

CASE# C15-2014-0130  
ROW# 11214412  
TAX# 0302030624

**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: 1325 Bonham Terrace

LEGAL DESCRIPTION: Subdivision - Travis Heights

Lot(s) 10 Block 47 Outlot \_\_\_\_\_ Division \_\_\_\_\_

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

Ann Gatlin & Dorr Scherz affirm that on Aug 7, 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

LDC 25-2-1603 - to pave existing driveway

LDC 25-2-1604 - to enable the construction of a parking structure to provide

parking for a future home on this lot. This lot is currently used for  
parking for the home on lot 9. This lot is being developed and then sold.

in a SF-3-NP, South River City 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:  
It is not possible to provide the required parking spaces for a home on this lot  
if the zoning regulations are followed.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: *impossible*  
Both the slope of the lot and the critical root zones of the protected trees make having the required parking spaces behind the facade of the home. The lot is too narrow to have the spaces even with the facade and only 50% of the width.  
  
(b) The hardship is not general to the area in which the property is located because:  
Not all lots are as steeply sloped and not all lots have as much of the lot covered by the critical root zones of the protected trees.

**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:  
Like with other sloped/treed lots in the area, the parking will be as far back as possible.

**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:

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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:

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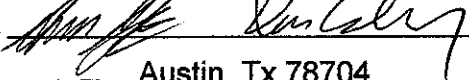
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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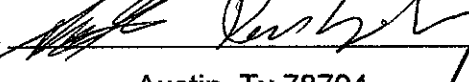
**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**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 1327 Bonham Terrace  
City, State & Zip Austin, Tx 78704




Printed Ann Gatlin & Dorr Scherz Phone 512-444-6459 Date Aug 7, 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 1327 Bonham Terrace  
City, State & Zip Austin, Tx 78704

Printed Ann Gatlin & Dorr Scherz Phone 512-444-6459 Date 8-7-2014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0130  
 Address: 1325 BONHAM 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.

**Heldenfels, Leane**

**To:** ~~dscherz@austinrr.com~~  
**Subject:** RE: BOA variances for 1327 and 1325 Bonham Terrace

Got it and will include in the Board's packet.  
Take care,  
Leane

-----Original Message-----

**From:** ~~dscherz@austinrr.com~~ (<mailto:dscherz@austinrr.com>)  
**Sent:** Wednesday, October 01, 2014 9:08 AM  
**To:** Heldenfels, Leane  
**Subject:** Re: BOA variances for 1327 and 1325 Bonham Terrace

Leane,

Attached are the 3 pages of support from the property owners on this block, including the through lots with addresses on Kenwood. For the owners who live here, I'm still shy 1 signature, but wanted to go ahead and get these to you today.

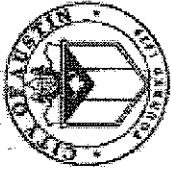
We met with the neighborhood association's planning and zoning subcommittee yesterday. Below is their recommendation to the association, which will hold their monthly meeting next week.

Regards,

Ann Gatlin

----- Marc Davis <[marc.davis@gmail.com](mailto:marc.davis@gmail.com)> wrote:

- > Ann and Dorr,
- >
- > Thank you for coming by today and answering questions about your
- > variance applications. Your extensive documentation, the history you
- > presented, and the effort you went through to gather support from your
- > neighbors were all greatly appreciated by our team. This made it much
- > easier to discuss and vote on the issue.
- >
- > The committee took all of this into consideration and voted to "not oppose"
- > your variance applications. We will bring this to a vote at SRCC's
- > Monday meeting on 10/6 for a general membership vote and, if approved,
- > we will send a letter stating our non-opposition to the Board of
- > Adjustments directly afterward.
- >
- > Let us know if you have any questions.
- >
- > Thanks,
- > Marc Davis
- >



Don Scherz and Ann Gattin are <sup>25-R-1603</sup> applying for a variance from the Board of Adjustment regarding Section 25-2-10 of the Land Development Code.



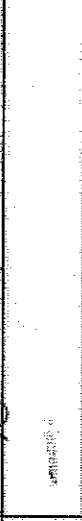

The variance would allow me the ability to pave and expand current unpaved driveway and provide parking in front of structures for both 1325d 1327 Bonham Ter

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

| Property Owner Name<br>(Printed)             | Address         | Signature      |
|--|-----------------|----------------|
| Don Priest - (Cedar Creek Tr)                | 1300 Bonham Ter | -              |
| David Sokimani - (Brehobian Dr Austin 78728) | 1301 Bonham Ter | -              |
| Sarah & Schifano                             | 1303 Bonham Ter | Sarah Schifano |
| Kimberly Dudley (Ransom Ave 78756)           | 1304 Bonham Ter | -              |
| Nedra Baldori                                | 1305 Bonham Ter | Nedra Baldori  |
| Matthew Boyda                                | 1306 Bonham Ter | -              |
| Claudia Boles                                | 1307 Bonham Ter | Claudia Boles  |

rental  
rental  
rental  
under construction

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

| Property Owner Name<br>(Printed)           | Address                  | Signature   |
|--|--------------------------|---|
| 130 Christopher Boyd<br>Melanie Boyd       | 1309 Bonham Ter          | C. Boyd   |
| William McHale<br>Sherry McHale            | 1311 Bonham Ter          | William R. McHale   |
| Phillip Reed<br>Lois Kim                   | 1313 Bonham Ter          | Phillip Reed  |
| Karen Rothwald                             | 1315 Bonham Ter          |    |
| Kelly Hines<br>Dean Almy                   | 1314 Bonham Ter          |    |
| Lara Griebel                               | 1316 Bonham Ter          | Lara Griebel  |
| Marco Machefts                             | 1317 Bonham Ter          | Marco Machefts  |
| Matthew Raab<br>Sienna Brock               | 1319 Bonham Ter          | Matthew Raab<br>Sienna Brock  |
| Self Henderson (will take gift)<br>(attab) | 1318 Bonham Ter          |   |
| Stephen Fennis<br>Engrid Ristrop           | 1321 Bonham Ter          | Stephen C. Ennis  |
| Terry Childress                            | 1329 Bonham Ter          | Terry Childress   |
| Ters Hubbeling                             | 1331 1/2 Bonham Ter      |  |
| William Moore<br>Nancy                     | 1331 Bonham Ter<br>41335 | William Moore   |

rental

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

| Property Owner Name<br>(Printed) | Address         | Signature   |
|----------------------------------|-----------------|-------------|
| Rachel Gagne<br>Marrie Schallman | 1333 Bonham Ter | [Signature] |
| Michael Hilde<br>Ampia Cheng     | 1336 Bonham Ter | [Signature] |
| Sara Hedgepeth<br>Gary Price     | 1339 Bonham Ter | [Signature] |
| Brooks & Barbara<br>Mullen       | 1311 Kenwood    | [Signature] |
| Tracy Mandez                     | 1313 Kenwood    | [Signature] |
| Bruce Carfs                      | 1315 Kenwood    | [Signature] |
| Daniel Lowell<br>Eiko Lowell     | 1317 Kenwood    | [Signature] |
|                                  |                 |             |
|                                  |                 |             |
|                                  |                 |             |
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|                                  |                 |             |
|                                  |                 |             |



C15-2014-01301

**1325 Bonham Terrace parking placement variance request.**



Above (left and right): Only buildable area on 1325 due to protected trees and slope. Currently is parking for 1327.



Above (left): view of current drive and proposed location of new house as seen from the street. Above (right): view of slope to back yard behind proposed location of new house.



ANTERORA AR  
Architecture + Planning  
200 East Live Oak St. |  
P: 512-462-1448 | www.  
ARCHITECTURE

A NEW RESH  
1325 BC  
TERR

CONSULT

PRELIMINARY  
PLEASE NO  
DRAWINGS ARE  
THESE DRAWING  
FOR REGULATORY  
PERMITTING  
PURPOSES OF C

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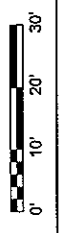
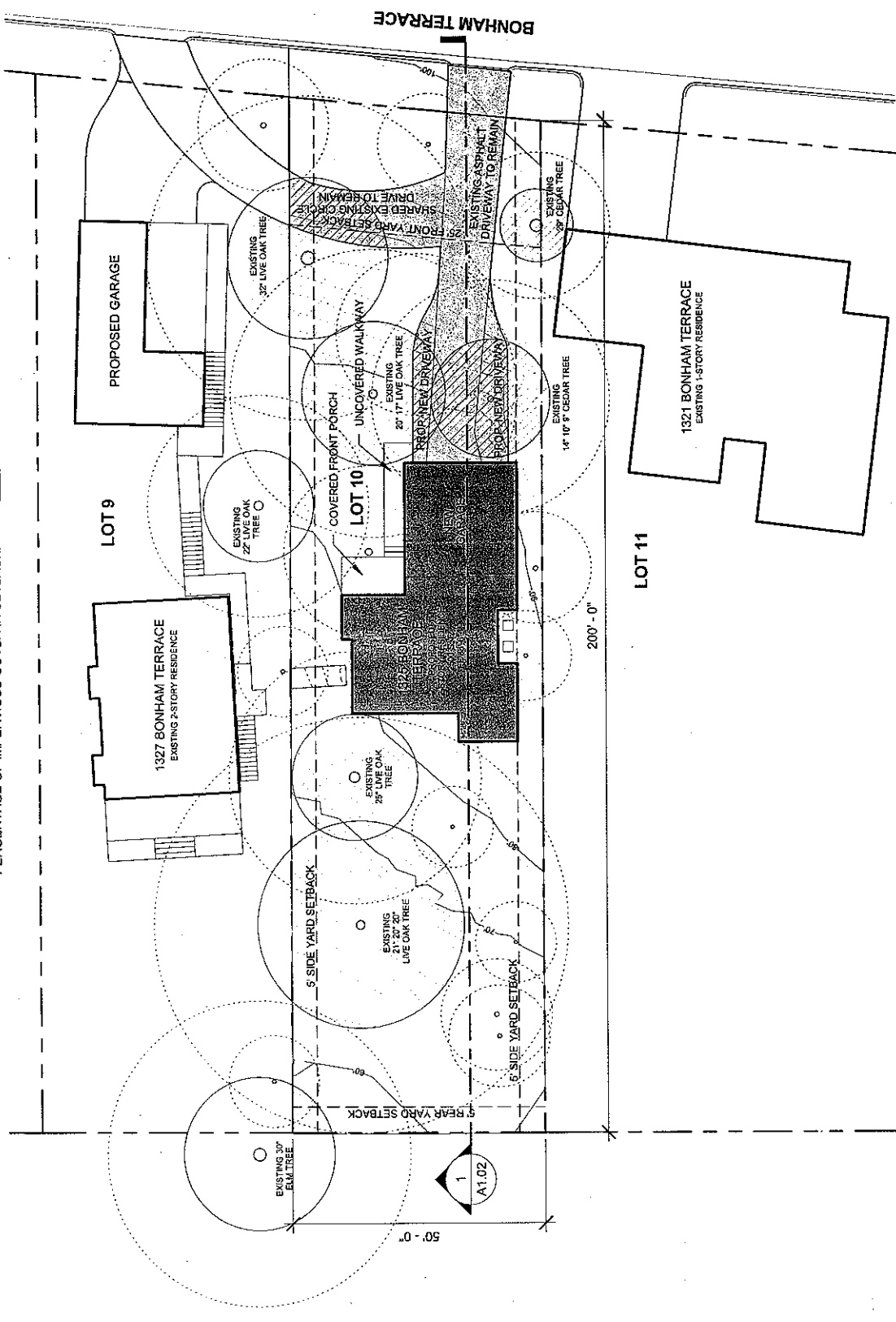
SITE

**IMPERVIOUS COVER IN FRONT YARD SETBACK:**  
AREA IN SETBACK: 1266 S.F.  
AREA OF EXISTING IMPERVIOUS COVER: 566 S.F.  
AREA OF PROPOSED IMPERVIOUS COVER: 0 S.F.  
AREA OF TOTAL IMPERVIOUS COVER IN SETBACK: 566 S.F.  
PERCENTAGE OF IMPERVIOUS COVER IN SETBACK: 44.7%

**HATCH KEY:**  
[Box] HALF-CRITICAL ROOT ZONE  
[Box] OF PROTECTED TREES

**NOTES:**  
1. ELEVATIONS GIVEN ARE  
RELATIVE TO ASSUMED  
BENCHMARK OF 100' AT CURB  
ON BONHAM TERRACE

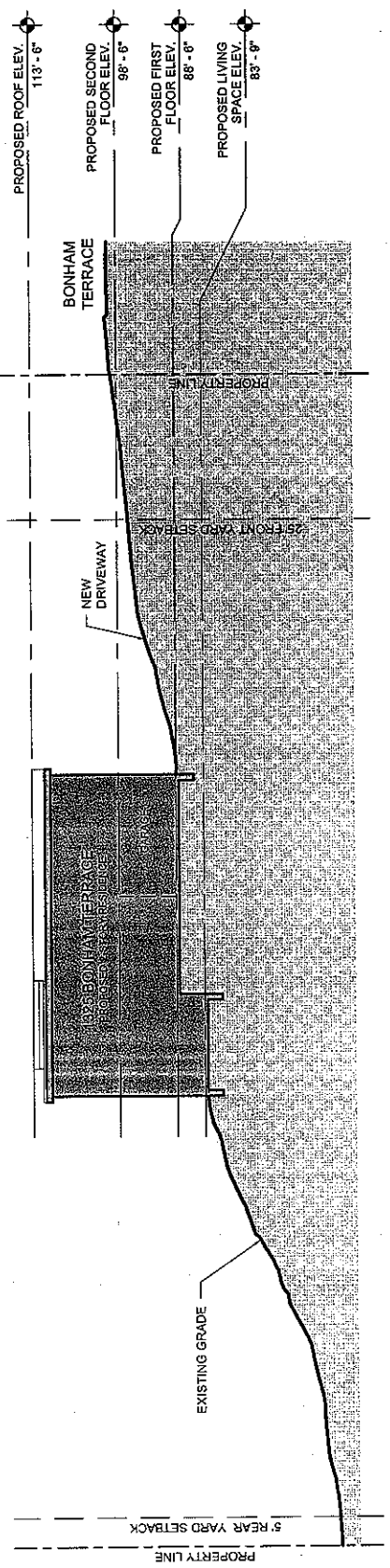
CITY OF AUSTIN  
HOUSING AUTHORITY  
CLOSEST STRUCTURE:  
EXISTING 3-STORY PARKING  
GARAGE, LOCATED 78' FROM  
NORTHEAST CORNER OF LOT 10  
PROPERTY LINE



1 SITE PLAN  
1" = 20'-0"

| DATE | MARK |
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1. ELEVATIONS GIVEN ARE  
 RELATIVE TO ASSUMED  
 BENCHMARK OF 100' AT CURB  
 ON BONHAM TERRACE



1 SITE SECTION  
 1" = 20'.0"