

I-4/17

ADU Comparison Properties for 5003
MARTIN AVE BOA
Case #C15-2019-0038



ADU Comparison Properties for
5003 MARTIN AVE BOA
Case #C15-2019-0038



I-4/19

ADU Comparison Properties for
5003 MARTIN AVE BOA
Case #C15-2019-0038



1-4/20

TRAVIS COUNTY, TEXAS
VOL 1673 PAGE 422

THE STATE OF TEXAS.

County of Travis

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Erwin Gerald, a son, Barbara Lanfear Mathis, joined herein by my husband George Mathis, and Bobby W. Lanfear, a son

of the County of Travis and State of Texas for and in consideration of the sum of One and no/100 (\$1.00) Dollar and the love and affection we bear for our mother, Mrs. Lula Bell Lanfear, to us in hand paid by Mrs. Lula Bell Lanfear, a widow.

of the County of Travis and State of Texas the receipt of which is hereby acknowledged, do by these presents Bargain, Sell, Release and Forever Quitclaim unto the said Mrs. Lula Bell Lanfear, a widow, her

heirs, and assigns, all our right, title and interest in and unto that tract or parcel of land lying in the County of Travis and State of Texas, described as follows, to-wit:

FIRST TRACT: Lot 4 and the North 21 feet of Lot 3, Block 7, of the Highlands, a subdivision of the City of Austin, Travis County, Texas;
SECOND TRACT: lots 5 and 6, Block 7, of the Highlands, a subdivision of the City of Austin, Travis County, Texas;

Cemetery Plot of Capitol Memorial Gardens, being Lot No. 240, in Section E, in said City of Austin, Travis County, Texas, together with all personal property belonging to the Estate of E. M. Lanfear, deceased

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said Mrs. Lula Bell Lanfear, a widow, her

heirs and assigns, forever, so that neither the said grantors herein

nor their heirs, nor any person or persons claiming under them shall,

at any time hereafter, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

WITNESS our hand this 1st day of February, A. D. 1956.

Erwin Gerald Lanfear
Erwin Gerald Lanfear

Barbara Lanfear Mathis
Barbara Lanfear Mathis

Bobby W. Lanfear
Bobby W. Lanfear

George Mathis
George Mathis

THE STATE OF TEXAS,)

COUNTY OF TRAVIS.)

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared BOBBY W. LANFEAR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of February, A. D. 1956.

Notary Public in and for Travis County, Texas

THE STATE OF TEXAS,)

COUNTY OF TRAVIS.)

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared ERWIN GERALD LANFEAR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of February, A. D. 1956.

George S. Krouzel
Notary Public in and for Travis County, Texas.

THE STATE OF TEXAS,)

COUNTY OF TRAVIS.)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared GEORGE MATHIS and BARBARA LANFEAR MATHIS, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and both acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said BARBARA LANFEAR MATHIS, wife of the said GEORGE MATHIS, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said BARBARA LANFEAR MATHIS, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of February, A. D. 1956.

Notary Public in and for Travis County, Texas

Filed for Record Feb. 27, 1956, at 8:00 A.M.
Recorded Feb. 28, 1956, at 2:30 P.M.

1956 transfer to Lida Bell Center by Ger. Mathis & Chay
Description + location
"see Records"
Filing Date Feb 27, 1956
Record page 3
Vol page 422
Instrument L.C. 1673

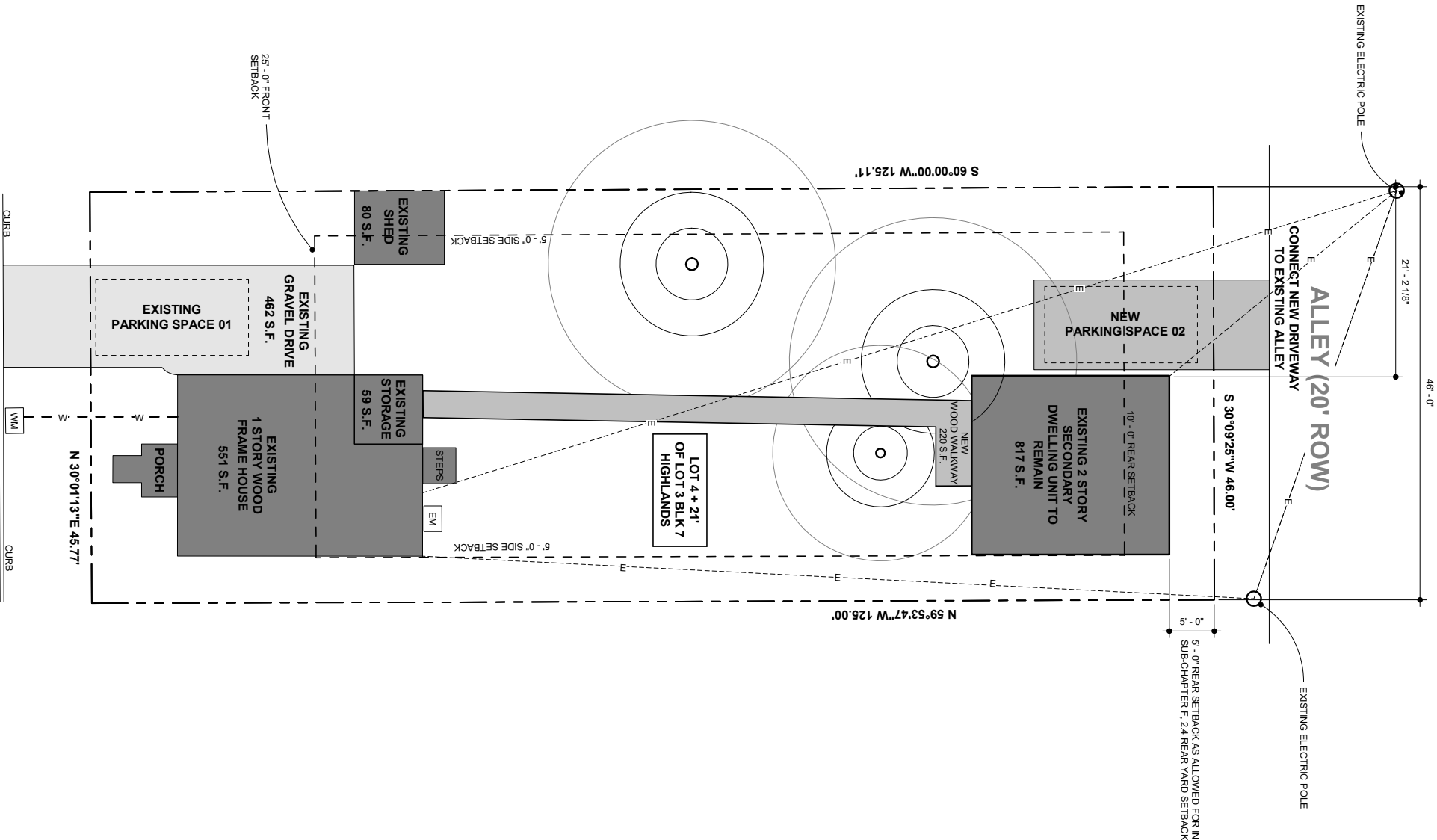
PLAN

1

SITE PLAN

1/8" = 1'-0"

MARTIN AVENUE (50' ROW)

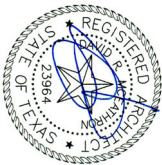


««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»



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512.599-0660

VARIANCE		
ISSUE DATE:	20 JUN 2019	
PROJECT NUMBER:	DMT80904	
REVISIONS:		
NO	REFERENCE	ISSUED



MARTIN ADU
5003 MARTIN AVENUE
AUSTIN, TX 78751

SITE PLAN

A100

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

DATE: Monday, November 9, 2015

CASE NUMBER: C15-2015-0078

☒ Y ☐ Brooke Bailey
☐ - ☐ Michael Benaglio (Out)
☒ Y ☐ William Burkhardt
☒ Y ☐ Eric Goff
☒ Y ☐ Kelly Blume
☒ Y ☐ Melissa Hawthorne **2nd the Motion**
☒ Y ☐ Don Leighton-Burwell
☒ Y ☐ Melissa Neslund
☒ Y ☐ James Valadez
☒ Y ☐ Michael Von Ohlen **Motion to Grant**

OWNER/APPLICANT: Dwayne Barnes

ADDRESS: 5003 MARTIN AVE

VARIANCE REQUESTED: The applicant has requested variance(s) to Ordinance No. 20120112-087 Hyde Park NCCD, Part 7 (Residential District):


- A. 1. Site Development Table, to decrease the minimum lot width from 50 feet (required) to 46 feet (requested/existing); and to**
B. 4. to decrease the minimum lot size of a two-family residential lot from 7,000 square feet (required) to 5,791 sf (requested, existing)
in order to maintain an existing two-family residential use in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 9-0 vote; GRANTED.


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the original garage structure was built before 10' rear setback was a requirement, the apartment/second dwelling unit was added before the airport was relocated and before our neighborhood was incorporated into the NCCD which requires 7,000 sq ft
2. (a) The hardship for which the variance is requested is unique to the property in that: the building/original home has existed since 1949 and the garage building has existed since 1951, the apartment/second dwelling unit has existed since 1996, before the NCCD requirements
 (b) The hardship is not general to the area in which the property is located because: it was built above an existing garage which not all homes in this area have

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: the building has existed as is since 1996, and the garage has existed since 1951, there are several other garage apartments on the same block including next door



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman