

Case # C15-2014-0120  
ROI # 11198818  
TAX#

0302031111

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: 1009 REAGAN TERRACE 78754

LEGAL DESCRIPTION: Subdivision - TRAVIS HEIGHTS

6 Lot(s) 32 Block      Outlot      Division RESUB OF LOTS 1-17., BLK 32 IWe

T.R. Bartholomew on behalf of myself/ourselves aauthorized agent for

Nigel & Patricia Jacobs affirm that on 08/01/14,

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

**(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)**

X      ERECT X ATTACH      COMPLETE X REMODEL      MAINTAIN

REMODEL EXISTING REAR DETACHED GARAGE STRUCTURE, 16.2' X 20.1', ERECT AND ATTACH A SECOND FLOOR STUDIO WITH ATTACHED BALCONY

in a SF-3 - NP district. (South River City)  
(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:

NOT APPLICABLE

---

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
PRE EXISTING CONDITION: Existing rear yard setback is 10'; existing rear yard garage is 5' from rear yard property line
- 

(b) The hardship is not general to the area in which the property is located because:  
Original homes in this neighborhood often have rear detached structures constructed 5' from rear property line. In this sense, it would be general to this area.

**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:  
Existing adjacent structures will not be altered in character by this variance. However, south side property has two trees overhanging rear property line, they will need to be trimmed. City arborist has been called to the site to make an assessment and recommendation.
- 

**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:

Parking variance is not necessary nor requested. Use of property is not to be affected

---

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:

There is not, will not be a change in use of this property @ 1009 Reagan Terrace.

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

There is not, will not be a change in use of this property @ 1009 Reagan Terrace.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

There is not, will not be a change in use of this property @ 1009 Reagan Terrace.

**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.**

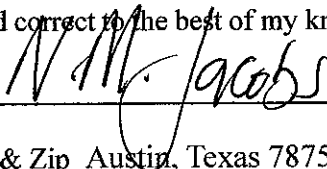
**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 4703 Creekwood Road

City, State & Zip Austin, Texas 78723

Printed T.R. Bartholomew, AIA Phone 512/992-8282 Date 08/01/14




**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 1009 Reagan Terrace

City, State & Zip Austin, Texas 78754

Printed Nigel or Patricia Jacobs Phone \_\_\_\_\_ Date 08/01/14



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0120  
 Address: 1009 REAGAN TERRACE



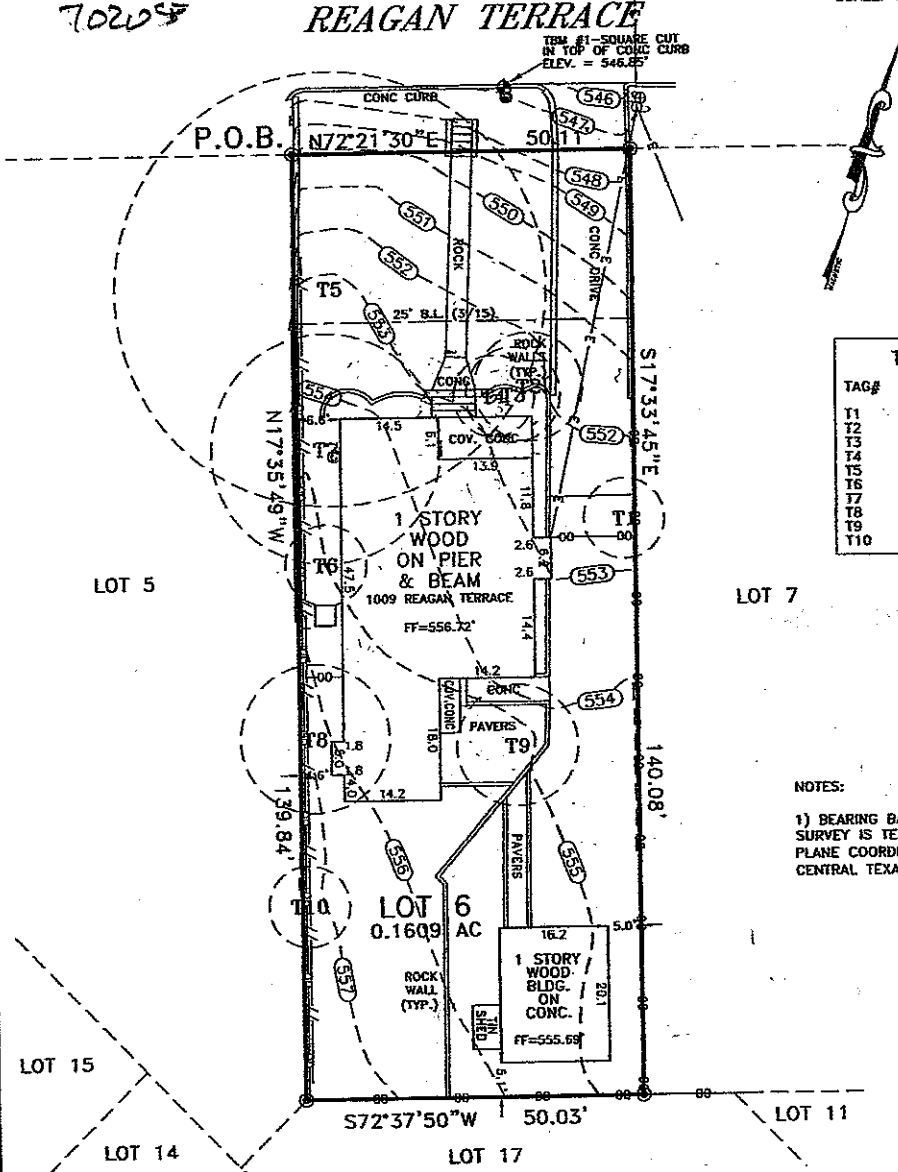
1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Plot of survey of property at 1009 Reagan Terrace  
 described as Lot 6, Block 32, of RESUB OF LOTS 1-17, BLOCK 32, TRAVIS HEIGHTS  
 a subdivision of record in Map or Plat Volume/Book/Cabinet/Document Number 398 of Page(s)/Slide(s) 1  
 of the Travis County, Texas Deed records.  
 G.F. Number: \*\* Dated: \*\* Reference: \*\*  
 Certify To: \*\* THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT \*\*

SCALE: 1" = 20'



| TREE LIST |                 |
|-----------|-----------------|
| TAG#      | DESCRIPTION     |
| T1        | 6" Spanish Oak  |
| T2        | 8" Spanish Oak  |
| T3        | 7" Pecan        |
| T4        | 6" Spanish Oak  |
| T5        | 32" Live Oak    |
| T6        | 5" Spanish Oak  |
| T7        | 17" Spanish Oak |
| T8        | 11" Hackberry   |
| T9        | 9" Spanish Oak  |
| T10       | 6" Hackberry    |

NOTES:  
 1) BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" areas outside of the 500-year floodplain as shown on Community Panel Number 480824-0605 H of the Flood Insurance Rate Map prepared for City of Austin by the Federal Emergency Management Agency. Map Dated: Sept. 26, 2008

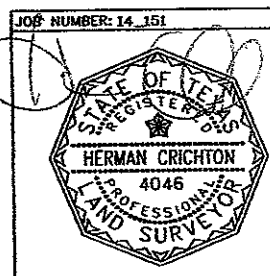
This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map.

This survey is copyright 2014 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy this survey except as is necessary in conjunction with this transaction only.

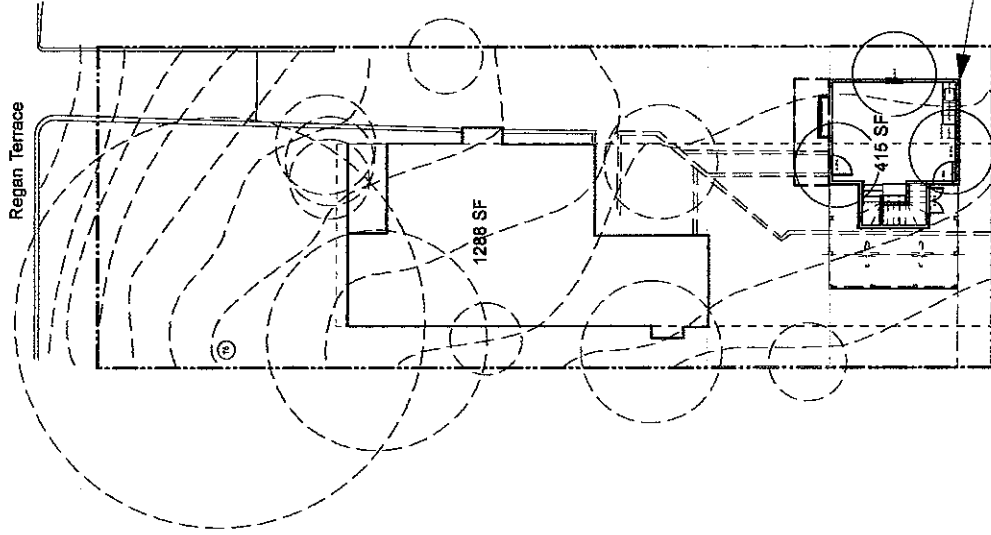
**CRICHTON**  
 AND ASSOCIATES INC.  
 LAND SURVEYORS

TBLS Firm # 101727-00  
 6448 East Highway 290  
 Suite B105  
 Austin, Texas 78723  
 (512) 244-3395  
 Orders@CrichtonandAssociates.com

- LEGEND
- 1/2" IRON PIN FOUND
  - 1/4" IRON PIN SET
  - △ NAIL FOUND
  - LIGHT POLE
  - LIGHT POLE
  - CONCRETE POLE
  - GUY WIRE
  - FIRE HYDRANT
  - WATER METER
  - SWATER VALVE
  - PVC RISER
  - GAS METER
  - SENSER CLEANOUT
  - UTILITY PEDESTAL
  - SANITARY SINKER MANHOLE
  - METRIC UTILITY MARKING SIGN
  - CONC. PAD WITH ELEC.
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DATE: May 9, 2014



**Building Coverage**  
 1st Floor Conditioned area: 1,288 sf  
 Existing house: 415 sf  
 Existing garage: 415 sf  
 New 2nd Floor: 415 sf  
 Covered Parking, deck  
 Patio: 0 sf  
 Total Building Area: 2,118 sf  
 Total lot area (from survey) 7,020 sf  
 Building Coverage: 30%  
 (Max Cover by code: 40%)

**Impervious Cover:**  
 Tl. horizontal area of covered  
 spaces: 2,668 sf  
 Total lot area (from survey) 7,020 sf  
 Impervious Cover: 38%  
 (Max by code: 45%)

**Floor Area Ratio**  
 First Floor: 1,703 sf  
 Second Floor (add'n @  
 garage) 415 sf  
 Tl. Gross Floor Area: 2,668 sf  
 Total lot area (from survey) 7,020 sf  
 FAR: 38%  
 (Max by code: --)

Remodel garage into new  
 studio. Existing foot print  
 to remain the same, plus  
 second floor

2 NEW SITE PLAN  
 A01 1" = 30 ft

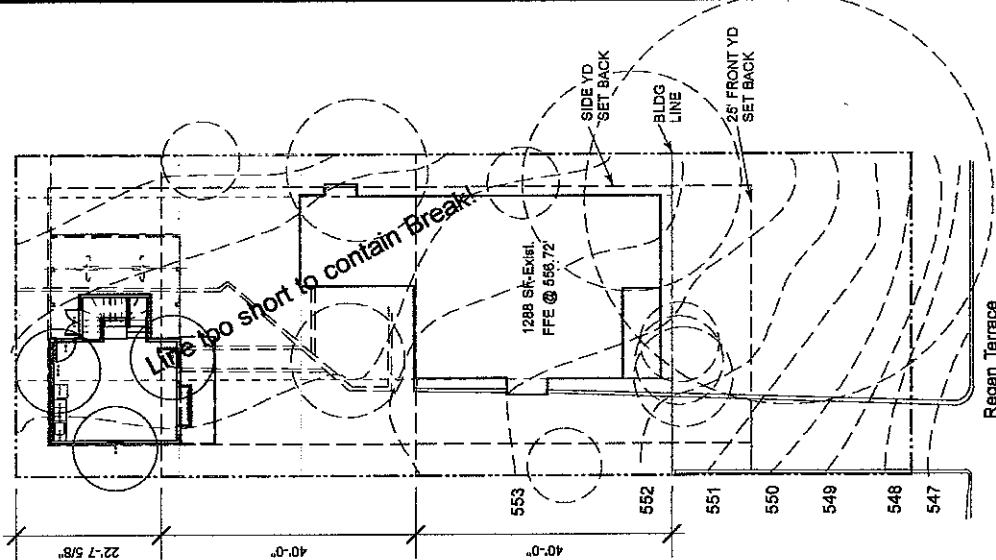


1009 REAGAN TERRACE  
 ATX. 78754

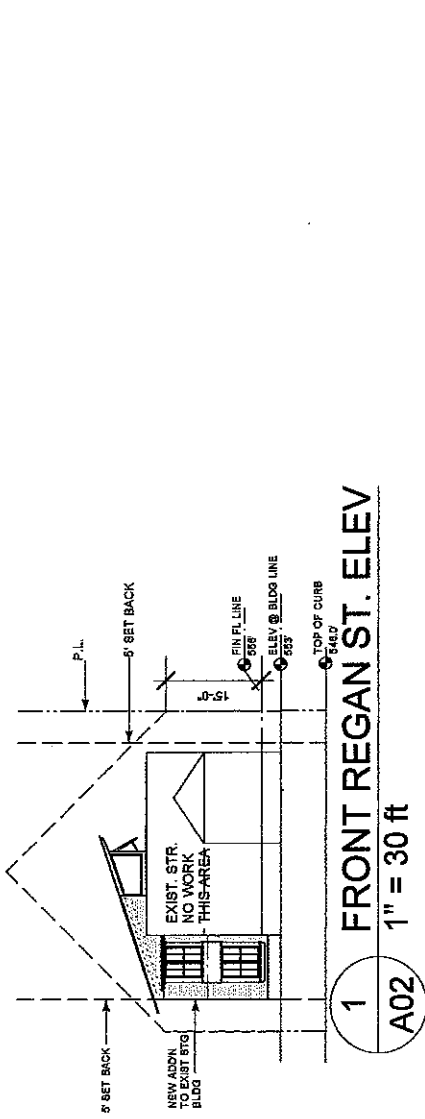
Bartholomew Company  
 Austin, Texas 78723  
 t:512/992-8282  
 e:Randy@BartholomewCo



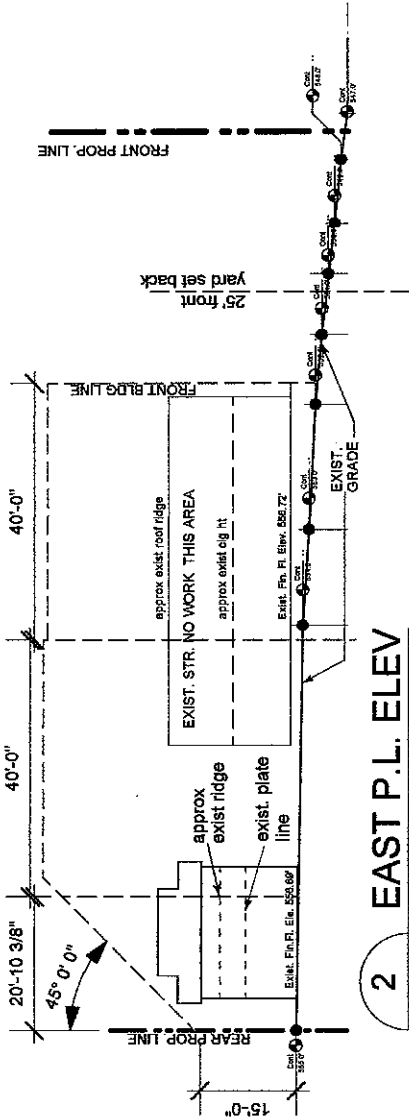
Date \_\_\_\_\_ Scale \_\_\_\_\_ SHEET NO. OF \_\_\_\_\_  
 Proj. No. \_\_\_\_\_ Drn. By \_\_\_\_\_ A01



3 NEW SITE PLAN  
A02 1" = 30 ft



1 FRONT REGAN ST. ELEV  
A02 1" = 30 ft



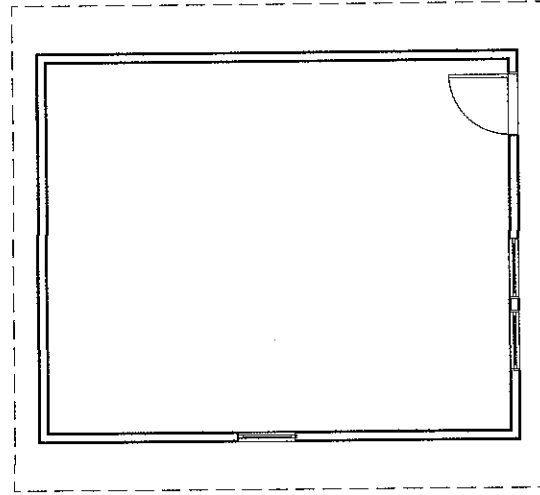
2 EAST P.L. ELEV  
A02 1" = 30 ft

1009 REAGAN TERRACE  
ATX. 78754

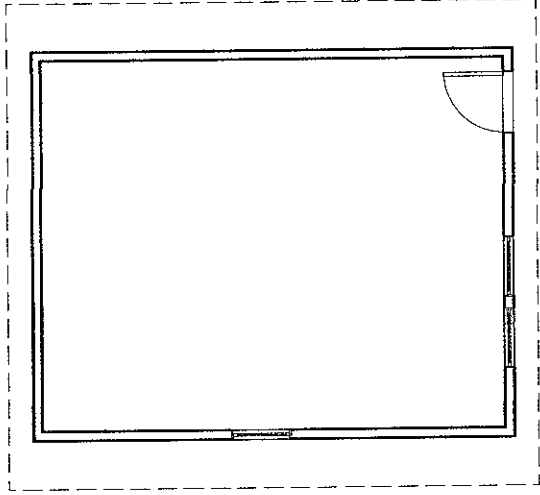
Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo



|           |         |              |
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| Date      | Scale   | SHEET NO. OF |
| Proj. No. | Drn. By | A02          |



1 FIRST FLOOR PLAN  
A03



2 SECOND FLOOR PLAN  
A03

1009 REAGAN TERRACE  
ATX. 78754

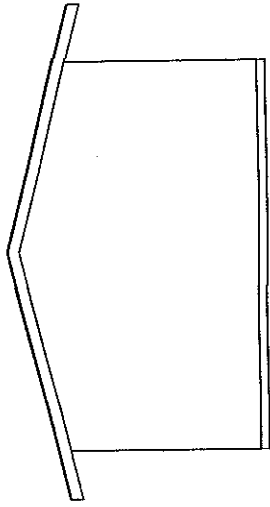


Bartholomew Company  
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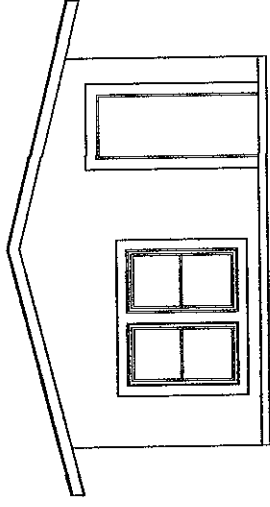
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Proj. No.  
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SHEET NO. OF  
A03

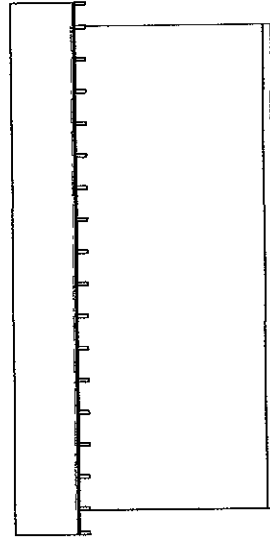




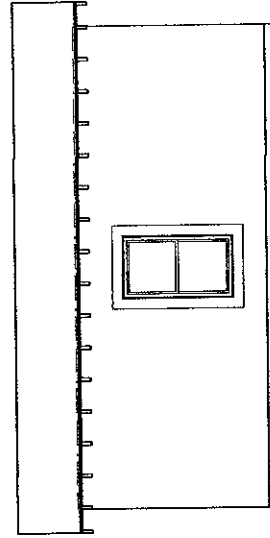
1 EXIST. ELEV. - SOUTH  
A04 1/8" = 1'-0"



2 EXIST. ELEV. - NORTH  
A04 1/8" = 1'-0"



3 EXIST. ELEV. - WEST  
A04 1/8" = 1'-0"



4 EXIST. ELEV. - EAST  
A04 1/8" = 1'-0"

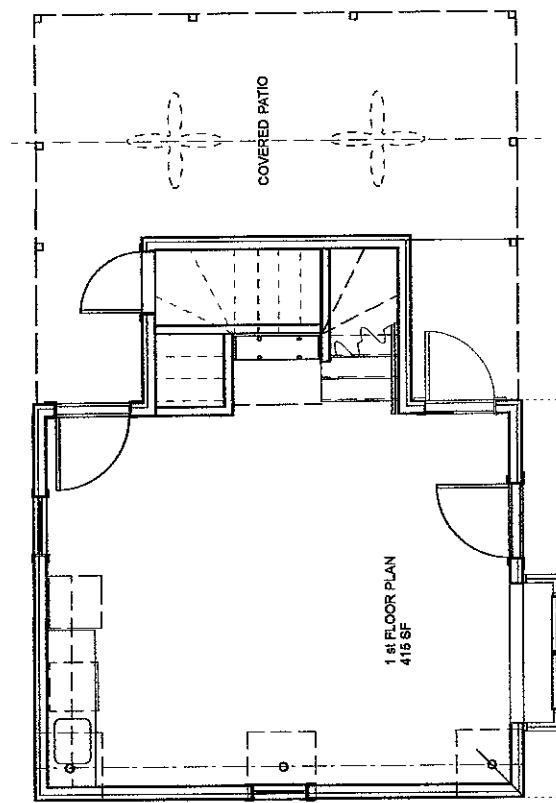
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Austin, Texas 78723  
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| Date      | Scale   | SHEET NO. OF |
| Proj. No. | Dwn. By |              |
|           |         | A04          |

PROPERTY LINE / FENCE LINE



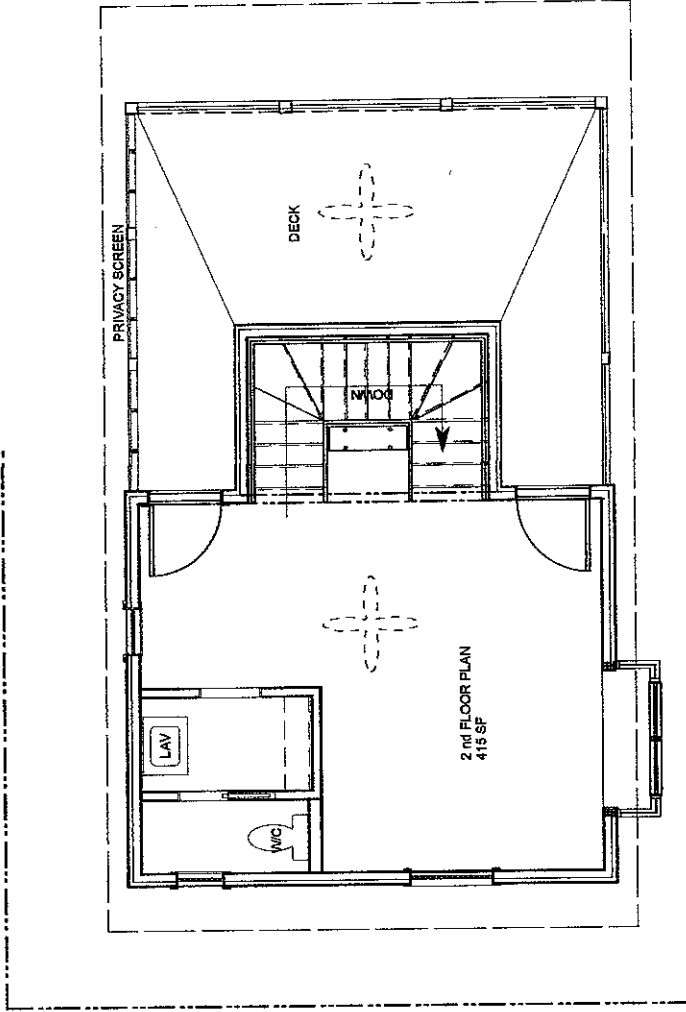
1 FIRST FLOOR PLAN  
A05 1/8" = 1'-0"

1009 REAGAN TERRACE  
ATX. 78754

Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
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|           |         |              |
|-----------|---------|--------------|
| Date      | Scale   | SHEET NO. OF |
| Proj. No. | Drn. By | A05          |



1 SECOND FLOOR PLAN  
A06 1/8" = 1'-0"

1009 REAGAN TERRACE  
ATX. 78754

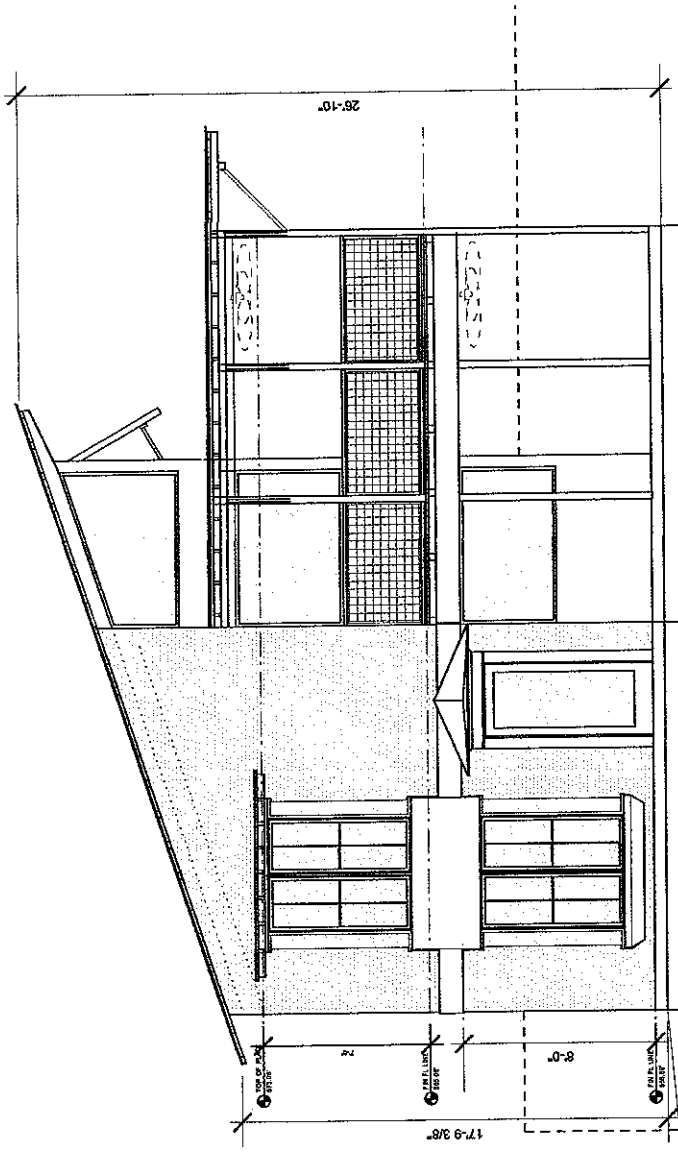
Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo



Date \_\_\_\_\_ Scale \_\_\_\_\_ SHEET NO. OF \_\_\_\_\_

A06

Proj. No. \_\_\_\_\_ Dwn. By \_\_\_\_\_



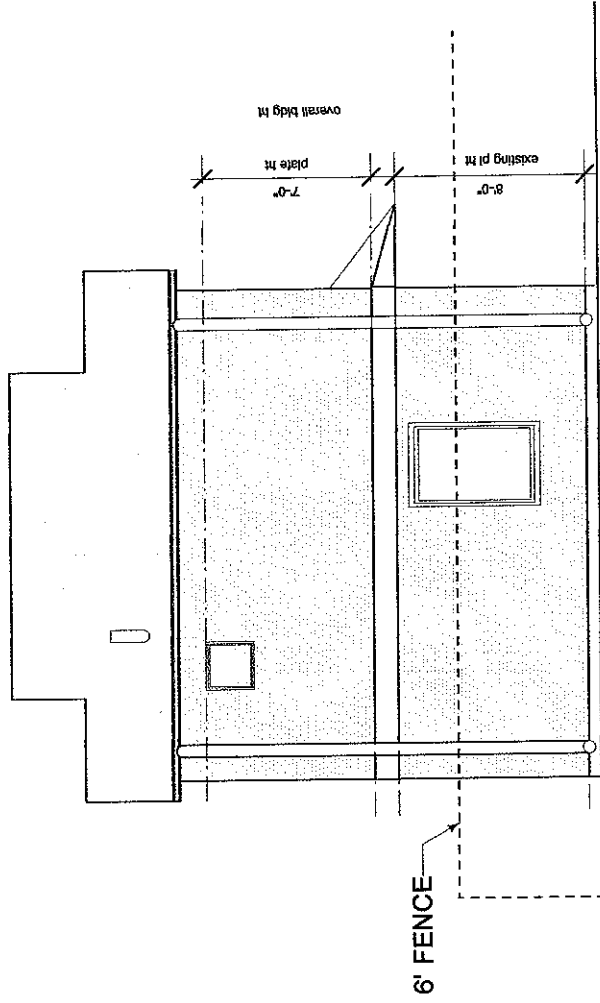
1 NORTH ELEVATION-FROM REAGAN  
 A07 1/8" = 1'-0"

1009 REAGAN TERRACE  
 ATX. 78754

Bartholomew Company  
 Austin, Texas 78723  
 t:512/992-8282  
 e:Randy@BartholomewCo



|           |         |              |
|-----------|---------|--------------|
| Date      | Scale   | SHEET NO. OF |
| Proj. No. | Drn. By | A07          |



1 EAST ELEVATION  
 A08 1/8" = 1'-0"

1009 REAGAN TERRACE  
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 Austin, Texas 78723  
 t:512/992-8282  
 e:Randy@BartholomewCo

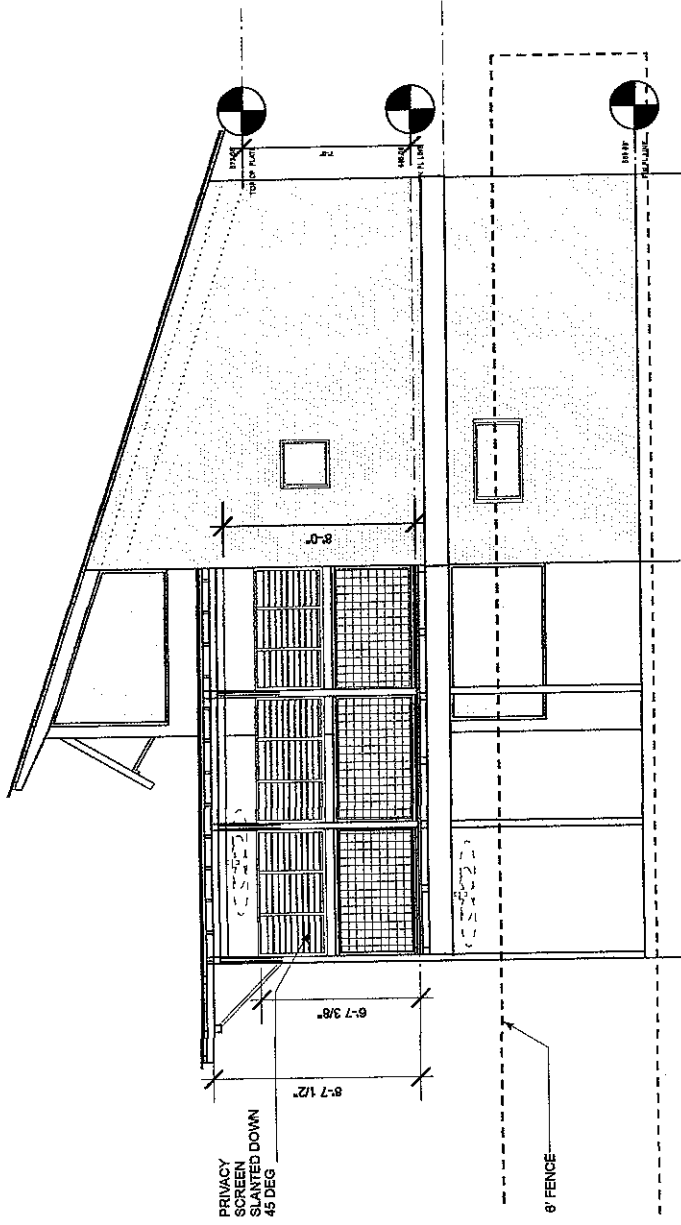


Date \_\_\_\_\_ Scale \_\_\_\_\_ SHEET NO. OF \_\_\_\_\_

A08

Drn. By \_\_\_\_\_

Proj. No. \_\_\_\_\_



1 SOUTH (REAR) ELEVATION

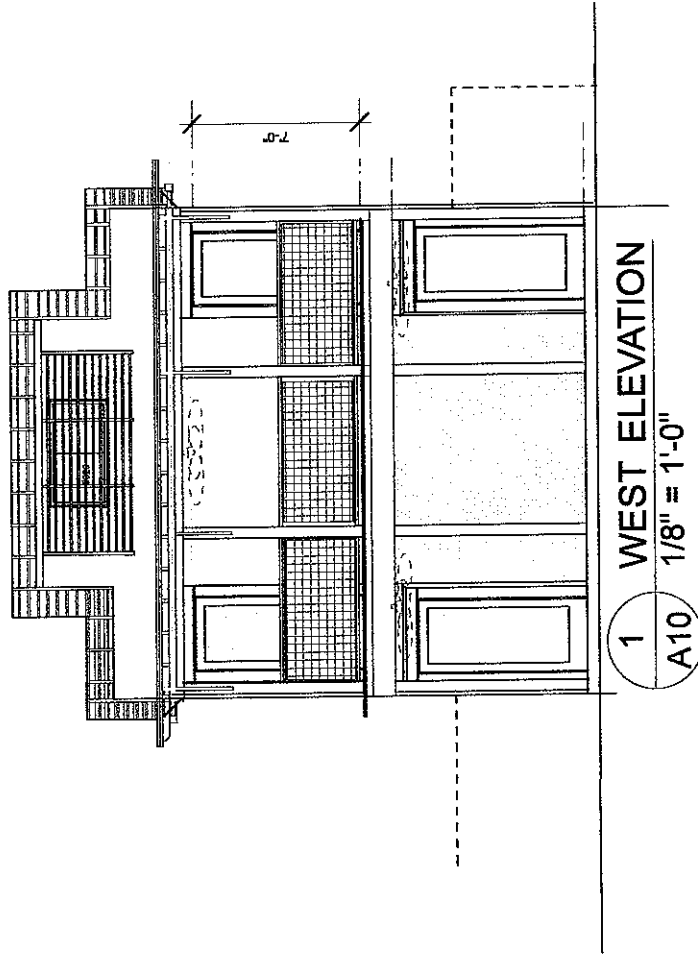
A09 1/8" = 1'-0"

1009 REAGAN TERRACE  
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Bartholomew Company  
Austin, Texas 78723  
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|           |         |              |
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| Date      | Scale   | SHEET NO. OF |
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1009 REAGAN TERRACE  
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t: 512/992-8282  
e: Randy@BartholomewCo

Date  
Proj. No.  
Scale  
Dm. By

SHEET NO. OF  
A10

C15-2014-0120

**Heldenfels, Leane**

---

**From:** Jean mather <~~jean.mather@gmail.com~~>  
**Sent:** Sunday, August 24, 2014 9:11 PM  
**To:** Heldenfels, Leane  
**Cc:** Kent SRCC; Marc Davis; Russell Fraser; David Swann; randy@bartholomew.co; Gretchen Otto  
**Subject:** 1009 Reagan Terrace

Dear Leane,

Please pass on this decision by the SRCC Zoning Committee to the Board of Adjustment.

Board of Adjustment  
City of Austin

The SRCC Zoning Committee met on August 21 with the Jacobs and their architect, Randy Bartholomew. They want to add a second story to an existing structure which extends 5 feet into the ten foot rear setback to create studio space for each of them.

The structure was built before the current setbacks were established. Their neighbor to the rear on Kenwood has a wide lot, his home is not directly behind this structure, and he doesn't object.

The Committee voted not to oppose this variance. This decision will be voted on by the general membership on September 1st, and will be passed on to the Board.

Jean Mather, Chair  
SRCC Zoning Committee