



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0014
LOCATION: 3401 Blue Jay 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" = 163'



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.r.bconsulting@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)

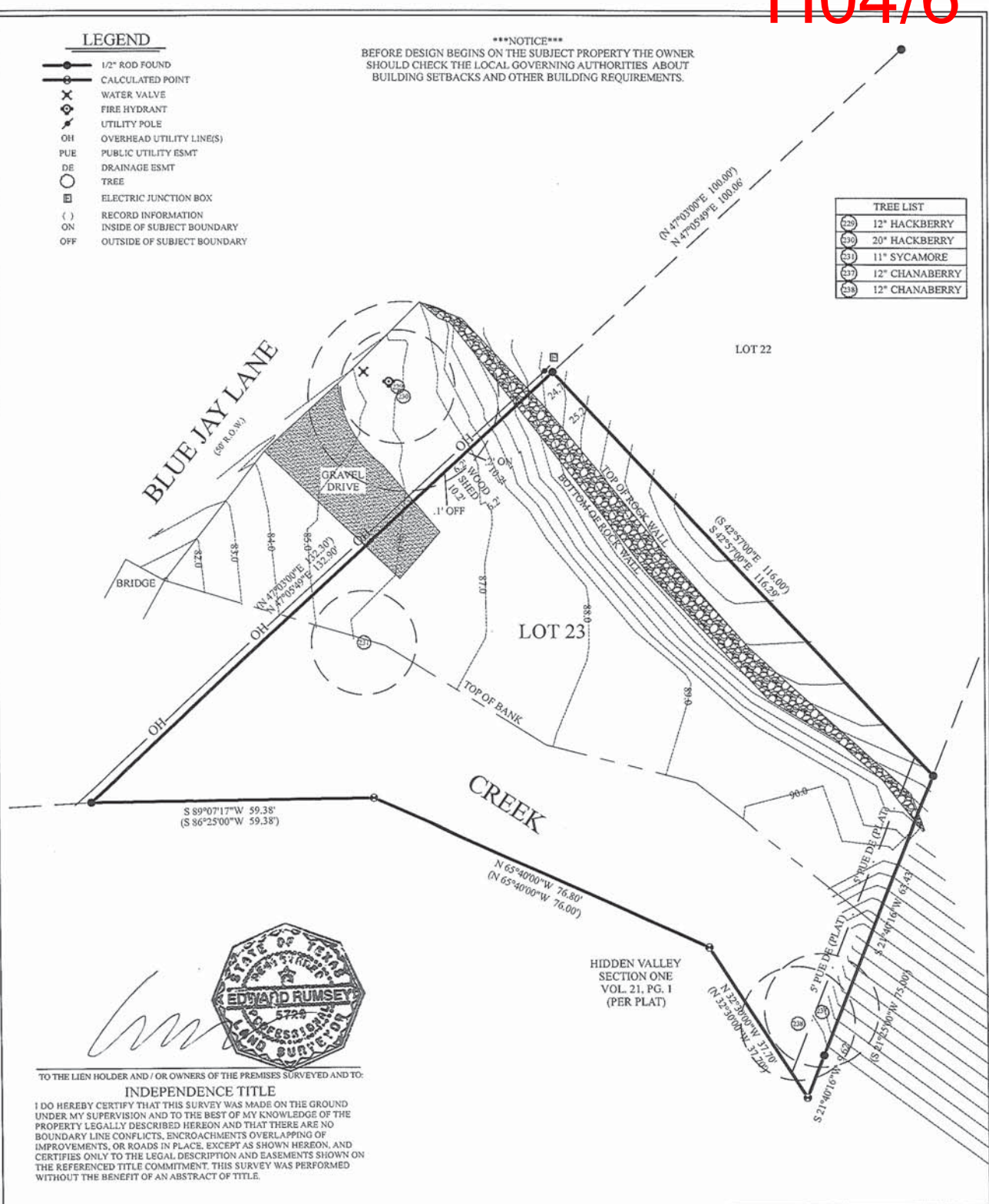
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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 |
| (25) | 12" CHANABERRY |
| (26) | 12" CHANABERRY |



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

INDEPENDENCE TITLE

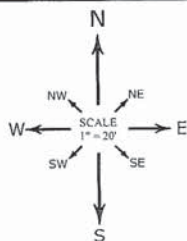
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY 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 PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

TROY T. CRAIN and DENISE M. CRAIN
3401 BLUE JAY LANE
AUSTIN, TRAVIS COUNTY, TEXAS

| | | | | |
|--------------|--------------------|-------------|---------------|------------|
| SURVEY DATE: | JUNE 13, 2014 | FIELD BY: | REX NOWLIN | 06/13/2014 |
| TITLE CO.: | INDEPENDENCE TITLE | CALC. BY: | EDWARD RUMSEY | 06/13/2014 |
| G.F. NO.: | 1412588-LAK | DRAWN BY: | ADRIEL LOPEZ | 06/13/2014 |
| JOB NO.: | A0606814 | RPLS CHECK: | EDWARD RUMSEY | 06/13/2014 |

IMPERVIOUS COVERAGE CALCULATIONS

TOTAL LOT AREA = 10,924.86 SQ. FT.

1. STONE AREA: 1. STONE COVERAGE: 14.25% 1.50% 78.50 SF OF LOT

MAINTAINING IMPERVIOUS COVERAGE: 5.5%

IMPERVIOUS COVERAGE = 81 SF / 10%

2. STONE AREA: 2. STONE LESS THAN 1/8" DIA. 5,537.56 SF OF LOT

MAINTAINING IMPERVIOUS COVERAGE: 55%

3. STONE AREA: 3. STONE GREATER THAN 1/8" DIA. 5,387.30 SF OF LOT

MAINTAINING IMPERVIOUS COVERAGE: 55%

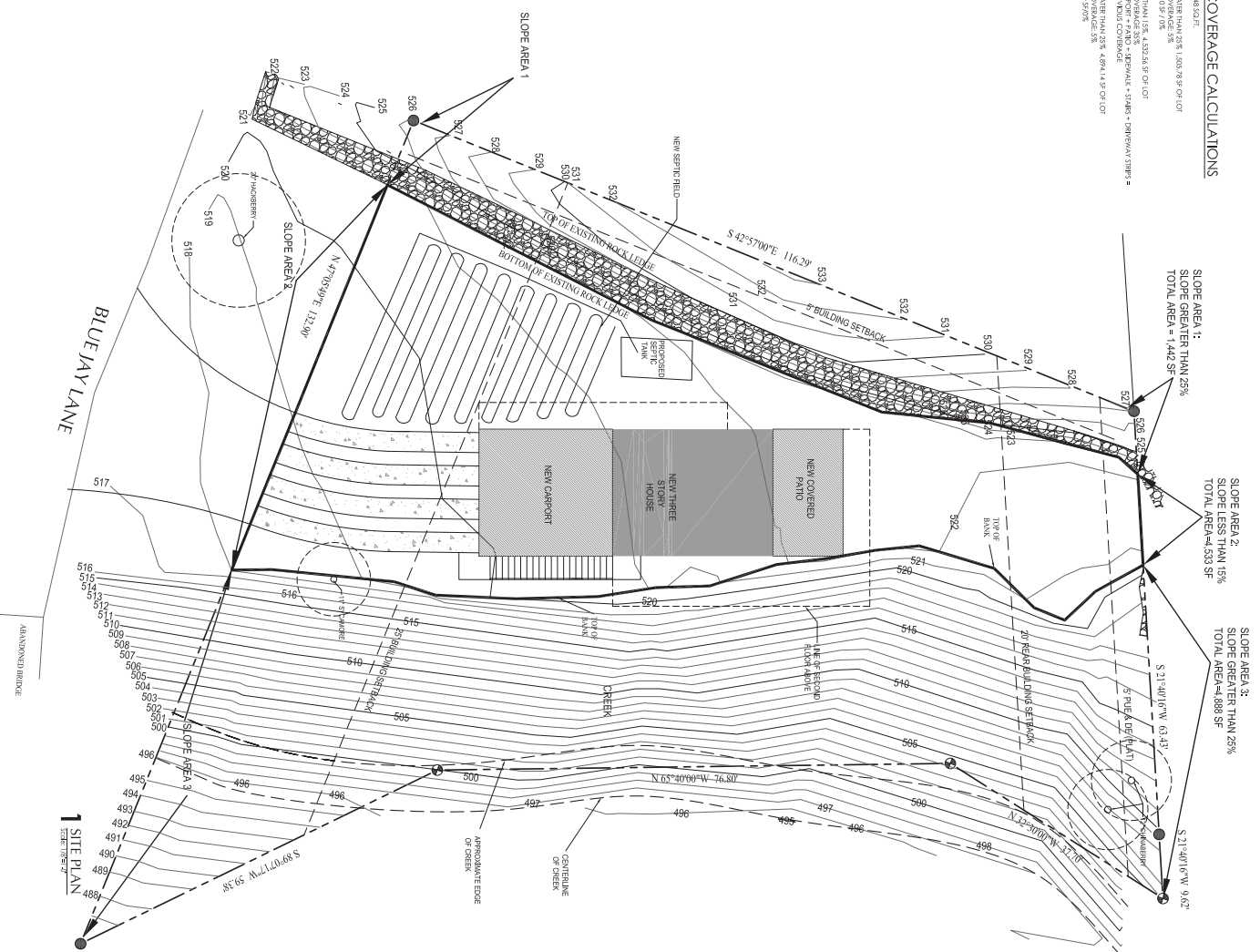
4. STONE AREA: 4. STONE GREATER THAN 1/8" DIA. 4,841.4 SF OF LOT

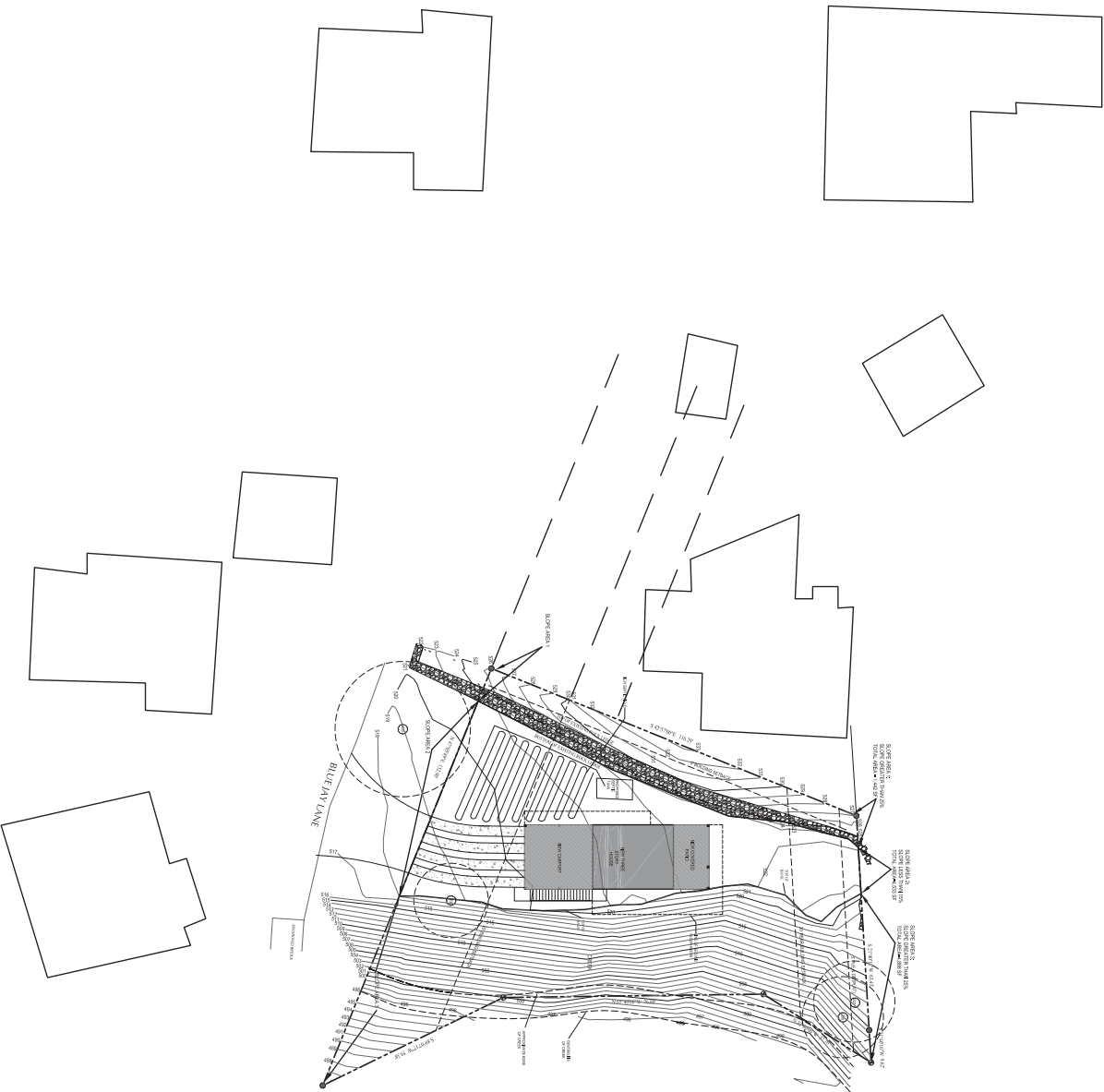
MAINTAINING IMPERVIOUS COVERAGE: 55%

5. STONE AREA: 5. STONE GREATER THAN 1/8" DIA. 4,841.4 SF OF LOT

MAINTAINING IMPERVIOUS COVERAGE: 55%

IMPERVIOUS COVERAGE: 0.9470%

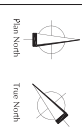




DK STUDIO
6111 West Elmwood Street
Austin, TX 78701
Tel: (512) 473-8909
Fax: (512) 473-8982

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CRAIN RESIDENCE
3401 BLUE JAY LANE
AUSTIN, TX



ISSUES:
1.30.2017

Project Number
17-031
Drawn By
ME

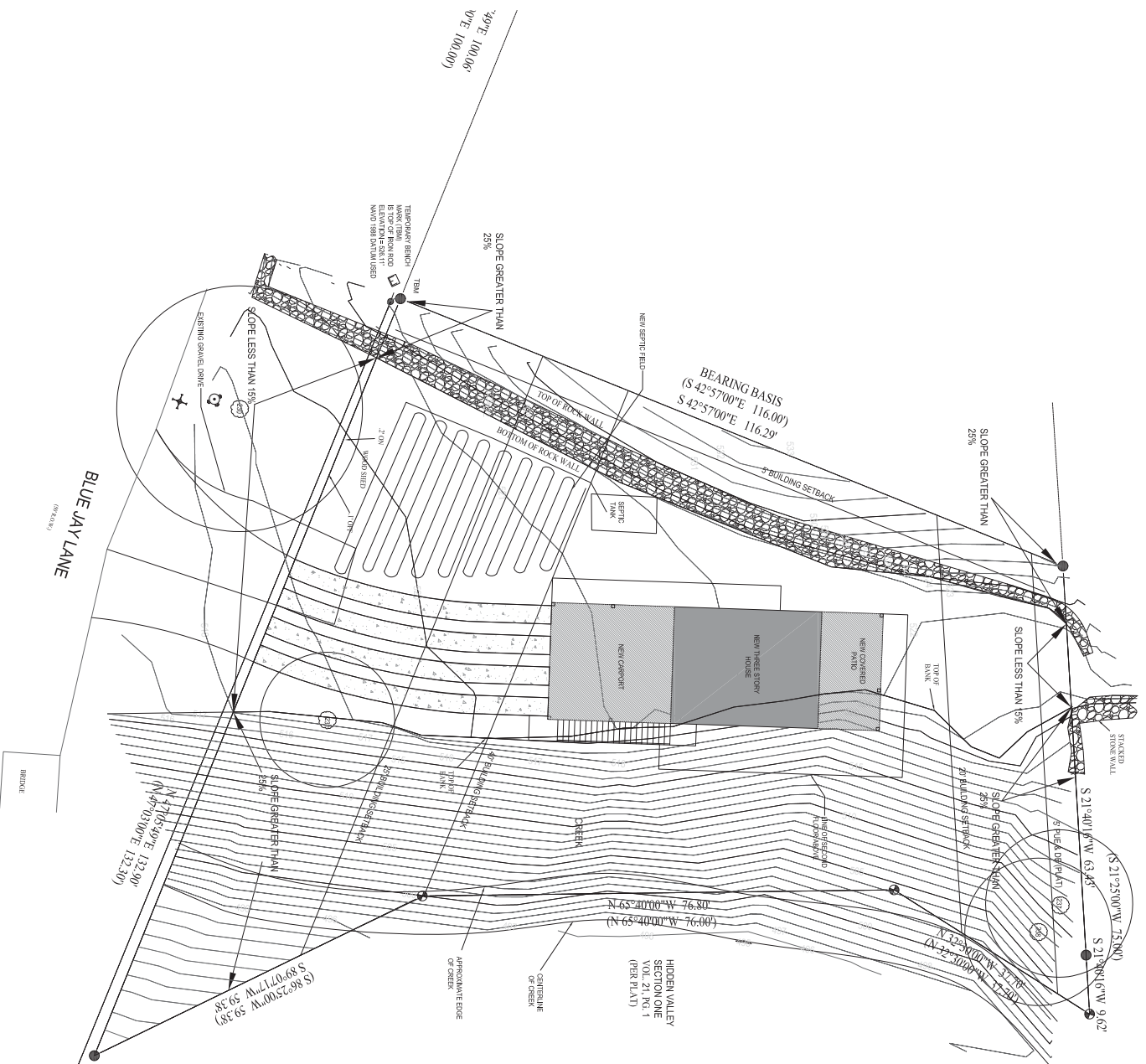
1 SITE PLAN
SCALE: 1/8\"/>

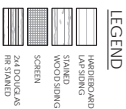
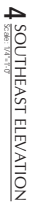
A1.1
Site Plan

Project Number
17-031
Drawn By
MFE

A1.1

Site Plan





H04/11





H04/13









H04/16

Untitled Map

Write a description for your map.

Legend

 3401 Blue Jay Ln

 3401 Blue Jay Ln

Google Earth

© 2018 Google

Image Landsat / Copernicus

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



20 ft

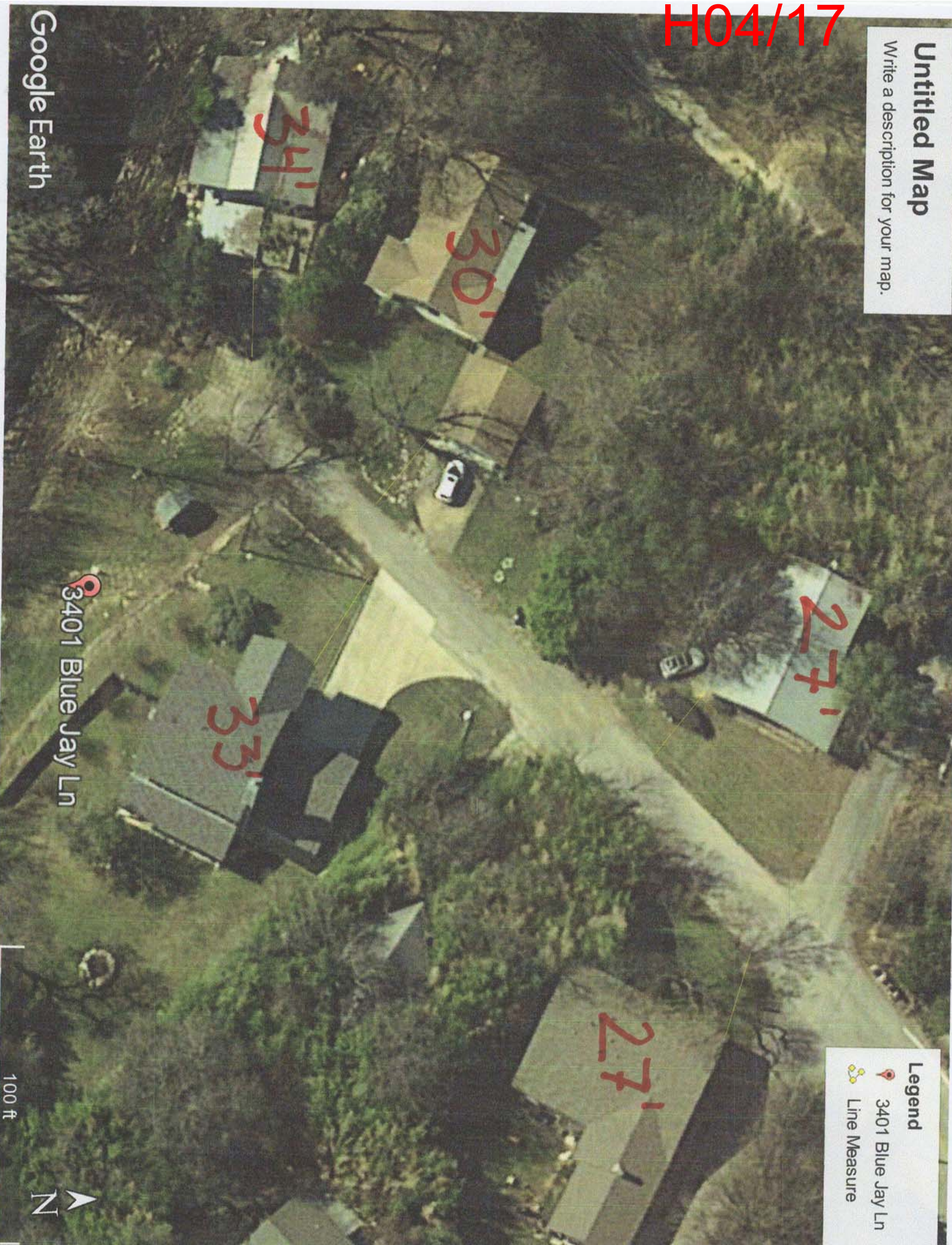


H04/17

Untitled Map

Write a description for your map.

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



Google Earth

100 ft



H04/18



H04/19



H04/20



To City of Austin Board of Adjustment,

We the property owners located at 3418 Blue Jay Ln (G+1) 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 (80+2) support
the variance request for the property located at 3401 Blue Jay Lane.

Rebecca Dewar
Rebecca Dewar 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 Dewan 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 Deuan
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 Deuan
Rebecca Deuan 3-18-18

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
[Signature]

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