

CASE # C15-2010-0057

TP-0303020525

ROW-10434675

**CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE**

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 1811 Alta Vista Ave

LEGAL DESCRIPTION: Subdivision – R.E. Nitschke Resub od 21 &22

Lot(s) A Block 21 Outlot \_\_\_\_\_ Division \_\_\_\_\_

I Jim Bennett as authorized agent for Millie Marlow

\_\_\_\_\_ affirm that on 4/19, 2010 \_\_\_\_\_, hereby apply for a hearing before the Board of

Adjustment for consideration to:

RECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

A second floor addition to an existing accessory building providing a side yard setback of 1 ft along the north property line  
in a SF-3 NP district.  
(zoning district) Douglas River City N.R

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE: 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 support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The existing garage has been located at this location since it was constructed. Placing the addition on top of the existing structures reduces an increase in impervious and building coverage.

**HARDSHIP:**

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

the only reasonable place to construct the addition was on the existing structure because of the large oak trees on the site and the topo of the site. The owner hired a contractor to do the work and presumed that he would secure the permits.

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

The configuration of the existing development, location of trees and topo on this site are unique to this site.

**AREA CHARACTER:**

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:

Travis heights is an older neighbor with this type of structure and this addition will be in keeping with similar properties. The garage is located to the rear of the property off the alley and due to the topography of the site, the building has a limited visibility from off the property.

**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 Section 479 of Chapter 25-6 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 reasonable 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:

**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.

**APPLICANT CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive  
City, State & Zip Austin, TX 78748

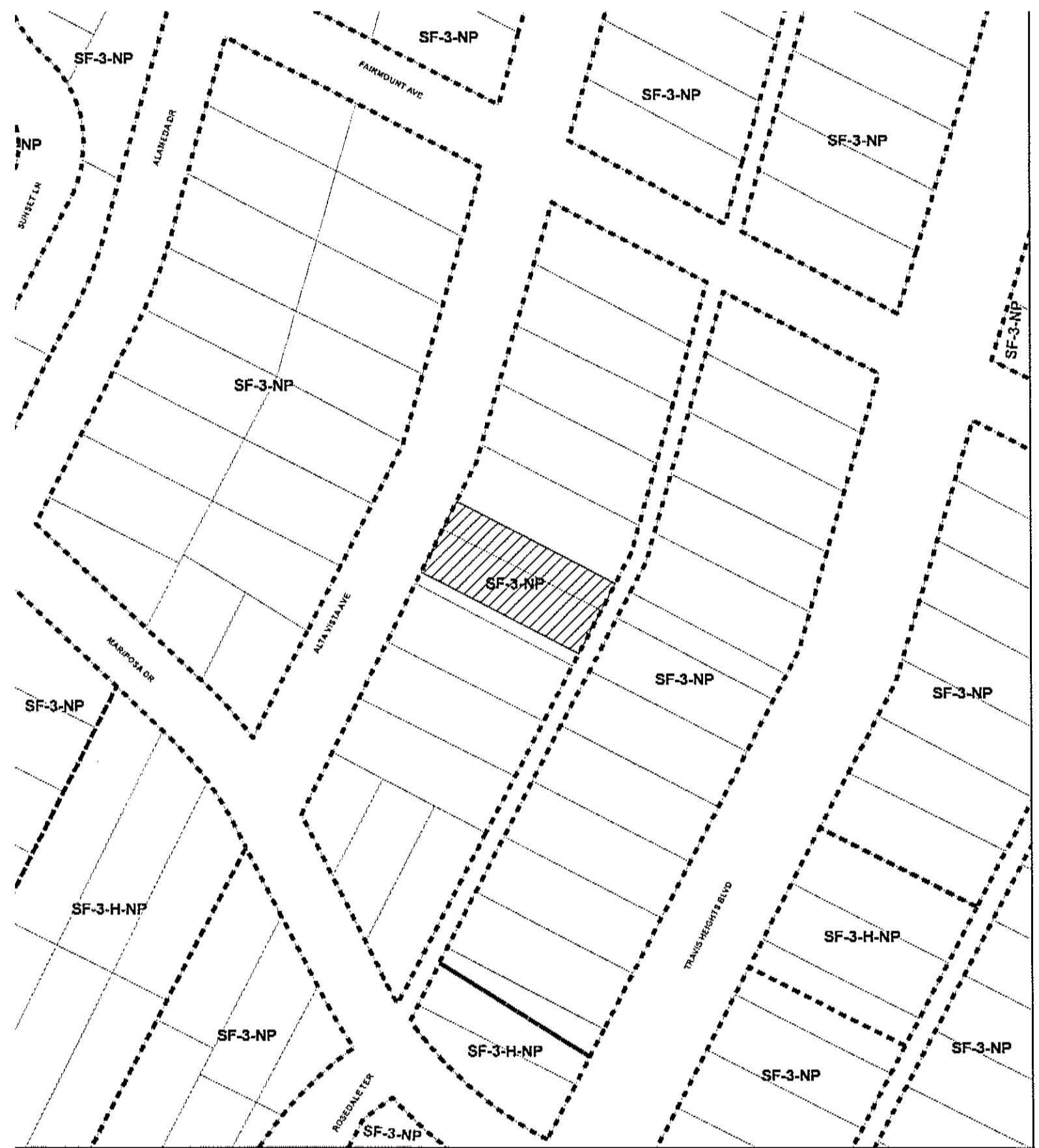
Printed Jim Bennett Phone (512)282-3079 Date \_\_\_\_\_

**OWNERS CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Melinda Marlow Mail Address 1811 Alta Vista  
City, State & Zip Austin, TX 78704



Printed Melinda Marlow Phone 512-443-5836 Date 5-13-2010

WORK: 512-475-4756



**BOARD OF ADJUSTMENT**

CASE#: C15-2010-0057  
 ADDRESS: 1811 ALTA VISTA AVE  
 GRID: J20  
 MANAGER: SUSAN WALKER

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**TaxNetUSA: Travis County**

Property ID Number: 284703 Ref ID2 Number: 03030205250000

Owner's Name **MARLOW MELINDA A**

**Property Details**

Mailing Address 1811 ALTA VISTA AVE  
AUSTIN, TX 78704-3152

Location 1811 ALTA VISTA AVE 78704

Legal LOT A \*R E NITSCHKE RESUB OF LOTS 20-22 BLK 21 TRAVIS HEIGHTS

Deed Date 01091998  
Deed Volume 13101  
Deed Page 01885  
Exemptions HS  
Freeze Exempt F  
ARB Protest F  
Agent Code 2490  
Land Acres 0.2059  
Block 21  
Tract or Lot A  
Docket No.  
Abstract Code S13999  
Neighborhood Code K0030

**Value Information**

**2009 Certified**

Land Value 180,000.00  
Improvement Value 350,943.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 416,856.00  
10% Cap Value 114,087.00  
Total Value 530,943.00

Data up to date as of 2010-04-01

**Value By Jurisdiction**

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	416,856.00	416,856.00	530,943.00	530,943.00
01	AUSTIN ISD	1.202000	416,856.00	401,856.00	530,943.00	530,943.00
02	CITY OF AUSTIN	0.420900	416,856.00	416,856.00	530,943.00	530,943.00
03	TRAVIS COUNTY	0.421500	416,856.00	333,485.00	530,943.00	530,943.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	416,856.00	333,485.00	530,943.00	530,943.00
68	AUSTIN COMM COLL DIST	0.094600	416,856.00	411,856.00	530,943.00	530,943.00

**Improvement Information**

Improvement ID	State Category	Description
237717	A1	1 FAM DWELLING

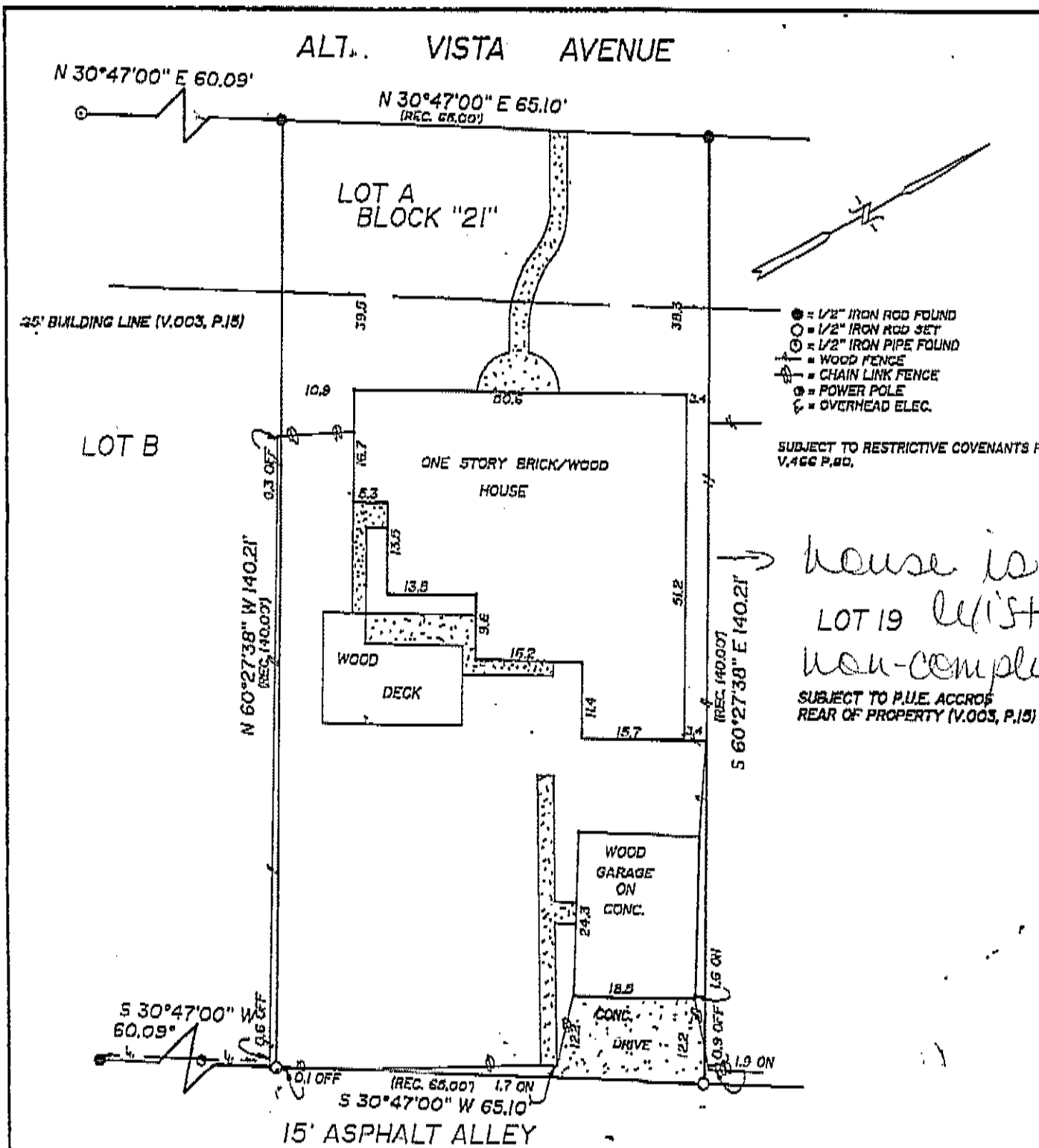
**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
237717	278151	1ST	1st Floor	WW5	1932	1,801
237717	1258453	031	GARAGE DET 1ST F	WW5	1932	324
237717	1258454	095	HVAC RESIDENTIAL	**	1932	1,801
237717	1258455	251	BATHROOM	**	1932	1
237717	1258456	522	FIREPLACE	*5	1932	1
237717	1258458	581	STORAGE ATT	WW3+	1932	144
237717	1258459	612	TERRACE UNCOVERD	*5	1932	50

Total Living Area 1,801

**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
278378	LAND	A1	T	0.208	0	0	8,968



LOT NO.   A   BLOCK NO.   21   SUBDIVISION ADDITION THE R.E. NITSCHKE RESUBDIVISION OF LOTS 20, 21, AND 22, OF BLOCK "21", TRAVIS HEIGHTS

SECTION UNIT \_\_\_\_\_ PHASE \_\_\_\_\_ BOOK VOLUME CABINET   18   PAGE SLIDE   50   PLAT RECC \_\_\_\_\_

COUNTY   TRAVIS   STATE OF TEXAS STREET ADDRESS   1811 ALTA VISTA AVENUE  

CITY   AUSTIN   REFERENCE NAME   MELINDA A. MARLOW  

**Dewey H. Burris & Associates**

Subject property   DOES NOT   lie within the 100 Year flood prone area and has a Zone   X   rating as shown on the Flood Insurance Rate Map

# Variance Request – 1811 Alta Vista Ave.

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Melinda Marlow  
 1811 Alta Vista Ave.  
 Austin, TX 78704

We, the undersigned, support the request for the 2<sup>nd</sup> floor addition variance to the garage (North-East corner of the lot) located at 1811 Alta Vista Ave.

<u>Name</u>	<u>Address</u>	<u>Date</u>
<u>Katy Rees</u>	<u>1813 Alta Vista</u>	<u>4-23-10</u>
<u>Phil Williams</u>	<u>1809 Alta Vista</u>	<u>10/1/10</u>
<u>Westen Borghesi</u>	<u>1814 Travis Heights</u>	<u>5-1-10</u>
<u>Janne Cook</u>	<u>1815 Alta Vista</u>	<u>5/1/10</u>
<u>Paul Casarez</u>	<u>1805 Alta Vista</u>	<u>5/2/10</u>
<u>Betty Malay</u>	<u>1808 Alta Vista</u>	<u>5-2-10</u>
<u>Alle Estela</u>	<u>1806 Alta Vista</u>	<u>5-2-10</u>
<u>[Signature]</u>	<u>1807 Alta Vista</u>	<u>5-2-10</u>
<u>[Signature]</u>	<u>_____</u>	<u>_____</u>