






**NOTIFICATIONS**

**CASE#:** C15-2018-0014  
**LOCATION:** 3401 Blue Jay Lane



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 163'

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 # _____ | ROW # _____ | Tax # _____ |
|--------------|-------------|-------------|

### Section 1: Applicant Statement

Street Address: 3401 Blue Jay Lane

Subdivision Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_

Lot(s): 23 Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: Monteview Harbor

Zoning District: \_\_\_\_\_

I/We Rodney Bennett on behalf of myself/ourselves as authorized agent for Denise Crain affirm that on Month February, Day 2, Year 2018, 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 family home

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

25-2-420 Front yard setback for LA zoning  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:

Zoning was changed from SF-1 to LA per 25-2- Lake Austin Overlay district. Lot now has very  
constraining impervious coverage regulations & a 40 foot frontyard setback. The lot is  
10,932.48 SF  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Hardship**

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

Due to the fact that the lot is substandard and the buildable area is reduced, fitting the 1,500 SF  
and the placement is on the flatest portion of the lot.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

All houses in neighborhood are built as/with SF-1 zoning using 25 feet front yard setbacks and  
40% impervious coverage & overlay imposed with LA zoning.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:

It will match other similarly situated homes on the street as they were constructed with SF-1 restrictions. And the design will allow for the environmental benefits required of LA zoning by minimizing the impact of the construction in the creek.

---

---

---

**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: Rodney K. Bennett Date: 2-7-18  
Applicant Name (typed or printed): Rodney K. Bennett  
Applicant Mailing Address: 12618 Eagle Nest  
City: BUDA State: TX Zip: 78616  
Phone (will be public information): 512-627-7227  
Email (optional – will be public information): jb.rbconsulting@yahoo.com

### 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: Denise Crain Digitally signed by Denise Crain  
Date: 2018.01.30 16:13:40 -06'00' Date: \_\_\_\_\_  
Owner Name (typed or printed): Denise Crain  
Owner Mailing Address: 1950 W. Kings Hwy  
City: San Antonio State: TX Zip: 78201  
Phone (will be public information): (817) 296-9779  
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).

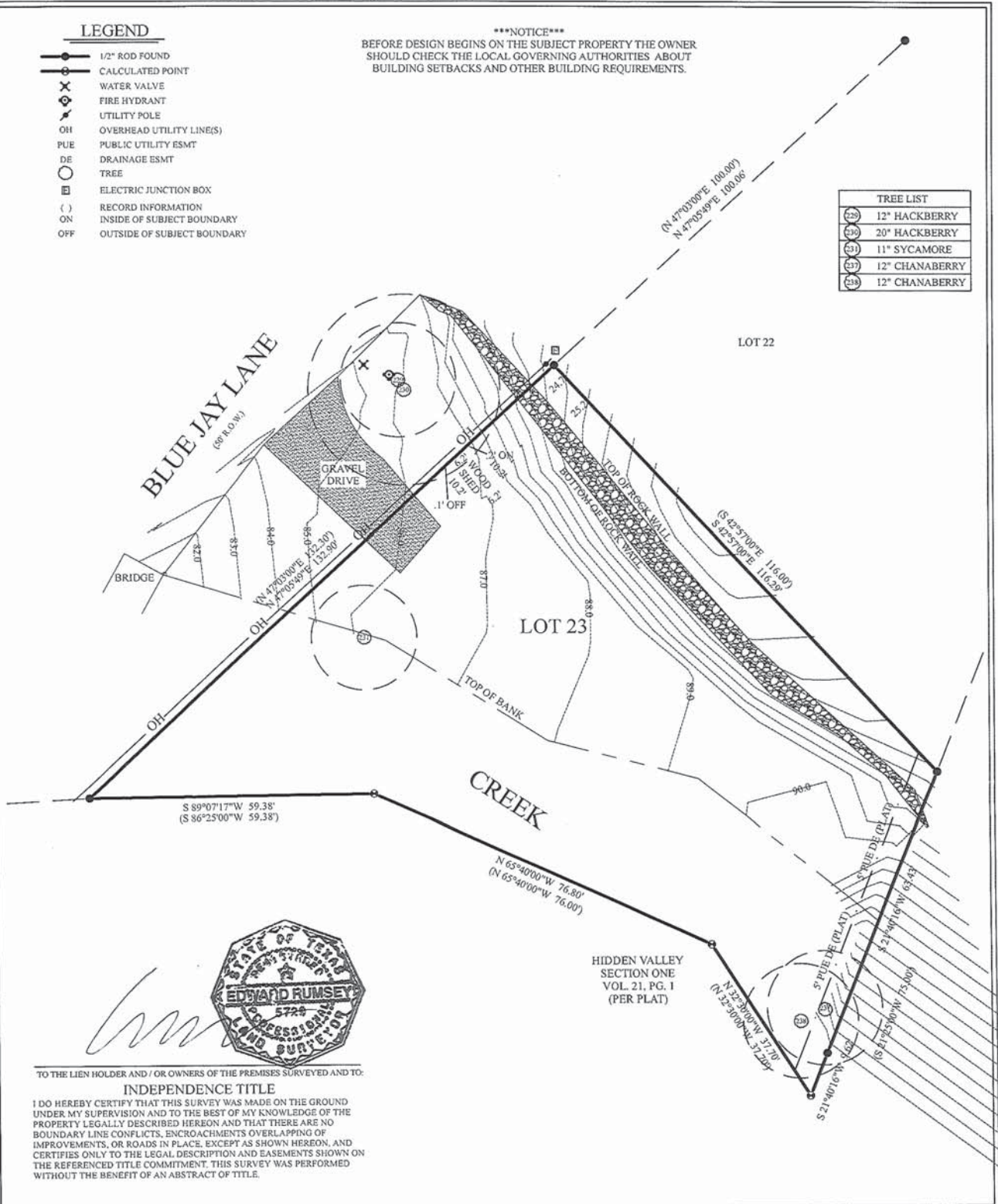
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LEGEND**

- 1/2" ROD FOUND
- CALCULATED POINT
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- PUE PUBLIC UTILITY ESMT
- DE DRAINAGE ESMT
- TREE
- ELECTRIC JUNCTION BOX
- ( ) RECORD INFORMATION
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY

\*\*\*NOTICE\*\*\*  
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

| TREE LIST |                |
|-----------|----------------|
| (22)      | 12" HACKBERRY  |
| (23)      | 20" HACKBERRY  |
| (24)      | 11" SYCAMORE   |
| (27)      | 12" CHANABERRY |
| (28)      | 12" CHANABERRY |



*Edward Rumsey*  
 EDWARD RUMSEY  
 5728  
 PROFESSIONAL  
 LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

**INDEPENDENCE TITLE**

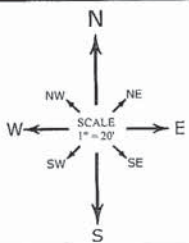
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

**RESTRICTIONS**

SUBJECT TO RESTRICTIONS PER PLAT IN VOL. 24, PG. 12.  
 SUBJECT TO PERPETUAL EASEMENT GRANTED TO THE CITY OF AUSTIN TO FLOOD, INUNDATE AND OVERFLOW IN VOL. 275, PG. 75.  
 SUBJECT TO ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 2981, PG. 1869.  
 SUBJECT TO WATERLINE EASEMENT IN DOC. NO. 2000186672.

**LEGAL DESCRIPTION**

LOT 23, MONTVIEW HARBOR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 12, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



**ALLSTAR**  
 Land surveying  
 9020 ANDERSON MILL RD  
 AUSTIN, TEXAS 78729  
 (512) 249-8149 PHONE  
 (512) 331-5217 FAX  
 WWW.ALLSTARLANDSURVEYING.COM

**F.I.R.M. MAP INFORMATION**  
 THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0220H PANEL: 0220H DATED: SEPTEMBER 26, 2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD, CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

| ADDRESS   |                    |
|---|--------------------|
| TROY T. CRAIN and DENISE M. CRAIN<br>3401 BLUE JAY LANE<br>AUSTIN, TRAVIS COUNTY, TEXAS |                    |
| SURVEY DATE:  | JUNE 13, 2014      |
| TITLE CO.:  | INDEPENDENCE TITLE |
| G.F. NO.:   | 1412588-LAK        |
| JOB NO.:  | A0606814           |
| FILED BY:   | REX NOWLIN         |
| CALC. BY:   | EDWARD RUMSEY      |
| DRAWN BY:   | ADRIEL LOPEZ       |
| RPLS CHECK:   | EDWARD RUMSEY      |
|   | 06/13/2014         |
|   | 06/13/2014         |
|   | 06/13/2014         |
|   | 06/13/2014         |

**IMPERVIOUS COVERAGE CALCULATIONS**

TOTAL LOT AREA = 109384 SQ FT  
 TOTAL IMPERVIOUS COVERAGE = 138783 SF OF LOT  
 MAXIMUM IMPERVIOUS COVERAGE = 35%  
 IMPERVIOUS COVERAGE = 47970 SF

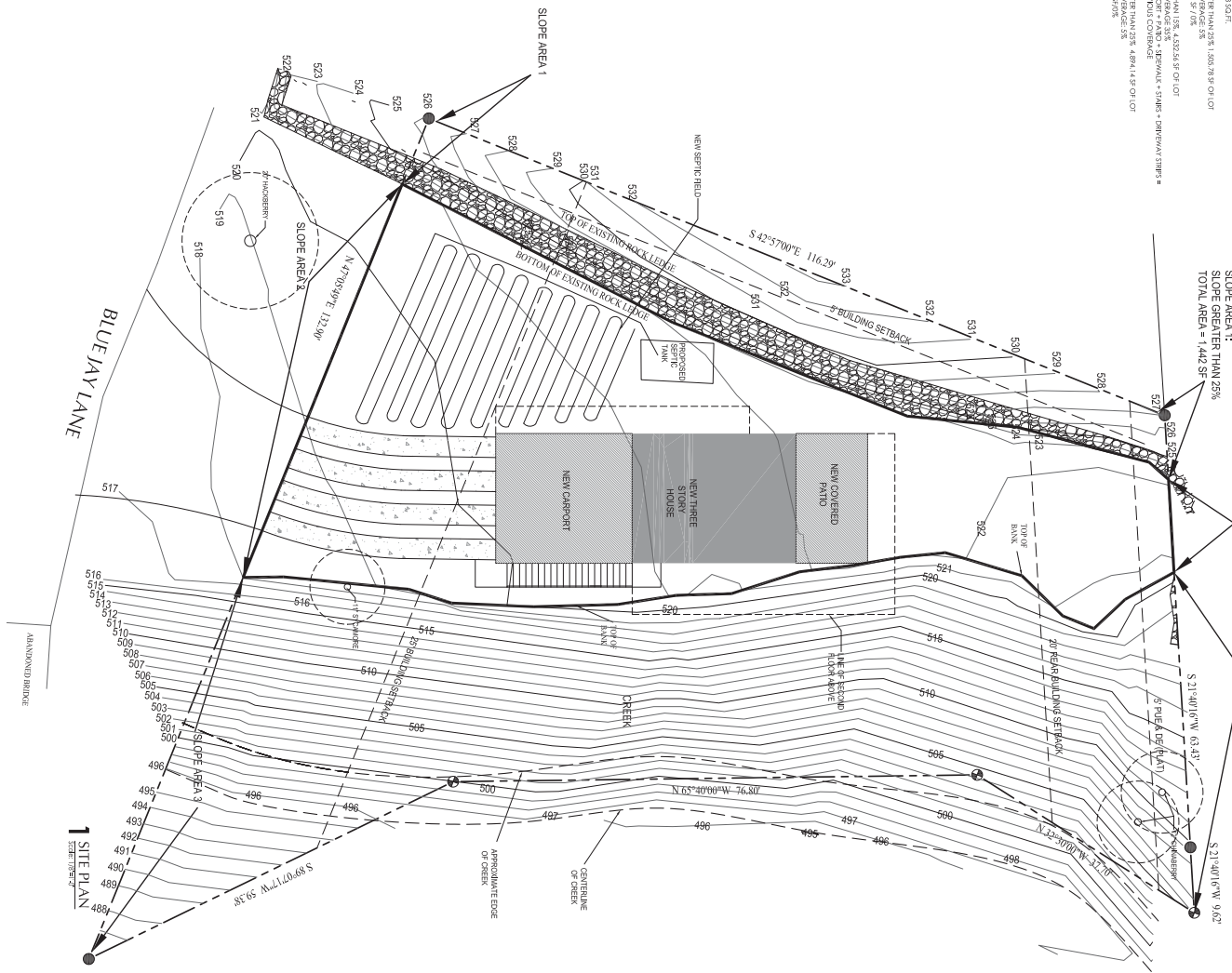
SCOPE AREA 2: SLOPE LESS THAN 15% & 532.53 SF OF LOT  
 IMPERVIOUS COVERAGE = 15%  
 SCOPE AREA 2 IMPERVIOUS COVERAGE = 6696 SF

SCOPE AREA 3: SLOPE GREATER THAN 25% & 4894.14 SF OF LOT  
 IMPERVIOUS COVERAGE = 30%  
 SCOPE AREA 3 IMPERVIOUS COVERAGE = 1468 SF

SLOPE AREA 1:  
 SLOPE GREATER THAN 25%  
 TOTAL AREA = 1442 SF

SLOPE AREA 2:  
 SLOPE LESS THAN 15%  
 TOTAL AREA = 533 SF

SLOPE AREA 3:  
 SLOPE GREATER THAN 25%  
 TOTAL AREA = 888 SF



**DK STUDIO**  
 611 West Effingham Street  
 Austin, TX 78701  
 Tel: (512) 473-8909  
 Fax: (512) 473-8982

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**CRAIN RESIDENCE**  
 3401 BLUE JAY LANE  
 AUSTIN, TX

 True North  
 True North

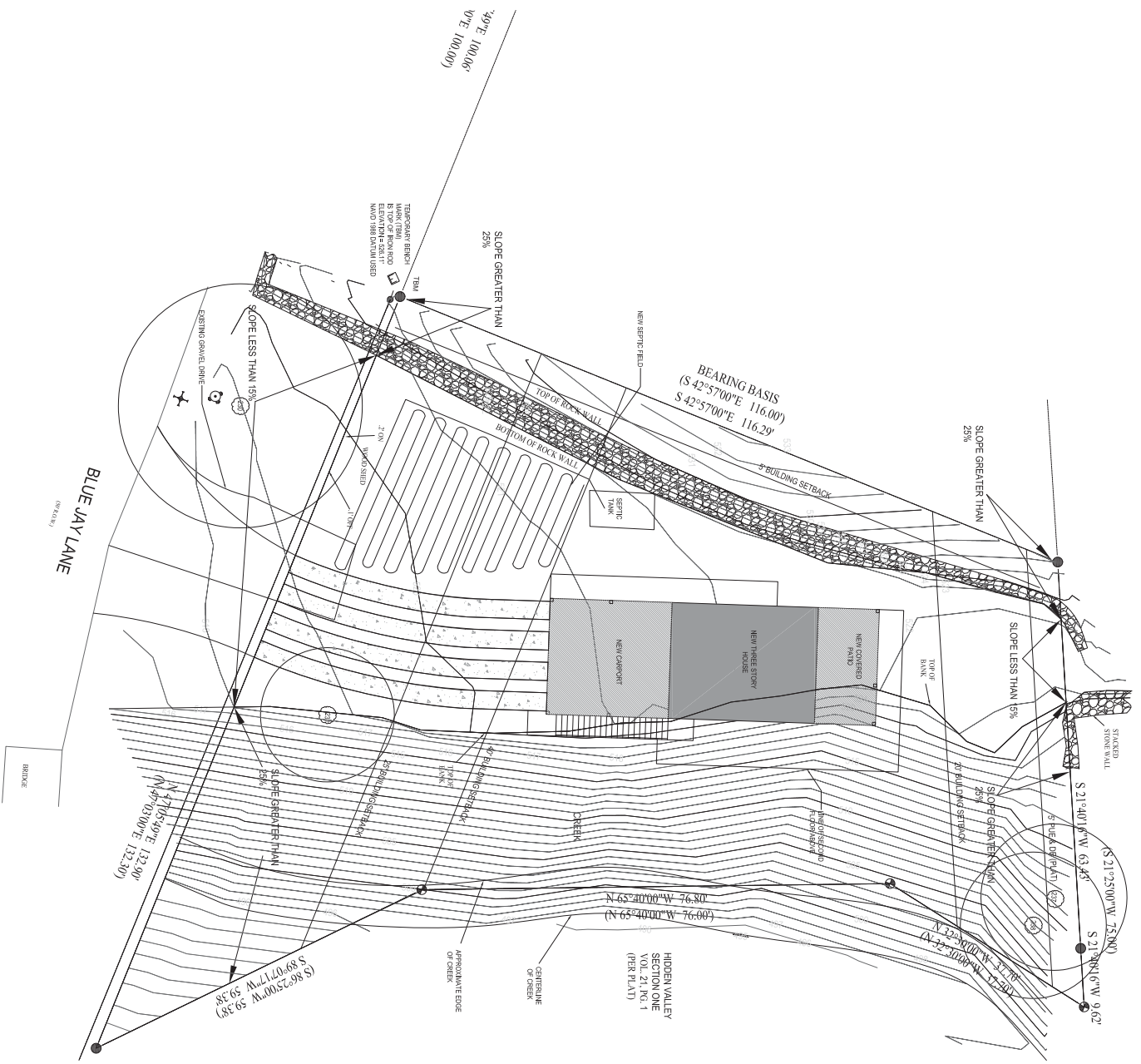
**ISSUES:**  
 02.08.2017

Project Number: 17-031  
 Drawn By: DOKHMEF

**A1.1**  
 Site Plan







BLUE JAY LANE  
(89°43'00\"/>

1 SITE PLAN  
SCALE: 1/8\"/>

|  |  |  |  |
|--|--|--|--|
| <h1 style="margin: 0;">A1.1</h1> <p style="margin: 0;">Site Plan</p> |  |  | <p><b>DK STUDIO</b></p> <p>6111 West Ellsworth Street<br/>Austin, TX 78701<br/>Tel: (512) 473-8909<br/>Fax: (512) 473-8982</p> |
|  | <p><b>ISSUES:</b></p> <p>1.30.2017</p> | <p><b>PROJECT NUMBER:</b></p> <p>17-031</p> <p><b>Drawn By:</b></p> <p>MJE</p> |  |

**CRAIN RESIDENCE**  
3401 BLUE JAY LANE  
AUSTIN, TX

PRELIMINARY  
NOT FOR  
CONSTRUCTION

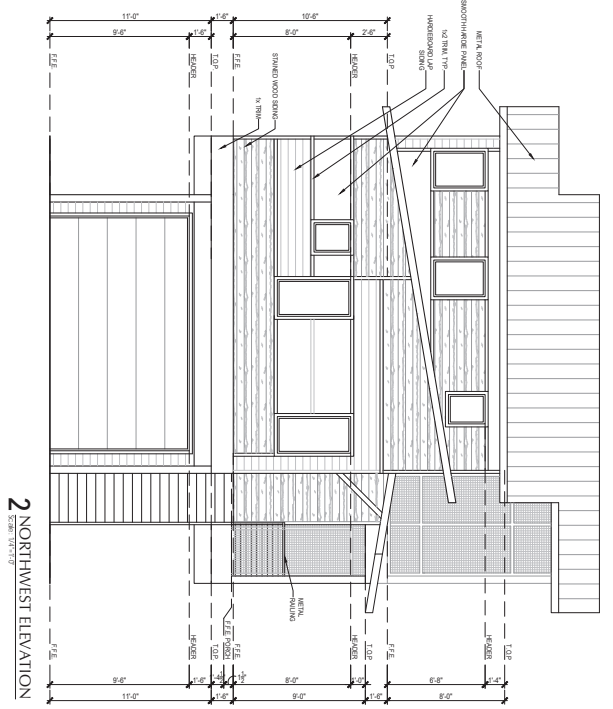
**CRAIN RESIDENCE**  
3401 BLUE JAY LANE  
AUSTIN, TX



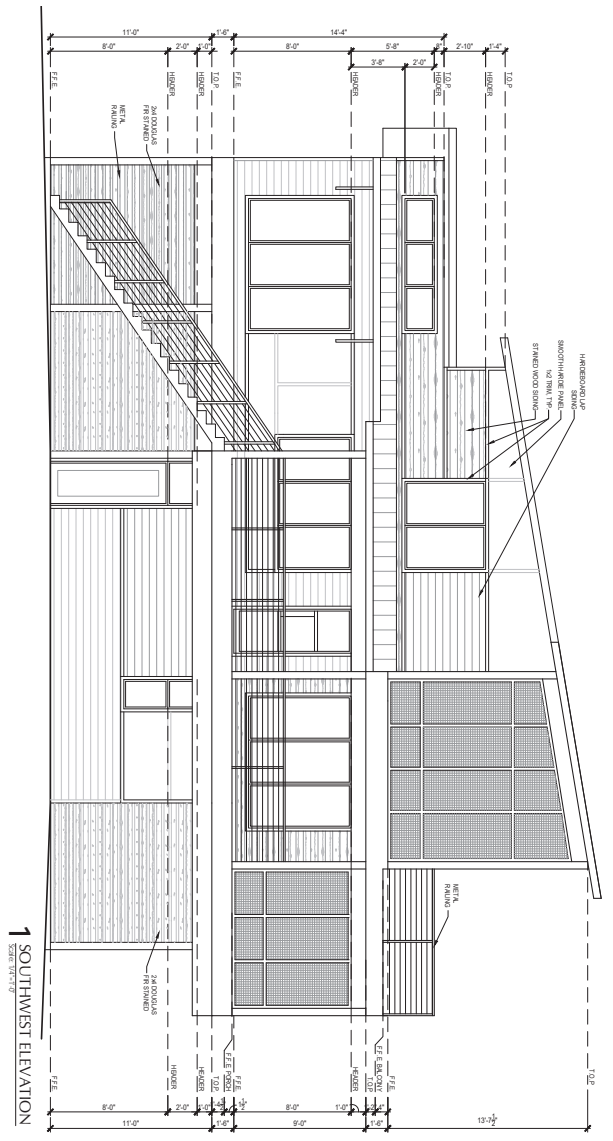
ISSUES:  
1.30.2017

Project Number:  
17-001  
Drawn By  
MATE

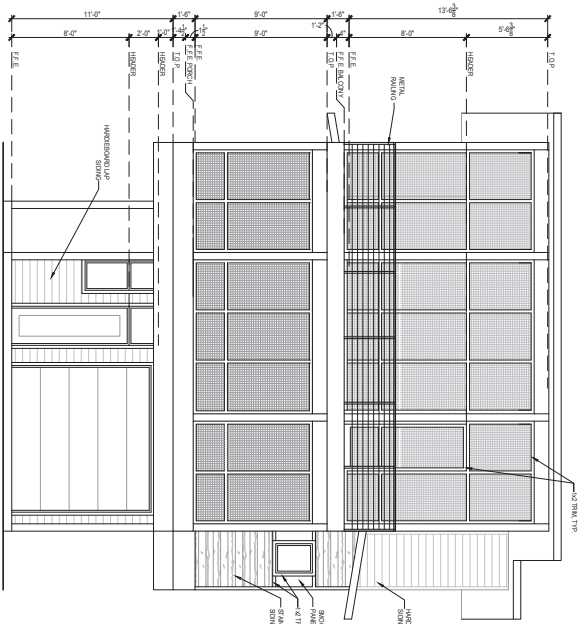
**A3.1**  
Elevations



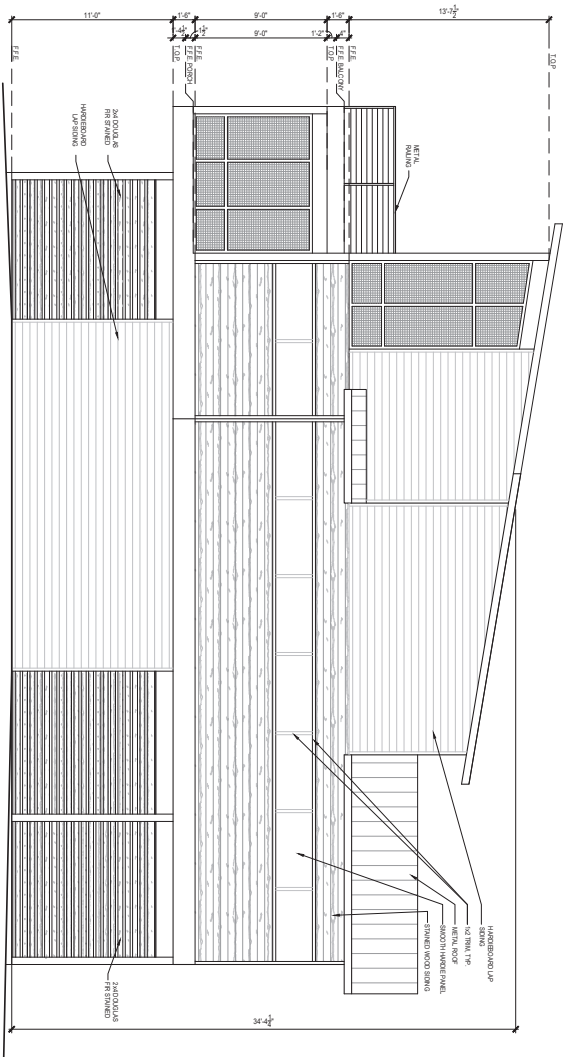
**2 NORTHWEST ELEVATION**  
SCALE: 1/8"=1'-0"



**1 SOUTHWEST ELEVATION**  
SCALE: 1/8"=1'-0"



**4 SOUTHEAST ELEVATION**  
SCALE: 1/8"=1'-0"



**3 NORTHEAST ELEVATION**  
SCALE: 1/8"=1'-0"

**LEGEND**

|          |             |
|----------|-------------|
| [Symbol] | HANDSCRAPED |
| [Symbol] | UP-SHINE    |
| [Symbol] | WOODWORKING |
| [Symbol] | SCREEN      |
| [Symbol] | 1/4\"/>     |












# Untitled Map

Write a description for your map.

## Legend

 3401 Blue Jay Ln

  
3401 Blue Jay Ln

# Google Earth

© 2018 Google

Imagery Landsat / Copernicus

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



20 ft





# Untitled Map

Write a description for your map.

- Legend**
-  3401 Blue Jay Ln
  -  Line Measure









To City of Austin Board of Adjustment,

We the property owners located at 3418 Blue Jay Ln (201) support  
the variance request for the property located at 3401 Blue Jay Lane.

Rebecca Dewan  
Rebecca Dewan 3-18-18

Print, Sign & Date

To City of Austin Board of Adjustment,

We the property owners located at 3416 Blue Jay Ln (X012) support  
the variance request for the property located at 3401 Blue Jay Lane.

Rebecca Dewan  
Rebecca Dewan      3-18-18

Print , Sign & Date

To City of Austin Board of Adjustment,

We the property owners located at 3414 Blue Jay Ln (Lot 3) support  
the variance request for the property located at 3401 Blue Jay Lane.

Rebecca Dewan  

---

Rebecca Dewa 3.18.18

Print, Sign & Date

To City of Austin Board of Adjustment,

We the property owners located at 3412 Blue Jay Ln (Lot 4) support  
the variance request for the property located at 3401 Blue Jay Lane.

Rebecca Dewan  
Rebecca Du      3.18.18

Print, Sign & Date



To City of Austin Board of Adjustment,

We the property owners located at 3410 Blue Jay Ln. (Lot 5) support  
the variance request for the property located at 3401 Blue Jay Lane.

Rebecca Dewan  
Rebecca Dewan 3.18.18

Print, Sign & Date

To City of Austin Board of Adjustment,

We the property owners located at Lot 25 support  
the variance request for the property located at 3401 Blue Jay Lane.

Rebecca Dewan  
Rebecca Dea 3-18-13

Print, Sign & Date

To City of Austin Board of Adjustment,

We the property owners located at 3406 Blue Jay Lane support  
the variance request for the property located at 3401 Blue Jay Lane.

F. PAUL GERDES

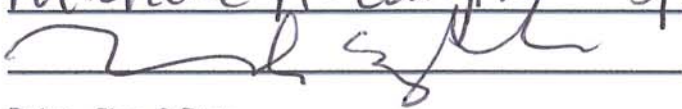
F. Paul Gerdes

3/13/2018

Print, Sign & Date

To City of Austin Board of Adjustment,

We the property owners located at 3434 Blue Jay Lane support  
the variance request for the property located at 3401 Blue Jay Lane.

Michelle A. Cargill 3/22/18  


Print, Sign & Date

To City of Austin Board of Adjustment,

We the property owners located at 3415 Blue Jay LN support  
the variance request for the property located at 3401 Blue Jay Lane.

Colette Pearce  
Colette Pearce

Print, Sign & Date