

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0057

BOA DATE: July 11th, 2022

ADDRESS: 8114 Cache Dr

COUNCIL DISTRICT: 8

OWNER: Aaron Seifert

AGENT: N/A

ZONING: SF-3

LEGAL DESCRIPTION: LOT 8 BLK HH MAPLE RUN SEC 5-A

VARIANCE REQUEST: decrease the minimum street side yard setback from 15 feet to 5 feet

SUMMARY: complete an accessory structure/shed

ISSUES: 40 ft. easement in rear, tree with critical root zone

	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
 Circle C Neighborhood Assn.
 Deer Park Owners Association, Inc.
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Maple Run-Wheeler Creek-Woodstone Village-Twin Creeks
 Neighborhood Empowerment Foundation
 Oak Hill Association of Neighborhoods (OHAN)
 Onion Creek HOA
 Palomino Park HOA
 Preservation Austin
 SELTexas
 Save Barton Creek Assn.
 Save Our Springs Alliance
 Sierra Club, Austin Regional Group
 South Austin Neighborhood Alliance (SANA)
 TNR – BCP Travis County Natural Resources



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

D-3/2

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 # C15-2022-0057 ROW # 12950365 Tax # 0418281215

Section 1: Applicant Statement

Street Address: 8114 Cache Drive Austin TX 78749

Subdivision Legal Description:

MAPLE RUN SECTION FIVE-A. BOOK 84, PAGES 12D- !3A,

Lot(s): 8 Block(s): HH

Outlot: N/A Division: N/A

Zoning District: ~~Residential~~ SF-3

Council District: 8

I/We Aaron Seifert on behalf of myself/ourselves as
authorized agent for 8114 Cache Drive affirm that on
Month June , Day 3 , Year 2022 , 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: Accessory Structure/Shed

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

I am seeking a variance from the Land Development Code, Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum street side yard setback from 15 feet (required) to 5 feet (requested) in order to complete a Shed in a SF-2

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:

We have a 40 foot easement on the back of our property, a tree with a critical root zone that we don't want to infringe upon, and a retaining wall that would cause structural issues if built across it. For that reason, we need to be able to build within the 15 foot setback that has been set by the city for a street side yard setback.

Hardship

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

Other properties have a 5 foot setback on the side of their property, however the street side setback is 15 feet because of our homes location which limits the buildable area of our lot. Also unique to the property is the 40 foot easment from the back of the property whereas other properties would only have a 5-10 foot setback

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

The drainage/utility easement is not in every backyard, it is specific to our property. That combined with the tree's placement in the yard give our property a unique hardship that limits the buildable area in the backyard.

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 structure will still be setback 5 feet from out property line, which is 15 feet from the street.

It will not impair or infringe on any right of way, utility zone, or line of sight.

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:

N/A

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:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

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: 06/07/2022

Applicant Name (typed or printed): Aaron Seifert

Applicant Mailing Address: 8114 Cache Drive

City: Austin State: TX Zip: 78749

Phone (will be public information): (512) 656-1649

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: 06/07/2022

Owner Name (typed or printed): Aaron Seifert

Owner Mailing Address: 8114 Cache Drive

City: Austin State: TX Zip: 78749

Phone (will be public information): (512) 656-1649

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: N/A

Agent Mailing Address: N/A

City: N/A State: N/A Zip:

Phone (will be public information):

Email (optional – will be public information): N/A

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).

We are pursuing this variance because we received conflicting information from City of Austin employees about the rules and regulations of building an accessory structure/shed in a setback.

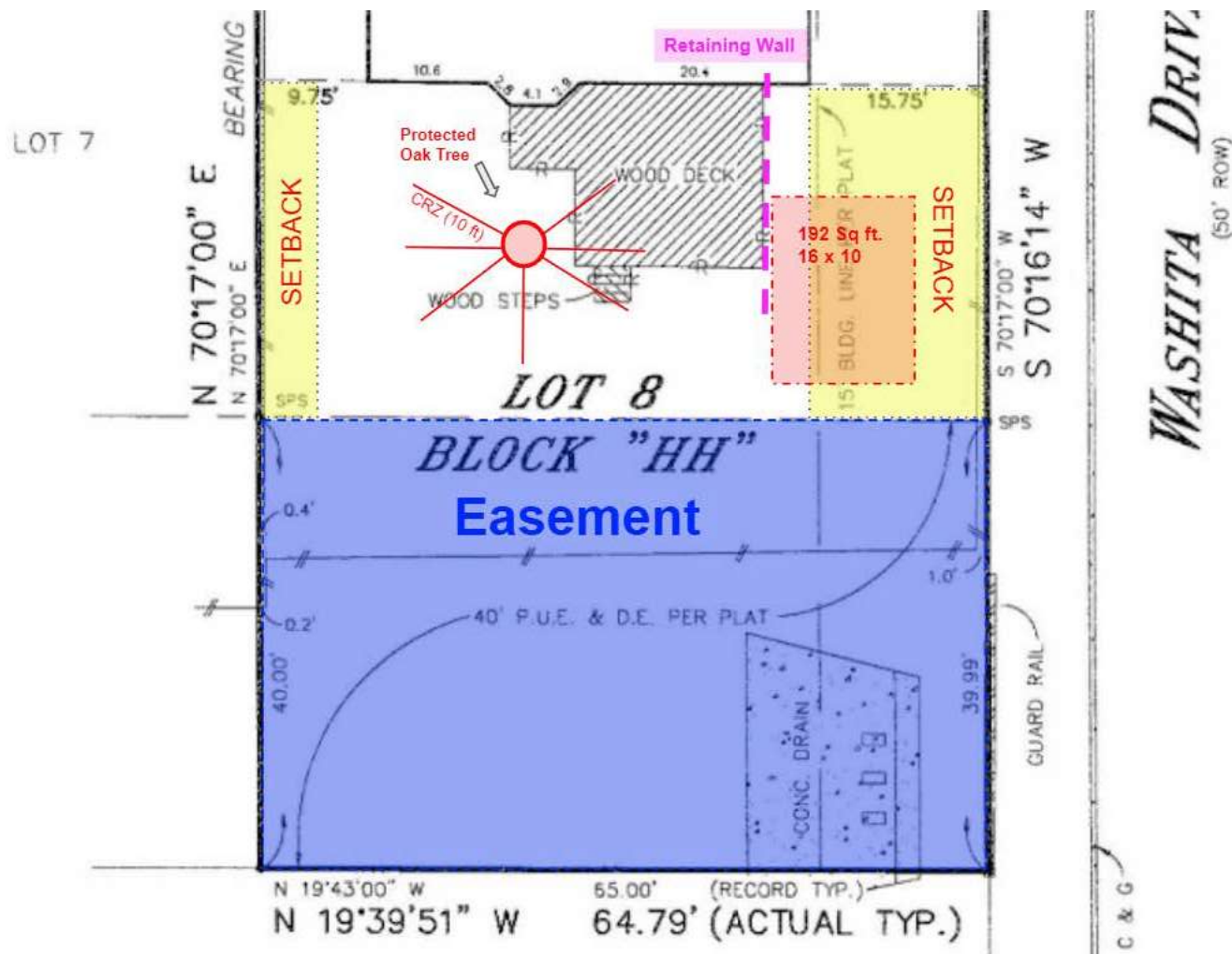
We have multiple hardships in our yard that make it hard to build a structure without building inside of our street side setback. The variance we are seeking would amend the line from 15 feet to 5 feet

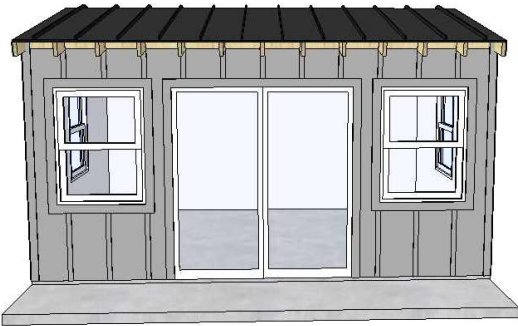
Additional Space (continued)

which is standard for other lots side yard setbacks. Because the property adjacent is the street, and we are building outside of our PUE easement, we are not infringing on any other properties or city utility needs. For these reasons we are seeking a variance to this city code -- 25-3-153 (5) : Street Side 15 foot setback --

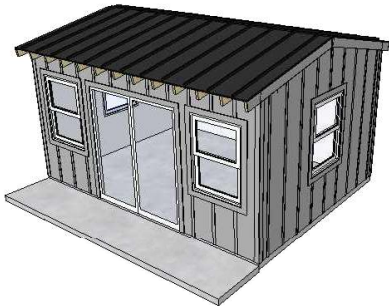
Street Side 15 foot setback --

SAVE





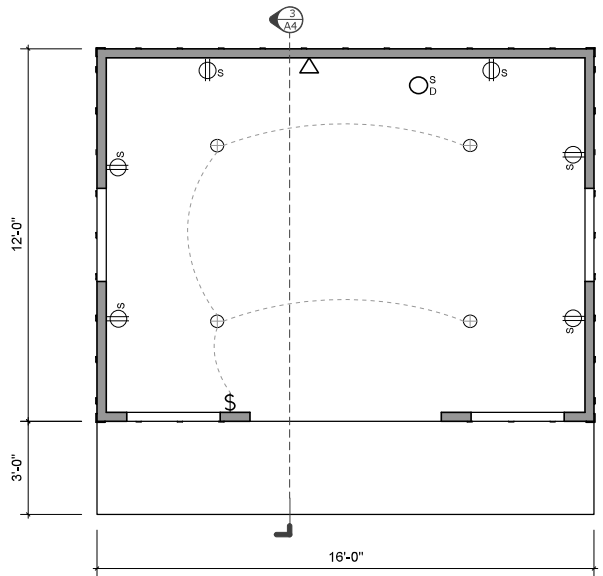
3D VIEW 3
4
CS



3D VIEW 2
3
CS











3D VIEW 1
2
CS



FLOOR PLAN & ELECTRICAL
1
CS 1/4" = 1'-0"

WALL KEY	
	2" X 4" STUD WALL

ELECTRICAL KEY

\$	SWITCH		110 OUTLET		FAN
\$3	3 SWITCHES		EXTERIOR OUTLET		SMOKE DETECTOR
△	CAT 6		SCONCE		ELECTRICAL PANEL
			RECESSED LIGHT		CEILING FAN

SHEET INDEX

CS	FLOOR PLAN/ELECTRICAL, 3D VIEWS
A1	ELEVATIONS
A2	FLOOR FRAMING, FOUNDATION, & DETAILS
A3	WALL FRAMING
A4	ROOF PLAN & SECTION
A5	FRAMING 3D & MATERIAL LIST

UNIT SIZE & DETAILS

FARMHOUSE MAX-12' X 16'
CONCRETE FOUNDATION & DECK
92 5/8" COMMON STUD HEIGHT - 16" O.C.
2X6 ROOF RAFTERS - 16" O.C.
ROOF PITCH - 2,5"/12"



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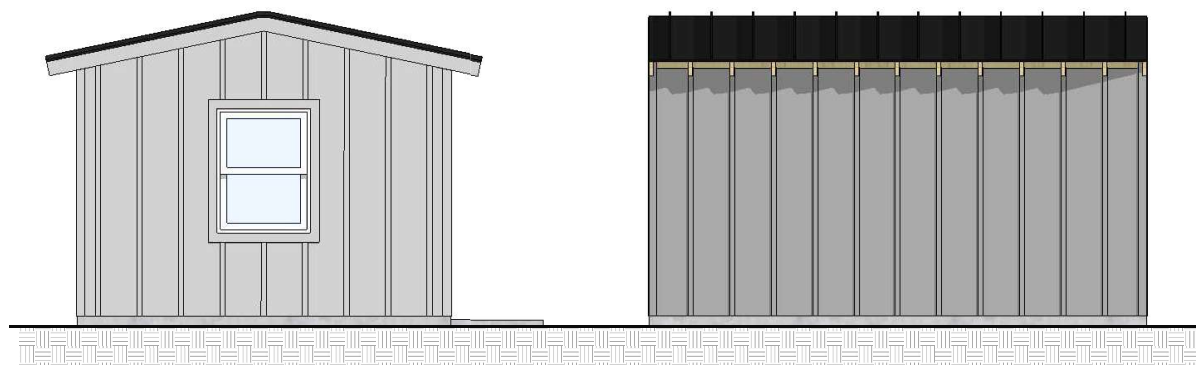
ISSUE DATE

PROJECT

COVER SHEET

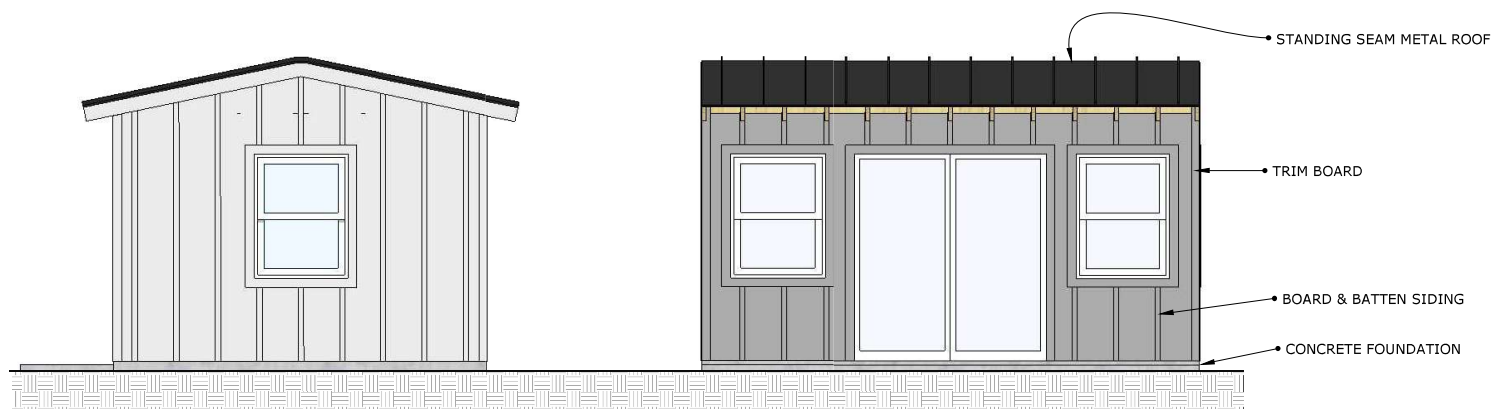
CS

ELEVATION NOTES



LEFT ELEVATION
1/4" = 1'-0"

BACK ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"



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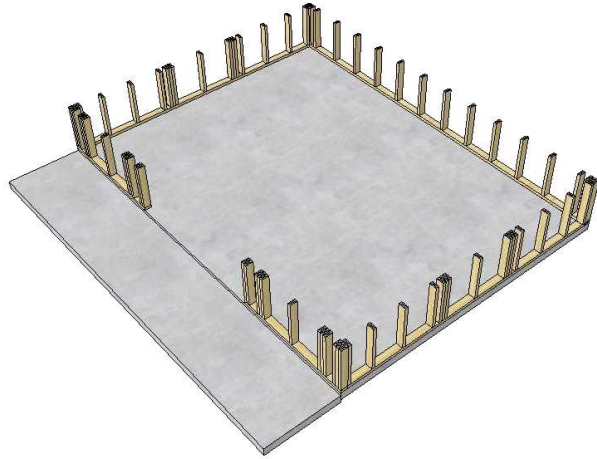
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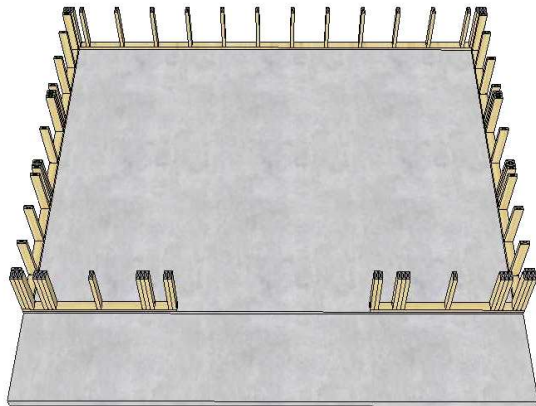
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ELEVATIONS

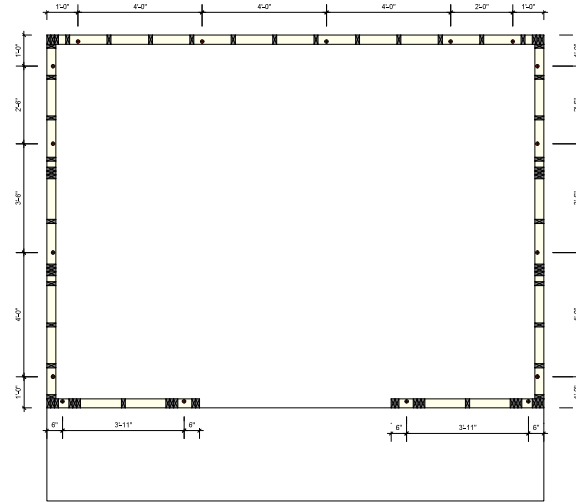
A1



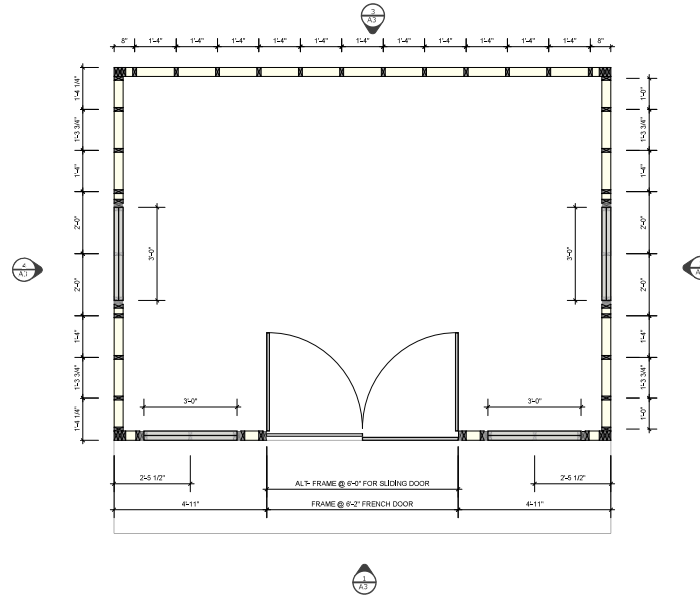
3D VIEW 2
1/4" = 1'-0"



3D VIEW 1
1/4" = 1'-0"



ANCHOR BOLT LAYOUT
1/4" = 1'-0"



FRAMING FLOOR PLAN
1/4" = 1'-0"



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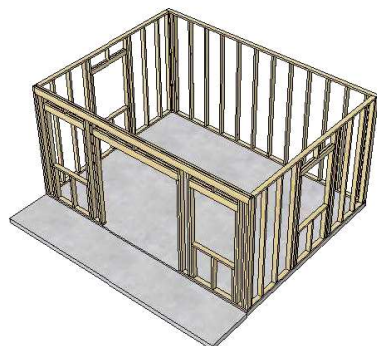
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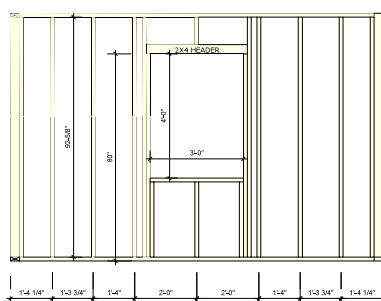
PROJECT

**FLOOR FRAMING,
FOUNDATION, &
DETAILS**

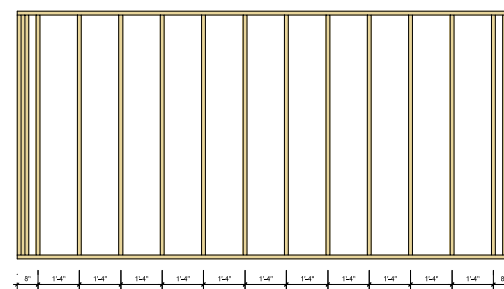
A2



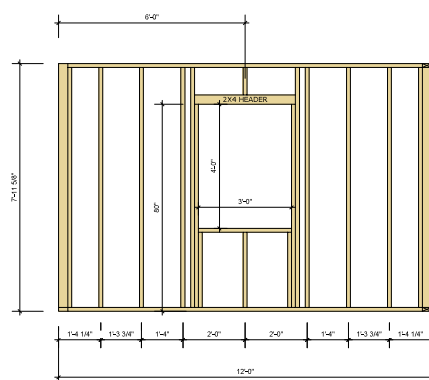
3D VIEW
1/4" = 1'-0"



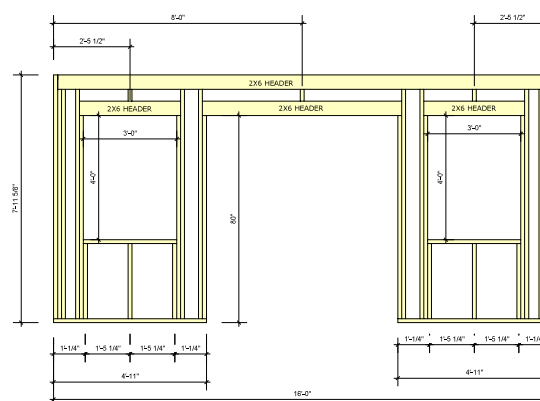
LEFT WALL
1/4" = 1'-0"



BACK WALL
1/4" = 1'-0"



RIGHT WALL
1/4" = 1'-0"



FRONT WALL
1/4" = 1'-0"



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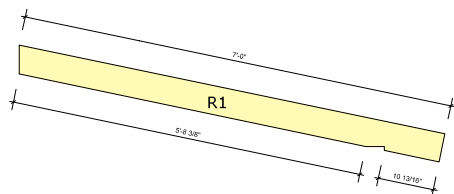
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ISSUE DATE

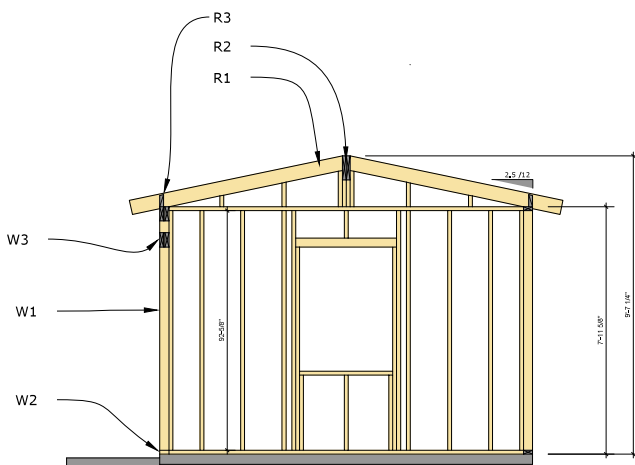
PROJECT

**WALL FRAMING &
DETAILS**

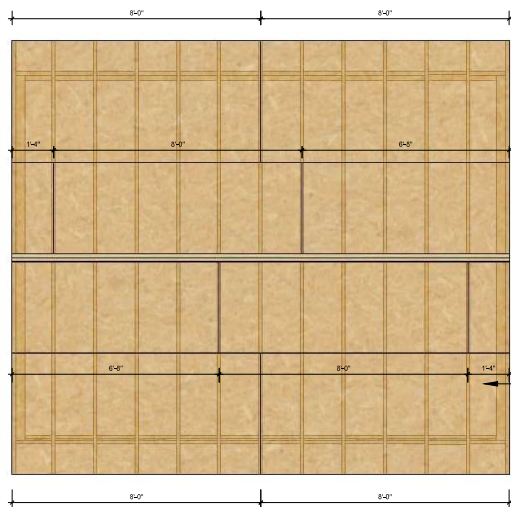
A3



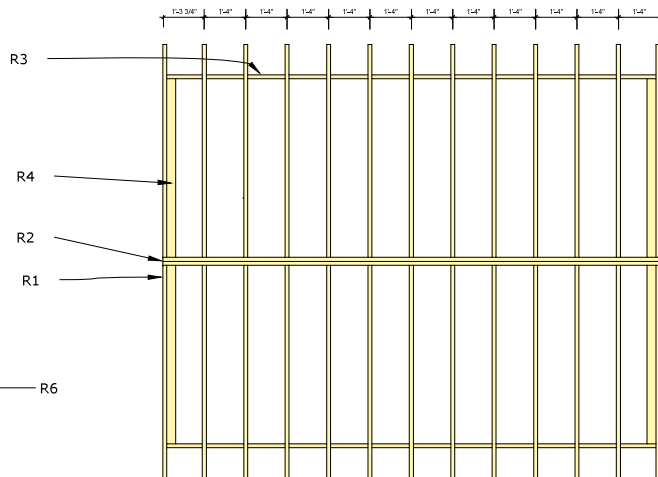
Rafter Detail
 $\frac{1}{2}'' = 1'-0''$



Section
 $\frac{3}{4}'' = 1'-0''$



Roof Sheathing Plan
 $\frac{3}{4}'' = 1'-0''$



Roof Framing Plan
 $\frac{1}{4}'' = 1'-0''$



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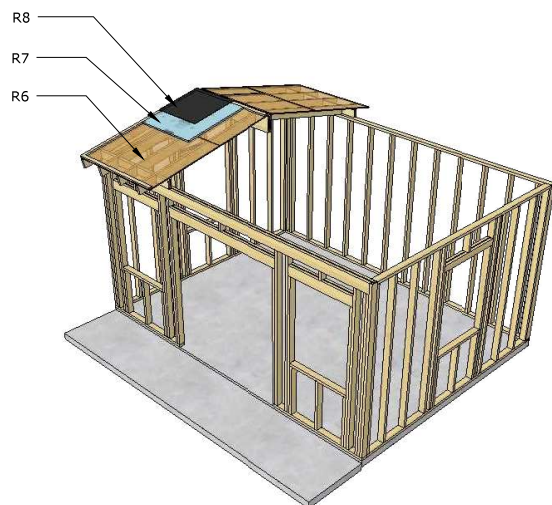
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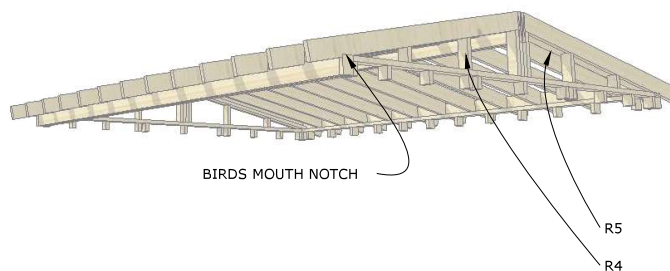
PROJECT

**ROOF PLAN &
SECTIONS**

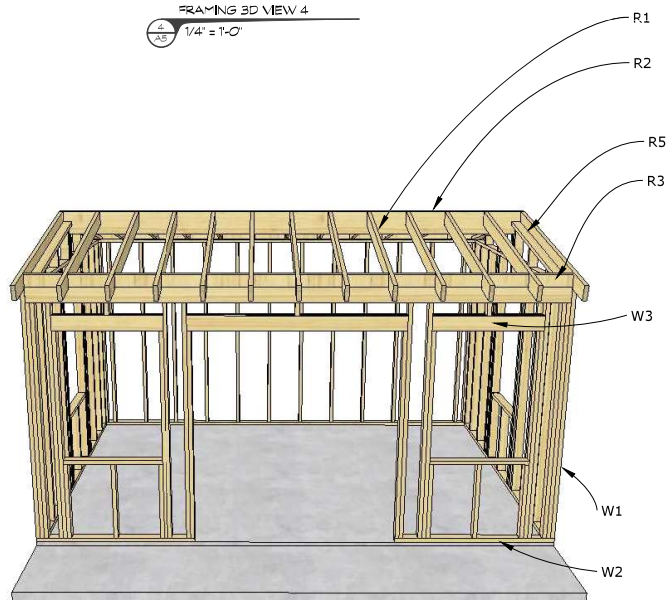
A4



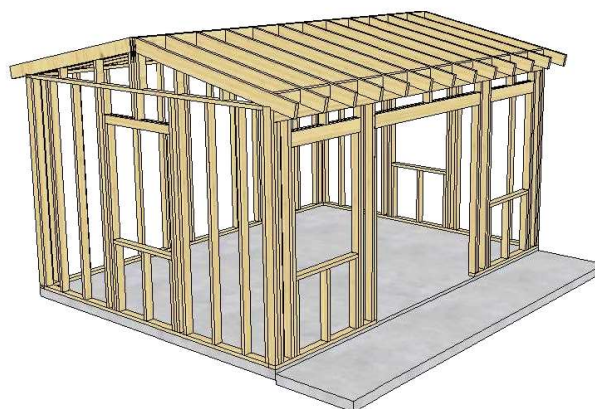
FRAMING 3D VIEW 4
1/4" = 1'-0"



FRAMING 3D VIEW 3
1/4" = 1'-0"



FRAMING 3D VIEW 2
1/4" = 1'-0"



FRAMING 3D VIEW 1
1/4" = 1'-0"



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**FRAMING 3D &
MATERIAL LIST**

A5

