



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0058

LOCATION: 4605 Highland Terrace

1" = 175'

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.



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

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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 # C15-2016-0056 ROW # 11516809 Tax # 0126010701
TCHDV

Section 1: Applicant Statement

Street Address: 4605 Highland Terrace

Subdivision Legal Description:

Highland Park

Lot(s): 9 Block(s): D

Outlot: _____ Division: _____

Zoning District: SF-2

I/We Angelica and Matt Norton of Open Envelope Studio on behalf of myself/ourselves as
authorized agent for Leslie and Reiko Buck affirm that on
Month October, Day 7, Year 2016, 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: 7' concrete privacy wall

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

Code 25-2-899: A solid fence along a property line may not exceed an average height of six feet or a maximum height of seven feet.

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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:

The property is located at the north-bound on-ramp to Mopac (Loop 1), at the corner of Perry Lane and Highland Terrace. Vehicle volume creates increased noise pollution and reduced privacy and security that is unique to the property. Other residences further south on Highland Terrace and further east on Perry Lane do not experience the same traffic congestion at their front door. Reasonable use/enjoyment of the property similar to those of the surrounding residences would be afforded if the homeowner did not have to experience the traffic volume while coming into and out of his front door.

Hardship

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

The finished floor height is two steps above grade and while the homeowner stands on their front porch, eye and ear level would be above a six foot fence. Additionally, the neighbor directly across Highland Terrace looking west has a seven foot fence; the current code regulations deprives the property owner owner of the same privileges.

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

The intersection of Highland Terrace and Perry lane is directly adjacent to the on-ramp of Mopac. Vehicles sit directly outside of the homeowner's front door and the three other homes at this intersection. Residences further away from the on-ramp do not experience the traffic in the same way.

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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 neighbors at the intersection of Highland Terrace and Perry Lane also have privacy fences and the existing privacy fence in the backyard has been in place since the previous property owner; the adjacent properties will not be affected as the proposed 7' fence will not come into contact with those property lines; the line-of-sight will not be impaired at the corner based on the location of the proposed wall; all other codes and regulations will be followed if this height variance is granted.

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:

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:

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:

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: Angela Norton Date: 4/7/2016

Applicant Name (typed or printed): Angelica Norton

Applicant Mailing Address: 4807 Santa Anna Street

City: Austin State: TX Zip: 78721

Phone (will be public information): 512-293-6972

Email (optional – will be public information): angelica@openenvelopestudio.com

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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: Leslie Buck Date: 4/7/2016

Owner Name (typed or printed): Leslie or Reiko Buck

Owner Mailing Address: 4605 Highland Terrace

City: Austin State: TX Zip: 78731

Phone (will be public information): 512-970-3077

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Angelica Norton

Agent Mailing Address: 4807 Santa Anna St

City: Austin State: TX Zip: 78721

Phone (will be public information): 512-293-6972

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).

See cover letter for additional explanation.



4807 Santa Anna Street • Austin, Texas 78721 • Phone: 512.293.6972
E-Mail: angelica@openenvelopestudio.com Web: <http://openenvelopestudio.com/>

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Date: April 7, 2016

Board of Adjustment Staff
City of Austin
Development Assistance Center
505 Barton Springs Road
Austin, TX 78704

Dear Board Members:

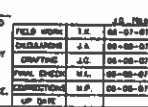
I am writing to explain the extenuating circumstances that the homeowner at 4605 Highland Terrace, Austin TX 78731 experiences in order to obtain a variance on the City of Austin Land Development Code 25-2-899: *A solid fence along a property line may not exceed an average height of six feet or a maximum height of seven feet.*

The property in question is located at the corner of Perry Lane and Highland Terrace, the residential road that serves as an on-ramp to Mopac (Loop 1) going north. The location of the home is such that during times of high-volume traffic, vehicles are backed up and waiting directly in front of a small number of homes on Highland Terrace, which is unique as compared to the surrounding residences farther away from the on-ramp going south and into the neighborhood going east. This results in increased noise pollution and reduced privacy for the homes at this intersection. The property across the street at 4608 Highland Terrace is already afforded the privilege of gaining privacy and security with a seven-foot fence, and the homeowner that my landscape design/build firm is representing wishes to be afforded the same privilege. As is, the code does not allow for reasonable use of the property since vehicle volume is that of highway use, and the home's front door faces the busiest side of the property. The homeowner is concerned about security and wishes to achieve the same level of privacy as his surrounding neighbors that do not experience the congestion directly outside their front door.

We as designers investigated several options to provide privacy, but the main challenge unique to this property is that the home's finished floor height is two steps, or about 14", above grade, and a six-foot fence or wall would not sufficiently block the homeowner's eye and ear level standing at his front door to the road. To lessen the impact of this variance, the seven-foot concrete wall would be restricted to the carport, which connects to the proposed courtyard in order to provide privacy to the entrance of the house along Highland Terrace. This will also be softened by proposed vegetation along the street; increased native understory tree canopy and drought tolerance plants would improve the street character, and reduce impact to the water table and urban heat island effect. We believe this is the smallest variance needed to achieve privacy and noise pollution mitigation as the other walls and fences proposed along the property line are well within the maximum height for the back yard, and at a four-foot average, with a maximum of five feet to account for slope, along the front yard on Perry Lane. Granting this variance would not change the character of the neighborhood as several other neighbors at this intersection have at least six-foot tall fences in order to screen from the vehicles.

Thank you for your consideration,

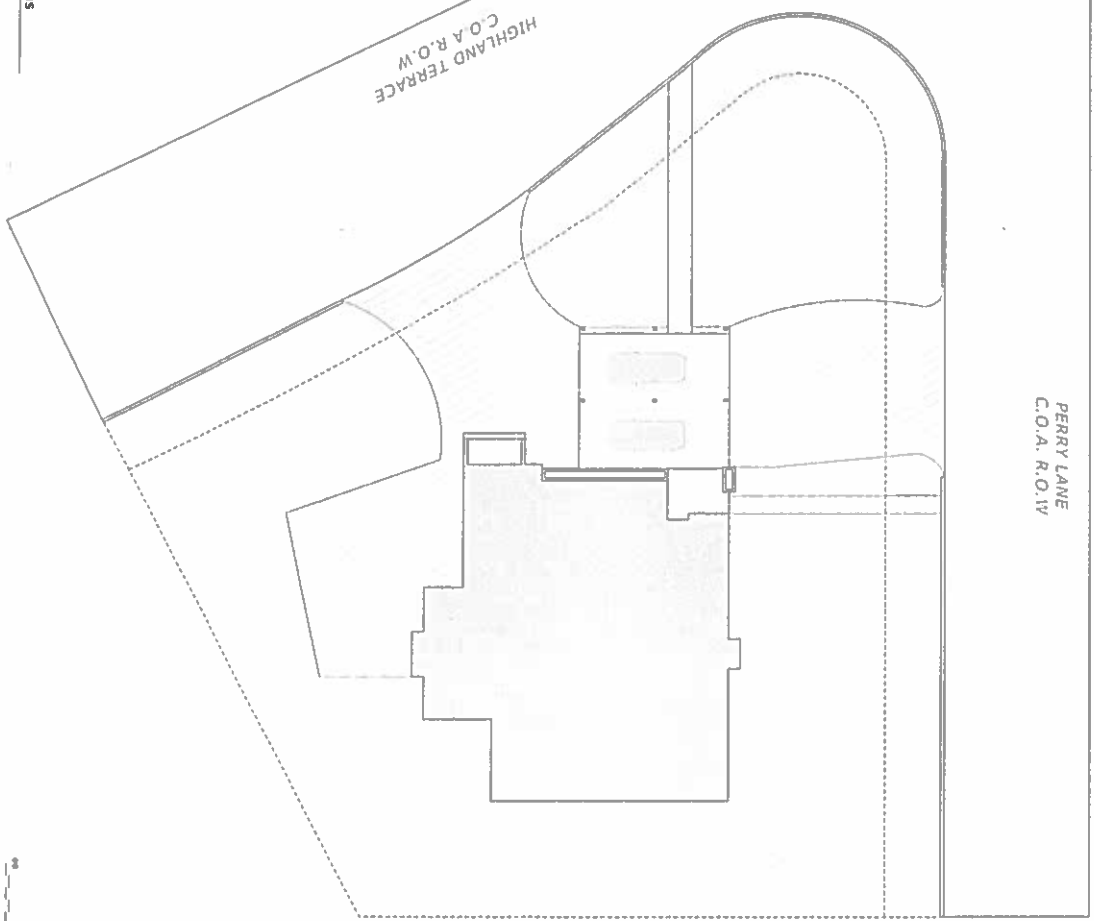
Angelica Norton
owner / landscape designer

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1. EXISTING CONDITIONS



PERRY LANE
C.O.A. R.O.W

HIGHLAND TERRACE
C.O.A. R.O.W

EXISTING CONCRETE TO BE DEMOLISHED
PROPERTY LINE

32' 64' 12-8'



LANDSCAPE DESIGNER
Open Envelope Studio
4801 Santa Ana St.
Austin, TX 78721
Tel: (512) 233-8312
Fax: (512) 825-2383
www.openenvelopestudio.com

PROJECT
Back Residence
4805 Highland Terrace
Austin, TX 78731

CONCRETE SUE
Abel Rodriguez
(512) 538-3844

STRUCTURAL
Katie Livingston Design
Michael Ybarra
(512) 449-5814

ENGINEERS
Frost & Sengstack
10010

SPACE
Lopez Architects
6001

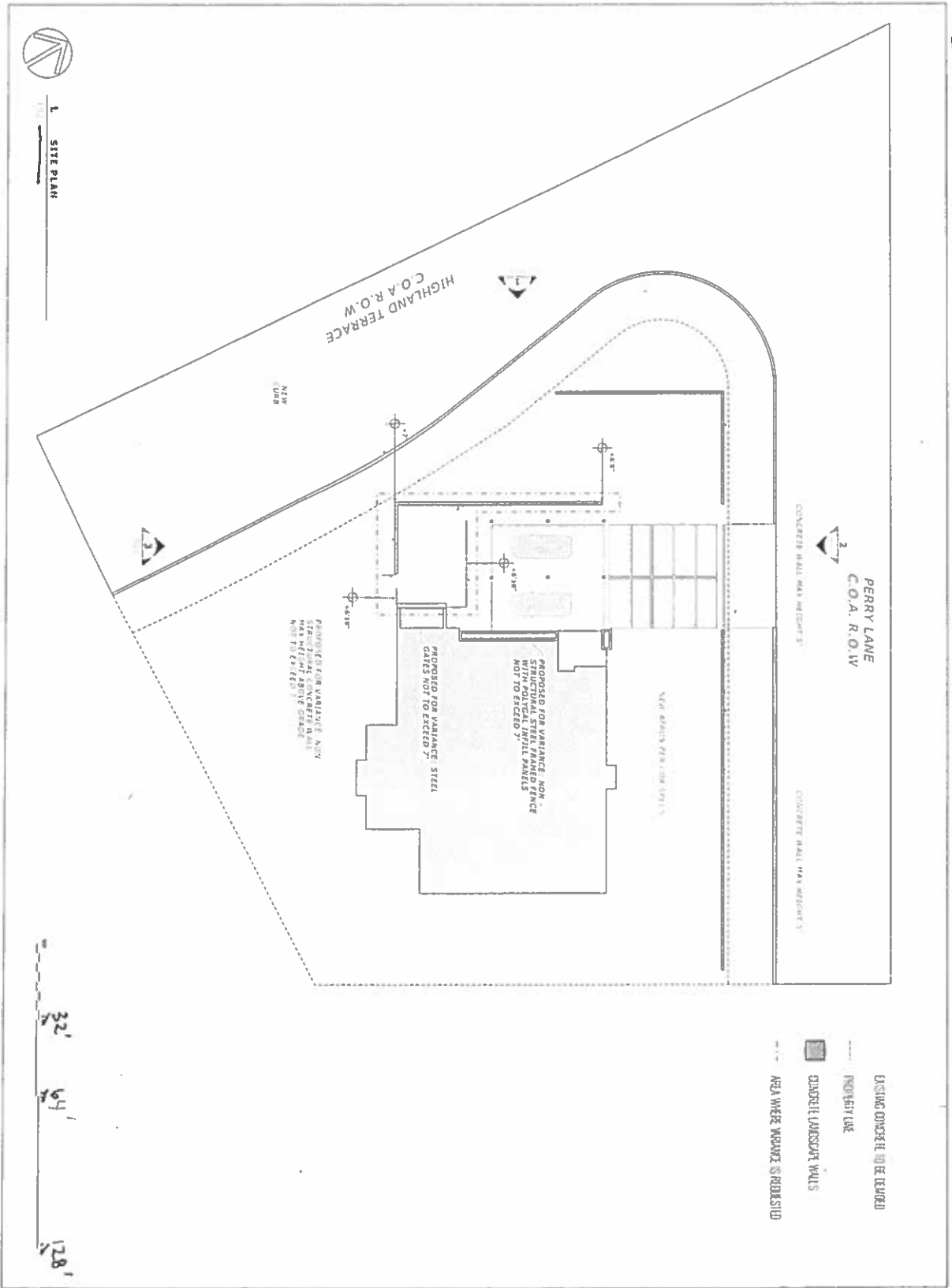
DESIGNER
BRUNN ET
10010

DATE
04.07.2015

REVISIONS
23.11.2015

SHEET
1101

6/1/5



1. SITE PLAN

32' 64' 128'

EXISTING CONCRETE TO BE DEMOLISHED
 PROPOSED
 CONCRETE LANDSCAPE WALLS
 AREA WHERE WALKWAY IS PROPOSED



LANDSCAPE DESIGNER
 Open Envelope Studio
 4801 Santa Ana St.
 Suite 11, #1021
 Costa Mesa, CA 92626
 949.440.1234
 949.440.1234
 949.440.1234

PROJECT

Red Residence
 4000 Highland Terrace
 Costa Mesa, CA 92626

CONCRETE

Red Residence
 4000 Highland Terrace
 Costa Mesa, CA 92626

SECTIONS

Red Residence
 4000 Highland Terrace
 Costa Mesa, CA 92626

DETAILS

Red Residence
 4000 Highland Terrace
 Costa Mesa, CA 92626

SCALE

Red Residence
 4000 Highland Terrace
 Costa Mesa, CA 92626

DATE

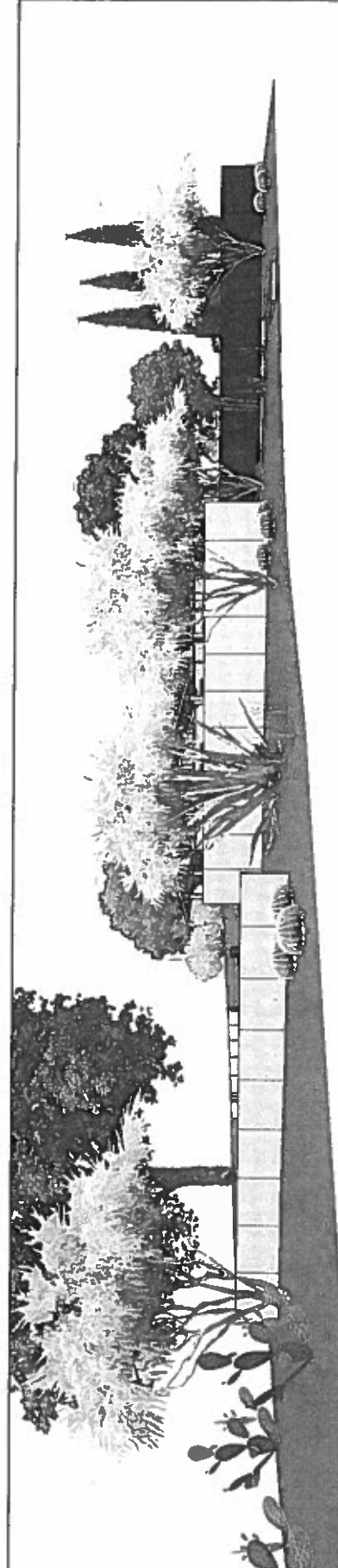
Red Residence
 4000 Highland Terrace
 Costa Mesa, CA 92626

REVISIONS

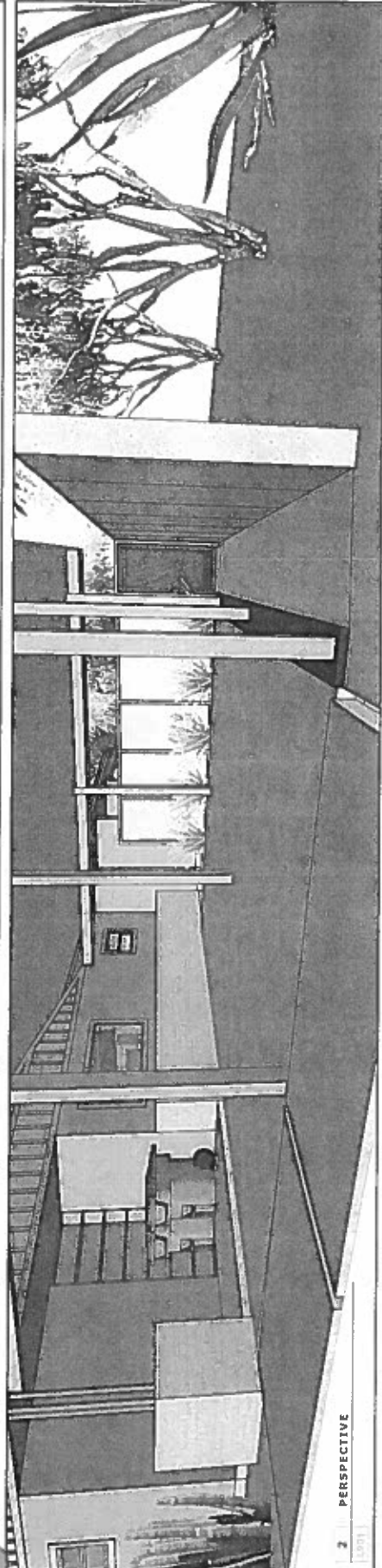
Red Residence
 4000 Highland Terrace
 Costa Mesa, CA 92626

SHEET

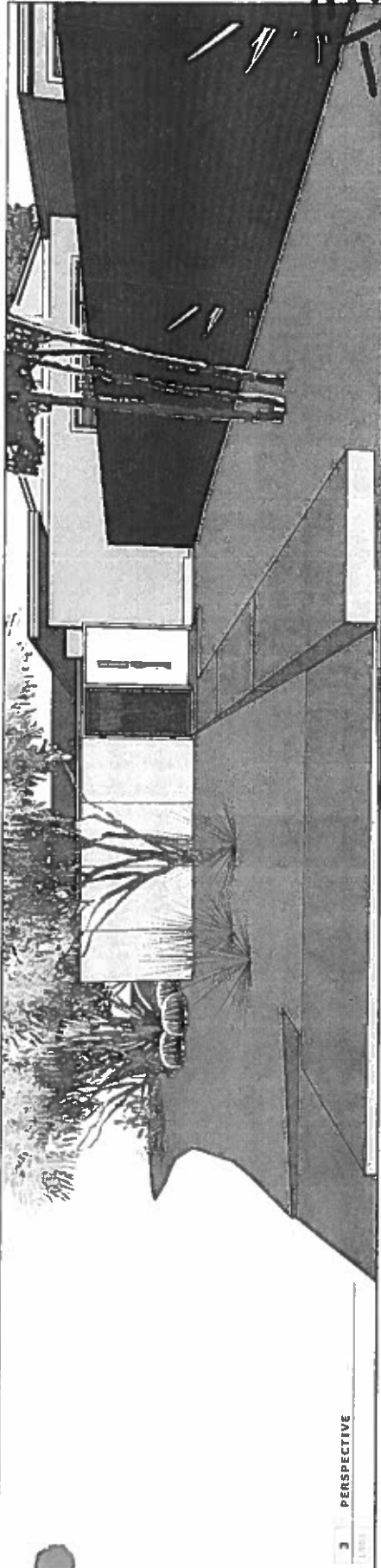
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1 PERSPECTIVE

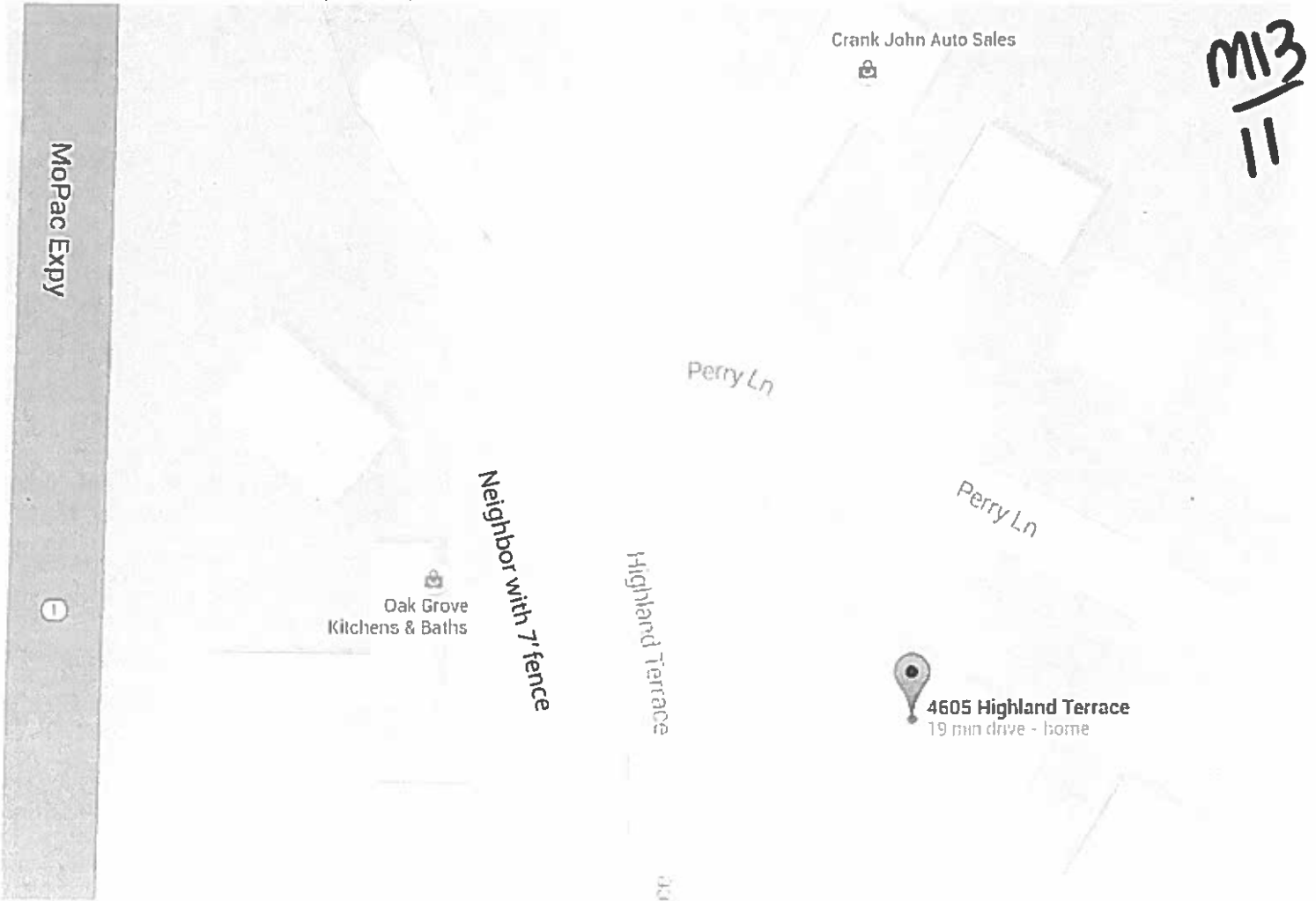


2 PERSPECTIVE

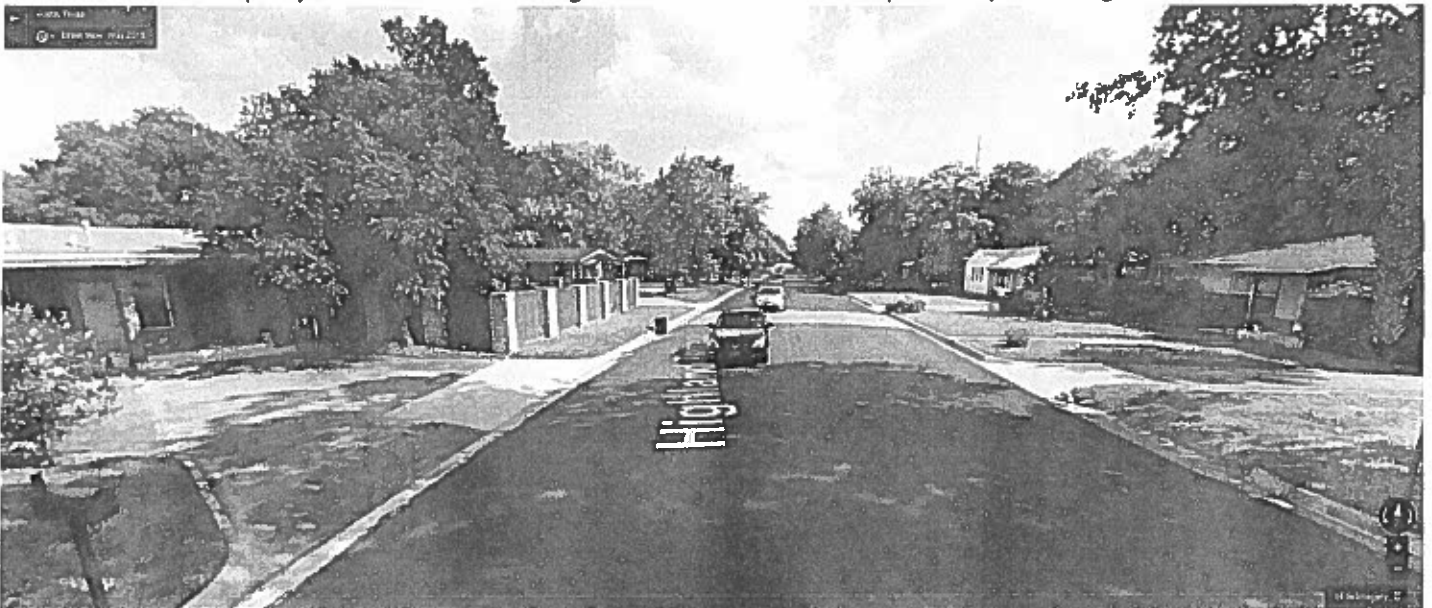


3 PERSPECTIVE

1) Map showing proximity of property to north-bound Mopac on-ramp



2) View: South. Property is on the left showing front door (re) and 2 steps from porch to grade.



3) Neighbor's 7' privacy fence



4) View: North. Property is on the right; neighbor's white fence on the left is 7' tall.



5) View: North. Property is on the right; from front door homeowner can see cars enter Mopac.





I, Leslie Bask, am applying for a variance from the Board of Adjustment regarding Section 25-2-89c of the Land Development Code. The variance would allow me the ability to have a 7 foot wall around my
carport

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

Property Owner Name (Printed)	Address	Signature
Juanita R Lopez	4606 Highland Terrace	Juanita R Lopez
Jesus C. Lopez	4606 Highland Terrace	Jesus C. Lopez
Colleen Coplin	3003 Perry Ln	Colleen Coplin
SHERI BLACKFORD	3008 PERRY LN	Sheri Blackford
SHERI BLACKFORD	3008 PERRY LN	Sheri Blackford
JOHN W CRANK	3010 PERRY LN	John W Crank
BOBBIE CRANK	3010 PERRY LN	Bobbie Crank

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[illegible]

