


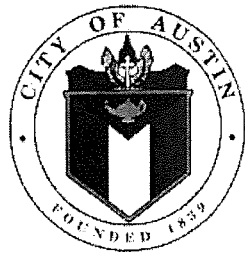




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0030
LOCATION: 608 Baylor St.



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.

1" = 192'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

m2
2/2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2016-0030 ROW # 11485772 Tax # 0108010655
0108010655 TEADV

Section 1: Applicant Statement

Street Address: 608 Baylor Street Austin, TX 78703

Subdivision Legal Description:

Lot 1 Block A Tuttle Addition

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: SF-5 SF-3-H-HD-NP (old west Austin)

I/We William R. Van Sickle Jr on behalf of myself/ourselves as

authorized agent for Tyson Tuttle affirm that on

Month , Day , Year , hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Two Rainwater Storage Cisterns

m2
1/3

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Section 25-2-492 (D) (Site Development Regulations) to: reduce the Rear Yard setback requirement for these rainwater storage cisterns from 10' (required) to 1.25' (requested) to fit within a depression created by retaining walls holding up a shop structure and adjacent uphill property.

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

This location is otherwise an empty structural concrete slab bracing the retaining walls and this cistern installation will catch water from the buildings on this lot and hold it for irrigation use, reducing stormwater impacts to the adjacent properties downhill.

Hardship

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

The proposed cistern location nests into the hillside which the visual impact of cisterns large enough to store significant rainwater runoff from the roofs above. The opposite side of the lot is uphill and is restricted by the critical root zones of large trees.

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

The topography, tree distribution and type of structures on this property are not repeated on the adjacent lots, which vary from single family residences uphill (north and northeast) to multifamily structures downhill. (to the west)

m2
4

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:

The requested location is recessed into the terrain and is substantially screened by adjacent fencing and plantings. Approval of the proposed cisterns in this location will allow storage of sufficient quantities of rainwater to significantly reduce runoff from the impervious surfaces on this lot and will contribute to water conservation which benefits the greater community.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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

m2
5/2

Section 3: Applicant Certificate

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

Applicant Signature: William R. Van Sickle Date: Feb. 8, 2016

Applicant Name (typed or printed): William "Ron" Van Sickle

Applicant Mailing Address: 10948 Long Branch Drive

City: Austin State: Texas Zip: 78736

Phone (will be public information): 877-693-2166

Email (optional – will be public information): Ron@HarvestedRainSolutions.com

Section 4: Owner Certificate

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

Owner Signature: Tyson Tuttle Date: Feb. 8, 2016

Owner Name (typed or printed): Tyson Tuttle

Owner Mailing Address: 608 Baylor Street

City: Austin State: TX Zip: 78703

Phone (will be public information): 512-698-0310 mobile

Email (optional – will be public information): tuttle@ieee.org

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

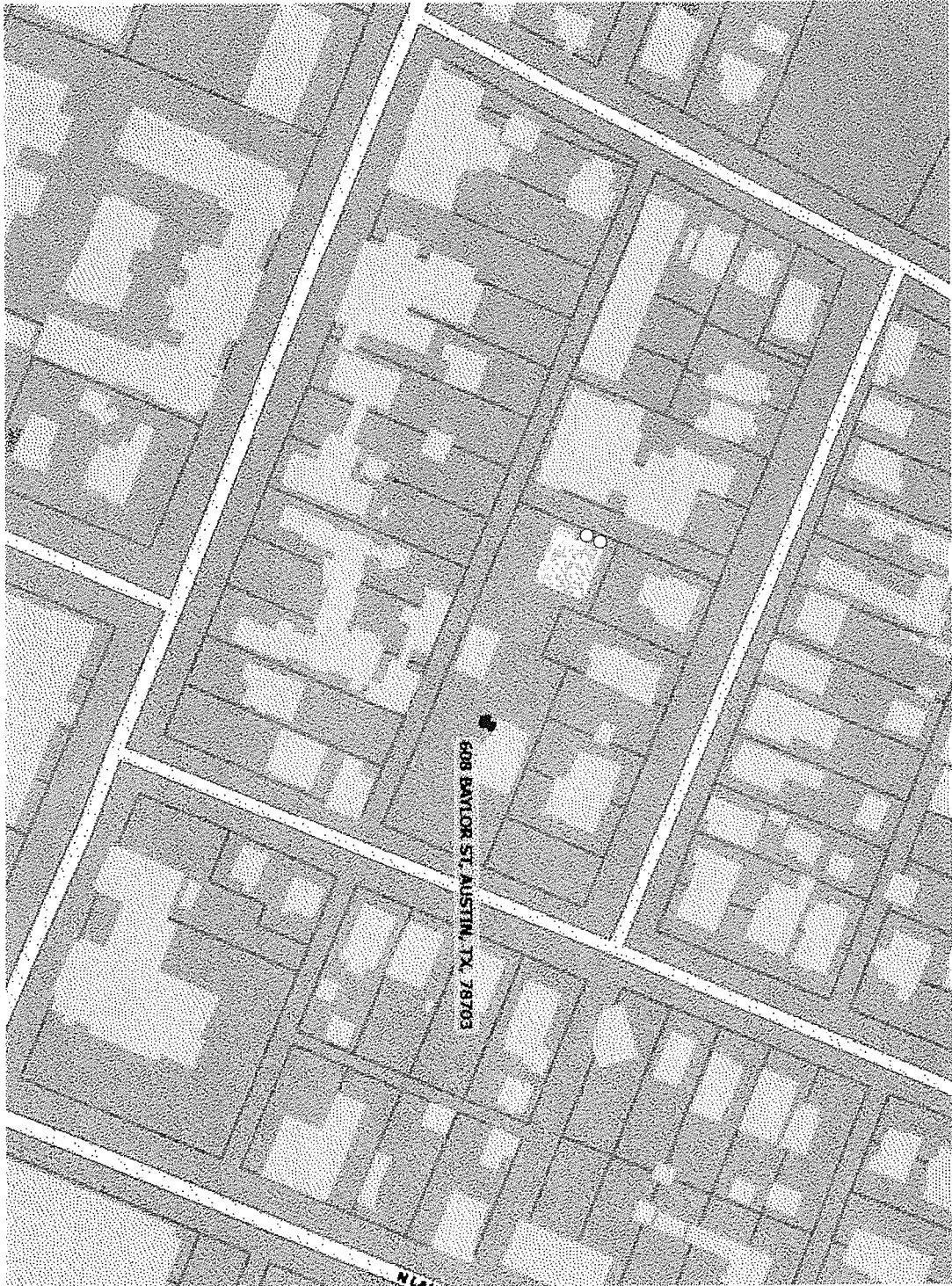
Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)


Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Revised

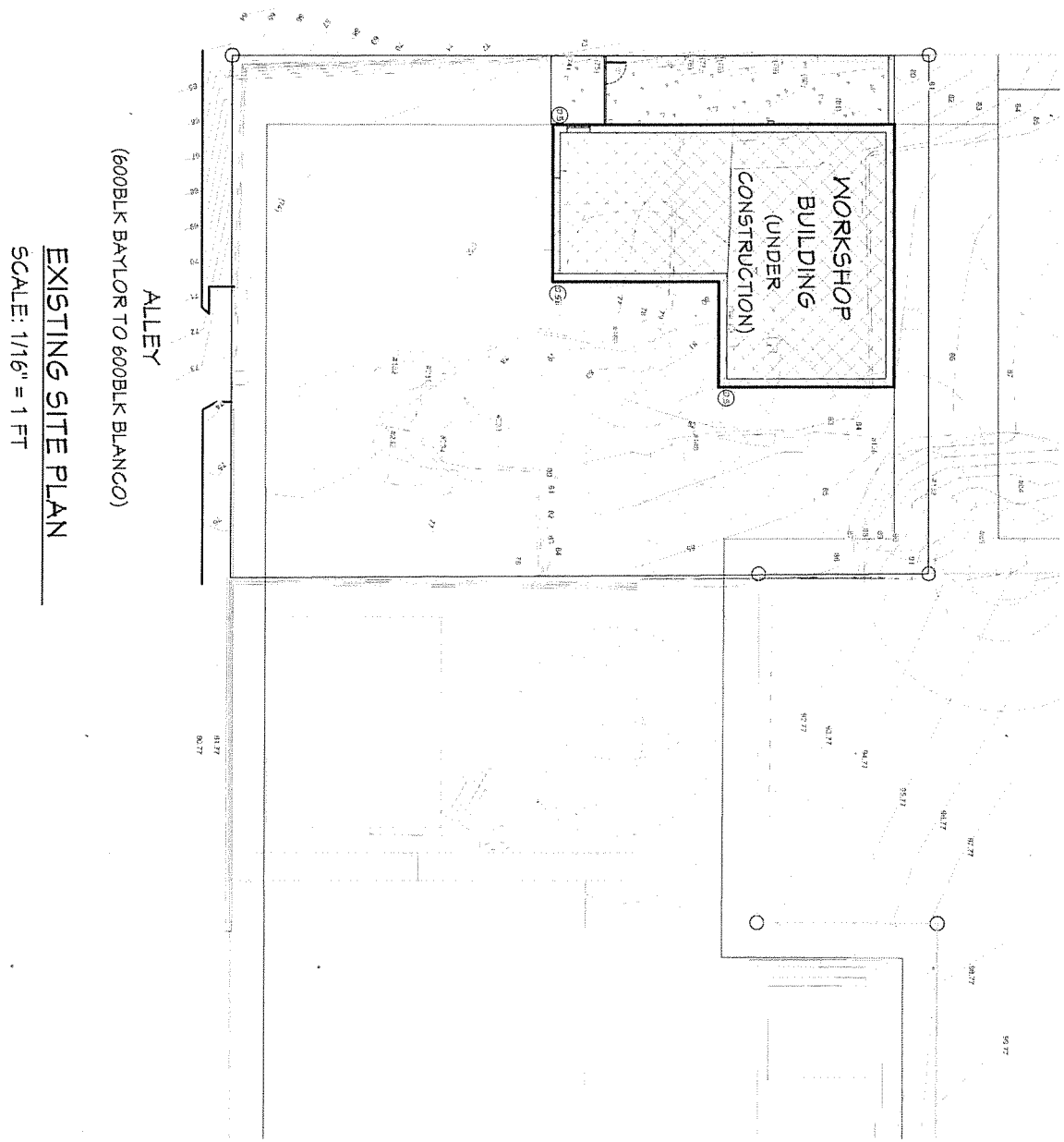
2/3




SURROUNDING STRUCTURES
SCALE: NOT TO SCALE

DATE: 2/23/2016	DRAWINGS PROVIDED BY: Harvested Rain Solutions, LLC RON VAN SICKLE, ARCSA AP 10948 Long Branch Drive Austin, TX 78736 877-693-2166	PROJECT DESCRIPTION: Rainwater Collection System for 608 Baylor Austin, TX	
SCALE: N.T.S.			

2/1/23



EXISTING SITE PLAN
SCALE: 1/16" = 1 FT

SCALE: 1/16"=1 FT	DATE: 2/23/2016	DRAWINGS PROVIDED BY: Harvested Rain Solutions, LLC RON VAN SICKLE, ARCSA AP 10948 Long Branch Drive Austin, TX 78736 877-693-2166	PROJECT DESCRIPTION: Rainwater Collection System for 608 Baylor Austin, TX	

2/23/16

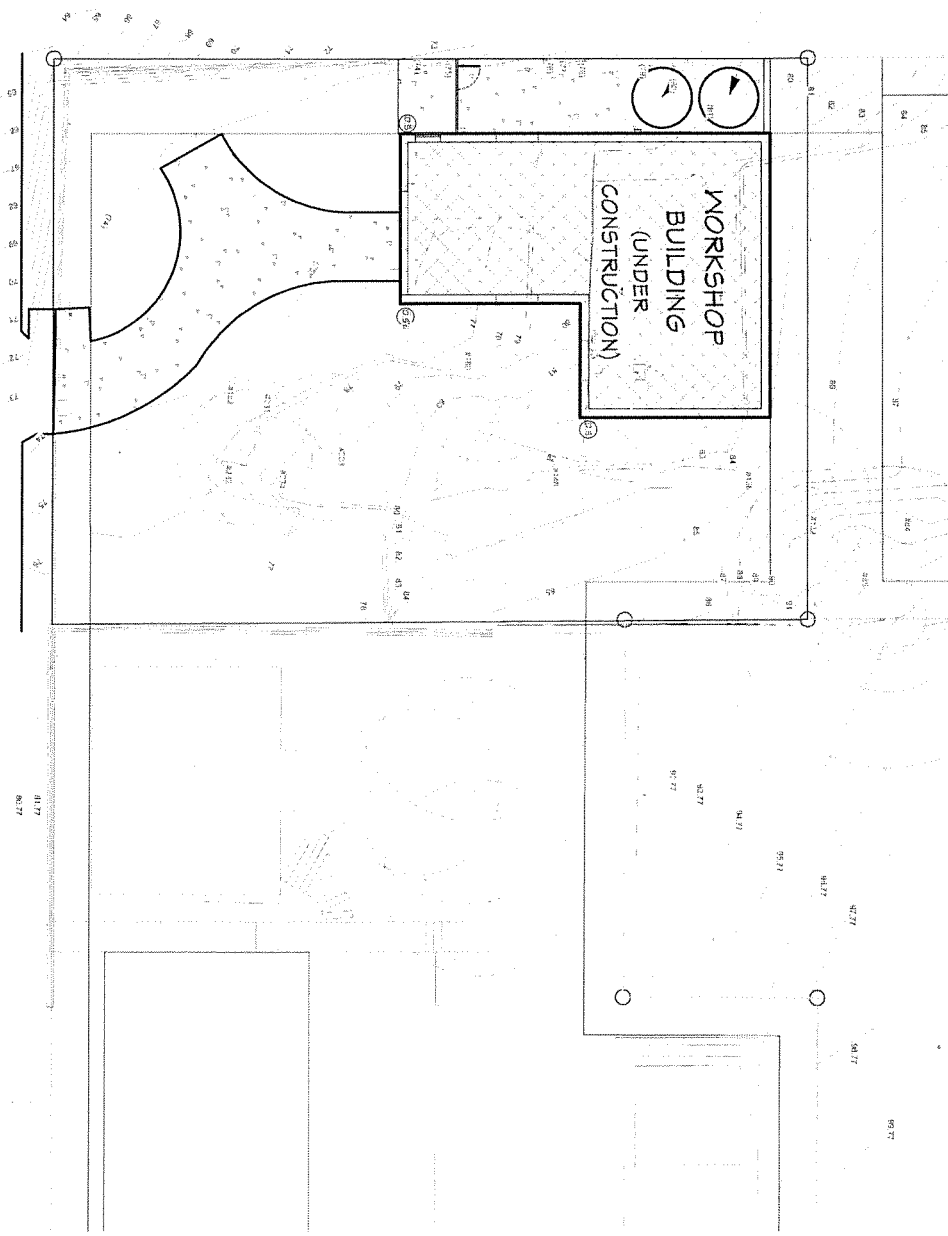
2x 6100G STORAGE TANKS
8'-0" DIA X 18' - 0" H

**COLLECTION
POTENTIAL:**

2650 SF CLASS A COLLECTION AREA
1190 SF CLASS B COLLECTION AREA
3840 SF TOTAL DIRECT COLLECTION
40% COLLECTION EFFICIENCY (.356/GIN)
2110 GALLONS PER INCH OF RAINFALL

LOT COVERAGE:

SHOP BUILDING: 1,502 SF
AC PAD: 9 SF
RETAINING WALLS & SLAB: 494 SF
DRIVE AND TURNAROUND: 700 SF
TOTAL COVERAGE: 2,705 SF
LOT SIZE: 7,492 SF
IMPERVIOUS COVERAGE: 36.1%



ALLEY
(600BLK BAYLOR TO 600BLK BLANCO)

PROPOSED SITE PLAN

SCALE: 1/16" = 1 FT

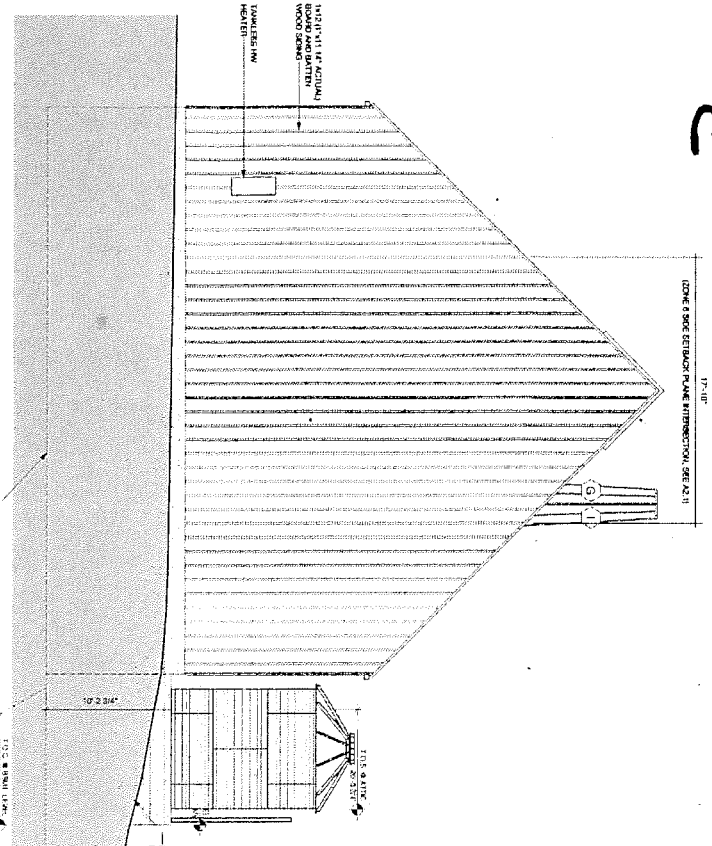


PROJECT DESCRIPTION:
Rainwater Collection System
for 608 Baylor
Austin, TX

DRAWINGS PROVIDED BY:
Harvested Rain Solutions, LLC
RON VAN SICKLE, ARCSA AP
10948 Long Branch Drive Austin, TX 78736
877-693-2166

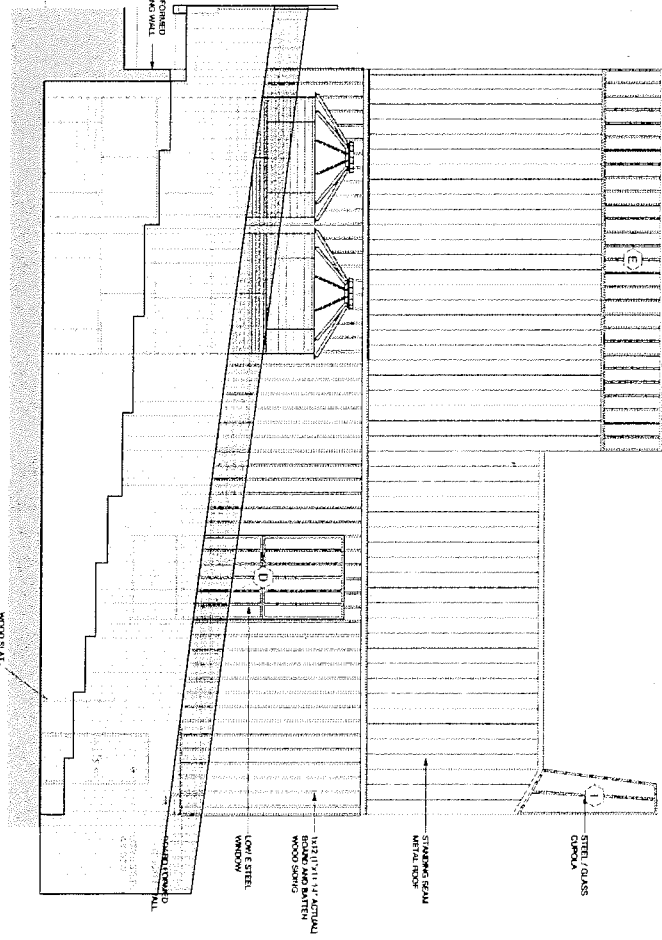
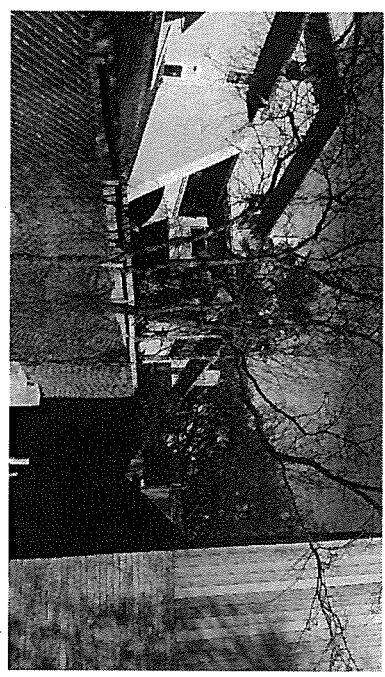
DATE:
2/23/2016
SCALE:
1/16"=1 FT

2/15



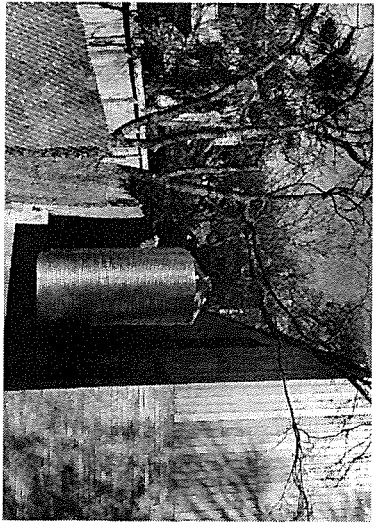
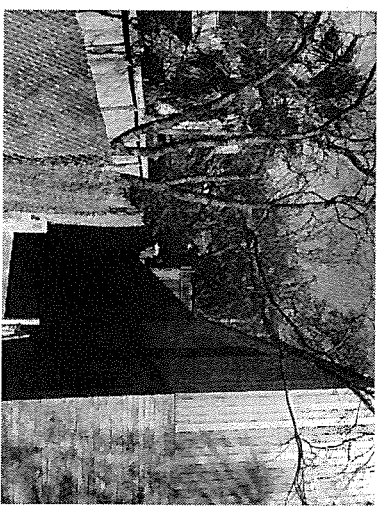
North Elevation

Scale: 1/8" = 1ft.

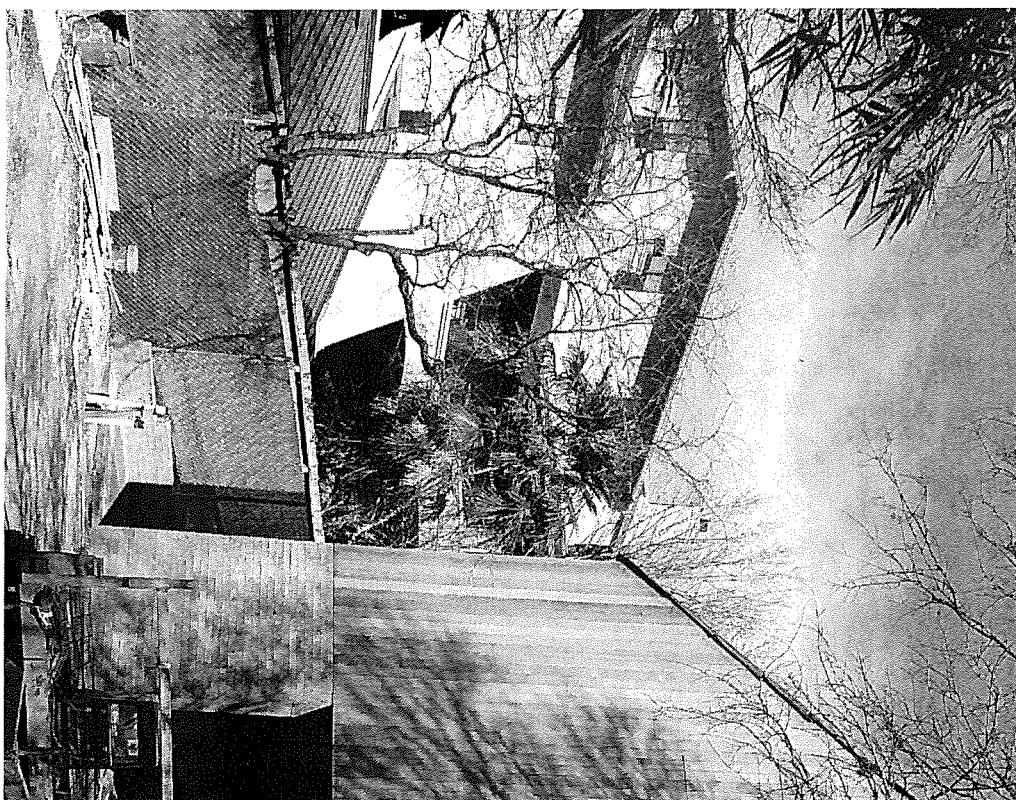
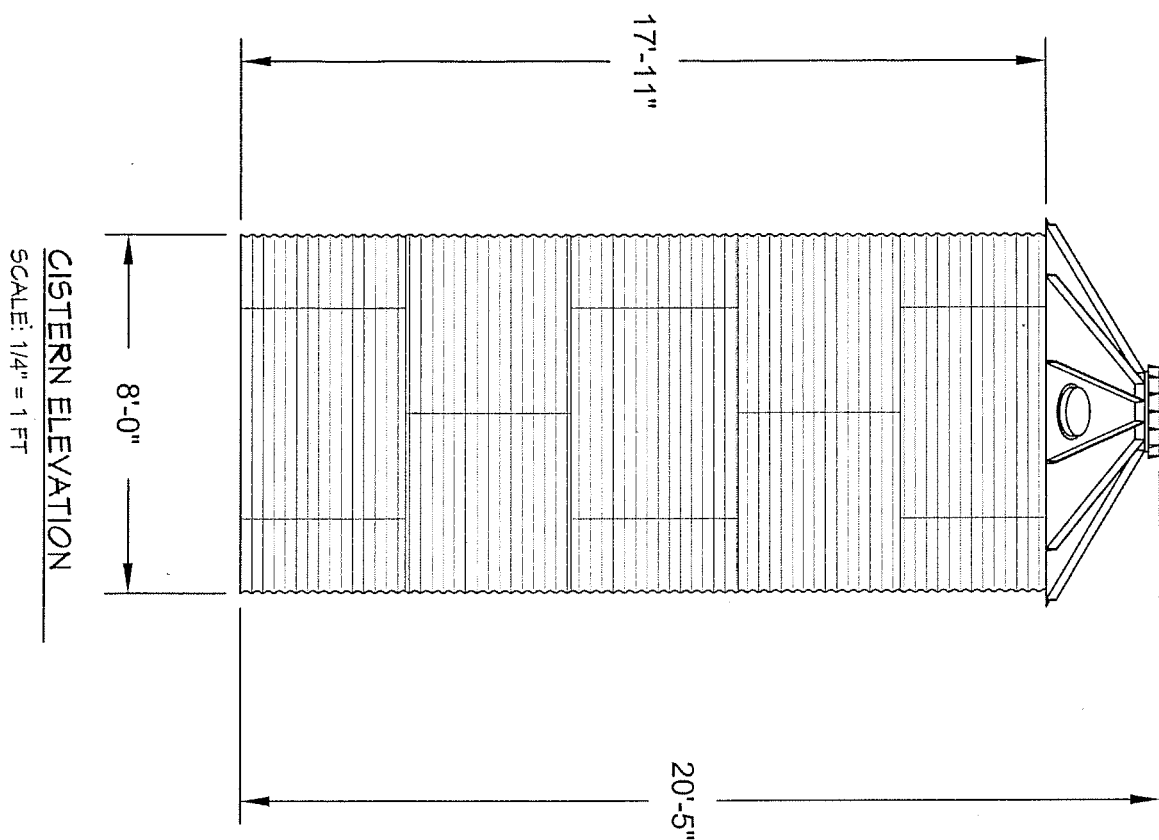


West Elevation

Scale: 1/8" = 1ft.



3/2



SCALE: 1/4"=1FT	DATE: 2/23/2016	DRAWINGS PROVIDED BY: Harvested Rain Solutions, LLC RON VAN SICKLE, ARCSA AP 10948 Long Branch Drive Austin, TX 78736 877-693-2166	PROJECT DESCRIPTION: Rainwater Collection System for 608 Baylor Austin, TX	
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