

CASE# C15-2014-0131
ROW# 11214415
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: 1327 Bonham Terrace

LEGAL DESCRIPTION: Subdivision - Travis Heights

Lot(s) 9 Block 47 Outlot _____ Division _____

I/We Ann Gatlin & Dorr Scherz 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 and extend current unpaved drive to proposed parking structure.

LDC 25-2-1604 - to enable the construction of a parking structure to provide parking for lot 9. Parking for this lot is currently on lot 10. Lot 10 is being developed and sold

SF-3-NP, South River City
in a _____ 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 the existing

single family residence 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:
Both the slope of the lot and the critical root zones of the protected trees make

having the required parking spaces at or behind the facade of the house impossible.

(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 structure 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:

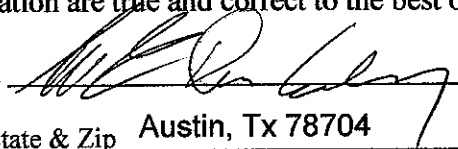
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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.

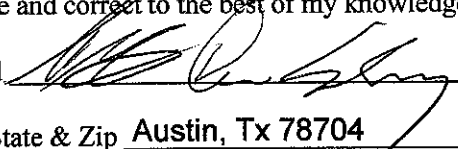
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1327 Bonham Terrace

City, State & Zip Austin, Tx 78704

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0131
 Address: 1327 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.


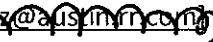
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Heldenfels, Leane

To: 
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:  
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.

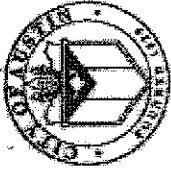
We met with the neighborhood association's planning and zoning subcommittee yesterday. Below is their recommendation to the association, which will hold their monthly meeting next week.

Regards,

Ann Gatlin

----- Marc Davis <marc.davis@gmail.com> 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
- >



Dorr Scherz and Ann Gattin are ^{25-R-1603} applying for a variance from the Board of Adjustment regarding Section 25-2-11 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 (Print)	Address	Signature	
Don Priest - (Cedar Creek Tr)	1300 Bonham Ter	-	rental
David Sokinani - (Babblingbrook) (Apt 2078728)	1301 Bonham Ter	-	rental
Jinfor Ong & Chifman	1303 Bonham Ter	Sarah Schuman	
Kimberly Dudley (Ramsey Ave) (78758)	1304 Bonham Ter	-	rental
Nedra Baldori	1305 Bonham Ter	Richard Baldori	
Matthew Boyda	1306 Bonham Ter		
Claudia Boles	1307 Bonham Ter	Claudia Boles	under construction

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

Property Owner Name (Printed)	Address	Signature
Christopher Bord Melanie Bord	1309 Bonham Ter	C. Bord
William McHale Sherry McHale	1311 Bonham Ter	William R. McHale
Phillip Reed Lois Kim	1313 Bonham Ter	Phillip Reed
Karen Rothwald	1315 Bonham Ter	Signature
Kelly Hines Dean Almy	1314 Bonham Ter	Signature
Lara Briebeil	1316 Bonham Ter	Lara Briebeil
Marco Matcheffs	1317 Bonham Ter	Marco Matcheffs
Matthew Bang Breanna Brock	1319 Bonham Ter	Matthew Bang Breanna Brock
Self Henderson (with late wife)	1318 Bonham Ter	—
Stephen Ennis Engrid Ristrop	1321 Bonham Ter	Stephen C. Ennis
Terry Childress	1329 Bonham Ter	Terry Childress
Teri Hubbeling	1331 1/2 Bonham Ter	—
William Moore Nancy	1331 Bonham Ter #1335	William Moore

rental

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

Property Owner Name (Printed)	Address	Signature
Michael Gurne Morrie Schallman	1333 Bonham Ter	None
Michael Hide Aiping Cheng	1336 Bonham Ter	M. Y. Hide
Same Hedgepeth Gary Price	1339 Bonham Ter	Gary Price
Brooks & Barbara Mullen	1311 Kenwood	Barbara Mullen
Tracy Mendez	1313 Kenwood	Tracy Mendez
Bruce Cartis	1315 Kenwood	Bruce Cartis
Daniel Lowell Elko Lowell	1317 Kenwood	Daniel Lowell

1327 Bonham Terrace parking placement variance request.



(left) hillside cars would have to drive down to get to parking per ordinance and (right) stairs/hillside where parking per ordinance would have to go, or at least traverse to get to backyard.



(left) looking at existing house from buildable setback line and (right) from current driveway on 1325.

