

2nd AMENDED HARDSHIP FOR SYLVIA CANTU
605 IRMA DR. AUSTIN, TX 78752
CASE #C-15-2010-0072

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REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because: There are carports in front of some residences; my carport is both practical and appealing as it is structurally sound and well built. I know of no regulation(s) not allowing such a carport to be built. There is no room for an enclosed garage to be built.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: Due to the existing four trees, vegetation, air conditioning system (stands out five feet), concrete wall (stands out six ft. tall by five ft. wide to the left of the house and is attached to the residence), and rain water collection system to the left of my property, and limited property line (five feet) access to the right of my property, there is no physical/legal way I can build a carport to the left 605 Irma Drive, lot 11 of the Don Dale subdivision or be able to have excess to the back of 605 Irma Drive, lot 11 of the Don Dale subdivision from either side. The houses on this street escalate down. The house to the right (607) is 4' 6" on to the street than mine. The house to the left of me (603) is 4' 6" back from mine.

(b) The hardship is not general to the area in which the property is located because: 605 Irma Drive, lot 11 of the Don Dale subdivision is on a dead end street that has apartments built on the other side of the fence. The carport built at this residence is not in any way a distraction. I have turned in ten in favor of forms to the board and several of my neighbors that I talked to said they had mailed in their forms.

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:

My carport is structurally built and appealing. It adds value to my property as well as value to the adjacent properties. Furthermore, the carport does not interfere with any adjacent properties. The carport is strictly for my health and wellbeing benefit. The carport also is for the further protection of the investment of my vehicles.