

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet
Item-4**

DATE: Monday August 08, 2022

CASE NUMBER: C15-2022-0046

☐ - ☐ Thomas Ates OUT
☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Barbara McArthur
☐ Y ☐ Ryan Nill
☐ Y ☐ Darryl Pruett
☐ Y ☐ Agustina Rodriguez
☐ A ☐ Richard Smith ABSTAINED
☐ - ☐ Michael Von Ohlen OUT
☐ - ☐ Nicholl Wade OUT
☐ - ☐ Kelly Blume (Alternate)
☐ - ☐ Carrie Waller (Alternate)
☐ Y ☐ Marcel Gutierrez-Garza (Alternate)

APPLICANT: Ricca Keepers

OWNER: Leslie Socha

ADDRESS: 1101 QUAKER RIDGE DR

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 Street Side Yard Setback from 15 feet (required) to 10 feet (requested), in order to erect an addition above the garage in a "SF-2", Single-Family zoning district.

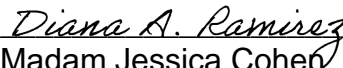
BOARD'S DECISION: BOA meeting Aug 8, 2022 Due to lack of board members applicant requests to postpone, Chair Jessica Cohen motions to postpone to September 12, 2022; Board member Melissa Hawthorne second on 8-0-1 vote (Board member Richard Smith abstained); POSTPONED TO September 12, 2022.

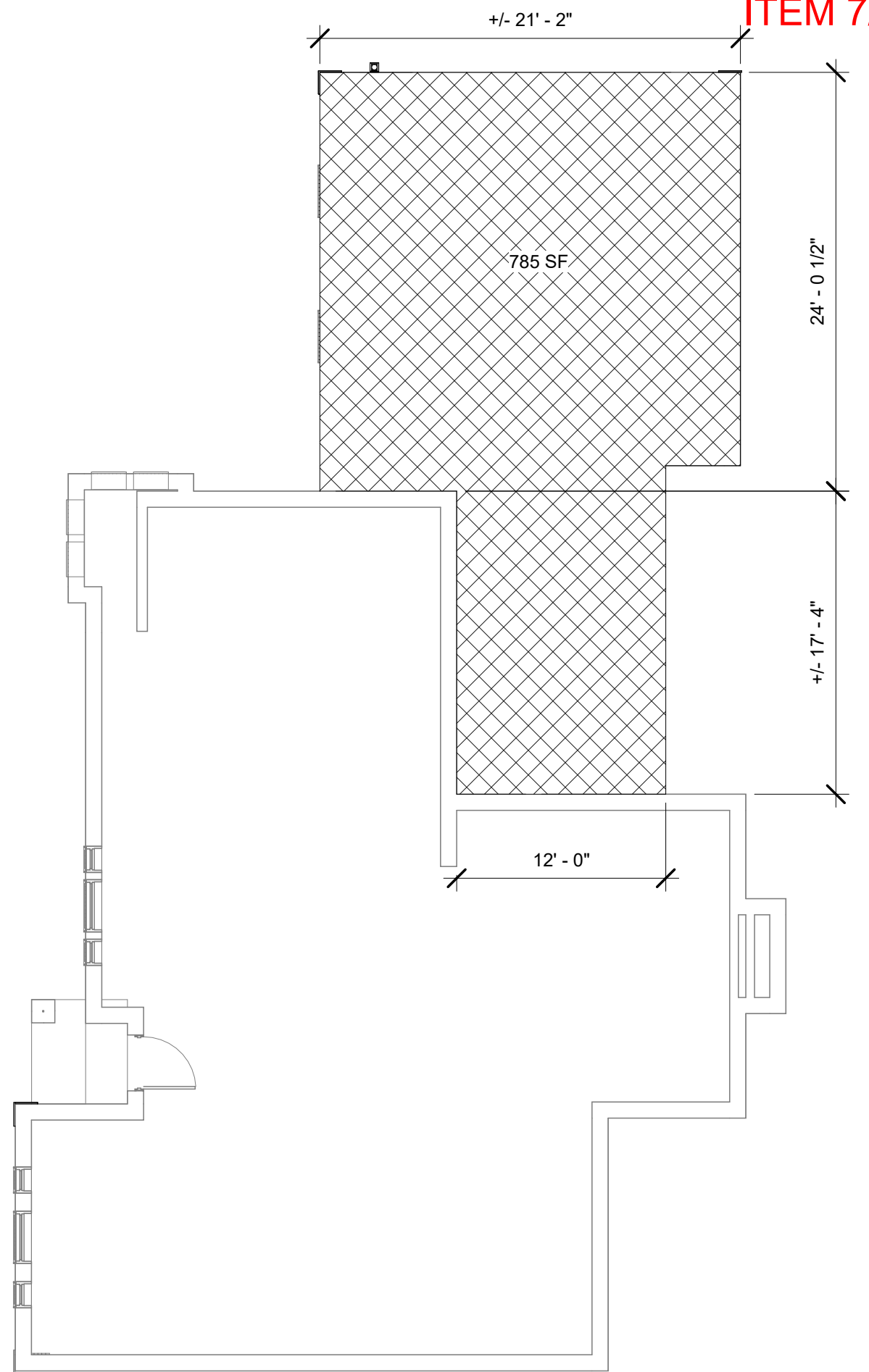
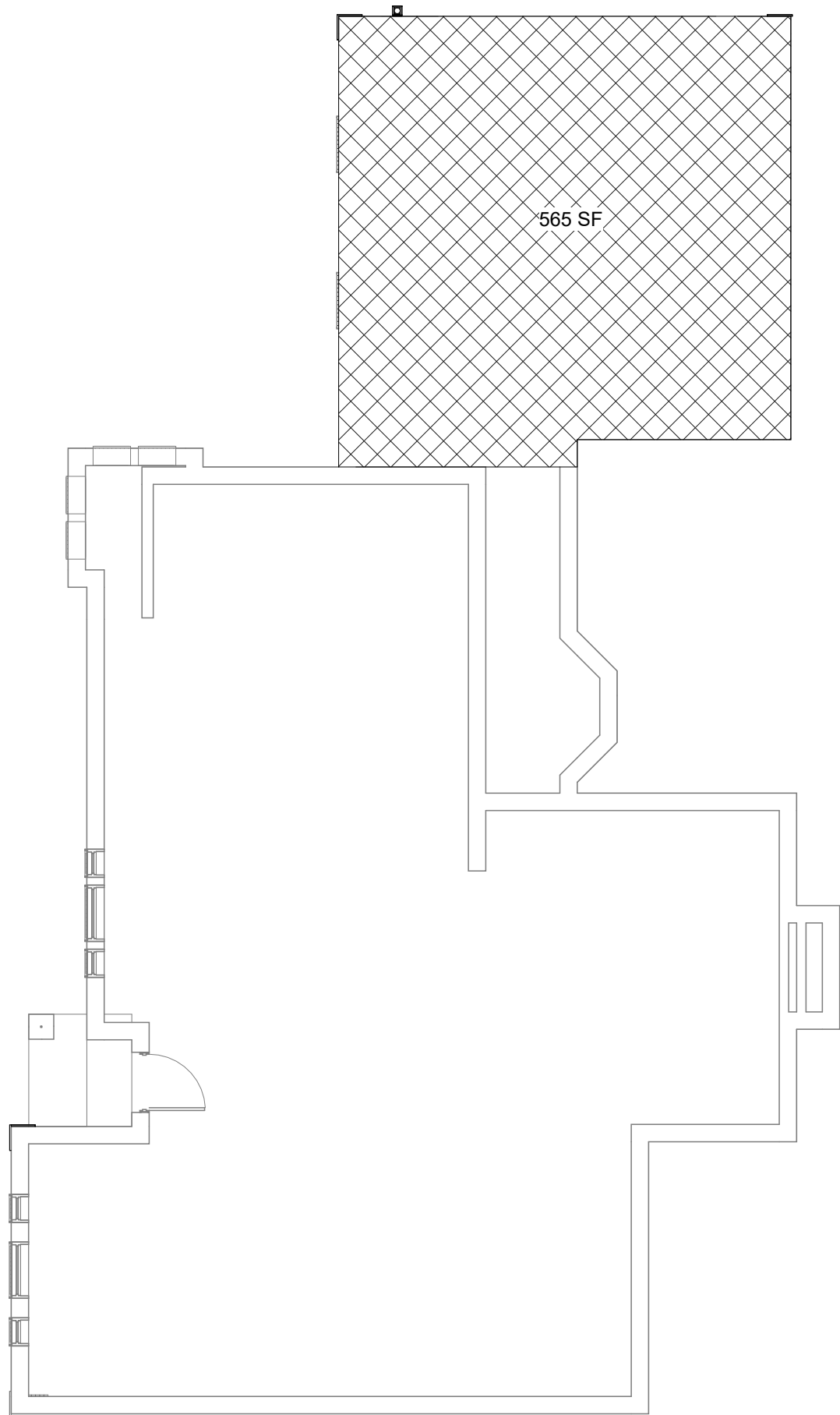
FINDING:

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

 for
Madam Jessica Cohen
Madam Chair



ITEM 7/3





BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2022-0046**BOA DATE:** August 8th, 2022**ADDRESS:** 1101 Quaker Ridge Dr**COUNCIL DISTRICT:** 8**OWNER:** Leslie Socha**AGENT:** Ricca Keepers**ZONING:** SF-2**LEGAL DESCRIPTION:** LOT 19 BLK N HILLS OF LOST CREEK SEC 4 PHS A THE**VARIANCE REQUEST:** decrease the minimum Street Side Yard Setback from 15 feet to 10 feet.**SUMMARY:** erect an addition above the garage.**ISSUES:** corner lot, PUE, and location of trees

	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>	P	Public
<i>West</i>	SF-2	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

City of Rollingwood

Friends of Austin Neighborhoods

Lost Creek Neighborhood Association

Neighborhood Empowerment Foundation

Save Our Springs Alliance

Sierra Club, Austin Regional Group

TNR – BCP Travis County Natural Resources



July 25, 2022

Ricca Keepers
3712 Apple Vista Circle
Pflugerville, TX 78660

Property Description: LOT 19 BLK N HILLS OF LOST CREEK SEC 4 PHS A THE

Re: C15-2022-0046

Dear Ricca,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-3-153 at 1101 Quaker Ridge Dr.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

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

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881
Cody.Shook@austinenergy.com



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

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 # **C15-2022-0046** ROW # **12923343** Tax # **0113250513**

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____ **Council District: 8**

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:

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:

Hardship

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:

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:

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: Ricca Keepers Date: 04/25/2022

Applicant Name (typed or printed): Ricca Keepers

Applicant Mailing Address: 3712 Apple Vista Circle

City: Pflugerville State: TX Zip: 78660

Phone (will be public information): 5125205388

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: Leslie Socha Date: _____
Leslie Socha (Apr 25, 2022 16:37 CDT)

Owner Name (typed or printed): Leslie Socha

Owner Mailing Address: 1101 Quaker Ridge Dr.

City: Austin State: TX Zip: 78746

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Ricca Keepers

Agent Mailing Address: 3712 Apple Vista Circle

City: Pflugerville State: TX Zip: 78660

Phone (will be public information): 5125205388

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).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 54°25' E	90°00'
C2	15.00'	23.56'	21.21'	N 53°43'04" E	90°00'00"

TREE TAG NO.#	DIAMETER	DESCRIPTION
1001	25"	OAK
1002	21"	ELM
1003	23"	OAK
1004	8"	ELM
1005	10"	ELM
1006	11"	ELM
1007	19"	OAK

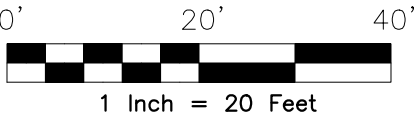
TREE TAG NO.#	FULL CRZ	1/2 CRZ	1/4 CRZ
1001	25'	12.5'	6.25'
1002	21'	10.5'	5.25'
1003	23'	11.5'	5.75'
1004	8'	4'	2'
1005	10'	5'	2.5'
1006	11'	5.5'	2.75'
1007	19'	9.5'	4.75'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND MAG NAIL
- WATER METER
- ELECTRIC METER
- GAS METER
- MAILBOX
- SIGN
- TREES AS LABELED
- RECORDED ON PLAT
- FIELD MEASURED

GRAPHIC SCALE



At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48453C 0440 J effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____ and _____

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: LESLIE SOCHA & JEFFREY SOCHA
Address: 1101 QUAKER RIDGE DR., AUSTIN, TX 78746 GF No. ---

Legal Description of the Land:
LOT 19, BLOCK N, OF THE HILLS OF LOST CREEK, SECTION FOUR, PHASE A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED AS VOLUME 83, PAGES 15-17, OF THE PLAT RECORDED OF TRAVIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 83, PAGES 15-17, PLAT RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

"TREE" SURVEY

JOB NO.:	2202087005	NO.		REVISION		DATE	
DATE:	03/14/22						
DRAWN BY:	JD/SAT						
APPROVED BY:	RJR						(PREVIOUS JOB NO. 2201086147)



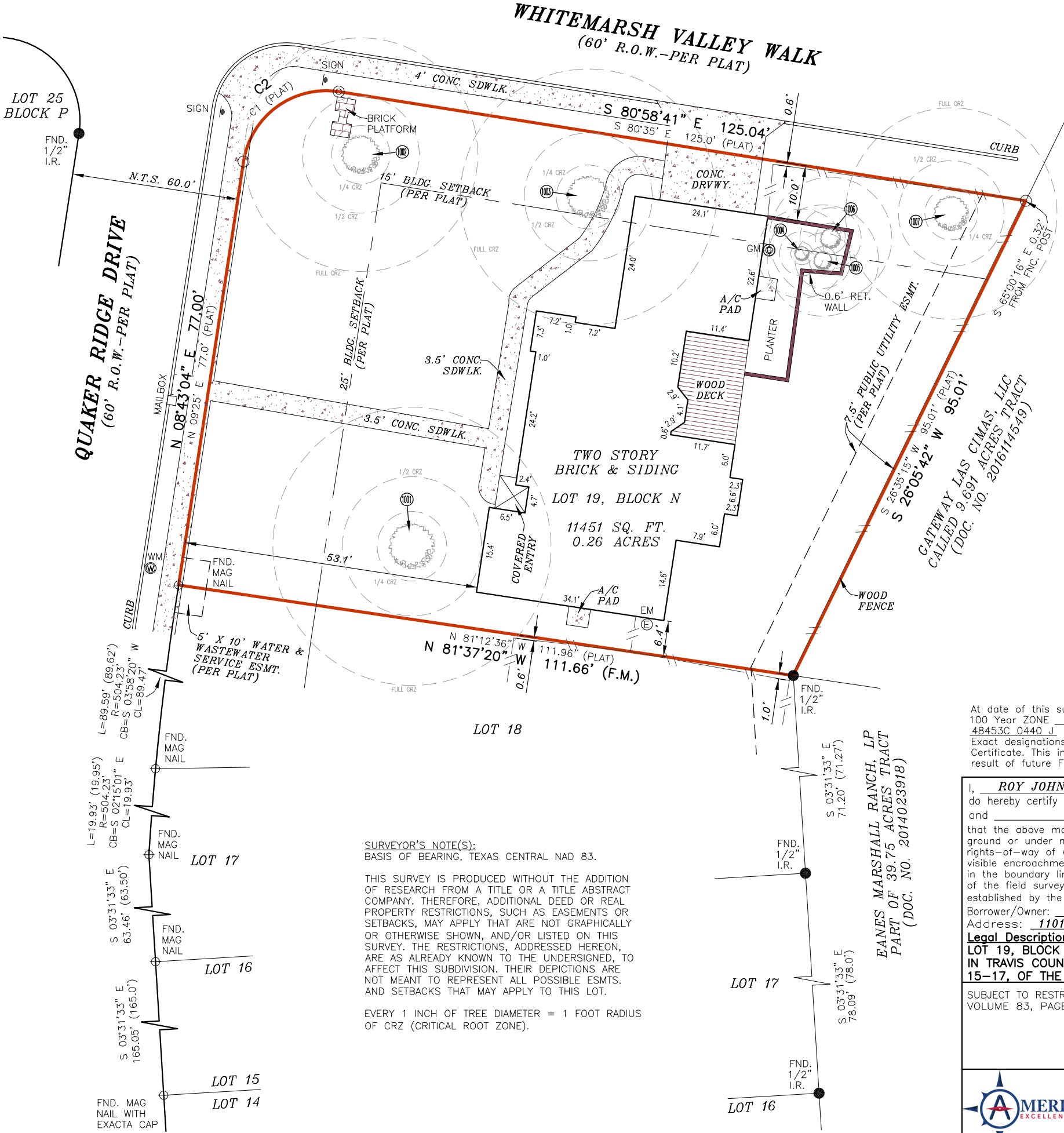
Roy Ronnfeldt

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

EVERY 1 INCH OF TREE DIAMETER = 1 FOOT RADIUS OF CRZ (CRITICAL ROOT ZONE).





ITEM 7/13

Keith Brown

Austin Tree Experts

ISA Board Certified Master Arborist TX-0985B

www.AustinTreeExperts.com


(512) 996-9100

Tree Condition Assessment Arborist Report

Date	
Project Name	
Address	
City, State Zip	
Introduction	

Tree Condition Information - # 1

Trees

Tag Species and DBH	
Tree Description	
photo 1	
photo 1 description	

Tree Condition Assessment

photo 2



photo 2 description

Tree Condition Information - # 2

Trees

Tag Species and DBH	
Tree Description	

Tree Condition Assessment

photo 1



Tree Condition Information - # 3

Trees

Tag Species and DBH	
Tree Description	



ITEM 7/16

Keith Brown

Austin Tree Experts

ISA Board Certified Master Arborist TX-0985B

www.AustinTreeExperts.com

(512) 996-9100

Tree Condition Assessment

photo 1



Tree Condition Assessment

photo 2



photo 2 description

Tree Condition Information - # 4

Trees

Tag Species and DBH	
Tree Description	

Tree Condition Information - # 5

Tree Condition Assessment Trees

Tag Species and DBH	
Tree Description	
photo 1	