

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2023-0035

BOA DATE: August 14th, 2023

ADDRESS: 8003 Parkdale Dr

COUNCIL DISTRICT: 7

OWNER: Melissa Maynard

AGENT: Tisha Ritta

ZONING: SF-2

LEGAL DESCRIPTION: LOT 14A BLK N ALLANDALE PLACE SEC 1

VARIANCE REQUEST: decrease the minimum front yard setback from 25 feet to 17 feet.

SUMMARY: maintain a Carport

ISSUES: layout of house prevents it from being placed elsewhere

	ZONING	LAND USES
<i>Site</i>	SF-2	Single-Family
<i>North</i>	SF-2	Single-Family
<i>South</i>	SF-3	Single-Family
<i>East</i>	SF-2	Single-Family
<i>West</i>	SF-2	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Friends of North Shoal Creek
 Homeless Neighborhood Association
 NW Austin Neighbors
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 North Shoal Creek Neighborhood Assn.
 North Shoal Creek Neighborhood Plan Contact Team
 SELTexas
 Shoal Creek Conservancy



July 26, 2023

Tisha Ritta
14114 McCoy Loop
Austin TX, 78717

Property Description: LOT 14A BLK N ALLANDALE PLACE SEC 1

Re: C15-2023-0035

Dear Tisha,

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 25-2-492 at 8003 Parkdale 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 # **C15-2023-0035** ROW # **13171244** Tax # **0240050919**

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____ Council District: **7**

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: Tisha Ritta Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

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: Melissa Maynard 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).

Additional Space (continued)

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

LEGEND

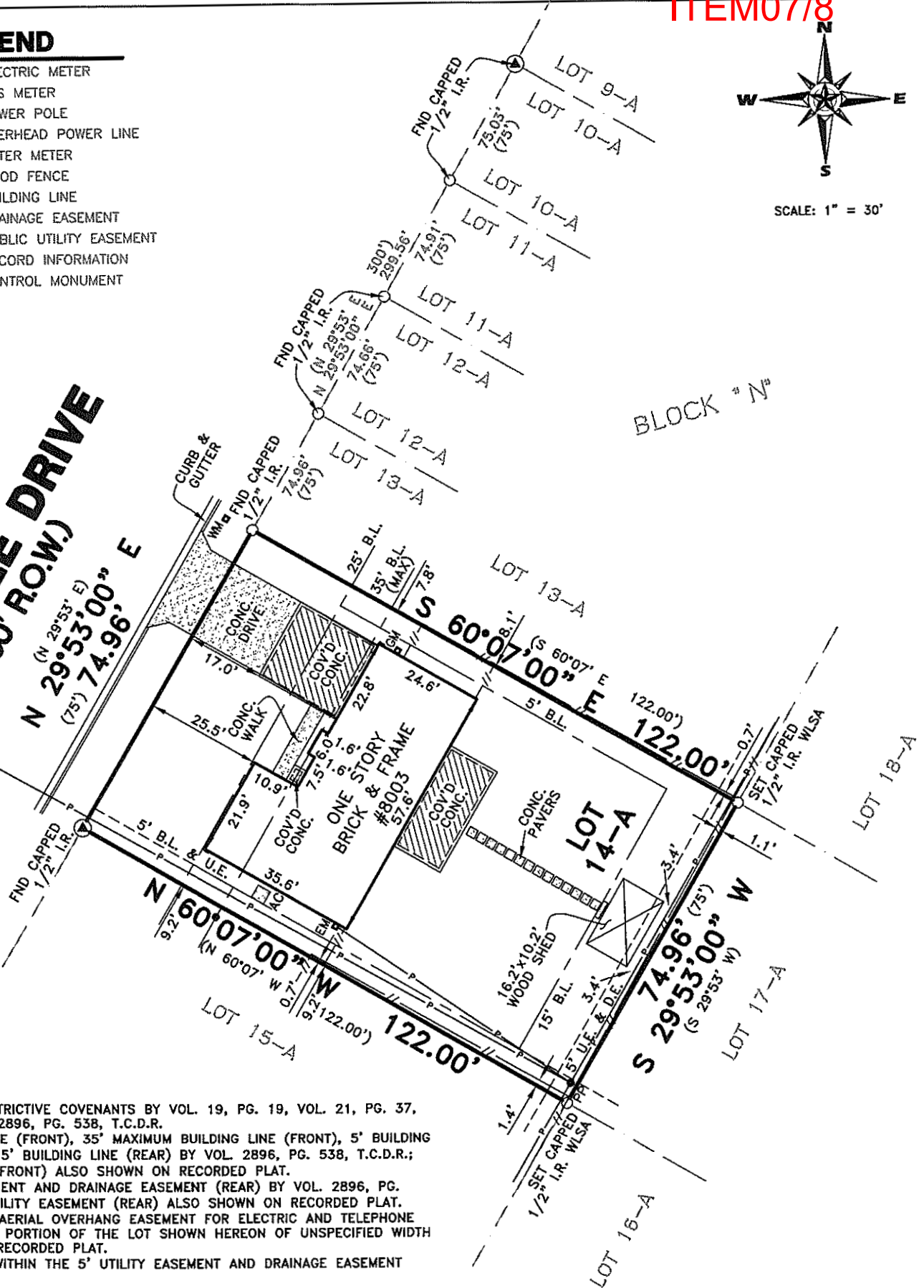
- EM - ELECTRIC METER
- GM - GAS METER
- PP - POWER POLE
- P - OVERHEAD POWER LINE
- WM - WATER METER
- // - WOOD FENCE
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- () - RECORD INFORMATION
- ⊙ - CONTROL MONUMENT



SCALE: 1" = 30'

PARKDALE DRIVE
(50' R.O.W.)

N 29°53'00" E
(75') 74.96'



NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 19, PG. 19, VOL. 21, PG. 37, T.C.P.R., AND VOL. 2896, PG. 538, T.C.D.R.
- 2) 25' BUILDING LINE (FRONT), 35' MAXIMUM BUILDING LINE (FRONT), 5' BUILDING LINE (SIDES), AND 15' BUILDING LINE (REAR) BY VOL. 2896, PG. 538, T.C.D.R.; 25' BUILDING LINE (FRONT) ALSO SHOWN ON RECORDED PLAT.
- 3) 5' UTILITY EASEMENT AND DRAINAGE EASEMENT (REAR) BY VOL. 2896, PG. 538, T.C.D.R.; 5' UTILITY EASEMENT (REAR) ALSO SHOWN ON RECORDED PLAT.
- 4) SUBJECT TO AN AERIAL OVERHANG EASEMENT FOR ELECTRIC AND TELEPHONE LINES ON THE REAR PORTION OF THE LOT SHOWN HEREON OF UNSPECIFIED WIDTH AS NOTED ON THE RECORDED PLAT.
- 5) WOOD SHED IS WITHIN THE 5' UTILITY EASEMENT AND DRAINAGE EASEMENT (REAR) AS SHOWN.
- 6) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. ATA-92-1709922201092L

SURVEY OF

LOT 14-A, BLOCK "N", ALLANDALE PLACE SEC. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 21, PAGE 37, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0455 J, REVISED JANUARY 06, 2016. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER MELISSA ELYSE MAYNARD

LENDER CO. PROSPERITY BANK

ADDRESS 8003 PARKDALE DRIVE

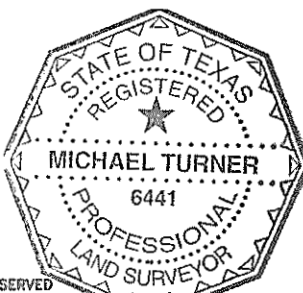
TITLE CO. AUSTIN TITLE



Windrose Land Services - Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744

TEL. (512) 326-2770 FAX (512) 326-2770

COPYRIGHT 2022 WINDROSE LAND SERVICES - AUSTIN, ALL RIGHTS RESERVED



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.

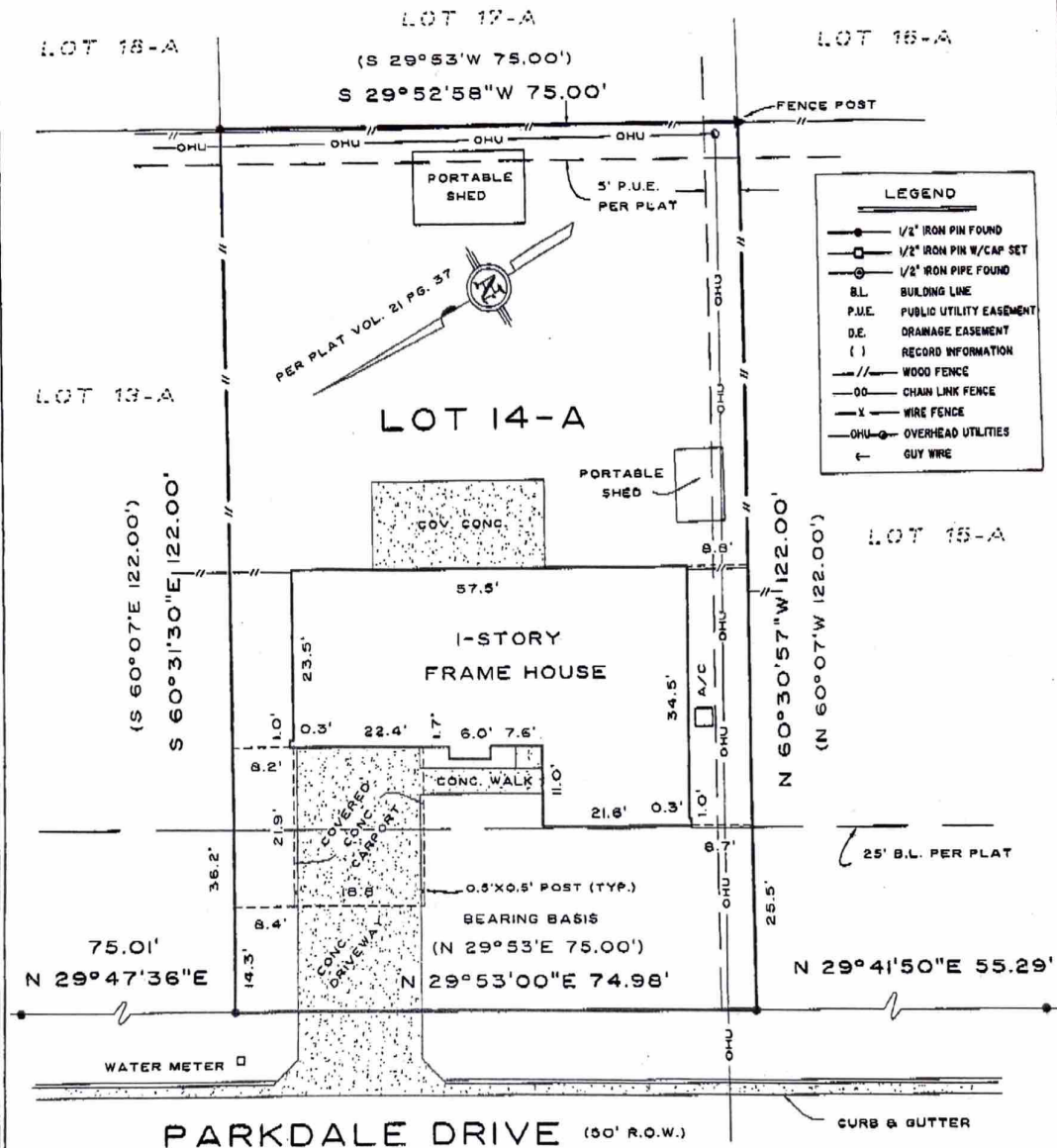
[Signature] 12/15/22
FIRM REGISTRATION NO. 10110406

FIELD WORK	12/13/22	GW	DRAFTED BY	12/15/22	JC	CHECKED BY	12/15/22	MT
REVISION	-	-	-	-	-	MAPSCO PAGE	-	JOB NO.
REVISION	-	-	-	-	-	525 F	-	42153

SURVEY PLAT OF: 8003 PARKVIEW DRIVE, AUSTIN, TEXAS. 78757.

LEGAL DESCRIPTION: LOT 14A, BLOCK N, A RESUBDIVISION OF NORTHTOWN WEST, SECTION 3, TO BE KNOWN AS ALLANDALE PLACE SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 21, PAGE 37, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

REFERENCE: ROBERT WISIAN



This survey was performed without the benefit of a current title commitment, additional easements, not shown hereon, may affect this lot.

Restrictive Covenants recorded in Volume 21, Page 37, Plat Records of Travis County, Texas, Volume 2896, Page 538, Deed Records, Travis County, Texas, affect this lot.

Aerial overhang easement to serve houses is reserved as needed per plat recorded in Volume 21, Page 37, Plat Records, Travis County, Texas, affects this lot.

This property is in Zone "X" of the F.E.M.A. Flood Insurance Rate Map for Travis County, Texas. Community Panel No. 480624 0160 E, Dated June 16th, 1993.

TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO ROBERT WISIAN

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and to the best of his information, knowledge and belief is correct, and that there are no discrepancies, conflicts, shortage in area, visible utility line or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

COPYRIGHT 2006 POINT-LINE SERVICES, INC.

Use of this survey for any other purpose or other parties shall be at their risk and undersigned is not responsible to others for any loss resulting therefrom.

Dated this the 31st day of July, 2006

Job No. 53110706

Scale: 1" = 20'

POINT-LINE SERVICES, INC.

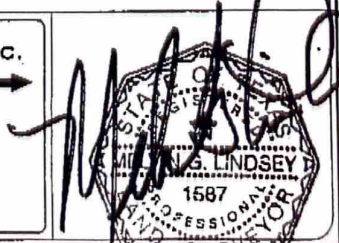
LAND & ENGINEERING SURVEYING

MELVIN LINDSEY, R.P.L.S. 1587

8200 CAMERON ROAD, SUITE 160

AUSTIN, TEXAS 78701

FAX(512)339-0407



TOTAL P.02



ITEM07/11



