

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2023-0036

BOA DATE: September 11th, 2023

ADDRESS: 806 W James St

COUNCIL DISTRICT: 9

OWNER: Kathy & Ross Wilson

AGENT: N/A

ZONING: SF-3-NP (Bouldin Creek NP)

LEGAL DESCRIPTION: LOT 4 BLK 6 SOUTH HEIGHTS

VARIANCE REQUEST: decrease the minimum lot width from 50 feet to 46 feet.

SUMMARY: erect a Single-Family residence

ISSUES: lot was platted at 46 feet.

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

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bouldin Creek Neighborhood Association
 Bouldin Creek Neighborhood Plan Contact Team
 Bouldin Creek Zoning Committee
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Perry Grip 614
 Preservation Austin
 SELTexas
 South Central Coalition



August 30, 2023

Kathy & Ross Wilson
806 W James St
Austin TX, 78704

Property Description: LOT 4 BLK 6 SOUTH HEIGHTS

Re: C15-2023-0036

Dear Kathy & Ross,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance from LDC Section 25-2-492 at 806 W James St.

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 III

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 # **C15-2023-0036** ROW # **13187241** Tax # **0101010612**

Section 1: Applicant Statement

Street Address: 806 W. James St. Austin, TX 78704

Subdivision Legal Description:

LOT 4 BLK 6 SOUTH HEIGHTS

Lot(s): 4 Block(s): 6

Outlot: South Heights Division: _____

Zoning District: SF-3 NP (Bouldin Creek NP)

Council District: 9

I/We Ross & Kathy Wilson on behalf of myself/ourselves as

authorized agent for Ross & Kathy Wilson affirm that on

Month July, Day 20, Year 2023, 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: Wood framed residence

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

LDC Section 25-2-492 Site Development Regulations for a SF-3 lot minimum interior lot width is 50' (required) to 46' (requested).

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 can't build a single family residence onsite, which is allowed in the applicable zoning district.
That use is consistent with the adjacent properties and area.

Hardship

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

The lot as plated is 46 ft wide and does not allow for reasonable use of the property.
Under current regulations the property cannot be developed under SF-3 zoning requirements for a single family residence.

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

It is not general to the area because there are lots of varying width, some of which meet SF-3 zoning standards in the area.

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:

Use is consistent with adjacent properties and allowed within the applicable zoning district.

The new structure will meet all other applicable land development and building regulations.

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: K Wilson Date: 07/20/2023

Applicant Name (typed or printed): Kathy & Ross Wilson

Applicant Mailing Address: 811 Christopher St.

City: Austin State: TX 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: K Wilson Date: 07/01/2023

Owner Name (typed or printed): Kathy and Ross Wilson

Owner Mailing Address: 811 Christopher St.

City: Austin State: TX Zip: 78704

Phone (will be public information): (██████████)

Email (optional – will be public information): ██████████

Section 5: Agent Information

Agent Name: Kathy and Ross Wilson

Agent Mailing Address: 811 Christopher St

City: Austin State: TX Zip: 78704

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).

AS-BUILT, TOPOGRAPHIC AND TREE
LOCATION SURVEY

ITEM03/7
ATS Job # 19101014s

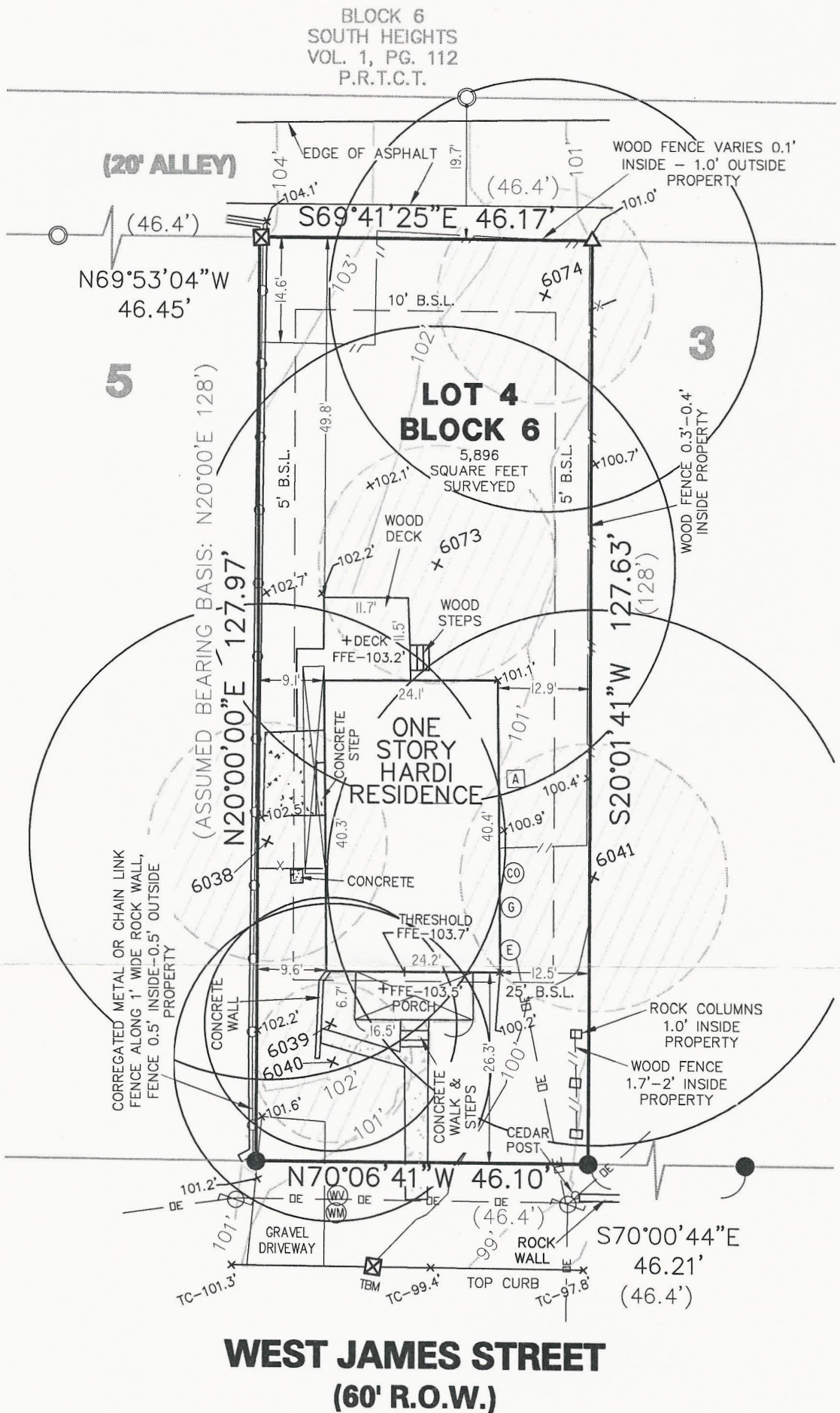
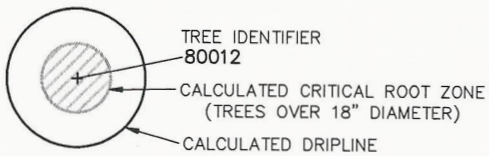
Reference: Wilson Address: 806 West James Street, Austin, Texas
Lot 4, Block 6, SOUTH HEIGHTS, an addition to the City of Austin, Travis County, Texas,
according to the map or plat as recorded in Vol. 1, Pg. 112, Plat Records, Travis County,
Texas.

SCALE: 1"=20'

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
△	CALCULATED POINT
○	1/2" (I.D.) IRON PIPE FOUND
⊠	"X" INSCRIBED IN WALL FOUND
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION
▨	COVERED AREA
○	CHAINLINK FENCE
—	WOOD FENCE
—X—	WIRE FENCE
▨	CONCRETE
A	AIR CONDITIONER ON TEMPORARY PAD
G	GAS METER
E	ELECTRIC METER
CO	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE
—P—	POWER POLE
—OE—	OVERHEAD ELECTRIC LINE
⊠	TEMPORARY BENCHMARK: BOX OUT IN TOP CURB, RELATIVE ELEVATION=100.00'
X100.5'	SPOT ELEVATION— NATURAL GROUND UNLESS NOTED (RELATIVE BASIS)
FFE	FINISHED FLOOR ELEVATION (RELATIVE BASIS)
TC	TOP CURB (RELATIVE BASIS)
103'	1' CONTOUR INTERVALS (RELATIVE BASIS)
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6038	LIVE OAK 33
6039	LIVE OAK 17.5
6040	LIVE OAK 22
6041	LIVE OAK 37
6073	LIVE OAK 33
6074	LIVE OAK 21-18

GRAPHIC REPRESENTATION OF TREE DRIPLINE:
EXAMPLE: A TRIPLE STEM TREE WITH STEMS
10", 8", 6" SHALL RENDER A GRAPHICAL
RADIUS OF 10 + (8/2) + (6/2) = 17' FEET



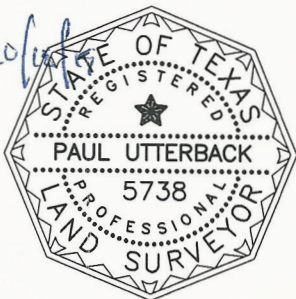
Notes:

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Property is zoned SF-3-NP per City of Austin GIS Development Webmap. Building Setback lines shall be in conformance with City of Austin Zoning requirements.

IMPERVIOUS COVER TABLE	
LOT AREA:	5,896 SQ. FT.
FOUNDATION AREA:	973 SQ. FT. 16.5 %
FLATWORK AREA:	273 SQ. FT. 4.6 %
COVERED OVERHANG AREA:	82 SQ. FT. 1.4 %
UNCOVERED WOOD DECK:	83 SQ. FT. 1.4 %
TOTAL CONCRETE AREA:	1,411 SQ. FT. 23.9 %

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon;
that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments,
overlapping of improvements, easements or right-of-way, except as shown; that said property has access to
and from a public roadway; and that this plat is an accurate representation of the property to the best of
my knowledge.

Paul Utterback, RPLS No. 5738
Client: Wilson, Ross
Date of Field Work: 10/15/19
Field: ECarlson
Tech: MBolton
Date Drawn: 10/16/19
Path: Projects\BULK\S-Z\WestJamesSt806\Production\DWGs\Design_806WestJamesSt_191016.dwg



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