

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0052

LOCATION: 3701 S. Green Trails

1" = 196'

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 # C15-2016-0052 ROW # 11516503 Tax # TEAD0140010615

Section 1: Applicant Statement

Street Address: 36701 Green Trails

Subdivision Legal Description:

Green Trails Estates Resub

Lot(s): 21 Block(s): A

Outlot: _____ Division: _____

Zoning District: SF-3

I/We Rodney K. Bennett on behalf of myself/ourselves as
authorized agent for Tim Hill affirm that on
Month March, Day 31, 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: 9'7" columns with 8' tall picket for privacy fence

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

25-2-

ms
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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:

A fence of this height is needed to obtain safety of the proposed pool from pedestrians,
vehicular traffic, and tenants of an apartment building, as well as from an office building and
proposed new office development.

Hardship

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

The adjacent land uses are single family, office, multifamily and roadways.

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

As this is a corner single family lot with the majority of the adjoining land being a city owned
road thus, a signature for a waiver to the height can not be given.

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:

As there are other properties in the area with fences exceeding the allowable height. Also, the majority of the adjoining property is owned by the City of Austin (roadway).

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. mb
5

Applicant Signature: _____ Date: 03/31/2016

Applicant Name (typed or printed): Rodney K. Bennett

Applicant Mailing Address: 12618 Eagle Nest

City: Buda State: Texas Zip: 78610

Phone (will be public information): (512) 627-7227

Email (optional – will be public information): jb.rbconsulting@yahoo.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:  Date: 03/31/2016

Owner Name (typed or printed): Tim Hill

Owner Mailing Address: 3701 Green Trails

City: Austin State: Texas Zip: 78731

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Rodney K. Bennett Bennett Consulting

Agent Mailing Address: 12618 Eagle Nest

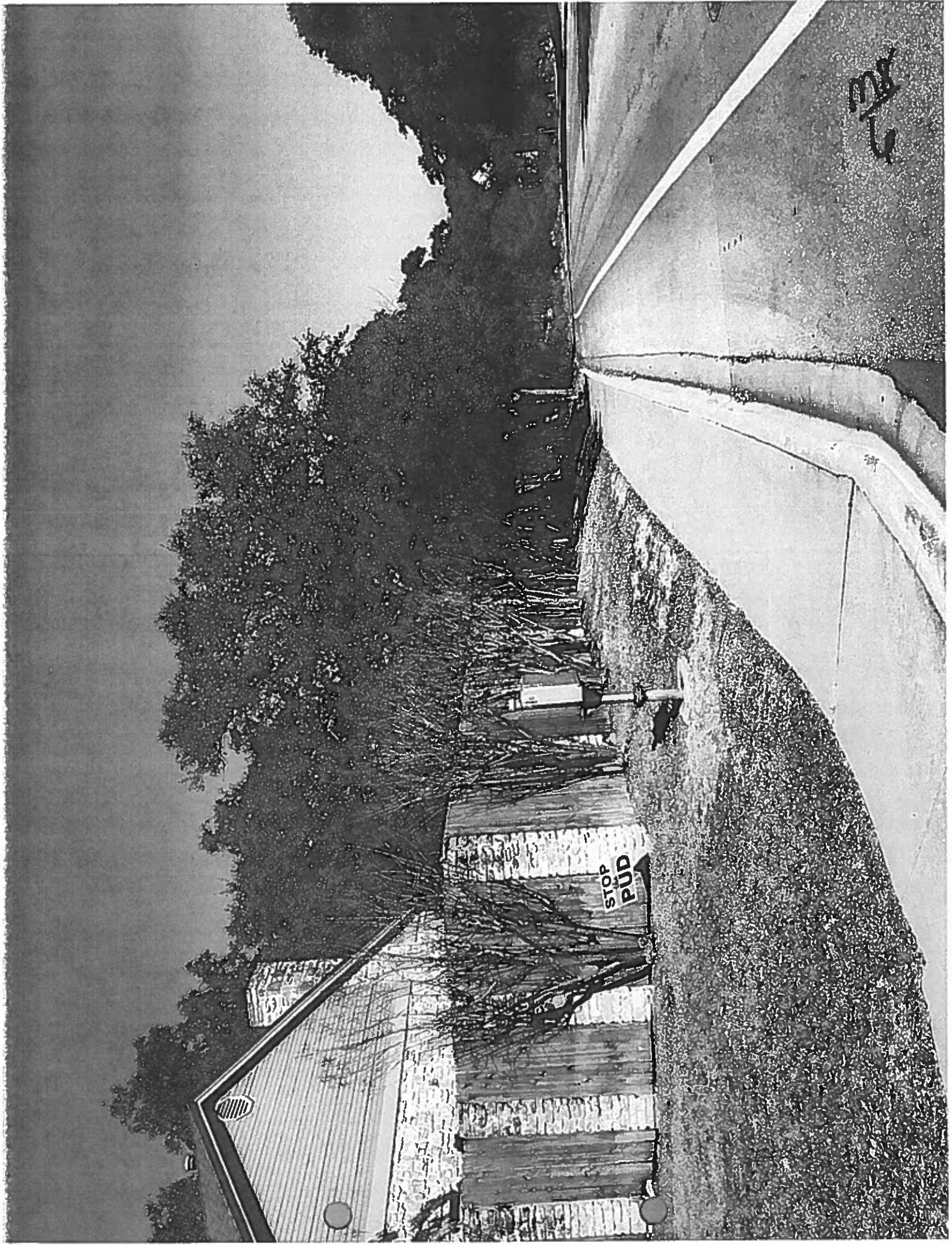
City: Buda State: Texas Zip: 78610

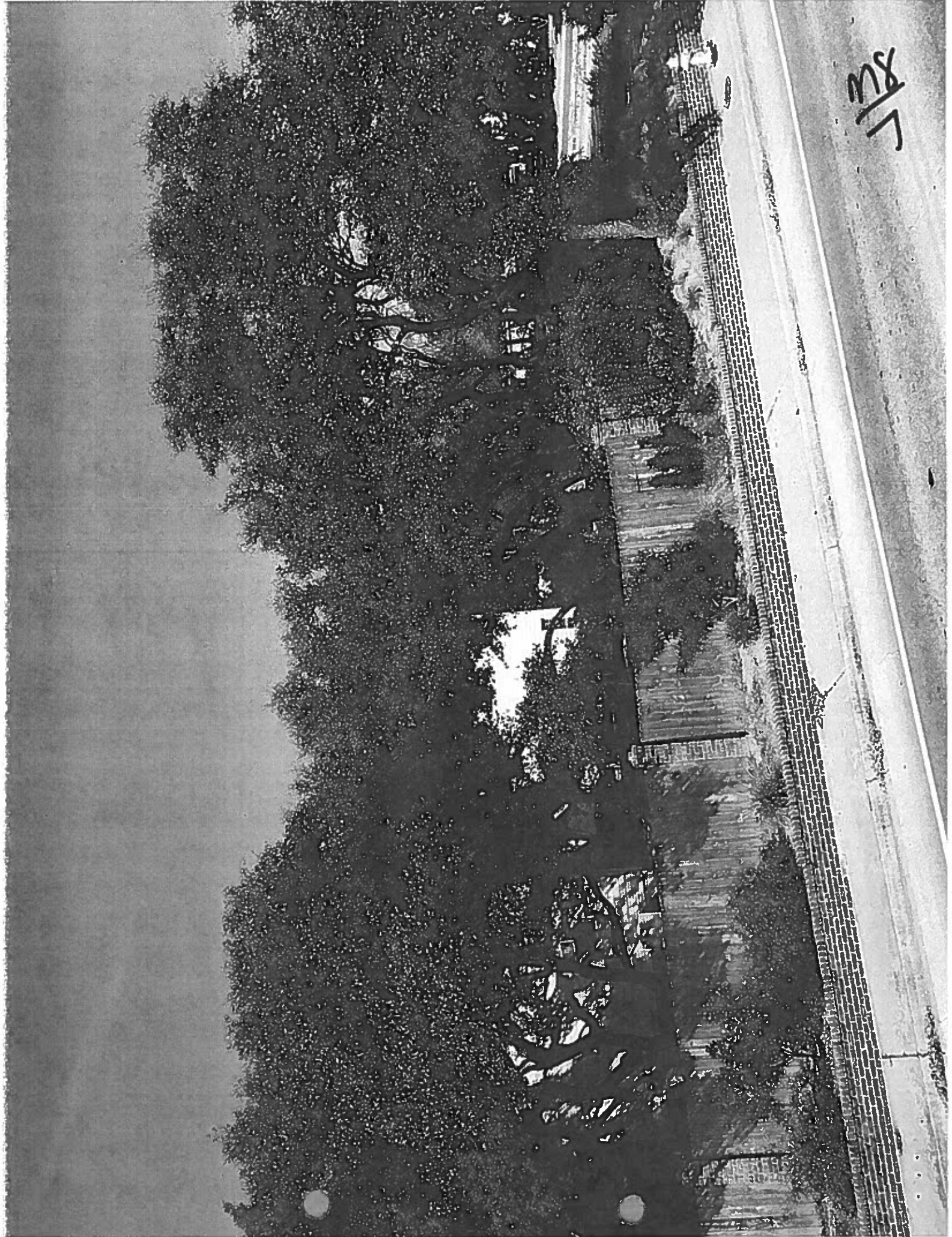
Phone (will be public information): (512) 627-7227

Email (optional – will be public information): jb.rbconsulting@yahoo.com

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).

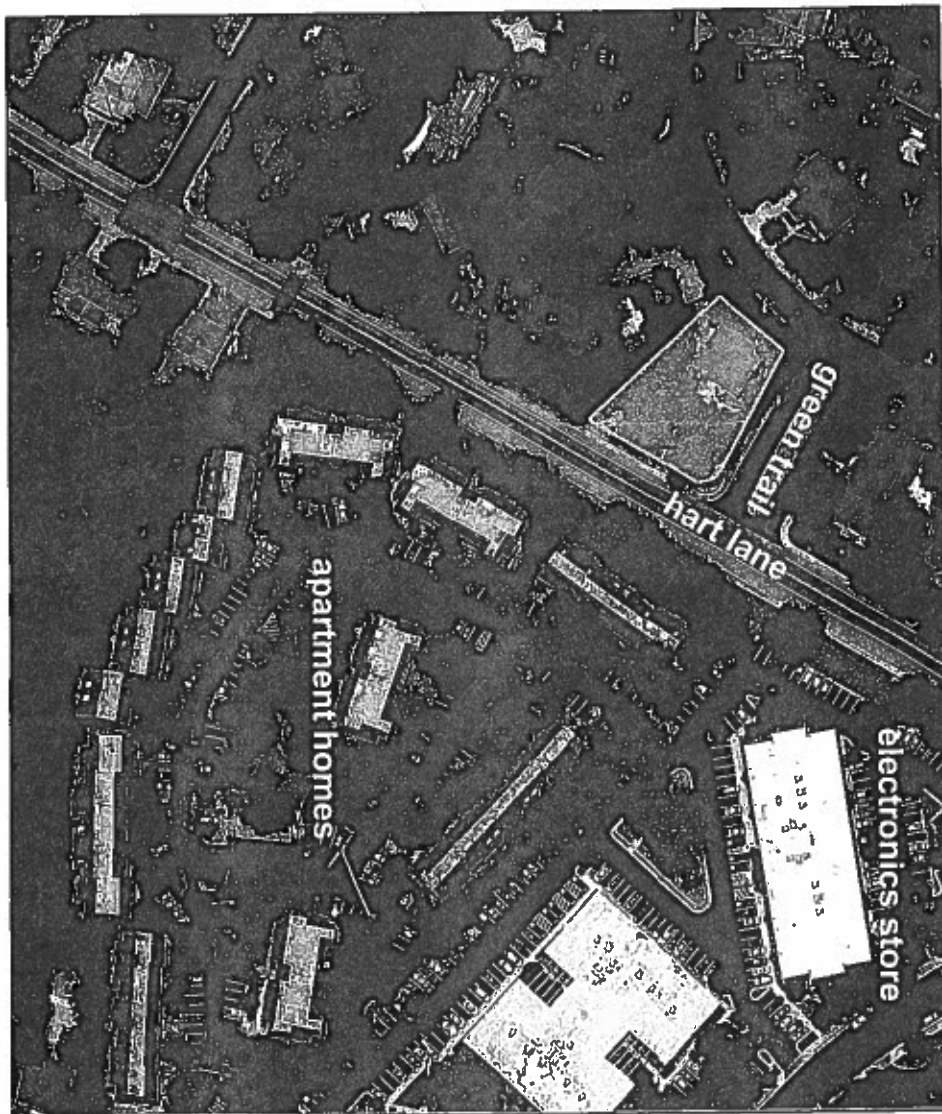




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Pictures of existing privacy limitations



①
context
sheet 1 of 1

DRAFT

LS-1

sheet number
0024015
drawn by
JES

sheet name
fence permit - context
This plan is the work product of the architect.
It is not to be used for any other purpose without the written consent of the architect.

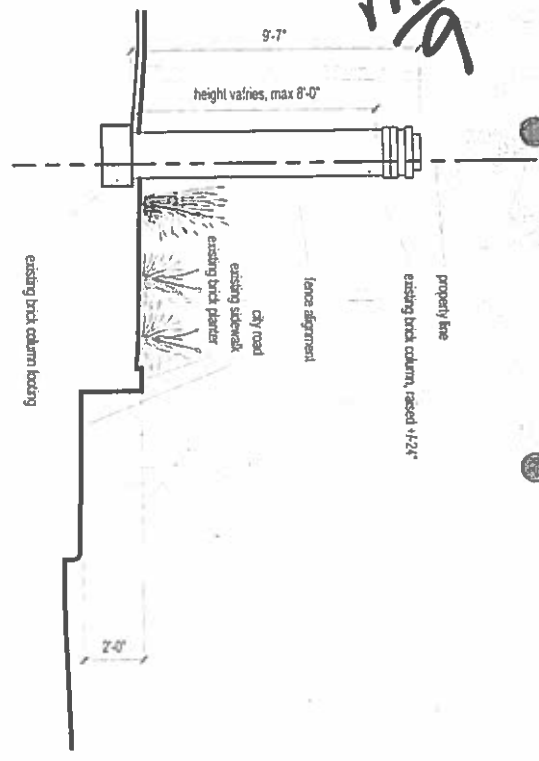
the Hill Residence
3701 Green Trails South
Austin, Texas 78731

BEAUX DISENS GROUP
architects & landscape architects

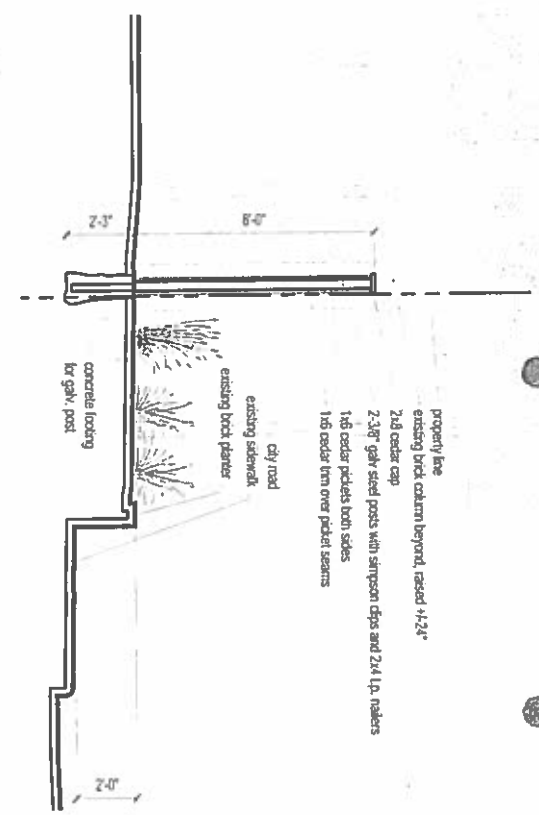
Notes: 1. See also the "Site Plan" sheet for the project.
2. The "Site Plan" sheet shows the location of the project on the site.
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3701 Green Trails South

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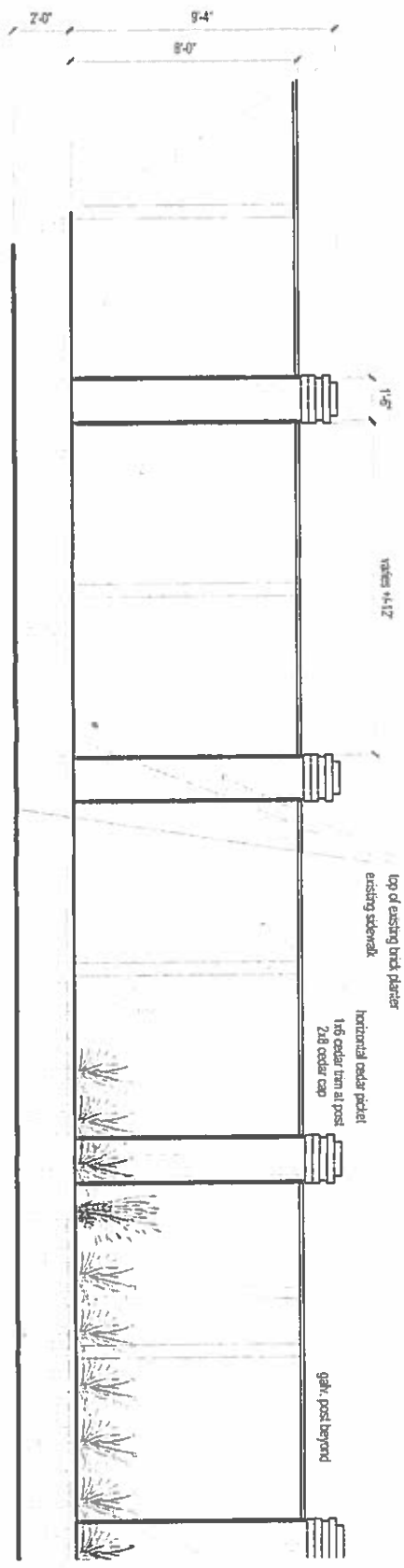


1 section of existing column
scale: 1/4" = 1'-0"



2 section of post
scale: 1/4" = 1'-0"

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3 elevation from street
scale: 1/4" = 1'-0"

Notes: This fence is to be constructed in accordance with the City of Austin's Fence Ordinance, Chapter 21C, Section 21C.001, et seq. The fence shall be constructed of brick and shall be a minimum of 8 feet high. The fence shall be constructed of brick and shall be a minimum of 8 feet high. The fence shall be constructed of brick and shall be a minimum of 8 feet high.

property line
existing brick column beyond, raised +124"
2x8 cedar cap
2x3/4" galv steel posts with simpson daps and 2x4 lps. nailers
1x6 cedar pickets both sides
1x6 cedar trim over picket seams

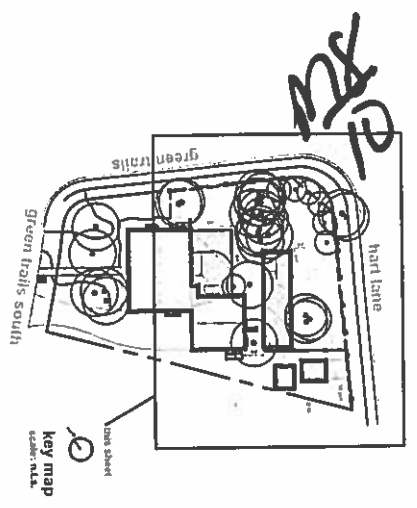
existing brick column, raised +124"
top of existing brick planter
existing sidewalk
horizontal cedar picket
1x6 cedar trim at post
2x8 cedar cap

galv. post beyond

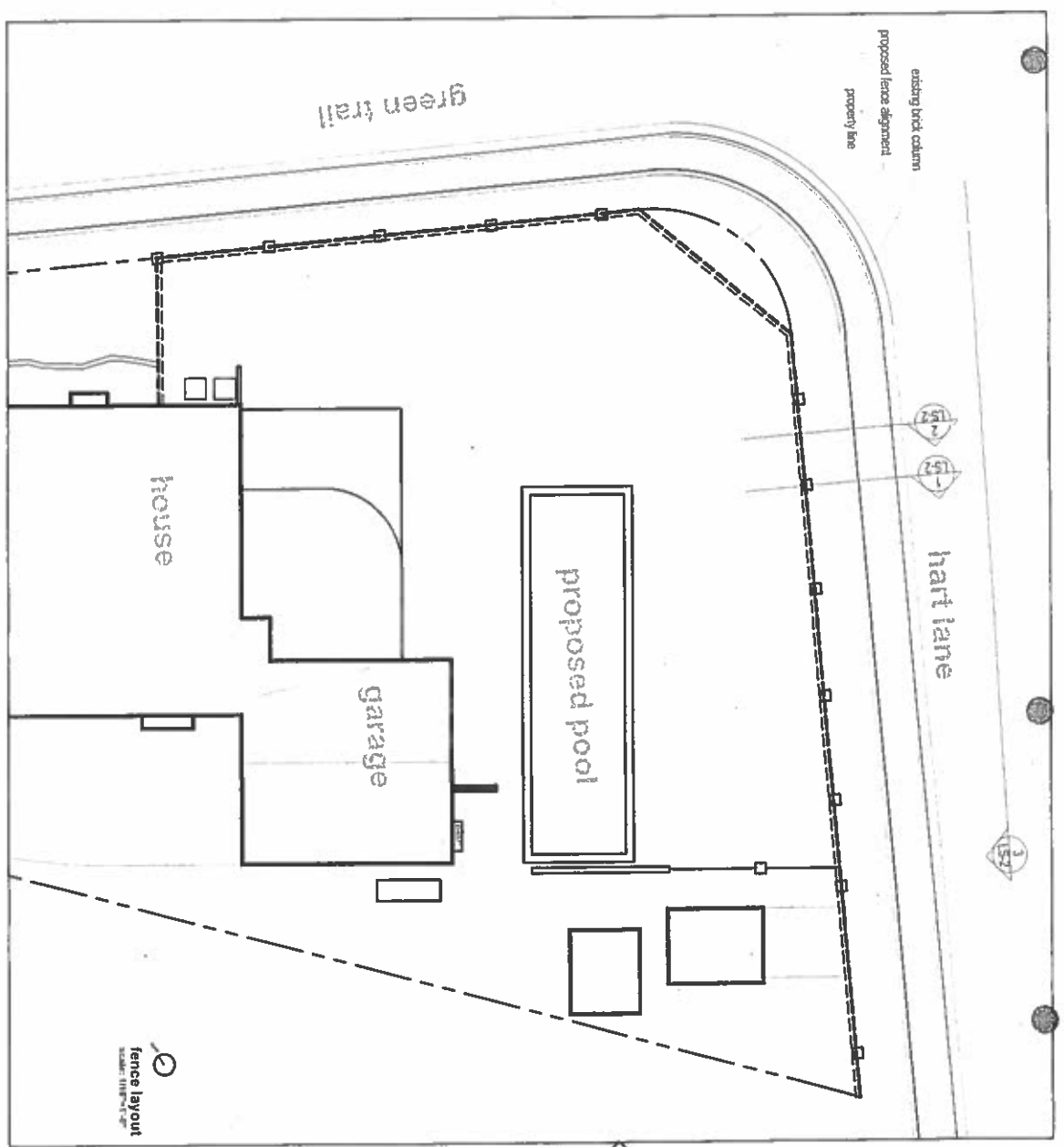
fence permit
elevations and sections
the Hill Residence
3701 Green Trails South
Austin, Texas 78731

LS-3
sheet number

10/19/0
10/19/0
10/19/0



fence = 226 lf



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Notes: This plan was prepared by the architect for the purpose of obtaining a permit from the local authority. It is not to be used for any other purpose without the written consent of the architect.

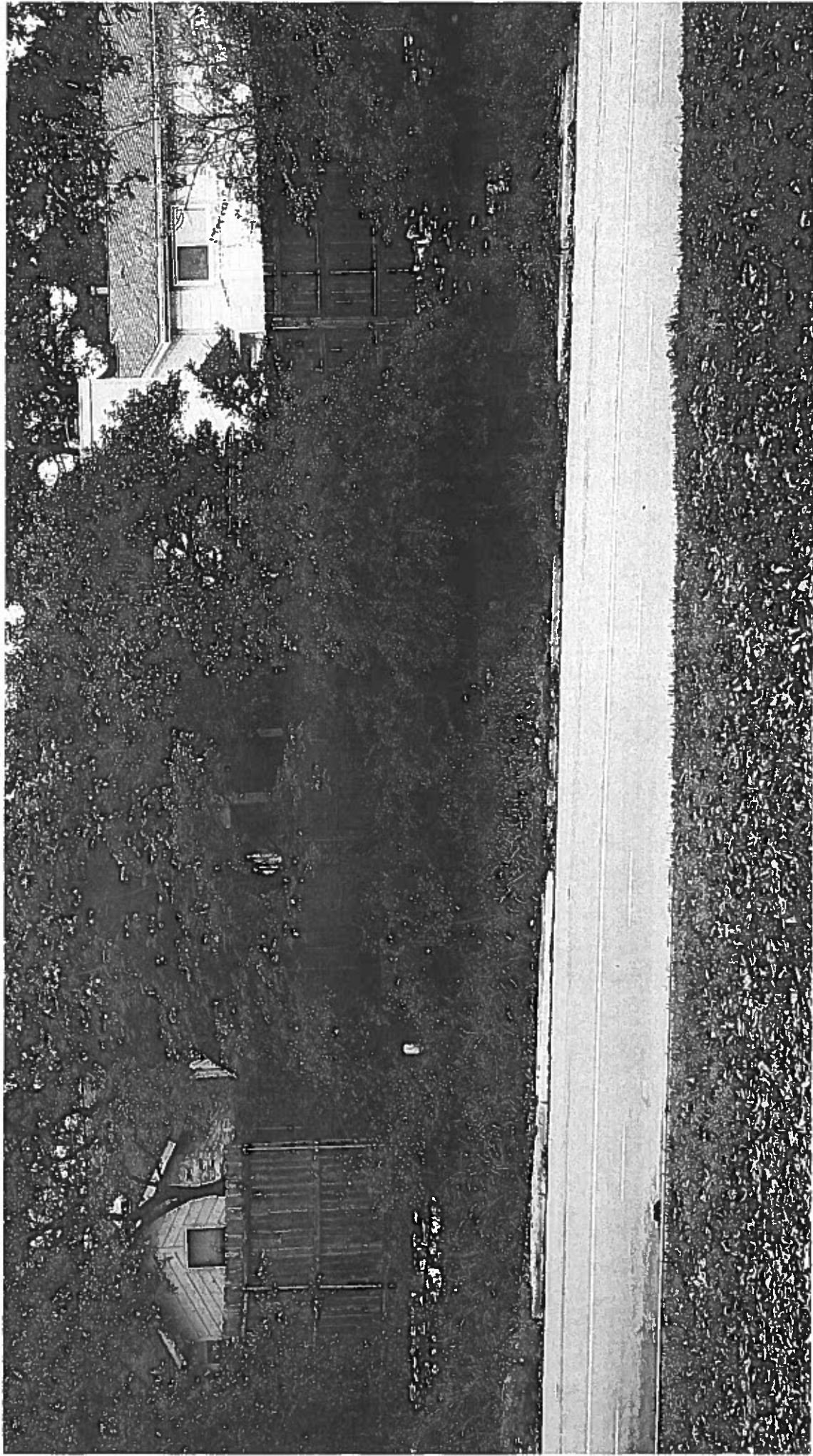
PROJECT NUMBER
LS-1

fence permit - plan view
the Hill Residence
3701 Green Trails South
Austin, Texas 78731

the Hill Residence
3701 Green Trails South
Austin, Texas 78731

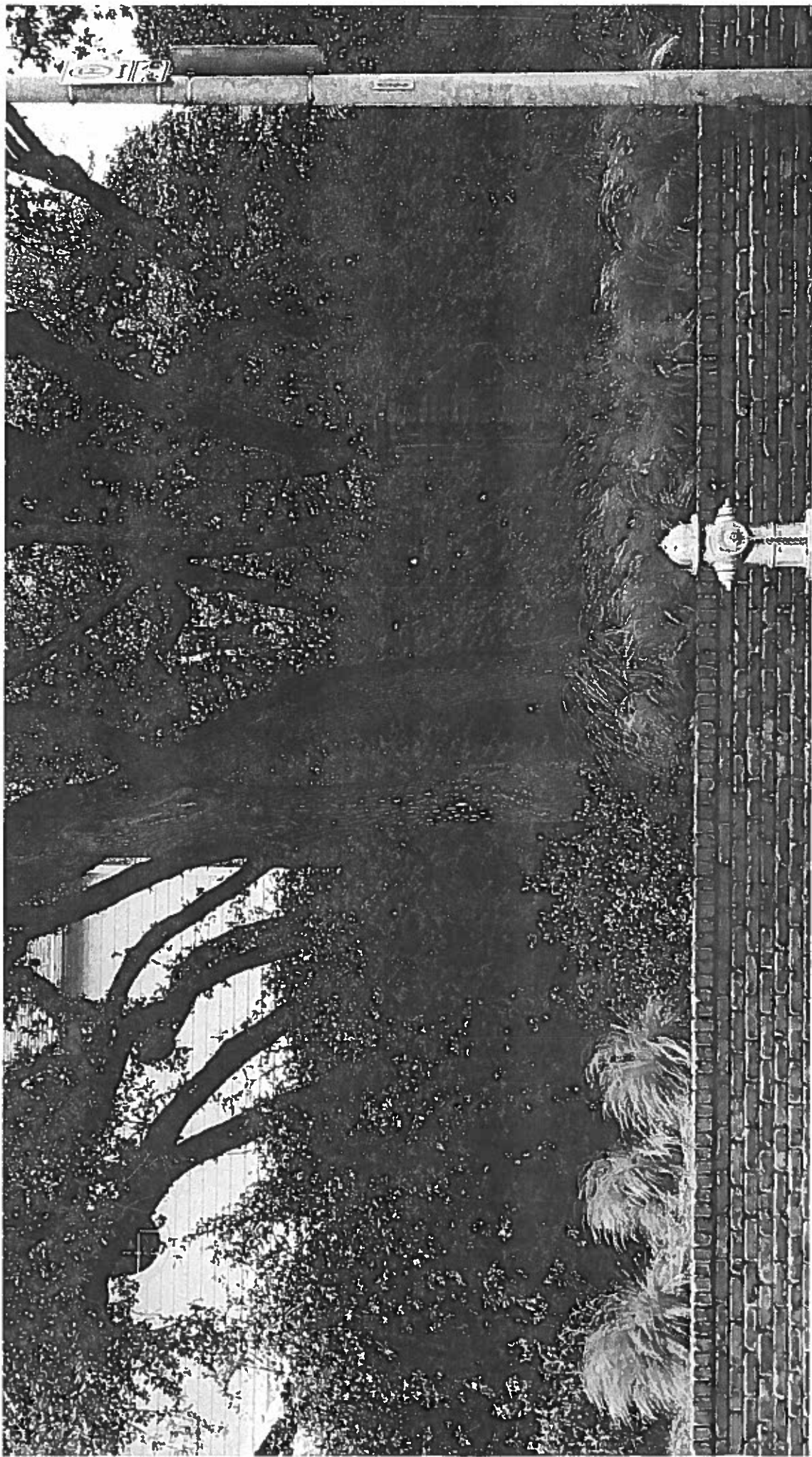
CREAT DESIGN GROUP
ARCHITECTS & INTERIORS

C15-2016-0052



other Fences over 6'

~~138~~



View From Row

12/32

Letter of Authorization from Owners of Adjoining Properties

Application for Non-Complying Fence Height
Lot 21 Blk A, Green Trails Estates
Known as 3701 Green Trails South

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We, the undersigned property owners in Green Trails Estates, and neighbors of the subject property at 3701 Green Trails South, understand the applicant is requesting permission for a maximum 8 foot fence height adjacent to Hart Lane and Green Trails. We hereby agree with this request and have no reservation with the City of Austin granting its approval.

Address:	Owner:	Date:
3701 Green Trails N	Mike Martin Bonnie Martin	1/24/16
3703 Green Trails N	Machree Garrett Gibson	1/24/16
3700 Green Trails S	William Lewis	1/24/16
3702 Green Trails S	Cell. Mr.	1/24/16
7705 Merrybrook Cir	Julie Skypil	1/24/16
7703 Merrybrook Cir	Raei Han Sarah Glass	2/3/16
7701 Merrybrook Cir	Jan Jones	1/24/16
3700 Green Trails	Kelsey J. Allen	1/25/16
7801 Lindenwood Cir	Ramona Harwood	1/24/16
7805 Lindenwood Cir	Donna Nandi	1/25/16

