



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0121
LOCATION: 1505 Preston Ave

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" = 117'



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 # C15-2016-0121 ROW # 11612008 Tax # 0116000406
TCAD

Section 1: Applicant Statement

Street Address: 1505 Preston Ave

Subdivision Legal Description:

Pemberton Heights, Section 7

Lot(s): 17

Block(s): 26

Outlot: _____

Division: _____

Zoning District: SF-3

I/We Brian Moore

on behalf of myself/ourselves as

authorized agent for Tina Kemmerer

affirm that on

Month September, Day 30, 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: Single car garage

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

City Code Chapter 25-2 (zoning) Impervios Cover percentage

M/3

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 impervios cover ratio is not equal when it is being compared to other lots that are in the same area of the neighborhood. The neighborhood has streets that have large lots, where as the lots on this street are smaller in size. When trying to compare impervios cover percentage it is not fair when some lots are bigger in size.

Hardship

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

The size of the lot is one of the smaller lots that is along the street compared to the others. The lot that is in question is part of one large lot that that has been divided into two. By pulling the address on the Zoning Profile Report (Under GIS) it shows that part of another house is on the same property.

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

Houses on the other streets (Ethridge Ave & Gaston Ave) have larger lots which allows more impervios cover than what is allowed on this lot.

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 single car garage matches the house structure on the property in order to keep it in the same style and look of the house.

The existing garage was built back when the house was built and over time it became where you could not store a car in there due to the condition. A new smaller garage has been in order to allow the homeowner to have a place to store a car and a little bit of storage.

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:

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:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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. ml/s

Applicant Signature: Brian Moore Date: 9/30/16

Applicant Name (typed or printed): Brian Moore

Applicant Mailing Address: 11008 Centennial Trail

City: Austin State: TX Zip: 78726

Phone (will be public information): (512) 748-2972

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: Tina L. Kemmerer Date: 9/30/16

Owner Name (typed or printed): Tina Kemmerer

Owner Mailing Address: 1505 Preston Ave

City: Austin State: TX Zip: 78703

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

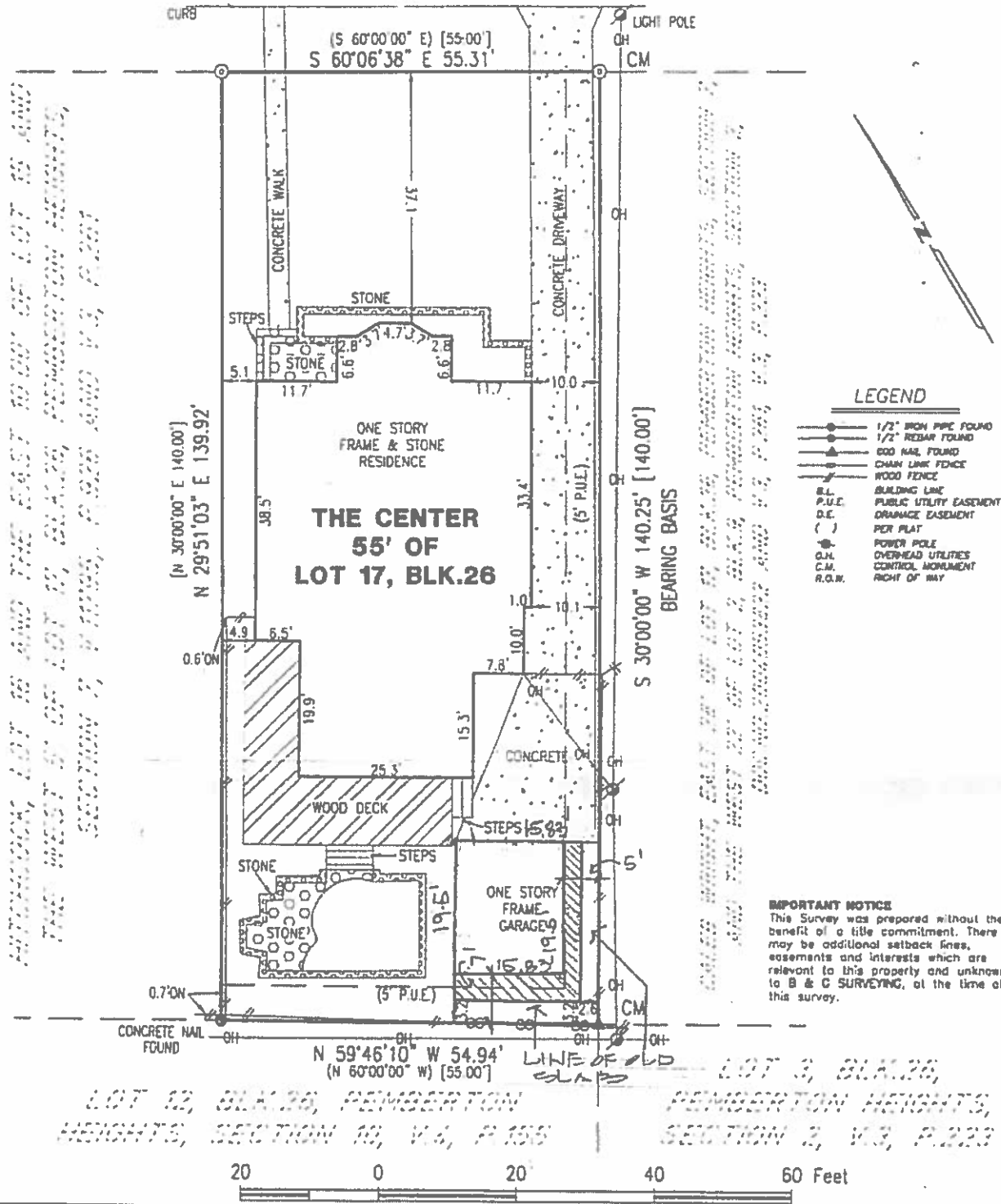
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Previous garage

21

PRESTON AVENUE

(50' R.O.W.)



ATTENTION, LOT 26 AND THE EAST 100' OF LOT 15 AND THE WEST 5' OF LOT 17, BLK.26, PEMBERTON HEIGHTS, SECTION 7, T.10N, R.15E AND V.3, P.223

ATTENTION, LOT 26 AND THE EAST 100' OF LOT 15 AND THE WEST 5' OF LOT 17, BLK.26, PEMBERTON HEIGHTS, SECTION 7, T.10N, R.15E AND V.3, P.223

SUBDIVISION PEMBERTON HEIGHTS, SECTION 7

LOT: THE CENTER 55' OF LOT 17, BLK.26 VOLUME 3 PAGE 261 PLAT RECORDS

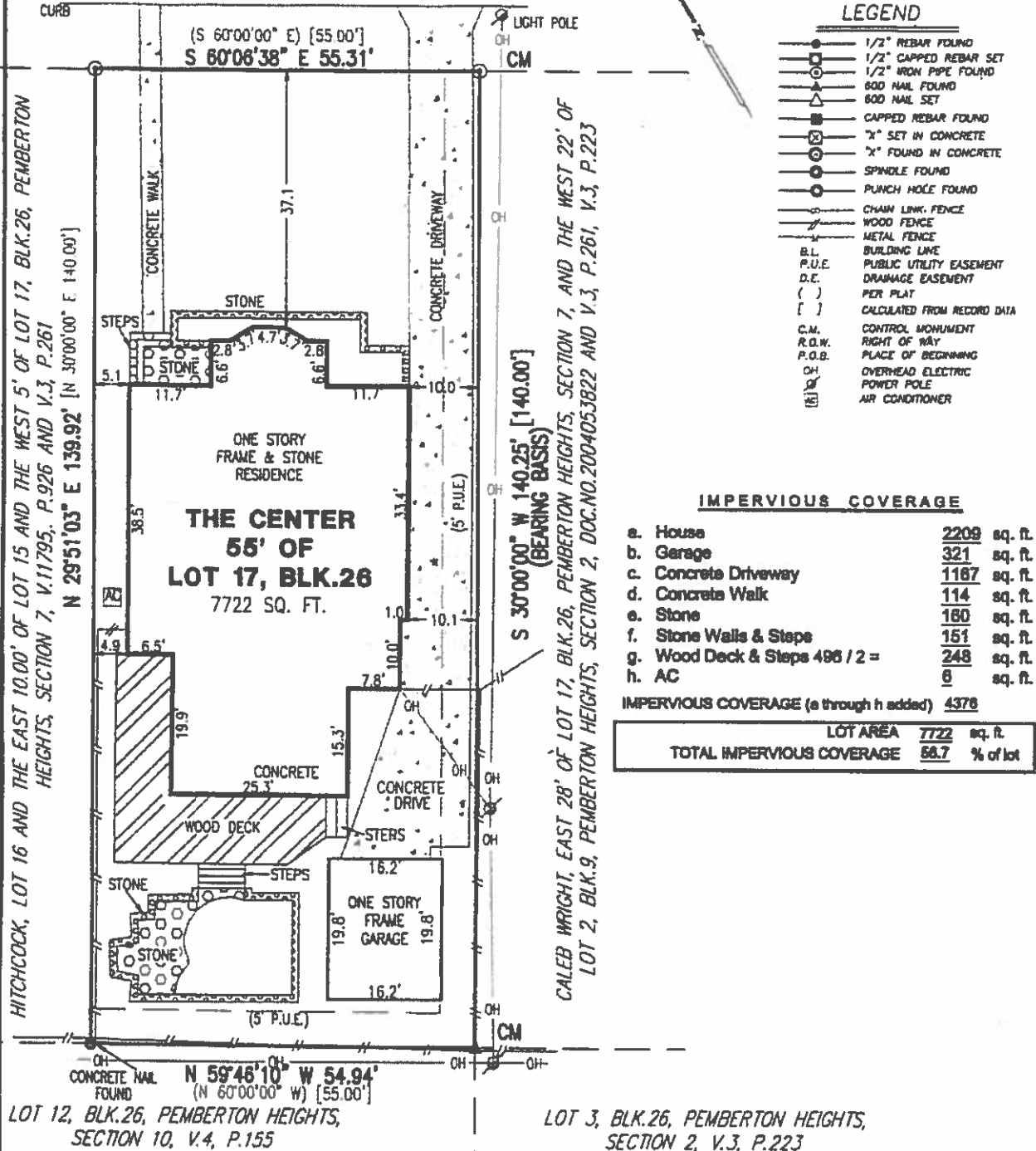
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1505 PRESTON AVENUE

Current garage

PRESTON AVENUE

(50' R.O.W.)

20' 0 20'



IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445H, DATED 09/28/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF

Post Oak Homes Inc.
11008 Centennial Trail
Austin, TX 78726
512-282-9000 / 512-282-9005 (fax)
512-748-2972 (cell)

ml
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October 25, 2016

City of Austin
Development Service Department
One Texas Center
505 Barton Springs Road
Austin, TX 78704

Regarding: Board of Review
1505 Preston Ave Austin, TX 78703
Permit # 2016-000117 BA
Case # C15-2016-0121

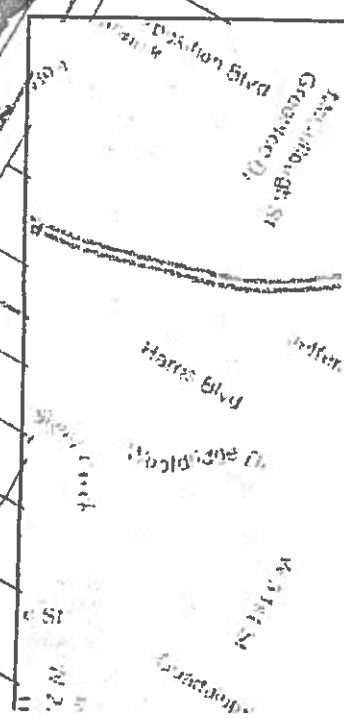
Within this packet you will find additional information to assist the Board of Review with making a solid decision about granting a variance for exceeding the current impervious percentage of 45 % to 57 % based upon the size of the lot. In order to reach the 45% the homeowner would only be allowed to have the house, garage, and 20% less driveway that is currently there. The deck along the rear of the house is needed because the height of the house is about 36" from the ground.

I have attached a copy of streets in the area showing that the lots vary in size. By the lots being larger on the adjacent streets compared to the ones on Preston Ave it is not fair to class all of the lots under the same percentage. The homeowners with the larger lots have the advantage over the other homeowners that are restricted to what they can do on their property.

The current project that was performed on this property (1505 Preston Ave) consisted of re building the existing garage in order the homeowner to use the garage in a safe manner. The old garage had the concrete foundation all cracked up with the exterior framing leaning at an angle which did not allow safe conditions inside. (see pictures) When the garage door was completely opened it only allowed a height of 5'10" for people or a vehicle to enter. When constructed was performed back in the mid 1980's it pushed the impervious cover percentage over the allowed amount.

The new garage was built with a smaller foot print in order to follow current building codes that deal with Austin Energy and Building Development. The old garage was constructed within the power line easement along the rear side of the garage. The new garage is set forward far enough forward to allow workers a safe area. The new garage door is a single car door, compared to the original double door. By doing this we lowered the sqft of the old structure by 120 sqft.

2/6



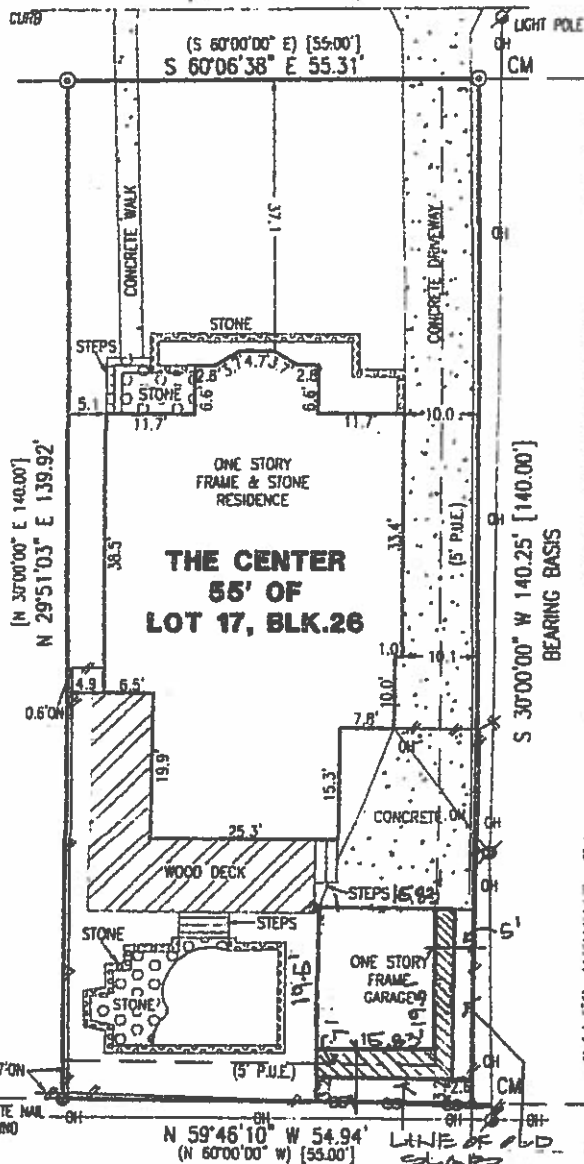
PRESTON AVENUE

(50' R.O.W.)

OLD SURVEY

DAN LINES REPRESENTS 10
OLD GARAGE

ATTENTION, LOT 16 AND THE EAST 100' OF LOT 15 AND
THE WEST 5' OF LOT 17, BLK. 26, PEMBERTON HEIGHTS,
SECTION 7, V. 11, P. 223 AND V. 13, P. 223



LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 800 NAIL FOUND
- CHAIN LINK FENCE
- WOOD LARK FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- PER PLAT
- POWER POLE
- CHADHEAD UTILITIES
- CONTROL MONUMENT
- REAR OF DRY

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & C SURVEYING, at the time of this survey.

LOT 12, BLK. 26, PEMBERTON HEIGHTS, SECTION 10, V. 11, P. 223

LOT 3, BLK. 26, PEMBERTON HEIGHTS, SECTION 2, V. 13, P. 223

SUBDIVISION PEMBERTON HEIGHTS, SECTION 7
 LOT: THE CENTER 55' OF LOT 17, BLK. 26 VOLUME 3 PAGE 261 PLAT RECORDS
 COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1505 PRESTON AVENUE
 CITY: AUSTIN REFERENCE NAME POST OAK HOMES



B&G Surveying, Inc.
 Dewey H. Burris & Associates
 Surveyed by: B&G Surveying, Inc.

1404 West North Loop Blvd., Austin, Texas 78758
 Office 512-458-8888 - Fax 512-458-2645



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0448H DATED 02/24/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

FIELD WORK	WILLIAM	8-16-11
CALCULATIONS	YC	8-17-11
DRAFTING	AW3	8-17-11
CORRECTIONS	AW3	8-17-11
UP DATE		

JOB # 80805211_TA
 DATE 8-17-11
 SCALE 1" = 20'

TO THE OWNER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

PRESTON AVENUE

(50' R.O.W.)

20' 0 20'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 800 NAIL FOUND
- 800 NAIL SET
- CAPPED REBAR FOUND
- 2" SET IN CONCRETE
- 2" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- () CALCULATED FROM RECORD DATA
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- POWER POLE
- AIR CONDITIONER

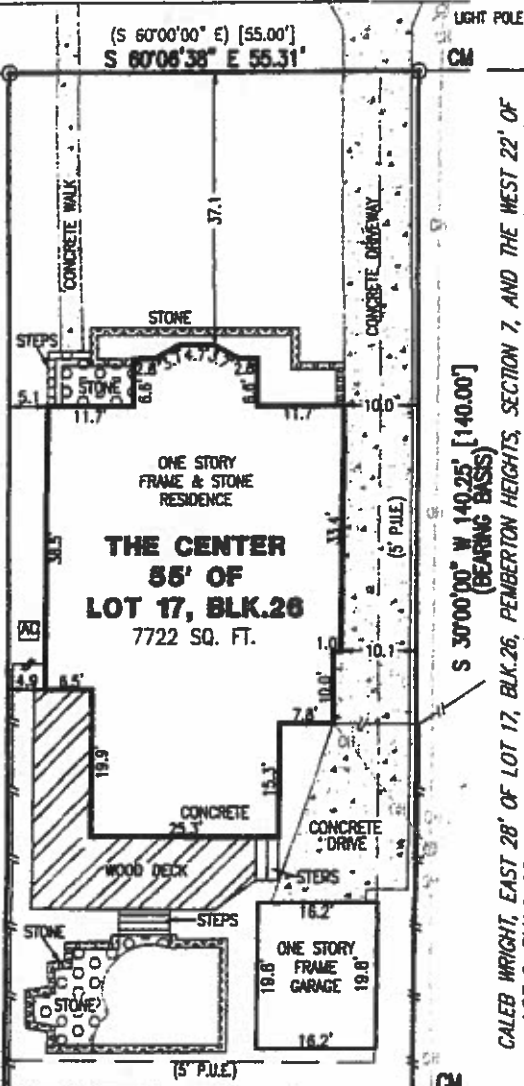
IMPERVIOUS COVERAGE

a. House	2208	sq. ft.
b. Garage	321	sq. ft.
c. Concrete Driveway	1187	sq. ft.
d. Concrete Walk	114	sq. ft.
e. Stone	180	sq. ft.
f. Stone Walls & Steps	181	sq. ft.
g. Wood Deck & Steps 408 / 2 =	204	sq. ft.
h. AC	8	sq. ft.

IMPERVIOUS COVERAGE (a through h added) 4378

LOT AREA 7722 sq. ft.
TOTAL IMPERVIOUS COVERAGE 59.7 % of lot

HITCHCOCK, LOT 16 AND THE EAST 10.00' OF LOT 15 AND THE WEST 5' OF LOT 17, BLK.26, PEMBERTON HEIGHTS, SECTION 7, V.11795, P.926 AND V.3, P.261
N 29°51'03" E 139.92' (N 30°00'00" E 140.00')



CALEB WRIGHT, EAST 28' OF LOT 17, BLK.26, PEMBERTON HEIGHTS, SECTION 7, AND THE WEST 22' OF LOT 2, BLK.9, PEMBERTON HEIGHTS, SECTION 2, DOC.NO.2004053022 AND V.3, P.261, V.3, P.223
S 30°00'00" W 140.25' (140.00') (BEARING BASIS)

• NEW SURVEY
AFTER NEW GARAGE
WAS BUILT

LOT 12, BLK.26, PEMBERTON HEIGHTS, SECTION 10, V.4, P.155
N 59°48'10" W 54.94' (N 60°00'00" W) [55.00']

LOT 3, BLK.26, PEMBERTON HEIGHTS, SECTION 2, V.3, P.223

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STREET ADDRESS: 1505 PRESTON AVENUE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: THE CENTER 55' OF LOT 17, BLOCK: 26, SUBDIVISION: PEMBERTON HEIGHTS, SECTION SEVEN VOL/CAB: 3 PG/SLD: 261 PLAT RECORDS
REFERENCE NAME: POST OAK HOMES

FR/M3 FINAL/IMPERV. 01/11/16
JOSE UPDATE 10/09/15



B & G SURVEYING, LLC

PRO REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756

Office 512-458-8989, Fax 512-458-9845

JOB #: B0103216_TA

DATE: 08/17/11

SCALE: 1"=20'

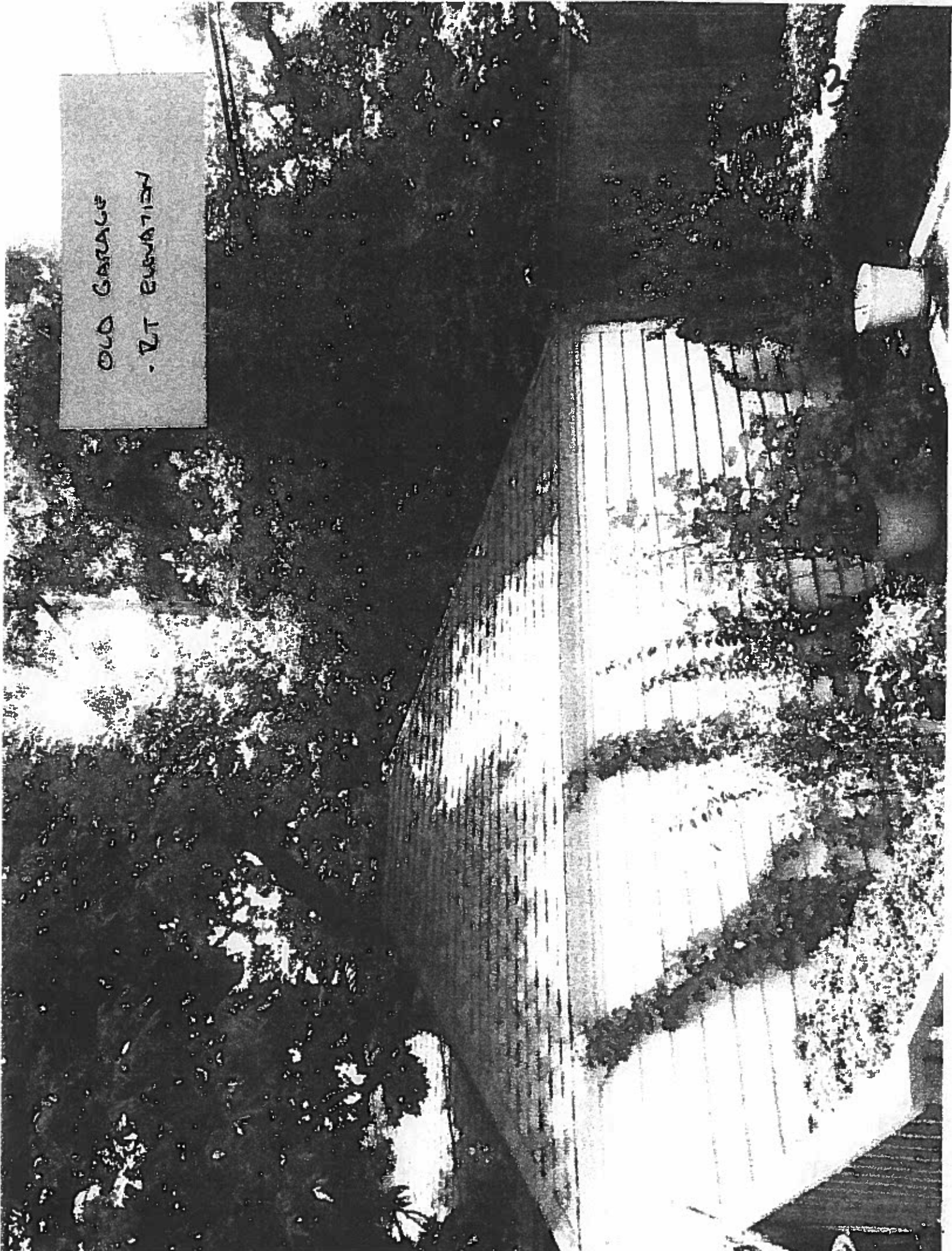
FIELD WORK BY	WILLIAM	08/16/11
CHECKED BY	YG	08/17/11
DRAWN BY	AKS	08/17/11
CHECKED BY	YG	08/17/11

OLD GARAGE

-FT ELEVATION

22

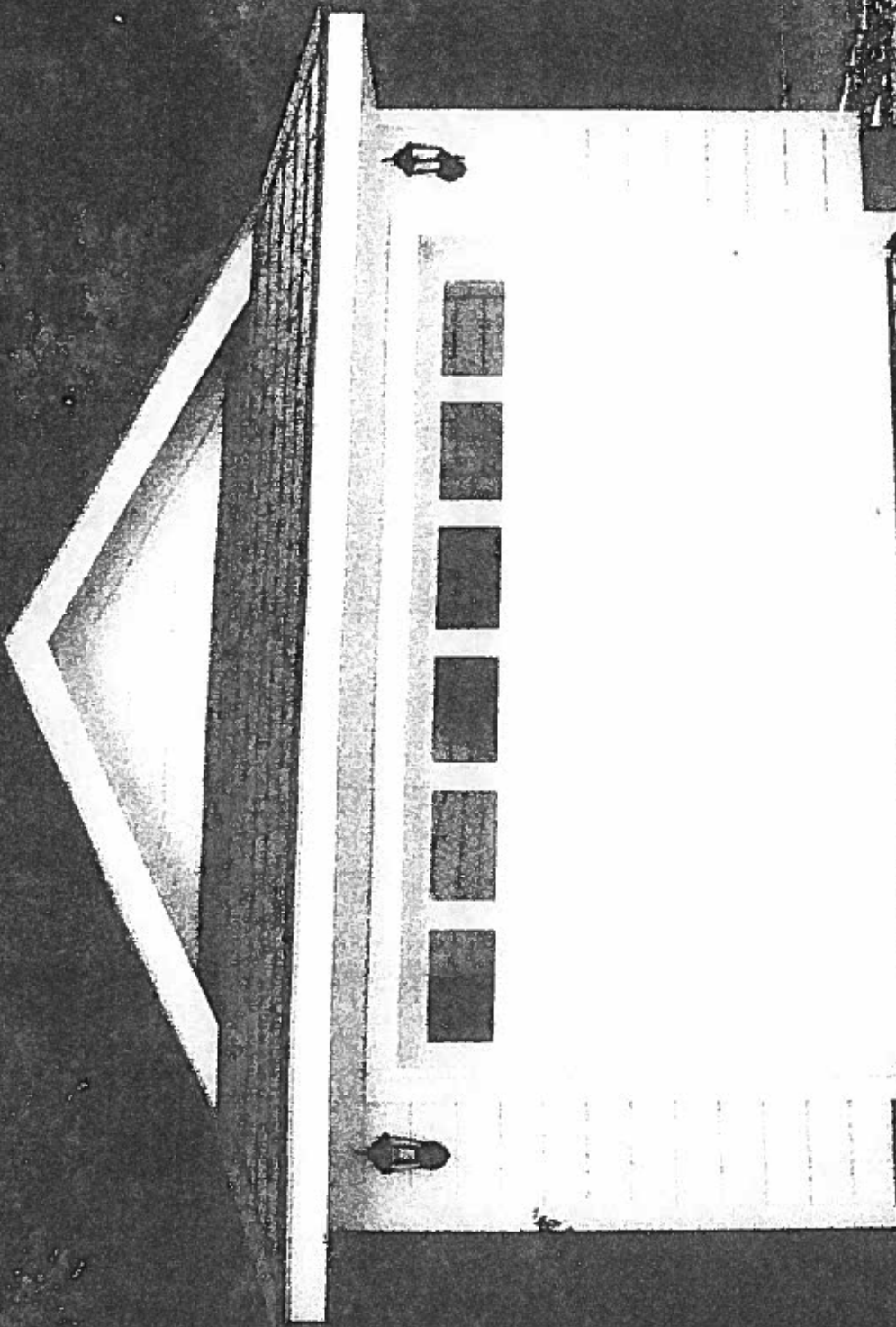
OLD GARAGE
- 2T ELEVATION

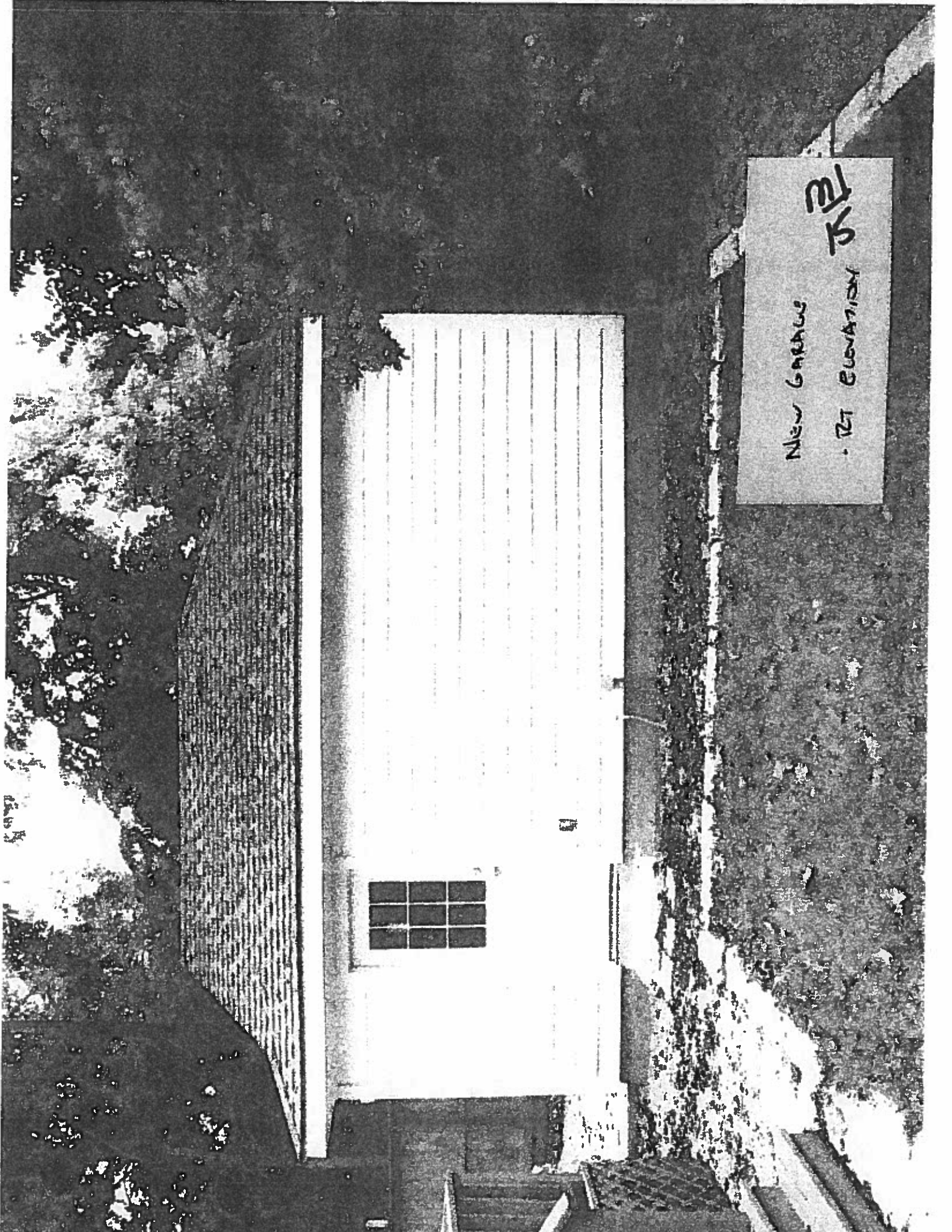


3/14

New Cardiology

- 1st Elevation





New Garage

. RT ELEVATION

JEB

