

BOA SPECIAL EXCEPTION COVERSHEET

CASE: C15-2023-0038

BOA DATE: September 11th, 2023

ADDRESS: 4207 Cat Mountain Dr

COUNCIL DISTRICT: 10

OWNER: Kara Salmanson

AGENT: Dennis Gross

ZONING: SF-3

LEGAL DESCRIPTION: LOT 14A BLK W * AMENDED LOT 14 & 26 BLK W OF NORTHWEST HILLS CAT MOUNTAIN SECTION AMENDED NORTHWEST HILLS SEC 12

VARIANCE REQUEST: a) decrease the minimum interior side yards setbacks from 5 feet to 0 feet
and

b) decrease the minimum rear yard setback from 10 feet to 0 feet

SUMMARY: maintain deck on interior sides and rear setbacks

ISSUES: Special Exception -built approx. 28 years ago.

	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:

2222 Coalition of Neighborhood Associations, Inc.

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bull Creek Foundation

Cat Mountain Homeowners Assn.

Friends of Austin Neighborhoods

Long Canyon Phase II & III Homeowners Assn Inc.

NW Austin Neighbors

Neighborhood Empowerment Foundation

Northwest Austin Civic Association

SELTexas

TNR BCP – Travis County Natural Resources



August 30, 2023

Kara Salmanson
4207 Cat Mountain Dr
Austin TX, 78731

Property Description: LOT 14A BLK W * AMENDED LOT 14 & 26 BLK W OF NORTHWEST HILLS CAT MOUNTAIN SECTION AMENDED NORTHWEST HILLS SEC 12

Re: C15-2023-0038

Dear Kara,

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 4207 Cat Mountain 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 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

SPECIAL EXCEPTION

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 # **C15-2023-0038** ROW # **13191131** Tax # **0136070216**

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____ Council District: **10**

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:

Special Exemption

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: 

Date: 6/11/2023

Applicant Name (typed or printed): Kara Salmanson

Applicant Mailing Address: 4207 Cat Mountain Dr

City: Austin

State: TX


Zip: 78731

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: 6/11/2023

Owner Name (typed or printed): Kara Salmanson

Owner Mailing Address: 4207 Cat Mountain Dr

City: Austin

State: TX

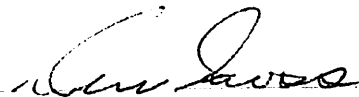
Zip: 78731

Phone (will be public information): 

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Dennis Gross c/o Castle Crafters, LLC



Agent Mailing Address: PO Box 28722

City: Austin

State: TX

Zip: 78755

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).

Requested special exception meets criteria outlined in 25-2-476. Deck structure was in place when owner acquired home. Has been in place over 30 years, since 1985, and is similar to adjacent properties. Structure has no impact on adjacent properties, which have similar deck structures.

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.

OF LOT 14-A, BLOCK "W",
AMENDED PLAT OF LOT 14, BLOCK W, NORTHWEST HILLS
CAT MOUNTAIN SECTION AMENDED PLAT
AND LOT 26, BLOCK W, NORTHWEST HILLS SECTION 12 SUBDIVISION
VOLUME 87, PAGE 189A
PLAT RECORDS, TRAVIS COUNTY, TX



Tag No.	Type	Trunk
3000	PALM	25 "
3001	CREPE MYRTLE	8 "
3002	LIGUSTRUM	16 "
3004	CHINQUAPIN OAK	11.5" X
3005	CREPE MYRTLE	9 "
3006	CREPE MYRTLE	9 "
3007	HACKBERRY	20 "

TOTAL BUILDING COVERAGE:	3357
DRIVEWAY:	2073
COVERED ENTRY:	180
UNCOVERED WOOD DECK (@50%):	1104
CONCRETE FLAT WORK AND BRICKS:	583
RETAINING WALLS:	89
TOTAL SITE COVERAGE:	7386

GENERAL NOTES:

- THIS PROPERTY IS SUBJECT TO ANY AND ALL
RECORDED AND UNRECORDED EASEMENTS. SURVEYOR
HAS MADE NO INVESTIGATION FOR EASEMENTS OF
RIGHT, ENCUMBRANCES, RESTRICTIVE COVENANTS
OR OWNERSHIP TITLE EVIDENCE.
THIS SURVEY ONLY SHOWS ABOVE GROUND
IMPROVEMENTS
SUBJECT TO APPLICABLE DEVELOPMENT CODES
AND ZONING ORDINANCES.
DO NOT OFFER TO DIFFERENT BUILDING PRACTICES. BUILDING
DIMENSIONS ARE APPROXIMATE.
ANY UTILITIES SHOWN HEREON MAY BE
UNREGISTERED FOR GRAPHIC REPRESENTATION ONLY.
OWNERSHIP DEED RECORDED IN DOCUMENT NO.
12121075658. TRAVIS COUNTY RECORDS
THIS SURVEY IS TO BE VERIFIED BY CERTIFIED ARBORIST

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN U.S. SURVEY FEET (GRID).

I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

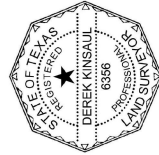
DATE OF LAST FIELD WORK: MAY 28, 2021

DEREK KINSAULT RPI S NO 8358 JULY 11 2021

DRAWN BY: M TAYLOR
REVIEWED BY: DJK

FIELD CREW: JK

REVISION #:



PROJECT NO. 21-0170
#207 CAT MOUNTAIN DRIVE
AUSTIN, TX 78731



INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8057



ITEM05/9

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2023-080706 BP

ISSUE DATE : 08/08/2023

BUILDING ADDRESS: 4207 CAT MOUNTAIN DR

LEGAL DESCRIPTION: LOT 14A BLK W * AMENDED LOT 14 & 26 BLK W OF NORTHWEST HILLS CAT MOUNTAIN SECTION AMENDED NORTHWEST HILLS SEC 12

PROPOSED OCCUPANCY:

R- 435 Renovations/Remodel Life Safety - Expired Permit Number: 1985 007093 BP

BUILDING GROUP/DIVISION:

SPRINKLER SYSTEM:

CODE YEAR:

CODE TYPE:

FIXED OCCUPANCY:

NON FIXED OCCUPANCY:

TYPE OF CONSTRUCTION:

CONTRACTOR: Gross Dennis Castle Crafters, L.L.C.

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER :



**For Todd Wilcox, Building
Official**


AUSTIN ENERGY

 Email: aebspaespa@austinenergy.com
☐ This project will require a temporary loop

☐ Design required*

*If AE Design is required, the Design must be complete, customer payment received, and the project given to AE Construction to schedule before BSPA approval. Submission must have Designer name, Design WR# in "Scope of work".

Building Service Planning Application (BSPA)

This form to be used for review of Residential Building Permits only.

The plot plan submitted to plan review must be the same plan submitted for Austin Energy review.

Any change to previously submitted plans requires AE review and re-approval.

This review DOES NOT include the electric service location or routing.

 Person Responsible for Request: Dennis Gross

 Email: [REDACTED]

 Project Address: 4207 Cat Mountain Dr

-OR-

Legal Description: _____ Lot: _____ Block: _____

 Who is your electrical provider? ☒ AE ☐ Other: _____

Scope of work must list ALL new construction, for it to be considered as part of this review (pool/spa, retaining walls, etc.). Anything not listed below is not considered in the review.

Scope of work: Application for life safety inspection of existing deck and pool only

No Structures, Pools, Retaining Walls or Customer Facilities are allowed in Easements

Structures added on existing lot with existing UG service shall not be located within 5ft of AE UG Conduit

Dennis Gross

BSPA Completed by (print name)

[REDACTED]
Phone

6-14-2023
[Signature]
BSPA Completed by (signature)

Date

AE Representative Use Only

APPROVED

By Karen Palacios at 6:31 am, Jun 23, 2023

SHEET
A1
1 OF 11

ITEM05/13

Google Maps 4020 Cat Mountain Dr



Imagery ©2023 CAPCOG, Maxar Technologies, Map data ©2023 Google 10 m

public-search-other?t_detail=1&t_selected_folderid=553080&t_selected_propertyid=193640

[Return to the first view](#)**FOLDER DETAILS**

Permit/Case: 1985-007003 BP
Reference File Name: 0512032
Description: Pvt Swimming Pool w/Reqd Enc Device & Deck
Sub Type: C- 329 Com Structures Other Than Bldg
Work Type: New
Project Name: 4207 Cat Mountain Drive A 00000
Status: Pending Permit
Application Date: May 20, 1985
Issued:
Expiration Date: Aug 29, 2007
Related Folder: [Yes](#)

FOLDER INFO

Description	Value
Has Smart Housing Been Approved?	No
Total New/Addition Bldg Square Footage	1361
Usage Category	329
Certificate of Occupancy to be Issued	No
Number of Units	1
Flood Plain	OK
Total Job Valuation	8000
Building Inspection	Yes
Driveway Inspection	No
Electric Inspection	No
Energy Inspection	No
Environmental Inspection	No
Fire Inspection	No
Health Inspection	No
Landscaping Inspection	No

- Special Events
- Assign Permit
- My Permits/Cases
- My Incomplete Applications
- My Bills
- My Licenses
- My Inspections
- My Easement Account
- My Reports
- My Profile
- My Notifications
- External Reviewers Search
- Web Help
- Login/Register
- Online Survey
- DevelopmentATX.com Home



4207 Cat Mountain Drive

C15-2023-0038

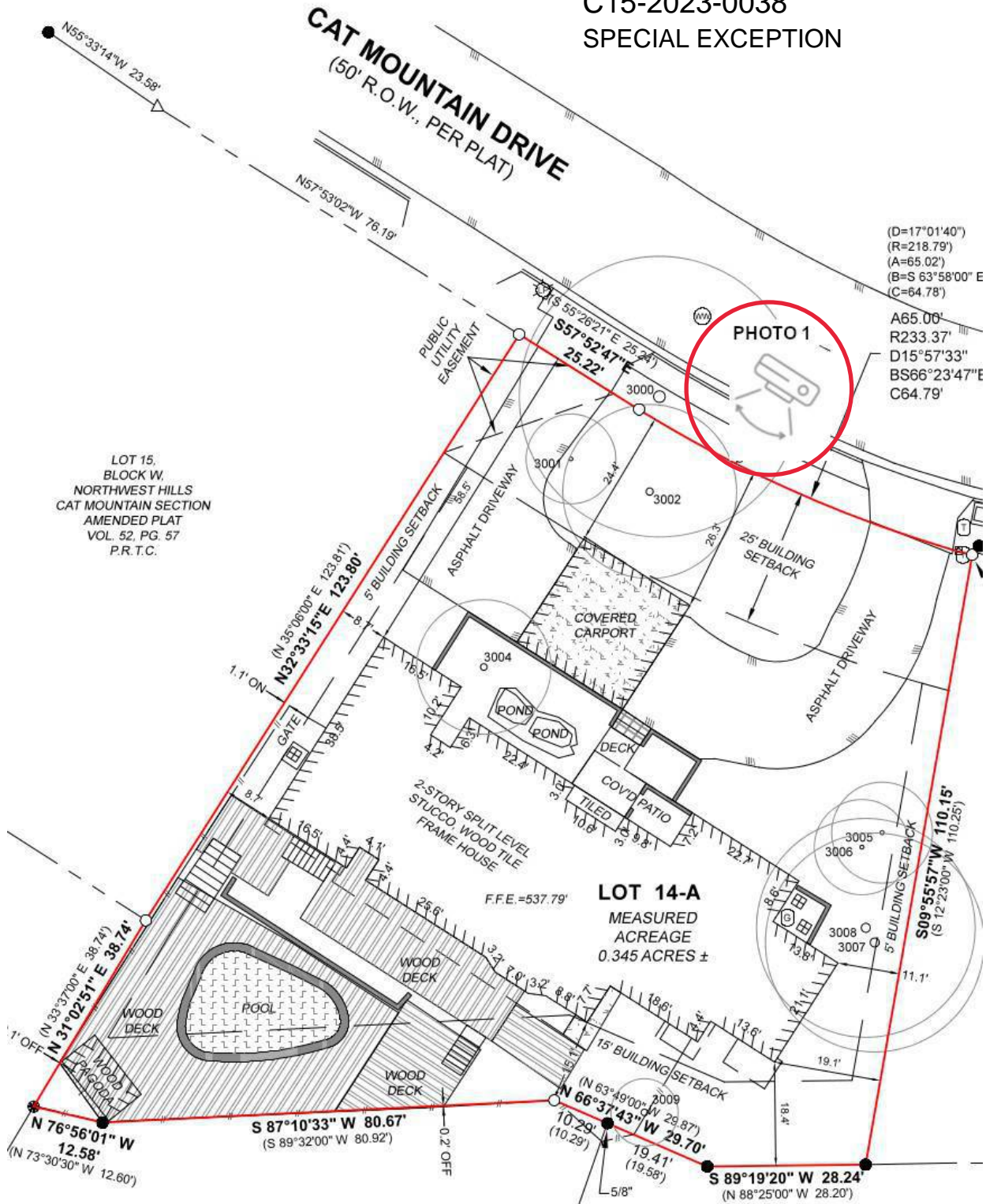
SPECIAL EXCEPTION

Supplemental Current Photos

September 11, 2023

SPECIAL EXCEPTION

ITEM05/16



C15-2023-0038 - Special Exception

Photo 1

4207 Cat Mountain Front Elevation

Deck and pool are not visible
from street or any neighbors



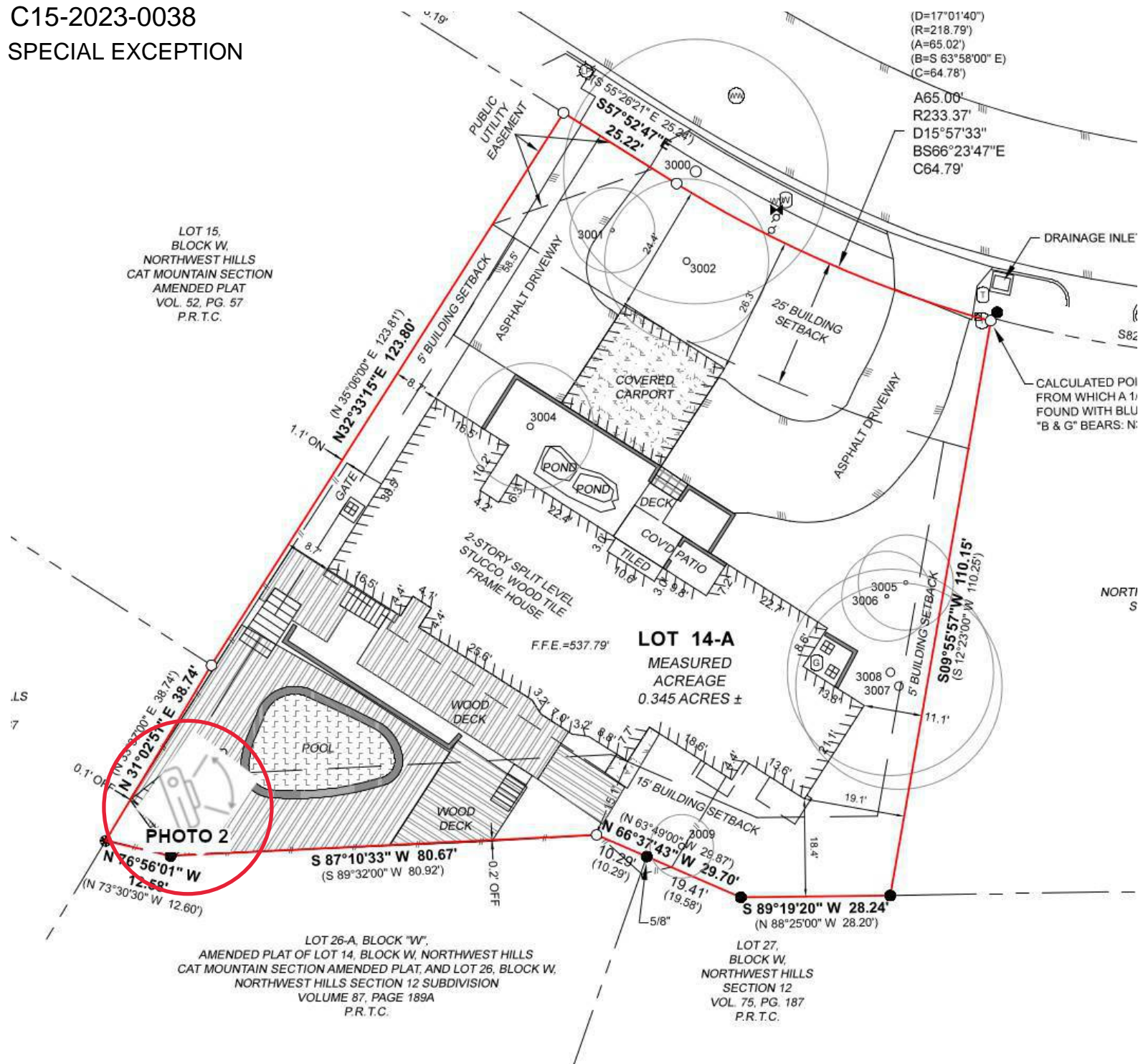
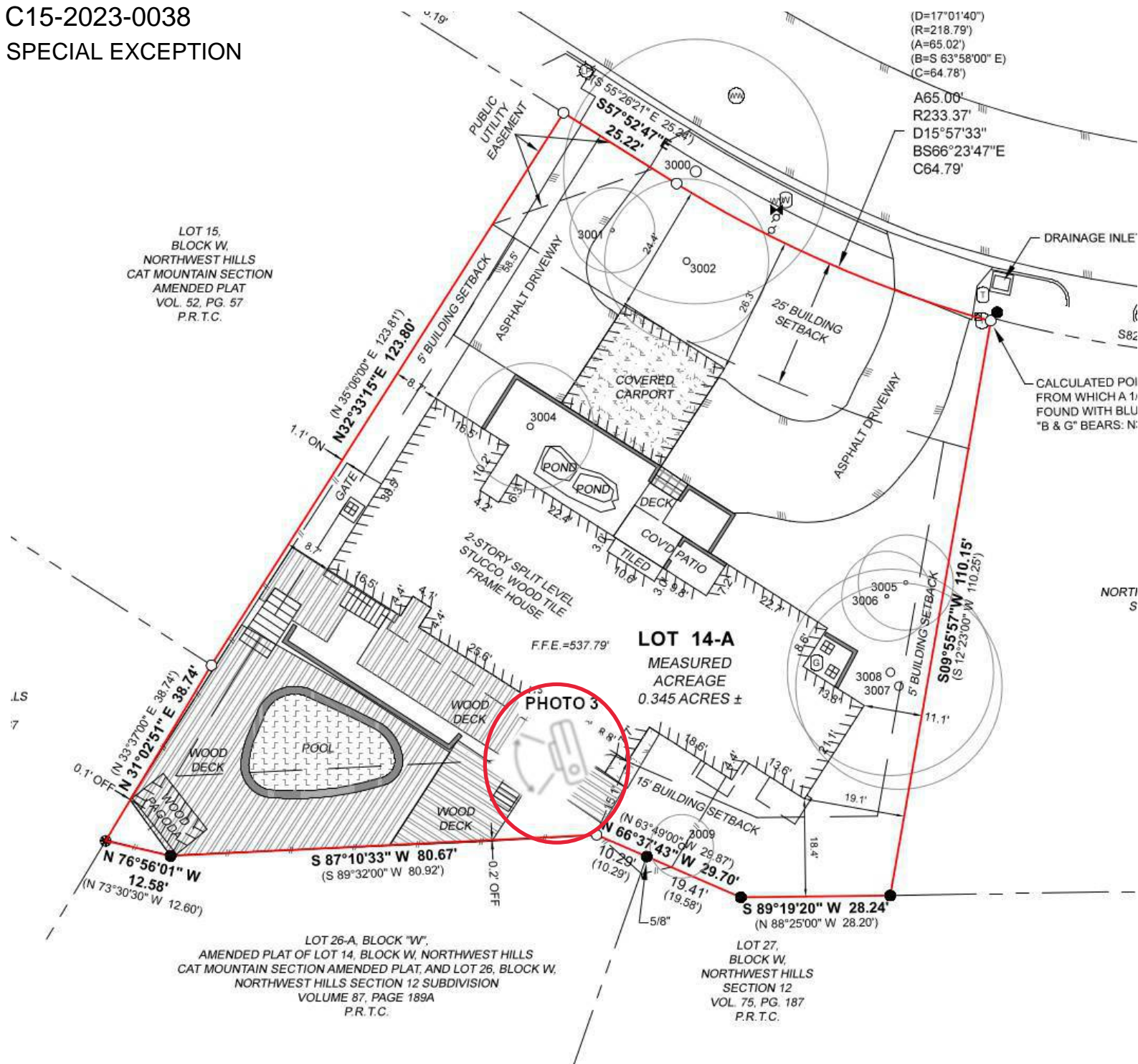


Photo 2

4207 Cat Mountain rear view



C15-2023-0038 - Special Exception

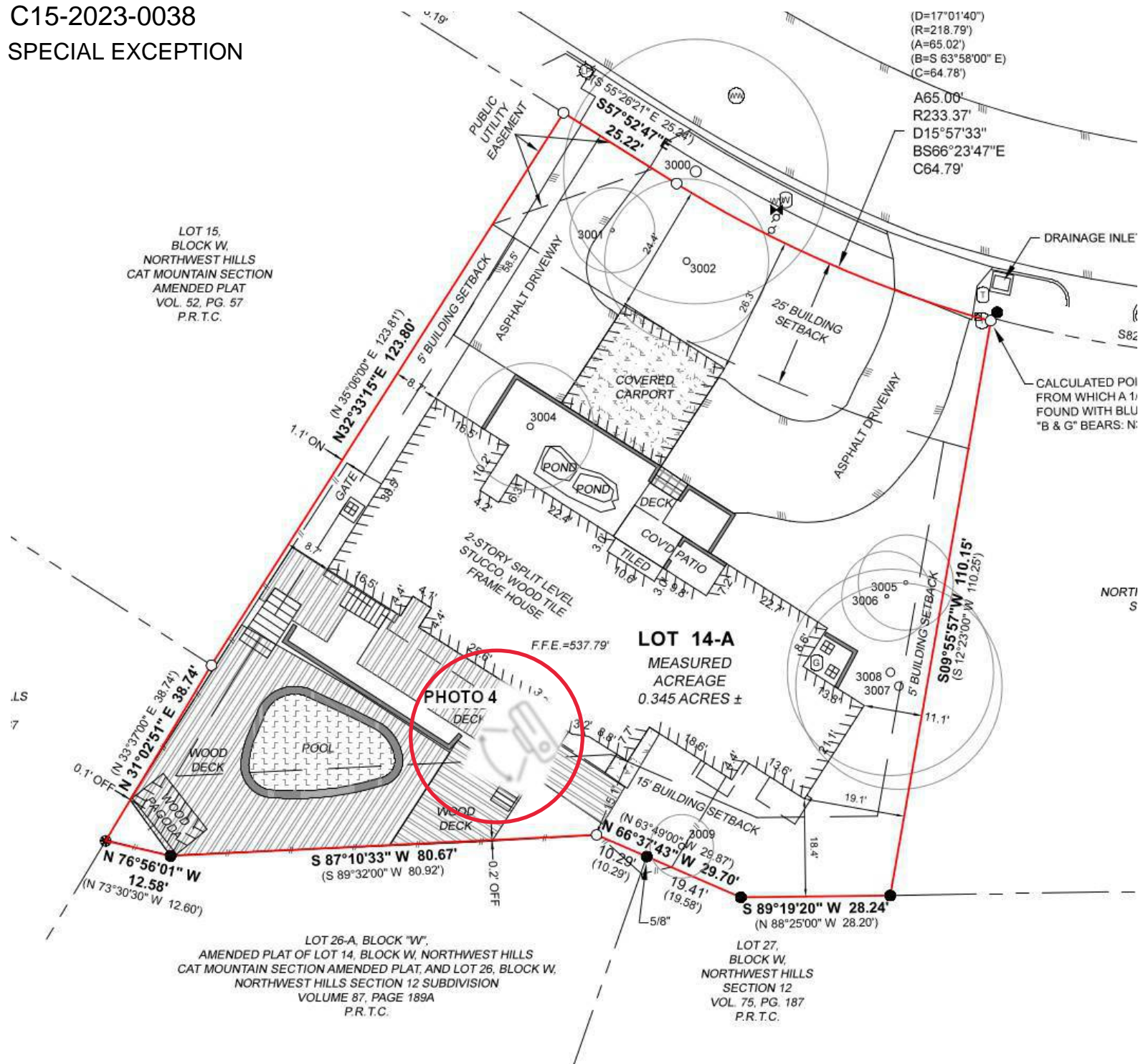


C15-2023-0038 - Special Exception

Photo 3

Overview of deck and pool

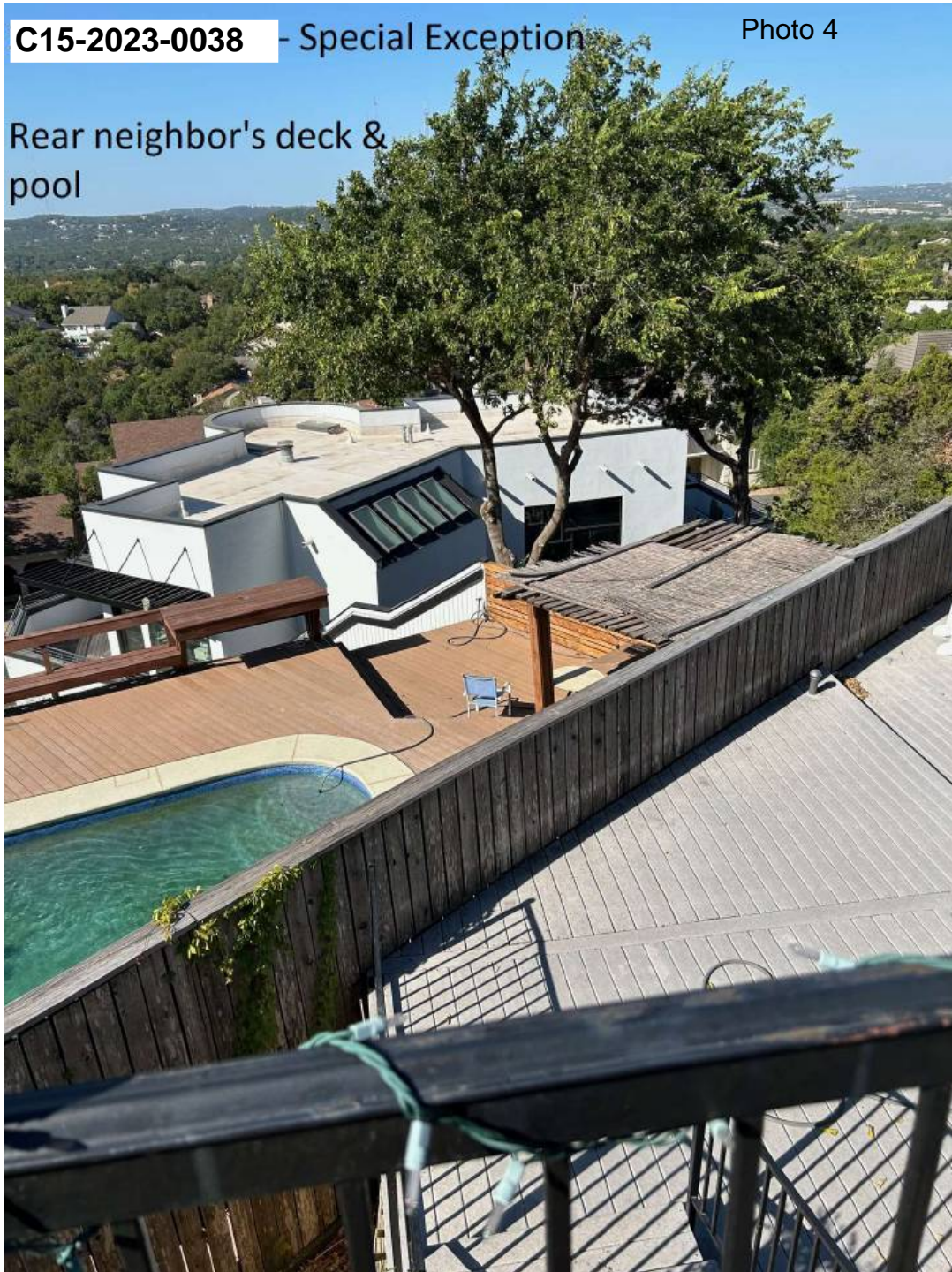


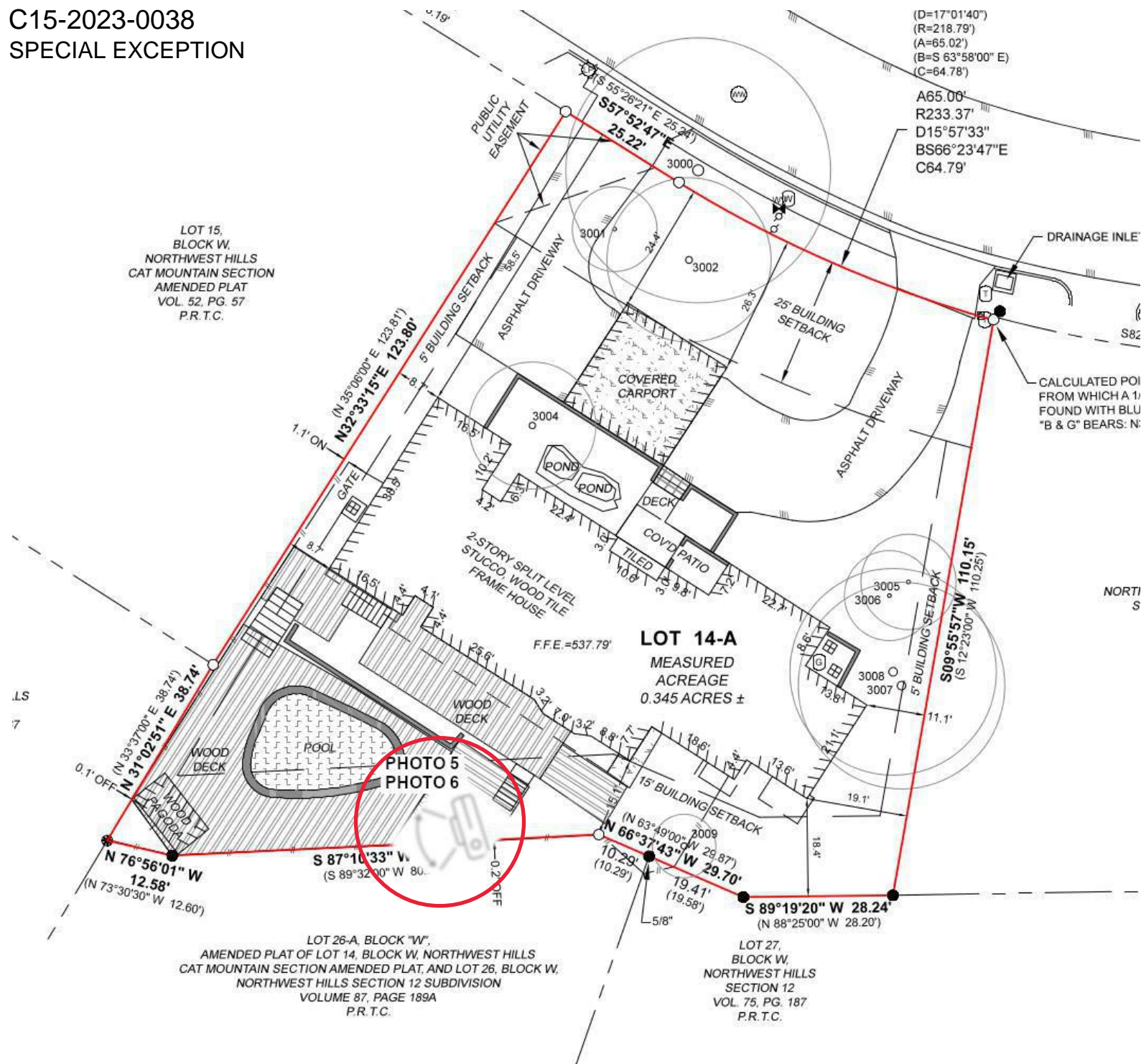


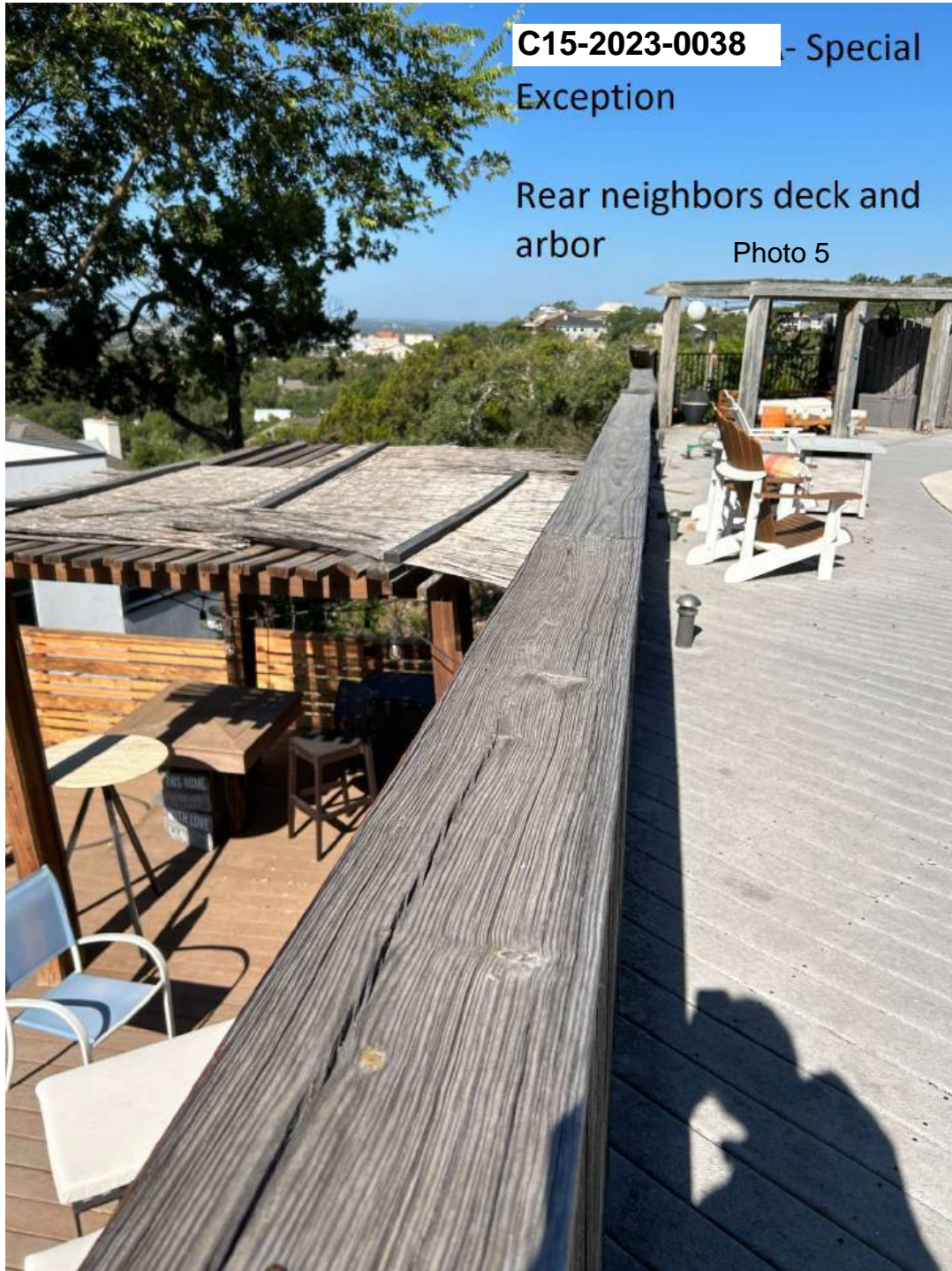
C15-2023-0038 - Special Exception

Photo 4

Rear neighbor's deck &
pool







C15-2023-0038 - Special
Exception

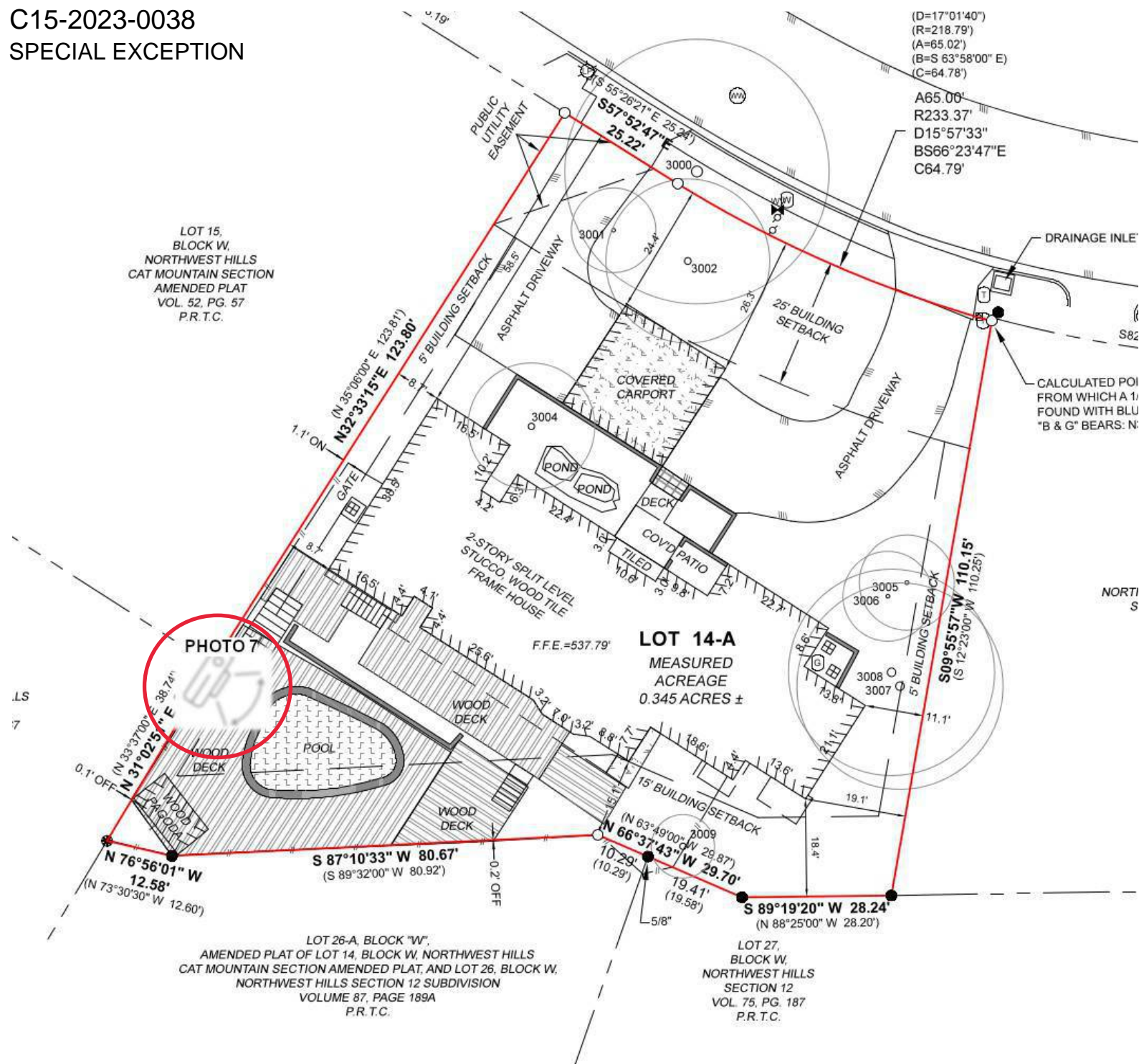
Rear neighbors deck and
arbor

Photo 5

PHOTO 6



C15-2023-0038 - Special Exception
Additional view of neighbor deck
& arbor



C15-2023-0038 - Special Exception

Photo looking east

PHOTO 7



ITEM05/29

C15-2023-0038
SPECIAL EXCEPTION

LOT 15,
BLOCK W,
NORTHWEST HILLS
CAT MOUNTAIN SECTION
AMENDED PLAT
VOL. 52, PG. 57
P.R.T.C.

LOT 14-A
MEASURED
ACREAGE
0.345 ACRES ±

LOT 26-A, BLOCK "W",
AMENDED PLAT OF LOT 14, BLOCK W, NORTHWEST HILLS
CAT MOUNTAIN SECTION AMENDED PLAT, AND LOT 26, BLOCK W,
NORTHWEST HILLS SECTION 12 SUBDIVISION
VOLUME 87, PAGE 189A
P.R.T.C.

LOT 27,
BLOCK W,
NORTHWEST HILLS
SECTION 12
VOL. 75, PG. 187
P.R.T.C.

PHOTO 8

Key features and setbacks shown on the map include:
- 5' BUILDING SETBACK
- 15' BUILDING SETBACK
- 25' BUILDING SETBACK
- PUBLIC UTILITY EASEMENT
- DRAINAGE INLET
- COVERED CARPORT
- POND
- DECK
- COVID PATIO
- 2-STORY SPLIT LEVEL STUCCO WOOD TILE FRAME HOUSE
- WOOD DECK
- POOL
- ASPHALT DRIVEWAY
- GATE
- 1.1' ON
- 0.1' OFF
- 3.2' OFF

Boundary bearings and distances (clockwise from top-left):
- N 35°06'00" E 123.81'
- N 32°33'15" E 123.80'
- N 55°26'21" E 25.24'
- S 57°52'47" E 25.22'
- S 59°55'57" W 110.15' (S 12°23'00" W 110.25')
- S 89°19'20" W 28.24' (N 88°25'00" W 28.20')
- N 66°37'43" W 29.70' (10.29')
- N 63°49'00" W 29.87' (10.29')
- S 87°10'33" W 30.92' (S 89°32'00" W 30.92')
- N 76°56'01" W 12.58' (N 73°30'30" W 12.60')
- N 31°02'51" E 38.74' (N 33°37'00" E 38.74')
- N 35°06'00" E 123.81'

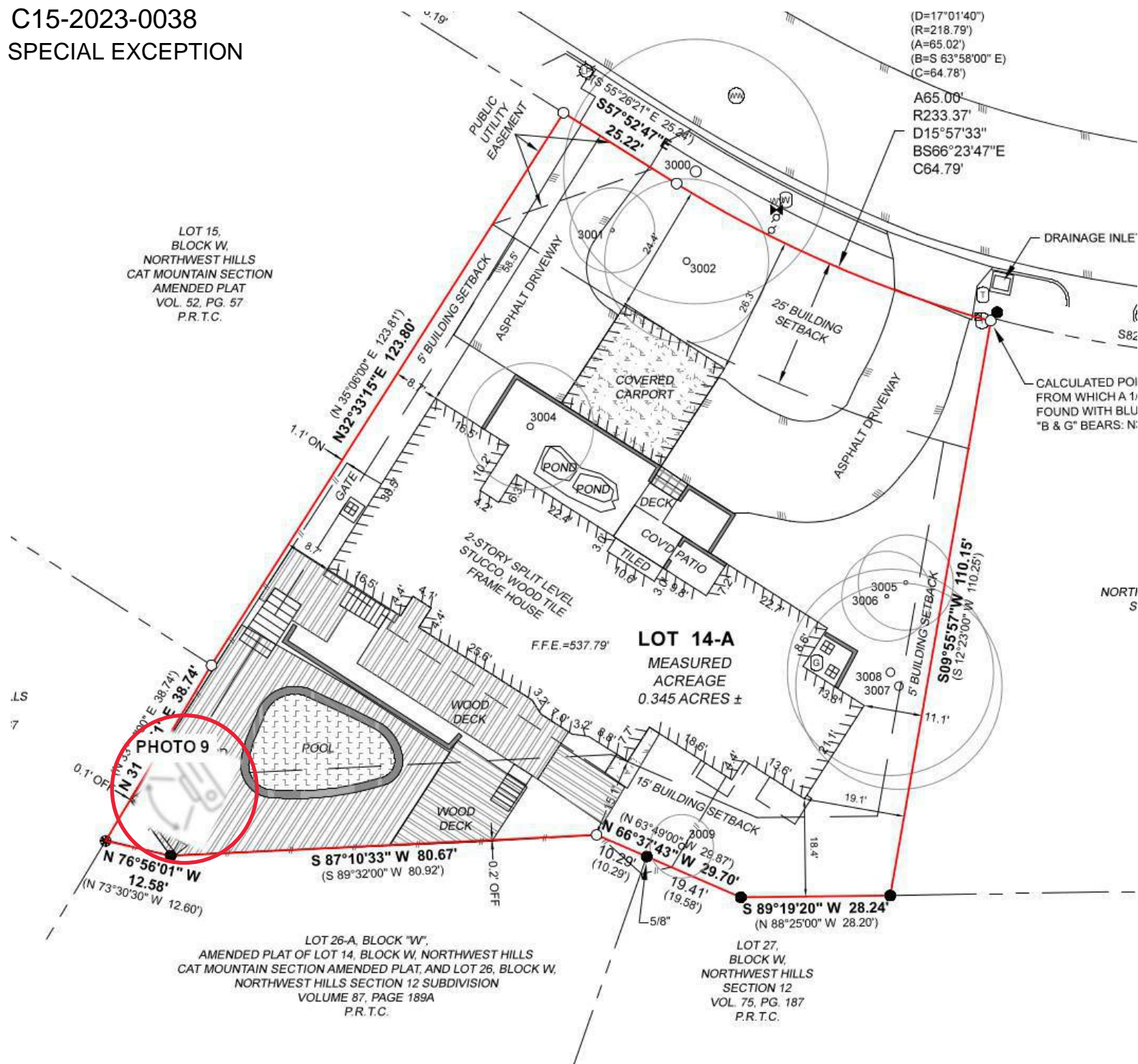
Other measurements and notes:
- F.F.E. = 537.79'
- A65.00'
- R233.37'
- D15°57'33"
- BS66°23'47"E
- C64.79'
- D=17°01'40")
- (R=218.79')
- (A=65.02')
- (B=S 63°58'00" E)
- (C=64.78')
- CALCULATED POINT FROM WHICH A 1" FOUND WITH BLUE "B & G" BEARS: N

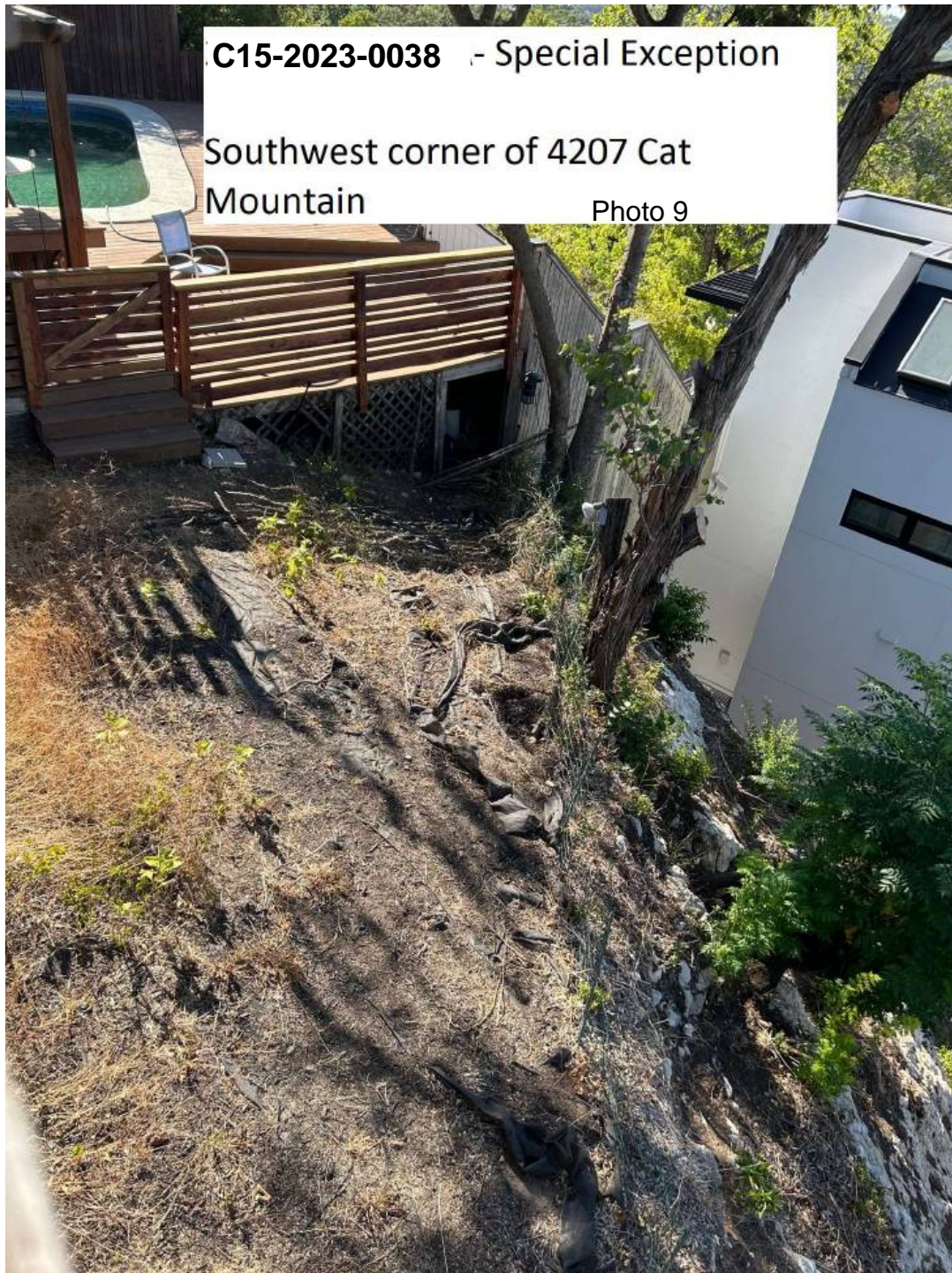
C15-2023-0038 - Special Exception

PHOTO 8

Photo looking west
Note neighbor's basket ball hoop
sits on deck at fence line







C15-2023-0038 - Special Exception

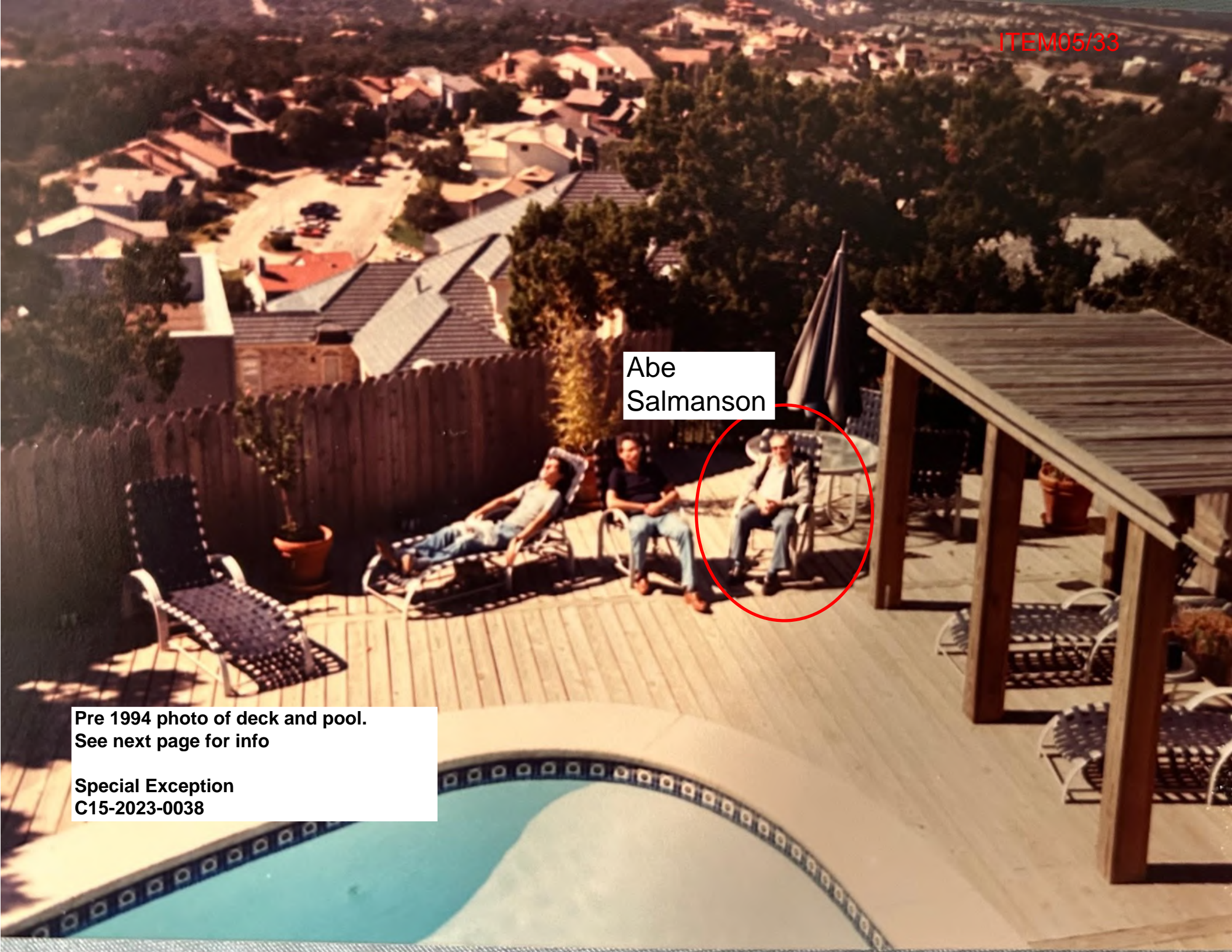
Southwest corner of 4207 Cat
Mountain

Photo 9

Abe
Salmanson

Pre 1994 photo of deck and pool.
See next page for info

Special Exception
C15-2023-0038



Cancel

Record Details

Save this record if it matches the person you're looking for.

U.S., Find a Grave® Index, 1600s-Current

Open

This Record

Name

Abe Salmanson

Gender

Male

Birth Date

1 March 1907

Death Date

22 August 1994

Death Location

Travis County, Texas, United States of America

Burial Location

Pflugerville, Travis County, Texas, United States of America

Wife

Mildred Salmanson

Children

Irwin Richard Salmanson

Save