

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C15-2018-0031  
14000 ECHO LANE



1" = 167'

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.

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**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: 14000 Echo LN

Subdivision Legal Description:  
LOT 2A HIDDEN VALLEY SEC 1 AMD LT 5-7 BLK 4 & LT 18 MONTVIEW HARBOR

Lot(s): LOT 2A Block(s): BLK 4

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

Zoning District: LA

I/We Joshua Lien on behalf of myself/ourselves as authorized agent for myself affirm that on Month July, Day 8, 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: Detached garage

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

25-2 - Front setback distance of 40' decreased to 25' along one of the two streets bordering the lot

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## 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 property is located at the corner of Echo Ln and Hummingbird Ln; an intersection within Travis County jurisdiction. Travis County code states that the driveway cannot be placed within 50ft of the intersection (1), limiting its placement. Austin zoning regulations are enforcing a 40' "front" setback from both streets because the angle between the lot lines running parallel to the streets is slightly greater than 135 degrees (139 degrees, specifically)(2). The combination of the limited space within which I can place a driveway and the enforcement of a 40' setback across both streets bordering the property would not allow adequate access to the structures(3).

### Hardship

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

There are very few (if any) properties located within the LA zoning district, that are at the corner of two streets (but do not technically qualify as a corner lot), and that fall within the Limited Purpose jurisdiction and subject to both City of Austin and Travis County regulations.

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

This is the only intersection in the area where the City of Austin would enforce a 40' setback across two separate streets bordering a lot.

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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:

A 40' front setback will still be maintained on Echo LN, and the detached garage will not encroach upon the standard 15' side setback, which is consistent with other properties located at an intersection in the area. The structure will be more than 25' from the lot line, and three other properties in the immediate area have accessory structures located within 25' of their respective lot lines.

## 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: 07/10/2018

Applicant Name (typed or printed): Joshua Lien

Applicant Mailing Address: 1105 Mastiff Cv

City: Round Rock State: TX Zip: 78664

Phone (will be public information): (254) 289-4482

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: 07/10/2018

Owner Name (typed or printed): Joshua Lien

Owner Mailing Address: 1105 Mastiff Cv

City: Round Rock State: TX Zip: 78664

Phone (will be public information): (254) 289-4482

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).

(1) Note in "Reasonable Use" - Travis County code regarding driveway placement: Type I driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 50 feet, whichever is less. COA 5.3.1

(2) Note in "Reasonable Use" - Austin City Code defines a corner lots as located "at the

## Additional Space (continued)

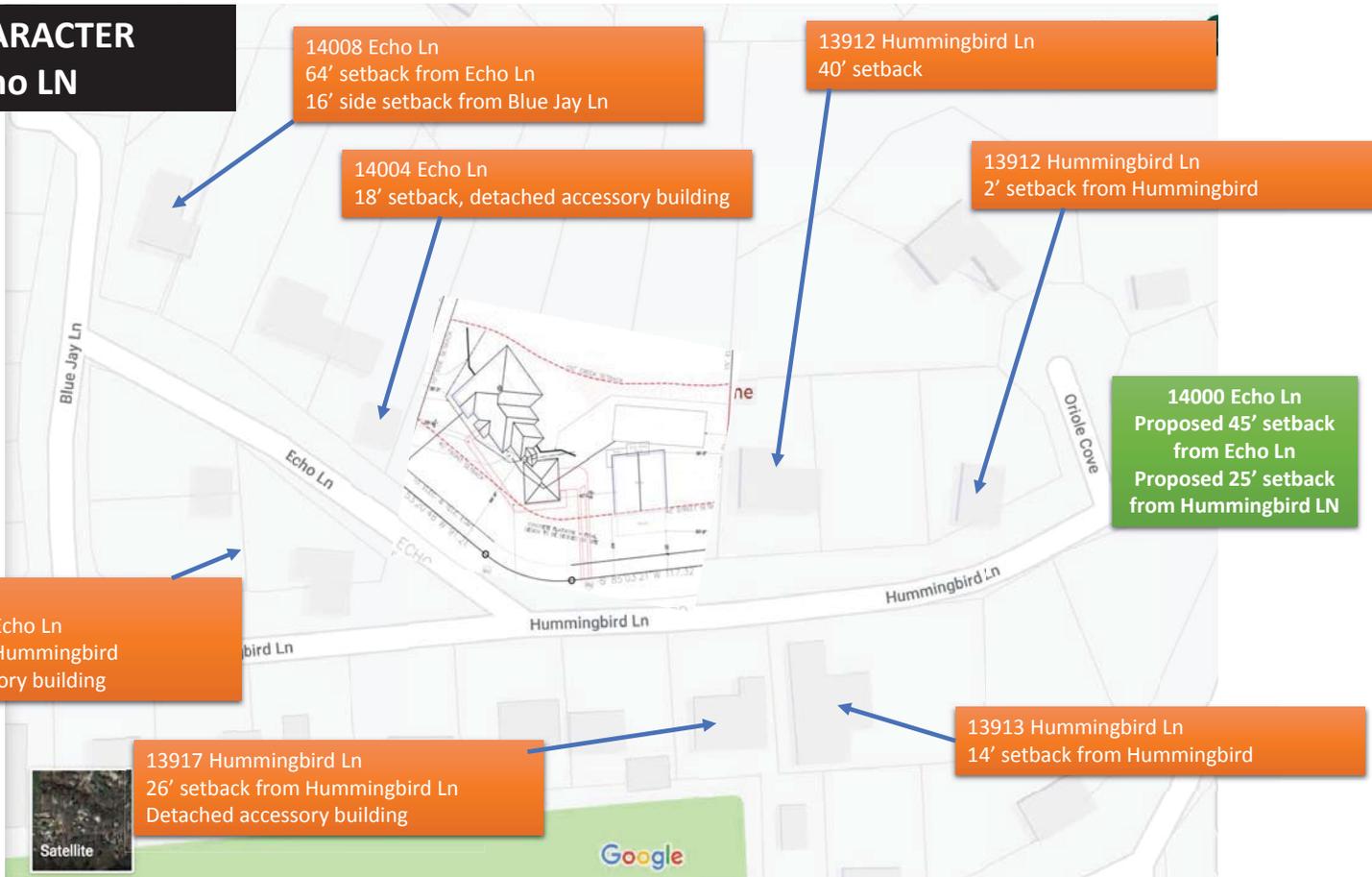
intersection of two streets, or of two segments of a curved street, forming an angle of not more than 135 degrees." I feel this statement is subject to interpretation - the city interprets this by measuring the lot lines running parallel to the streets instead of measuring the angle between the streets themselves. With the subject property, the angle of the lot lines is 139 degrees, but the angle of the streets themselves is 133 degrees.

(3) Note in "Reasonable Use" - The current site plan was designed to allow for maneuvering of a trailer within the confines of a 40' setback across the front street and a 15' setback from the side street (not knowing that I would ultimately be subjected to 40' setback from both streets). As a small neighborhood with private lake access, the majority of the residents own watercraft and store them on their properties. Of the 12 homeowners along Hummingbird and Echo Ln, eight of them store watercraft on their properties, and four of those keep their watercraft in structures within 25' of the street. The existing site plan was designed with this specifically in mind, and allows for a truck with trailer to pull into the property facing forward, then back into the section of the detached garage for which this variance is being requested.

**SAVE**



## AREA CHARACTER 14000 Echo LN



## AREA CHARACTER 14000 Echo LN

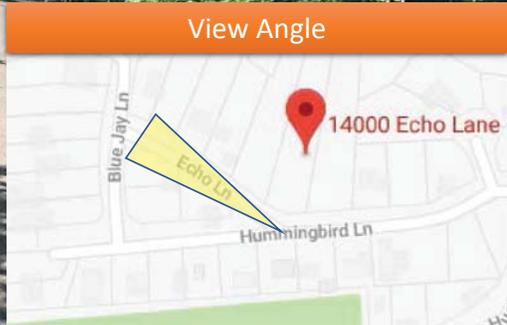


## AREA CHARACTER 14000 Echo LN



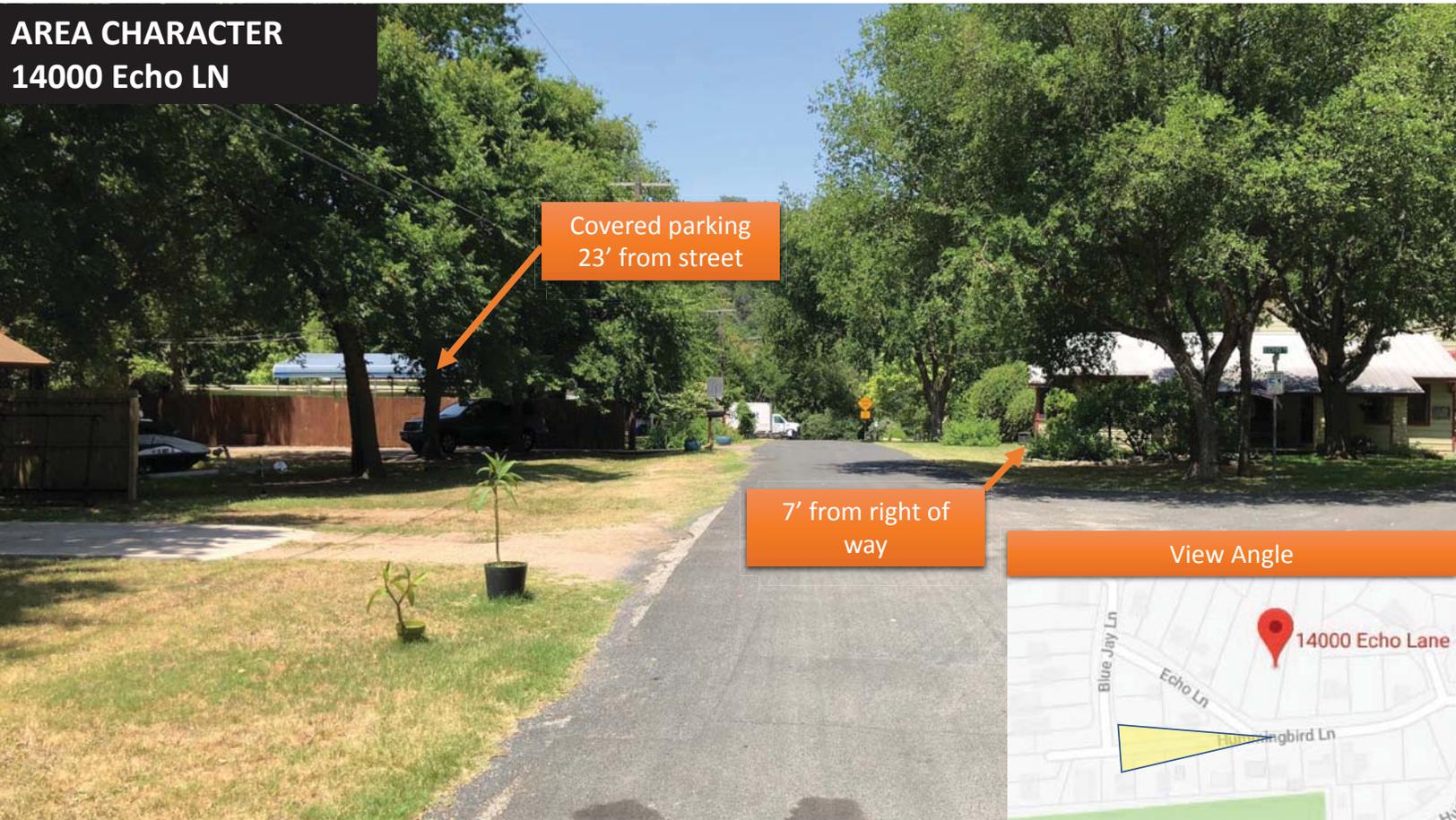
Accessory structure 18' from right of way

17' from street

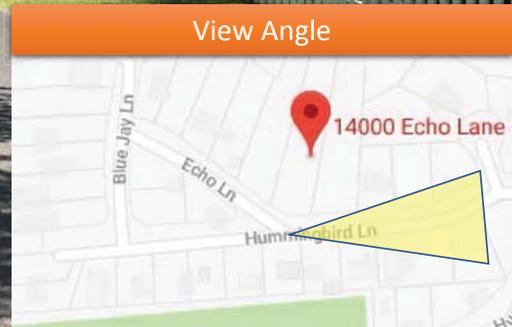


View Angle

## AREA CHARACTER 14000 Echo LN



**AREA CHARACTER**  
**14000 Echo LN**



**AREA CHARACTER**  
**14000 Echo LN**



View Angle

As currently exists

Approved by city

14000 Echo Lane

Blue Jay Ln

Echo Ln

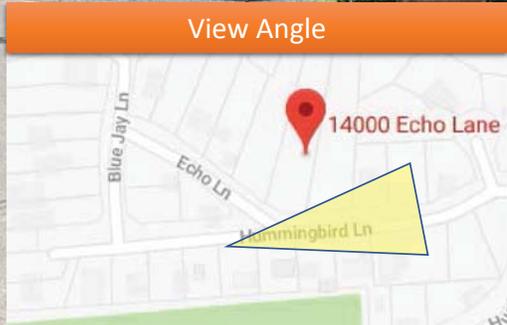
Hummingbird Ln

**AREA CHARACTER**  
**14000 Echo LN**



Approved by city

As currently exists



View Angle

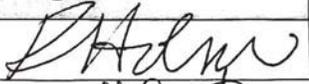


I, Joshua Lien, am applying for a variance from the Board of Adjustment regarding Section 25-2 of the Land Development Code. The variance would allow me the ability to place an accessory building within the 40' setback from Hummingbird Lane, the building would be located approximately 20' from the lot line.

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

Property Owner Name (Printed)	Address	Signature
Curtis Johnson	13919 Hummingbird Ln.	<i>Curtis Johnson</i>
Tom SAPIO	13917 Hummingbird Ln	<i>Thomas Sapiro</i>
NONIE W. WILLIAMSON	14001 Hummingbird Bldg Ln	<i>Nonie Williamson</i>
Mary Ann Baker	13913 Hummingbird Ln	<i>Mary Ann Baker</i>
Ramon Dawson	14001 Echo Lane	<i>Ramon Dawson</i>
Paola Kraemer	14004 Echo Lane	<i>Paola Kraemer</i>
Theresa Lee Rodriguez	13923 Hummingbird Lane	<i>Theresa Lee Rodriguez</i>

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

Property Owner Name (Printed)	Address	Signature
Kim Holm	14005 Hummingbird Ln.	
Alissa Tilford	13918 Hummingbird	
Darrell Dawsley	13900-13909, 13912, 13919 <small>Hummingbird Ln.</small>	