

CASE # C15-2014-0162

ROW 11244067

ROLL 0217000423

(TCAD ✓)

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: 1301 West 29th Street

LEGAL DESCRIPTION: Subdivision – Amended plat of Lts 1,2,&3 Wooldridge

Lot(s) 3A Block _____ Outlot _____ Division _____

I Jim Bennett as authorized agent for William Reid

_____ affirm that on 10/13/14 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An existing residence providing a total impervious cover of 50.15

_____ in a SF-H-NP district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, 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. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
the ordinance does not give consideration of Historical structures and conditions that may warrant the preservation and continuing character.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Due to the slope of the site and the necessity to install french drains and other infrastructure to direct the flow of the drainage away from the house and to preserve the landscape gardens on the site.

The hardship is not general to the area in which the property is located because:

The historical structure, the topography of the site, and the landscape gardens are not general to the area.

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 use of the site is residential and the improvement which were approved by The Historical Commission will insure the continuance of the area.

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:

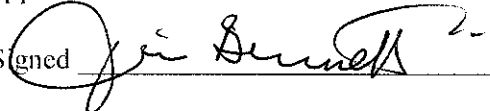
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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 11505 Ridge Dr.

City Austin, State Texas, & Zip 78748

Printed : Jim R. Bennett Phone: (512) 282-3079 _____ Date:

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

City, State & Zip

Printed Phone Date

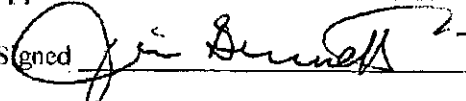
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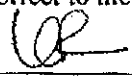
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

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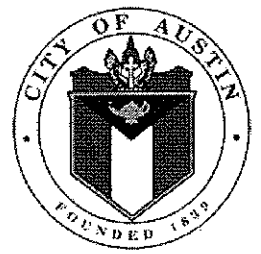
✓ Signed  Mail Address 1301 West 29th
City, State & Zip Austin, TX 78748

Printed Phone Date
William Reid - 512-344-5205



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0162
 Address: 1301 W 29TH STREET



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.

LEGEND

- COTTON GIN SPINDLE FOUND
- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- M — METAL FENCE
- PUBLIC UTILITY ESMT
- ELECTRIC ESMT
- SANITARY SEWER ESMT
- RECORD INFORMATION
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINES)
- WATER METER
- CLEAN OUT
- WATER VALVE
- AIR CONDITIONER
- ON
- OFF

IMPERVIOUS COVERAGE CALCULATIONS

RESIDENCE: 3430.12 SQ. FT.
 COVERED AREAS: 758.44 SQ. FT.
 CONCRETE FLATWORK: 3099.59 SQ. FT.
 CONCRETE WALLS: 291.84 SQ. FT.
 STAIRS: 248.48 SQ. FT.
 STONE WALLS: 380.54 SQ. FT.
 STONE WALK: 73.67 SQ. FT.

TOTAL IMPERVIOUS COVERAGE: 8232.68 SQ. FT.
 BOUNDARY: 16,561.38 SQ. FT.
 PERCENTAGE OF IMPERVIOUS COVERAGE: 50.01%

RESTRICTIONS

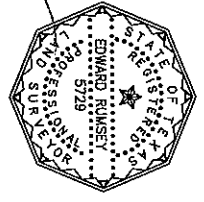
SUBJECT TO RESTRICTIONS AS PER PLAT IN VOL. 45, PG. 45 & DOC. NO. 200700149.
 SUBJECT TO A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 4170, PG. 1067, AND AS PER PLAT IN DOC. NO. 200700149.
 SUBJECT TO TERMS, CONDITIONS AND stipulations OF THE JOINT USE ACCESS EASEMENT IN DOC. NO. 2008024742.

LEGAL DESCRIPTION

TRACT 1: LOT 3A, AMENDED PLAT OF LOTS 1, 2, AND 3, WOOLDRIDGE DRIVE ADDITION A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200700149 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
 TRACT 2: EASEMENT ESTATE CREATED IN THAT CERTAIN JOINT USE ACCESS EASEMENT DATED FEBRUARY 6, 2008, RECORDED IN DOCUMENT NO. 2008024742 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WOOLDRIDGE DRIVE
 (80' R.O.W.)

W. 29TH STREET
 (66' R.O.W.)



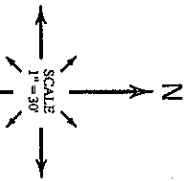
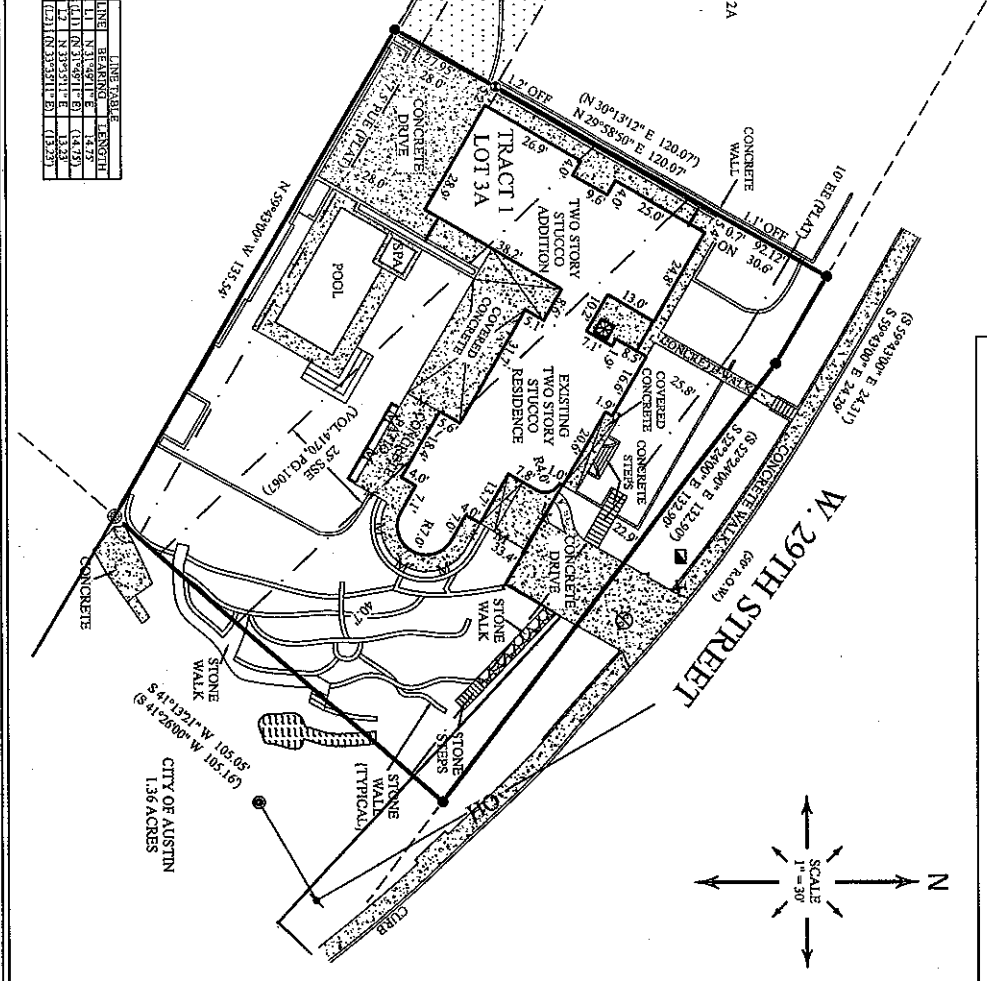
TO THE LER, HOLENER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:
HERITAGE TITLE COMPANY
 I, EDWARD RUMSEY, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION OF THE EASEMENT GRANTED ON THE SURVEYED PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

JONES & SEDWICK, SUB.
 (VOL. 2, PG. 601)

FLR.M. MAP INFORMATION																	
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" EATING ASSISTANCE FROM THE MAPS F.I.R.M. MAP NO. 48453046H8 PANEL: 0645H																	
DATE: 9-26-2008																	
THIS CERTIFICATION IS FOR THE PROPERTY DESCRIBED IN THIS PROPERTY WILL OR WILL NOT LOAD CONTRACT FROM LOCAL TOOD PLAN STATUS OF THIS TRACT.																	
WILLIAM T. REID IV and MISTY REID 1301 W. 29TH STREET AUSTIN, TRAVIS COUNTY, TEXAS	<table border="1"> <tr> <td>SURVEY DATE</td> <td>SEPTEMBER 15, 2014</td> <td>FIELD BY</td> <td>EDWARD RUMSEY</td> </tr> <tr> <td>TITLE CO.</td> <td>HERITAGE TITLE COMPANY</td> <td>DRAWN BY</td> <td>SEAN SUTTON</td> </tr> <tr> <td>G.E. NO.</td> <td>201301250</td> <td>DATE</td> <td>09/25/2014</td> </tr> <tr> <td>JOB NOS.</td> <td>A1297113 - A1295313 - A0510613</td> <td>DATE</td> <td>09/25/2014</td> </tr> </table>	SURVEY DATE	SEPTEMBER 15, 2014	FIELD BY	EDWARD RUMSEY	TITLE CO.	HERITAGE TITLE COMPANY	DRAWN BY	SEAN SUTTON	G.E. NO.	201301250	DATE	09/25/2014	JOB NOS.	A1297113 - A1295313 - A0510613	DATE	09/25/2014
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LINE TABLE

LINE	BEARING	LENGTH
L1	N 31°56'11" E	14.75
L2	N 33°55'11" E	13.33
L3	N 33°55'11" E	13.33
L4	N 33°55'11" E	13.33



CITY OF AUSTIN
 1.36 ACRES



City of Austin

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

October 27, 2014

William T. Reid, IV
1301 W. 29th Street
Austin, Texas 78703

Re: Bohn House, 1301 W. 29th Street


Dear Mr. Reid:

Thank you for contacting us about the preservation of the original, historic landscape features at the Bohn House, including the koi pond and walls, driveway, sidewalk and other historic features that are integral to the historic context and original appearance of the house and its grounds. It is very important to maintain and preserve all historic building and landscape features that were in place at the time the house was designated as a historic landmark, and it is especially important in the case of the Bohn House, which has a design and landscape plan integral to the style of architecture.

We truly appreciate your diligence in restoring the Bohn House and for your sensitive design for preserving the historic landscape.

Please let me know if you have any questions, or if we can assist in any other way.

Sincerely,



Steve Sadowsky
Historic Preservation Officer