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 # C15-2010-0104
ROW # 10490801
TP- 0170011314

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: 6717 Bancroft Woods Drive

LEGAL DESCRIPTION: Subdivision – Bancroft Woods

Lot(s) 36 Block 1 Outlot _____ Division _____

I/We Vivian Loftin on behalf of myself/ourselves as authorized agent for

Marcia Roland-Gadbois and David Gadbois affirm that on August 31, 2010 _____,

_____,

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

(check appropriate items below)

__X__ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

An 8' Solid Fence

in a I-SF-2 district.
(zoning district)

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:

1. The neighboring property to the West has a platform, which is adjacent to the fence and is raised over 2' above surrounding grade creating a situation where a child could easily climb over the existing 6' fence.
2. A 6' fence does not adequately visually screen the residence because of a cross-slope and drainage swale that cut from side to side across the site.
3. An abrupt grade change at the East property line means that a 6' fence would be effectively only 4' 8" tall relative to the pool deck at a point where it is only 5' away from a swimming pool, and only 3' tall relative to a person standing atop an existing retaining wall.

HARDSHIP:

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

The relative locations of the grade changes and the pool are unique to this site, as it the drainage swale, which directs surface runoff from this property to outside of the neighborhood

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

The property is uniquely situated adjacent to properties zoned I-SF-2, as well as to property zoned I-RR, and an existing off-site drainage path and sink hole. There is an existing overgrown, 8' tall chain-link fence along the rear of the property.

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 proposed fence will not block favorable views for any neighbor.
The scale of the 8' fence is in keeping with the large size of this and adjacent lots.
The proposed cedar fence will be a great visual improvement over the existing 8' chain-link fence, which is covered with encroaching wild grape vines and poison ivy.
The fence is to be built using superior quality materials in keeping with the style of the house and neighborhood.

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 _____ Mail Address 4806 Savorey Lane,
City, State & Zip Austin, TX 78744

Printed Vivian Loftin Phone 512-441-2495 Date 8/30/2010

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 6717 Bancroft Woods Drive

City, State & Zip Austin, TX 78729

Printed DAVID G. GADBOIS & MARCIA R. GADBOIS Phone 512-250-9244 Date 8/30/10

* = SUBJECT PROPERTY
6717 BANCROFT WOODS DRIVE

LINES INDICATE 500' RADIUS

City of Austin
Austin's Community-Owned Electric Utility www.austinenergy.com
Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

August 20, 2010

Vivian Loftin
4806 Savorey Lane
Austin, Texas 78744

Re: 6717 Bancroft Woods Dr
Lot 36, Blk 1, Bancroft Woods

Dear Ms. Loftin,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to erect an 8 foot solid fence at 6717 Bancroft. Austin Energy has no conflicts with this application as requested.

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

Written Consent by Adjoining Neighbor

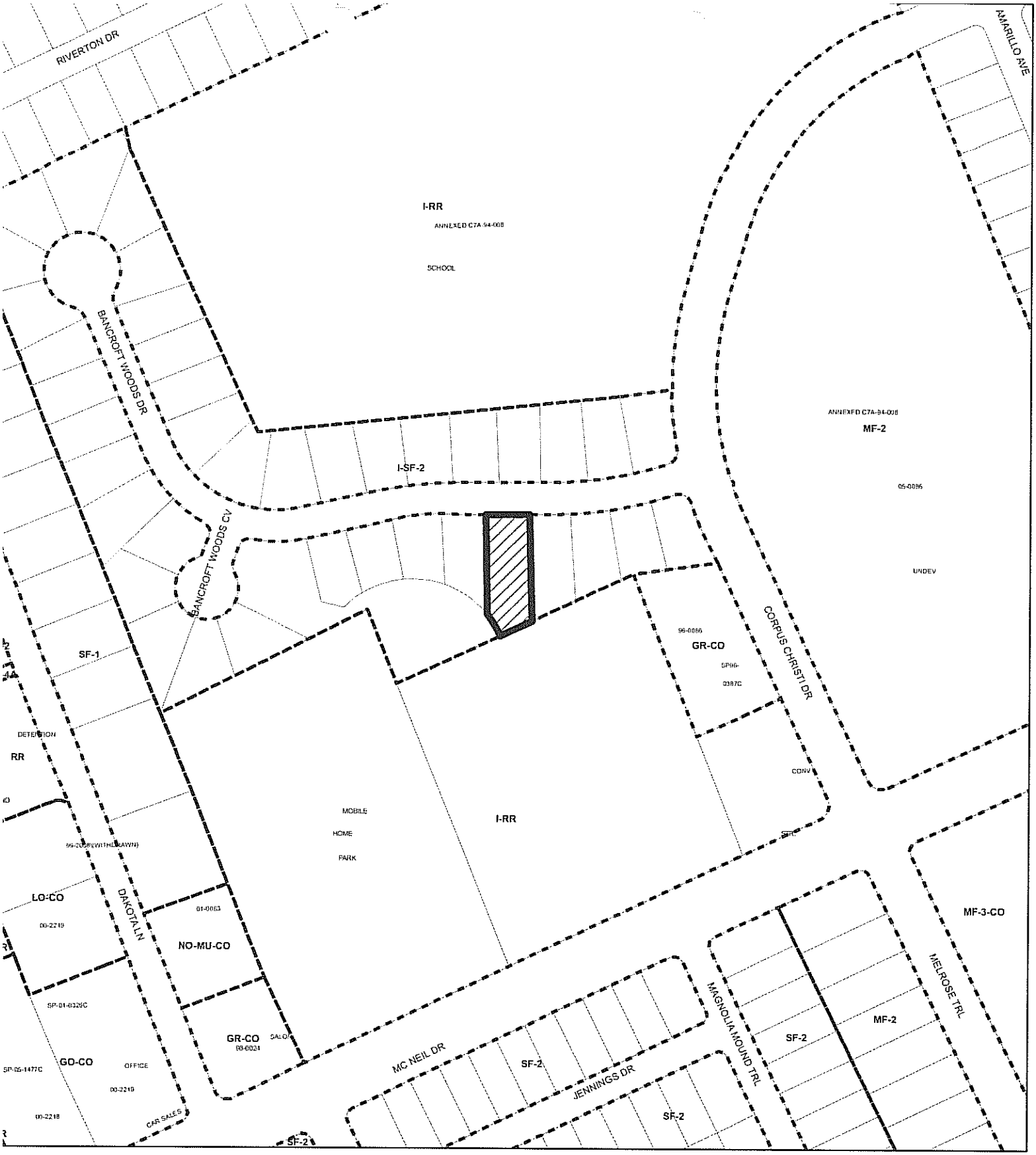
To: Austin Board of Adjustment -Fence Variance
Attn: Building Official
Austin, Texas

Date: 8/23/2010

I(~~We~~) Shoshanah Dietz
, the owners of the residence located at 6713 Bancroft Woods Dr.
have seen the plans for the proposed fence construction on the adjacent property located at 6717 Bancroft Woods Drive, owned by David Gadbois and Marcia Roland Gadbois.
I (~~We~~) consent to the construction.

Signed: X Shoshanah Dietz

X _____



N

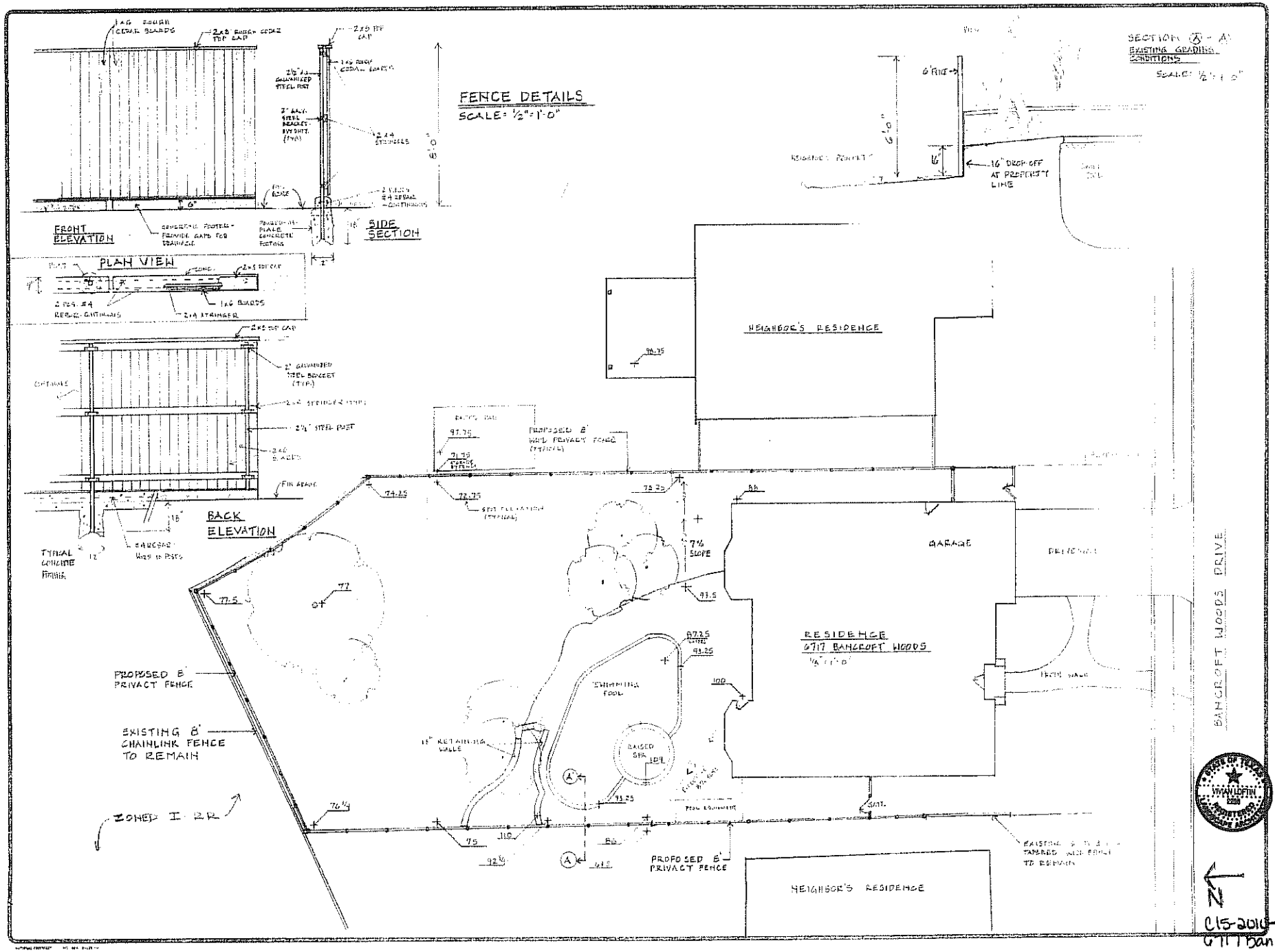
SUBJECT TRACT

ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0104
LOCATION: 6717 BANCROFT WOODS DR
GRID: H37
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.



Gadbois / Roland-Gadbois

Proposed Fence - Site Plan

V. Loftin & Associates

C15-2014-0104
6717 Bancroft