



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0082  
Address: 1800 HOLLY STREET



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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Revised

CASE# 015-215-0082  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

**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: 1800 Holly Street Austin, TX 78702

LEGAL DESCRIPTION: Subdivision – Popes subdivision

Lot(s) 18 Block 8 Outlot 48 Division: O

I, Tim Rygg, on behalf of myself, affirm that on April 24, 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 X COMPLETE     REMODEL     MAINTAIN

We completed construction of a garage/apartment according to architect plans that were approved by the  
City of Austin . Final survey determined we are 75 sq ft over impervious cover limits for this area. We are  
requesting a variance to the impervious cover limits because we have done everything reasonable and  
practical to reduce the impervious cover.

in a SF-3-~~GP~~ NP district.  
(zoning district)

 (East Cesar Chavez)

**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 done everything reasonable to lower our impervious cover. We built according to approved plans, we had it engineered and surveyed to insure our structure fit the site layout according to the approved plans, and only when the final impervious cover survey was done prior to our final approval was the discrepancy found.

**HARDSHIP:**

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

As stated above, we have no alternative to applying for this variance.

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

Impervious cover limits can still apply to the general area.

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**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 new unit meets all setback, size, and McMansion requirements. We have sodded, landscaped, and painted to fit in with the general character of the surrounding neighborhood.

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**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:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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 \_\_\_\_\_ Mail Address \_\_\_\_\_

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

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

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

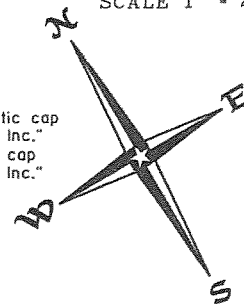
Signed Tim Rygg Mail Address 1800 Holly Street

City, State & Zip Austin, TX 78702

Printed Tim Rygg Phone 512-970-7042 Date \_\_\_\_\_

## Legend

- ⊙ ½" Iron Rod Found
- ip ⊙ ½" Iron Pipe Found
- ⊙ ½" Iron Rod Found with plastic cap imprinted with "Holt Carson Inc."
- \* ½" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
- Calculated Point
- x— Wire Fence
- //— Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)
- Elevation Spot Shot



GARDEN STREET (60')

## NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD88 Elevations shown hereon are based upon post processed static GPS observations.

LOT 4  
BEARING BASIS  
S30°12'38"W (125.91')  
(126.00')

LOT 5

Foundation Survey  
9-3-14

POPE'S RESUBDIVISION OF  
OUTLOT 48 AND 59  
DIVISION 0  
VOLUME 3 PAGE 57

LOT 6

LOT 7

LOT 8

ALLEY (20')

LOT 22

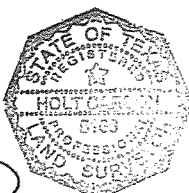
LOT 21

S60°00'00"E (100.00')  
S60°00'00"E 50.00'

MAP OF BUILDING FORMS AS SITUATED UPON: LOT 19

LOT 18, POPE'S RESUBDIVISION OF OUTLOT 48 AND 59 DIVISION 0, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 57 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 1800 HOLLY STREET.



PREPARED: August 15, 2014

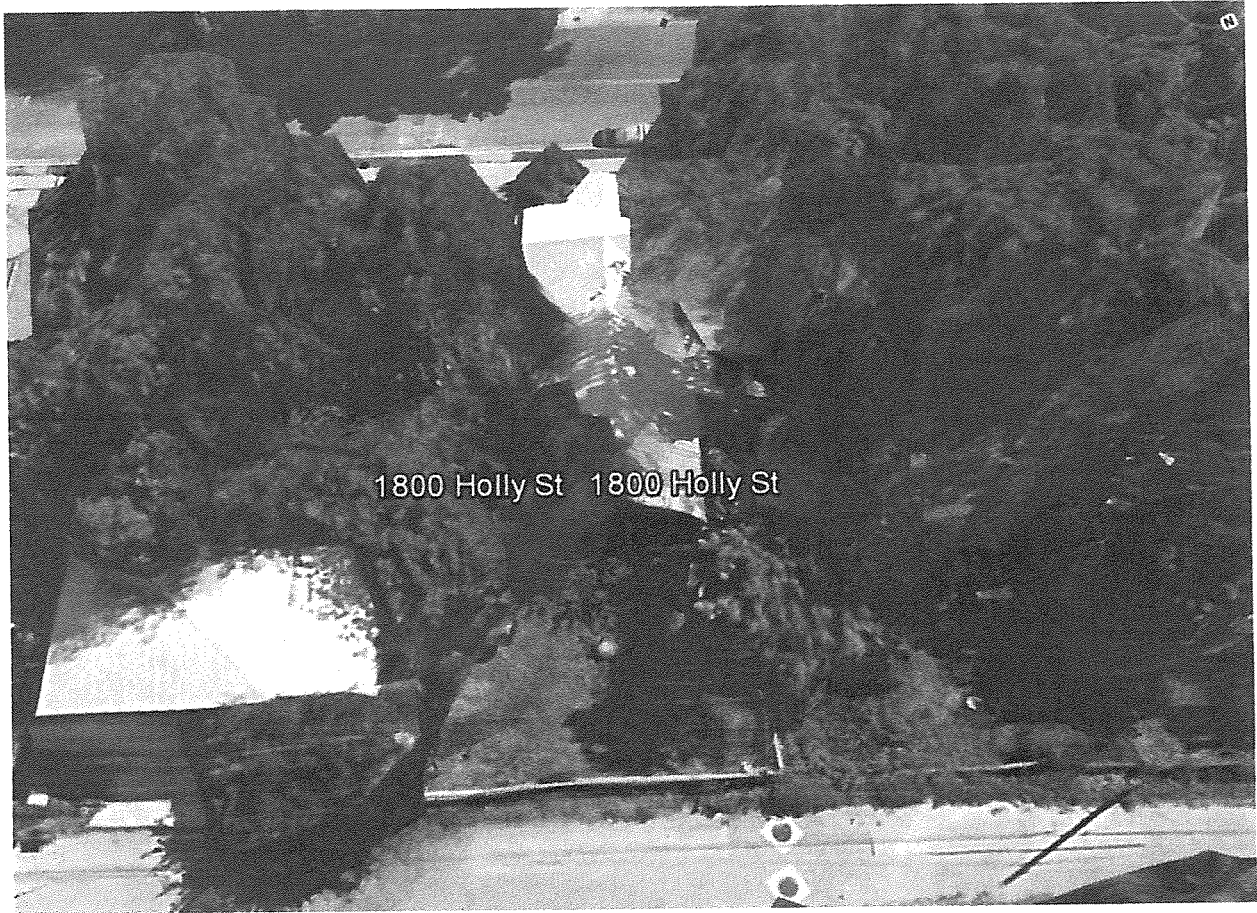
BY:

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

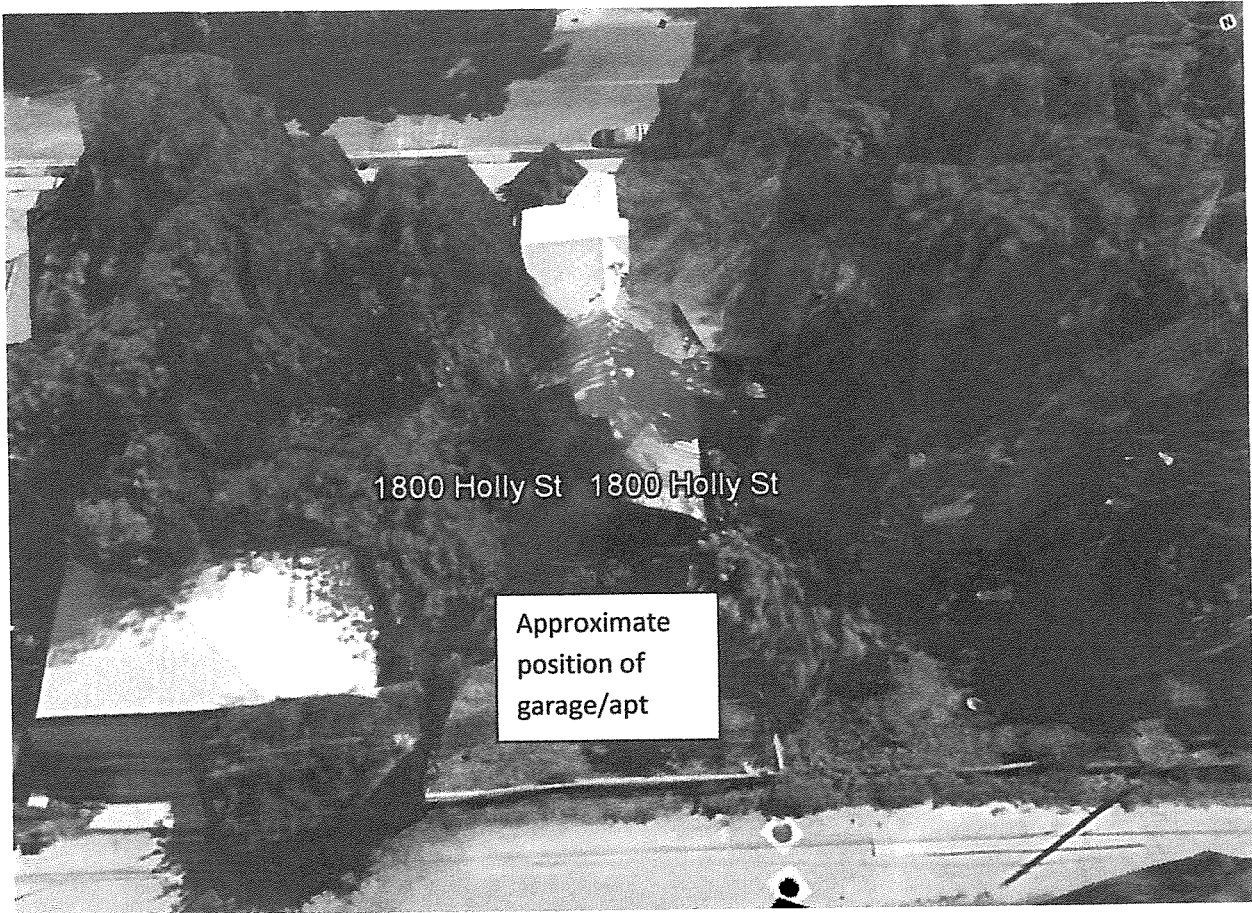
½" Iron rod found  
but not used bears  
S26°54'W 1.8'

water  
meter

HOLLY STREET (60')



1800 Holly St 1800 Holly St





1800 Holly

- 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.





May 22, 2015

Board of Adjustments  
City of Austin

RE: 1800 Holly permeable coverage variance

Dear Board Members,

The East Cesar Chavez Neighborhood Planning Team is writing to support Tim Rygg's request for a permeable coverage variance at his residence at 1800 Holly.

Mr. Rygg met with the East Cesar Chavez Neighborhood Planning Team (ECCNPT) at our monthly meeting on May 20, 2015 where he explained his predicament and the efforts he has made to correct the 75-sq ft deficit in permeable coverage on his lot.

Clearly Mr. Rygg has done everything possible short of tearing apart a foundation to reach compliance. He has taken out driveways, sidewalks, patios and other structures. The Team feels Mr. Rygg has made good faith effort to correct the problem and has voted to support his request for a variance on the amount of permeable coverage at his residence with the agreement that he install a rain catchment device on his property.

We hope that you join us in support of this variance.

Sincerely yours,

Alberto Martinez

Chair, ECCNPT

cc: Tim Rygg



1800 Holly Street



1800 Holly Street