

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 # 015-2010-0105
ROW # 10490805
TP-0303000725
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: 504 Sunset Circle

LEGAL DESCRIPTION: Subdivision – Twin Oaks Addition, Volume 7, Page 20

Lot(s) 24 Block - Outlot - Division -

I/We Julie M. Ferguson on behalf of myself/ourselves as authorized agent for

Julie M. Ferguson affirm that on 8/13, 2010,

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

(check appropriate items below)

X ERECT X ATTACH - COMPLETE - REMODEL - MAINTAIN

A screened porch to replace an existing 10' by 14' pergola on an

existing concrete porch, said screened porch to be 8'6" by 17'7"

The 8'6" insures the screened porch is inside the 5' P.U.E. setback.

in a Zone X District. 5F-3-NP
(zoning district) South River City N.P.

*Screened porch
5' from
17' away
P.E.*

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:

Unlike other lots in the neighborhood, The backyard of lot 24 is extremely small and in order to enjoy the back yard without mosquito problems, a screened porch is the best solution. Also, a screened porch would provide shade whereas the current pergola provides no protection from the sun.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: Backyard space is limited on Lot 24 (see plat). A screened porch would provide a protected area for relaxation and for working at home. The current pergola/porch is closer to the property line than the proposed screen porch.

(b) The hardship is not general to the area in which the property is located because: See the attached neighborhood plat. Lot 24 is the smallest lot in the neighborhood and has almost no backyard. All the neighbors have sufficient outdoor space for pergolas, screened porches and patios without need of a variance.

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 screened porch will be cut into the house roofline, making it look like part of the house unlike the current pergola. Also, because the screened porch is in the backyard on a cul de sac, it will be invisible to all except the rear neighbor, who already has an extensive pergola along the fence line which blocks his view.

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:

NA

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:

NA

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

NA

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

NA

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.

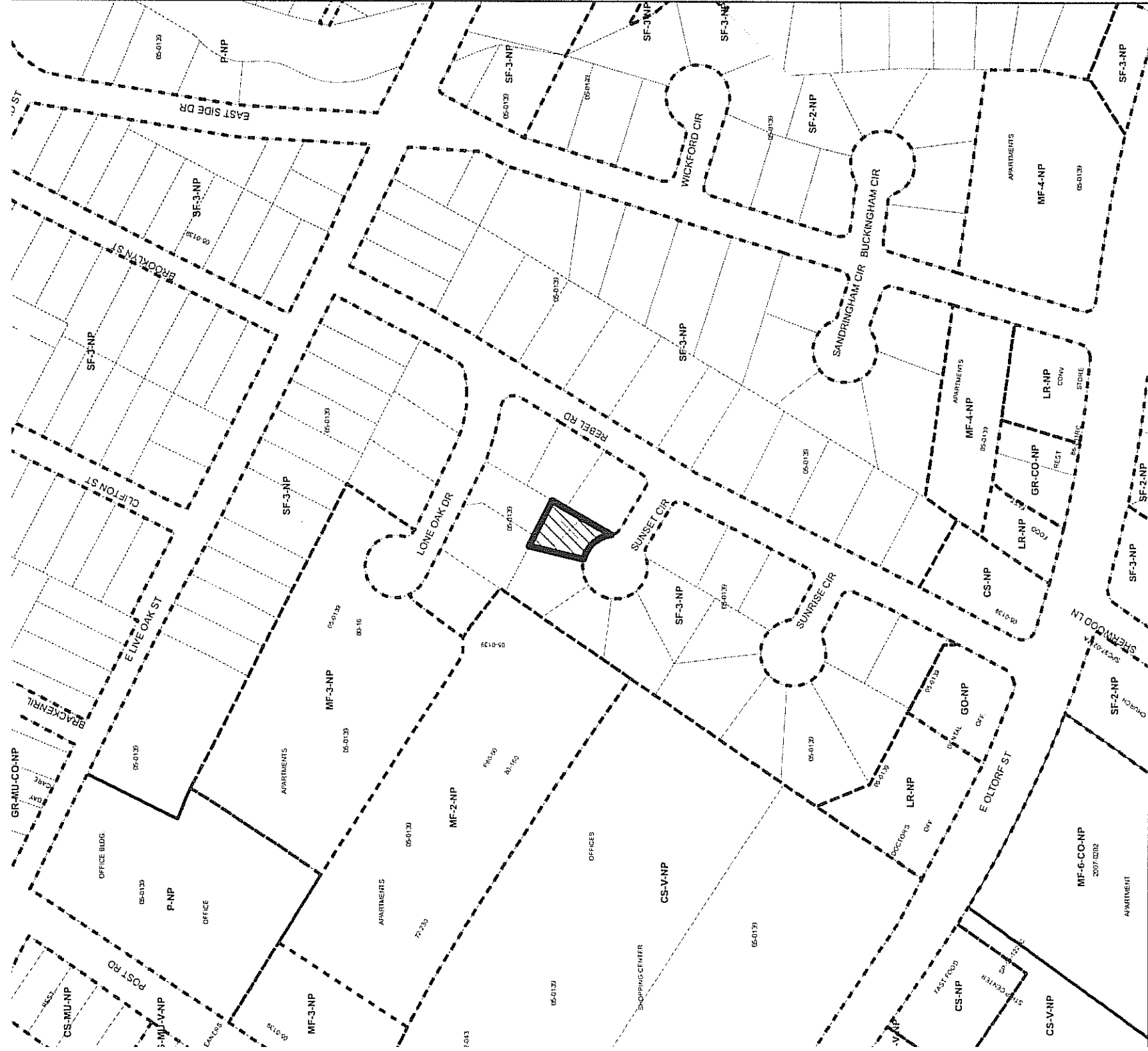
Signed Julie Ferguson Mail Address 504 Sunset Circle
City, State & Zip Austin, Texas 78704

Printed Julie Ferguson Phone 512-494-4613 Date 8/9/2010

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 Julie Ferguson Mail Address 504 Sunset Circle
City, State & Zip Austin, Texas 78704

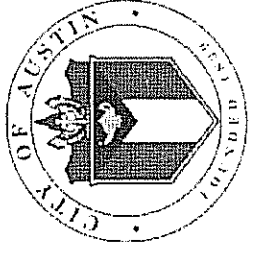
Printed Julie Ferguson Phone 512-494-4613 Date 8/9/2010



SUBJECT TRACT
ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0105
LOCATION: 504 SUNSET CIRCLE
GRID: J 20
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.

The Cardinal Company

Manchaca, TX 78652

(512) 280-0687

PROPOSAL/CONTRACT

Julie Ferguson

NAME: Elaine Ferguson

PHONE: 210-710-4994

STREET: 2230 Whispering Water

JOB NAME: 504 Sunset Cir.

CITY, ST, ZIP: Spring Branch, Tx. 78070

DATE: Austin, Tx. 78704

SPECIFICATIONS: We will provide all materials and labor necessary to complete the following:

We will construct a new screened in porch on the existing patio. The framed in area will be approximately 17' 7" long and 8'6" back to the house framing. The structure will be fastened to the patio slab with pressure treated sole plate, construction adhesive, and tapcon screws. The remainder of the material used for studs, plates, and sills will be cedar.

There will be an 18" high pony wall with lap Hardee siding attached to the exterior with the inside of the pony wall remaining open to the framing. There will be 9-screens total, 7 at 26"x 58", 1 at 24" x 58" and 1 at 32"x 58", all bronze, aluminum frame. The screens will be attached to the porch framing and cedar screen stop with bronze drywall rust resistant screws for easy removal and replacement if damaged. There will be two 30" screen doors located at each end of the structure. One will open in and one will open out. Each door will have an automatic closer with black hinges and door handles.

The roof of the structure will be framed with yellow pine 2x6 rafters at 16" o.c. and will be fastened to the framing of the existing house at the top plate level. This will be accomplished by removing the eave over the patio area. We will incorporate the new roof into the existing composition shingle roof with a torch down, mineral surfaced asphalt material designed for flat or low sloping roof pitches. The runoff pitch of the new roof will be approximately 2.75" / 12" per lineal ft. This will give us a minimum of 84" to the bottom of the top plate on the new outer wall of the porch, or where the top of the screens will be located up from the slab.

Please see page 2

Total Charges including all labor and materials:

Nine thousand four hundred sixty one and 57/cents (**\$9,461.57**)

Payment to be made as follows: Compensation for work completed at the end of the normal work week.

All remaining balance due at the date all work has been completed.

All labor is guaranteed for 1 year against improper application of materials that may cause mechanical or cosmetic failure. All warranties void if compensation is not made at due date. Any changes or alterations in specifications are subject to additional cost at the rate of \$60 per hour plus materials. This proposal may be withdrawn after 20 days.

AUTHORIZED SIGNATURE:

Elaine Ferguson

DATE: Aug. 9, 2010

ACCEPTED:

Julie Ferguson

DATE: 8/9/2010

We will locate 2 duplex 110 outlets on the new exterior porch wall and a single fan / light fixture to the ceiling. The fan will have a wall switch located in the dining room next to the new, open out, french door unit. The french doors will be metal with low E divided lite glass 22" x 64" with bronze threshold, bronze hinges, and brown compression foam weatherstripping. We will case the interior of the door unit with 2-1/2" fluted casing to match existing window detail next to the dining room. The exterior of the new door will be cased with 1x3 cedar and caulked to prevent moisture penetration.

We will also provide and install 2 "Solar Energy" skylights where designated. Each skylight will be 2' wide and 4' long with a white over clear double lexan cap.

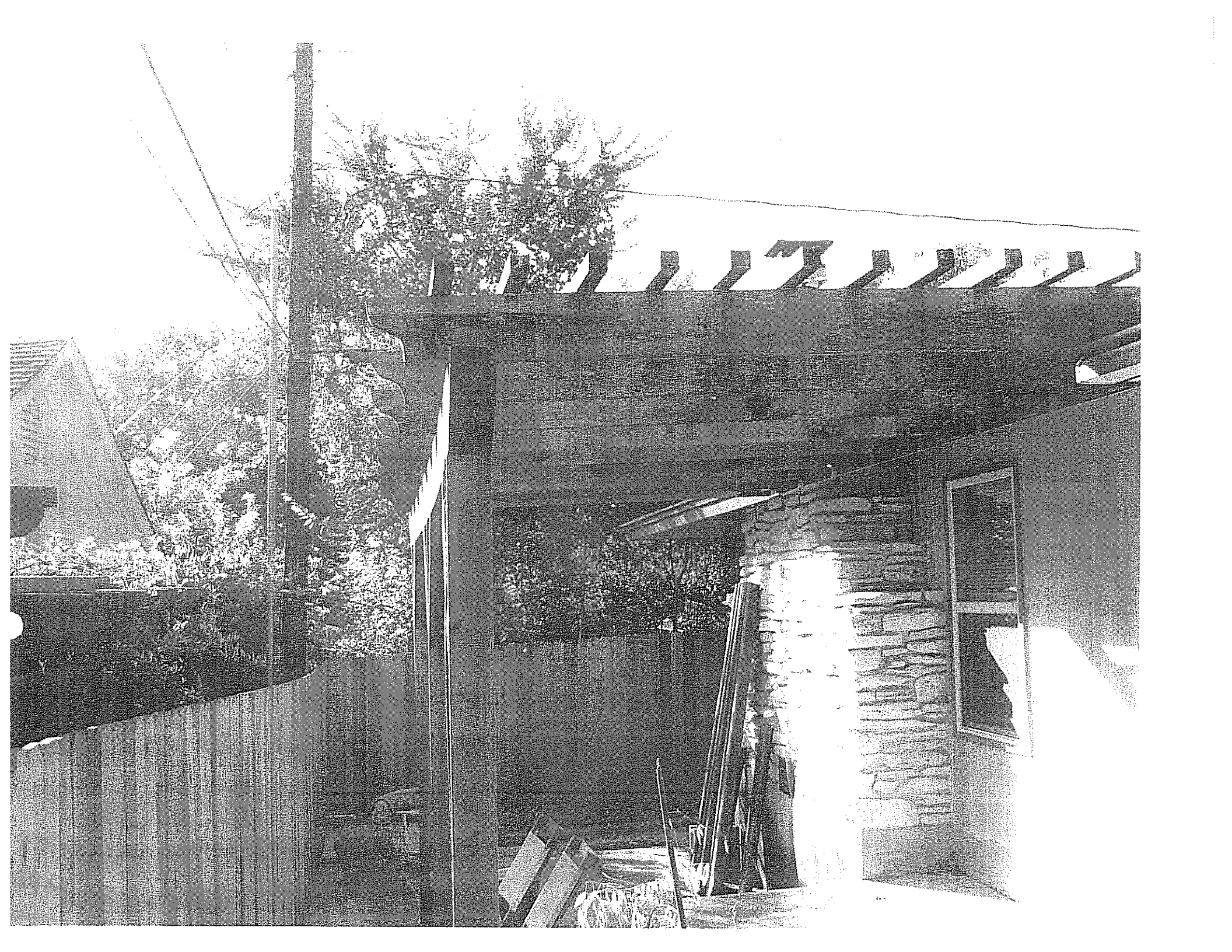
There will be no more than a 16" overhang on the rakes and eave of the new roof line. We will apply 4x8 sheets of smooth BC plywood soffit to the eaves and the underside of the rafters. The edges will be trimmed out with 1x2 frieze board.

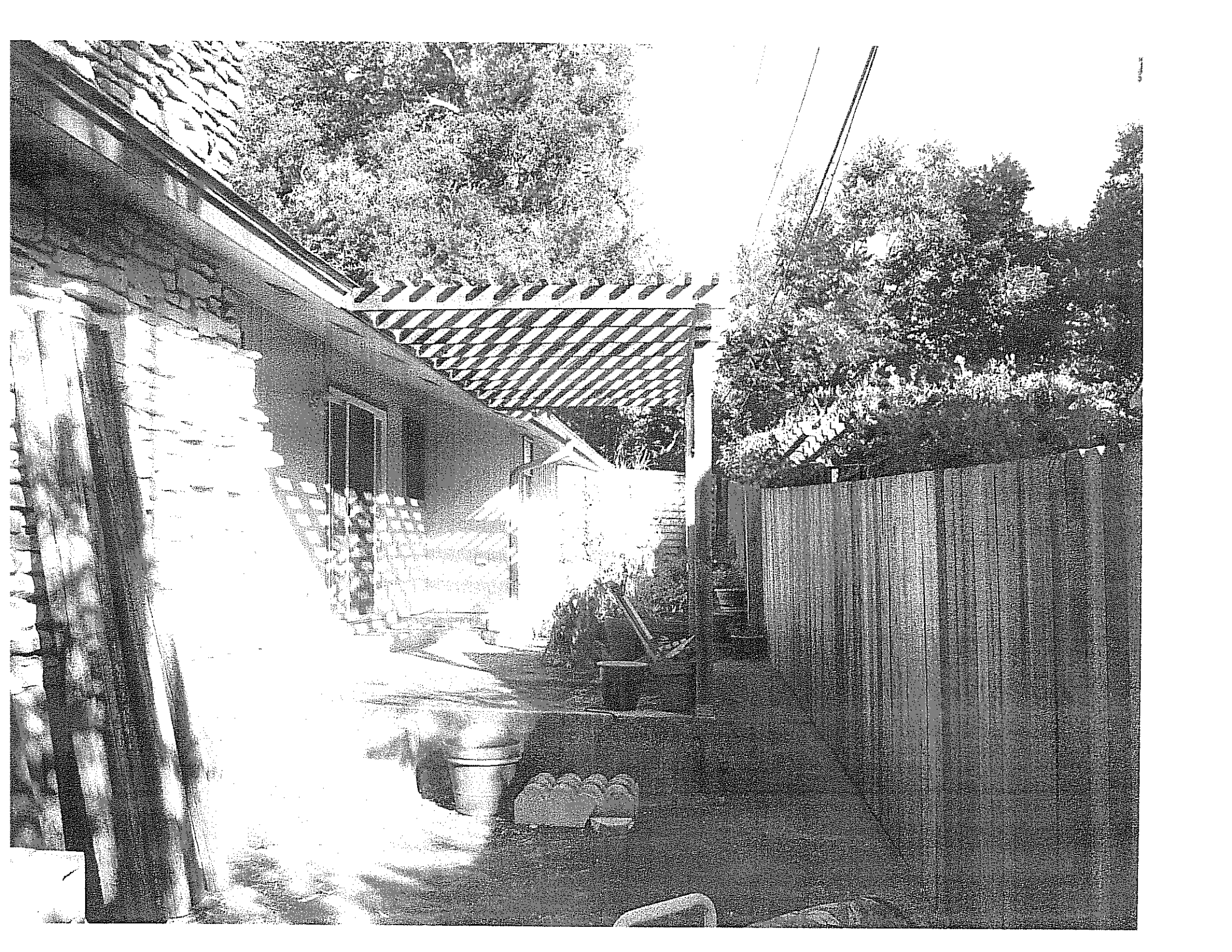
I will have to submit some sketches and dimensions, as well as some photographs, to the city of Austin in order to obtain a variance to be able to maintain the same distance from the property line to where the existing arbor is located. The cost for the sketches is included in the total cost of this proposal at the bottom of the first page of the proposal. The ceiling fan fixture is not included in this proposal as this would probably be a personal item to be selected by the customer. The cost of the permit is not included in this proposal. Painting is also not included.

Please refer to the first page of this proposal for the terms and details of the contract. Upon acceptance please sign where designated and return a copy to me via fax number 280-0687, or mail to:

The Cardinal Co. / 12708 Burson Dr. / Manchaca, Tx. 78652

Thank you for the opportunity to submit this proposal. I'm looking forward to performing the work and providing you with a job well done and having satisfied customers.

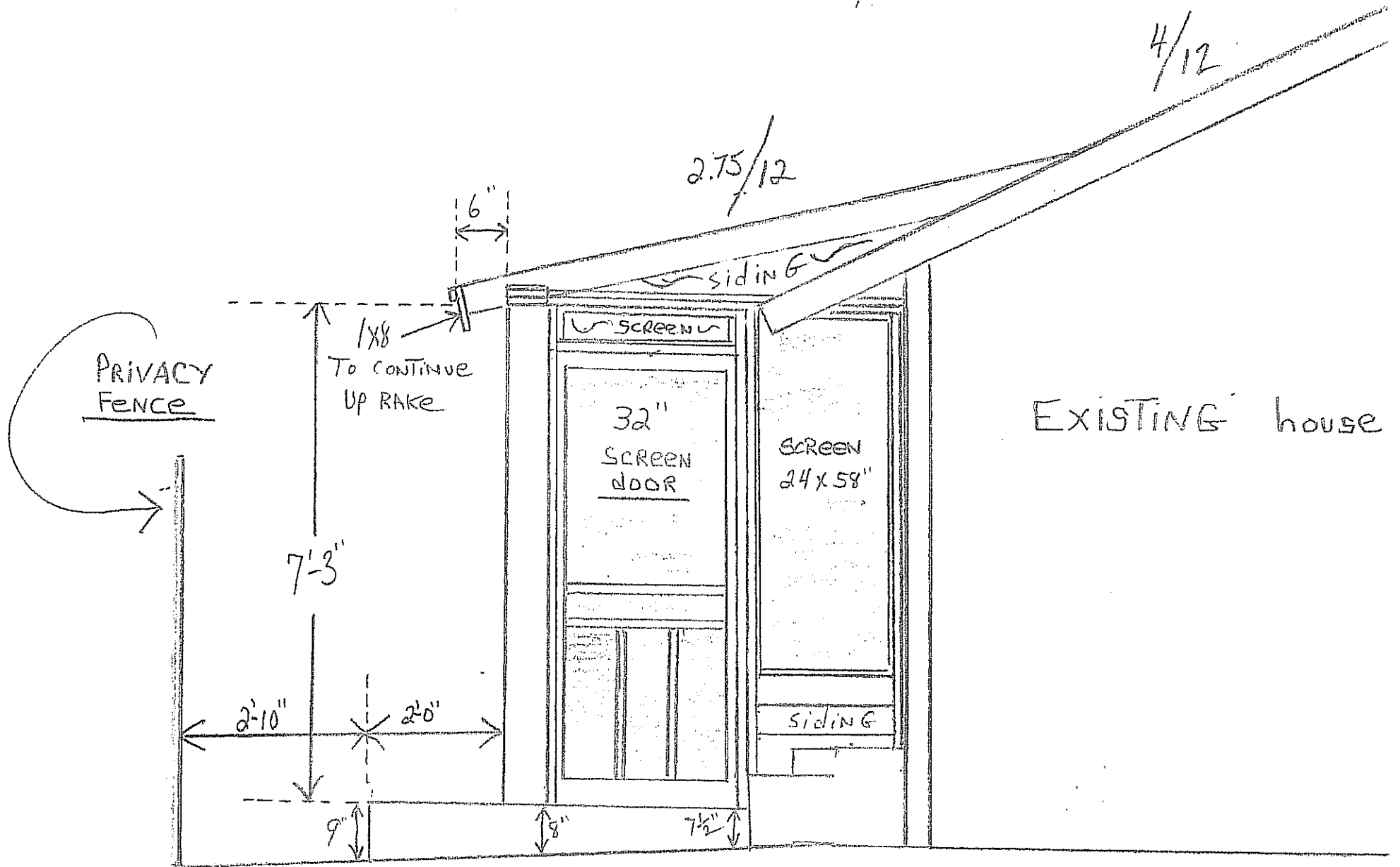






West View

4/12



EAST View

$\frac{1}{2}"$ SCALE = 1'

4/12

8'-6"

2.75
12 Pitch

2x6

Siding

EXISTING house

1x8 FACIA TO
CONTINUE UP RAKE

Screen

30"
SCREEN
door

Screen
32' x 58"

Under

LAP

Siding

PRIVACY
FENCE

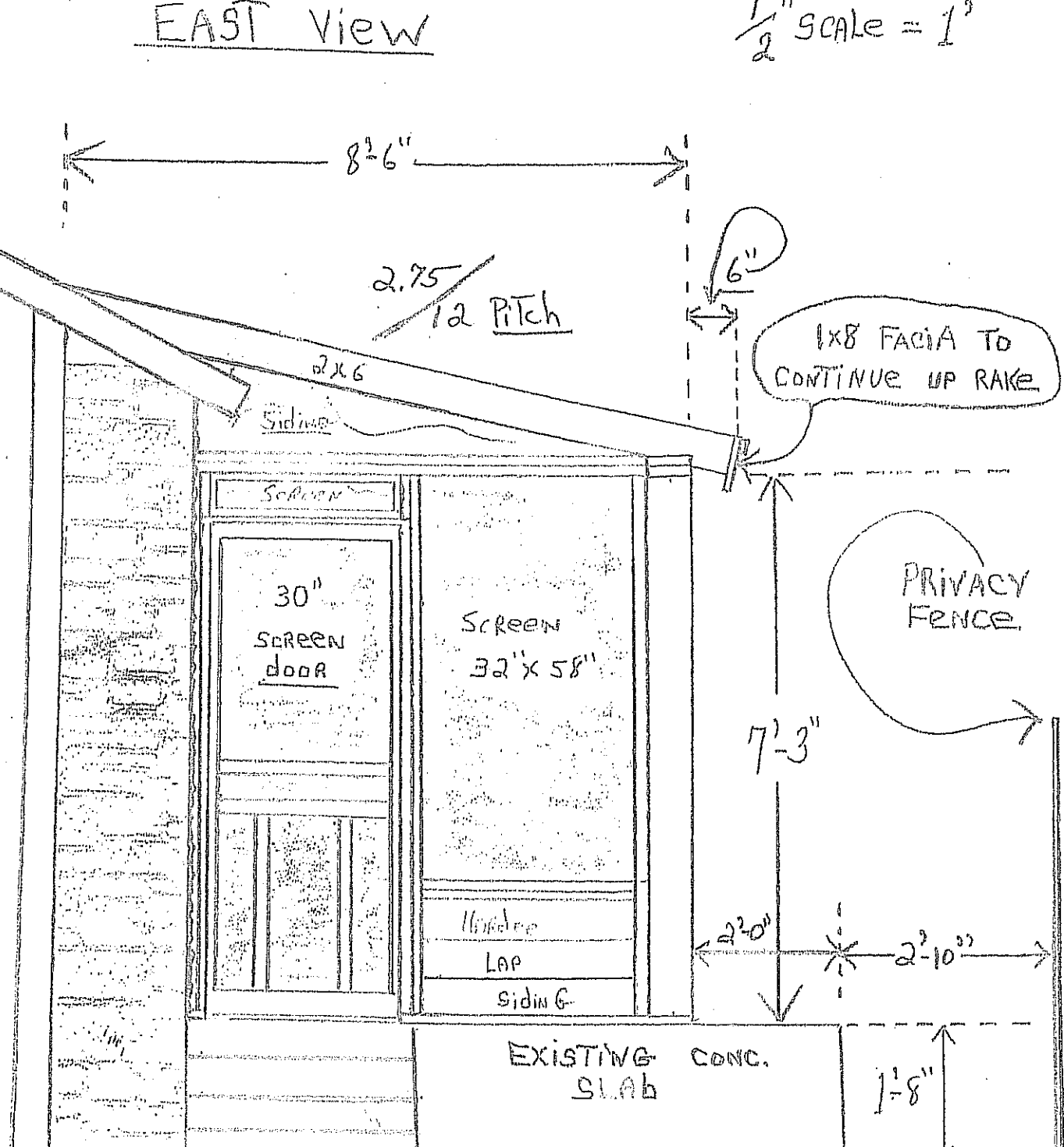
7'-3"

2'-0"

2'-10"

EXISTING CONC.
SLAB

1'-8"



A SCREENED IN PORCH AT:

504 SUNSET CIR.
AUSTIN, TX. 78704

REAR OF house

NORTH

View

$\frac{1}{2}$ " SCALE

EXISTING COMP. ROOF

1X8 CEDAR FRIEZE BOARD

2X6
YELLOW P.
JOIST

7/16" OSB DECKING

EXISTING
1X6 FRIEZE

REMOVABLE
BRONZE
ALUMINUM
SCREENS

ALL
SCREENS
26"X58"

5'9"

7'3"

17'-7"

HARDEE 1X8 LAP SIDING

1'-6"

9"

EXISTING CONC. SLAB

PATIO

GRADE

PRESSURE
TREATED
JOIST PLATE

21"





City of Austin

Austin's Community-Owned Electric Utility

www.austinenenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

July 20, 2010

Layne Ferguson
504 Sunset Circle
Austin, Texas 78704
laynef@gvfc.com

Re: 504 Sunset Circle
Lot 24 Twin Oaks Addition

Dear Ms. Ferguson,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to construct a screened in porch. Austin Energy has no conflicts with this application as requested provided the screen porch will be smaller than existing Pergola and the edge of the porch will be further away from AE facilities as shown on the attached red-stamped sketch.

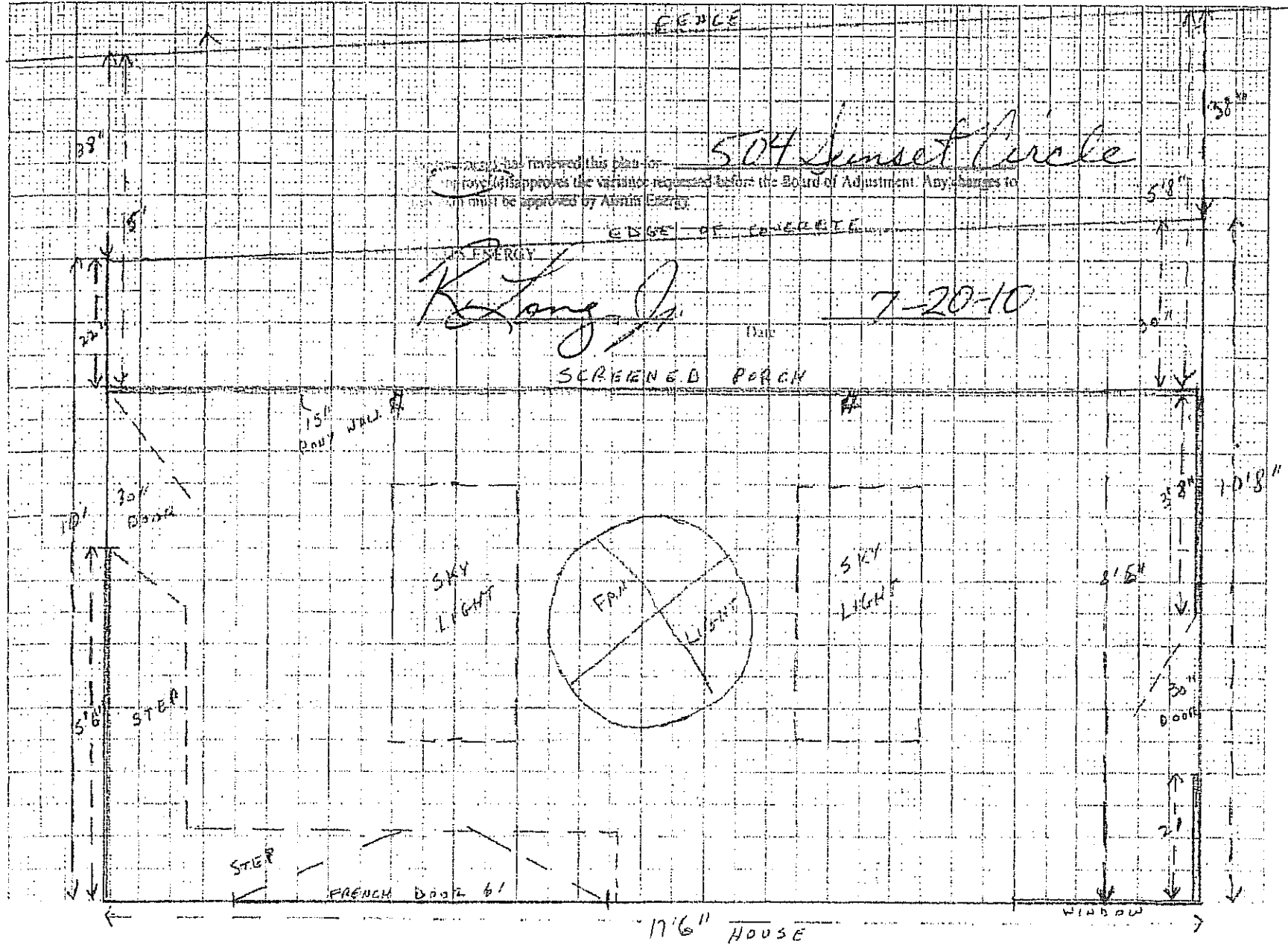
Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6522.

Sincerely,

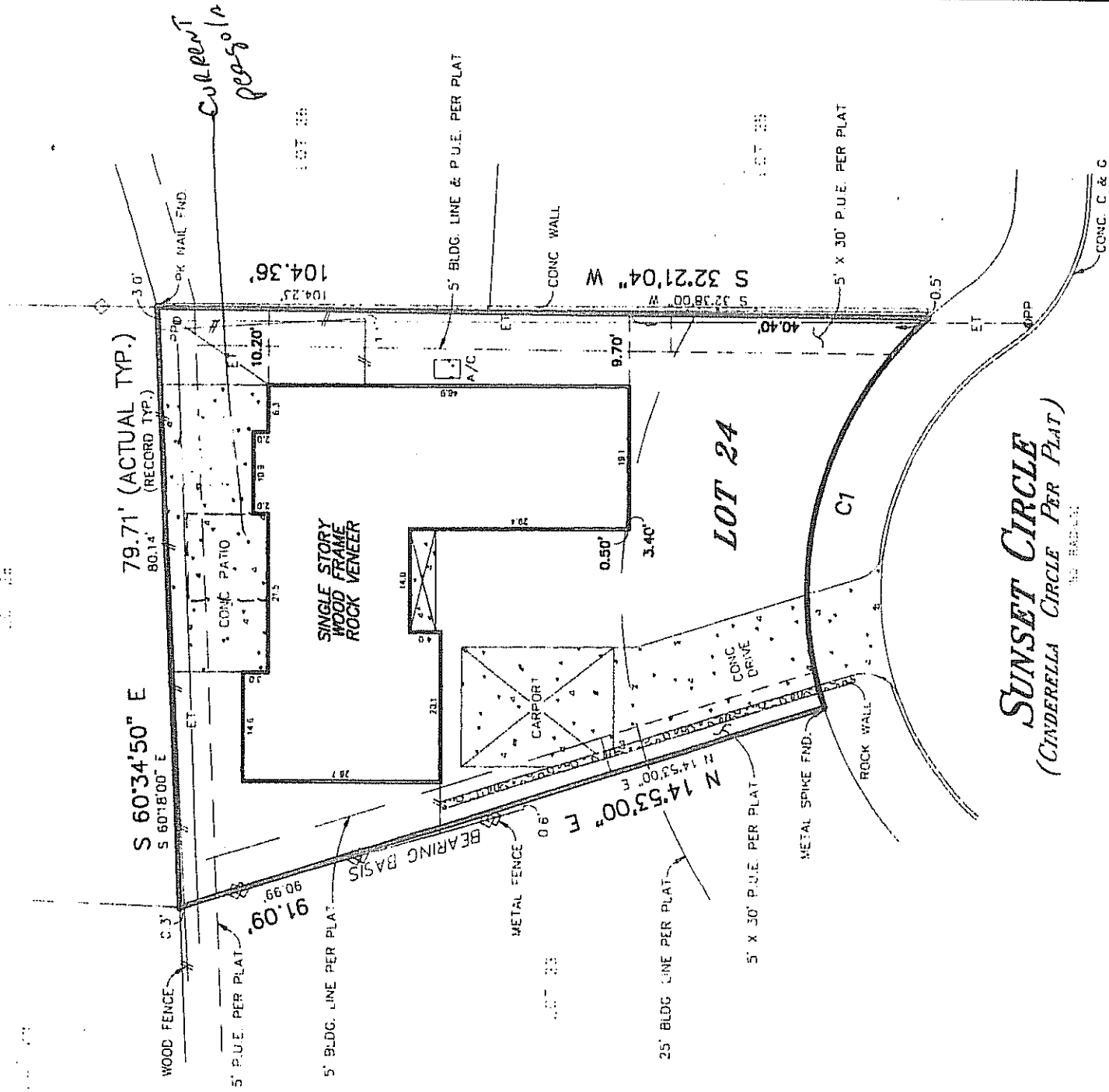


Robert K. Long, Jr.
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



BEARING & DISTANCE			
ACTUAL	N 41°16'18" W	C=53.95'	
RECORD	N 42°55'40" W	C=54.00'	



PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 7, PG. 20, PLAT RECORDS.

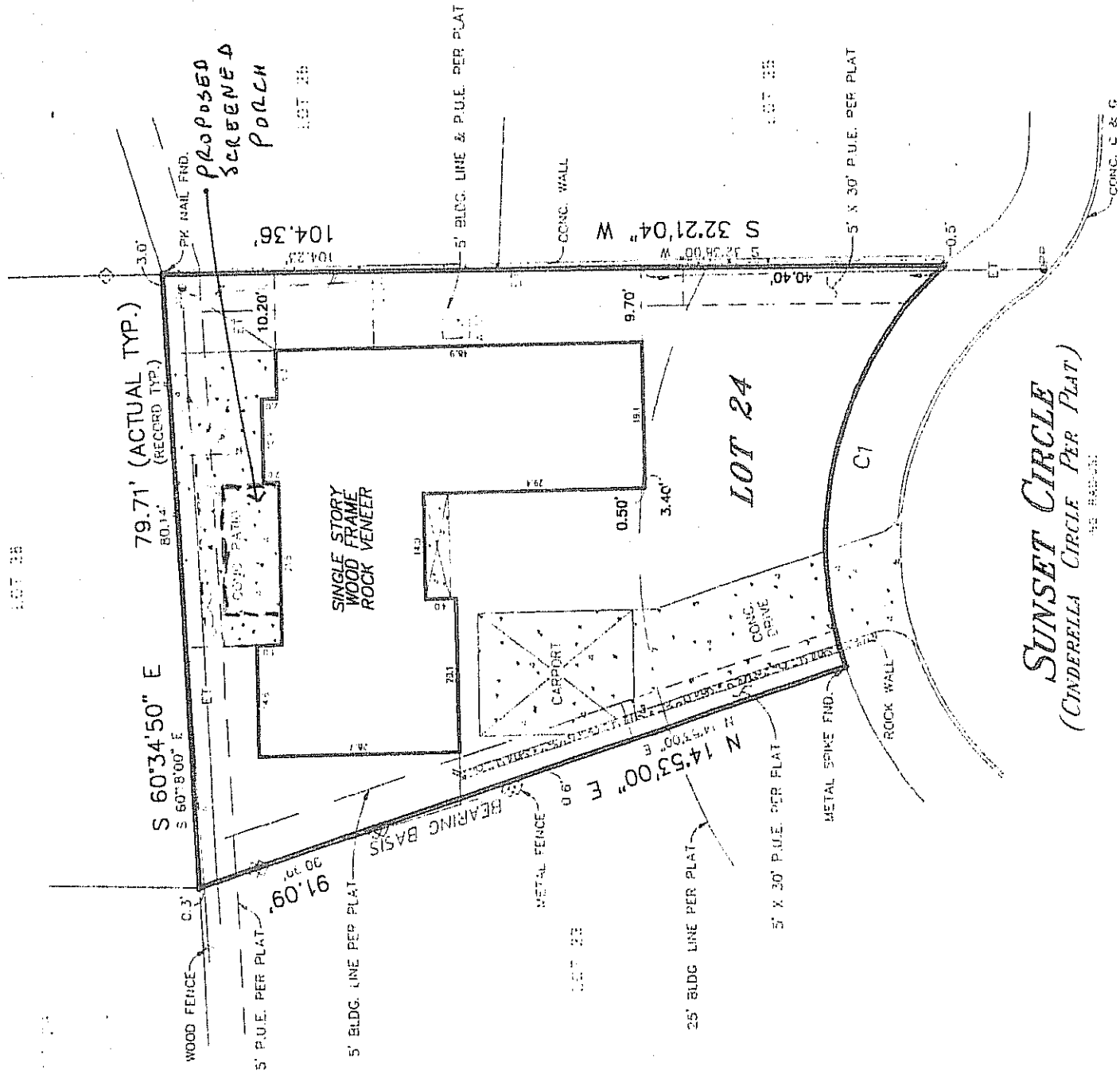
PLAT OF SURVEY

Survey No. 00876

SCALE: 1" = 20'

OF 00031237

NAME	BEARING & DISTANCE
40° 40'	N 43° 59' W 0-54.95'
90° 00'	N 42° 55' 00" W 0-54.00'



PROPERTY SUBJECT TO RESERVATIVE COVENANTS RECORDED IN VOL. 7, PG. 20, PLAT RECORDS.

PLAT OF SURVEY

Survey No. 00876

SCALE: 1" = 20'

DE 00037237