



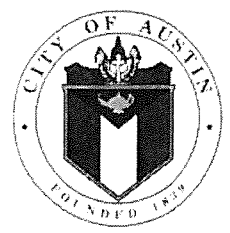




-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0066
 Address: 1509 EAST LANE



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.

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1" = 200'

CASE# C15-2015-0064
ROW# 11328073
TAX# 0127580624

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: 1509 East Lane

LEGAL DESCRIPTION: Subdivision – Lake Austin Village

Lot(s) 19, 20, 21 Block _____ Outlot _____ Division _____

I/We Matt Jones on behalf of myself/ourselves as authorized agent for

Mark Haymes affirm that on March 23 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)

x ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

15' Front Setback on Lot 21.

in a LA 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 lot is subject to a 40' setback as of right now. This set back combined with the wet weather creek render the lot unbuildable. The original deeded 15' setback in the 1964 deed would allow this lot to support a single family residence along with septic tank and drain field.

HARDSHIP:

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

The lot, although appearing deep, has a wet weather creek running along the back that, when combined with the

40' setback and protected tree radius, renders the lot unbuildable. Deeded 15' setback would allow proposed structure to be built.

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

This lot is platted on the outside edge of the Lake Austin Village subdivision. This is the only lot subject to a 40' set back AND a wet weather creek. 15' deeded and proposed setback will allow building to be erected safely outside of the creek on flat land.

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:

Placing a single family residence on this lot with a 15' setback will not alter the character of East Lane

There is no standardization to the development of Lake Austin Village, which currently has an average front setback of 15'.

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 M Jones Mail Address 81 Possum Trot

City, State & Zip Liberty Hill, TX, 78642

Printed Matt Jones Phone 5129277091 Date 3/23/2015

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 M Jones Mail Address 81 Possum Trot

City, State & Zip Liberty Hill, TX, 78642

Printed Matt Jones Phone 5129277091 Date 3/23/2015

3/12/15

Mark Haymes

PO Box 70193

San Diego CA 92167

(512) 773-8158

RE: Permits and variations

To: City of Austin:

Please let this letter serve as authorization for Matt Jones of KLM Custom Homes and/or Jonathan Rea and Jamie Rea to apply for variances and unified development permits as they are required for property I own located in Lake Austin Villages at 1509 East LN, Austin TX 78732.

Please contact me if you have questions regarding this request.

Thank you,

DocuSigned by:

Mark Haymes

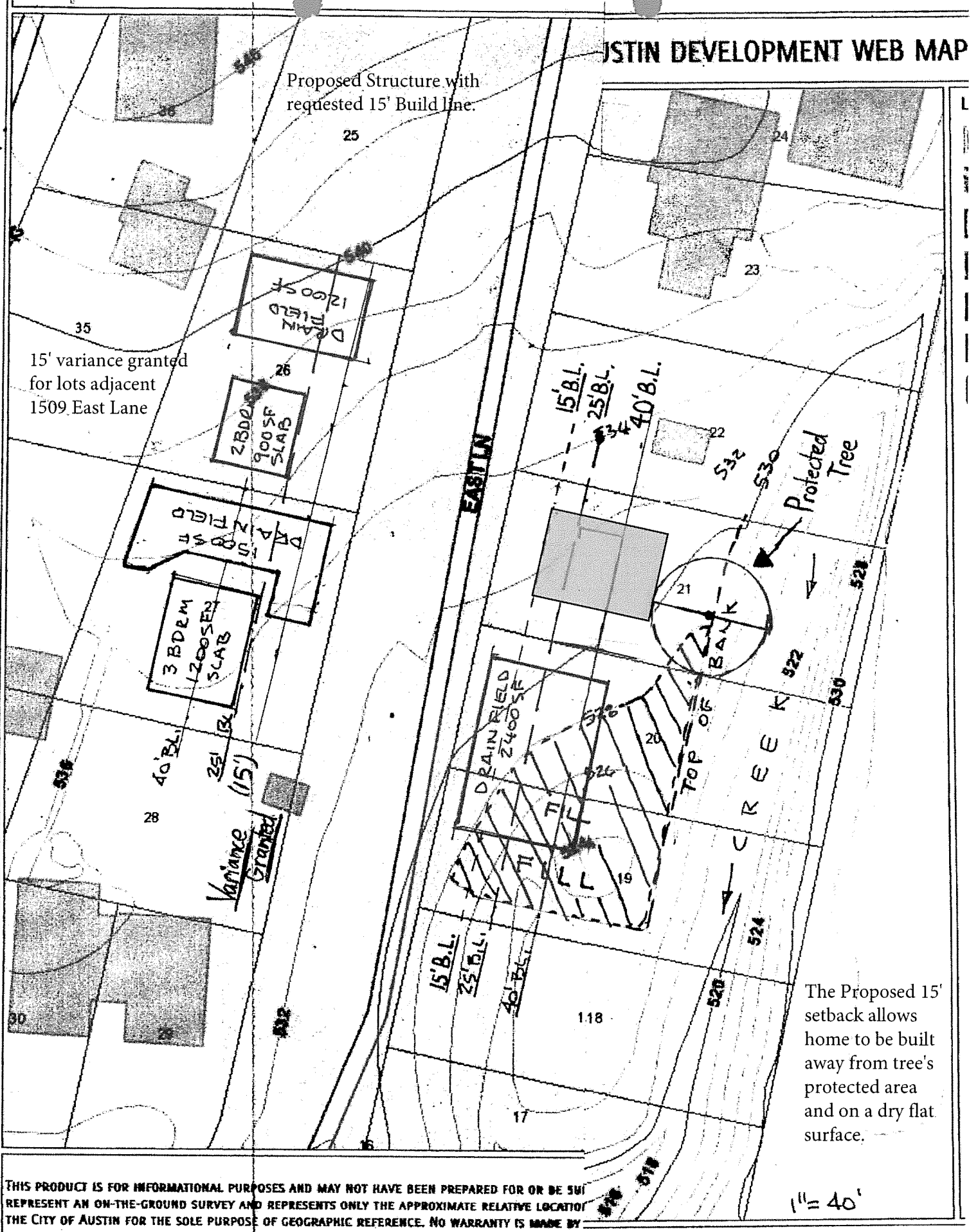
D6B9E0AE693F45D...

Mark Haymes

AUSTIN DEVELOPMENT WEB MAP

Proposed Structure with requested 15' Build line.

15' variance granted for lots adjacent 1509 East Lane



The Proposed 15' setback allows home to be built away from tree's protected area and on a dry flat surface.

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR REPRESENTING AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY