

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2021-0055

**BOA DATE:** June 14<sup>th</sup>, 2021

**ADDRESS:** 1206 W Oltorf St

**COUNCIL DISTRICT:** 9

**OWNER:** Ruben Valdez

**AGENT:** N/A

**ZONING:** SF-6-NP (Bouldin Creek)

**LEGAL DESCRIPTION:** LOT 5 BLK A SOUTHWOOD SEC 1

**VARIANCE REQUEST:** decrease minimum front yard setback from 25 ft. to 0 ft.

**SUMMARY:** maintain a carport and covered entry

**ISSUES:** heritage tree, crime on the rise in the area

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-6-NP	Single-Family
<i>North</i>	MF-3-NP	Multi-Family
<i>South</i>	SF-3	Single-Family
<i>East</i>	SF-6-NP	Single-Family
<i>West</i>	SF-6-NP	Single-Family

## **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Bouldin Creek Neighborhood Association  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Perry Grid 614  
 Preservation Austin  
 SELTexas  
 Sierra Club, Austin Regional Group  
 South Central Coalition



**Development**  
CITY OF AUSTIN  
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

## Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

**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: 1206 WEST OLTORF STREET

Subdivision Legal Description:

SOUTHWOOD SECTION 1

Lot(s): 5 Block(s): A

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

Zoning District: SF6NP

I/We RUBEN VALDES on behalf of myself/ourselves as

authorized agent for MYSELF affirm that on

Month May, Day 6, 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: CARPORT AND COVERED ENTRY

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

25-2-492 - FRONT SETBACK- A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed.  
THE REQUESTED FRONT SETBACK IS 0'0"

## 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:

THERE IS NOT A COVERED PARKING AREA

### Hardship

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

MOST HOMES HAVE COVERED PARKING. THERE IS NO OTHER PLACE IN THE PROPERTY WHERE A CARTPORT COULD BE POSITION WITHOUT INVADING A SETBACK/EASEMENT OR BE TOO CLOSE TO HERITAGE TREE POSITIONED ON THE SOUTHWEST OF PROPERTY. THE ONLY OPTION TO PROVIDE A COVERED PARKING IS VIA THIS CARTPORT AND THE CURRENT POSITION.

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

HOMES IN THE AREA PROVIDE COVERED PARKING. HAVING COVERED PARKING CAN PREVENT SERIOUS BODILY INJURY WHEN SEVERE WEATHER OCCURS. (ADDITIONAL INFO #6)



**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 CARPORT IS OPEN ON THREE SIDES AND THE LENGTH OF THE COVERED WALK WAY IN THE SET BACK IS 15 FEET ALSO, THE CARPORT IS CUSTOM BUILT TO MATCH THE DESIGN OF THE HOME. FURTHERMORE, THE PLACEMENT OF THE CARPORT IS MOSTLY OVER EXISTING IMPERVIOUS COVER. FURTHERMORE, THE DISTANCE FROM THE STREET TO THE CARPORT IS 20 FEET, THUS GIVING AN APPERANCE THAT THE CARPORT IS NOT IN THE SETBACK.

**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: 5/6/2021

Applicant Name (typed or printed): RUBEN VALDEZ

Applicant Mailing Address: 1206 WEST OLTORF STREET


City: AUSTIN State: TEXAS Zip: 78704

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

Email (optional – will be public information): \_\_\_\_\_

**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: 5/6/2021

Owner Name (typed or printed): RUBEN VALDEZ

Owner Mailing Address: 1206 WEST OLTORF STREET

City: AUSTIN State: TEXAS Zip: 78704

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)**

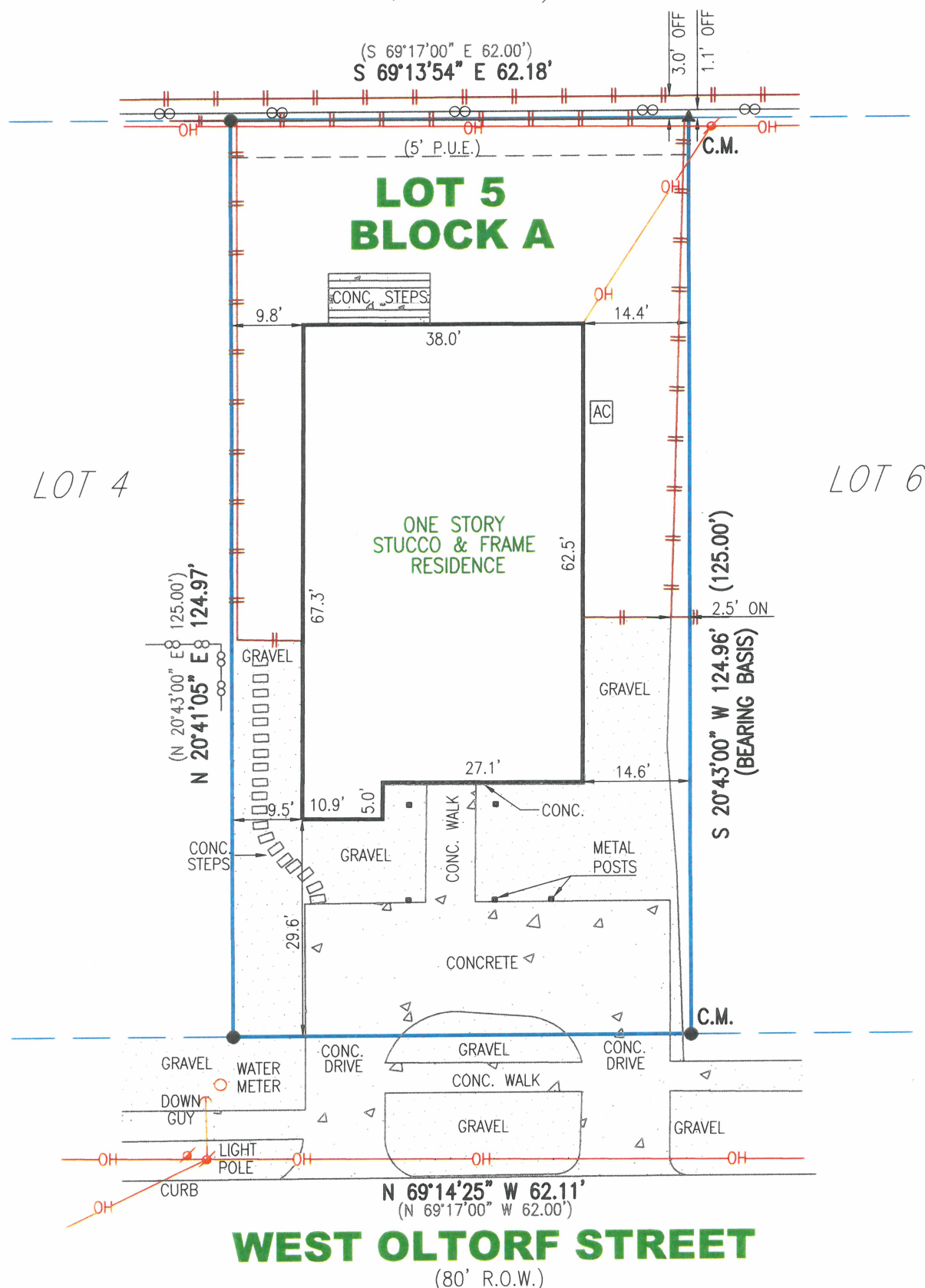
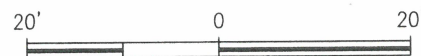
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

CONTINUED- HARSHIP (B)- THE DESIGN OF THIS CARPORT NOT ONLY PREVENTS  
POTENTIAL BODILY INJURY, AND/OR PROPERTY DAMAGE. IT ALSO PROVIDES PRIVACY.  
IN THE LAST TWO YEARS WE HAVE BEEN VICTIMS OF A SHOOTING TO OUR WINDOWS  
AND A FAMILY MEMBER NEARLY BEING ATTACK BY A PEDESTRIAN. ALTHOUGH THIS



## Additional Space (continued)

MAY NOT BE SPECIFIC TO THIS PROPERTY, IT IS VERY SPECIFIC TO THIS AREA WHERE CRIME IS ON THE RISE. PRIVACY IS REQUIRED FOR THE CITIZENS OF THIS COMMUNITY TO FEEL SAFE. IN ADDITION, COVERED PARKING PROTECTS VEHICLES FROM PERMANENT DAMAGE FROM THE WEATHER (ex HAIL), AND IT PROVIDES PROTECTION FROM TREE SAP, WHICH IS KNOWN TO CAUSE PERMANENT DAMAGE TO VEHICLE FINISHES. WHICH IS A BENEFIT THAT OTHER SURROUNDING PROPERTIES HAVE.

(CITY OF AUSTIN HOUSING AUTHORITY  
VOL. 87, PG. 194A)

## IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.

*[Signature]*  
TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED.



## LEGEND

●	1/2" REBAR FOUND
▲	60D NAIL FOUND
—○—	CHAIN LINK FENCE
—/—	WOOD FENCE
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
( )	PER PLAT
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
OH	OVERHEAD UTILITY LINE
⚡	POWER POLE
AC	AIR CONDITIONER

STREET ADDRESS: 1206 WEST OLTORF STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 5 BLOCK: A SUBDIVISION: SECTION 1 OF SOUTHWOOD VOL/CAB 7 PG/SLD 45 PLAT RECORDS  
REFERENCE NAME: RUBEN D VALDES



## B &amp; G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00  
WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756 — Office 512\*458-6969

JOB #: B0420719\_TA  
DATE: 05/02/1970  
SCALE: 1" = 20'

FIELD WORK BY	DENNIS	04/30/19
CALC'D BY	VICTOR G.	05/01/19
DRAFTED BY	VIPO	05/02/19
CHECKED BY	VG/ML	05/02/19



NOTES:

TREE PROTECTION NOTES:

1. A root protection zone will be established around each tree or any vegetation to be preserved to meet the landscape or tree preservation ordinances. The root protection zone shall be an area defined by the radius extending outward from the trunk of the tree a distance of one (1) linear foot for each inch diameter inch at breast height (4.5') of the tree. A 10-inch diameter tree will have a 10 foot radius root protection zone.
  2. No work shall begin where tree protection fencing has not been completed and approved. Tree protection fencing shall be installed, maintained and repaired by the contractor during construction. The fencing will be a minimum of 4' height.
  3. All roots larger than one-inch in diameter shall be cut cleanly and oak wounds painted within 30 minutes.
  4. Exposed roots shall be covered at the end of the work day using techniques such as covering with soil, mulch or wet burlap.
  5. No equipment, vehicles or materials shall be operated or stored within the root protection zone. No clean-out areas will be constructed so that the material will be in or migrate to the root protection zone.
  6. No grade change more than 3" is allowed within the root protection zone.
  7. Roots or branches in conflict with construction shall be cut cleanly according to proper pruning methods. All oak wounds shall be painted within 30 minutes to prevent oak wilt infection.
  8. Any tree removal shall be approved by the city arborist.
  9. Trees which are damaged or lost due to the contractor's negligence during construction shall be mitigated.
- Trees must be maintained in good health throughout the construction process. Maintenance may include watering the root protection zone and or washing foliage. No wires, nails or other materials may be attached to protected trees.

CITY OF AUSTIN ADOPTED CODES:

1. INTERNATIONAL BUILDING CODE 2015
2. INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS 2015
3. UNIFORM MECHANICAL CODE 2015
4. NATIONAL ELECTRIC CODE 2020
5. INTERNATIONAL ENERGY CONSERVATION CODE 2015
6. INTERNATIONAL FIRE CODE 2015
7. INTERNATIONAL GAS CODE 2015

1. No portion of the building, hvac unit its screen fencing shall encroach over the 5 foot side Property setback lines.
  2. The site will be provided with a commercial 30 yard construction debris waste container and Portable chemical toilet. These will be located on the lot per city code.
  3. The ridge line of the house is 15'-10 1/2" off. The plate height is 12'-0". The average ridge height above the plate line is 6'-4 1/2". The highest natural grade is under the slab at the rear of the house (10X.X'). The ridge height along the rear of the house is 12'-0" + 6- 4 1/2" = 16'-4 1/2".
1. Plans have been drawn in accordance with city code.

PROJECT DIRECTORY:

OWNER: RUBEN DARIO VALDES  
1206 W. OLTORF STREET  
AUSTIN, TEXAS 78604

BUILDER: -

ENGINEER LOC CONSULTANTS STRUCTURAL ENGINEERS  
1707B KINNEY AVE.  
AUSTIN, TEXAS 78704  
512-499-0908 office

SHEET INDEX:

A0.1 SITE PLAN AND GENERAL NOTES

NEW CARPORT FOR  
RUBEN DARIO VALDES  
1206 W. OLTORF STREET  
AUSTIN, TX 78704

Consultants:  
MECH., ELEC. & PLUMB.  
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STRUCTURAL ENGINEER

CIVIL ENGINEER:  
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REVISIONS

PROJECT NO. --  
DATE 04-07-21  
DRAWN BY R.G.  
CHECKED BY R.F.G.

SHEET CONTENTS

SITE PLAN

SHEET

A0.1

LEGAL DESCRIPTION

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RECORD INFORMATION
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- ORANGE CONSTRUCTION FENCING
- SILT FENCING
- GRADE SLOPE
- TREE PROTECTION
- VISIBILITY ROUTE

NOTE:

1. THERE SHALL BE NO MORE THAN 24" OF EXPOSED FOUNDATION
2. DRAINAGE SHALL SLOPE AWAY FROM FOUNDATION, AND NOT ADVERSELY IMPACT ADDITIONAL LOTS.
3. PROPERTY IS ZONED R-16
4. LOT AREA IS 7,811.0 SQ. FT.
5. RIDGE HEIGHT SHALL NOT BE 24'-0" ABOVE AVERAGE GRADE
6. THE TAX PARCEL NUMBER IS #XX-XXXX-XXXX-0000

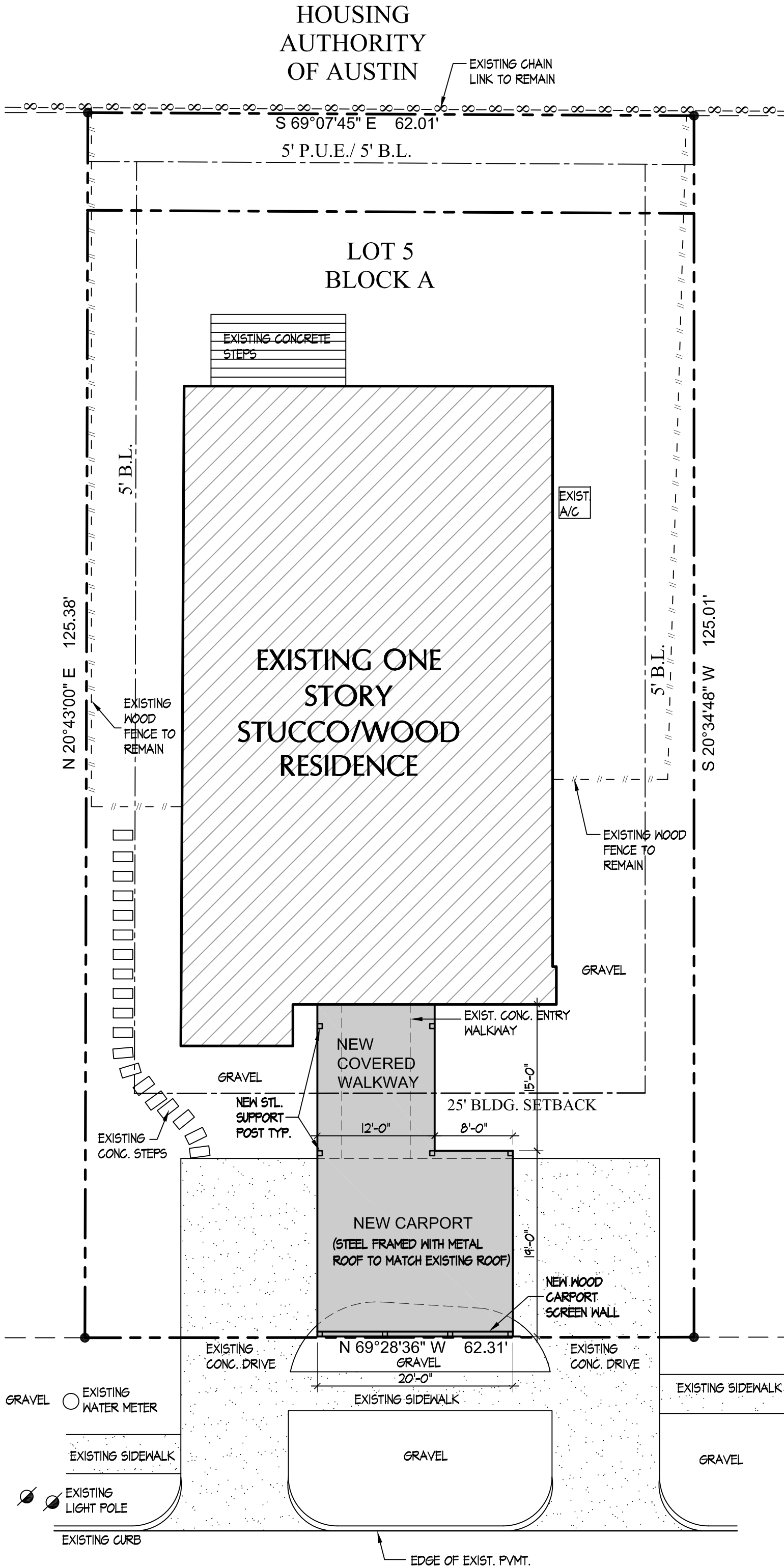
EXISTING IMPERVIOUS COVER:

LOT AREA - 7,781.0 SQ. FT.  
EXISTING BUILDING - 2,465 SQ. FT.  
EXISTING DRIVEWAYS - 830 SQ. FT.  
EXISTING WALKWAY, STEPS & A/C PAD - 210 SQ. FT.  
EXISTING IMPERVIOUS COVER - 3,505 SQ. FT. 45.0%

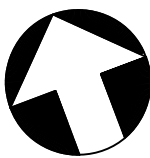
NEW IMPERVIOUS COVER:

NEW COVERED WALK- 74 SQ. FT. (180sf NEW COVERED WALK - 106sf EXIST. WALK - 74sf)  
NEW CARPORT- 380 SQ. FT.  
CARPORT DEDUCTION - (-)450 SQ. FT. (IMPERVIOUS COVER FOR CARPORT = 0 SF)

NEW IMPERVIOUS COVER - 3,579SQ. FT. 45.9%



W. OLTORF STREET  
(80' R.O.W.)



NORTH

1

PROPOSED SITE PLAN

1" = 10'-0"

GENERAL NOTE FOR PERMIT SETS :

1. FULL SIZE DRAWINGS ARE 22" X 34" SIZES AND ARE DRAWN AT THE SCALE SHOWN.
2. HALF SIZE DRAWINGS ARE 11" X 17" SIZES AND ARE DRAWN AT ONE HALF THE SCALE SHOWN.