

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 # C15-2010-0084
ROW # 10465256
TP-0120060608

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: 2900 Pecos ~~Drive~~ ^{Street}

LEGAL DESCRIPTION: Subdivision – Brown Herman Addition, No. 2, Section 2

Lot(s) 4 Block _____ Outlot _____ Division _____

I/We Robert Steinbomer on behalf of myself/ourselves as authorized agent for

Frank & Kathleen Neindorff affirm that on June 18, 2010.

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

(1) An existing impervious coverage of 49.1% and add approximately 8 square feet to the garage in order to install an elevator.

(2) To maintain a 1 foot encroachment into the sideyard setback by an exiting greenhouse.

in a SF-3 district.
(zoning district)

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:

(1)The topography of the lot was responsible for a dangerous amount of run off to the neighboring properties as well as the home itself. In an effort to divert the run off retaining walls and a patio with drains were installed resulting in the overage in impervious cover. Flooding in past has caused damage to the foundation of the garage and this request is to correct the cumulative effects of the run off.

(2)The topography and the placement of the retaining walls and patio limited the placement of the greenhouse resulting in the inadvertent encroachment.

HARDSHIP:

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

(1)The home was originally built in 1976, prior to the current impervious cover regulations. The addition of the patio with drains and the retaining walls to divert the run off created the excess in impervious coverage.

(2)The placement of the patio and retaining walls limited the placement of the greenhouse creating the side yard encroachment.

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

This lot slopes from the north to the south with a 18 foot difference from the back to the front creating the need for the additional impervious cover to divert the run off from the home and the neighboring property.

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:

(1)This home was constructed in 1976 prior to the current site development regulations. The need to replace the existing foundation in the garage to maintain the structural integrity of the home will not alter the area character based on the minor addition of 8 square feet to make possible the installation of an elevator. The slight increase in impervious cover will not impair the use of the adjacent property and the runoff is currently and will continually be diverted.

(2)The 1 foot side yard encroachment of the existing greenhouse will not alter the character or impair the use of the adjacent properties and will not impair the purpose of the regulation based upon the fact that it is existing in the back yard behind an existing privacy fence

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 Robert A. Steindorfer Mail Address 1400 S. Congress, Ste B202

City, State & Zip Austin, TX 78704

Printed ROBERT A. STEINDORFER Phone 512-479-0022 Date 6-16-2010

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 2900 Pecos Street

City, State & Zip Austin, TX 78703

Printed _____ Phone _____ Date _____

**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
COMPLETENESS CHECKLIST**

- APPLICATION WILL BE RETURNED TO YOU AND WILL NOT BE ADDED TO NEXT BOARD OF ADJUSTMENT AGENDA AND CHECK WILL NOT BE DEPOSITED UNTIL ALL OF THE FOLLOWING IS SUBMITTED CORRECTLY.
- VARIANCES EXPIRE ONE YEAR AFTER APPROVAL DATE PER SECTION 25-1-217 UNLESS BOARD DEEMS OTHERWISE.

- Application must be typed
- Application must be signed and dated by owner and agent
- Application must have ALL findings (parking portion only required when parking variance is needed) that are applicable fully filled out at time of submittal
- Site plan must be submitted drawn to scale showing present and proposed construction along with existing structures on all adjacent lots
- Approval from Austin Energy if request is for a variance to *height* or *setback* limitations
- Sign Review Board cases must submit site plans showing location, elevations in addition to above requirements
- Tax plats (original size 1"=100') must be submitted showing subject property and property within a 500 foot radius. (Available from the Travis Central Appraisal District, 8314 Cross park Drive, 834-9138). **If property is located in Williamson County, then contact Williamson County Appraisal District for a list of the property owners names and addresses within a 500 foot radius.**
- Check for application fee: \$360.00 Residential zoning
 \$660.00 All other
- Please consider contacting your Neighborhood Assn. about your request.



Pending
KTA

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. If your request is for a reduction in setbacks or height limits, then you must receive approval from Austin Energy by contacting Robert Long at 322-6522 before filing your application with the Board of Adjustment.

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.



-  SUBJECT TRACT
-  ZONING BOUNDARY

BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0084
 LOCATION: 2900 PECOS ST
 GRID: H25
 MANAGER: SUSAN WALKER



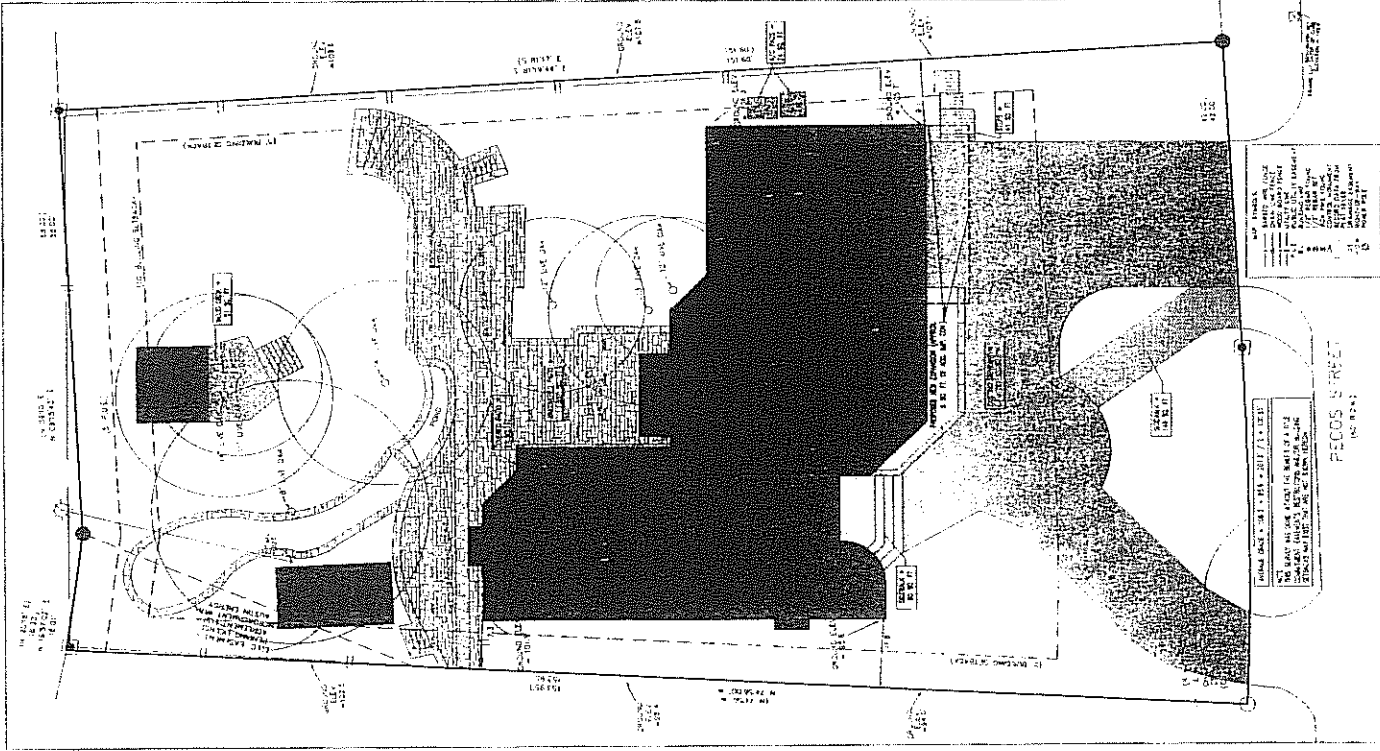
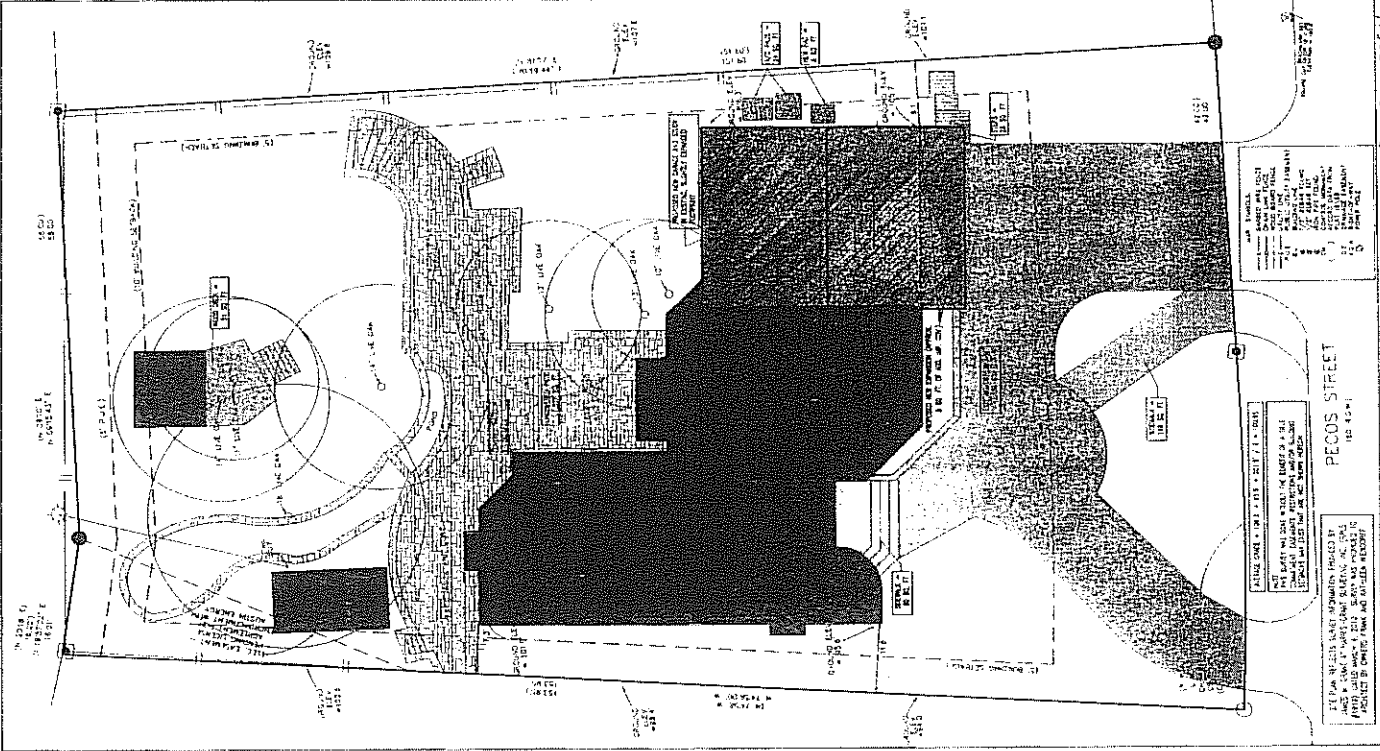
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STEINBOMER & ASSOCIATES
 ARCHITECTS
 1405 LAMAR (CORNER 14TH ST.) AUSTIN, TEXAS 78701
 PHONE (512) 477-4200
 FAX (512) 477-4201

NIENDORFF'S
 A REMODEL AND ADDITION FOR THE
 2900 PECOS STREET AUSTIN, TX

DATE: _____
 DRAWN BY: _____
 SCALE: AS NOTED
 REVISIONS: _____

SHEET # OF _____
SP-100



NO.	DESCRIPTION	AMOUNT	TOTAL
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Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-2006-0608-0000

PROPERTY OWNER: NIENDORFF KATHLEEN DAVIS & FRA
FRANK STARR NIENDORFF
1900 PECOS ST
AUSTIN, TX 78703-1147

PROPERTY DESCRIPTION: LOT 4 BROWN HERMAN ADDN NO 2 SEC 3

ACRES .0000 MIN% .000000000000 TYPE

SITUS INFORMATION: 2900 PECOS ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2009	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2009 \$11,494.45

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/27/2010

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 