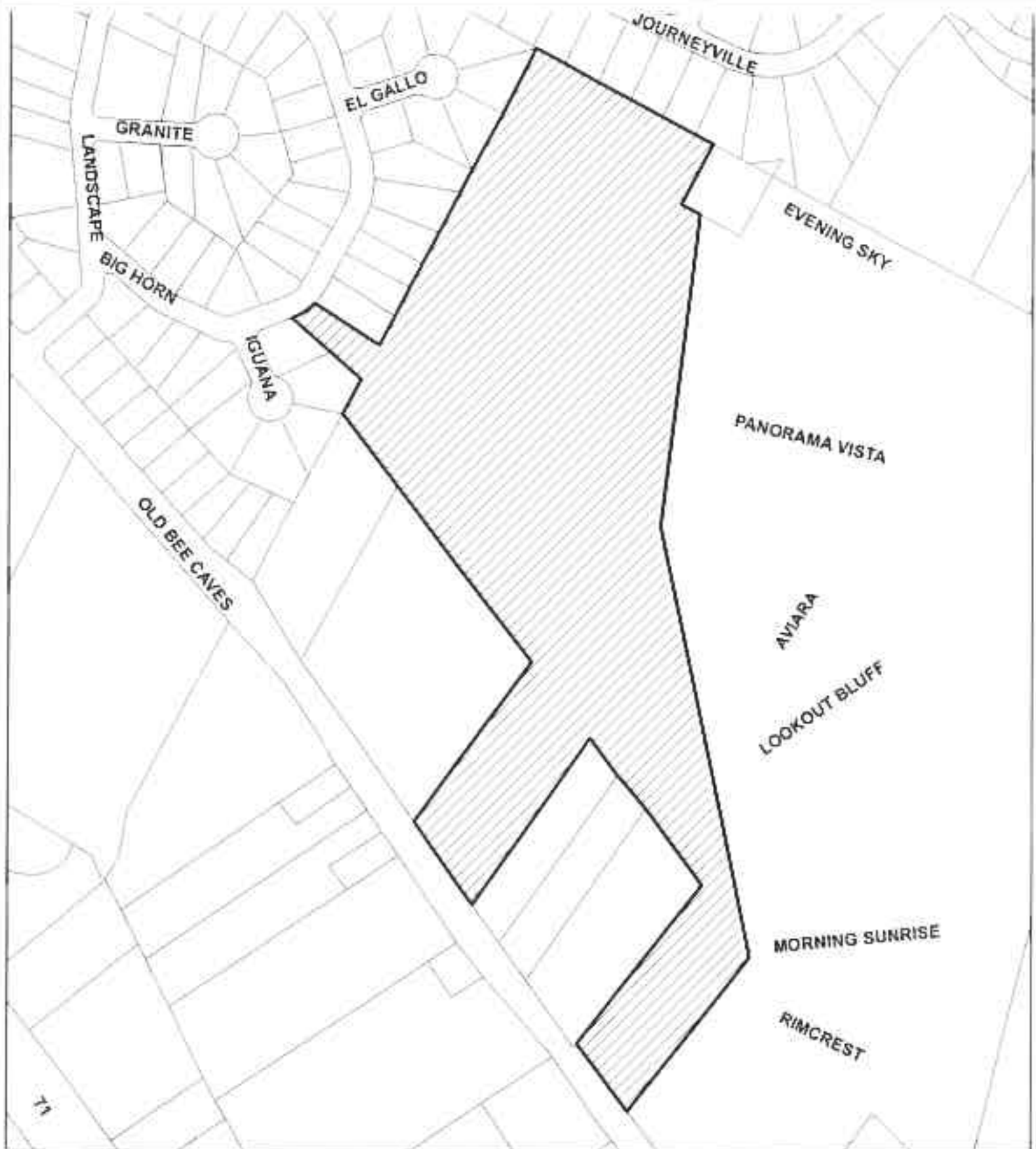




79



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0103
Address: 7318 OLD BEE CAVES RD



1" = 275'

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 GTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CASE# C15-2015-0103
ROW# 11367746
TAX# 0466 8098
CAID ✓

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: 7318 OLD BEE CANES ROAD

LEGAL DESCRIPTION: Subdivision - THE HANS DEROCHER SUBDIVISION

Lot(s) 142 Block A Outlot _____ Division _____

I We SITE SPECIFICS on behalf of myself ourselves as authorized agent for
HANS DEROCHER affirm that on MAY 21, 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

SINGLE-FAMILY DETACHED CONDOMINIUM STRUCTURES 1-1/2' INTO A
25' COMPATIBILITY SET BACK FROM RR-NP ZONED, UNDEVELOPED PROPERTY
NORTH OF THE SUBJECT TRACT.

in a SE-6-NP district. (West Lake Hill)
(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:

PLEASE SEE ATTACHED LETTER

HARDSHIP:

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

PLEASE SEE ATTACHED LETTER

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

PLEASE SEE ATTACHED LETTER

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:

PLEASE SEE ATTACHED LETTER

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

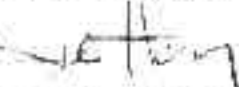
The granting of this variance will not result in the parking or loading of trucks or other public vehicles in such a manner as to interfere with the free flow of traffic on the street involved.

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 lot, or lots, to which it pertains and shall not run with the site/lot/acreage.

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.

Signature 

Print Address: 2000 SW 1st Avenue 200A

City, State & Zip: Austin, TX 78703

Printed: John Herring

Phone: 512-721-1121

Date: 6/21/05

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

Original 

Print Address: 7318 OLD FORE CAVES RD

City, State & Zip: Austin, TX 78735

Printed: Ned LeRoux Pl. 28 2005

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because: The SF-6 portion of the tract is only 50 feet wide. Due to the size of the whole tract, the compatibility setback is 25 feet of the 50 feet. This only leaves 25 feet to construct the single-family condominium unit. We have attached the typical floor plan for the unit. If the tract were 25 feet wide and less than 20,000 square feet, there would only be a 15 foot compatibility set back.

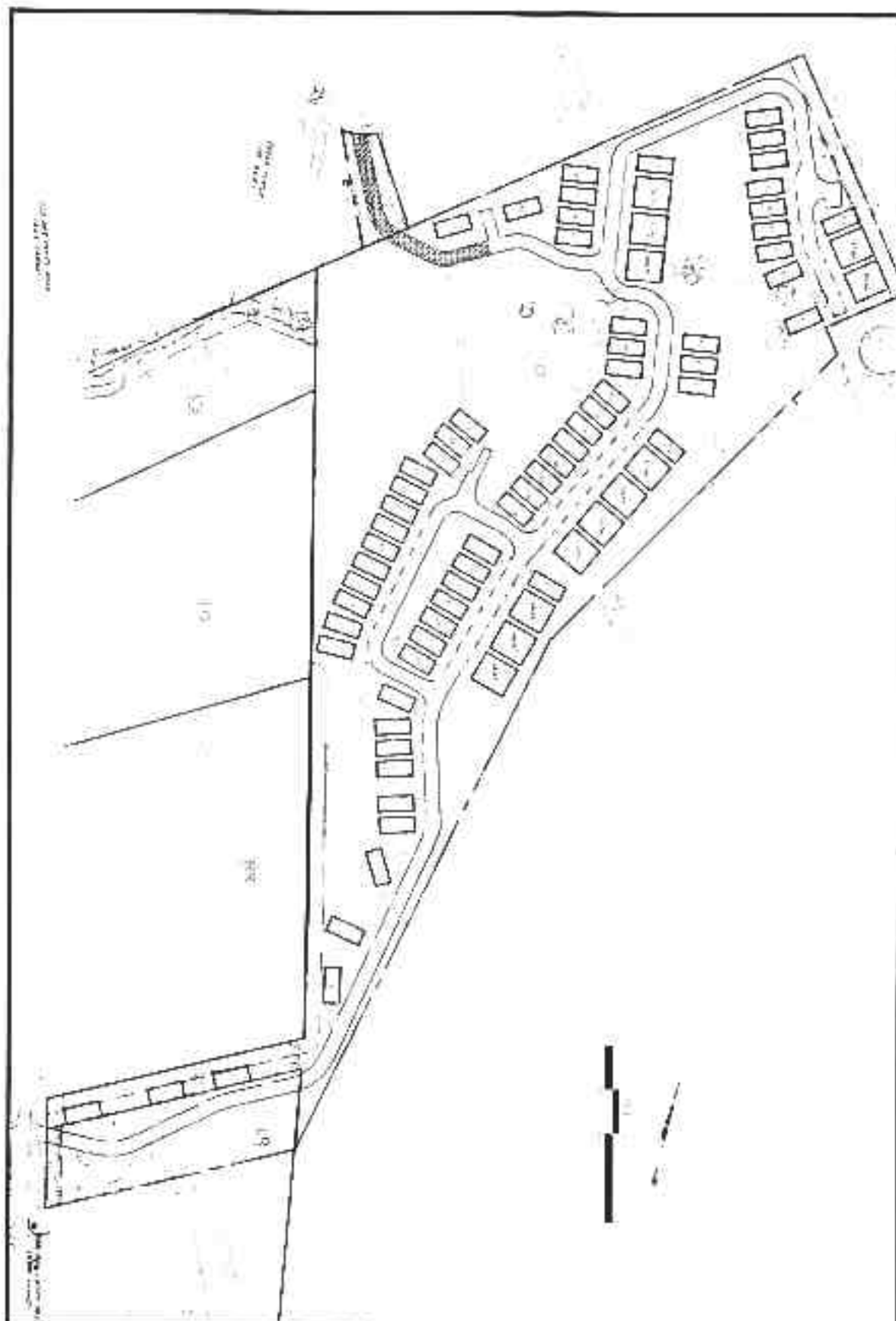
HARDSHIP:

2. (a) The hardship for which the variance is request is unique to the property in that: The tract to the north is zoned Rural Residential at this time and is not developed. Most of the tracts with frontage on Old Bee Caves Road are zoned commercial. The most reasonable use for the RR tract is to re-zone to a commercial use and then develop it. A new single family home is not a likely scenario for a tract fronting Old Bee Caves Road which is considered to be a Rural Collector Roadway.

(b) The hardship is not general to the area in which the property is located because: most of the property fronting Old Bee Cases Road is developed with commercial uses or is zoned commercial and does not boarder a Rural Residential zoned tract.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The property to the north zoned rural Residential is not developed at this time. There will be a privacy fence along the property line. A variance of 1.5 feet will not be noticeable considering the structures will be two story, under 30 feet in height, and constructed like single family homes. The first structure will be 25 feet off of Old Bee Caves Road. This project will comply with all of the other compatibility ordinances.



THOMPSON LAND ENGINEERING, LLC

10000 Old Bee Caves Road, Suite 100, Austin, Texas 78738

Phone: (512) 251-1111 Fax: (512) 251-1112 Email: info@thompsonlandeng.com

OLD BEE CAVES UNION
700 OLD BEE CAVES ROAD
AUSTIN, TEXAS

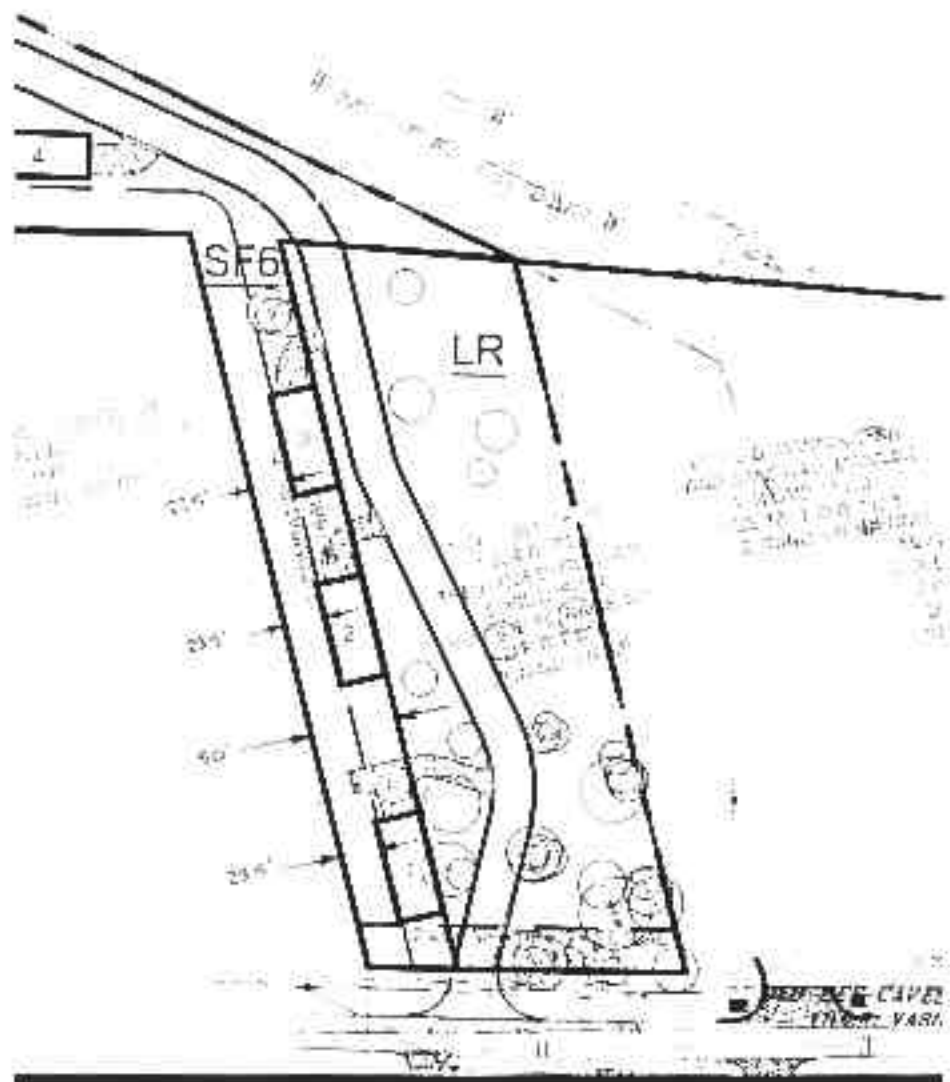
SCALE

1" = 10'

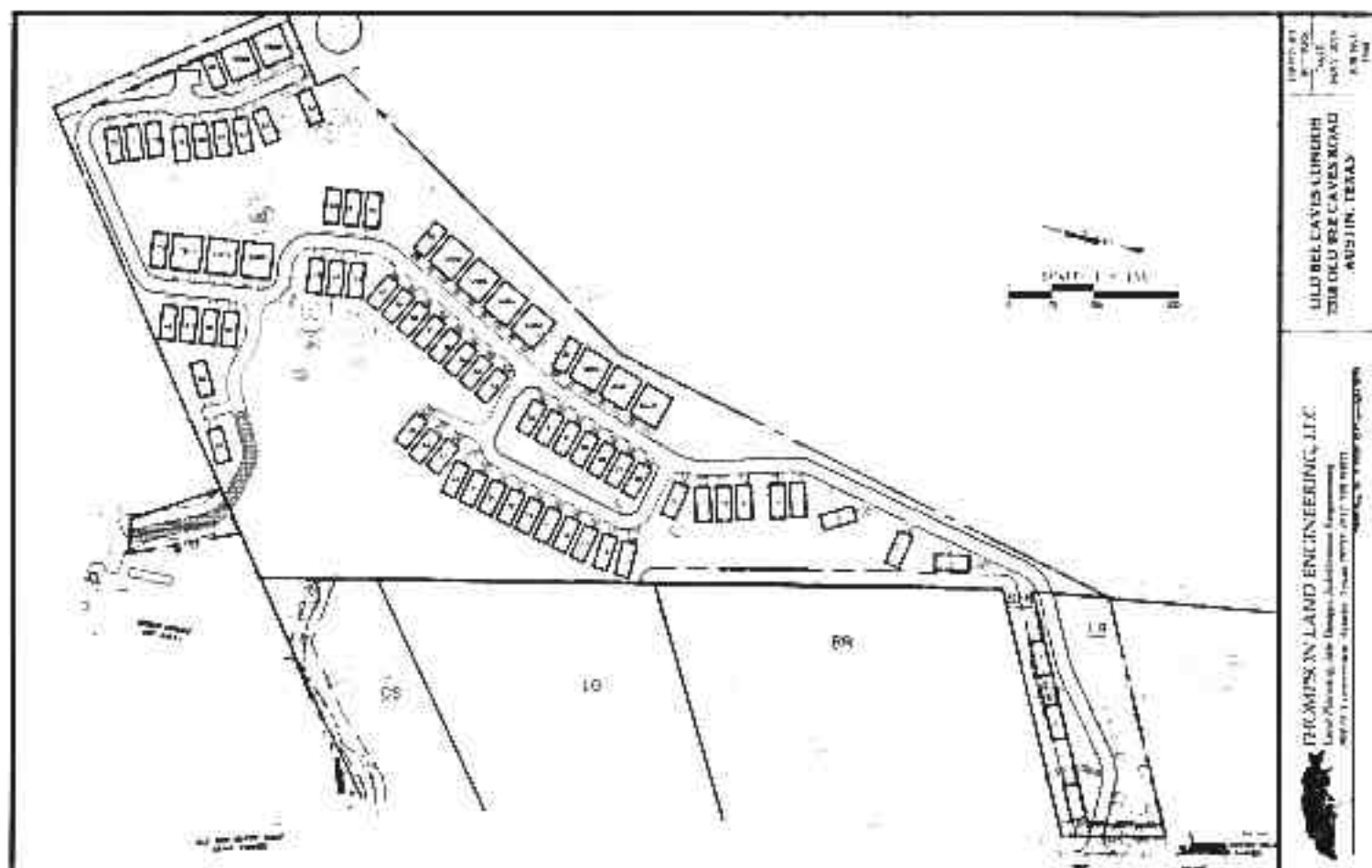
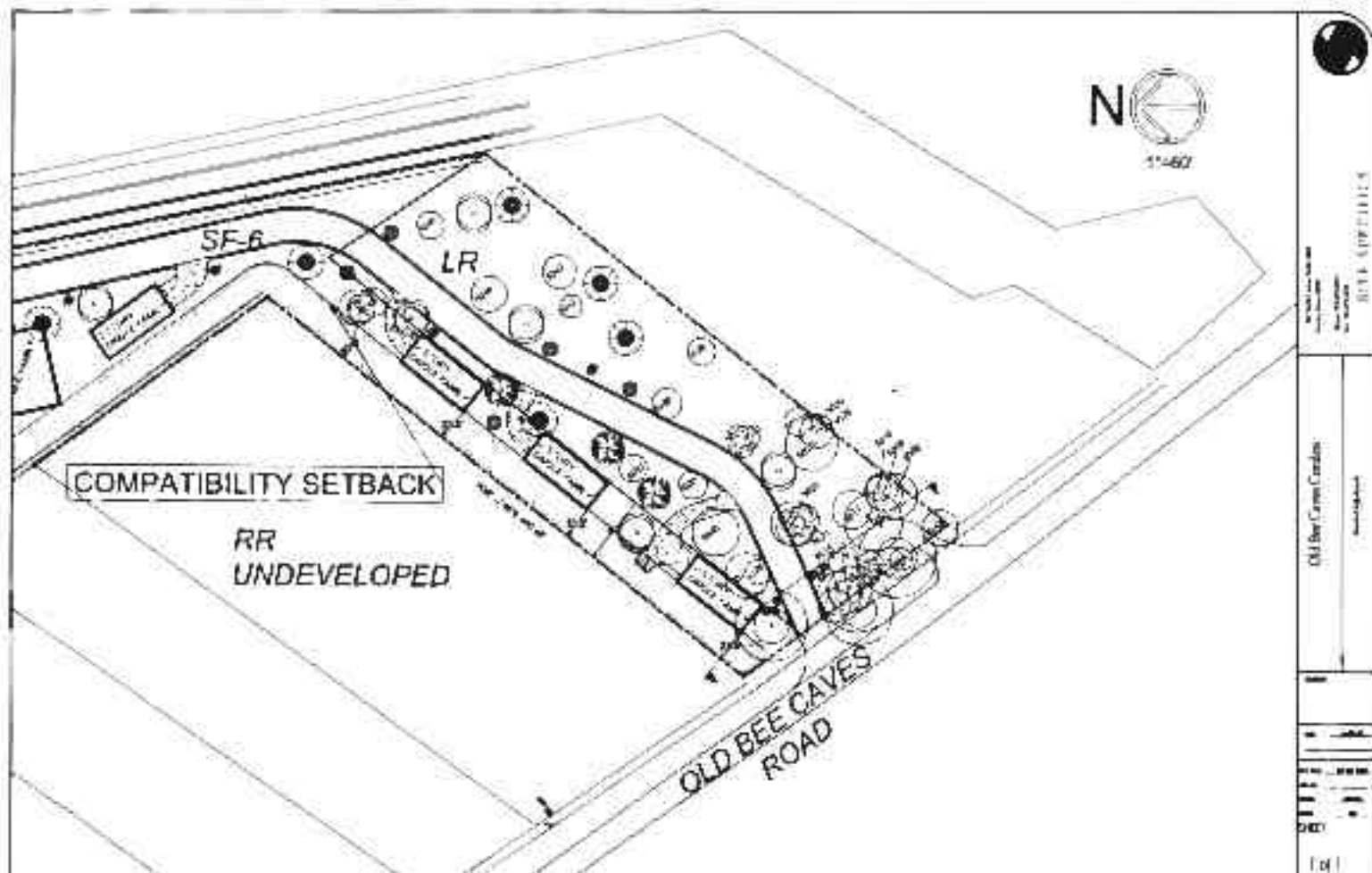
1" = 10'

SCALE: 1" = 150'

0 75 150 300



COMPATIBILITY EXHIBIT



CITY OF AUSTIN DEVELOPMENT WEB MAP



7318 Old Bee Caves
Board of Adjustments
Request to Decrease 25'
Compatibility Setback to
23-1/2' From Undeveloped
RR-NP Zoned Adjacent
Property in order to erect
new single family
detached condominium
units in a SF-6-NP Zoning
District

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