

C15-2010-0148

APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

ROW-10525009
TP-0115010213

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

PLEASE: APPLICATION
MUST BE TYPED WITH
ALL REQUESTED
INFORMATION
COMPLETED.

STREET ADDRESS: _____ 2509
Jarratt Ave. _____

LEGAL DESCRIPTION: Subdivision -
_____ P e m b e r t o n

Heights _____

Lot(s) _____ 12 & 13 Block _____ 7 _____ Outlot _____ Section _____ 6
Division _____

I/We _____ Gay & David Clifton _____ on behalf of myself/ourselves as
authorized agent for

_____ affirm that on _____ Nov. 22,
_____ 2010,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

carport - 2 1/2 feet from north property line

— SF-3-NP Windsor Road N.P.
in a _____ residential _____ 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

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:

If the carport posts are moved over to the 5 ft. setback, they do not line up with the driveway, making parking very challenging. The driveway cannot be moved over 5 ft. because of the placement of the existing house.

HARDSHIP:

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

The old carport was within the 5 ft. setback . We wanted to extend the carport to the right (into our back yard) so that a car could have more turning radius to park. If we have the carport posts at 5ft. instead of the original 2.5 ft, the carport again becomes unusable. The plans for extending the carport to the right were approved, so we proceeded with demolition, no knowing we could not put the post back where they were. Our goal is functional parking and a safer, more structurally sound carport.

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

The house sits on a "V" shaped lot , causing the back of the house and driveway to meet very close together. There is not room to move the driveway any further from the house.

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:

There are many carports and garages in the neighborhood within the 5 ft. setback because we live in an old neighborhood. Our old carport had been there for decades.

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:
-
-

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.

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

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:
-
-
-

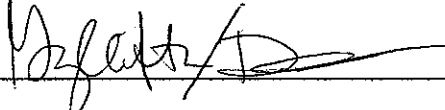
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
-
-
-

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:

<p>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.</p>

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  Mail Address _____
City, State & Zip _____

Printed _____ Phone _____ Date _____

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 2509 Jarratt Ave.

City, State & Zip Austin, Texas 78703

Printed Gay & David Clifton Phone _____
5124749116 Date 11/22/10
422-7868

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.)



BOARD OF ADJUSTMENTS

CASE#: C15-2010-0148
 LOCATION: 2509 JARRATT AVE
 GRID: H24
 MANAGER: SUSAN WALKER



-  SUBJECT TRACT
-  ZONING BOUNDARY



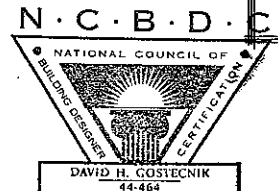
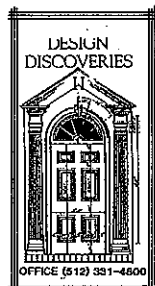
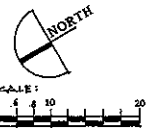
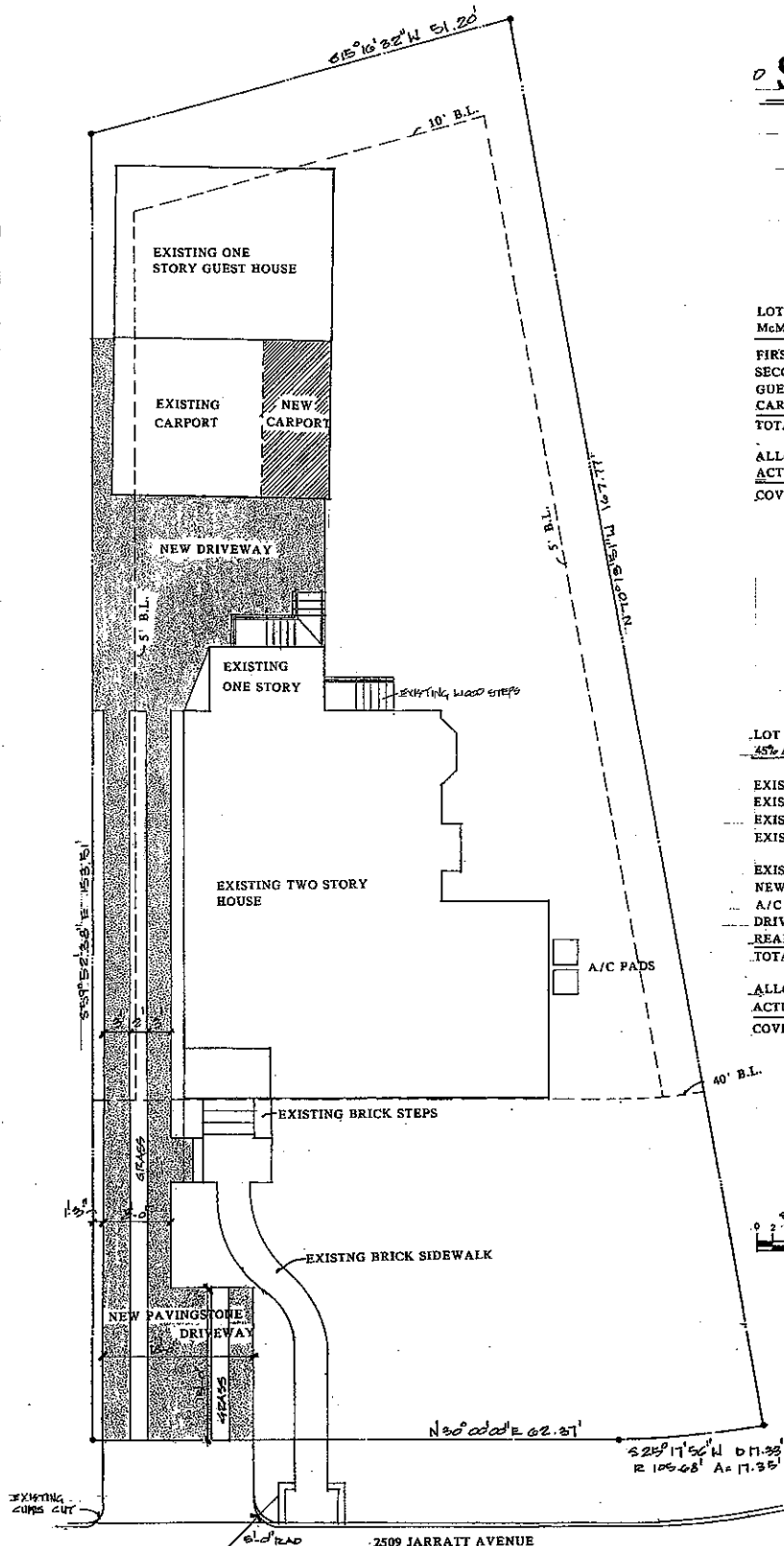
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SITE PLAN

A CARPORT ADDITION
FOR
GAY AND DAVID CLIFTON.
PART LOT 12 AND 13.
BLOCK 7 SECTION 6
PEMBERTON HEIGHTS
TRAVIS COUNTY
2509 JERRATT AVENUE

LOT AREA	10443 SQ. FT.
McMANSION 40%	4177.20 SQ. FT.
FIRST FLOOR LIVING	1747 SQ. FT.
SECOND FLOOR LIVING	1645 SQ. FT.
GUEST HOUSE	520 SQ. FT.
CARPORT	0 SQ. FT.
TOTAL McMANSION	3912 SQ. FT.
ALLOWABLE COVERAGE	4177.20 SQ. FT.
ACTUAL COVERAGE	3912 SQ. FT.
COVERAGE NOT USED	265.20 SQ. FT.

LOT AREA	10443 SQ. FT.
45% ALLOWABLE COVERAGE	4699.35 SQ. FT.
EXISTING HOUSE 1st. FLOOR	1747 SQ. FT.
EXISTING GUEST HOUSE	520 SQ. FT.
EXISTING PORCH	60 SQ. FT.
EXISTING FRONT STOOP AND SIDEWALK	257 SQ. FT.
EXISTING CARPORT	324 SQ. FT.
NEW CARPORT	147 SQ. FT.
A/C PADS	18 SQ. FT.
DRIVEWAY	1197 SQ. FT.
REAR STOOP AND STEPS	16 SQ. FT.
TOTAL COVERAGE	4286 SQ. FT.
ALLOWABLE COVERAGE	4699.35 SQ. FT.
ACTUAL COVERAGE	4286 SQ. FT.
COVERAGE NOT USED	413.35 SQ. FT.



David Gosvechnik



City of Austin BUILDING PERMIT

PERMIT NO: 2010-097019-BP
2509 JARRATT AVE

Type: RESIDENTIAL Status: Active
Issue Date: 11/10/2010 **EXPIRY DATE: 05/22/2011**

LEGAL DESCRIPTION Lot: 13 Block: 7 Subdivision: PEMBERTON HEIGHTS SEC 6	SITE APPROVAL	ZONING SF-3-NP
----------------------------------------------------------------------------	---------------	-------------------

PROPOSED OCCUPANCY:	WORK PERMITTED: Addition	ISSUED BY: Gabriel Guerrero Jr
---------------------	--------------------------	--------------------------------

Addition to an existing non-complying carport to add 147 sq.ft to expand on south side

TOTAL SQFT New/Addn: 147	VALUATION Tot Val Rem: \$00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 2798	% COVERAGE 27	TOTAL IMPERVIOUS COVERAGE 4252	% COVERAGE 41	# OF BATHROOMS 0	METER SIZE n/a		

Contact	Phone	Contact	Phone
Applicant, Jim Evans, Evans Design and Construction, Inc.	(512) 784-4763	Owner, Gay Clifton	(512) 474-9116
General Contractor, James Evans, Evans Design & Construction, Inc (512) 732-2202			

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	33.00	11/10/2010	Driveway Inspection Fee - Tran	7.50	11/12/2010	Driveway Inspection Fee - PC	67.50	11/12/2010
Excavation/Concrete Permit F	35.00	11/12/2010	Initial Residential Review Fee	100.00	11/10/2010			
Fees Total:		243.00						

Inspection Requirements
Building 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
PERMIT HISTORY: permit #2000-195429IP (BPP-000027J) -frame residence & frame garage (5-25-1938)
permit # 2000-126965IP (BPP-00100146) -frame addn to & remodel frame acc. bldg -carport -remodel garage for guest house (6-27-1966)

Residential Zoning Review	Date	Reviewer
	11/10/2010	Elaine Ramirez

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

PERMIT NO: 2010-097019-BP
2509 JARRATT AVE

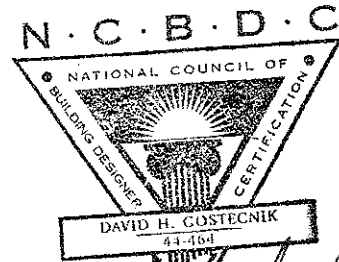
Type: RESIDENTIAL Status: Active
Issue Date: 11/10/2010 **EXPIRY DATE: 05/22/2011**

LEGAL DESCRIPTION Lot: 13 Block: 7 Subdivision: PEMBERTON HEIGHTS SEC 6						SITE APPROVAL		ZONING SF-3-NP	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition				ISSUED BY: Gabriel Guerrero Jr			
Addition to an existing non-complying carport to add 147 sq.ft to expand on south side									
TOTAL SQFT New/Addn: 147		VALUATION Tot Val Rem: \$0.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 2798		% COVERAGE 27	TOTAL IMPERVIOUS COVERAGE 4252		% COVERAGE 41	# OF BATHROOMS 0		METER SIZE n/a	

Type	Date	Status	Comments	Inspector
100 Pre-Construction	11/17/2010	Pass		Douglas Mcafee
101 Building Layout		Open		Douglas Mcafee
102 Foundation		Open		Douglas Mcafee
103 Framing		Open		Douglas Mcafee
104 Insulation		Open		Douglas Mcafee
105 Wallboard		Open		Douglas Mcafee
109 TCO Occupancy		Open		Douglas Mcafee
112 Final Building		Open		Douglas Mcafee
114 Continuance of work		Open		Douglas Mcafee
Deficiencies		Open		Douglas Mcafee

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guemsey

Planning and Development Review Department
 By *[Signature]* Date 11/10/2010
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



[Handwritten Signature]

REVIEWED FOR ZONING ONLY

SITE PLAN

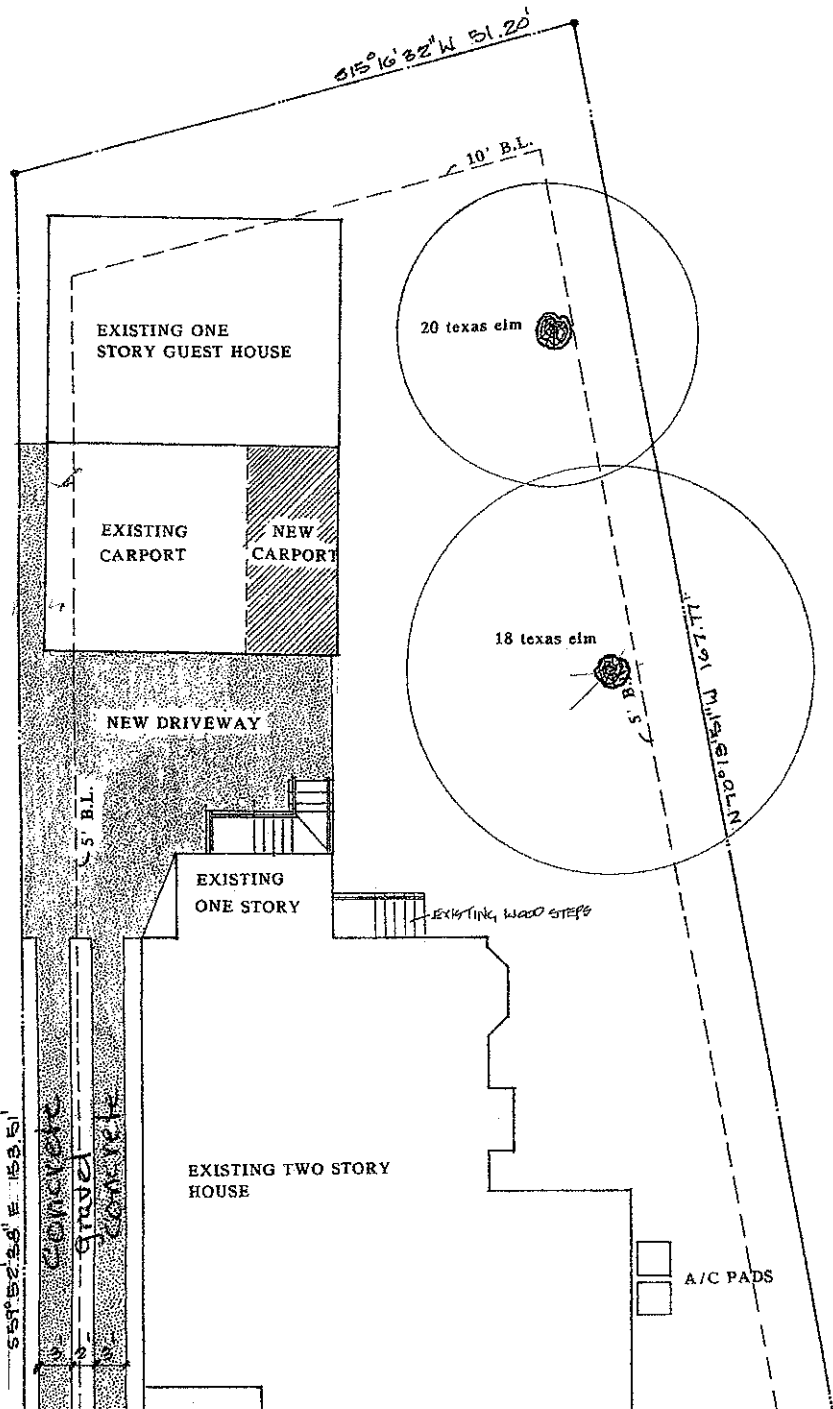
A CARPORT ADDITION
 FOR
 GAY AND DAVID CLIFTON
 PART LOT 12 AND 13
 BLOCK 7 SECTION 6
 PEMBERTON HEIGHTS
 TRAVIS COUNTY
 2509 JERRATT AVENUE

LOT AREA	10443 SQ. FT.
McMANSION 40%	4177.20 SQ. FT.
FIRST FLOOR LIVING	1747 SQ. FT.
SECOND FLOOR LIVING	1645 SQ. FT.
GUEST HOUSE	520 SQ. FT.
CARPORT	0 SQ. FT.
TOTAL McMANSION	3912 SQ. FT.
ALLOWABLE COVERAGE	4177.20 SQ. FT.
ACTUAL COVERAGE	3912 SQ. FT.
COVERAGE NOT USED	265.20 SQ. FT.

LOT AREA	10443 SQ. FT.
45% ALLOWABLE COVERAGE	4699.35 SQ. FT.

EXISTING HOUSE 1st. FLOOR	1747 SQ. FT.
EXISTING GUEST HOUSE	520 SQ. FT.
EXISTING PORCH	60 SQ. FT.
EXISTING FRONT STOOP AND SIDEWALK	257 SQ. FT.
EXISTING CARPORT	324 SQ. FT.
NEW CARPORT	147 SQ. FT.
A/C PADS	18 SQ. FT.
DRIVEWAY	1197 SQ. FT.
REAR STOOP AND STEPS	16 SQ. FT.
TOTAL COVERAGE	4286 SQ. FT.

ALLOWABLE COVERAGE	4699.35 SQ. FT.
ACTUAL COVERAGE	4286 SQ. FT.
COVERAGE NOT USED	413.35 SQ. FT.

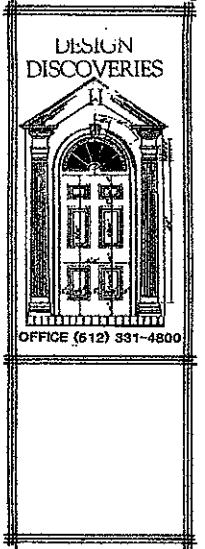
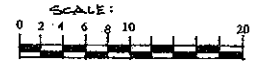
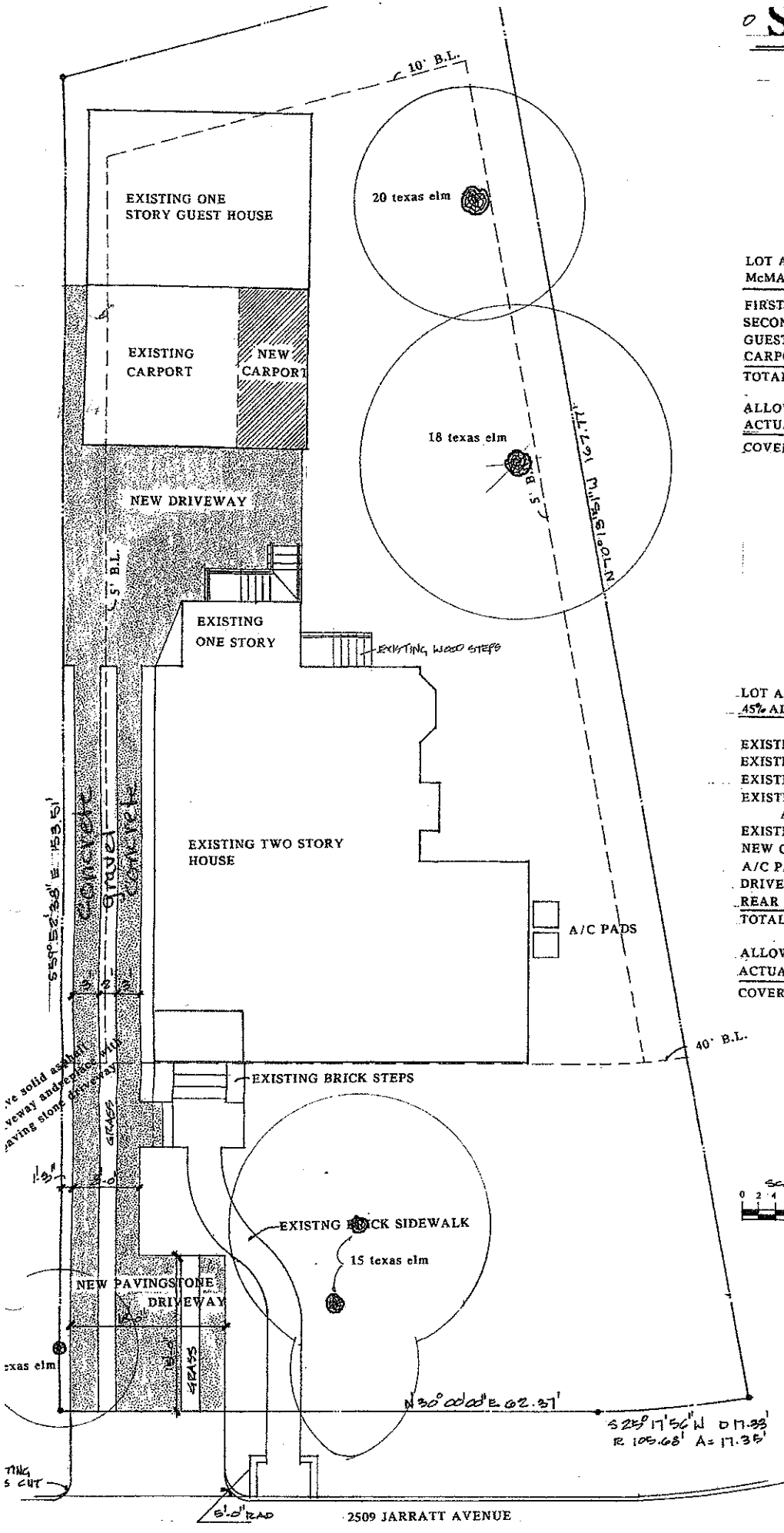


SITE PLAN

A CARPORT ADDITION
 FOR
 GAY AND DAVID CLIFTON
 PART LOT 12 AND 13
 BLOCK 7 SECTION 6
 PEMBERTON HEIGHTS
 TRAVIS COUNTY
 2509 JERRATT AVENUE

LOT AREA	10443 SQ. FT.
McMANSION 40%	4177.20 SQ. FT.
FIRST FLOOR LIVING	1747 SQ. FT.
SECOND FLOOR LIVING	1645 SQ. FT.
GUEST HOUSE	520 SQ. FT.
CARPORT	0 SQ. FT.
TOTAL McMANSION	3912 SQ. FT.
ALLOWABLE COVERAGE	4177.20 SQ. FT.
ACTUAL COVERAGE	3912 SQ. FT.
COVERAGE NOT USED	265.20 SQ. FT.

LOT AREA	10443 SQ. FT.
45% ALLOWABLE COVERAGE	4699.35 SQ. FT.
EXISTING HOUSE 1st. FLOOR	1747 SQ. FT.
EXISTING GUEST HOUSE	520 SQ. FT.
EXISTING PORCH	60 SQ. FT.
EXISTING FRONT STOOP AND SIDEWALK	257 SQ. FT.
EXISTING CARPORT	324 SQ. FT.
NEW CARPORT	147 SQ. FT.
A/C PADS	18 SQ. FT.
DRIVEWAY	1197 SQ. FT.
REAR STOOP AND STEPS	16 SQ. FT.
TOTAL COVERAGE	4286 SQ. FT.
ALLOWABLE COVERAGE	4699.35 SQ. FT.
ACTUAL COVERAGE	4286 SQ. FT.
COVERAGE NOT USED	413.35 SQ. FT.





City of Austin BUILDING PERMIT

PERMIT NO: 2010-097019-BP

Type: RESIDENTIAL Status: Active

09 JARRATT AVE

Issue Date: 11/10/2010 **EXPIRY DATE: 05/09/2011**

LEGAL DESCRIPTION Lot: 13 Block: 7 Subdivision: PEMBERTON HEIGHTS SEC 6	SITE APPROVAL	ZONING SF-3-NP
----------------------------------------------------------------------------	---------------	-------------------

PROPOSED OCCUPANCY:	WORK PERMITTED: Addition	ISSUED BY: Gabriel Guerrero Jr
---------------------	--------------------------	--------------------------------

Addition to an existing non-complying carport to add 147 sq.ft to expand on south side

TOTAL SQFT New/Addn: 147	VALUATION Tot Val Rem: \$.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 2798	% COVERAGE 27	TOTAL IMPERVIOUS COVERAGE 4252	% COVERAGE 41	# OF BATHROOMS 0	METER SIZE n/a		

Contact	Phone	Contact	Phone
Applicant, Jim Evans, Evans Design and Construction, Inc.	(512) 784-4763	Owner, Gay Clifton	(512) 474-9116
General Contractor, James Evans, Evans Design & Construction, Inc.	(512) 732-2202		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	33.00	11/10/2010	Initial Residential Review Fee	100.00	11/10/2010			
Fees Total:	133.00							

Permits/Approved plans must be posted on Jobsite. A layout inspection/Pre-con must be made prior to beginning construction.

Inspection Requirements
Building 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			
PERMIT HISTORY: permit #2000-195429IP (BPP-000027J) -frame residence & frame garage (5-25-1936) permit # 2000-126965IP (BPP-00100146) -frame addn to & remodel frame acc. bldg -carport -remodel garage for guest house (6-27-1966)			
Residential Zoning Review	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.	Date 11/10/2010	Reviewer Elaine Ramirez

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

