







51


 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0100
3312 ROBINSON



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.

1" = 208'

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.

5/2

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

DATE: Monday, September 28, 2016

CASE NUMBER: C15-2016-0100

____ 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: Jay Otto

OWNER: Shawn Breedlove

ADDRESS: 3312 ROBINSON AVE Bldg B

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum front setback from 25 feet (required/permitted) to 20 feet (requested) in order to complete construction of a new single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek)

BOARD'S DECISION: Sept 28, 2016 POSTPONED TO OCTOBER 10, 2016 BY APPLICANT

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

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

LS
4

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.

1

5/5

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

456

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: Jay Otto 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@dweligo.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: Shawn Breedlove 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): lbreedlove@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@dweligo.com

Section 6: Additional Space (If applicable)

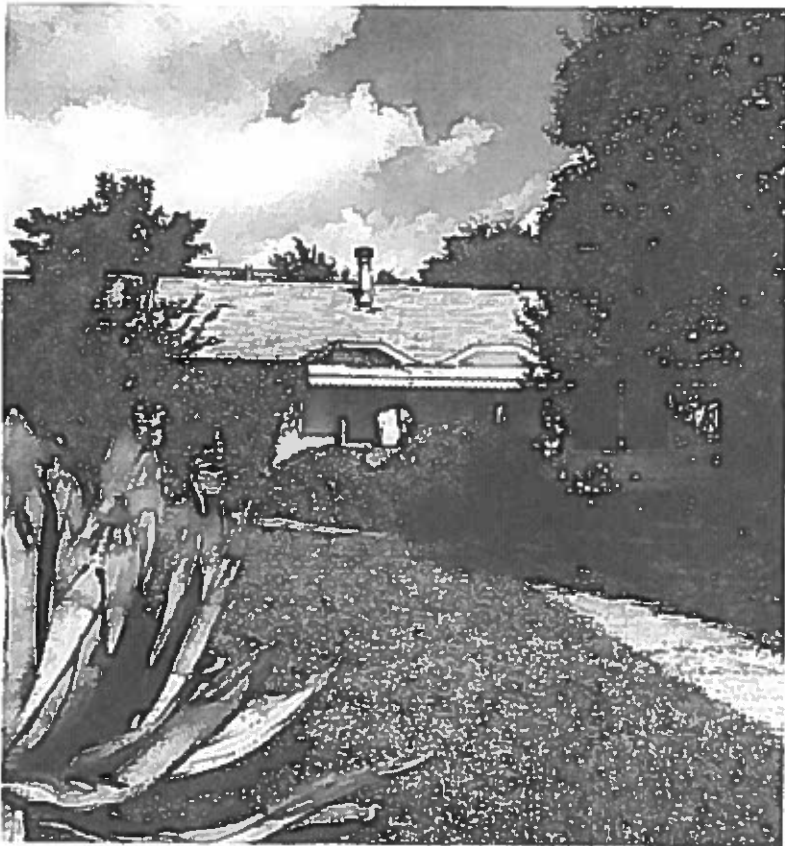
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



Robinson Avenue 14 Properties

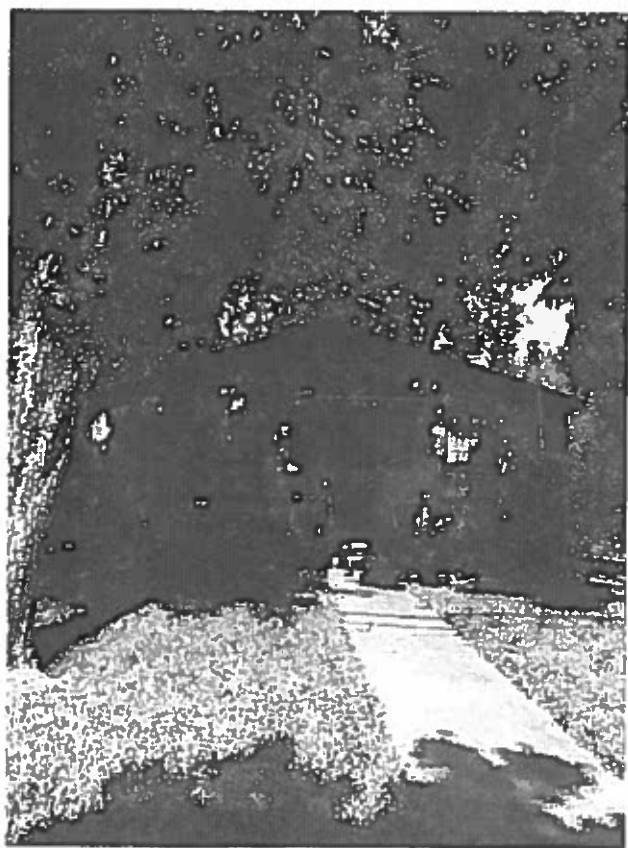
These properties measured from GIS City of Austin website

58



3300 Robinson – 19 feet

5/9



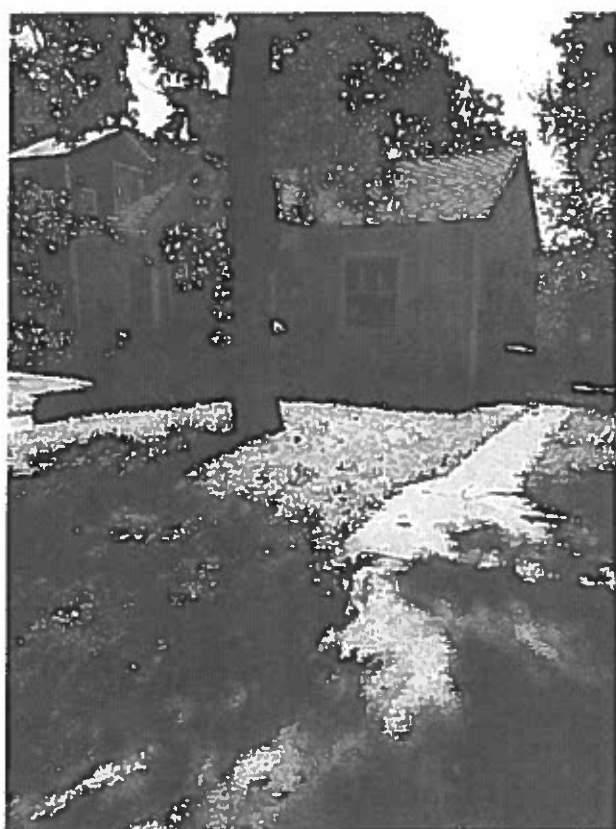
3302 Robinson – 20 feet

5/10



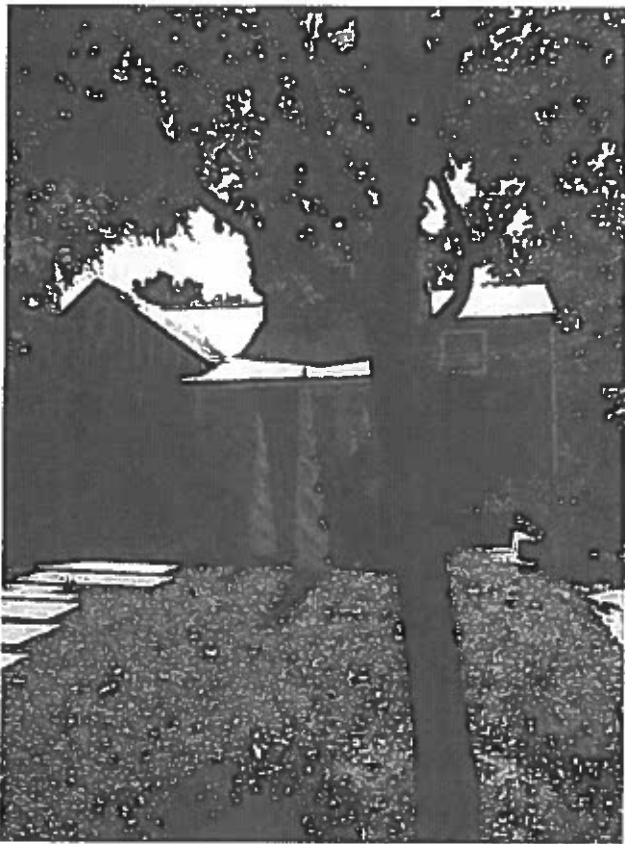
3401 Robinson -8 feet

11



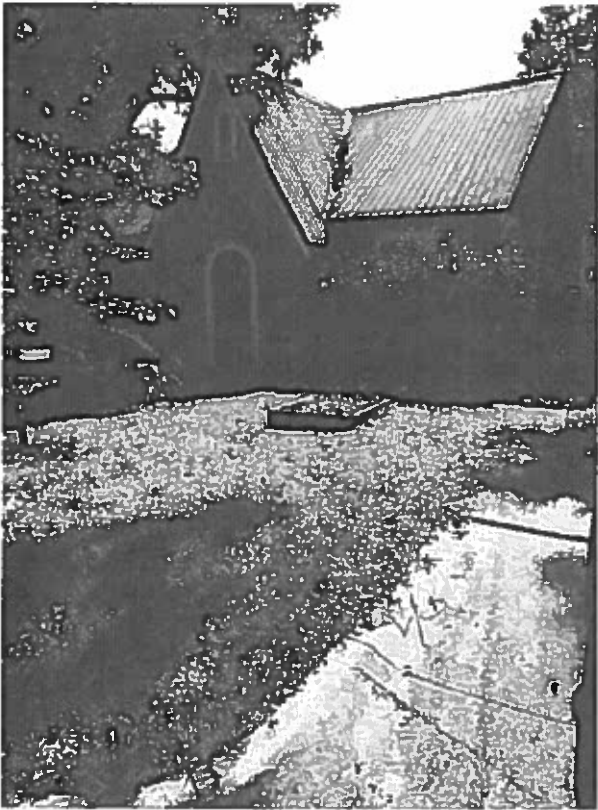
3407 Robinson – 19.5
feet

5/12



3409 Robinson – 19 feet

5/13



3415 Robinson – 17 feet

5/14



3507 Robinson-17 feet

5/15

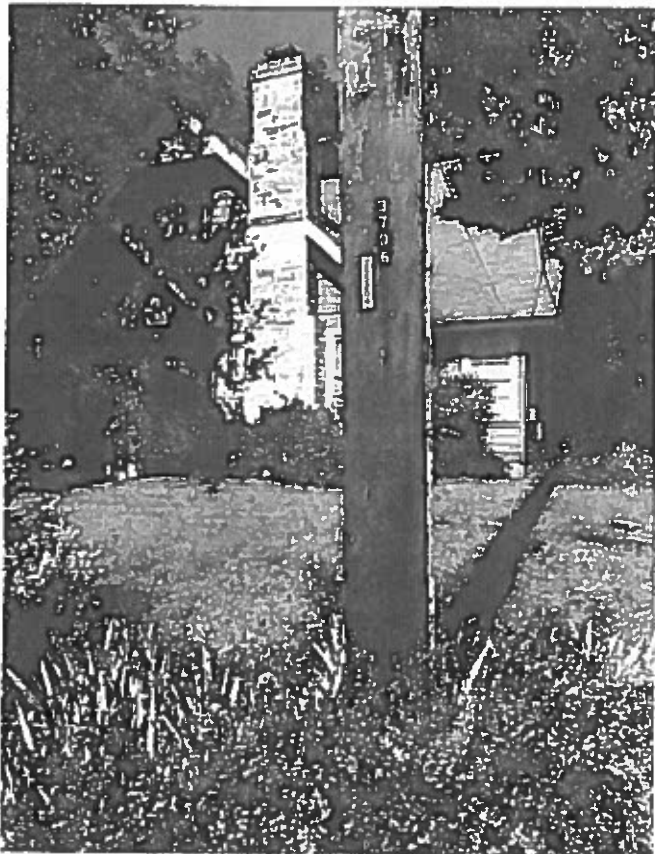


3511 Robinson -13 feet

LS
16

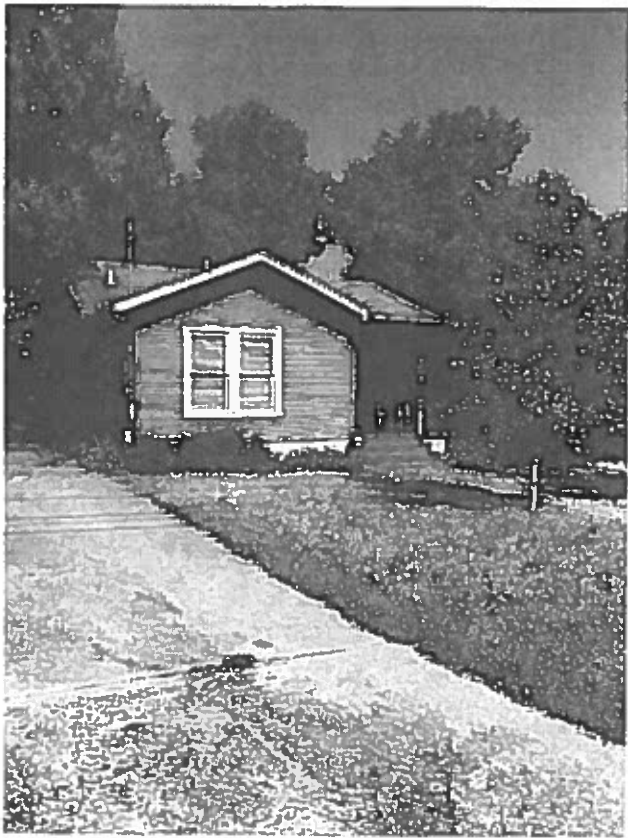


3704 Robinson – 17 feet



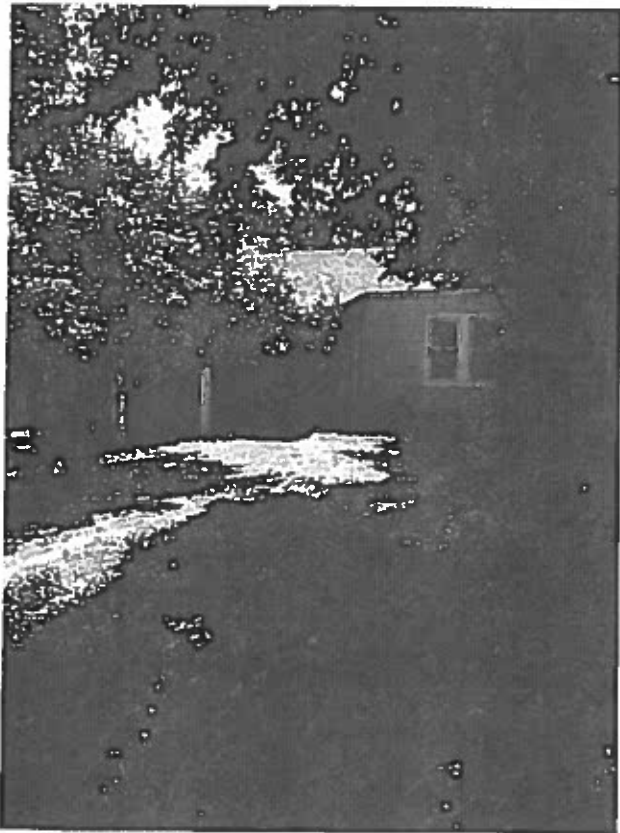
3706 Robinson - 17 feet

45
18



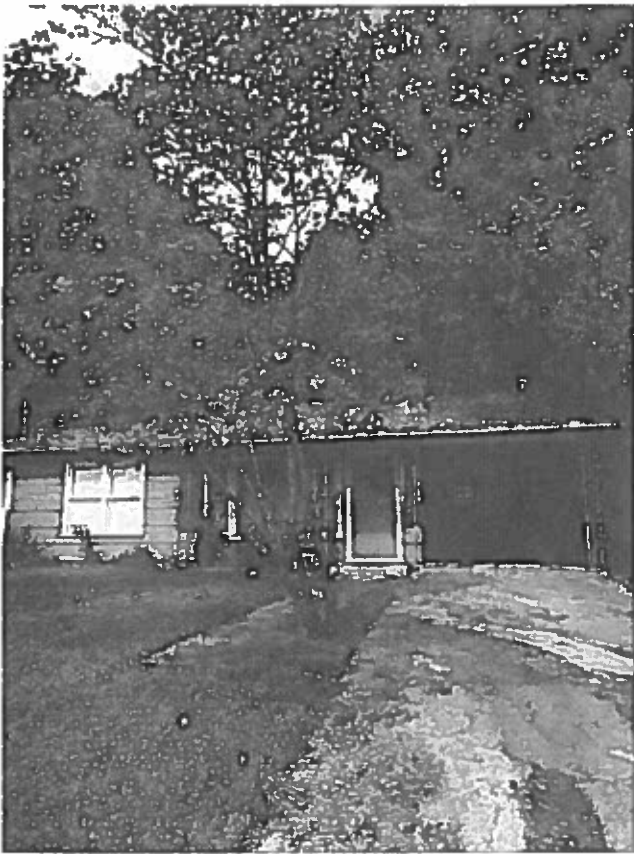
3708 Robinson – 20 feet

6/19



3715 Robinson – 4
feet

5/20



3712 Robinson – 20 feet

5
21



3713 Robinson – 23
feet

15
22

3310, 3312, 3400 –
Adjacent/Subject/Adjacent



C15-2016-0100 6/23



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.

LS
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September 12, 2016
Page 2 of 2

Regards,

Stephen Rye
STANTEC CONSULTING SERVICES INC.

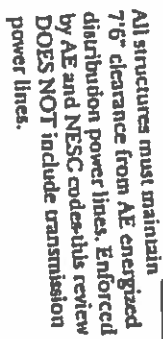
Stephen Rye
Urban Planner
Phone: (512)
Fax: (512) 328-0325
Stephen.Rye@stanlec.com

Attachment: Neighborhood Correspondence
Photographic Exhibits
Adjacent Board of Adjustment Variance

c. Shawn Breedlove, BDB Ventures

da document2

5/25



SWITCHBACK WAIVER REQUEST
REVIEWED

FEB 29 2016

PAVED STREETS W/AD CONC. CURB
SEWER APPROX. 3' BELOW GRADE

[illegible]

UNIVERSITY PARK

NEIGHBORHOOD
PLANNING AREA:
UPPER BOGGY CREEK

SCALE: 1" = 20'

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

FEB 19 2016

AE APPROVED
FEB 29 2016
63-740
JGM

CITY OF AUSTIN
APPROVED FOR PERMIT
J. Portney Gonzalez
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 approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



AUSTIN WATER UTILITY

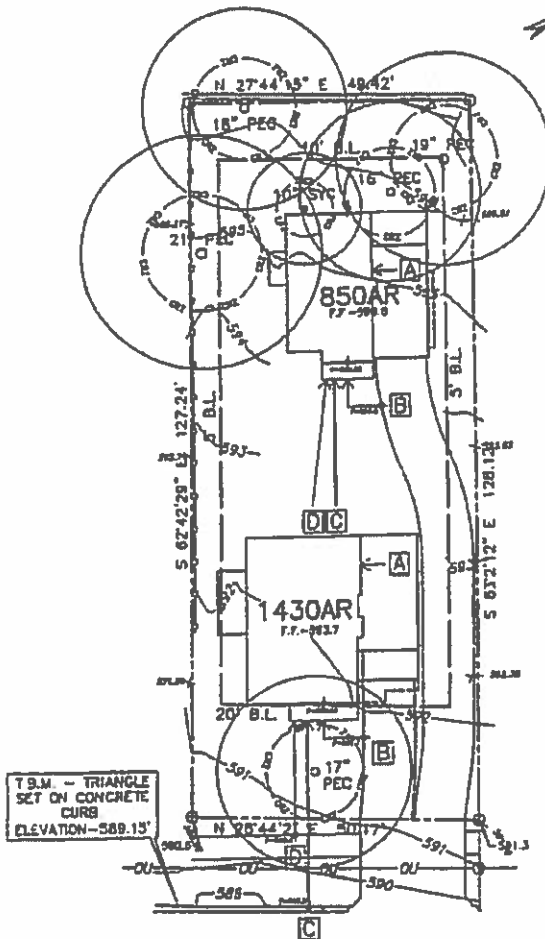
PAVED STREETS W/ ASP. CONC. CURB
SEWER APPROX. 3' BELOW GRADE

DANZE & DAVIS ARCHITECTS, INC.
ONE Diamond Building 14, 3rd Fl. Suite 300
BOSTON, MA 02114 Tel: 617-452-1234 Fax: 617-452-1235

AUSTIN CITY BUILDERS

Addition UNIVERSITY PARK, Section --, Phase/Village --,
Austin, TX, were provided by Lenz & Associates Inc.

5/26



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

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. Pichay Gonzalez
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 SERVICE DEPARTMENT
PAVED STREET 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 code this review DOES NOT include transmission power lines.

220107		
REVISIONS		
DATE	SUBMIT	DESC
1.21.16	00	REV PLOT

NEIGHBORHOOD
PLANNING AREA:
UPPER BOGGY CREEK

SCALE: 1" = 20'

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

DANCE & DAVIS ARCHITECTS, INC.
201 S. Lamar Blvd., Suite 200, Austin, TX 78701
(512) 476-1111 (512) 476-1112 www.dance-davis.com

AUSTIN CITY BUILDERS

AE APPROVED
FEB 29 2016
JGM



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

53

LEGAL DESCRIPTION LOT 22 BLK 1 OLT 29 DIV C UNIVERSITY PARK SUBD	SITE APPROVAL	ZONING SF-3-NP
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PROPOSED OCCUPANCY: WORK PERMITTED: New ISSUED BY: DeMarcos Mendoza
New single family 3 bedrooms, 2 1/2 baths w/ 1 car garage.

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

Contact	Phone	Contact	Phone
Applicant, Jay Otto, Pecan Valley Homes LLC	(512) 844-2152	Billed To, Dale Thornton, BDB Ventures, LLC	(512) 844-2152
General Contractor, Jay Otto, Pecan Valley Homes LLC	(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	8.52	5/18/2016						
Fees Total:	609.20							

Inspection Requirements

Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Sidewalks Inspection	Tree Inspection
Water Tap 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 viability 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.



City of Austin BUILDING PERMIT

PERMIT NO: 2016-054895-BP

3312 ROBINSON AVE

Type: RESIDENTIAL

Status: Active

Issue Date: 05/18/2016

EXPIRY DATE: 11/14/2016

LS
29

LEGAL DESCRIPTION
LOT 22 BLK 1 CDT 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		
1897.4	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

Filed To, Date 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						
Fees Total:	564.48							

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.

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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 posted) you allow this permit to expire you will be required to submit a new application & pay new fees.

Public Search	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expirat Date
Issued Construction Permits	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
REGISTERED USERS										
New Registration										
Update Registration										

Related Folders:

Update Registration

FOLDER INFO

Permit Assign and Pay	Information Description	Value
My Permits/Cases	Smart Housing?	No
My Licenses	Is this a one/two unit condo?	No
	Total New/Addition Bldg Square Footage	1872.9
	Total Job Valuation	125000
Request / Cancel / View Inspections	Building Inspection	Yes
	Electric Inspection	Yes
	Mechanical Inspection	Yes
My Escrow Accounts	Plumbing Inspection	Yes
	Energy Inspection	Yes
Reports	Driveway Inspection	Yes
	Sidewalks Inspection	Yes
Logout	Environmental Inspection	No
	Landscaping Inspection	No
HELP	Tree Inspection	Yes
Web Help	Water Tap Inspection	Yes
	Sewer Tap Inspection	Yes
FEEDBACK	On Site Sewage Facility Inspection	No
	Fire Inspection	No
Contact PDR	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

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	Douglas Williams (512-351-2717)
102 Foundation	Open				Douglas Williams (512-351-2717)
103 Framing	Open				Douglas Williams (512-351-2717)
104 Insulation	Open				Douglas Williams (512-351-2717)
105 Wallboard	Open				Douglas Williams (512-351-2717)
109 TCO Occupancy	Open				Douglas Williams (512-351-2717)
112 Final Building	Open				Douglas Williams (512-351-2717)
114 Continuance of work	Open				Douglas Williams (512-351-2717)
620 Final Tree Inspection	Open				Tree Inspectors
621 Tree TCO Occupancy	Open				Tree Inspectors
Deficiencies	Open				Douglas Williams (512-351-2717)
BP Permitting	Open				
Red Tag Hold	Open				

LS
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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 (2ND 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

5/34



I, BDB VENTURES INC., am applying for a variance from the Board of Adjustment regarding Section 25-253 of the Land Development Code. The variance would allow me the ability to LEAVE IN PLACE THE EXISTING STANCHIONS AT 3312 ROBINSON PER APPLICANT'S BUSINESS PERMIT # 2011-054874 MAY 18TH 2016 OPERATING 1000 Q6 SMOKEHOUSE AND PER MANY OTHER CHAIRS THAT ARE ON OVER THE BUILDING, SAT BACK LOVE.
By signing this form, I understand that I am declaring my support for the variance being requested.

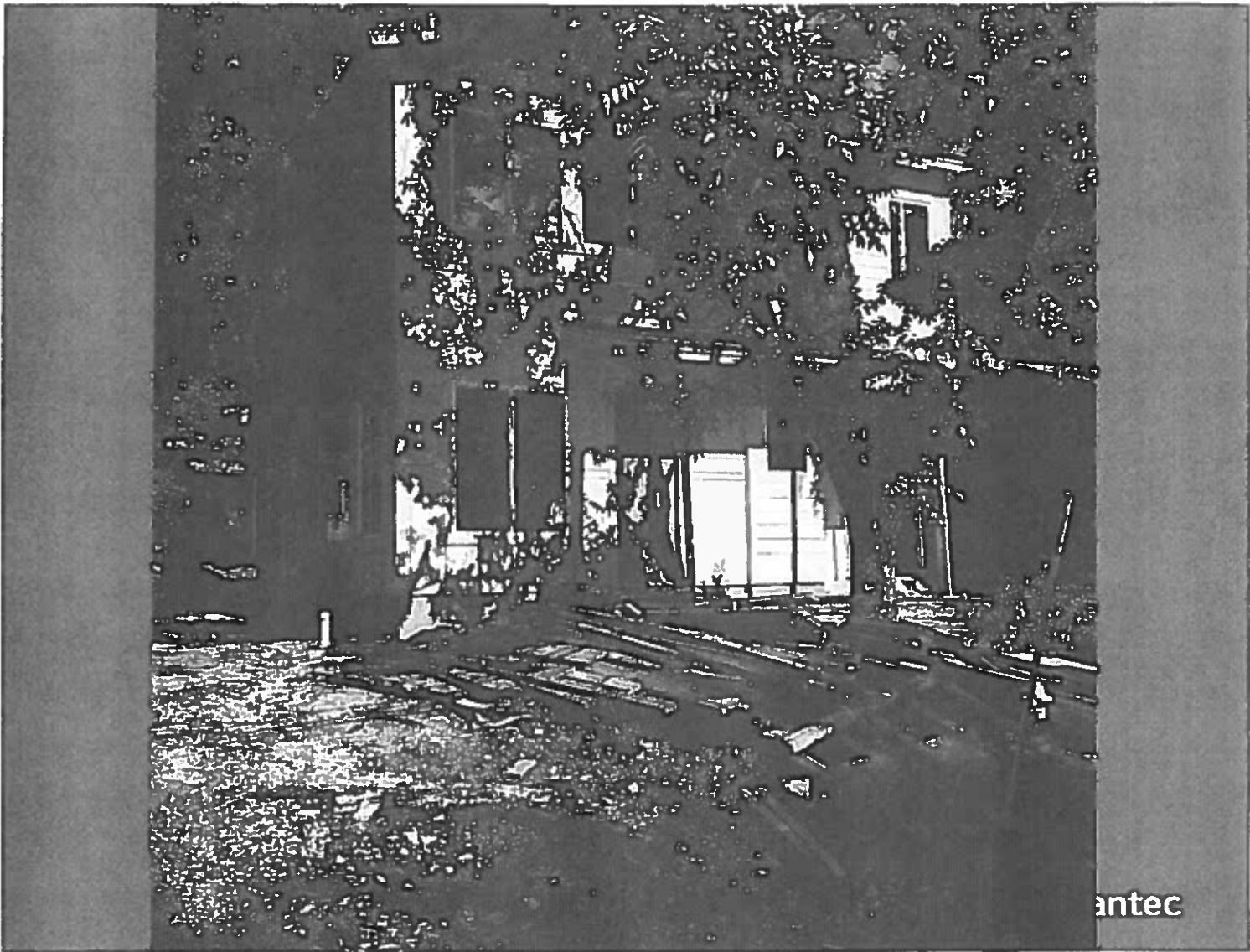
Property Owner Name	Address	Signature
3400 ROBINSON ⁴⁵¹⁰⁷ MANHATTAN	3400 Robinson	x <u>Lenny Mallett</u>
REBECCA ORLANDO	3500 Robinson	<u>Rebecca</u>
	3402 Robinson ²⁰¹¹⁵⁰ ⁹⁴⁵⁶	
	3310 Robinson ⁵⁷²⁻³²⁰ ⁴⁴¹⁹	
DEBORAH ROSS	3309 AND ROBINSON	<u>Deborah A Ross</u>

5/3/3

3312 Robinson

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

5/36



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3/3

Property History

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

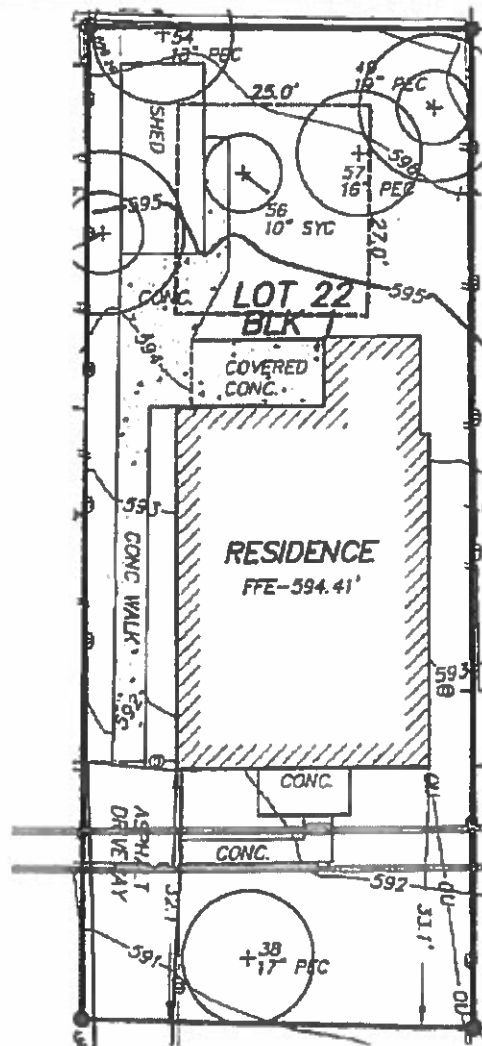
1948 – Single Family house constructed

2016 – Residential building permit approved for infill development

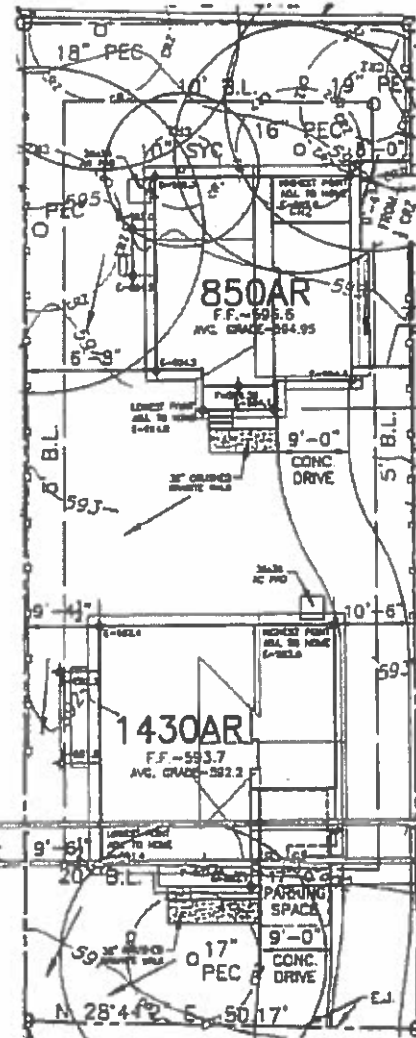


5/33

Previous residential structure



New construction setback planes



5/3/9

Robinson Avenue zoning setback encroachments

As measured from City of Austin GIS

5/40

HARMON AVE

University Park Subdivision
Zoning front setback encroachments

35

E 38TH HALF ST

ROBINSON AVE

HOLLYWOOD AVE

WERNER AVE

LAFAYETTE AVE

CONCORDIA AVE

CONCORDIA AVE

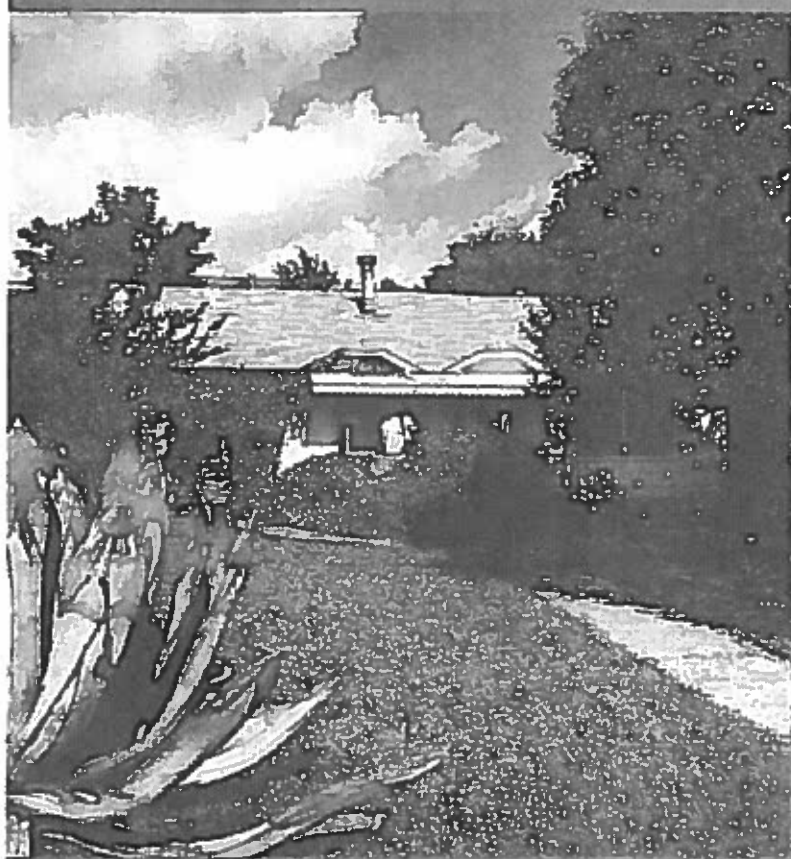
HOLLYWOOD AVE

WERNER AVE

EDGEWOOD

KERN RAIL  Stantec

5
41



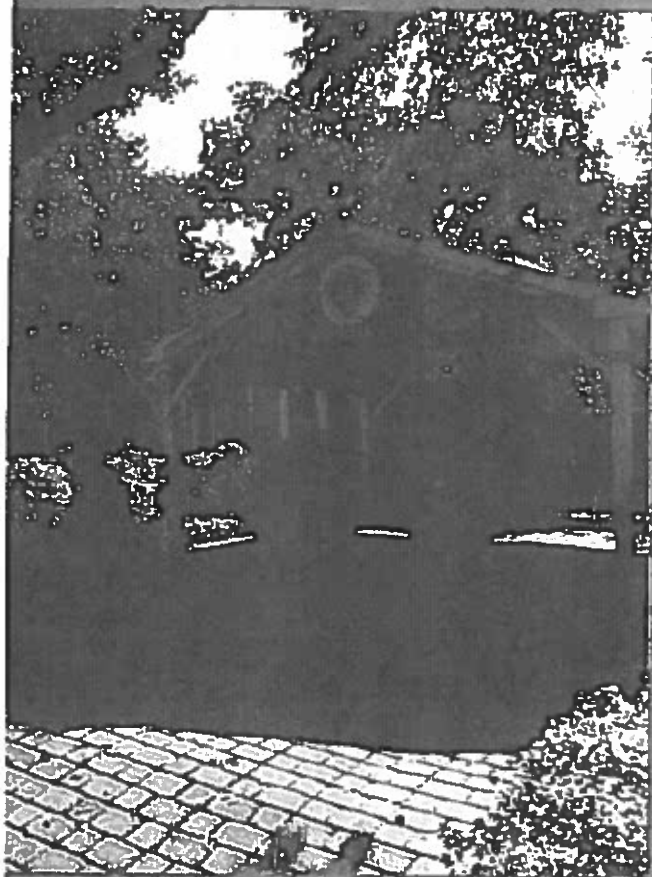
3300 Robinson — 19 feet

5
42



3302 Robinson – 20 feet

5
43



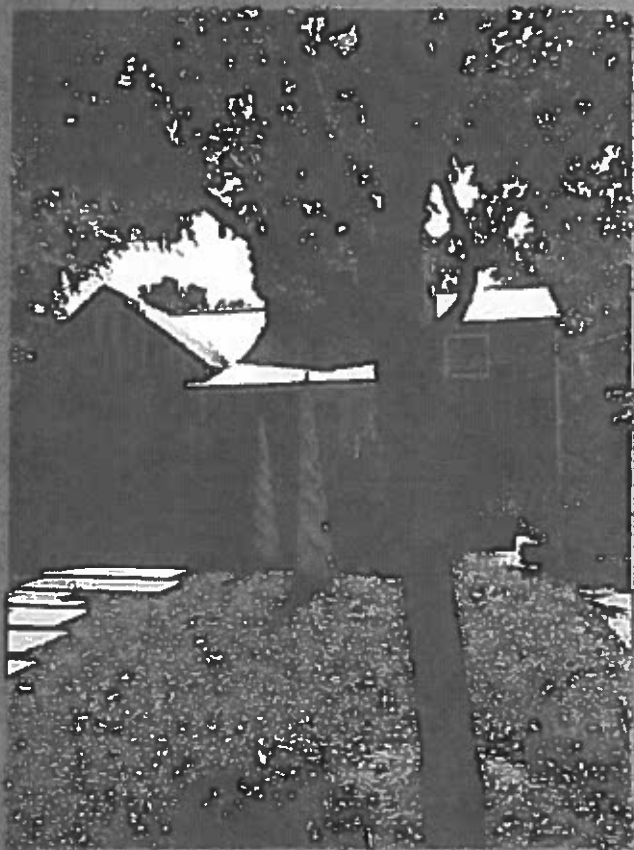
3401 Robinson -8 feet

5
44



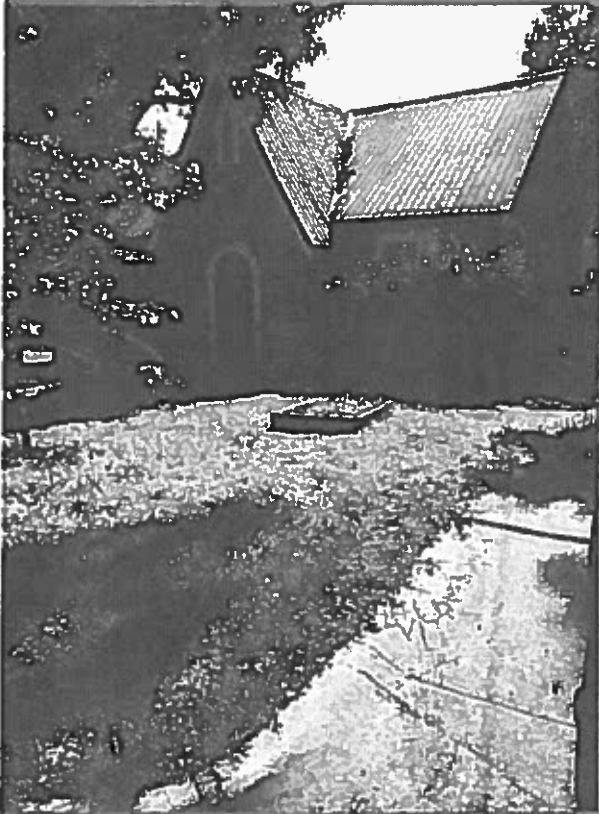
3407 Robinson – 19.5
feet

5/45



3409 Robinson — 19 feet

LS
46



3415 Robinson – 17 feet

5/21



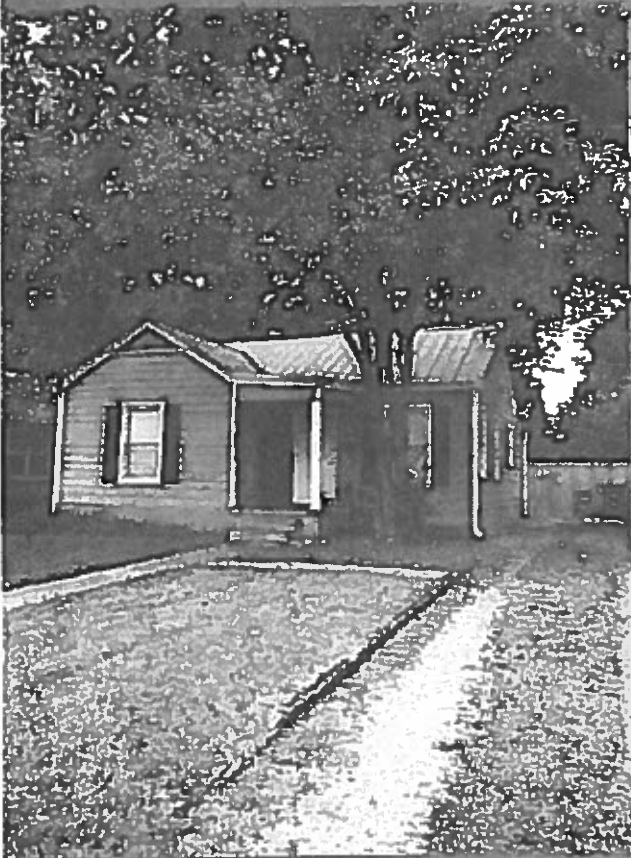
3507 Robinson-17 feet

LS
48



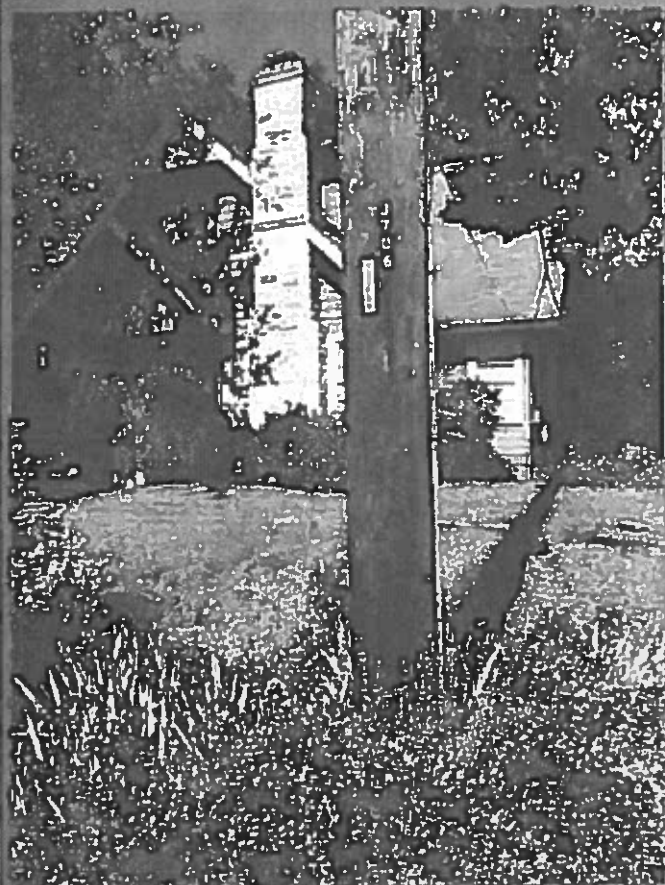
3511 Robinson -13 feet

LS
49



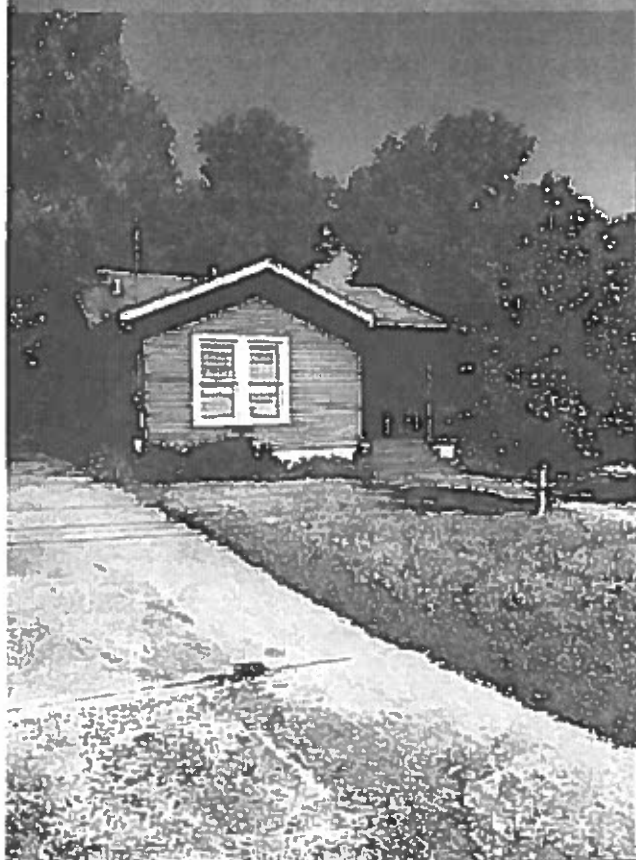
3704 Robinson – 17 feet

25
50



3706 Robinson - 17 feet

5/1/5



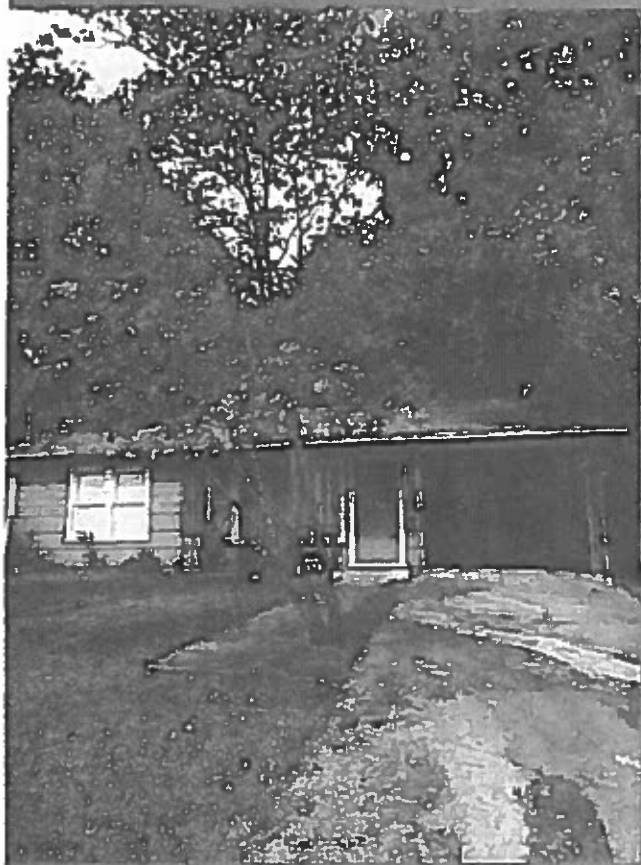
3708 Robinson – 20 feet

VS
52



3715 Robinson – 14
feet

3/5



3712 Robinson – 20 feet

LS
54

Immediate Adjacent Properties

55
55

3310, 3312, 3400 –
Adjacent/Subject/Adjacent



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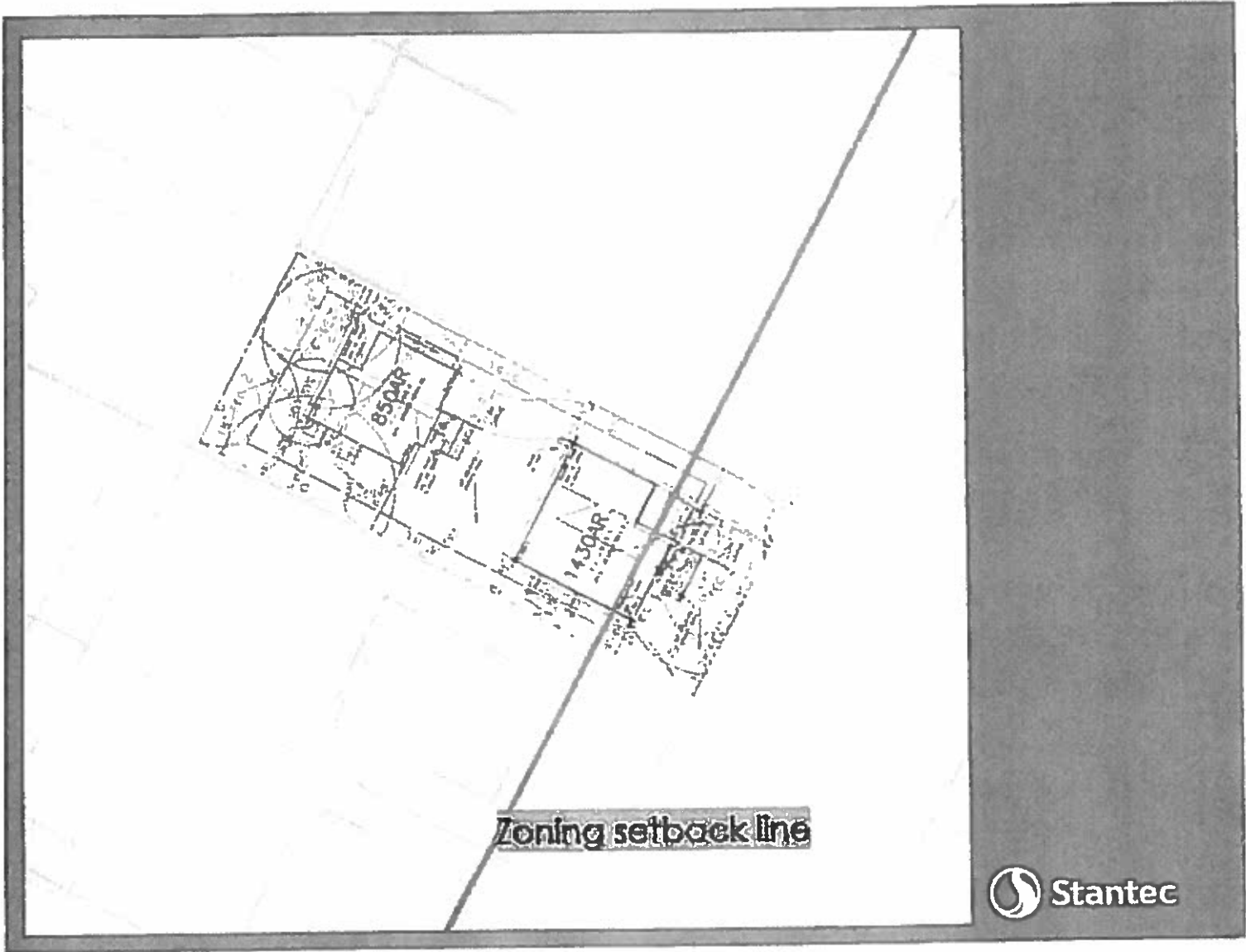


 Stantec

5/5



15/58





VS
60

HARMON AVE

University Park Subdivision
Zoning front setback encroachments

35

E 38TH HALF ST

ROBINSON AVE

HOLLYWOOD AVE

WERNER AVE

LAFAYETTE AVE

CONCORDIA AVE

CONCORDIA AVE

HOLLYWOOD AVE

WERNER AVE

EDGEWOOD

KERN RIVER
 Stantec

Heldenfels, Leane

From: Brooke Dorrien <saintgermaingirl@gmail.com>
Sent: Thursday, September 29, 2016 1:54 PM
To: Heldenfels, Leane
Cc: [REDACTED]
Subject: PROTEST 3312 Robinson
Attachments: Protest 3312 Robinson.pdf

65
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C15-2016-0100

Hi Leane,

Due to numerous code violations (set back, Impervious cover, trees) and change in original architect plans, I am NOT in favor of this developer getting a variance waiver.

Please see COA form with my comments attached.

Thank you
Brooke Dorrien

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2016-0100, 3312 Robinson Avenue

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 28th, 2016

Brooke Dornien

Your Name (please print)

3413 Hollywood Ave

Your address(es) affected by this application

B. Dornien 9/28/16

Signature

Date

Daytime Telephone: 512-669-3630

Comments:

① This neighborhood is characterized by small, charming, family-owned homes and this developer has built TWO large, multi-story houses/duplexes on ONE single lot.

- the size + style was changed from original plan
- completely disregarded permit to set back house 25 ft.

Comments must be returned by noon the day of the hearing in order to be seen by the Board at this hearing. They may be sent via:
- hardly any improvements over

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely.

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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