






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 233'

NOTIFICATIONS

CASE#: C15-2016-0085
LOCATION: 3959 Westlake 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.



3959 Westlake Drive

C15-2016-0085

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Timeline of Events

- 8/22/14 – Current owner purchases 3959 Westlake Drive property
- Owner retains Crowell Builders for interior remodel prior to move-in
- Crowell Builders is informed of multiple expired permits related to the address
- Final other permits except deck & pool permit

3/13

Pool/Deck Permit

- Pool permit application submitted 12/6/04 and approved by City; permit was never called for final inspection and remained open
- Deck permit application submitted 6/17/05 and approved by City; permit was never called for final inspection and remained open
- Impervious cover issue arose when discussing with City staff

Original Plan Presented to BOA

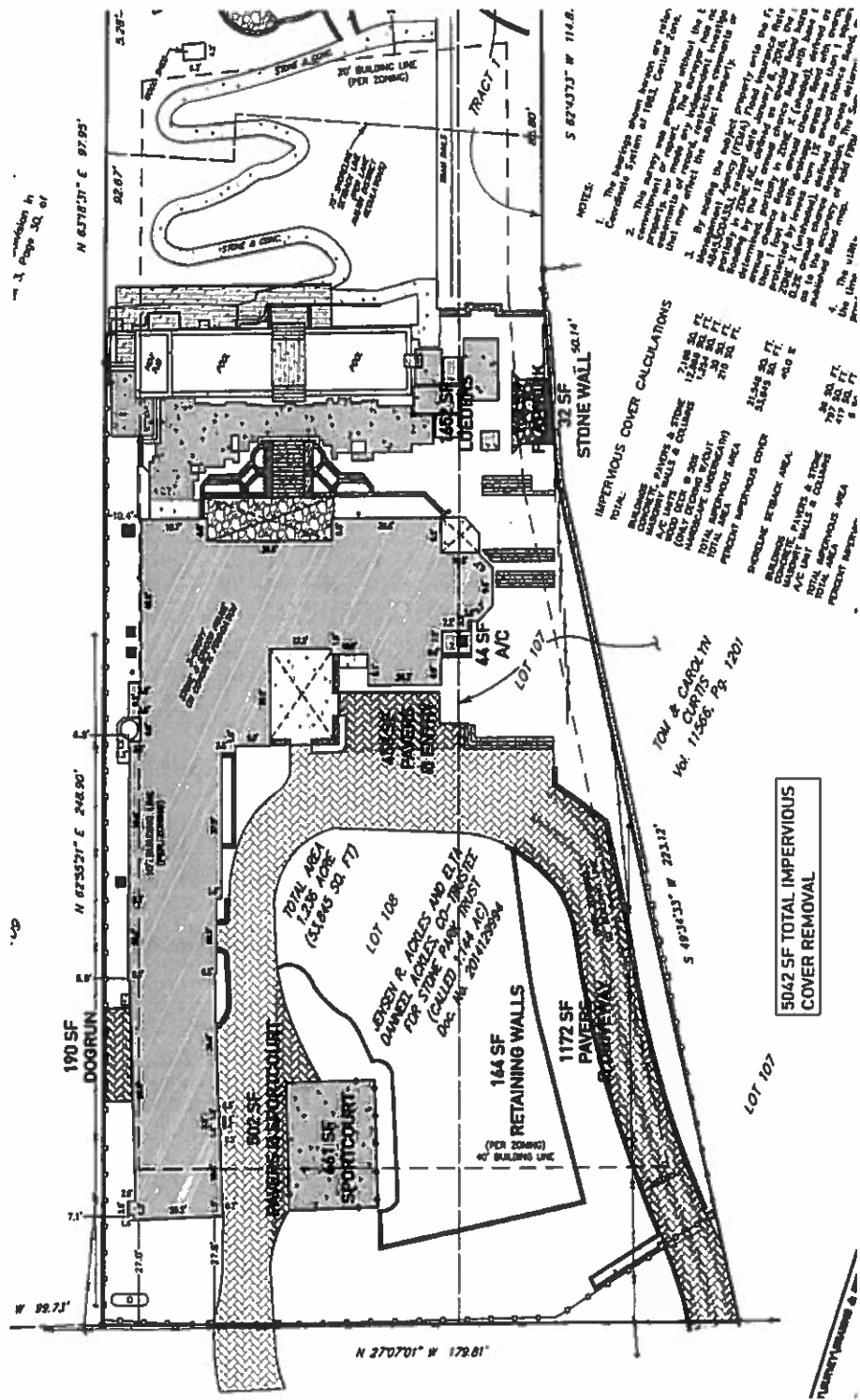
- The property owners plan to remove 3,870 square feet of impervious cover from the existing 20,800 square feet which would reduce the overall impervious cover on the lot to 38%. Specifically, impervious cover would be: (i) 49.53% (35% permitted) on a slope with a gradient of 15% or less, (ii) 2.5% on a slope with a gradient of more than 15% and not more than 25% (within Code requirements), (iii) 10.09% (5% permitted) on a slope with a gradient of more than 25% and less than 35%, and (iv) 26.3% (deck only) on a slope with a gradient of more than 35%.

5/13

BOA Comments/Questions from 8/8 Meeting

- Explore additional impervious cover removal
 - Possible driveway reduction
- Long term plans for the pool area
- Confirmation of pool/deck improvements are currently the same as originally approved by the City

Updated Proposed IC Reduction Map



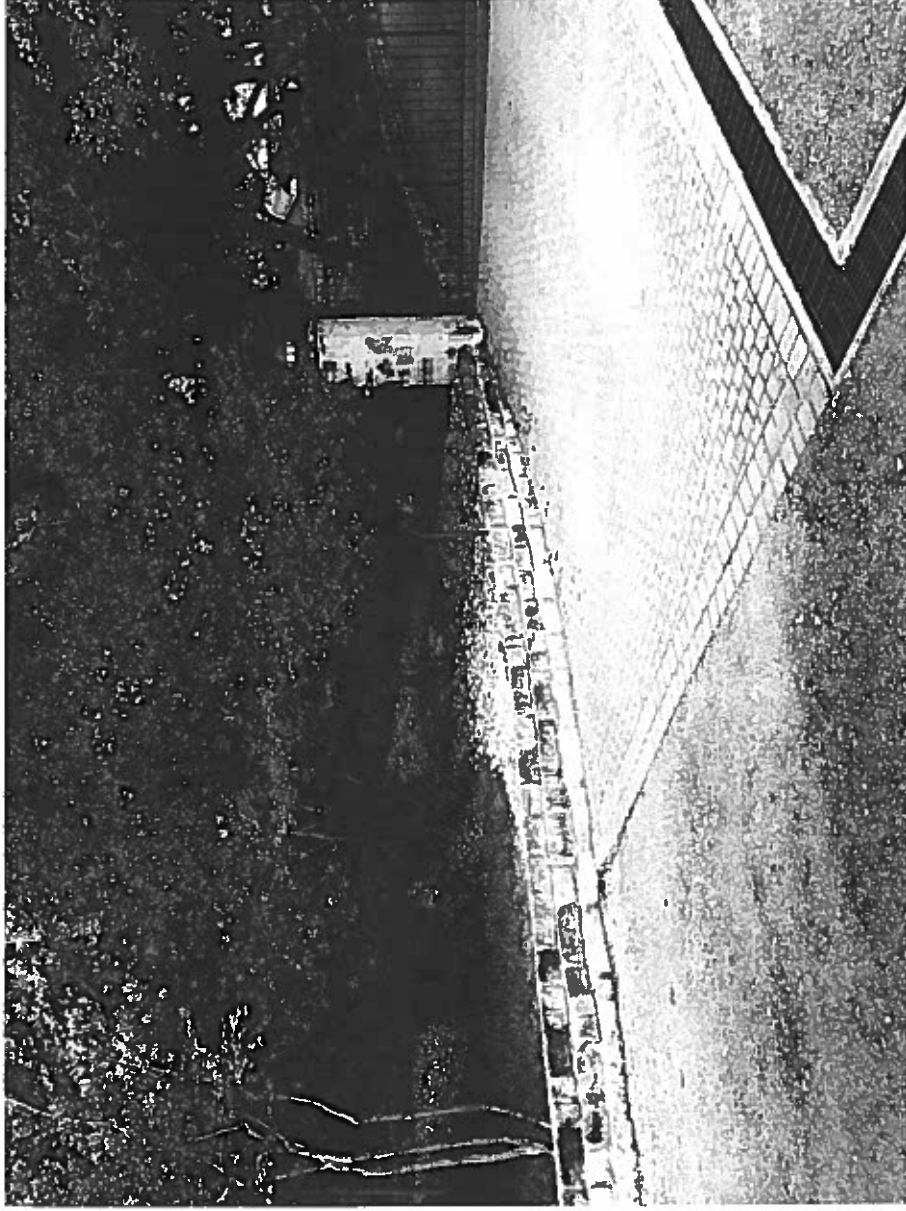
13

Updated Impervious Cover Chart

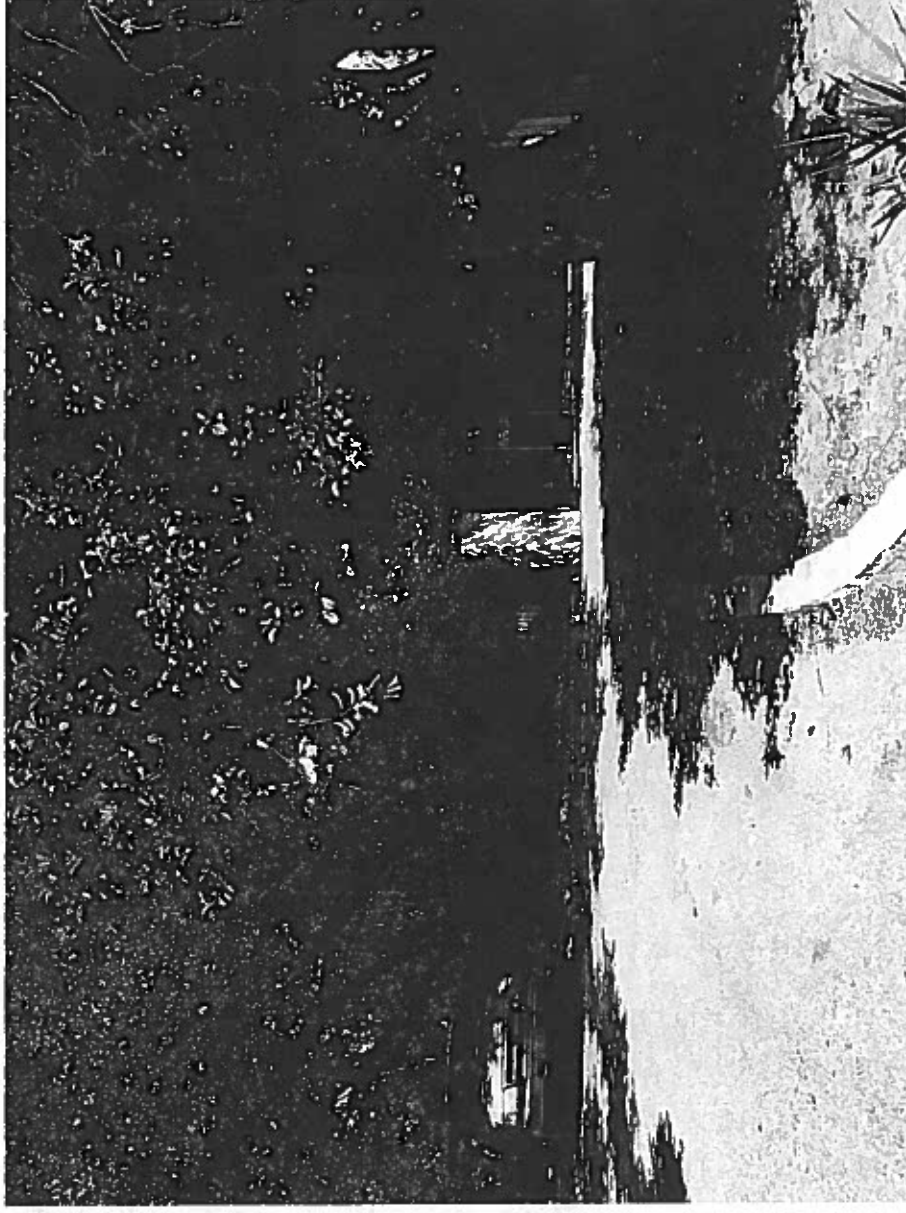
Slope Measurement	Total area	Existing IC	Existing Overage	Proposed Reduction	New Overage	% Updated IC
15% or less	29,758.00	18,542.00	8,127.00	4,976.20	4,322.80	45.6%
15%-25%	6,510.00	204.00	0.00	39.00	-39.00	N/A
25%-35%	1,370.00	165.00	97.00	26.80	70.20	10%
Greater than 35%	7,183.00	1,889.00	554.00	0.00	554.00	26%
Totals	44,821.00	20,800.00	8,778.00	5,042.00	3,736.00	

63/8

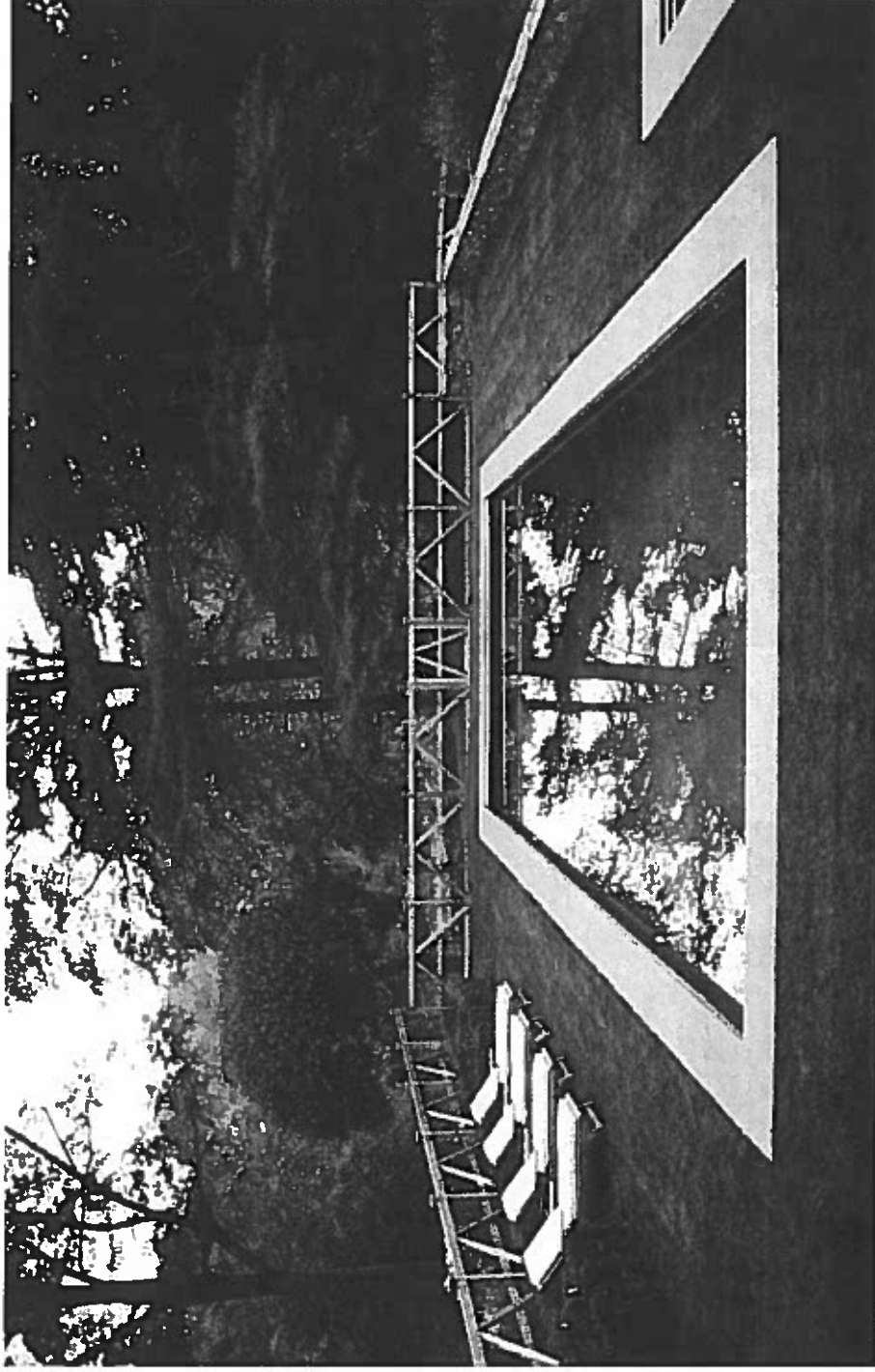
South Entry to Property



North Entry to Property

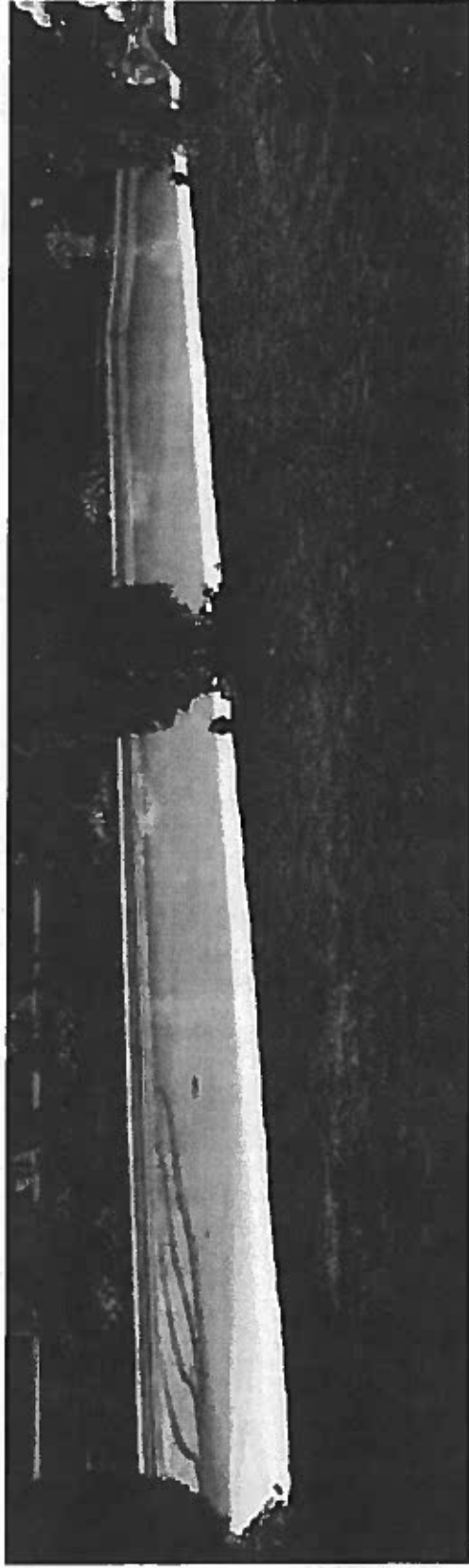


Long term plans for the pool area



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Long term plans for the pool area



12/3

Pool Surrounds



13/3

Pool Surrounds



L3
14

Pool Surrounds



L3
15

City Approved Pool Permit

CITY APPROVED POOL PERMIT

04/08/17

BP Number: BP-24-90832A
 Building Permit No. 100
 Fee No. W-100
 Reviewer: [Signature]

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

PRIMARY PROJECT DATA

Service Address: 3838 Westlake Drive Ten Parcel(s): 1 Section: PHIL
 Legal Description: Subdivision Lake Shore Addition
 Lot (or Lots): 100

Who is Planning this Development? Subdivision Lake Shore Addition
 Owner's Just approved permit number and date: 100

Of this lot to use a highly subdivided lot, you must submit the Development of Subdivided Lot and Owner's Just approved permit number and date: 100

Description of Work:

☐ New Building
☐ Deck
☐ Pool
☒ Other: LA

Height of Building: 10 ft. of floor.

Does this lot have a front or rear setback? Yes No If yes, attach the B.O.A. documentation.

Will this development require a set and fill to create a lot? Yes No

Does this lot have a front or rear setback? Yes No A permit is required? Yes No

VALUATIONS FOR REMUNDS ONLY

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Building: 1
 Pool: 1
 Deck: 1
 Other: 1

Job Value: 29,450
 (Enter and subtract)

Total Job Value (sum of all additions and subtracts): 29,450

PERMIT FEE

Building: 1
 Pool: 1
 Deck: 1
 Other: 1

Job Value: 29,450
 (Enter and subtract)

Total Job Value (sum of all additions and subtracts): 29,450

OWNER / SUBMITTER INFORMATION

OWNER: Hilary & Rebecca Ryan Telephone: 512-347-1122
 Builder: Harvey Pugh & Son, Inc. Telephone: 512-820-0149
 Contract Address: 100 Westlake Drive City: Austin State: TX
 Submitter: Hilary & Rebecca Ryan Telephone: 512-347-1122
 Address: 3838 Westlake Drive City: Austin State: TX

If you would like to be notified when your application is approved, please select the method:
 _____ telephone _____ e-mail: _____

You may check the status of this application at www.austintexas.gov/permits

6/13

City Approved Deck Permit

CITY APPROVED DECK PERMIT

[illegible]

U3
T1

CITY APPROVED POOL PERMIT



CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

040/8017 13
12

BP Number	BP-04-968384	
Building Permit No.		
Plat No.		Date 12/6/04
Reviewer	<i>[Signature]</i>	

PRIMARY PROJECT DATA

Service Address	3959 Westlake Drive		Tax Parcel No.	
Legal Description	Lot 108 & 109 Subdivision Lake Shore Addition Section Phase			
If in a Planned Unit Development, provide Name and Case No. (attach final approved copies of subdivision and site plan)				
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.				
Description of Work	Remodel (specify)			
<input type="checkbox"/> New Residence				
<input type="checkbox"/> Duplex	Addition (specify)			
<input type="checkbox"/> Garage <input type="checkbox"/> attached <input type="checkbox"/> detached				
<input type="checkbox"/> Carport <input type="checkbox"/> attached <input type="checkbox"/> detached	Other (specify)			
<input checked="" type="checkbox"/> Pool				
Zoning (e.g. SF-1, SF-2...)	LA		Height of building	ft. # of floors
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))				
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, attach the B.O.A. documentation				
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Does this site front a paved street? <input type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input type="checkbox"/> No				

VALUATIONS FOR REMODELS ONLY

Building	\$	
Electrical	\$	
Mechanical	\$	
Plumbing	\$	
Driveway & Sidewalk	\$	
TOTAL	\$	
(labor and materials)		

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	54450	sq.ft.
Job Valuation	\$ 98,000	(Labor and materials)
Total Job Valuation (remodels and additions)	\$	(Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ 100	\$
Electrical	\$ 57	\$
Mechanical	\$	\$
Plumbing	\$	\$
Driveway & Sidewalk	\$	\$
TOTAL	\$	\$

OWNER / BUILDER INFORMATION

OWNER	Name	Hillary & Rebekah Ryan		Telephone (h)	512-327-4982
BUILDER	Company Name	Hample Pools & Service		(w)	
DRIVEWAY /SIDEWALK	Contact/Applicant's Name	Carl Hample		Telephone	512-8360244
	Contractor			Pager	
				FAX	
CERTIFICATE OF OCCUPANCY	Name	Hillary & Rebekah Ryan		Telephone	
	Address	3959 Westlake Dr.		City	Austin ST ZIP 78746

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☐ e-mail:

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 3959 Westlake Dr.Applicant's Signature Carol HampleDate 12-6-0443
19**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	<u>6425</u>	sq.ft.	_____ sq.ft.
b. 2 nd floor conditioned area	_____	sq.ft.	_____ sq.ft.
c. 3 rd floor conditioned area	_____	sq.ft.	_____ sq.ft.
d. Basement	_____	sq.ft.	_____ sq.ft.
e. Garage / Carport			
<u> </u> attached	_____	sq.ft.	_____ sq.ft.
<u> </u> detached	_____	sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____	sq.ft.	_____ sq.ft.
g. Breezeways	_____	sq.ft.	_____ sq.ft.
h. Covered patios	_____	sq.ft.	_____ sq.ft.
i. Covered porches	_____	sq.ft.	_____ sq.ft.
j. Balconies	_____	sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____	sq.ft.	<u>1125</u> sq.ft.
l. Other building or covered area(s)	_____	sq.ft.	_____ sq.ft.
Specify _____			

TOTAL BUILDING AREA (add a. through l.) 6425 sq.ft. 1125 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 5300 sq.ft.
10.2 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>6425</u>	sq.ft.
b. Driveway area on private property	<u>5585</u>	sq.ft.
c. Sidewalk / walkways on private property	<u>1905</u>	sq.ft.
d. Uncovered patios	_____	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____	sq.ft.
f. Air conditioner pads	_____	sq.ft.
g. Concrete decks	_____	sq.ft.
h. Other (specify) <u>Misc.</u>	<u>690</u>	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 14605 sq.ft.
27.4 % of lot

3/20

DATE 12-6-04

Rejection Notes/Additional Comments (for office use only):

CITY APPROVED DECK PERMIT

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number BP-05-6091 RA
Building Permit No. _____
Plat No. _____ Date 6/17/08
Reviewer JH

PRIMARY PROJECT DATA

Service Address 3959 Westlake Drive Tax Parcel No. _____
Legal Description part of 107
Lot 108 Block _____ Subdivision Lake Shore Addition Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool

☐ Remodel (specify) _____
☐ Addition (specify) _____
☒ Other (specify) deck

Zoning (e.g. SF-1, SF-2...) LA Height of building 23 ft. # of floors 1

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
(LDC 25-2-551(B)(6))

Does this site have a Board of Adjustment ruling? ☐ Yes ☐ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway
& Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 54450 sq.ft.
Job Valuation \$ 100K
(Labor and materials)

Total Job Valuation (remodels and additions)
\$ 100K
(Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>52.00</u>	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Hillary & Rebekah Ryan</u>	Telephone (h) <u>512 327 4982</u> (w) _____
BUILDER	Company Name <u>Big Red Sun, Inc.</u>	Telephone _____
	Contact/Applicant's Name <u>Dylan Robertson</u>	Pager <u>512 699 0102</u>
DRIVEWAY /SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Hillary & Rebekah Ryan</u>	Telephone _____
	Address <u>3959 Westlake Drive</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78746</u>

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☒ e-mail: designstudio@bigredsun.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 3959 Westlake DriveApplicant's Signature [Signature]Date 14 June 2013**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	<u>6425</u> sq.ft.		sq.ft.
b. 2 nd floor conditioned area	sq.ft.		sq.ft.
c. 3 rd floor conditioned area	sq.ft.		sq.ft.
d. Basement	sq.ft.		sq.ft.
e. Garage / Carport			
<u> </u> attached	sq.ft.		sq.ft.
<u> </u> detached	sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	<u>770</u>	sq.ft.
g. Breezeways	sq.ft.		sq.ft.
h. Covered patios	sq.ft.		sq.ft.
i. Covered porches	sq.ft.		sq.ft.
j. Balconies	sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]	<u>1125</u> sq.ft.		sq.ft.
l. Other building or covered area(s)	sq.ft.		sq.ft.
Specify _____			

TOTAL BUILDING AREA (add a. through l.) 7550 sq.ft. 770 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)	<u>6425</u> sq.ft.
	<u>11.8</u> % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>6425</u> sq.ft.
b. Driveway area on private property	<u>5585</u> sq.ft.
c. Sidewalk / walkways on private property	<u>1905</u> sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>385</u> sq.ft.
f. Air conditioner pads	sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) <u>misc.</u>	<u>690</u> sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)	<u>14990</u> sq.ft.
	<u>27.5</u> % of lot

$$\begin{array}{r} 43 \\ \times 24 \\ \hline \end{array}$$

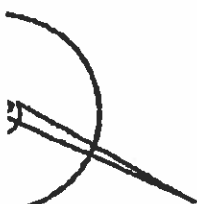
14 June 05

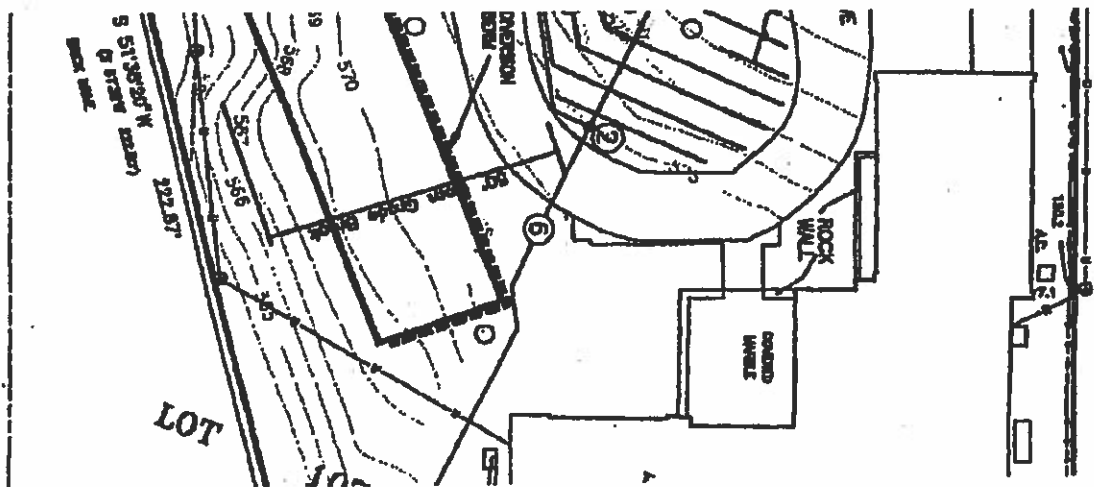
Rejection Notes/Additional Comments (for office use only):

PLACE OF BEGINNING

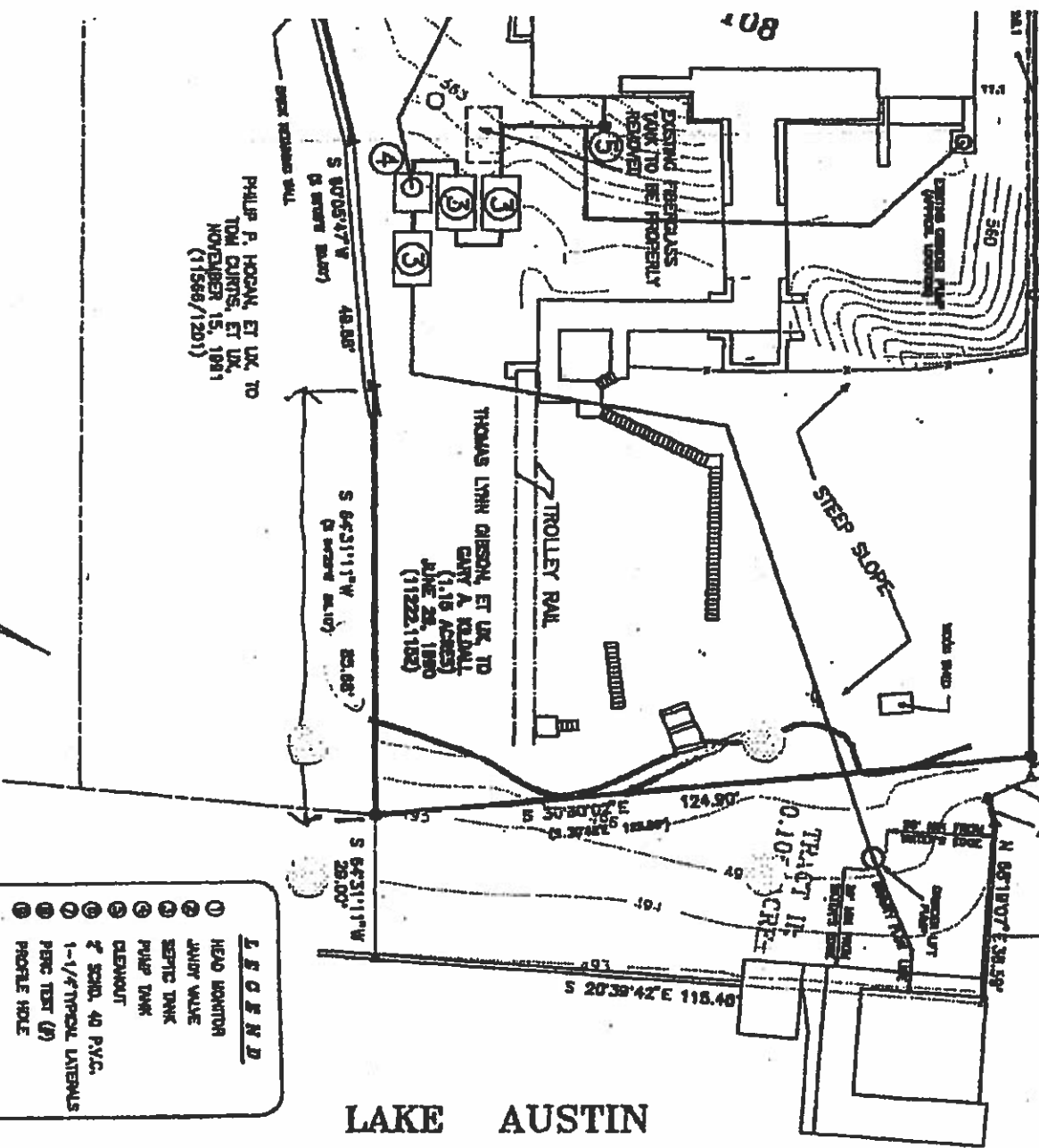


OT 108





OT 108



LAKE AUSTIN
COLORADO RIVER

- LEADS**
- ① HEAD WORKER
 - ② JIMMY WALK
 - ③ BERTIE DANK
 - ④ PAUL DANK
 - ⑤ CLEMMONT
 - ⑥ 2' SCHOL. 40 P.Y.C.
 - ⑦ 1-1/4" TYPICAL LATERALS
 - ⑧ PERC TEST (P)
 - ⑨ PROFILE HOLE
 - ⑩

- **THE PARTS FOR THE
THE ACTUAL**

2/07/2

C3
28

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, September 28, 2016

CASE NUMBER: C15-2016-0085

____ Brooke Bailey
____ Michael Benaglio
____ William Burkhardt
____ Eric Goff
____ Melissa Hawthorne
____ Bryan King
____ Don Leighton-Burwell
____ Rahm McDaniel
____ Melissa Neslund
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume (Alternate)

APPLICANT: Eric DeYoung

OWNER: Stone Park Trust

ADDRESS: 3959 WESTLAKE DR

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (C) (3) (Lake Austin District Regulations) for a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted to:

A. (a) increase the maximum impervious cover on a slope with a gradient of 15% or less from 35% (required/permitted) to 49.53 (requested/ 62.31% existing); and to

B. (c) increase the maximum impervious cover on a slope with a gradient of more than 25% and not more than 35% from 5% (required/permitted) to 10.09% (requested, 12.04% existing); and to

C. (E) (2) to permit development on a slope with a gradient of more than 35%, which is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs from 0% (required/permitted) to 26.37% (requested, existing)

in order to close/final existing open permits taken out by prior owners of this address after removing 3,870 square feet of existing impervious cover in a "LA", Lake Austin zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to September 28, 2016, Board Member Brooke Bailey second on a 11-0 vote; POSTPONED TO SEPTEMBER 28, 2016; Sept 28, 2016 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to October 10, 2016, Board Member Bryan King second on a 10-0 vote; POSTPONED TO OCTOBER 10, 2016. The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to October 10, 2016, Board Member Bryan King second on a 10-0 vote; POSTPONED TO OCTOBER 10, 2016.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:

Leane Heldenfels
Executive Liaison

William Burkhardt
Chairman

L3
29

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, August 8, 2016

CASE NUMBER: C15-2016-0085

☒ Y Brooke Bailey 2nd the Motion
☒ Y Michael Benaglio
☒ Y William Burkhardt
☒ Y Eric Goff
☒ Y Melissa Hawthorne
☒ Y Bryan King Motion to PP Sept 28, 2016
☒ Y Don Leighton-Burwell
☐ - Rahm McDaniel
☒ Y Melissa Neslund
☒ Y James Valadez
☒ Y Michael Von Ohlen
☒ Y Kelly Blume (Alternate)

APPLICANT: Eric DeYoung

OWNER: Stone Park Trust

ADDRESS: 3959 WESTLAKE DR

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (C) (3) (Lake Austin District Regulations) for a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted to:

A. (a) increase the maximum impervious cover on a slope with a gradient of 15% or less from 35% (required/permitted) to 49.53 (requested/ 62.31% existing); and to

B. (c) increase the maximum impervious cover on a slope with a gradient of more than 25% and not more than 35% from 5% (required/permitted) to 10.09% (requested, 12.04% existing); and to

C. (E) (2) to permit development on a slope with a gradient of more than 35%, which is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs from 0% (required/permitted) to 26.37% (requested, existing)

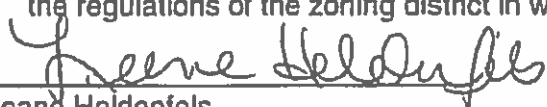
In order to close/final existing open permits taken out by prior owners of this address after removing 3,870 square feet of existing impervious cover in a "LA", Lake Austin zoning district.

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30

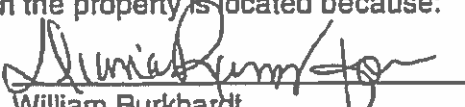
BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to September 28, 2016, Board Member Brooke Bailey second on a 11-0 vote; POSTPONED TO SEPTEMBER 28, 2016.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

13/31

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 # C15-2016-0085 ROW # 11563571 Tax # 0129090629
TAD ✓

Section 1: Applicant Statement

Street Address: 3959 Westlake Drive

Subdivision Legal Description:

LOT 108 & PT OF LOT 107 LAKE SHORE ADDN, a subdivision in Travis County, Texas
according to the map or plat thereof, recorded in Vol. 3, Page 30 of the Plat Records

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

Outlot: _____ Division: _____

Zoning District: LA

I/We Eric deYoung on behalf of myself/ourselves as

authorized agent for Stone Park Trust affirm that on

Month June, Day 15, 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: Existing house and related improvements

L3
32

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

Applicant is seeking special exceptions from Section 25-2-551(C)(3) for the following: (a) 35% impervious cover on a slope with a gradient of 15% or less, (c) 5% impervious cover on a slope with a gradient more than 25% and not more than 35% and 25-2-551 (E)(2) for development on slope with a gradient of more than 35%.

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 house was originally constructed in 1960 and various additions and renovations have been constructed on the lot thereafter. The current owners purchased the house in August 2014 and sought out to perform an internal renovation. When the general contractor submitted permits for the internal renovation, a number of expired permits were discovered. The owner and general contractor dutifully pursued to "final" a number of the expired permits. The final outstanding permit is for the pool and deck. The pool and deck permit was originally applied for in 2004. It was approved by the City, constructed but never finalized in the City system. The improvements have been in place since 2004 and it is impractical to remove the improvements.

Hardship

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

The age and location of the improvements have been in place for a long period of time. The owners' variance request includes removing improvements elsewhere on the property in order to reduce the overall impervious cover for the lot. (Please see attached outline).

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

Many homes in this area were constructed prior to the City annexing the shoreline area in 1982; therefore a number of lots in the immediate area may have impervious cover greater than what is permitted under the Code.

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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 improvements have been in place for over a decade. The lot is heavily wooded and does not negatively impact the use of the adjacent properties.

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: [Signature] Date: 6/21/16

Applicant Name (typed or printed): Eric deYoung

Applicant Mailing Address: Armbrust & Brown 100 Congress

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 435-2332

Email (optional – will be public information): edeyoung@abaustin.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: _____

Owner Name (typed or printed): Stone Park Trust

Owner Mailing Address: 3959 Westlake Drive

City: Austin State: TX Zip: 78756

Phone (will be public information): _____

Email (optional – will be public information): see attached letter

Section 5: Agent Information

Agent Name: Eric deYoung

Agent Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 435-2300

Email (optional – will be public information): edeyoung@abaustin.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).

As stated above, the property owners plan to remove 3,870 square feet of impervious cover from the existing 20,800 square feet which would reduce the overall impervious cover on the lot to 38%. Specifically, impervious cover would be: (i) 49.53% on a slope with a gradient of 15% or less, (ii) 2.5% on a slope with a gradient of more than 15% and not more than 25% (within Code requirements), (iii) 10.09% on a slope with a gradient of more than 25% and less than 35%, and (iv)

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Additional Space (continued)

26.3% on a slope with a gradient of more than 35%.

Lined area for additional space details.

SAVE

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June 14, 2016

Board of Adjustment
c/o Leane Heldenfels
City of Austin
505 Barton Springs Road, 1st Floor
Austin, Texas 78704

Re: Authorization letter for Board of Adjustment application regarding 3959 Westlake Drive, also known as TCAD No. 0129090129 (the "Property")


Dear City of Austin:

Please accept this letter appointing Armbrust & Brown, PLLC as authorized agent for the undersigned owner of the Property in connection with the submittal of a Board of Adjustment application for the above-referenced Property. This appointment includes complete authority for Armbrust & Brown, PLLC to handle all aspects of the application for the Property. All correspondence and contact should be directed thereto.

Thank you for your assistance in connection with this matter.

Respectfully,

STONE PARK TRUST

By: 
DocuSigned by:
Jensen Ackles
8B0A07100107455

Name: Jensen Ackles

Title: Grantor and Trustee

3959 Westlake Drive - Impervious Cover - 6/14/16

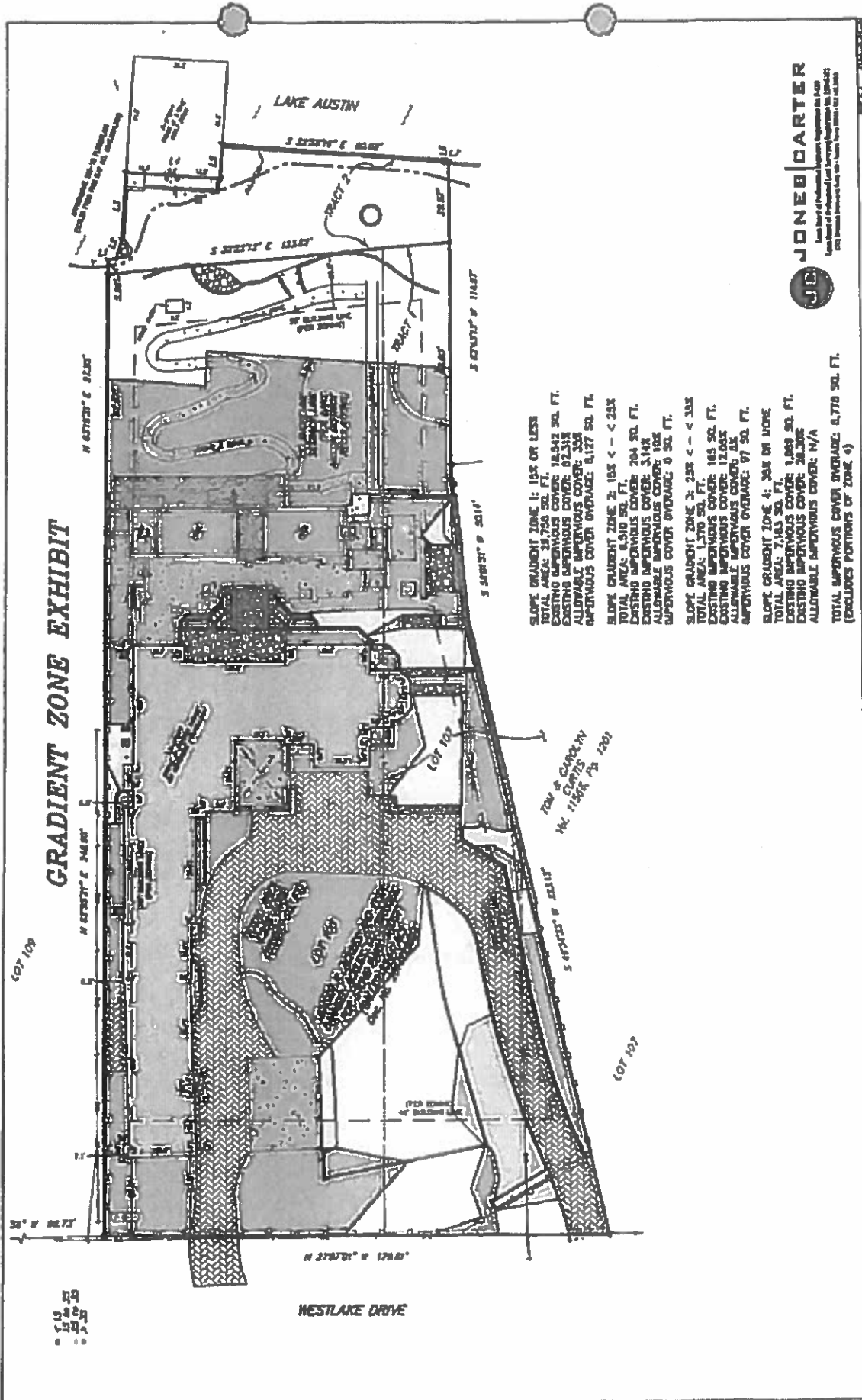
	Gradient Zone Total Area (SF)	Existing Imp. Cover (SF)	Existing Imp. Cover Overage (SF)	Proposed Reduction (SF)
Gradient Zone 1	29,758	18,542	8,127	3,804.2
Gradient Zone 2	6,510	204	0	39
Gradient Zone 3	1,370	165	97	26.8
Gradient Zone 4	7,183	1,889	554	0

Note:

- Existing Impervious cover values taken directly from Jones Carter survey dated 4/19/16
- Existing Imp. Cover Overages for Gradient Zone 4 are for existing pool equip. slab area. Switch back areas are not included in overages as they are exempt per LAO code.

6/3/16

GRADIENT ZONE EXHIBIT



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July 21, 2016

Leane Heldenfels

Planning and Development Review Department

505 Barton Springs Road

Austin, Texas 78703

Re: 3959 Westlake Drive Variance Request for exception to impervious cover limit

Dear Leane:

I own property located at 3961 Westlake Drive Austin, TX 78746. My neighbors, Jensen and Danneel Ackles, have filed a variance request with the City of Austin for exceptions to impervious cover limits so they may complete interior renovations to their home. They are willingly removing existing impervious cover they did not construct. Those areas of impervious cover have been in place for a number of years before they purchased the house. We support the variances required to finalize their interior remodel.

Thank you.

Sincerely,


Rod Roberts



NOTES.

- The bearings shown in
Coordinate System of 1983.
2. This survey was prepared
properly, no report,
statements or record may influence
that may affect the results.
3. By scaling the subject pre-
management flood map, the
FEMA Flood Map Agency (FEMA) proposed
flooded by the FEMA Flood Map Agency
determined by the FEMA Flood Map Agency
then I lost or with drainage choice in
ZONE X (unshaded) from FEMA Flood Map
as to the annual chance, defined as
published flood map.

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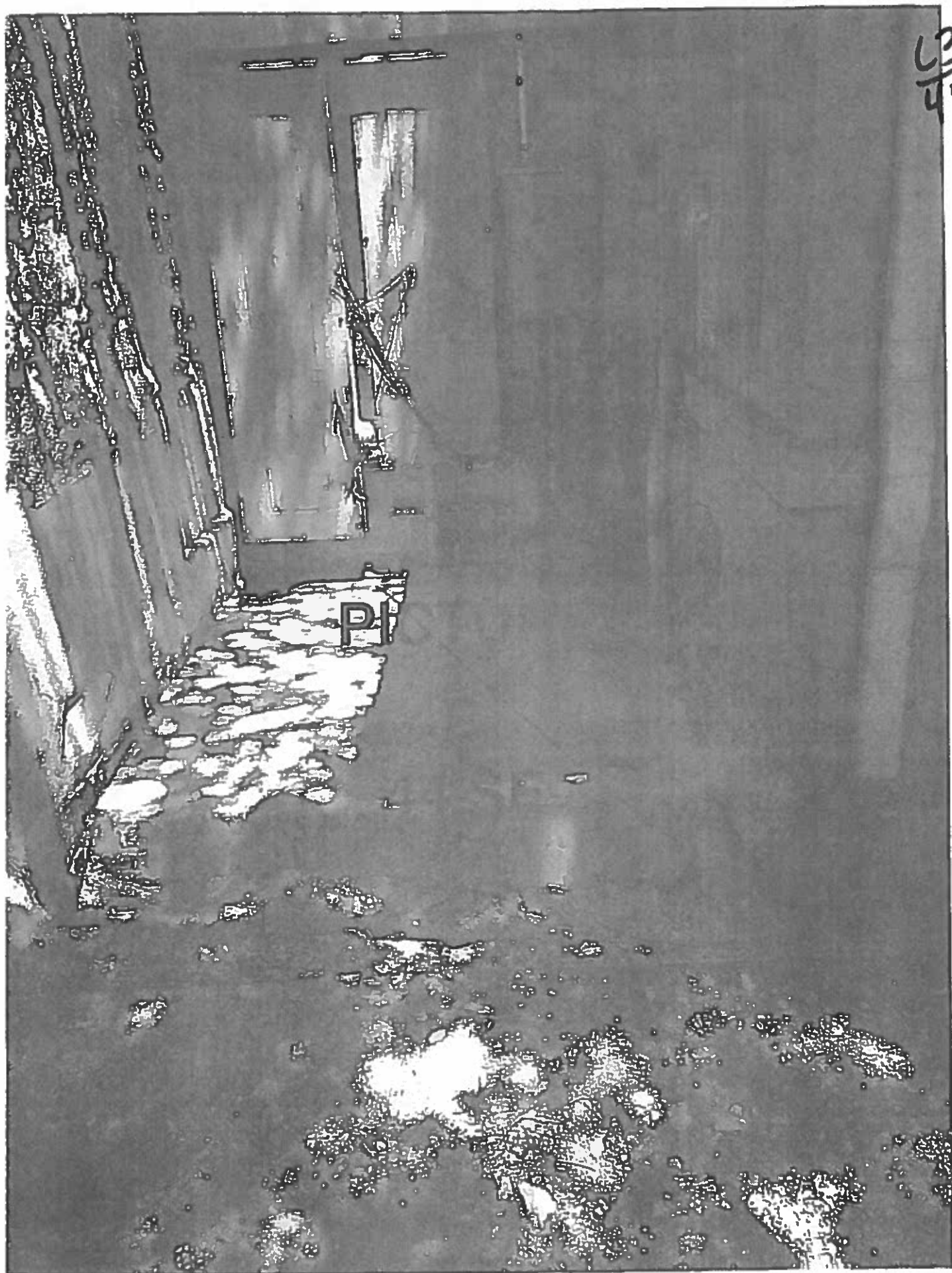
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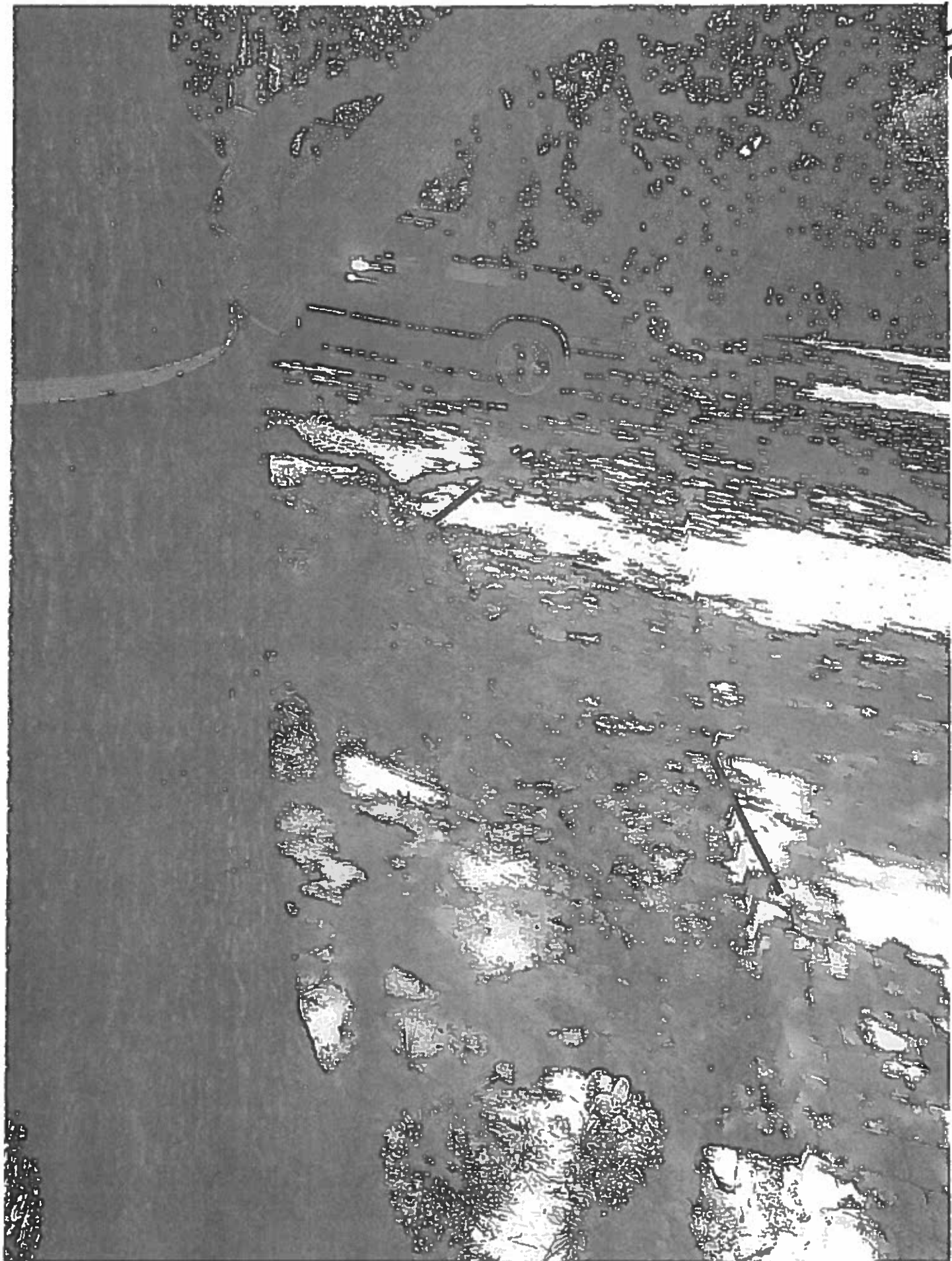
PI





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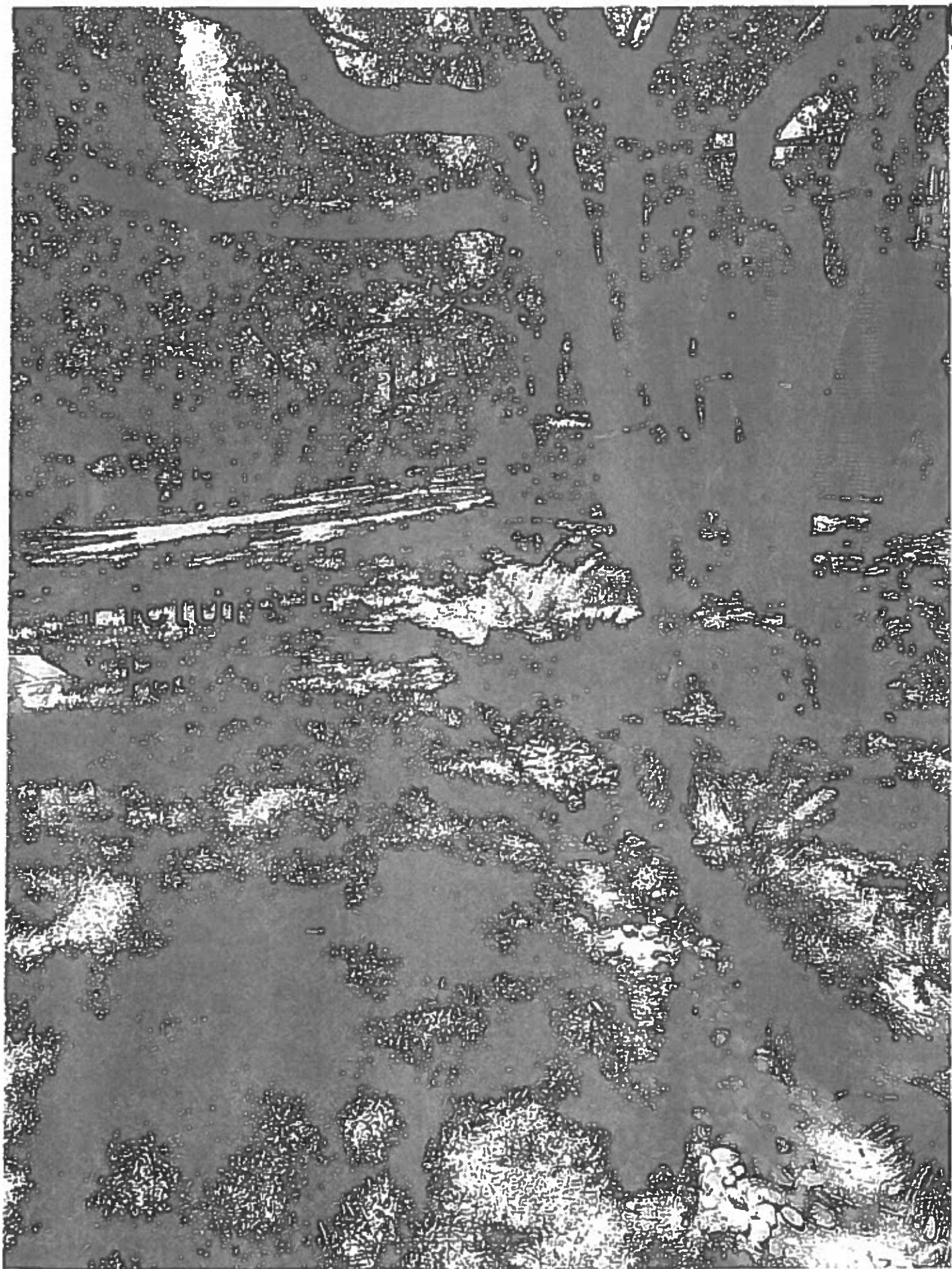
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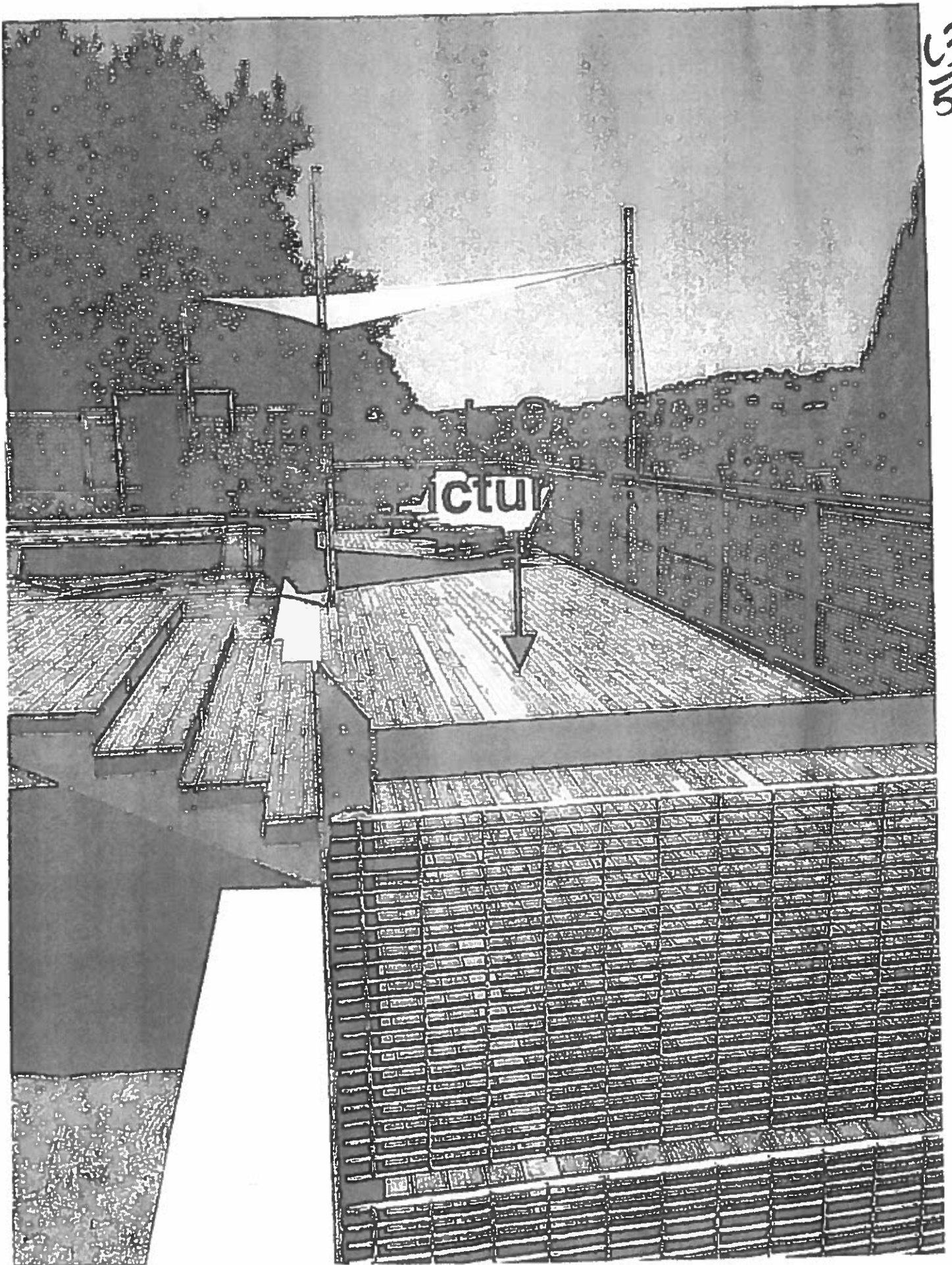
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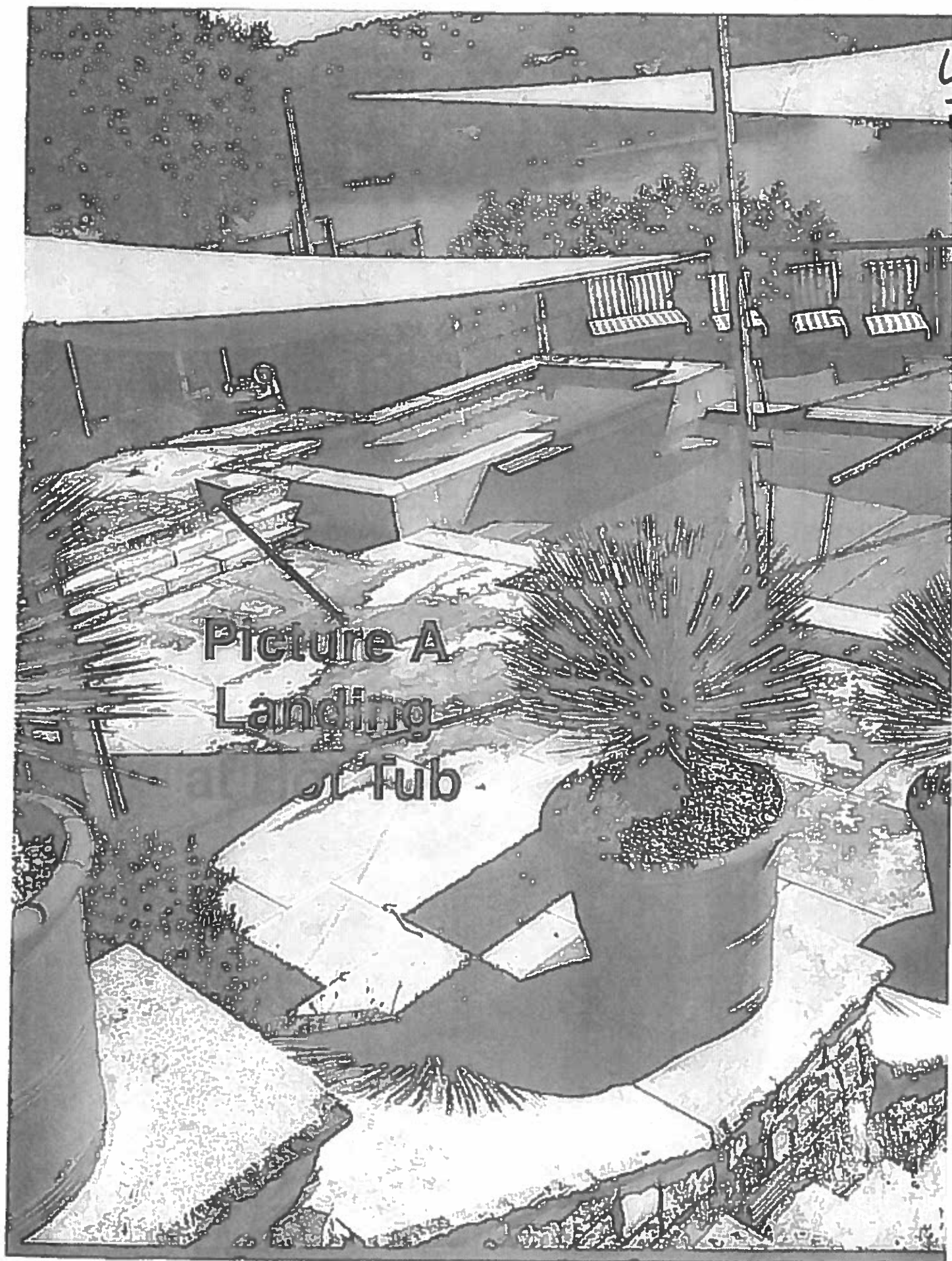
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Picture A
Landing
of tub