

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-5**

DATE: Monday March 08, 2021

CASE NUMBER: C15-2021-0019

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ - ☐ Ada Corral OUT
☐ Y ☐ Melissa Hawthorne
☐ - ☐ VACANT
☐ N ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ N ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ - ☐ Yasmine Smith NO SHOW
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ VACANT (Alternate)
☐ N ☐ Donny Hamilton (Alternate)

OWNER/APPLICANT: Lawrence Graham

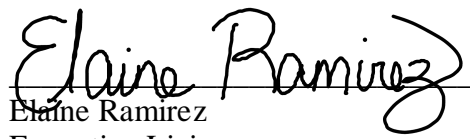
ADDRESS: 5909 BULL CREEK RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum rear yard setback from 10 feet (required) to 6 feet 7 inches (requested) in order to erect a Guest House in a SF-2", Single-Family Residence zoning district.

BOARD'S DECISION: BOA Meeting Feb 8, 2021 **POSTPONED TO MARCH 8, 2021; March 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Postpone to April 12, 2021; Board Member Rahm McDaniel seconds on a 7-3 vote (Board members Don Leighton-Burwell, Darryl Pruett and Donny Hamilton nay); POSTPONED TO APRIL 12, 2021.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
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:


Elaine Ramirez
Executive Liaison

Diana Ramirez for
Don Leighton-Burwell
Chairman

From: [REDACTED]
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: variance request: 5909 Bull Creek Road
Date: Wednesday, March 10, 2021 8:36:35 AM

*** External Email - Exercise Caution ***

Elaine- we have decided to withdraw our application for a variance from the setback requirements for the guest house. We will not be requesting this variance at the April meeting.
Thanks for your help and assistance during the process.

Larry Graham

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-4

DATE: Monday February 08, 2021

CASE NUMBER: C15-2021-0019

____ Brooke Bailey
____ Jessica Cohen
____ Ada Corral
____ Melissa Hawthorne
____ VACANT
____ Don Leighton-Burwell
____ Rahm McDaniel
____ Darryl Pruett
____ Veronica Rivera
____ Yasmine Smith
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Vacant (Alternate)
____ Donny Hamilton (Alternate)

OWNER/APPLICANT: Lawrence Graham

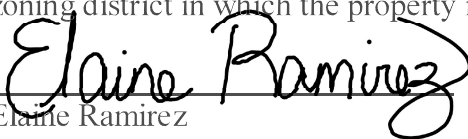
ADDRESS: 5909 BULL CREEK RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum rear yard setback from 10 feet (required) to 6 feet 7 inches (requested) in order to erect a Guest House in a SF-2", Single-Family Residence zoning district.

BOARD'S DECISION: BOA Meeting Feb 8, 2021 POSTPONED TO MARCH 8, 2021

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Elaine Ramirez
Executive Liaison

____ Diana Ramirez for
Don Leighton-Burwell
Chairman



February 4, 2021

Lawrence Graham
5909 Bull Creek Rd
Austin TX, 78757

Property Description: LOT 22 ALLANDALE SEC 3

Re: C15-2021-0019

Dear Lawrence,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following sections of the Land Development Code;

Section 25-2-492 (*Site Development Regulations*) rear setback requirements;
to decrease the minimum rear yard setback from 10 feet (required) to 6 feet 7 inches (requested) in order to erect a Guest House in a SF-2", Single-Family Residence zoning district.

The proposed guest house was not shown or dimensioned within the application. **DENIED BY AUSTIN ENERGY (AE)**, due to the proposal having written conflict with Austin Energy's clearance requirements. The Customer's existing facilities/installations shall maintain a minimum horizontal clearance of 7 feet-6 inches from primary and neutral overhead AE distribution conductors, which reside in the rear portion of the property above, requesting a variance from rear lot line setback requirements.

Owner/applicant must obtain written approval of conflict resolution from AE prior to BOA approval. Please contact Eben Kellogg with AE Public Involvement and Real Estate Services at 322-6050.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0019

BOA DATE: February 8th, 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

	ZONING	LAND USES
<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



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: 5909 Bull Creek Road

Subdivision Legal Description:

Lot 22 Allandale SEC 3

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We Lawrence Graham/Andrea Griswold on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month January, Day 8, Year 2021, 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: guest house

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

, is a reduction of the rear setback requirement from 10' to 6'-7 1/4". The reasons:

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:

Rear-setback regulations preclude reasonable use—the construction of a guest house on this property—because the construction of the guest house as proposed would result in roof eaves that are less than 10' apart and would thus tie both the guest house and main house together in one fire area. This would require extensive modifications of the rear exterior wall and roof of the existing house. Locating the guest house as proposed would allow for an eave separation greater than 10'

Hardship

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

The size of our lot does not allow for a 10' setback and adequate separation between the existing house and the proposed guest house. What we are requesting would still provide for an adequate set back of 6' 7 1/4" that will maintain privacy and access to electrical lines. As noted above, the hardship is that the lot size would not allow adequate separation and we require us to make extensive modifications to our existing house to provide for proper fire safety

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

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:

Granting this variance and allowing the construction of a guest house with a setback of 6'-7 1/4" instead of 10' will not alter the character of the area adjacent to the property. This would allow for only 3' 4 3/4" of addition feet of separation between the existing house and the guest house. The rear yard, and that of the immediate neighbors, contain large trees and dense foliage. There will continue to be more than adequate separation between guest house and neighbors to the south and the east.

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: 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: _____ 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: _____

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 stay when they visit us. 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 stays with us in the guest house.

Additional Space (continued)

We have added on to the original 1950 structure twice and our home is now approximately 2080 square feet per TCAD and is a single story. The proposed guest house will be a single story structure in our backyard and not visible from the street. The neighborhood is changing and the housing is turning over. Two homes on our block have recently been demolished and entirely new homes are being constructed. The home to our north was built approximately 10 years ago and is a handsome two story. We presume that the two homes on our block under construction will be two story. The home across the street from us will soon become the third home on our block to be demolished and a new one built in its place. We don't feel that the guest house, and the variance, will affect the character of the neighborhood.

SAVE

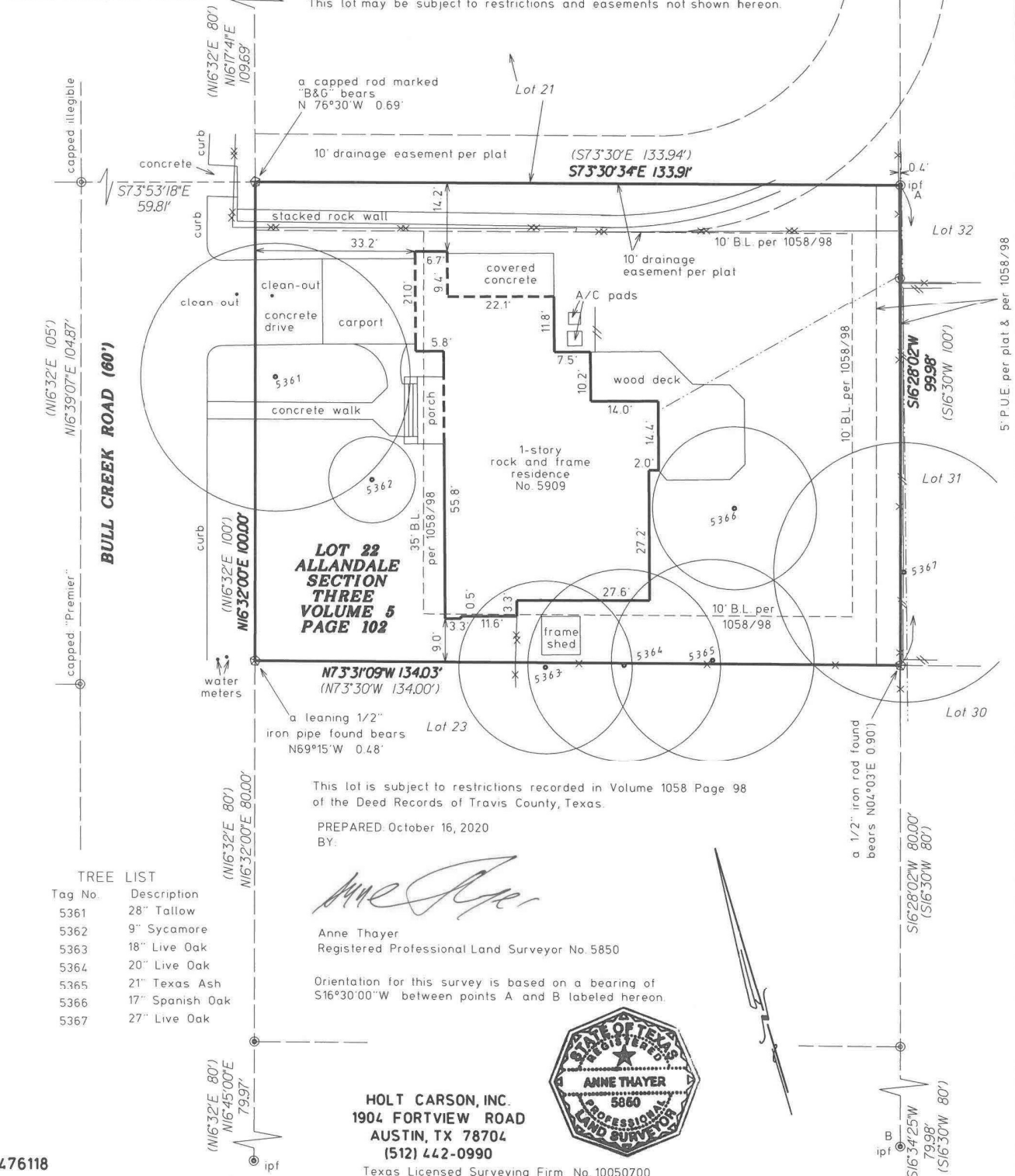
SURVEY MAP OF
LOT 22, ALLANDALE, SECTION THREE,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 5 PAGE 102 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 5909 BULL CREEK ROAD.

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)


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

ipf  1/2" Iron Rod Found
 1/2" Iron Pipe Found
 Calculated Point
—//— Wood Fence
—x— Metal Fence
—x— 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

PREPARED: October 16, 2020
BY:

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.



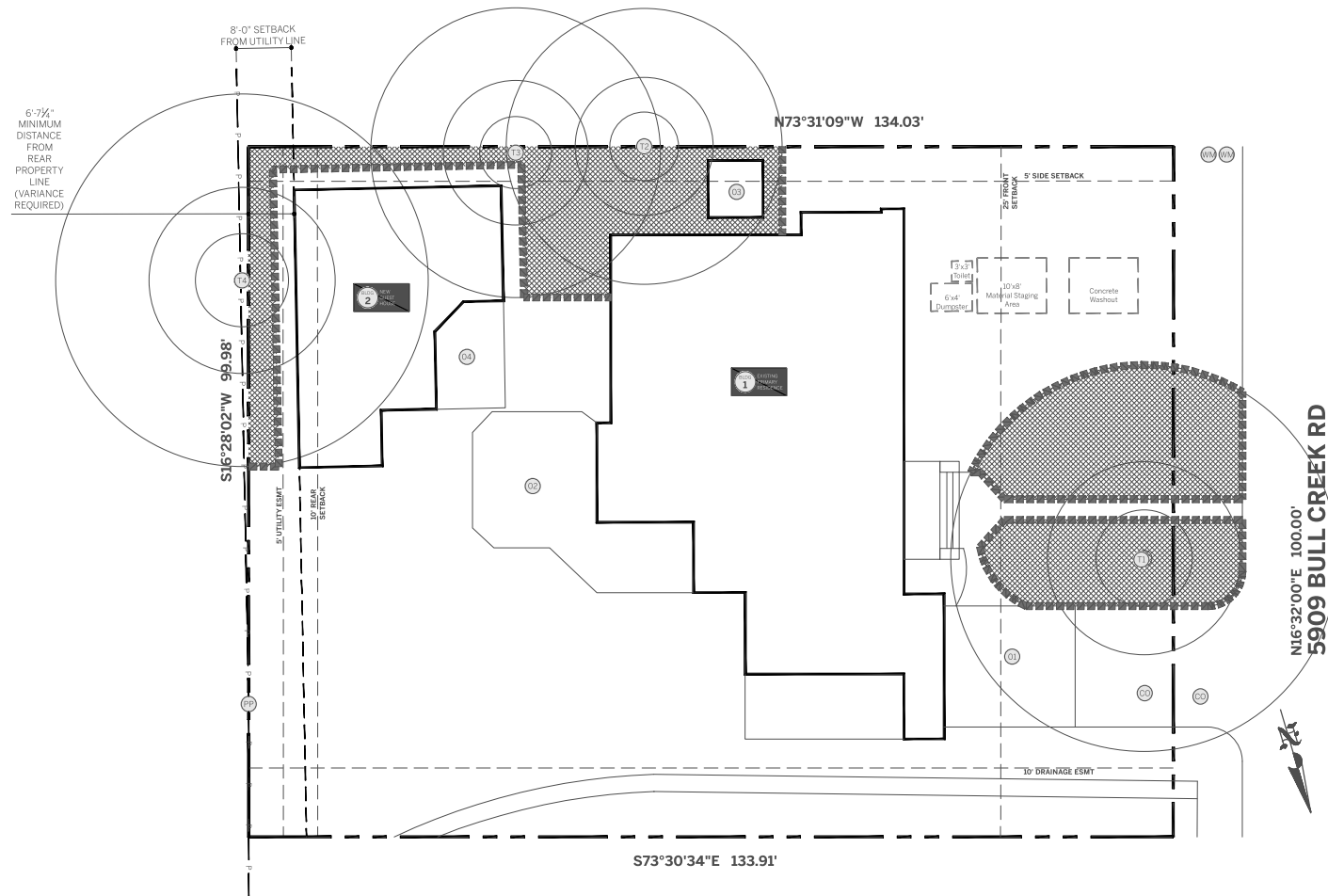
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Texas Licensed Surveying Firm No. 10050700




TREE PROTECTION NOTES

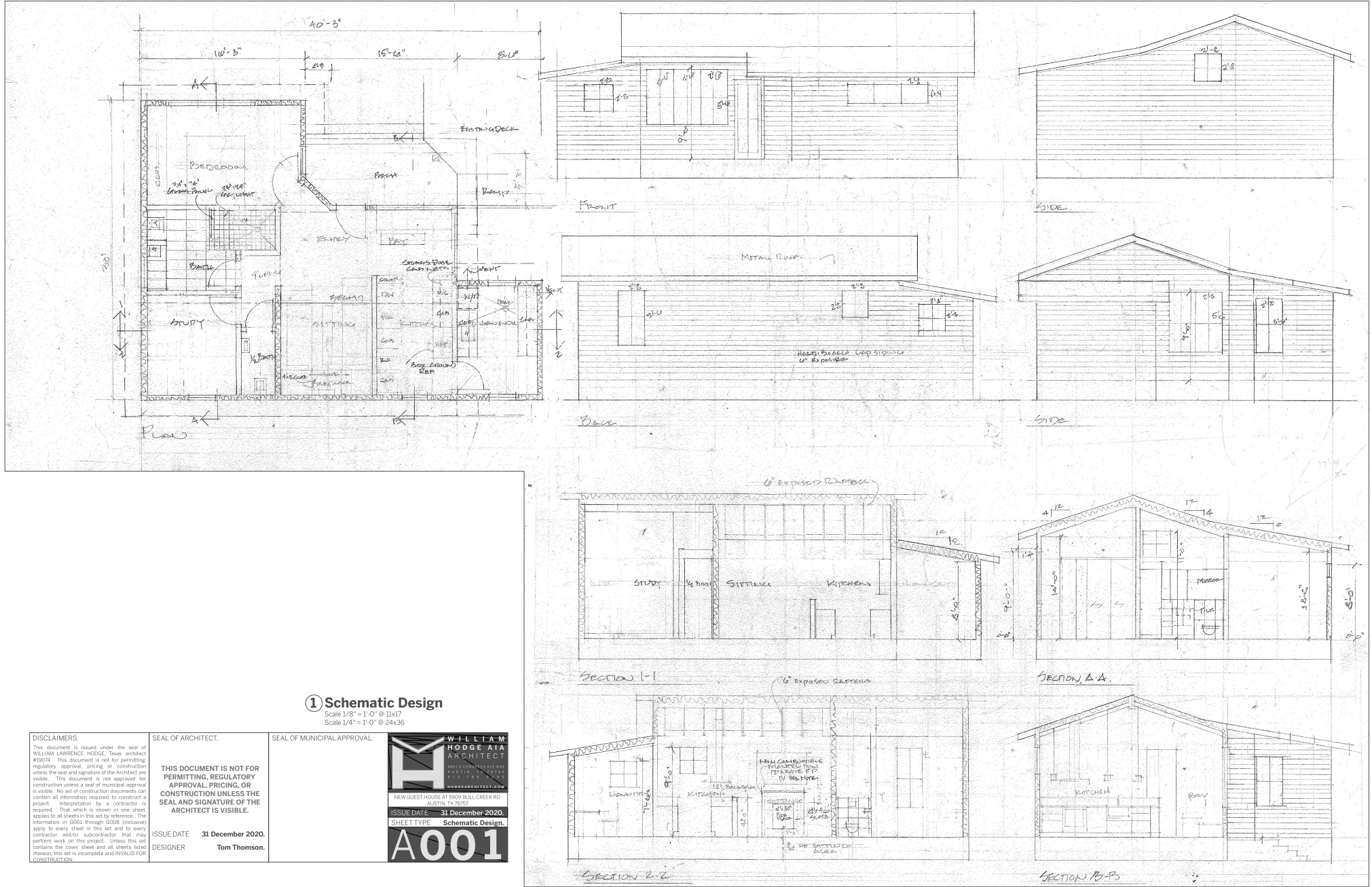
1. Trees depicted on this sheet have been located, sized, and given species identifications per our field survey and Archibute by Owner. Regardless of whether they are protected or not, trees on this sheet or not – all trees 19" in trunk diameter and greater at a height of 4' - 8' above adjacent ground are protected, by municipal ordinance. No protected tree shall be removed without a permit. No impact on this kind are permitted in the 1/4 CRZ of any protected tree.
2. Tree protection measures per the details on sheet G006 are required for all protected trees on (subject property and adjacent properties) whose CRZs fall within the subject property, even if said CRZs will not be directly impacted by construction.
3. Extents of tree protection fencing are shown on this sheet. Tree protection fencing shall be installed prior to the commencement of construction.
4. 2x4 or greater size planks @ 6" minimum length shall be strapped securely around protected tree trunks and root flares when protective fencing does not incorporate entire 1/2 CRZ.
5. All pruning shall be conducted under the strict oversight of a licensed professional arborist. PRUNING SHALL EXCEED 25% OF TREE CANOPY.
6. Trencing for all utilities in CRZs (indicated by notes 13, 14, 15, and 16) shall be minimized to the least extent practicable. All shall occur by means of air-spading by a licensed professional arborist.
7. Care shall be taken during construction that activities requiring physical movement (eg, drilling rigging) shall not disturb existing tree canopies.
8. The placement and storage of materials and/or heavy equipment in CRZs is strictly prohibited without exception.

Applicable to all projects where CRZs of ANY protected trees (on subject property and/or on adjacent properties) fall within boundaries of subject property REGARDLESS OF PROJECT SCALE, SCOPE, OR TYPE



1 Site Plan
Scale 1/16" = 1'-0" @ 11x17
Scale 1/8" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)		CRITICAL ROOT ZONES AT PROTECTED TREES.	TREE PROTECTION LEGEND	# OF PROTECTED TREES	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	
01	Existing capital attached to primary residence.		 <p>Mulch (3" layer of mulch inside tree protection fence, 8" layer outside).</p> <p>Tree protection fencing (ref: G006 and notes on this sheet).</p>	# TRUNK Ø SPECIES	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #9304. This document is not for permitting regulatory approval pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G003 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets label thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	<p>THIS DOCUMENT IS NOT FOR PERMITTING, REGULATORY APPROVAL, PRICING, OR CONSTRUCTION UNLESS THE SEAL AND SIGNATURE OF THE ARCHITECT IS VISIBLE.</p>	<p>ISSUE DATE 31 December 2020.</p> <p>DESIGNER Tom Thomson.</p>	
02	Existing uncovered wood deck.			T1 28" TALLOW				
03	Existing shed.			T2 20" LIVE OAK				
04	New covered porch.			T3 21" TEXAS ASH				
05	Existing overhead electric line indicated thus: — R —			T4 27" LIVE OAK				



1 Schematic Design

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

DISCLAIMERS.

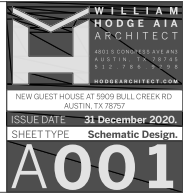
This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #2004. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.

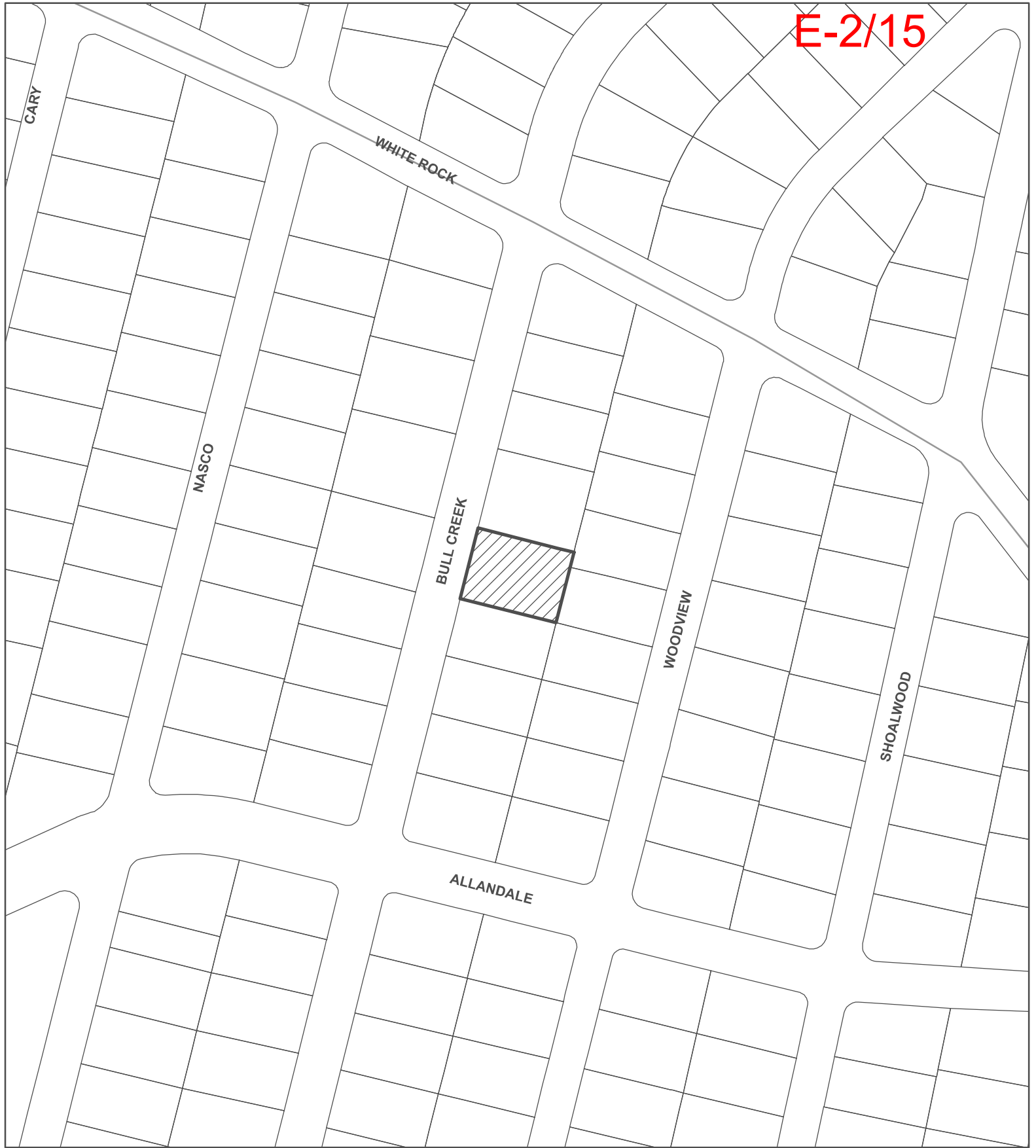
SEAL OF ARCHITECT.




THIS DOCUMENT IS NOT FOR PERMITTING, REGULATORY APPROVAL, PRICING, OR CONSTRUCTION UNLESS THE SEAL AND SIGNATURE OF THE ARCHITECT IS VISIBLE.

ISSUE DATE 31 December 2020.
DESIGNER Tom Thomson.

SEAL OF MUNICIPAL APPROVAL.





-  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.



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: 5909 Bull Creek Road

Subdivision Legal Description:

Lot 22 Allandale Sec 3

Lot(s): 22 Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF 2

I/We Lawrence Graham/Andrea Griswold on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month January, Day 8, Year 2021, 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: guest house

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

I am requesting a variance from Section 25-2-492 Site Development Regulations.

We are requesting a reduction of the rear setback requirement from 10' to 6'-7 1/4" for the construction of a guest house in the back yard.

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:

Rear-setback regulations preclude reasonable use—the construction of a guest house on this property. The construction of the guest house as proposed is allowed but the 10' setback requirement would result in roof eaves that are less than 10' apart and would thus tie both the guest house and main house together in one fire area. This would require extensive modifications of the rear exterior wall and roof of the existing house. Locating the guest house as proposed would allow for an eave separation greater than 10'

Hardship

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

The size of our lot does not allow for a 10' setback and adequate separation between the existing house and the proposed guest house. What we are requesting would still provide for an adequate set back of 6' 7 1/4" that will maintain privacy and access to electrical lines.

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

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:

Granting this variance and allowing the construction of a guest house with a setback of 6'-7 1/4" instead of 10' will not alter the character of the area adjacent to the property. This would allow for only 3' 4 3/4" of addition feet of separation between the existing house and the guest house. The rear yard, and that of the immediate neighbors, contain large trees and dense foliage. There will continue to be more than adequate separation between guest house and neighbors to the south and the east.

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: 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: _____ 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.

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)

The construction of a guest house will not alter the area character. The new guest house will be not be visible from the street. The variance, if granted, would only allow us to construct the guest house a few feet further away from the existing house. Our home is a single story home, approximately 2100 square feet. The home immediately to our north was constructed approximately ten years ago and is two stories. Currently there are two homes being built on our block and a third will be constructed this year. I say this because I believe that granting this variance will have no effect on the character of our street or neighborhood. We will contact the neighbors and request their support for the variance.

SAVE