

NOTE: The Board must determine the existence, 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

WARNING: Filing of this appeal stops all affected construction activity.

C15-2010-0128
ROW-10502203
TV-0233010918

STREET ADDRESS: 6308 Nasco Drive

LEGAL DESCRIPTION: Subdivision - Treadwell Addition

Lot(s) 47 Block Outlot Division

I/We Paul H Hansen / Ingrid Broadrick on behalf of myself/ourselves as authorized agent for

affirm that on October 1, 2010,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Construct a carport over existing driveway that will encroach 7'6" into the 25' easement, 17'6" into the 35' building line

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

19' from front p.l.

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:

The unusual 35' set back severely limits the home owner from providing needed shelter for vehicles from severe weather. Carports are in general simple open air covers and not complete buildings. When built tastefully, can become a welcome functional and visual addition to any home.

HARDSHIP:

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

In exploring other options, only one was possible. That option would be to construct a gravel drive on the north end of the house to reach the backyard. That would require the removal of some branches from a hugh 150 yr plus oak tree in order to construct a shelter. We , being both environmentally responsible, agreed that was not a viable option. That left us with only one choice.

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

The Oak tree that takes away the option to build in the backyard is one of the largest in the nieghborhood. We suspect the house was intentionally built so close to the 35' build line to save the tree.

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 carport will be constructed to match existing house in materials and design. Very simple and clean lines lending well to its ability to blend in as if it was always there. With a small 7'6" intrusion into the 25' easement, and a roof line that will be lower than the house, also helps to limit visual impact. With the support of the nieghbors, many of which have similar carports, we aim to achieve an improvement in style and deminsion to the front of the house as well as necessary protection for vehicles.

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:

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.

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

1. 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

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

NA

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

NA

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 Paul Hansen Mail Address 3414 Smallf. Cove

City, State & Zip Austin, TX 78759

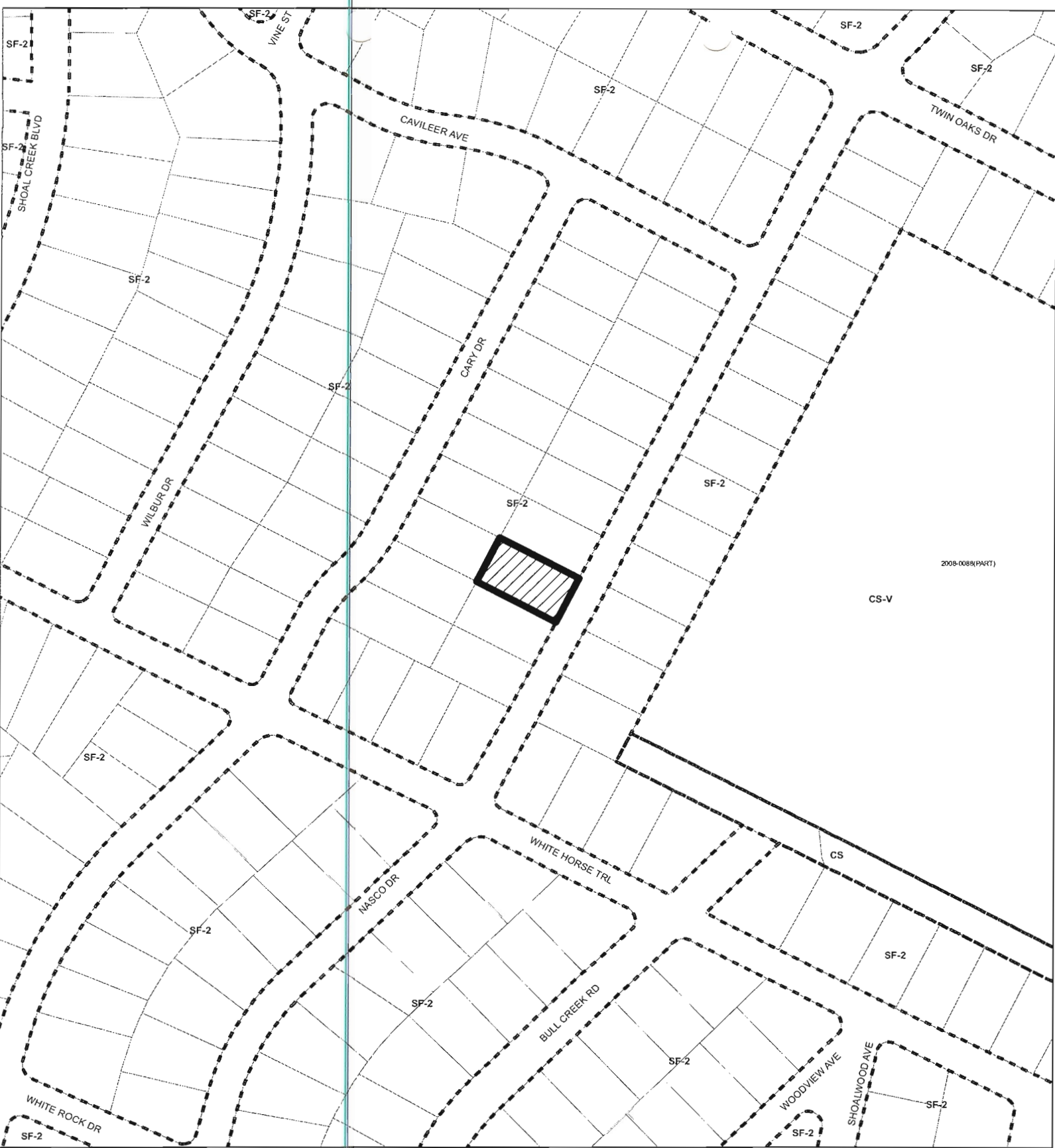
Printed Paul Hansen Phone 512-923-9545 Date 10-4-10

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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____



2008-0088(PART)



SUBJECT TRACT
ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0128
LOCATION: 6308 NASCO DR
GRID: J28
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.

Lot 31

Lot 32

Lot 33

N 29°54'20"E 77.04'
(N 29°50' E 77.00')

5' P.U.E. plot
& V. 1254 P. 151

Frame Bldg.
on Wood Foundation

AE APPROVED
SEP 30 2010
272-205
JGM

Lot 47

Bearing Basis (140.00')
N 59°50'00"W 140.03'

S 59°53'50"E 140.12'
(S 59°50' E 140.00')

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

*Proposed
Culvert.*

LEGEND

- ⊙ 1/2" REBAR FOUND
- 1/2" REBAR SET
- ⊙ PIPE FOUND
- #— WOOD FENCE
- W— WIRE FENCE
- ∞— CHAIN LINK FENCE
- PP POWER POLE
- P— POWER LINE
- AIR CONDITIONER
- () RECORD CALL

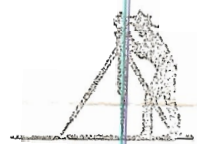
(S 29°50' W 77.00')
S 29°58'10"W 77.19'
6308 Nasco Drive

SUBJECT TO RESTRICTIONS AS STATED
IN V.1254 P.151

LOT: 47	BLOCK:	SUBDIVISION: TREADWELL ADDITION
SECTION: ONE	PHASE:	BOOK VOLUME: 5
COUNTY: TRAVIS	STATE OF TEXAS	PAGE SLIDE: 188
CITY: AUSTIN	REFERENCE NAME: INGRID BROADRICK	PLAT RECORDS

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

Office 512*458-6969
Fax 512*458-9845
1404 West North Loop Blvd.
Austin, Texas 78757



THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 480624
PANEL 0160 E
DATED: 6/16/93
This certification is for insurance
purposes only and is not a guarantee
that this property will or will not flood.

TO THE LIENHOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO
ALAMO TITLE COMPANY
ALAMO TITLE INSURANCE COMPANY

DATE 1/04/99
TITLE CO ALAMO
G.F. # 98128007
JOB. No. BG1224398_TA
SCALE 1" = 20'

I do hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

FIELD WORK	OMAR	12/28/98
DRAFTING	JERRY	1/04/99
FINAL CHECK	VG	1/04/99
CORRECTIONS		
UP DATE		

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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 Paul Hansen Mail Address 3414 Amalfi Cove
City, State & Zip Austin, TX 78759
Printed Paul Hansen Phone 512-923-9545 Date 10-4-10

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 Ingrid Broadrick Mail Address 6308 N. 5th Dr
City, State & Zip Austin, TX 78757
Printed Ingrid Broadrick Phone 417-2735 Date 10-4-10

