

Revised App

CASE # C15-2010-0080

**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: 2806 Singlefoot Lane Austin Texas 78744

LEGAL DESCRIPTION: Subdivision – Lot 23 Jet View

Lot(s) 23 Block _____ Outlot _____ Division _____

I/We Alicia P. Evans on behalf of myself/ourselves as authorized agent for Tony Reyes & Socorro Reyes affirm that on 06-30, 2010,

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

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Ask for a variance on a existing single family improvement that was built prior to annexation 1985. Lot line variance at the back of the improvement which is the north east lot line from ten feet to nine feet. A lot line variance on the southeast side of the improvement from five feet to three feet-seven inches. Lot 24 & 22 are the same owner which is the neighboring lot to lot 23

in a SF-2 Single Family Residence - Standard Lot district.
(zoning district)

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 Lena Lund with Austin Energy at 322-6587 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 single family improvement existed prior to annexation in 1985

HARDSHIP:

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

The single family improvement existed prior to annexation in 1985

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

The single family improvement existed prior to annexation in 1985

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:

Lot 22 & 24 which are owned by Tony & Socorro Reyes adjacent to Lot 23 said property and lot 25 & 26 which are adjacent and across the same street are owned by Tony & Socorro Reyes

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:

The variance is needed to continue with the re-model of an exist single- family improvement built prior to annexation 1985

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:

No, this variance will not interfere with the free flow of traffic. The variance is needed to continue with the re-model

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

No, this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance. The variance is needed to continue with the re-model

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

The single family improvement existed prior to annexation in 1985

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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

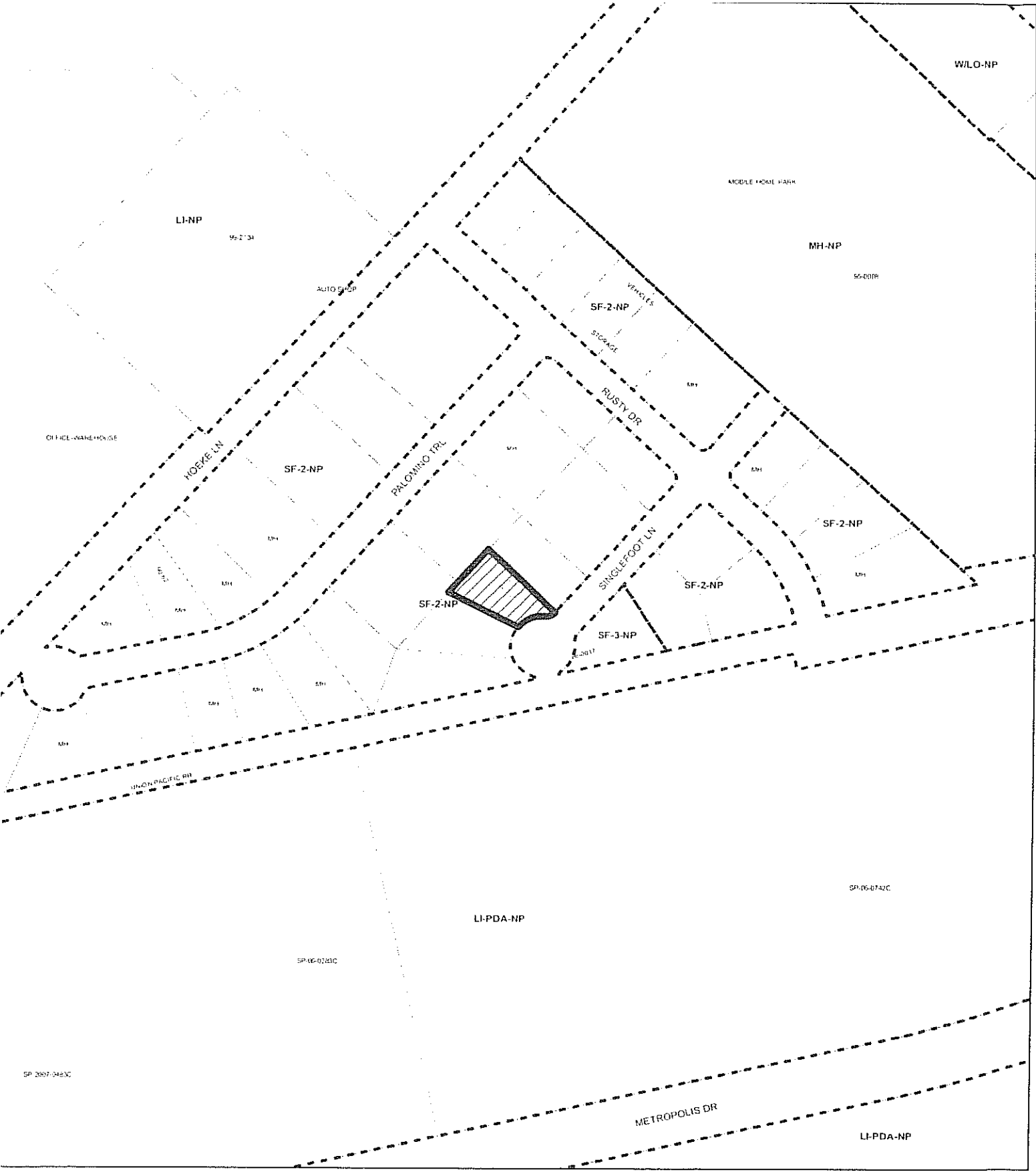
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____



Printed _____ Phone _____ Date _____

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



BOARD OF ADJUSTMENTS



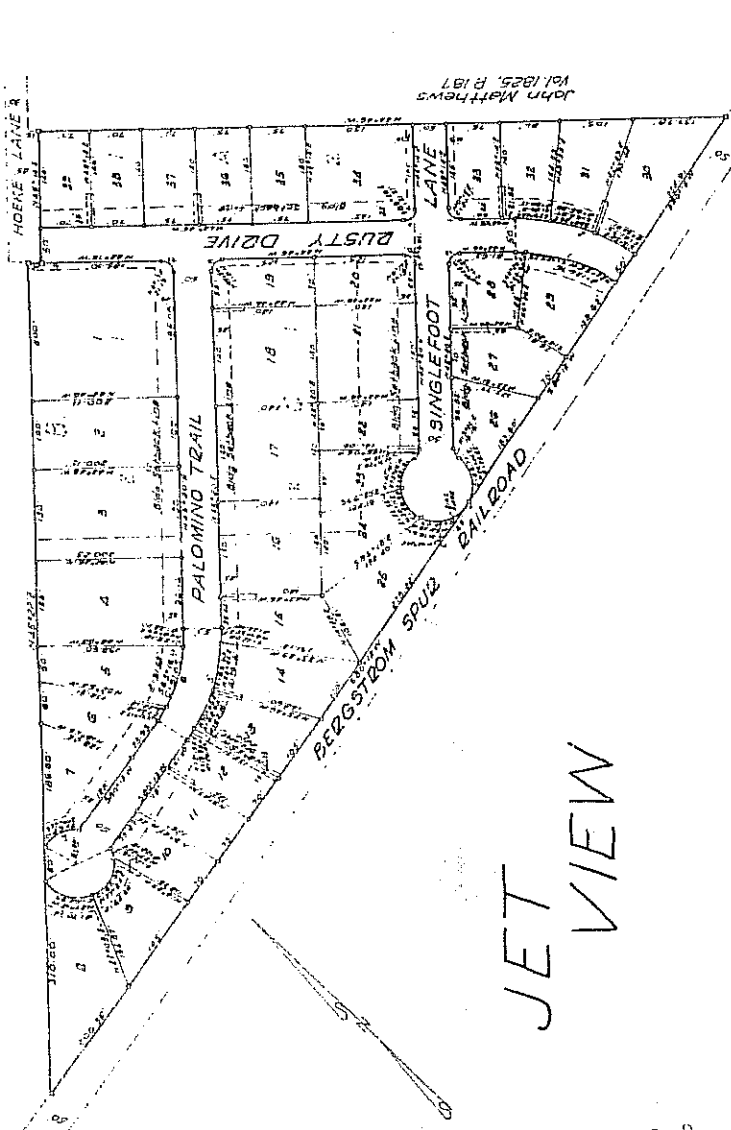
-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2010-0080
 LOCATION: 2806 SINGLEFOOT LANE
 GRID: L 17
 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.

Paul Hoake
Vol. 291 Pg. 134



CURVE DATA

1	7:54.59	1	7:24.12
2	7:57.91	2	7:25.00
3	7:59.35	3	7:25.00
4	7:59.35	4	7:25.00
5	7:59.35	5	7:25.00
6	7:59.35	6	7:25.00
7	7:59.35	7	7:25.00
8	7:59.35	8	7:25.00
9	7:59.35	9	7:25.00
10	7:59.35	10	7:25.00
11	7:59.35	11	7:25.00
12	7:59.35	12	7:25.00
13	7:59.35	13	7:25.00
14	7:59.35	14	7:25.00
15	7:59.35	15	7:25.00
16	7:59.35	16	7:25.00
17	7:59.35	17	7:25.00
18	7:59.35	18	7:25.00
19	7:59.35	19	7:25.00
20	7:59.35	20	7:25.00
21	7:59.35	21	7:25.00
22	7:59.35	22	7:25.00
23	7:59.35	23	7:25.00
24	7:59.35	24	7:25.00

SEPTIC TANK NOTE:
Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept.

EASEMENT NOTE:
The rear five (5) feet of each lot is dedicated as an easement for public utilities.

SURVEYED BY
O. P. Hoake
Date: 4/14/60

APPROVED FOR ACCEPTANCE:
Nella H. Gorman, Director of Planning
Date: April 5, 1960

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin, Texas on the 5th day of April, AD 1960
Chairman

STATE OF TEXAS:
COUNTY OF TRAVIS: Know All Men: BY THESE PRESENTS:
That I, E. J. Hoak, owner of that certain 16.50 acre tract of land out of the Benj. Sims League out of the Comptroller's Survey, and all of Travis County, Texas, consisting of Tracts 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

STATE OF TEXAS:

COUNTY OF TRAVIS:
I, E. J. Hoak, known to me to be the person whose name is subscribed to the foregoing instrument, and authorized to me that he executed the same for the purposes and considerations therein expressed, have hereon signed these presents, and hereon dedicated to the public the streets and easements shown hereon.



STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Miss Emma Limberg, County Clerk of Travis County, Texas, do hereby certify that on this 11th day of April, AD 1960, the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book of Orders AD 1960 at 1:30 o'clock A. M. and duly filed on the 11th day of April, AD 1960 at 1:30 o'clock A. M. in the office of the County Clerk of Travis County, Texas.

WITNESS MY HAND AND SEAL OF THE COUNTY OF SAID COUNTY THIS 11th day of April, AD 1960.
Miss Emma Limberg, County Clerk of Travis Co. Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Miss Emma Limberg, Clerk of the County Court within and for the County and City of Travis County, Texas, do hereby certify that on this 11th day of April, AD 1960, the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book of Orders AD 1960 at 1:30 o'clock A. M. and duly filed on the 11th day of April, AD 1960 at 1:30 o'clock A. M. in the office of the County Clerk of Travis County, Texas.

WITNESS MY HAND AND SEAL OF THE COUNTY OF SAID COUNTY THIS 11th day of April, AD 1960.

In approving this plat by the Commissioners' Court of Travis County, Texas, it is understood that the building of sidewalks, necessary to be placed in such streets, roads or other public thoroughfares, or in connection therewith, shall be the responsibility of the public through the plat or in connection therewith, shall be the responsibility of the plat or any bridge, easement or other public thoroughfare shown on this plat, and the Commissioners' Court of Travis County, Texas, shall be obligated to build any of the streets, roads or other public thoroughfares shown on this plat or any bridge or easement in connection therewith.

C15-2010-0080
2806 Singlefoot Lane

CASE # C15-2010-0080
Row-10465204
TP-0316180212

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: 2806 Singlefoot Lane Austin Texas 78744

LEGAL DESCRIPTION: Subdivision -- Lot 23 Jet View

Lot(s) 23 Block _____ Outlot _____ Division _____

I/We Alicia P. Evans on behalf of myself/ourselves as authorized agent for Tony Reyes & Socorro Reyes affirm that on 06-30, 2010,

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

ERECT -- ATTACH -- COMPLETE -- REMODEL -- MAINTAIN

2st4
Ask for a variance on a existing single family improvement that was built prior to annexation 1985. Lot line variance at the back of the improvement which is the north east lot line from ten feet to nine feet. A lot line variance on the southeast side of the improvement from five feet to three feet-seven inches. Lot 24 & 22 are the same owner which is the neighboring lot to lot 23

in a SF-2-NP district. Row -> 10-39
Side - 5-3'7"
Southeast
N.P.

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 Lena Lund with Austin Energy at 322-6587 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 single family improvement existed prior to annexation in 1985

HARDSHIP:

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

The single family improvement existed prior to annexation in 1985

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

The single family improvement existed prior to annexation in 1985

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:

Lot 22 & 24 which are owned by Tony & Socorro Reyes adjacent to Lot 23 said property and lot 25 & 26 which are adjacent and across the same street are owned by Tony & Socorro Reyes

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:

None

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:

No

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

No

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

The single family improvement existed prior to annexation in 1985

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 Antonio Reyes Mail Address 2806 Single Foot Ln

City, State & Zip Austin TEXAS 78744

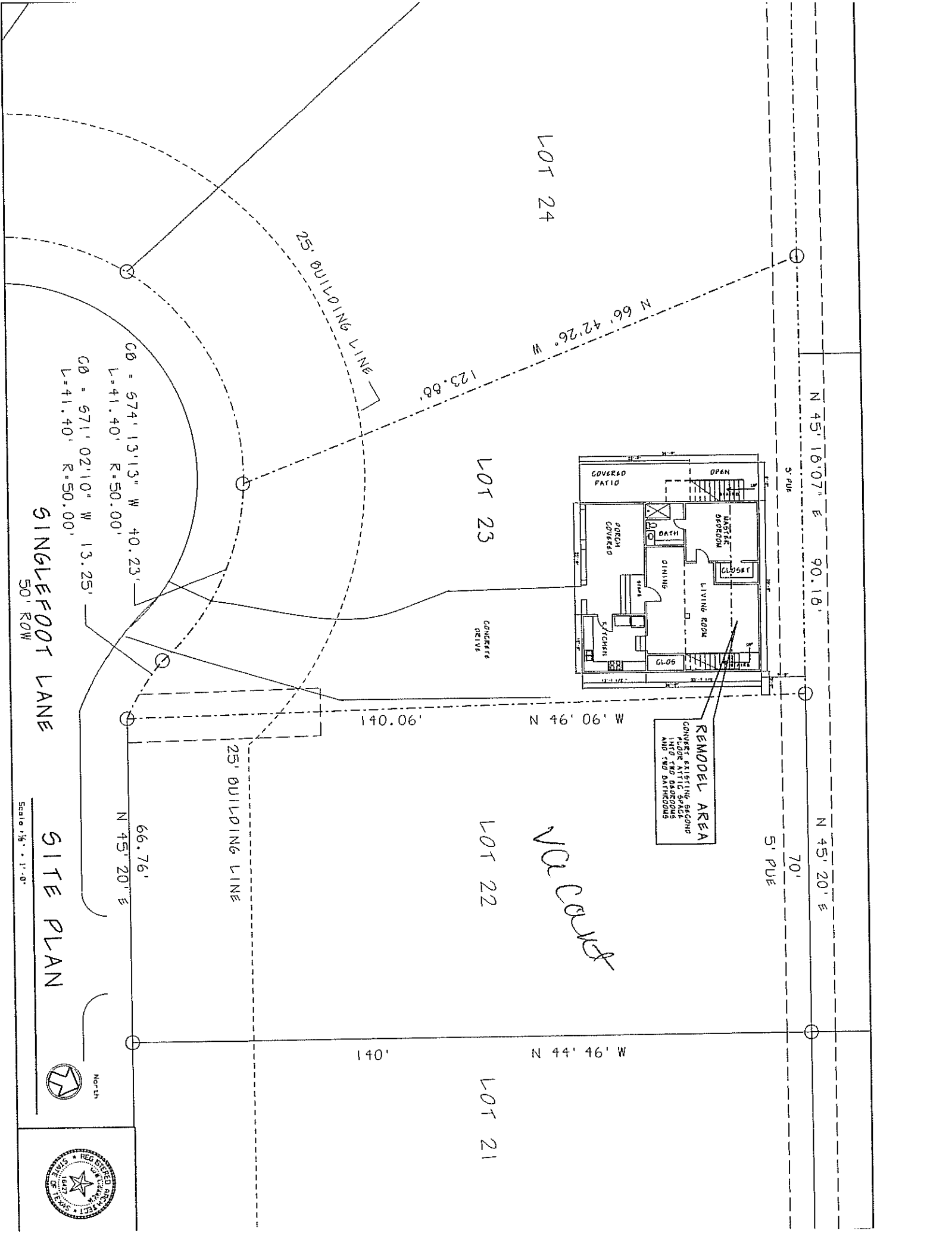
Printed Antonio Reyes Phone (512) 589-5895 Date 6-22-10

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 Stacy Mail Address 2806 Single Foot Ln

City, State & Zip Austin Texas 78744

Printed Socorro Reyes Phone 512-775-5704 Date 6/22/10



SINGLEFOOT LANE

SITE PLAN

Scale: 1/8" = 1'-0"

