

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2010-0085
ROW # 10465279

TP. 0418100709

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: 6401 Skycrest Dr.

LEGAL DESCRIPTION: Subdivision - Buckingham Ridge Section two

Lot(s) 13 Block D Outlot 65 Division 22

I/We Kyle Walker/Robyn Roberts on behalf of myself/ourselves as authorized agent for

ourselves affirm that on June 14, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

An existing carport and driveway

Max - 10-7'6" along the east
to stay out of easement p.l.

in a residential SF-3-11P district. (Dwellman n.p.)
(zoning district)

Trading from C15-01-049
which well was finalized

HARDSHIP:

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

the residence is constructed on a corner lot. The primary parking and handicapped entrance is in the back of the property rather than the front. The driveway enters the back of the property from the side street. See the attached plat.

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

Most property in the area has off-the-street parking (a driveway, garage, or carport), and the primary entrance in the front of the property. Most property in the area is not handicapped-accessible.

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:

the area over which the carport will be extended has always been paved to within 6-1/2 (six and one half) feet of the property line. The proposed carport would not be adjacent to the street, but recessed approximately 40 (forty) feet into the property, painted to match the house trim, and behind a usually closed electric gate. It would be much less noticeable than most of the carports in the neighborhood. Extending the ramp and loading handicapped individuals in the back of the property would cause no conflict with normal street traffic.

PARKING: (Additional criteria for parking variances only.) NA

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:

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:

n/a
See attached

HARDSHIP:

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

Carport was built by original owners in 2001 to accommodate their handicap status. Carport is connected to the home and roof. We purchased home in 2006 with no knowledge of open permit. We only found out when applying for a permit to have new windows installed in the house.

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

n/a
See attached

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:

n/a
See attached

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:

| n/a

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:

| n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

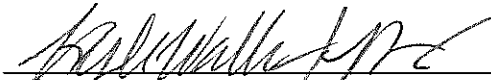
| n/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

| n/a

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  Mail Address 6401 Skycrest Dr.

City, State & Zip Austin TX 78745

Printed Kyle Walker Phone 281-748-5006 Date 6/14/10
Robyn Roberts 512-585-6498

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  Mail Address 6401 SKYCREST DR.

City, State & Zip AUSTIN, TX 78745

Printed Kyle Walker Phone 281-748-5006 Date 6/14/15
Robyn Roberts 512-585-6698

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.



City of Austin BUILDING PERMIT

PERMIT NO: 2001-014352-BP
6401 SKYCREST DR

Type: RESIDENTIAL
Issue Date: 07/05/2001

Status: Expired
EXPIRY DATE: 02/06/2002

LEGAL DESCRIPTION Lot: 13 Block: D Subdivision: BUCKINGHAM RIDGE SEC 2	SITE APPROVAL	ZONING
---	---------------	--------

PROPOSED OCCUPANCY:	WORK PERMITTED: Addition	ISSUED BY: Cande Coward
Extend Carport And Replace Existing Lattice W/ Solid Roof		

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
	Tot Val Rem: \$.00		434		1		

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE
----------------------	------------	---------------------------	------------	----------------	------------

<u>Contact</u>	<u>Phone</u>	<u>Contact</u>	<u>Phone</u>
General Contractor, Larry Berry	(512) 302-4060		

<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	33.00	7/5/2001	Electrical Permit Fee	34.00	7/27/2001			
<u>Fees Total:</u>	<u>67.00</u>							

<u>Inspection Requirements</u>
Building Inspection Electric Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<u>Comments</u>

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

PERMIT NO: 2001-014352-BP

Type: RESIDENTIAL Status: Expired

6401 SKYCREST DR

Issue Date: 07/05/2001

EXPIRY DATE: 02/06/2002

LEGAL DESCRIPTION Lot: 13 Block: D Subdivision: BUCKINGHAM RIDGE SEC 2						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition				ISSUED BY: Cande Coward			
Extend Carport And Replace Existing Lattice W/ Solid Roof									
TOTAL SQFT	VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES	
	Tot Val Rem: \$00			434		1			
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE		

Type	Date	Status	Comments	Inspector
609 Fire		Open		Jessie Scott

Ann. Stated agenda from 5-14-01

2. C15-01-042 Sarah Crocker for Brett Wooldridge
4114 Avenue A

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492(D) from 15 feet to 4.9 feet in order to maintain an addition to an existing single family residence in an "SF-3", Family Residence zoning district.

GRANTED 4-1

C. BOARD OF ADJUSTMENT EXTENSIONS

1. C15-00-039 Michael McNichol for Curt Hammermeister
701 Jewell Street

The applicant has requested a one year extension of a variance **GRANTED** on May 8, 2000 to decrease the minimum lot size requirement of Section 25-2-492(D) from 5,750 square feet to 3,539.93 square feet in order to erect a single family residence in an "SF-3", Family Residence zoning district.

GRANTED 5-0

D. BOARD OF ADJUSTMENT PUBLIC HEARINGS

1. C15-01-049 Barbara and Max O'Rear
6401 Skycrest Drive

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492(D) from 10 feet to 6 feet 6 inches in order to erect an addition (carport) along the east property line in an "SF-3", Family Residence zoning district.

GRANTED FOR 7 FEET 6 INCHES TO KEEP OUT OF PUE

2. C15-01-051 James and Becky O'Brien
11618 Elk Park Trail

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492(D) from 25 feet to 5 feet in order to complete a carport for an existing single family residence in an "SF-2", Single Family Residence zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492(D) from 5 feet to 4 feet in order to complete a carport for an existing single family residence in an "SF-2", Single Family Residence zoning district.

GRANTED 4-1 WITH CONDITION NOT BE ENCLOSED



City of Austin BUILDING PERMIT

PERMIT NO: 2001-014352-BP
6401 SKYCREST DR

Type: RESIDENTIAL
Issue Date: 07/05/2001

Status: **Expired**
EXPIRY DATE: 02/06/2002

LEGAL DESCRIPTION Lot: 13 Block: D Subdivision: BUCKINGHAM RIDGE SEC 2	SITE APPROVAL	ZONING
---	---------------	--------

PROPOSED OCCUPANCY:	WORK PERMITTED: Addition	ISSUED BY: Cande Coward
Extend Carport And Replace Existing Lattice W/ Solid Roof		

TOTAL SQFT	VALUATION Tot Val Rem: \$.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Contact General Contractor, Larry Berry	Phone (512) 302-4060	Contact	Phone
---	--------------------------------	----------------	--------------

Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	33.00	7/5/2001	Electrical Permit Fee	34.00	7/27/2001
Fees Total:	67.00				

Inspection Requirements
Building Inspection Electric Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

PERMIT NO: 2001-014352-BP

Type: RESIDENTIAL

Status: Expired

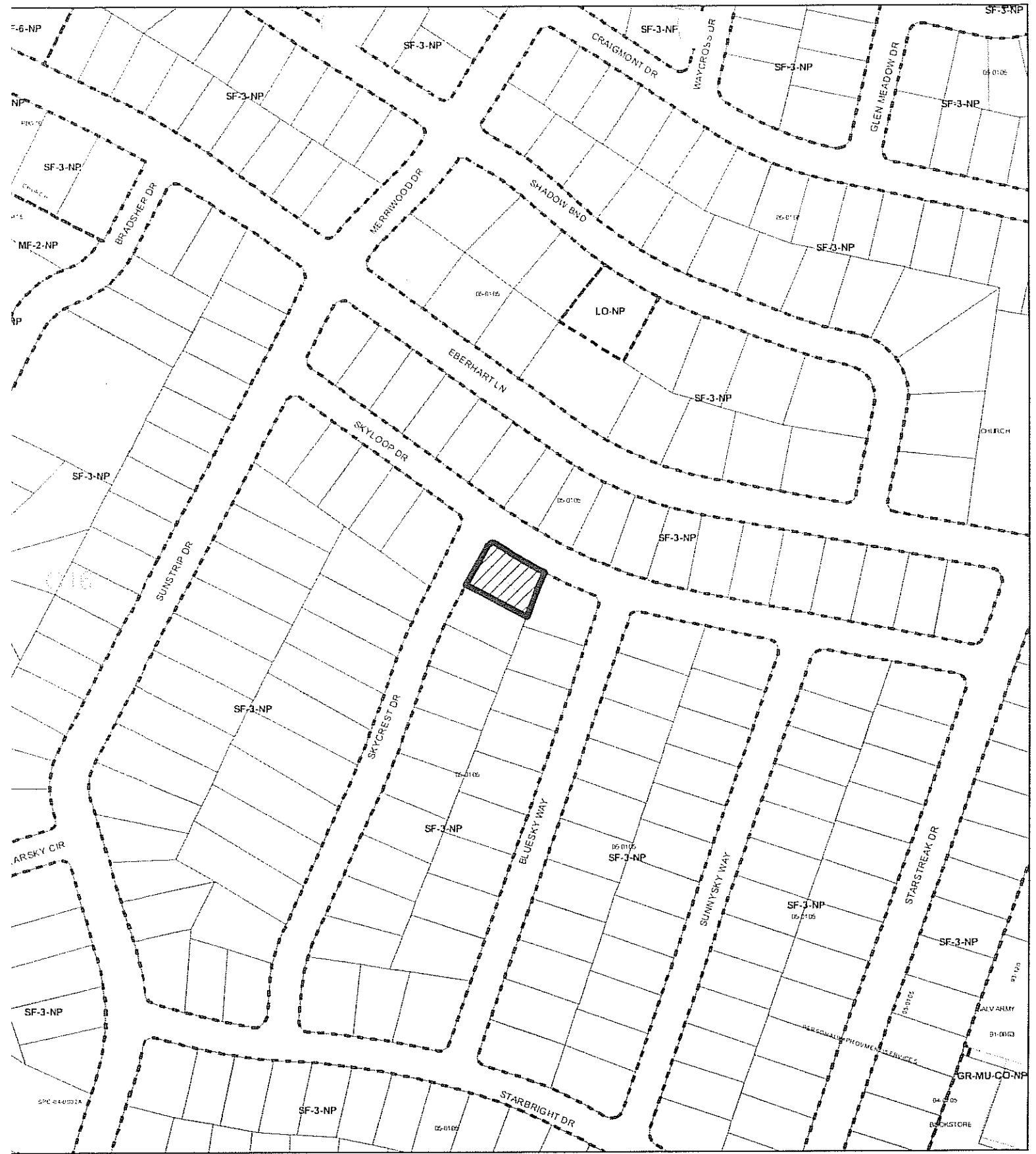
6401 SKYCREST DR

Issue Date: 07/05/2001

EXPIRY DATE: 02/06/2002

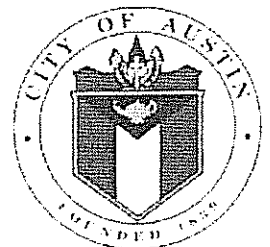
LEGAL DESCRIPTION Lot: 13 Block: D Subdivision: BUCKINGHAM RIDGE SEC 2						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition				ISSUED BY: Cande Coward			
Extend Carport And Replace Existing Lattice W/ Solid Roof									
TOTAL SQFT		VALUATION Tot Val Rem: \$.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>	<u>Inspector</u>
609 Fire		Open		Jessie Scott





BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0085
 LOCATION: 6401 SKYCREST DR
 GRID: G16
 MANAGER: SUSAN WALKER



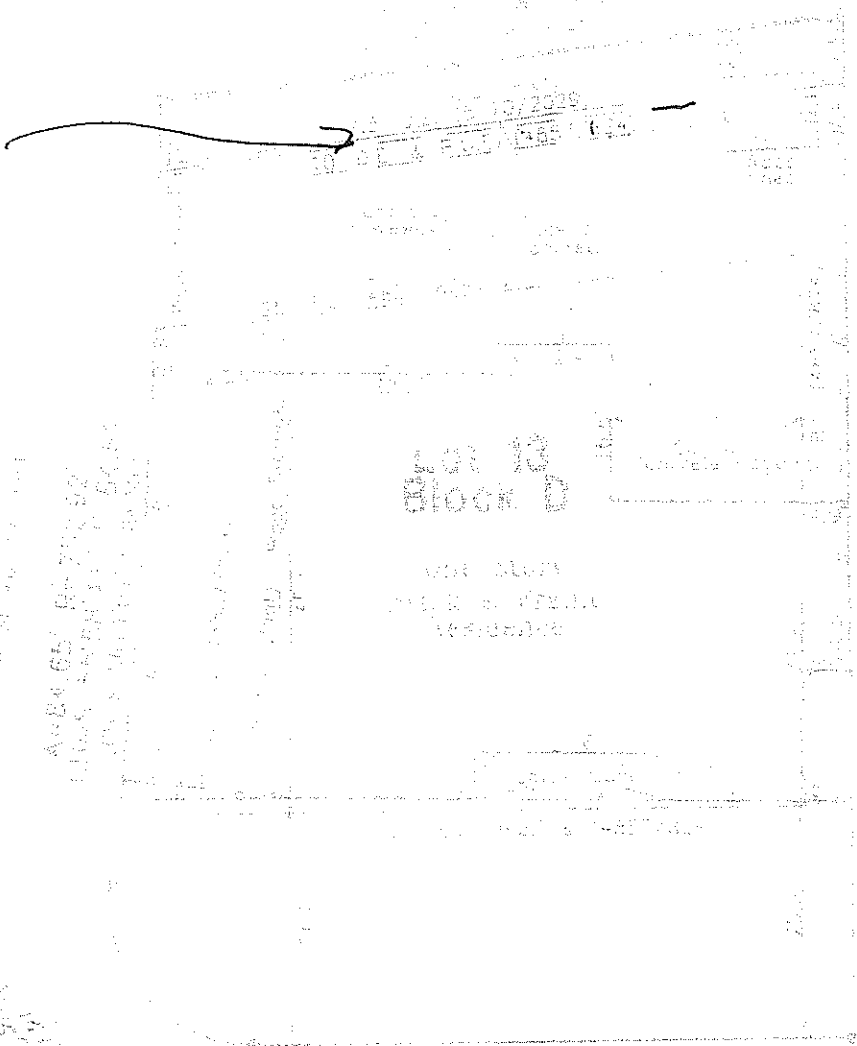
N

 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.

Continue
copy of
document
Vol/Page



BUCKINGHAM RIDGE SECTION TWO

Lot 13
Block D

Wm. M. ...
...


- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...
- 11. ...
- 12. ...
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...
- 21. ...
- 22. ...
- 23. ...
- 24. ...
- 25. ...
- 26. ...
- 27. ...
- 28. ...
- 29. ...
- 30. ...
- 31. ...
- 32. ...
- 33. ...
- 34. ...
- 35. ...
- 36. ...
- 37. ...
- 38. ...
- 39. ...
- 40. ...
- 41. ...
- 42. ...
- 43. ...
- 44. ...
- 45. ...
- 46. ...
- 47. ...
- 48. ...
- 49. ...
- 50. ...
- 51. ...
- 52. ...
- 53. ...
- 54. ...
- 55. ...
- 56. ...
- 57. ...
- 58. ...
- 59. ...
- 60. ...
- 61. ...
- 62. ...
- 63. ...
- 64. ...
- 65. ...
- 66. ...
- 67. ...
- 68. ...
- 69. ...
- 70. ...
- 71. ...
- 72. ...
- 73. ...
- 74. ...
- 75. ...
- 76. ...
- 77. ...
- 78. ...
- 79. ...
- 80. ...
- 81. ...
- 82. ...
- 83. ...
- 84. ...
- 85. ...
- 86. ...
- 87. ...
- 88. ...
- 89. ...
- 90. ...
- 91. ...
- 92. ...
- 93. ...
- 94. ...
- 95. ...
- 96. ...
- 97. ...
- 98. ...
- 99. ...
- 100. ...

19-100 Feet 00"
20' 38' 58" E 05.00'

SKYCHEST DRIVE
50' Right-of-Way to 100'

OUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

ELLER WILLIAMS
Austin Jones
Phone (512) 627-9788
Fax (512) 916-4848


Alarmo Title Company
Vanessa McCann
901 S. Madac Bldg. III, Ste. #101
Austin, TX 78746
Phone (512) 329-0777
Fax (512) 329-0780

Subject to restrictions and easements as noted in Volume 485 Page 284 and per Plat Volume 55 Page 11

BUCKINGHAM RIDGE SECTION TWO

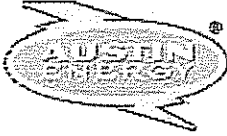
SECTION	13	BLOCK	1	VOLUME	52	PAGE	21	PLAT RECORDS
CITY	TRAVIS	STATE OF TEXAS		STATE ADDRESS		640 SKYCHEST DRIVE		
COUNTY	AUSTIN	REFERENCE NAME				KYLE BALNER		



Dewey, Forns & Associates, PC



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0210 F DATED 06/08/97. IT IS



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

June 11, 2010

Robyn Roberts
6401 Skycrest Dr.
Austin, Texas 78745
rroberts@mettasound.com

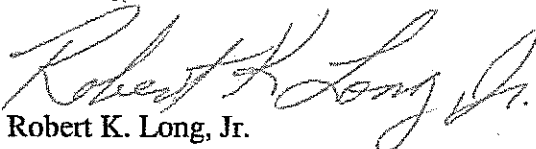
Re: 6401 Skycrest Dr.
Lt 13 Blk D Buckingham Ridge Section 2

Dear Ms. Roberts,

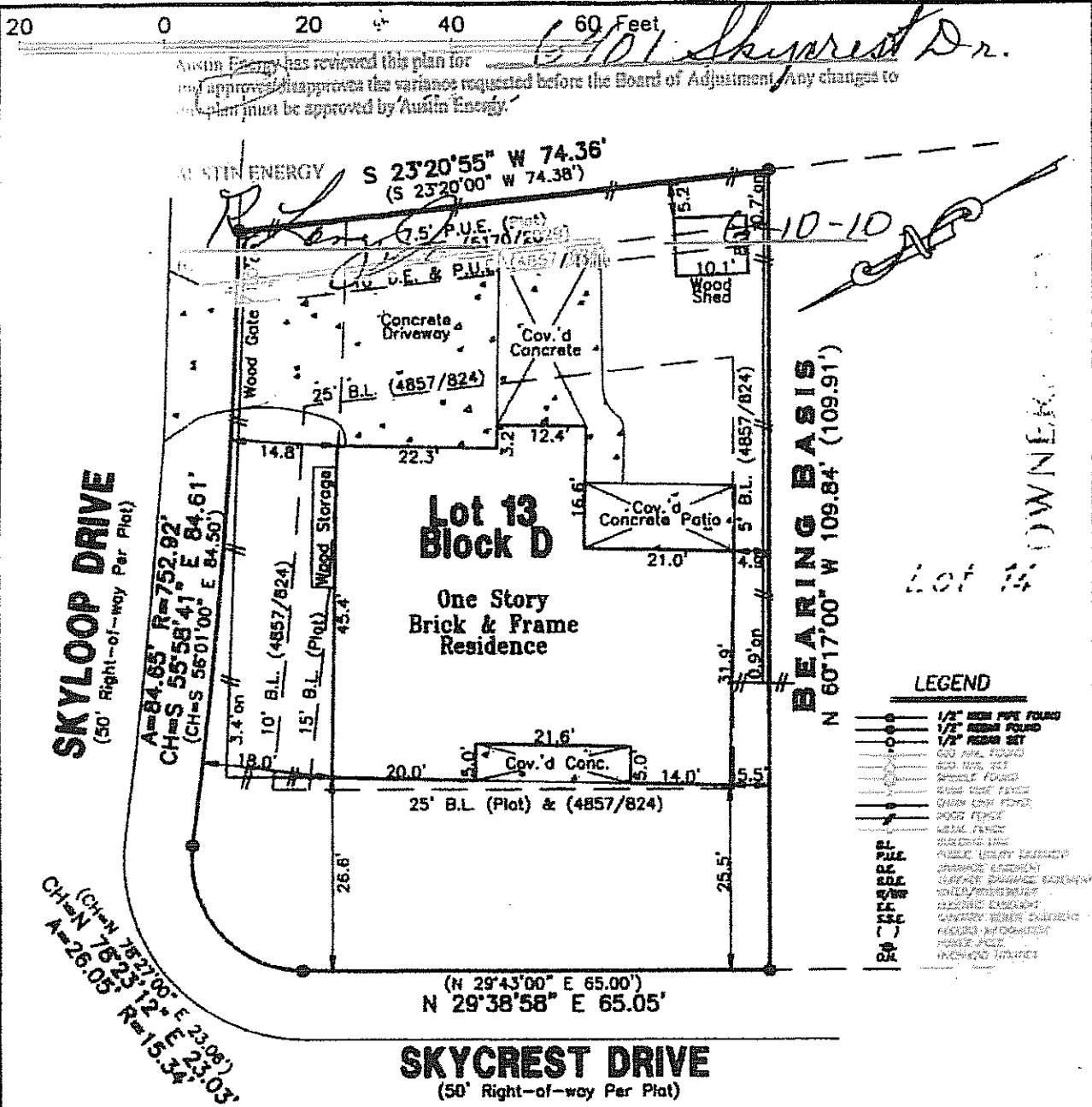
Austin Energy (AE) has reviewed your application for the above referenced property requesting to maintain existing carport within the rear setback. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6522.

Sincerely,


Robert K. Long, Jr.
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



SKYLOOP DRIVE
(50' Right-of-way Per Plat)

BEARING BASIS
N 60'17"00" W 109.84' (109.91')

SKYCREST DRIVE
(50' Right-of-way Per Plat)

- LEGEND**
- ⊙ 1/2" IRON PIPE FOUND
 - ⊙ 1/2" IRON PIPE FOUND
 - ⊙ 1/2" IRON SET
 - ⊙ 3/4" IRON FOUND
 - ⊙ 3/4" IRON SET
 - ⊙ IRON FOUND
 - ⊙ IRON SET FOUND
 - ⊙ IRON FOUND
 - ⊙ IRON SET FOUND
 - ⊙ IRON FOUND
 - ⊙ IRON SET FOUND
 - ⊙ IRON FOUND
 - ⊙ IRON SET FOUND

Austin Energy has reviewed this plan for approval or disapproval the variance requested before the Board of Adjustment. Any changes to this plan must be approved by Austin Energy.

6401 Skycrest Dr.

OWNER

YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

KELLER WILLIAMS
Austin Jones
Phone (512) 627-9735
Fax (512) 916-4648

Alamo Title Company
Vanessa McCann
901 S. Mopac Bldg. III, Ste. #100
Austin, TX 78746
Phone (512) 329-0777
Fax (512) 329-0780

Subject to restrictions and easements as stated in: Volume 4857, Page 824 and Per Plat in Volume 65, Page 22.

BUCKINGHAM RIDGE SECTION TWO

LOT: 13 BLOCK: D VOLUME: 65 PAGE: 22 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 6401 SKYCREST DRIVE

CITY: AUSTIN REFERENCE NAME: KYLE WALKER



Dewey H. Burnis & Associates, Inc.
Land Surveying Services



THIS AREA IS NOT GUARANTEED AS BEING A SPECIFIC SURVEY OR AS A PROPERTY OF ANY PART OF THE SURVEY. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF ADJUSTMENT AND THE CITY OF AUSTIN.