

Daniel Salazar
2810 Gonzales St
Austin, TX 78702

Variance Application
Case # C15-2020-0083

Variance Request

I am requesting a variance from the land development code. This request is for a two family residential use lot. The location of the structure is located in the back of the main home. The location of the home is 5ft from back of property line.

The reason the form was set at its current location was for the safety of my family. I feared for their lives and nothing else. After the form was approved by the local government (DSD). I began to continue with my build. The mistake was not identified by DSD, until the project was erected.

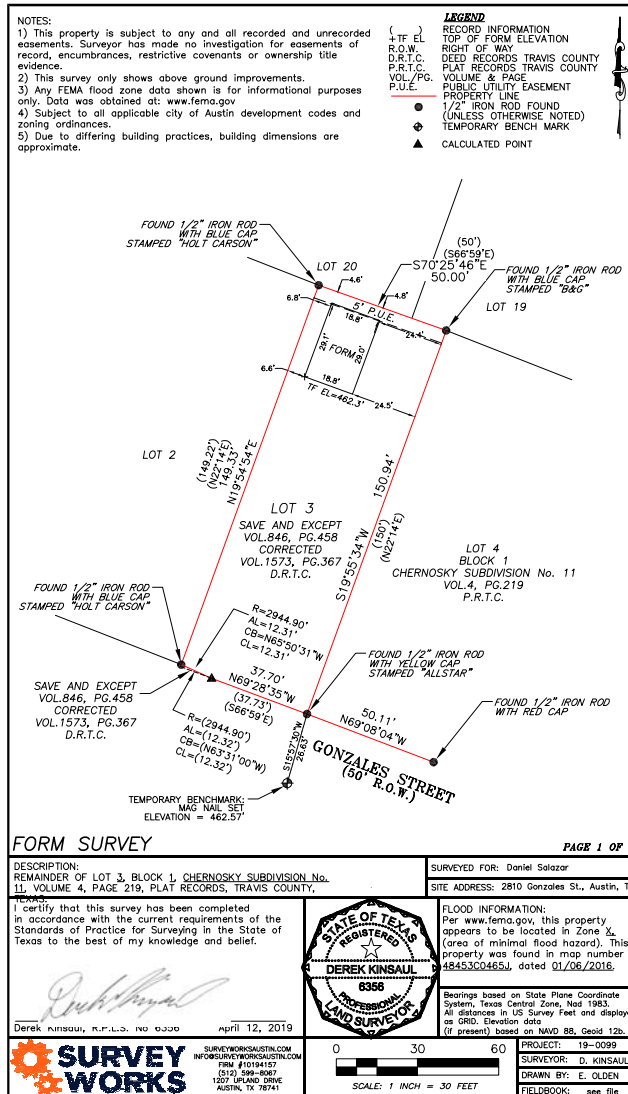
Framing of foundation



The Hardship

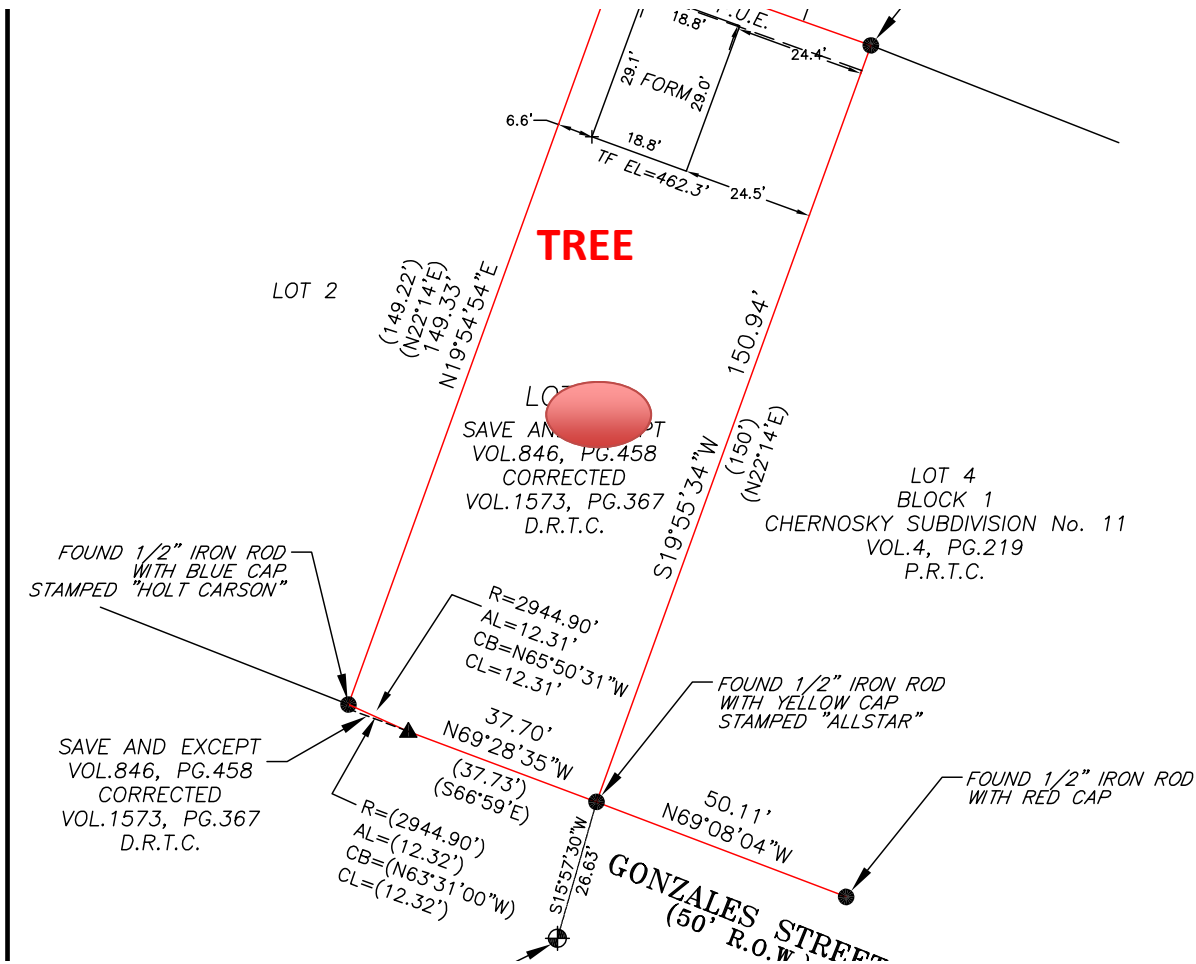
- This Pecan Tree is, approximately, 35” DBH. It is an over-mature, over-extended tree with a spread about as wide as it is tall. The height is about 35’- 40’ tall.”
- The local government simply missed the framing and location of the foundation.

F-2/5-PRESENTATION



F-2/6-PRESENTATION

This Pecan Tree is, approximately, 35" DBH. It is an over-mature, over-extended tree with a spread about as wide as it is tall. The height is about 35'- 40' tall."



F-2/7-PRESENTATION

6608 Northeast Dr.
Austin, TX. 78723
12/07/2020

Board of Adjustment
Development Services Department
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

To Whom It May Concern;

My name is Miles J. Lefler. I am a Certified Arborist (TX-3423A), TRAQ, ISA.

On the above date I made an onsite visit to the home of Daniel Salazar at: 2810 Gonzales St., 78702.

Mr. Salazar told me that he needed me to view a large Pecan Tree in his yard, and wanted to get my impressions of this tree in relation to a new house he had built behind it. Specifically, he was very worried that this tree might fail at any time, and that being the case, he located the new house he had built, a year ago, as far from this tree as possible.

I viewed the tree and took measurements of the same. This Pecan Tree is, approximately, 35" DBH. It is an over-mature, over-extended tree with a spread about as wide as it is tall. The height is about 35'- 40' tall.

This tree is seen to have stubs present that indicate that, in the past, it has dropped some fairly large leaders from its canopy. In fact, there is a hanger of approximate length 10', that is now hanging almost directly over Mr. Salazar's house. Other larger leaders are extended over his house at an almost vertical orientation. Mr. Salazar showed me a damaged area of his storage shed roof where the tree had dropped another leader.

Mr. Salazar told me that he wanted to move his family into the new house, in back, because he feared for their safety, under the subject tree. I share his concerns. I feel that this tree could have its major leaders fail at any time.

Mr. Salazar felt that the farther from the tree he sited his new house, the better for the safety of his family. I agree with him.

The variance he is applying for pertains to his siting his new house far from the subject tree, but about 5' too close to his back property line. Even so, he has left an amount of space between his back fence line and the new house, such space being about five feet.

I feel that he did the prudent thing by moving his new house as far from the subject tree as possible, and I hope the BOA can grant him the variance he seeks, for the sake of his completing his new house and for the safety of his family.

If I may be of further service, please feel free to contact me, as below.

Miles J. Lefler
CA, TRAQ, ISA

Cell or Text: 512-764-3333

F-2/8-PRESENTATION



F-2/9-PRESENTATION





F-2/11-PRESENTATION



F-2/12-PRESENTATION



F-2/13-PRESENTATION



F-2/14-PRESENTATION

