

CASE # CS-210-0111
ROW # 10490875
TP-0225120430

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: 906 E 56th Street

LEGAL DESCRIPTION: Subdivision – Morningside

Lot(s) 4 Block _____ Outlot _____ Division Addn Sec 2

We Ann Pelton and Matthew Moore on behalf of ourselves as authorized agent for

Ann Pelton affirm that on August, 5,

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

(check appropriate items below)

X ERECT ATTACH COMPLETE X REMODEL MAINTAIN

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 15 feet in order to erect garage and second floor for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

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:
Adding a garage to the house is not possible while maintaining the required setback from the front and the existing wall is not

HARDSHIP:

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

There is a significant curve in the road that has.

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

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 existing homes already staggered in such a way that the addition of the garage will not infringe on the neighbors use of their property.

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:

Not requesting a variance on parking.

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:

It is expected that this will actually allow for two additional cars to be parked on the property instead of the street.

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

It maintains the existing use of the property.

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 Matthew J Moore Mail Address 906 E 56th

City, State & Zip AUSTIN, TX 78751

Printed MATTHEW J MOORE Phone 302-4013 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 Ann C. Pelton Mail Address 906 East 56th St.

City, State & Zip Austin, TX 787511

Printed Ann Pelton Phone 302-4013 Date August 11, 2010



SUBJECT TRACT



ZONING BOUNDARY

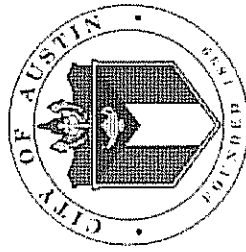
BOARD OF ADJUSTMENTS

CASE#: C15-2010-0111

LOCATION: 906 E 56TH ST

GRID: K26

MANAGER: SUSAN WALKER

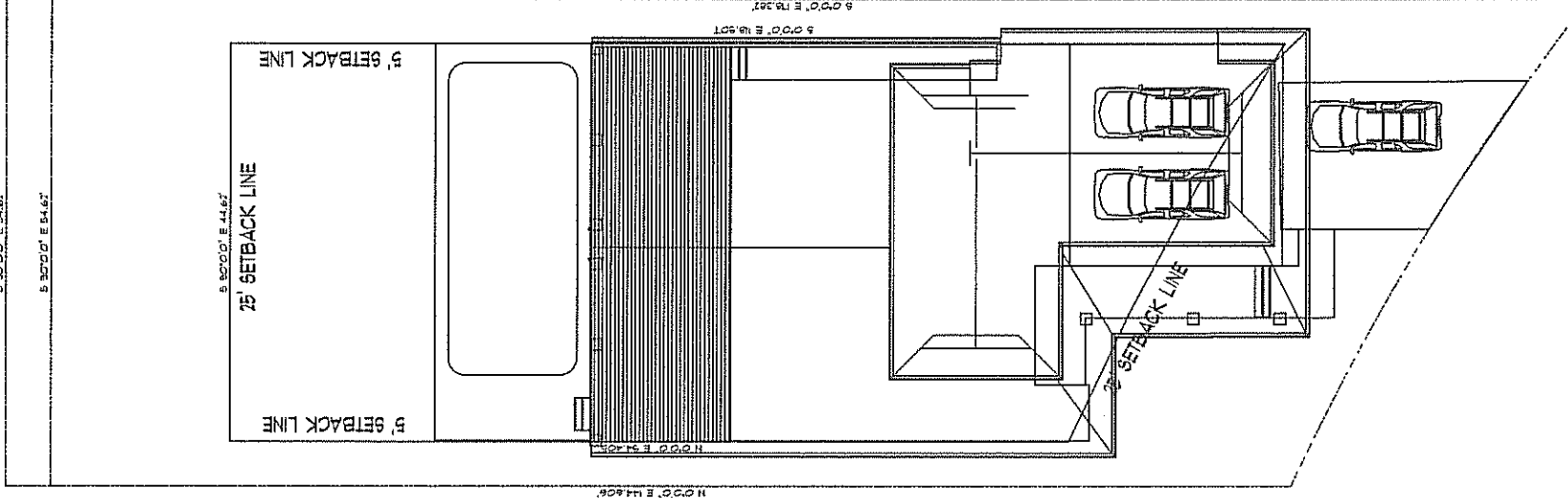


This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SQ. FT. CALCULATIONS

AREA	TTL
TOTAL LOT AREA:	8,995 SQ. FT.
EXISTING FIRST FLOOR APPROX.	294 SQ. FT.
NEW FIRST FLOOR APPROX.	289 SQ. FT.
NEW SECOND FLOOR APPROX.	985 SQ. FT.
COVERED PORCHES APPROX.	1181 SQ. FT.
OPTIONAL DECK EDGE APPROX.	708 SQ. FT.
EXISTING GARAGE APPROX.	205 SQ. FT.
NEW GARAGE APPROX.	654 SQ. FT.
TOTAL BUILDING AREA APPROX.	3554 5534 SQ. FT.
TOTAL FLOOR AREA APPROX.	1902 SQ. FT.
DRIVEWAY APPROX.	460 SQ. FT.
SIDEWALKS APPROX.	80 SQ. FT.
CONCRETE DECK APPROX.	342 SQ. FT.
TOTAL IMPERVIOUS COVERAGE APPROX.	3244 SQ. FT.
IMPERVIOUS COVERAGE	36.0%
FLOOR AREA RATIO	21.1%

MOORE RESIDENCE
906 56TH STREET
AUSTIN, TX



TITLE: SITE PLAN

SCALE: 1" = 20'

DRAWN BY: JW

August 05, 2010

REVISED

DRAWING #: ALS

JW HALL
DESIGN/BUILD CONSTRUCTION

JW HALL
DESIGN/BUILD

RESIDENTIAL &
LIGHT COMMERCIAL
DESIGN

3014 WASHINGTON SQ.
AUSTIN, TX 78705

512.810.1987

415.276.4767 FAX

MOORE
RESIDENCE

NEW RESIDENCE

FOR

DEED NAME
XXXXXXXXXX

AUSTIN, TEXAS

APN# 00-00-00

NEW RESIDENCE

XXXXX SQ. FT.

DATE

PRELIM. DRAWINGS 02/27/10

DATE

REVISIONS

DATE

REVISIONS

ALL FIELD CHANGES TO APPROVED

SET OF PLANS SHALL BE FIRST

APPROVED BY THE LOCAL

BUILDING DEPARTMENT. VARIANTS

OR OTHER REVISIONS WILL BE

CHARGED TO THE DEPARTMENT TO

ISSUE A STOP WORK NOTICE.

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

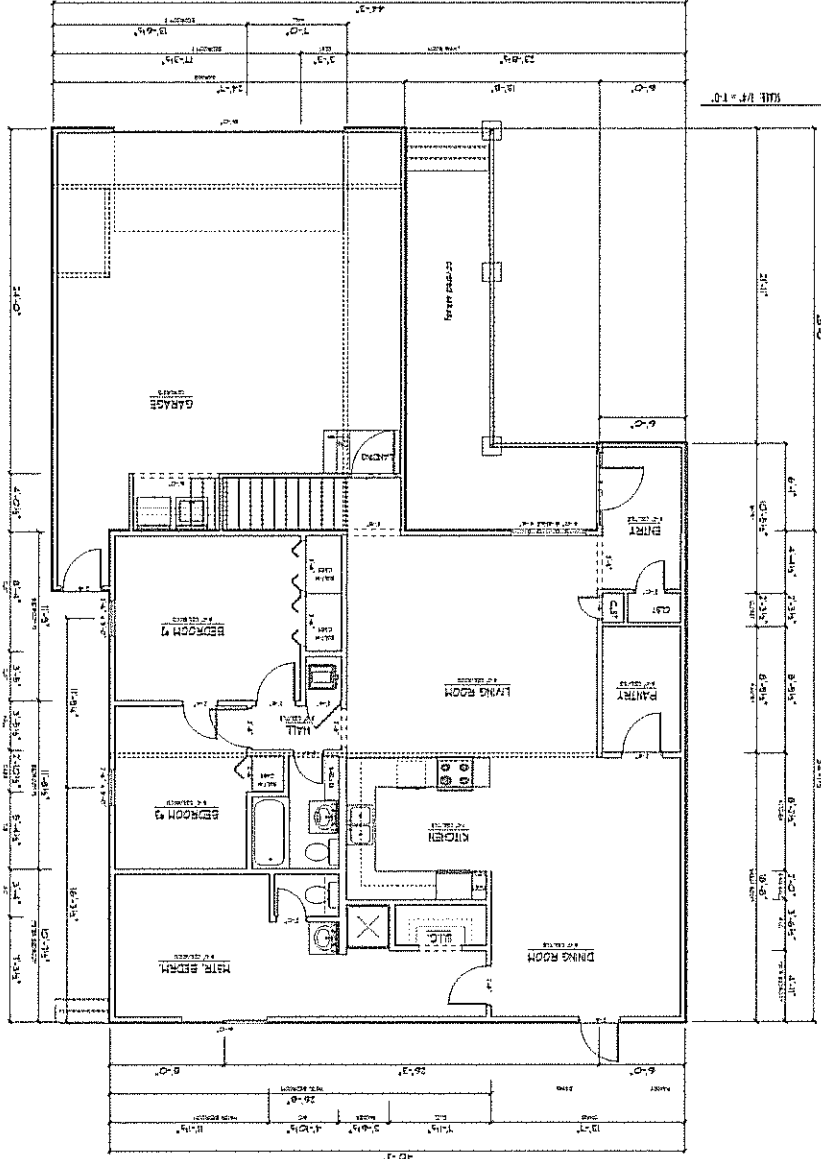
DATE

REVISIONS

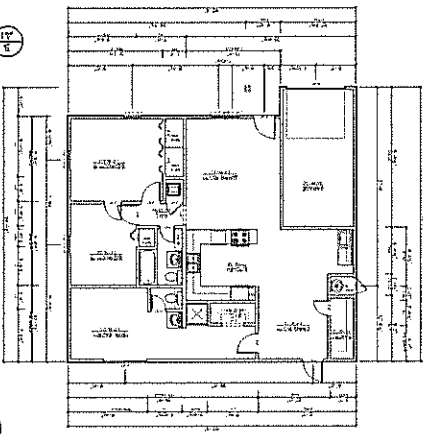
DATE

REVISIONS

WWW.JWHALDESIGNBUILD.COM

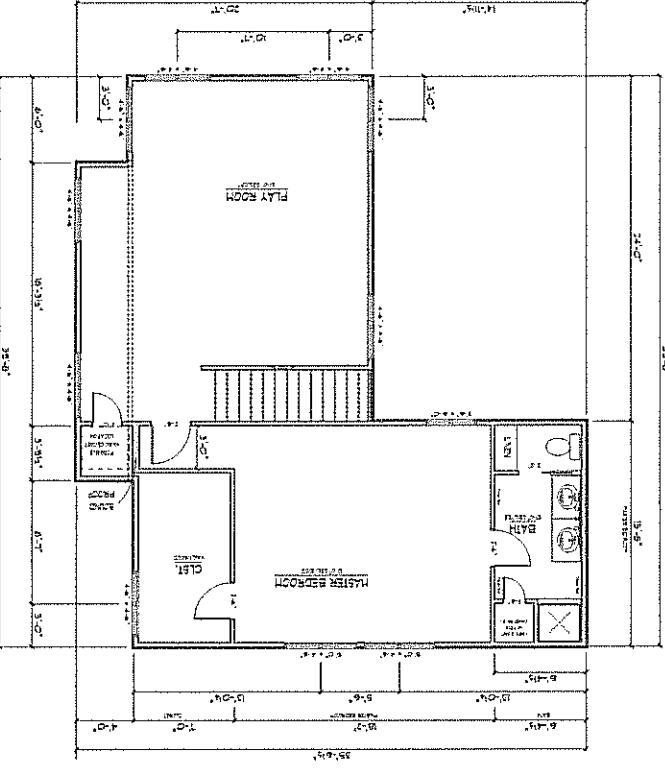


EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



JWHALL DESIGN/BUILD IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. ALL RIGHTS RESERVED.

JW HALL
DESIGN/BUILD
RESIDENTIAL &
LIGHT COMMERCIAL
DESIGN

2014 WASHINGTON SQ.
AUSTIN, TX 78705

512.510.1987
415.276.4267 FAX

MOORE
RESIDENCE

FOR
NEW RESIDENCE

DEED NAME
XXXXXXXXXX

AUSTIN, TEXAS

APN# 00-00-00

NEW RESIDENCE

XXXXX SQ. FT.

PRELIM DRAWINGS 07/27/10

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

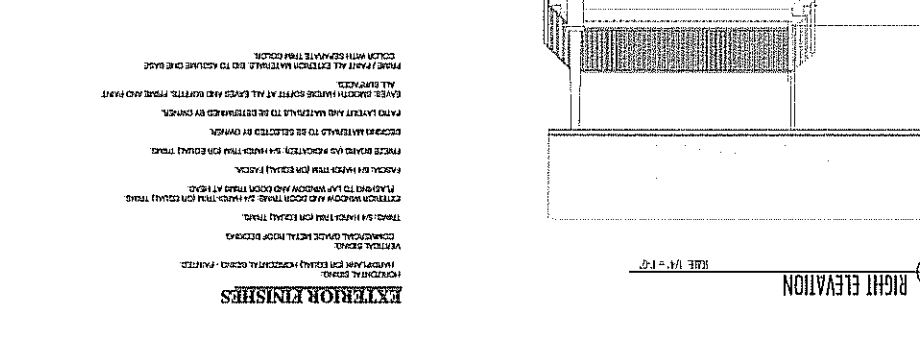
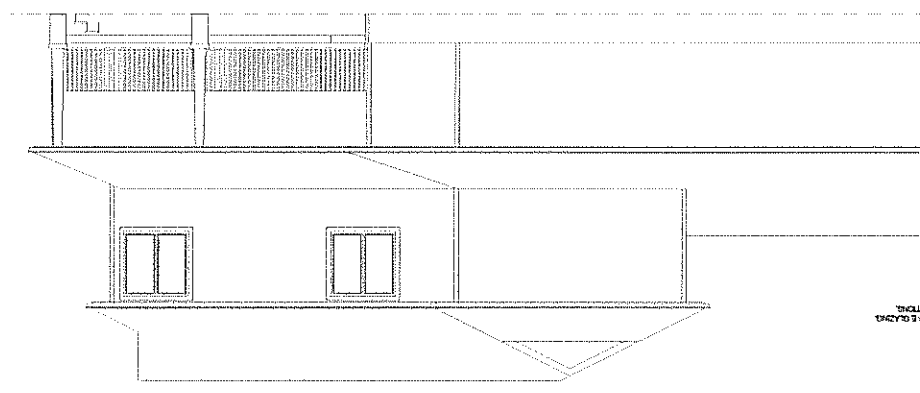
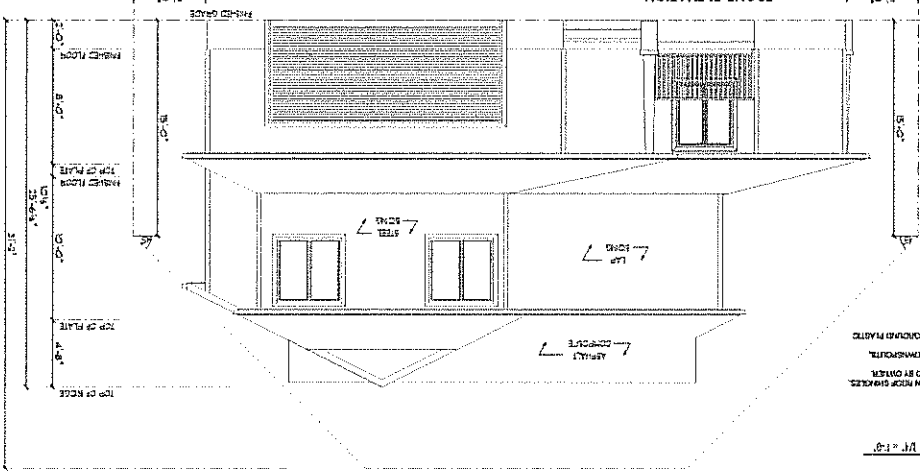
DATE

REVISION

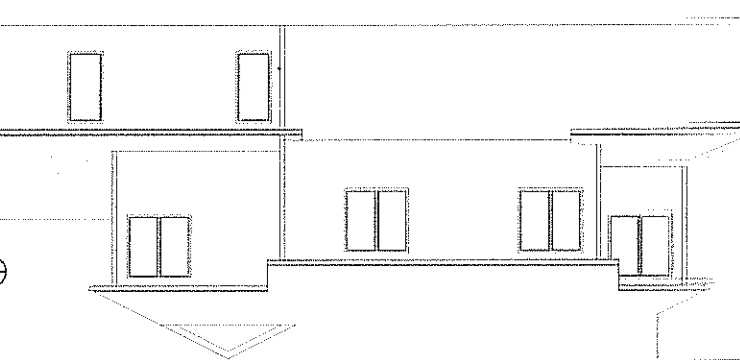
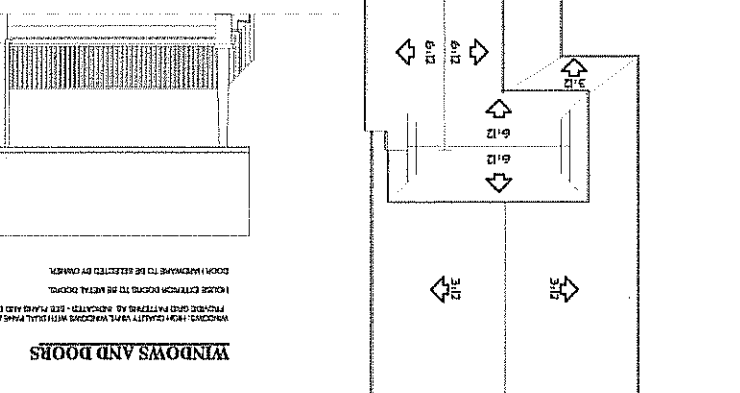
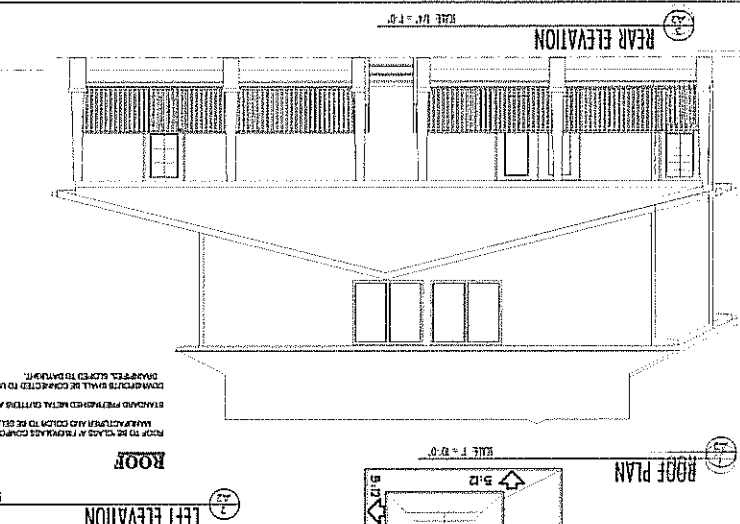
DATE

REVISION

WWW.JWHALLDESIGNBUILD.COM



EXTERIOR FINISHES
FACED BRICK (SEE EXISTING) - HORIZONTAL CORNER - PAINTED
VERTICAL BRICK
CORNER BRICK (SEE EXISTING) - HORIZONTAL CORNER - PAINTED
TRIM: 3/4" HICKORY TRIM FOR EXTERIOR TRIM
EXTERIOR WINDOW AND DOOR TRIM: 3/4" HICKORY TRIM (ON EXTERIOR TRIM)
FLUSH TO WINDOW AND DOOR TRIM AT END
FACED BRICK WITH TRIM FOR EXTERIOR TRIM
FINISH BRICK AND MORTAR TO BE SELECTED BY OWNER
PAINT: LIGHT AND MEDIUM TO BE DETERMINED BY OWNER
CASES, DOOR AND WINDOW CASES TO BE DETERMINED BY OWNER
PAINT: WHITE
FLOOR: PAINT ALL EXTERIOR WALKWAYS. SEE TO ASSURE ONE SIDE
COULD WITH SEPARATE TRIM CASES.



WINDOWS AND DOORS
WINDOWS: HIGH QUALITY VINYL WINDOWS WITH SLIDING PANE / LOW E GLAZING
FRAMES: BRICK MOUNTING AS AVAILABLE - SEE PLAN AND NOTES
HOUSE EXTERIOR DOORS TO BE KEYSITE DOORS
DOOR HARDWARE TO BE SELECTED BY OWNER

A-2

ELEVATIONS
JOB NO. 1000000000
OWNER
ARCHITECT
DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOORE RESIDENCE
906 56TH STREET
AUSTIN, TX

ADJACENT BUSINESS
"PUBLIC STORAGE"



- A. SUBJECT PROPERTY: REQUESTING ADJUSTMENT AT STREET FRONT SETBACK LINE FOR NEW ATTACHED GARAGE.
- B. ADJACENT PROPERTY W/ RESIDENCE.
- C. ADJACENT PROPERTY W/ RESIDENCE.
- D. PUBLIC STORAGE

TITLE: SITE PLAN

SCALE: 1" = 100'

DRAWN BY: JJW

August 11, 2010

REVISED

DRAWING #: ALN

JW HALL
DESIGN / BUILD CONSTRUCTION
3014 WASHINGTON SQUARE, AUSTIN, TX 78750 512.810.1987