




N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0042
Address: 500 LOCKHART DR



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.

1 " = 200 '

CASE# C15-2015-0042
ROW# 11304563
TAX# 0302020323
TCAD ✓

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

APPLICANT APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 500 Lockhart Dr.

LEGAL DESCRIPTION: Subdivision – 0.1141 AC OF LOT 2 BLK
5 BLUE BONNET HILLS

Lot(s) 2 Block 5 Outlot Division Blue Bonnet Hills

I/We Nick Mehl on behalf of myself/ourselves
authorized agent for

Michael Francis and Janel Jefferson affirm

that on Feb. 11, 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

We wish to remodel an existing 1,120 sf house built in 1950 and add 1,171 sf of conditioned living space.

A one-car carport will be attached to the rear of the addition.

Lot size 4970

in a SF-3-NP (South River City)
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:

There is an existing house on the property that is too small and in poor condition for the owners' use. The

owners wish to preserve the majority of the existing structural and add enough space to serve their needs. All other City building/zoning permits have been submitted and approved.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
The existing house is in poor condition. The proposed renovations are designed to preserve as much

of the original structure as possible, while improving structural integrity and the physical appearance.

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

Most houses in the area are larger than this house and most have been expanded and renovated over the years. This house has not been renovated or expanded since built in 1950.

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 addition to the house follows all of the city of Austin's current zoning regulations. We are not asking for

any other variances to the code nor do we increase the impervious cover and first floor building coverage.

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 
#106

Mail Address 2124 E. 6th St.,

City, State & Zip Austin, TX 78702

Printed Nick Mehl Phone 512-473-8228
Date 2/11/15

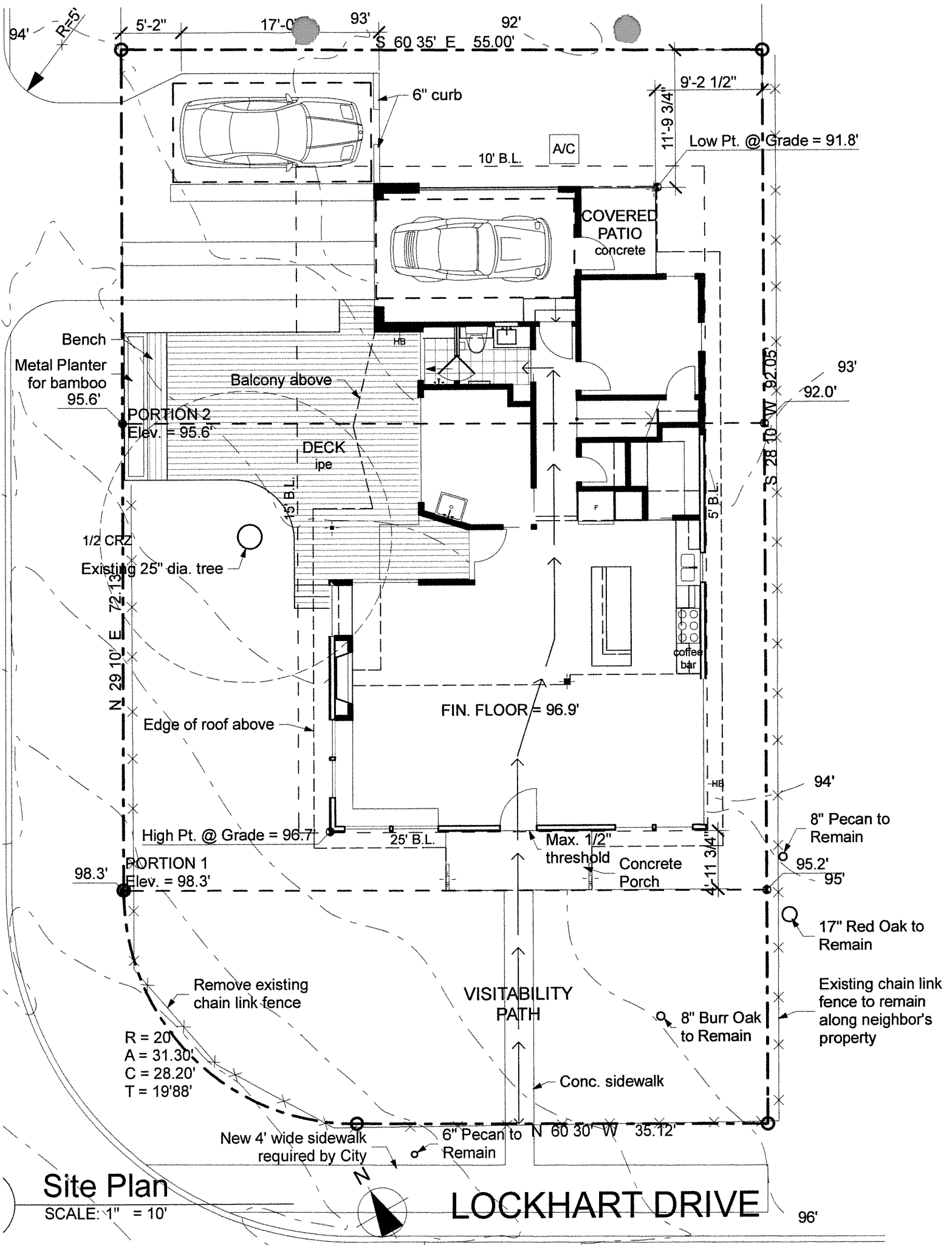
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

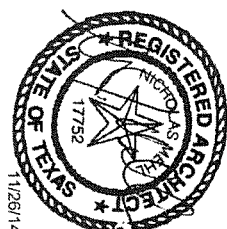
Signed 

Mail Address 500 Lockhart Drive

City, State & Zip Austin, TX 78704

Printed Michael Francis & Janel Jefferson
Phone 805-750-6435 Date 2/11/15





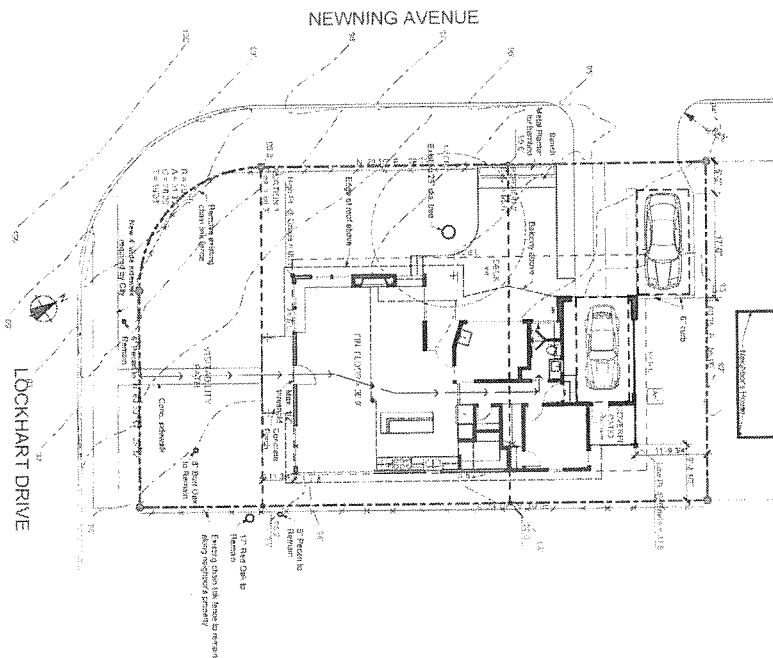
Site Plan

SCALE: 1" = 20'

30
 29
 28
 27
 26
 25
 24
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 22
 21
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 16
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 14
 13
 12
 11
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JAN 23 2015

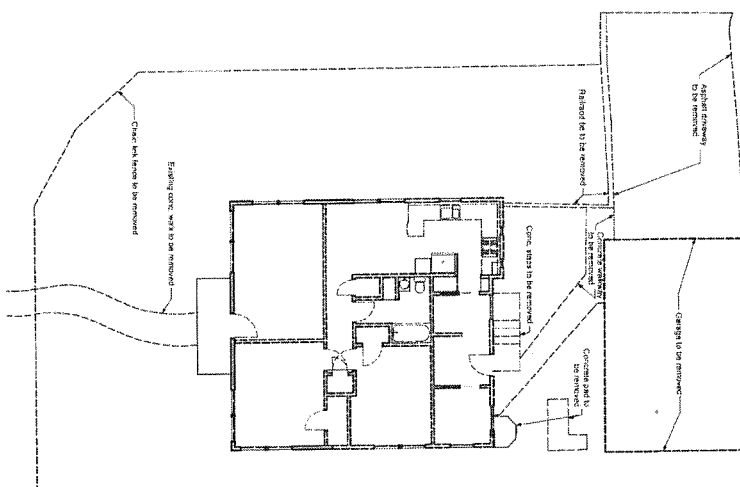
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS



Demolition Plan

SCALE: 1/16" = 1'-0"

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.



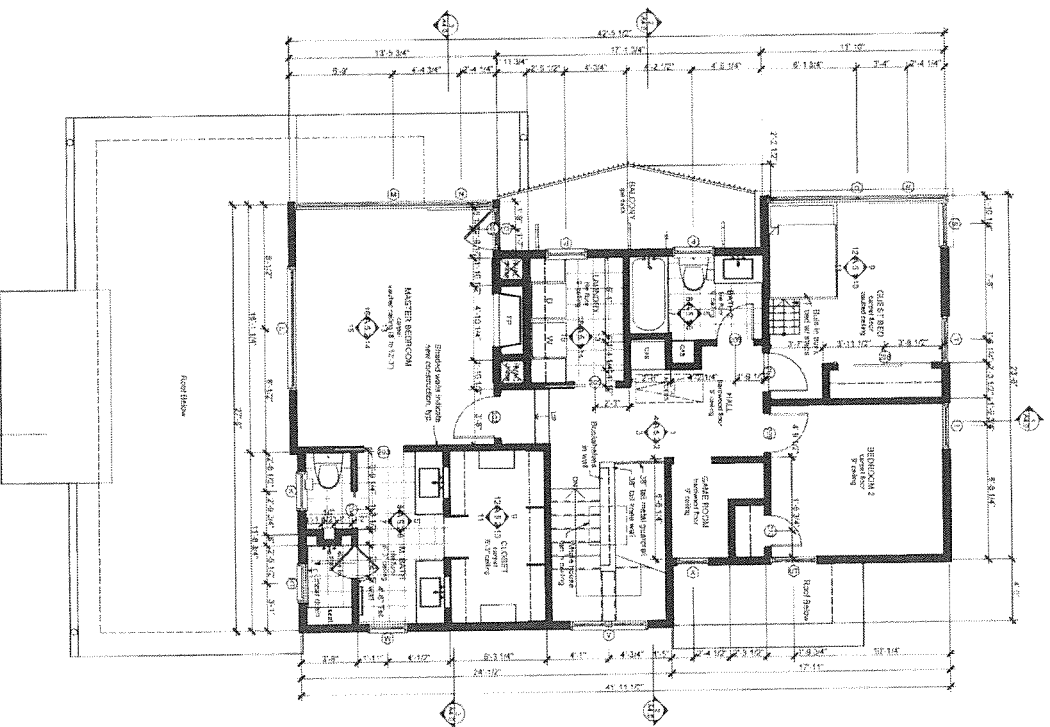
AE APPROVED

JAN 23 2015

RLS 23-4

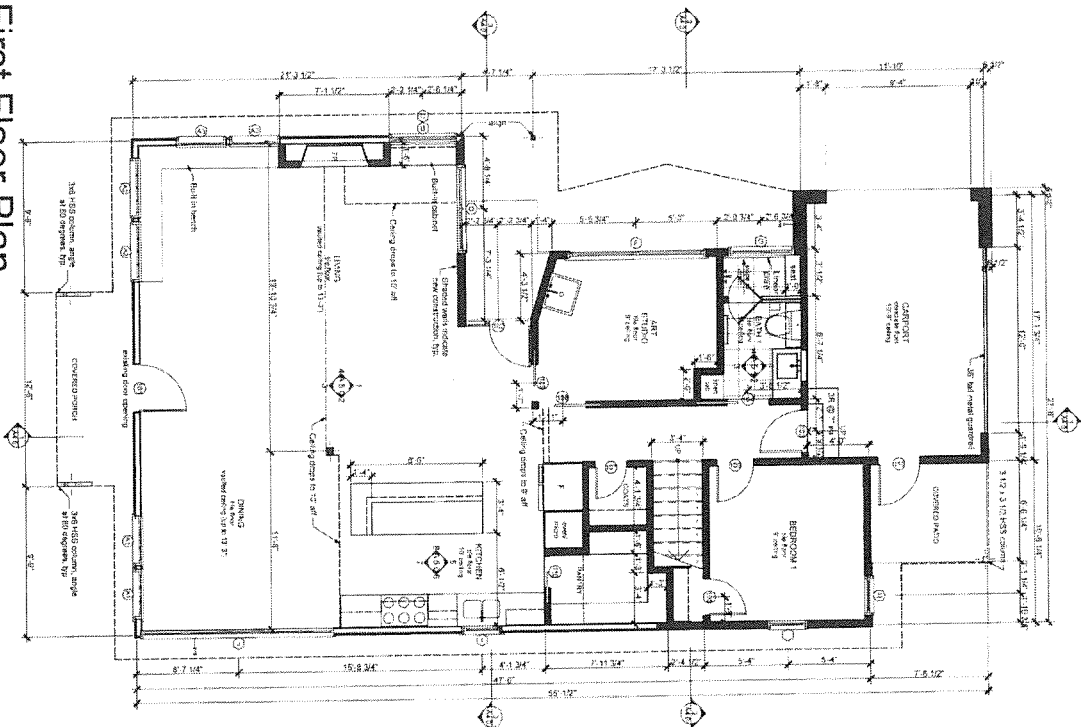
ELEMENT FIVE ARCHITECT

AL



Second Floor Plan

SCALE: 1/8" = 1'-0"



First Floor Plan

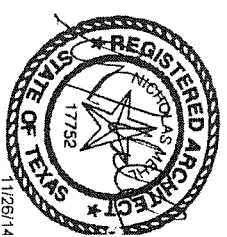
SCALE: 1/8" = 1'-0"

JF Residence
500 Lockhart Drive
Austin, Texas 78704

A2

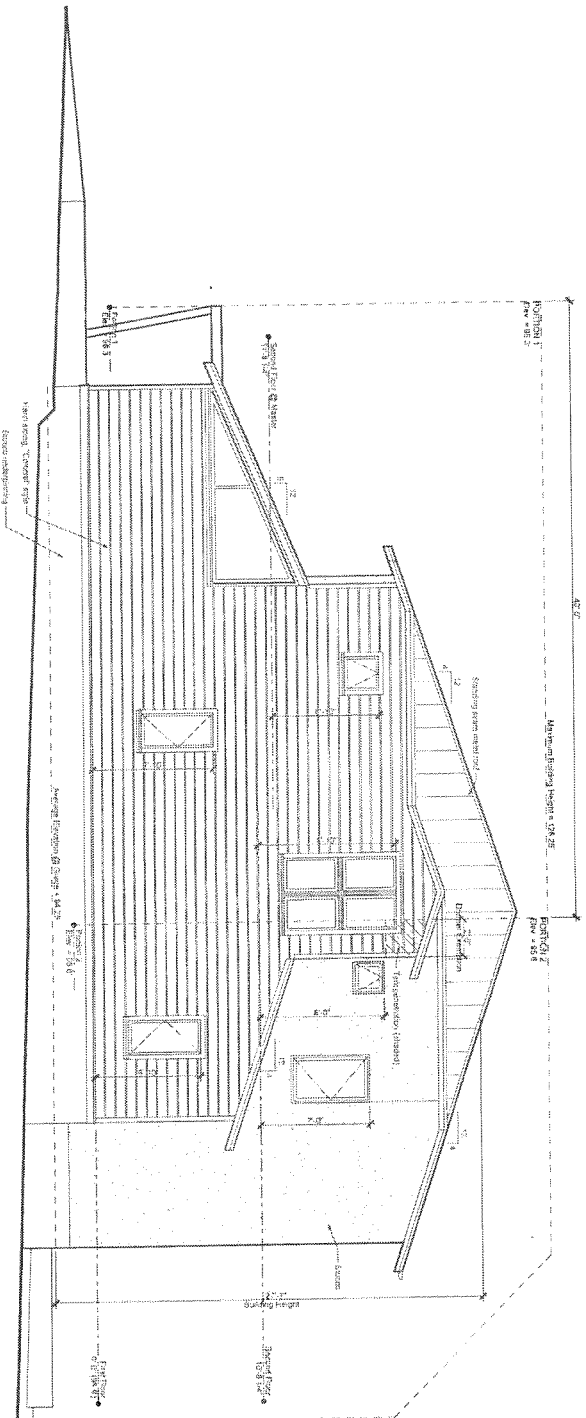
ELEMENTIVEARCHITECT

E | S | A





SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

J F Residence
500 Lockhart Drive
Austin, Texas 78704

Heldenfels, Leane

From: Nick Mehl <~~Nick@element5architecture.com~~>
Sent: Monday, March 23, 2015 11:38 AM
To: Heldenfels, Leane
Subject: Fwd: Plats - 500 Lockhart Dr.
Attachments: IMG_2211.JPG; IMG_2212.JPG; IMG_2213.JPG; IMG_2214.JPG

Leane,

Regarding 500 Lockhart Dr., here's what the owners have found through their research (see attached). It looks like the lot was established as one lot at least prior to 1935 and was subdivided sometime between 1935 and 1962. Does this help?

Thanks,
Nick Mehl

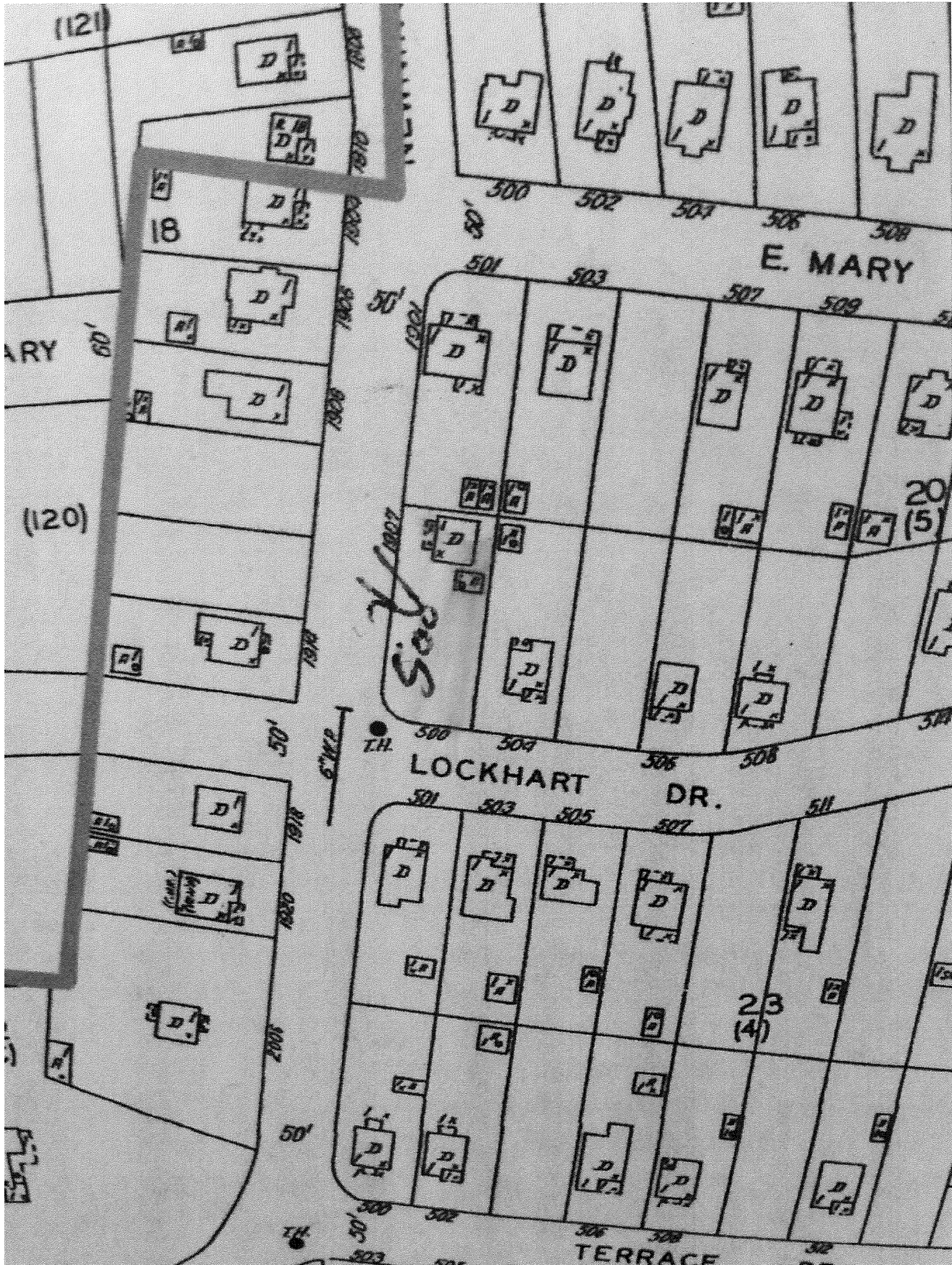
----- Forwarded message -----

From: **Janel** <janelmichael@yahoo.com>
Date: Mon, Mar 23, 2015 at 10:48 AM
Subject: Plats
To: Nick Mehl <nick@element5architecture.com>
Cc: michael francis <michaelkfrancis86@gmail.com>

Sent from my iPhone

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ELEMENT 5 ARCHITECTURE



(121)

18

ARY 60'

(120)

S

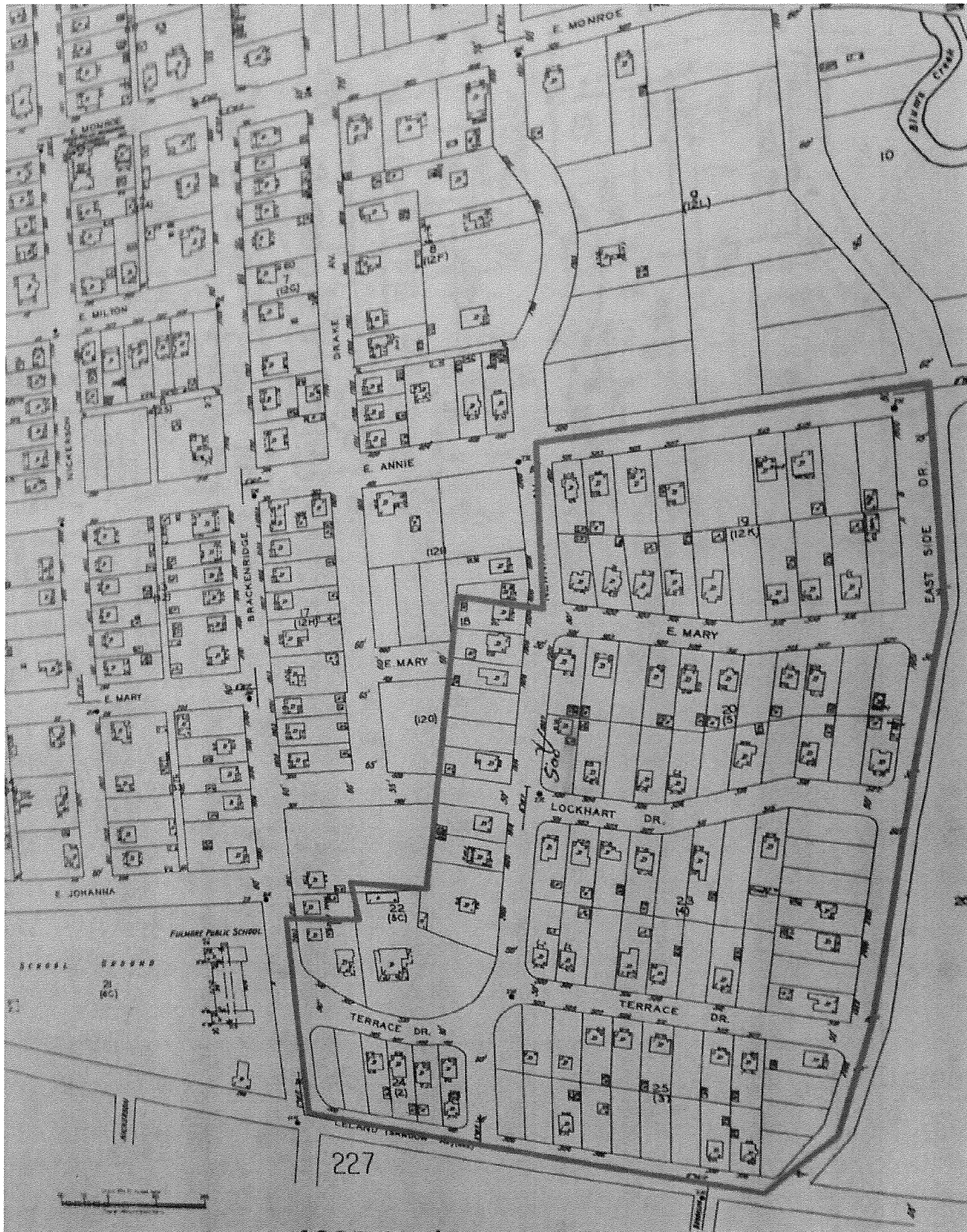
E. MARY

LOCKHART DR.

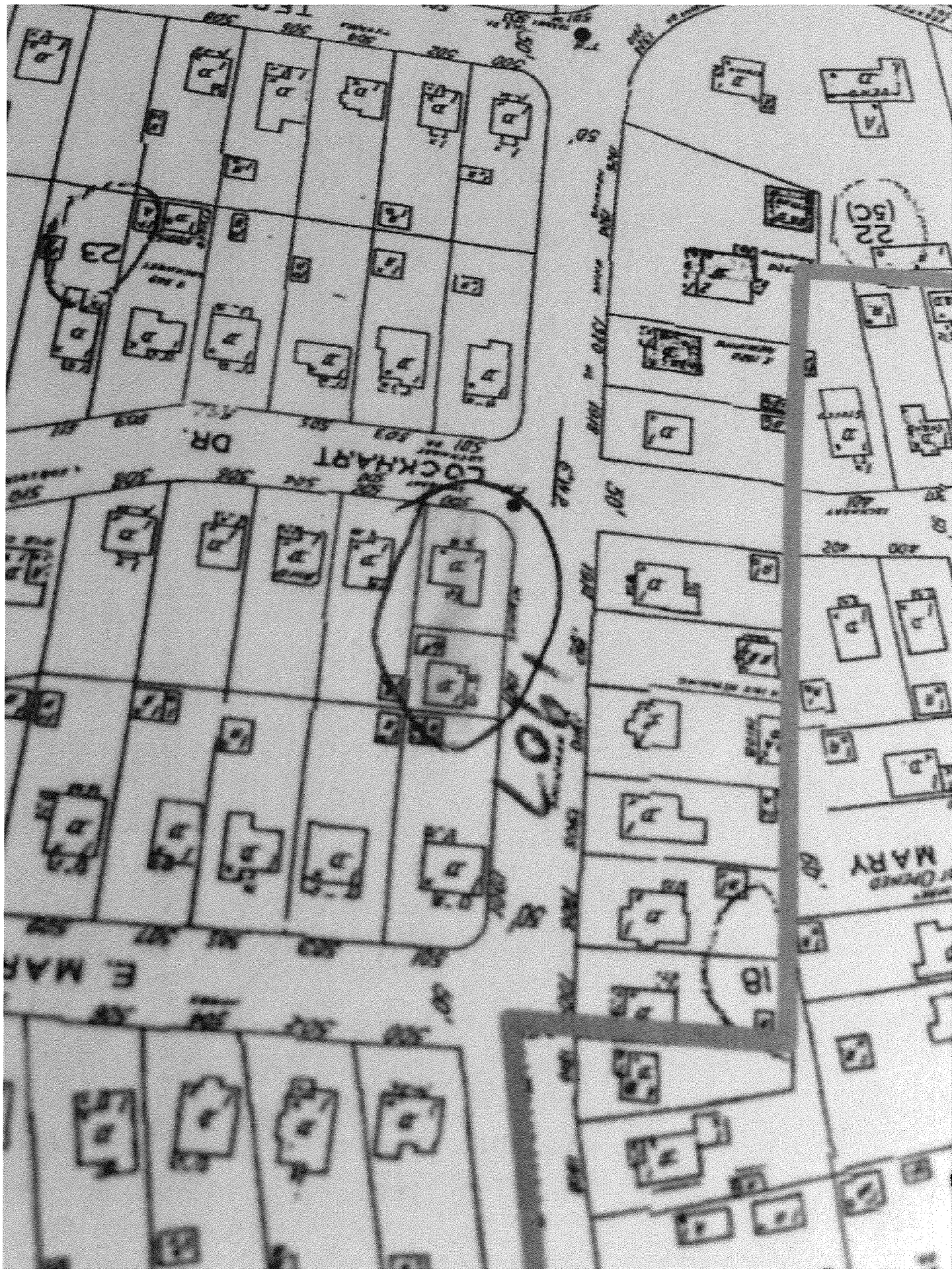
TERRACE

20
(5)

23
(4)



1935 Sanborn



Heldenfels, Leane

From: Nick Mehl ~~<nick@element5architecture.com>~~
Sent: Thursday, March 12, 2015 5:23 PM
To: Heldenfels, Leane
Subject: Re: Clarify BOA application
Attachments: 500 Lockhart BoA Page 1.pdf

Leane,

Is this what you needed? I have attached the first page with the appropriate boxes checked. Otherwise if you need more description on the variance request you can use this:

"The owners purchased a 1,120 sf house in need of major repairs to the structure and interior with the intention of remodelling and adding onto the house. While in the option period the owners hired an architect who talked to the city of Austin plan review department to investigate any limitations with the property. It was noted that the property was abstract and needed proper Land Status Determination. There was no mention of the property being less than legal lot size and therefor not allowed to be improved upon. Land status determination was achieved on Nov. 26, 2014 and the owners proceeded with designing their addition. It wasn't until the permit phase that it was brought to the owners' attention that they would need a variance to make improvements to this property - after working with an architect and engineer for months."

Is that too much information? I'm not sure how much you need. Please let me know if there's anything else you need.

Thank you,
Nick Mehl

On Tue, Mar 10, 2015 at 4:22 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Could you send me a new page 1 and clarify your variance request (you can use attached).

You advise what your remodel project is, but attorney likes for the variance request to also be noted so there's no misunderstanding about what action(s) the Board has been requested to take.

Also, could you send a survey of existing conditions and drawing/map plan view of surrounding structures.

Thanks -
Leane Heldenfels

Board of Adjustment Liaison

City of Austin

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ELEMENT 5 ARCHITECTURE

Technical Building Code Review - Taylor Horton - 512-974-2618

RT1. ENGINEER'S SEAL: Engineer's seal must be signed and dated. (Engineers in Texas are required to seal, sign, and date construction documents that they prepare for use in Texas that are issued for regulatory approval, permitting, or construction. See Rule 137.33 of the Texas Engineering Practice Act and Rules:
<http://www.tbpe.state.tx.us/downloads/law&rules.pdf>

Remove the note stating the plans are not to be issued for construction or regulatory approval.

Residential Zoning Review - Taylor Horton - taylor.horton@austintexas.gov

The zoning review is rejected due to the following discrepancies; the previous comment was not adequately addressed;

comment 1: The lot is less than the minimum requirement of 5750 square feet.

Obtain a Board of Adjustment variance for, or confirm, legal substandard lot status by proving proof of compliance with LDC 25-2-943.

The property must qualify as a substandard lot because it does not meet the minimum lot size requirement for SF-3 Zoning (5750 square feet). This will require proof of compliance with 25-2-943, which is typically a deed recorded before March 15, 1946 showing the property in the current configuration. You can request a deed chain from a title company to get this. If the recordation date is prior to this date then the lot qualifies as substandard because it is larger than the minimum 4,000 s.f. for such lots.

If the deed information indicates the current configuration was recorded after March 15, 1946, then it will not qualify as substandard because it is less than the minimum 5,750 s.f. required of such lots.

If this is the case then substandard status does not apply and a variance for inadequate lot size is required from the BOA to obtain a new permit.

ADDITIONALLY: The Land Status Determination (LSD) is a separate process and serves to exempt the property from platting. Some of the information gathered for the LSD may be pertinent to the above but having a Land Status Determination does not replace the information required for proof of substandard status compliance.

Please arrange a meeting or email if you need further clarification on this comment.

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

Project Information

Project Address: <u>500 Lockhart Dr.</u>	Tax Parcel ID: <u>283369</u>
Legal Description: <u>592.6 FT AV OF LOT 2 BLK 5 BLUEBONNET HILLS</u>	
Zoning District or PUD: <u>RF-3-NP</u>	Lot Size (square feet): <u>5,082</u>
Neighborhood Plan Area (if applicable): <u>-</u>	Historic District (if applicable): <u>-</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input checked="" type="radio"/> Y <input type="radio"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N	Is this site adjacent to a paved alley? <input type="radio"/> Y <input checked="" type="radio"/> N
Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input checked="" type="radio"/> N Case # _____ (if applicable)	Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="radio"/> Y <input checked="" type="radio"/> N
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input checked="" type="radio"/> Y <input type="radio"/> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="radio"/> Y <input checked="" type="radio"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other _____
Proposed Use: vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other _____
Project Type: <input checked="" type="radio"/> new construction <input type="radio"/> addition <input type="radio"/> addition/remodel <input type="radio"/> remodel/repair <input type="radio"/> other _____
of existing bedrooms: <u>2</u> # of bedrooms upon completion: <u>4</u> # of existing baths: <u>1</u> # of baths upon completion: <u>3</u>
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Removal of all or part of a structure requires a demolition permit.
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>1,171 SF addition to 1,120 SF one-story house. Approximately 20' of front of existing house will remain. Includes attached carport.</u>
Trades Permits Required: <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical/HVAC <input checked="" type="radio"/> concrete(right-of-way) (circle all that apply)

Job Valuation

Total Job Valuation: \$ <u>400,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>340,000</u> Bldg: \$ <u>295,000</u> Elec: \$ <u>15,000</u> Plmbg: \$ <u>20,000</u> Mech: \$ <u>10,000</u> Primary Structure: \$ <u>400,000</u> Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>60,000</u> Bldg: \$ <u>52,000</u> Elec: \$ <u>2,000</u> Plmbg: \$ <u>3,000</u> Mech: \$ <u>3,000</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.		