

Case 215-2014-0124
ROW# 11198948
TAX# 0223092116

**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: 5200 Bruning Ave, Austin, TX 78751

LEGAL DESCRIPTION: Subdivision – The Highlands Lot(s) 30 Block 21 Outlot

Division I/We on behalf of myself/ourselves as authorized agent for

Kelly Handran affirm that on August 5,

2014, 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)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

New 2379 sf two-story residence on a non-conforming lot according to LDC 25-1-22.

in a SF-3-NP district. (North Loop)
(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:
The irregular triangular shape of the lot does not conform to the 50-foot minimum width measured at 25-feet and 75-feet from the front yard property line.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
This lot is deemed unbuildable unless the variance is granted. The lot is currently occupied by a one-story residence in poor condition.

(b) The hardship is not general to the area in which the property is located because:
All adjacent properties are rectangular in shape or meet the minimum lot width requirements.

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 variance will allow a new residence to be built in place of an old residence.

The proposed residence conforms to Subchapter F, zoning and setback requirements.

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:
no parking variances are requested.

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 1401 E. 7th st _____

City, State & Zip Austin, TX 78702

Printed Cindy Black Phone 512-472-2826 Date Aug 5, 2014

info@rickandcindy.net




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 *Kelly Handran* Mail Address 5200 Bruning Ave

City, State & Zip Austin, TX 78751

Printed Kelly Handran Phone 512-663-8737 Date Aug 5, 2014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0124
 Address: 5200 BRUNING AVE



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.

1" = 200'

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.

CVS-2014-0124



Northfield Neighborhood Association

August 25, 2014

Board of Adjustments
Planning and Development Review Department
One Texas Center
505 Barton Springs Rd
Austin, TX 78704

To the members of the Board of Adjustment,

My name is Michael Wong and I am the president of the Northfield Neighborhood Association. I am writing on behalf of our neighborhood association to express our support for a variance request regarding the property at 5200 Bruning.

The owners, Kelly Handran and Julie Szabla, are requesting an exception to the minimum 50' lot width for the purposes of building a new single family residence on this irregular shaped lot. Currently there is a non-historic 864 sq. ft. house (constructed in 1947) that is in poor condition, slated for demolition.

Julie visited our neighborhood association on August 4, 2014 to describe the issue to us. A quorum of association members attended the meeting and voted unanimously to support their request. The project is in keeping with the character of the neighborhood, as well as the character of the current structure. Additionally, the use that the variance request would engender is analogous to the small lot amnesty with which the North Loop Planning team chosen to opt in.

Should there be any questions, please feel free to contact me.

Sincerely,

Michael Wong
President, Northfield Neighborhood Association

seifuwong@yahoo.com
(512)944-6370

August 25, 2014

Director of Planning and Development Review
Members of the Board of Adjustment
Attn: Leane Heldenfels
City of Austin Planning and Development Review Department
One Texas Center
505 Barton Springs Rd
Austin, TX 78704

Re: 5200 Bruning Avenue -- 2014-053677 PR

Dear Director and Members of the Board of Adjustment:

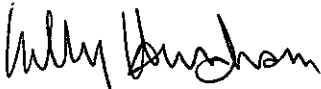
My name is Kelly Handran, and I am the owner of the property located at 5200 Bruning Avenue. I am requesting a variance from the minimum lot width requirements per LDC 25-1-22 so that I may build a new single family residence on the lot. The current house, originally built in 1947, is in poor condition and has been approved for demolition.

Due to the irregular trapezoidal shape of this corner lot, the 50-foot minimum lot width is not attainable when measuring at the front setback line and at a distance of 50 feet to the rear of the front setback line as contemplated by LDC § 25-1-22. By all other standards, the lot conforms to all requirements of the Land Development Code. Daniel Word, the Principal Planner of the Residential Review Department, has confirmed that the front lot line will abut Martin Avenue, and we understand that staff will support this determination.

My partner and I plan to build a 2070 sq. ft. house on this 6308 sq. ft. lot in full compliance with Subchapter F, building coverage, and floor-to-area guidelines. If, however, we are not granted the requested variance, then we will be unable to build any structure on this lot. The irregular shape, therefore, has created a hardship that, in the absence of a variance, would prevent us from developing the lot. We have met with the Northfield Neighborhood Association, as well as several of our surrounding neighbors, and we have received overwhelming and unanimous support for the requested variance.

Thank you very much for your consideration.

Sincerely,



Kelly Handran



Northfield Neighborhood Association

August 25, 2014

Board of Adjustments
Planning and Development Review Department
One Texas Center
505 Barton Springs Rd
Austin, TX 78704

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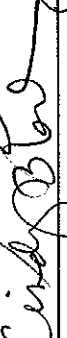

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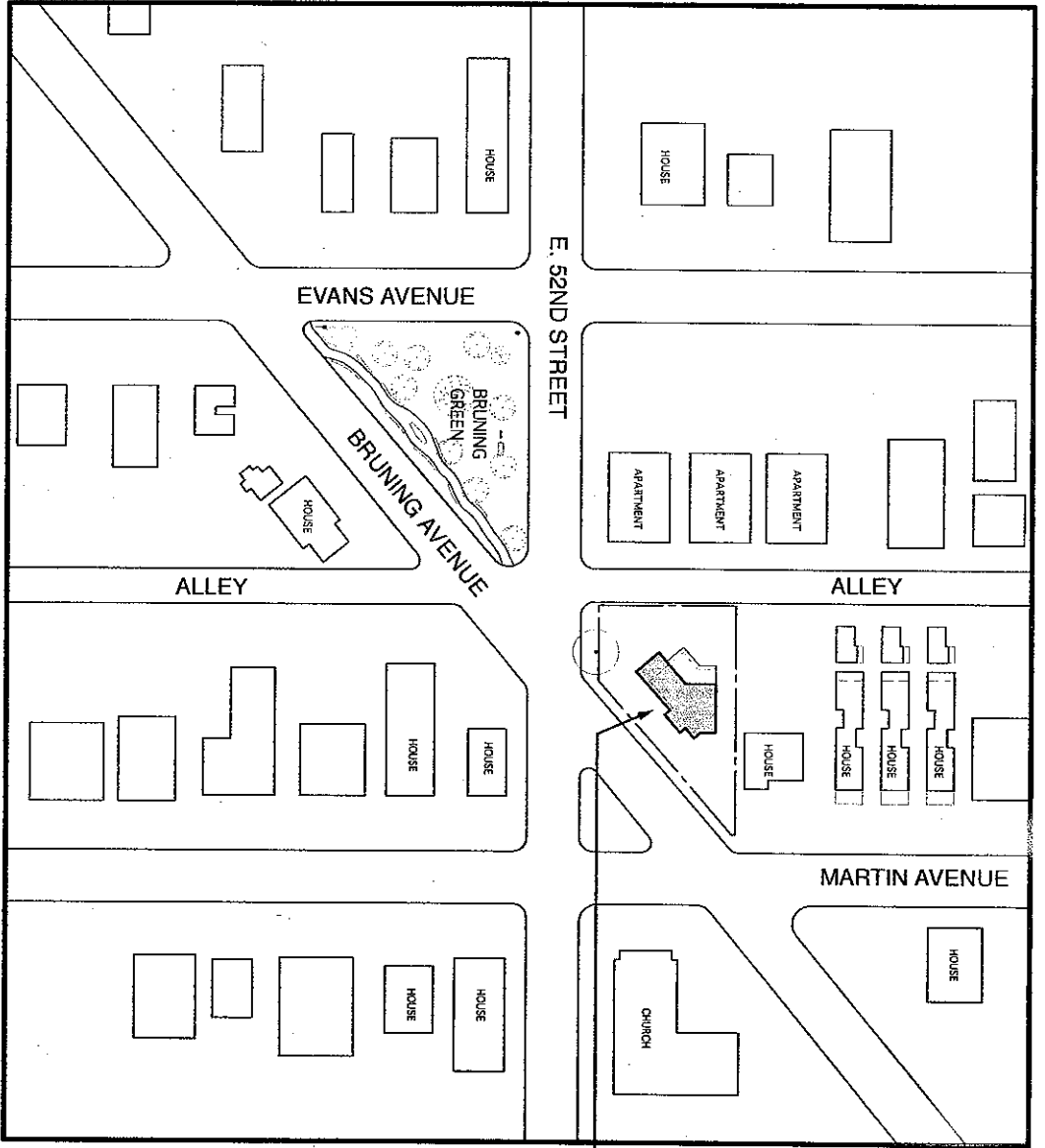
Sincerely,

Michael Wong
President, Northfield Neighborhood Association

seifuwong@yahoo.com
(512)944-6370

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

Property Owner Name (Printed)	Address	Signature
Teresa J. Anderson	5205 Martin Ave, Austin, TX 78737	
David Whitworth	5204 A, B, C, Martin	
Alissa Dyal	5206 Martin Ave	
Donna Boyter	5125 Bruning Ave	
Alfonso Rabago	5203 Martin Ave	
Cindy Black	5109 Evans Ave	
Alexis Puchek	5107 Evans Ave	



VICINITY MAP

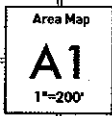


ISSUED FOR BOA REVIEW AUGUST 27, 2014

These documents are for interim review and are not intended for bidding, permit, or construction purposes.

rick=cindy black ARCHITECTS

1401 E. 7th Street Austin, TX 78702 512.472.2826 info@rickandcindy.net



A NEW RESIDENCE FOR HANDRAN / SZABLA

5200 Bruning Avenue Austin, TX 78751

ALLEY

existing house
to be removed

REAR YARD SETBACK: 10- FEET

PARKING

PARKING

STREET SIDE YARD
SETBACK: 15- FEET

PORCH

NEW TWO-STORY HOUSE

SIDE YARD SETBACK: 5- FEET

STREET SIDE YARD SETBACK: 15- FEET

HOUSE

NEW CURB / GUTTER

BRUNING AVENUE

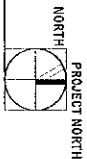
NEW 5' SIDEWALK

FRONT YARD
SETBACK:
25- FEET

MARTIN AVE.

E. 52ND STREET

1 SITE PLAN / LEVEL ONE FOOTPRINT
A2 SCALE: 1" = 10'



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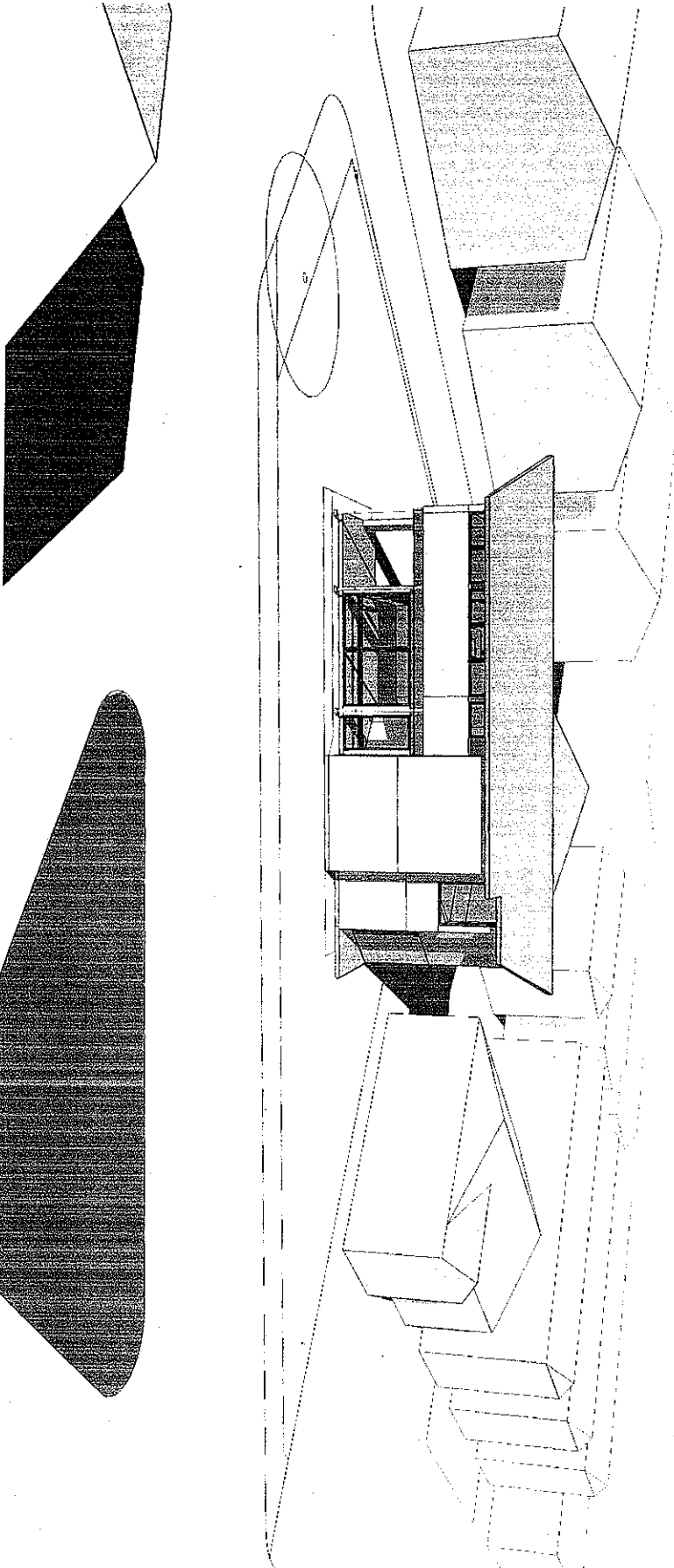
Site Plan
A2
1"=10'

A NEW RESIDENCE FOR
HANDRAN / SZABLA

5200 Bruning Avenue
Austin, TX 78751

ISSUED FOR BOA REVIEW AUGUST 27, 2014
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VIEW OF BUILDING AT BRUNING AVENUE EDGE



ISSUED FOR BOA REVIEW AUGUST 27, 2014
These documents are for interim review and are not intended for bidding, permit, or construction purposes.

rick+cindyblack
ARCHITECTS

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Austin, TX 78702 info@rickandcindy.net

Rendering
A3
not to scale

A NEW RESIDENCE FOR
HANDRAN / SZABLA

5200 Bruning Avenue
Austin, TX 78751

