

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

CASE # 015-2010-0102  
ROW # 10477747  
TP-0421100704

**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: 6700 B Circle'S Rd

LEGAL DESCRIPTION: 1 Old San Antonio Road Addition

Lot(s) 1 and 2 Block C Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Maria T Lopez on behalf of myself/ourselves as authorized agent for  
ourselves affirm that on AUGUST, 2010

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☐ MAINTAIN

There was a carport in the front of the house, that had to be removed due to severe damage to the structure and to the area around it. Now we are requesting a variance to reinstall a carport in the same location as the previous one house.

in a PRAVIS district.  
(zoning district)

11' from front property line

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:

There are power lines in front of my house and we cannot build within the first 25 feet in the front yard from the property line marker. We are replacing a previously existing carport.

**HARDSHIP:**

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

This particular house has no protection from the elements. The land on this property is not level there is a 10 ft drop from one side of the house to the other and we can't place the carport in the back yard or on the side of the house.

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

The other duplexes in the neighborhood are built perpendicular to the street have the carport built in between them and that is why they do not need to have one in the front. Our duplex was built parallel to the street with a wall dividing

**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 character of this area is not affected by this carport because there was a carport there before. All the houses on the same block are configured differently and therefore do not have the same situation that we are facing.

**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

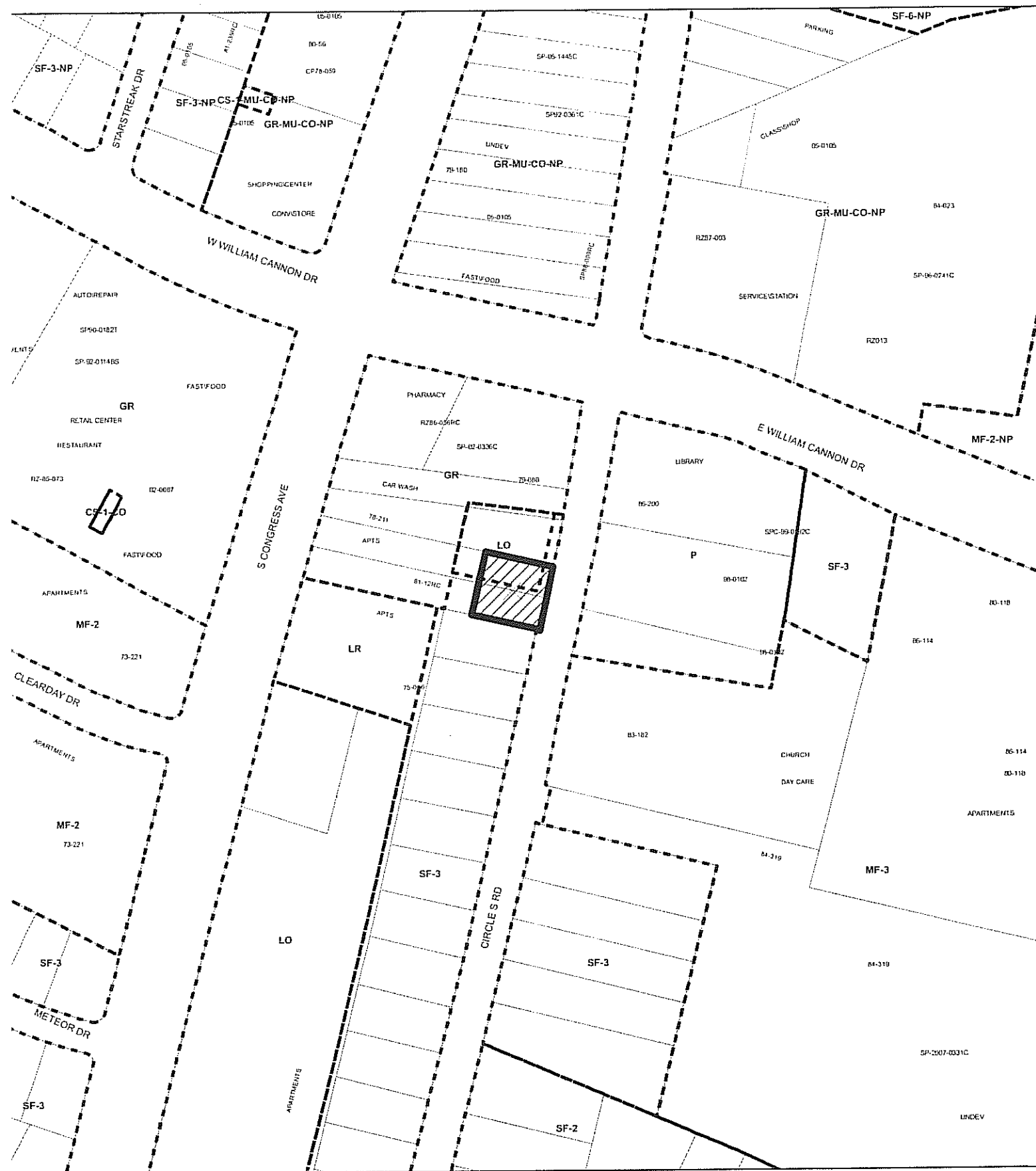
**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**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 Maria Teresa Lopez Mail Address 6700 B Circle'S Rd  
City, State & Zip Austin, Texas 78745  
Printed Maria Teresa Lopez Phone (512) 443-0298 8/10/2010

**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 Maria Teresa Lopez Mail Address 6700 B Circle'S Rd  
City, State & Zip Austin, Texas 78745  
Printed Maria Teresa Lopez Phone (512) 443-0298 8/10/2010

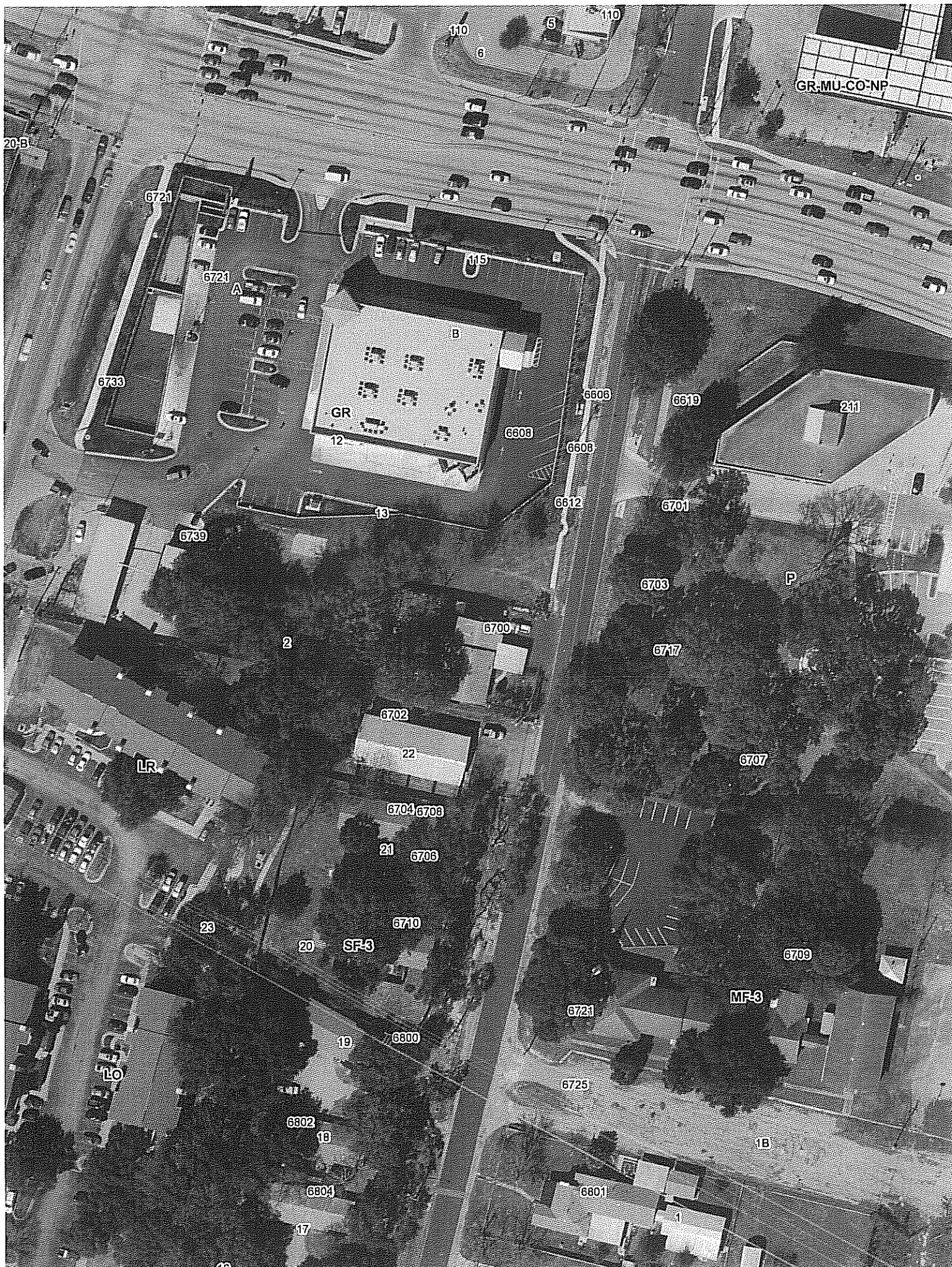


## BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0102  
 LOCATION: 6700 CIRCLE S RD  
 GRID: G16  
 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



SCALE: 1"=20'



**\* IMPORTANT NOTICE \***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 1 & 2.

J-D-P  
PROPERTIES  
DOC. NO. 2002114819  
<CALLED  
28,764 SQ.  
FT.>

**LEGEND**

- WOOD FENCE
- A/C UNIT
- ELEC. METER
- GAS METER
- IRON ROD FND.
- NAIL FND.
- PIPE FND.
- UTILITY POLE
- C.O.A. CITY OF AUSTIN

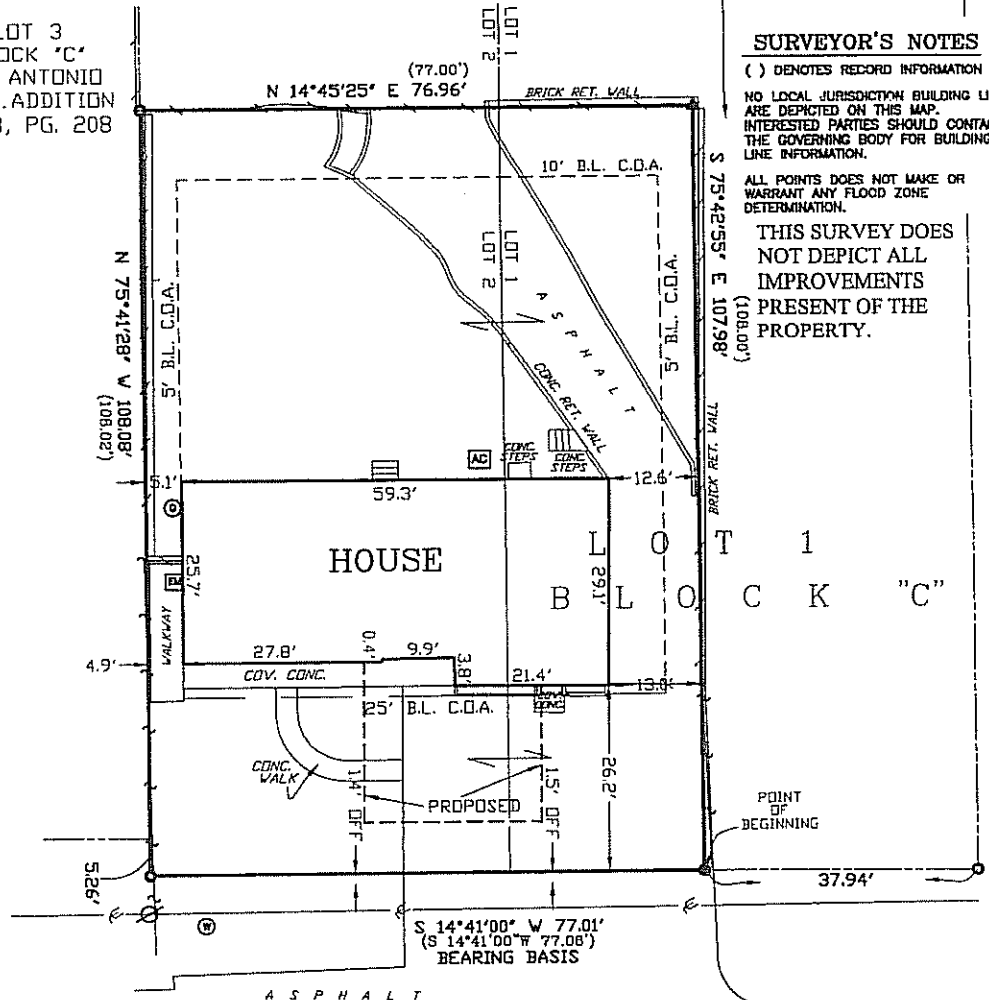
**SURVEYOR'S NOTES**

( ) DENOTES RECORD INFORMATION  
NO LOCAL JURISDICTION BUILDING LINES ARE DEPICTED ON THIS MAP. INTERESTED PARTIES SHOULD CONTACT THE GOVERNING BODY FOR BUILDING LINE INFORMATION.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

THIS SURVEY DOES NOT DEPICT ALL IMPROVEMENTS PRESENT OF THE PROPERTY.

LOT 3  
BLOCK "C"  
SAN ANTONIO  
ROAD ADDITION  
BK. 3, PG. 208



**6700 CIRCLE S ROAD**

\*SEE ATTACHED METES AND BOUNDS  
(60' R.O.W.)

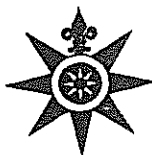
PART OF LOTS	1 & 2 *
SECTION	-
UNIT	TRAVIS
CITY	-

BLOCK "C"  
PHASE -  
COUNTY, TEXAS

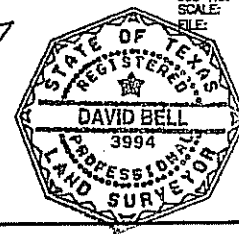
SUBDIVISION / ADDITION SAN ANTONIO ROAD ADDITION  
Book 3 Page(s) 208 Cabinet Slide - PLAT RECORDS  
Volume -  
Street Address: 6700 CIRCLE S ROAD  
Reference: MARIA LOPEZ

FIELD WORK	DA	11-08-07
DRAWING	GM	
FINAL CHECK	MCB	
CORRECTIONS		
UP DATE		

SURVEY DATE: 11-08-07  
TITLE CO. 10R18807  
JOB No. 10R18807  
SCALE: 1"=20'  
FILE: 10R18807A.dwg



**ALL POINTS SURVEYING**  
611 SOUTH CONGRESS AVENUE - SUITE 100  
AUSTIN TX. 78704  
TELE.: (512) 440-0071 - FAX: (512) 440-0199



*David Bell 11/12/07*