

CASE # 215-2010-0130
ROW # 10502393
TP-0116001306

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: 2518 Harris Blvd, Austin, TX 78703

LEGAL DESCRIPTION: Subdivision – Pemberton Heights Sec 2

Lot(s) 9 + S 10 ft of Lot 8 **Block** 8 **Outlot** _____ **Division** _____

We, Tracy & Debbie Weems on behalf of ourselves as authorized agent for

2518 Harris Blvd affirm that on October, 13th, 2010 hereby
apply for a hearing before the Board of Adjustment for consideration to:

(Check appropriate items below)

☒ **ERECT** ☐ **ATTACH** ☐ **COMPLETE** ☐ **REMODEL** ☐ **MAINTAIN**

A partial cover/ roof for a wooden deck attached to the back of the residence. The cover/roof will cover 2/3 of the deck and provide a covered area to grill and entertain family in an outdoor living space. The variance request is for an additional 3.25% of impermeable cover

total

in an **SF-3** 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 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 original residence, garage, covered front porch and concrete surface structures (1937 construction date) did not take into consideration outdoor living spaces and current trends of outdoor space utilization. The requested variance would allow for greatly expanded use of the area during all seasons of the year by providing a partial cover for the space. Without a variance the space will not be utilized in a manner consistent with current living standards and expectations. Weather related issues (heat and rain) do not allow for use of the outdoor space as much as would be possible with a covering on a portion of the deck.

HARDSHIP:

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

The proposed cover/roof will provide shade and weather protection for 2/3 of the deck, which is attached to the back of the residence. The covered area will include the only access door to the deck, back yard and covered portion of the deck from inside the house along with providing a covered area at the only back entrance of the house. This entry approach is the primary entry point of the home from the driveway and detached garage. The area will also be used to grill and entertain in a semi-sheltered area.

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

Several houses in the area have been remodeled to include additional living spaces in the form of complete new 2nd floors, including the house at 2520 Harris. These additional living areas are being used in lieu of outside covered spaces. The lot size and character of the house do not support the addition of new vertical spaces.

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 cover/roof will not be visible from the street. Many of the houses in the area have or are currently being remodeled to current living and outdoor space standards. This covering will bring this house into line with the current trends in the neighborhood of utilizing outdoor spaces in a discreet manner. The addition of this cover/roof will enhance the livability of the home without creating any street visible alteration to the property or structure.

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:

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:

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

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 my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Tracy Weems Mail Address: 2518 Harris Blvd

City, State & Zip Austin, TX 78703

Printed: Tracy Weems Phone: 325-439-0270 Date: 10-13-10

OWNERS CERTIFICATE – I affirm my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____



SUBJECT TRACT



ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0130

LOCATION: 2518 HARRIS BLVD

GRID: H24

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.

Area Map with Adjacent Structures 2518 Harris Blvd



[illegible]

Scale: 1" = 30'

ALLEN SEALE, ARCHITECT
1605 S 1st St
Austin, Texas 78735
(512) 892-1977

[illegible]

INVERTER'S COVER		Q20	Q81
LIST SIZE			
with	104	Q81	
front covered with	1747		
old disk	68		
new disk	104		
covered correct	104		
used from string	130		
new from string	130		
new from disk	130		
correct disk	9		
old disk	9		
old disk	9		
TOTAL COVER SIZE	4093	Q81	
INVERTER COVER	809		
PAGE			
Header	1747		
Footer	1495		





2513 HARRIS - STREET



2518 HARRIS - Close



2516 HARRIS Blvd



2520 HARRIS

Travis Central Appraisal District
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscentral.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

This map was compiled solely for the use of T.C.A.D.
Areas depicted by these digital products are approximate,
and are not necessarily accurate to mapping, surveying or
engineering standards. Conclusions drawn from this information
are the responsibility of the user. The T.C.A.D. makes no claims,
warranty or guarantee about the accuracy, completeness or
reliability of the information and accepts no liability for
any errors and omissions. The mapped data does not
constitute a legal document.

NAD 1983 StatePlane
Texas Central FIPS 4203 Feet
Projection: Lambert Conformal Conic
Scale: 1" = 100 feet
7.25" = 100 scale map
Bold = 420 scale map

11900	11902	21903
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13		

TaxNetUSA: Travis County

Property ID Number: 115808 Ref ID2 Number: 01160013060000

Owner's Name **JACKSON LAURENCE C II & SUSAN B**Mailing Address 2518 HARRIS BLVD
AUSTIN, TX 78703-2408

Location 2518 HARRIS BLVD 78703

Legal LOT 9 * & S 10 FT OF LOT 8 BLK 8 PEMBERTON HEIGHTS
SEC 2

Property Details

Deed Date 03272009
 Deed Volume
 Deed Page
 Exemptions HS, OA
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.2158
 Block 8
 Tract or Lot 9; 8
 Docket No. 2009051623TR
 Abstract Code S10599
 Neighborhood Code Z7540

Value Information

2010 Preliminary

Land Value 361,250.00
 Improvement Value 66,979.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 428,229.00
 10% Cap Value 0.00
 Total Value 428,229.00

Data up to date as of 2010-09-30

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		428,229.00	428,229.00	428,229.00	428,229.00
01	AUSTIN ISD	1.202000	428,229.00	378,229.00	428,229.00	428,229.00
02	CITY OF AUSTIN	0.420900	428,229.00	377,229.00	428,229.00	428,229.00
03	TRAVIS COUNTY	0.421500	428,229.00	277,583.00	428,229.00	428,229.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	428,229.00	277,583.00	428,229.00	428,229.00
68	AUSTIN COMM COLL DIST	0.094600	428,229.00	318,229.00	428,229.00	428,229.00

Improvement Information

Improvement ID

113366

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113366	119404	1ST	1st Floor	WV4+	1936	1,840
113366	438924	011	PORCH OPEN 1ST F	*4+	1936	208
113366	438925	031	GARAGE DET 1ST F	WV4+	1936	360
113366	438926	095	HVAC RESIDENTIAL	**	1936	1,840
113366	438927	251	BATHROOM	**	1936	2
113366	438928	320	OBS DRIVEWAY	LSC*	1936	1
113366	438929	522	FIREPLACE	*4+	1936	1

Total Living Area 1,840

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115518	LAND	A1	T	0.216	0	0	9,400

TaxNetUSA: Travis County

Property ID Number: 114324 Ref ID2 Number: 01150102010000

Owner's Name **ARMSTRONG DAVID**Mailing Address 2516 HARRIS BLVD
AUSTIN, TX 78703-2408

Location 2516 HARRIS BLVD 78703

Legal LOT 10 * & N 10FT LOT 11 BLK 8
PEMBERTON HEIGHTS SEC 2

Property Details

Deed Date	09251996
Deed Volume	12844
Deed Page	01784
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2190
Block	8
Tract or Lot	10; 11
Docket No.	
Abstract Code	S10599
Neighborhood Code	Z7550

Value Information

2010 Preliminary

Land Value	382,500.00
Improvement Value	274,715.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	657,215.00
10% Cap Value	0.00
Total Value	657,215.00

Data up to date as of 2010-09-30

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		657,215.00	657,215.00	657,215.00	657,215.00
01	AUSTIN ISD	1.202000	657,215.00	607,215.00	657,215.00	657,215.00
02	CITY OF AUSTIN	0.420900	657,215.00	606,215.00	657,215.00	657,215.00
03	TRAVIS COUNTY	0.421500	657,215.00	460,772.00	657,215.00	657,215.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	657,215.00	460,772.00	657,215.00	657,215.00
68	AUSTIN COMM COLL DIST	0.094600	657,215.00	545,643.00	657,215.00	657,215.00

Improvement Information

Improvement ID

112041

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
112041	117296	1ST	1st Floor	WW5	1940	2,246
112041	117297	2ND	2nd Floor	WW5	1940	639
112041	428952	011	PORCH OPEN 1ST F	*5	1940	136
112041	428953	051	CARPORT DET 1ST	*5	1940	360
112041	428954	095	HVAC RESIDENTIAL	**	1940	2,885
112041	428955	251	BATHROOM	**	1940	3
112041	428956	320	OBS DRIVEWAY	LSC*	1940	1
112041	428957	522	FIREPLACE	*5	1940	1

112041	428958	531	OBS FENCE	WAS*	1940	1
112041	428959	581	STORAGE ATT	WW3-	1940	54
Total Living Area						2,885

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114046	LAND	A1	T	0.219	0	0	9,539

TaxNetUSA: Travis County

Property ID Number: 115807 Ref ID2 Number: 01160013050000

Owner's Name **GOOLSBY BRYAN L & MICHELLE**

Property Details

Mailing Address 6722 WAGGONER DR
DALLAS, TX 75230-5238

Deed Date 06132003

Deed Volume 00000

Deed Page 00000

Location 2520 HARRIS BLVD 78703

Exemptions

Legal S 40 FT OF LOT 7 * & N 40 FT OF LOT 8 BLK 8
PEMBERTON HEIGHTS SEC 2

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.2669

Block 8

Tract or Lot 7; 8

Docket No. 2003137981TR

Abstract Code S10599

Neighborhood Code Z7540

Value Information

2010 Preliminary

Land Value 446,250.00

Improvement Value 103,778.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 550,028.00

10% Cap Value 0.00

Total Value 550,028.00

Data up to date as of 2010-09-30

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		550,028.00	550,028.00	550,028.00	550,028.00
01	AUSTIN ISD	1.202000	550,028.00	550,028.00	550,028.00	550,028.00
02	CITY OF AUSTIN	0.420900	550,028.00	550,028.00	550,028.00	550,028.00
03	TRAVIS COUNTY	0.421500	550,028.00	550,028.00	550,028.00	550,028.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	550,028.00	550,028.00	550,028.00	550,028.00
68	AUSTIN COMM COLL DIST	0.094600	550,028.00	550,028.00	550,028.00	550,028.00

Improvement Information

Improvement ID	State Category	Description
113364	A1	1 FAM DWELLING
726572	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113364	119401	1ST	1st Floor	WV4+	1936	1,882
113364	119402	2ND	2nd Floor	WV4+	1936	256
113364	438916	095	HVAC RESIDENTIAL	**	1936	2,138
113364	438917	251	BATHROOM	**	1936	4
113364	438918	522	FIREPLACE	*4+	1936	1
113364	3112095	SO	Sketch Only	SO*	1936	0
726572	4183117	1ST	1st Floor	WP5	2007	100

726572	4183118	2ND	2nd Floor	WP5	2007	493
726572	4183119	041	GARAGE ATT 1ST F	WP5	2007	408
726572	4183120	011	PORCH OPEN 1ST F	*5	2007	85
726572	4183121	251	BATHROOM	**	2007	1
726572	4183122	011	PORCH OPEN 1ST F	*5	2007	35
726572	4183124	512	DECK UNCOVERED	*5	2007	119
726572	4183125	095	HVAC RESIDENTIAL	**	2007	593
726572	4183126	413	STAIRWAY EXT	S*	2007	1
726572	4183127	581	STORAGE ATT	WP5	2007	35

Total Living Area **2,731**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115517	LAND	A1	T	0.267	0	0	11,624