

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

DATE: Monday, July 10, 2017

CASE NUMBER: C15-2017-0031

☐ Y ☐ Brooke Bailey
☐ Y ☐ William Burkhardt
☐ N ☐ Christopher Covo
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Bryan King
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Veronica Rivera
☐ Y ☐ James Valadez
☐ - ☐ Michael Von Ohlen OUT
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate)
☐ - ☐ Pim Mayo (Alternate)

OWNER/APPLICANT: Brandon and Maureen Lamb

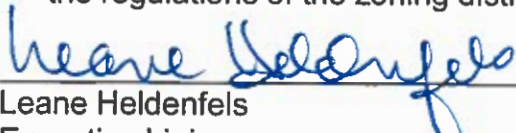
ADDRESS: 2005 BLUEBONNET LN Unit A

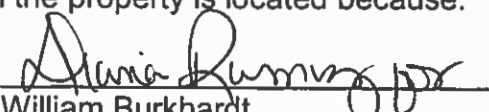
VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2, Sub Chapter F – Residential Design and Compatibility Standards, Article 3 – Definitions and Measurements, Section 3.3.2. A. 3. to reduce the number of open sides required for a parking area to be excluded from gross floor area from 2 (required) to 1 (requested) in order to maintain a recently added garage door to an existing carport in an “SF-3”, Family Residence zoning district.

BOARD’S DECISION: July 10, 2017 The public hearing was closed on Board Member Bryan King motion to postpone to August 14, 2017, Board Member Melissa Hawthorne second on a 10-1 vote (Board member Christopher Covo nay); **POSTPONED TO AUGUST 14, 2017 (RE-NOTIFICATION REQUIRED)**

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

L03/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0031
LOCATION: 2005 Bluebonnet Lane



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" = 193'



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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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:

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:


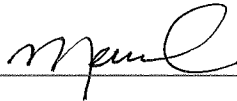
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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.

Applicant Signature:   Date: 05/10/2017

Applicant Name (typed or printed): Brandon & Maureen Lamb

Applicant Mailing Address: 2005 Bluebonnet Lane A

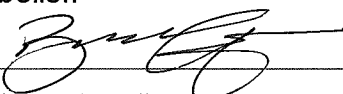

City: Austin State: Texas Zip: 78704

Phone (will be public information): (832) 722-0931

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.

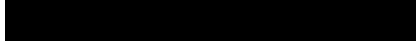
Owner Signature:   Date: 05/10/2017

Owner Name (typed or printed): Brandon & Maureen Lamb

Owner Mailing Address: 2005 Bluebonnet Lane A

City: Austin State: Texas Zip: 78704

Phone (will be public information): (832) 722-0931

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).

We have considered several alternate designs to increase the security of our property. Our first consideration was to install a gate at the street level. However, because we share a driveway with our rear neighbor in Unit B, this is not an option, as we cannot block access to his home and guests without his permission, which we lack. The second consideration was to remove the wall

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: _____ Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

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): _____

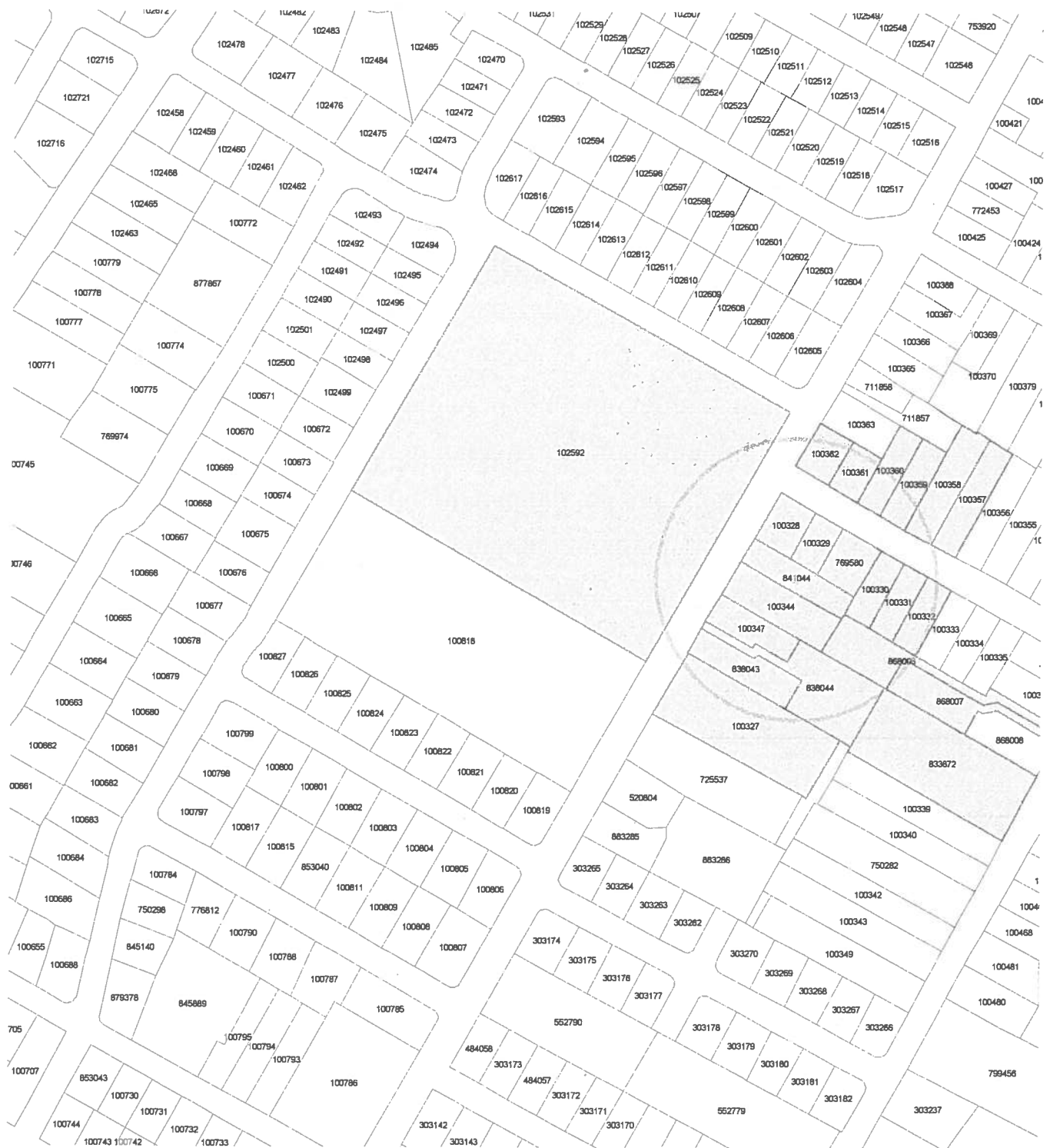
Section 6: Additional Space (if applicable)

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).

Additional Space (continued)

Handwriting practice lines consisting of 30 horizontal blue lines.

Support from neighbors within 300 feet of property



Neighbors within 300 feet of 2005 Bluebonnet Lane #A

L03/11

Total property owners	30
Total property owners signatures	25
% of property owners approve	83%

Signature	Status	Neighbor Name	Address	Prop ID	Mailing Address
	Owner	Austin Public Schools (Zilker Elementary)	1900 Bluebonnet Ln	102592	1111 W 6th St, Austin TX 78703
x	Owner	Carlos Barerra & Jennifer Jarmon	1912 Hether St	100362	
x	Owner	Christine Engel & Alexander Mervyn	1910 Hether St	100361	
x	Owner	Wesley Miller & Barbara Morales-Miller	1908 Hether St	100360	
x	Owner	Dan & Monica Brickley (& Rosamonda)	1906 Hether St	100359	
x	Owner	Karen Kelly	1902 Hether St	100358	1507 Eva St, Austin TX 78704
x	Owner	Jason M Shiver	1900 Hether St	100357	
x	Owner	Joshua Peterson	1911 Hether St	100328	807 Jewell St, Austin TX 78704
x	Owner	Christine Winston & Jay Hollinsworth	1909 Hether St	100329	
x	Owner	Yekaterina Taylor	1907 Hether St, A	769581	
x	Owner	Kenneth & Cathryn Ormsby	1907 Hether St, B	769582	
	Owner	Yuriko Studer	1905 Hether St	100330	
x	Owner	Hedges William H Jr Revocable Trust	1903 Hether St	100331	
	Owner	Joyce & Olin Crane	1901 Hether St	100332	
x	Owner	Vijay Mehra	2005 Bluebonnet Ln, B	841046	
x	Owner	Carol Lovett & Heidi Fischer	2007 Bluebonnet Ln	100344	
x	Owner	Joseph & Janet Sullivan	2011 Bluebonnet Ln	100347	1004 Lorrain St, Austin TX 78703
x	Owner	2010 Goodrich, LLC	Bluebonnet Ln	838043	1409 W 6th St, Austin TX 78703
x	Owner	2010 Goodrich, LLC	Bluebonnet Ln	838044	1409 W 6th St, Austin TX 78703
x	Owner	2010 Goodrich, LLC	2006 Goodrich Ave	868008	1409 W 6th St, Austin TX 78703
x	Owner	2010 Goodrich, LLC	2006 Goodrich Ave	868007	1409 W 6th St, Austin TX 78703
x	Owner	2015 Bluebonnet, LLC	2015 Bluebonnet Ln	100327	2404 Rio Grande St, Austin TX 78705
	Owner	Saidel Family Trust	2010 Goodrich Ave 1A	833873	
x	Owner	Sam & Heather Small	2010 Goodrich Ave 1B	833874	
	Owner	Craig Brandon Franke	2010 Goodrich Ave 2A	833875	
x	Owner	Kevin Kozak & Katherine A Mach	2010 Goodrich Ave 2B	833876	
x	Owner	Kristopher M Komassa	2010 Goodrich Ave 3A	851575	
x	Owner	Derell Cowan & Nancy Bliven-Cowan	2010 Goodrich Ave 3B	851576	
x	Owner	Saurin Patel & Shivani U Shah	2010 Goodrich Ave 4A	851577	
x	Owner	Douglas Fairbanks	2010 Goodrich Ave 4B	851578	

Other interested parties approval

x	Principal	Austin Public Schools (Zilker Elementary)	1900 Bluebonnet Ln	102592	1111 W 6th St, Austin TX 78703
x	Associate Superintendent	Austin Public Schools (Zilker Elementary)	1900 Bluebonnet Ln	102592	1111 W 6th St, Austin TX 78703
x	Tenant	Conrad Heinz & Rebecca Owings	2011 Bluebonnet Ln A	100347	
x	Tenant	Travis Krause	2011 Bluebonnet Ln B	100347	
x	Tenant	Ray & Monica Malouf	1911 Hether St	100328	


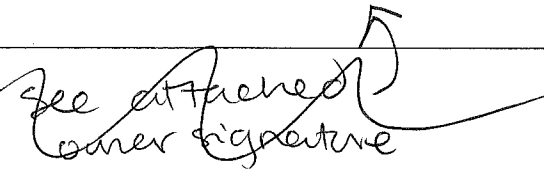
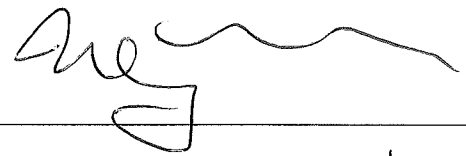
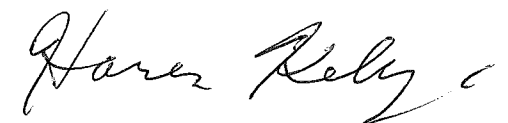



I, Maureen Lamb, am applying for a variance from the Board of Adjustment regarding Sections 2.1 & 3.3.2 of the Land Development Code. The variance would allow me the ability to keep the garage door installed on my carport.

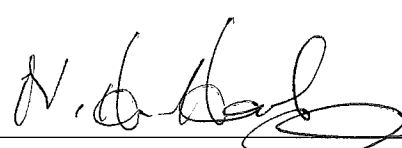
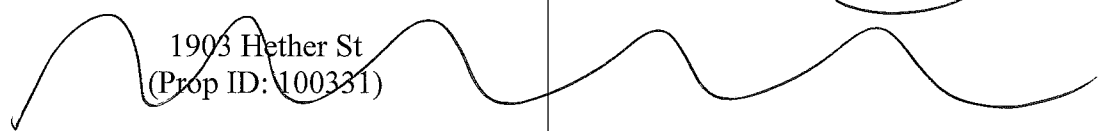
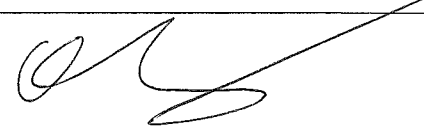
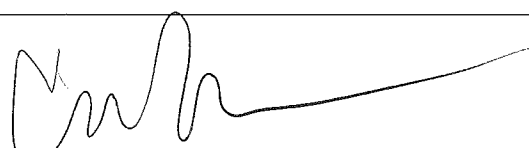
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Vijay Mehra	2005 Bluebonnet Ln, B (Prop ID: 841046)	<i>Vijay Mehra</i>
Carol Lovett & Heidi Fischer	2007 Bluebonnet Ln (Prop ID: 100344)	<i>Heidi Fischer</i>
Joseph & Janet Sullivan	2011 Bluebonnet Ln (Prop ID: 100347)	see attached
Tenants	2011 Bluebonnet Ln (Prop ID: 100347)	see attached

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

Property Owner Name (Printed)	Address	Signature
Carlos Barerra & Jennifer Jarmon	1912 Hether St (Prop ID: 100362)	
Christine & Mervyn Engel	1910 Hether St (Prop ID: 100361)	see attached
No tenant	1910 Hether St (Prop ID: 100361)	see attached owner signature 
Wesley Miller & Barbara Morales-Miller	1908 Hether St (Prop ID: 100360)	
Dan & Monica Brickley	1906 Hether St (Prop ID: 100359)	see attached
Karen Kelly	1902 Hether St (Prop ID: 100358)	
vacant (owner signature above)	1902 Hether St (Prop ID: 100358)	

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

Property Owner Name (Printed)	Address	Signature
Hedges William H Jr Revocable Trust	1903 Hether St (Prop ID: 100331)	
no tenant (owner signature above)	1903 Hether St (Prop ID: 100331)	
Joyce & Olin Crane	1901 Hether St (Prop ID: 100332)	
Yuriko Studer	1905 Hether St (Prop ID: 100330)	
Yekaterina Taylor	1907 Hether St, A (Prop ID: 769581)	see attached
Kenneth & Cathryn Ormsby	1907 Hether St, B (Prop ID: 769582)	
Christine Winston & Jay Hollinsworth	1909 Hether St (Prop ID: 100329)	



I, Maureen Lamb, am applying for a variance from the Board of Adjustment regarding Sections 2.1 & 3.3.2 of the Land Development Code. The variance would allow me the ability to keep the garage door installed on my carport.

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


Property Owner/Tenant Name (Printed)	Address	Signature
Joseph + Janet Sullivan	2011 Bluebonnet Ln	<i>[Signature]</i>
		<i>[Signature]</i>

in support.



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Property Owner/Tenant Name (Printed)	Address	Signature
Christine Engel	1910 Hether St Austin, TX 78704	



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Property Owner/Tenant Name (Printed)	Address	Signature
Dan Brickley	1906 Hether St	<i>[Signature]</i>
Monica Ghioc	1906 Hether St.	<i>[Signature]</i>
Rosamunda Ghioc	1906 Hether St	<i>[Signature]</i>



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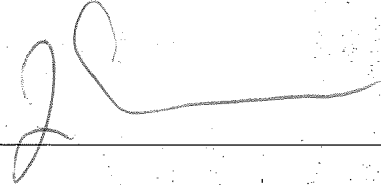
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Property Owner Name (Printed)	Address	Signature
2015 Bluebonnet, LLC (Alan Ware)	2015 Bluebonnet Ln (Prop ID: 100327)	Alan Ware


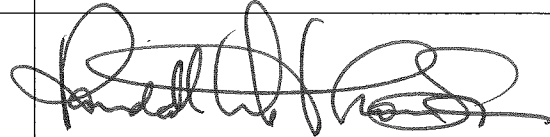
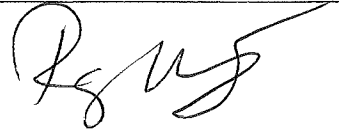


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By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Jason M. Shiver	1900 Hether St (Prop ID: 100357)	

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

Property Owner Name (Printed)	Address	Signature
Joshua Peterson Deborah Peterson	1911 Hether St (Prop ID: 100328)	
Tenant	1911 Hether St (Prop ID: 100328)	See attached below
Austin Public Schools (Zilker Elementary) Randall Thomson (Principal)	1900 Bluebonnet Ln (Prop ID: 102592)	
RAY MALOUF	1911 Hether St. Austin, TX 78704	
2015 Bluebonnet, LLC	2015 Bluebonnet Ln (Prop ID: 100327)	See attached



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Property Owner Name (Printed)	Address	Signature
2010 Goodrich, LLC	Bluebonnet Lane & 2006 Goodrich Ave Austin, TX 78704 (Prop IDs: 838043, 838044, 868007 & 868008)	
2010 Goodrich Unit 4B Austin TX 78704	Douglas Fairbanks	
2010 Goodrich Unit 2B Austin TX 78704	Kevin Kozak	
2010 Goodrich Av #1B Austin 78704	Sam Suen	
Nancy Bliven-Cowan	2010 Goodrich Ave 3B	
Low Komassu	2010 Goodrich Ave 3A	
Sandra Patel	2010 Goodrich Ave 4A	



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Property Owner Name (Printed)	Address	Signature
Austin Public Schools (Zilker Elementary) Sandra Creswell Associate Superintendent	1900 Bluebonnet Ln (Prop ID: 102592)	<i>Sandra Creswell</i>



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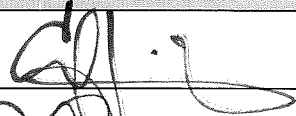

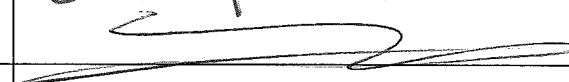
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner/Tenant Name (Printed)	Address	Signature
Yekaterina Taylor	7074 Hether St. Austin TX	<i>[Handwritten Signature]</i>



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Property Owner/Tenant Name (Printed)	Address	Signature
CONRAD HEINZ	2011A BLUEBONNET LANE	
REBECCA OWINGS	2011A BLUEBONNET LANE	
TRAVIS KRANSE	2011B BLUEBONNET LN	

Drawings



Property Profile

Getting Around

Identify & Query

Drawing & Measurement

[Printing & Reporting](#)

Help

[Create Map](#)

Report

Address

2005 BLUEBONNET LN

Jurisdiction: AUSTIN FULL PURPOSE

Council District: 5

County: TRAVIS

Map Grid: MG21

Zoning Profile

Appraisal District

FloodPro

Address

2005

Street Name

BLUEBONNET

Full Street Address

2005 BLUEBONNET LN

Place ID

217908

Annexation History - Click Below

12/19/1985 - FULL

03/14/1946 - FULL

Legal Description

Community Registry



[Home](#)



 Address



GreyScale



1:500



Project Number:	12-025
Date:	30 September 2013
Page Title:	Site Plan



Carport door
added to "Unit A."

North Elevation

SCALE: 1/16" = 1'-0"



hatch + ulland owen
architects

702 San Antonio Street
Austin, Texas 78701
T: 512.474.8548
F: 512.474.8643

www.huarchitects.com



09/30/2013

Bluebonnet Lane Condos

AUSTIN, TEXAS 78704

Project Number:	12-025
Date:	30 September 2013
Page:	East & North Elevations

May 10, 2017

Board of Adjustment
505 Barton Springs Road
Austin, Texas 78704

Dear Members of the Board,


My husband and I moved to Zilker from Windsor Park two years ago. Shortly after moving into our home, several items were stolen out of our carport. In response, we decided to install a garage door for security, not realizing this was in violation of Austin Code.

We believe the door has added security to our home and would like to keep it. We have received support from the majority of our surrounding neighbors, including the Principal and the Associate Superintendent of Zilker Elementary School. Thank you for considering our enclosed Board of Adjustment Application Variance Application.

Sincerely,

Maureen & Brandon Lamb

2005 Bluebonnet Lane A
Austin, Texas 78704


972-955-7018



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.

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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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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:

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:

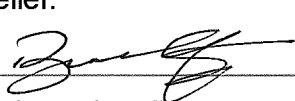
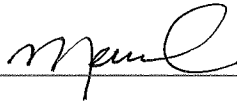
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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.

Applicant Signature:   Date: 05/10/2017

Applicant Name (typed or printed): Brandon & Maureen Lamb

Applicant Mailing Address: 2005 Bluebonnet Lane A


City: Austin State: Texas Zip: 78704

Phone (will be public information): (832) 722-0931

Email (optional – will be public information): [REDACTED]

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: 05/10/2017

Owner Name (typed or printed): Brandon & Maureen Lamb

Owner Mailing Address: 2005 Bluebonnet Lane A

City: Austin State: Texas Zip: 78704

Phone (will be public information): (832) 722-0931

Email (optional – will be public information): [REDACTED]

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).

We have considered several alternate designs to increase the security of our property. Our first consideration was to install a gate at the street level. However, because we share a driveway with our rear neighbor in Unit B, this is not an option, as we cannot block access to his home and guests without his permission, which we lack. The second consideration was to remove the wall

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): [REDACTED] _____

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): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): [REDACTED] _____

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)

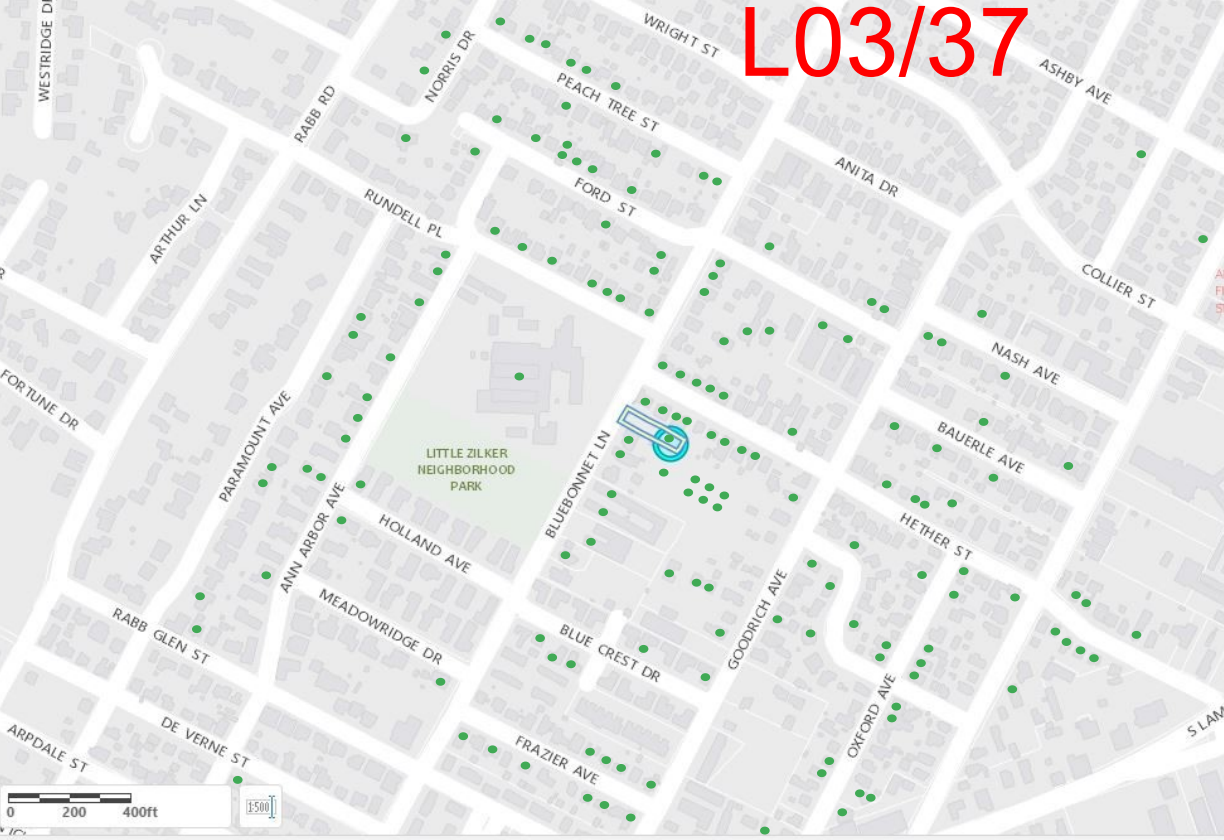
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Additional Space (continued)

This image shows a full page of blank, lined paper. It features approximately 28 horizontal blue lines spaced evenly across the page, typical of standard notebook paper. The lines are thin and light blue, set against a plain white background. There are no margins, text, or other markings on the page.

Drawings

L03/37



Neighborhood support letters

May 24, 2017

Board of Adjustment
505 Barton Springs Road
Austin, TX 78704

Re: 2005 Bluebonnet Lane A, Austin, TX 78704 Application for Variance

Dear Board of Adjustment:

I support Brandon and Maureen Lamb's request for a variance from Subchapter F. Section 3.3.2(A)(3). The position of their carport and steep slope from the street create a unique safety concern, as would-be thieves and vandals cannot be seen from the street. A garage door on the front of their carport (i) does not change the view of the house from the street, (ii) does not alter or impair the area's character in any way, and (iii) does not impair the purpose of the zoning district's regulations, i.e. does not add bulk to the house as viewed from the street. However, adding a garage door does create the impression of security from the street, which acts as a deterrent to theft, vandalism and other criminal activity.

Sincerely,



Ms. Sara Maxwell
2105 De Verne St.
Austin, TX 78704



June 26, 2017

To Whom It May Concern:

I support Brandon and Maureen Lamb's variance request to be able to keep their garage door. We routinely see individuals wandering down our shared driveway, and the slope and obscured view from the street prevents these individuals from being noticed.

Our street has high foot traffic and is across the street from an elementary school. In addition, 2005 Bluebonnet is unique in that it is a bus stop for middle school and high school students. In addition to occasionally leaving trash at the bus stop, I suspect these students may be to blame for some of the vandalism occurring in Unit A's carport.

I would not feel safe living in and raising a family in Unit A without the added safety and security provided by the garage door, and I hope you will approve the requested variance.

Sincerely

Vijay Mehra
2005 Bluebonnet Lane Unit B
Austin, TX 78704

Mr. Jason Danziger
1106 Marcy St. A
Austin, TX 78745
(512) 947-8484

May 10, 2017

Board of Adjustment
505 Barton Springs Road
Austin, TX

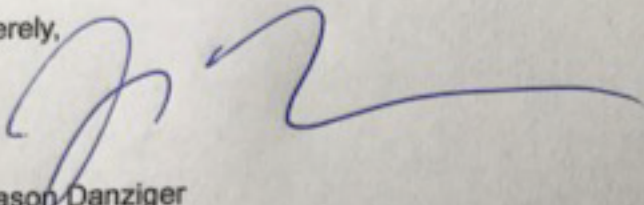
Dear Board of Adjustment:

This letter is in reference to Brandon and Maureen Lamb's request for a code variance which would allow them to keep a garage door on the carport at 2005 Bluebonnet Lane A, Austin, TX 78704.

Prior to Mr. Lamb's purchase of Unit A in April 2015, I leased and lived in the property for one year. During the time I lived in Unit A, I shared the same security concerns that Mr. and Mrs. Lamb have faced. Although I never called the police, on multiple occasions I caught people walking down the shared driveway seemingly in an effort to view the contents of the carport and the surrounding area.

I agree that the slope of the driveway off the street creates a unique opportunity for someone to enter the carport and not be seen from the street. For this reason, I support Mr. and Mrs. Lamb's efforts to keep their garage door and hope the Board of Adjustments will support the variance request.

Sincerely,

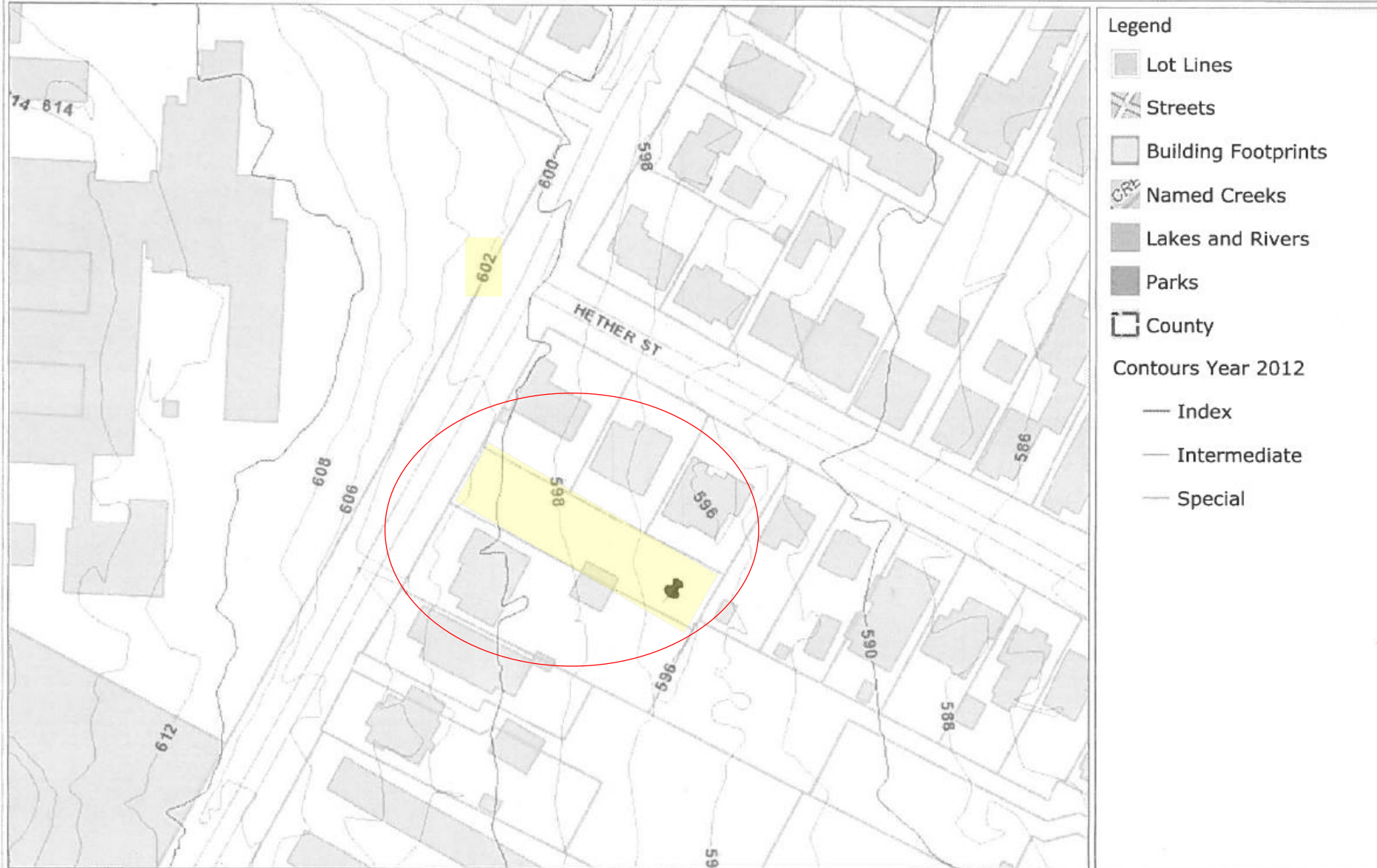
A handwritten signature in blue ink, appearing to be 'J. Danziger', with a long horizontal flourish extending to the right.

Mr. Jason Danziger

Topographical map

CITY OF AUSTIN DEVELOPMENT WEB MAP

L03/43



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.

Police reports

[APD Home \(http://www.austintexas.gov/department/police\)](http://www.austintexas.gov/department/police)

Austin Police Department Incident Reports Search - Public Portion

1 Reports Selected

Search Criteria

Start Date: **06/17/2016**

End Date: **06/23/2016**

Location: **BLUEBONNET**

[New Search \(alt_search.cfm\)](#)

Report Number:	2016-5026165	Report Date/Time	Fri, Jun-24-2016 17:32
Offense Date/Time	Sun, Jun-19-2016 17:32		
Offense(s)	THEFT		
Offense Location	2005 BLUEBONNET LN, Apt # A, AUSTIN 78704		
	Census Tract: 13.04 District: 3 Area Command: DA		
Investigator Assigned	AP4523 - MITCHELL, JULIUS C		
Victim(s)	Name: LAMB, BRANDON	Male	White
	Address: AUSTIN, TX		
Property	STOLEN	TOOLS - POWER, HAND	
Case Summary			

End Of Offense

[New Search](#)

Friends of Zilker Resolution

Vote #3

Friends of Zilker supports Zilker residence seeking Board of Adjustment variances to increase FAR to allow for the addition of a garage door(s) on one of the two open sides of a carport.

Adding a garage door to a carport that is still 80% open on one side does not add heated / cooled living space to the home. The addition of a garage door should not change the FAR, but because Austin has an unusual way of calculating FAR it does. The FoZ support neighbors who seek an upwards adjustment of their homes FAR to allow for the addition of a garage door on an open carport. Furthermore, the distance of a carport from an open porch should not impact how the FAR is calculated if both the porch and the carport are not heated / cooled.

Allowing neighbors to add garage doors to their homes is very much in keeping with the character of the Zilker neighborhood.

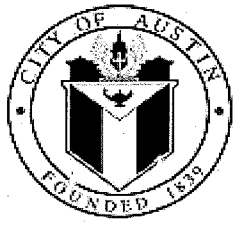
Information about [McMansion Carport Exemption – LDC 25-2, Subchapter F, 3.3.2](#) . More of a high level overview of the [McMansion Ordinance](#).

Information about 904 Jessie Board of Adjustment Code Interpretation regarding required distance between open carport and porch: [Austin Monitor Story about 904 Jessie](#) and [904 Jessie Board of Adjustment Documents](#)

Previous Council (in)Action on resolving carport exemption issue generally in the code which is why BOA variances are needed to add garage doors. [October 6, 2016 – City Council Item 55 \(1 of 2\) 65:20](#)

- Yes – I support this position
- No – I do not support this position

Other



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt 6487748
No.:

Payment 05/04/2017
Date:

Invoice 6536299
No.:

Payer Information

Company/Facility Name:

Payment Made By: Brandon Lamb
5808 COVENTRY LN
AUSTIN TX

Phone No.: (832) 722-0931

Payment Method: Visa

Payment Received: \$69.68

Amount Applied: \$69.68

Cash Returned: \$0.00

Comments: AUTH1469-02156P

5602138
PERMIT CENTER
505 BARTON SPRINGS RD-1STFL
AUSTIN, TX 78704
(512) 974-2684

Term ID: 001

Ref #: 017

Sale

XXXXXXXXXXXX1469

MASTERCARD

Entry Method: Swiped

05/04/17

14:41:30

Inv #: 000017

Appr Code: 02156P

Apprvd: Online

Batch#: 124001

Total:

\$ 69.68

Customer Copy

Additional Information

Department Name:

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4177	Consultation Fee (Zoning)	11713533	2005 BLUEBONNET LN Unit A	2017-050812-GF	\$67.00
8131 6807 1113 4066	Development Services Surchage	11713533	2005 BLUEBONNET LN Unit A	2017-050812-GF	\$2.68
Total					\$69.68



City of Austin

www.austintexas.gov

Planning & Development Review Department
Residential Review

505 Barton Springs Road, 2nd Floor, Austin, Texas 78704

Daniel Word
Planner Principal

Phone 512 974 3341
Fax 512 974 6536
daniel.word@austintexas.gov

Printed on recycled paper



Before



After



Before



After



Before



After