







37-1

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**  
**CASE#: C15-2016-0100**  
**3312 ROBINSON**

1" = 208'

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

M/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 # C15-2016-0100 ROW # 11588657 Tax # 0215090123  
TEADV

### Section 1: Applicant Statement

Street Address: 3312 Robinson Avenue

Subdivision Legal Description:

Lot 22, Block 1, University Park

Lot(s): 22

Block(s): 1

Outlot: 29

Division: C. University Park

Zoning District: (Upper Boggy Creek) SF-3-NP

I/We Shawn Breedlove on behalf of myself/ourselves as  
authorized agent for BDB Ventures, LLC affirm that on  
Month August, Day 23, 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: New home

17/3

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

LDC 25-2-513.

## 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 ROW for this plat is 60', whereas most ROW's are 50'. The deed restrictions call for a 20'  
front setback. With a 15' "back of curb" plus the 20' setback we are at 35' "back of curb".  
Streets with a 50' ROW have a 10' "back of curb". This with a 25' setback yields a 35' "back of  
curb".

### Hardship

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

Neighborhood Platted before Zoning Regulation with 20 ft setback

Building plans reviewed and permitted with 20 ft setback, Permit # 2015-054894 by COA  
Foundation inspected and approved by COA with 20 ft setback

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

Many other residential homes (xx) built on the 20ft setback line

BOA granted Variance at 3401 Robinson across Street from 3312 Robinson, to allow 20ft  
building setback

No other recent New Builds in platted area.

M7  
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:

Survey and Deed Restrictions reflect 20ft building 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

---

---

---

---

5127

### 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:  Date: 8/23/2016

Applicant Name (typed or printed): Jay Otto

Applicant Mailing Address: 2900 W. Anderson Lane, Ste 200-303

City: Austin State: Tx Zip: 78757

Phone (will be public information): (512) 775-2817

Email (optional – will be public information): Jay@dwelgo.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: 8/23/2016

Owner Name (typed or printed): Shawn Breedlove

Owner Mailing Address: 2900 W. Anderson Land, Ste 200-303

City: Austin State: Tx Zip: 78757

Phone (will be public information): (512) 300-5588

Email (optional – will be public information): ibreedlove@icloud.com

### Section 5: Agent Information

Agent Name: Stephen Rye

Agent Mailing Address: 221 West 6th Street, Suite 600

City: Austin State: Tx Zip: 78701

Phone (will be public information): (512) 328-0011

Email (optional – will be public information): Jay@dwelgo.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).

---

---

---

---

12/6

# Robinson Avenue 14 Properties

These properties measured from GIS City of Austin website

---

327



3300 Robinson – 19 feet

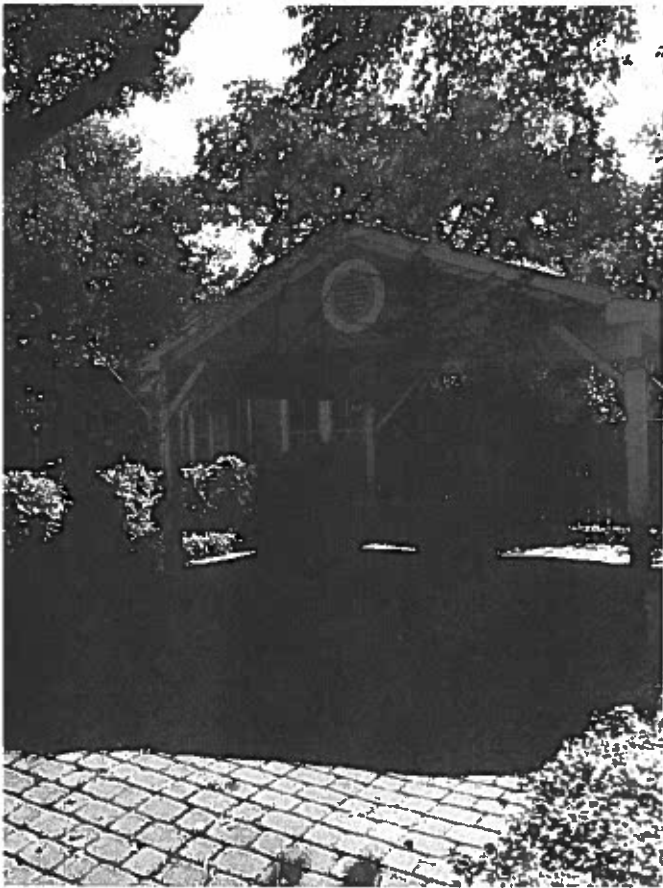
3/8



3302 Robinson – 20 feet

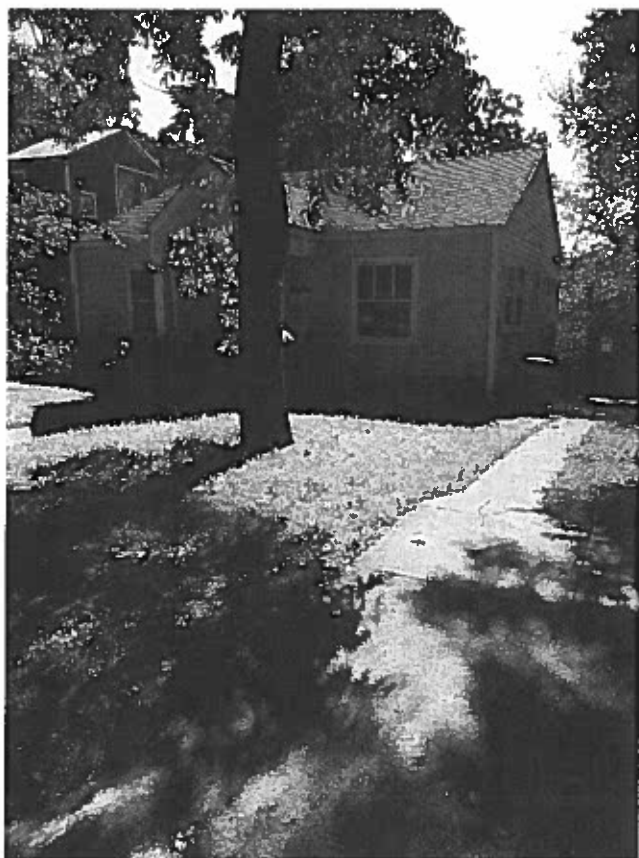


137/9

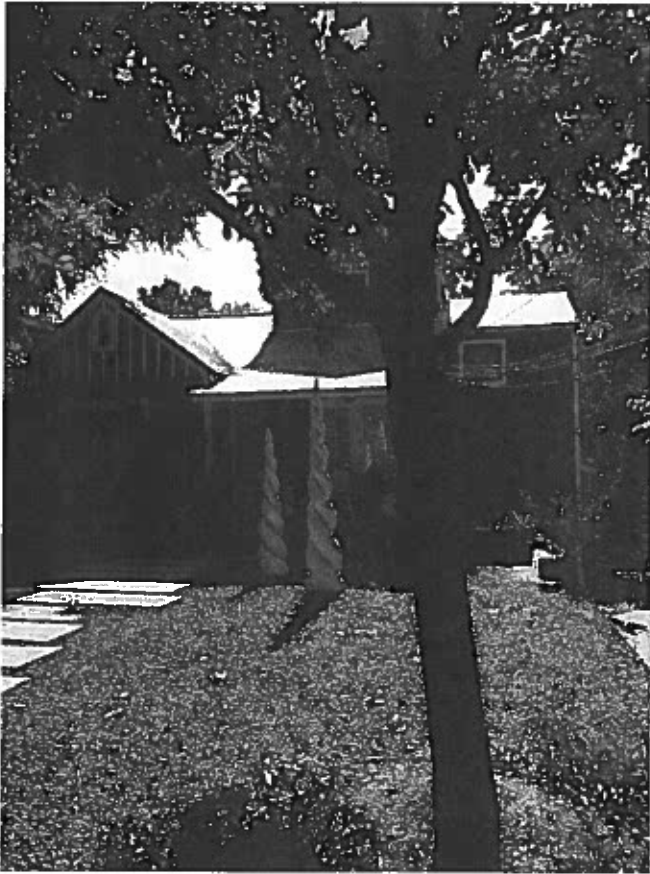


3401 Robinson -8 feet

37  
10



3407 Robinson – 19.5  
feet



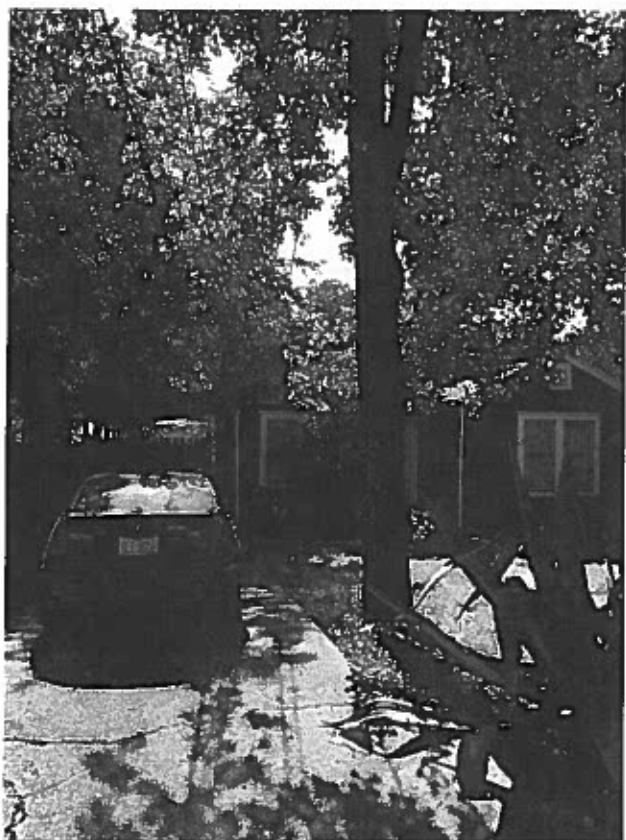
3409 Robinson – 19 feet

137  
12



3415 Robinson – 17 feet

13/13



3507 Robinson-17 feet

3/4



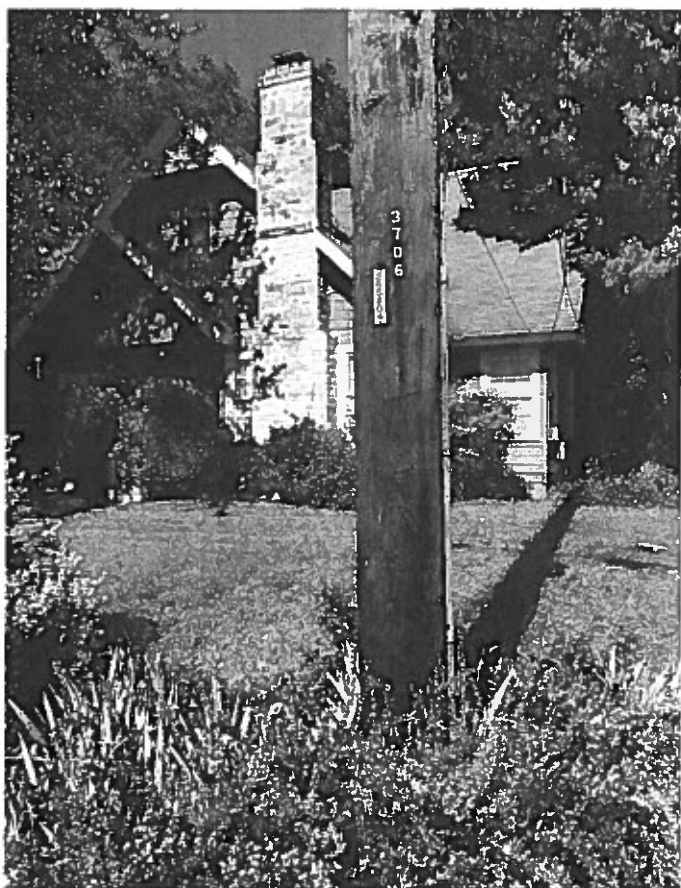
3511 Robinson -13 feet

3/5



3704 Robinson – 17 feet

12/31



3706 Robinson - 17 feet

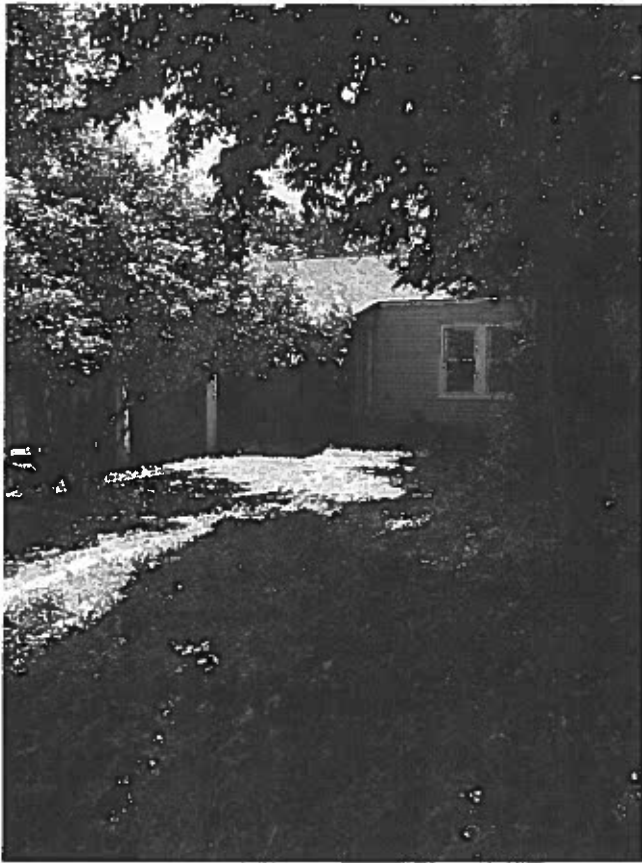


137



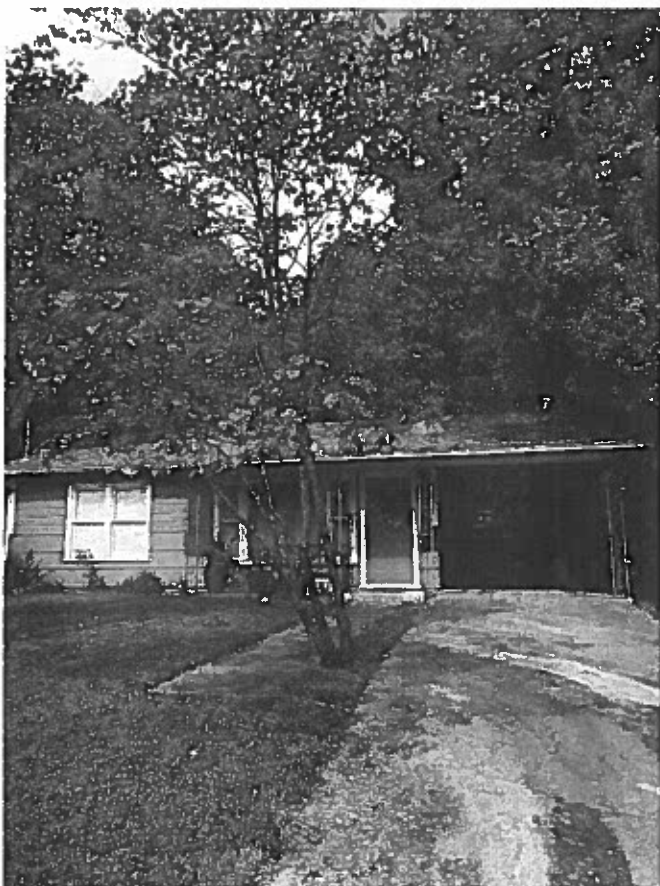
3708 Robinson – 20 feet

127  
18



3715 Robinson – 4  
feet

132  
19



3712 Robinson – 20 feet

7/2/20



3713 Robinson – 23  
feet

3/27

3310, 3312, 3400 –  
Adjacent/Subject/Adjacent



CVS-2016-0100

mj  
22



Stantec Consulting Services Inc.  
221 West Sixth Street Suite 600, Austin TX 78701-3411

September 12, 2016  
Mr. Rodney Gonzales  
Director, Development Services  
City of Austin  
PO Box 1088  
Austin, Texas 78767

Dear Mr. Gonzales,

**Reference: 3312 Robinson Board of Adjustment front setback variance request**

On behalf of the applicant, please accept the enclosed application for a Board of Adjustment variance to the City of Austin Land Development Code § 25-2-492 – *Site Development Regulations* to modify the front setback requirement for a single family structure located at 3312 Robinson Road from 25 feet to 20 feet.

The architectural and building plans were submitted to the City of Austin Development Services Department on February 29, 2016, and approved on May 11, 2016. The plan set included a front yard setback of 20 feet based on original deed restriction requirements. Although reviewed and approved by the City of Austin Residential Review Department, the Land Development Code required front setback was deficient on the Record Set permit application. The subject property completed slab, frame, and roof construction and inspection before the 25-foot setback violation was discovered.

The requested variance is the minimum variance required to be code complaint and will not alter the character of the neighborhood, impair the use of adjacent property, or weaken the intent of the Land Development Code site development regulations. Supplementary photographic exhibits are included that reflect an additional approximately 30 residential units in the neighborhood that do not meet Land Development Code setback requirements.

The Board of Adjustments has approved at least one other variance for a front building setback violation across the street from the subject property at 3401 Robinson on January 7, 2009. Photographs of the property and a copy of the approved variance are attached.

The applicant has contacted the immediate affected adjacent neighbors as well as neighborhood association representatives. Please see attached for support letters and communication from interested parties. Your attention and consideration on this issue is appreciated. Please let us know if you would like any additional information or clarification as the application proceeds.



M7  
23

September 12, 2016  
Page 2 of 2

Regards,

A handwritten signature in black ink that reads "Stephen Rye".

Stephen Rye  
**STANTEC CONSULTING SERVICES INC.**

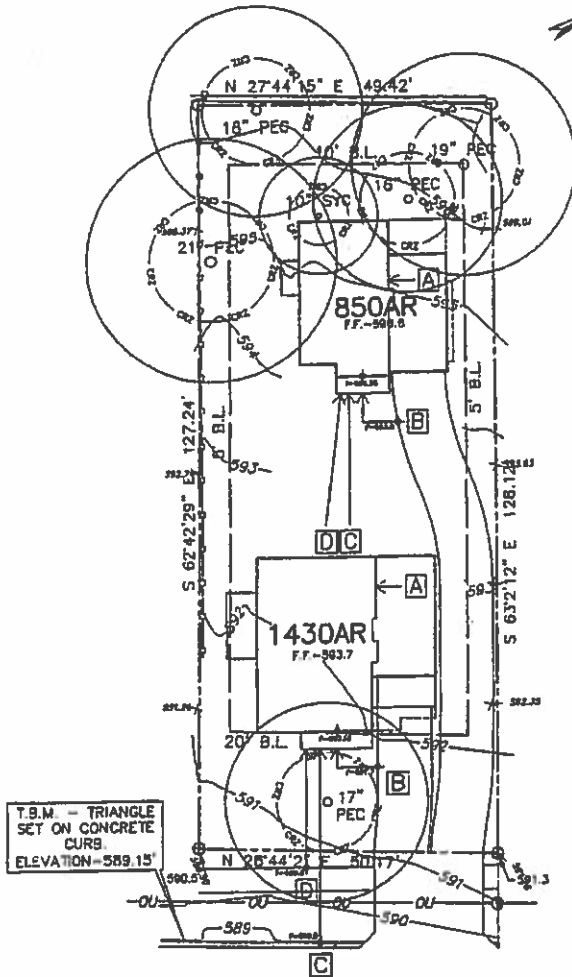
Stephen Rye  
Urban Planner  
Phone: (512)  
Fax: (512) 328-0325  
Stephen.Rye@stantec.com

Attachment: Neighborhood Correspondence  
Photographic Exhibits  
Adjacent Board of Adjustment Variance

c. Shawn Breedlove, BDB Ventures

da document2

LC  
2/2



### SLOPE CALCULATIONS: 850AR

FINISHED FLOOR AT VISITABLE ENTRANCE TO:

- [A] GARAGE: GARAGE ENTRY DOOR LOCATION PROHIBITS GARAGE VISITABLE ENTRANCE TO BE UTILIZED
- [B] DRIVEWAY:  $2.76' / 10' - 82" \times 100 = 25.72\%$  SLOPE
- [C] STREET: STREET VISITABLE ROUTE NOT FEASIBLE FOR SECONDARY DWELLING UNIT
- [D] SIDEWALK: SIDEWALK VISITABLE ROUTE NOT FEASIBLE FOR SECONDARY DWELLING UNIT

### CITY OF AUSTIN - TECHNICAL REVIEW

Approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current adopted residential building code or any other ordinance of the City of Austin which might have been omitted or overlooked in the plan review process.

By [Signature] Date 5/11/2016

### SLOPE CALCULATIONS: 1430AR

FINISHED FLOOR AT VISITABLE ENTRANCE TO:

- [A] GARAGE: GARAGE ENTRY DOOR LOCATION PROHIBITS GARAGE VISITABLE ENTRANCE TO BE UTILIZED
- [B] DRIVEWAY:  $1.96' / 10' - 3" \times 100 = 19.12\%$  SLOPE
- [C] STREET:  $4.66' / 32' - 82" \times 100 = 14.23\%$  SLOPE
- [D] SIDEWALK:  $3.16' / 20' - 23" \times 100 = 15.62\%$  SLOPE

CITY OF AUSTIN  
APPROVED FOR PERMIT  
J. Rodney Gonzales  
Development Services Department  
By [Signature] Date 5/11/2016  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

3312 ROBINSON AVENUE

## SWITCHBACK WAIVER REQUEST REVIEWED

FEB 29 2016

AUSTIN WATER UTILITY  
CONSUMER SERVICES DIVISION  
PAVED SIDEWALK WITH CONC. CURB  
SEWER APPROX. 3' BELOW GRADE

## UNIVERSITY PARK



FEB 19 2016

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes this review DOES NOT include transmission power lines.

220107 REVISIONS		
DATE	SUBMIT	DESC
1.21.16	00	SEM PLOT

NEIGHBORHOOD  
PLANNING AREA:

UPPER BOGGY CREEK

SCALE: 1" = 20'

PLAN: 1430AR & 850AR  
ADDRESS: 3312 ROBINSON AVENUE  
LOT: 22  
BLOCK: 1  
Austin, TX

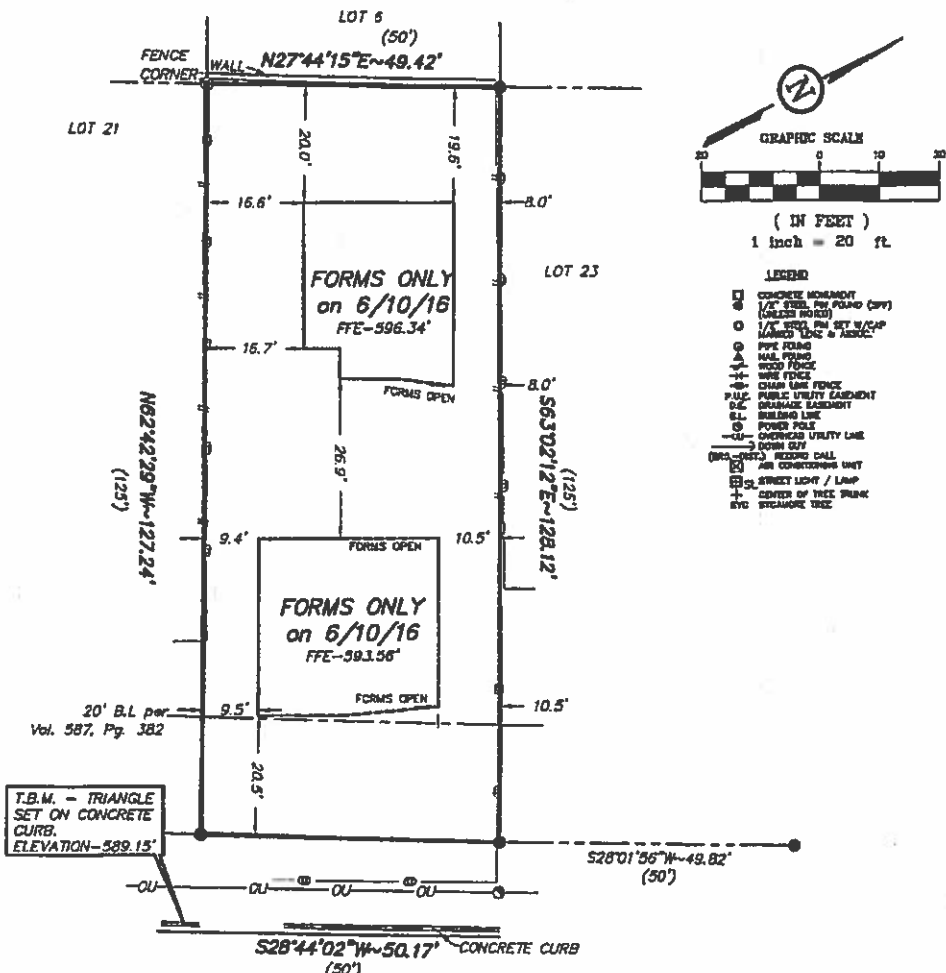
LENZ & DAVIS ARCHITECTS, INC.  
6705 Lakewood Lakeside Rd., Suite 200 Austin, Texas 78754  
512/545-0710 512/545-0710 (FAX) www.lenz-davis.com

AUSTIN CITY BUILDERS

AE APPROVED  
FEB 29 2016  
L&D - T&O  
JGM



2-5



## ROBINSON AVENUE

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83, AS DETERMINED BY G.P.S. OBSERVATIONS

ELEVATIONS ON THIS TOPOGRAPHIC SURVEY ARE BASED ON NAVD83, GEOID12A

### NOTES:

- 1) NO FRONT FENCE CLOSER THAN 40' FROM FRONT LINE, PER NOTE ON PLAT
- 2) AREA OF THIS LOT IS 6358 SQ. FT.
- 3) THIS LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FLOOD MAP No 4845300465H DATED SEPTEMBER 26, 2008

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THIS TRACT MAY BE SUBJECT TO EASEMENTS, CONDITIONS, OR RESTRICTIONS OF RECORD NOT SHOWN OR NOTED HEREON.

DATE OF SURVEY: JUNE 10, 2016



## LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

512/443-1174

4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

SURVEY No.: 2015-0719C F.B.# 1010/21

REFERENCE: BDB VENTURES  
G.F. No.:  
ADDRESS 3312 ROBINSON AVENUE

LEGAL DESC: LOT 22, BLOCK 1, UNIVERSITY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 123, PLAT RECORDS, TRAVIS COUNTY, TEXAS



# City of Austin BUILDING PERMIT

PERMIT NO: 2016-054894-BP

3312 ROBINSON AVE

Type: RESIDENTIAL

Status: Active

Issue Date: 05/18/2016

EXPIRY DATE: 11/14/2016

*[Handwritten signature]*

LEGAL DESCRIPTION  
LOT 22 BLK 1 OLT 29 DIV C UNIVERSITY PARK SUBD

SITE APPROVAL

ZONING  
SF-3-NP

PROPOSED OCCUPANCY:

WORK PERMITTED: New

ISSUED BY: DeMarcos Mendoza

New single family 3 bedrooms, 2 1/2 baths w/ 1 car garage.

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
New/Addn: 1,873	Tot Val Rem: \$0.00 Tot Job Val: \$125,000.00		101		2	1	3
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		
1697.4	26.7	2784.9	43.82	5	2- 5/8		

## Contact

Applicant, Jay Otto, Pecan Valley Homes LLC  
General Contractor, Jay Otto, Pecan Valley Homes LLC

## Phone

(512) 844-2152  
(512) 844-2152

## Contact

Billed To, Dale Thornton, BDB Ventures, LLC

## Phone

(512) 844-2152

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	238.00	5/18/2016	Combined Plan Review Fee	342.00	2/29/2016	Development Services Surch.	13.68	2/29/2016
Development Services Surch.	9.52	5/18/2016						
<b>Fees Total:</b>	<b>603.20</b>							

## Inspection Requirements

Building Inspection  
Plumbing Inspection  
Water Tap Inspection

Driveway Inspection  
Sewer Tap Inspection

Electric Inspection  
Sidewalks Inspection

Mechanical Inspection  
Tree Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

## Comments

Plans must meet visitability requirements. New driveway approach meeting CoA standards required  
Conditions for Tree Approval: No tree removal permitted with this permit. Air spading of half root zone of the 21" & 18" Pecan for foundation beam placement by certified arborist required. Proof rolling, over excavation, or over compaction outside of the building lines is not permitted with this tree permit. Pre-pour inspection required for beams in half crz of protected or heritage trees. Please schedule through the IVR system. No form bracing allowed in half crz. Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. Plastic construction fencing is not permissible. No impacts are permitted within the tree 1/2 critical root zone (ECM 3.5.2), including trenching for utilities and installation of sprinkler system. Provide a receipt for remedial tree care and any required pruning as performed by a certified arborist. Receipt must show payment in full.

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

PERMIT NO: 2016-054895-BP

Type: RESIDENTIAL Status: Active

3312 ROBINSON AVE

Issue Date: 05/18/2016

EXPIRY DATE: 11/14/2016

17/2

LEGAL DESCRIPTION  
LOT 22 BLK 1 OLT 29 DIV C UNIVERSITY PARK SUBD

SITE APPROVAL

ZONING  
SF-3-NP

PROPOSED OCCUPANCY:

WORK PERMITTED: New

ISSUED BY: DeMarcos Mendoza

New secondary dwelling unit. 2 bedrooms, 2.5 baths w/ 1 car garage

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
New/Addn: 1,130	Tot Val Rem: \$0.00 Tot Job Val: \$80,000.00		102		2	1	3
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		
1697.4	26.7	2784.9	43.82	5	2- 5/8		

## Contact

Applicant, Jay Otto, Pecan Valley Homes LLC  
General Contractor, Jay Otto, Pecan Valley Homes LLC

## Phone

(512) 844-2152  
(512) 844-2152

## Contact

Billed To, Dale Thornton, BDB Ventures, LLC

## Phone

(512) 844-2152

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	220.00	5/18/2016	Combined Plan Review Fee	342.00	2/29/2016	Development Services Surch	13.68	2/29/2016
Development Services Surch	8.80	5/18/2016						
<b>Fees Total:</b>	<b>584.48</b>							

## Inspection Requirements

Building Inspection

Electric Inspection

Mechanical Inspection

Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.

A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

## Comments

Plans must meet visitability requirements. New driveway approach meeting CoA standards required

Conditions for Tree Approval: No tree removal permitted with this permit. Air spading of half root zone of the 21" & 19" Pecan for foundation beam placement by certified arborist required. Proof rolling, over excavation, or over compaction outside of the building lines is not permitted with this tree permit. Pre-pour inspection required for beams in half crz of protected or heritage trees. Please schedule through the IVR system. No form bracing allowed in half crz. Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. Plastic construction fencing is not permissible. No impacts are permitted within the tree 1/2 critical root zone ("ECM 3.5.2), including trenching for utilities and installation of sprinkler system. Provide a receipt for remedial tree care and any required pruning as performed by a certified arborist. Receipt must show payment in full.

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

AUSTINTEXAS.GOV | AIRPORT | LIBRARY | AUSTIN ENERGY | AUSTIN WATER | CONVENTION CENTER | VISITORS BUREAU

## PUBLIC INFORMATION

## FOLDER DETAILS

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection noted) you allow this permit to expire you will be required to submit a new application & pay new fees.

Public Search

Issued Construction Permits

## REGISTERED USERS

New Registration

Update Registration

Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expirat Date
2016-054894 BP	2016-054894 BP	New single family 3 bedrooms, 2 1/2 baths w/ 1 car garage.	R- 101 Single Family Houses	New	3312 ROBINSON AVE	On Hold	May 11, 2016	May 18, 2016	Jan 4, 2017

Related Folders:

## FOLDER INFO

Permit Assign and Pay

## Information Description

## Value

My Permits/Cases

My Licenses

Request / Cancel / View Inspections

My Escrow Accounts

Reports

Logout

## HELP

Web Help

## FEEDBACK

Contact PDR

Smart Housing?	No
Is this a one/two unit condo?	No
Total New/Addition Bldg Square Footage	1872.9
Total Job Valuation	125000
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	Yes
Plumbing Inspection	Yes
Energy Inspection	Yes
Driveway Inspection	Yes
Sidewalks Inspection	Yes
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	Yes
Water Tap Inspection	Yes
Sewer Tap Inspection	Yes
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Is there Auxiliary Water?	No
Auxiliary Water Inspection	No
Current Zoning for Building	SF-3-NP
Name of Neighborhood Plan	Boggy Creek
Floor Area Ratio (FAR)	39.69
Is this property in MUD ?	No
Is Site Plan or Site Plan Exemption req?	No
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	3
Number of Floors	2
Number of Units	1
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	No
Proposed Use	single family residential

Square Footage of Lot 6355.8  
 Total Building Coverage on lot Sq. Ft. 1697.4  
 Total Building Coverage Percent, of Lot 26.7  
 Total Impervious Coverage Square Footage 2784.9  
 Total Impervious Coverage Percent. of Lot 43.82  
 Certificate of Occupancy to be Issued Yes  
 Code Year 2012  
 Code Type International Residential Code  
 Hazardous Pipeline Review Required No  
 Public or Private Private  
 Usage Category 101  
 Number of Bathrooms 5  
 Size of Water Meter 2- 5/8

m7  
29

## PROPERTY DETAILS

Number	Pre. Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
3312	ROBINSON	AVENUE				AUSTIN	TX	78722	LOT 22 BLK 1 OLT 29 C UNIVERSITY PARK SUBD

LOT 22 BLK 1 OLT 29 DIV C UNIVERSITY PARK SUBD

## PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone
Applicant	Pecan Valley Homes LLC (Jay Otto)	1025 MERLENE DR	Austin	TX	78732	(512)82152
Right-Of-Way Contractor	G & P Contractors Inc	1315 RICH LN	BUDA	TX	78610	(512)35800
Billed To	BDB Ventures, LLC (Dale Thornton)	2900 ANDERSON LN SUITE 200-303	AUSTIN	TX	78757	(512)82152
General Contractor	Pecan Valley Homes LLC (Jay Otto)	1025 MERLENE DR	Austin	TX	78732	(512)82152

## FOLDER FEE

Fee Description	Fee Amount	Balance
Building Permit Fee	\$238.00	\$0.00
Development Services Surcharge	\$9.52	\$0.00

## PROCESSES AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Attem
Administrative Hold	Open						
Permit Refund	Open						
Red Tag Hold	Hold			Aug 22, 2016		Tony Hernandez (512-264-4842)	
111 Energy Final	Open					Douglas Williams (512-351-2717)	
611 Water Tap	Open					Austin Water Utility (512-972-0013)	
610 AW Temp Utilities	Open					Austin Water Utility (512-972-0013)	

101 Building Layout	Pass	Jun 24, 2016	Jun 24, 2016	Jun 24, 2016
102 Foundation	Open			
103 Framing	Open			
104 Insulation	Open			
105 Wallboard	Open			
109 TCO Occupancy	Open			
112 Final Building	Open			
114 Continuance of work	Open			
620 Final Tree Inspection	Open			
621 Tree TCO Occupancy	Open			
Deficiencies	Open			
BP Permitting	Open			
Red Tag Hold	Open			

Douglas Williams  
(512-351-2717)Douglas Williams  
(512-351-2717)Douglas Williams  
(512-351-2717)Douglas Williams  
(512-351-2717)Douglas Williams  
(512-351-2717)Douglas Williams  
(512-351-2717)Douglas Williams  
(512-351-2717)

Tree Inspectors

Tree Inspectors

Douglas Williams  
(512-351-2717)[Back](#)
[PAY ONLINE](#)
[CALENDAR](#)
[MEDIA CENTER](#)
[FAQ](#)
[CONTACT US](#)
[SITE MAP](#)
[LEGAL NOTICES](#)
[PRIVACY](#)

12/31

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, January 12, 2009

**CASE NUMBER:** C15-2008-0098

☐ Y ☐ Greg Smith  
☐ Y ☐ Michael Von Ohlen (2<sup>ND</sup> the Motion)  
☐ Y ☐ Yolanda Arriaga (Motion to GRANT)  
☐ N ☐ Bryan King  
☐ Y ☐ Leane Heldenfels, Vice-Chairman  
☐ Y ☐ Frank Fuentes, Chairman  
☐ Y ☐ Nora Salinas

**APPLICANT:** Phil, Moncada

**OWNER:** Jerald, Head

**ADDRESS:** 3401 ROBINSON AVE

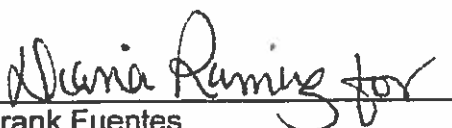
**VARIANCE REQUESTED:** The applicant has requested a variance from the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 4 feet 5 inches in order to maintain a detached carport for an existing single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek Neighborhood Plan – Cherry wood Sub-district)

**BOARD'S DECISION:** GRANTED 6-1

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: this is an existing subdivision subdivided in the 1960s before LDC was established.
2. (a) The hardship for which the variance is requested is unique to the property in that: no other place to put carport that satisfies the needs and requirements for this family.  
  
(b) The hardship is not general to the area in which the property is located because: n/a
3. 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: very well established neighborhood.

\_\_\_\_\_  
Joe Pantalion  
Executive Secretary

  
\_\_\_\_\_  
Frank Fuentes  
Chairman

12/32



I, BDB VENTURES INC., am applying for a variance from the Board of Adjustment regarding Section 25-2-513 of the Land

Development Code. The variance would allow me the ability to LEAVE IN PLACE THE EXISTING STRUCTURE

AT 3312 ROBINSON PER APPROVED BOARD PERMIT # 2016-054094 MAY 18TH 2016, ORIGINAL PERM RE-SECTION AND PER MANY OTHER HOMES BUILT ON OR OVER THE BUILDING LOT BACK LOT

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

Property Owner Name	Address	Signature
3400 ROBINSON <sup>651201</sup> MARSHALL	3400 ROBINSON	x Leroy Malott
REBECCA ORRMAN	3500 ROBINSON	Rebecca Orrman
	3402 ROBINSON <sup>201 850 4516</sup>	
	3310 ROBINSON <sup>572-820 4619</sup>	
DEBORAH ROSS	3309 A+B ROBINSON	Deborah A Ross



m7  
43

# 3312 Robinson

**Variance from the minimum front street setback  
requirement of § 25-2-492 *Site Development  
Regulations* from 25 feet to 20 feet.**

m7  
34



antec



## Property History

1927 - Platted as Lot 22 Block 1 of the University Park Subdivision

1948 – Single Family house constructed

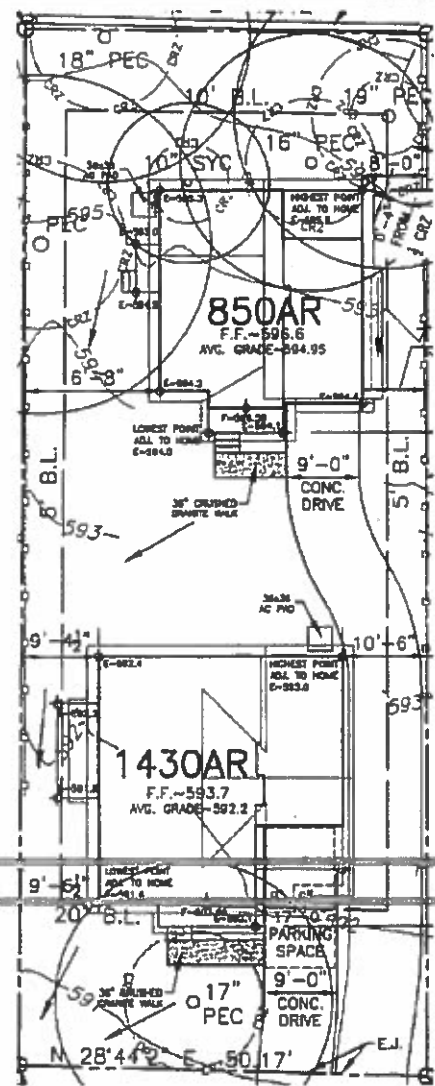
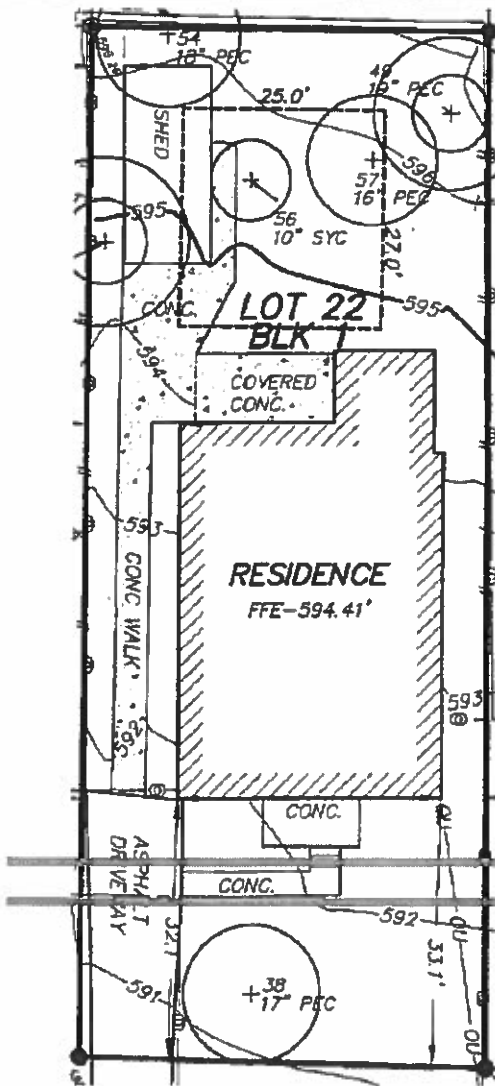
2016 – Residential building permit approved for infill development



m7  
36

Previous residential structure

New construction setback planes



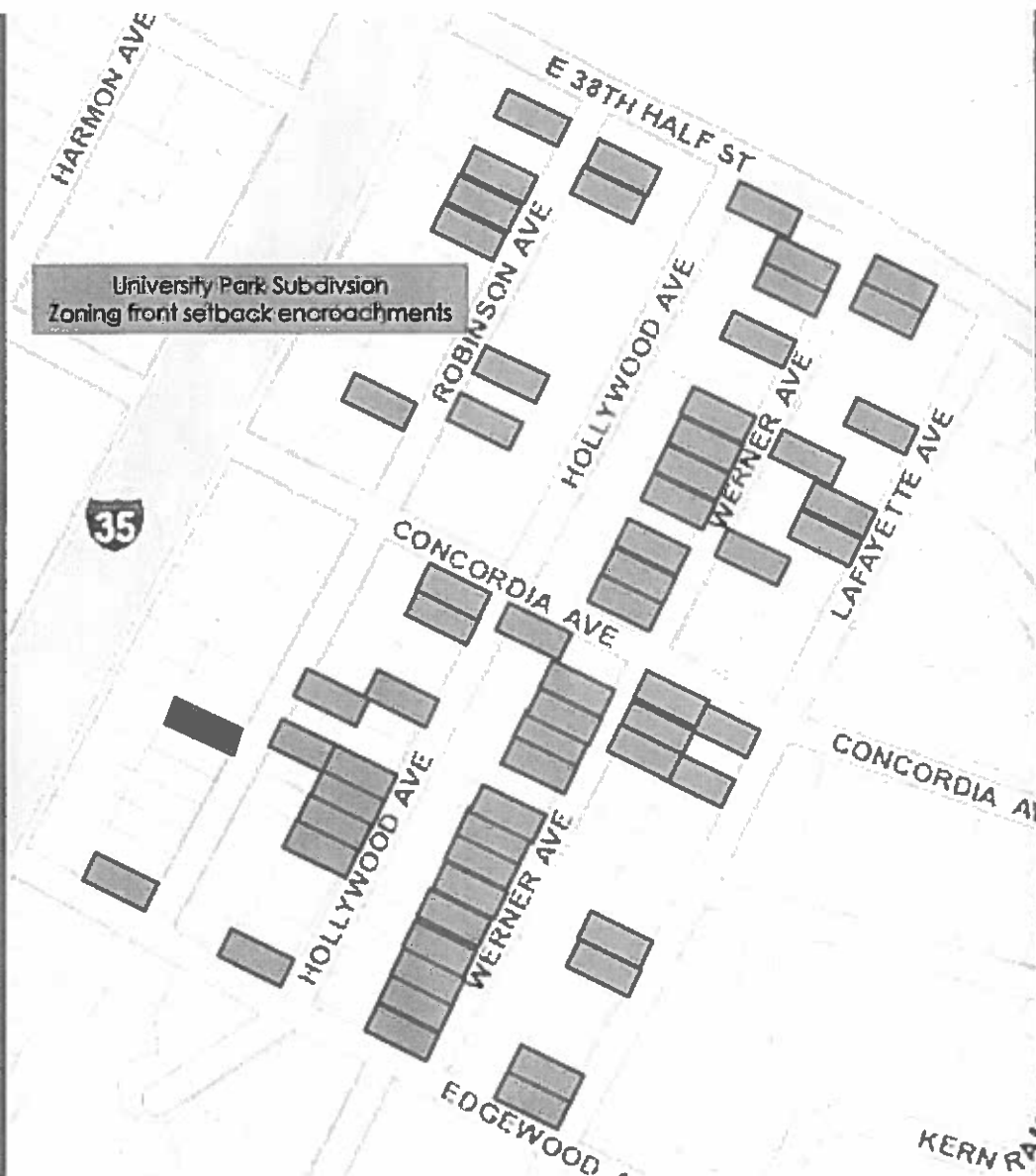
1  
3/3

# Robinson Avenue zoning setback encroachments

As measured from City of Austin GIS



LC 38

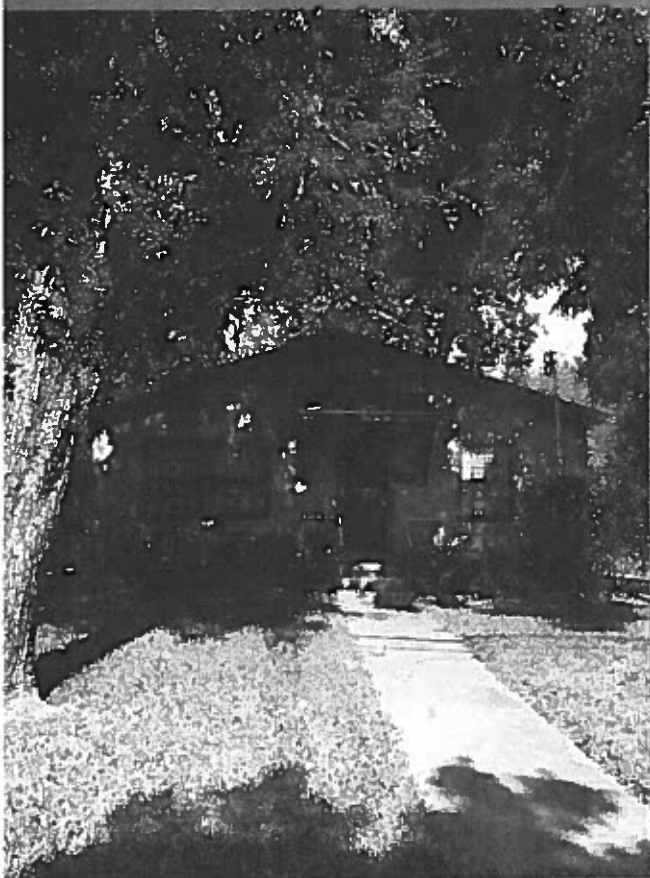


3/28



3300 Robinson – 19 feet

2/7/40



3302 Robinson – 20 feet



27  
41



3401 Robinson -8 feet

137  
42



3407 Robinson – 19.5  
feet

2/3



3409 Robinson – 19 feet

17/4



3415 Robinson – 17 feet



227  
45



3507 Robinson-17 feet

37  
44



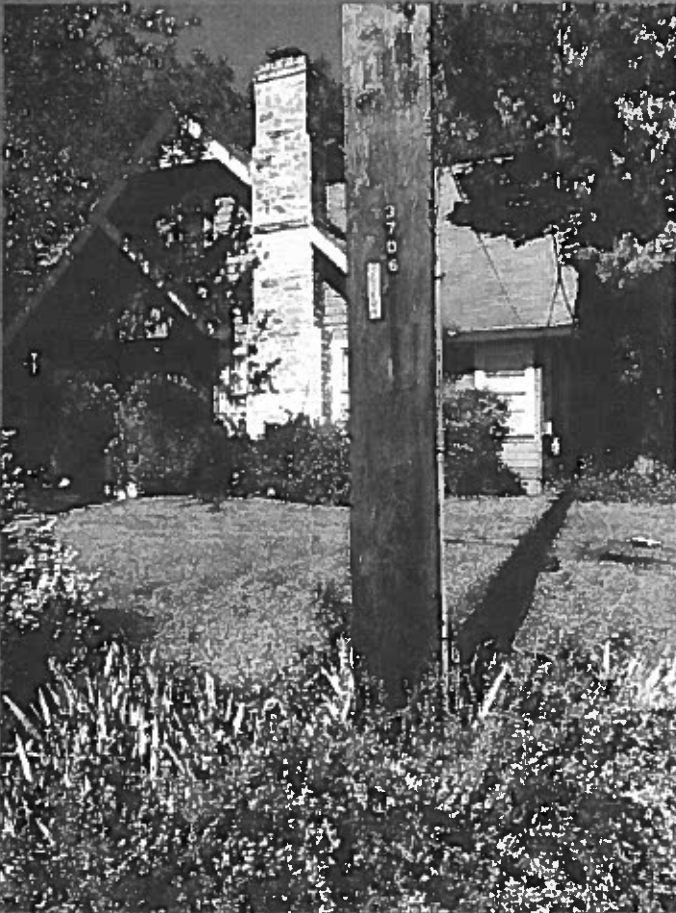
3511 Robinson -13 feet

12/27



3704 Robinson – 17 feet

25/48



3706 Robinson - 17 feet



7  
m/9



3708 Robinson – 20 feet

7/10



3715 Robinson – 14  
feet

27/5



3712 Robinson – 20 feet



# Immediate Adjacent Properties





2753

3310, 3312, 3400 –  
Adjacent/Subject/Adjacent



252

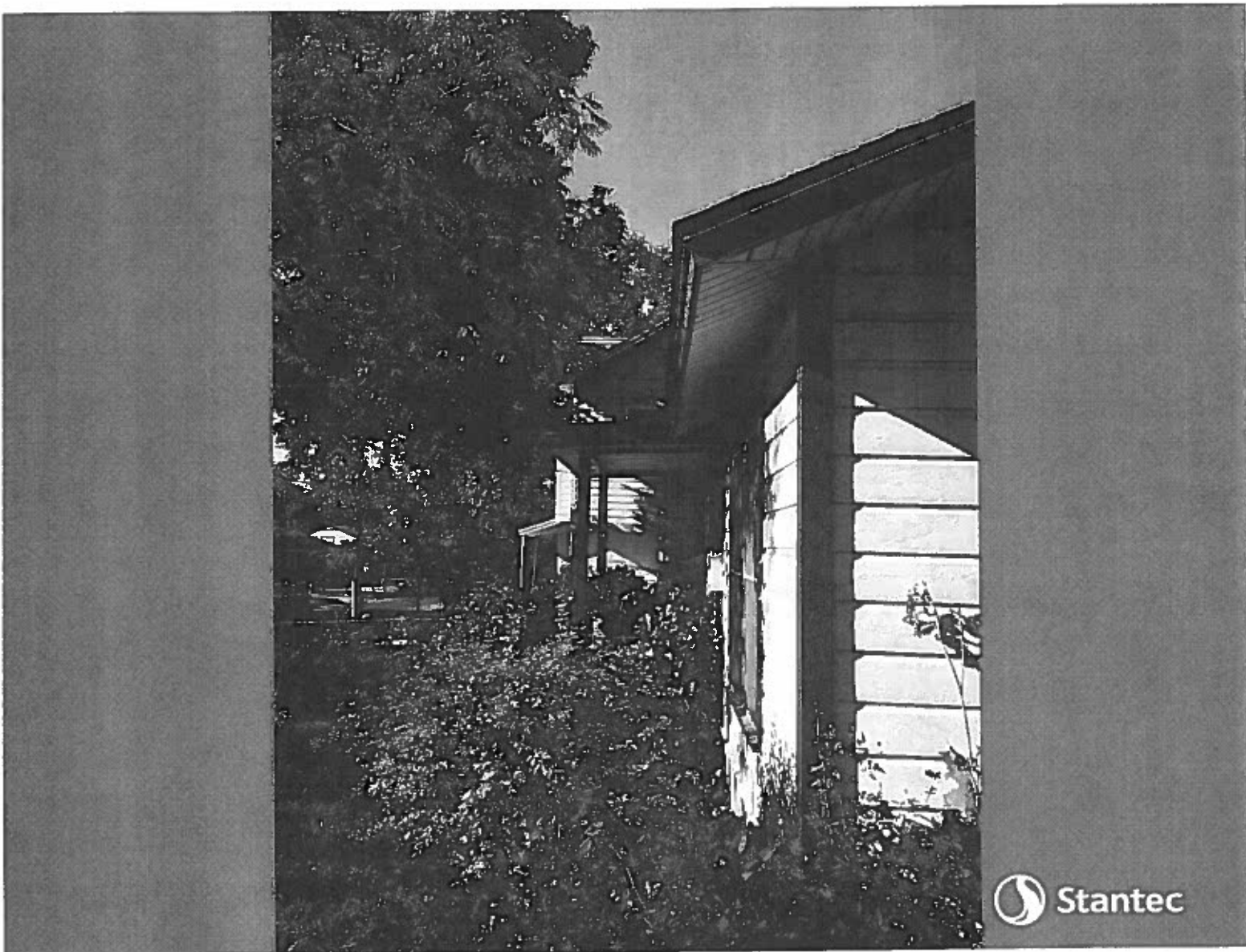


0532095

09126547

 Stantec

27/5



 Stantec

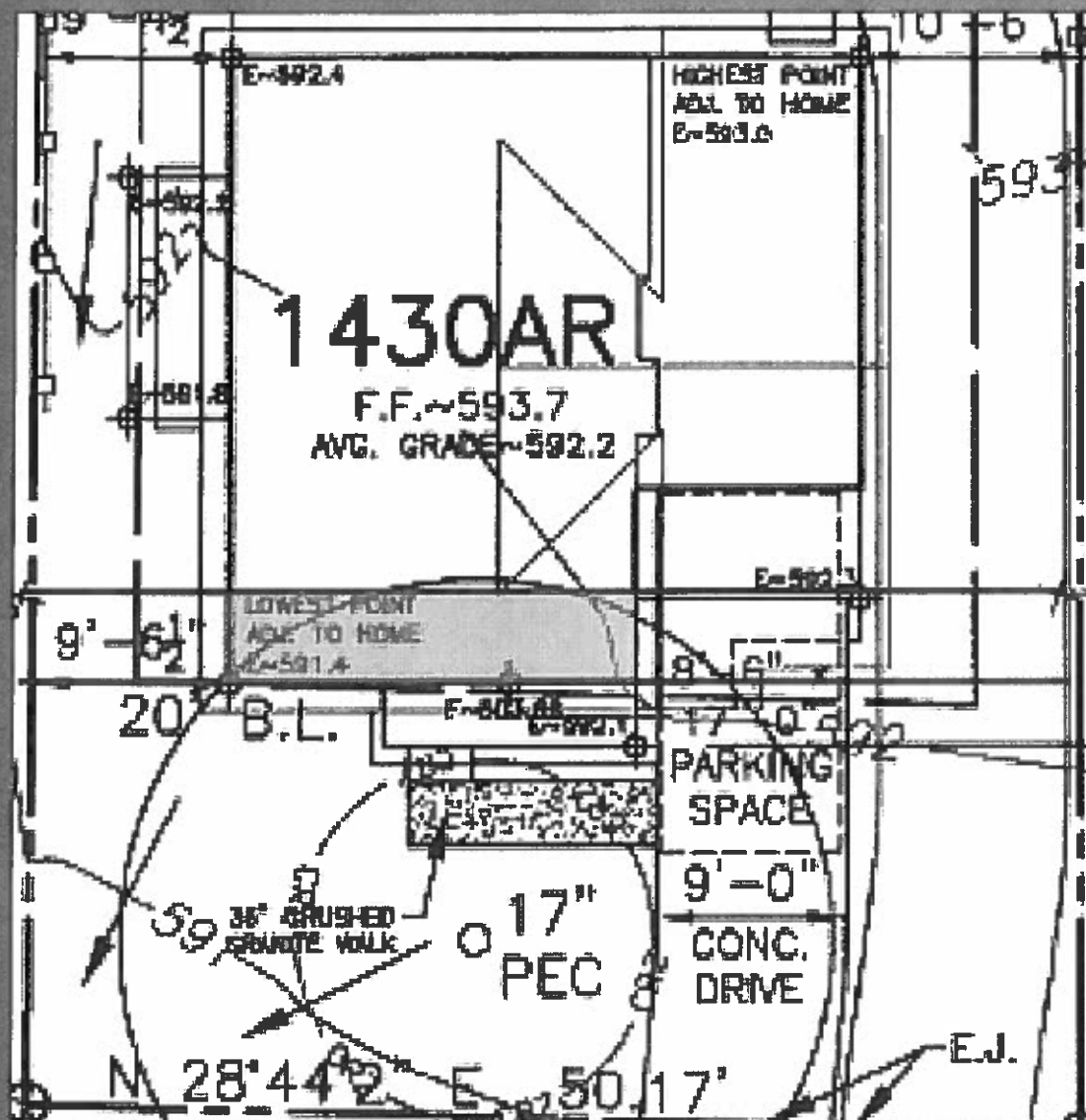
13/2



Zoning setback line



MT/5



MJ  
58

