


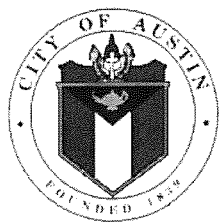


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0035
Address: 2007 E 12TH 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.

Revised

CASE# U5-2015-0035
ROW# 11290032
TAX# 0208090904

**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: 2007 E 12th Street 78702

LEGAL DESCRIPTION: Subdivision – Foster Lot(s) 6 & 7 Block 15 Outlot 58
Division B

I/We John Taylor Jackson on behalf of myself/ourselves as authorized agent for

Kacee Jackson affirm that on January, 22,

2015 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

Erect a two-family dwelling (Single Family Residence plus Accessory Dwelling Unit) with no side
street setback. (Alamo Street, adjacent to the property, was never built out).

in a LR – MU - 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:

Alamo Street is closed and the city has no plans to build the street. Alamo Street functions

vacant land. A "Right of Way Vacation" is not applicable because an open drainage easement runs the length of the closed street. A 15 foot setback serves no purpose because no street exists.

HARDSHIP:

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

Because of site constraints—and in order to prevent residents from backing onto 12th street—a

shared access drive will be constructed on the site. This drive will require 20' on the west side of the site. The combination of the 15' setback and the 20' drive would limit the structure to approximately 20' deep.

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

This section of Alamo Street is not constructed. Existing structures on adjacent sites have been

constructed in the setback.

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 adjacent land (Alamo Street) is vacant and is an open drainage easement. The surrounding lots

consist of single family residences.

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 John Taylor Jackson Mail Address 212 Fletcher St

City, State & Zip Austin, TX 78704

Printed John Taylor Jackson Phone 512.461.4255 Date 1/22/2015

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 Kacee Jackson Mail Address 8500 Adirondack Cove

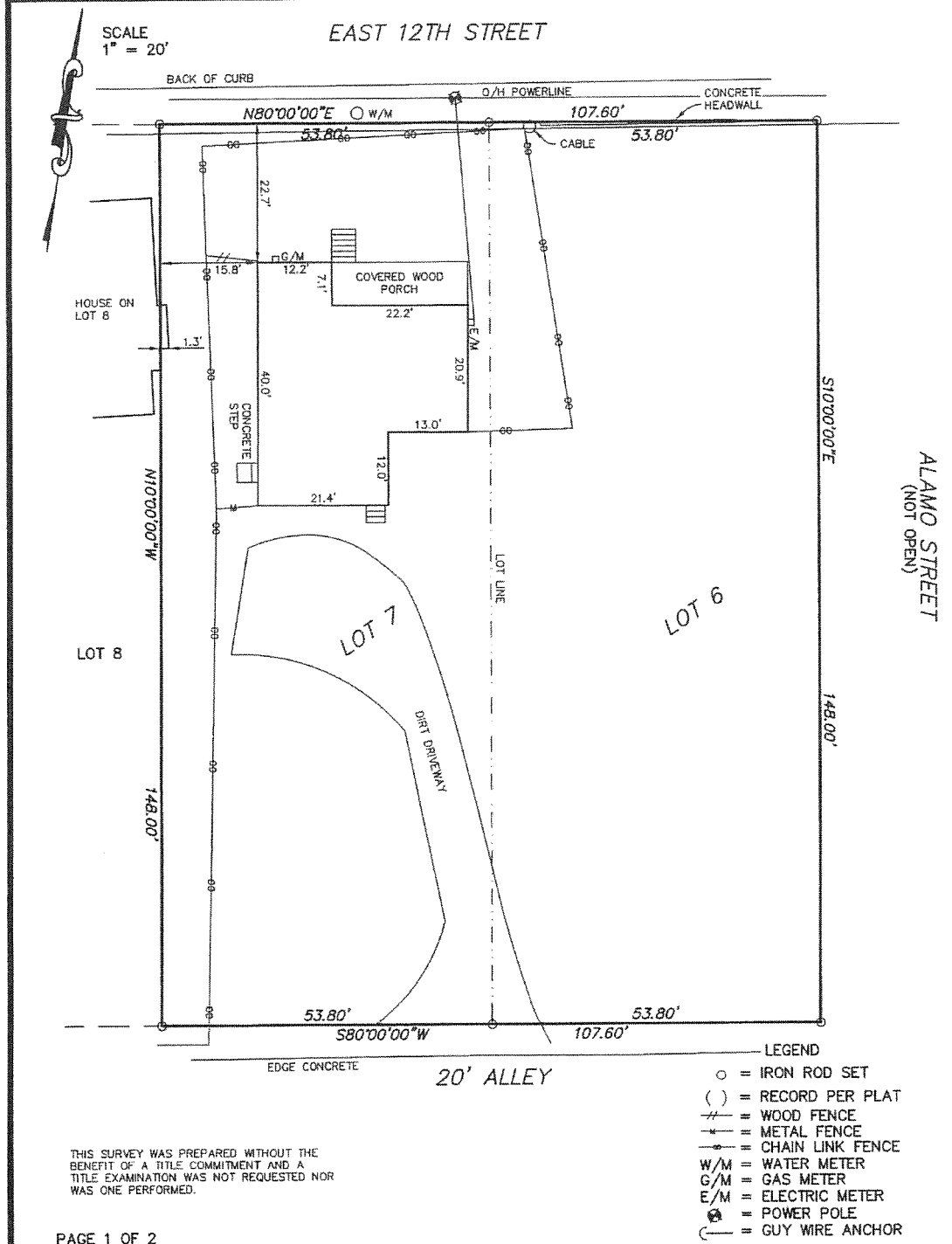
City, State & Zip Austin, TX 78759

Printed Kacee Jackson Phone 512-789-2833 Date 10/20/2014

CELCO SURVEYING
REG. # 10193975
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com



ADDRESS: 2007 EAST 12TH STREET, AUSTIN, TEXAS.

LEGAL DESCRIPTION: LOTS 6 AND 7, BLOCK 15, SUBDIVISION OF OUTLOT NO. 58 IN DIVISION B, IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGE 34, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION

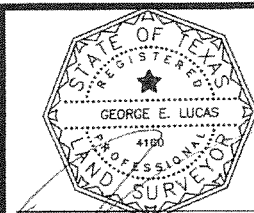
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: N/A
TITLE CO: N/A
G.F.#: N/A

LENDER: N/A

PLAN No.: 2014-1402

SURVEY DATE: SEPTEMBER 15, 2014



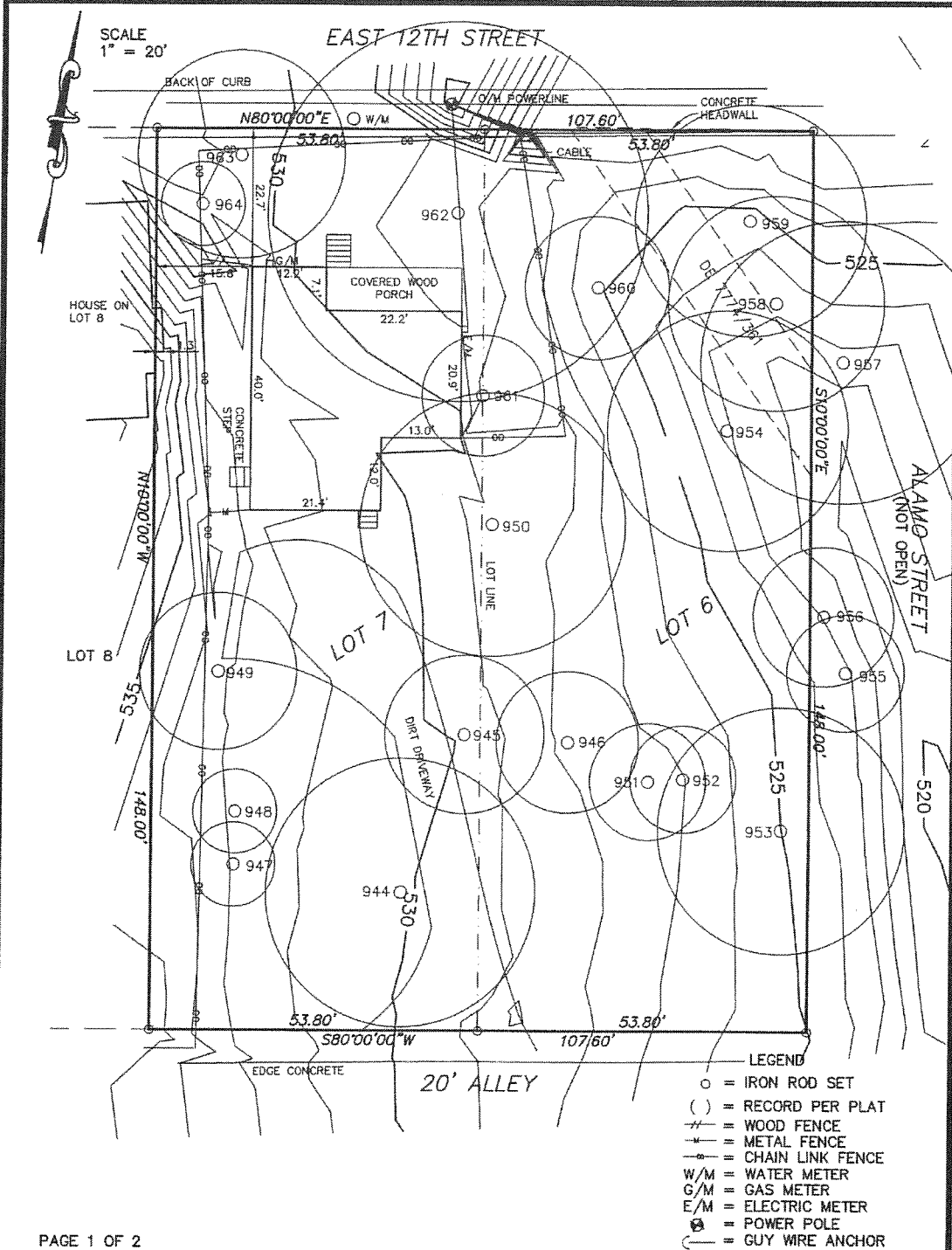
GEORGE E. LUCAS R.P.L.S. 4160

CELCO SURVEYING

REG. # 16182976
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

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PAGE 1 OF 2

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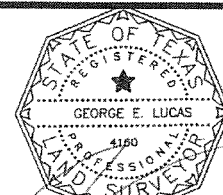
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BUYER: RUSSELL SPILLERS, TRUSTEE OF THE 2007 EAST TWELTH TRUST
TITLE CO: GRACY TITLE
G.F.#: 00100-1402

LENDER: N/A

PLAN No.: 2014-1402

SURVEY DATE: SEPTEMBER 15, 2014

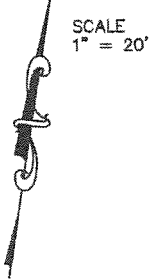


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SCALE
1" = 20'

TREE LIST

TAG NO	SIZE	TREE
944	22"	PECAN
945	13"	PECAN
946	11.6"	LIVE OAK
947	6.9"	HACKBERRY
948	6.9"	HACKBERRY
949	12.9"	PECAN
950	21.7"	PECAN
951	9.6"	HACKBERRY
952	8.8"	LIVE OAK
953	20.2"	LIVE OAK
954	19.8"	LIVE OAK
955	9.6"	UNKNOWN
956	8.5" & 6"	UNKNOWN
957	23.3"	LIVE OAK
958	17.7"	LIVE OAK
959	19"	UNKNOWN
960	11.8"	HACKBERRY
961	10"	PECAN
962	31.1"	PECAN
963	17"	PECAN
964	6.9"	LIVE OAK

PAGE 2 OF 2

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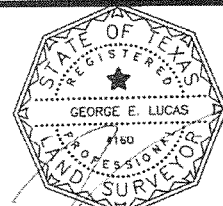
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BUYER: N/A
TITLE CO: N/A
G.F.#: N/A

LENDER: N/A

PLAN No.: 2014-1402

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