

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).

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CASE # C15-2010-D144
ROW # 10513121
TP-0111041012

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: 1408 Hartford Road

LEGAL DESCRIPTION: Subdivision – Enfield

Lot(s) 23 Block _____ Outlot _____ Division _____

I/We Aubrey Carter on behalf of myself/ourselves as authorized agent for 11-8-10
Lambeth and Nancy Townsend affirm that on October 21, 2010,

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

(check appropriate items below)

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

A detached carport within the front yard setback.

Old West Austin N.P.

in a SF3-NP 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):

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REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

the zoning regulations do not allow for a carport in the setback area and it is the only possible location for the carport for a second car for this particular house and lot. Off street parking is required because of the location of the lot near a dangerous intersection and covered parking is required because of the location of a heritage oak tree. The narrowness of the lot and existing house layout allows room for only a one car carport on the side of the house next within the setback.

HARDSHIP:

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

The house is located near the corner of Enfield and Hartford Roads, with an extremely high level of traffic moving at a high rate of speed coming off Mopac. Cars often turn the corner onto Hartford at nearly highway speeds. It is too dangerous and also illegal to to park on their side of the street (btw 7 AM-6 PM); therefore, the owners need to park both their cars off street for safety reasons. The house, built in 1937, with a subsequent addition, are configured such that the main outdoor space is around the back of the house. That leaves the front and side yards for parking for the Owners' two cars. However, there also exists an approximately 20" diameter, heritage, red oak tree, whose canopy extends over a majority of the front yard. The bird droppings and leaves coming from the tree are damaging the cars parked underneath the tree and have led to the need for covered parking for both cars. Due to the location of the existing house, the side of the house allows room for only a one car carport within the setback. The Owners do not want to add a curb cut to the narrow lot so this limits the location of the parking for the two cars to a location off the one existing curb cut.

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

The lot is located near a dangerous intersection, and it is illegal to park on their side of the street during certain hours, requiring the need for off street parking. Since the house was originally built in 1937, the lot configuration cannot be changed and the location of the heritage oak tree cannot be changed, limiting the location options for the covered, off street parking.

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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 Owners are interested in meeting their functional parking needs, while causing the least impact to the neighborhood and to the view of their heritage tree and classic home. The new carports have only one support structure (as opposed to the usual four posts), with translucent roofing, a minimal presence facing the street and a minimal footprint. The new structures will not impair the character of the area adjacent to the property because they will barely be visible to the adjacent properties due to mature vegetative screening, will not affect or impair the use of the adjacent conforming property in any way and will not impair the purpose of the zoning district because the vegetation, curb cuts, house and heritage tree will all remain the same.

PARKING: (Additional criteria for parking variances only.) NA

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.

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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 [Signature] Mail Address 1401 East Seventh Street

City, State & Zip Austin, TX 78702

Printed Aubrey Carter Phone 512-656-3145 Date 10/19/10

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 [Signature] Mail Address 1408 Hartford Road

City, State & Zip AUSTIN, TX 78703

Printed Lambeth Townsend Phone 512-476-2318 Date 10/19/10



SUBJECT TRACT



ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0144
 LOCATION: 1408 HARTFORD RD
 GRID: H23
 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.

Cannot be located
in easement.

no overhangs
→ allowed
in easement
or must
have
license
agreement



A-0.1

DATE: 11/08/11
ISSUE:
DRAWN BY:
CHECKED BY:
COMMENTS:

AUBREY CARTER DESIGN
1401 EAST SEVENTH
AUSTIN, TX 78702
512-472-3393
512-472-3394 FAX
aubreycarterdesign.com

TOWNSEND RESIDENCE

1408 Hartford Road
Austin, TX 78703

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7**Liz Salaiz**

From: "Esparza, Christine" <Christine.Esparza@austinenergy.com>
To: "Liz Salaiz" <esarch@sbcglobal.net>
Cc: "Nancy Townsend" <syd1@swbell.net>; "Aubrey Carter" <aubreycarter@sbcglobal.net>;
"Ramirez, Diana" <diana.ramirez@ci.austin.tx.us>; "Walker, Susan"
<susan.walker@ci.austin.tx.us>
Sent: Monday, October 25, 2010 2:37 PM
Attach: Scan001.pdf
Subject: RE: Townsend Residence AE Review

Liz – Austin Energy approves your request for the detached carport within the front yard setback as requested on your drawing.

If you have any questions, please feel to contact me.

Thanks,

Christine Esparza
Austin Energy
322-6112

From: Liz Salaiz [mailto:esarch@sbcglobal.net]
Sent: Friday, October 22, 2010 10:25 AM
To: Esparza, Christine
Cc: Nancy Townsend; Aubrey Carter
Subject: Townsend Residence AE Review

Ms. Esparza,

Please find attached the completed Board of Adjustment application for a variance, as well as the site plan of the subject property and adjacent properties and the agent letter, for your review for Austin Energy.

Please contact me if you need any further information.

Thank you,

Liz Salaiz

Elizabeth Salaiz Architect Inc.
1201 Newton
Austin, TX 78704

ph: 512-448-3802
fax: 512-448-3807
email: esarch@sbcglobal.net

October 21, 2010

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Susan Walker
Board of Adjustment
City of Austin
505 Barton Springs Rd.
Austin, Texas

Dear Ms. Walker,

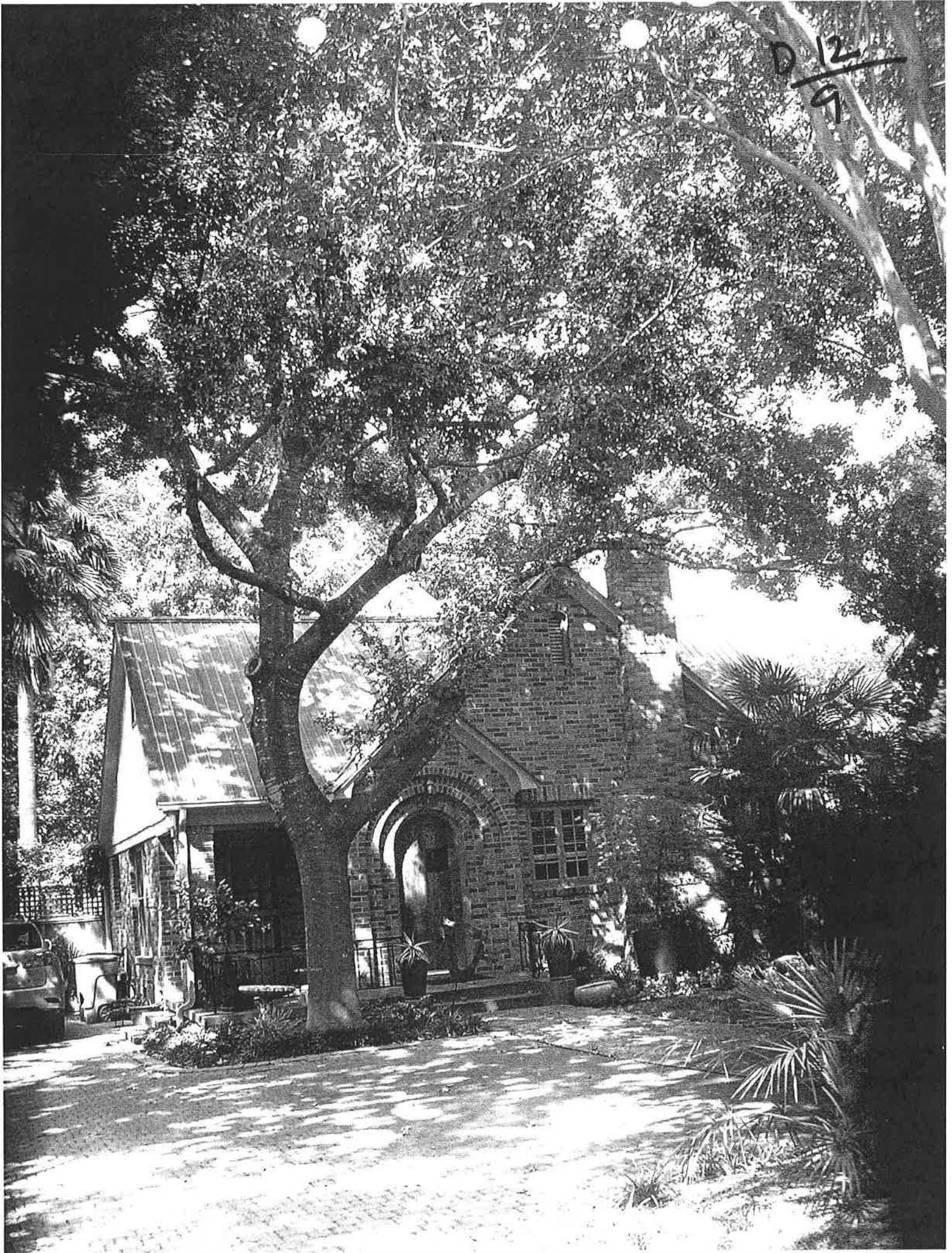
We, Nancy and Lambeth Townsend, as the owners of the property, authorize Aubrey Carter Design to act as our agent in the matter of applying to Board of Adjustment for a variance at 1408 Hartford Rd., Austin, Texas, 78703.

Sincerely,


Nancy Townsend

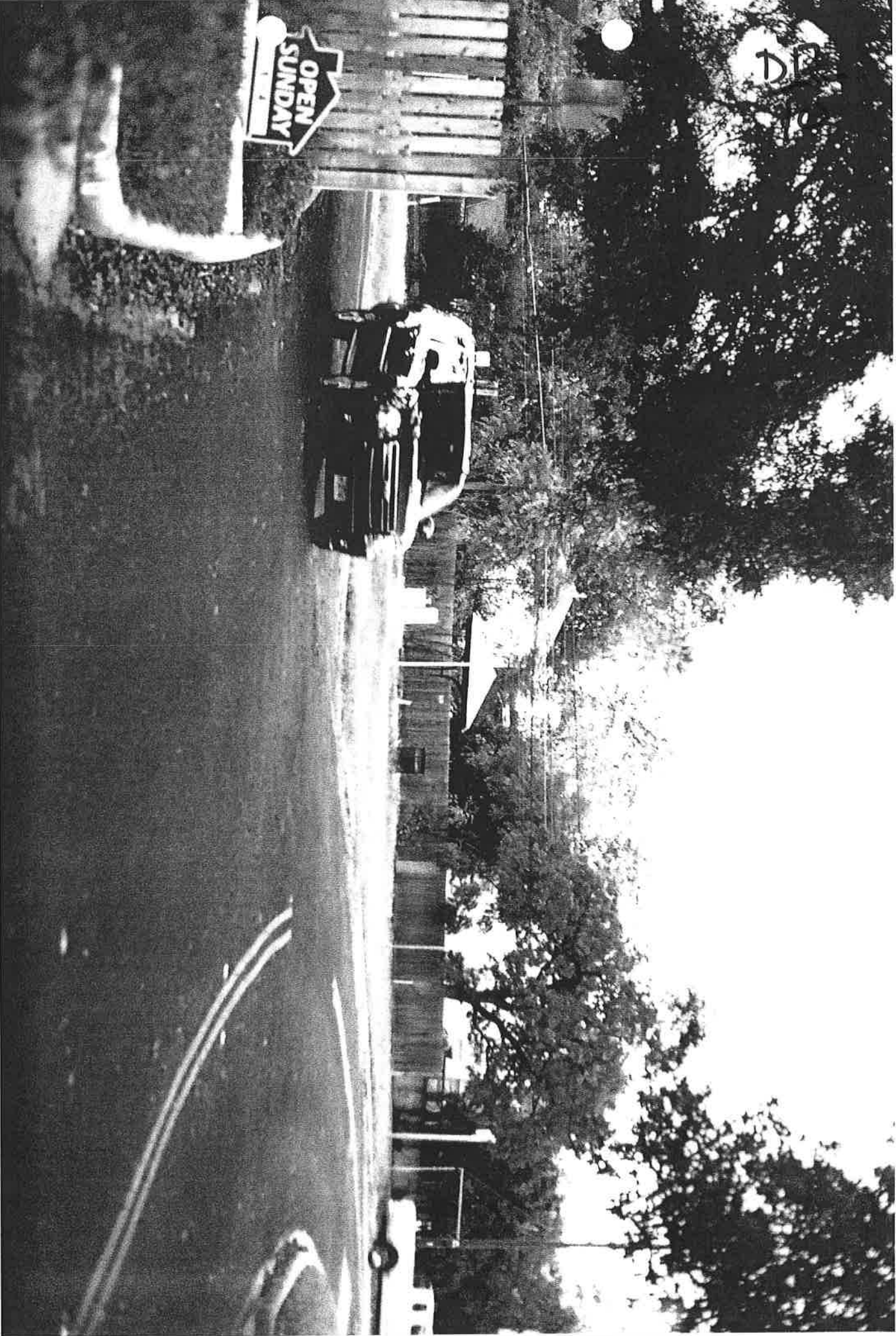

Lambeth Townsend

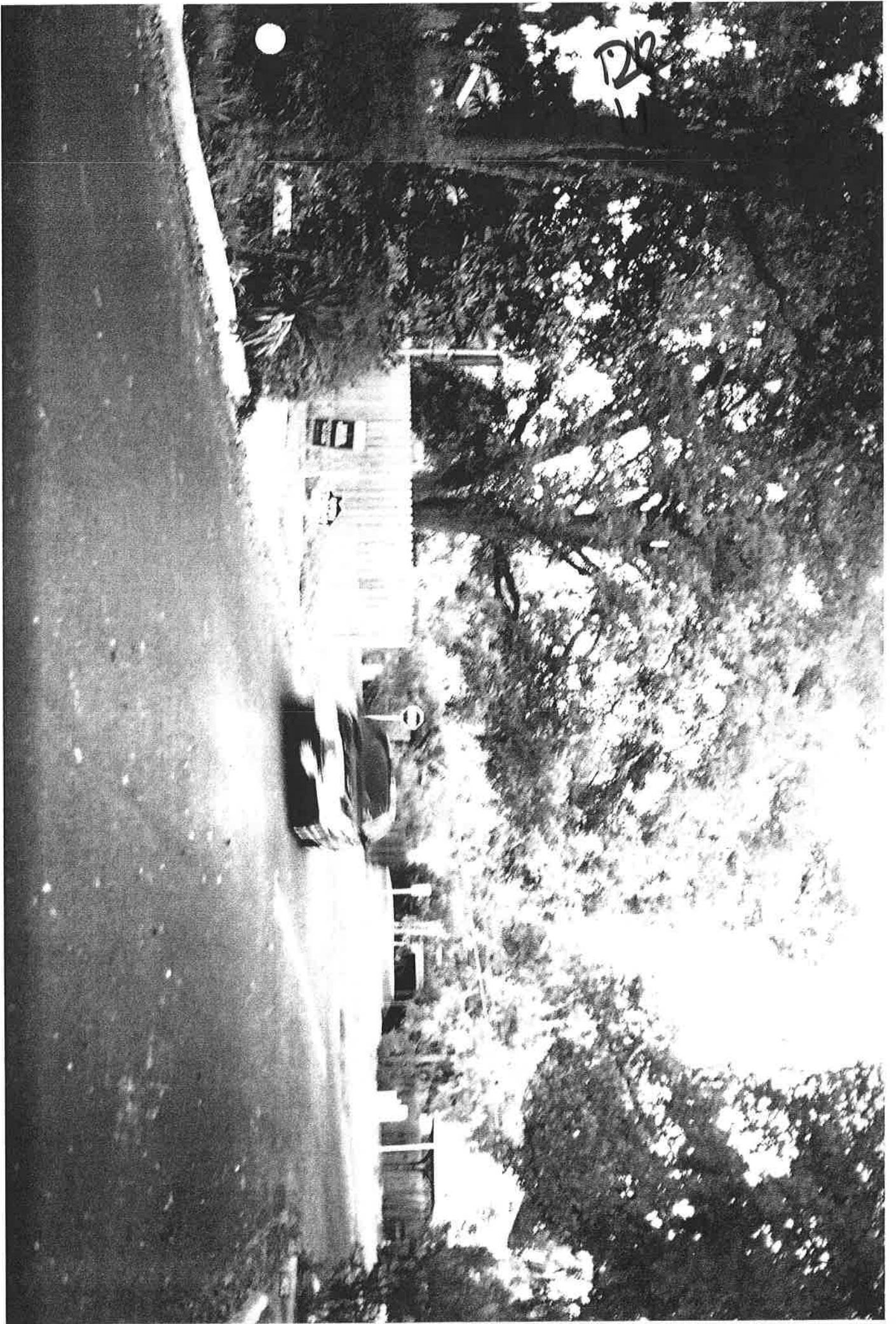
D 12 / 9

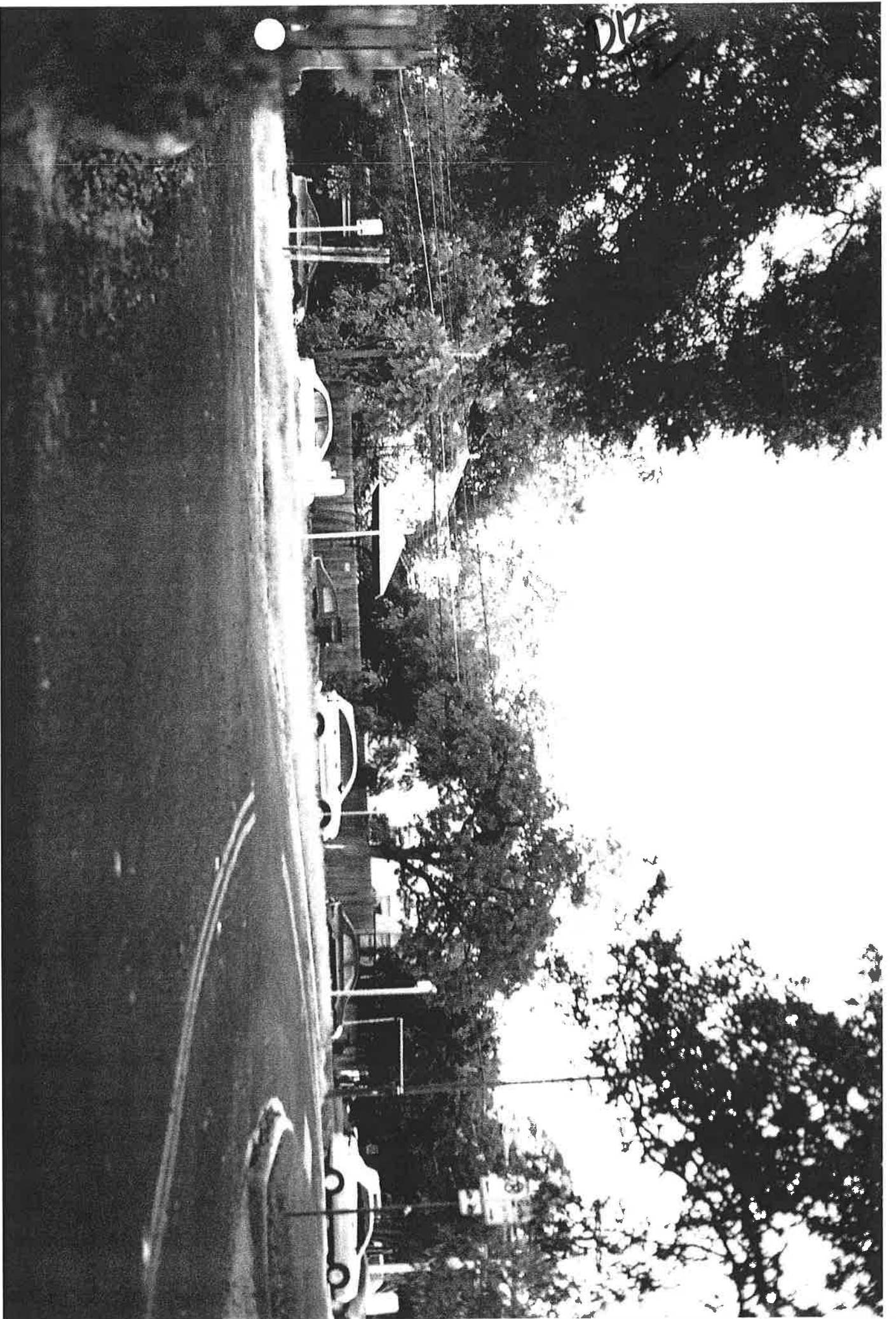


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OPEN
SUNDAY









City of Austin

Austin's Community-Owned Electric Utility

www.austinenenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

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October 25, 2010

Lambeth and Nancy Townsend
1408 Hartford Road
Austin, Texas 78703

Re: 1408 Hartford Road
Lot 23 Endfield H

Dear Mr. and Mrs. Townsend,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to build a detached carport within the front yard setback. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6112.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Esparza".

Christine Esparza
Public Involvement & Real Estate Services

Cc: Diana Ramirez and Susan Walker

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 st floor conditioned area	1830	sq.ft.		sq.ft.
b. 2 nd floor conditioned area	674	sq.ft.		sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
detached		sq.ft.	2 @ 244	sq.ft.
f. Wood decks [must be counted at 100%]	106	sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches	47	sq.ft.		sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)	188	sq.ft.		sq.ft.
Specify Shed				

TOTAL BUILDING AREA (add a. through l.) 2845 sq.ft. 488 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)

2659 sq.ft.
2659/7527=35% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

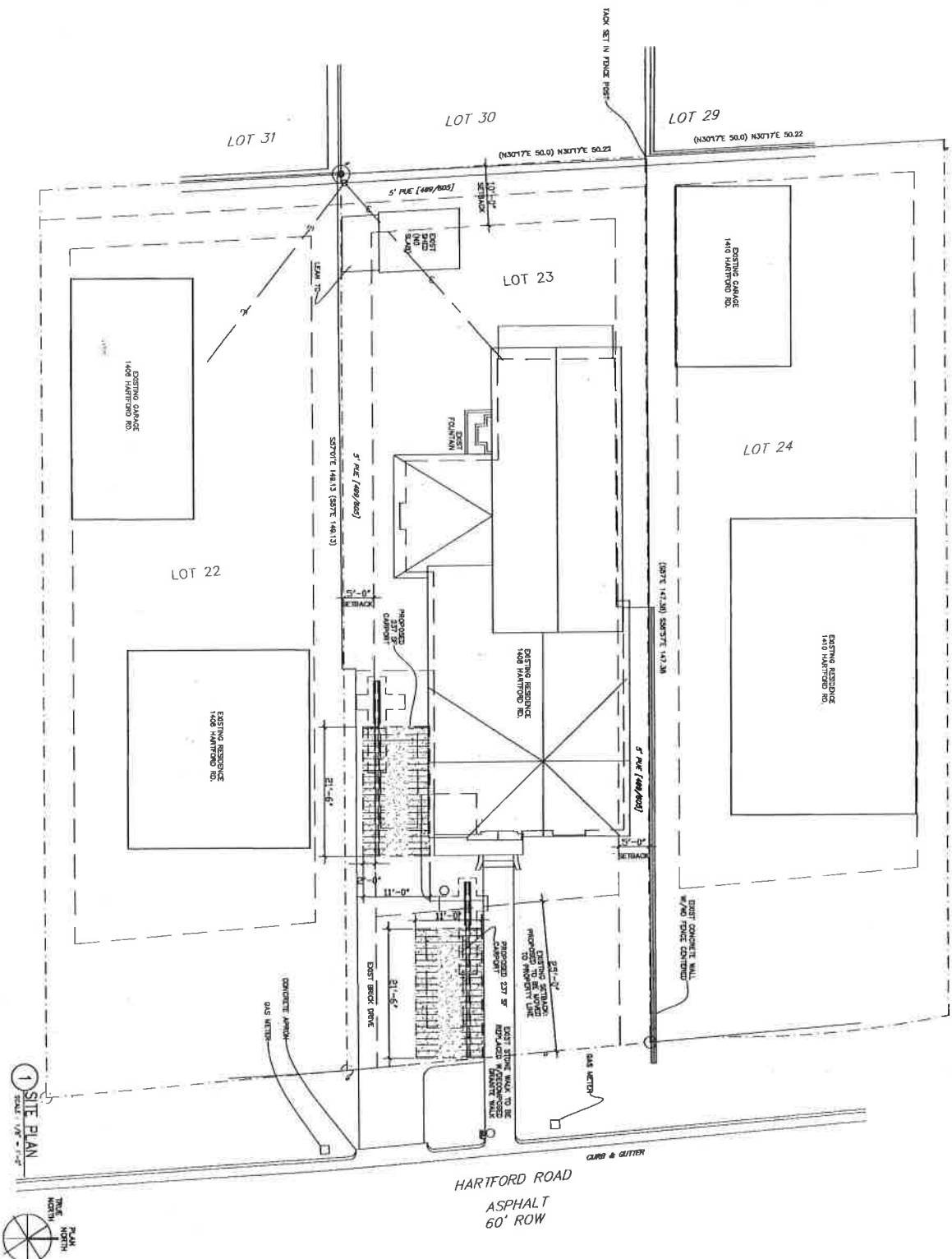
a. Total building coverage on lot (see above)	2659	sq.ft.
b. Driveway area on private property	529	sq.ft.
c. Sidewalk / walkways on private property		sq.ft.
d. Uncovered patios	54	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	53	sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) fountain	45	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3358 sq.ft.
3358/7527 = 45% of lot

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DR
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1 SITE PLAN

A-0.1

DATE: 11/08/10
ISSUE:
DRAWN BY:
CHECKED BY:
COMMENTS:

AUBREY CARTER DESIGN
1401 EAST SEVENTH
AUSTIN, TX 78702
512-472-3393
512-472-3394 FAX
aubreycarterdesign.com

TOWNSEND RESIDENCE

1408 Hartford Road
Austin, TX 78703

05-2010-01
1408 Hartford Rd

D12
T6

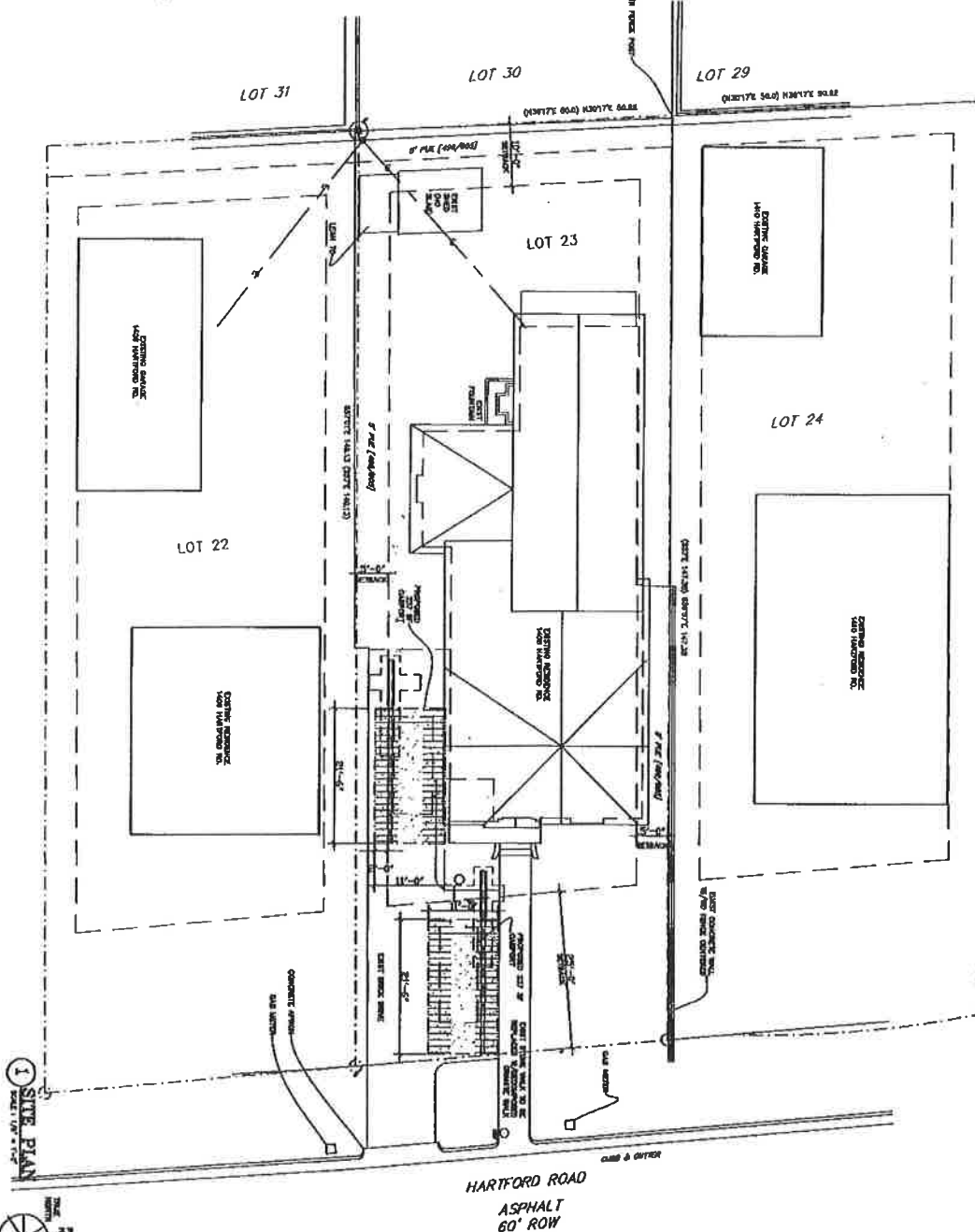
Austin Energy has reviewed this plan for 1408 Hartford Road
and approved the variance requested before the Board of Adjustment. Any changes to
this plan must be approved by Austin Energy.

AUSTIN ENERGY

By: Cash

Date

10/25/2010



1 SITE PLAN
SHEET 1 OF 1



A-0.1

DATE: 10/22/10
DRAWN BY:
CHECKED BY:
COMMENTS:

AUBREY CARTER DESIGN
1401 EAST SEVENTH
AUSTIN, TX 78702
512-472-3393
512-472-3394 FAX
aubreycarterdesign.com

TOWNSEND RESIDENCE

1408 Hartford Road
Austin, TX 78703



TACK SET IN FENCE POST

LOT 29

(N30°17'E 50.0) N30°17'E 50.22

LOT 30

(N30°17'E 50.0) N30°17'E 50.22

LOT 31



LOT 24

(S57°E 147.38) S56°57'E

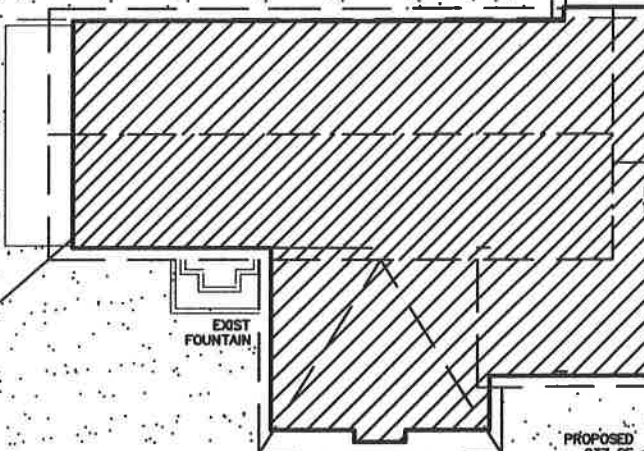
10'-0" SETBACK

5' PUE [489/805]



LEAN TO

LOT 23



5' PUE [489/805]

S57°01'E 148.13 (S57°E 148.13)

5'-0" SETBACK

LOT 22

