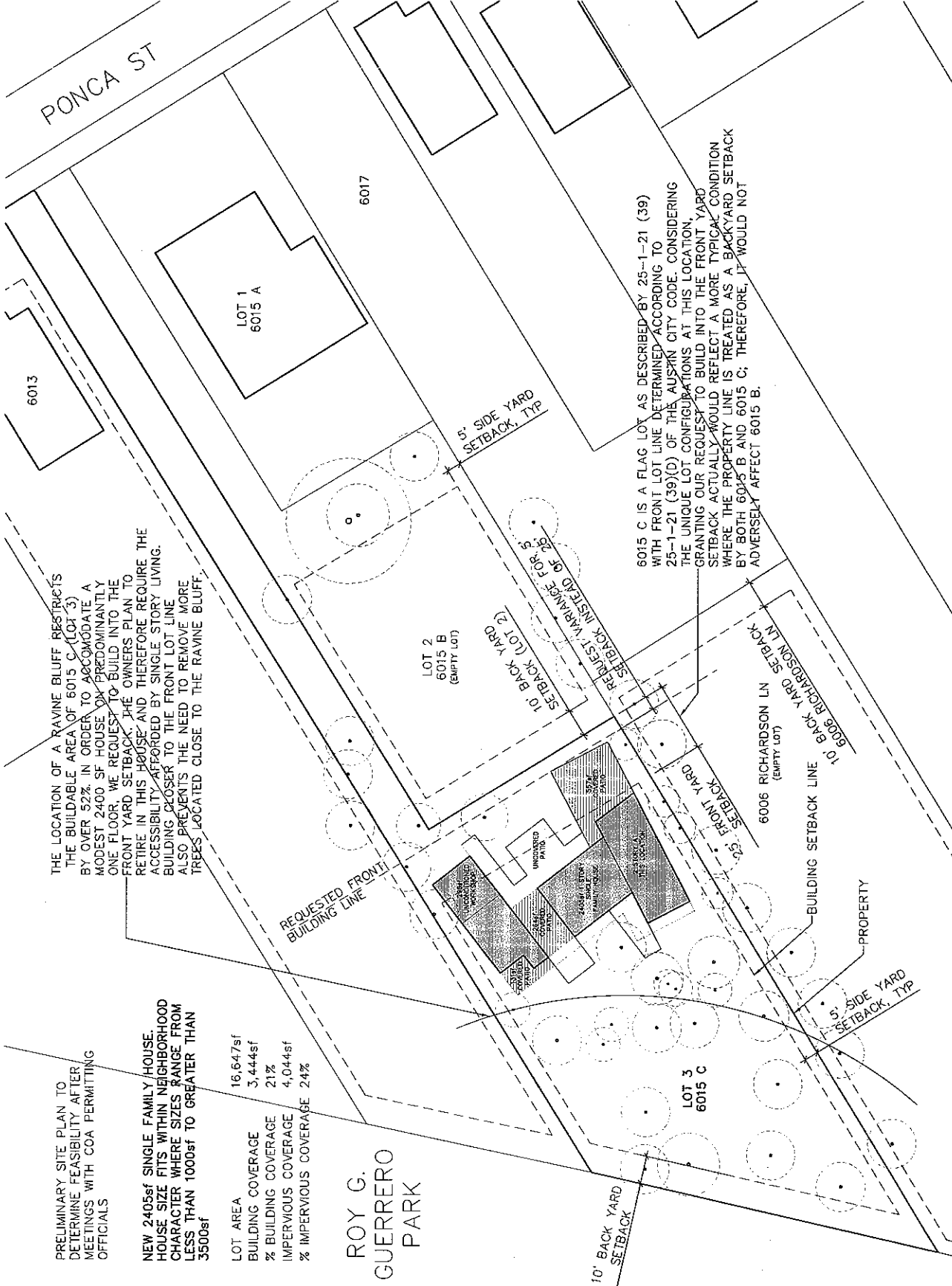
JM Structural Engineering
1905 N Lamar Blvd, Suite 101
Austin, TX 78706
Phone: +1 512 828 7666
Fax: +1 512 828 7075

02/04/14 DD Permitting Info

PONCA STREET RESIDENCE
133011
Plot P8R

1/16" = 1'-0"
02/04/14 02/04/14

A0.1



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