

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 # 015-2010-0106
TR# 0234060904
ROW # 10490825

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: 1911 Cullen Ave, Austin Tx 78747

LEGAL DESCRIPTION: Subdivision – Crestview Addition Section I

Lot(s) 31 ___ Block 15 ___ Outlot ___ Division ___

I/We Rick Dowden on behalf of myself/ourselves as authorized agent for Stephen & Larrisa Hauck affirm that on Aug 10, 2010,

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

(check appropriate items below)

ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

An addition to a SFP provide info?
in a ___ district. aside setback
(zoning district) 4.3'

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 existing building located at the front of the property is currently not the required 5' from the existing side yard property line. Maintaining the lines of the existing property and extending this line to the addition to the back of the lot reinforces both to existing character of the neighborhood and the integrity of the design of the addition and the relationship of the new extension of the home with the existing structure.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: The location of the addition on the property seemed so reasonable that the project was well along before it was noticed that there was a technical encroachment of the side yard setback. The property is an odd-shaped lot with a gradually, almost imperceptibly angled side which currently is set back less than the requisite 5'.

(b) The hardship is not general to the area in which the property is located because: The layout of the lot and the location of the existing building on the lot are both unique. No other additions have already had foundations poured before the building inspector noticed a problem.

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 addition is visible only from adjacent neighbor's residence.

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 Clay C. Dowden Mail Address 5116-E. Monroe St
City, State & Zip Austin, TX 78704

Printed Ricky C. Dowden Phone 970-8046 Date 8-12-10

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 Stephan C. Howick Mail Address 15116 1/2 Ave

City, State & Zip Austin TX 78757

Printed Stephan C. Howick Phone 978-9877 Date 8/11/2010



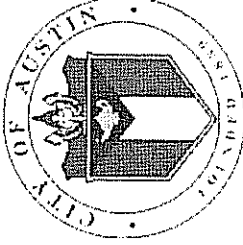
SUBJECT TRACT



ZONING BOUNDARY

BOARD OF ADJUSTMENTS

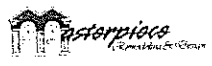
CASE#: C15-2010-0106
 LOCATION: 1911 CULLEN AVE
 GRID: J29
 MANAGER: SUSAN WALKER



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.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
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HADDON+COWAN
 architects collaborative
 8115 DUNDAS ST. W. UNIT 101
 PHO 416-291-4125 FAX 416-291-4122



Cullen St. Residence

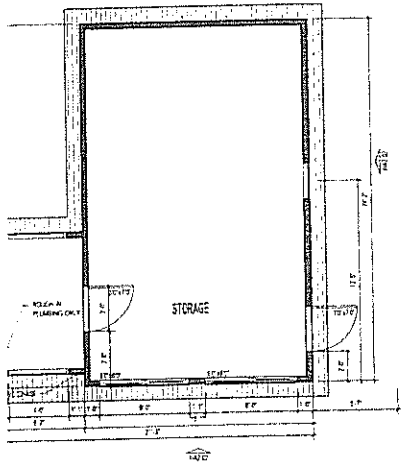
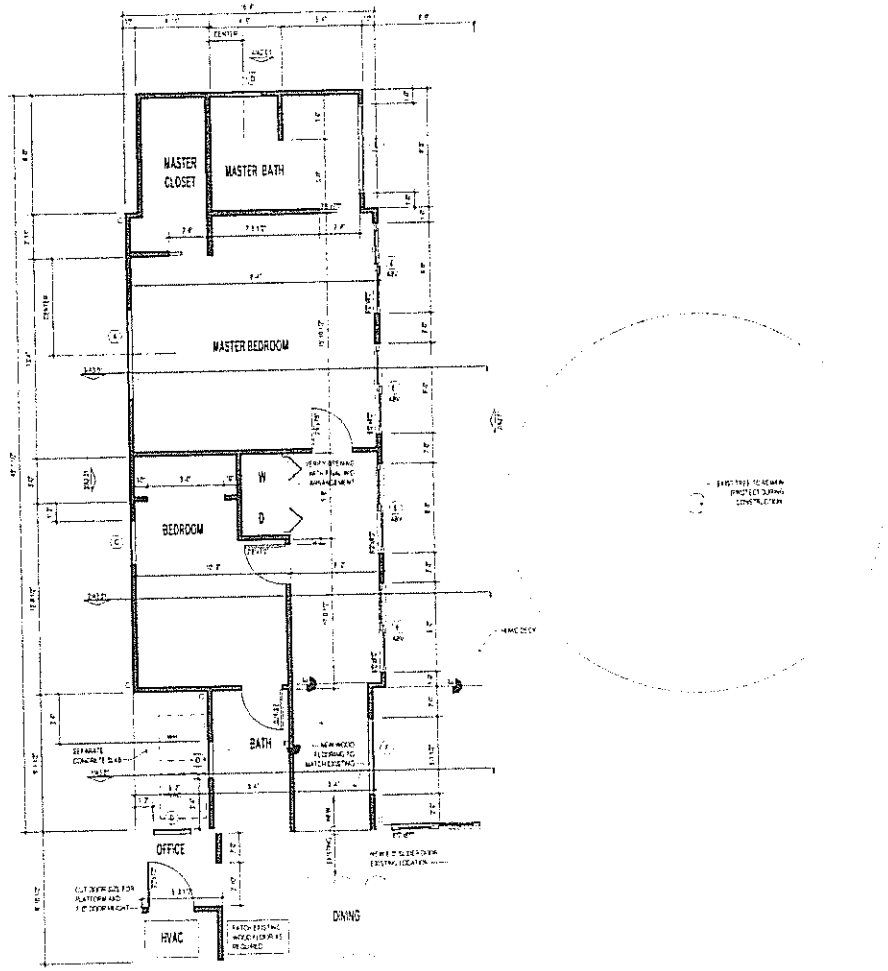
REVISIONS		
No.	Issue	Date

SHEET INFORMATION	
Date	APRIL 2017
By Name	ALBERT
By Title	ARCHITECT
Client	ALBERT
Project	CULLEN ST. RESIDENCE
Drawn	ALBERT
Checked	
Approved	
TITLE	

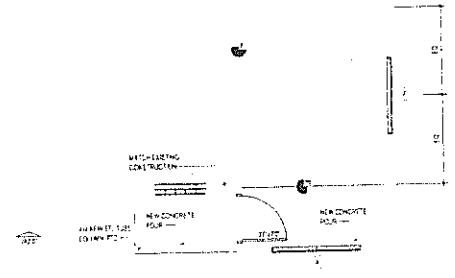
First Floor Plan

SHEET

A 1.01



**GUEST SUITE
 2: FLOOR PLAN**
 SCALE 1/4" = 1'-0"



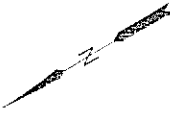
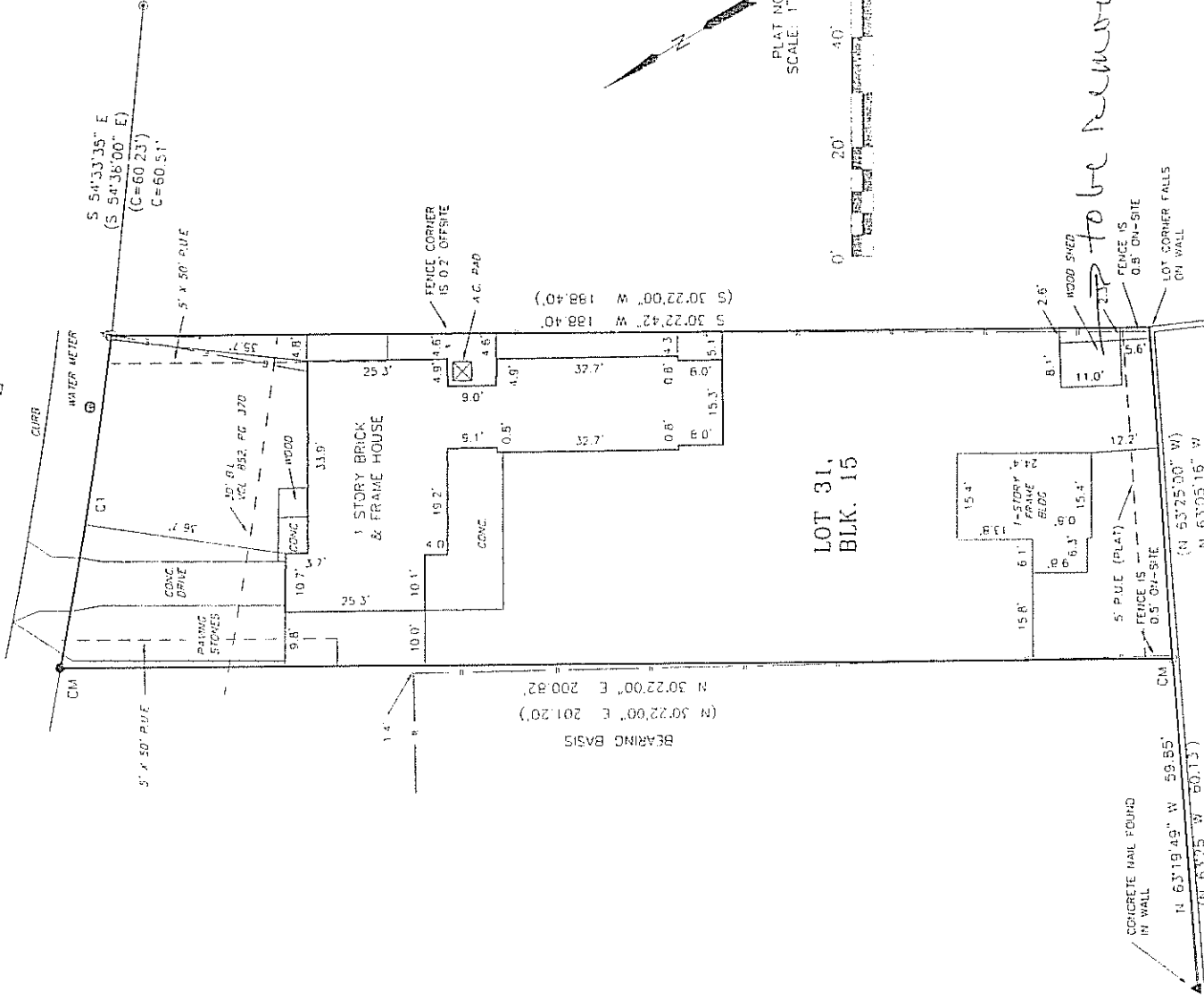
1: FLOOR PLAN
 SCALE 1/4" = 1'-0"

**SURVEY OF LOT 31, BLOCK 15,
CRESTVIEW ADDITION SECTION ONE**
LOCATED AT 1911 CULLEN AVENUE, AUSTIN, TEXAS

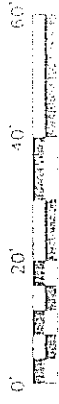
- MAP SYMBOLS:
 --- 11" W --- CHAIN LINK FENCE
 --- WOOD BOARD FENCE
 --- UTILITY LINE
 --- P.U.E. PUBLIC UTILITY EASEMENT
 --- BUILDING LINE
 --- 1/2" REBAR FOUND
 --- 1" REBAR FOUND
 --- 2" REBAR FOUND
 --- 4" REBAR FOUND
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 --- 200" REBAR FOUND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1031.91	60.71	60.70	S 51°18'00" E	0322'15"

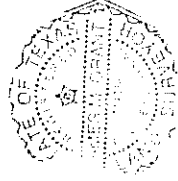
CULLEN AVENUE



PLAT NORTH
SCALE: 1" = 20'



to be removed



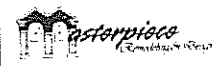
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON.

1700 S LAMAR, #332
AUSTIN, TEXAS 78704
(512)444-1781

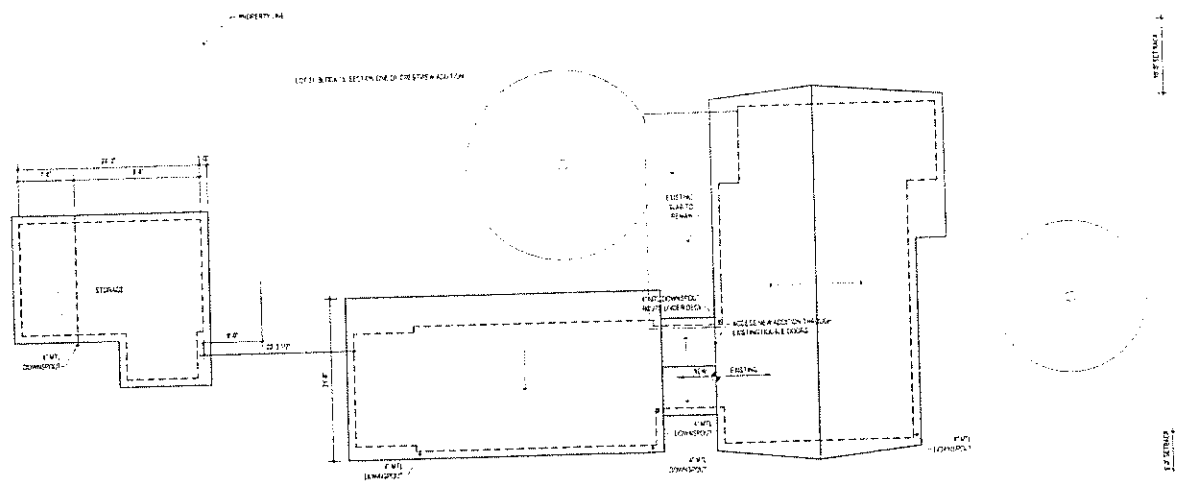
James M. Grant
JAMES M. GRANT, RPLS 1919
DATE: AUGUST 9, 2010

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301 CARROLL 2010 (315)65

Harris-GRANT
SURVEYING, INC.



Cullen St. Residence



REVISIONS		
No.	Issue	Date

SHEET INFORMATION	
Date	March 24, 2010
Sheet No.	20-1021
Scale	1/8" = 1'-0"
Drawn	
Checked	
Approved	

TITLE

Site / Roof Plan

SHEET

A 1.00

1: SITE/ROOF PLAN
 SCALE 1/8" = 1'-0"