


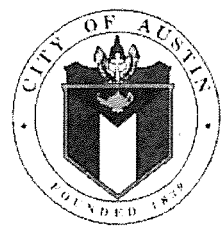




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0084
Address: 1902 MOUNTAIN VIEW RD



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# C15-2015-0084
ROW# 11346524
TAX# see below
TCAD 011707119 ✓

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: 1902 Mountain View Rd

LEGAL DESCRIPTION: Subdivision - LOT 124 TARRY TOWN NO 3 PLUS S TRI OF LOT 60 TARRY TOWN NO 4

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Jim Wittliff/Land Answers, Inc. on behalf of myself/ourselves as authorized agent for
Pam Bernhardt affirm that on April 3, 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

A garage and 2nd residence (above) with a minimum 22' front set back in the west corner (25' required) in
order to save a 12" Cedar Elm tree.

in a SF-3-NP district. (West Austin Neighborhood Group)
(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:

We have the ability to preserve a 12" Cedar Elm tree that we would otherwise be required to cut down.

A 25' setback is required, because this property has a double frontage. However, there are no homes that front on Hopi Trail.

HARDSHIP:

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

Only an approximate 18 square feet of the 650 square foot garage is necessary to encroach into the

required 25' setback in order to preserve the 12" Cedar Elm tree.

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

There are no other residences with frontage on Hopi Trail.

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:

There are no other residences with frontage on Hopi Trail. Our encroachment into the 25' setback is minimal.

(approximately 18 square feet)

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 [Signature] Mail Address 3606 LINFIELD COVE

City, State & Zip AUSTIN TEXAS 78704

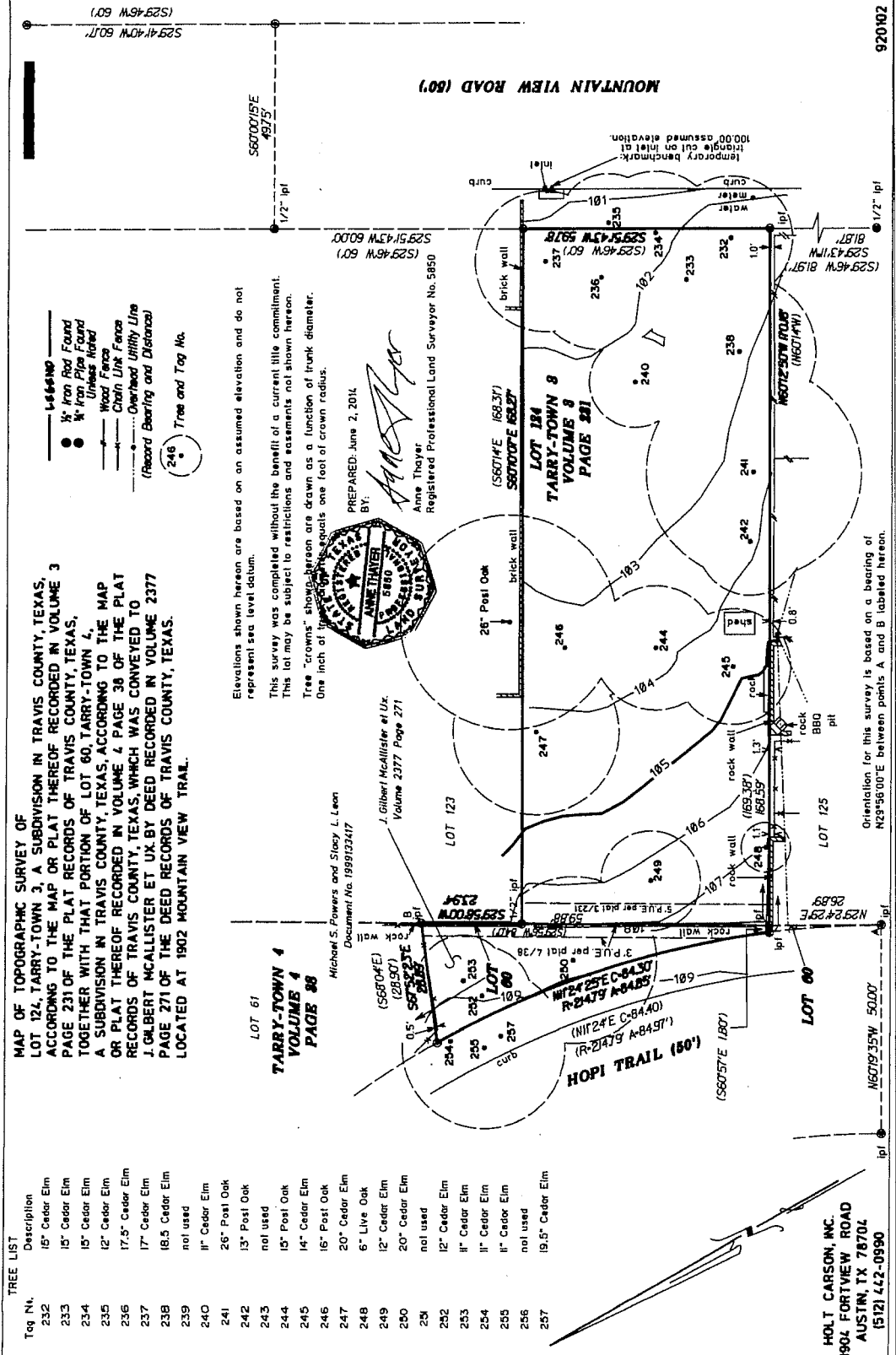
Printed JIM WITLIFE Phone 512-416-6611 Date 4-16-15

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 [Signature] Mail Address 1710 W. 10th St. unit B

City, State & Zip Austin, TX 78703

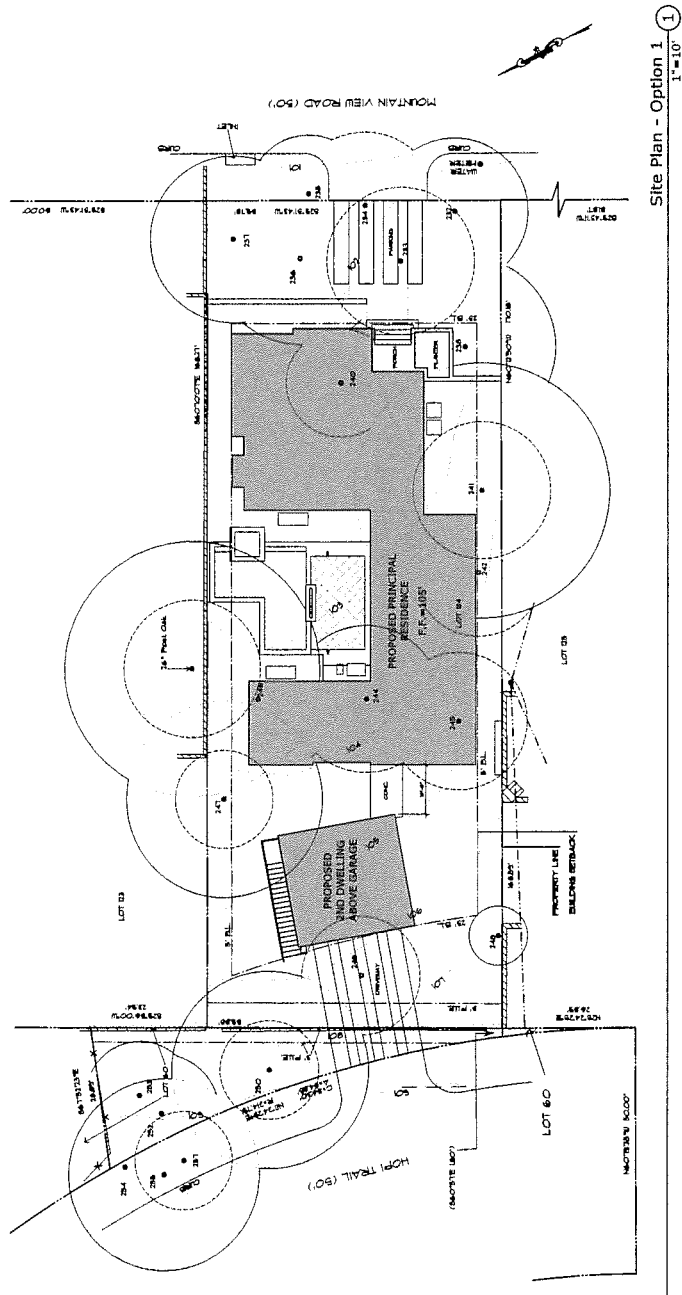
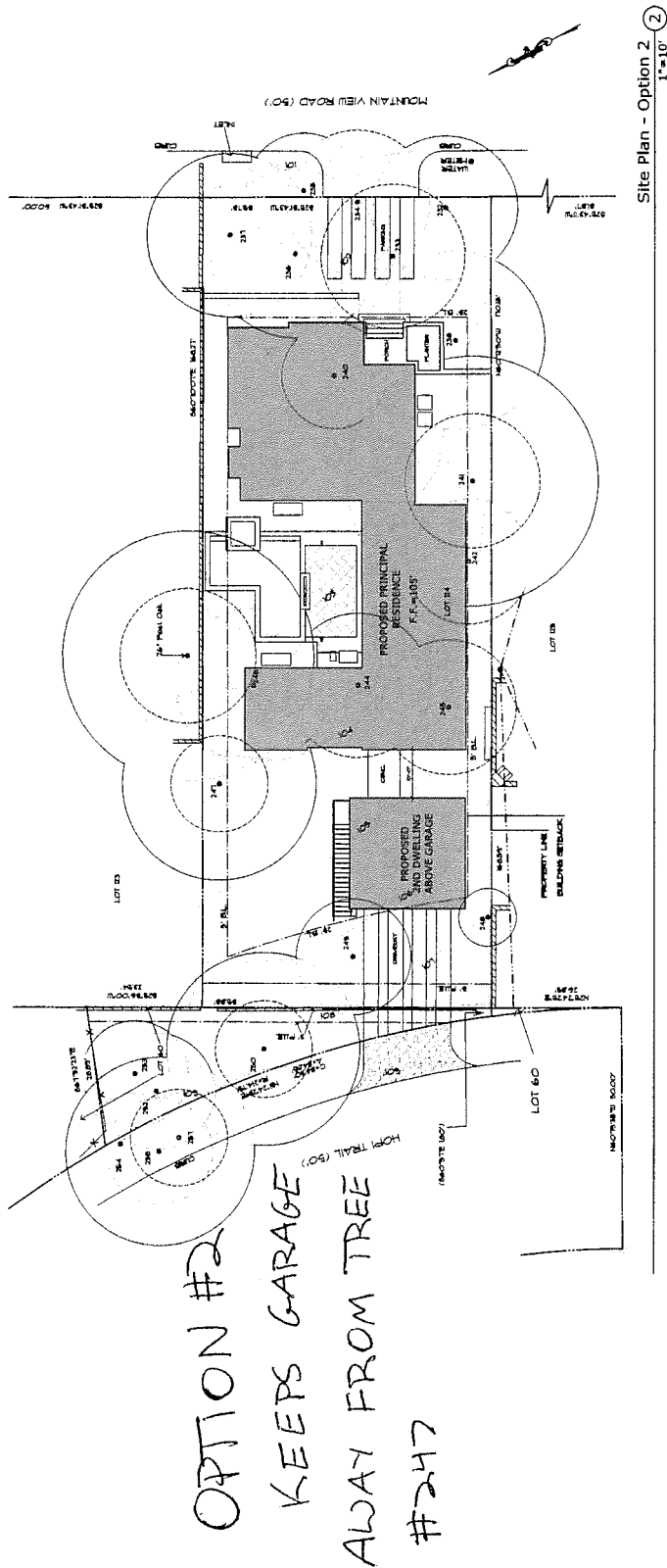
Printed Pamela Bernhardt Phone 713-202-7667 Date 4-15-2015



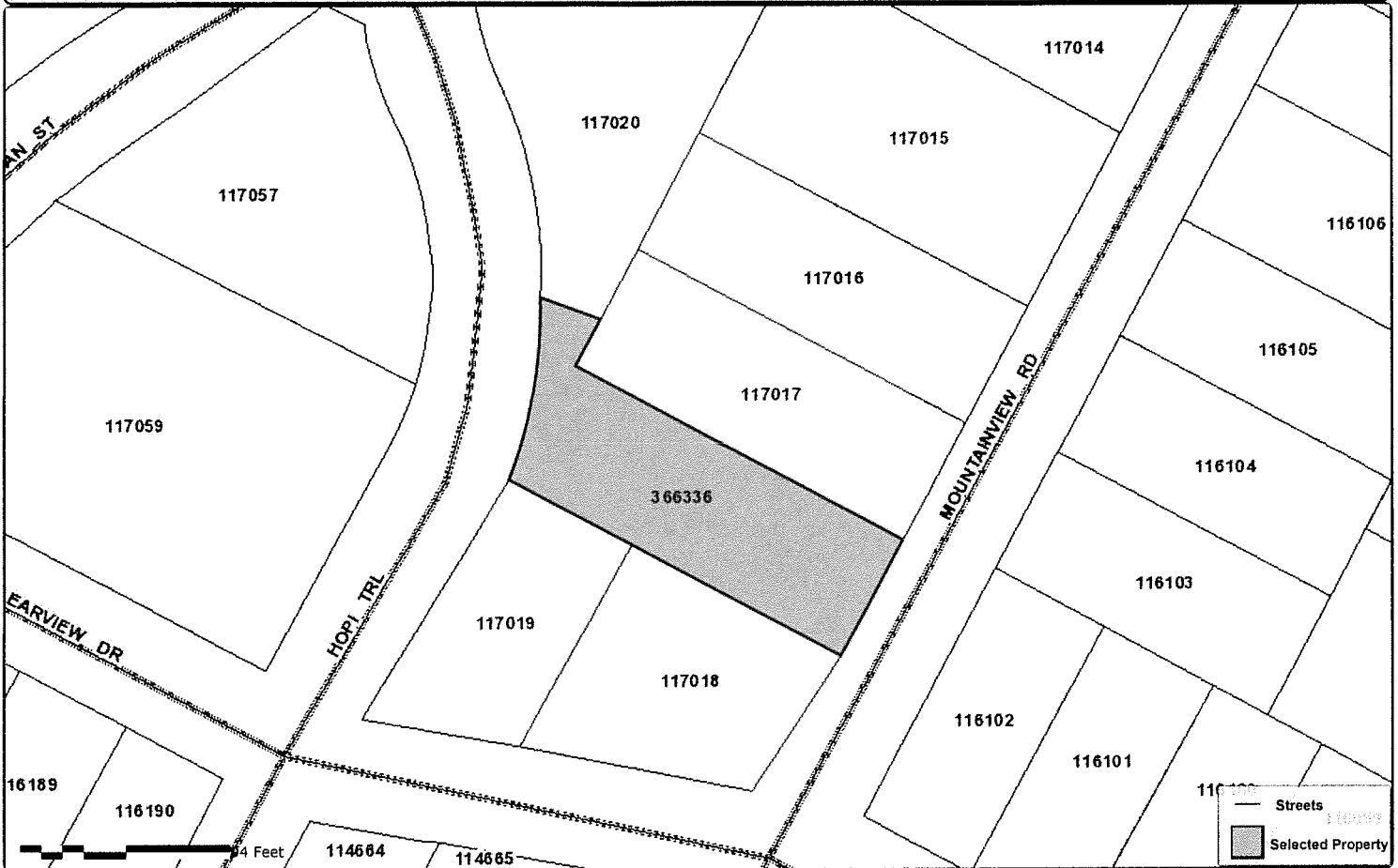
Survey
1"=10'

Orientation for this survey is based on a bearing of N29°56'00" E between points A and B labeled hereon.

HOLT CARSON, INC.
1902 FORTVIEW ROAD
AUSTIN, TX 78701
(512) 442-0990



Travis CAD - Map of Property ID 366336 for Year 2015



Property Details

Account

Property ID: 366336

Geo ID: 0117071119

Type: Real

Legal Description: LOT 124 TARRY TOWN NO 3 PLUS S TRI OF LOT 60 TARRY TOWN NO 4

Location

Situs Address: 1902 MOUNTAIN VIEW DR TX 78703

Neighborhood: TARRYTOWN

Mapsco: 584B

Jurisdictions: 01, 02, 0A, 2J, 03, 68

Owner

Owner Name: BERNHARDT THOMAS P & PAMELA

Mailing Address: , 1902 MOUNTAINVIEW RD, AUSTIN, TX 78703

Property

Appraised Value: N/A

<http://propaccess.traviscad.org/Map/View/Map/1/366336/2015>

powered by:
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Letter in Support for 1902 Mountain View

Dear Board of Adjustment Commissioners,

Please accept this as a letter in support of the variance request to provide a 22 foot rear street setback on Hopi Trail. This request is made in an attempt to save a 12 inch Cedar Elm tree. Ms. Bernhardt wishes to encroach into the required 25 foot setback by 3 feet with a small portion of her proposed garage (approximately 17 square feet) in order to prevent building inside the Half Critical Root Zone of the above mentioned tree. We do not feel that this proposal is contrary to the character of our neighborhood due to the fact no other residences front on Hopi Trail, and the encroachment is minimal.


Signature

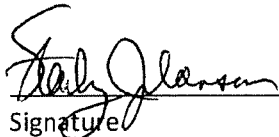
JENNIFER CAMPBELL
Printed Name

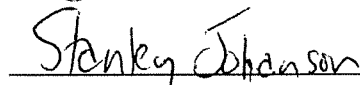
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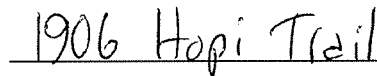
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Signature


Printed Name


Address