

CASE# C15-2014-0003  
ROW# 11260524  
TAX# 0126060819

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: 3405 Mountain Top Circle

LEGAL DESCRIPTION: Subdivision – Balcones Park

Lot(s) 5&6      Block 6      Outlot      Division

I Jay Walker, on behalf of myself as authorized agent for Michael Baez affirm that on  
10.20.14; 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 x COMPLETE \_\_\_\_\_ REMODEL \_\_\_\_\_ MAINTAIN

Requesting variance from section 25-2-492 (D) of the Site Development Regulations to  
increase the maximum impervious cover limit from 45% to 53.29% (60.44% existing) in a  
SF-3 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:

The site was developed under prior ordinances, before the impervious cover requirements. To meet code a significant amount of impervious coverage would need to be removed which would provide functional problems.

**HARDSHIP:**

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

A considerable amount of impervious coverage would need to be removed in order to meet code. The property was built in 1959 and was under a different ordinance thus making it impossible to meet the required 45% max.

- (b) The hardship is not general to the area in which the property is located because:

This application is to reduce the impervious coverage on the property from the current Percentage

**AREA CHARACTER:**

2. 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 proposed action is to remove part of the drive way and some concrete sidewalk on the back side of the house and will not change the existing façade of the structure. The adjoining property owners support the variance request. The proposed reduction in impervious coverage will help the property get as close to code as possible but also providing function to the owners.

**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:

N/A

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:

N/A

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

N/A

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

N/A

**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 Michael Baez Mail Address 1706 S. LAMAR BLVD SUITE A.

City, State & Zip AUSTIN, TX 78704

Printed MICHAEL BAEZ Phone (512) 605-7622 Date 11.07.14

**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 Jay Walker Mail Address 3405 Mountain Top Cir

City, State & Zip Austin, TX 78731

Printed JAY WALKER Phone 512-619-3587 Date 11/11/14



I, JAY & BETH WALKER, am applying for a variance from the Board of Adjustment regarding Section 25.2.492 of the Land Development Code. The variance would allow me the ability to INCREASE MY IMPERVIOUS COVERAGE PERCENTAGE WITHOUT HAVING TO DO MAJOR MODIFICATIONS TO THE SITE.

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

Property Owner Name	Address	Signature
Jill & David	3408 Mountain Top Circle	Jill & David
Cherokee C. Coorsen	3409 ✓	Cheryl E. Coorsen
JAMES A. & CATHERINE HECK	3403 MOUNTAIN TOP	JAMES A. & CATHERINE HECK



November 10, 2014

Property: 3405 Mountain Top Circle  
Austin, Texas 78738

Board Members,

We are requesting a variance from Section 25-2-492 (D) of the Site Development Regulations to increase the maximum impervious cover limit from 45% to 53.29% (60.44% existing) in a SF-3 district. We have included all the required material that shows existing and past impervious coverage percentages. We were granted a Pool and Deck permit under the guidelines that we would reduce the impervious coverage. Prior to construction impervious coverage on the site was over the maximum 45% before any changes were made. The site was developed under prior ordinances, before impervious cover requirements. Our initial calculations from multiple sources concluded that we could reduce the impervious coverage down to 44.9% meeting the max impervious coverage allowed but due to conflicting outside plans our calculations were off which would make 44.9% impervious coverage unattainable. By reducing the driveway and some existing concrete on the site we are able to bring the impervious coverage down 7% at 53.29%. Any additional impervious coverage removed would not provide functionality to the property and would create problems. We are requesting a variance for the property to increase the maximum impervious cover to 53.29%.

Thank you































Michael Baez

Design Ecology  
Associate Landscape Designer  
512.605.7626

Michael@designecologyaustin.com

<http://www.designecologyaustin.com>

IMP. COVERAGE: 60.64%

SHEETS / GROUNDCOVERS		SIZE	QUAN.
	Tussock grass	(15)	(15N)
	Dwarf Yew		
	Muhlenbergia dumosa	5 gallon	(28)
	Bamboo Kunia	5 gallon	(38)
	Muhlenbergia sp.	2 gallon	(36)
	Weeping Mania		
	Baccharis capriculata	5 gallon	(44)
	Crossvine		
	Hesperaloe parviflora 'Brakebills'	5 gallon	(6)
	Red Yucca		
	Aucubaea elatior	5 gallon	(10)
	Cast Iron Plant		
	Rutux microphylla var. 'Whitegreen'	5 gallon	(3)
	Whitegreen Boxwood		
	Cycas revoluta	10 gallon	(4)
	Sage Palm		
	Tachypodium pectinatum	1 gallon	(3)
	Adiantum jarrovi		
	Ruta panicula	1 gallon	(23)
	Ficus pumila		
	Eragrostis ciliaris	1 gallon	(40)
	Supplement seedling and repair as necessary	400 sq. ft. 42" c.c. (34)	
	Guiana Parrotwood	1 gallon	(20)
	Ceanothus		
	Shorea oleifera turf	500	2,250 sq.ft.
	Zostera		
	Massed evergreen groundcover	1 gallon	350 sq.ft.
	Massed evergreen groundcover	1 gallon	120 sq.ft.
	Massed Nahu grasses	1 gallon	600 sq.ft.
	to be determined		

**INORGANIC MATERIALS**

Notes: ground Nahu, barkwood, moho, 3" depth all planter areas except turf, or decomposed granite

2,720 SQ.FT.

[illegible]

Walker Residence  
3405 Mountaintop Circle  
AUSTIN, TX 78731

**JOHN DAVIS**  
GARDEN · DESIGN · BUILD

**Client:**  
Jay and Beth Walker  
3405 Mountaintop Circle  
AUSTIN TEXAS 78738

scale: 1/8"=1'

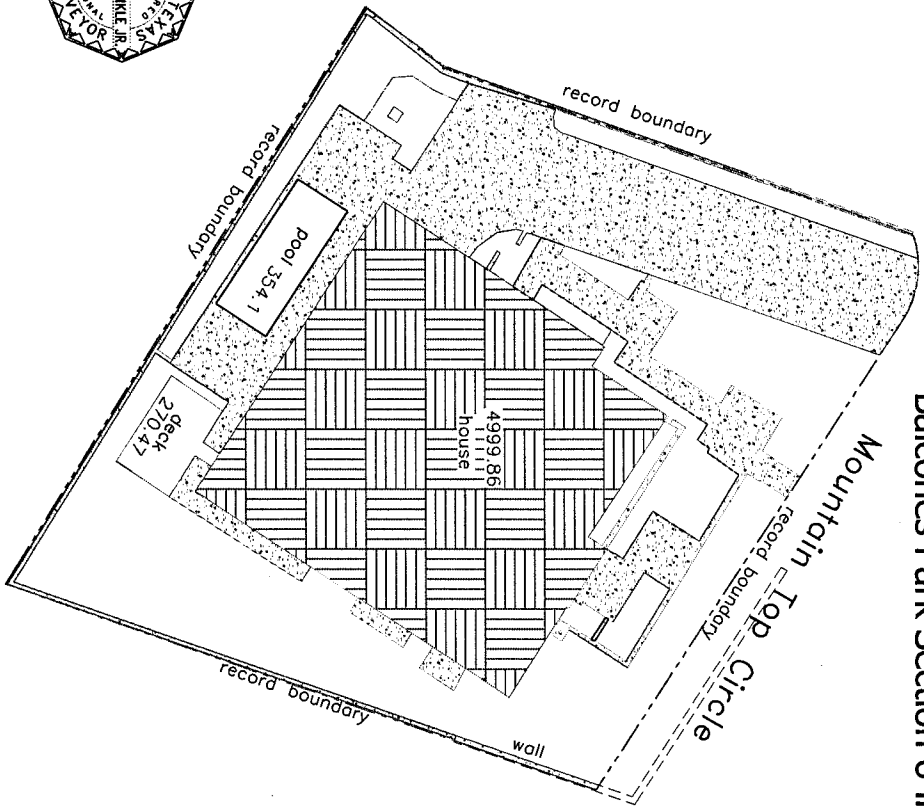
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<u>1/2/14</u>	<u>4/22/14</u>
<u>1/7/14</u>	<u>7/18/14</u>
<u>2/3/14</u>	

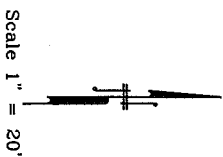
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Impervious cover survey on Lot 6 Block X of the Resubdivision of Lots 5 and 6, Block X,  
Balcones Park Section 8 in the City of Austin, Travis County, Texas



16097 total lot  
4314.50 concrete  
279.76 Wall  
135.23 1/2 Wood deck  
4999.86 house  
9729.35 total impervious cover  
60.44% impervious cover  
354.10 pool



concrete

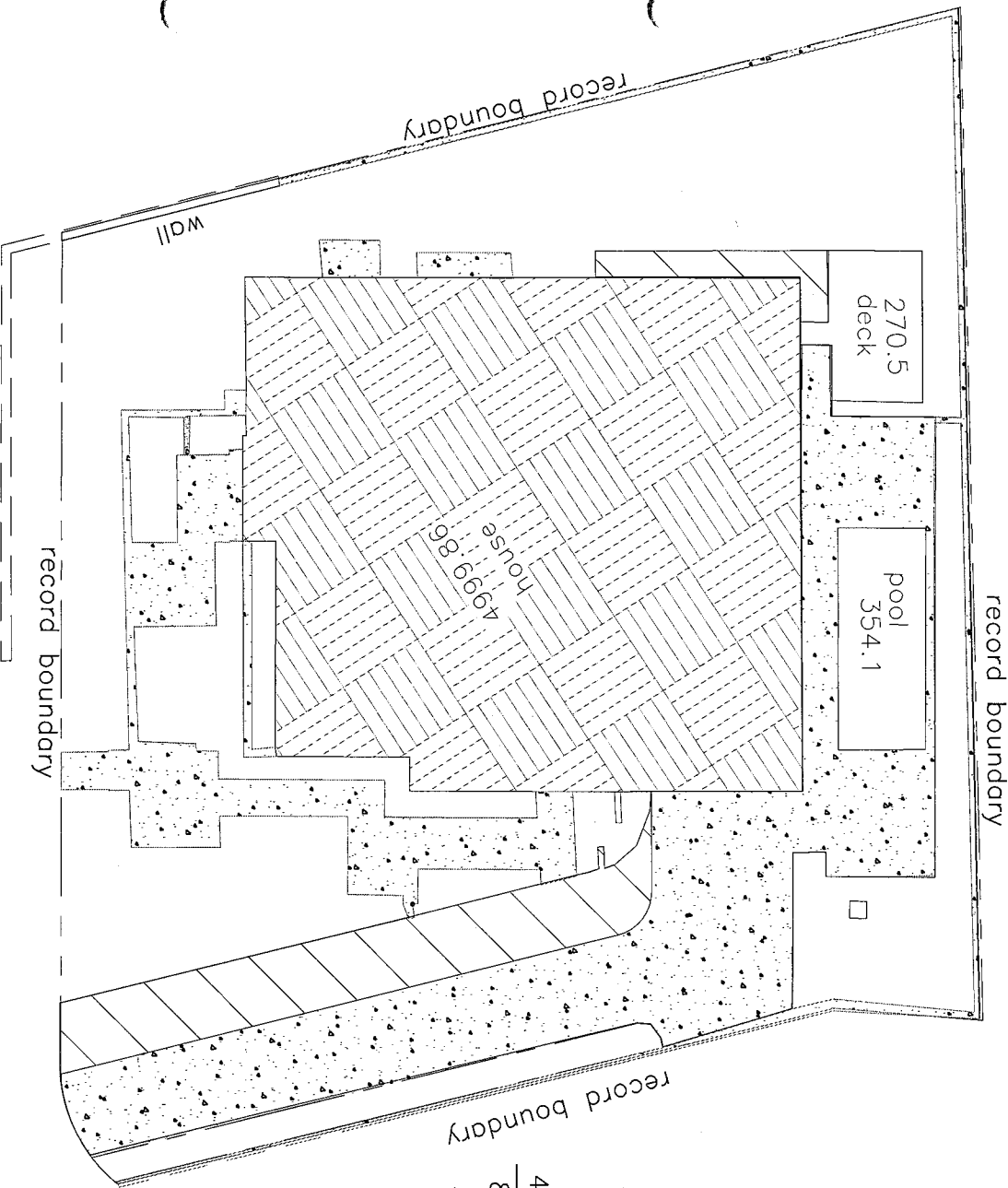


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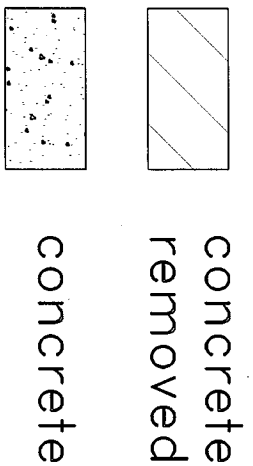
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Job No. 1508-426	Drawn By: JLP
Date: October 2014	Checked By:
Scale: 1" = 20'	Revised:

**AUSTIN SURVEYORS**  
2105 Justin Lane #103  
Austin, Texas 78757  
512-454-6605  
TXReg #1017600

# Mountain Top Circle



16097 total lot  
 3412.89 concrete  
 135.25 1/2 deck  
 31.67 wall  
 4999.86 house  
 8579.67 total impervious cover  
 53.29% impervious cover



1006 SOUTH LAKE STREET  
 AUSTIN TEXAS 78704  
 512.344.0288

## IMPERVIOUS COVERAGE PLAN

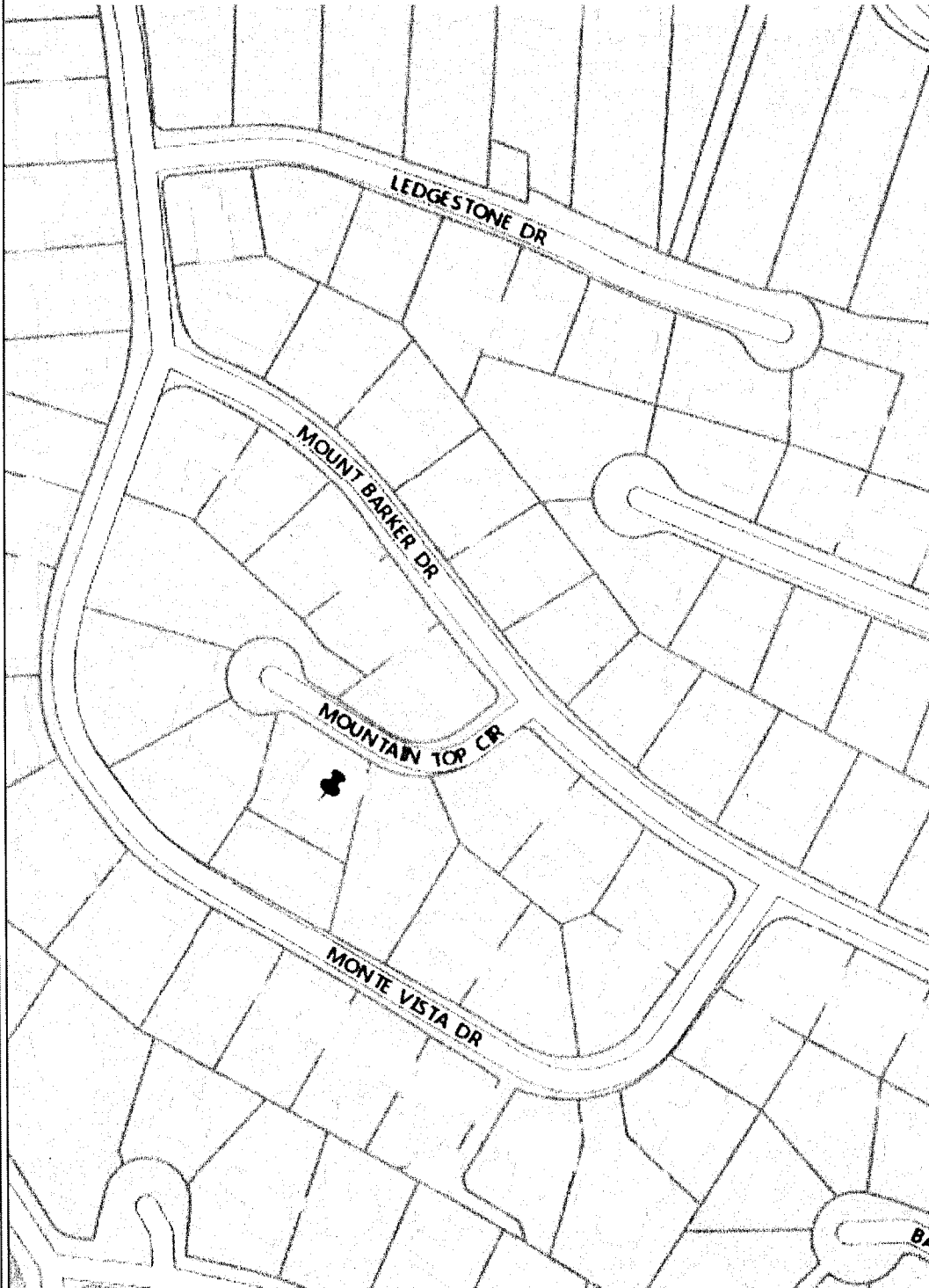
**Client:**  
 Jay and Beth Walker  
 3405 Mountaintop Circle  
 AUSTIN TEXAS 78738

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Scale: 3/32"=1'  
 DESIGNED: MB  
 DRAWN: MB  
 REVIEWED: KSC  
 DATE ISSUED: 11/05/14  
 REVISIONS:

# CITY OF AUSTIN DEVELOPMENT WEB MAP

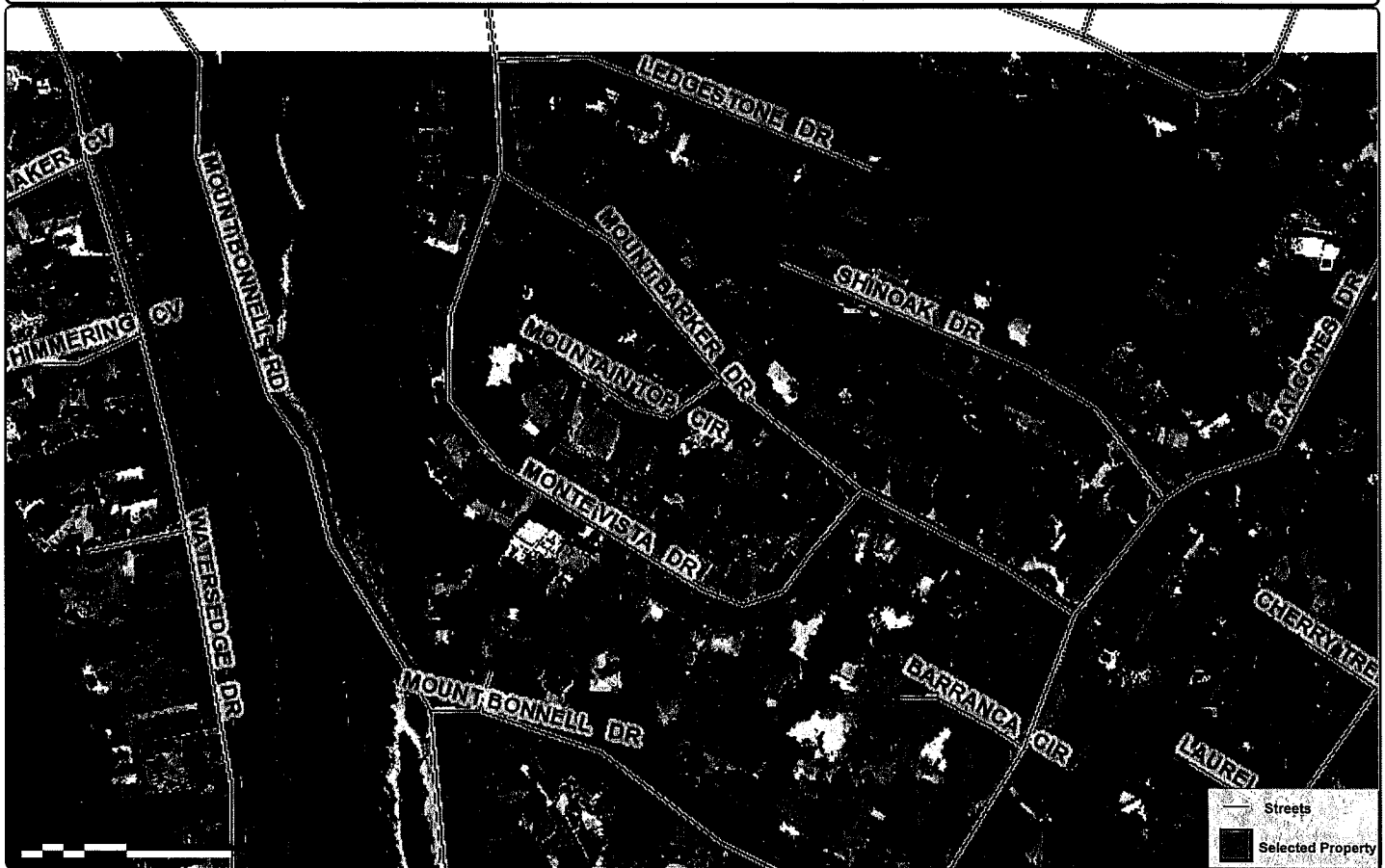


## Legend

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

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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

## Travis CAD - Map of Property ID 123096 for Year 2014



### Property Details

#### Account

Property ID: 123096

Geo ID: 0126060819

Type: Real

Legal Description: LOT 6 BLK X RESUB LOT 5-6 BALCONES PARK SEC 8

#### Location

Situs Address: 3405 MOUNTAIN TOP CIR TX 78731

Neighborhood: HIGHLAND PARK (SOUTH)

Mapsco: 554F

Jurisdictions: 68, 03, 0A, 2J, 01, 02

#### Owner

Owner Name: WALKER JAY & ELIZABETH

Mailing Address: , 3405 MOUNTAIN TOP CIR, , AUSTIN, TX 78731-5738

#### Property

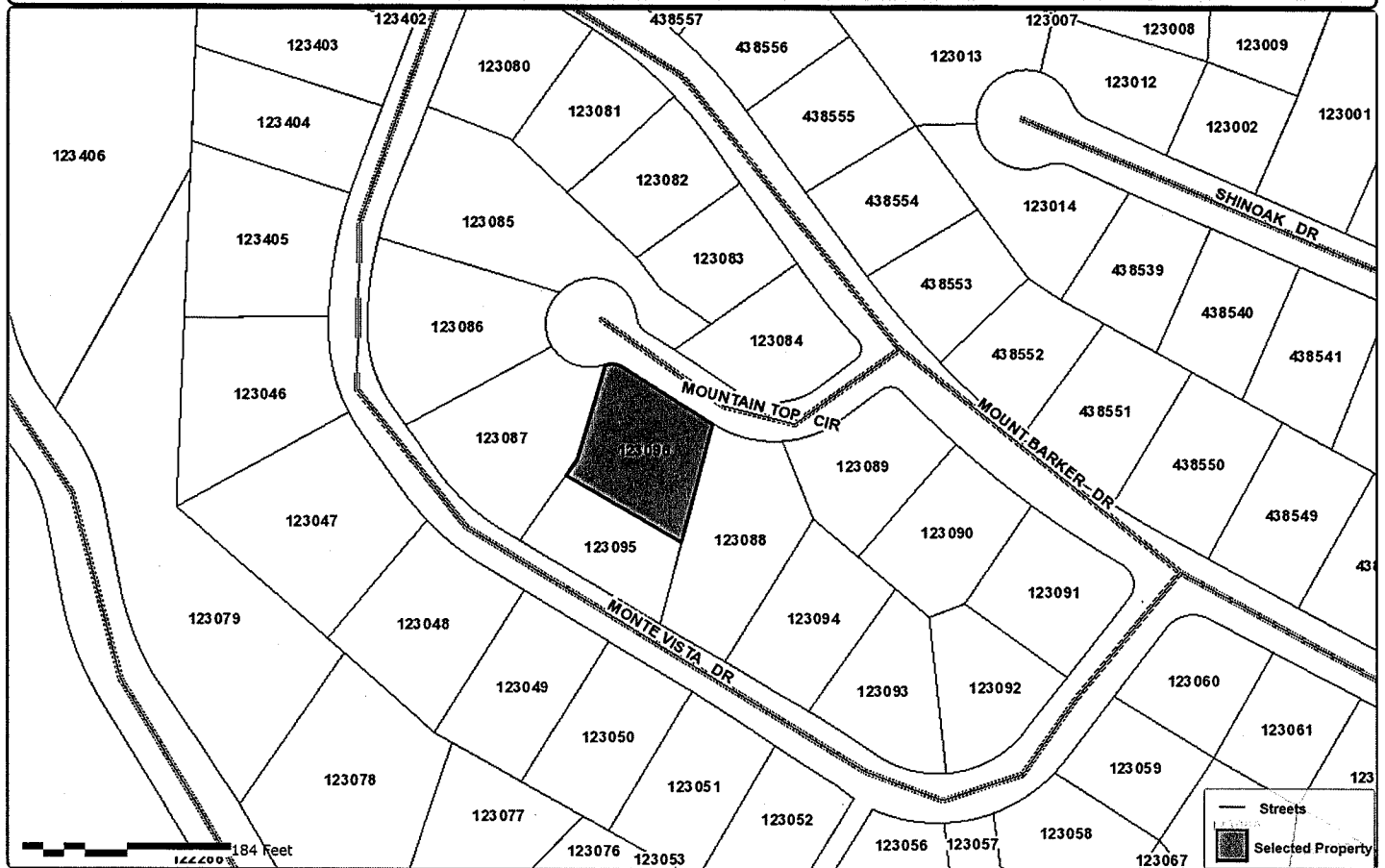
Appraised Value: \$1,181,613.00

<http://propaccess.traviscad.org/Map/View/Map/1/123096/2014>

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**PropertyACCESS**  
[www.trueautomation.com](http://www.trueautomation.com)

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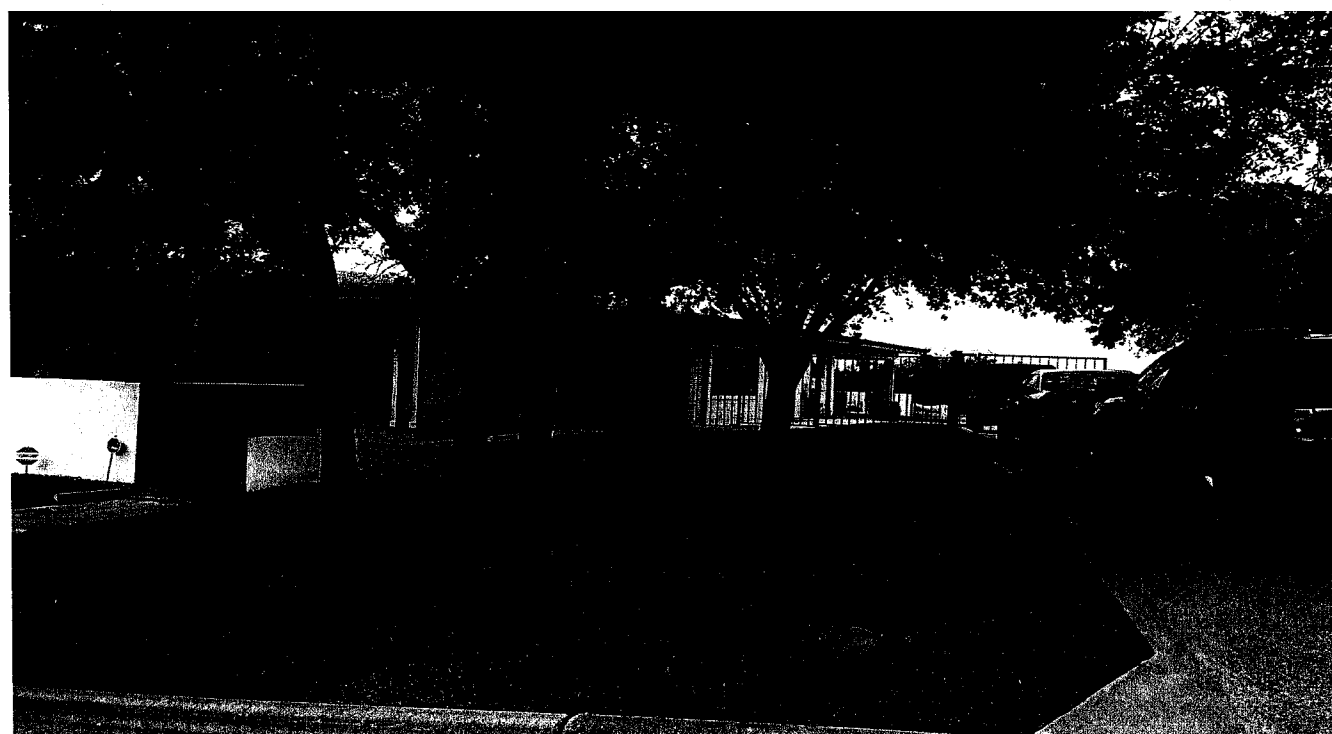
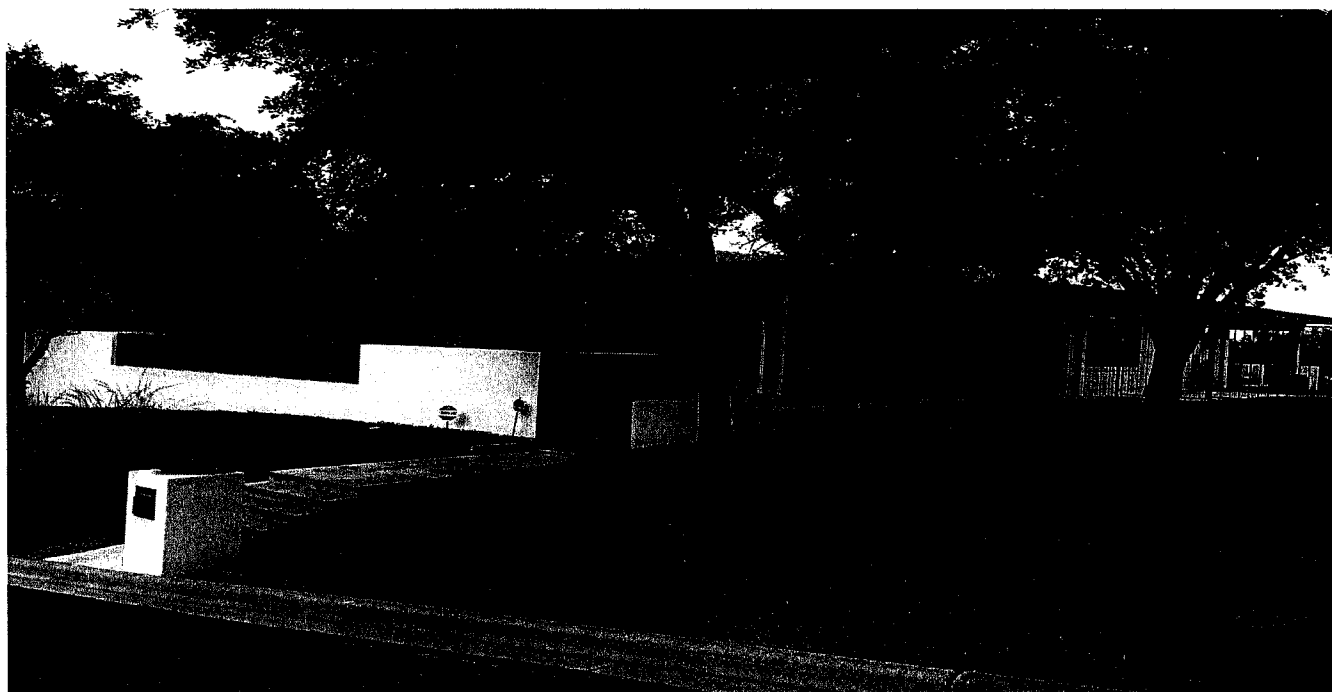
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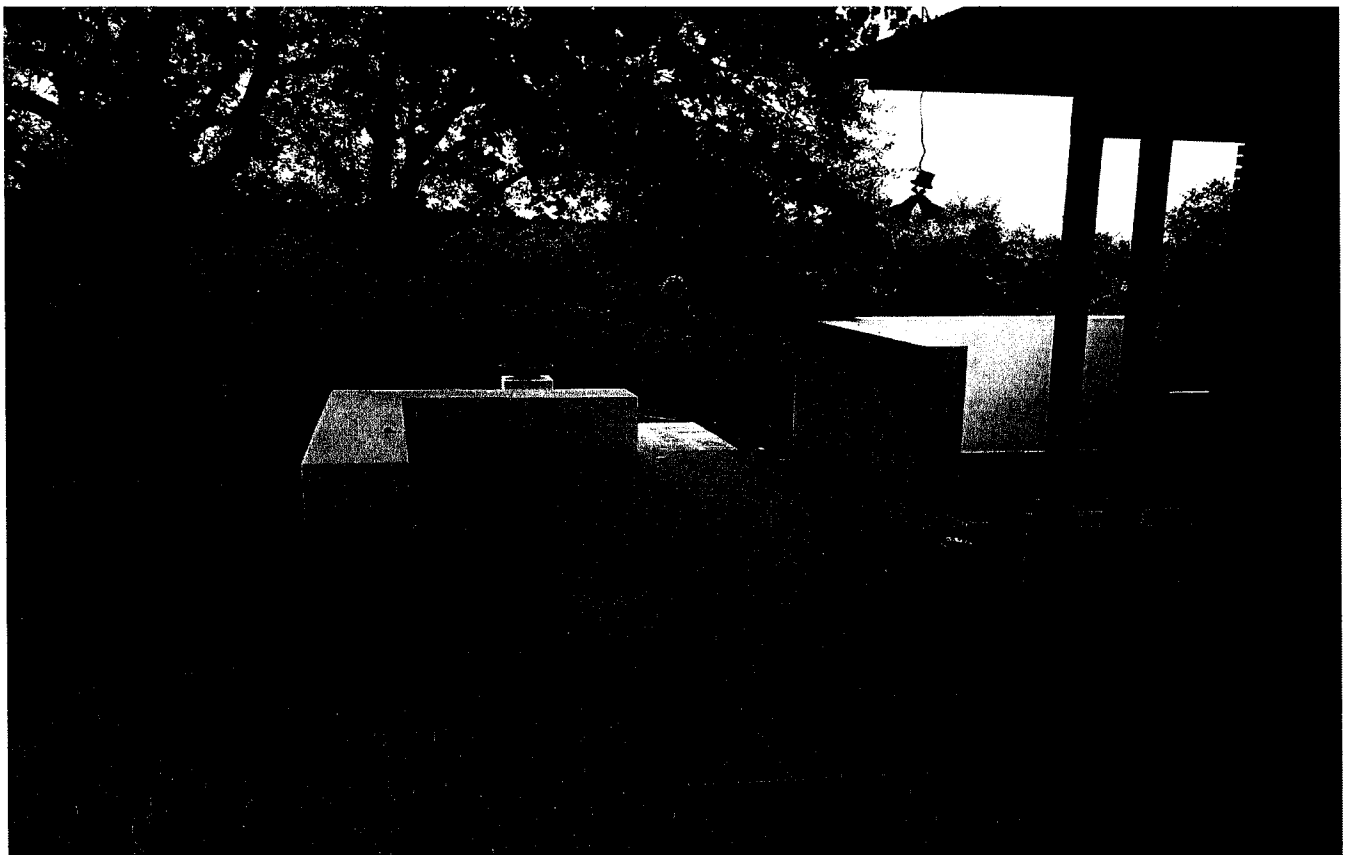
Name: Walker Residence  
Project address: 3405 Mountain top Circle



Before Pictures:



















After:

