

revised

ROW#

TAX#

C15-294-0101

Row# 11179879

TX-0406380413

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: 7101 Old Bee Caves. Rd, Austin, TX

LEGAL DESCRIPTION: Subdivision – ZEBULON 77/54

Lot(s) "A" Block Outlot Division I/

We Kindra Welch on behalf of myself/ourselves as authorized agent for

Jacqueline May affirm that on May 22, 2014,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE x REMODEL x MAINTAIN

an existing-historical house that encroaches into a side-yard setback approximately 18".
Add 2'6 in height to existing walls (currently approx. 7'0 tall) and 1'0 in roof assembly (currently
2x4 rafters) or up to 3'6 in total height increase, and 18" overhangs beyond existing wall planes.

in a RR-NP 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 house and walls in question were estimated as built during the 1930s, long before annexation in 1984/85 when zoning rules became applicable. Additionally we are adding only minimal height and overhangs to protect the building.

HARDSHIP:

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

this particular house has been in place for over 75 years. The existing height of historical walls within the side yard setback is only 7'.

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

other houses are of newer construction and took modern setback expectations into consideration during their construction.

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:

We are seeking to preserve and maintain an existing building, adding only minimal height and overhangs

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 1200 Charlotte St.

City, State & Zip Austin, TX

Printed Kindra Welch Phone (512) 663-3166 Date 22 May 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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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 Kail Welch Mail Address 1200 Charlotte St.

City, State & Zip Austin, TX 78703

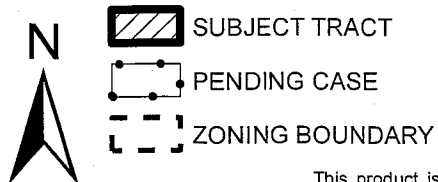
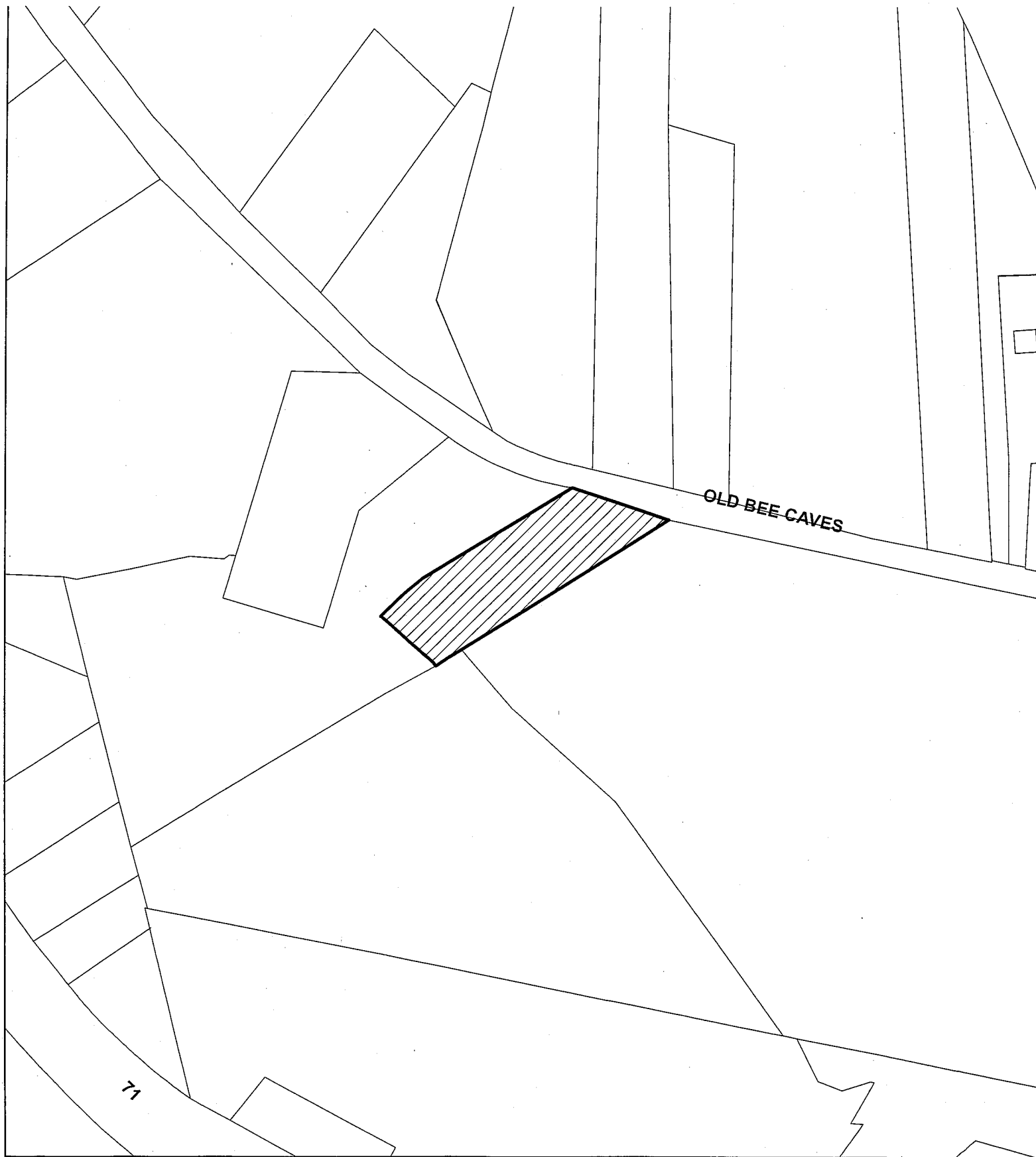
Printed Kindra Welch Phone (512) 663-3166 Date 22 May 2014

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 J May Mail Address 1201 Castle Hill St. #102

City, State & Zip Austin, TX 78703

Printed Jacqueline May Phone 512-565-7760 Date 5-27-2014



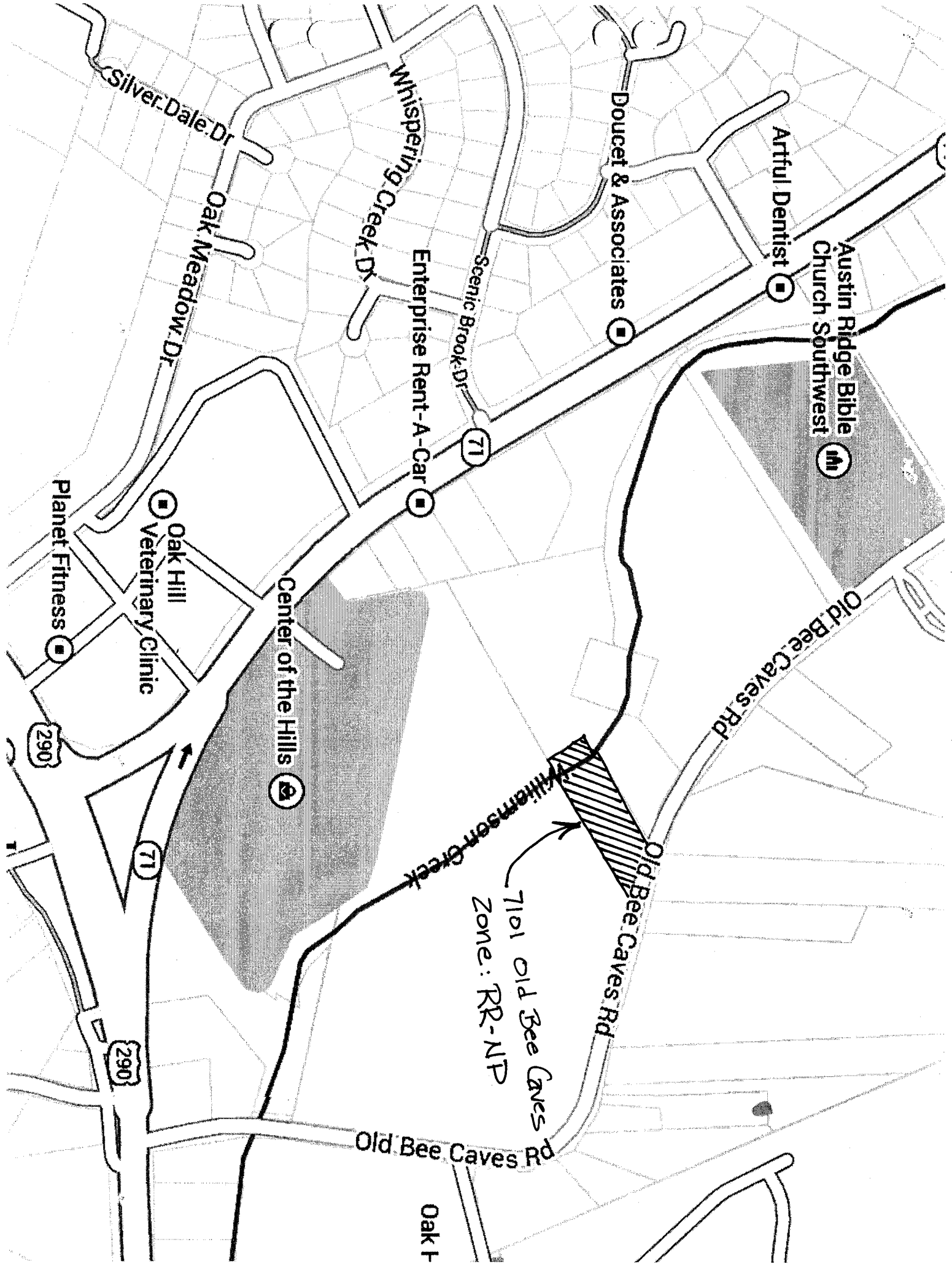
CASE#: C15-2014-0101
Address: 7101 OLD BEE CAVES RD



1" = 233'

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.



Silver Dale Dr

Oak Meadow Dr

Whispering Creek Dr

Scenic Brook Dr

Doucet & Associates

Artful Dentist

Austin Ridge Bible Church Southwest

Old Bee Caves Rd

Center of the Hills

Oak Hill Veterinary Clinic

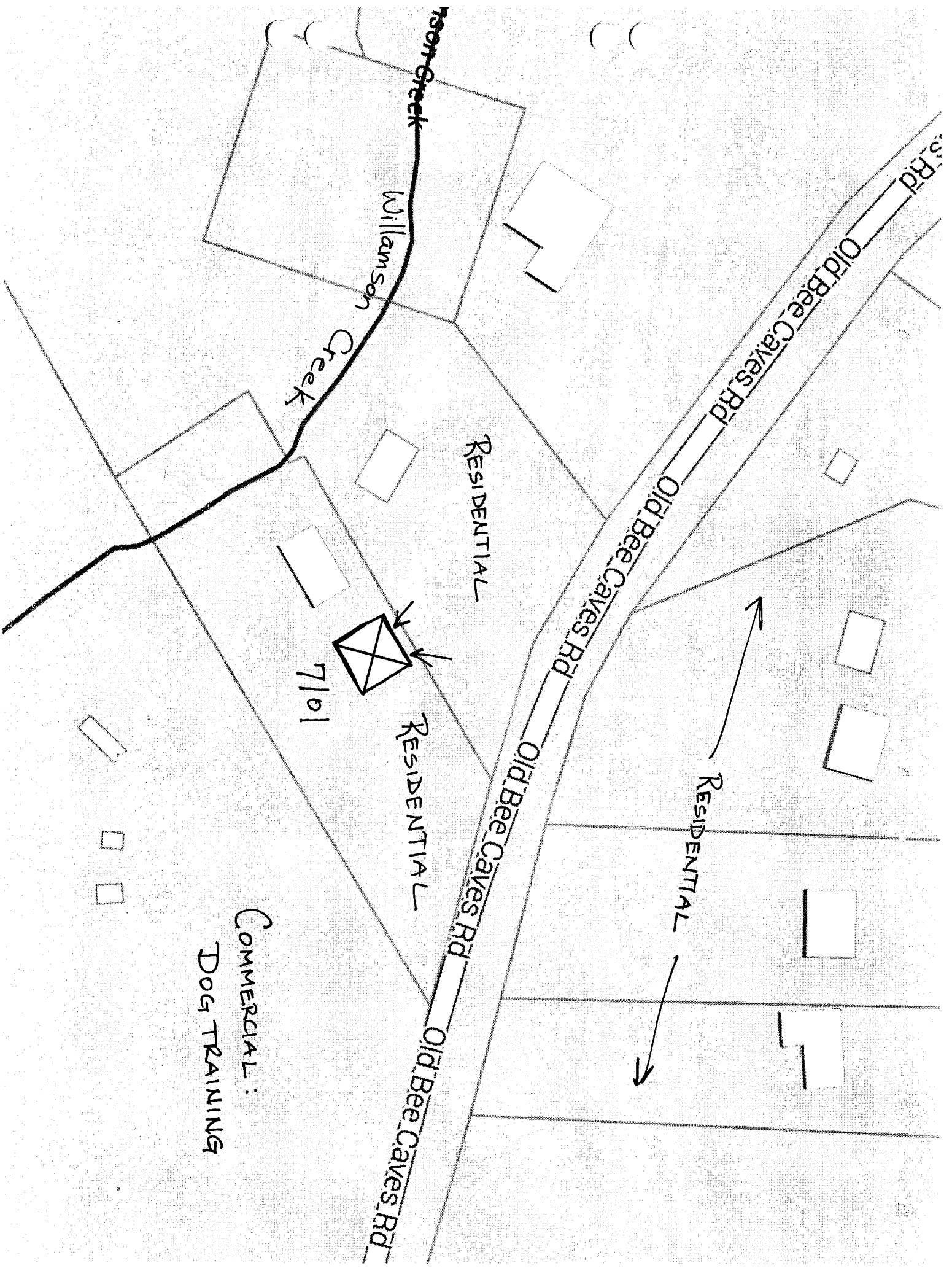
Planet Fitness

Williamson Creek
7101 Old Bee Caves Rd
Zone: RR-NP

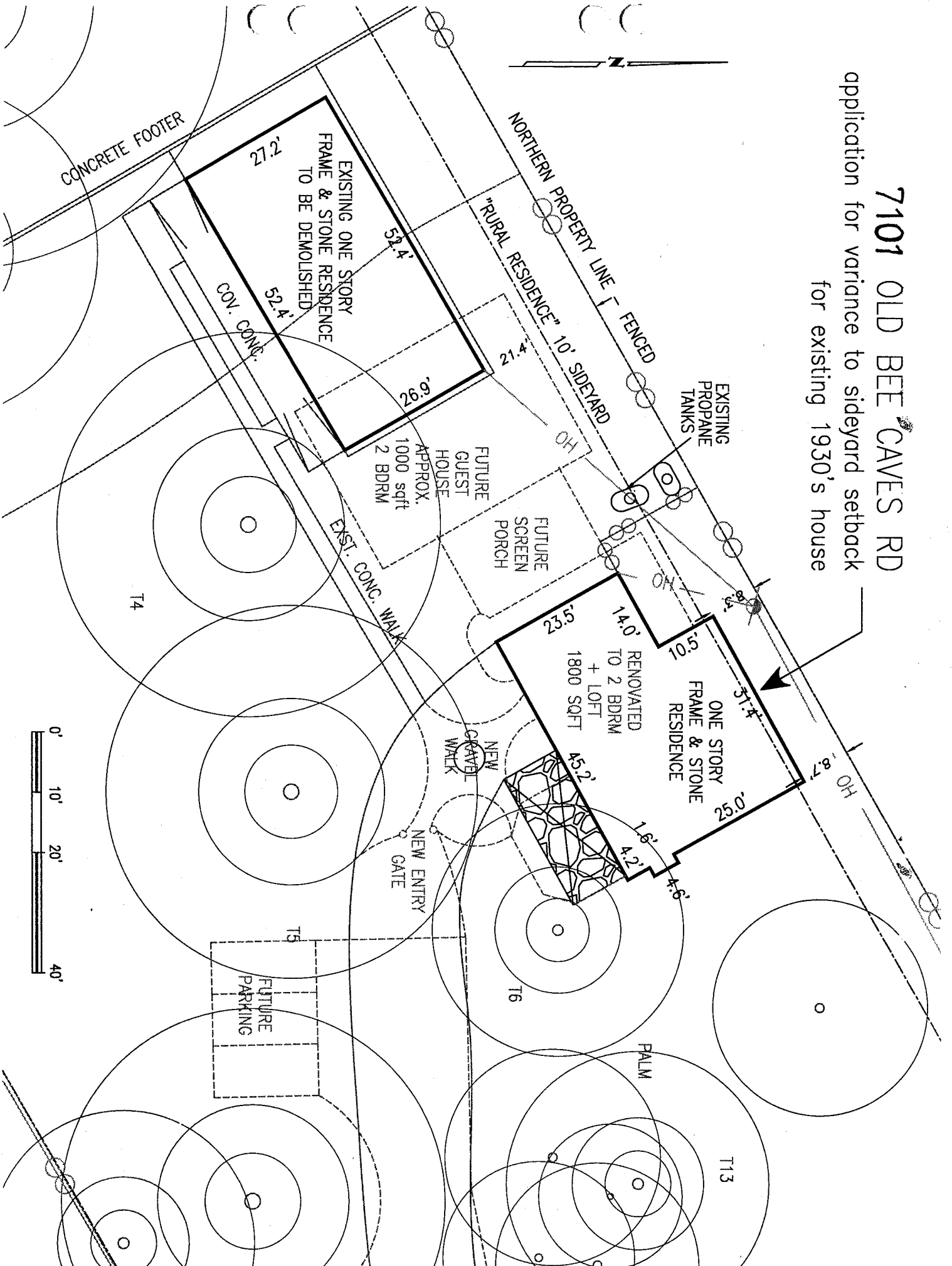
Old Bee Caves Rd

Old Bee Caves Rd

Oak



7101 OLD BEE CAVES RD
application for variance to sideyard setback
for existing 1930's house



Dear Neighbors,

LETTER GIVEN TO
CLOSEST NEIGHBORS

Hope this letter finds you well and happy!

I am writing to let you know I am moving forward with rehabilitating the old houses that are on my land at 7101 Old Bee Caves Road, and am going to be requesting a variance in construction with the City of Austin. The buildings that are currently on my lot are old and were built before there were any City regulations, and they put them closer to the edge of the property than the law currently allows. So in my efforts to rehabilitate them, I need to get a variance to be compliant with the current rules. I hope this will be acceptable to you.

This does not involve the buildings getting any closer to the property lines than they currently are, but only getting approval for the current distance. This will enable me to leave some beautiful old historic stone walls intact.

As expected, given their age, and the fact that they have been long vacant, both of the structures are going to require quite a lot to rehabilitate. One has substantial issues with water incursion, and will essentially get mostly torn down and rebuilt, although there are parts that can get re-used. The other is going to have the old stone left intact, while a lot of the remaining structural elements are going to get replaced, especially the wood parts which are not in good condition, and brought into compliance with current building code. It's not an incredibly profitable choice on my part, but I love the character of old houses, and feel sure that everyone will be happier with that than with the typical new development. I'm currently in negotiation with a really wonderful architect who is a specialist in cob and straw bale type construction, and anticipate having a comfortable and attractive, but not grandiose, place when all is said and done. I don't think the houses will be visible from the road. I don't plan to remove any more trees than necessary, probably only some ligustrums (generally regarded as a nuisance tree) and a hackberry that is in poor health. The City will most likely require me to put in a more substantial driveway, however, which will be visible to you. Sorry about that, I am being required to, even though I would prefer to leave it gravel in respect for the rural nature of the area.

I will try to keep any annoyances to a minimum, and I'm hiring people that I know are good and responsible, but please do let me know right away if any of my contractors are creating a problem for you. My number is 512-565-7760, and my email is jmay@jacquelinemay.com. It is difficult for me to estimate how long the project will go on, as so many things depend on weather and other factors that are not easy to control. Like you, I will be very happy for construction to be done as soon as possible, and will do all I can on my end to have that happen.

I'd be happy to have my neighbors over to see the property, meet the architect, and ask any questions, if you like. I wonder if folks are interested, and if there is a good day? Maybe a Saturday afternoon mid-late May?

Thanks for taking time to read this, and I am excited to get to know everyone.

Warm best wishes,

Jacqueline May

