

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 11, 2010

CASE NUMBER: C15-2010-0102

_____**Jeff Jack Motion to PP to Nov 8, 2010**

_____**Michael Von Ohlen 2nd Motion**

_____**Nora Salinas**

_____**Melissa Hawthorne**

_____**Leane Heldenfels, Chairman**

_____**Clarke Hammond, Vice Chairman**

_____**Heidi Goebel**

APPLICANT: Maria T, Lopez

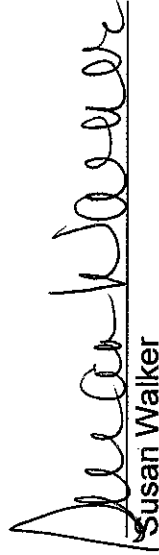
ADDRESS: 6700 CIRCLE S RD

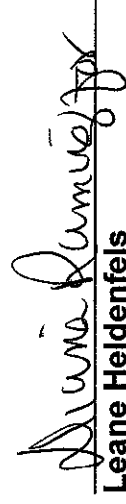
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet in order to erect a carport for an existing duplex-residential use in an "SF-3", Family Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Jeff Jack motion to POSTPONE TO November 8, 2010 requesting additional information drawings and dimensions, Board Member Michael Von Ohlen second on a 7-0 vote; POSTPONED TO November 8, 2010.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
 2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
 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:


Susan Walker
Executive Liaison


Leane Heldenfels
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 13, 2010

CASE NUMBER: C15-2010-0102

<u> Y </u>	Jeff Jack
<u> Y </u>	Michael Von Ohlen 2 nd the Motion
<u> Y </u>	Melissa Hawthorne
<u> Y </u>	Bryan King Motion to Postpone to Oct 11, 2010
<u> Y </u>	Leane Heidenfels, Chairman
<u> - </u>	Clarke Hammond, Vice Chairman (recused)
<u> Y </u>	Heidi Goebel

APPLICANT: Maria T, Lopez

ADDRESS: 6700 CIRCLE S RD

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet in order to erect a carport for an existing duplex-residential use in an "SF-3", Family Residence zoning district.

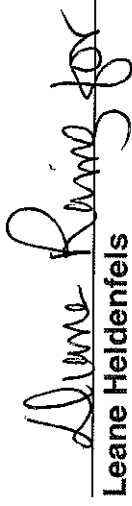
BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to POSTPONE to October 11, 2010 for better findings and additional information, photos, Board Member Michael Von Ohlen second on a 6-1 vote (Board member Clarke Hammond recused); POSTPONED to October 11, 2010.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:



Susan Walker
Executive Secretary



Leane Heidenfels
Chairman

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 # 065-2010-0102
ROW # 10477747
TP-0421100704

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: 6700 B Circle'S Rd

LEGAL DESCRIPTION: 1 Old San Antonio Road Addition

Lot(s) 1 and 2 Block C Outlot Division

I/we Maria T Lopez on behalf of myself/ourselves as authorized agent for
ourselves affirm that on AUGUST, 2010

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

(check appropriate items below)

 ERECT ATTACH COMPLETE X REMODEL MAINTAIN

There was a carport in the front of the house, that had to be removed due to severe damage to the structure and to the area around it. Now we are requesting a variance to reinstall a carport in the same location as the previous one house.

in a FRATIS district.
(zoning district)

11' from front property line

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:

There are power lines in front of my house and we cannot build within the first 25 feet in the front yard from the property line marker. We are replacing a previously existing carport.

HARDSHIP:

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

This particular house has no protection from the elements. The land on this property is not level there is a 10 ft drop from one side of the house to the other and we can't place the carport in the back yard or on the side of the house.

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

The other duplexes in the neighborhood are built perpendicular to the street have the carport built in between them and that is why they do not need to have one in the front. Our duplex was built parallel to the street with a wall dividing

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 character of this area is not affected by this carport because there was a carport there before. All the houses on the same block re configured differently and therefore do not have the same situation that we are facing.

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 Maria Teresa Lopez Mail Address 6700 B Circle'S Rd

City, State & Zip Austin, Texas 78745

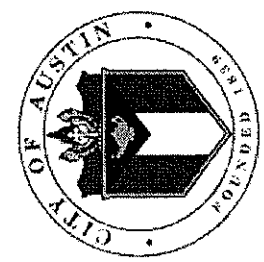
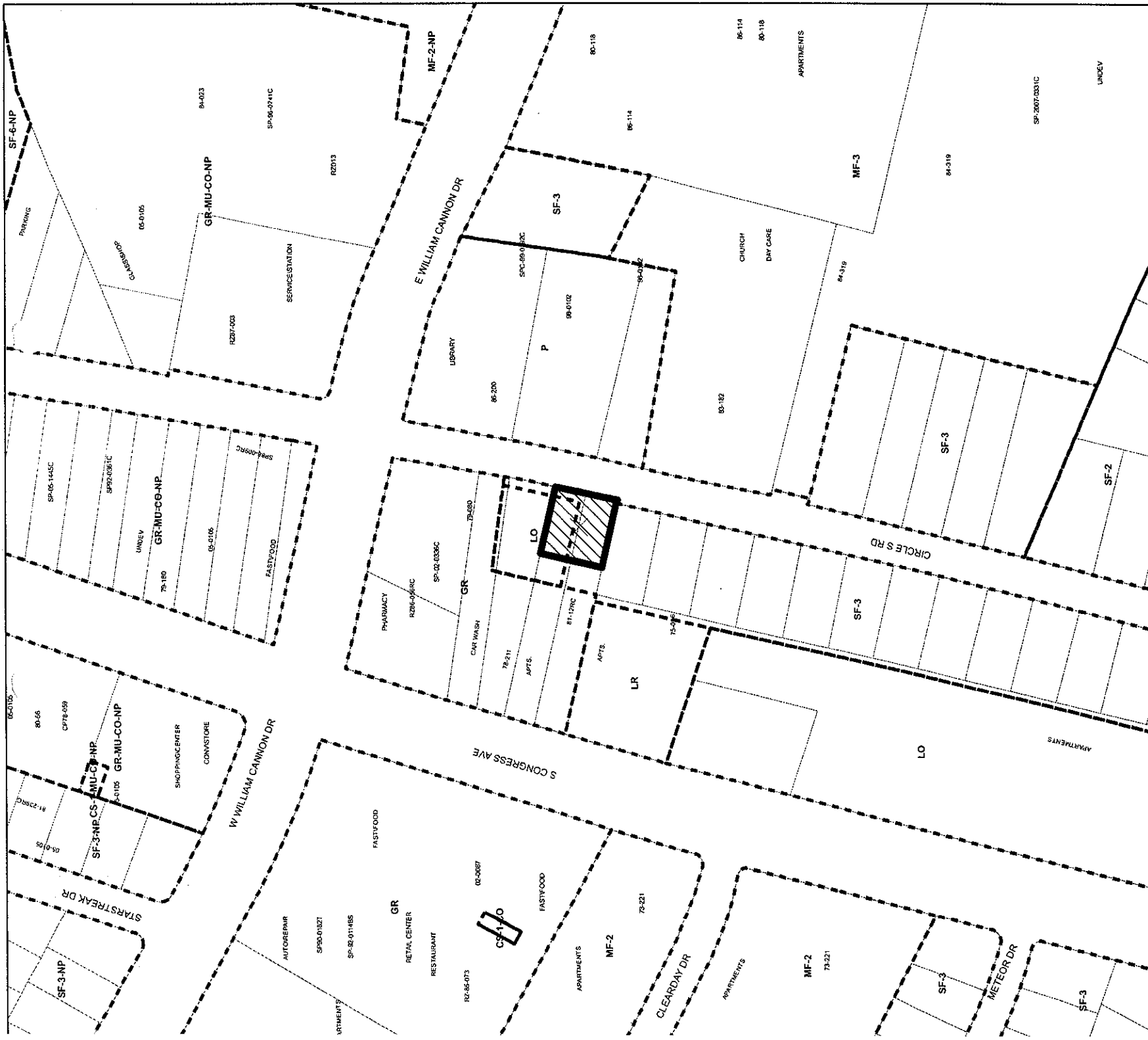
Printed Maria Teresa Lopez Phone (512) 443-0298 8/10/2010

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 Maria Teresa Lopez Mail Address 6700 B Circle'S Rd

City, State & Zip Austin, Texas 78745

Printed Maria Teresa Lopez Phone (512) 443-0298 8/10/2010



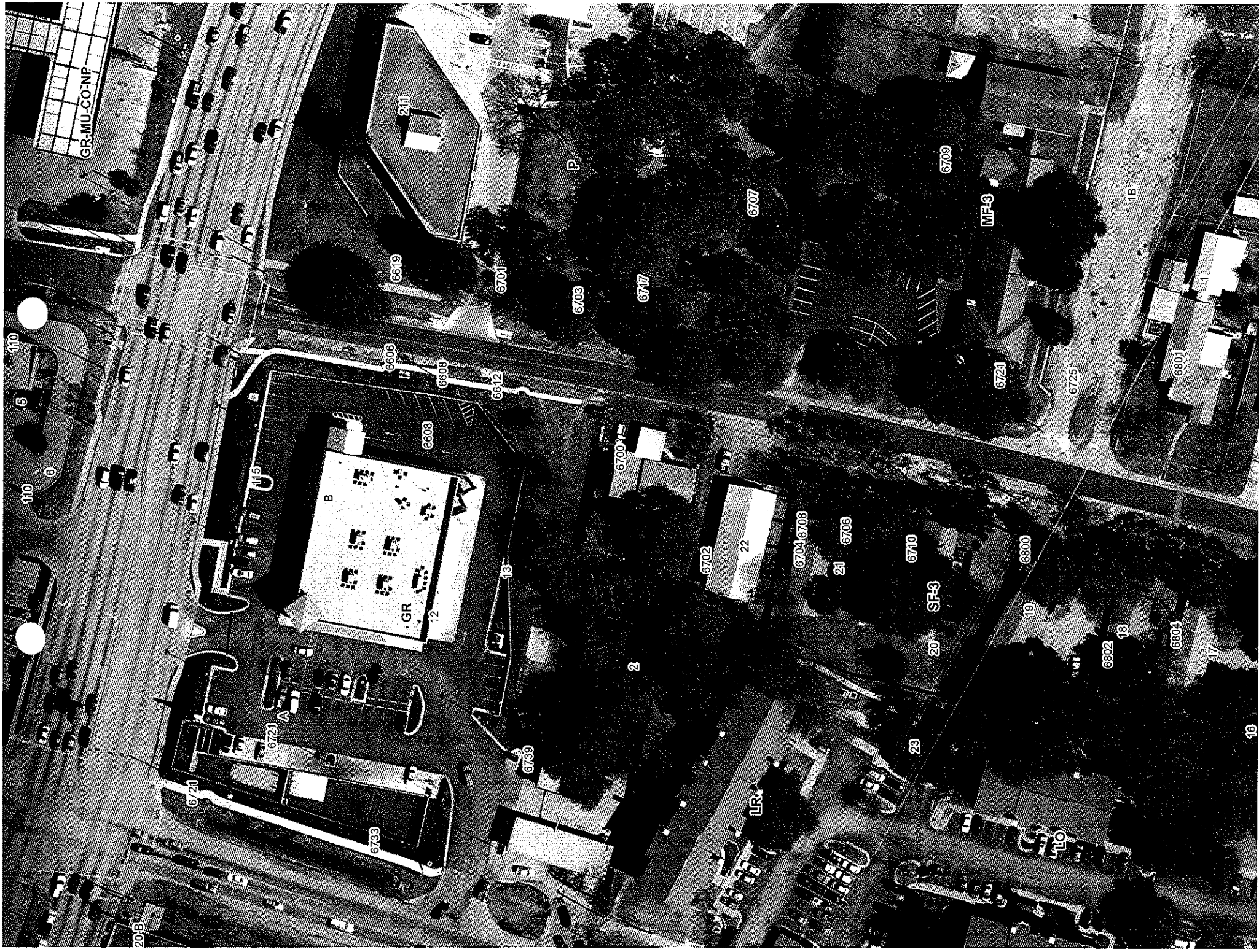
BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0102
 LOCATION: 6700 CIRCLE S RD
 GRID: G16
 MANAGER: SUSAN WALKER

 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.



SCALE: 1"=20'



IMPORTANT NOTICE *

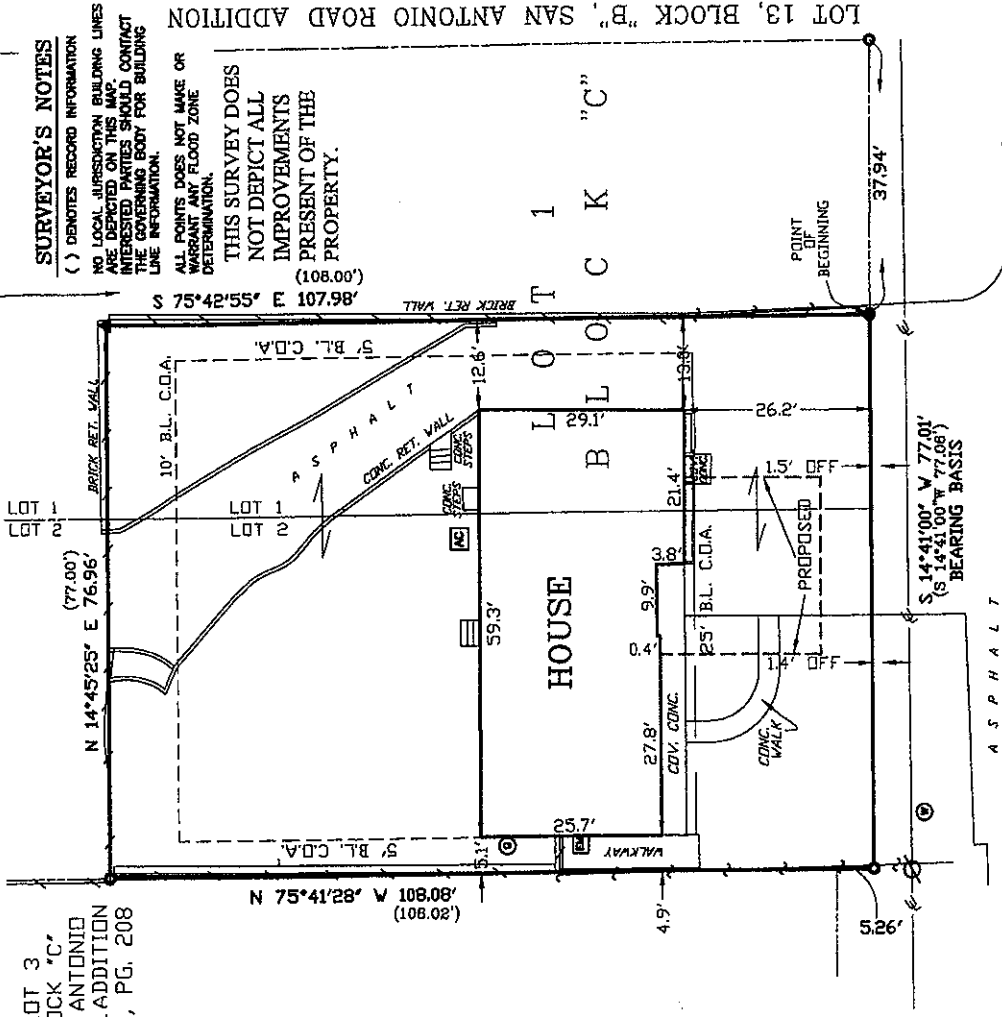
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 1 & 2.

J-D-P
PROPERTIES
DOC.NO.2002114819
<CALLED
28,764 SQ.
FT.>

LEGEND

	WOOD FENCE
	A/C UNIT
	ELED. METER
	GAS METER
	IRON ROD FND.
	NAIL FND.
	PIPE FND.
	UTILITY POLE
	C.O.A.
	CITY OF AUSTIN

LOT 3
BLOCK "C",
SAN ANTONIO
ROAD ADDITION
BK. 3, PG. 208



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

NO LOCAL JURISDICTION BUILDING LINES ARE DEPICTED ON THIS PLAT. CONTACT THE GOVERNING BODY FOR BUILDING LINE INFORMATION.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

THIS SURVEY DOES NOT DEPICT ALL IMPROVEMENTS PRESENT OF THE PROPERTY.

LOT 13, BLOCK "B", SAN ANTONIO ROAD ADDITION

6700 CIRCLE S ROAD
*SEE ATTACHED METES AND BOUNDS
(60' R.O.W.)

PART OF
SECTION
4-4-4
T1-20
CITY

1 & 2 *
BLOCK "C"
PHASE
COUNTY, TEXAS

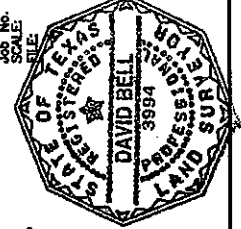
SUBDIVISION / ADDITION
Book 3
Page 208
Volume
Street Address
Reference:

SAN ANTONIO ROAD ADDITION
Cabinet
6700 CIRCLE S ROAD
MARIA LOPEZ

PLAT RECORDS
Side

FIELD MARK	DATE
DA	11-08-07
DRAFTING	GM
FINAL CHECK	MCB
CORRECTIONS	
UP DATE	

SURVEY DATE: 11-08-07
TITLE CO. 10R19807
JOB NO. 1-20
SCALE: 1"=20'
FILE 10R19807A.dwg

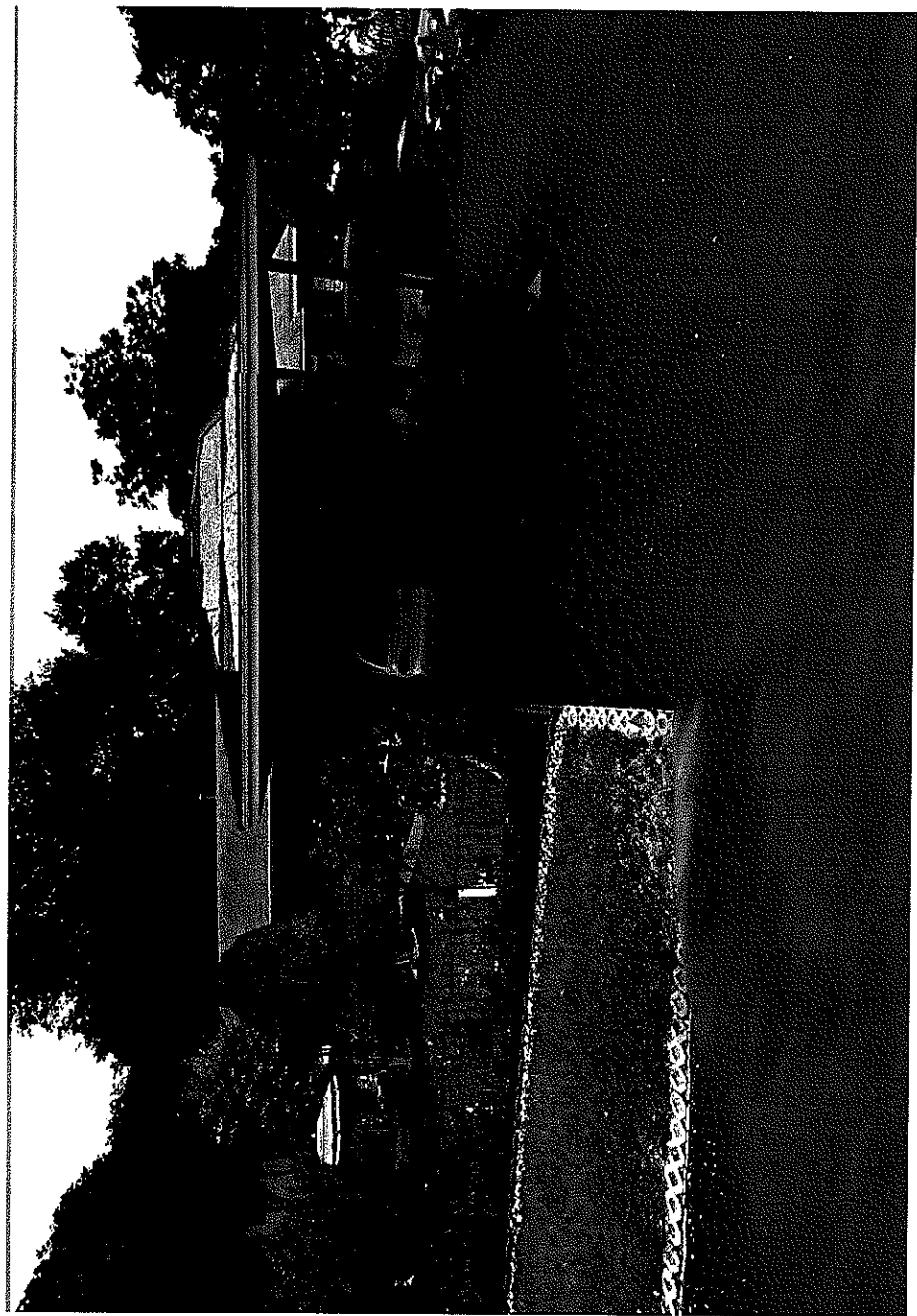


David Bell 11/12/07



ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0189





SCALE: 1"=20'

24

*** IMPORTANT NOTICE ***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 1 & 2.

J-D-P
PROPERTIES
DOC.NO.2002114819
<CALLED
28,764 SQ.
FT.>

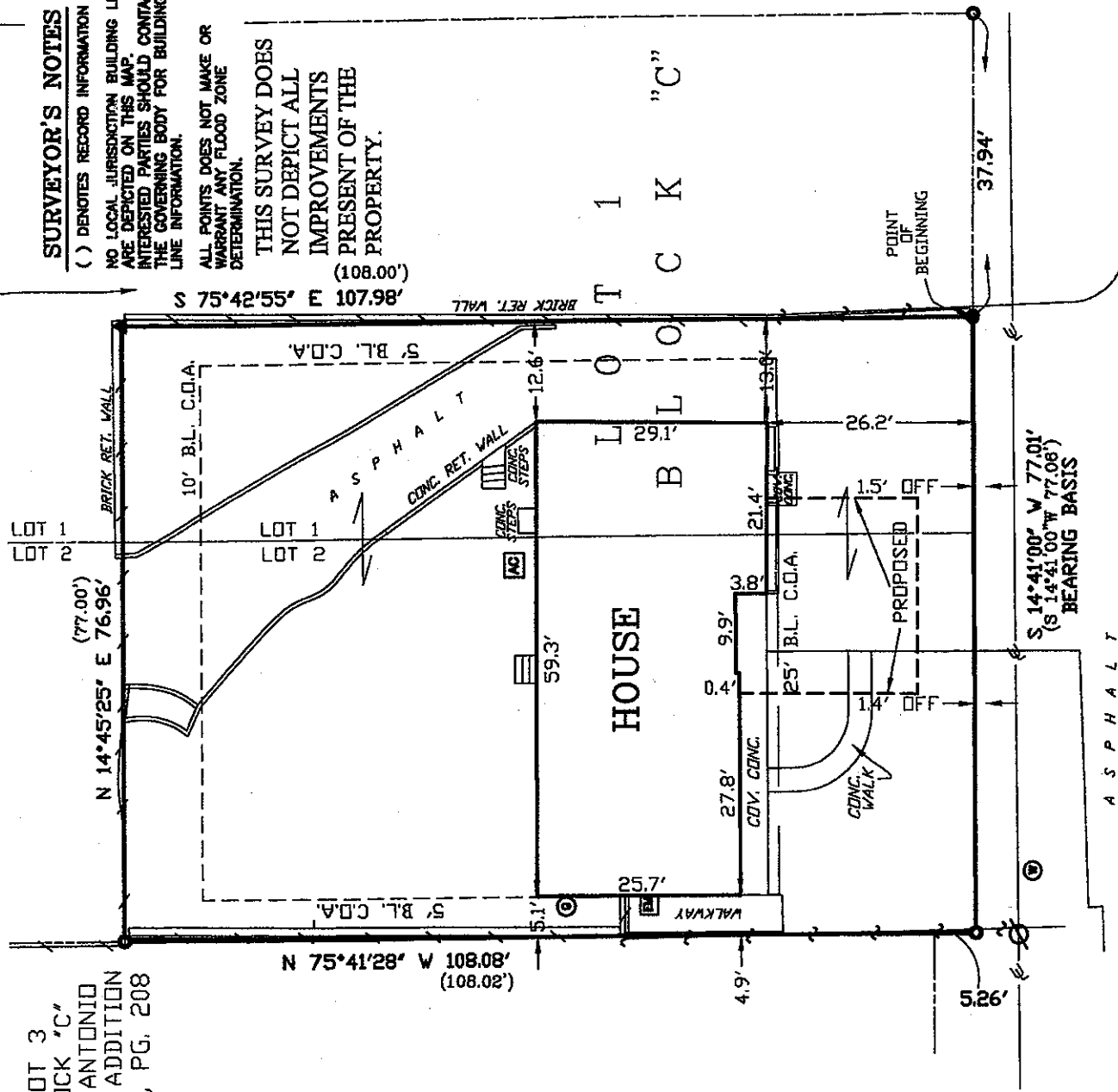
LEGEND	
	WOOD FENCE
	A/C UNIT
	ELEC. METER
	GAS METER
	IRON ROD FND.
	NAIL FND.
	PIPE FND.
	UTILITY POLE
	CITY OF AUSTIN

LOT 3
BLOCK "C"
SAN ANTONIO
ROAD ADDITION
BK. 3, PG. 208

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
NO LOCAL JURISDICTION BUILDING LINES ARE DEPICTED ON THIS MAP. INTERESTED PARTIES SHOULD CONTACT THE GOVERNING BODY FOR BUILDING LINE INFORMATION.
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

THIS SURVEY DOES NOT DEPICT ALL IMPROVEMENTS PRESENT OF THE PROPERTY.



6700 CIRCLE S ROAD

* SEE ATTACHED METES AND BOUNDS
(60' R.O.W.)