

LOWDO

6015 C PONCA ST VARIANCE APPLICATION



POSTPONED CASE SUMMARY

We presented our variance request for a 5' front yard setback to the Board of Adjustments Review Board on March 10, 2014 (case # C15-2014-0032). We have addressed the board's request for more information and alternative solutions to the best of our ability. In light of our findings (listed below) **we are now requesting a variance for a 15' front yard setback** instead of a 5' front yard setback.

1) The board requested we look into an alternative solution where we locate the covered porch at the back of the house instead of the front.

Our response: The owners have decided to eliminate the covered porch-- this is why we have decreased our setback request to 15'.

2) The board requested we further investigate the alternative to re-plat 6015 Lot 2 and 6015 Lot 3.

Our response: We met with Michelle Casillas at the Development Assistance Center. She confirmed that we could apply to re-plat the lots under the amended plat process and suggested that we should expect this process to take 3-6 months with a city fee of over \$200. In addition, we were quoted a fee of \$5,000 from a civil engineer to carry out her work, and a fee of \$1,550 + tax for the surveyor to carry out his work, bringing the total cost to approximately \$7,000 (both quotes are included in this application). The owners would like to avoid re-platting the lots in light of the associated time and cost.

3) The board requested to see the location for the proposed house on 6015 Lot 2.

Our response: We included the 1177sf house on site plans A0.0 and A0.1 in this application.

4) The board requested we provide information and get approval from the Habitat for Humanity subdivision development down the street.

Our response: The Habitat For Humanity subdivision, Lee Meadows, will not be adjacent to the property-- It is 3 lots over to the southeast (as shown on site plan A0.0), and therefore will not be affected by our variance request. Claire Walpole, the architect and project manager, and Andy Alarcon, the real estate director, reviewed our plans and variance request and stated they did not believe our "project would directly affect Habitat for Humanity, since our lots are not adjacent". Their email correspondence is included in this application.

5) The board requested we get support from the neighborhood association.

Our response: We have reached out to the neighborhood association and spoke with a number of neighboring residents. Their letters of support and signatures are included in this application.

Thank you for your time considering our case.

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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 March 31,

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

(check appropriate items below)

X 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 15' 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. A large number of trees also exist on the property and we would like to preserve as many as possible.

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 3/30/2014

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 3/30/14

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

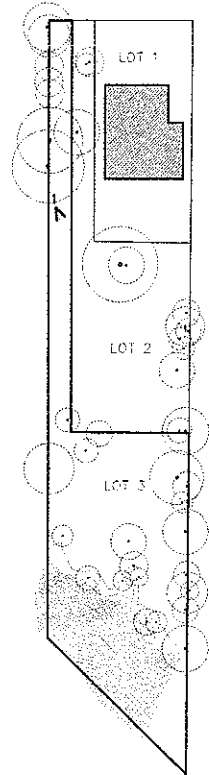
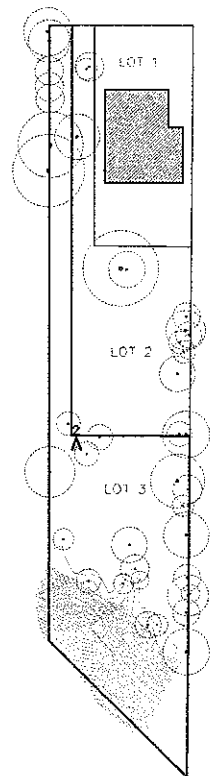


Figure 2: View through Lot 3 to ravine from front lot line



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

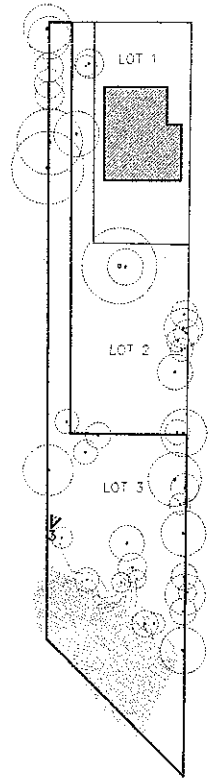
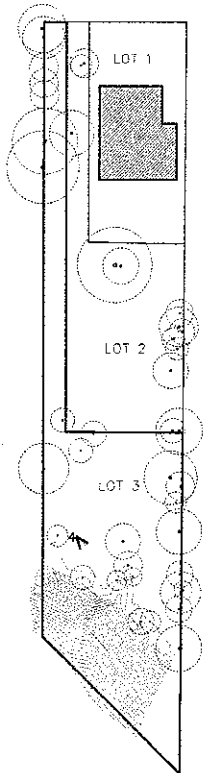


Figure 4: View of ravine



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

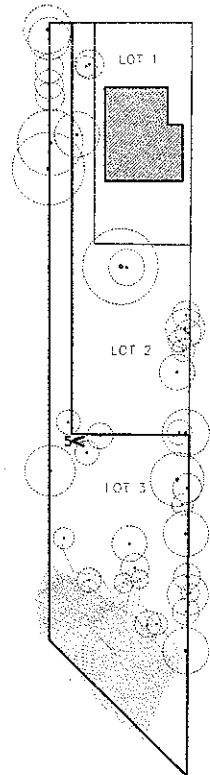
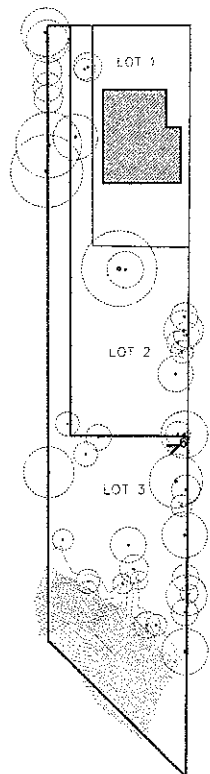


Figure 6: View from front lot line at Lot 3 across lot to adjacent lot at 6013



2/28/2014

Structural Engineer Recommendation

Gmail - Ponca Street House Ravine and bluff line



View in HTML | View in PDF | Print | Forward

Ponca Street House Ravine and bluff line

Javier Martin, P.E. <jmartin@jmstructural.com>

Fri, Feb 28, 2014 at 3:03 PM

To: Ryan Bollom <ryan@lowdo.net>

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

3/30/2014

Civil Engineer Fee

Gmail - 6015 Ponca



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6015 Ponca

Blayne Stansberry <blayne@stansberryengineering.com>

Fri, Mar 21, 2014 at 1:30 PM

To: ryan@lowdo.net

Hello Ryan,

It was a pleasure speaking with you. The fee for an amended plat can be on an hourly basis with a NTE of \$5,000.

Please let me know if you have any questions.

Best,

Blayne

--

Blayne Stansberry, P.E., CPESC

STANSBERRY ENGINEERING CO., INC.

Post Office Box 309, Manchaca, Texas 78652

(512) 292-8000

(512) 695-8999 mobile

www.stansberryengineering.com

3/30/2014

Surveyor Fee

Gmail - 6015 Ponca St Amended Plat.



6015 Ponca St Amended Plat.

6015 Ponca St Amended Plat.

James Grant <james.grant@harrisgrantsurveying.com>

Thu, Mar 20, 2014 at 3:54 PM

To: Ryan Bollom <ryan@lowdo.net>

Ryan, presuming that there won't be any additional surveying required for Blayne's roll (and I don't think there will be), then my fee would be \$1,550 + tax.

From: ryanbollom@gmail.com [mailto:ryanbollom@gmail.com] **On Behalf Of** Ryan Bollom
Sent: Thursday, March 20, 2014 3:08 PM
To: james.grant@harrisgrantsurveying.com
Subject: 6015 Ponca St Amended Plat.

Hi James,

Following up on the phone conversation we just had. Please find a scan of the Subdivision Plat you put together at 6015 Ponca St. My clients are looking at the option to amend the plat to move lot line L5 approximately 15-20 feet north towards Ponca St. It would be great if you could provide a quote for the survey work required to do this. I've also contacted Blayne Stansberry to provide a quote for her engineering services. Please let me know if you have any questions.

Best,

Ryan

ryan bollom
principal, low design office
www.lowdo.net
ryan@lowdo.net
832 729 7962



6015 C Ponca Street Board of Adjustments variance request

Claire Walpole <cwalpole@ahfh.org>
To: Ryan Bollom <ryan@lowdo.net>
Cc: Andy Alarcon <aalarcon@ahfh.org>

Wed, Mar 12, 2014 at 2:05 PM

Ryan,

After reviewing your variance application, we believe your project will not directly affect Austin Habitat for Humanity, since our lots are not adjacent.

A 5' setback is generally typical of a side yard. Why couldn't you ask for a 10' setback instead, which is more typical of a back yard?

~Claire

Claire Walpole, AIA, LEED AP | Architect/Project Manager | Austin Habitat for Humanity

c 512.638.3601 | o 512.472.8788 ext. 246 | f 512.933.0140

cwalpole@ahfh.org | www.austinhabitat.org

From: ryanbollom@gmail.com [mailto:ryanbollom@gmail.com] **On Behalf Of** Ryan Bollom
Sent: Wednesday, March 12, 2014 12:48 PM
To: Andy Alarcon; Claire Walpole
Cc: TheEdexheimer .; Robin Chotzinoff
Subject: 6015 C Ponca Street Board of Adjustments variance request

Hi Claire and Andy,

Thank you both for returning my phone calls. As we discussed briefly, I am designing a new home for a client a few lots down from the Lee Meadows AHFH subdivision. 6015C is a flag lot and also has a ravine running through its back portion, therefore, we are applying for a variance to build into the 25' front yard setback (which is treated as a back yard setback for the adjacent lot). I have attached our application which should explain the situation. The board requested that we check with you to verify that our plans won't conflict with yours. In my brief discussion with Claire, it seems like our proposal should have no effect on the HFH subdivision. It would be great if you can look through our application and send me a response as to your opinion on this. Please let me know if you have any questions.

Thanks for your time.



The Montopolis Community Alliance

To the members of the City of Austin Board of Adjustment in support of the request for variation of the City's required 25 foot set back regulations at the property located at 6015 Ponca Street in the Montopolis neighborhood.

The executive committee members of the Montopolis Community Alliance have discussed this issue in depth with our members. The executive committee found no objections from our members. Therefore the members of the Montopolis Community Alliance fully support the request for a variance in the set back requirements for by the owners of

6015 Ponca Street, lot's two and three

thank you for your time and your consideration,

del goss

Delwin Goss President

Montopolis Community Alliance (M.C.A.)

Vice President C.L.A.S.P.

Citizen Led Austin Safety Partnership <http://clasp.weebly.com/>

Recipient:

Central Texas Crime Prevention Association 2011 Citizen Award

Texas Habitat for Humanity Leadership Conference 2010
Exceptional Service Award

Austin Habitat for Humanity Extra Mile Award 2004
Presidential Service Award for Community Service Life Time
Achievement 2012 Travis County, Texas
Presidential Service Award for Community Service 2008,
2009, 2010, 2011, 2012 City of Austin, Texas
Austin Animal Services Golden Paw Award 2012
Coming of Age/ Travis County, Texas Recognition Award for
over 2000 Community Service hours in 2012
6410 Ponca Street
Austin, Texas 78741
Delwingoss@aol.com 512-389-2133/512-507-7615



By: Roberto Cipriano [mailto:roberto.cipriano@gmail.com]

FW: Eric and Robin and Ponca Street

Dexheimer, Eric (CMG-Austin) <edexheimer@statesman.com>
To: "ryanbollom@gmail.com" <ryanbollom@gmail.com>
Cc: Robin Chotzinoff <ox@austin.tx.com>

Fri, Mar 21, 2014 at 3:02 PM

For our application.

From: Roberto Cipriano [mailto:roberto.cipriano@gmail.com]
Sent: Friday, March 21, 2014 3:00 PM
To: Dexheimer, Eric (CMG-Austin)
Subject: Re: Eric and Robin and Ponca Street

To the Planning Commission and City Council,

I am a resident of the Montopolis neighborhood, I live at 6016 Ponca Street - directly across the street from the lot for which Robin and Eric Dexheimer are requesting a zoning variance. The purpose of this letter is to voice my support for granting the requested variance. Eric and Robin took the time to visit us at our home with their architect and an array of models and drawings - they carefully explained what they wanted to do.

It is my belief that the work they are contemplating represents careful professional consideration of their design team as well as Robin and Eric's own respect for their neighbors, the environment, and the neighborhood they wish to call home.

I am a licensed architect in Texas and New York, I have worked almost exclusively on residential projects in my eighteen year career. I know thoughtful, respectful work when I see it; this project has my full support.

Respectfully,

Roberto Cipriano
AIA, LEED AP



Reply: The Board of Adjustment

FW: Eric and Robin and Ponca Street

Dexheimer, Eric (CMG-Austin) <edexheimer@statesman.com>
To: "ryanbollom@gmail.com" <ryanbollom@gmail.com>

Fri, Mar 21, 2014 at 3:25 PM

His wife wrote one, too, if we want to add it.

Dear Board of Adjustment,

We're writing in support of Eric Dexheimer & Robin Chotzinoff's request for a variance on their Ponca Street property. We live directly across the street at 6016 Ponca, and we've spoken to the owners. One of us is an experienced, licensed architect.

We understand that they plan to build two structures, but in order to build a safe distance from the ravine at the back of the property, one would need to be pushed forward into the legal setback from the front lot.

The proposed setback has no effect on neighbors' property or the frontage, and it sensibly reflects the property's topography.

Thus, we don't have any objection, and we fully support the owners' request for a variance.

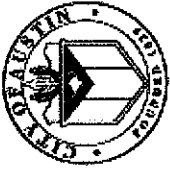
Best regards,

Jenny Blair, M.D.

Roberto Cipriano, AIA, LEED AP

6016 Ponca Street

Austin, TX 78741



ROBIN & ERIC
I, DEXHEIMER, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land

Development Code. The variance would allow me the ability to REDUCE THE CITY'S FRONT YARD
SETBACK FROM 25' TO 15' AT 6015 PONCA ST., LOT 3.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Robin Moten	6015 Ponca st #B AUSTIN TX 78741	Robin So, So Jan
Opal Webb	6013 Ponca St 78741	Opal Webb
Lindy Ramirez	6015 Ponca St #A 78741	Lindy Ramirez