



SUBJECT TRACT

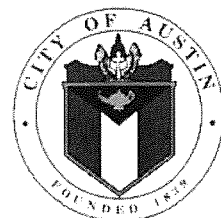


PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0046  
Address: 5605 JEFF DAVIS AVE



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.

1" = 200'

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CASE# C15-2015-0046  
ROW# 11308985  
TAX# 0229030527

CITY OF AUSTIN TCAD ✓  
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: 5605 JEFF DAVIS AVE

LEGAL DESCRIPTION: Subdivision – BROAD ACRES

Lot(s) 9 Block 6 Outlot \_\_\_\_\_ Division BROAD ACRES

I/We GEORGEY GILBERT on behalf of myself/ourselves as authorized agent for  
TRES WATERS LLC affirm that on 2/18, 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

DETACHED GARAGE IN FRONT OF BUILDING

FACADE WITH DOOR FACING STREET

SEE EXISTING PERMIT # 2014-023841-BP

in a SF-3NP district. "BRENTWOOD"  
(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:

EXISTING NEIGHBORHOOD PLAN - LONG & NARROW  
LOT CONFIGURATION -

**HARDSHIP:**

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

SAVED  
HISTORIC TREES WERE - SEE EXISTING PERMIT  
- DRAINAGE SEWER IN CENTER OF LOT LIMITS DRIVEWAY

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

OTHER LOTS NOT CONSTRAINED IN SIMILAR FASHION

**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:

NEIGHBORHOOD ASSOCIATION IN FAVOR - NOT OPPOSED  
NUMEROUS CONTIGUOUS DUPLEXES TO EITHER SIDE

**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 Geoffrey Gilbert Mail Address ggil@texas.net

City, State & Zip 1603 W 6th #500 AUSTIN TX 78703

Printed GEOFF GILBERT Phone 5129174411 Date 2/18/15

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

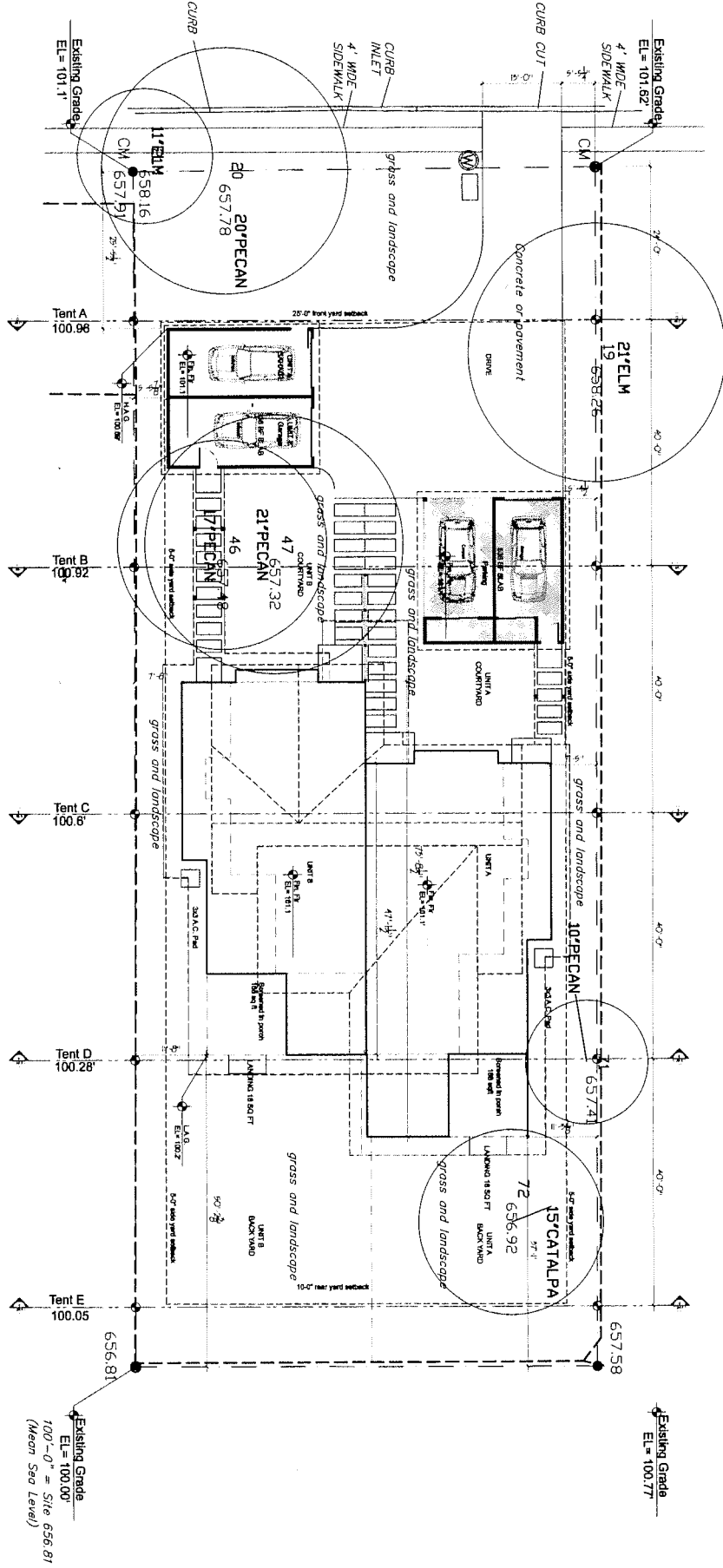
Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

SEE ATTACHED - ON FILE

# JEFF DAVIS AVENUE (50') R.O.W.



Impervious Surfaces in front yard setback 40% of 1500 = 600sf Allowed  
Impervious surface = 362sf / 1500sf = 24%

**LEGEND**  
= PREVIOUSLY PERMITTED  
= PROPOSED PERMIT

1 Site Plan  
1/8" = 1'-0"

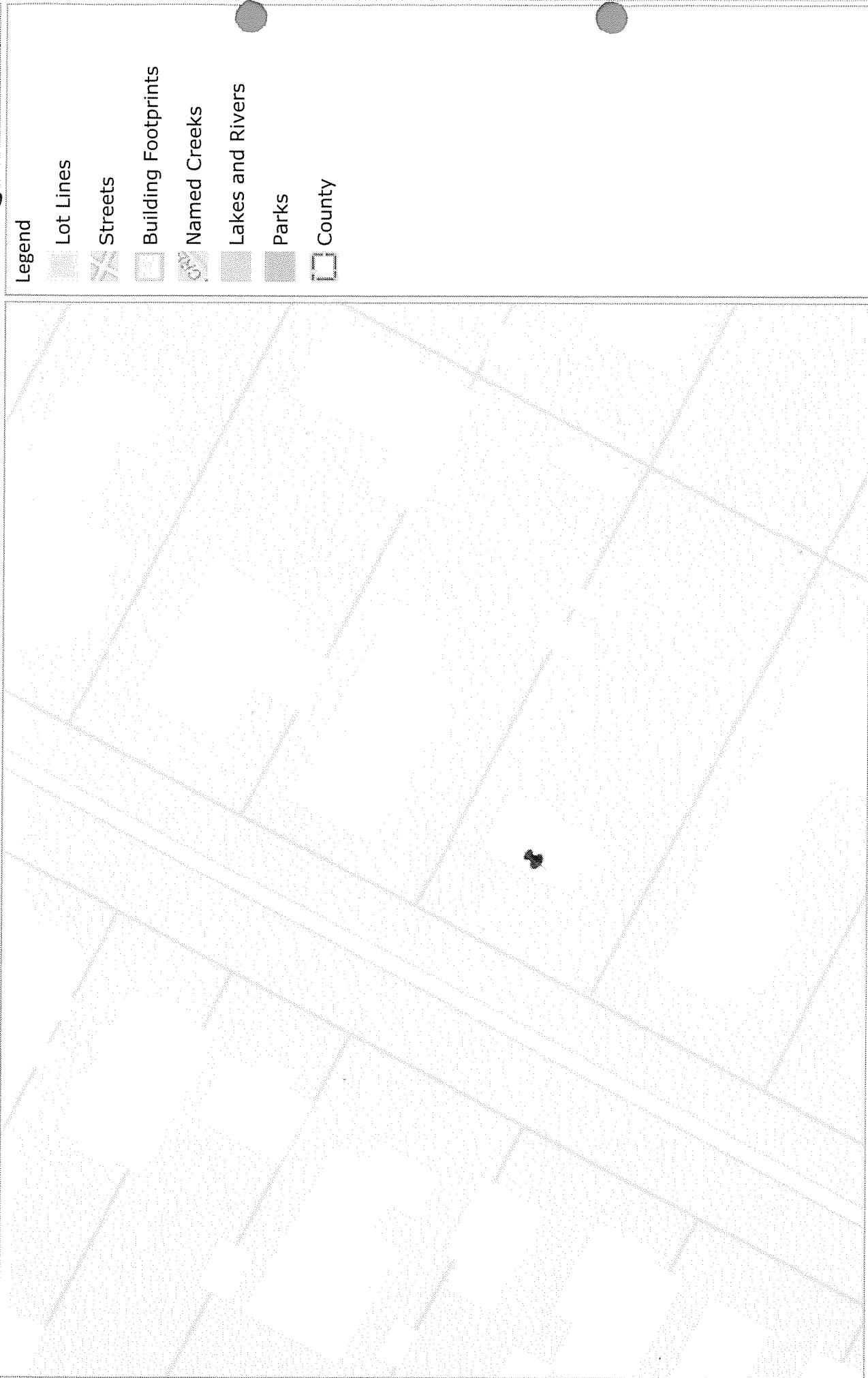
**SPEDERSEN ARCHITECTURE**  
A Division of  
SOSNICK & ASSOCIATES, P.C.  
SOSNICK & ASSOCIATES, P.C.  
Austin, Texas

DRAWING  
DATE  
BY  
SCALE  
SHEET  
1A1.1


2012


CITY OF AUSTIN DEVELOPMENT WEB MAP


Surrounding Structures





Legend


 Lot Lines


 Streets

 Building Footprints

 Named Creeks

 Lakes and Rivers

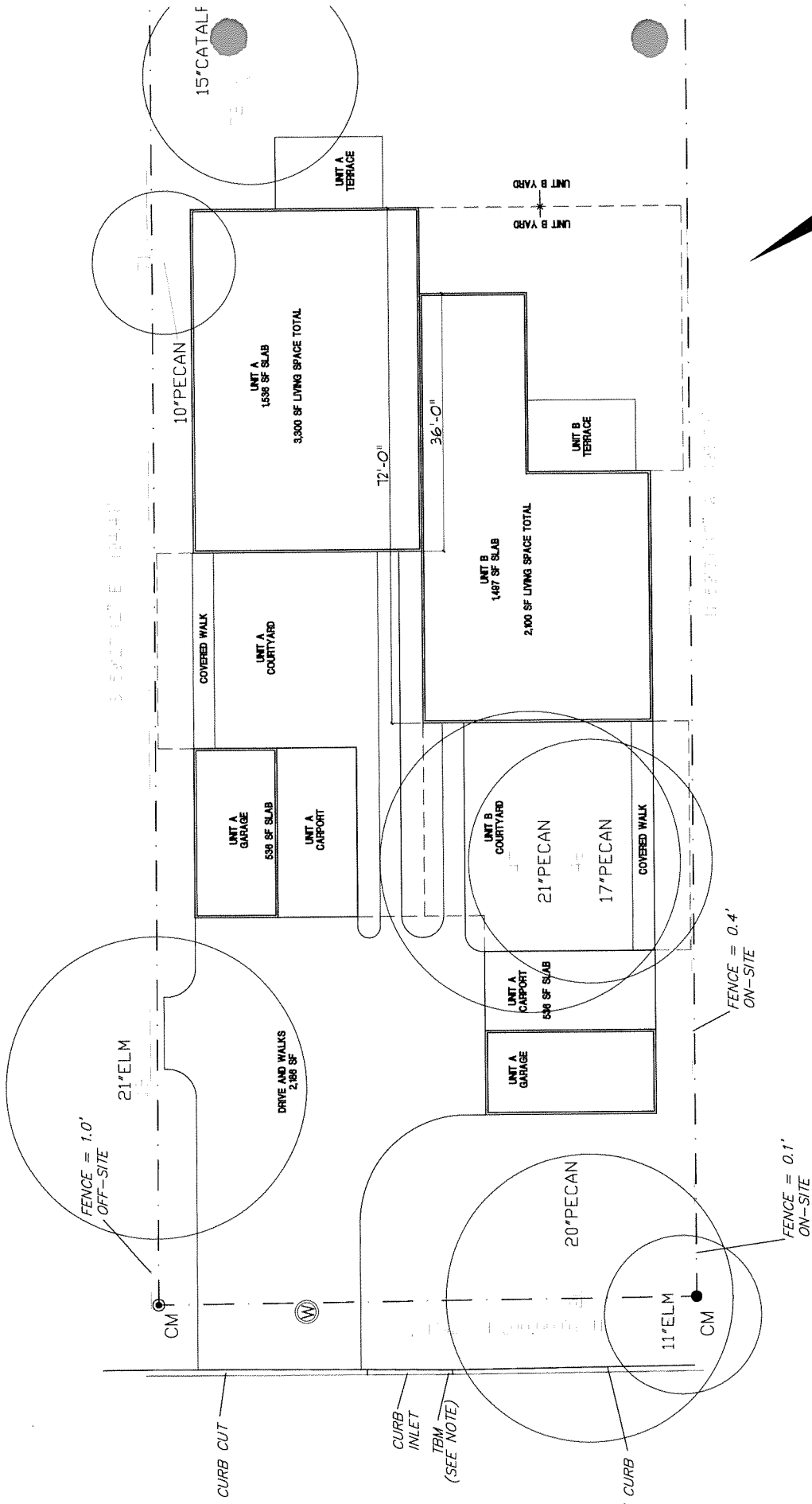
 Parks

 County

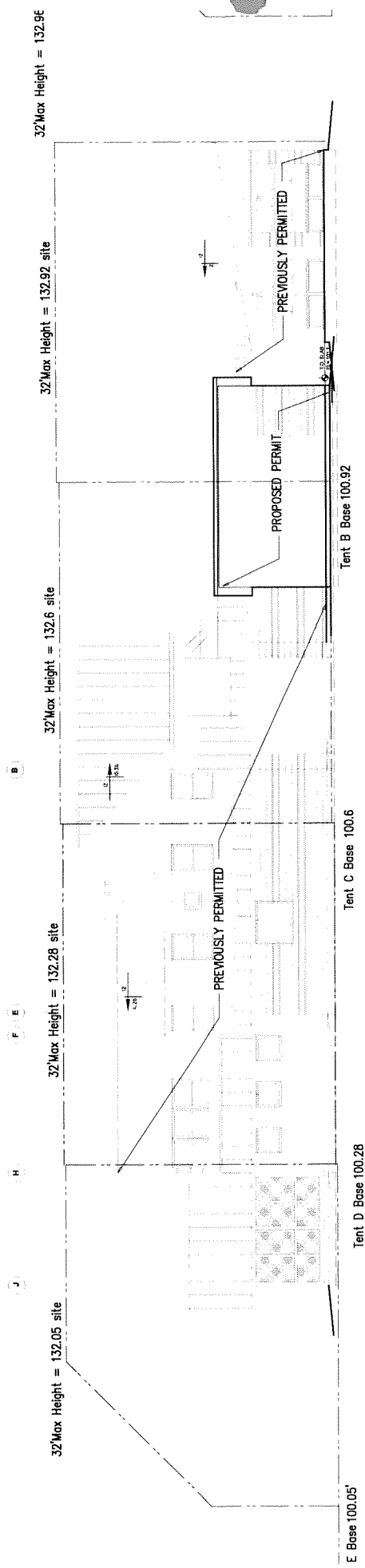
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

JEFF DAVIS AVENUE

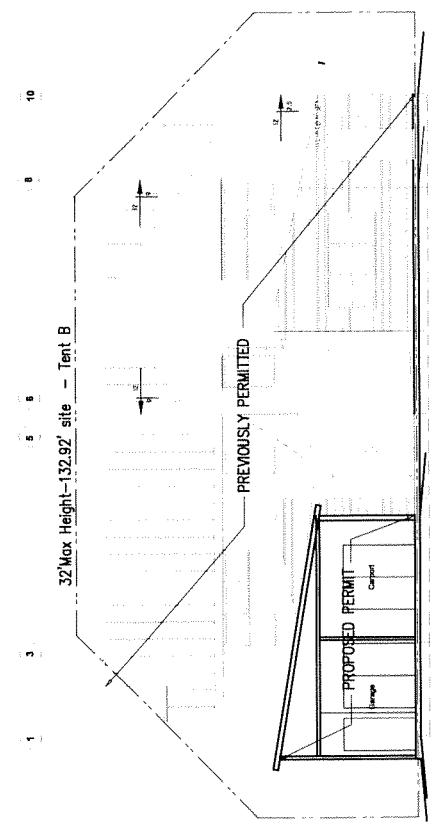
(50') R.O.W



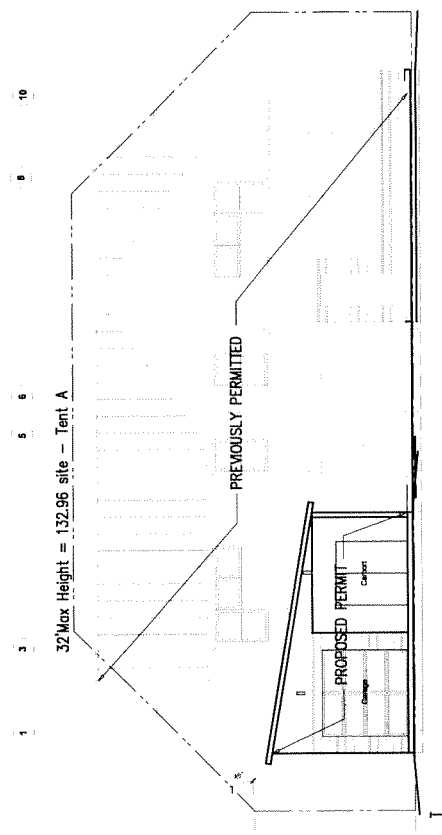
PLAT NORTH  
SCALE: 1" = 2'



1 North Elevation  
3/16"=1'-0"



2 Section Through Garage  
3/16"=1'-0"



3 West Elevation Garage  
3/16"=1'-0"

**JESSE PEDERSEN**  
ARCHITECTURE

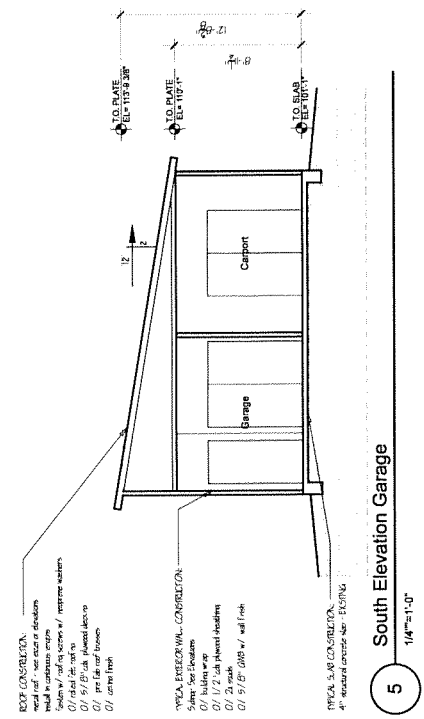
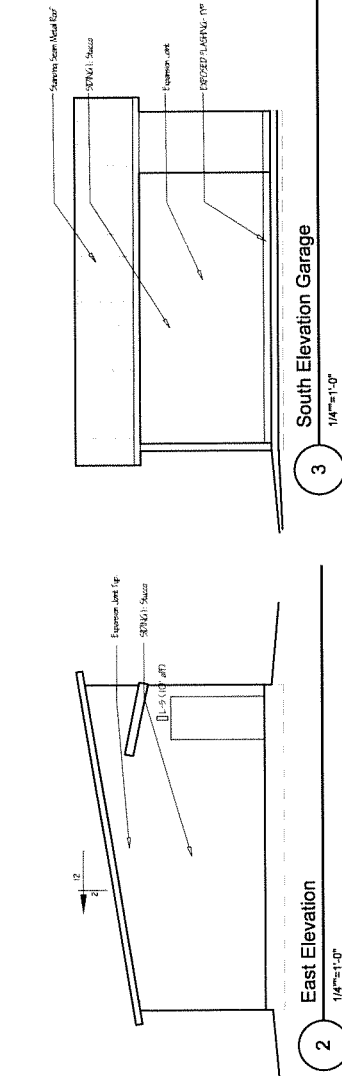
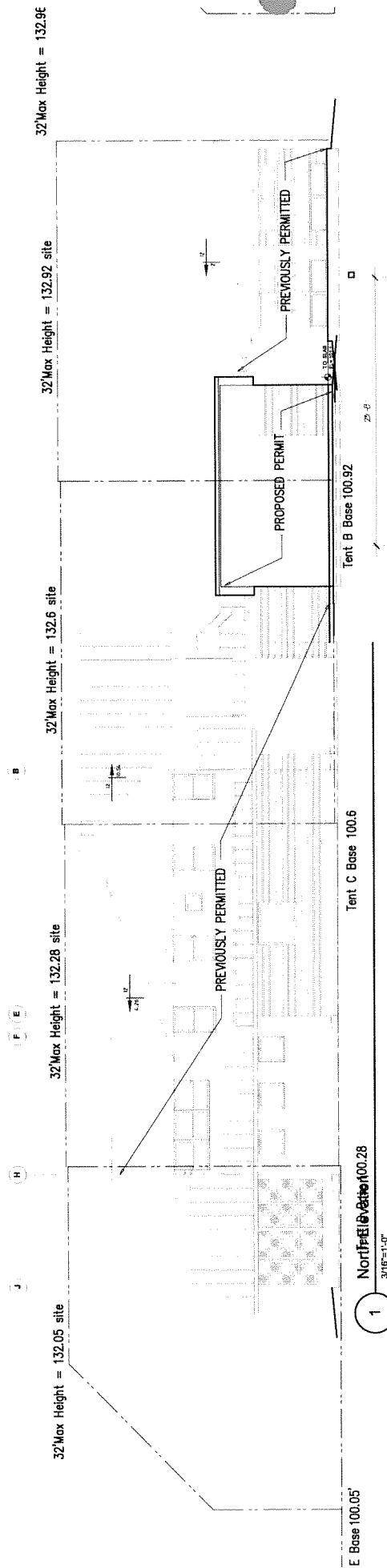
222 MAIN STREET, CARBORNE, COLORADO 81322  
PEDERSEN@JESSEPEDERSEN.COM | 970.465.1111 | JESSEPEDERSEN.COM

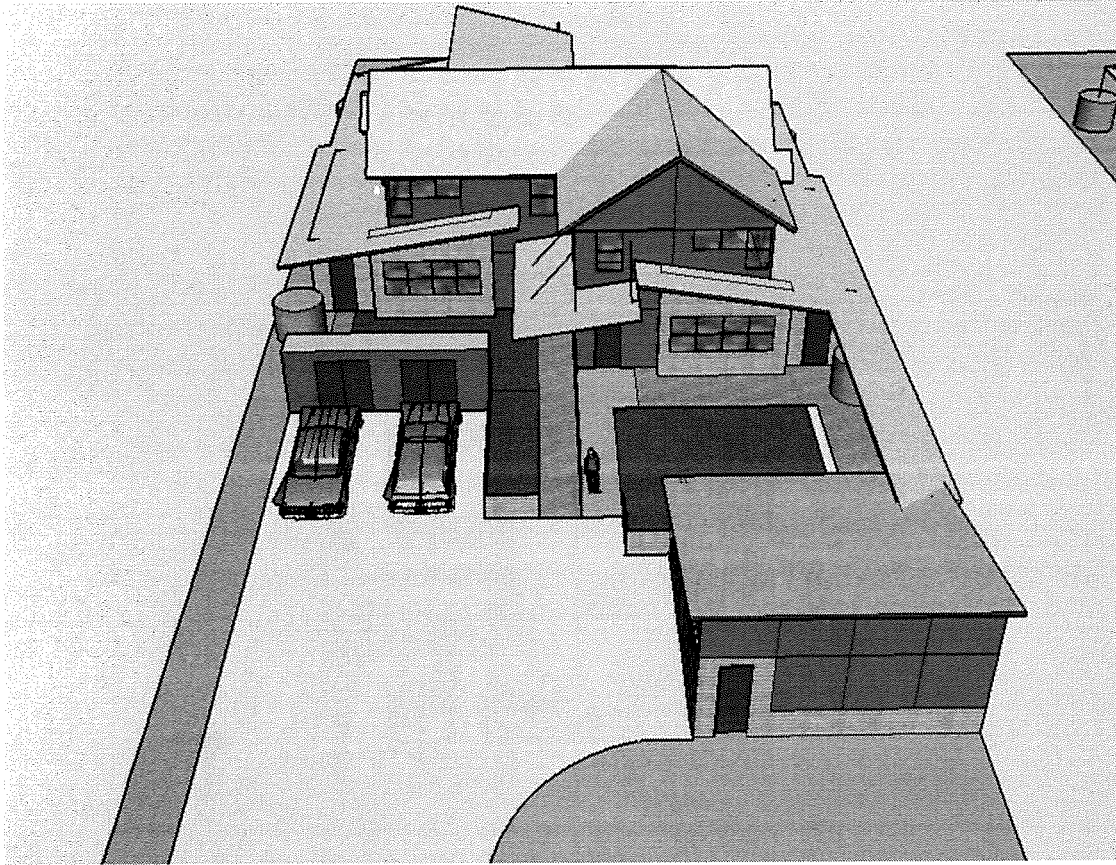
A Duplex for  
Sawanna L.L.C.  
5605 Jeff Davis Ave.  
Austin, Texas

DRAWING  
PROPOSED  
ELEVATION

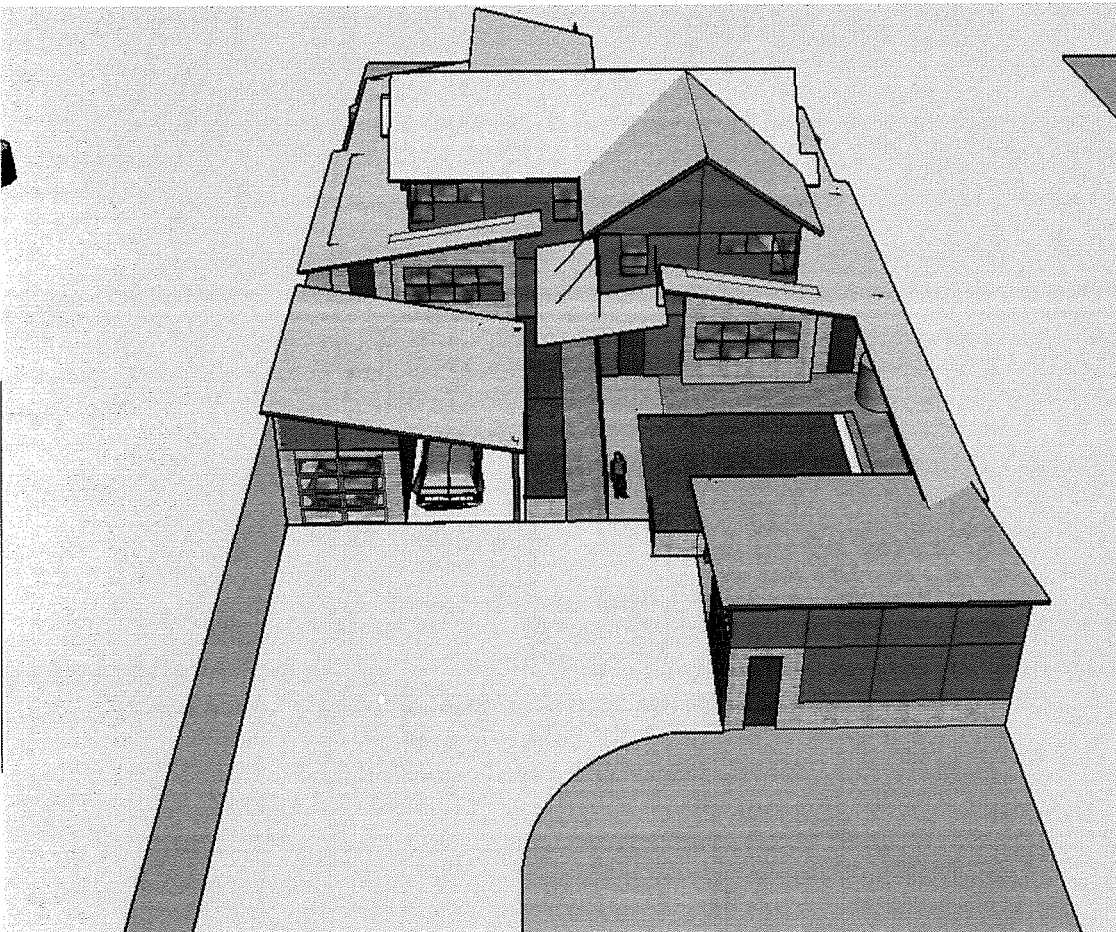
ISSUE  
A4.1

SHEET #





**Parking Condition  
One Carport Garage**



**Parking Condition  
Additional  
Carport Garage**

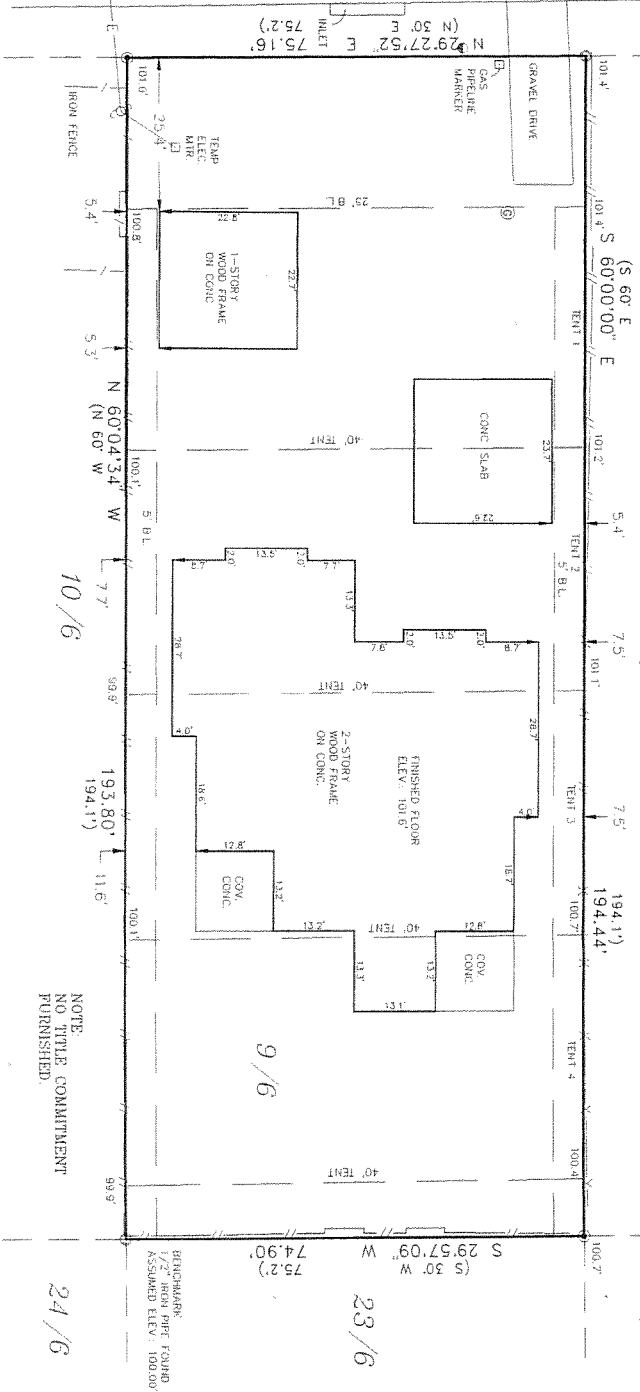
JEFF DAVIS AVENUE (50' R.O.W.)

 $\frac{8}{6}$ 

229

$$10^{10} = 20^x$$

The property shown herein is located in Zone "X": areas outside the 500 year Floodplain as shown on Community Panel Number 480624 0455 H of the FLOOD INSURANCE RATE MAP prepared for the City of Austin by the Federal Insurance Administration Department, H.U.D.  
Effective Date: 9-26-08



NOTE:  
NO TITLE COMMITMENT  
FURNISHED.

24/6

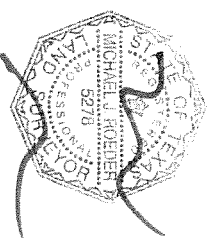
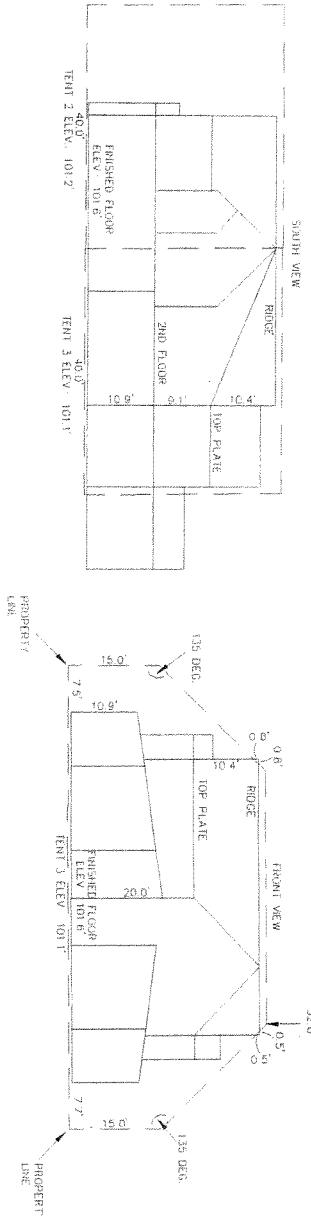
### LEGEND

- ☐ 1/2" IRON PIN FOUND  
☐ 1/2" IRON PIPE FOUND  
☐ NAIL SET  
☐ WATER METER  
☒ GAS VALVE  
 // WOODEN FENCE  
 X-----X-----WIRE FENCE  
 E-----OVERHEAD ELECTRIC  
 ( ) RECORD INFORMATION

14-219 LEDGER



3705 VINELAND DRIVE  
AUSTIN, TEXAS  
(512) 478-7673  
FIRM #10094400



TENT ADDRESSED: 1-03-15  
DATE: 5-21-14

C15-2014-0046

**Heldenfels, Leane**

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**From:** Kyle May ~~kylemay@yahooc.com~~  
**Sent:** Tuesday, March 31, 2015 8:31 AM  
**To:** Heldenfels, Leane  
**Cc:** Monica May  
**Subject:** opposition to variance for 5605 Jeff Davis

Good Morning Ms. Heldenfels,

We would like to lodge our opposition to the request for a variance for 5605 Jeff Davis Avenue, 78756.

We feel the Brentwood neighborhood plan adequately states why we do not want to have to look at two garages directly across the street from our home.

From page 122 of our neighborhood plan:

Guideline 2.2: Large garages dominating the front facades of houses create a bland pedestrian environment, and wide driveways interrupt continuous sidewalks. Front porches create a friendly streetscape and encourage 'eyes on the street' for added security.

The original elevations for this development showed one garage in the front yard to be shared by Units A & B. That should suffice without having the front yard completely dominated by multiple garages.

Thank you.

-Kyle & Monica May

**Heldenfels, Leane**

C15-2015-0046

**From:** Rachel Copperman <~~rachelcopperman@gmail.com~~>  
**Sent:** Tuesday, March 31, 2015 9:20 AM  
**To:** Heldenfels, Leane  
**Subject:** Against the variance for 5605 Jeff Davis

Ms. Heldenfels,

As an owner at 5604 Jeff Davis Ave. I am fully against a second set of garages at 5605 Jeff Davis Ave. The current set of garages already creates an entire wall that we are currently staring at. If another set of garages is put up then we would not see any portion of the house and instead would be staring only at driveways, garage doors, and walls. A second set of garages would go against the neighborhood plan, which on p122, does not support the development of large garages that dominate the facade of the house. As a single family home, we abided by the guidelines concerning garages that Brentwood adopted. As a duplex, 5605 was already able to put up one garage that results in a bland environment and results in a non-friendly streetscape. They absolutely should NOT be allowed to put up a second one.

Thank you,  
Rachel Copperman  
Owner: 5604 Jeff Davis Ave.