


C15-2014-0124

From: "Word, Daniel" <Daniel.Word@austintexas.gov> 
Subject: RE: 5200 Bruning Ave. 2014-053677 PR
Date: September 10, 2014 9:13:43 AM CDT
To: Rick + Cindy Black <info@rickandcindy.net>

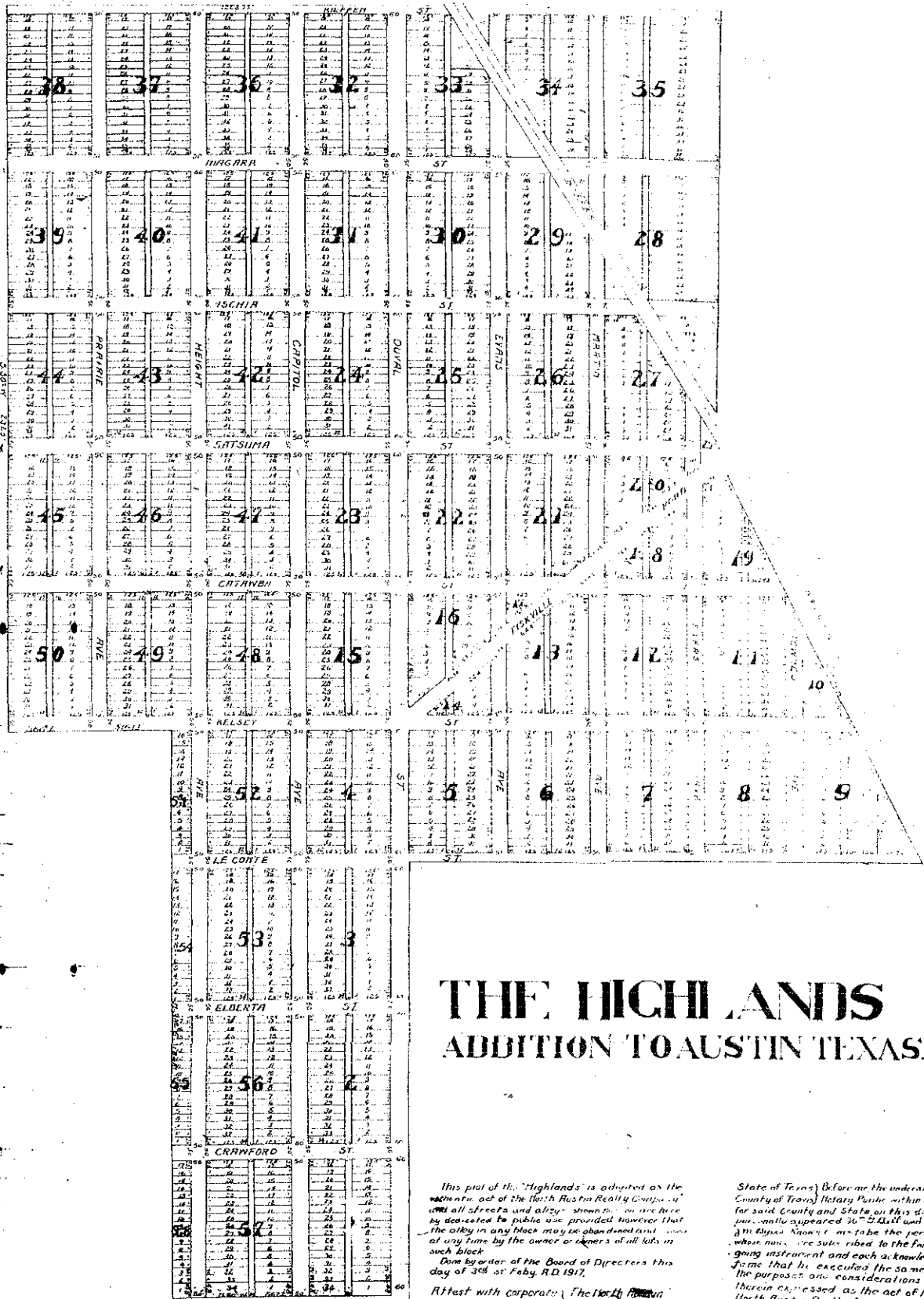
1 Attachment, 5 KB

The subject lot (5200 Bruning) is an existing legal lot from the original subdivision in 1917, which I have closely reviewed, and is located within the North Loop Neighborhood Planning Area. The plat does not designate any particular lot line as the front lot line. The 1.1ft of frontage along Martin Ave (25ft setback) should be considered the "front lot line" based on the definition found in 25-1-21. The intersection of Martin with Bruning Ave forms an angle of less than 135° , so it constitutes a "corner lot" per the definition found in 25-1-21. The angle formed between Bruning and E 52nd is more than 135° and does not constitute a corner. It is viewed as one continuous lot line (15ft setback). The rear lot line is the lot line abutting the alley (10ft setback), and the interior side yard abuts the lot to the immediate northeast (5ft setback).

Given the above information, staff would support a layout with Martin as the designated front lot line.

However, lot width presents a problem of non-compliance. This neighborhood adopted "small-lot amnesty" per 25-2-1406 (below) which lowers the minimum lot width from the normal 50ft to 25ft. The lot width taken at the front setback line is only 22' 10". A variance from the Board of Adjustment would be necessary to construct a new home on this property due to non-compliance with lot width as defined in 25-1-22.

Daniel Word
Planner Principal, Residential Review Division
Planning and Development Review, City of Austin
(512) 974-3341



THE HIGHLANDS ADDITION TO AUSTIN TEXAS.

This plat of the "Highlands" is adopted as the authentic act of the North Austin Realty Company, and all streets and alleys shown thereon are hereby dedicated for public use provided however that the alley in any block may be abandoned and at any time by the owner or owners of all lots in such block.

Done by order of the Board of Directors this day of 3rd of Feb'y. A.D. 1917.

Attest with corporate seal of the North Austin Realty Company

Geo. Byrns Secretary. Wm. J. Bell President.

State of Texas) Before me the undersigned County of Travis) Notary Public within and for said County and State on this day personally appeared to me J. H. Bell and J. H. Bell known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged same that he executed the same for the purposes and considerations therein expressed as the act of the North Austin Realty Company.

Given under my hand and seal of office this 3rd day of February A.D. 1917.

Yours truly,
MIRIAM PUBLIC Notary Public, Travis Co., Texas.

FILED FOR RECORD FEB 9, 1917 at 11 51 AM
RECORDED FEB 9, 1917 at 3 30 PM

SURVEY & PLAT
BY
G. S. IREDELL
CITY ENGINEER

(Original Scale 1" = 100 Feet.
(Revised) 1" = 200 "

RD block corners marked by iron pipes.

This plat of the "Highlands" is adopted as the authentic act of the North Austin Realty Company, and all streets and alleys shown hereon are here by dedicated to public use provided however that the alley in any block may be abandoned and closed at any time by the owner or owners of all lots in such block
Done by order of the Board of Directors this day of 3rd of Feb'y A.D. 1917.

Attest with corporate seal } The North Austin Realty Company

Wm. Byrnes Secretary Wm. G. Bill President



SURVEY & PLAT

G. S. IREDELL
CITY ENGINEER

Original Scale 1" = 100 Feet.
(recorded) - - 1" = 200 - -

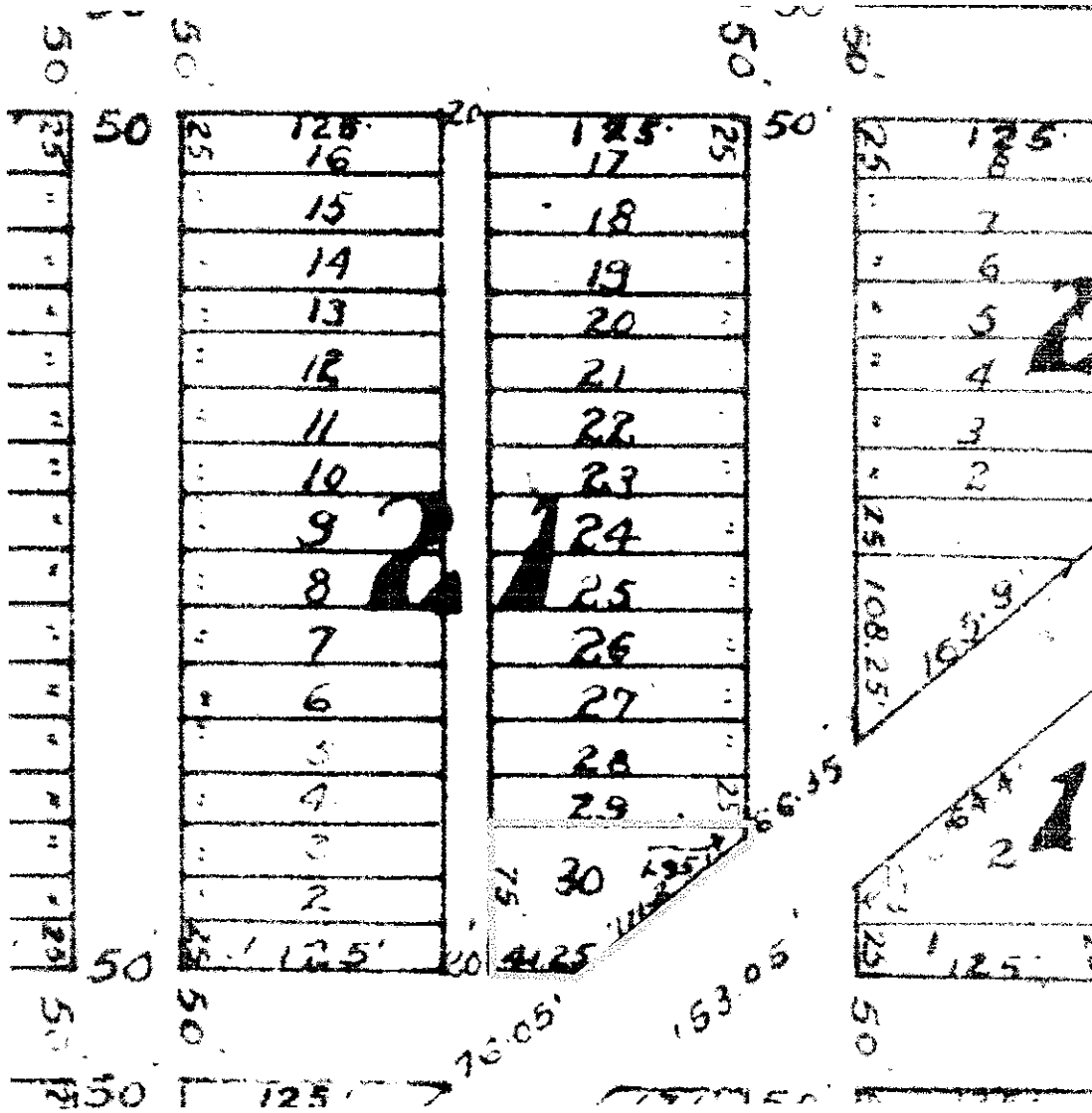
at corners marked by Iron Pipes.

State of Texas } Before me the undersigned
County of Travis } Notary Public within and
for said County and State on this day
personally appeared W. G. Bill and
Wm. Byrnes known to me to be the persons
whose names are subscribed to the fore-
going instrument and each acknowledged
to me that he executed the same for
the purposes and considerations
therein expressed as the act of the
North Austin Realty Company.

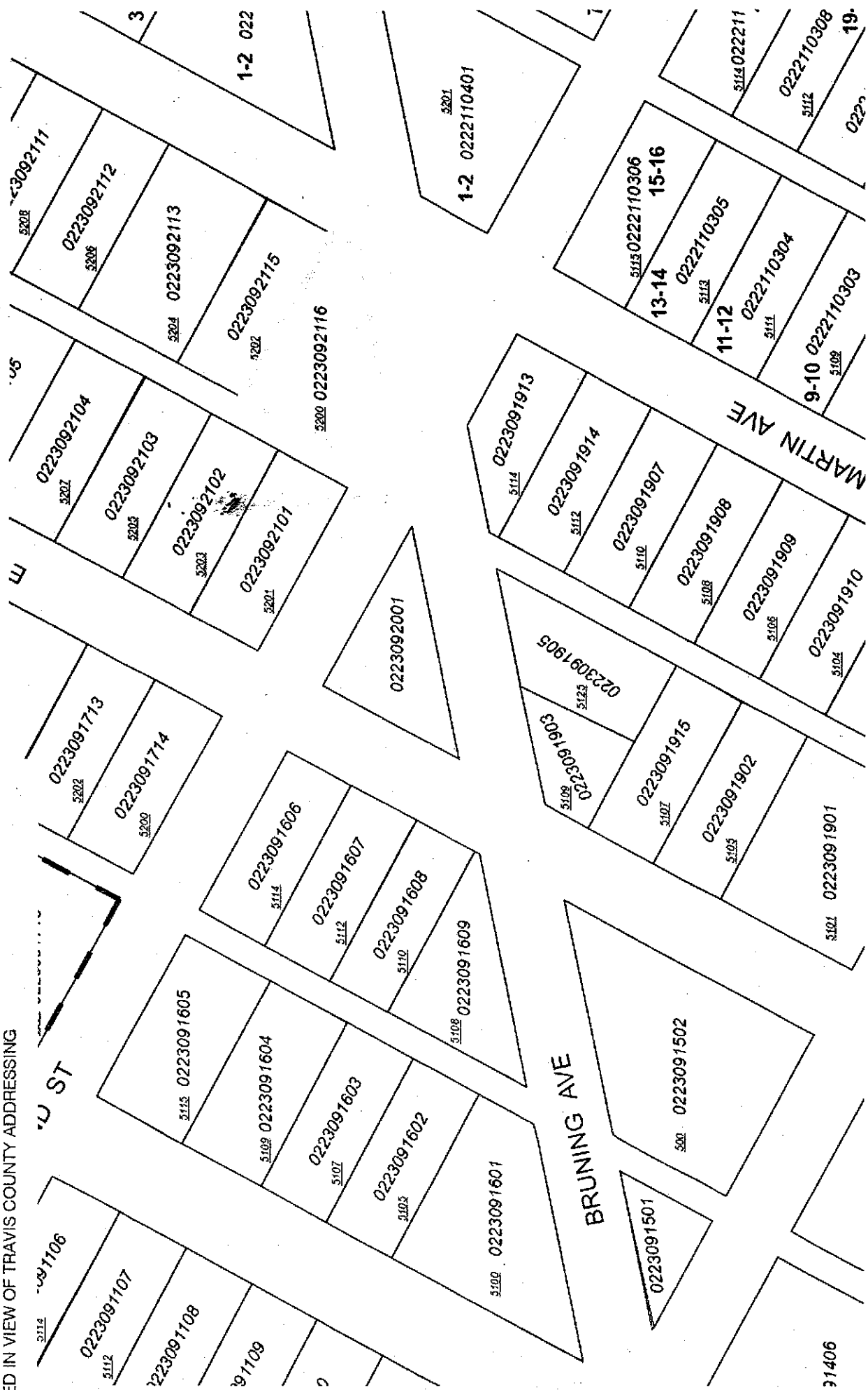
Given under my hand and seal of office
this 3rd day of February A.D. 1917.
Y. A. [Signature]
NOTARY PUBLIC, TRAVIS CO., TEXAS.



5200 BRUNING AVE, AUSTIN, TX 78751
 BOA VARIANCE APPLICATION
 EXHIBIT 5 - ZOOMED VIEW OF TRAVIS
 COUNTY PLAT MAP FROM 1917



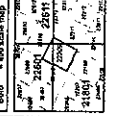
5200 BRUNING AVE, AUSTIN, TX 78751
BOA VARIANCE HEARING
EXHIBIT 6
ZOOMED IN VIEW OF TRAVIS COUNTY ADDRESSING



22309

Revision Date: 8/28/2013

0 120 Feet



MAD 1983, StatePlane
Texas, Central FIPS 4203 Feet
Projection: Lambert Conformal Conic

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