

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

DATE: Monday, August 14, 2017

CASE NUMBER: C15-2017-0038

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

OWNER/APPLICANT: Aruna Chindalore

ADDRESS: 9101 SAUTELLE LN

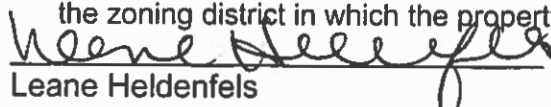
VARIANCE REQUESTED: The applicant has requested variance(s) to:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 feet (required) to .5 feet (requested, existing); and to
- B. increase the impervious cover from 45% (required) to 46.9% (requested, existing); and to
- C. Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested, existing)
in order to permit a recently constructed meditation studio and older gazebo in a "SF-2", Family Residence zoning district.

BOARD'S DECISION: July 10, 2017 The public hearing was closed on Board Member Melissa Hawthorne motion to postpone to August 14, 2017, Board Member Bryan King second on a 11-0 vote; POSTPONED TO AUGUST 14, 2017; August 14, 2017 REQUESTING POSTPONEMENT TO OCTOBER 9, 2017 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

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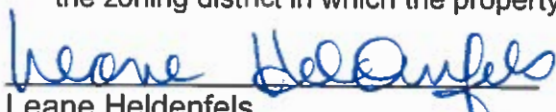
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FINDING:

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

L02/3



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0038
LOCATION: 9101 Sautelle Lane



1" = 169'

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.



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 # C15-2017-0038 ROW # 11739337 Tax # 0418380210

Section 1: Applicant Statement

Street Address: 9101 Sautelle Lane

Subdivision Legal Description:

LOT 10 BLK 26 VILLAGE AT WESTERN OAKS SEC 16-A

Lot(s): 10

Block(s): 26

Outlot: _____

Division: Village at Western Oaks

Zoning District: GF-2

I/We Gowrishankar Chindalore on behalf of myself/ourselves as
authorized agent for Gowrishankar Chindalore affirm that on
Month May, Day 1, Year 2017, 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: 1. Converting an older brick storage shed into wood-based Meditation Studio

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

- The structure encroaches the 15' street side setback requirement
2. Wooden gazebo in between trees, which encroaches the 25' building line from the main
street (Escarpment) that runs behind the house

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:

I respectfully submit the following reasons for the aforesaid encroachment:

- * There are very well grown & established oak trees in the backyard which limits the options for placement of this structure elsewhere in the backyard
- * The new structure is for the purpose of meditation and we have minimized the encroachment as much as possible, limiting it for only up to three people (family) to be able to meditate.
- * The gazebo has been placed in between trees to minimize obtrusion of the views from the street-side. The gazebo is well hidden under the canopy of trees.

Hardship

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

- * Very well grown oak trees in close proximity to each other in that part of the backyard
- * Maximize the open area in the backyard to provide an open-look from the street-side, while enhancing the overall look and usefulness by utilizing the tree canopy

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

- * Corner building with large yard areas on the back and right side of the property - filled with established trees
- * Large backyard very visible from the street - a lot of thought has been put into the wooden structures to ensure that it enhances the aesthetics of the plot from the street-side while also serving the needs of the family for meditation and relaxation

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 property is located at the corner of three streets (behind, right side and the front)
- * Both structures are aesthetically pleasing and situated under the canopy of oak trees without being obtrusive and in fact, enhance the views from the main street and the side street

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: Gowrishankar Chindalore

Digitally signed by Gowrishankar Chindalore
DN: cn=Gowrishankar Chindalore, o, ou,
email=gchindalore@gmail.com, c=US
Date: 2017.05.01 00:34:56 -0500

Date: 05/01/2017

Applicant Name (typed or printed): Gowrishankar Chindalore

Applicant Mailing Address: 9101 Sautelle Lane

City: Austin

State: TX

Zip: 78749

Phone (will be public information): (512) 771-0934

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: Gowrishankar Chindalore

Digitally signed by Gowrishankar Chindalore
DN: cn=Gowrishankar Chindalore, o, ou,
email=gchindalore@gmail.com, c=US
Date: 2017.05.01 00:35:44 -0500

Date: 05/01/2017

Owner Name (typed or printed): Gowrishankar Chindalore

Owner Mailing Address: 9101 Sautelle Lane

City: Austin

State: TX

Zip: 78749

Phone (will be public information): (512) 771-0934

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).

I respectfully submit to the Board for approval of variance in accordance with the following explanation:

The meditation studio and the gazebo are strategically located to be unobtrusive to the neighbors, to be aesthetically pleasing, and be underneath the canopy of trees, making them conducive for

Additional Space (continued)

meditation, relaxation, and silent reflection. However, to avoid any irregular shape structure that would have detracted the natural beauty of the neighborhood and to prevent damage to the well established trees, we have had to encroach the required setback, which is the reason for this request for variance.

With regards to the meditation studio, for over 10 years we have had an antiquated brick storage shed in that very place, which we tore down and built the new Meditation Studio that combines wood, stone pillars, and tastefully placed frosted glass windows on three sides (no windows on the back wall which faces the side street). It is our belief that the new construction significantly enhances the neighborhood look, while providing valuable usable space for current or future owners.

We have been lucky to have had a lot that has many large oak trees that adds to the natural beauty of the neighborhood, especially since our lot is at the corner of three streets, and our backyard faces a major road for the neighborhood. It was our intent to protect the beauty afforded by the large oak trees and add to the look and feel with our construction. We assure the Board that we have taken special care in designing the Meditation Studio and the Gazebo so that it adds to the aesthetics value of the lot and the neighborhood, while affording a peaceful place to practice Meditation, relaxation, and silent reflection under the canopy of trees. We have not hesitated in spending the money to ensure that the meditation studio and the gazebo are built with the highest quality wood, hand crafted to blend with the natural landscape of the lot.

We, therefore, sincerely request the Board to approve this variance request for the structures in their current location, thus allowing us to utilize the natural landscape of the lot to its fullest extent while ensuring health of the well established trees.

SAVE

Variance Request

For residential home located at

9101 Sautelle Lane

Austin, TX 78749

Neighborhood: Village at Western Oaks

L02/9

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER AS MEASURED 4.5' FROM GROUND UP. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

(N 22°45'51" E 65.00')
N 23°08'23" E 65.19'

LOT 34

LOT 33

Sautelle Lane

(S 22°45'51" W 65.00')
S 22°45'51" W 64.90'

TREE LIST
TREE# SIZE TYPE

#122, 20' LO
#123, 20' ELM
#124, 17' LO
#125, 10' LO
#155, 14' ELM
#156, 9' TREE
#210, 9' BO
#211, 12' ELM
#212, 11' ELM
#213, 21' LO
#288, 17' ELM
#295, 18' ELM
#296, 22' LO
#297, 14' LO
#298, 13' ELM
#299, 17' ELM
#343, 12' ELM
#344, 13' LO

LEGEND

LO = LIVE OAK
BO = BUR OAK

A diagram showing a circle containing a four-pointed star. An arrow points from the text "root zone" to the circle. Another arrow points from the text "tree" to the star. Below the circle is the text "#210 tree#".

25' Building Setback
86/62A
LOT 9

ADDRESS:
9101 SAUTELLE LANE
AUSTIN, TEXAS 78749

Escarpment Blvd.

NOTE:
LOT 10 IS SUBJECT TO:
RESTRICTIONS AND EASEMENT RIGHTS OF RECORD

LEAL DESCRIPTION:

LOT 10, BLOCK 26 PF VILLAGE AT WESTERN OAKS SECTION
16-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING
TO THE MAP OR PLAT, OF THE RECORD IN VOLUME 86, PAGES
62A-62D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 5 & 6 Condition II Survey.

And I certify that the property shown hereon _____ IS NOT _____ within a special
flood hazard area as identified by the Federal Insurance Adm. Department of HUD
flood hazard boundary map revised as per Map Number: 48453C0560H

Zone: X Dated: 09/26/2008

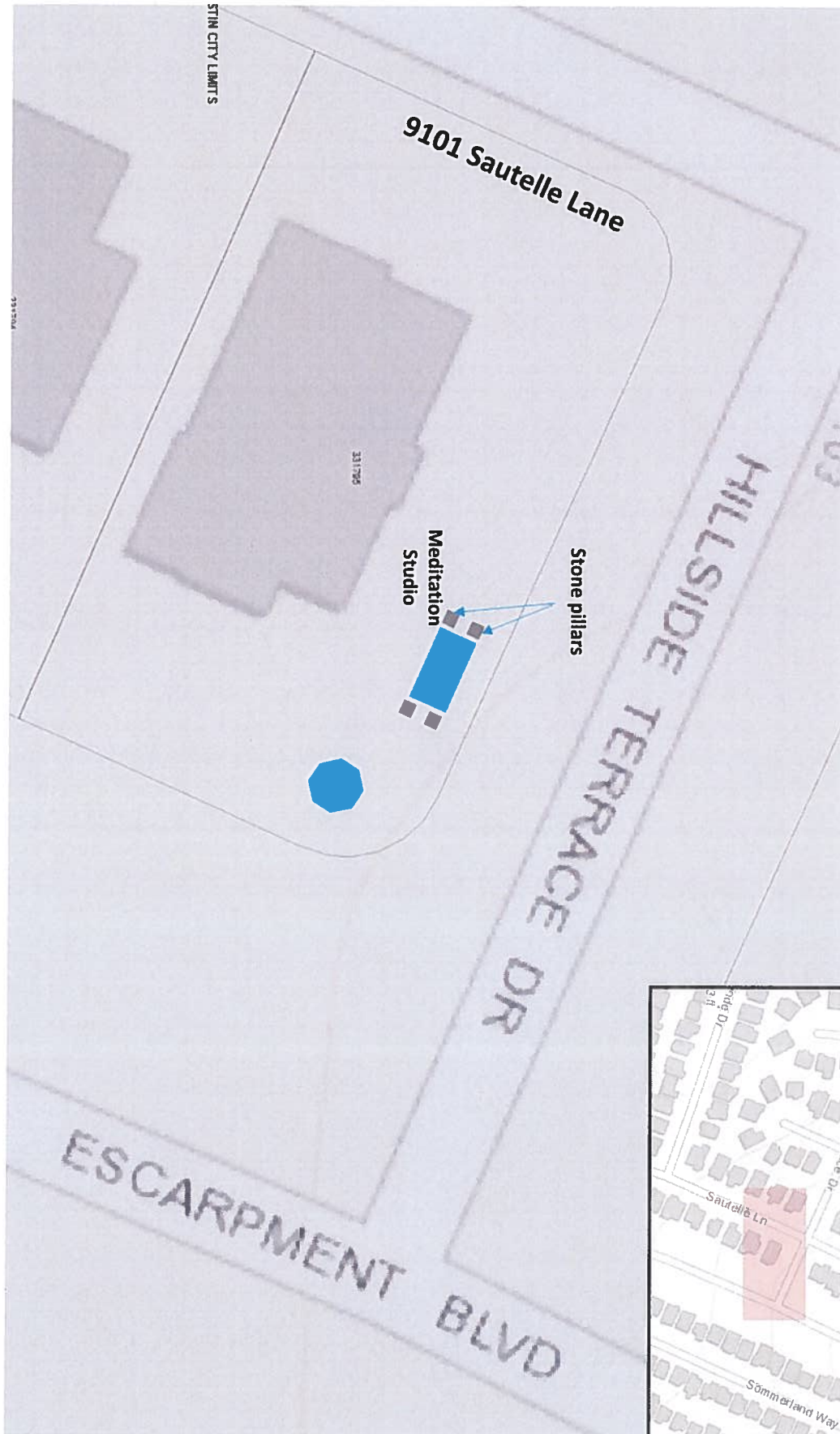
Dated this the 22ND day of MAY, 2017.

FIRM# 1012440

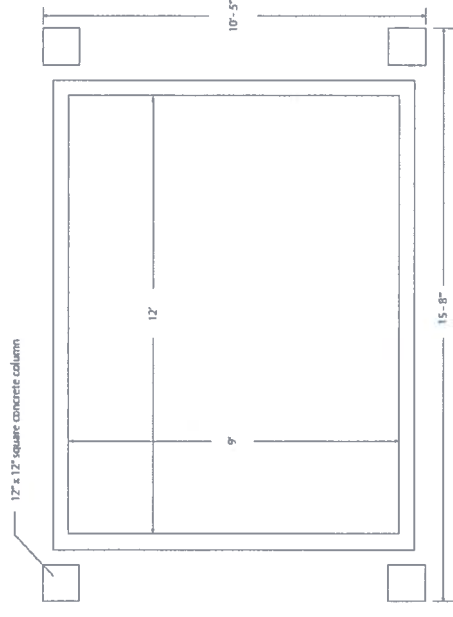
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Thomas P. Dixon R.P.L.S. 4324





MEDITATION STUDIO



- Height: 9' 5" (4' above fence level)
- Stonework on the four pillars match the patio stone
- Studio itself is not on concrete pad; sitting on wooden beams
- Cedar Wooden structure with glass pane doors & windows
- Replaces an older storage shed in the same spot
- No water/electricity connections buried inside the walls

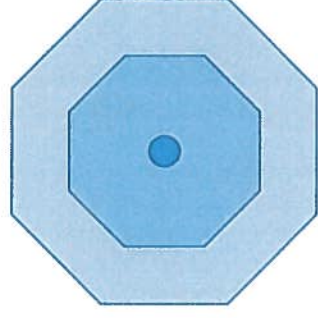
L02/13



L02/14



GAZEBO



4' 9" each side

- 11' at the apex (highest point)
- Cedar wood matches the meditation studio & existing pergola
- The shingles on the roof matches the house shingles color



L02/17



NOTE:
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SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

(N 22°45'51" E 65.00')
N 23°08'23" E 65.19'

LOT 33

Found 1/2"
Iron Rod

N 67°14'09" W 49.44'

Chord = 21.45' (21.21')
 Arc = 23.89' (23.56')
 Radius = 15.00'

water meter
water valve
5' Public Utility Easement
along all lot lines
86/62A

#122, 20' LO
#123, 20' ELM
#124, 17' LO
#125, 10' LO
#155, 14' ELM
#156, 9' TREE
#210, 9' BO
#211, 12' ELM
#212, 11' ELM
#213, 21' LO
#288, 17' ELM
#295, 18' ELM
#296, 22' LO
#297, 14' LO
#298, 13' ELM
#299, 17' ELM
#343, 12' ELM
#344, 13' LO

LO = LIVE OAK
BO = BUR OAK

A diagram showing a circle labeled "root zone" with an arrow pointing to it. Inside the circle is a five-pointed star labeled "tree" with an arrow pointing to it. Below the circle is the text "#210 tree#".

2,519 sq. ft.
ONE STORY
BRICK
HOUSE

LOT 10
BLOCK 26
11,192 sq. ft.

Hillside Terrace

et curb & gutter
S 66°46'03" E 104.75'
(S 67°14'09" E 105.00')

fire
hydrant

Found 1/2"
Iron Rod

Radius = 20.00'
Arc = 31.40' (31.42')
Chord = 28.27' (28.28')
S 22°12'33" E
(S 22°14'09" E)

ADDRESS:
9101 SAUTELLE LANE
AUSTIN, TEXAS 78749

as found
record → S 22°49'40" W 60.41'
 → (S 22°45'51" W 61.07')

Escarpment Blvd.

NOTE:
LOT 10 IS SUBJECT TO:
RESTRICTIONS AND EASEMENT RIGHTS OF RECORD

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LOT 10, BLOCK 26 PF VILLAGE AT WESTERN OAKS SECTION
16-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING
TO THE MAP OR PLAT, OF THE RECORD IN VOLUME 86, PAGES
62A-62D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 5 & 6 Condition II Survey.

And I certify that the property shown hereon _____ IS NOT _____ within a special
flood hazard area as identified by the Federal Insurance Adm. Department of HUD
flood hazard boundary map revised as per Map Number: 48453C0560H
Zone: X Dated: 09/26/2008

Dated this the 22ND day of MAY, 2017.

FIRM# 1012440

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Thomas P. Dixon R.P.L.S. 4324



NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER EASEMENTS, RESTRICTIONS AND CONDITIONS MAY APPLY

NOTE:
THE ELEVATIONS SHOWN HEREON ARE NAVD88, BASED ON LOCAL NETWORK GPS OBSERVATION.

NOTE:
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SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

Waterloo Surveyors Inc.
SURVEY PLAT

LOT 34

LOT 33

(N 22°45'51" E 65.00')
N 23°08'23" E 65.19'

Found 1/2" Iron Rod

Found 1/2" Iron Rod

Sautelle Lane

(N 67°45'51" E)
Chord = 21.45' (21.21')
Arc = 23.89' (23.56')
Radius = 15.00'

(S 22°45'51" W 65.00')
S 22°45'51" W 64.90'

Found 1/2" Iron Rod

Found 1/2" Iron Rod

Hillside Terrace

(S 66°46'03" E 104.75')
(S 67°14'09" E 105.00')

TREE#	SIZE	TYPE	IMPERVIOUS COVER
#122	20"	LO	A1=2,519 sq. ft.
#123	20"	ELM	A2=400 sq. ft.
#124	17"	LO	A3=131 sq. ft.
#125	10"	LO	A4=111 sq. ft.
#155	14"	ELM	A5=1,230 sq. ft.
#156	9"	TREE	A6=8 sq. ft.
#210	9"	BO	A7=110 sq. ft.
#211	12"	ELM	A8=88 sq. ft.
#212	11"	ELM	A9=549 sq. ft.
#213	21"	LO	A10=38 sq. ft.
#288	17"	ELM	A11=65 sq. ft.
#295	18"	ELM	TOTAL COVER
#296	22"	LO	5,249 sq. ft.
#297	14"	LO	LOT
#298	13"	ELM	11,192 sq. ft.
#299	17"	ELM	46.9% cover
#343	12"	ELM	
#344	13"	LO	

LEGEND

LO = LIVE OAK
BO = BUR OAK

root zone
tree#

25' Building Setback
86/62A

LOT 9

ADDRESS:
9101 SAUTELLE LANE
AUSTIN, TEXAS 78749

Found 1/2" Iron Rod

fire hydrant

Found 1/2" Iron Rod

Radius = 20.00'
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(S 22°12'33" E)
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And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0560H

Zone: X Dated: 09/26/2008

Dated this the 22ND day of MAY, 2017.

FIRM# 1012440

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Thomas P. Dixon R.P.L.S. 4324



[Signature]



Gowrishankar [REDACTED]

Re: Re: Village at Western Oaks - Pergola

1 message

Mon, Jun 26, 2017 at 1:45 PM

[REDACTED]
Hello,

That is approved.

Thanks!

Cindy Neale

Assistant Community Association Manager

RealManage

9601 Amberglen Blvd. Suite #150

Austin, Texas 78729

P: 512-219-1927 F: 512-219-5696

Customer Service 1-866-4-RealService (1-866-473-2573)

[REDACTED]

Comprehensive Community Management Solutions

On Monday, June 26, 2017 9:59:12 AM, Gowrishankar Chindalore , wrote:

From: [REDACTED]
[REDACTED]

Date: Mon, 26 Jun 2017 09:59:12 -0500

Subject: Re: Village at Western Oaks - Pergola

Hi Cindy,

Thank you for the message ... but I am a bit confused ... you refer to "pergola" ... but my request was for 'meditation studio' ... is that a typo or what exactly is this approval referring to? Please clarify ...

Thanks

-.:gowri

Thanks

-.:gowri

On Fri, Jun 23, 2017 at 1:07 PM, [REDACTED]

Dear Gowrishankar L Chindalore,

We are pleased to inform you that your pergola Home Improvement Application has been APPROVED by the Architectural Review Board for Village at Western Oaks Owners Association, Inc., and you may proceed with your proposed modifications.

The committee & Board has granted you a variance for your pergola.

Congratulations!

Best regards,

Cindy Neale

Assistant Community Association Manager

RealManage

9601 Amberglen Blvd. Suite #150

Austin, Texas 78729

P: [512-219-1927](tel:512-219-1927) F: [512-219-5696](tel:512-219-5696)

Customer Service 1-866-4-RealService ([1-866-473-2573](tel:1-866-473-2573))

[REDACTED]

[REDACTED]

Comprehensive Community Management Solutions