

ements and the setback requirements set forth in the Austin City Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. If your request is for a reduction in setbacks or height limits, then you must receive approval from Austin Energy by contacting Eben Kellogg at (512)322-6050 or email eben.kellogg@austinenergy.com.

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 512-974-2580.

If you need assistance completing this application (general inquiries only) please contact Leane Heldenfels (leana.heldenfels@austintexas.gov), (512) 974-2202; 505 Barton Springs Road, 1st Floor, Development Assistance Center (One Texas Center).

CASE# C15-2014-014

ROW#

TAX#

**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: 3404 Rivercrest

LEGAL DESCRIPTION: Subdivision – Resub of Lots 30-32 and 36-39, Blk A, Rivercrest

Addn. Sect 2 Lot(s) 39A Block A Outlot

Division I/We Jared Lynn Hillard on behalf of myself/ourselves as

authorized agent for

affirm that on 8/27, 14

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:

NA

Special Exception

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

NA

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

NA

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.

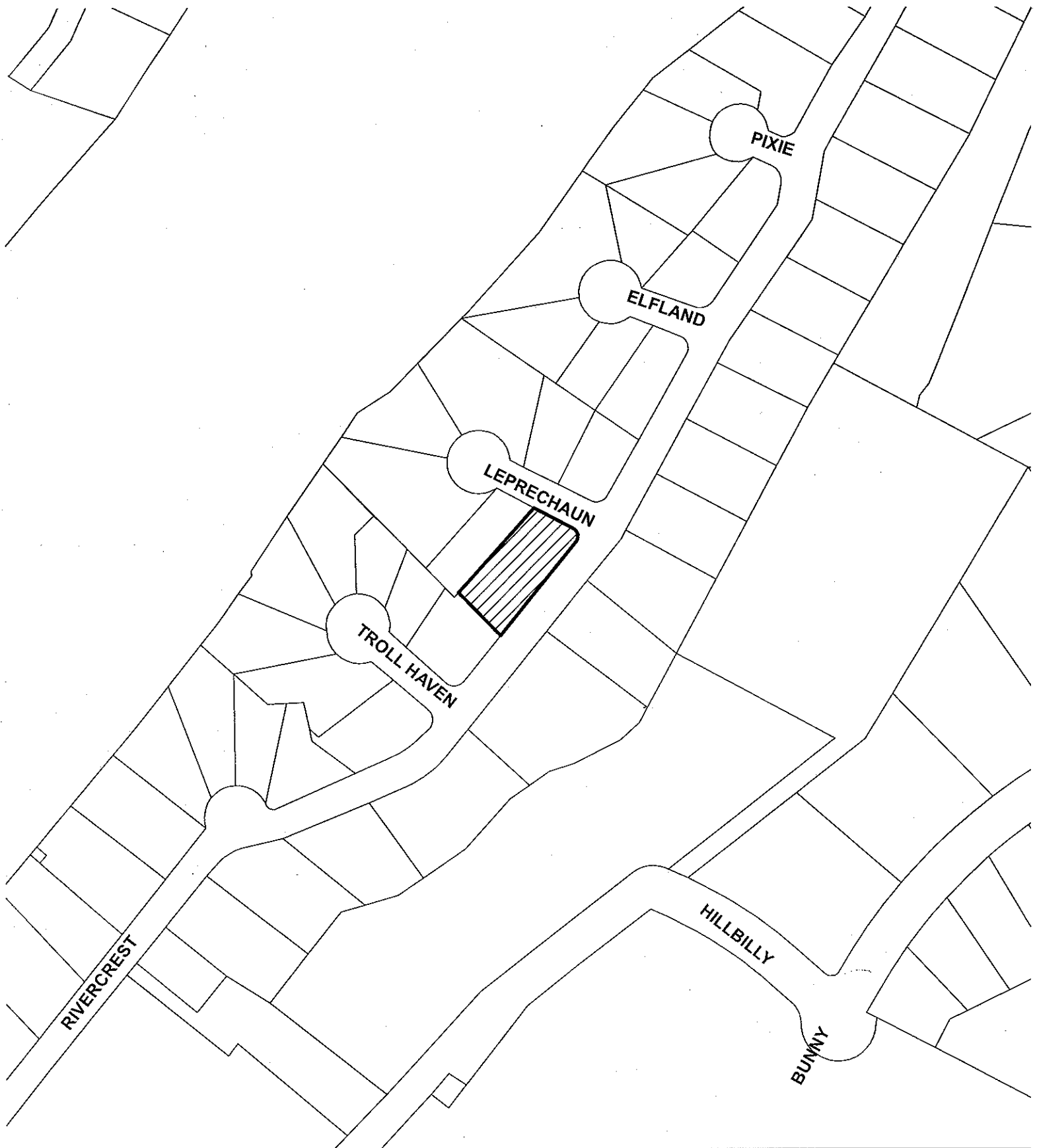
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Yupri Holland Mail Address 3404 Rivercrest Drive

City, State & Zip Austin TX 78746

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 Jared Holland Mail Address 3404 Rivercrest Drive
City, State & Zip Austin TX 78746
Printed Jared Lynn Holland Phone 512-944-2526 Date 8/27/14



SUBJECT TRACT

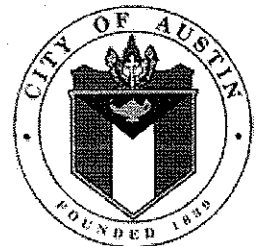


PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0114
Address: 3404 RIVERCREST DR



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.

1" = 200'

FIELD WORK	10/30	07/28/19
CALCULATIONS	10/30	07/28/19
DRAFTING	10/30	07/28/19
CORRECTIONS	10/30	07/28/19

015-2014-00000114
~~0000~~

I, ALLAN SALLIE, owner of 6703 Leprechaun Drive, take no issue with the section of the fence separating my property from 3404 Rivercrest Drive, nor do I have an issue with the shed on the property. I feel that the fence provides a much needed benefit to my children's safety, as 3404 rivercrest has a pool and the original 4 foot tall fence separating the property lines would make the fence between us easily scaleable were it shorter. I would also like the committee to consider that due to the elevation difference between the two houses, the fence at 10 feet tall provides the same amount of privacy coverage that a 6 foot tall fence would were the houses on level ground. I have tried growing vegetation to provide privacy in this area however nothing has survived as the area's coverage allows for very little sunlight.

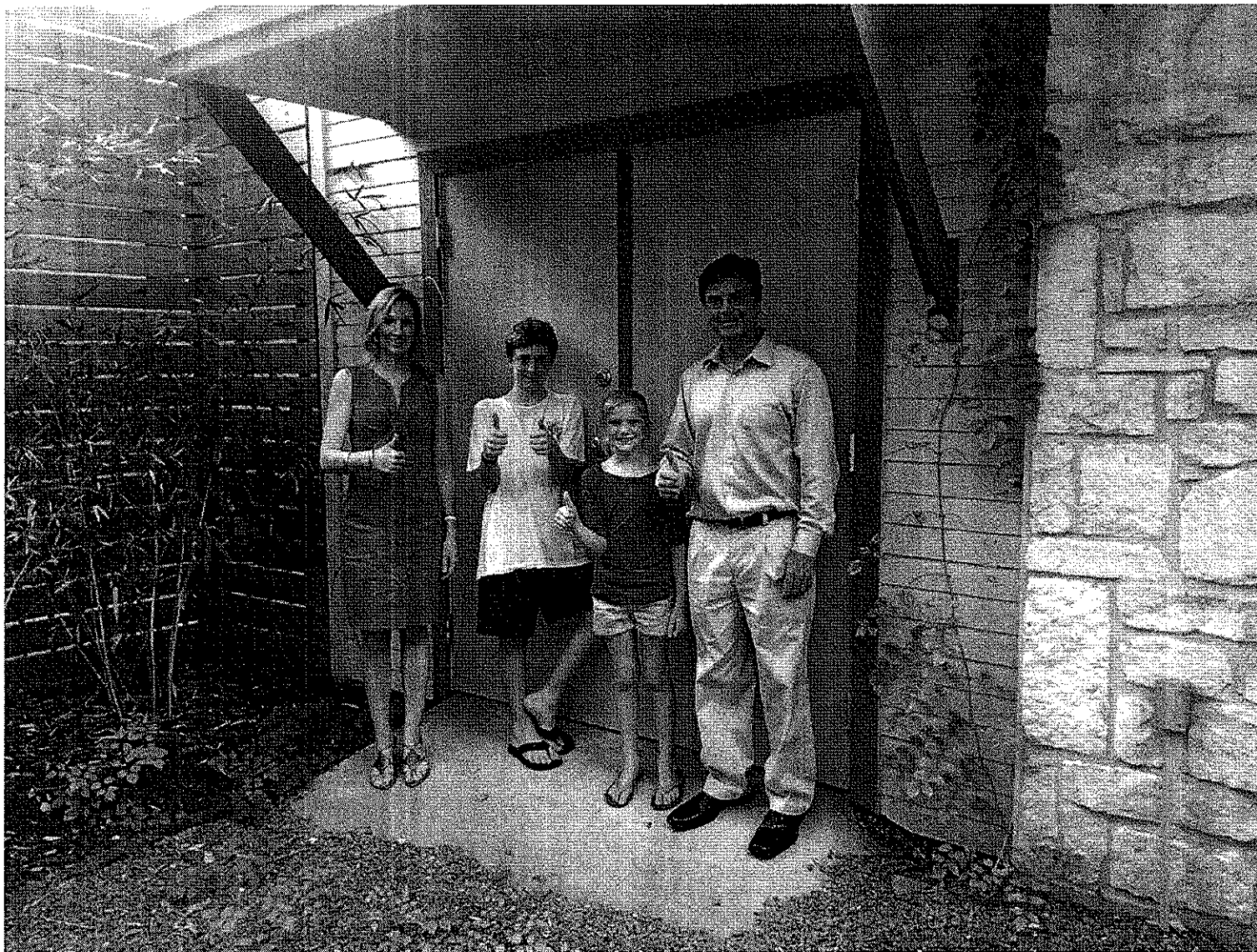
As for the shed, I have lived at the property in question for 13 years and the shed has been in existence for this entire time. It's proximity to my property has not been a problem over this period nor is it one now.

Printed Name ALLAN SALLIE

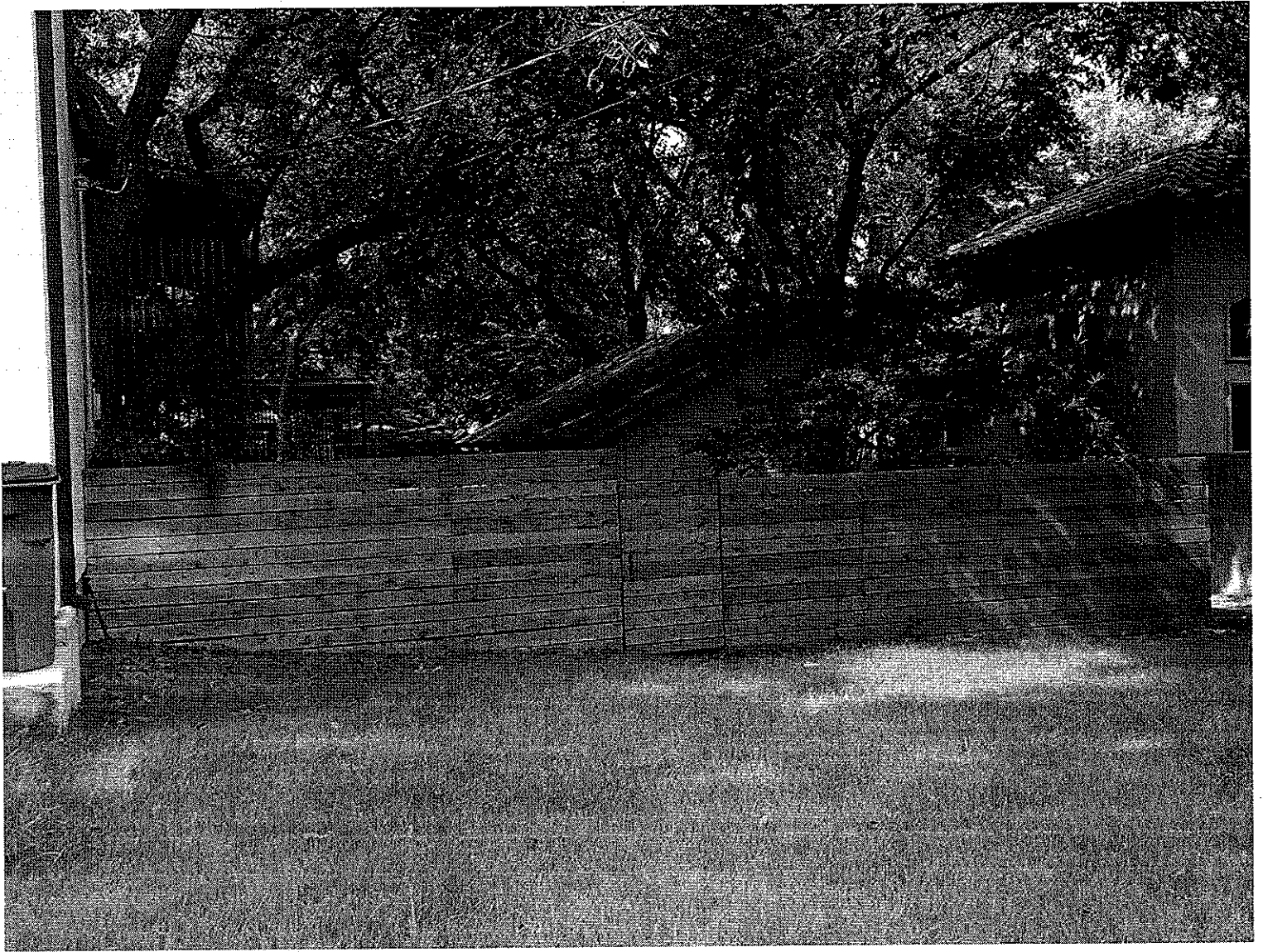
Signed ALLAN L. SALLIE

Date 8/26/14

Address 6703 LEPRECHAUN DR.



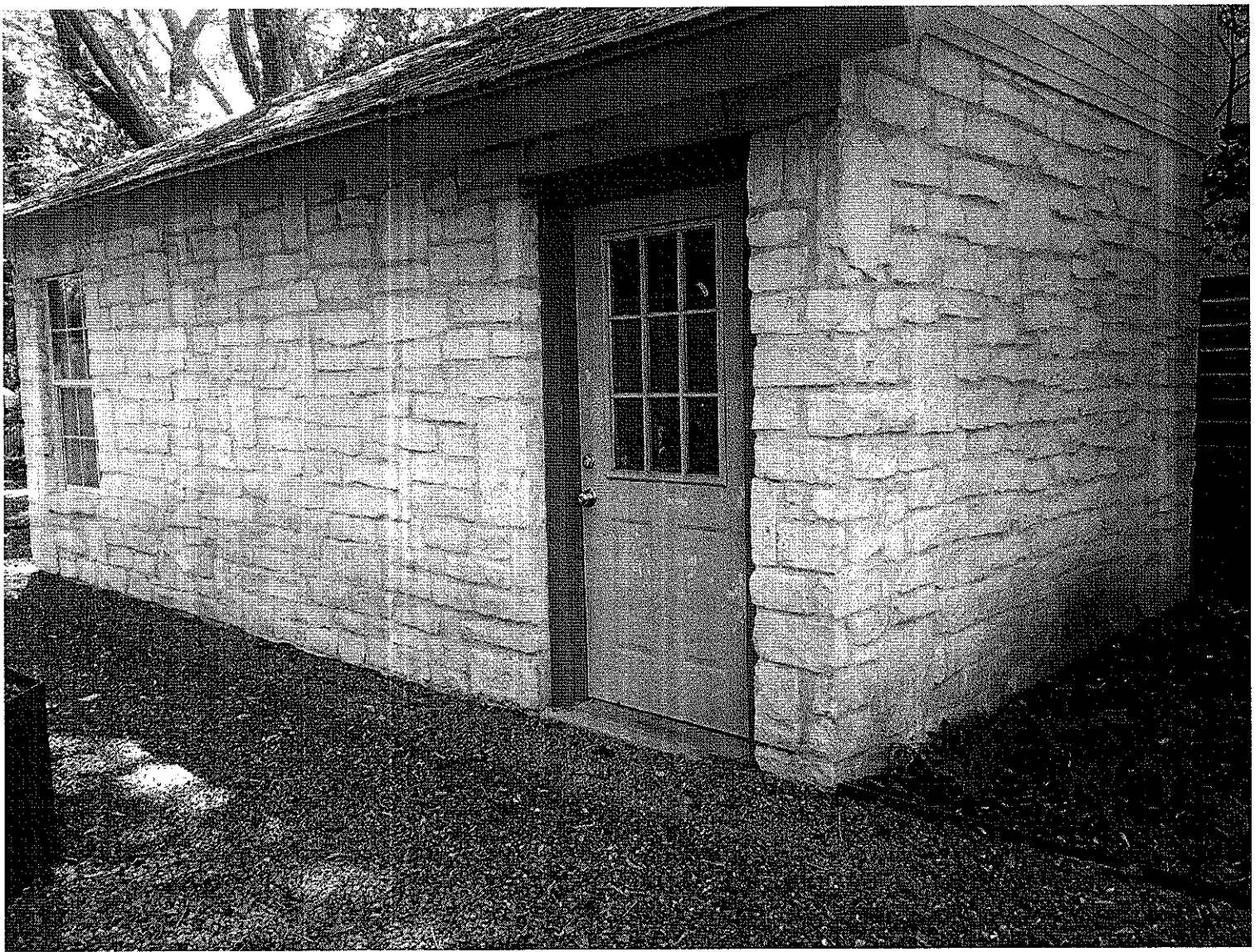
C15-2014-0114



C15-2014-0114



C19-2014-0114



C15-2014-0114

I, Terry Hansen installed the on site sewage facility at 3404 Rivercrest drive for Mr. Holland after he purchased the house almost 3 years ago. I installed the system at a cost of over \$20,000 with the current plans in mind. It has been inspected 3 times and finalized by the city.

It is my strong recommendation that demolition of the shed does not occur due to the following reasons. The shed is only accessible by going over the drainage field of the septic system. Were trucks, tractors, or demo equipment to be used to take out the shed, I feel that this would almost guarantee destruction of the OSSF and Mr. Holland would be forced to go through another set of plans and permitting in order to install another system at cost of over \$20,000.

Had I known that demolition of the shed would be required the septic would have not have been installed as is.

Signature

Terry Hansen

Date

8/27/14

C15-2014-0114
0114
0114
Heldenfels, Leane

From: Ann Ro [REDACTED]
Sent: Monday, August 25, 2014 9:58 PM
To: Heldenfels, Leane
Cc: cathy@austin.rr.com
Subject: 3404 Rivercrest

Leane,

Hi I got your name and contact information from my neighbor Cathy Romano. I wanted to write about the shed and 10 foot fence at 3404 Rivercrest. I would prefer that the city require that the shed be removed. As you know that house has had many, many building codes violations.

The shed should never have been built. It would never have been approved by the city or the neighbors if it hadn't just appeared at some point.

Adding a 10 foot fence to that property is also a problem. I understand that both home owners approve but what happens when they sell and move? The neighborhood ends up with a fence that is against our codes.

I would prefer that the shed be removed if they keep the fence. I would also prefer that the fence be only 8 feet not 10. However my first priority is removing the shed. It adds to the impervious cover and should never have been built.

Thank you for taking comments on the project. When is the hearing or final decision?

Sincerely,
Ann Roe
2902 Rivercrest

Sent from my iPad

SHED VARIANCE REQUEST REASONS

1. Prior existence- As arial photos prove the shed has been in existence since at least 2003. (the 1997 overhead was too shadowy to distinguish)

The Purcell's next door say it has been there for the 13-years they've lived there.

My neighborhood association says the shed may have went up sometime in the early 90's. Making it around 20 years old.

People had 20 years to express a grievance with the shed and did not.

The city has had the last 3 years that I've owned the property to say something and did not.

I purchased the property with the fact that I liked the look of the shed and it's beneficial storage capacity in mind.

2. My remodel -

In the 3 years that I have owned the property I have made substantial improvements to the landscaping with the shed as a fixture. My impervious cover rules have been followed with the shed in mind and I need it for storage. I did no work on the shed as I liked its function. Had I known I might have to tear the shed down it would've changed the project entirely based around what I wanted done. Now three years later I've already made changes I am limited in opportunity to do something in terms of storage going forward. Not to mention the difficulty in finding something to aesthetically match my house

3. Lack of impediment to neighbors-

The shed sits tucked away between two houses on a street that dead ends with a total of 7 houses within viewing distance.

4. Issues with Demo

-The shed is made of rock and is on a concrete slab.

- TREE

—There is a large pecan tree that sits behind the shed and drapes over it. Were we to demo the property it would put the tree, and neighboring property which it hangs over, at risk.

-Septic Field

The shed sits just past my septic system. The only access to demo the shed is by traveling over my OSSF. During the remodel I spent \$20,000 dollars on a new system. I have a provided a letter from my installer saying that demo equipment should not travel over my septic field. Were the shed to be demolished, it would almost certainly ruin my system, causing me to have to install a new one at a cost greater than \$20,000.

5. Cost of Changes.

-My builder estimated the cost of building a similar shed at around 30,000 dollars. Being that I might not be able to build a new one I would say this could hurt my property value an amount even greater than \$50,000 dollars.

-The cost of a demo could be substantial. Were the septic field disrupted, I'm looking at possibly \$25,000 dollars to install a new one. Plus the actual demo itself could cost between \$5-10 k. When you add this to the value of the property you're looking at a cost to me between 75 and 85 thousand dollars. All of this for a shed that no one had any issue with for 20 years and that wasn't brought to light for me as an issue for the prior three years I owned the property.

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County



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CITY OF AUSTIN DEVELOPMENT WLB MAP 1997

Legend

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