




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 249'

NOTIFICATIONS

CASE#: C15-2016-0063
LOCATION: 3205 McElroy 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 by the City of Austin regarding specific accuracy or completeness.





Special Exception

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

K1/2

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 5 as needed.* All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 3205 MCELROY DR, AUSTIN, TX 78757

Subdivision Legal Description:

LOT 7, BLK C, ALHAMBRA PARK,
SEC 9.

Lot(s): 7 Block(s): C

Outlot: _____ Division: _____

Zoning District: SE 2

I/We JAY & JAYNE CRAWFORD on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month Select April, Day Select 30 Year Select 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain

Type of Structure: 2nd ~~bedrooming~~ accessory bedroom in a detached structure

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

special exception to 492(D)

21/3

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.

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:

SE

Hardship

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

SE

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

SE

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:

SE

4/1

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:

NA

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:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

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.

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: [Signature] Date: 4/26/16

Applicant Name (typed or printed): _____

K/5

Applicant Mailing Address: 3205 McELROY DR
City: AUSTIN State: TX Zip: 78757
Phone (will be public information): 512-657-2147
Email (optional - will be public information): JCrawford19@Austin.TX.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: Jay Crawford Date: 4/26/16

Owner Name (typed or printed): JAY CRAWFORD

Owner Mailing Address: 3205 McELROY DR

City: AUSTIN State: TX Zip: 78757

Phone (will be public information): 512-657-2147

Email (optional - will be public information): JCrawford19@Austin.TX.com

Section 5: 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.

SAVE

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

- (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;
- (b) the use is a permitted use or a nonconforming use;
- (c) the structure does not share a lot with more than one other primary residence; and
- (d) granting a special exception would not:
 - (i) alter the character of the area;
 - (ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
- (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
- (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

K/6



SPECIAL EXCEPTION INSPECTION



K/1/7

Address:	3205 Mc Elroy
Permit Number:	2016-047500
Property Owner Requesting Special Exception:	Jay and Jayne Crawford

<u>Special Exception Requested:</u> Metal building in side yard setback
Date Structure was originally constructed: Verified on COA GIS existed in 2006

Date of Inspection:	5-3-2016
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

2006
2100

Aerial.

CITY OF AUSTIN DEVELOPMENT WEB MAP

3205 McElroy Dr.



Legend

- ☐ Lot Lines
- ☐ Streets
- ☐ Building Footprints
- ☐ Named Creeks
- ☐ Lakes and Rivers
- ☐ Parks
- ☐ County
- ☐ Lot ID
- ☐ Block ID
- ☐ Lot Line
- ☐ Zoning Text
- ☐ Zoning (Large Map Scale)

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

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PURCHASE AGREEMENT***RUSH**KL
9*

DO NOT WRITE IN THIS SPACE - HOME OFFICE USE ONLY

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PURCHASER'S NAME (PRINT FULL LEGAL NAME)	PURCHASER'S PHONE NUMBER	PURCHASER'S PRICE
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<i>John Craig Ford</i>	<i>220478</i>	<i>\$ 2995.00</i>
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PURCHASER'S PHYSICAL ADDRESS	DATE	TRADE
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<i>3209 McElroy Dr</i>	<i>12-7-04</i>	<i>\$</i>
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PURCHASER'S MAILING ADDRESS	REQUESTED DELIVERY DATE (SEE DELIVERY TERMS BELOW FOR DETAILS)	SUBTOTAL
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<i>3209 McElroy Dr</i>	<i>12-7-04</i>	<i>\$ 2995.00</i>
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CITY	STATE	ZIP CODE	TAX EXEMPTION NUMBER (ATTACH CERTIFICATE)	STATE TAX
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<i>Fort Worth</i>	<i>TX</i>	<i>76107</i>		<i>\$ 247.50</i>
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ATTENTION LINE FOR INVOICING	(PRINT A PERSON'S NAME)	CITY TAX
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<i>John Craig Ford</i>		<i>\$</i>
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HOME PHONE NUMBER	BUSINESS PHONE NUMBER	DELIVERY
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<i>(512) 959-1059</i>	<i>(817) 257-2147</i>	<i>\$</i>
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D.I. No. 1	STATE	D.O.B.	SSN	FIN	FIN BALANCE	FIN	FIN BALANCE
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<i>1</i>	<i>TX</i>	<i></i>	<i></i>	<i>\$</i>	<i>\$</i>	<i>\$</i>	<i>\$</i>
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EMAIL ADDRESS	FIN	FIN BALANCE	FIN	FIN BALANCE
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DELIVERY INSTRUCTIONS CONTACT	(PRINT A PERSON'S NAME)	FIN	FIN BALANCE	FIN	FIN BALANCE
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<i>(817) 257-2147</i>	<i>\$</i>	<i>\$</i>	<i>\$</i>	<i>\$</i>
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ORIGIN OF SALES LEAD	BLDG TO BE USED FOR	TILES
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<i>RE</i>	<i>BUSINESS</i>	<i>2x</i>
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BLDG LOADS WITH FRONT DOOR TO:	BLDG TO BE USED FOR	TILES
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<i>RE</i>	<i>BUSINESS</i>	<i>2x</i>
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DRIVER'S SIDE	TRUCKER'S SIDE	ENTER	REAR	CAB
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<i>YES</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>
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ELECTRICITY ON SITE	YES	NO	GENERATOR	BUILT ON SITE
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<i>YES</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>
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<i>John Craig Ford</i>	<i>(X)</i>	<i></i>
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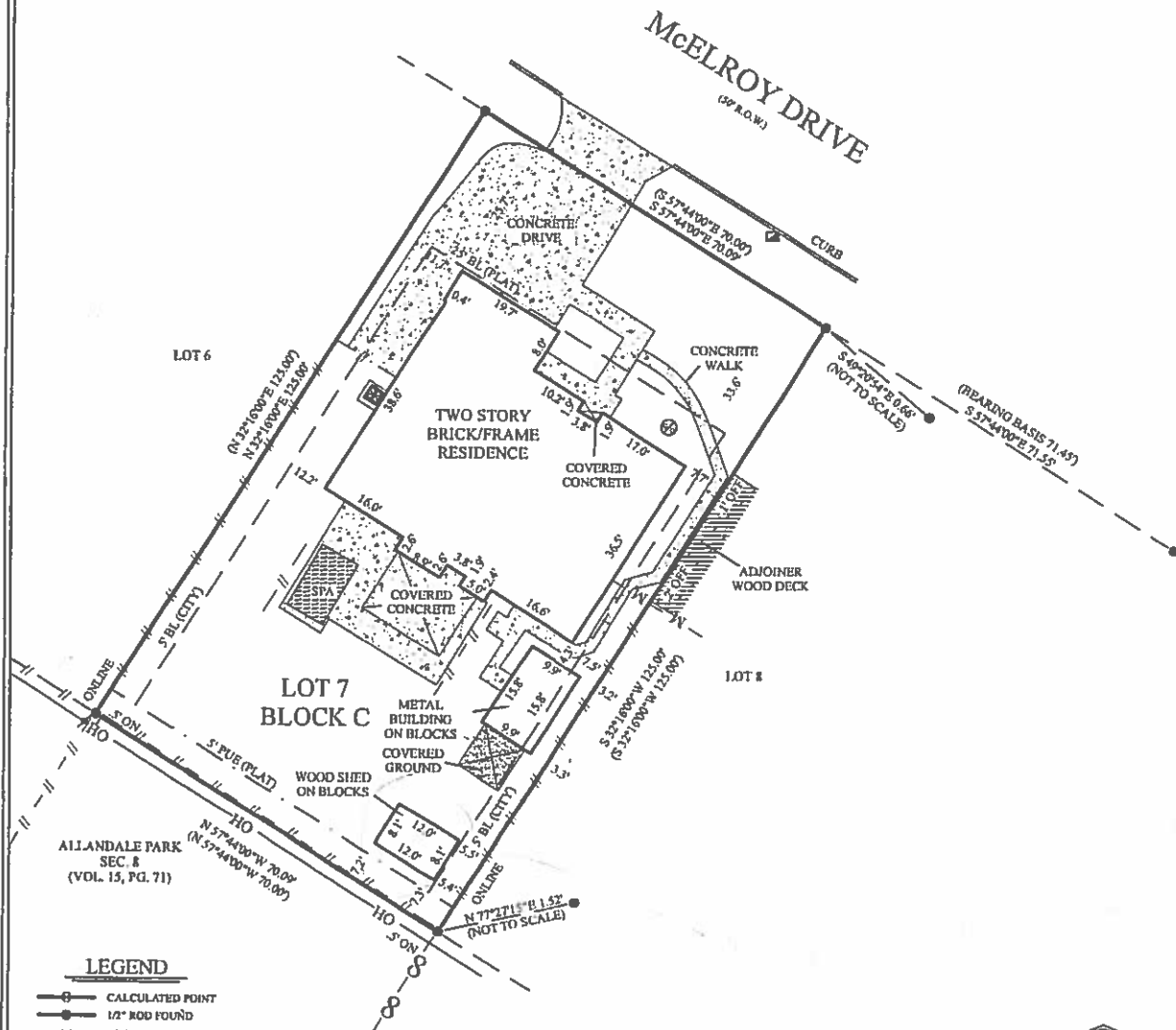
PURCHASER'S NAME (PRINT FULL LEGAL NAME)	PURCHASER'S PHONE NUMBER	PURCHASER'S PRICE
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<i>John Craig Ford</i>	<i>220478</i>	<i>\$ 2995.00</i>
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PURCHASER'S PHYSICAL ADDRESS	DATE	TRADE
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NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

K/10



- LEGEND**
- CALCULATED POINT
 - 1/2" ROD FOUND
 - () RECORD INFORMATION
 - ⊗ WATER METER
 - ⊕ CLEAN OUT
 - ⊗ AIR CONDITIONER
 - ⊕ UTILITY POLE
 - OH OVERHEAD UTILITY LINE(S)
 - M METAL FENCE
 - W WOOD FENCE
 - CL CHAIN LINK FENCE
 - BL BUILDING LINE
 - PUR PUBLIC UTILITY ESMT
 - ON INSIDE OF SUBJECT BOUNDARY
 - OFF OUTSIDE OF SUBJECT BOUNDARY

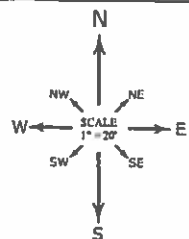
TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED! ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOT 7, BLOCK C, ALLANDALE PARK, SEC. 8, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TOLLE FIRM NO. 10111000

F.I.R.M. MAP INFORMATION

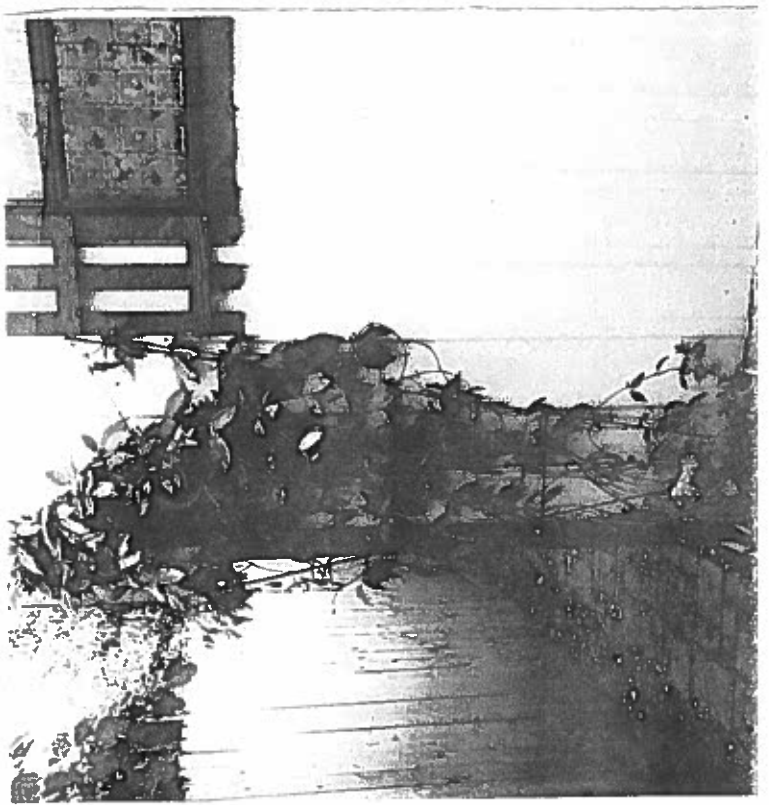
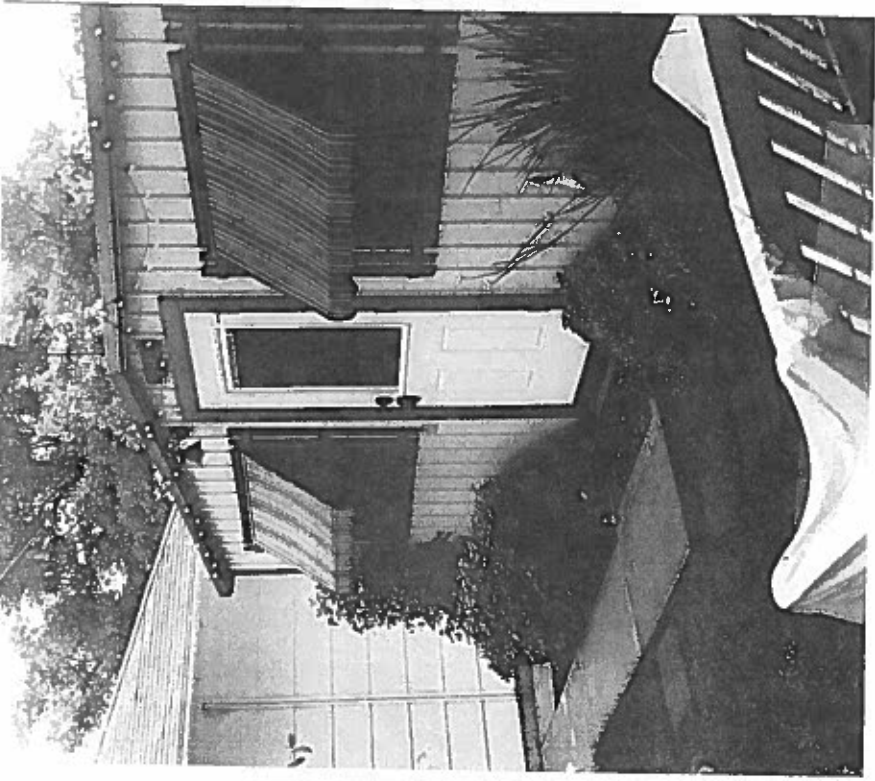
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453CD4557 PANEL: 04353 DATED: 01/06/2016 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

JAY CRAWFORD
3205 MCELROY DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS.

SURVEY DATE:	MAY 11, 2016	FIELDED BY:	CHRIS ZOTTER	05/18/2016
TITLE CD:	-	CALC. BY:	EDWARD RUMSEY	05/11/2016
G.F. NO.:	-	DRAWN BY:	ADRIEL LOPEZ	05/11/2016
JOB NO.:	A0303216 - AD401116	RPLS CHECK:	EDWARD RUMSEY	05/11/2016

12/11



To: City of Austin Code compliance

RE: Setback violation of building behind 3205 McElroy Dr of Jay and Jayne Crawford

K
12

We are neighbors of Jay and Jayne Crawford at 3203 McElroy Dr
since 1991 and have been aware of the building behind their home that sets

28757

within a few feet of the east boundry of their property and is likely within the allowable setback as per city guidelines. We are ok with that violation and do not feel like it is of hindrance or obstruction of our adjoining property nor does it devalue our property.

Sincerely,



date April 2/16

Ph# 512 961 2555

JULIE & VAN KELLEY

To: City of Austin Code compliance

RE: Setback violation of building behind 3205 McElroy Dr of Jay and Jayne Crawford

KJ
13

We are neighbors of Jay and Jayne Crawford at 3206 WHITEWOOD DR. AUSTIN, TX 78757
since 2003 and have been aware of the building behind their home that sets
within a few feet of the east boundry of their property and is likely within the allowable
setback as per city guidelines. We are ok with that violation and do not feel like it is of
hindrance or obstruction of our adjoining property nor does it devalue our property.

Sincerely, STEVEN SAGOR



date 4/2/16

Ph# 512-302-0351

To: City of Austin Code compliance

RE: Setback violation of building behind 3205 McElroy Dr of Jay and Jayne Crawford

K/14

We are neighbors of Jay and Jayne Crawford at 3204 WHITEWAY, AUSTIN TX 78757
since 1962 and have been aware of the building behind their home that sets
within a few feet of the east boundry of their property and is likely within the allowable
setback as per city guidelines. We are ok with that violation and do not feel like it is of
hindrance or obstruction of our adjoining property nor does it devalue our property.

Sincerely,

N. K. Warner

date 04-02-16

Ph# 512-453-1918

NORMAN WARNER

To: City of Austin Code compliance

RE: Setback violation of building behind 3205 McElroy Dr of Jay and Jayne Crawford

We are neighbors of Jay and Jayne Crawford at 3207 McELROY DR
since 8/2013 and have been aware of the building behind their home that sets
within a few feet of the east boundry of their property and is likely within the allowable
setback as per city guidelines. We are ok with that violation and do not feel like it is of
hindrance or obstruction of our adjoining property nor does it devalue our property.

Sincerely,

MacKen Phillips by phone

date 4/2/16

Ph# 512-296-8406

KJ
15

