



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0008  
LOCATION: 1109 Travis Heights Blvd.



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" = 145'



## 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 # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 1109 Travis Heights Blvd.

Subdivision Legal Description:

Lots 31 & 32 BLK 28 Travis Heights

Lot(s): 31 & 32 Block(s): 28

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: SF3- NP, South River City

I/We Norma Yancey on behalf of myself/ourselves as  
authorized agent for Adam Walker affirm that on  
Month Select December, Day Select 18, Year Select 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: Detached Garage

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

LDC 25-2-1604 C (1) - to construct a parking structure 12'-3" closer (requested) to the front lot line than the front-most exterior wall of the first floor of the building facade.

LDC 25-2- 1604 C (2) - to construct a parking structure that is less than 20 ft behind the building facade with a width that is more than 50% the width of the building facade. Increase garage width from 16'- 2 1/4" (allowed by code) to 25' 11 3/4" (requested)

## 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 zoning regulations dictate a design solution that is less than desirable for the protected trees on the site. The zoning regulations also do not afford a design solution for a parking structure that is reasonable and meets the intent of the specified zoning regulations above.

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### Hardship

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

The quantity and placement of the protected trees to the rear of the property make locating the parking structure to the rear of the principle structure difficult and undesirable to the health of the trees. The slope of the front of the property makes locating the garage behind the front-most exterior wall of the first floor of the building facade difficult.

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

Not all lots have as much of the lot covered by the critical root zones of the protected trees. Not all lots are as steeply sloped in the right of way.

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## 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:

Like adjacent properties and alleys with steep slope, the methods of construction and materials implemented to provide a Type I driveway to the new detached garage will be similar to maintain continuity of character within the neighborhood.

The garage will be subterranean. The only visible portion of the garage will be its garage door. For this reason we respectfully request the increase in allowed garage width. We believe the intent of LDC 25-2-1604 is to minimize the visual impact of residential parking structures to ensure they do not impose of the principle structure. (cont'd on Page 7)

## 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:

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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:

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

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

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**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: 12/18/17Applicant Name (typed or printed): Norma Yancey, AIAApplicant Mailing Address: 1605 E. 7th St. Unit BCity: AustinState: TXZip: 78702Phone (will be public information): 512.774.4261

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: 12/18/17Owner Name (typed or printed): Adam WalkerOwner Mailing Address: 1109 Travis Heights Blvd.City: AustinState: TXZip: 78704Phone (will be public information): 512.554.5516

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**Agent Name: Norma Yancey, AIAAgent Mailing Address: 1605 E. 7th St. Unit BCity: AustinState: TXZip: 78702Phone (will be public information): 512.774.4261

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).

Area Character Cont'd: The proposed placement of the detached garage subterranean and built into the landscape meets the intent of the code as it greatly reduces the visual impact of the detached garage. The proposed placement of the detached garage also eliminates any impact on the existing protected trees at the rear of the property.



**Additional Space (continued)**

The placement of the proposed Guest House relative to the Principle Structure provides continuity of built structures facing Travis Heights Blvd which supports the existing character of the neighborhood as well as promotes the goals of the residential design guidelines.

**Additional Information:**

The Owner has met with Amber Michell during the permit process and received approval for the additional curb cut that will provide access off of Travis Heights Blvd. The Owner also met with Jennifer Back to review the excavation that will take place. Ms. Back confirmed that the excavation as required for the proposed detached garage and driveway access is allowed per code since the garage is below the footprint of the proposed Guest House and the retaining walls of the driveway will be engineered as part of the proposed structure's foundation.

**SAVE**

H02/7

SCALE: 1" = 20'

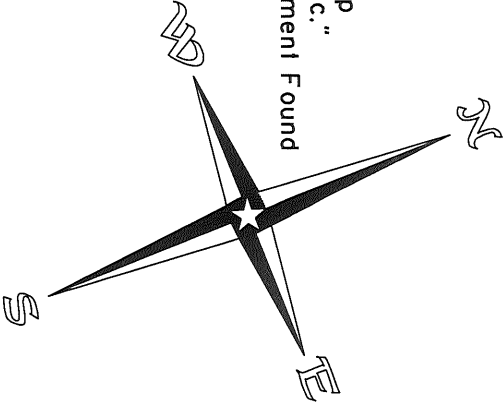
NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD88 Elevations shown hereon are based upon post processed static GPS observations.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Tree with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

1/2" iron rod found with plastic cap imprinted "Grant" bears, N09°17'E 0.98' (not used)

Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- City of Austin Centerline Monument Found
- Calculated Point
- Stucco Wall
- Wood and Wire Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)



TREE LIST

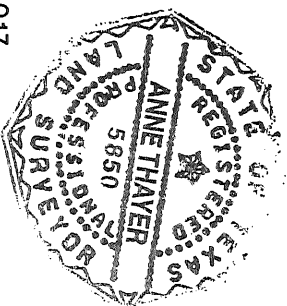
- 4907 3", 6" and 9" Live Oak
- 4908 24" Live Oak
- 4909 16" Spanish Oak
- 4910 two-16" Pecan (24" total)
- 4911 11" Hackberry
- 4912 14" Chindberry
- 4913 two-3", two-6" and 9" Spanish Oak
- 4914 28" Pecan

LOT 35

TOPOGRAPHIC SURVEY PLAT OF:

LOT 31 AND LOT 32, BLOCK 28, TRAVIS HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 1109 TRAVIS HEIGHTS BOULEVARD.

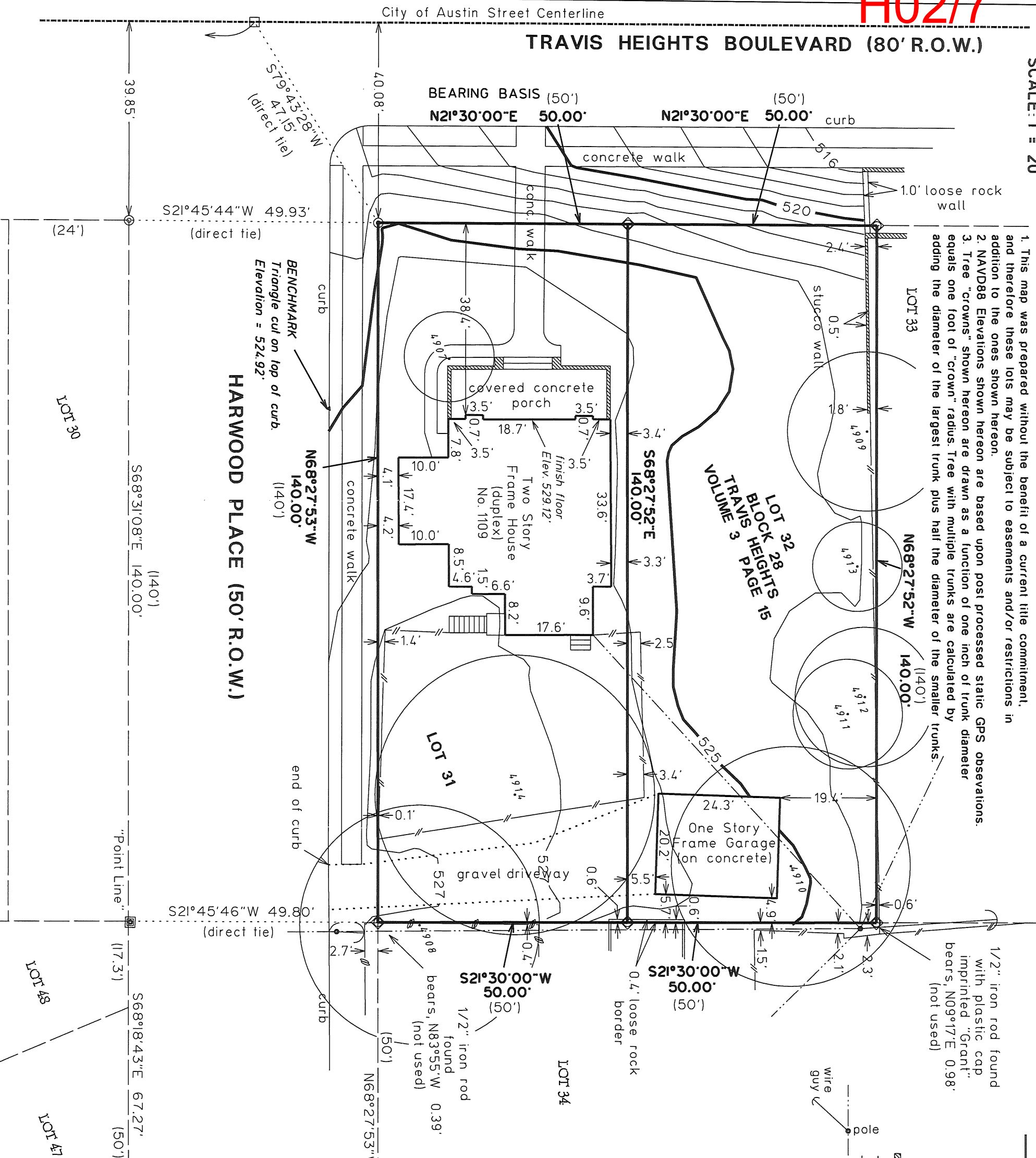


PREPARED: March 17th, 2017

BY:

Anne Thayer

Registered Professional Land Surveyor No. 5850  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700



PRELIMINARY  
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Norma Yancey, AIA. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED  
Prior to performing any bidding, the general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

WALKER GUEST HOUSE

1109 Travis Heights Blvd.  
Austin, TX 78704

8/20H

DATE ISSUED FOR  
08/21/17 FOR PERMIT

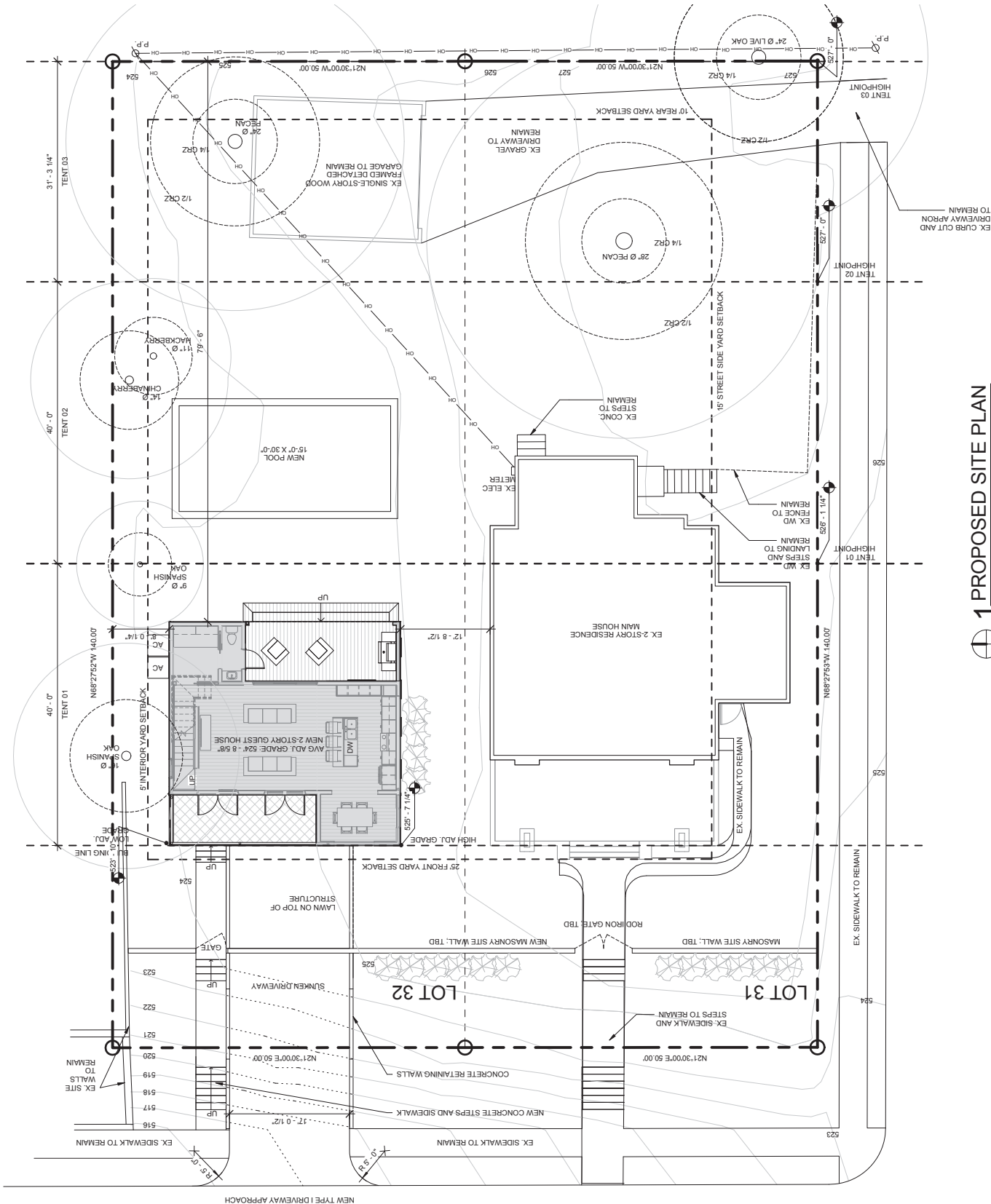
COPYRIGHT © 2015  
Norma Yancey, AIA  
PROJECT NUMBER: 0000

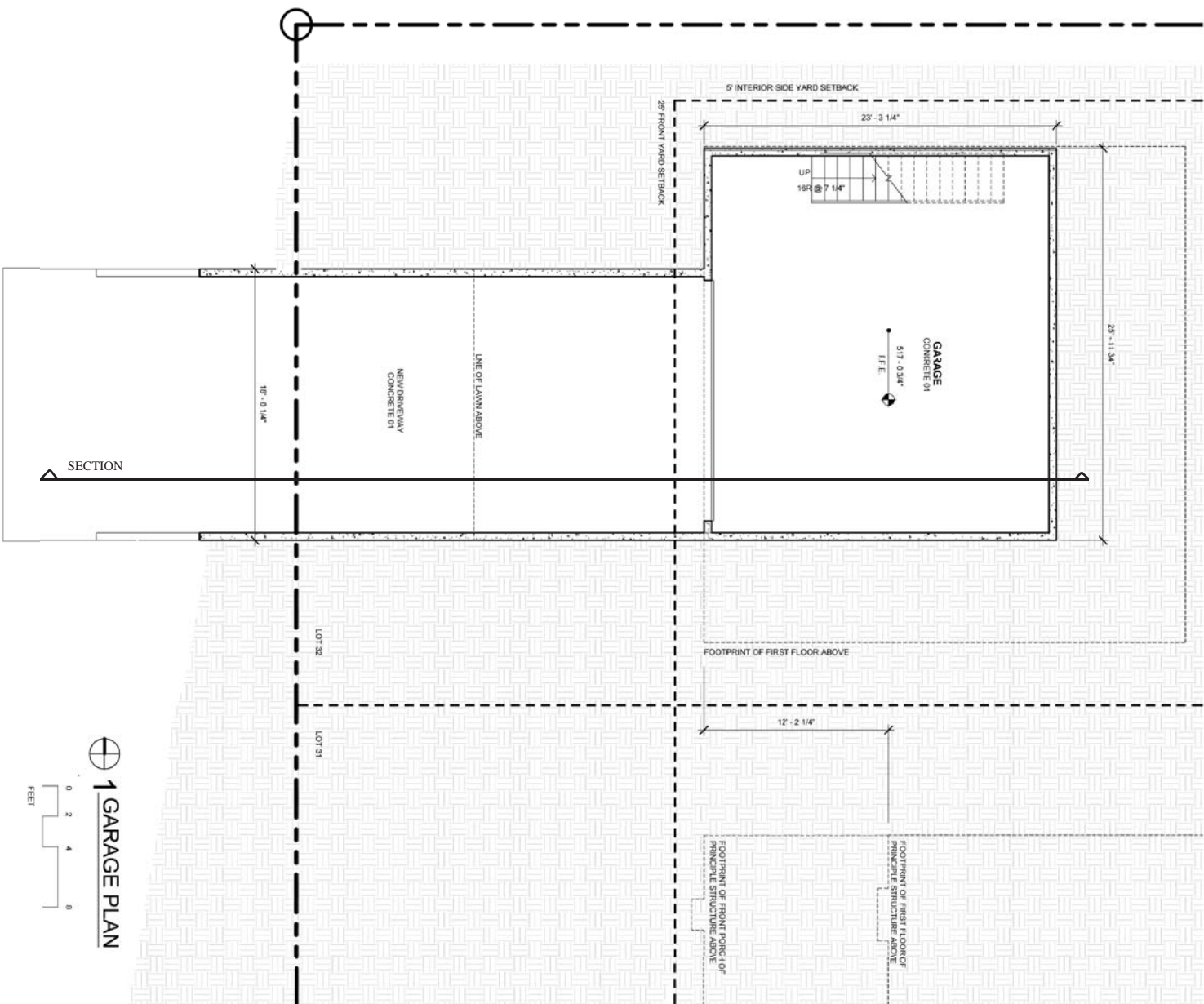
SITE PLAN

A0.0

1 PROPOSED SITE PLAN

0 2 4 6 10  
FEET





Sidetracked

1805 E. 7th St. Unit B  
Austin, Texas 78702  
512 774 4261

PRELIMINARY  
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Norma Yancey, Registered Professional Engineer, for approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, construction, or other work, the general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

# WALKER GUEST HOUSE

1109 Travis Heights Blvd.  
Austin, TX 78704

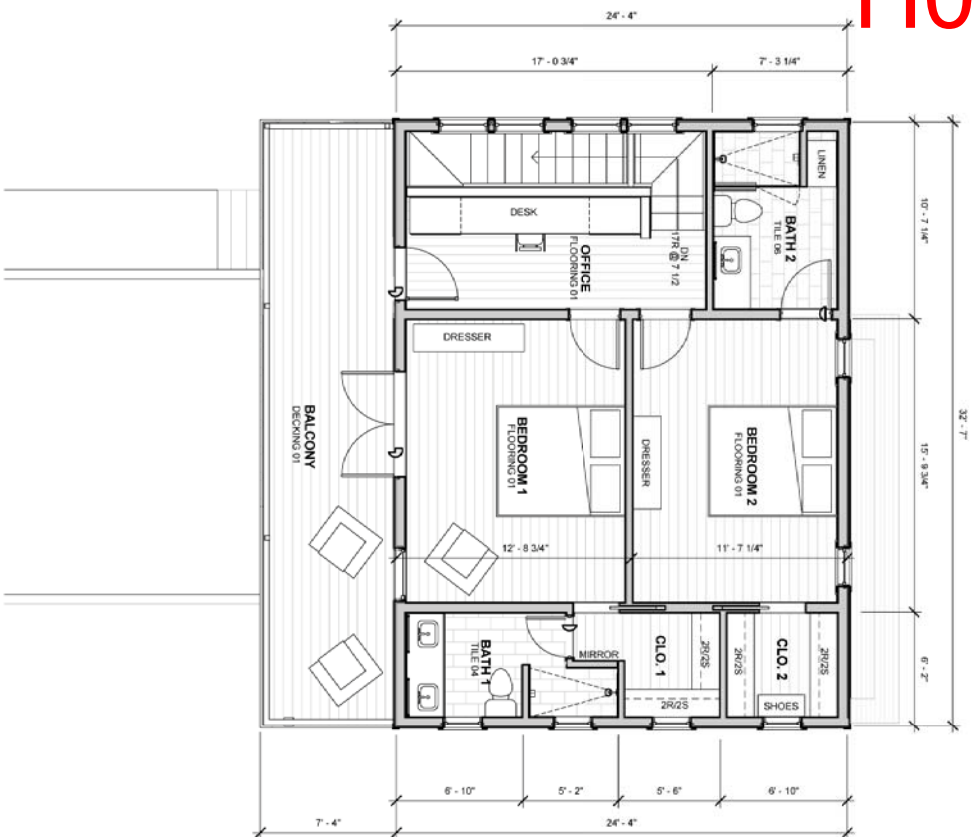
DATE ISSUED FOR  
08.21.17 FOR PERMIT

COPYRIGHT © 2015  
Norma Yancey, AIA  
PROJECT NUMBER: 0000

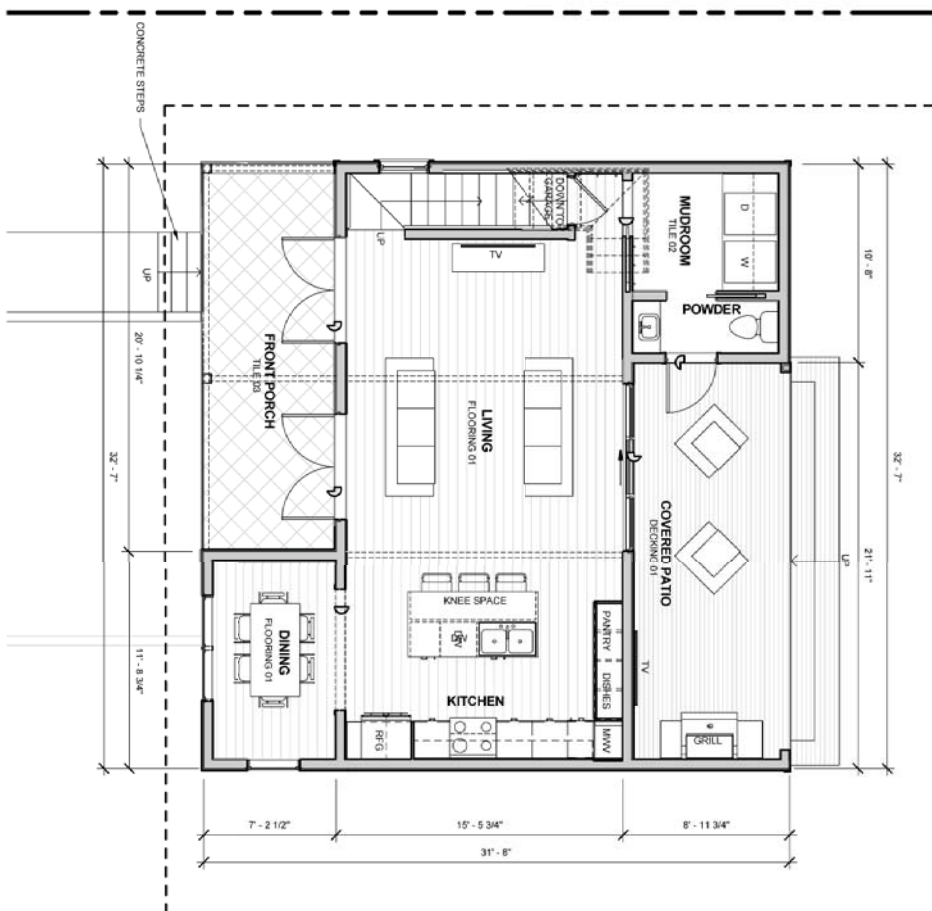
GARAGE PLAN

A1.0





2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

# WALKER GUEST HOUSE

1109 Travis Heights Blvd.  
Austin, TX 78704

Sidetracked

1005 E. 7th St. Unit B  
Austin, Texas 78702  
512.774.4261

**PRELIMINARY  
NOT FOR CONSTRUCTION**  
This drawing was prepared under  
the supervision of Norma Vasey,  
a Licensed Professional Architect.  
It is not to be used for regulatory  
construction purposes.

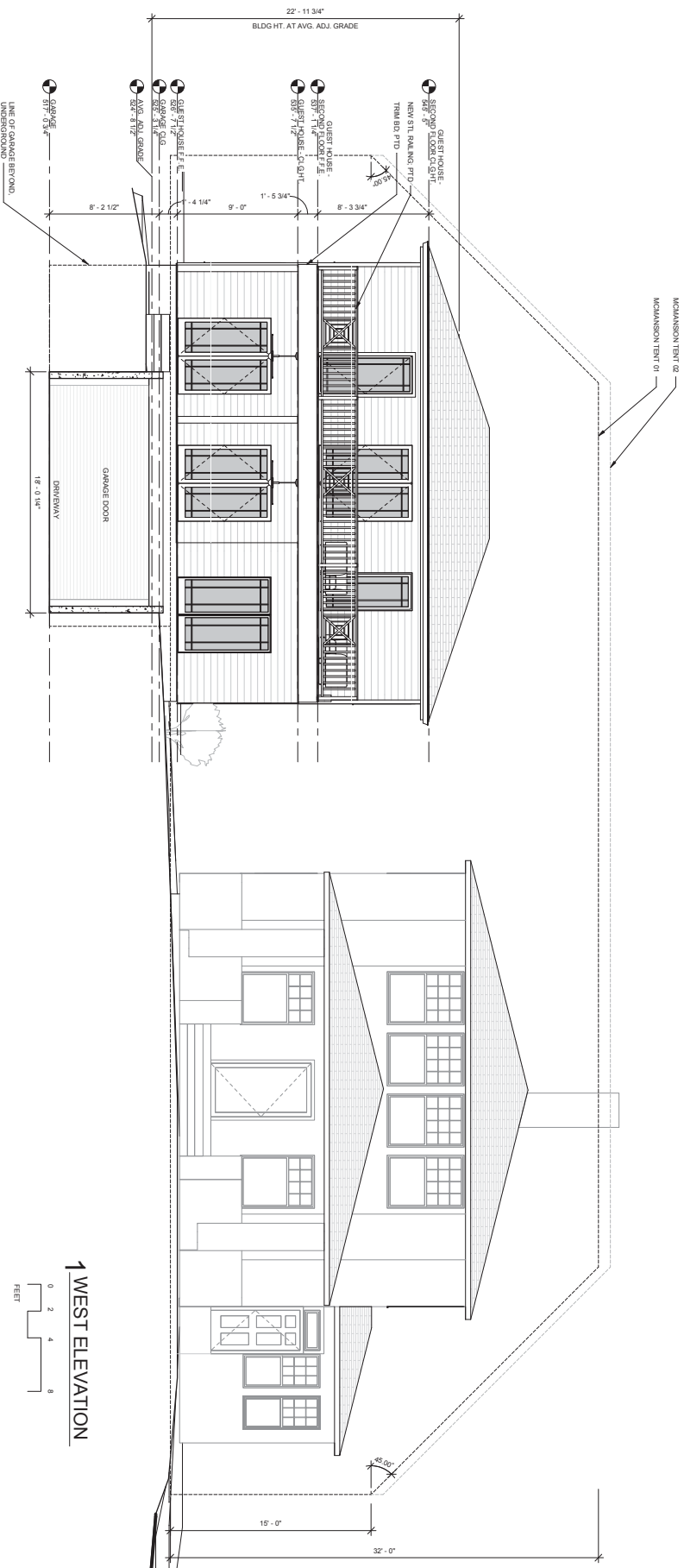
**FIELD INSPECTION REQUIRED**  
Prior to performing any bidding,  
draw construction, and/or install  
work, the contractor shall inspect  
the site, inspect all existing  
conditions, and report any  
discrepancies to the architect.

DATE ISSUED FOR  
06.21.17 FOR PERMIT  
COPYRIGHT © 2015  
Norma Vasey, AIA  
PROJECT NUMBER: 0000  
GARAGE PLAN

A1.0







# WALKER GUEST HOUSE

1109 Travis Heights Blvd.  
Austin, TX 78704

DATE: ISSUED FOR  
08/11/17 FOR PERMIT

CONTRACT: 6-2415  
Kornelien & Associates

PROJECT NUMBER: 0000

A2.0

Sidelacked

1000 E. 7th St. Unit B  
Austin, TX 78702  
512.774.4251

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
This drawing was prepared under contract for the purpose of design only. It is not to be used for any other purpose without the written approval of the architect.

**FIELD INSPECTION REQUIRED**  
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site to verify conditions and report any discrepancies to the architect.



PERSPECTIVE - LOOKING EAST





LOOKING NORTHEAST



LOOKING NORTH

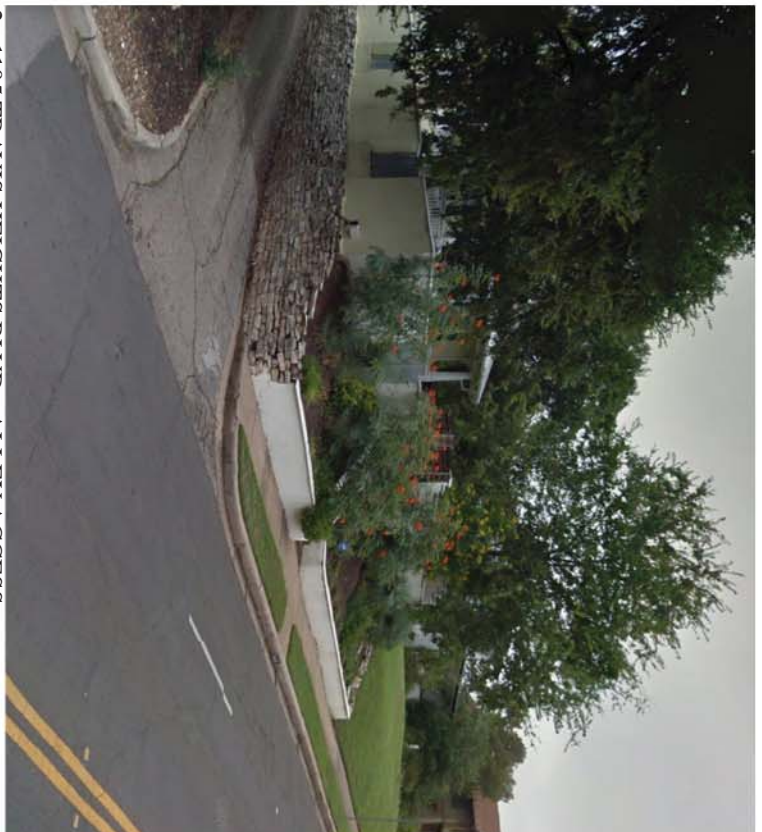


LOOKING SOUTH





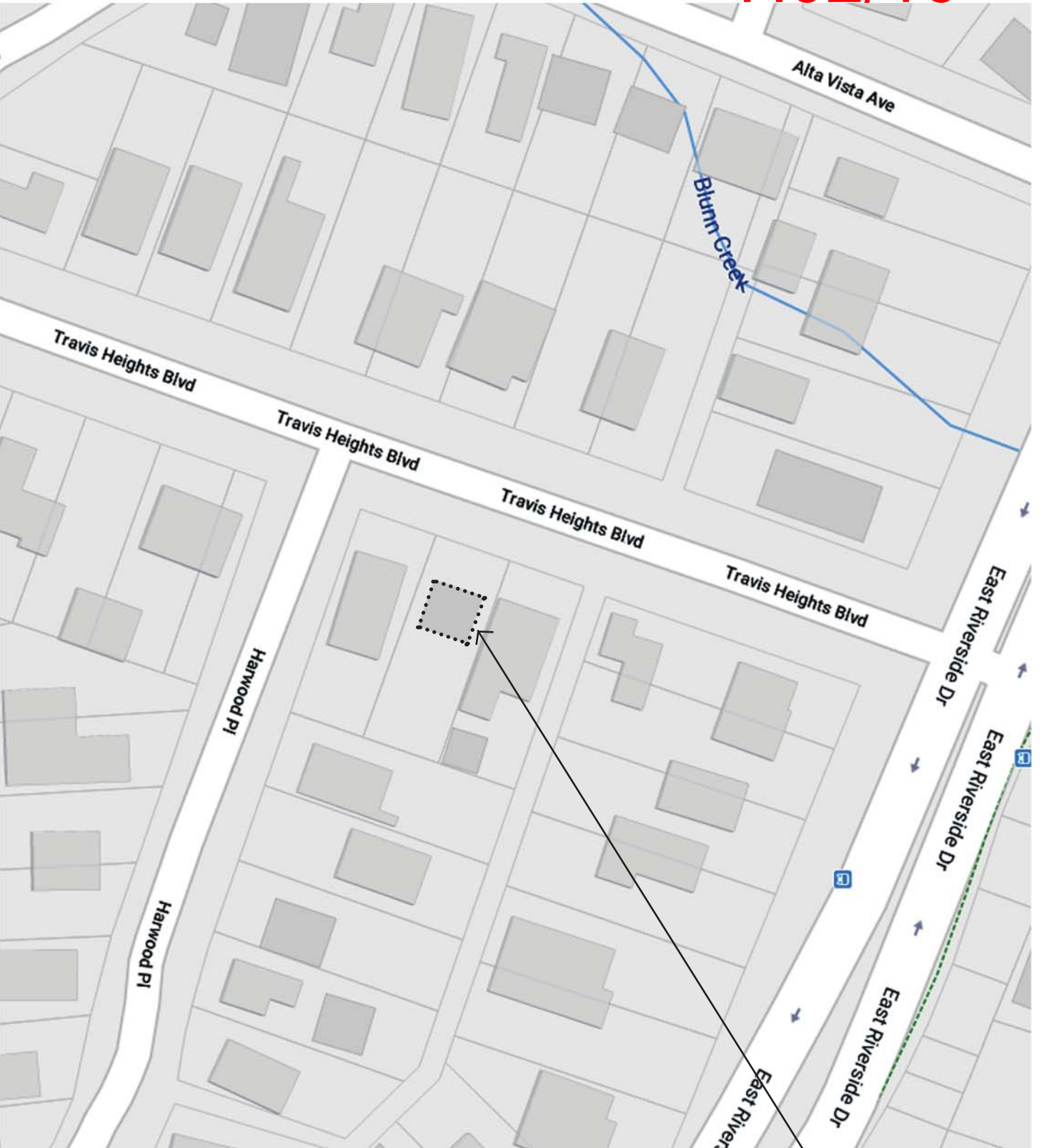
1. 1110 TRAVIS HEIGHTS BLVD - DRIVEWAY



2. 1105 TRAVIS HEIGHTS BLVD - ALLEY ACCESS



PROPOSED DRIVEWAY AND RETAINING WALLS WILL BE SIMILAR TO THE METHODS EMPLOYED BY ADJACENT PROPERTIES ALONG TRAVIS HEIGHTS BLVD. TO MAINTAIN NEIGHBORHOOD CHARACTER AND CONTINUITY.



PROPOSED  
GUEST HOUSE  
LOCATION

PROPOSED GUEST HOUSE PLACEMENT RELATIVE TO ADJACENT PROPERTIES  
TO PROVIDE CONTINUITY OF STRUCTURES FACING TRAVIS HEIGHTS BLVD.





I, Adam Walker, am applying for a variance from the Board of Adjustment regarding Section LDC-25-1604 of the Land Development Code. The variance would allow me the ability to

Locate the front facade of the proposed garage 12'-2" in front of the front facade of

the Main House (principle structure)

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

Property Owner Name (Printed)	Address	Signature
Nicole Chupka	1006 Harvard Place, Custom Terr	
ANITA R. BETHUNE	1202 Travis Heights Blvd	
Richard Weigand	1112 Travis Heights Blvd	
Shelly Wallace	1106 Travis HE. JKS Blvd	
	1110 TRAVIS HEIGHTS BLVD	

December 19<sup>th</sup>, 2017

Applying for variance from Board of Adjustment regarding Section LDC 25-2-1604

Property Address: 1109 Travis Heights Blvd.

My neighbors, Candace and Adam Walker have shown me the design for the proposed garage placement. We do not have any objections to the proposed garage placement. I understand that the front façade of the proposed garage will be 12'-2" in front of the front façade of the main house (principle structure).

I support the Walkers request for a variance and hope that the Board of Adjustment will grant their request.

Please feel free to reach out to me if the variance board needs any additional input.

Regards,

A handwritten signature in blue ink, appearing to be "C. Walker", written in a cursive style.



December 19<sup>th</sup>, 2017

Applying for variance from Board of Adjustment regarding Section LDC 25-2-1604

Property Address: 1109 Travis Heights Blvd.

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I support the Walkers request for a variance and hope that the Board of Adjustment will grant their request.

Please feel free to reach out to me if the variance board needs any additional input.

Regards,



NICOLE CHUPKA  
1006 Harwood Place

nichupka@gmail.com

December 19<sup>th</sup>, 2017

Applying for variance from Board of Adjustment regarding Section LDC 25-2-1604

Property Address: 1109 Travis Heights Blvd.

My neighbors, Candace and Adam Walker have shown me the design for the proposed garage placement. We do not have any objections to the proposed garage placement. I understand that the front façade of the proposed garage will be 12'-2" in front of the front façade of the main house (principle structure).

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Please feel free to reach out to me if the variance board needs any additional input.

Regards,

A handwritten signature in blue ink that reads "Richard A. Weigand". The signature is written in a cursive style with a large, stylized 'R' and a long, sweeping underline.

December 19<sup>th</sup>, 2017

Applying for variance from Board of Adjustment regarding Section LDC 25-2-1604

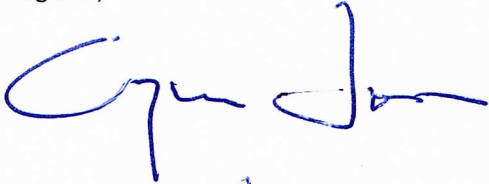
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Regards,



CYRUS JONES  
1110 TRAVIS HEIGHTS BLVD.  
AUSTIN, TEXAS 78704