






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0157
Address: 3405 FAR VIEW DRIVE



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" = 333'

015-2015-0157

LAW OFFICE OF TERRENCE L. IRION

1250 S. Capital of Texas Highway
3 Cielo Center, Suite 601
Austin, Texas 78746

Terrence L. Irion
Attorney at Law
(512) 347-9977
(512) 306-8903-FAX
tirion@tirionlaw.com

RECEIVED
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November 24, 2015

VIA EMAIL:

Chair and Committee Members
Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, Texas 78704
Attn: Leane Heldenfels

RE: 3405 Far View, Austin, Texas; Case No. 2015-091444PR

Dear Members of the Board:

Attached please find a slope map and additional graphic exhibits to further explain the hardship associated with this case and the effort by the Scarlett's to minimize the scope of the variance requested. As previously mentioned the Scarlett's spent the last year designing their new home after going through a formal pre-submittal consultation process with the City in February of 2014 and being told by City Staff that they were subject only to "RR" zone district performance standards. They were never notified by the City that the property was rezoned to "LA" zone district in June of last year.

At the Board meeting on November 9, 2015, you requested three things of the applicant:

1. A color coded slope map showing where existing and proposed improvements are, or will be located;
2. A redesign of the driveway to further reduce impervious cover; and
3. Details on the proposed rain garden to be located on the reclaimed existing lower patio, as well as the roof top rainwater capture system.

We have included information on all three of these requests in this submittal.

Please note the driveway was reduced in width from 12-feet to 16-feet and a 637 sq. ft. area of the driveway was removed. A walkway ramp meeting City visitability standards was added adjacent to the driveway to meet ADA and City Code requirements.

The hardship to this property owner is further demonstrated by the neighborhood deed restrictions which increased the front street set back from 40-feet to 50-feet; the side yard setback from 10-feet to 25-feet; and the requirement for a side entry garage which requires more driveway square footage, as shown in the graphics.

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The subject plan minimizes the amount of the existing development on steep slopes, while honoring all deed restriction required setbacks and installing a new state of the art septic system on the remaining 0-15% slope area near the street.

Applicant respectfully requests approval of the variance request as submitted.

Sincerely,



Terrence L. Irion

TLI:lm

Enclosures

Cc: John and Susan Scarlett
Mike McElhaney
Reed Crittendon
David Cancialosi

11/7/4

Scarlett Residence
3405 Far View Drive

C-15-2015-0157

November 9, 2015

11/15

Introduction

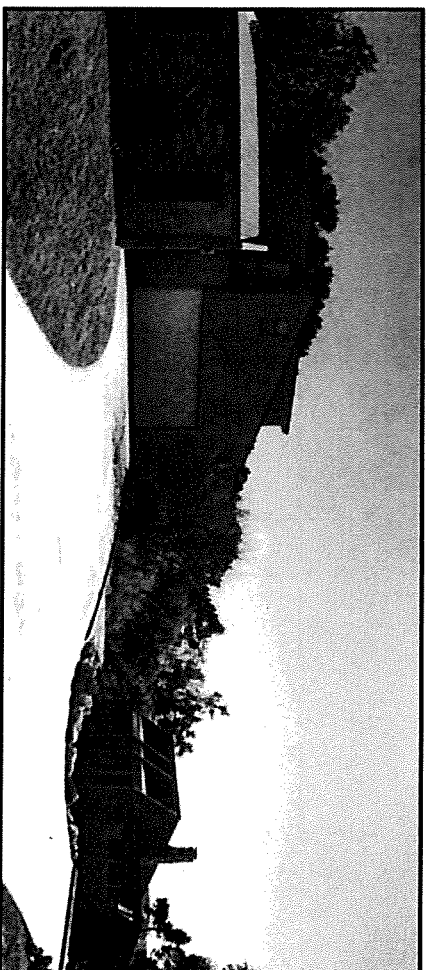
- Property Owners: John (Chip) and Susan Scarlett
 - Austin residents for 22 years
- Requested Variance is for 4,123 sq ft of impervious cover:
 - Allow 46% IC in the 0-15% slope
 - Allow 41% IC in the 15-25% slope
 - Allow 26% IC in the 25-35% slope
 - Allow 3.9% in the 35+% slope
- This will amount to a 4% variance of the entire 2.25-acre tract

Under the new Lake Austin overlay, only 5,452 square feet of impervious cover is allowed. Most of the homes in this area exceed that number by a substantial amount. For example, the existing home has 8,738 square feet of current impervious cover. The variance will allow an additional 4,123 square feet of impervious cover and will amount to only a 4% variance of the entire 2.25-acre tract.

#9

Chronology

- **August 2013:** Lot with existing residence purchased
 - Best friends (McLeroys) live next door; magnificent views of Lake Austin
 - Existing 3 story residence with detached garage built 35 yrs ago (pre-annexation)
 - Poorly maintained; non-compliant with modern standards, neighborhood eyesore
 - Pre-purchase inspection had >181 significant observations; ancient septic system
 - Mold (recently confirmed); extensive water damage; no hope to salvage existing structure
 - Confirmed RR (rural residential) zoning and plat established pre-1982:
 - No regulatory or legal barriers to demolish existing home and replace with a modern home



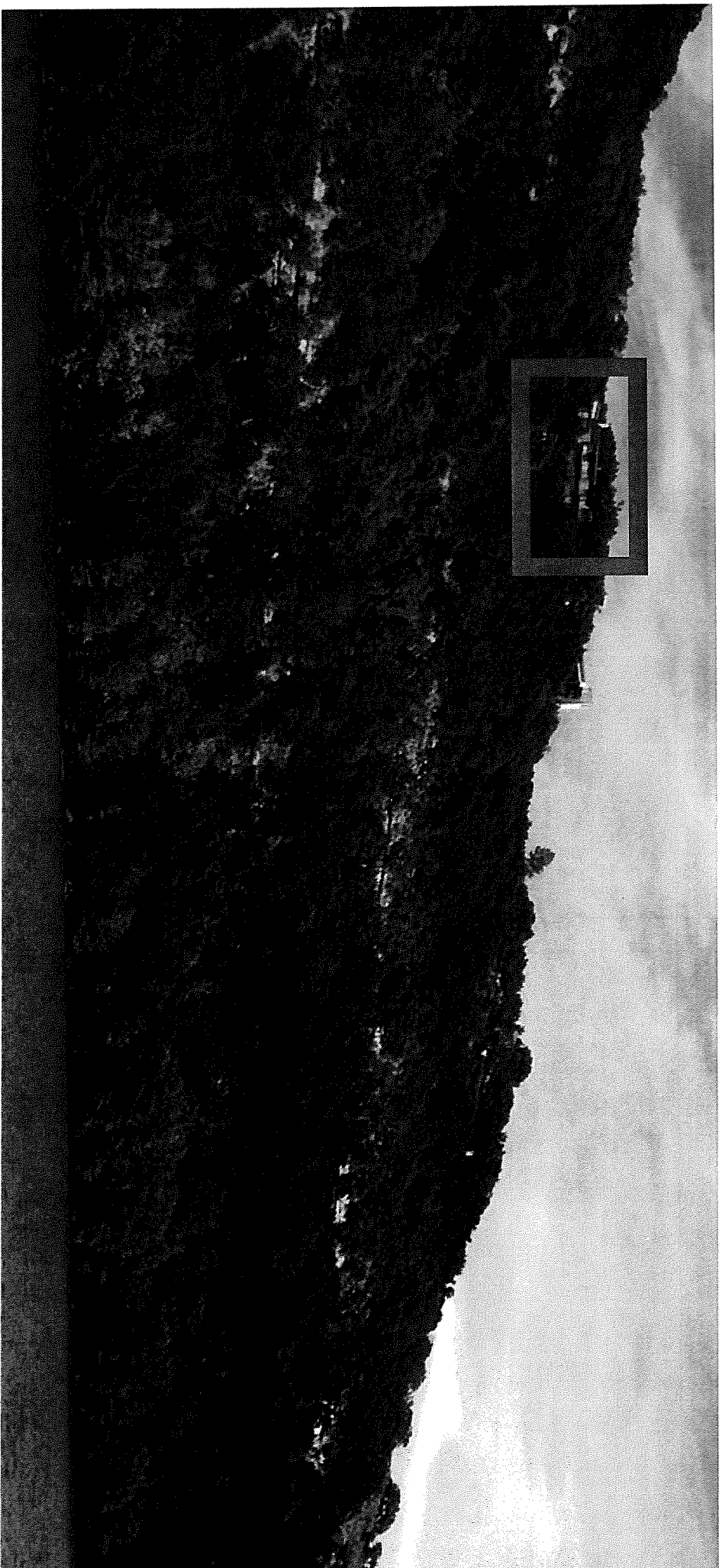
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View from Existing Residence



7/8

View from Lake Austin



3/15

Chronology

- **September 2013:** Design work began
 - Architects (Jackson/McElhaney), Builder (David Dalgleish), Permits (David Cancialosi)
 - Fully compliant with all relevant building codes, zoning and deed restrictions
 - Goals: low-impact aesthetics; sustainable building; environmental sensitivity
- **February 4, 2014:** Filed/Paid for a Pre-Submittal Consultation with City Staff
 - Confirmed property zoned as Rural Residential with 20% maximum building coverage and 25% maximum impervious cover
 - Confirmed no slope map adjustment required to determine lot size used when calculating impervious cover
 - Confirmed plan would meet all RR regulations
 - Confirmed property not subject to "McMansion" Subchapter F requirements
- **June 2, 2014:** Conditional approval Tree Permit Application granted
- **June 25, 2014:** Demolition permit for existing residence granted

7/0

Chronology

- **March 2014 – July 2015:** Extensive Design Work
 - Single floor, lower profile residence
 - Accommodate owners' physical disabilities (plus "age in place"); minimize sight line disruption
 - Significant portion of new structure put on man-altered slope of existing structure
 - Lot-specific sustainable design elements:
 - Reclaimed rainwater with dedicated rain garden landscape
 - Cistern (under residence) to collect rainwater runoff from roof and driveway (goal: near 100%)
 - Native plants and xeriscaping to improve storm water runoff
 - Terraced landscaping walls; restoration of hillside to native vegetation
 - New state-of-the-art OSSF (on-site sewage facility)
- **July 29, 2015:** Building Permit Application Submitted
- **August 17, 2015:** Building Permit Application Rejected
 - Key issue: Property now subject to Lake Austin Overlay
 - Site plan exceeded impervious cover permitted by LA Overlay by 4000 sq ft (4% of 2.2 acre lot)
 - Other comments de minimus

7/2

The LA Overlay

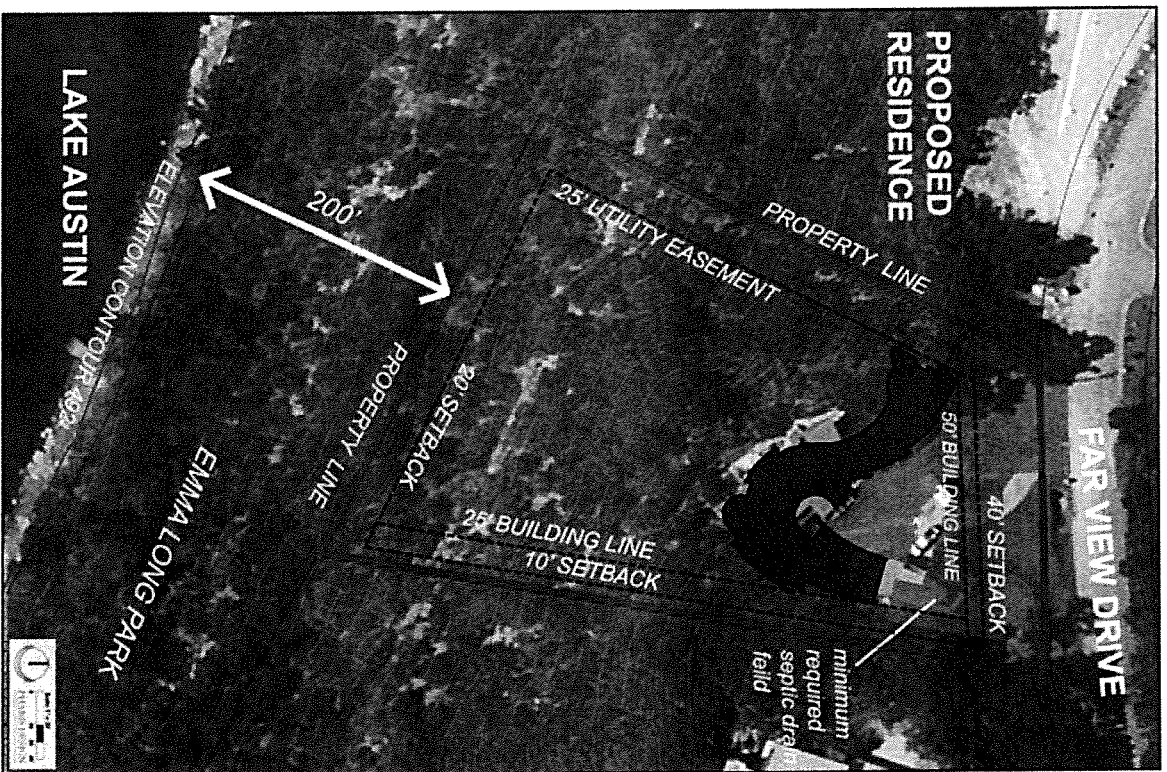
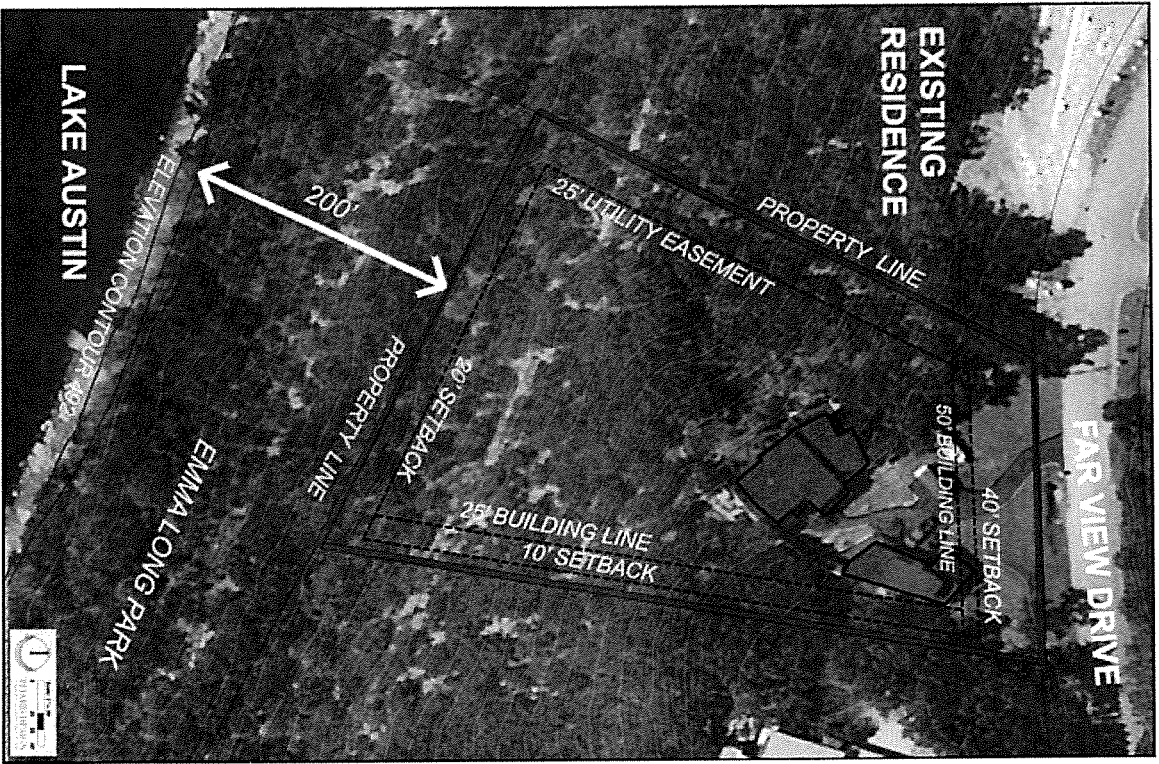
- Purpose:

§ 25-2-180 LAKE AUSTIN (LA) OVERLAY DISTRICT.

(A) The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.

- Our lot, although subject to the LA Overlay:
 - Does not abut directly on the lake (lower lot line ends 200 ft above lake)
 - Sited high above the lake
- Our site/residential design reduces the scale and intensity of development:
 - Moves residence further back from the lake
 - Incorporates the many environmental benefits previously described
 - Complies with all LA Overlay *and* RR zoning requirements except impervious cover

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11/21

Our Requested Variance

- Requested Variance is for 4,123 sq ft of impervious cover:
 - Allow 46% IC in the 0-15% slope
 - Allow 41% IC in the 15-25% slope
 - Allow 26% IC in the 25-35% slope
 - Allow 3.9% in the 35+% slope
- This will amount to a 4% variance of the entire 2.25-acre tract

Thank You!

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Appendix

Scarlett Residence
3405 Far View Drive

C-15-2015-0157

11/15

REASONABLE USE

- Lot was configured in 1978 under the Lake Austin Watershed ordinance in the ETJ.
- Original home was built in 1981 with a City building permit noticing that the property was in the ETJ.
- The Property was annexed for limited purposes in 1985 and zoned "RR".
- In February 2014 the property owner's architect submitted a pre-development assessment application.
- Was advised that site would only be subject to the zoning requirements of the "RR" zone district.
- Consultation confirmed that maximum building coverage would be 20%; maximum impervious cover would be 25%.
- Full architectural plans were designed in reliance on this information.
- The LA overlay makes the existing structures on this property non-conforming and prohibits construction of a reasonable replacement residential structure.
- Current zoning map indicates that the property is zoned "RR".
- Applicant has affidavits from neighbors and from applicant stating that no notice was ever mailed to them indicating that their property would be significantly impacted by the proposed overlay after the redevelopment process had been initiated.
- Even staff has admitted that it did not attempt to comply with the notification requirements for rezoning of property because they considered the amendments "Code text amendments" only. The Ordinance declares properties zoned "RR" within 1000 feet of the Lake "must comply with the regulations applicable to the "LA" zone district under Section 25-2-551".
- If you are in the "RR" zone district, but must comply with regulations of the "LA" zone district, you should be entitled to written notice that your property's zone district is being changed. This was not done and the applicant relied on the pre-submittal consultation they did with the City that the "RR" zone district regulations would control.

11/2

HARDSHIP

- Vast majority of properties in the Glenlake Subdivision are not made subject to this overlay requirement.
- The overlay creates non-uniform regulations within the "RR" zone district (which all lots in the subdivision are zoned) and deprives the subject property of privileges and property rights enjoyed by all other "RR" zoned lots in the Subdivision.
- The owners purchased the property for a value determined in reliance on the zoning permitted uses of this 2.25-acre property and the allowed impervious cover of 24,500 square feet permitted on this property under "RR" zone regulations.
- The Scarletts diligently pursued an understanding of the applicable regulations through the city pre-development assessment process and were advised that total building coverage permitted on the property was 19,600 square feet; total impervious cover was 24,500 square feet; and that there were no slope map adjustments required in the "RR" zone.
- The subject property is within the 1,000-foot overlay zone, but is high above Lake Austin; has no access to Lake Austin; has no frontage on Lake Austin; and is 2.25 times the minimum lot size for an "LA" lot fronting on Lake Austin.
- The owners' architects went out of their way to apply for a pre-development assessment with the City to specifically request the regulatory design standards.
- Architects have spent thousands of dollars designing a home that cannot be built under the overlay which will only allow a house of about half the size of the existing structure on the property.

2/1/21

AREA CHARACTER

- 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 it is keeping with the scale of other Glenlake homes.
- This "LA" Overlay Ordinance was not intended to regulate similarly situated properties to the Scarlett's lot. The Ordinance was designed to "protect the scenic, recreational and environmental benefits of Lake Austin by restricting the scale and intensity of development near the Lake". By reason of its distance from the Lake and height above the lake (more than 500 feet) and the fact that the lot is 2.25 times the minimum "LA" lot size; does not front on the lake; and has no access to Lake; strict enforcement of the Ordinance is not necessary to achieve the objectives of the Ordinance. The Ordinance's objectives are to prevent oversize scale near the Lake which may impact the aesthetic and recreational enjoyment of the Lake. The Hardship imposed on the property owner in this case justifies a variance, because strict enforcement of the terms of the Ordinance is not necessary to achieve the objectives of the Ordinance.
- Under the new Lake Austin overlay, only 5,452 square feet of impervious cover is allowed. Most of the homes in this area exceed that number by a substantial amount. For example, the existing home has 8,738 square feet of current impervious cover. The variance will allow an additional 4,123 square feet of impervious cover and will amount to only a 4% variance of the entire 2.25-acre tract.

11/28/17

MOLD INSPECTION SUMMARY



10000 Redwood Valley, Suite 100, San Francisco, CA 94901

Mold Assessment Summary

Client Name: Susan Scarlett
Project Address: 3405 Far View Drive ~ Austin TX 78730
Date of Inspection: October 13, 2015
Scope: Entire Structure

Summary of Findings and Lab Results

My inspection revealed the following suspect conditions:

- Visible mold, the growth observed at numerous locations throughout house
- Elevated moisture content observed at Dining Room window
- Water damage or staining observed at numerous locations throughout house

Samples were recommended according to the conditions observed and/or the reported complaints or concerns.

Surface swipes were collected from areas of visible mold, the growth, and moisture areas, confirmed the presence of mold on the area sampled as follows:

- Kitchen - South Wall
- Den - Stairs
- South Bedroom - South Wall
- HVAC - Return Air Plenum
- North Bedroom - North Wall
- North Bedroom - Shower

Final Conclusion

Based on the findings of the visual inspection and/or the lab results of the samples collected, mold remediation is needed. See our Remediation section.

Recommendations

1. Engage Mold Inspection Sciences to write a Mold Remediation Protocol for the remediation project which is to include the following areas:

- Kitchen (<25 SF)
- Den (<25 SF)
- South Bedroom (<25 SF)
- Downstairs HVAC (<25 SF)
- North Bedroom (<25 SF)
- North Bedroom (<25 SF)

[illegible]

NOTICE: According to the Texas Mold and Remediation Rules (TMMRR) "Remediation of the abatement of mold in buildings and structures is required when a licensed Mold Remediation Contractor is hired by the owner of the area affected by mold contamination. If a licensed Mold Remediation Contractor is hired by the owner, the Mold Remediation Contractor must follow the TMMRR. This includes developing a work plan which follows a protocol developed by a licensed Mold Assessment Consultant," per the Texas Department of State Health Services.

A Model Reformation Presented is a detailed scope of work for the model reformation work that is needed.

2. Now all the environmental samples were approved, therefore the following work items can be implemented:
 - Collect all the environmental samples in order to provide a more complete picture and define the affected areas, so that appropriate and accurate mold remediation recommendations might be made.
3. Mold can still grow in a number of wet areas. In a general, overall remediation strategy, a Licensed Mold Remediation Company is preferred to perform complete remediation in these areas as follows:
 - Dining Room – East window
 - Breakfast Nook – South wall
 - Laundry Room – East wall and behind sink cabinet
 - South Bedroom – Backside of wardrobe above window and within north wall
 - Jack and Jill Bathroom – At floor decking beneath carpet, behind sink cabinets and behind shower
 - Middle Bedroom – Above ceiling along west wall
 - Hallway/HVAC and surrounding areas – Within all wall cavities surrounding HVAC system. Heavy water damage and mold growth observed in return air plenum
 - North Bedroom – Within north wall cavity

• **North Bathroom** - Behind sink cabinet, behind shower and behind toilet

4. In cases of increased performance, maintenance and repair, as necessary, all water intrusion and/or excess moisture issues identified

MOLD INSPECTION SUMMARY

page 3

MOLD INSPECTION SUMMARY

page 3

[illegible]

5. Prepare a water recovery company to properly **dispose all areas/materials** which we found to have excess moisture content.
6. **HVAC Problems** – I expect a licensed HVAC contractor to evaluate and repair as necessary. The following items should be included:
 - Check that HVAC systems for proper functioning and air flow balancing.
 - Identify if some of excessive condensation and/or high relative humidity associated with the system.
 - Check condition of air ducts to make sure they are properly sealed.
 - Check condition of return grilles and replace if required.
 - Clean the return grilles and replace all filters.

If you have any questions about the report or its results, please contact me directly at 313.355.2900 and ask to speak with the project manager for your project, and the site will be happy to help you.

References

Lectured Metall Management Committee, IN DMIS Active MAAt Inc., Exp. 06/25/2019
Lectured Active Inspector, IN DMIS License # 663863, Exp. 07/27/2019

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CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 9, 2015

CASE NUMBER: C15-2015-0157

☐ Y ☐ Brooke Bailey
☐ - ☐ Michael Benaglio – out
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne 2nd the Motion
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen Motion to PP to Dec 14, 2015
☐ Y ☐ Kelly Blume

APPLICANT: David Cancialosi

OWNER: John and Susan Scarlett

ADDRESS: 3405 FAR VIEW DR

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (C) (3) (Lake Austin District Regulations) to:

A. (a) increase the maximum impervious cover on a slope with a gradient of 15% or less from 35% (required/permitted) to 46% (requested/57% existing); and to

B. (b) increase the maximum impervious cover on a slope with a gradient of more than 15% and not more than 35% from 10% (required/permitted) to 41% (requested/7% existing); and to

C. (c) increase the maximum impervious cover on a slope with a gradient of more than 15% and not more than 35% from 5% (required/permitted) to 25% (requested/8% existing); and to

D. (E) (2) to permit development on a slope with a gradient of more than 35%, which is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs from 0% (required/permitted) to 4% (requested/0% existing)

in order to reconstruct a single family home which will 12% impervious cover of the 2.25 acre lot platted in 1978 that is located in a "RR", Rural Residence zoning district within the Lake Austin Overlay District.

Note: Section 25-2-180 (Lake Austin Overlay District) of the City's Land Development Code specifies which properties, including this one that are zoned "RR" and are one acre or more in size, are included in the Lake Austin Overlay District and Section 25-2-647 (Lake Austin Overlay District Regulations) then

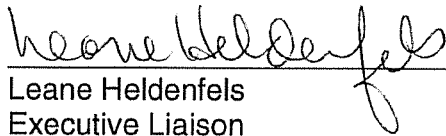
requires compliance with Section 25-2-551 (Lake Austin (LA) District Regulations), the section from which these variances have been requested.

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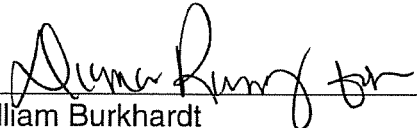
BOARD'S DECISION: November 9, 2015 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to December 14, 2015, Board Member Melissa Hawthorne second on a 9-0 vote; POSTPONED TO DECEMBER 14, 2015 (RE-NOTIFICATION).

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



William Burkhardt
Chairman

CASE# C15-2015-0157
ROW# 11424751
TAX# 0137340902

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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: 3405 Farview Drive, Austin, TX 78745

LEGAL DESCRIPTION: Subdivision – Lot 53, Glenlake Phase I

We, John and Susan Scarlett, on behalf of ourselves affirm that on October 14, 2015, hereby
apply for a hearing before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)**

X ERECT ____ ATTACH ____ COMPLETE ____ REMODEL ____ MAINTAIN

A single family residence replacing the existing structure which has outlasted its useful
life containing a total of 12,861 sq. ft. of impervious cover in an "RR" zone district.

IMPERVIOUS COVER:

Allow 46% IC in the 0-15% slope

Allow 41% IC in the 15-25% slope

Allow 26% IC in the 25-35% slope

Allow 3.9% IC in the 35+% slope

**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: the lot was configured in 1978 under the Lake Austin Watershed ordinance
in the ETJ. The original home was built in 1981 with a City building permit noticing

that the property was in the ETJ, but was being reviewed under City Zoning Code requirements.

The Property was annexed for limited purposes in 1985 and zoned "RR". Applicant submitted a pre-development assessment application in February 2014 to determine the regulatory standards to which their new home should be built and was advised that it would only be subject to the zoning requirements of the "RR" zone district.

The City residential review consultation confirmed that no slope map adjustments are required to determine the allowed impervious cover and that maximum building coverage would be 20%; maximum impervious cover would be 25%.

The "LA" overlay regulations were adopted without any notice to the Scarletts after they had received a project assessment advising them of the development constraints of the "RR" zone with no "LA" overlay implications. Full architectural plans were designed in reliance on this information. The LA overlay makes the existing structures on this property non-conforming and prohibits construction of a reasonable replacement residential structure to the existing structure which has exhausted its useful life.

Even today, the zoning map indicates that the property is zoned "RR". Applicant has affidavits from neighbors and from applicant stating that no notice was ever mailed to them indicating that their property would be significantly impacted by the proposed overlay after the redevelopment process had been initiated. Even staff has admitted that it did not attempt to comply with the notification requirements for rezoning of property because they considered the amendments "Code text amendments" only. The Ordinance declares properties zoned "RR" within 1000 feet of the Lake "must comply with the regulations applicable to the "LA" zone district under Section 25-2-551". If you are in the "RR" zone district, but must comply with regulations of the "LA" zone district, you should be entitled to written notice that your property's zone district is being changed. This was not done and the applicant relied on the pre-submittal consultation they did with the City that the "RR" zone district regulations would control.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: the vast majority of properties in the Glenlake Subdivision are not made subject to this overlay requirement that impacts the subject lot.

The overlay creates non-uniform regulations within the "RR" zone district to which all lots in the subdivision are zoned and deprives the subject property of privileges and property rights enjoyed by all other "RR" zoned lots in the Subdivision.

The Scarletts purchased the property for a value determined in reliance on the zoning permitted uses of this 2.25-acre property and the allowed impervious cover of 24,500 square feet permitted on this property under "RR" zone regulations.

The Scarletts diligently pursued an understanding of the applicable regulations through the city pre-development assessment process and were advised that total building coverage permitted on the property was 19,600 square feet; total impervious cover was

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24

24,500 square feet; and that there were no slope map adjustments required in the "RR" zone.

The subject property is within the 1,000-foot overlay zone, but is high above Lake Austin; has no access to Lake Austin; has no frontage on Lake Austin; and is 2.25 times the minimum lot size for an "LA" lot fronting on Lake Austin.

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(b) The hardship is not general to the area in which the property is located because: applicant's architects went out of their way to apply for a pre-development assessment with the City and specifically requested the regulatory design standards which would be applicable to this new home construction. Architects have spent thousands of dollars designing a home that cannot be built under the overlay which will only allow a house of about half the size of the existing structure on the property.

This "LA" Overlay Ordinance was not intended to regulate similarly situated properties to the Scarlett's lot. The Ordinance was designed to "protect the scenic, recreational and environmental benefits of Lake Austin by restricting the scale and intensity of development near the Lake". By reason of its distance from the Lake and height above the lake (more than 500 feet) and the fact that the lot is 2.25 times the minimum "LA" lot size; does not front on the lake; and has no access to Lake; strict enforcement of the Ordinance is not necessary to achieve the objectives of the Ordinance. The Ordinance's objectives are to prevent oversize scale near the Lake which may impact the aesthetic and recreational enjoyment of the Lake. The Hardship imposed on the property owner in this case justifies a variance, because strict enforcement of the terms of the Ordinance is not necessary to achieve the objectives of the Ordinance.

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 it is keeping with the scale of other Glenlake homes.

Under the new Lake Austin overlay, only 5,452 square feet of impervious cover is allowed. Most of the homes in this area exceed that number by a substantial amount. For example, the existing home has 8,738 square feet of current impervious cover. The variance will allow an additional 4,123 square feet of impervious cover and will amount to only a 4% variance of the entire 2.25-acre tract.

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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

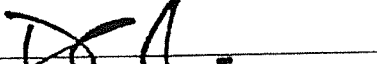
N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
N/A
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
N/A
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:
N/A

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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.

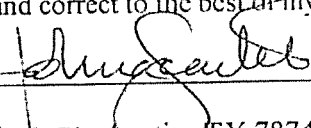
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 105 W Riverside Drive #225

City, State & Zip Austin, TX 78704

Printed David Cancialosi Phone 512-593-5361 Date October 14, 2015

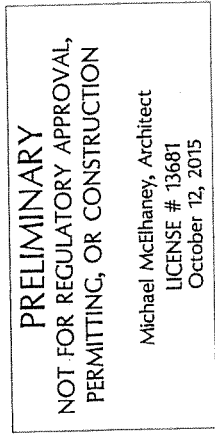
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1117 Quaker Ridge Drive

City, State & Zip Austin, TX 78746

Printed John A. Scallet Phone 650 255 8694 Date October 14, 2015

3405 Far View Drive
Austin, Texas 78730

TOTAL LAND AREA: 90,602 SF

11X17 SHEET)

SCALE: 1"=40'

11X17 SHEET)

$$\frac{41}{27}$$

See
Revised

CASE# C15-2015-0157
ROW# 11424751
TAX# 0137340902

11/28

CITY OF AUSTIN TEAD ✓
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
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78745

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(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

X MAINTAIN ERECT ATTACH COMPLETE REMODEL

A single family residence replacing the
existing structure which has outlasted its
useful life containing a total of 12,861
sq. ft. of impervious cover in an "RR"
zone 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 the lot was configured in 1978 under the Lake Austin Watershed ordinance in

the ETJ. The original home was built in 1981 with a City building permit noticing that the property was in the ETJ, but was being reviewed under City zoning Code requirements. The Property was annexed for limited purposes in 1985 and zoned "RR". Applicant submitted a pre-development assessment application in February 2014 to determine the regulatory standards to which their new home should be built and was advised that it would only be subject to the zoning requirements of the "RR" zone district. The City residential review consultation confirmed that no slope map adjustments are required to determine the allowed impervious cover and that maximum building coverage would be 20%; maximum impervious cover would be 25%. The LA overlay makes the existing structures on this property non-conforming and prohibits construction of a reasonable replacement residential structure to the existing structure which has exhausted its useful life.

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HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that the vast majority of properties in the Glenlake Subdivision are not made subject to this overlay requirement that impacts the subject lot. The overlay creates non-uniform regulations within the "RR" zone district to which all lots in the subdivision are zoned and deprives the subject property of privileges and property right enjoyed by all other "RR" zoned lots in the Subdivision.

(b) The hardship is not general to the area in which the property is located because: applicants' architects went out of their way to apply for a pre-development assessment with the City and specifically requested the regulatory design standards which would be applicable to this new home construction. Architects have spent thousands of dollars designing a home that cannot be built under the overlay which will only allow a house of about half the size of the existing structure on the property.

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 area of character will remain the same given the proposed residential's project will be in keeping with similar single family uses.

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:

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 [Signature] Mail Address 105 W. Riverside Dr. #225
City, State & Zip Austin TX 78704
Printed Daniel Canale Phone 825 593 5361 Date 9/28/15

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] for owners Mail Address 105 W. Riverside Dr. #225
City, State & Zip Austin TX 78704
Printed Daniel Canale for Phone _____ Date 9/28/15
owner (Chris) John + Susan Garrett

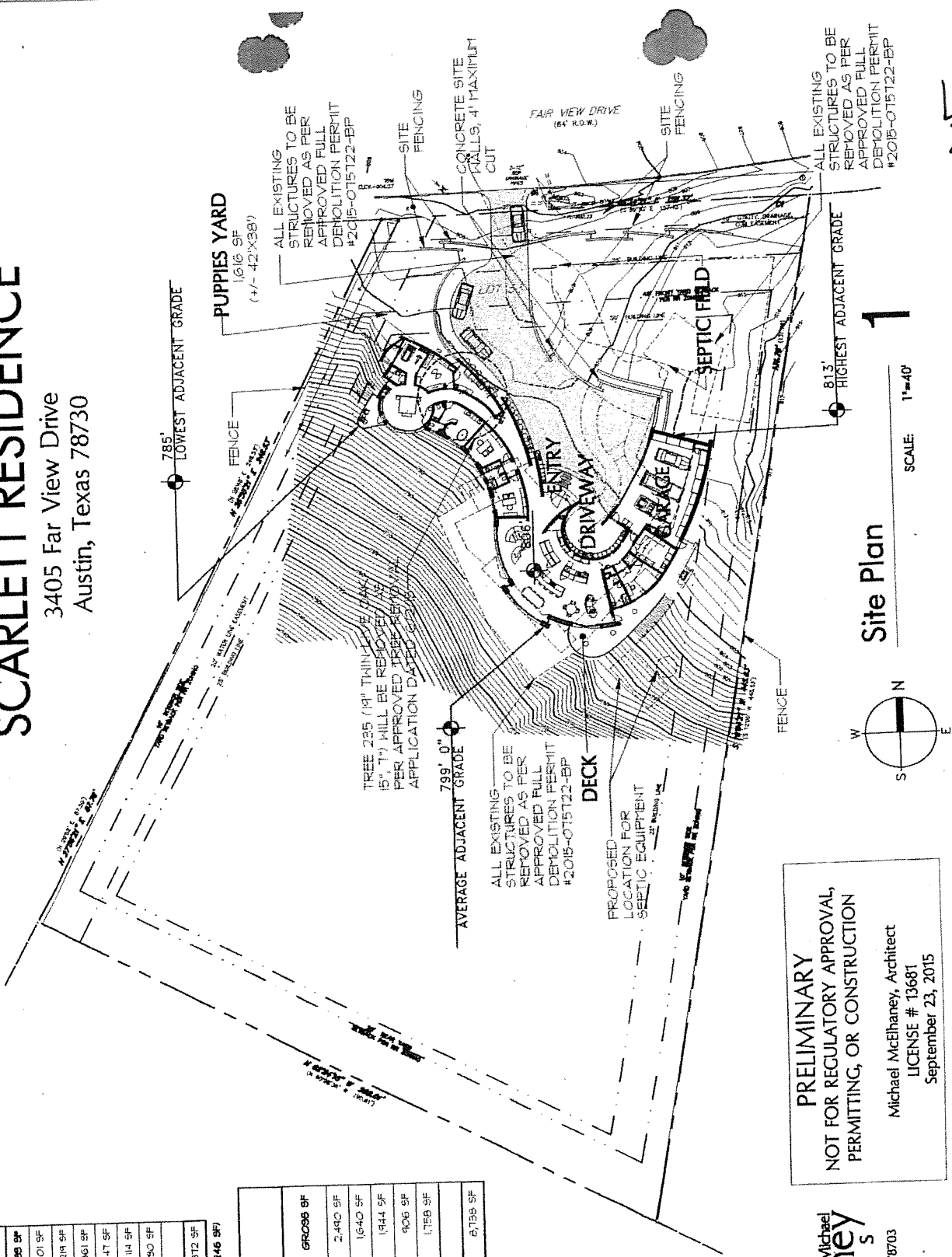
SCARLETT RESIDENCE

3405 Far View Drive
Austin, Texas 78730

Proposed IC Calculations	
AREA DESIGNATION	GROSS SF
RESIDENCE	6,501 SF
DRIVEWAY	4,219 SF
DECKS	861 SF
DRIVENWAY SITE HALLS	147 SF
ENTRY SITE HALLS	14 SF
DECK SITE HALLS	90 SF
TOTAL PROPOSED IC	11,872 SF

ALLOWED IC PER IRR ZONING: 725% of 80,945 SF = 22,246 SF

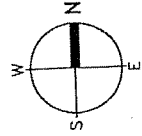
Existing IC Calculations	
AREA DESIGNATION	GROSS SF
RESIDENCE	2,490 SF
GARAGE	1,640 SF
DRIVEWAY	1,944 SF
STONE PATHWAY AND STAIRS	906 SF
STONE PATIO	1,758 SF
TOTAL (EXISTING IC)	8,738 SF



Site Plan

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SCALE 1"=40'



PRELIMINARY

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

Michael McElhaney, Architect
LICENSE # 13681
September 23, 2015

Robert Jackson & Michael McElhaney
ARCHITECTS

1135 West 6th Street, Suite 125, Austin, Texas 78703
Phone (512) 472-5132 Fax (512) 472-5158
www.jacksonmcelhaney.com

(TITX7 SHEET)

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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: C15-2015-0157, 3405 Far View Drive

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

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

Carol Lee

Your Name (please print)

3506 Far View Dr.

Your address(es) affected by this application

Carol Lee

Signature

11/9/2015

Date

Daytime Telephone: 512-794-8250

Comments: See attached 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

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To: Austin Board of Adjustment, via Leane Heldenfels

From: Carol Lee, Glenlake resident and former Vice Chair of the Lake Austin Task Force

Case Number: C15-2015-0157, 3405 Far View Drive

November 9th, 2015 Meeting, Item M-9

If the applicant disclosed that this property was adjacent to Lake Austin and received incomplete or inaccurate information from staff, that is unfortunate. But it is Mr. Cancialosi's responsibility, as a professional, to thoroughly vet the applicable regulations and assess the building site conditions. The Austin City Council initiated the code amendment for the Lake Austin Overlay District on **29 August 2013**, after a considerable number of public hearings and extensive media coverage. There were additional public hearings and media coverage before it became effective on 7 July 2014. I am concerned about the amount of construction on steep slope that is being proposed with these variances requests, and I feel compelled to correct some of the findings being offered as facts for consideration of the variances.

Corrections to Hardship "Facts":

2.a. *"The vast majority of properties in the Glenlake Subdivision are not made subject to this overlay requirement that impacts the subject lot."*

This is not a unique situation. Throughout the 21-mile length of Lake Austin there are subdivisions platted along both banks in which only the lots that are within 1000 feet of the shoreline are subject to the Lake Austin District Overlay. This distance is specified because development within the 1000 foot Overlay area has a greater and more direct impact on water quality. Being "high above Lake Austin" should not exempt this lot from the Lake Austin Overlay as the vertical slope and bluffs specific to this lot create a significant challenge for controlling erosion and sedimentation into our drinking water supply.

2.b. *"This "LA" Overlay Ordinance was not intended to regulate similarly situated properties to the Scarlett's lot. The Ordinance was designed to "protect the scenic, recreational and environmental benefits of Lake Austin by restricting the scale and intensity of development near the Lake." "...justifies a variance because strict enforcement of the terms of the Ordinance is not necessary to achieve the objectives of the Ordinance."*

The Lake Austin Overlay District was specifically intended to regulate lots such as this property. The Overlay District was created primarily to help protect the water quality of Lake Austin, recognizing the significance that impervious cover and construction on steep slopes has on water quality. It is imperative that the terms of the Ordinance be enforced for all subject property within the 1000-feet of the shoreline for it to be effective. The 1000-foot impact is measured horizontally, not vertically. For example, the Preliminary Site Plan for the subject property shows the septic tank and equipment located on steep slope "high above" the lake, but an overflow would reach the water faster than if the land were flat. The objectives of the Overlay protect the bluffs along Lake Austin as well as the quality of water in it.

3. *"Under the new Lake Austin overlay, only 5,452 square feet of impervious cover is allowed. Most of the homes in this area exceed that number by a substantial amount."*

Fortunately, most of the homes in the Glenlake subdivision have been constructed with far less impact than 12,861 sq ft of impervious cover. We constructed a residence on Lot 51 and have 3,380 SF IC on 2.25 acre for a total of 3.5% of the 25% allowed for RR. A review of the attached Equity Taxpayer Evidence Packet Report shows living areas of 1,737 SF to 7,928 SF on mostly 2+ acre lots. Although Living Area is not exactly comparable to IC calculations this report shows that most of the homes in Glenlake are substantially less than the 12,861 SF impervious cover that would be approved with these variances, or even the 5,452 SF that would be allowed without them.

Equity Taxpayer Evidence Packet Report

** indicates the subject property

NBHD	Prop ID	Situs	State	Cond	AYOC	Class	Living Area	Sty	Pct Comp	Land acres	Mkt Val	Mkt/SF
U2940	522234	9507 GLENLAKE DR	AI	A	1987	WV7-	7,928	1	100.00	2.12	1,458,842	184.01
U2940	521964	3632 RANCH CREEK DR	AI	A	1985	WV7+	6,141	1	100.00	3.22	1,692,387	275.59
U2940	522070	3645 RANCH CREEK DR	AI	A	1991	WV6	5,445	1	100.00	1.77	753,689	138.42
U2940	522219	9801 GLENLAKE DR	AI	A	1999	WV7-	5,435	1	100.00	2.02	1,194,827	219.84
U2940	521967	3620 RANCH CREEK DR	AI	A	2001	WV7+	5,156	1	100.00	3.80	1,589,767	308.33
U2940	522230	3801 FAR VIEW DR	AI	A	1996	WV6+	5,089	1	100.00	2.27	932,611	183.26
U2940	522108	3663 RANCH CREEK DR	AI	A	1987	WV6	5,068	1	100.00	1.69	723,800	142.82
U2940	522043	3700 WEATHERHILL CV	AI	A	2006	WV7	4,790	1	100.00	1.72	1,342,888	280.35
U2940	522174	4208 PLANTAIN CV	AI	A	1995	WV6+	4,750	1	100.00	0.00	803,753	169.21
U2940	522104	3600 TURKEY CREEK DR	AI	A	2004	WV5+	4,684	1	100.00	1.70	667,053	142.41
U2940	522078	3631 TURKEY CREEK DR	AI	A	1993	WV6	4,452	1	100.00	1.52	719,201	161.55
U2940	522176	4202 PLANTAIN CV	AI	A	1996	WV6+	4,259	1	100.00	0.00	733,253	172.17
U2940	522185	4200 TURKEY CREEK DR	AI	A	1994	WV6+	4,204	1	100.00	2.19	602,551	143.33
U2940	522053	9305 GLENLAKE DR	AI	A	1987	WV6	4,172	1	100.00	2.66	609,136	146.01
U2940	522024	8807 GLENLAKE DR	AI	A	1995	WV7+	4,164	1	100.00	0.00	1,180,155	283.42
U2940	521962	3629 RANCH CREEK DR	AI	A	1987	WV6	4,157	1	100.00	1.82	642,604	154.58
U2940	522096	3684 RANCH CREEK DR	AI	A	1984	WV6+	4,139	1	100.00	2.50	590,458	142.66
U2940	522025	8803 GLENLAKE DR	AI	A	1998	WV6	4,133	1	100.00	0.00	691,758	167.37
U2940	522186	4104 TURKEY CREEK DR	AI	A	1993	WV6+	3,980	1	100.00	2.19	689,093	173.14
U2940	522236	9702 EAGLE RISING CV	AI	A	1996	WV7-	3,957	1	100.00	1.50	835,246	211.08
U2940	522218	9805 GLENLAKE DR	AI	A	1988	WV7+	3,937	1	100.00	2.05	993,280	252.29
U2940	522221	3800 FAR VIEW DR	AI	A	1990	WV6+	3,917	1	100.00	2.08	633,949	161.85
U2940	522229	3707 FAR VIEW DR	AI	A	1980	WV6-	3,910	1	100.00	2.29	704,767	180.25
U2940	522038	3707 WEATHERHILL CV	AI	A	1990	WV6+	3,832	1	100.00	1.87	639,045	166.77
U2940	522194	9404 GLENLAKE DR	AI	A	1999	WV6	3,817	1	100.00	2.35	650,693	170.47
U2940	521966	3622 RANCH CREEK DR	AI	A	1990	WV6+	3,807	1	100.00	1.95	691,964	181.76
U2940	522031	GLENLAKE DR	AI	A	1991	WV6+	3,801	1	100.00	2.07	666,963	175.47
U2940	522059	3703 TURKEY CREEK DR	AI	A	1992	WV7	3,783	1	100.00	1.74	864,629	228.56
U2940	522173	4211 PLANTAIN CV	AI	A	1989	WV5	3,724	1	100.00	0.00	496,796	133.40
U2940	542156	9508 GLENLAKE DR	AI	A	2002	WV6+	3,664	2	100.00	2.66	681,371	185.96
U2940	522199	9403 GLENLAKE DR	AI	A	1991	WV6	3,645	1	100.00	2.04	602,660	165.34
U2940	522083	3648 RANCH CREEK DR	AI	A	1994	WV6+	3,613	1	100.00	1.60	739,160	204.58
U2940	522079	3635 TURKEY CREEK DR	AI	A	1984	WV6	3,585	1	100.00	1.52	540,514	150.77
U2940	522027	9104 GLENLAKE DR	AI	A	1993	WV7	3,571	1	100.00	2.70	893,508	250.00
U2940	522175	4204 PLANTAIN CV	AI	A	1997	WV7	3,551	1	100.00	0.00	871,001	245
U2940	522049	3608 TURKEY CREEK DR	AI	A	1993	WV6+	3,518	1	100.00	1.72	621,815	176.00

True Automation, Inc.
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Equity Taxpayer Evidence Packet Report

** indicates the subject property

NBHD	Prop ID	Situs	State	Cond	AYOC	Class	Living Area	Sty	Pct Comp	Land acres	Mkt Val	Mkt/SF
U2940	522105	3705 RANCH CREEK DR	AI	A	1992	WW7-	3,481	1	100.00	1.49	754,097	216.63
U2940	522099	3668 RANCH CREEK DR	AI	A	1993	WW7-	3,465	1	100.00	0.00	839,252	242.21
U2940	522198	4105 TURKEY CREEK DR	AI	A	1981	WW5+	3,463	1	100.00	0.00	475,344	137.26
U2940	522066	3903 TURKEY CREEK DR	AI	A	1994	WW6+	3,398	1	100.00	2.10	603,651	177.65
U2940	522041	3708 WEATHERHILL CV	AI	A	1984	WW6+	3,379	1	100.00	2.33	560,571	165.90
U2940	522170	8704 GLENLAKE DR	AI	A	1995	WW7-	3,343	1	100.00	0.00	770,423	230.46
U2940	522111	3409 FAR VIEW DR	AI	E	1980	WW7-	3,313	3	100.00	2.33	977,354	295.01
U2940	522029	9112 GLENLAKE DR	AI	A	1992	WW6+	3,311	1	100.00	5.76	588,914	177.87
U2940	521969	3610 RANCH CREEK DR	AI	A	1983	WW6	3,308	1	100.00	1.61	507,917	153.54
U2940	522203	9606 GLENLAKE DR	AI	A	1998	WW6-	3,304	1	100.00	2.01	542,406	164.17
U2940	522082	3650 RANCH CREEK DR	AI	A	1985	WW6+	3,297	1	100.00	1.60	630,814	191.33
U2940	522231	9609 GLENLAKE DR	AI	A	1991	WW6	3,285	1	100.00	2.42	564,143	171.73
U2940	521968	3616 RANCH CREEK DR	AI	A	1999	WW6	3,284	1	100.00	2.18	593,495	180.72
U2940	522171	8804 GLENLAKE DR	AI	A	1981	WW5	3,264	1	100.00	0.00	414,701	127.05
U2940	522056	9111 GLENLAKE DR	AI	A	1985	WW6	3,252	1	100.00	2.03	585,884	180.16
U2940	522177	4201 TURKEY CREEK DR	AI	A	1997	WW6+	3,226	1	100.00	0.00	603,323	187.02
U2940	522107	3661 RANCH CREEK DR	AI	A	1990	WW6-	3,221	1	100.00	1.92	546,188	169.57
U2940	522051	3801 RANCH CREEK DR	AI	A	1985	WW6	3,203	1	100.00	1.62	515,847	161.05
U2940	522193	3906 RANCH CREEK DR	AI	A	1985	WW6-	3,203	1	100.00	2.05	515,013	160.79
U2940	522080	3637 TURKEY CREEK DR	AI	A	1983	WW6	3,198	1	100.00	1.59	505,215	157.98
U2940	522047	3604 CHALKSTONE CV	AI	A	2002	WW6	3,188	1	100.00	1.60	664,839	208.54
U2940	522045	3605 CHALKSTONE CV	AI	A	1998	WW6	3,181	1	100.00	1.48	623,718	196.08
U2940	522222	3702 FAR VIEW DR	AI	A	1990	WW6	3,114	1	100.00	3.40	564,528	181.29
U2940	522074	3613 TURKEY CREEK DR	AI	A	1992	WW6-	3,104	1	100.00	1.59	510,417	164.44
U2940	522183	8701 GLENLAKE DR	AI	A	2002	WP6	3,102	1	100.00	0.00	583,058	187.96
U2940	522039	3709 WEATHERHILL CV	AI	A	1998	WW6+	3,098	1	100.00	1.59	648,388	209.29
U2940	522033	3804 TURKEY CREEK DR	AI	A	1995	WW6+	3,097	1	100.00	1.45	624,645	201.69
U2940	522048	3600 CHALKSTONE CV	AI	A	1990	WW6	3,094	1	100.00	1.61	493,740	159.58
U2940	522077	3625 TURKEY CREEK DR	AI	A	1984	WW6	3,078	1	100.00	1.59	489,086	158.90
U2940	522201	4000 CHAMISA DR	AI	A	1993	WW6+	3,077	1	100.00	2.04	631,358	205.19
U2940	522084	3644 RANCH CREEK DR	AI	A	1983	WW6	3,068	1	100.00	1.61	524,424	170.93
U2940	522072	3607 TURKEY CREEK DR	AI	A	1983	WW6-	3,027	1	100.00	1.51	463,826	153.23
U2940	522110	3405 FAR VIEW DR	AI	A	1980	WW6-	3,009	1	100.00	2.03	731,697	243.17
U2940	521963	3634 RANCH CREEK DR	AI	A	1984	WW6+	2,987	1	100.00	1.61	547,672	183.35
U2940	522028	9106 GLENLAKE DR	AI	A	1983	WW6+	2,974	1	100.00	2.07	545,727	183.50
U2940	522196	4003 TURKEY CREEK DR	AI	A	1991	WW5	2,952	1	100.00	2.26	410,692	139.1

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Equity Taxpayer Evidence Packet Report

** indicates the subject property

NBHD	Prop ID	Situs	State	Cond	AYOC	Class	Living Area	Sty	Pct Comp	Land acres	Mkt Val	Mkt/SF
U2940	542158	4001 CHAMISA DR	A1	A	1995	WV6+	2,948	1	100.00	2.19	525,928	178.40
U2940	522019	9001 GLENLAKE DR	A1	A	1990	WV6-	2,934	1	100.00	2.09	500,423	170.56
U2940	522057	9107 GLENLAKE DR	A1	A	1985	WV6	2,930	1	100.00	2.14	484,976	165.52
U2940	522042	3704 WEATHERHILL CV	A1	A	1983	WV6+	2,917	1	100.00	1.64	477,386	163.66
U2940	522036	3636 TURKEY CREEK DR	A1	A	1984	WV6+	2,904	1	100.00	1.85	586,187	201.86
U2940	522207	3900 SORREL CV	A1	A	1980	WV6	2,898	1	100.00	2.41	467,346	161.27
U2940	522235	9503 GLENLAKE DR *	A1	A	1980	WV6	2,890	1	100.00	2.05	473,880	163.97
U2940	522076	3621 TURKEY CREEK DR	A1	A	1993	WV6+	2,876	1	100.00	1.50	567,280	197.25
U2940	522046	3606 CHALKSTONE CV	A1	A	1983	WV6	2,863	1	100.00	2.07	491,032	171.51
U2940	522220	9705 GLENLAKE DR	A1	A	1990	WV7-	2,840	1	100.00	2.05	662,949	233.43
U2940	522020	8909 GLENLAKE DR	A1	A	1993	WV6-	2,835	1	100.00	0.00	543,246	191.62
U2940	522021	8905 GLENLAKE DR	A1	A	1986	WV7-	2,822	1	100.00	0.00	620,268	219.80
U2940	522206	3904 SORREL CV	A1	A	1997	WV6+	2,801	1	100.00	2.07	559,682	199.82
U2940	521961	3625 RANCH CREEK DR	A1	A	1985	WV6	2,767	1	100.00	1.77	496,046	179.27
U2940	522050	3604 TURKEY CREEK DR	A1	A	1983	WV6	2,764	1	100.00	1.54	492,641	178.23
U2940	522058	3602 RANCH CREEK DR	A1	A	1988	WV6	2,760	1	100.00	1.64	445,265	161.33
U2940	522061	3709 TURKEY CREEK DR	A1	A	1984	WV6-	2,734	1	100.00	1.59	472,808	172.94
U2940	522195	9500 GLENLAKE DR	A1	A	1985	WV6+	2,726	1	100.00	2.28	508,342	186.48
U2940	522073	3609 TURKEY CREEK DR	A1	A	1993	WV6	2,712	1	100.00	1.59	522,000	192.48
U2940	522095	3700 RANCH CREEK DR	A1	A	1983	WV6	2,707	1	100.00	2.79	446,579	164.97
U2940	521970	3606 RANCH CREEK DR	A1	A	1983	WV6-	2,705	1	100.00	1.60	445,432	164.67
U2940	522063	3805 TURKEY CREEK DR	A1	A	1984	WV6	2,702	1	100.00	0.00	463,272	171.46
U2940	522232	9605 GLENLAKE DR	A1	A	1984	WV6-	2,694	1	100.00	2.13	467,217	173.43
U2940	522062	3801 TURKEY CREEK DR	A1	A	1984	WV6+	2,692	1	100.00	0.00	497,183	184.69
U2940	522085	3638 RANCH CREEK DR	A1	A	1988	WV6	2,688	1	100.00	1.61	529,570	197.01
U2940	522054	9301 GLENLAKE DR	A1	A	1970	WV5+	2,616	1	100.00	2.43	411,569	157.33
U2940	522179	4303 TURKEY CREEK DR	A1	A	1984	WV5+	2,607	1	100.00	0.00	406,331	155.86
U2940	542155	9504 GLENLAKE DR	A1	A	1984	WV6-	2,578	1	100.00	2.36	438,933	170.26
U2940	522093	3708 RANCH CREEK DR	A1	A	1984	WV6-	2,576	1	100.00	0.00	449,499	174.49
U2940	522187	4102 TURKEY CREEK DR	A1	A	1983	WV6-	2,568	1	100.00	2.18	446,776	173.98
U2940	522200	9307 GLENLAKE DR	A1	A	1985	WV6-	2,550	1	100.00	2.07	466,610	182.98
U2940	522178	4205 TURKEY CREEK DR	A1	E	1983	WV5-	2,506	1	100.00	0.00	377,810	150.76
U2940	522052	3805 RANCH CREEK DR	A1	A	1997	WV6+	2,488	1	100.00	1.87	529,901	212.98
U2940	522180	4304 TURKEY CREEK DR	A1	A	1984	WV6-	2,481	1	100.00	2.39	506,296	204.07
U2940	522172	4205 PLANTAIN CV	A1	A	1981	WV5	2,459	1	100.00	0.00	403,877	164.24
U2940	522071	3649 RANCH CREEK DR	A1	A	1990	WV6-	2,458	1	100.00	1.77	448,688	182.

Tru & Automation Inc
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Equity Taxpayer Evidence Packet Report

** indicates the subject property

NBHD	Prop ID	Situs	State	Cond	AYOC	Class	Living Area	Sty	Pct Comp	Land acres	Mkt Val	Mkt/VSF
U2940	522204	9800 GLENLAKE DR	AI	A	1985	WV6	2,446	1	100.00	3.57	454,996	186.02
U2940	522022	8901 GLENLAKE DR	AI	A	1983	WV6-	2,422	1	100.00	0.00	429,408	177.29
U2940	522055	9203 GLENLAKE DR	AI	A	1984	WV6-	2,415	1	100.00	2.34	449,399	186.09
U2940	522040	3710 WEATHERHILL CV	AI	A	1994	WV6+	2,401	1	100.00	2.26	511,726	213.13
U2940	522069	3643 RANCH CREEK DR	AI	A	1990	WV6-	2,392	1	100.00	1.77	455,316	190.35
U2940	522034	3802 TURKEY CREEK DR	AI	A	1984	WV6-	2,368	1	100.00	1.54	395,000	166.81
U2940	522032	3808 TURKEY CREEK DR	AI	A	1984	WV6-	2,355	1	100.00	1.99	420,254	178.45
U2940	522068	3639 RANCH CREEK DR	AI	A	1990	WV6-	2,347	1	100.00	1.77	423,621	180.49
U2940	522181	4206 TURKEY CREEK DR	AI	A	1984	WV5	2,340	1	100.00	2.20	377,192	161.19
U2940	522225	3506 FAR VIEW DR	AI	A	1994	WV6+	2,336	1	100.00	2.24	502,860	215.27
U2940	522064	3811 TURKEY CREEK DR	AI	A	1990	WV6-	2,326	1	100.00	0.00	458,498	197.12
U2940	522037	3701 WEATHERHILL CV	AI	A	1990	WV6-	2,325	1	100.00	1.72	437,988	188.38
U2940	522102	3636 RANCH CREEK DR	AI	A	1990	WV6-	2,286	1	100.00	1.84	448,862	196.35
U2940	522188	4100 TURKEY CREEK DR	AI	A	1991	WS6-	2,271	1	100.00	2.22	523,162	230.37
U2940	521960	3609 RANCH CREEK DR	AI	A	1985	WV6-	2,269	1	100.00	1.73	430,274	189.63
U2940	522023	8811 GLENLAKE DR	AI	A	1981	WV6-	2,260	1	100.00	0.00	405,557	179.45
U2940	522098	3672 RANCH CREEK DR	AI	A	1987	WV5+	2,255	1	100.00	0.00	462,563	205.13
U2940	522081	3643 TURKEY CREEK DR	AI	A	1990	WV6-	2,242	1	100.00	1.55	449,406	200.45
U2940	522190	3905 RANCH CREEK DR	AI	A	1985	WV6-	2,214	1	100.00	2.31	419,662	189.55
U2940	522202	3904 CHAMISA DR	AI	A	1994	WV6	2,214	1	100.00	2.05	439,418	198.47
U2940	522067	3635 RANCH CREEK DR	AI	A	1995	WV5+	2,204	1	100.00	1.77	441,896	200.50
U2940	542157	9600 GLENLAKE DR	AI	A	1984	WV6	2,192	1	100.00	2.13	420,122	191.66
U2940	522075	3617 TURKEY CREEK DR	AI	A	1984	WV5+	2,184	1	100.00	1.58	335,628	153.68
U2940	522030	9200 GLENLAKE DR	AI	A	1984	WV6+	2,046	1	100.00	2.93	437,123	213.65
U2940	522065	3901 TURKEY CREEK DR	AI	A	1992	WV6-	2,028	1	100.00	1.50	434,798	214.40
U2940	522191	3909 RANCH CREEK DR	AI	A	1980	WV6-	2,026	1	100.00	2.27	389,180	192.09
U2940	522189	9300 GLENLAKE DR	AI	A	1984	WV6-	2,024	1	100.00	2.45	385,767	190.60
U2940	522035	3704 TURKEY CREEK DR	AI	A	1984	WV6-	1,986	1	100.00	1.81	396,753	199.77
U2940	522060	3705 TURKEY CREEK DR	AI	A	1983	WV6	1,809	1	100.00	1.53	382,082	211.21
U2940	522192	3911 RANCH CREEK DR	AI	A	1980	WV5+	1,737	1	100.00	2.14	361,706	208.24
U2940	522169	4404 CITY PARK RD	AI	A	1981	WV5-	1,560	1	100.00	0.00	315,173	202.03
U2940	522044	3601 CHALKSTONE CV	CI		0		0		0.00	1.64	175,000	0.00
U2940	522094	3706 RANCH CREEK DR	CI		0		0		0.00	2.66	175,000	0.00
U2940	522100	3664 RANCH CREEK DR	CI		0		0		0.00	0.00	210,000	0.00
U2940	522101	3660 RANCH CREEK DR	CI		0		0		0.00	2.01	210,000	0
U2940	522106	3655 RANCH CREEK DR	CI		0		0		0.00	1.70	175,000	0.00

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: C15-2015-0157, 3405 Far View Drive

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

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

Melanie & William McLeary
Your Name (please print)

☒ I am in favor
☐ I object

3409 Far View Dr.
Your address(es) affected by this application

Nov 2 *2 Nov 2015*
Date

Signature

Daytime Telephone: *512-797-3647*

Comments: *We absolutely support the granting of this variance. The existing structure is an eyesore, unsafe, & attracting pests. The new plans are an asset 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

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PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0157, 3405 Far View Drive

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

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

STEVE DOBBS

Your Name (please print)

3337 FAR VIEW DRIVE

Your address(es) affected by this application

Signature

Date

Nov 1, 2015

Date

Daytime Telephone: **713 501 2721**

Comments: **I LIVE IMMEDIATELY WEST OF THE PROPERTY REQUESTING THE VARIANCE, I HAVE REVIEWED THE PLANS AND AS THE AGENT DOOR NEIGHBOR AND AS AN ENGINEER W/ 35 YEARS EXPERIENCE AS A BUILDER - THE PROPOSED DESIGN IS A SIGNIFICANT IMPROVEMENT IN BOTH THE AESTHETICS AND ENVIRONMENTAL SENSITIVITY TO THE EXISTING STRUCTURE. PLEASE APPROVE THIS VARIANCE.**

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

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