

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 deck is existing and it's location will not weaken the intent of the ordinance. Due to the existing conditions of the site the only reasonable place to construct the deck is in it's present location.

HARDSHIP:

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

the unique features of this site is the topography. The site drops approximately 25 feet from the rear to the front. Considering the location and shape of the residence, the lot configuration, and the topographic constraints the most reasonable place to locate a reasonable size deck and exit is in this unusable portion of the site.

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

The size shape and topo as well as the increased front and side street setbacks are not general to the area. _____

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 house and residence exist and the deck is not visiable from off the premises except from the adjoining neighbor, who supports the variance. The existing vegetations limits any visibility.

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:

2000 Parkway
Austin, TX 78703
December 21, 2010

To Whom it may concern:

I am writing regarding case number C15-2010-0153. I live in the property on the south side of 1501 Rainbow Bnd. I would like to inform you that I fully support the request for a variance for setback encroachment for the property at 1501 Rainbow Bnd that is being brought before the Board of Adjustment. Furthermore, I believe that the variance is necessary to allow proper screening between our two houses.

It is my hope that you grant this variance.

Sincerely,

A handwritten signature in cursive script that reads "Dennis Walsh". The signature is written in black ink and is positioned above the printed name.

Dennis Walsh

1507 Rainbow Bnd
Austin, TX 78703
December 21, 2010

To Whom it may concern:

I am writing regarding case number C15-2010-0153. I live in the *connecting property* on the west property line of 1501 Rainbow Bnd. I would like to inform you that I fully support the request for a variance for setback encroachment for the property at 1501 Rainbow Bnd that is being brought before the Board of Adjustment.

It is my hope that you grant this variance.

Sincerely,

A handwritten signature in cursive script that reads "Ames Smith". The signature is written in black ink and is positioned above the printed name.

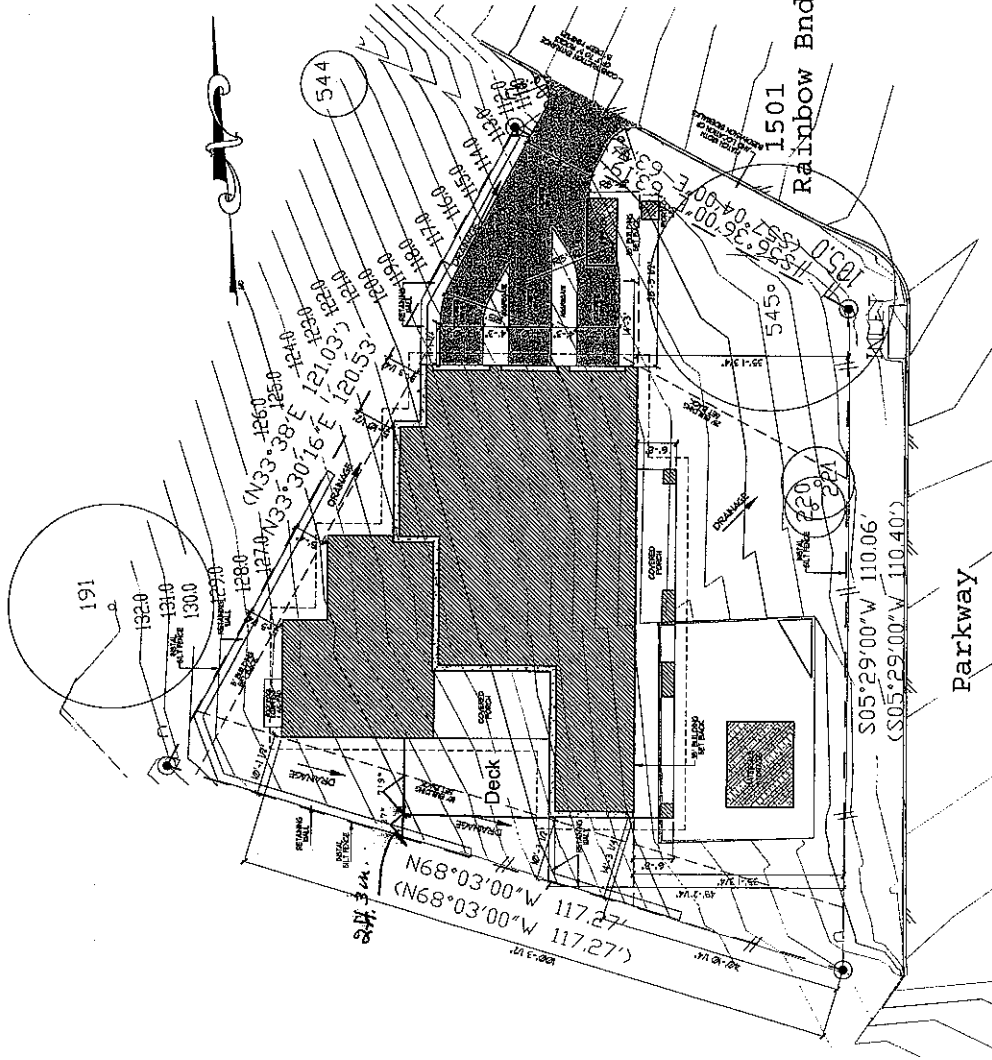
Ames Smith

Legal Description

ENFIELD - NORTH 114' OF
 LOT - 37 / BLOCK - D
 1501 RAINBOW BEND
 TRAVIS COUNTY, TEXAS

IMPERVIOUS COVER	
Lot Total :	9,996.48 s.f.
Slab Area :	3,493.08 s.f.
Percent Of Total :	34.9%
Driveway :	680.76 s.f.
Percent Of Total :	6.8%
Pool Equip. Pad :	24 s.f.
Percent Of Total :	.24%
Total Cover :	4,197.84 s.f.
Percent Of Total :	41.9%

TREE CHART	
TREE #	TREE DESCRIPTION
191	34" LIVE OAK
220	10" ELM
221	12" CEDAR
544	11" MAGNOLIA
545	41" LIVE OAK



Parkway

Site Plan

Scale : 1"=20'-0"

SI-Butterfield 3-2-00 4:16:55 pm EST

ENFIELD
 BLOCK - D / LOT - 37
 AUSTIN, TEXAS

BUTTERFIELD RESIDENCE
 1310 Beach Road 620 South, Suite A-14 • Lakeway, TX 78734 (512) 263-0011

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