

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 # 015-2010-0107
ROW # 10490834
0226040219

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: 1400 W. 51st St.

LEGAL DESCRIPTION: Subdivision - Smith, AF

Lot(s) 27 Block 26 Outlot _____ Division _____

I/W/c Garry E. Adams on behalf of myself/ourselves as authorized agent for
self affirm that on August 11, 2010

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

(check appropriate items below)

PERFECT _____ ATTACH _____ COMPLETE _____ REMODEL ☒ MAINTAIN _____

existing entryway structure of enclosed porch (protrudes 15 inches into setback)

in a SF-3-NP district.
(zoning district)

(Brentwood N.P.)

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:
existing structure was built to conform with pre-existing flatwork present prior to

current setback limitations

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
current structure was built to conform with pre-existing flatwork predating current
setback limits

- (b) The hardship is not general to the area in which the property is located because:
pre-existing flatwork was present due to much earlier construction of main house
on property (predating current setback limits)

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:
variance requested is for 15 inches and does not alter, impede, or interfere with any
adjacent properties or property use restrictions as currently zoned

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:

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:

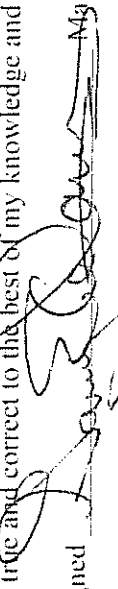
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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  Mail Address 1400 W. 51st St, Unit B
City, State & Zip Austin, TX 78756

Printed Garry E. Adams Phone 512-420-9955 Date 8-11-2010

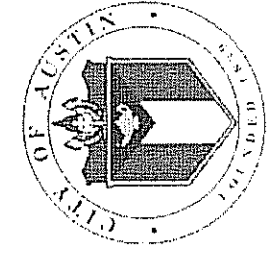
OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1400 W 51st St., Unit B
City, State & Zip Austin, TX 78756

Printed Garry E. Adams Phone 512-420-9955 Date 8-11-2010



STATE HEALTH DEPARTMENT



BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0107
 LOCATION: 1400 W 51ST ST
 GRID: J27
 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.

Date: 6-9-10
8-11-2010

CITY OF AUSTIN
REQUEST FOR WAIVER TO STANDARDS*

PLEASE: PRINT OR TYPE; USE BLACK INK; AND COMPLETE ALL REQUESTED INFORMATION.

Location/Street Address: 1400 W. 51st St.

Legal Description: Subdivision- South AF

Lot(s) 27 Block 26 Outlot _____ Division _____

List of Standard(s) for Waiver: Setback limits variance

Justification for Request(s) for Waiver from Standard(s) Listed above:

Existing enclosed porch structure entryway is 15 inches into setback. Enclosed porch was constructed on pre-existing flatwork. Pre-existing flatwork was present prior to current setback limits consistent with main house on property (house predates current setback limits).

Requested variance does not impact electric easements and setback requirements enforced by Austin Energy (approval received).

Attachments (photos, drawings): architectural drawing of property (site plan, floor plan), surface plat / lot survey drawing, photos of entryway, site plan of existing structures on adjacent lots
If you need assistance completing this application (general inquires only) please contact Bill Hadley at 974-5659, 505 Barton Springs Road, Suite 900 (One Texas Center)

Applicant: Garry E. Adams

Address: 1400 W. 51st St.

City, State & Zip: Austin, TX 78756

Phone: 512-420-9955 ~ 512-431-1719 cell

*Adopted Standards can be viewed at http://ssweb.ci.austin.tx.us/512-services/spec_detail_exhndl_DetailsNdx.html

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
AUG 12 2010
RLS 224-13

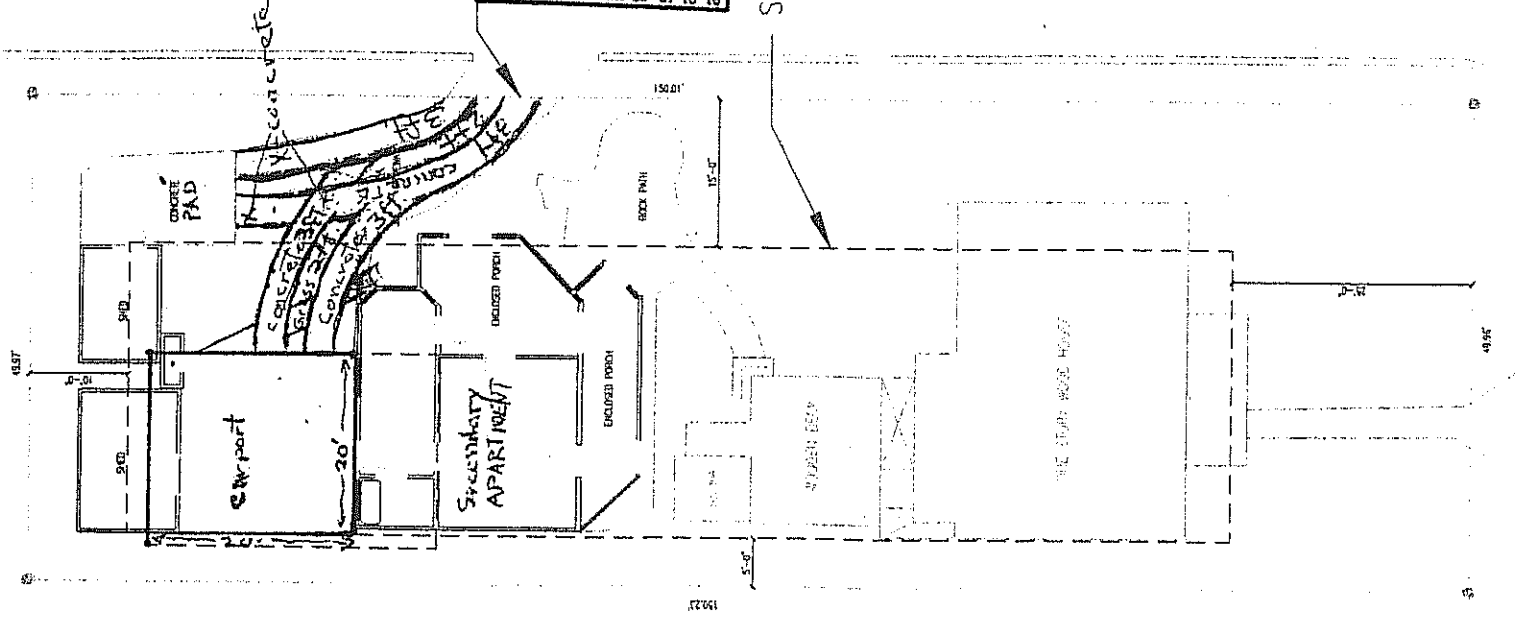
SNA 7/24/09

PROPERTY LINE

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria J. Li, P.E.
Watershed Protection & Development Review Department
By Glenn Camacho Date 07/23/09
The granting of a permit for approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

SETBACK

WOODROW AVENUE



1" = 20'-0"

1400 51st STREET

1561-22-3
L 47847 #
Frame garage

Mike Jones
974-3543

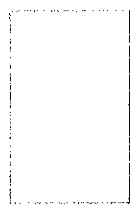
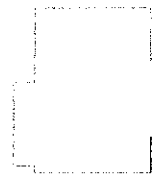
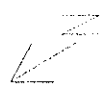
Driveway & Sidewalk
Joe-Amazon
2674

+

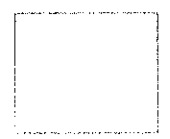
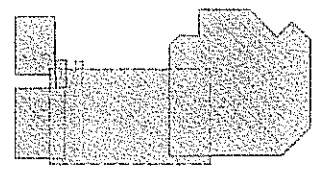
WOODROW AVENUE
SHELDON BECKMAN
1000

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SHELDON BECKMAN
WOODROW AVENUE

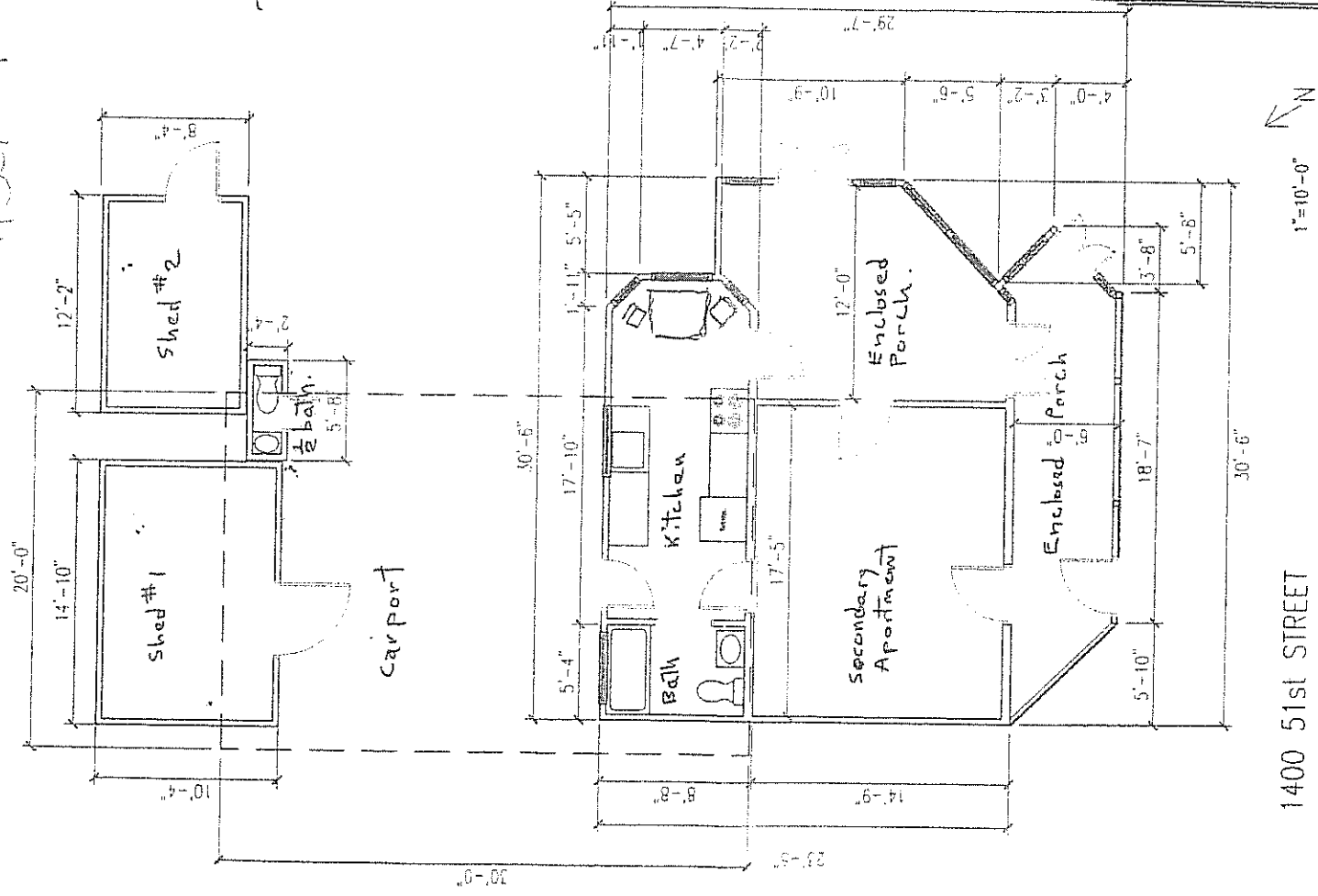
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SHELDON BECKMAN
WOODROW AVENUE



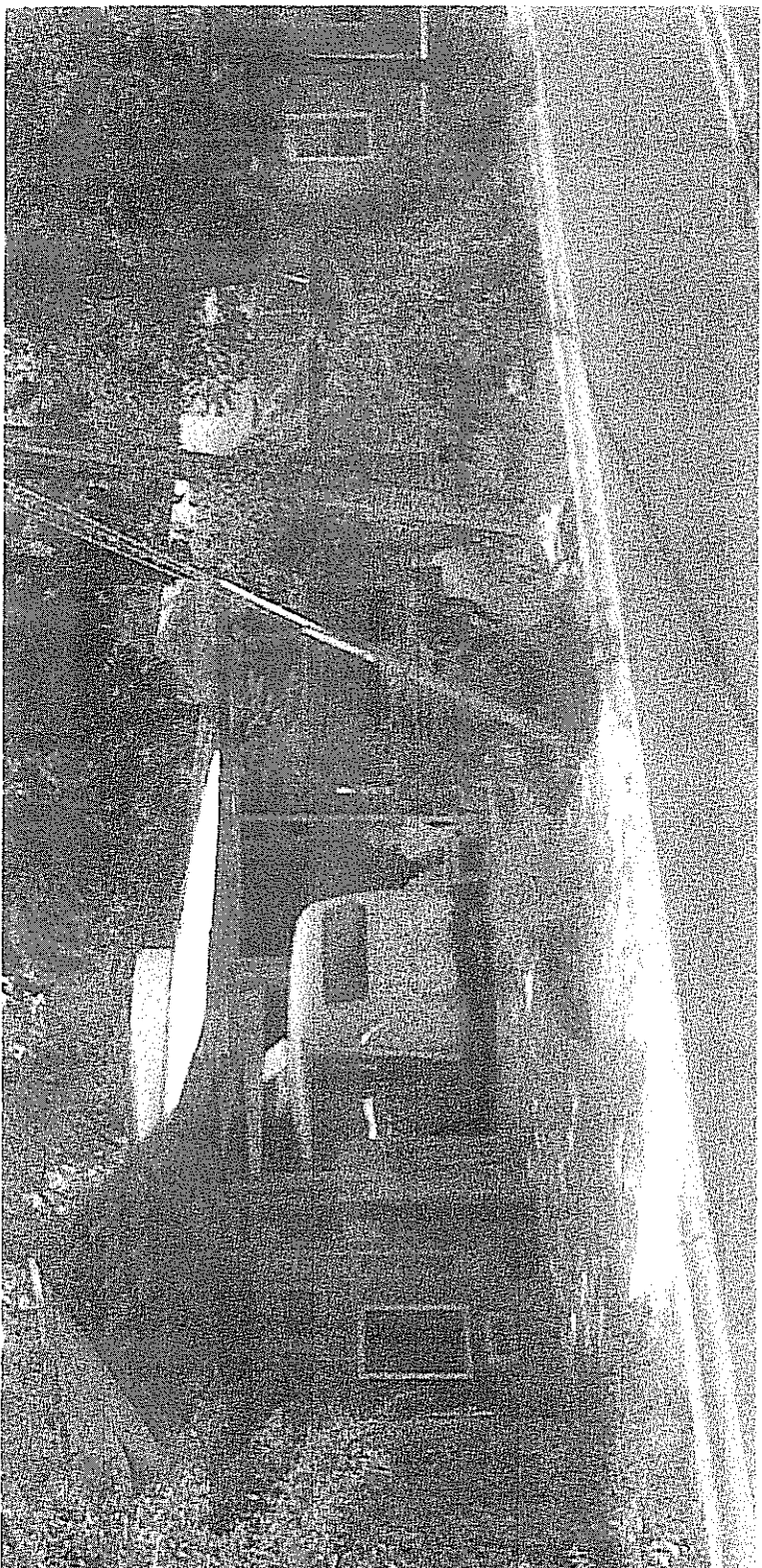
WOODROW AVENUE

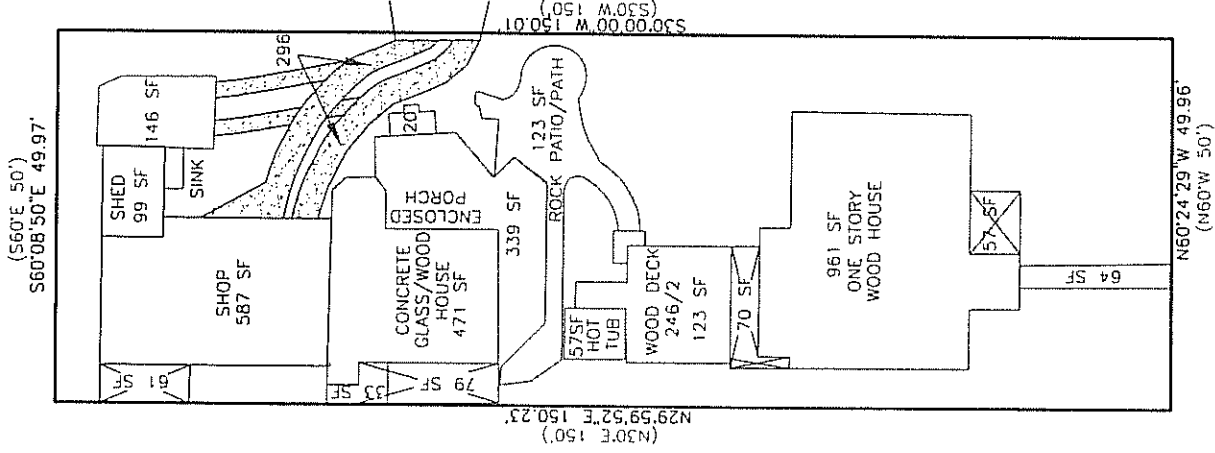
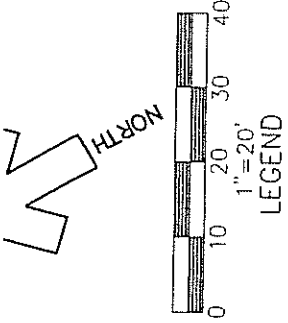


Clare Harris 07/30/09









IMPERVIOUS COVER (IC) TABLE		
AREA	% IC	SQUARE FEET (SF)
COVERED WALK	100%	79
COVERED STORAGE	100%	61
COVERED WALK	100%	33
HOT TUB	100%	57
FRONT WALK	100%	64
ROCK PATIO/PATH	100%	123
FRONT HOUSE	100%	961
PORCH/PATH	100%	70
REAR HOUSE	100%	471
ENCLOSED PORCH	100%	339
SHOP	100%	587
SHED 2	100%	99
STONE PAD	100%	20
FR COVERED DECK	100%	57
DRIVEWAY CONC.	100%	296
CONCRETE PAD	100%	146
WOOD DECK 246.43	50%	123
TOTAL IMPERVIOUS COVER (IC) = 3,586		
7,500 SF X 45% = 3,375 S.F. ALLOWABLE IC		
3,375 S.F. MAX ALLOWABLE IC		
3,586 S.F. - 3,375 S.F.		
= 211 S.F. TO REMOVE		

NOTES:
1. ANY EASEMENTS AND BUILDING LINES AS PER PLAT.
NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.

CLIENT: GARRY ADAMS
FIELD BOOK: 122, PAGE: 14
DRAWN BY: D.W. & P.M.W.
PROJECT NO.: 857-01-09
DATE: 6-1-2010
FILE: 8570109.DWG

IMPERVIOUS COVER SKETCH
OF LOT 27, BLOCK 26
A.F. SMITH ADDITION
A SUBDIVISION OF BLOCKS 10, 25, 26 & 27
OF THE "WALLING PLACE"
AS RECORDED IN BOOK 3, PAGE 137
TRAVIS COUNTY, TEXAS

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**LIVE OAK
SURVEYING**
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018
(512) 837-9102 FAX