






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0098
4419 RAMSEY



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" = 208'



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

MS
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 # 015-2016-0098 ROW # 11583077 Tax # 0223021220
TADV

Section 1: Applicant Statement

Street Address: 4419 Ramsey

Subdivision Legal Description:

W 1/2 of Lot 11 Block 8 Rosedale C

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NP (Rosedale)

I/We Rodney K. Bennett on behalf of myself/ourselves as
authorized agent for Dev Kunwar affirm that on
Month August, Day 5, 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: Residential

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

MS
3

25-2-943 & 25-2-???

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 lot was illegally subdivided by the previous owner.

Hardship

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

As the lot was illegally subdivided and sold there is no way to make it meet the minimum lot size. The illegal subdivision also created the intrusion into the rear setback.

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

Most lots in the interior of the city are not illegally subdivided. The existing home is in the setback.

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:

Because all but 52.50 square feet of the home existed prior to the lot being subdivided illegally. Furthermore, the addition into the setback is over existing impervious cover, and the home prior to the addition was 6'5" from the rear setback.

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

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: Rodney K. Bennett Date: 08/05/2016

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

Applicant Mailing Address: 12618 Eagle Nest DR

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: Dev Kumar Date: 08/05/2016

Owner Name (typed or printed): Dev Kunwar

Owner Mailing Address: 4419 Ramsey

City: Austin State: Texas Zip: 78756

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Rodney K. Bennett

Agent Mailing Address: 12618 Eagle Nest Dr

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).

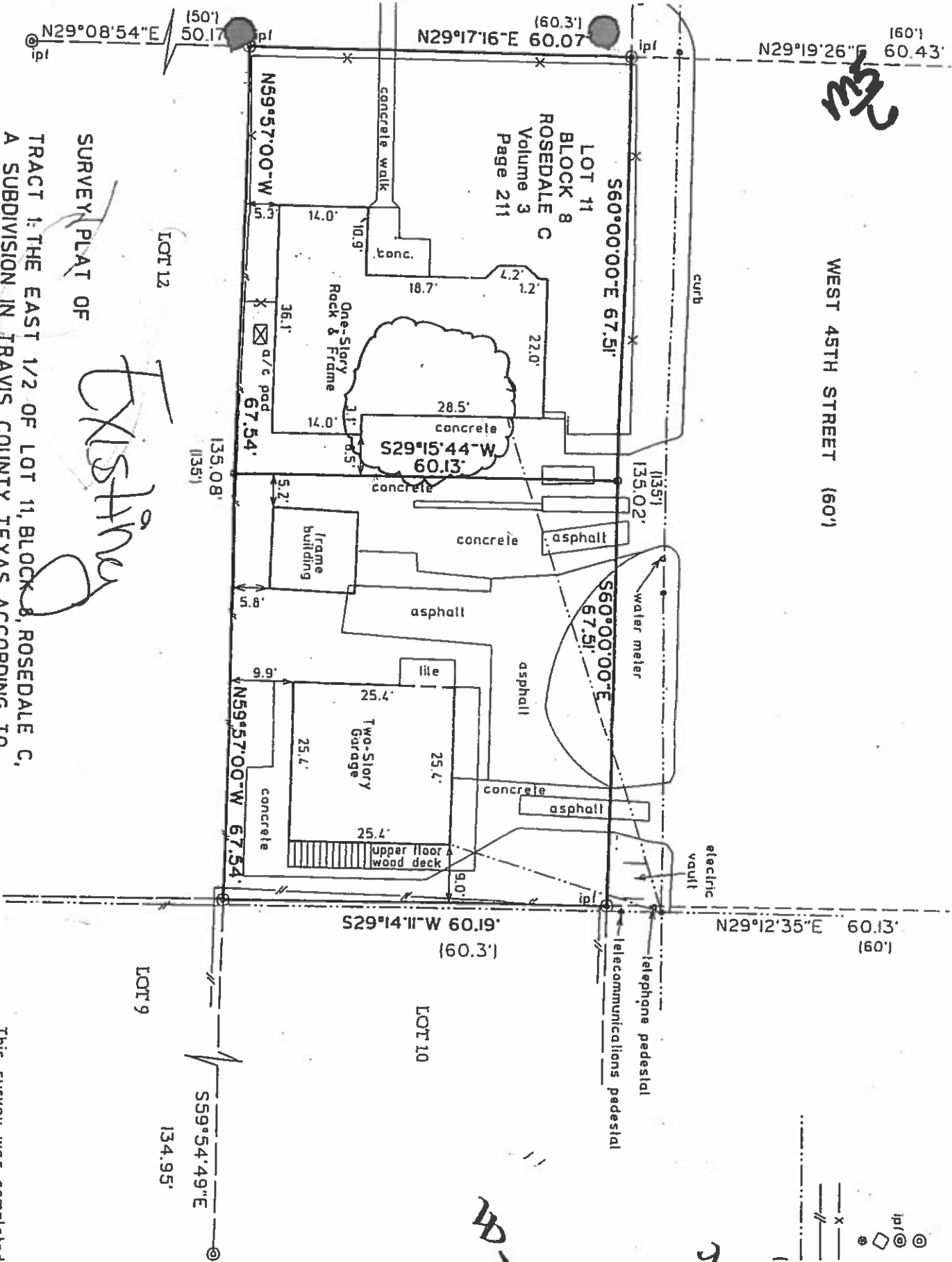
Request One: reduce the minimum required lot size from 5750 to 4083.97 TCAD or 4054.87

Request Two: add 52.50 SF into the rear setback at a distance of 5' from the lot line.

52

WEST 45TH STREET (60')

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Concrete Monument
- ⊙ Calculated Point
- Wire Fence
- Wood Board Fence
- Overhead Utility (Record Distance)



SURVEY PLAT OF

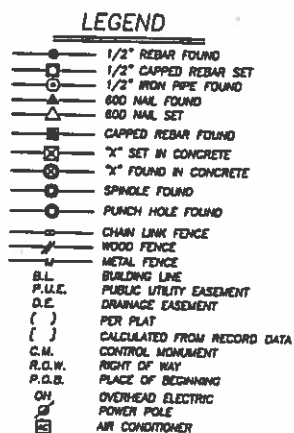
Existing

TRACT 1: THE EAST 1/2 OF LOT 11, BLOCK 8, ROSEDALE C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 211 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1505 WEST 45TH STREET.

This survey was completed without the benefit of this lot may be subject to restrictions and etc

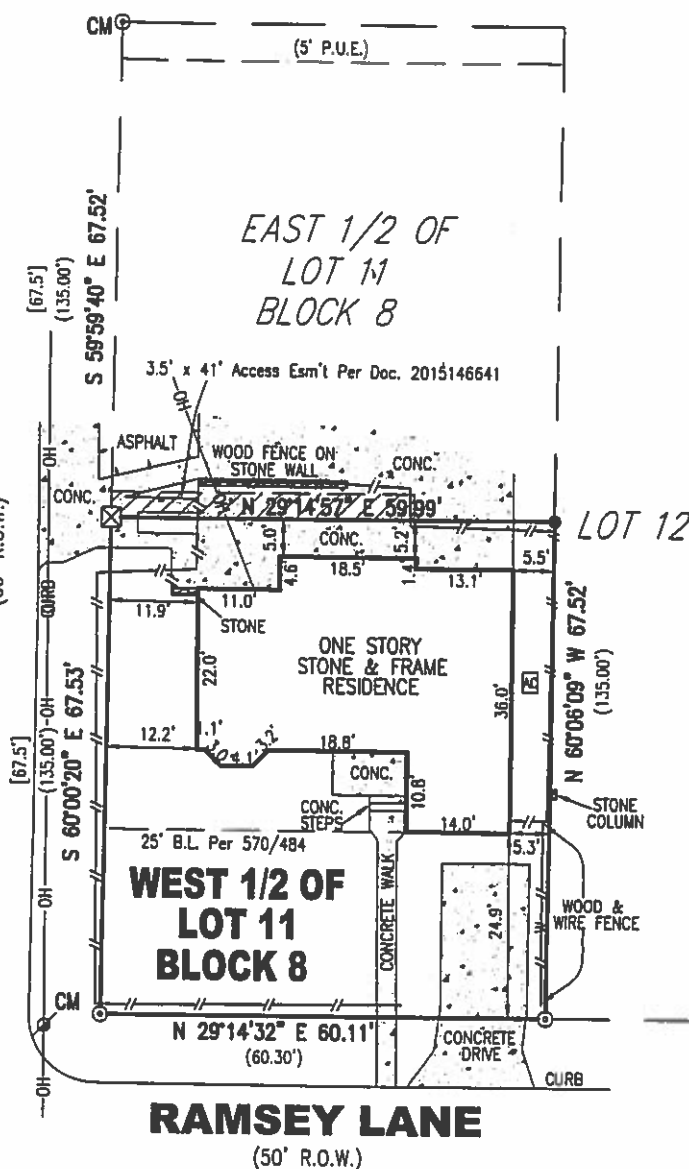
PREPARED: June 8, 2015
BY:





WEST 45TH STREET

CM TO CM
(BEARING BASIS)
S 60°00'20" E 135.05 (135.00')



Notes:

1) Subject to restrictions and easement rights as stated in 570/484 Deed Records and in 3/211 Plot Records.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
GRACY TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCRoACHMENTS oVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 48483-04045A1, DATED 01/06/18. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 4419 RAMSEY LANE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: WEST ONE-HALF (W1/2) OF LOT 11 BLOCK: 8 SUBDIVISION: ROSEDALE-C VOL/CAB 3 PG/SLD 211 PLAT RECORDS
REFERENCE NAME: DEV RAJ KUNWAR AND BIDITA KARKI

CF ACCESS ESM'T ADDED: 03/21/16

G.F. #: 01247-46491



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756
Office 512*458-6969, Fax 512*458-9845

JOB #: B0311416_TA
DATE: 03/17/16
SCALE: 1"=20'

FIELD WORK BY	WILLIAM	03/16/18
CALC'D BY	VC	03/17/18
DRAFTED BY	PR	03/17/18
CHECKED BY	VC/ML	03/17/18

[illegible]

NEW CONSTRUCTION
FLOOR PLAN 56, 14, 11, 10"

REVISED 3/2016

LEHIGH
FELT'S CONSTRUCTION
NEW YORK, N.Y.

ADDITION: 4419 RAMSB
AUSON, TFEAS

HARDY & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
3570 Sandoz San Antonio, TX 78212
Tel / Fax (710) 494-0663

