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**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, October 12, 2015

CASE NUMBER: C15-2015-0108

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt -2nd the Motion
☐ N/A ☐ Eric Goff
☐ Y ☐ Vincent Harding
☐ Y ☐ Melissa Hawthorne - Motion to PP to 11/9/15
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ OUT ☐ Michael Von Ohlen

APPLICANT: Roy Jensen

OWNER: Mons Anderson

ADDRESS: 2301 SARATOGA DR

VARIANCE REQUESTED: The applicant has requested a variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 40 feet (required) to 25 feet (requested); and from

B. Section 25-2-551 (C) (3) (b) (Lake Austin (LA) District Regulations) to increase the maximum impervious coverage on a slope with a gradient of more than 15 % and not more than 35 % from 10% (required/permitted) to 35% (requested); and from

C. Section 25-2-551 (C) (3) (c) (Lake Austin (LA) District Regulations) to increase the maximum impervious coverage on a slope with a gradient of more than 25 % and not more than 35 % from 5% (required/permitted) to 30% (requested); and from

D. Section 25-2-551 (E) (2) (Lake Austin (LA) District Regulations) to allow construction on a slope with a gradient of more than 35% from 0% (required, construction is prohibited except for a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or for a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs) to 15% (requested)

E. in order to construct a single family home in a "LA", Lake Austin zoning district.

BOARD'S DECISION: POSTPONED TO SEPTEMBER 14, 2015 AT THE APPLICANT'S REQUEST

The applicant has requested a variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 40 feet (required) to 25 feet (requested); and from

43
2

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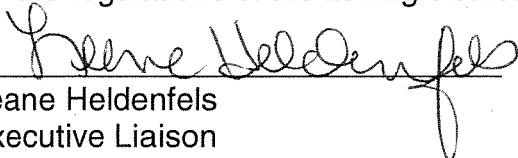
in order to construct a new single family home in a "LA", Lake Austin zoning district.

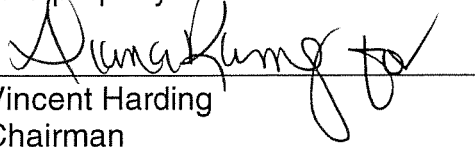
Note: construction is prohibited except for a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or for a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs on a slope with a gradient of more than 35%.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to October 12, 2015, Board Member Michael Von Ohlen second on a 8-0 vote; POSTPONED TO October 12, 2015; OCT 12, 2015 POSTPONED TO NOVEMBER 9, 2015 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Leane Heldenfels
Executive Liaison


Vincent Harding
Chairman

43

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, September 14, 2015

CASE NUMBER: C15-2015-0108

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ n/a ☐ Eric Goff
☐ Y ☐ Vincent Harding (Chair)
☐ Y ☐ Melissa Hawthorne (Vice-Chair) **MOTION TO POSTPONED TO 10/12/15**
☐ Y ☐ Don Leighton-Burwell
☐ out ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen **2ND THE MOTION**

APPLICANT: Roy Jensen

OWNER: Mons Anderson

ADDRESS: 2301 SARATOGA DR

VARIANCE REQUESTED: The applicant has requested a variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 40 feet (required) to 25 feet (requested); and from

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E. in order to construct a single family home in a "LA", Lake Austin zoning district.

BOARD'S DECISION: POSTPONED TO SEPTEMBER 14, 2015 AT THE APPLICANT'S REQUEST

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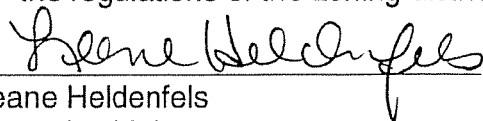
in order to construct a new single family home in a "LA", Lake Austin zoning district.

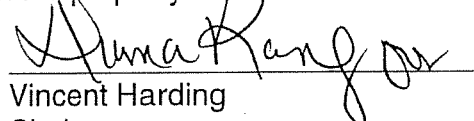
Note: construction is prohibited except for a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or for a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs on a slope with a gradient of more than 35%.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to October 12, 2015, Board Member Michael Von Ohlen second on a 8-0 vote; POSTPONED TO October 12, 2015.

FINDING:


1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:



Leane Heldenfels
Executive Liaison



Vincent Harding
Chairman




CTM

 **N**

 **SUBJECT TRACT**

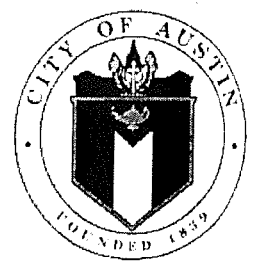
 **PENDING CASE**

 **ZONING BOUNDARY**

NOTIFICATIONS

CASE#: C15-2015-0108

LOCATION: 2301 Saratoga 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

1" = 207'

Revised

CASE# C15-2015-0108
ROW# 11355378
TAX# 0135360608
ACAD 0135360608

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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: 2301 SARATOGA DR

LEGAL DESCRIPTION: Subdivision - AUSTIN LAKE ESTATES

Lot(s) 6 Block 11 Outlot Division SECTION 2

I/We ROY JENSEN on behalf of myself/ourselves as authorized agent for

PARADISE CONSTRUCTION LLC affirm that on , ,

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

WE ARE REQUESTING A FRONT SETBACK REDUCTION FROM 40' TO 25'. LOT 6 IS SUBJECT TO LA ZONING

WHEN IT DOES NOT CONFORM WITH MINIMUM LOT SIZING.

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:
2301 SARATOGA IS 11,544SF IN SIZE. LA ZONING LOT SIZING IS FOR LOT SIZES 43,560 PER LDC 25-2-492. THIS

CONFLICT INHIBITS REASONABLE DEVELOPMENT OF SIMILAR ZONING IN LINE WITH THE SF-2 USE

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
THE 40' FRONT SETBACK IN CONJUNCTION WITH PROPOSED BUILDING AND SEPTIC INHIBIT SIMILAR SIZED DEVELOPMENT IN THE NEIGHBORHOOD

(b) The hardship is not general to the area in which the property is located because:
THIS LOT IS BARELY INSIDE THE LA ZONING BOUNDARY AND THERE ARE FEW HOUSES INSIDE ALONG THIS PORTION OF SARATOGA.

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 RESIDENTIAL STRUCTURE ON LOT 6 WITH A 25' FRONT SETBACK WILL NOT ALTER THE CHARACTER OF THE NEIGHBORHOOD. THERE HAS BEEN NO STANDARDIZATION TO THE DEVELOPMENT IN LAKE AUSTIN ESTATES.

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:

NA

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:

NA

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

NA

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

NA

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 5701 SLAUGHTER LANE, A130-165

City, State & Zip AUSTIN, TX 78749

Printed ROY JENSEN Phone 512.762.8995 Date 5.28.15

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 PO BOX 161055

City, State & Zip AUSTIN, TX 78716

Printed MONS ANDERSON Phone 512.970.2644 Date 2.28.15

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C15-2015-0108

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To: City of Austin Board of Adjustment Members:

I wanted to take a moment to explain where we are at in the development of the lot located at 2301 Saratoga Dr (Lot 6 Block 11 Austin Lake Estates). The owner purchased the property in May of 2014 with the intention of building a two story single family residence with an attached garage (Exhibit Z0.2 and Exhibit D). These drawings are preliminary and don't reflect the final design. They are intended to depict the challenges of the lot, as it pertains to slope, setbacks, and impervious cover. Currently, the lot is vacant of any structures. There are two trees on the lot that are protected sizes, in which, we intend to protect (See Exhibit Z0.2). We intend to install a new driveway and approach, as there is none on site. We will mitigate impacts to the tree with the City of Austin Arborists to ensure its health and longevity of the protected trees. The existing driveway is simply a caliche drive without concrete. In addition to the proposed house, we will be installing a septic system (currently in design) to accommodate the new house. There is not an existing septic system on site.

The lot was platted (Exhibit A) March 9th 1959 per Volume 9 Page 82 and is approximately .27 acres (11,620sq.ft.). The original covenants (Exhibit B) had the setbacks as follows 20' front, 10' side, and 10' rear.

The lot is currently zoned LA, and at the time of purchase, the city of Austin plan reviewers would allow properties, such as this, to conform with SF-2 setbacks. This is because the lot does not conform with the LA zoning minimum lot size requirements of 43,560 sq.ft. as required by 25-2-492 (See Exhibit C). Around the 18th of May 2015, we were notified by a City of Austin Plan Reviewer, that the exception was no longer available, and that we must navigate the Board of Adjustments process to request SF-2 setbacks. We were told that the exception was no longer available as of July 2014, and that all lots zoned LA must conform to the LA setbacks regardless of size. We are asking for a variance from the 40' LA setback to the 25' SF-2 setback.

Looking at Exhibit Z0.4, we can see the complexity of the impervious cover as it pertains to 2301 Saratoga. Most of the slopes with grades 0-15% are contained within the 40' setback and even the 25' setback. Slopes of 15-25% make up a significant portion of the lot suitable for a building footprint. Additionally, slopes 25-35% also make up a significant portion of the lot suitable for a building footprint. Currently the Land Development Code allows 35% impervious cover in slopes 0-15%, 10% in slopes 15-25%, 5% in slopes 25-35%, and 0% on slopes >35%. Referencing back to exhibit Z0.2, Tree T7 a 21" Live Oak, and Tree T10 a 19" Live Oak are the trees we intend to keep. Impacts to the tree T7 are minimalized to maintain the City of Austin's Driveway Pavement Criteria. Utilizing a 9' wide Driveway and 17'x17' min. parking pad. The driveway would be moved as close as possible to the property line to avoid the encroachment into the trees root zone. In doing so, we are asking for a 15% increase to impervious cover for slopes with grades 35% or higher. Furthermore, we are asking for an additional 25% for slopes of 25-35%, and an additional 25% increase in impervious cover for slopes 15-25%. This would allow a reasonably sized house on any other lot.

Revised

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Taking a look at the immediate neighbor on Lot 7 (2303 Saratoga, Exhibit E), the house is approximately 30' from the property line. The lot is also zoned LA. Attached is a picture of the building to depict scale, and a picture to show the similar slopes to the driveway. Additionally Exhibit E shows the site to have similar slopes to 2301 Saratoga.

The development of Lake Austin Estates has varied over the years with no standardization to the neighborhood. This can be seen throughout the area. Allowing me the requested variance would not affect the character of the neighborhood. I hope after a thorough review of the documents you will agree and grant me a variance allowing a reduction of the front setback to 25' from 40', as well as, the changes in impervious cover.

CITY OF AUSTIN DEVELOPMENT WEB MAP

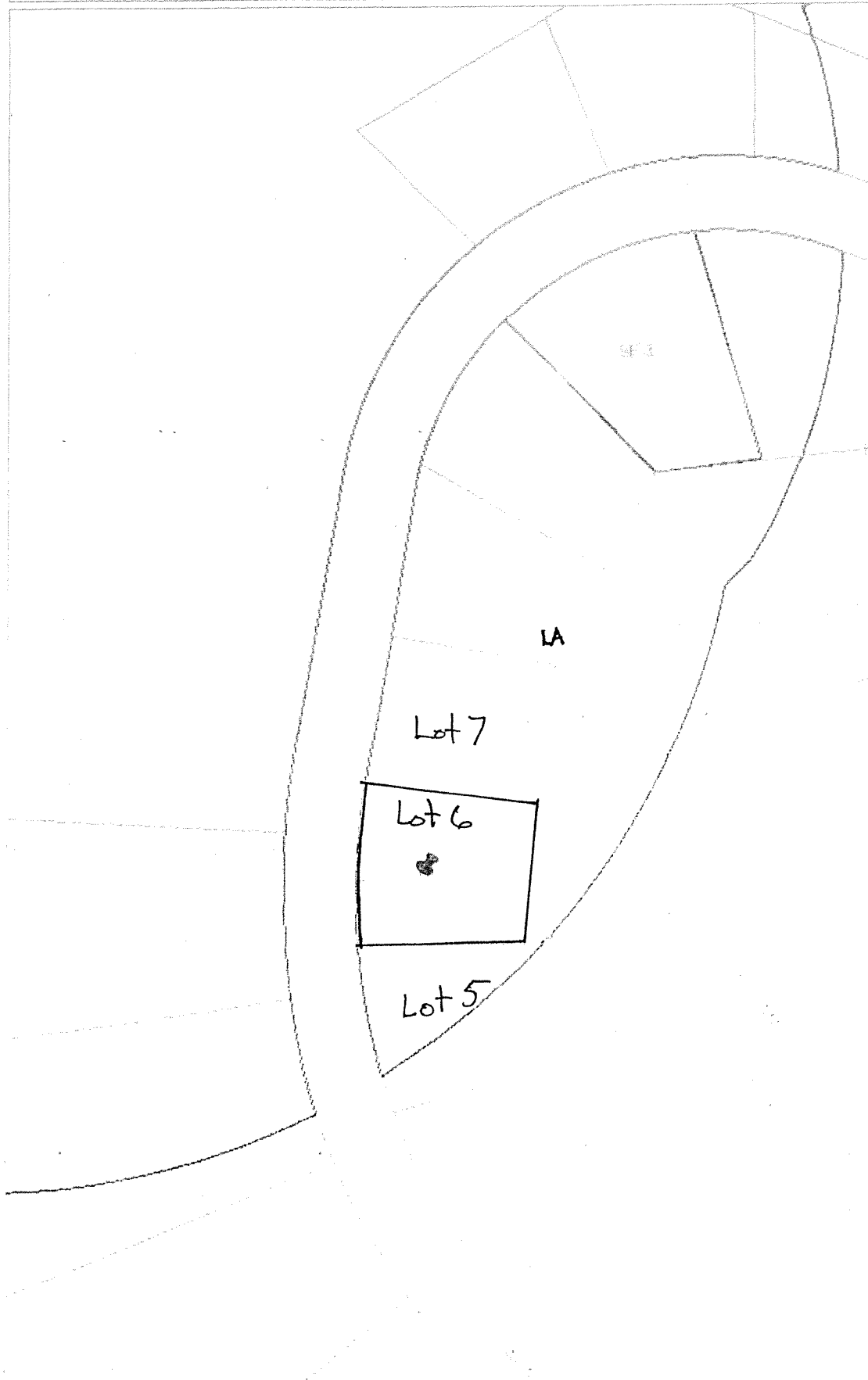
Revised

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Zoning Text
-  Zoning (Large Map Scale)
-  Lot Line

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2301 Saratoga













CITY OF AUSTIN DEVELOPMENT WEB MAP

Revised

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Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Zoning Text
-  Zoning (Large Map Scale)
-  Lot Line

2301 Saratoga



2301 Saratoga

Revised

L3
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Revised



222 W. Colorado, Suite 18
Telluride, Colorado 81435
p 512-856-1745
courtneykizer@gmail.com

DATE:
2015 07 27 ZONING
COMPLIANCE SET

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

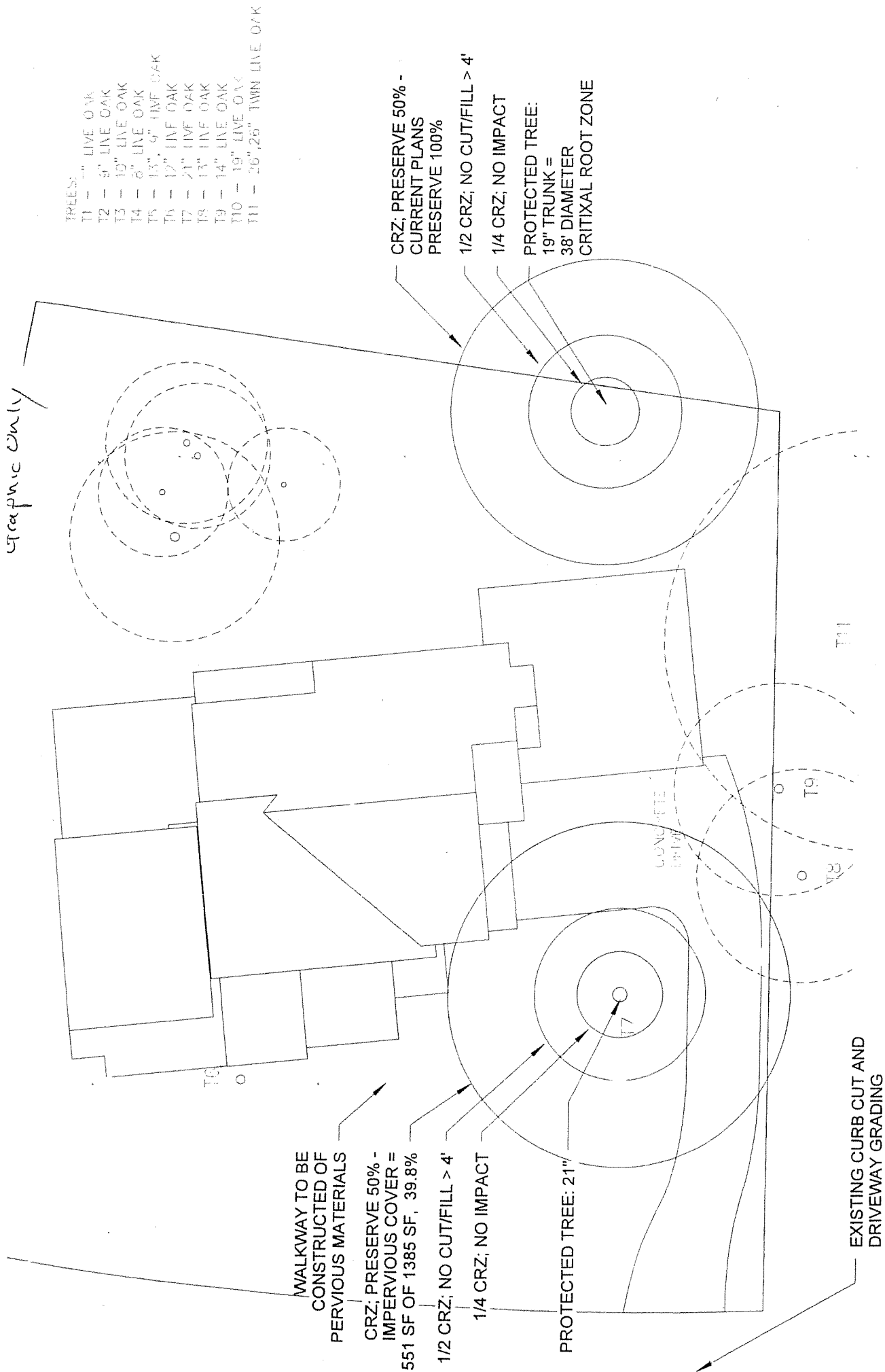
TREE PROTECTION

SHEET NUMBER

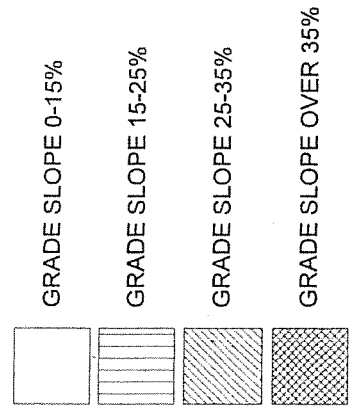
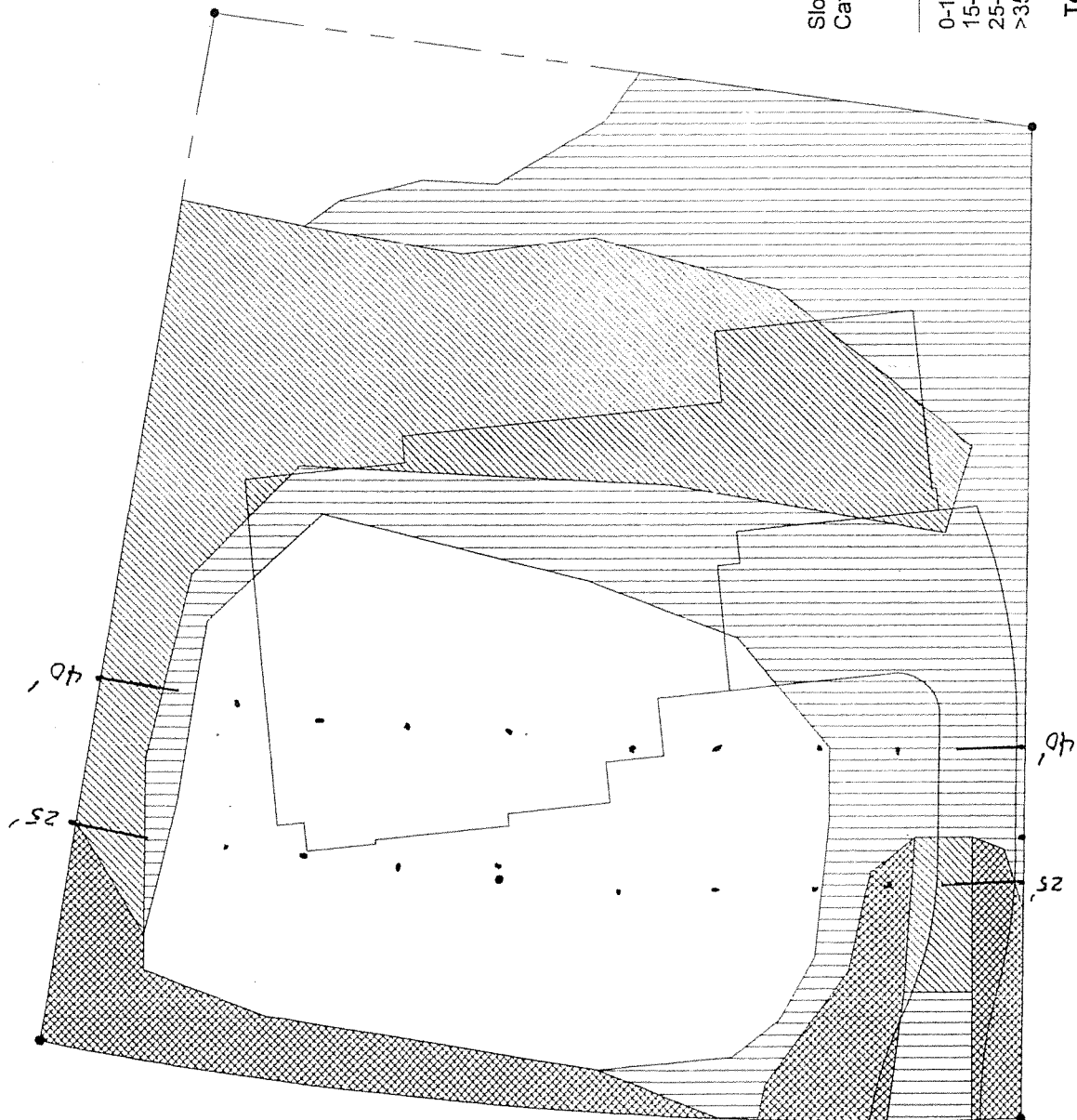
Z0.2

1/27/2015 1:34:02 PM

© C. KIZER



Graphic Only



Slope Category	Slope Category Square Footage	Percent of Site	Impervious Cover Square Footage	Percentage of Category Impervious Cover
0-15%	4,350 SF	37%	1,429 SF	33% (35% max)
15-25%	3,596 SF	31%	1,344 SF	37% (10% max)
25-35%	2,708 SF	23%	767 SF	28% (5% max)
>35%	966 SF	8%	102 SF	11% (0% max)
Total	11,620 SF	100%	3,642 SF	

1 IMPERVIOUS COVER SLOPE
1" = 20'-0"

SARATOGA HOUSE

IMPERVIOUS COVER SLOPE
SHEET NUMBER
Z0.4

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733



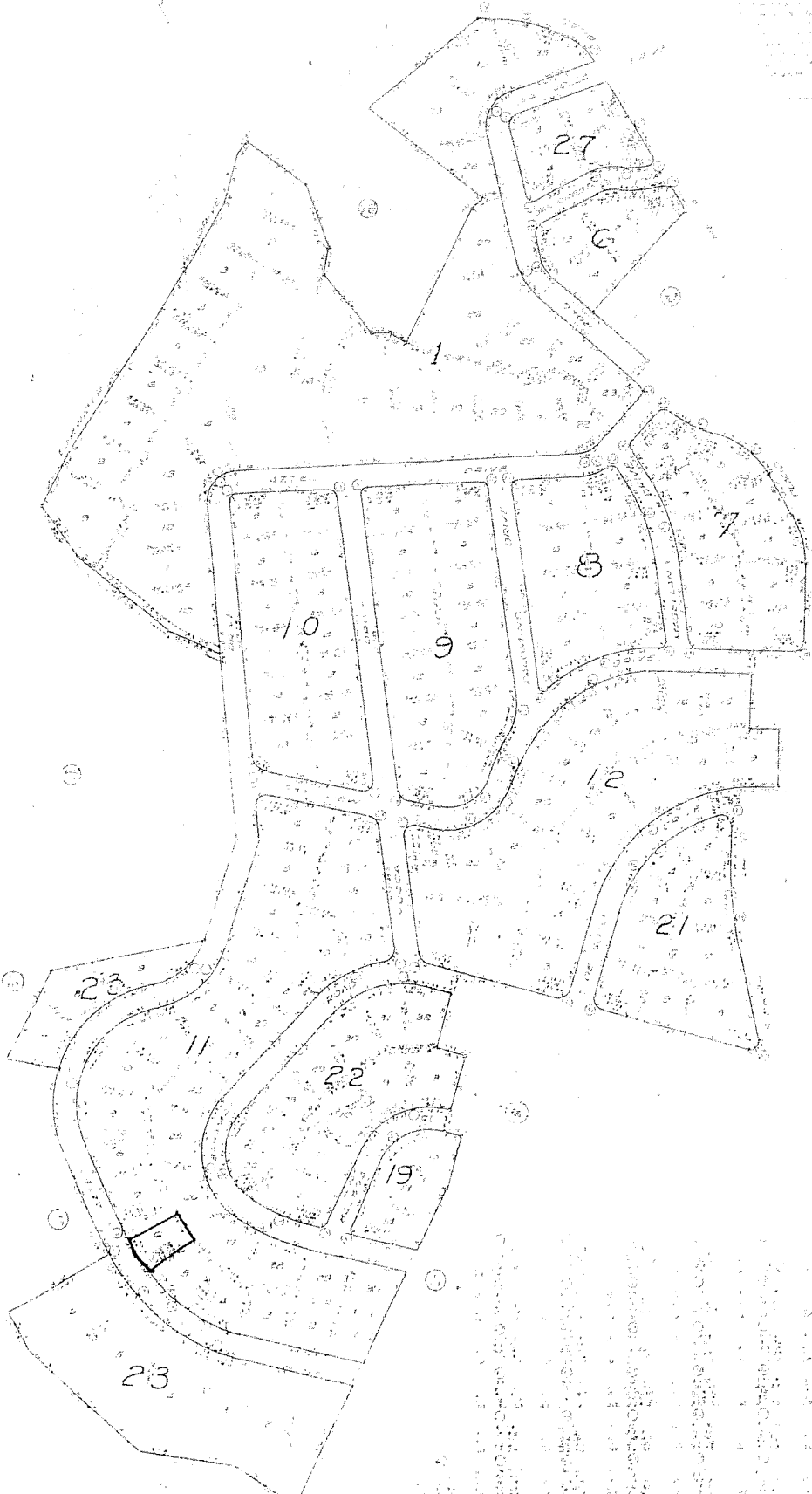
222 W. Colorado, Suite 18
Telluride, Colorado 81435
p. 512-658-1745
courtneykizer@gmail.com

DATE:
2015 07 27 ZONING
COMPLIANCE SET

Exhibit A

AUSTIN LAKE ESTATES
SECTION TWO

Revised
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THE STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS, that I, MISS EMILIE LIMBERG, of the County of Travis, State of Texas, do hereby certify that the within and foregoing plat of Section Two, Austin Lake Estates, is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas, and that the same is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas.

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, MISS EMILIE LIMBERG, County Clerk of Travis County, Texas, do hereby certify that the within and foregoing plat of Section Two, Austin Lake Estates, is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas, and that the same is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas.

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COUNTY OF TRAVIS
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FILED FOR RECORD
A. H. B. 11-11-59
MISS EMILIE LIMBERG
County Clerk, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, MISS EMILIE LIMBERG, County Clerk of Travis County, Texas, do hereby certify that the within and foregoing plat of Section Two, Austin Lake Estates, is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas, and that the same is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas.

*march 9, 1959

RECORD TANK NOTE
This plat was recorded in the Public Records of Travis County, Texas, on March 9, 1959, and is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas.

BASEMENTS
This plat was recorded in the Public Records of Travis County, Texas, on March 9, 1959, and is a true and correct copy of the original plat on file in the County Clerk's Office, and that the same has been duly recorded in the Public Records of said County, Texas.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Exhibit B

Revised
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AUSTIN LAKE ESTATES, INC.)

STATE OF TEXAS

- TO)

THE PUBLIC)

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Austin Lake Estates, Inc., a Texas corporation, by and through its duly undersigned officer, the owner of Austin Lake Estates, Section Two (2), a Subdivision in Travis County, Texas, as shown by the Plat Records thereof in Book 9, Page 82 of the Plat Records of Travis County, Texas, does hereby impress all of the property included in said Austin Lake Estates, Section Two (2) with the following restrictions:

1. All lots in Austin Lake Estates Section Two (2) shall be known and described as residential lots and shall be used for residential purposes only.
2. No trade or profession of any character shall be carried on on any residential lot; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No house trailer, tent, or shack shall be placed, erected or permitted to remain on any residential plot, nor shall any structure of temporary character be used at any time as a residence. No residential structure shall ever be erected or placed on any building plot with an average width of less than seventy-five (75) feet at the front building set-back line and a ground area of nine thousand (9,000) square feet.
4. All residential structures must face the street on which they are located.
5. No improvements shall be erected, altered, placed or be permitted to remain on any residential plot other than one family or two family dwelling units, and necessary out buildings.

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Revised
L3
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* 6. No building shall be located on any building plot nearer than twenty (20) feet to the front line or street line or nearer than ten (10) feet to any side lot line nor in the case of corner lots nearer than fifteen (15) feet to any side street.

7. No dwelling may be erected in said subdivision, the ground area of which is less than eight hundred (800) square feet, exclusive of porches, and garages, except where provided otherwise in the contract of sale, the minimum in such event, however, to be six hundred (600) square feet.

8. No animals except household pets shall be kept or maintained on any lot.

9. No outside toilet facilities shall be maintained on any lot and all toilet facilities shall be connected to a sewer line or a septic tank.

10. No lot in said subdivision shall be resubdivided except where as the result of further subdivision; each lot or parcel of land including that portion remaining in the original lot so subdivided shall contain less than an average width of seventy-five (75) feet frontage on the street which it faces and shall have a minimum of nine thousand (9,000) square feet of ground area.

11. No building shall be erected on any building plot unless such building has been designed by a licensed architect, or until the external design and location thereof has been approved in writing by the subdivider or by a committee appointed by the owners of a majority of the lots which are subject to the covenants hereinset forth; provided, however, that if the subdivider or such committee, if in existence, fails to approve or disapprove such design and location within three (3) days after such plans have been submitted for approval, or if no suit to enjoin the erection of such building has been commenced prior to the completion thereof, such approval will not be required.

* Existing setbacks per original covenants

B
Revised
23
19

12. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in Austin Lake Estates Section Two (2), whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any lot or plot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These restrictions and covenants shall be binding until January 1, 1980. On and after January 1, 1980, said restrictions and covenants shall be automatically extended for successive periods of ten (10) years each unless, by a vote of a three-fourths majority of the then owners of the lots in said Austin Lake Estates Section Two (2), it is agreed to change said restrictions in whole or in part.

13. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning any real property situated in the said Austin Lake Estates Section Two (2) to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, and either to prevent him or them from so doing, or to correct such violation, or to recover damages or other dues for such violation. Invalidity of any one or any part of these restrictions by judgment or court order shall in no wise affect any of the other provisions or part of provisions which shall remain in full force and effect.

EXECUTED this the 9th day of March, A.D. 1959.

AUSTIN LAKE ESTATES, INC.

By: Earl Pedolnick
Earl Pedolnick, Vice-President

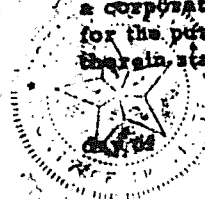
ATTEST:
AUSTIN LAKE ESTATES, INC.
Martha Walston
Martha Walston, Secretary

THE STATE OF TEXAS)

VOL 2015 PAGE 247

COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared Earl Podelnick, Vice-President of AustinLake Estates, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Austin Lake Estates, Inc. a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th
MARCH, A. D. 1959.

Phil M. Seaboard
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)

COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the
day of _____, A. D. 19__.

Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)

COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed, and the said _____ wife of _____ having been examined by me privily and apart from her husband and having the same fully explained to her by me, she, he said _____ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the
day of _____, A. D. 19__.

Notary Public in and for Travis County, Texas

Filed Mar 12 1959 at 3:30 PM
Recorded Mar 16 1959 at 10:25 AM

B
Revised
L3
20

Exhibit C

revised

43
21

§ 25-2-492 - SITE DEVELOPMENT REGULATIONS.

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

Source: Section 13-2-630; Ord. 990225-70; Ord. 991104-46; Ord. 000511-109; Ord. 030731-53; Ord. 031211-11; Ord. 041118-57; Ord. 20100819-064.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	*	25%	40%	45%	45%

* See Section 25-2-551 (Lake Austin District Regulations).

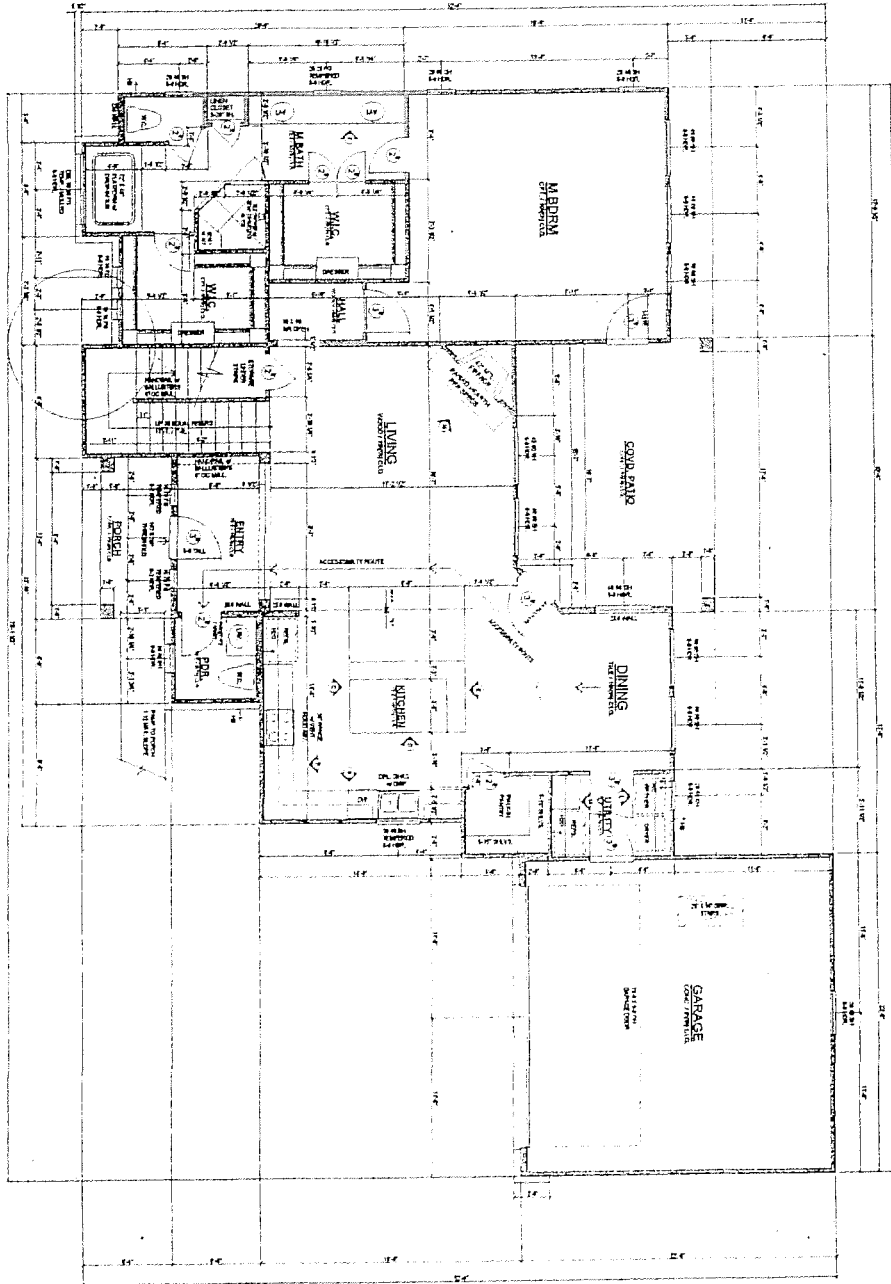
** See Section 25-2-556 (Family Residence District Regulations).

NOT FOR CONSTRUCTION

Exhibit D

revised
L3
22

1. LOWER FLOOR PLAN
1/4" = 1'-0"



A2.

FLOOR
PLAN
SHEET NAME

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

REVISIONS
222 W. LINDEN
14804 S. LINDEN
P. 511-554
COURTESY/AM/04/04

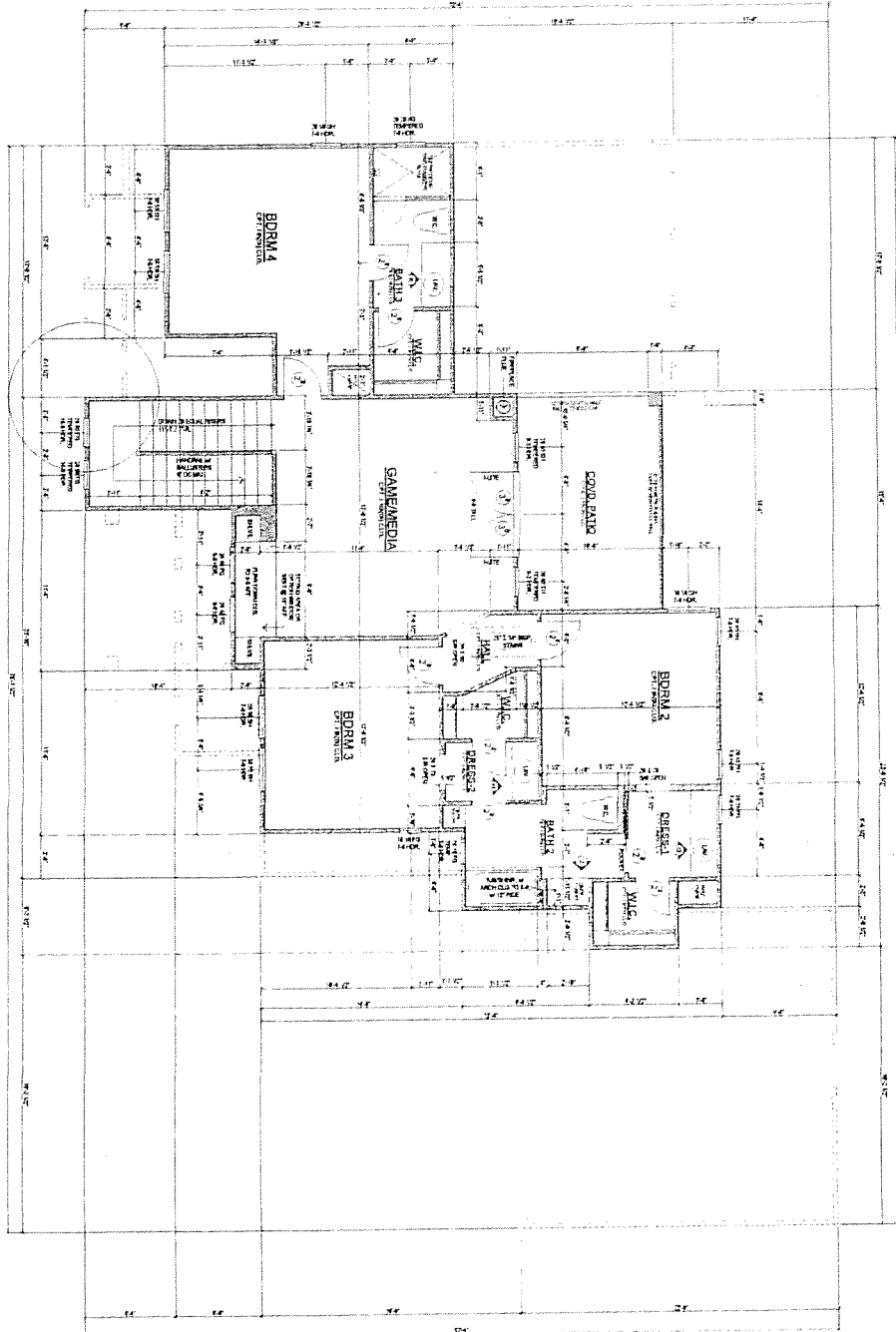
2

NOT FOR CONSTRUCTION

D

revised
L3
23

UPPER FLOOR PLAN
1/4" = 1'-0"



SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

A2.

FLOOR
PLANS
SHEET NUMBER

REVISIONS
221 W. Colorado
P.O. Box
14644
Austin, TX 78761
csh@mycsh.com

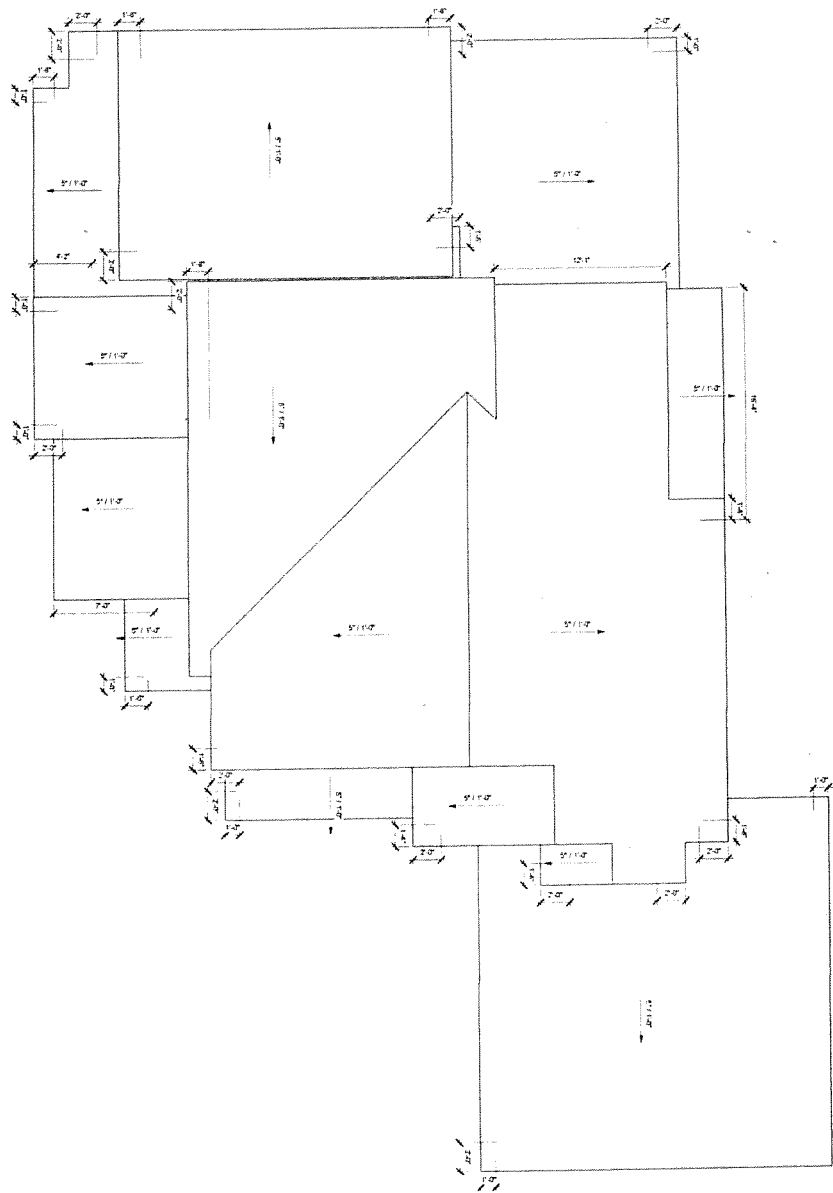
ARCHITECTURAL2

NOT FOR CONSTRUCTION

D
revised
6/3
24

- NOTE
1. ALL RAFTERS TO BE #2 SPF 2x10 @ 24" O.C. UNLESS NOTED OTHERWISE.
 2. ALL RIPS AND JOISTS TO BE #2 SPF 2x10 UNLESS NOTED OTHERWISE.
 3. ALL 6" RIPS ATTACHED TO HAVE 2" OVERHANGS.
 4. THESE PLANS ARE TO BE USED AS A GUIDE ONLY. BUILDER ASSUMES RESPONSIBILITY FOR ALL LOCAL BUILDING CODES, AND FOR FINAL STRUCTURAL DESIGN UNLESS STRUCTURES IS PROVIDED. SHEETS SHOWN AND VERIFIED BY STRUCTURAL ENGINEER.

(2) ROOF PLAN
1/4" = 1'-0"

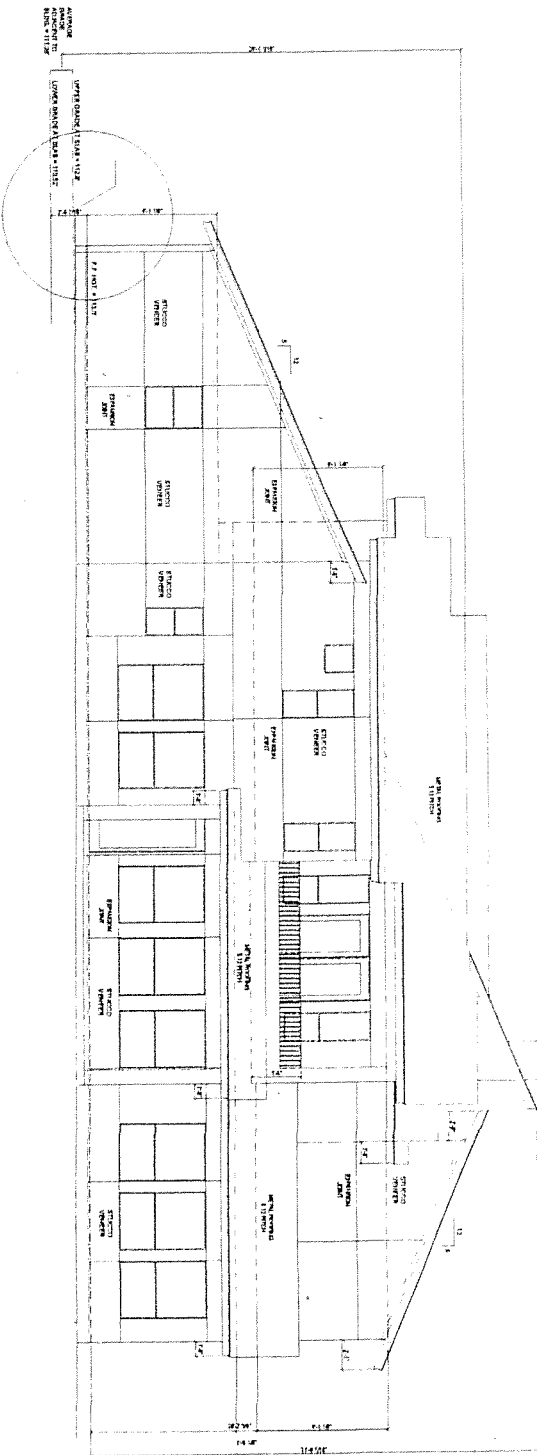


NOT FOR CONSTRUCTION

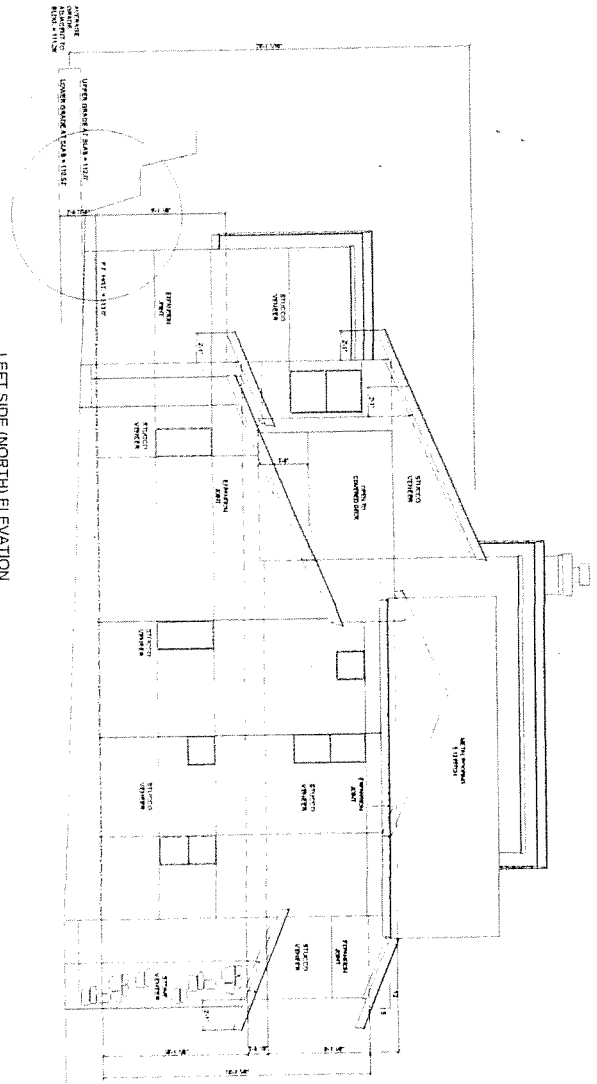
D
revised
L3
25

ELEVATION - NORTH EAST
1/4" = 1'-0"

REAR (EAST) ELEVATION



LEFT SIDE (NORTH) ELEVATION



SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

A3.

SHEET NAME

ELEVATIC

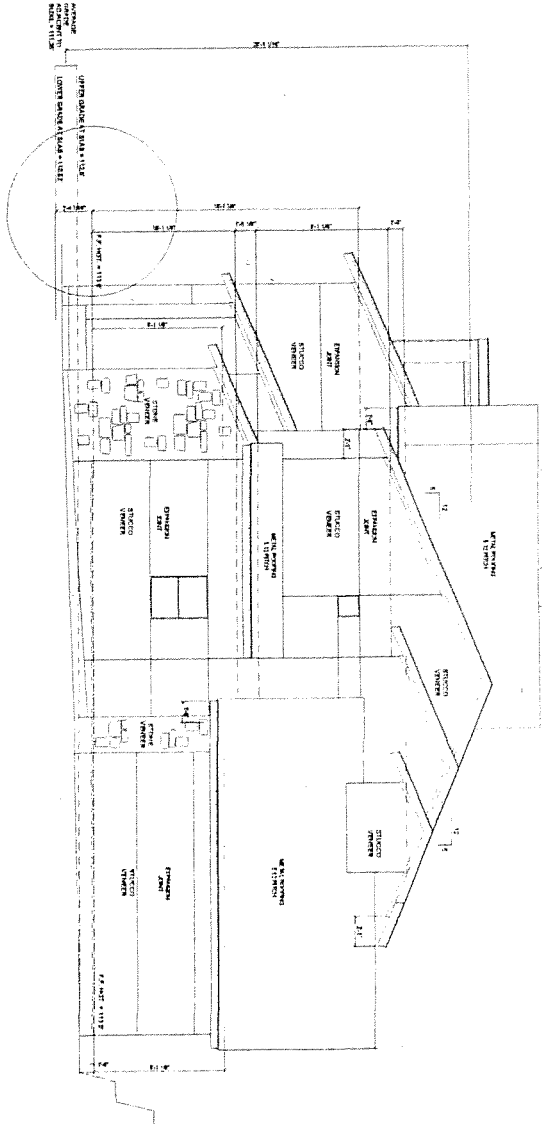
222 W. Calhoun
Austin, Texas 78701
P. 512.456.1234
C. 512.456.1234

NOT FOR CONSTRUCTION

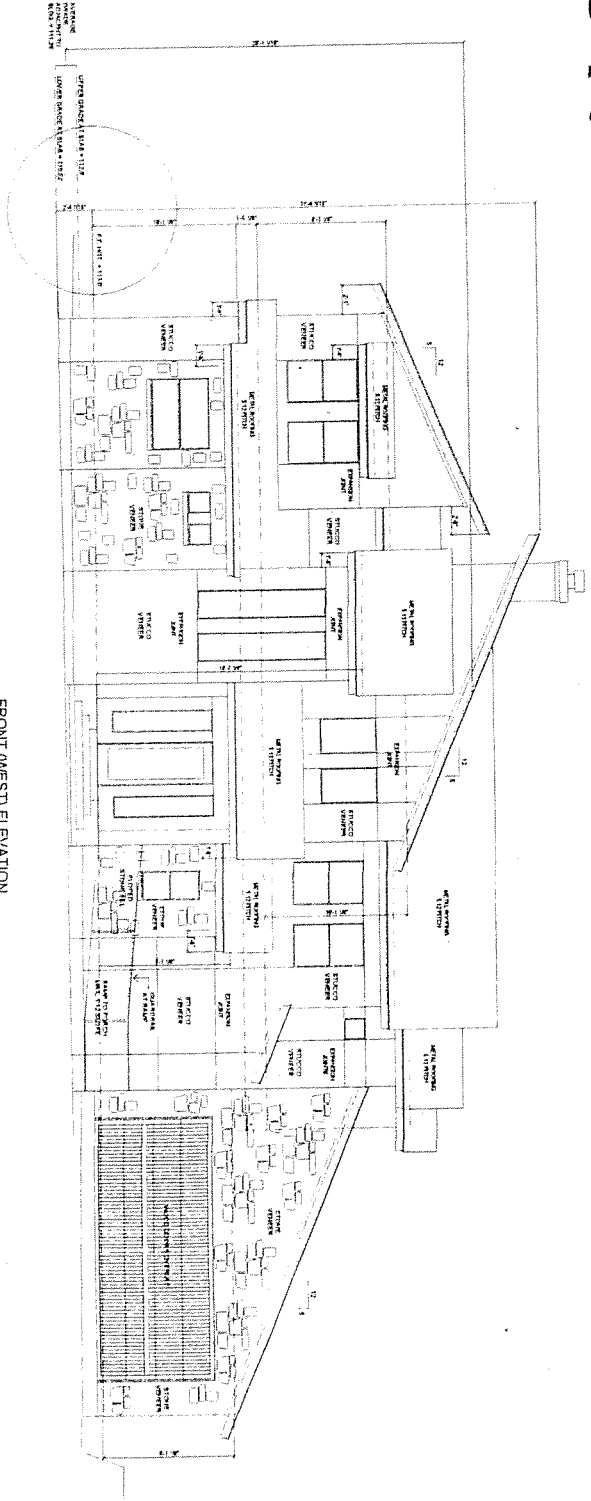
D
revised
3/3
2/6

1. ELEVATIONS - SOUTH & WEST
1/4" = 1'-0"

RIGHT SIDE (SOUTH) ELEVATION



FRONT (WEST) ELEVATION



SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733
PRELIMINARY ZONING APPROVAL

ELEVATION

SHEET NUMBER

A3.1

221 W. Colorado #
P.O. Box 10
Austin, TX 78761
512-456-17
enb@yorker.com



REVISIONS

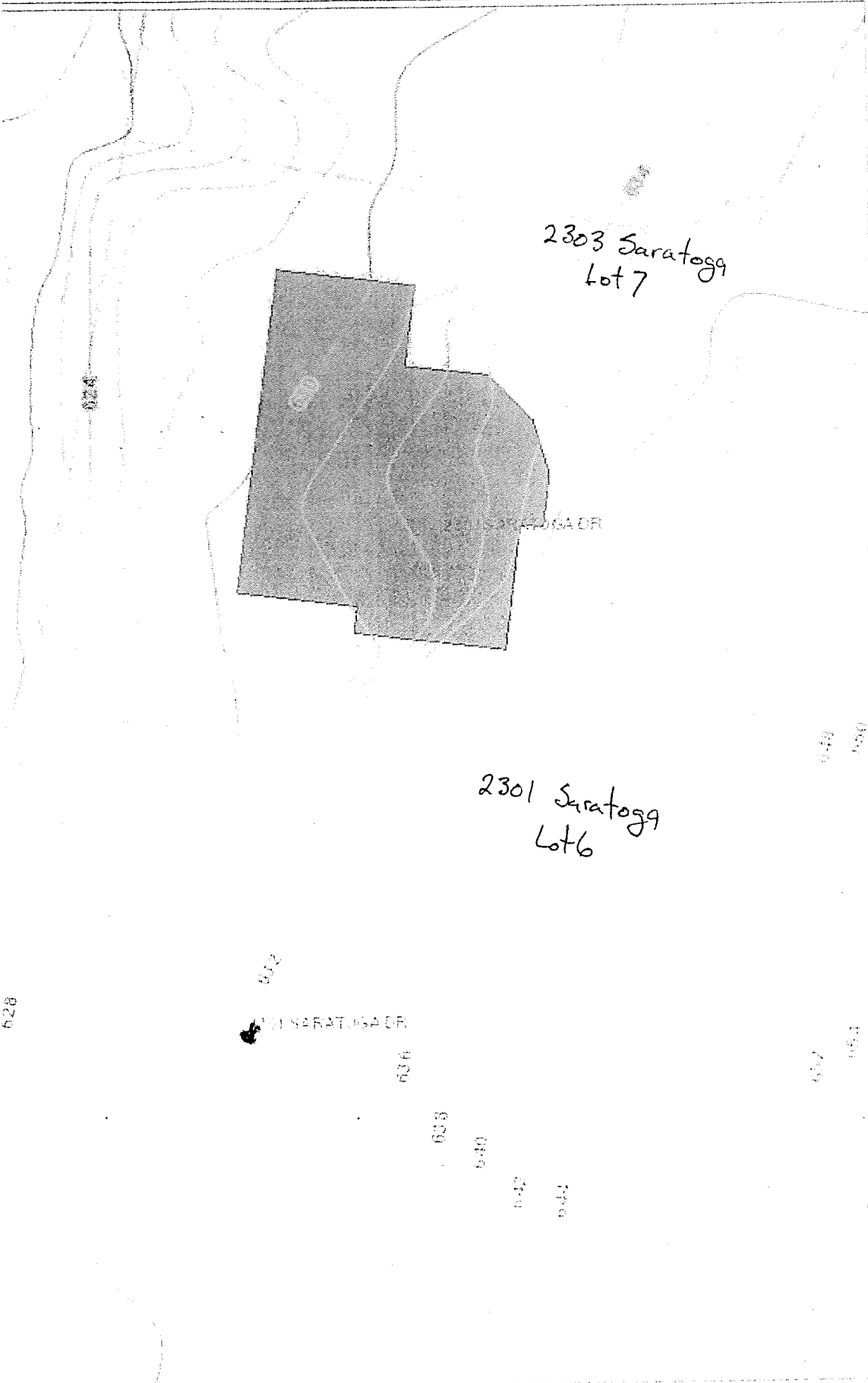
CITY OF AUSTIN DEVELOPMENT WEB MAP

Exhibit E

revised
43
27

Legend

-  Lot Lines
-  Streets
-  Building Footprint
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
- Contours Year 2012
 -  Index
 -  Intermediate
 -  Special
-  Building Footprints Year
-  Address Points



C15-2015-0108
L3
28

To: City of Austin Board of Adjustment Members:

I wanted to take a moment to explain where we are at in the development of the lot located at 2301 Saratoga Dr (Lot 6 Block 11 Austin Lake Estates). Per our previous meeting, we have heard some of the suggestions from members of the board. We have scaled down the project to something more modest in regards to zoning regulations. The owner purchased the property in May of 2014 with the intention of building a two story single family residence with an attached garage (Exhibit D) These drawings are preliminary and don't reflect the final design. They are intended to depict the challenges of the lot, as it pertains to slope, setbacks, and impervious cover. Currently, the lot is vacant of any structures. There are two trees on the lot that are protected sizes, in which, we intend to protect. We intend to install a new driveway, approach, and turn around, as there is none on site. The existing driveway is simply a caliche drive without concrete. In addition to the proposed house, we will be installing a septic system to accommodate the new house. There is not an existing septic system on site.

The lot was platted (Exhibit A) March 9th 1959 per Volume 9 Page 82 and is approximately 0.27 acres (11,620sq.ft.). The original covenants (Exhibit B) had the setbacks as follows 20' front, 10' side, and 10' rear.

The lot is currently zoned LA, and at the time of purchase, the city of Austin plan reviewers would allow properties, such as this, to conform with SF-2 setbacks. This is because the lot does not conform with the LA zoning minimum lot size requirements of 43,560 sq.ft. as required by 25-2-492 (Exhibit C). Around the 18th of May 2015, we were notified by a City of Austin Plan Reviewer, that the exception was no longer available, and that we must navigate the Board of Adjustments process to request SF-2 setbacks. We were told that the exception was no longer available as of July 2014, and that all lots zoned LA must conform to the LA setbacks regardless of size. We are asking for a variance from the 40' LA setback to the 25' SF-2 setback.

Additionally we are asking for an increase in impervious cover strictly for the driveway and turn around. Pulling a vehicle in the lot and reversing out is problematic, in that, line of sight of cross traffic is limited as the vehicle pathway is lower than the adjacent grading, combined with the slight curve of Saratoga Dr itself. We propose an increase in impervious cover for a driveway and turn around. This will reasonably allow a vehicle to exit the property in a safe manner. We are asking for an increase of 2% impervious cover in the 15%-35% slope category (10% allowed) and a 2% impervious cover increase in the 25% to 35% category (5% allowed).

We would like to address some objections to the variance from the original hearing. It was apparent that people were uncomfortable with such a large increase in impervious cover per our original plan. We have scaled down the development to ask for an increase in impervious cover for access to the property and a turn around so a vehicle can safely exit the property. The setbacks for the property that are established by the plat are 20'. The 40'-25' setbacks are something that have been normal in Austin as of July 2014. 2301 Saratoga is complicated because of the severe slope, combined with non-conforming lot size, restrict development in a way that only the areas within the 40' setback are ideal for building on the lot.

L3
29

The development of Lake Austin Estates has varied over the years with no standardization to the neighborhood. This can be seen throughout the area. Allowing us the requested variance would not affect the character of the neighborhood. I hope after a thorough review of the documents you will agree and grant us a variance allowing a reduction of the front setback to 25' from 40', as well as, the modest increase in impervious cover for the driveway and turn around.

2301 Saratoga



30
43

CITY OF AUSTIN DEVELOPMENT WEB MAP

43
91

Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

☐ County

Zoning Text

☐ Zoning (Large Map Scale)

☐ Lot Line

2301 Saratoga

LA

Lot 7

Lot 6

Lot 5

CITY OF AUSTIN DEVELOPMENT WEB MAP

43
32

Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

☐ County

Zoning Text

☐ Zoning (Large Map Scale)

☐ Lot Line

2301 Saratoga



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.

43
33

[illegible]

А.А.Иванов, доктор физ.-математических наук, профессор, зав. кафедрой физики, Физ.-математический институт, Саратовский гос. ун-т им. Н.Г.Чернышевского, Саратов, Саратовская обл.

[illegible]

FILED FOR RECORD
JUN 15 1964
JESSIE R. JONES
JAMES E. JONES / JAMES E. JONES

[illegible]

*march 9, 1959

SENTED THEIR ANSWER:
 "We are sorry to hear that you are not satisfied with the service
 we have given you and would like to place your complaint before the
 Board of Directors."

BASEMENTS:
The basement of the study area is the same as that of the rest of the area. It is composed of the same material as the rest of the area.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Exhibit B

43
34

AUSTIN LAKE ESTATES, INC.)

STATE OF TEXAS

TO)

THE PUBLIC)

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Austin Lake Estates, Inc., a Texas corporation, by and through its duly undersigned officer, the owner of Austin Lake Estates, Section Two (2), a Subdivision in Travis County, Texas, as shown by the Plat Records thereof in Book 9, Page 82 of the Plat Records of Travis County, Texas, does hereby impress all of the property included in said Austin Lake Estates, Section Two (2) with the following restrictions:

1. All lots in Austin Lake Estates Section Two (2) shall be known and described as residential lots and shall be used for residential purposes only.
2. No trade or profession of any character shall be carried on on any residential lot; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No house trailer, tent, or shack shall be placed, erected or permitted to remain on any residential plot, nor shall any structure of temporary character be used at any time as a residence. No residential structure shall ever be erected or placed on any building plot with an average width of less than seventy-five (75) feet at the front building set-back line and a ground area of nine thousand (9,000) square feet.
4. All residential structures must face the street on which they are located.
5. No improvements shall be erected, altered, placed or be permitted to remain on any residential plot other than one family or two family dwelling units, and necessary out buildings.

L3
35

* 6. No building shall be located on any building plot nearer than twenty (20) feet to the front line or street line or nearer than ten (10) feet to any side lot line nor in the case of corner lots nearer than fifteen (15) feet to any side street.

7. No dwelling may be erected in said subdivision, the ground area of which is less than eight hundred (800) square feet, exclusive of porches, and garages, except where provided otherwise in the contract of sale, the minimum in such event, however, to be six hundred (600) square feet.

8. No animals except household pets shall be kept or maintained on any lot.

9. No outside toilet facilities shall be maintained on any lot and all toilet facilities shall be connected to a sewer line or a septic tank.

10. No lot in said subdivision shall be resubdivided except where as the result of further subdivision; each lot or parcel of land including that portion remaining in the original lot so subdivided shall contain less than an average width of seventy-five (75) feet frontage on the street which it faces and shall have a minimum of nine thousand (9,000) square feet of ground area.

11. No building shall be erected on any building plot unless such building has been designed by a licensed architect, or until the external design and location thereof has been approved in writing by the subdivider or by a committee appointed by the owners of a majority of the lots which are subject to the covenants hereinset forth; provided, however, that if the subdivider or such committee, if in existence, fails to approve or disapprove such design and location within three (3) days after such plans have been submitted for approval, or if no suit to enjoin the erection of such building has been commenced prior to the completion thereof, such approval will not be required.

* Existing setbacks per original covenants

B
43
36

12. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in Austin Lake Estates Section Two (2), whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any lot or plot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These restrictions and covenants shall be binding until January 1, 1980. On and after January 1, 1980, said restrictions and covenants shall be automatically extended for successive periods of ten (10) years each unless, by a vote of a three-fourths majority of the then owners of the lots in said Austin Lake Estates Section Two (2), it is agreed to change said restrictions in whole or in part.

13. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning any real property situated in the said Austin Lake Estates Section Two (2) to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, and either to prevent him or them from so doing, or to correct such violation, or to recover damages or other dues for such violation. Invalidation of any one or any part of these restrictions by judgment or court order shall in no wise affect any of the other provisions or part of provisions which shall remain in full force and effect.

EXECUTED this the 9th day of March, A.D. 1959.

AUSTIN LAKE ESTATES, INC.

By: Earl Podolnick
Earl Podolnick, Vice-President

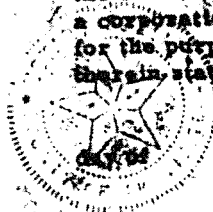
ATTEST:
AUSTIN LAKE ESTATES, INC.
Martha Walton
Martha Walton, Secretary

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

VOL 2015 PAGE 247

B
L3
37

BEFORE ME, the undersigned authority, on this day personally appeared Earl Podolnick, Vice-President of Austin Lake Estates, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Austin Lake Estates, Inc. a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th MARCH, A. D. 1959.

Phil M. S. Ford
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19 _____.

Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed, and the said _____

wife of _____ having been examined by me privily and apart from her husband and having the same fully explained to her by me, she, she said _____ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19 _____.

Notary Public in and for Travis County, Texas

Filed *Mar. 12 1959* at *3:30 PM*
Recorded *Mar 16 1959* at *10:45 AM*

Exhibit C

13
38

§ 25-2-492 - SITE DEVELOPMENT REGULATIONS.

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

Source: Section 13-2-630; Ord. 990225-70; Ord. 991104-46; Ord. 000511-109; Ord. 030731-53; Ord. 031211-11; Ord. 041118-57; Ord. 20100819-064.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	*	25%	40%	45%	45%

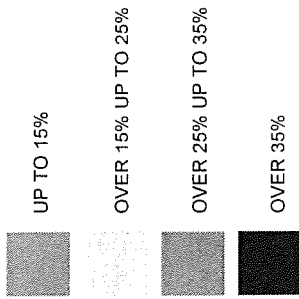
* See Section 25-2-551 (*Lake Austin District Regulations*).

** See Section 25-2-556 (*Family Residence District Regulations*).

2301 SARATOGA DRIVE AUSTIN, TX 78733

LOT 6, BLOCK 11, "AUSTIN LAKE ESTATES,
SECTION TWO" A SUBDIVISION RECORDED IN VOL.
9, PG. 82, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SLOPE LEGEND



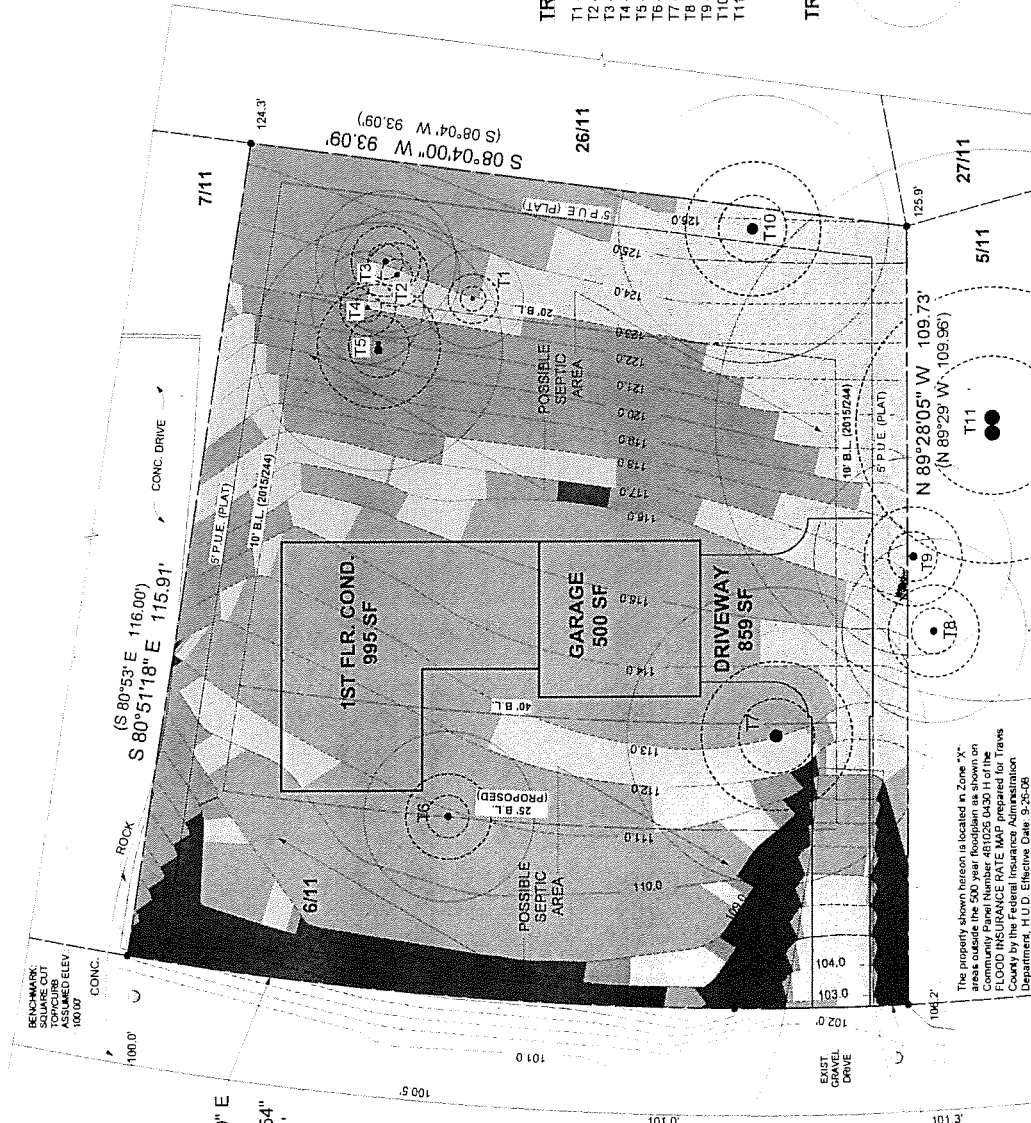
SARATOGA DRIVE
(50' R.O.W.)

N 05°43'00" E
C = 85.71'
= 08°54'54"
R = 551.41'
L = 85.80'
(N 05°43' E
C = 85.71')

ALLOWED IMPERVIOUS COVER CALCULATIONS			
SLOPE	SITE AREA	% I.C. ALLOWED	I.C. ALLOWED
UP TO 15%	1771 S.F.	35%	620 S.F.
OVER 15% UP TO 35%	562 S.F.	10%	56 S.F.
OVER 35%	937 S.F.	0%	0 S.F.
TOTALS	11620 S.F.		2333 S.F.
MAX. ALLOWED WITHIN OVER 25%	2212 S.F.	5%	111 S.F.

PROPOSED IMPERVIOUS COVER CALCULATIONS			
SLOPE	I.C. ALLOWED	I.C. PROPOSED	
UP TO 15%	1771 S.F.	1747 S.F.	
OVER 15% UP TO 35%	562 S.F.	603 S.F.	
OVER 35%	0 S.F.	4 S.F. (DRIVEWAY)	
TOTALS	2333 S.F.	2354 S.F.	
OVER 25% UP TO 35% (INCLUDED ABOVE)	111 S.F.	132 S.F.	

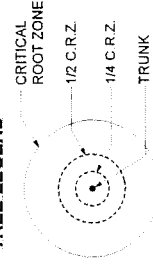
N 00°27'00" W
C = 24.29'
= 03°25'23"
R = 406.64'
L = 24.29'
(N 00°27' W
C = 24.29')



TREE LIST

- T1 - 7" LIVE OAK
- T2 - 9" LIVE OAK
- T3 - 10" LIVE OAK
- T4 - 8" LIVE OAK
- T5 - 13" 9" LIVE OAK
- T6 - 12" LIVE OAK (PROTECTED)
- T7 - 21" LIVE OAK (PROTECTED)
- T8 - 13" LIVE OAK
- T9 - 14" LIVE OAK
- T10 - 19" LIVE OAK (PROTECTED)
- T11 - 26" 26" TWIN LIVE OAK (HERITAGE)

TREE LEGEND



Scott Skovak
Texas Architect
Professional Seal
October 26, 2015
This document is incomplete
without the professional seal of the
architect responsible for
preparing or construction.
© 2015 Scott Skovak

1 SITE PLAN W/ SLOPE MAP & PROPOSED 25' FRONT SETBACK

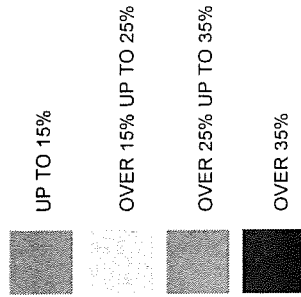
Scale: 1/8" = 1'-0"

13
39

2301 SARATOGA DRIVE AUSTIN, TX 78733

LOT 6, BLOCK 11, "AUSTIN LAKE ESTATES,
SECTION TWO" A SUBDIVISION RECORDED IN VOL.
9, PG. 82, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SLOPE LEGEND



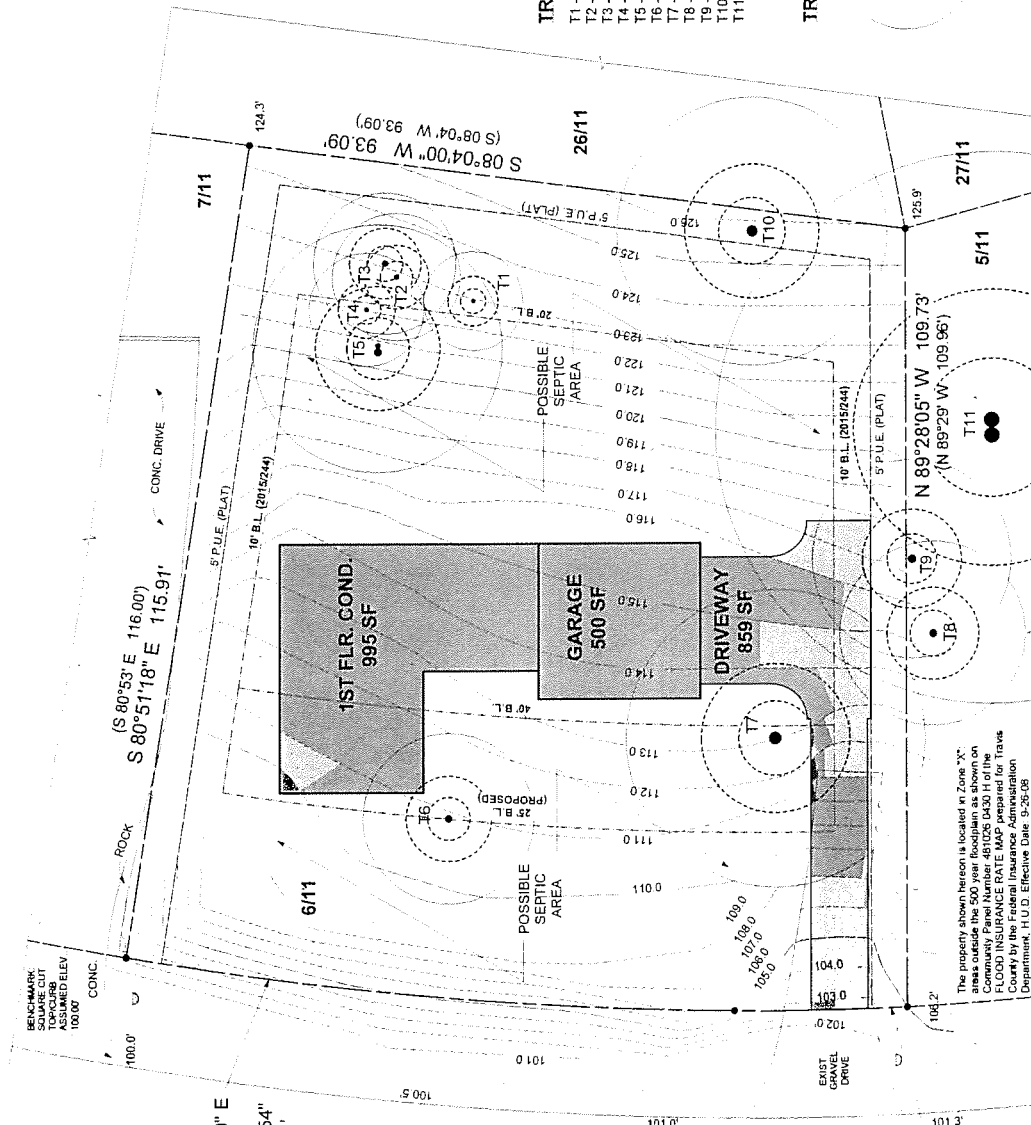
SARATOGA DRIVE
(50' R.O.W.)

N 05°43'00" E
C = 85.71'
R = 08°54'54"
L = 551.41'
N 05°43' E
C = 85.71'

ALLOWED IMPERVIOUS COVER CALCULATIONS			
SLOPE	SITE AREA	% I.C. ALLOWED	I.C. ALLOWED
UP TO 15%	5061 S.F.	35%	1771 S.F.
OVER 15% UP TO 35%	5622 S.F.	10%	562 S.F.
OVER 35%	937 S.F.	0%	0 S.F.
TOTALS	11620 S.F.		2333 S.F.
MAX. ALLOWED WITHIN OVER 25%	2212 S.F.	5%	111 S.F.

PROPOSED IMPERVIOUS COVER CALCULATIONS			
SLOPE	I.C. ALLOWED	I.C. PROPOSED	
UP TO 15%	1771 S.F.	1747 S.F.	
OVER 15% UP TO 35%	562 S.F.	603 S.F.	
OVER 35%	0 S.F.	4 S.F. (DRIVEWAY)	
TOTALS	2333 S.F.	2354 S.F.	
OVER 25% UP TO 35% (INCLUDED ABOVE)	111 S.F.	132 S.F.	

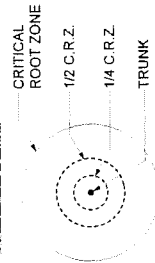
N 00°27'00" W
C = 24.29'
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TREE LIST

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- T8 - 13" LIVE OAK
- T9 - 14" LIVE OAK
- T10 - 19" LIVE OAK (PROTECTED)
- T11 - 26"-28" TWIN LIVE OAK (HERITAGE)

TREE LEGEND



Scott Stuvall
Texas Architect
License No. 72900
October 28, 2015
This document is a complete
set of plans for the project.
No other documents are required
for regulatory approval,
permitting or construction.
© 2015 Scott Stuvall

1 SITE PLAN W/ SLOPE MAP & PROPOSED 25' FRONT SETBACK

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

40/63

135
41

2303 Saratoga



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR or AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0108, 2301 Saratoga Drive

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

Jane Kibler

Your Name (please print)

2403 Saratoga Dr. 78733

Your address(es) affected by this application

Jane Kibler

Signature

Date

9/13/15

Daytime Telephone: 512-825-0682

Comments: Both the requests are unacceptable. The lot is too small for a 2800 sq.ft home and it will adversely effect the immediate area, especially since the height of the home will begin ~ 6' to 8' above the street and being so close to the street will be unreasonable and obscene. The request for more impervious cover will create additional and increased water issues here. There will be an inadequate area to absorb storm water. The property will have to have the drain field protected and storm water will have to be sent elsewhere. This is becoming increasingly common out here and must stop. A "reasonably" sized home in this neighborhood on this lot is between 1400 and 1800 sq.ft. Also, the driveway should not be in the easement. He needs a bigger lot or 2 lots.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

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43

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0108, 2301 Saratoga Drive

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

☐ I am in favor
☒ I object

Your Name (please print)

Robert Gillette

2212 Saratoga Dr

Your address(es) affected by this application

Leane & Michael

9-12-15

Signature

Date

Daytime Telephone:

512-751-9934

Comments:

WATER Problems

Flood My Property !!!

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

L3
44

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0108, 2301 Saratoga Drive

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

Robert Caffee

Your Name (please print)

2314 SARATOGA DRIVE

Your address(es) affected by this application

Leane Heldenfels

Signature

9-10-15

Date

Daytime Telephone: 512-263-5902

Comments: Setback minimums are established for neighbor hood aesthetics & they promote fire safety. Allowing this variance will adversely affect the property value & safety of the homes nearby. - Allowing a variance to increase impervious coverage will increase soil erosion of my property. As it is downhill from said property. - Note: the public hearing placard on said property is lying in the dirt & has not been prominently displayed.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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63
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