

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0118
LOCATION: 2006 Jesse E. Segovia



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 167'

Special Exception

C/2



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 # 15-2016-0118 ROW # 11609124 Tax # 02006 80814
TCAD

Section 1: Applicant Statement

Street Address: 2006 JESSE^E SEGOVIA

Subdivision Legal Description: BERGMAN VALLEY^{VIEW} ADDITION

Lot(s): 4 Block(s): 4

Outlot: _____ Division: _____

Zoning District: SF-3-NP (Holly)

I/We Robert Zinkel on behalf of myself/ourselves as
authorized agent for TOM BEACH AND AMANDA WALKER (owners) affirm that on
Month Select _____, Day Select _____, Year Select _____, 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: deck living structure built into setback

C/3

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

492-D, special exception to front setback

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:

~~special exemption~~ exception

Hardship

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

special exception

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

special exception

C/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:

special exception

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:

~~10/1/15~~ 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: 9-16-16

Applicant Name (typed or printed): AMANDA WALKER

Applicant Mailing Address: 2006 JESSE E SEGOVIA ST

City: AUSTIN State: TX Zip: 78702

Phone (will be public information): 512-323-2018

Email (optional – will be public information): _____

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: [Signature] [Signature] Date: 9-16-16

Owner Name (typed or printed): AMANDA WALKER Tom Beach

Owner Mailing Address: 2006 JESSE E SEGOVIA ST

City: AUSTIN State: TX Zip: 78702

Phone (will be public information): 512-323-2018

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Robert Zirkel

Agent Mailing Address: 5450 BEE CAVER ROAD Suite 4B

City: West Lake Hills, TX State: TX Zip: 78746

Phone (will be public information): 512. ~~844-5522~~ 328. 9888

Email (optional – will be public information): _____

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).

25-2-476 SPECIAL EXCEPTIONS.

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

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

- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
- (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016; 2017
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;
 - (ii) impair the use of adjacent property that is developed in compliance with city code;

or

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

(C) A special exception granted under this section:

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

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

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

5/6



SPECIAL EXCEPTION INSPECTION



1/7

Address:	2006 Jesse E Segovia St.
Permit Number:	2016-103716
Property Owner Requesting Special Exception:	Amanda B Walker

Special Exception Requested:

Front yard and side yard encroachment

Date Structure was originally constructed: existed before 2006

Date of Inspection:	9-16-2016
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

MAP SYMBOLS:

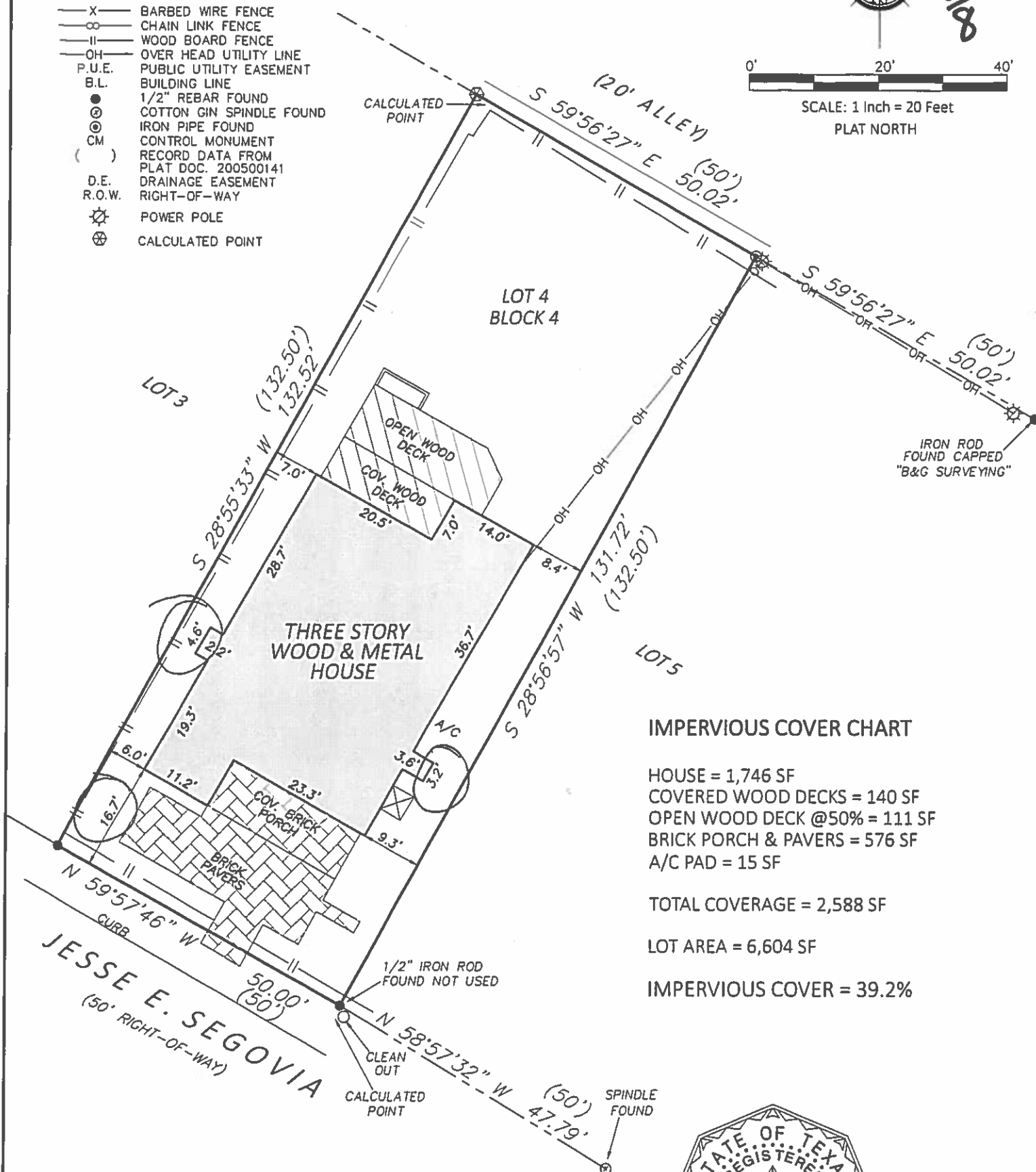
- X BARBED WIRE FENCE
- CHAIN LINK FENCE
- || WOOD BOARD FENCE
- OH OVER HEAD UTILITY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- 1/2" REBAR FOUND
- ⊙ COTTON GIN SPINDLE FOUND
- ⊙ IRON PIPE FOUND
- CM CONTROL MONUMENT
- () RECORD DATA FROM PLAT DOC. 200500141
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- ⊙ POWER POLE
- ⊙ CALCULATED POINT



0' 20' 40'

SCALE: 1 Inch = 20 Feet

PLAT NORTH



IMPERVIOUS COVER CHART

HOUSE = 1,746 SF

COVERED WOOD DECKS = 140 SF

OPEN WOOD DECK @50% = 111 SF

BRICK PORCH & PAVERS = 576 SF

A/C PAD = 15 SF

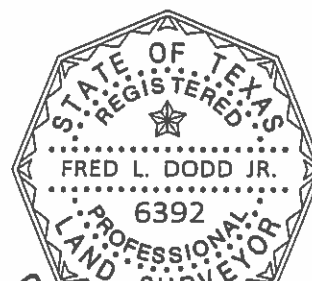
TOTAL COVERAGE = 2,588 SF

LOT AREA = 6,604 SF

IMPERVIOUS COVER = 39.2%

NOTES:

- 1) BEARING SHOWN ARE BASED ON PLAT RECORD.
- 2) SYMBOLS MAY BE EXAGGERATED FOR CLARITY.
- 3) THIS LOT WAS SURVEYED WITHOUT A CURRENT TITLE REPORT. EASEMENTS, SETBACKS, RESTRICTIONS AND OR OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT SHOWN HEREON.



2006 Jesse Segovia

CITY OF AUSTIN DEVELOPMENT WEB MAP

2006 Aerial



Legend

☐ Lot Lines

☐ Streets

☐ Building Footprints

☐ Named Creeks

☐ Lakes and Rivers

☐ Parks

☐ County

Lot ID

Block ID

☐ Lot Line

Zoning Text

☐ Zoning (Large Map Scale)

9/12

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

**CITY OF AUSTIN
APPROVED FOR PERMIT**
Victoria Hsu, P.E.

Watershed Protection & Development Review Department
By *[Signature]* Date *7-21-2006*
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.

In line of protected trees
or measured at 4.5' above grade), must
be enclosed with protective fencing before and
through out construction. No tree measuring 19" in
diameter (or greater) may be removed without a TREE
CE REVIEW from the City of Austin. Call the
Development Assistance Center for review: 574-6310.

REVIEWED FOR ZONING ONLY

1 PLOT PLAN
1" = 16'-0"

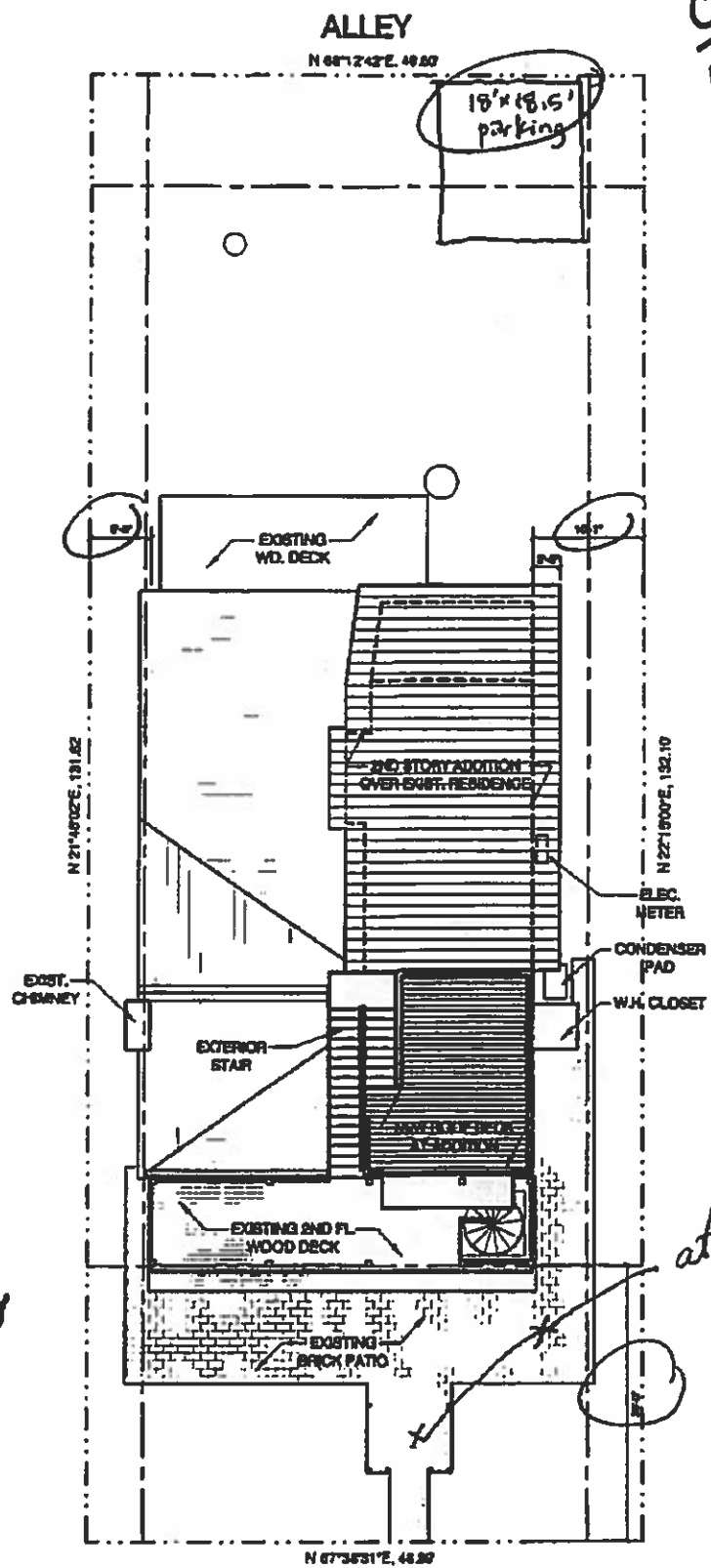
KAYAK HOUSE

2006 BERGMAN AVE., AUSTIN TX 78702

LOT 4 BLOCK 4, BERGMAN VALLEY VIEW
ADDITION. SF-3 ZONING.

NO ROOF OVERHANGS ARE ALLOWED IN
PUBLIC UTILITY OR
DRAINAGE EASEMENTS

AE APPROVED
SEP 13 2006
256-16
RLS



10/1

9-12-2006 Revised final plan review

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number BP-06-9261 KA 12/26
Building Permit No. 060738
Plat No. 7-12-2006 Date
Reviewer J. H. H. H.

PRIMARY PROJECT DATA

Service Address 2006 BERGMAN AVE, AUSTIN 78702 Tax Parcel No. _____
Legal Description
Lot 4 Block 4 Subdivision BERGMAN VALLEY VIEW 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 Add 2nd fl Master bedroom, bath, closet & office
& 3rd fl mechanical closet & roof deck
____ New Residence
____ Duplex
____ Garage attached detached
____ Carport attached detached
____ Pool
Addition (specify) 2nd floor addition w/ covered porch;
(3 bedrooms 5/8" master mechanical loft and roof deck.
Other (specify) _____
Zoning (e.g. SF-1, SF-2...) SF-3 MP Height of building 34 ft. # of floors 3
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 6625 sq. ft.
Job Valuation \$ 120,000
(Labor and materials)
Total Job Valuation (remodels and additions)
\$ 120,000
(Labor and materials)

PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>82.00</u>	\$ _____
Electrical	\$ <u>47.00</u>	\$ _____
Mechanical	\$ <u>41.00</u>	\$ _____
Plumbing	\$ <u>41.00</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Amanda Walker + Tom Beach</u>	Telephone (h) <u>323.2018</u> (w) _____
BUILDER	Company Name <u>Eric Smith</u>	Telephone <u>799.8449</u>
	Contact/Applicant's Name <u>J.C. Schmeil (designer)</u>	Pager <u>636.5900</u>
DRIVEWAY /SIDEWALK	Contractor _____	FAX (contact #) _____ Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Amanda Walker + Tom Beach</u>	Telephone <u>323.2018</u>
	Address <u>4815 Duval St.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78751</u>

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 2006 Bergman Avenue, Austin TX 78702Applicant's Signature J C SchumDate 9/12/06**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>1675</u> sq. ft.		<u> </u> sq. ft.
b. 2 nd floor conditioned area	<u> </u> sq. ft.		<u>664</u> sq. ft.
c. 3 rd floor conditioned area	<u> </u> sq. ft.		<u>140</u> sq. ft.
d. Basement	<u> </u> sq. ft.		<u> </u> sq. ft.
e. Garage / Carport			
<u> </u> attached	<u> </u> sq. ft.		<u> </u> sq. ft.
<u> </u> detached	<u> </u> sq. ft.		<u> </u> sq. ft.
f. Wood decks [must be counted at 100%]	<u> </u> sq. ft.		<u> </u> sq. ft.
g. Breezeways	<u> </u> sq. ft.		<u> </u> sq. ft.
h. Covered patios	<u> </u> sq. ft.		<u> </u> sq. ft.
i. Covered porches	<u> </u> sq. ft.		<u>120</u> sq. ft.
j. Balconies	<u> </u> sq. ft.		<u> </u> sq. ft.
k. Swimming pool(s) [pool surface area(s)]	<u> </u> sq. ft.		<u> </u> sq. ft.
l. Other building or covered area(s)	<u>(WH closet) 10</u> sq. ft.		<u> </u> sq. ft.
Specify <u> </u>			

TOTAL BUILDING AREA (add a. through l.) 1685 sq. ft. 924 sq. ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

1685 sq. ft.
25.4 % 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>1685</u> sq. ft.
b. Driveway area on private property	<u>333</u> sq. ft.
c. Sidewalk / walkways on private property	<u>20</u> sq. ft.
d. Uncovered patios	<u>580</u> sq. ft.
e. Uncovered wood decks [may be counted at 50%]	<u>95</u> sq. ft.
f. Air conditioner pads	<u>12</u> sq. ft.
g. Concrete decks	<u> </u> sq. ft.
h. Other (specify) <u> </u>	<u> </u> sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2725 sq. ft.
41.1 % of lot

