

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0057

BOA DATE: October, 12th, 2020

ADDRESS: 901 Terrell Hill Dr.

COUNCIL DISTRICT: 3

OWNER: Bryan E. Mayo

AGENT: Lauren Jones

ZONING: SF-3-NP

LEGAL DESCRIPTION: LOT 10 BLK K OAK RIDGE HEIGHTS SEC 3

VARIANCE REQUEST: decrease Front Setback from 25 feet to 15 feet.

SUMMARY: erect a Single-Family residence

ISSUES: pie-shaped lot and grade change

	ZONING	LAND USES
<i>Site</i>	SF-3	Single-Family
<i>North</i>	SF-3	Single-Family
<i>South</i>	SF-3	Single-Family
<i>East</i>	SF-3	Single-Family
<i>West</i>	SF-3	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Galindo Area Patriotic People's Porch

Galindo Elementary Neighborhood Assn.

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

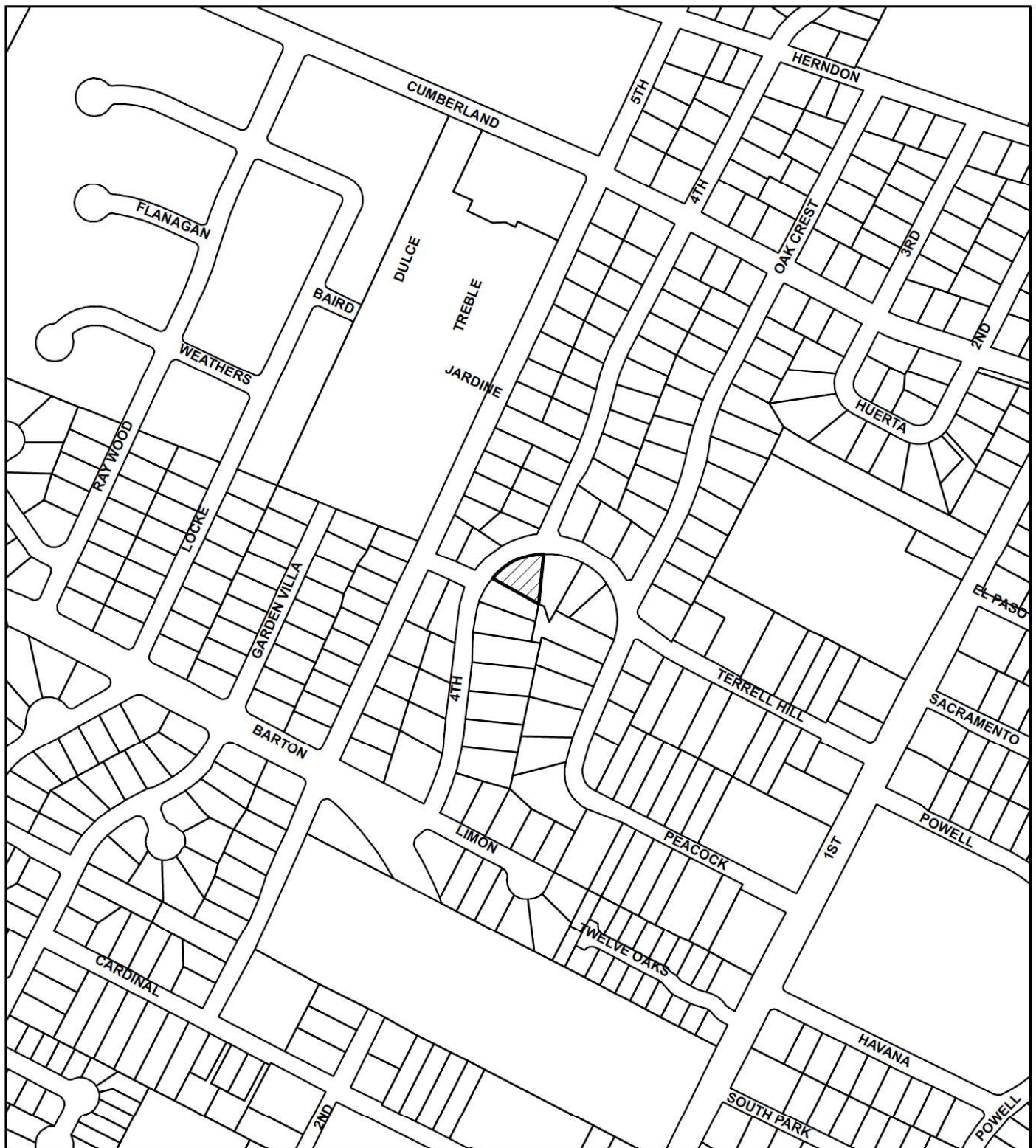
Perry Grid 614

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0057

LOCATION: 901 Terrell Hill Dr

1" = 333'

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: 901 Terrell Hill Dr. Austin, TX 78704

Subdivision Legal Description:

LOT 10 BLK K OAK RIDGE HEIGHTS SEC 3

Lot(s): 10 Block(s): K

Outlot: OAK RIDGE HEIGHTS Division: SEC 3

Zoning District: SF3

I/We LAUREN JONES on behalf of myself/ourselves as
authorized agent for BRYAN E MAYO affirm that on
Month September, Day 11, Year 2020, 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: RESIDENCE

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

We are requesting a variance from the Land Development Code section 25-2-492 Site Development Regulations for a SF-3-NP residential property for a Front Yard setback of 25 ft. (required) to 15 ft.

We are requesting a variance from the Land Development Code section 25-2-2-3.3.2 Site Development Regulations for a SF-3-NP residential property for a basement requiring the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines, to eight feet above the average elevation of the front and side setback line intersections.

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 zoning regulations require a 25' setback along the front property line. Due to this, over 35% of the property is claimed as a front, street-facing yard at the widest point of the property. Additionally, the regulations require the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines in order to qualify as a basement, which prevents a space that is below natural grade and surrounded 50% of its perimeter from being a basement due to the topography of the site, which exceeds a 20' grade change.

Hardship

a) The hardship for which the variance is requested is unique to the property in that: The shape of the lot is "pie-shaped" with the "crust" along the street-facing side. This monopolizes over 35% of the property for the required front yard setback. The rear portion of the lot is rendered unsuable due to its shape, which makes the front property valuable for building. The lot also has a significant grade change of over 20' from the back corner to the front corner. The basement that is below natural grade and surrounded along 50% of its perimeter will not qualify due to the steep slope.

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

The shape and grade change is unique to the property due to its location on a slope on the curve of a street. At its the widest point, the lot has 158 linear feet at the front property line, narrowing to a single point at the back.

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:

The reduction of the front setback will remain within the character of the surrounding homes. The existing house was setback less than 25' prior to its demolition. Additionally, the homes across the street are set back significantly less than 25 feet from their front property lines. Due to the shape of the street and the location of the property, the pie-shaped lot relates to these properties across the street moreso than those on either side.

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: _____ Date: 9/11/20

Applicant Name (typed or printed): Lauren Jones

Applicant Mailing Address: 4304 Caswell Ave

City: Austin State: TX Zip: 78751

Phone (will be public information): 512-695-8931

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): Bryan E. Mayo

Owner Mailing Address: 202 Brewster St.

City: Austin State: TX Zip: 78704

Phone (will be public information): 5124221816

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).

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City: Austin State: TX Zip: 78704

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Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: Same as Applicant, above

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).

Cont'd pg. 5: and from the Land Development Code section 25-2-2-3.3.2 Site Development Regulations for a SF-3-NP residential property for a basement requiring the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines, to eight feet above the average elevation of the



SCALE: 1"=20'

- LEGEND

-
- ③ 1/2" Iron Rod Found
 ipf 1/2" Iron Pipe Found
 ⊕ Calculated Point
 — Wood Fence
 x Wire Fence
 — Overhead Utility Line
 (guy wire)
 (Record Bearing and Distance)
 Tree and Tree Tag Number
 67
 106.4' ⊗ Ground Elevation

MAP OF TOPOGRAPHIC SURVEY OF

LOT 10, BLOCK K, JAK RIDGE HEIGHTS SECTION THREE,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4
PAGE 241 OF THE PLAT RECORDS OF TRAVIS COUNTY,
TEXAS, LOCATED AT 901 TERRELL HILL DRIVE.

Tree "crowns" shown here on are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius.

Elevations shown hereon are based on an assumed elevation and do not represent sea level datum.

This survey was completed without the benefit of a current title commitment.
This lot may be subject to restrictions and easements not shown hereon.

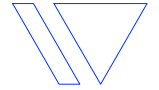
TREE LIST

Tag No.	Description
632	11" Chinaberry
633	11" Hackberry
634	11" Chinaberry
635	12" Chinaberry
636	12" Hackberry
637	17" Spanish Oak
638	14" Mountain Laurel (8" and two 6" stems)
639	10" Kumquat (6" and 7" stems)
640	18" live Oak
641	16" live Oak
642	13" Hackberry
643	9" Hackberry

PREPARED: December 17, 2014

EY.

Anne Thayer
Registered Professional Land Surveyor No. 5850



FOURTH WORKSHOP

Revisions:

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

Drawn by: Drawn By
Checked by: CS
09.08.2020

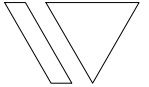
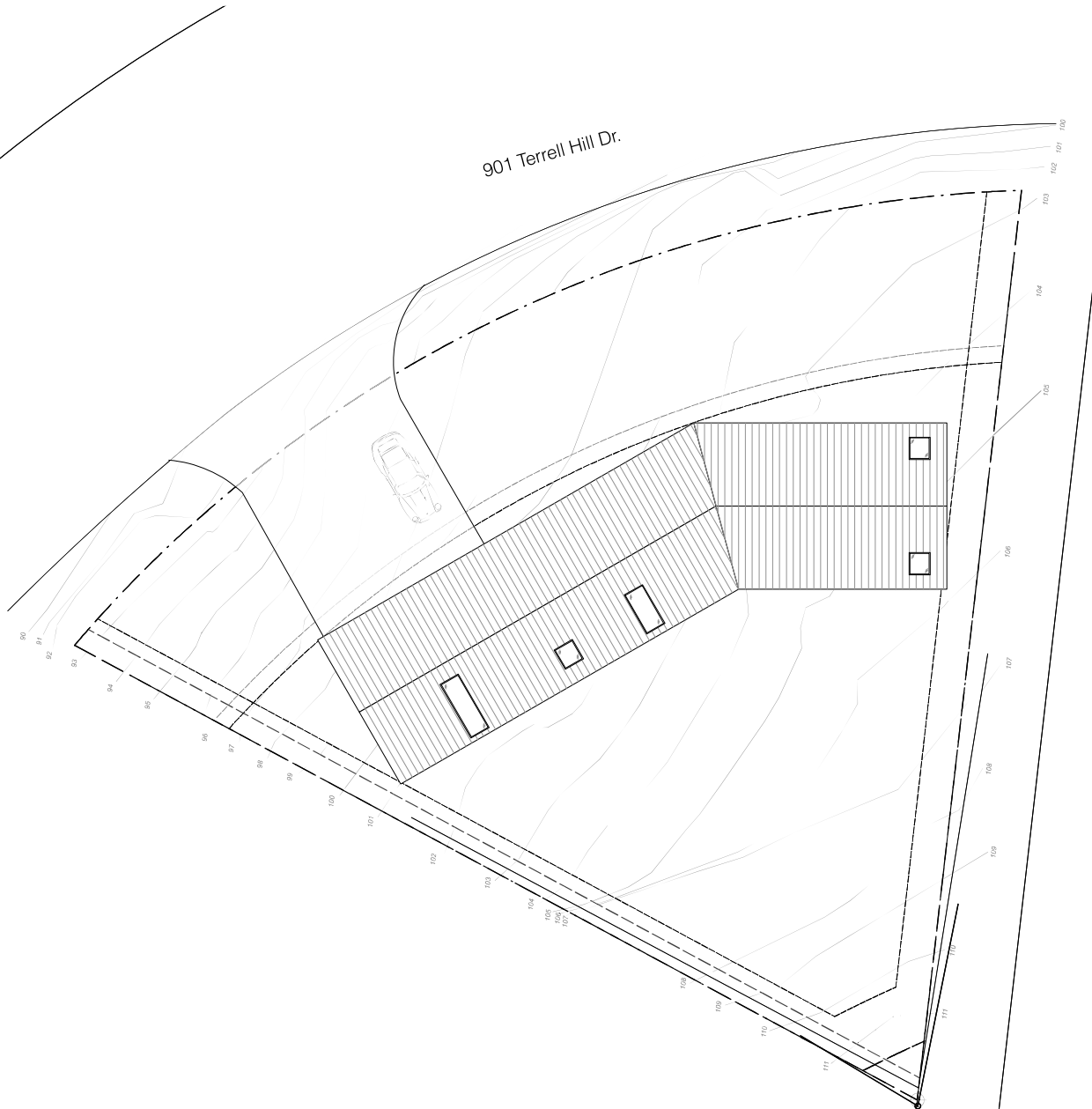


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CONSTRUCTION

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Site Survey

G1.00



Revisions:

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

Drawn by: Drawn By
Checked by: CS
09.08.2020

PROGRESS PRINT

NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

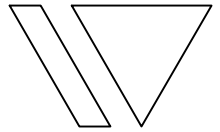
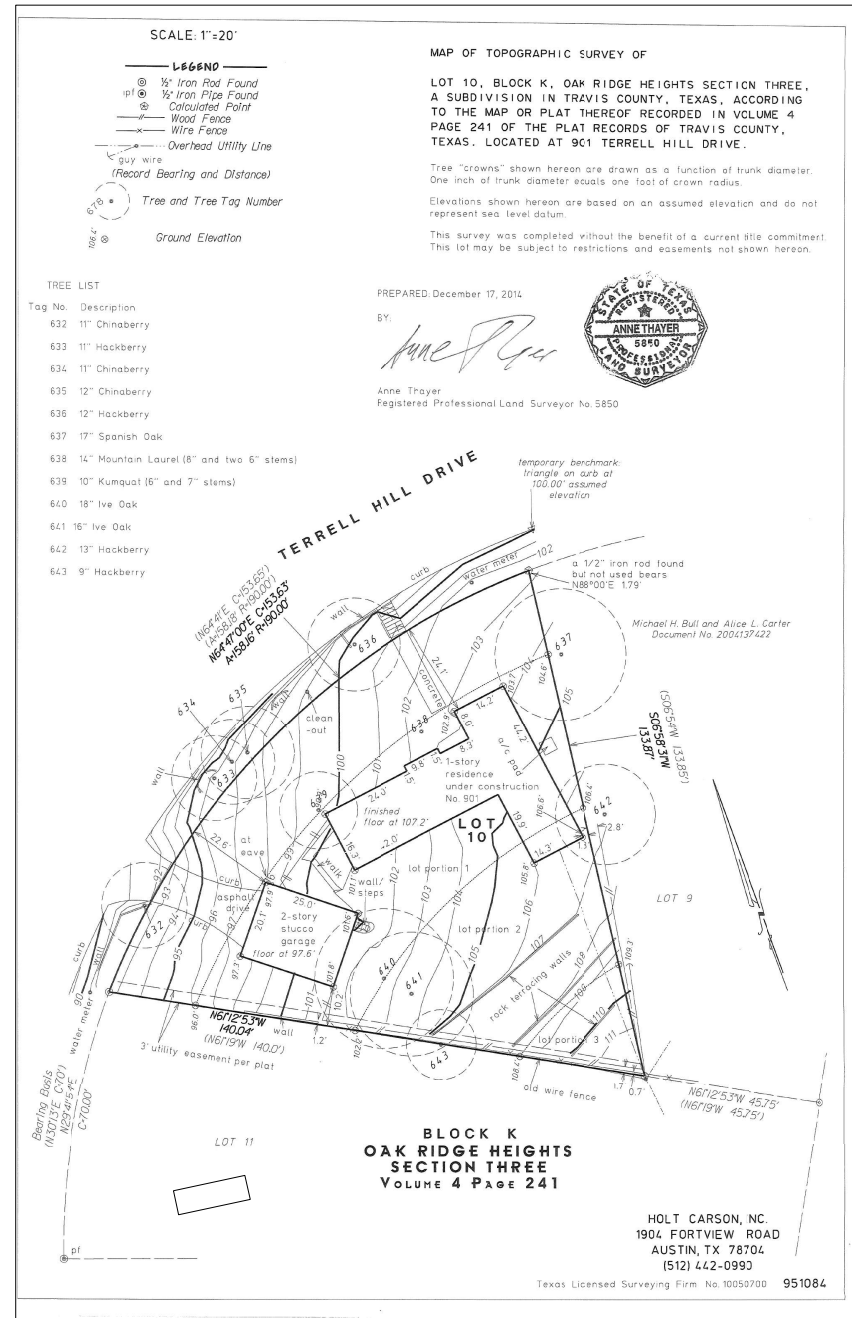
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Proposed Site Plan

G1.01



2 Site Plan
Scale: 1/8" = 1'-0"



FOURTH
WORKSHOP

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

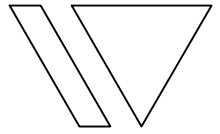
09.08.2020

Drawn by: IB
Checked by: LJ

Plot Plan

E0.00

1 Plot Plan
Scale: 1/32" = 1'-0"



FOURTH
WORKSHOP

MAYO SCHOENING RESIDENCE

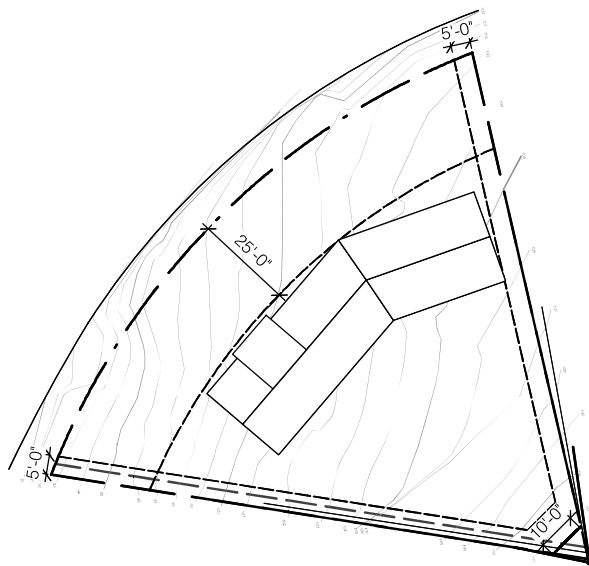
901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

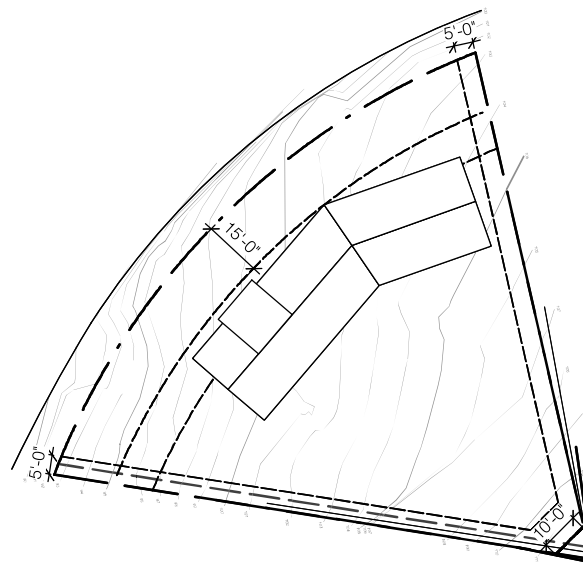
Drawn by: IB
Checked by: LJ

Proposed Site Plan

E0.01



2 Future House with Current Setback
Scale: 1/32" = 1'-0"



1 Future House with Proposed Setback Variance
Scale: 1/32" = 1'-0"

SF-3 Minimum Lot Dimensions

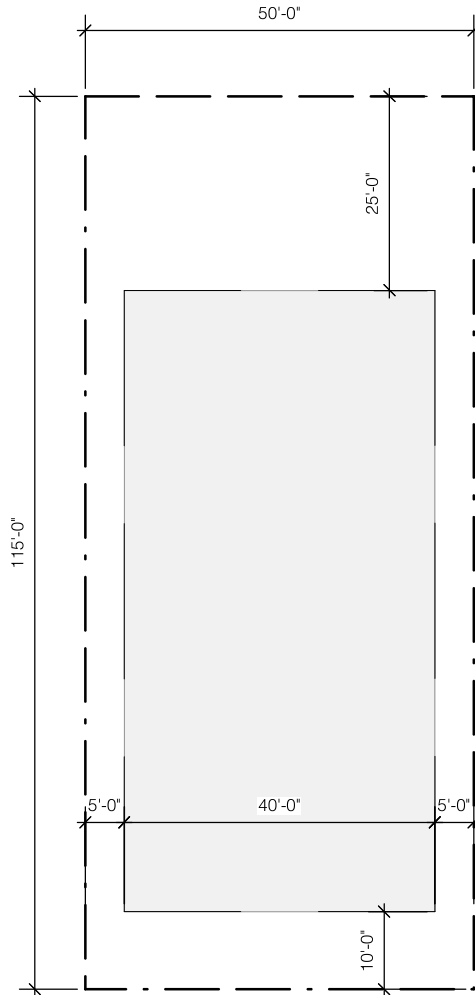
Re: Table 25-2-492

Minimum Area: **5750 SF**

Minimum Buildable Area: **3200 SF**

Minimum Buildable Length: **80'-0"**

Minimum Buildable Width: **50'-0"**



901 Terrell Hill Dr. Property with SF-3 Minimum Lot Dimensions Overlay

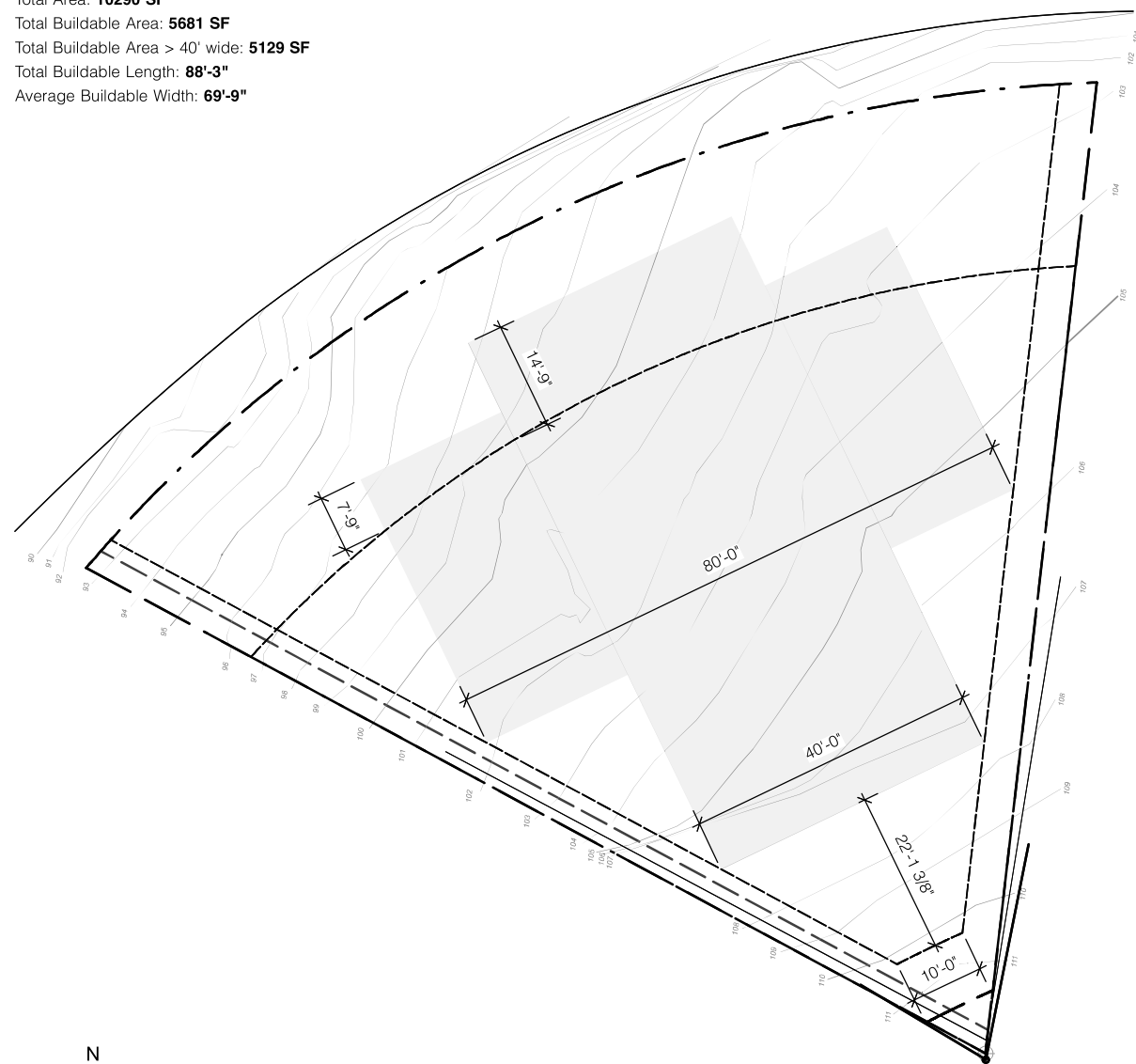
Total Area: **10290 SF**

Total Buildable Area: **5681 SF**

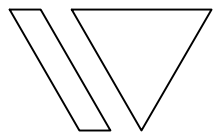
Total Buildable Area > 40' wide: **5129 SF**

Total Buildable Length: **88'-3"**

Average Buildable Width: **69'-9"**



1 Minimum Lot Dimensions
Scale: 1/16" = 1'-0"



FOURTH
WORKSHOP

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

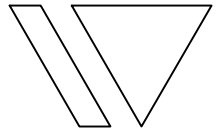
Drawn by: IB
Checked by: LJ

Zoning Regulations

E1.01



Property Profile



FOURTH
WORKSHOP

MAYO SCHOENING RESIDENCE

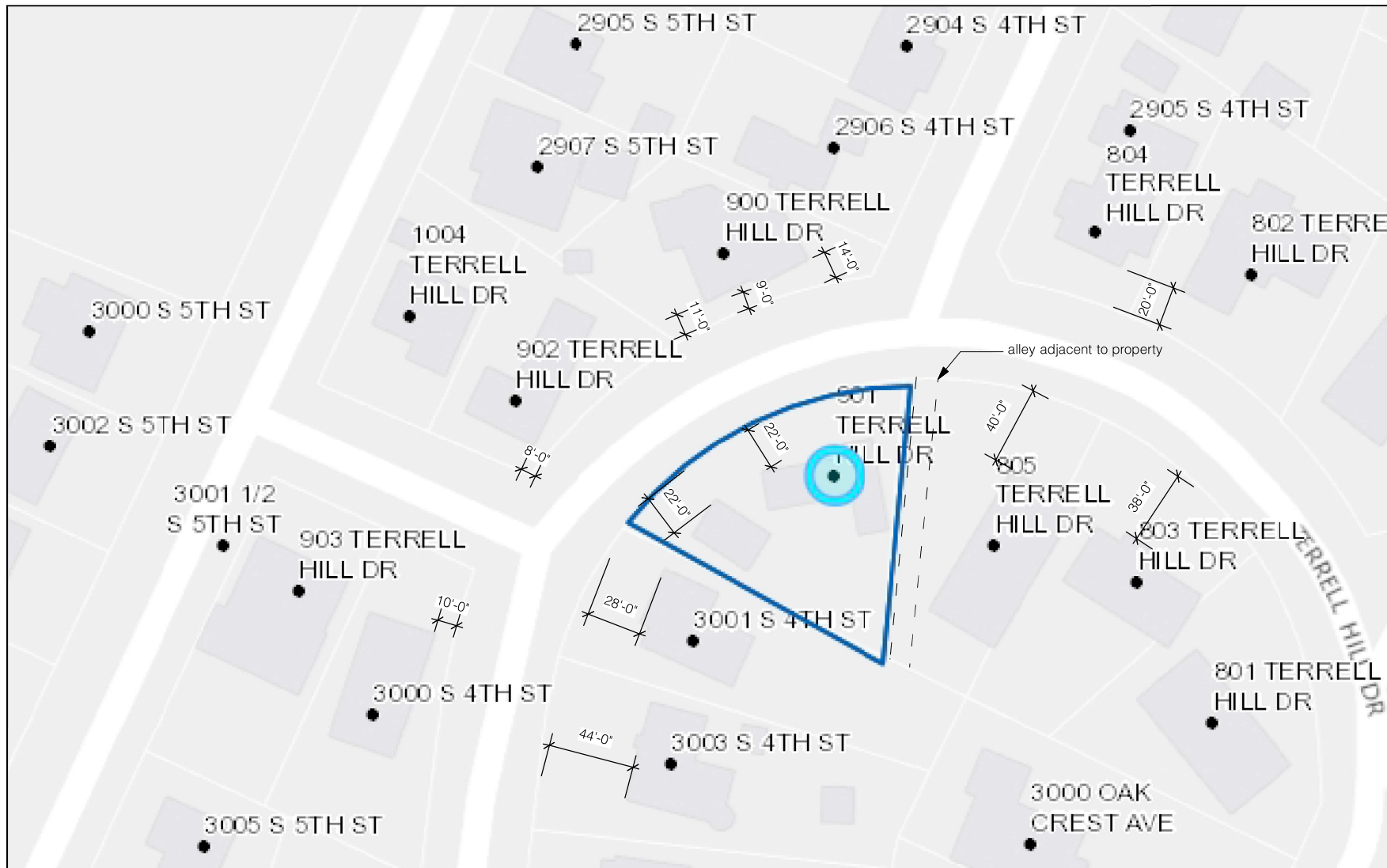
901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: IB
Checked by: LJ

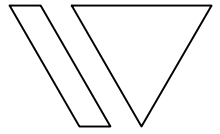
Adjacent Setbacks

E1.02

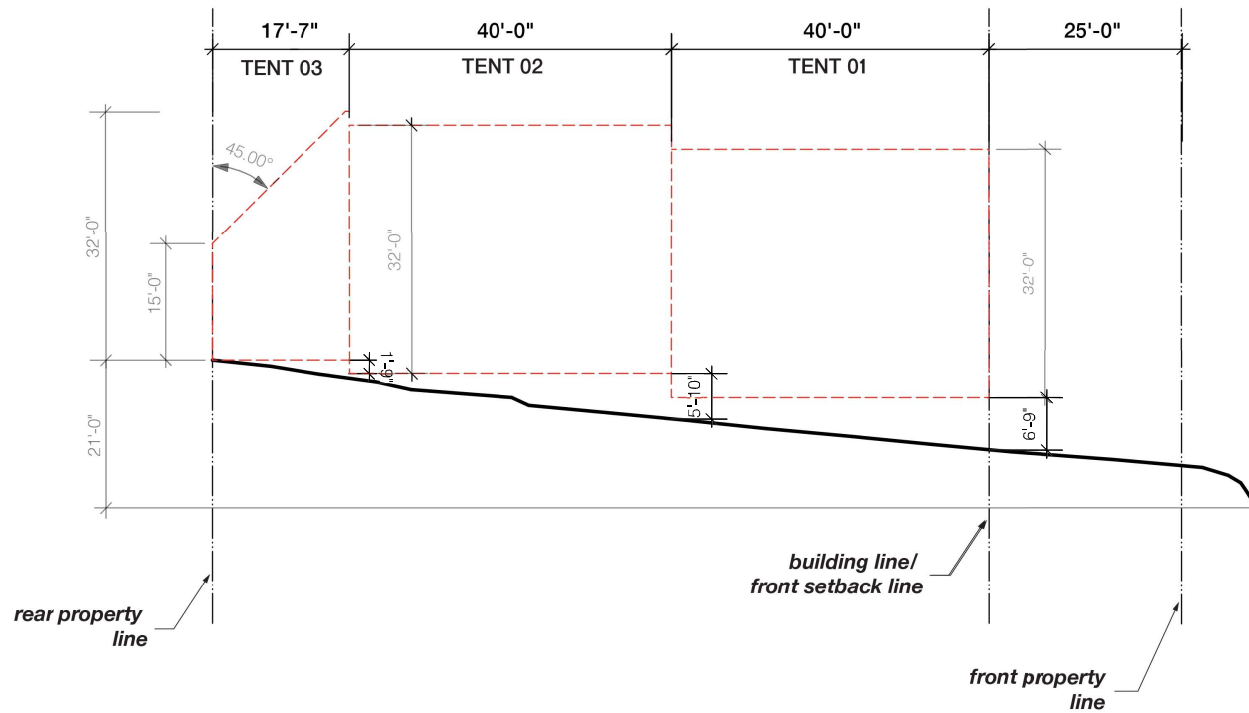


1

Terrell Hill GIS Map
Scale: 1" = 50'-0"



FOURTH
WORKSHOP



1

Site Section with Tent
Scale: 1/16" = 1'-0"

MAYO SCHOENING RESIDENCE

901 Terrell Hill Dr. Austin, TX 78704

09.08.2020

Drawn by: Drawn By
Checked by: CS

Site Grade + Tent

E2.00