

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).

09/1

CASE # C15-2010-0141
ROW # 10513106
TP-0113010603

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: 1611 Watchhill Road

LEGAL DESCRIPTION: Subdivision – Pease Estates

Lot(s) 6 & E 30 ft of Lot 7 Block Outlot Division

I/We Balcones Landscaping on behalf of myself/ourselves as authorized agent for

Philip and Lauren Siegel affirm that on October 27, 2010,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL X MAINTAIN

existing impervious cover of 51%. & maintain
guest house 3.5 feet from
side property line.

in a 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 that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

D9/2

REASONABLE USE:

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

The current impervious cover is exceeding the allowed limit of 45% and work needed to bring the swimming pool up to date and obtaining required permits is being denied by the City of Austin. This limits the use and ongoing maintenance of the existing property with any future additional work (including bringing utilities up to code) that will require a permit from the COA.

HARDSHIP:

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

No additional work requiring a permit from the City of Austin can be done on this property until the BOA approves a variance for the excess impervious cover. Not approving variance deprives the homeowners from doing any future permitted work on their property.

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

Total building coverage on lot is approximately 26% which is typical for this neighborhood. Approval of variance request will not alter the character of area, adversely impact area, impair use of adjacent properties, nor impair purposes of zoning regulations of the properties in the neighborhood.

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 house, garage, and guest house reflect the style of this old neighborhood. There is also an extensive landscaping and house beautification project being done on the property currently (see attach landscaping plan and 3D renderings) which will add value to the house and attractiveness of the property.

D9/3

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:

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

Signed Steve Womble Mail Address PO Box 201152

City, State & Zip Austin, Texas 78720

Printed Steve Womble Phone 512-619-4261 Date 10/28/2010

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

D9/4

Signed Philip Siegel

Signed Lauren M. Siegel

Mail Address 1611 Watchhill Road

City, State & Zip Austin, Texas 78703

Printed Lauren Siegel Phone 347-1682 Date 10/29/10

Printed Philip Siegel Phone 347-1682 Date 10/29/10

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval



City of Austin BUILDING PERMIT

09/16

PERMIT NO: 2008-055169-BP

Type: RESIDENTIAL

Status: Final

1611 WATCHHILL RD UNIT 2

Issue Date: 07/16/2008

EXPIRY DATE: 12/12/2008

LEGAL DESCRIPTION Lot: 6 Block: Subdivision: PEASE ESTATES	SITE APPROVAL	ZONING SF-3
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PROPOSED OCCUPANCY:	WORK PERMITTED: Remodel	ISSUED BY: Diana Cortinas
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convert garage attic to living space to include bathroom; convert storage space on first floor to kitchen

TOTAL SQFT Remodel: 0	VALUATION Tot Val Rem: \$43,000.00	TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Contact Owner, Phillip Siegel, owner	Phone (512) 663-1680	Contact General Contractor, Richard Gift, Gift-Neuhaus Properties	Phone (512) 924-2007
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	165.00	7/16/2008	Electrical Permit Fee	77.00	8/8/2008	Mechanical Permit Fee	55.00	8/25/2008
Plumbing Permit Fee	70.00	8/4/2008	Re-Inspection Fee	65.00	12/4/2008			
Fees Total:	432.00							

Inspection Requirements			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments lot size of greater than 10,000 square feet allows a guest house (Kitchen can be present); GFA=36.5; IC=44.65; BC= 23.6; no increase in building coverage, interior conversion of attic space only; historic review needed for release of permit					
Residential Zoning Review	<table border="0"> <tr> <td>Date</td> <td>Reviewer</td> </tr> <tr> <td>07/16/2008</td> <td>Darren Cain</td> </tr> </table>	Date	Reviewer	07/16/2008	Darren Cain
Date	Reviewer				
07/16/2008	Darren Cain				

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

D917

PERMIT NO: 2008-055169-BP

Type: RESIDENTIAL

Status: Final

1611 WATCHHILL RD UNIT 2

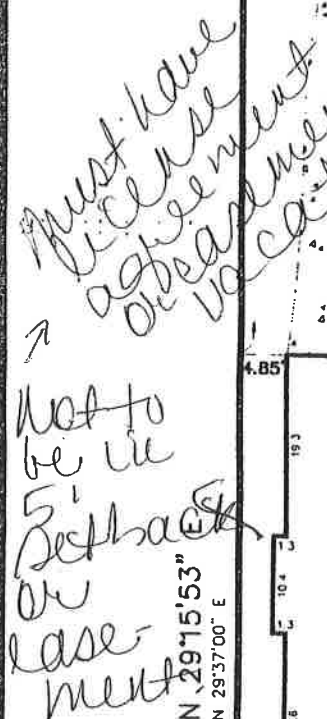
Issue Date: 07/16/2008

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TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE		

Type	Date	Status	Comments	Inspector
101 Building Layout	7/17/2008	Pass		Dearl Croft
102 Foundation		Open		Dearl Croft
103 Framing	9/2/2008	Pass		Douglas McAfee
104 Insulation	9/8/2008	Pass		Dearl Croft
105 Wallboard	9/10/2008	Pass		John Speights
111 Energy Final	11/25/2008	Pass		John Speights
112 Final Building	12/12/2008	Pass		Dearl Croft
114 Continuance of work		Open		Dearl Croft
Deficiencies		Open		Dearl Croft

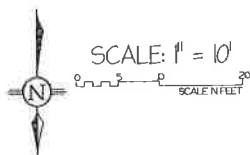
(55' ROW)



OT 6 PER PLAT WAS RELEASED BY THE CITY OF AUSTIN IN VOL. 10271, PG. 405.
 x Philip Angel + Lauren Suga 10/4/05

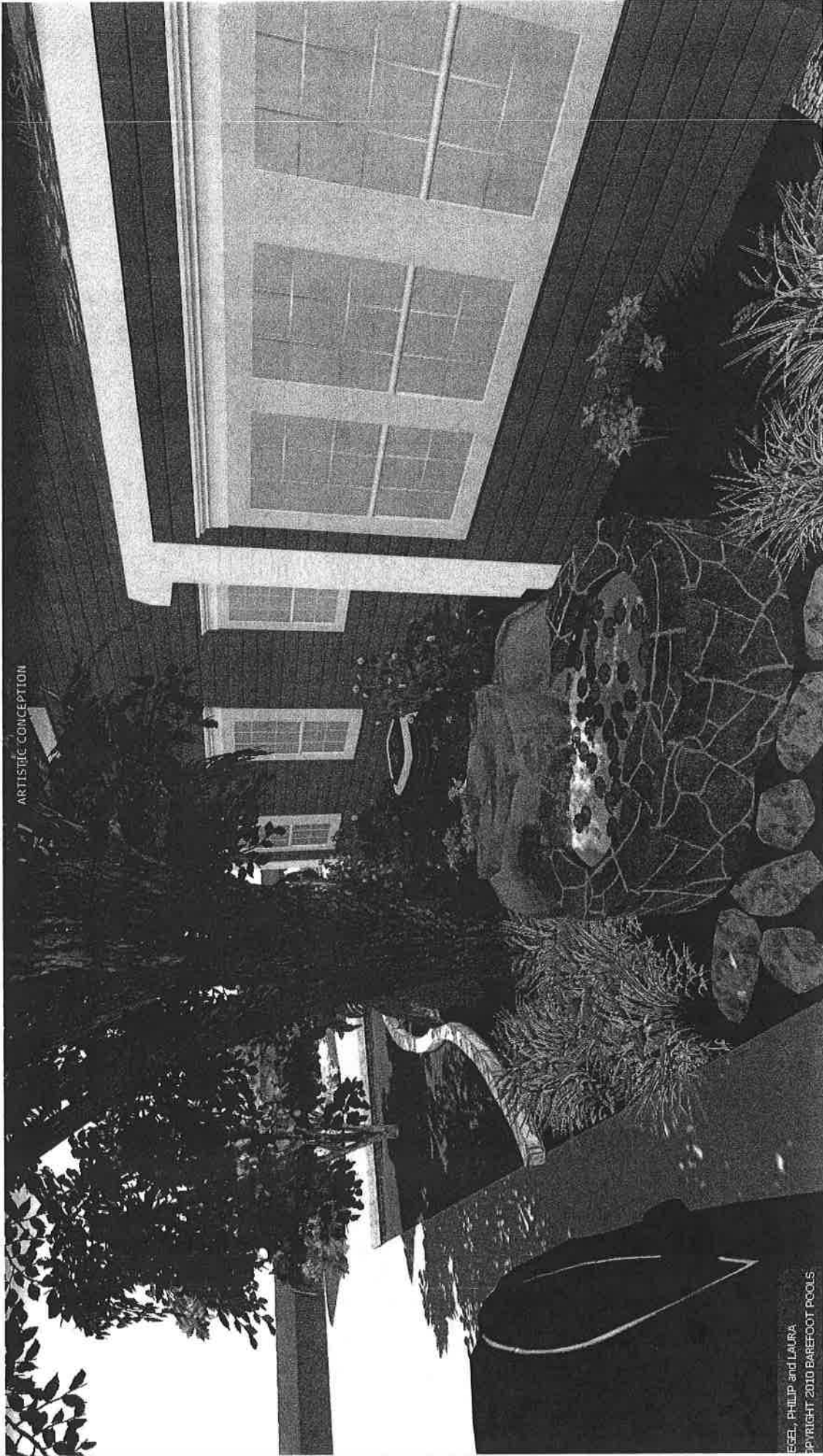
0504545-BOK

SIEGEL



RED SUN
LANDSCAPE DESIGN
512-844-6493

D9/10



ARTISTIC CONCEPTION

EGEL, PHILIP and LAURA
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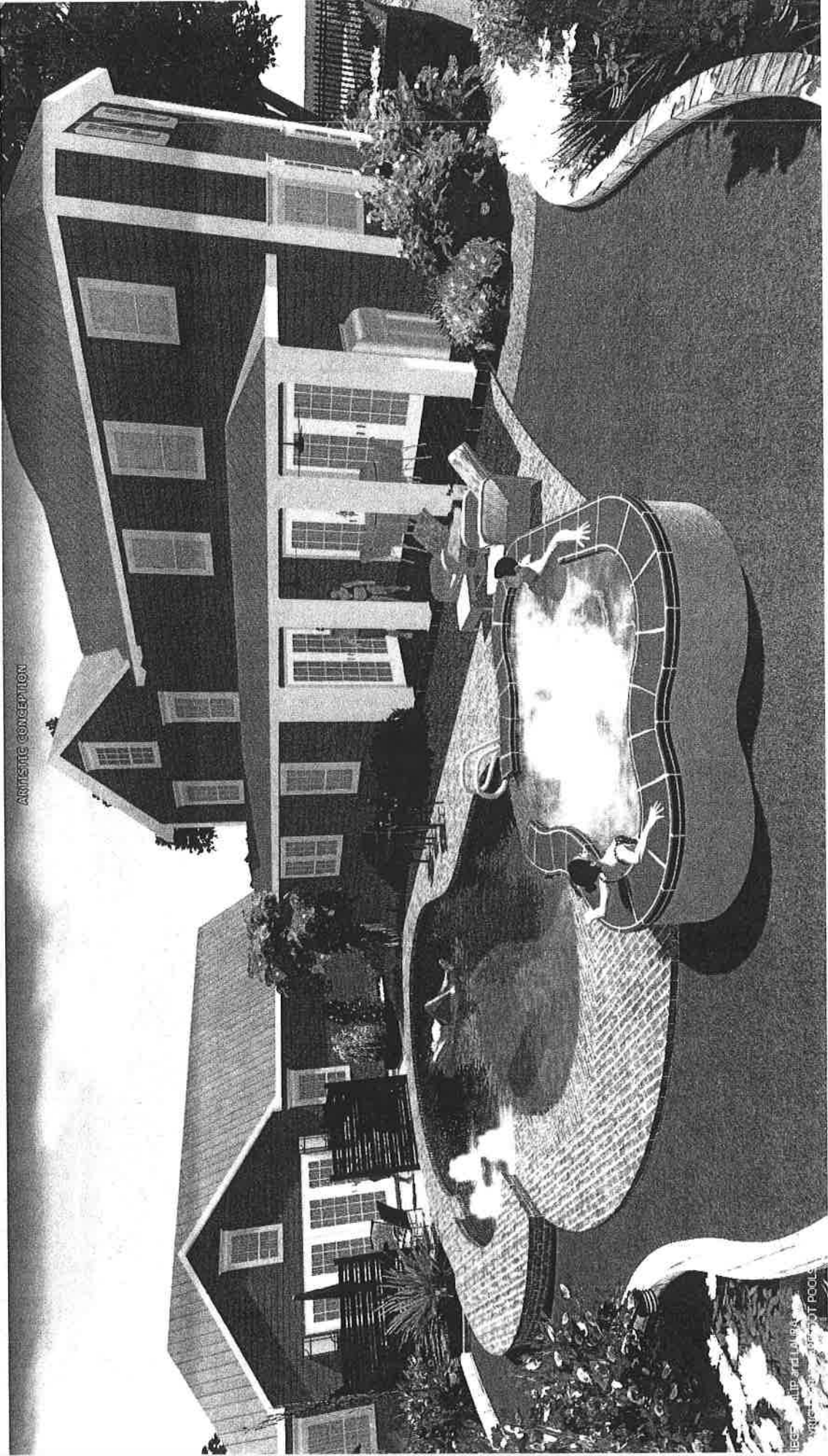
D9/11



ARTISTIC CONCEPTION

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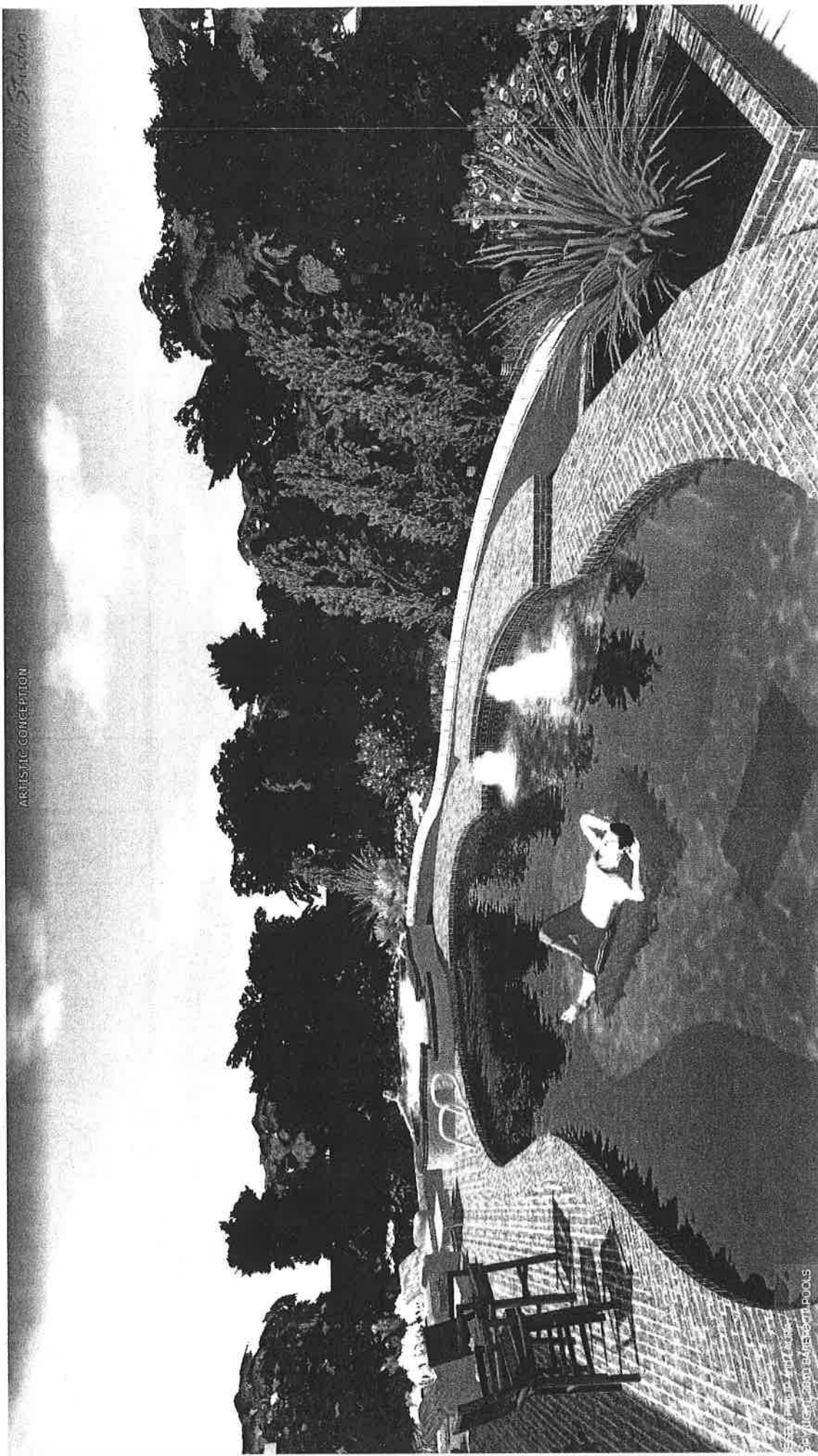
D9/12



ARTISTIC CONCEPTION

ICEE
CLUB AND LAUNDRY
W/ICEE HOT POOLS

09/13

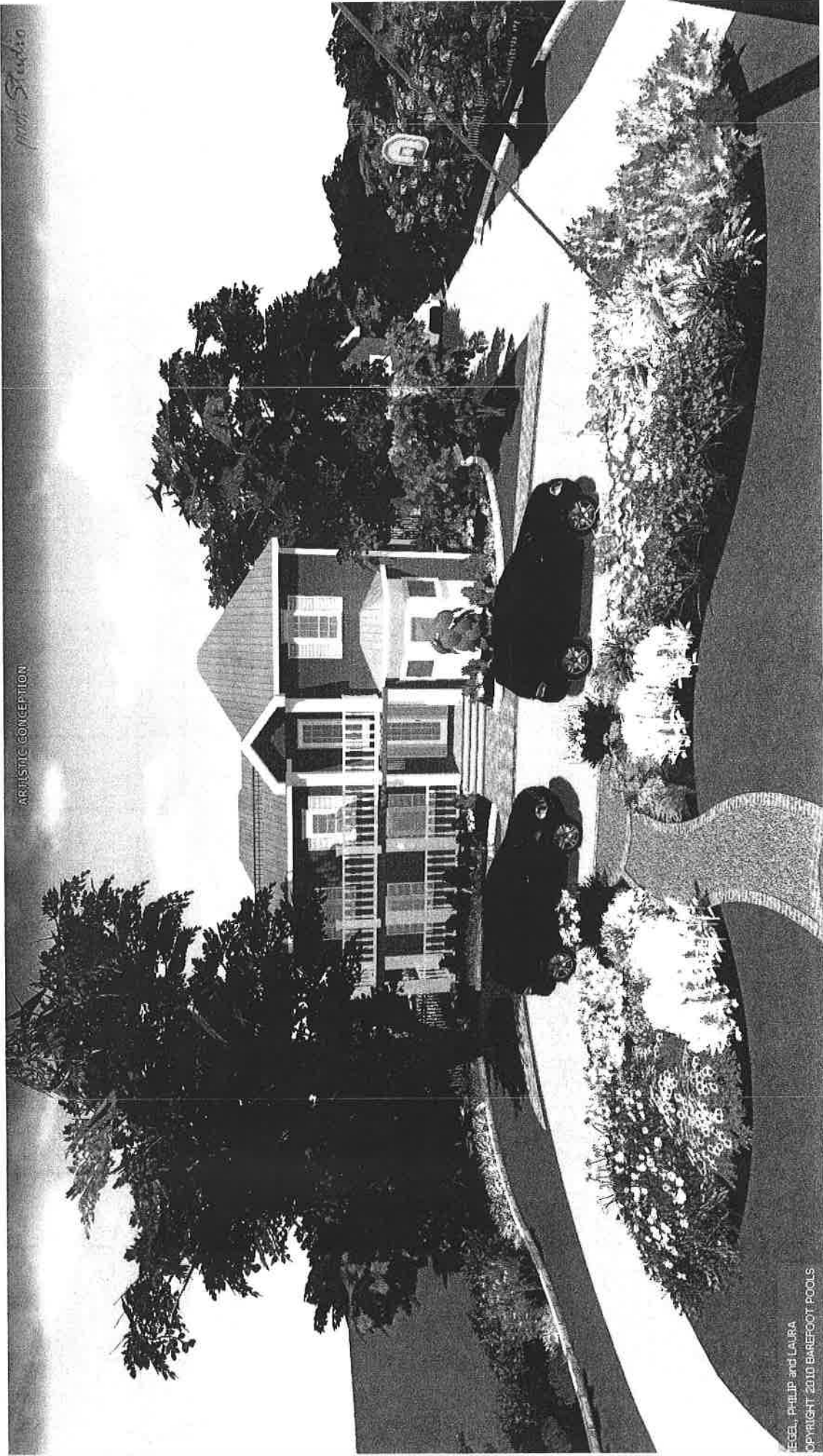


09/14



ARTISTIC CONCEPTION

KEGER, PHILLIP and LARSEN
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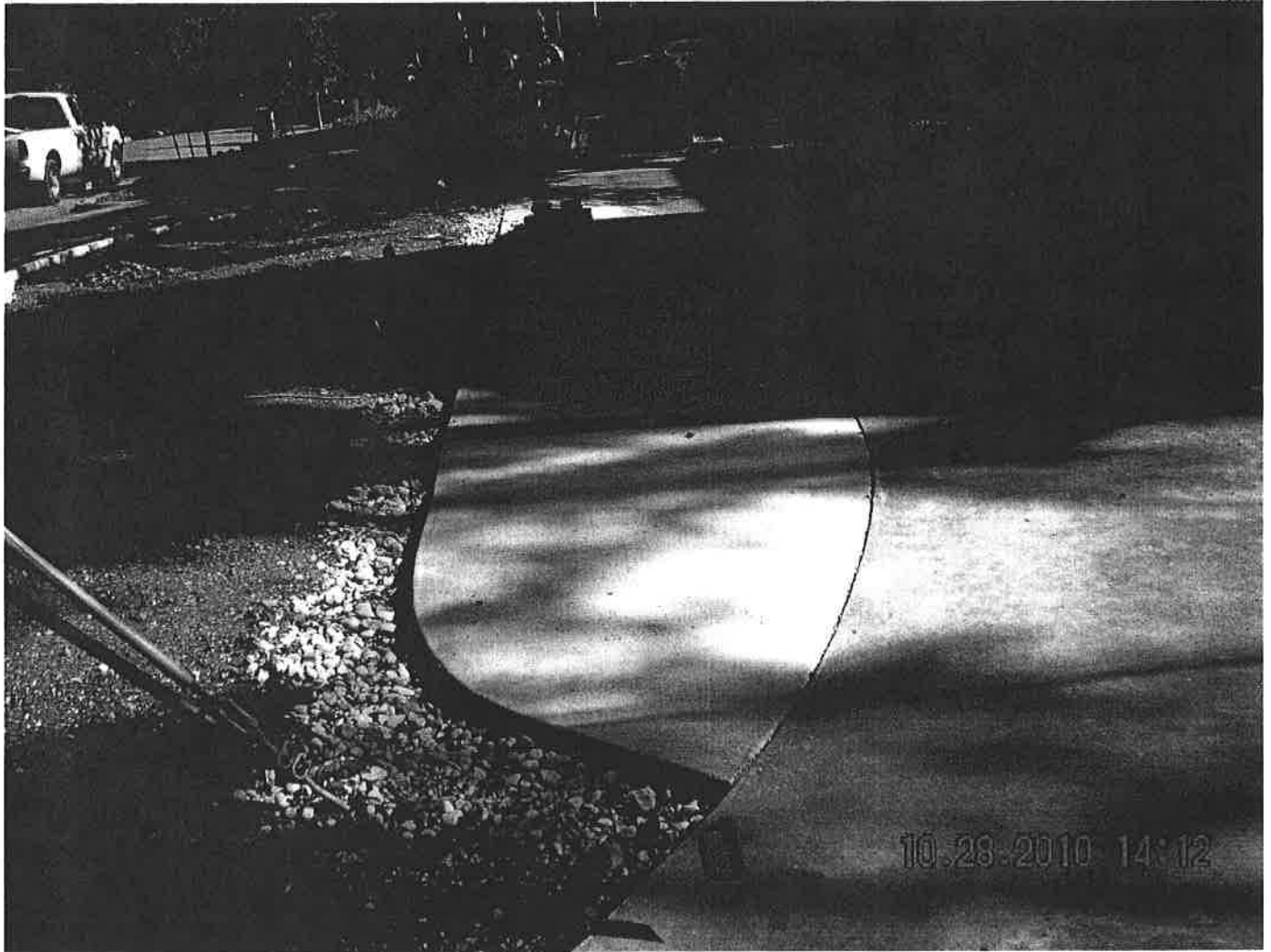
pro Studio

ARTISTIC CONCEPTION

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D9/15

D9/16



D9/17



Date: October 28, 2010

Location: 1611 Watchhill Road

Photos by Malcolm Mills