

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2021-0019

**BOA DATE:** February 8<sup>th</sup>, 2021

**ADDRESS:** 5909 Bull Creek Rd

**COUNCIL DISTRICT:** 7

**OWNER:** Lawrence Graham

**AGENT:** N/A

**ZONING:** SF-2

**LEGAL DESCRIPTION:** LOT 22 ALLANDALE SEC 3

**VARIANCE REQUEST:** decrease the minimum rear yard setback from 10 feet (required) to 6 feet 7 inches (requested)

**SUMMARY:** construct a guest house

**ISSUES:** lot size

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

**NEIGHBORHOOD ORGANIZATIONS:**

Allandale Neighborhood Association  
 Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Bike Austin  
 Central Austin Urbanists  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Lower District 7 Green  
 NW Austin Neighbors  
 Neighborhood Empowerment Foundation  
 North Austin Neighborhood Alliance  
 SELTexas  
 Shoal Creek Conservancy  
 Sierra Club, Austin Regional Group



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2021-0019  
LOCATION: 5909 BULL CREEK ROAD



1" = 169'

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: \_\_\_\_\_

Subdivision Legal Description:

\_\_\_\_\_

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

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

Zoning District: \_\_\_\_\_

I/We \_\_\_\_\_ on behalf of myself/ourselves as  
authorized agent for \_\_\_\_\_ affirm that on  
Month \_\_\_\_\_, Day \_\_\_\_\_, Year \_\_\_\_\_, 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: \_\_\_\_\_

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

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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:

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### Hardship

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

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

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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:

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**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: \_\_\_\_\_

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

Applicant Mailing Address: \_\_\_\_\_

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

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

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): [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).

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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: Lawrence Graham Date: 01/08/2021

Applicant Name (typed or printed): Lawrence Graham

Applicant Mailing Address: 5909 Bull Creek Road

City: Austin State: Tx Zip: 78757

Phone (will be public information): (512) 567-1709

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: Lawrence R Graham Date: 01/08/2021

Owner Name (typed or printed): Lawrence Graham

Owner Mailing Address: 5909 Bull Creek Road

City: Austin State: Tx Zip: 78757

Phone (will be public information): (512) 567-1709

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).

My wife Andrea Griswold and I have owned and lived in this house at 5909 Bull Creek since 1995. We are constructing a guest house in our back yard for my in-laws to live in, full time. My father-in-law is in his 80s and is a person with Parkinson's disease. My wife, a nurse with a RN, will be able to help provide care for her father when he moves to the guest house.

Additional Space (continued)

Lined area for additional text input.



land area: 13,390 sq. ft.

house footprint: 2,560 sq. ft.  
carport: 350 sq. ft.  
covered concrete: 200 sq. ft.  
front porch: 110 sq. ft.  
concrete walk: 180 sq. ft.  
concrete drive: 250 sq. ft.  
A/C pads: 24 sq. ft.  
frame shed: 60 sq. ft.  
uncovered wood deck: 520 sq. ft.  
(260 sq. ft. calculated at 50%)

The above improvements comprise 3,994 sq. ft. or 29.8% of the land area (wood deck included at 50% and dry-stacked drainage improvements not included in the above calculation)

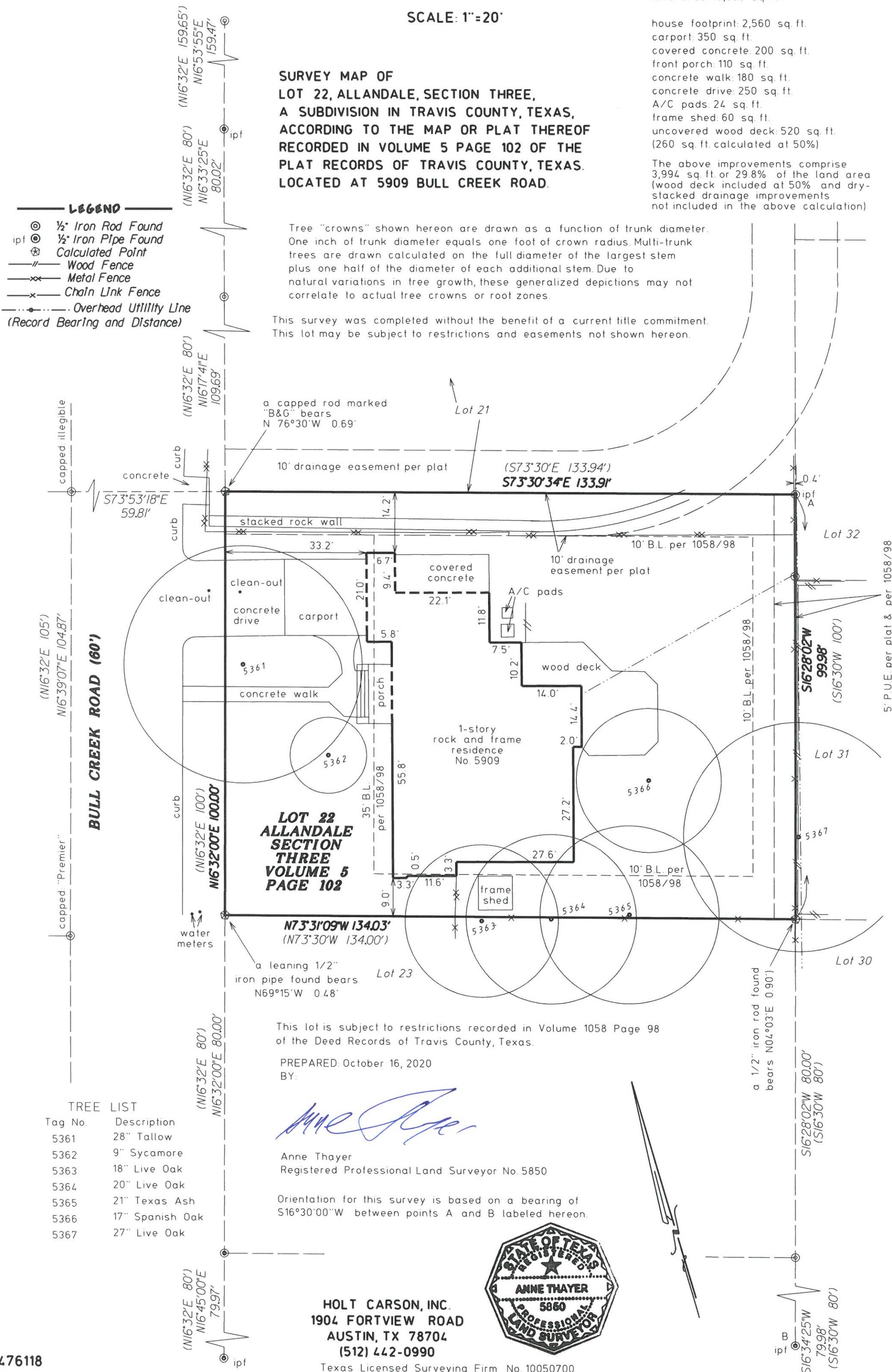
SCALE: 1"=20'

**SURVEY MAP OF  
LOT 22, ALLANDALE, SECTION THREE,  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 5 PAGE 102 OF THE  
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.  
LOCATED AT 5909 BULL CREEK ROAD.**

Tree "crowns" shown hereon are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius. Multi-trunk trees are drawn calculated on the full diameter of the largest stem plus one half of the diameter of each additional stem. Due to natural variations in tree growth, these generalized depictions may not correlate to actual tree crowns or root zones.

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

- LEGEND**
- ⊙ 1/2" Iron Rod Found
  - ipf 1/2" Iron Pipe Found
  - ⊙ Calculated Point
  - Wood Fence
  - Metal Fence
  - Chain Link Fence
  - Overhead Utility Line (Record Bearing and Distance)



**TREE LIST**

Tag No.	Description
5361	28" Tallow
5362	9" Sycamore
5363	18" Live Oak
5364	20" Live Oak
5365	21" Texas Ash
5366	17" Spanish Oak
5367	27" Live Oak

This lot is subject to restrictions recorded in Volume 1058 Page 98 of the Deed Records of Travis County, Texas.

PREPARED: October 16, 2020  
BY:

*Anne Thayer*

Anne Thayer  
Registered Professional Land Surveyor No. 5850

Orientation for this survey is based on a bearing of S16°30'00"W between points A and B labeled hereon.

**HOLT CARSON, INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

