

**BOA CASE REVIEW SHEET****CASE:** c15-2019-0011**BOA DATE:** March 11, 2019**ADDRESS:** 1504 East Lane**COUNCIL DISTRICT AREA:** 6**OWNER:** Jeremy Anderson**AGENT:** Hector Avila**ZONING:** SF-2**AREA:** Lot 26, Lake Austin Village**VARIANCE REQUEST:** Section 25-2-492 (D) front setback**SUMMARY:** To permit construction of a new single family home**ISSUES:** Variance was previously approved but has expired




	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Residential
<i>North</i>	SF-2	Residential
<i>South</i>	LA	Residential
<i>East</i>	SF-2	Residential
<i>West</i>	SF-2	Residential

**NEIGHBORHOOD ORGANIZATIONS:** 2222 Coalition of Neighborhood Associations, Inc; Bike Austin; Canyon Creek HOA; Friends of Austin Neighborhoods; Glenlake Neighborhood Association; Long Canyon Neighborhood Association; River Place HOA; Sierra Club, Austin Regional Group; Steiner Ranch Neighborhood Association; TNR BCP Travis County Natural Resources



I-2/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2019-0011  
LOCATION: 1504 EAST 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" = 333'



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

I-2 /3

## 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 # _
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### Section 1: Applicant Statement

Street Address: 1504 East Lane

Subdivision Legal Description:

Lot 26 Lake Austin Village

Lot(s): 26 Block(s): \_

Outlot: \_ Division: Lake Austin Village

Zoning District: SF2

I/We Hector Avila on behalf of myself/ourselves as  
authorized agent for Robert Jeremy Anderson affirm that on  
Month January , Day 24 , Year 2019 , hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: front setback

Type of Structure: Single Family Structure

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

25-2-492 setbacks, please see attached document from adjacent property 1506 East Lane

## 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:

Variance was granted for adjacent property to have new setbacks. This will allow for this  
property to have the same setbacks and everything to flow.

### Hardship

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

It is a substandard lot size. The lot next door had a variance and it has new setbacks.

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

Its got SF2 zoning, substandard lot size and the property adjacent has had the lotlines  
changed already.

**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:

This variance will help this lot be in the character of the area adjacent to the property bc it will give it the same setbacks.

**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: Hector Avila Digitally signed by Hector Avila  
Date: 2019.01.27 09:17:43 -10'00' Date: \_\_\_\_\_

Applicant Name (typed or printed): Hector Avila

Applicant Mailing Address: 1008 S. Center

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 791-0517

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: \_\_\_\_\_

Owner Name (typed or printed): \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

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

**Section 5: Agent Information**

Agent Name: Hector Avila

Agent Mailing Address: 1008 S Center

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 791-0517

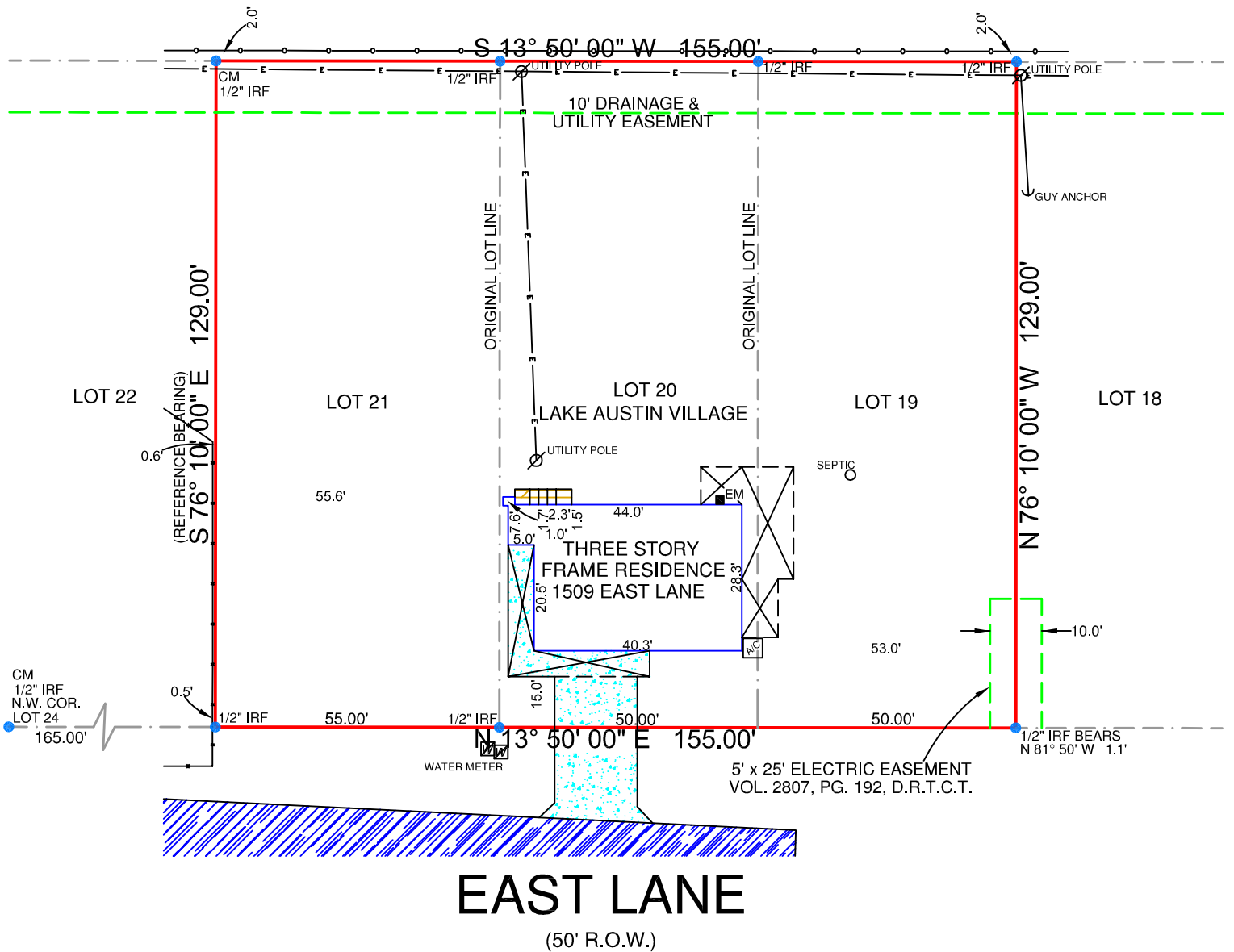
Email (optional – will be public information): [REDACTED]

**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).

This variance was previously granted with 1504/06 combined. At the time we were not ready to build and the road had not been extended to this lot. We are seeking the same thing we sought for the lot next door.

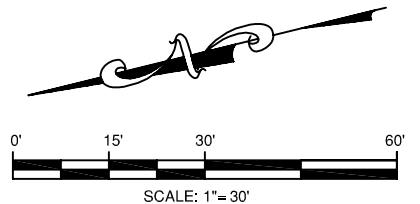
LAKE SIDE TERRACE  
VOL. 80, PG. 24, P.R.T.C.T.



**LEGEND:**

—x—x—	WIRE FENCE	ASPHALT =	
—o—o—	CHAINLINK FENCE	CONCRETE =	
—□—□—	WROUGHT IRON FENCE	GRAVEL =	
—//—//—	WOOD FENCE	TILE =	
—v—v—	VINYL FENCE	WOOD =	
—E—E—	ELECTRIC LINE	BRICK =	
GM =	GAS METER	STONE =	
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =	
IPF =	IRON PIPE FOUND		
IRS =	IRON ROD SET WITH "PREMIER" CAP		
IRF =	IRON ROD FOUND		
CM =	CONTROLLING MONUMENT		

**NOTES:**  
BEARINGS ARE BASED ON THE RECORDED PLAT.  
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(10g)-AGREEMENT, DOC. NO. 2015167161, O.P.R.T.C.T.  
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



**LEGAL DESCRIPTION:**  
BEING LOTS 19, 20 AND 21, LAKE AUSTIN VILLAGE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 88, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

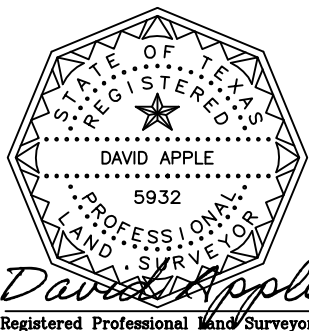
GF. NO.	1710550-TOH
BORROWER	MONTE E. BARTON & JULIE L. BARTON
TECH	TAG
FIELD	TG

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0410 H, DATED SEPTEMBER 26, 2008.

DATE: 03/30/17  
FIELD: 03/28/17

JOB NO.: 17-02288

1509 EAST LANE, AUSTIN, TX 78732  
LOTS 19, 20 & 21, LAKE AUSTIN VILLAGE



DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

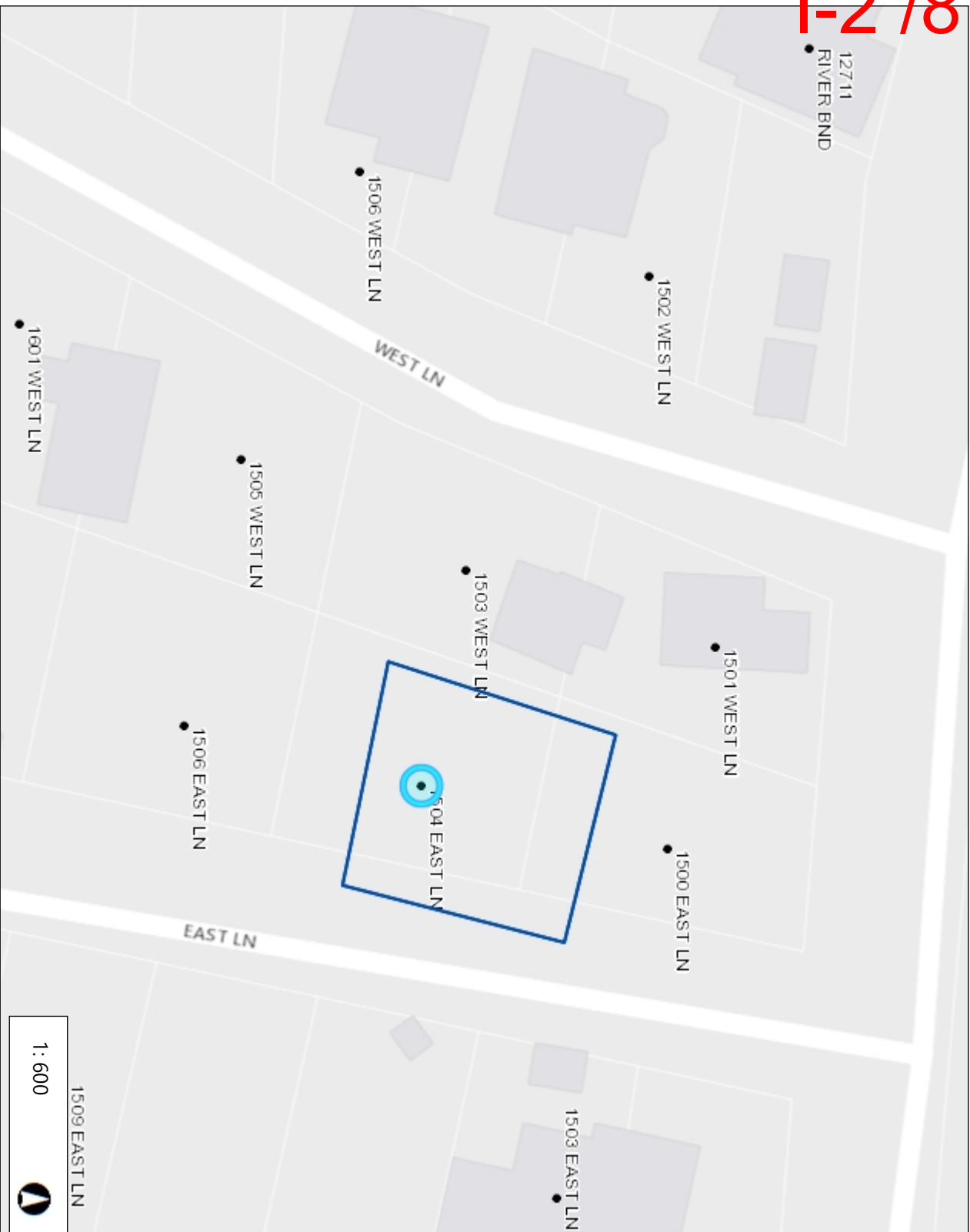


*Premier*  
Surveying LLC  
5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-964-7021  
Firm Registration No. 10146200



# Property Profile

1-2 / 8



## Legend

- Addresses
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ

## Notes

Surrounding properties for 1504 East Lane

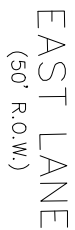
1:600



0.0 0 0.01 0.0 Miles  
NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
2/8/19

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IMPERVIOUS AREA LOT 6120	
FOUNDATION	1228
AC/POOL PAD	56
DRIVEWAY	470
CONC. STEPS	40
POOL COUPPING	118
FLATWORK	222
TOTAL	2134
TOTAL IMPERV.	34.86%

AREAS	
FIRST FLOOR	148
SECOND FLOOR	1115
TOTAL LIVING	1263
GARAGE	1080
BALCONY	246
TOTAL COVERED	2589

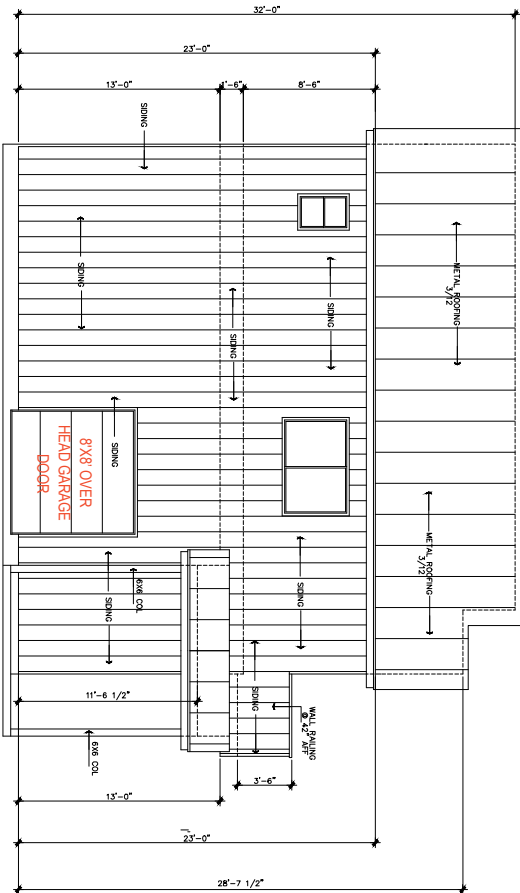
Design Originals is a Professional Building Design Firm. We Are Not Qualified to Nor Licensed to Design Structural Framing or Foundations. A Licensed Professional Engineer Should Be Employed in Preparing the Final Foundation Design. Our Engineering Firm is Not Responsible For the Structural Design, Design Originals, Inc. Will Not Be Held Responsible for the Structural Design in Any Way/Or Any Problems Which My Arise.

## SITE PLAN

SCALE: 1/8"=1'-0" 22 X 34  
SCALE: 1/16"=1'-0" 11 X 17

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SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

FRONT/REAR ELEVATION

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SCALE: 1/4"=1'-0" 22 X 34  
SCALE: 1/8"=1'-0" 11 X 17

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1504  
EAST LANE



DESIGN ORIGINALS of Texas  
home design center

731 RR N 420, STE. 412  
DSTN, TX. 78726

ANDERSON  
RESIDENCE





## SECOND FLOOR

**GENERAL NOTES:**

- 1.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 2.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 3.0 Any discrepancies in plans to be brought to the attention of the architect.
- 4.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 5.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 6.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
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- 9.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 10.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 11.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 12.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 13.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 14.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 15.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 16.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 17.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 18.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 19.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.
- 20.0 The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the building.

[illegible][illegible]

## AREAS

SYMBOL LEGEND	
	GAS/PROPANE VALVE
	HOSE BIB
	SHOWER HEAD • 80" AFT
	DOOR SIZE TAG

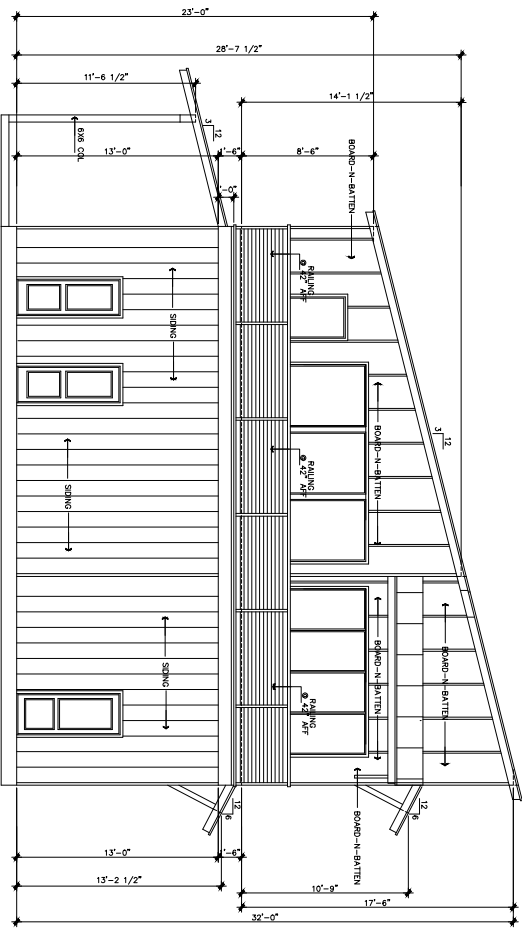
AREAS	
FIRST FLOOR	148
SECOND FLOOR	1115
TOTAL LIVING	1263
GARAGE	1080
BALCONY	246
TOTAL COVERED	2589

FIRST FLOOR

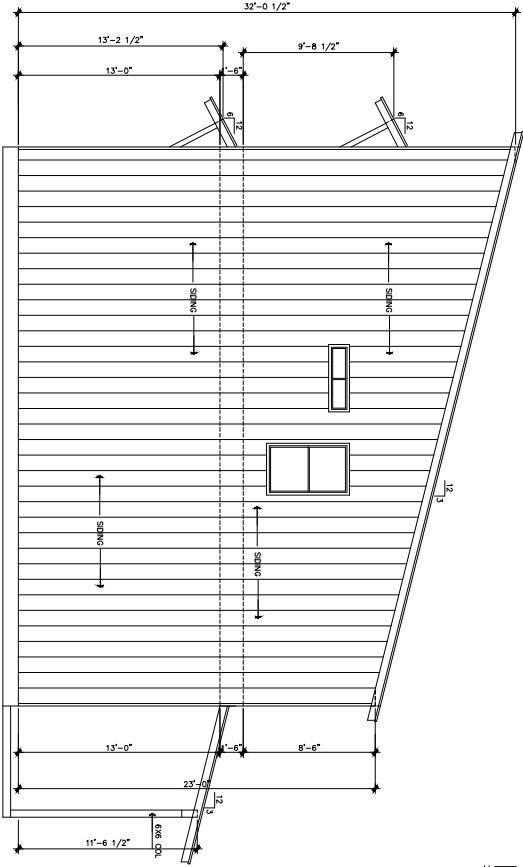
Design Original is a Professional Building Design Firm. We Are Not Qualified to Offer Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Please Do Not Rely On Our Seal Or Reason. On Any Construction. Please Do Not Rely On Our Seal Or Reason. The Responsibility For The Structural Design, Design Original, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which May Arise.

FIRST/SECOND FLOOR  
SCALE: 1/4"=1'-0" 22 X 34  
SCALE: 1/8"=1'-0" 11 X 17

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LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

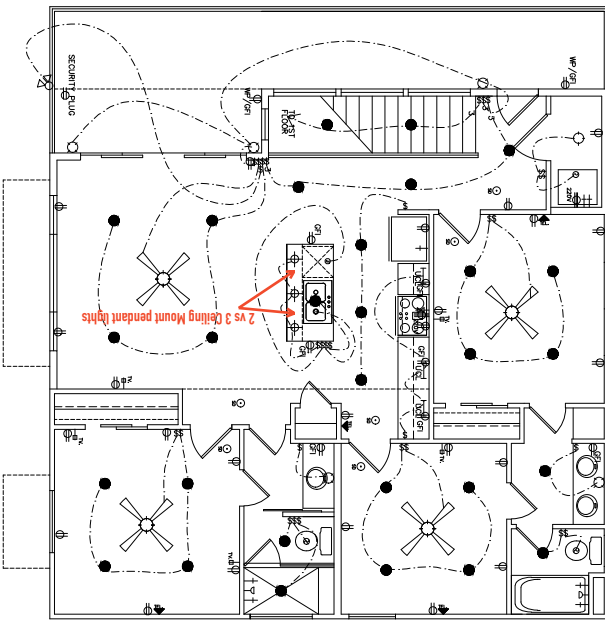


RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

These drawings are a representation of the proposed design and are not to be used for construction. The owner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The designer is not responsible for any errors or omissions in these drawings.

SIDE ELEVATIONS  
SCALE: 1/8"=1'-0" 22 X 34  
SCALE: 1/8"=1'-0" 11 X 17

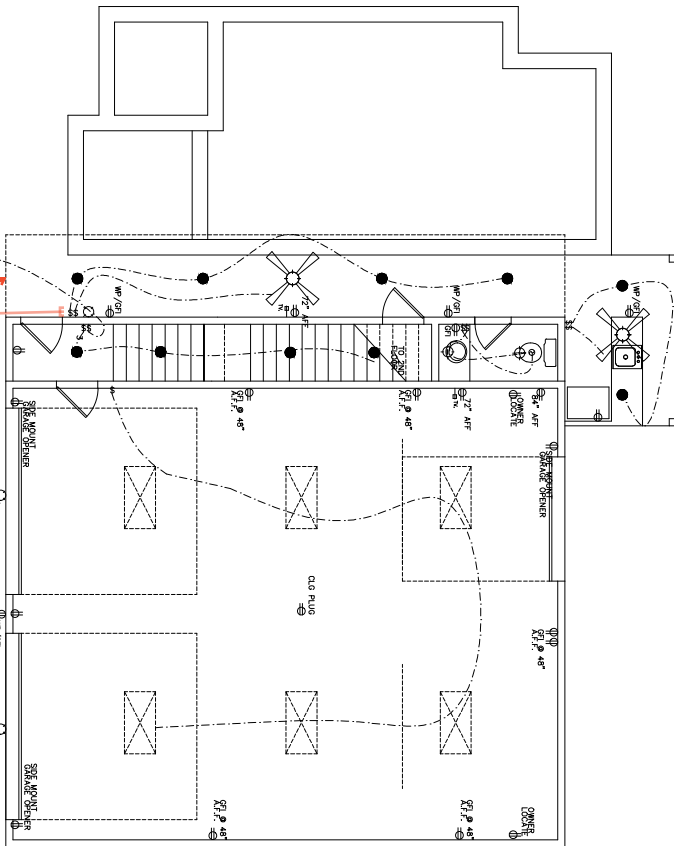
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ELECTRICAL NOTES:  
Provide inside detectors per code.  
Provide inside detectors per code.  
C, F, I, circuit  
Box, where shown.  
Block for ceiling fans in all bedrooms, living, family  
Supply 220V and 110V or gas and 110V to HVAC  
unit(s) in attic (not shown)  
Provide light near HVAC unit(s) in attic  
Provide light near HVAC unit(s) in attic  
Provide light near HVAC unit(s) in attic

ELECTRICAL SYMBOL LEGEND	
SMOKE DETECTOR	RECESSED LIGHT
SMOKE POLE SWITCH	RECESSED EXHAUST LIGHT
3 WAY SWITCH	VENT
4 WAY SWITCH	UNDER COUNTER LIGHT
DOWNER SWITCH	FLUOR. BOX FRAME
ELECTRICAL JUNCTION BOX	4" FLOOR STAIR
WALL SWITCH	DOUBLE FLOOD LIGHTS
FLOOR PLUG	WALL MTD. PHONE OUTLET
WATER INLET OUTLET	WALL MTD. CABLE TV OUTLET
220V OUTLET	SPEAKER
220V OUTLET	STEREO SPEAKER JACK
HYDROGEN LIGHT	INTERCOM SYSTEM
SURFACE MOUNT LIGHT	COMPUTER DATA TERMINAL
HANGING LIGHT	DOOR BELL
WALL MOUNT LIGHT	DOOR CHIME
CARBON MONOXIDE DETECTOR	HEAT DETECTOR

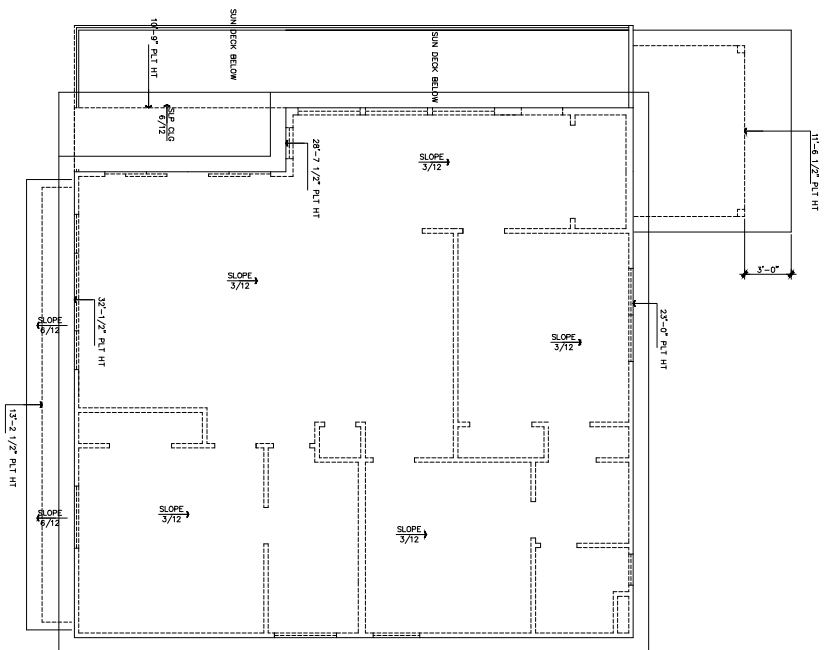
Surface mount light (for lighting house numbers)



Provide electrical in a safe manner, following the National Electrical Code and all applicable local codes. The designer is not responsible for the installation of the electrical system. The designer is not responsible for the installation of the electrical system. The designer is not responsible for the installation of the electrical system.

ELECTRICAL PLANS  
SCALE: 1/4"=1'-0" 22 X 34  
SCALE: 1/8"=1'-0" 11 X 17

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ROOF / FORM SETTING PLAN

COPYRIGHT © 2018 DESIGN ORIGINALS OF TEXAS

[illegible][illegible][illegible]

<b>1. CEILING JOIST</b>		<b>2. ROOF JOIST</b>		<b>3. ROOF PLY</b>		<b>4. ROOF SHEET</b>		<b>5. ROOF INSULATION</b>		<b>6. ROOF VENT</b>		<b>7. ROOF FLASHING</b>		<b>8. ROOF DRAIN</b>		<b>9. ROOF GUTTER</b>		<b>10. ROOF HANGING</b>		<b>11. ROOF BRACKET</b>		<b>12. ROOF HANGING</b>		<b>13. ROOF BRACKET</b>		<b>14. ROOF HANGING</b>		<b>15. ROOF BRACKET</b>		<b>16. ROOF HANGING</b>		<b>17. ROOF BRACKET</b>		<b>18. ROOF HANGING</b>		<b>19. ROOF BRACKET</b>		<b>20. ROOF HANGING</b>		<b>21. ROOF BRACKET</b>		<b>22. ROOF HANGING</b>		<b>23. ROOF BRACKET</b>		<b>24. ROOF HANGING</b>		<b>25. ROOF BRACKET</b>		<b>26. ROOF HANGING</b>		<b>27. ROOF BRACKET</b>		<b>28. ROOF HANGING</b>		<b>29. ROOF BRACKET</b>		<b>30. ROOF HANGING</b>		<b>31. ROOF BRACKET</b>		<b>32. ROOF HANGING</b>		<b>33. ROOF BRACKET</b>		<b>34. ROOF HANGING</b>		<b>35. ROOF BRACKET</b>		<b>36. ROOF HANGING</b>		<b>37. ROOF BRACKET</b>		<b>38. ROOF HANGING</b>		<b>39. ROOF BRACKET</b>		<b>40. ROOF HANGING</b>		<b>41. ROOF BRACKET</b>		<b>42. ROOF HANGING</b>		<b>43. ROOF BRACKET</b>		<b>44. ROOF HANGING</b>		<b>45. ROOF BRACKET</b>		<b>46. ROOF HANGING</b>		<b>47. ROOF BRACKET</b>		<b>48. ROOF HANGING</b>		<b>49. ROOF BRACKET</b>		<b>50. ROOF HANGING</b>		<b>51. ROOF BRACKET</b>		<b>52. ROOF HANGING</b>		<b>53. ROOF BRACKET</b>		<b>54. ROOF HANGING</b>		<b>55. ROOF BRACKET</b>		<b>56. ROOF HANGING</b>		<b>57. ROOF BRACKET</b>		<b>58. ROOF HANGING</b>		<b>59. ROOF BRACKET</b>		<b>60. ROOF HANGING</b>		<b>61. ROOF BRACKET</b>		<b>62. ROOF HANGING</b>		<b>63. ROOF BRACKET</b>		<b>64. ROOF HANGING</b>		<b>65. ROOF BRACKET</b>		<b>66. ROOF HANGING</b>		<b>67. ROOF BRACKET</b>		<b>68. ROOF HANGING</b>		<b>69. ROOF BRACKET</b>		<b>70. ROOF HANGING</b>		<b>71. ROOF BRACKET</b>		<b>72. ROOF HANGING</b>		<b>73. ROOF BRACKET</b>		<b>74. ROOF HANGING</b>		<b>75. ROOF BRACKET</b>		<b>76. ROOF HANGING</b>		<b>77. ROOF BRACKET</b>		<b>78. ROOF HANGING</b>		<b>79. ROOF BRACKET</b>		<b>80. ROOF HANGING</b>		<b>81. ROOF BRACKET</b>		<b>82. ROOF HANGING</b>		<b>83. ROOF BRACKET</b>		<b>84. ROOF HANGING</b>		<b>85. ROOF BRACKET</b>		<b>86. ROOF HANGING</b>		<b>87. ROOF BRACKET</b>		<b>88. ROOF HANGING</b>		<b>89. ROOF BRACKET</b>		<b>90. ROOF HANGING</b>		<b>91. ROOF BRACKET</b>		<b>92. ROOF HANGING</b>		<b>93. ROOF BRACKET</b>		<b>94. ROOF HANGING</b>		<b>95. ROOF BRACKET</b>		<b>96. ROOF HANGING</b>		<b>97. ROOF BRACKET</b>		<b>98. ROOF HANGING</b>		<b>99. ROOF BRACKET</b>		<b>100. ROOF HANGING</b>		<b>101. ROOF BRACKET</b>		<b>102. ROOF HANGING</b>		<b>103. ROOF BRACKET</b>		<b>104. ROOF HANGING</b>		<b>105. ROOF BRACKET</b>		<b>106. ROOF HANGING</b>		<b>107. ROOF BRACKET</b>		<b>108. ROOF HANGING</b>		<b>109. ROOF BRACKET</b>		<b>110. ROOF HANGING</b>		<b>111. ROOF BRACKET</b>		<b>112. ROOF HANGING</b>		<b>113. ROOF BRACKET</b>		<b>114. ROOF HANGING</b>		<b>115. ROOF BRACKET</b>		<b>116. ROOF HANGING</b>		<b>117. ROOF BRACKET</b>		<b>118. ROOF H</b>
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[illegible]



1-2 / 16



EXISTING SLOPE:  
~7.13%

A circular professional seal for a Registered Architect in the State of Texas. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF TEXAS" at the bottom, separated by two stars on each side. Inside the ring, the name "DONOVAN R. DIVINS" is written in a curved path. In the center is a five-pointed star with the number "12213" below it. A signature is written across the seal, and a date stamp "JAN 06 2015" is at the bottom.

# LAKE AUSTIN VILLAGE SECTION -

PLAN: 1867AR  
ADDRESS: 1504 EAST LANE  
LOT: 26  
BLOCK: -  
Austin, TX



PECAN VALLEY CUSTOM HOMES

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I-2 /17



(TYPE "A" DRAINAGE)

EXISTING SLOPE:  
~6.06%

[illegible]

# LAKE AUSTIN VILLAGE SECTION -

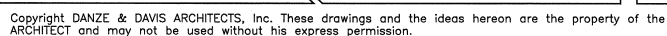
PLAN: 1867AL  
ADDRESS: 1506 EAST LANE  
LOT: 27  
BLOCK: -  
Austin, TX



PECAN VALLEY CUSTOM HOMES

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I-2 /18

[illegible]

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, January 12, 2015

**CASE NUMBER:** C15-2014-0172

☐ Y ☐ Jeff Jack - Chair  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Melissa Whaley Hawthorne - Vice Chair – 2<sup>nd</sup> the Motion  
☐ Y ☐ Sallie Burchett  
☐ Y ☐ Ricardo De Camps  
☐ Y ☐ Brian King - Motion to Grant  
☐ Y ☐ Vincent Harding

**OWNER/APPLICANT:** Jeremy Anderson

**ADDRESS:** 1504 AND 1506 EAST LN

**VARIANCE REQUESTED:** The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the front yard setback from 40 feet (required) to 15 feet (requested); and
- B. decrease the minimum lot width from 100 feet (required) to 85 feet (requested); and
- C. decrease the minimum side yard setback from 10 feet (required) to 5 feet (requested); and
- D. decrease the minimum rear yard setback from 20 feet (required) to 10 feet (requested)

in order to construct a single family home at 1504 East Lane (Lot 26) in a "LA", Lake Austin zoning district.

- E. The applicant has requested a variance from Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 15 feet (requested) in order to construct a single family home at 1506 East Lane (Lot 27) in a "SF-2", Family Residence zoning district.

**BOARD'S DECISION:** The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to January 12, 2015, Board Member Ricardo De Camps second on a 7-0 vote; POSTPONED TO January 12, 2015.

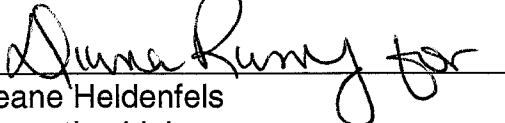
**RENOTIFICATION REQUEST:** The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to: A. decrease the front yard setback from 25 feet (required) to 15 feet (requested) on lot 26 at 1504 East Lane zoned SF-2; and B.1 decrease the front yard setback from 40 feet (required) to 15 feet (requested); and B.2 decrease the minimum lot width from 100 feet (required) to 84.87 feet (requested); and B.3 decrease the minimum side yard setback on both side lot lines from 10 feet (required) to 5 feet (requested); and


**B.4 decrease the minimum rear yard setback from 20 feet (required) to 10 feet (requested) lot 27; and B.5 decrease the minimum lot size from 43,560 square feet (required) to 6,130 square feet (requested) on lot 27 at 1506 East Lane zoned LA in order to construct a single family home on each lot in a "SF-2", Family Residential and "LA", Lake Austin zoning district.**

**Jan 12, 2015 The public hearing was closed on Board Member Bryan King motion to Grant as per drawings L11/70 and L11/71, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED AS PER DRAWINGS L11/70 AND L11/71.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: two lots are currently subject to 25 feet front yard setback original deed from 1964, specified 15, two lots are interior lots laid out more width than depth
2. (a) The hardship for which the variance is requested is unique to the property in that: two lots are laid out in the original 1964 plat with more width than depth  
(b) The hardship is not general to the area in which the property is located because: two lots are laid out in the original 1964 plat with more width than depth
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: placing a residential structure on these two lots with a 15' setback will not alter the character of East Lane

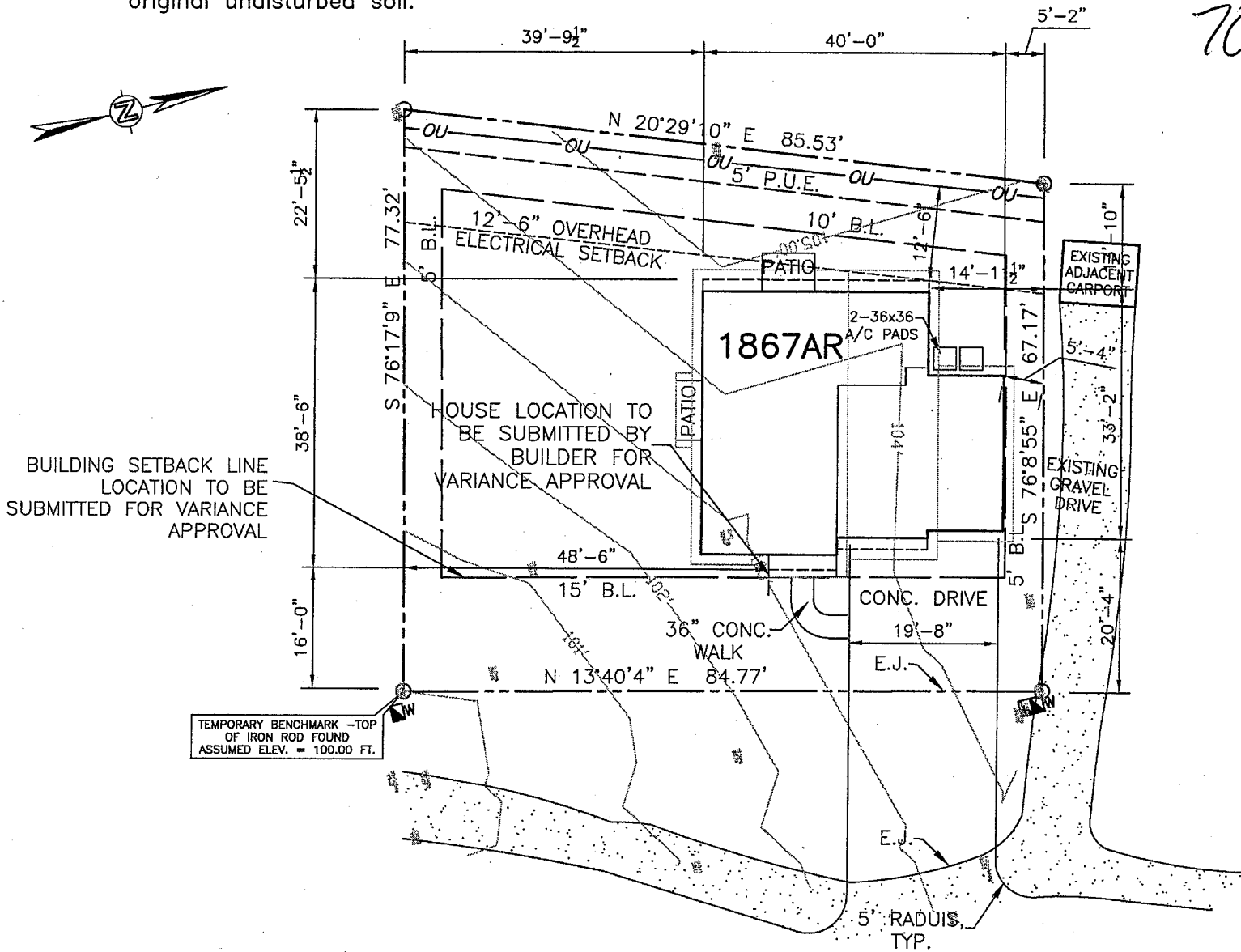
  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman

The grades shown on this plot plan for Lot 26, Block —, in Addition LAKE AUSTIN VILLAGE, Section —, Phase/Village —, Austin, TX, are in conformity with those shown on the master grading and drainage plan for this subdivision. The existing grades as shown, represent original undisturbed soil.

# L-1)

70



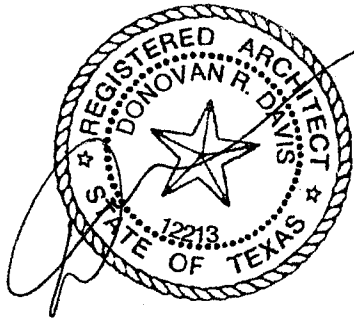
Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a.) 1st floor conditioned area		778	778
b.) 2nd floor conditioned area		1103	1103
c.) 3rd floor conditioned area			0
d.) Basement			0
e.) Covered Parking (garage or carport)		504	504
f.) Covered Patio, Deck, or Porch		73	73
g.) Balcony			0
h.) Other Cantilevered 2nd Floor		37.4	37.4
Total Building Coverage (exclude b, c, d, & g from total)	0	1392.4	1392.4
i.) Driveway		388	388
j.) Sidewalks		27	27
k.) Uncovered Patio		35	35
l.) Uncovered Wood Deck (counts as 50%)			0
m.) A/C pads		18	18
n.) Pool Coping, Retaining Walls			0
Total Site Coverage	0	1860.4	1860.4
o.) Pool			
p.) Spa			

EAST LANE  
(50' R.O.W.)

SF-2

Site Development Information			
Building Coverage Information			
Total Lot Square Footage:	6130.12		
Existing Building Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Building Coverage (sq ft):	1392.4	% of lot size:	22.71%
Impervious Coverage Information			
Existing Impervious Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Impervious Coverage (sq ft):	1860.4	% of lot size:	30.35%

EXISTING SLOPE:  
~7.13%



JAN 06 2015

220034		
REVISIONS		
DATE	SUB/INT	DESC
7.15.14	00 SEM	PLOT
11.25.14	02 SEM	CHG.REQ.

# LAKE AUSTIN VILLAGE SECTION —

SCALE: 1" = 20'

PLAN: 1867AR  
ADDRESS: 1504 EAST LANE  
LOT: 26  
BLOCK: —  
Austin, TX



DANZE & DAVIS ARCHITECTS, INC.  
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759  
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

PECAN VALLEY CUSTOM HOMES

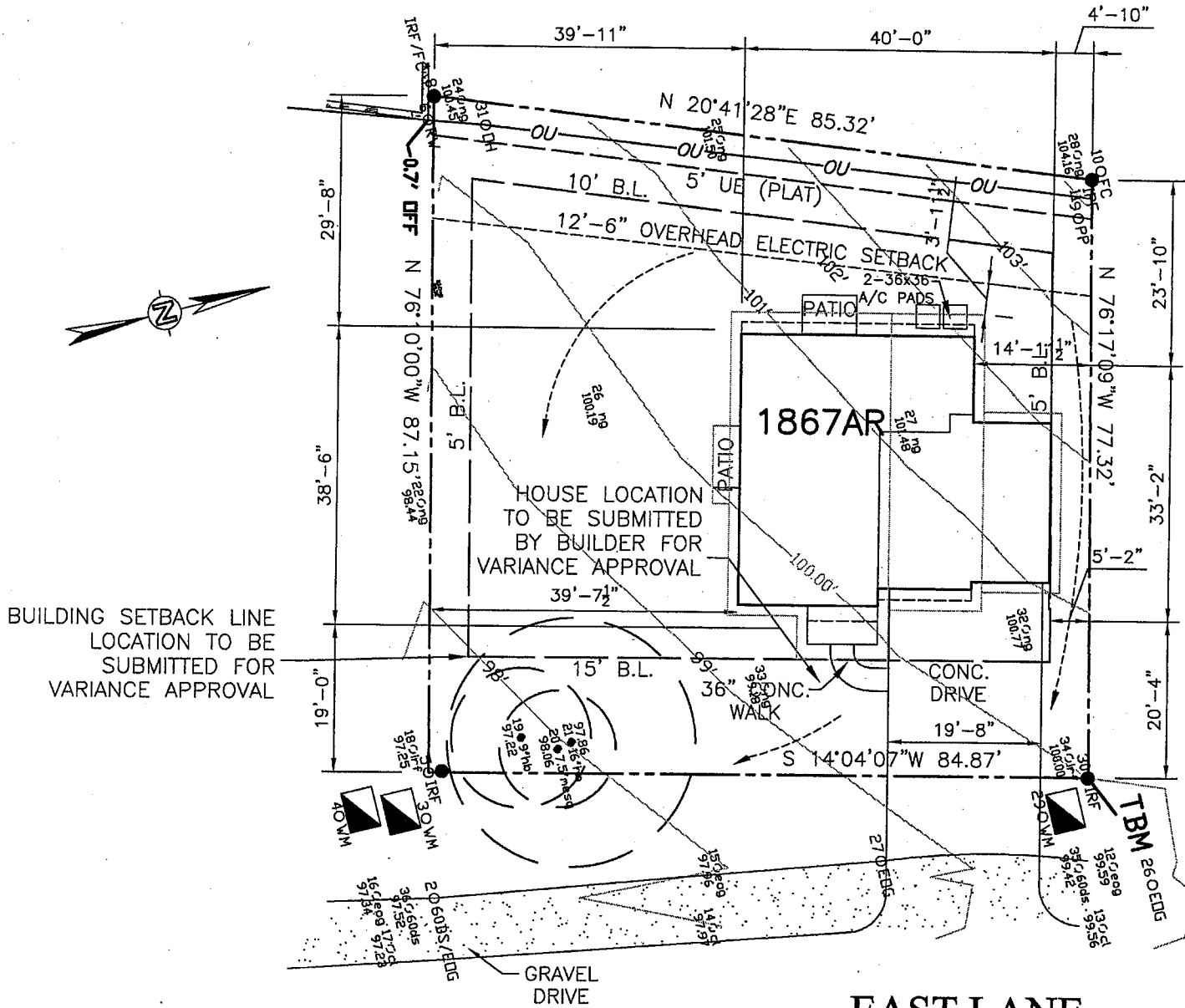


1-2/22

# L11

71

The grades shown on this plot plan for Lot 27, Block —, in Addition LAKE AUSTIN VILLAGE, Section —, Phase/Village —, Austin, TX, are in conformity with those shown on the master grading and drainage plan for this subdivision. The existing grades as shown, represent original undisturbed soil.



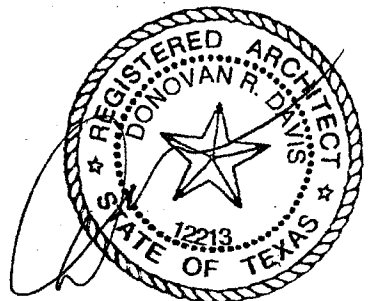
EAST LANE

(50' R.O.W.)  
(TYPE "A" DRAINAGE)

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a.) 1st floor conditioned area		771	771
b.) 2nd floor conditioned area		1103	1103
c.) 3rd floor conditioned area			0
d.) Basement			0
e.) Covered Parking (garage or carport)		457.7	457.7
f.) Covered Patio, Deck, or Porch		73	73
g.) Balcony			0
h.) Other Cantilevered 2nd Floor		45	45
Total Building Coverage (exclude b, c, d, & g from total)	0	1346.7	1346.7
i.) Driveway		389.4	389.4
j.) Sidewalks		27	27
k.) Uncovered Patio		24.5	24.5
l.) Uncovered Wood Deck (counts as 50%)			0
m.) A/C pads		9	9
n.) Pool Coping, Retaining Walls			0
Total Site Coverage	0	1796.6	1796.6
o.) Pool			
p.) Spa			

Site Development Information			
Building Coverage Information			
Total Lot Square Footage:	6972.8		
Existing Building Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Building Coverage (sq ft):	1346.7	% of lot size:	19.31%
Impervious Coverage Information			
Existing Impervious Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Impervious Coverage (sq ft):	1796.6	% of lot size:	25.77%

EXISTING SLOPE:  
~6.06%



JAN 06 2015

220033			
REVISIONS			
DATE	SUB	INT	DESC
7.15.14	00	ES	PLOT
11.13.14	01	SEM	NHOL

LAKE AUSTIN  
VILLAGE  
SECTION —

SCALE: 1" = 20'

PLAN: 1867AL  
ADDRESS: 1506 EAST LANE  
LOT: 27  
BLOCK: —  
Austin, TX



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4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759  
512/345-0714 512/345-0718 (Fax) www.danze-davis.com

PECAN VALLEY CUSTOM HOMES

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