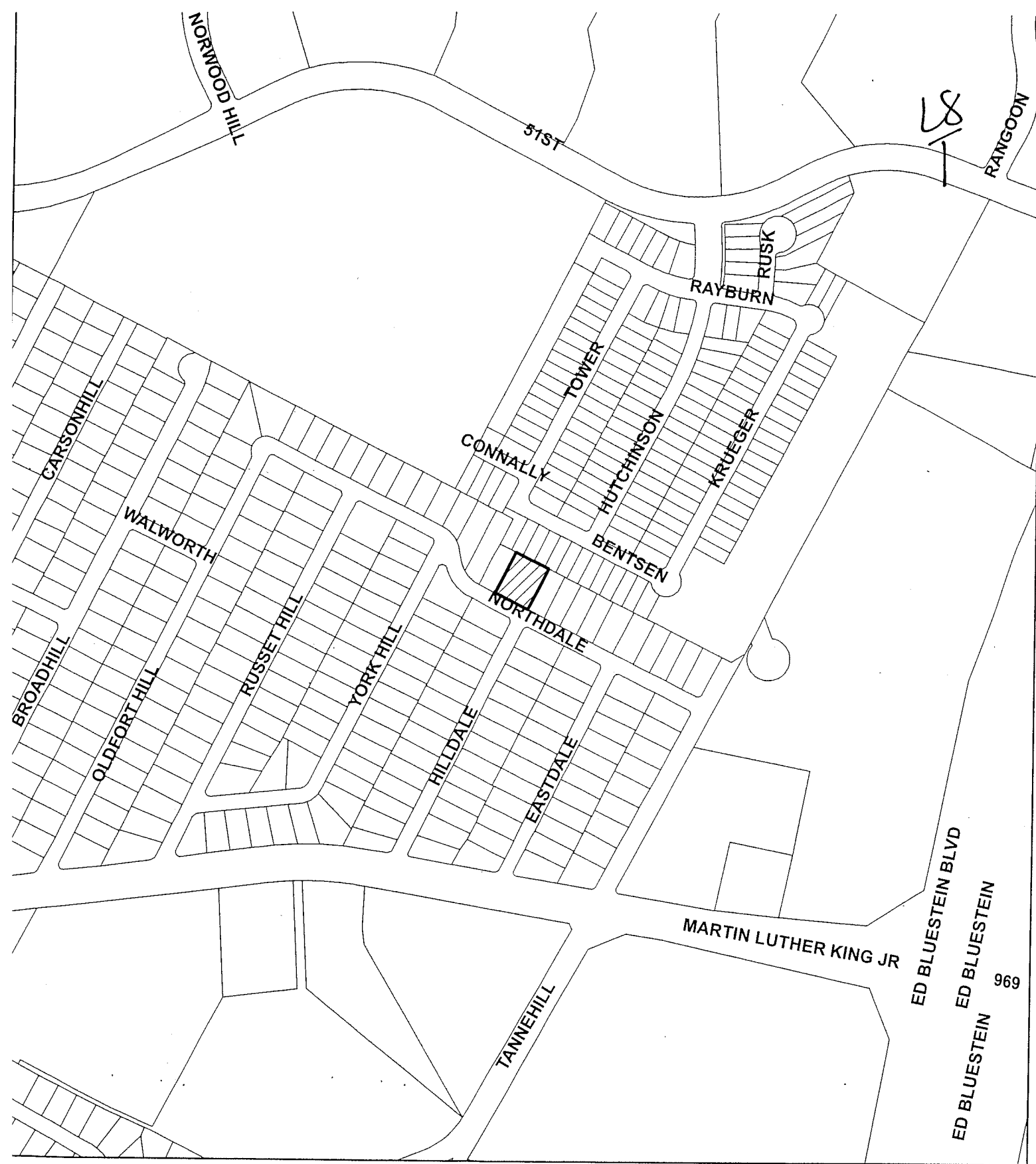




LS
1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0148
5412 & 5414 NORTHDAL DR.

1" = 417'

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.



CASE# C15-2015-0148
ROW# 1142399
TAX# 0214230408

L8
2

CITY OF AUSTIN TCAD ✓
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: 5414/5412 Northdale Dr.

LEGAL DESCRIPTION: Subdivision – LOT A BLK D RESUB OF LTS 2-3 SPRINGDALE HILLS

Lot(s) A Block D Outlot _____ Division _____

I/We Justin Cofield on behalf of myself/ourselves as authorized agent for

_____ affirm that on AUG. 20, 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 X MAINTAIN

VARIANCE
Seeking a ~~special exception~~ from LDC25-2-513 to decrease required yard from
25' to 15' to accommodate a front porch that was built extending 8' from the house.

in a SF2-NP district. (Pecan Springs - Springdale)
(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):

Revised

8/13

CL5-2015-0148

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This property was built in 1964 but annexed in 1967. Current zoning requirements leave my home only 1ft. away from required yard set back which deprives my home of the amenity of a porch to be added that would allow protection from weather as well as outdoor seating.

HARDSHIP:

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

Zoning requirements leave my home only 1ft. away from required yard setback. A porch addition that would fit the size and scope of this home would encroach into the required yard. The required yard setback does not allow for an addition to the front of this house that would be complimentary to it's size.

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

This home design is unlike almost all others in this neighborhood. It is 2 story with no porch included under original roof. Almost all other homes are single story with an included front porch in original design while not encroaching into the setback of required yard. Most homes were designed with an original front porch. The unique design of my home does not leave any room for the amenity of a front porch fitting the scope of the home without encroaching into the required yard.

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:

Porch will remain open on 3 sides allowing for no visual impairments from adjoining properties.

Porch fits with style and aesthetics of home as well as leaves 18ft. of required yard as open space in front of the porch addition. All immediate neighbors have signed a notice of support for this variance. Because this is a double lot, there is considerable open space in the side yards on either side of the home.

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:

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):

*See revised
LS
4*

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The house was built with a 25ft. required yard, but no original porch. A porch extending only 5ft from the house would not adequately protect from weather, nor would it fit the scope of the home's size.

HARDSHIP:

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

There was previously no substantial porch or covering to shelter from weather or to promote gathering or neighborhood engagement. This home model is different from 99% of the other homes in this neighborhood.

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

Most of the homes in Springdale Hills neighborhood have original covered porches, while this particular property is an unusual home model for this neighborhood and was not built with an original front porch.

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 8ft. porch encroaching into the required yard still leaves 26ft. of open yard space to the curb.

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:

L8
5

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 use or uses to which it pertains and shall not run with the site because:

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 J. Cofield Mail Address 5414 Northdale Dr.

City, State & Zip Austin, Texas 78723

Printed Justin Cofield Phone 512-971-0157 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 J. Cofield Mail Address 5414 Northdale Dr.

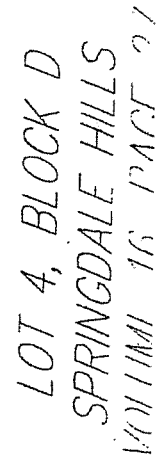
City, State & Zip Austin, Texas 78723

Printed Justin Cofield Phone 512-971-0157 Date _____

S 60°40'10" E 120.10'

15 60°50'00"/E

S 60°40'10" 



LEGEND

- [illegible]

existing

Twelve

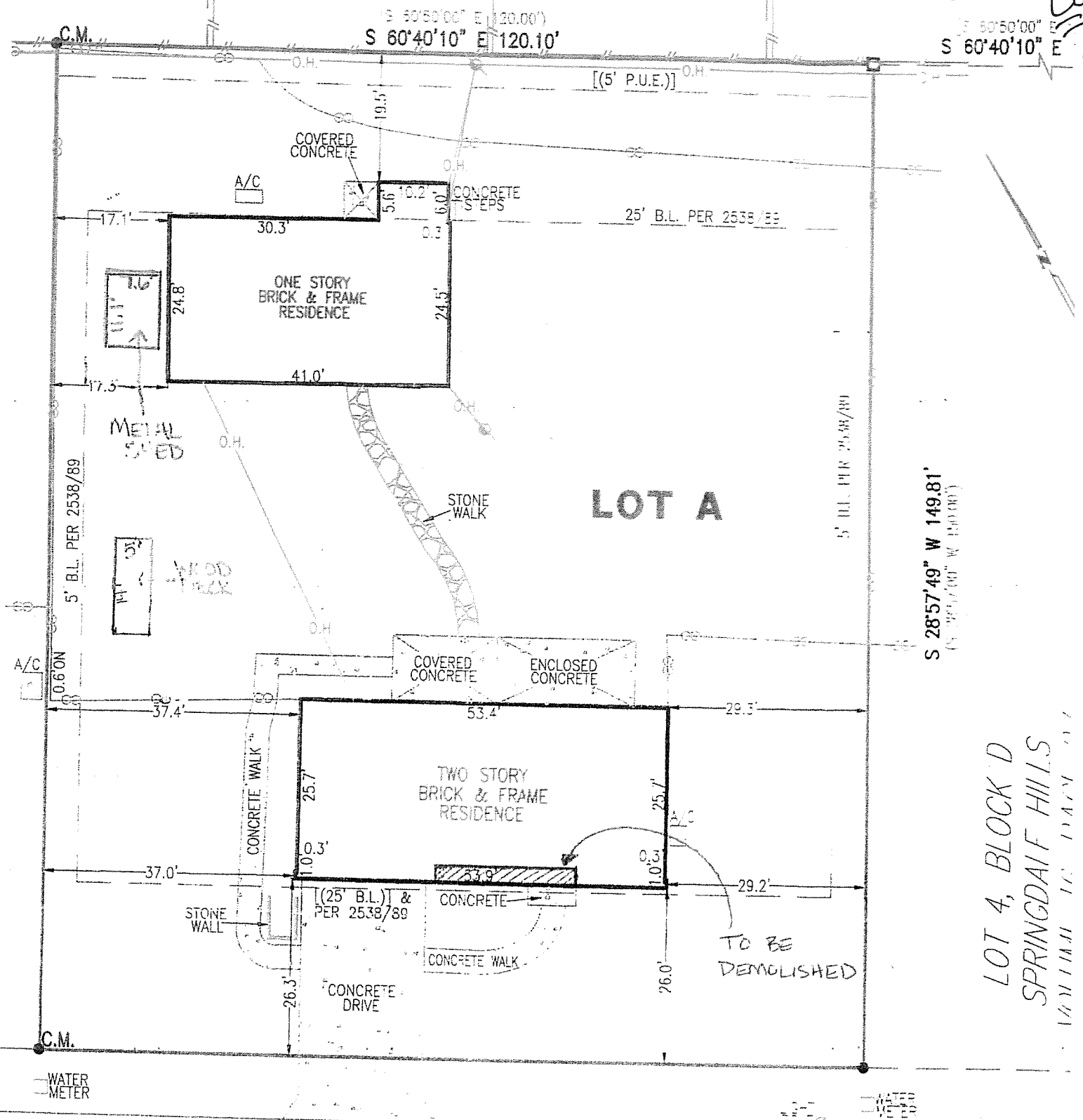
LOT 46

LOT 45

LOT 44

LOT 43

18



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

Proposed
↓

LEGEND

- 1/2" REBAR
- 1/2" CAGE
- 1/2" FDN.
- 600 NAIL
- CAPPED RE
- "X" SET
- "X" FOUND
- SPINDLE F.
- CHAIN L.
- WOOD FEN.
- METAL FEN.
- B.L.
- P.U.E.
- D.F.

20' 0 20'

DOC. NO. 200600054

LOT 46

LOT 45

LOT 44

LOT 43

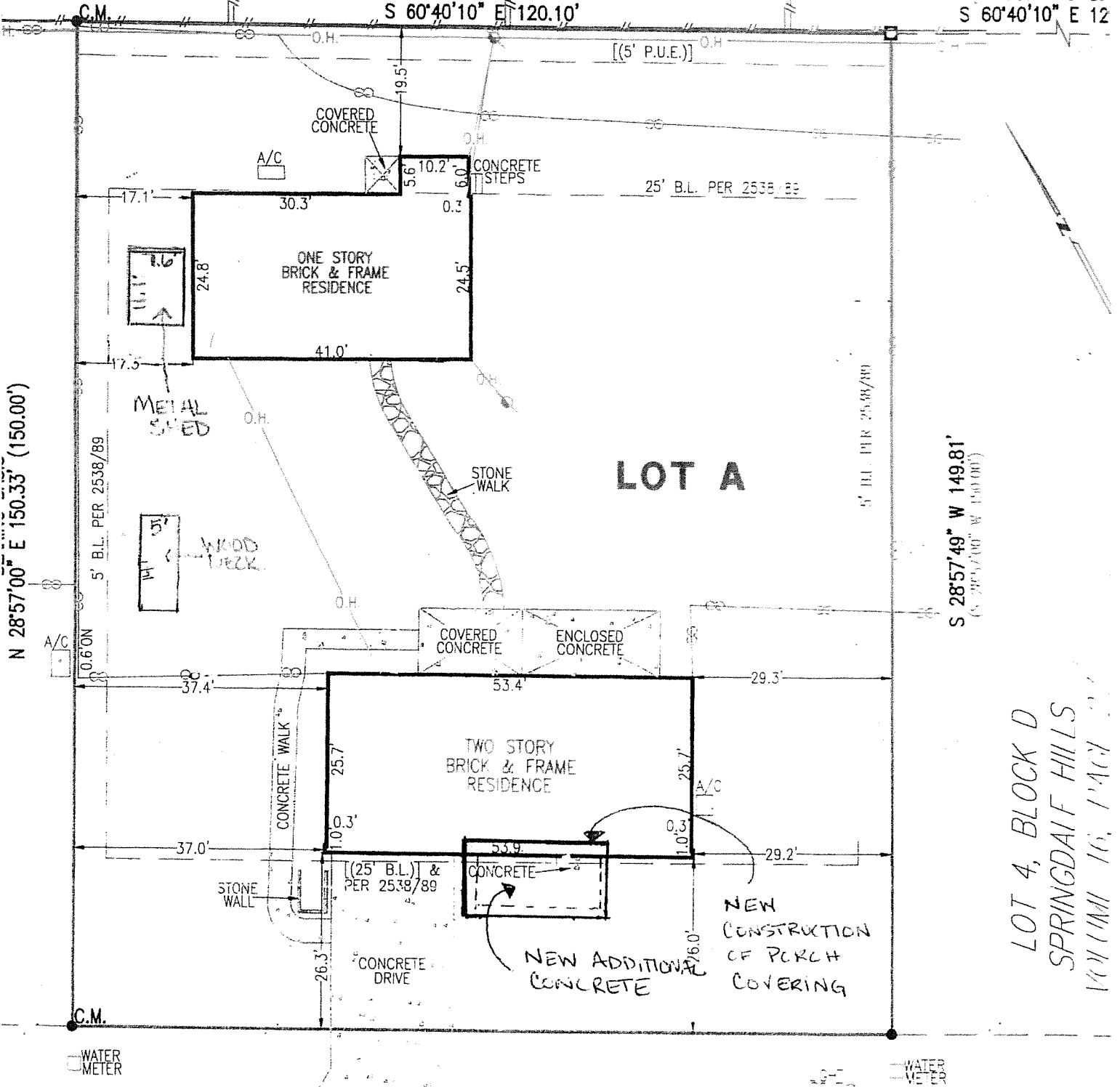
18/8

(S 60°50'00" E 120.00')

S 60°40'10" E 120.10'

(S 60°50'00" E 120.00')

S 60°40'10" E 120.10'



LOT A

S 28°57'49" W 149.81'
(S 28°57'49" W 150.00')

LOT 4, BLOCK D
SPRINGDALE HILLS
1/41/11/11 16, 17, 18, 19

N 60°54'58" W 120.06'

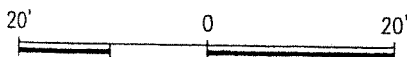
(N 60°50'00" W 120.00')

NORTHDAL DRIVE

(50' R.O.W.)

LEGEND

- 1/2" REBAR
- 1/2" CAPRED
- 1/2" CON. F.
- 600 M.A. F.
- CAPRED REBAR
- "X" SET N.C.
- "X" FOUND N.
- SPINDLE FENCE
- CHAIN LINK F.
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAN



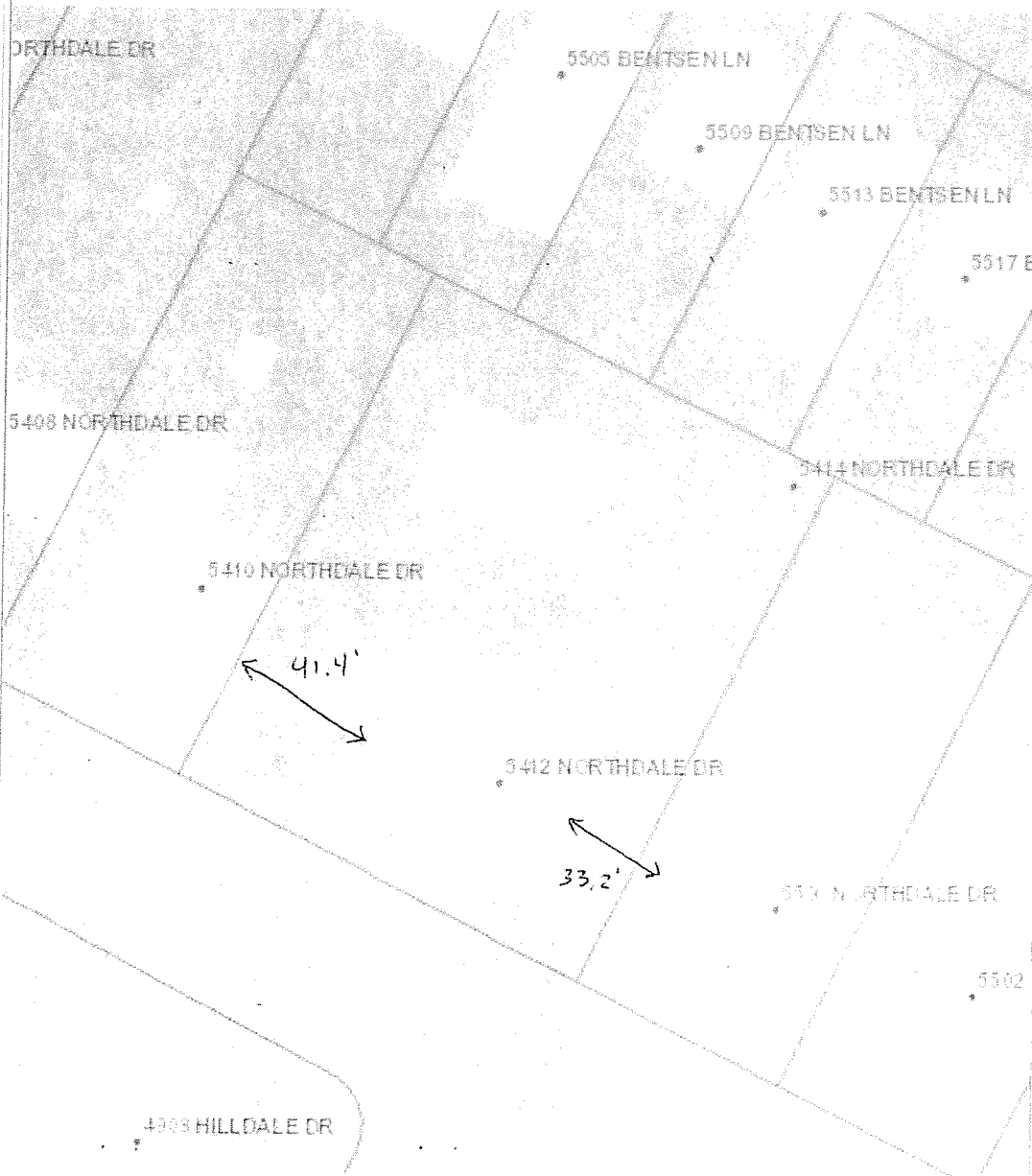
PROPOSED

CITY OF AUSTIN DEVELOPMENT WEB MAP

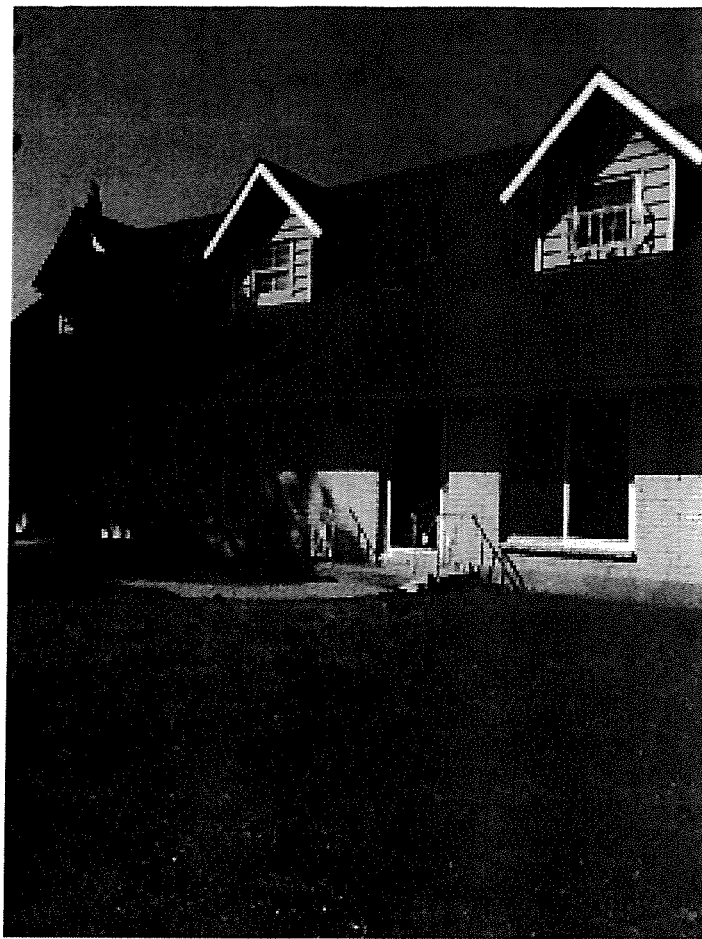
Surrounding LS
9

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Lot Line
- Address Points



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.

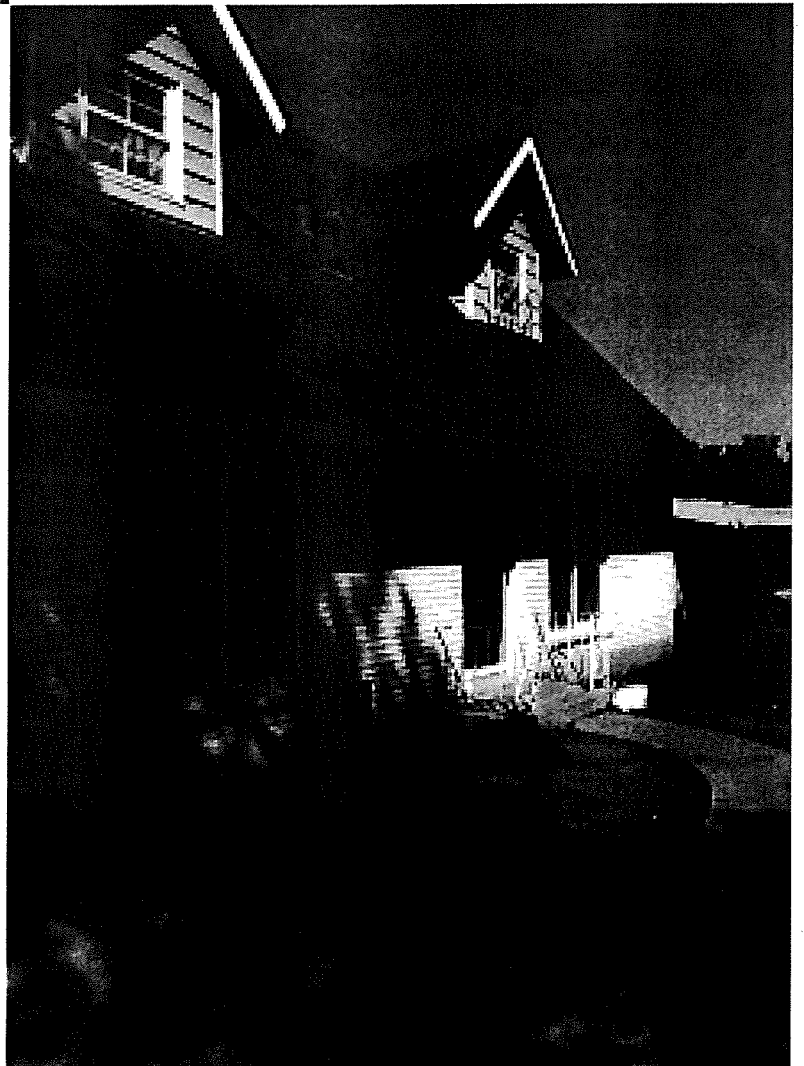


CS-2015-0148

L8
10

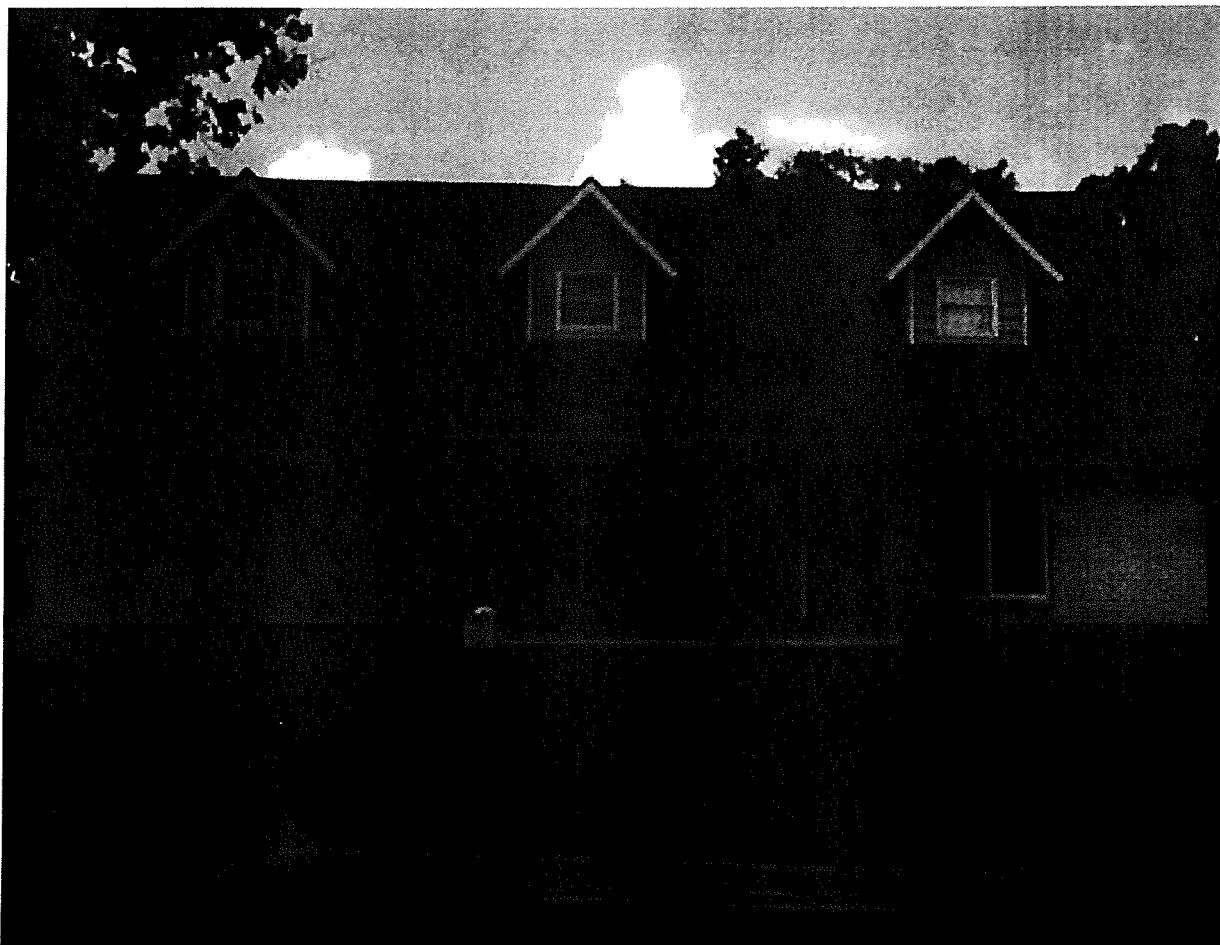
Original front of home with
a walkway and small
landing at the front door.

No original porch other
than the eave of the home
hanging over the front
door.

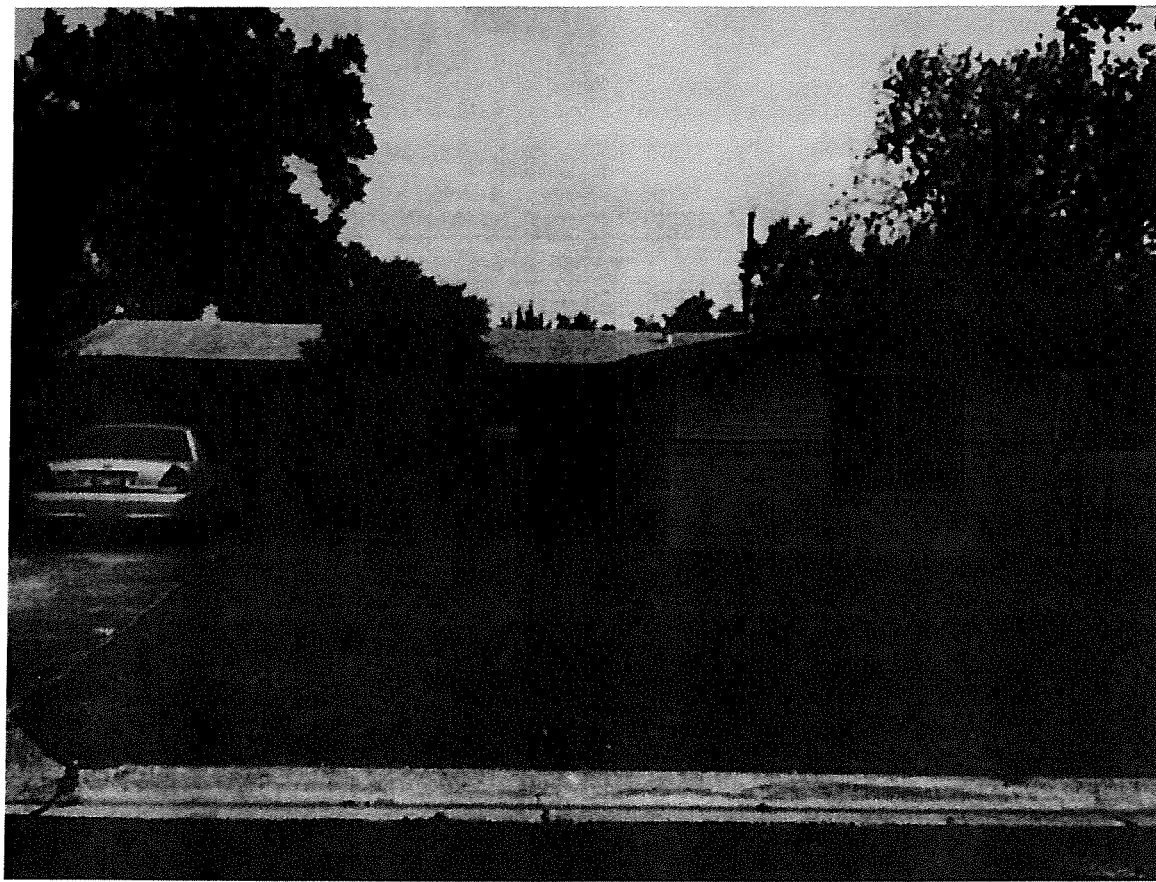




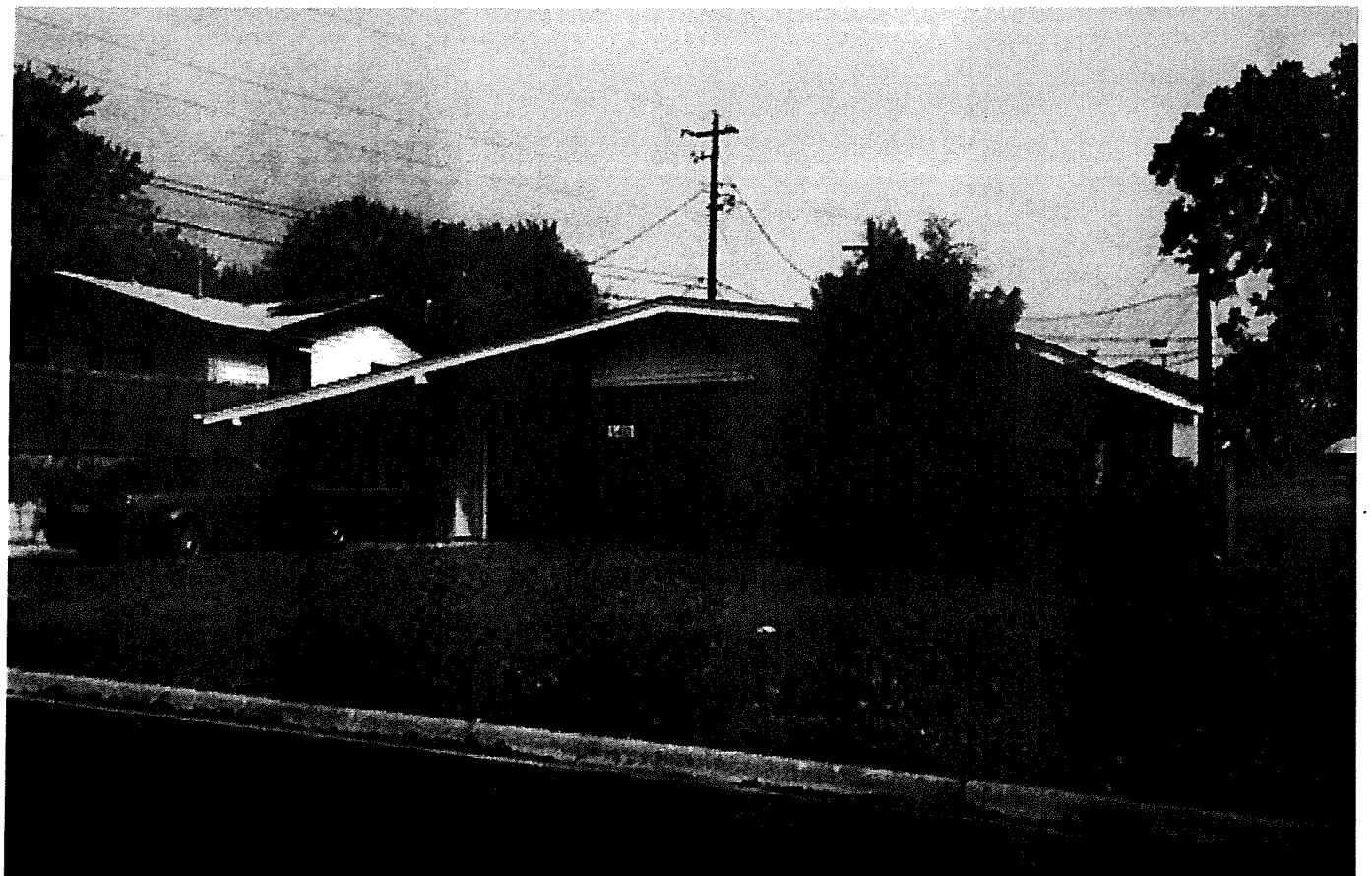
View of constructed porch extending 8ft. from house



68
12



My neighbors on either side are typical examples of most of the homes in our neighborhood with original porches included under original roof structure of homes.



PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0148, 5414 and 5412 Northdale Dr.

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

Public Hearing: Board of Adjustment, November 9th, 2015

Mary L. Hysaw
Your Name (please print)

☐ I am in favor
☒ I object

4904 Hilldale Dr. Austin Tx 78723
Your address(es) affected by this application

Mary L. Hysaw Nov. 4, 2015
Signature Date

Daytime Telephone: 512-926-2707

Comments: I have been living in Springdale Hills
longer than any other resident. I know the
changes, good & bad. That property now
has 3 living places, the previous owner
could not use the little house in back
only as a music room. Has the code
changed?

Note: all comments received will become part of the public record of this case.

If you use this form to comment, it may be returned to:

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

13/8

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

Public Hearing: Board of Adjustment, November 9th, 2015

ALVIN ARNOLD

Your Name (please print)

4908 Northdale Dr. Austin, TX 78723

Your address(es) affected by this application

Alvin Arnold

Signature

Daytime Telephone: 512-926-1888

Date

11/05/15

Comments: The present owner has three structures on the two lots including rental property. It is a sore spot to the neighborhood

Note: all comments received will become part of the public record of this case.

If you use this form to comment, it may be returned to:

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

2/5

PUBLIC HEARING INFORMATION

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

Public Hearing: Board of Adjustment, November 9th, 2015

Bobbie J. Arnold

Your Name (please print)

4908 Hilldale Dr, Austin, TX 78723

Your address(es) affected by this application

Bobbie J. Arnold

Signature

Date

Daytime Telephone: _____

Comments: _____

Note: all comments received will become part of the public record of this case.

If you use this form to comment, it may be returned to:

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

15/18

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Public Hearing: Board of Adjustment, November 9th, 2015

Mary L. Hysaw
Your Name (please print)

☐ I am in favor
☒ I object

4904 Hilldale Dr.
Your address(es) affected by this application

Mary L. Hysaw
Signature

Nov. 4, 2015
Date

Daytime Telephone: 512-926-2707

Comments: I am the homeowner who has lived in this neighborhood the longest. I really know the changes, some good and some bad. - Now at 5412 Northdale, has 2 more living places than the previous owner did. Not have, Has the code changed?

Note: all comments received will become part of the public record of this case.

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City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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5/58

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0148, 5414 and 5412 Northdale Dr.

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

Public Hearing: Board of Adjustment, November 9th, 2015

Jana Cofield

Your Name (please print)

5414 Northdale Dr.

Your address(es) affected by this application

~~5414 Northdale Dr.~~ Jana Cofield

Signature

Daytime Telephone: 512-971-0178

Date

11/2/15

☒ I am in favor
☐ I object

Comments:

We put a big front porch to
spend time in the front yard in
order to get to know our
neighbors!

Note: all comments received will become part of the public record of this case.

If you use this form to comment, it may be returned to:

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

7/8

From: PSS NA [REDACTED]
Subject: Re: Neighborhood Association Letter of support
Date: September 17, 2015 at 9:37 PM
To: JUSTIN COFIELD, [REDACTED]

PN

LS
18

Hi Justin,

I think this is out of the scope of what the neighborhood association would do. Were you able to get the signatures from all you neighbors? I think those would carry the most weight.

Many thanks,
Tyson Brown

On Thu, Sep 10, 2015 at 2:50 PM, JUSTIN COFIELD <justin@justincofield.com> wrote:
Hello Nat & Tyson...

My name is Justin Cofield, and I live in Springdale Hills.
I was at the Association meeting in June, and found it very informative.
Thank you guys for staying up to date on the latest in our city and neighborhood!

I'm emailing to ask the best way to get a letter of support from the neighborhood association concerning a variance I'm applying for. I have added a porch onto the front of my house and unknowingly, it is about 3ft. too deep. The code for our neighborhood calls for porches to be 5ft. out from the house, my porch is 8ft.
I'm in the process of applying for a variance, and I plan to supply signatures from all my neighbors, as well as logical justification as to why the variance is warranted.

Is there a process you guys go through to give Association support in this kind of situation?
I would be grateful for any direction or support.

Thanks,
Justin Cofield
[512-971-0157](tel:512-971-0157)
[REDACTED]

5414 Northdale Dr.
Austin, TX 78723

From: Justin Cofield [REDACTED]
Subject: Neighborhood Association Letter of support
Date: September 10, 2015 at 2:50 PM
To: pssnavicepresident@gmail.com, PSSNAPresident@gmail.com

JC
LS
M

Hello Nat & Tyson...

My name is Justin Cofield, and I live in Springdale Hills.
I was at the Association meeting in June, and found it very informative.
Thank you guys for staying up to date on the latest in our city and neighborhood!

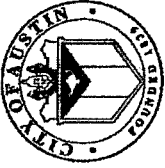
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Thanks,
Justin Cofield
512-971-0157
[REDACTED]

5414 Northdale Dr.
Austin, TX 78723

C15205-0148



I, JUSTIN COFIELD, am applying for a variance from the Board of Adjustment regarding Section of the Land Development Code. The variance would allow me the ability to KEEP MY RECENTLY BUILT FRONT PORCH AT A LENGTH OF 8 FT. FROM THE FRONT OF MY HOUSE.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Daniel Proctor	5410 Northdale Dr.	
Alb Gilly	4908 Hilldale Dr	
Alonzo Harmon	4907 Hilldale Dr	
Sarah Robinson	5509 Northdale Dr.	
Charles Wilson	4909 Hilldale Dr.	
India B. Sneed	5500 Northdale	

2/58

