

15-2011-0024
ROW # 10549465
TP-0117040107

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

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

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

STREET ADDRESS: 2704 Townes lane

LEGAL DESCRIPTION: Subdivision - tarry town

Lot(s) 61 Block Outlot N/A Division N/A

I/We David Cancialosi on behalf of myself/ourselves as authorized agent for

Elizabeth Whitmer affirm that on February 11, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

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.

(zoning district) SF3

Variance from 25-2-492(D) to increase height of legal non-complying structure

front - 24.1'
side - 4.8'

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 owner requests to increase the height of an existing non-complying garage structure built in 1946. The structure encroaches into the front 25' setback 0.9 inches. It encroaches into the side property line 0.4 inches. In order to maintain conformity with the existing on-site residence and surrounding structures, owner requests to maintain the same line of encroachment for a small second story addition – approximately 290 SF. Adjusting the second floor to accommodate required setbacks presents burden given the small degree of encroachment into front and side setbacks. Several surrounding projects exceed the size, scale, and height of this proposed addition. Supporting this addition will mitigate potential flood issues created with a new rear addition and will save a protected oak tree located in rear yard.

HARDSHIP:

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

The addition cannot be added to the rear façade due to an existing Oak Tree. City Arborist department denied request to remove protected-size tree. The owner wishes to maintain existing (and all) trees on subject site. Any new addition to the rear façade will impact adjacent owners in the following manners: 1) the majority of a rear addition will be seen from adjacent rear yards, impacting their views, and 2) additional drainage run off from any new impervious cover footprint is highly likely.

To accommodate required construction methods needed to maintain structural integrity of a second floor above the existing garage, it is estimated by the contractor that any addition would need to be stepped in by at least 1 foot from the side and front garage facades. This would reduce the space to approximately 250 SF, rendering it fairly useless. If a new addition were to extend toward the east in order to allow for larger second floor footprint, the resulting exterior articulation would not maintain area character. Each scenario would present an awkward aesthetics.

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

This lot is smaller than surrounding lots, which appear to be newer construction and not have legal non-complying issues. The existing garage / residence have not been updated in many years. Several surrounding projects are new and / or much larger in scale than the subject site and proposed addition.

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:

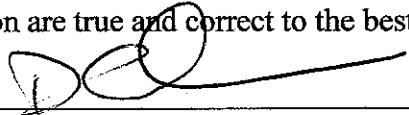
The addition will be in keeping with surrounding aesthetics due to its small size. From the street the view of the garage and residence is screened by several mature trees and vegetation. The lot adjacent to the west of the garage is vacant. If approved, all exterior finishes will resemble a period correct 1940's bungalow originally found in the Tarry Town area at that time.

PARKING: (Additional criteria for parking variances only.) ****N/A****

<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 _____

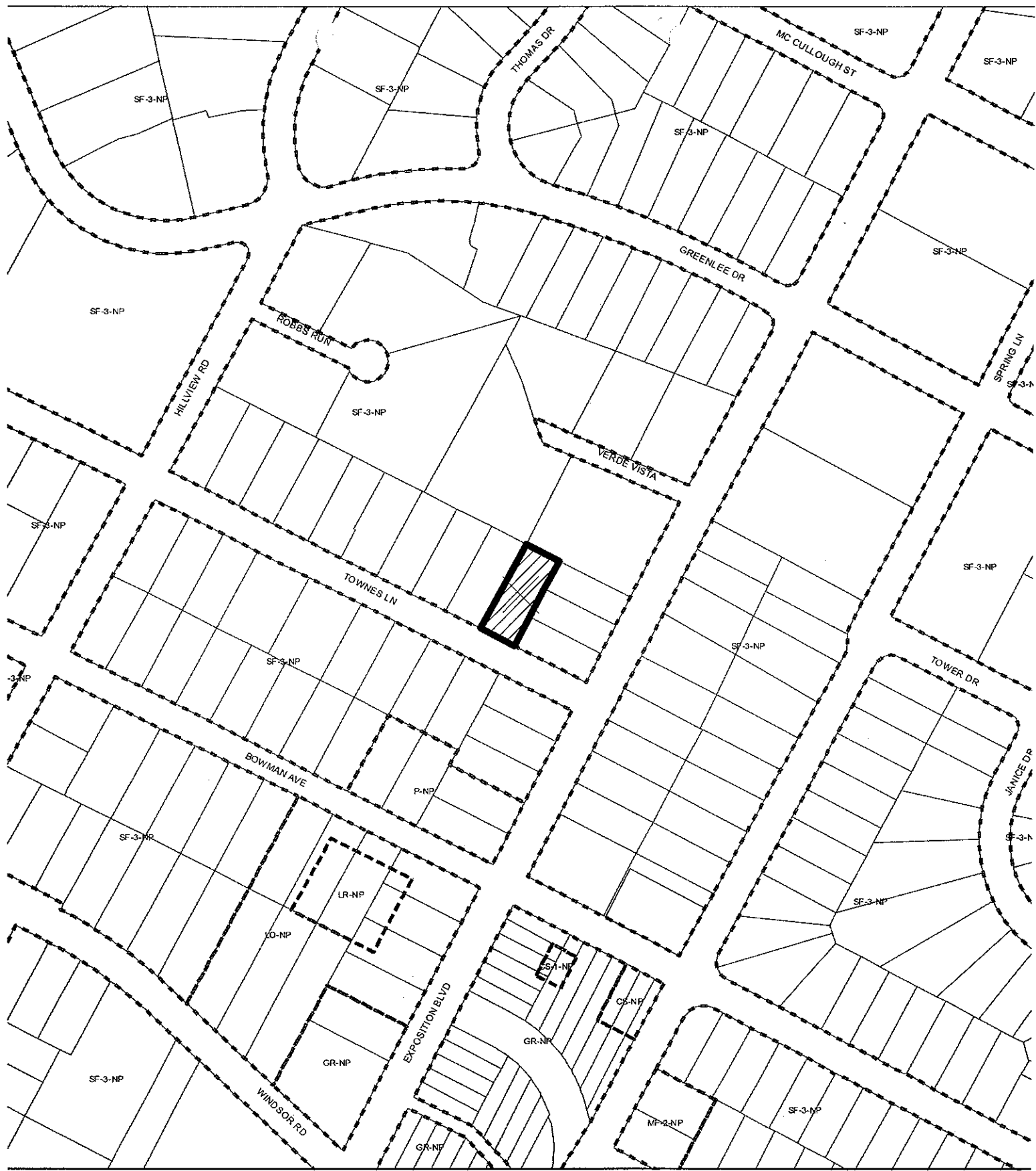


Mail Address PO Box 153098 Austin texas 78715-3098

Printed _____



DAVID CANCIANO

Phone 512-799-2401

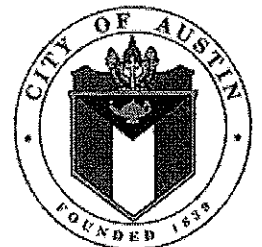


BOARD OF ADJUSTMENTS



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2011-0021
 LOCATION: 2704 TOWNES LN
 GRID: H25
 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.

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

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 _____

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 Elizabeth Whitmer
Mail Address } 2704 Townes Ln. Austin TX 78703

Printed Elizabeth Whitmer
Phone Date } 2/9/11

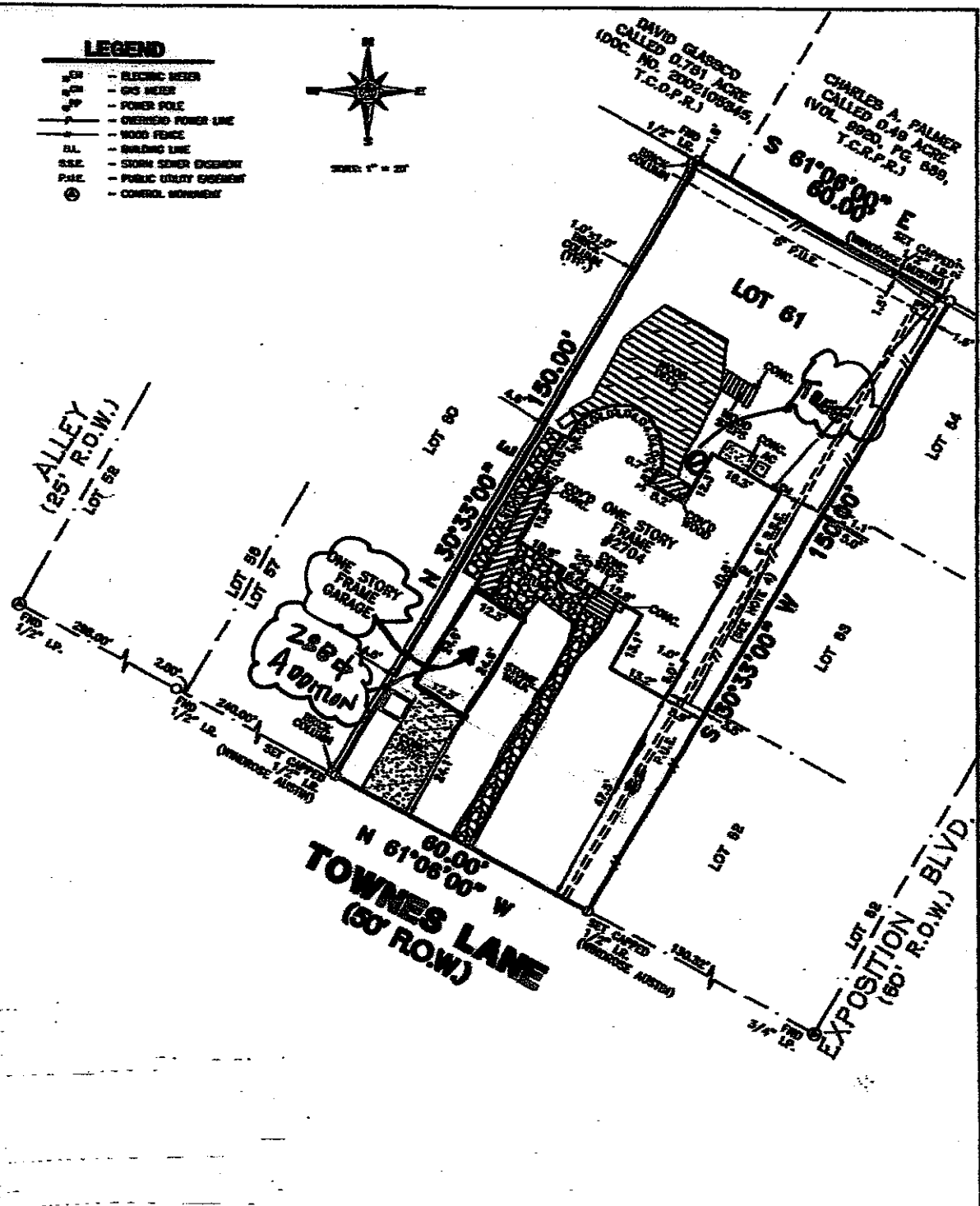
469-766-7805

- LEGEND**
- — ALUMINUM METER
 - — GAS METER
 - — POWER POLE
 - — OVERHEAD POWER LINE
 - — WOOD FENCE
 - — BUILDING LINE
 - S.S.E. — STORM SEWER EMBANKMENT
 - P.U.E. — PUBLIC UTILITY EMBANKMENT
 - ⊙ — CONTROL MONUMENT



DAVID GLASSCO
CALLED 0.781 ACRE
(DOC. NO. 2002100045,
T.C.O.P.R.)

CHARLES A. PALMER
CALLED 0.48 ACRE
(VOL. 890, PG. 589,
T.C.R.P.R.)



ALL DIMENSIONS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EMBANKMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYORS DO NOT ASSUME LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THIS SURVEY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN IT OF NO. 1004121.

SUMMARY OF

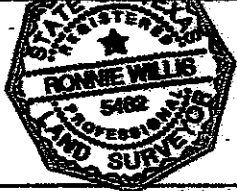
LOT 61, TERRY-TOWN, A SUBDIVISION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 3, PG. 213, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THIS SURVEY IS LOCATED WITHIN FLOOD ZONE. SURVEYORS' LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY. SURVEYORS DO NOT ASSUME LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY FLOODING. SURVEYORS' LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY.

PURCHASER: **GRACEY AND WISNER** LENDER: **—**

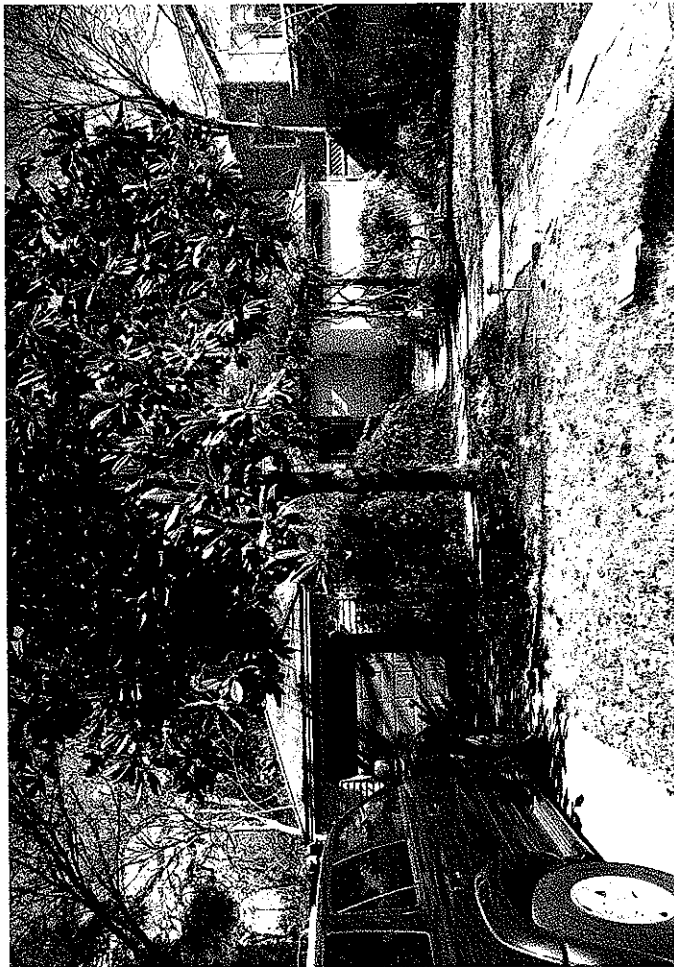
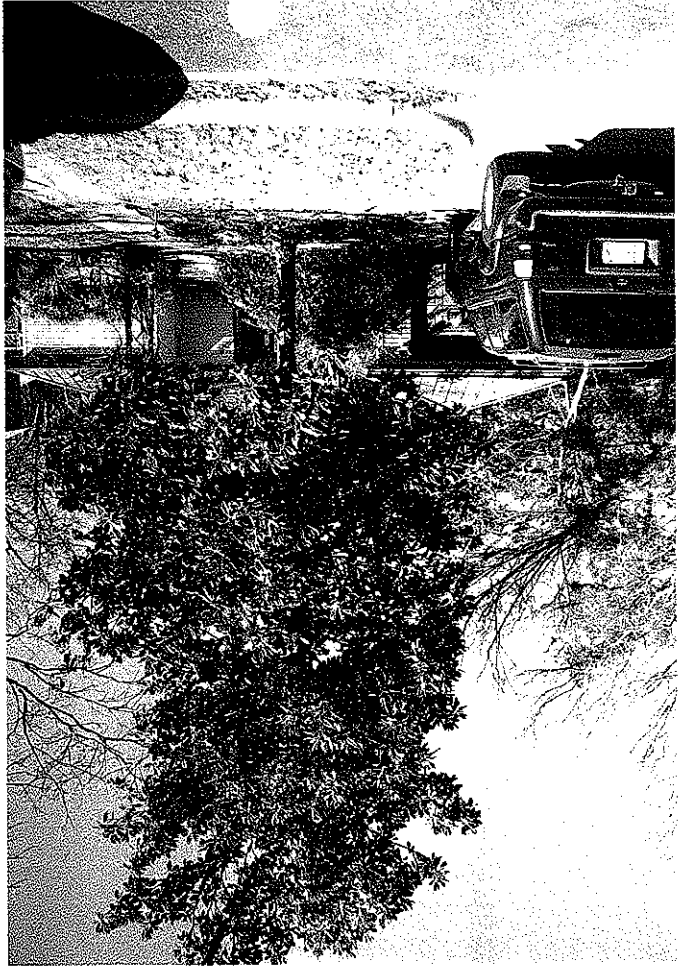
ADDRESS: **2704 TOWNES LANE, AUSTIN, TEXAS 78705** TITLE CO.: **GRACEY TITLE COMPANY**

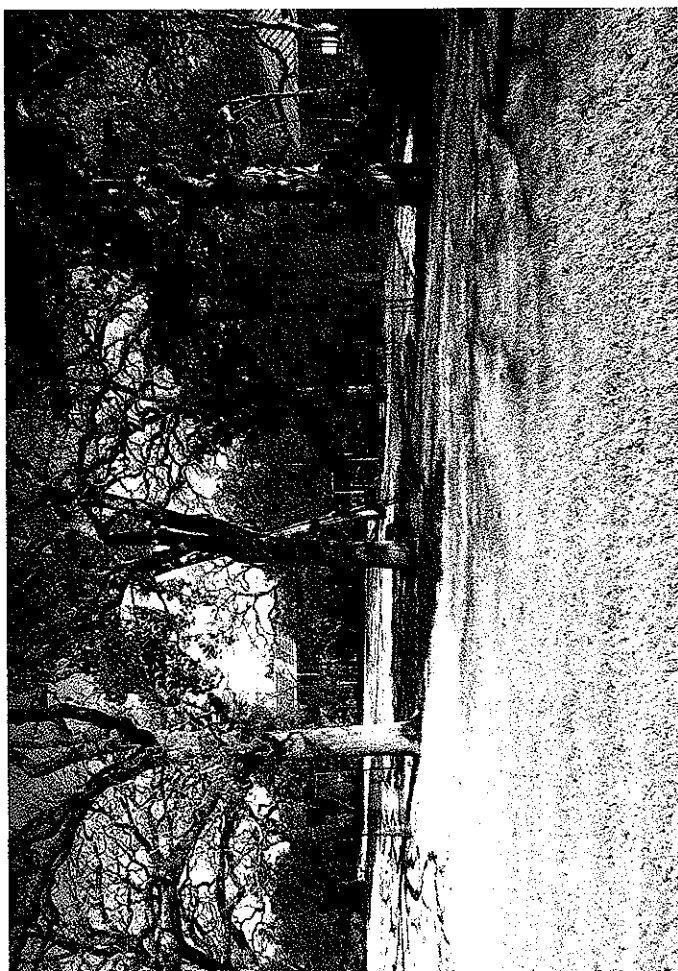
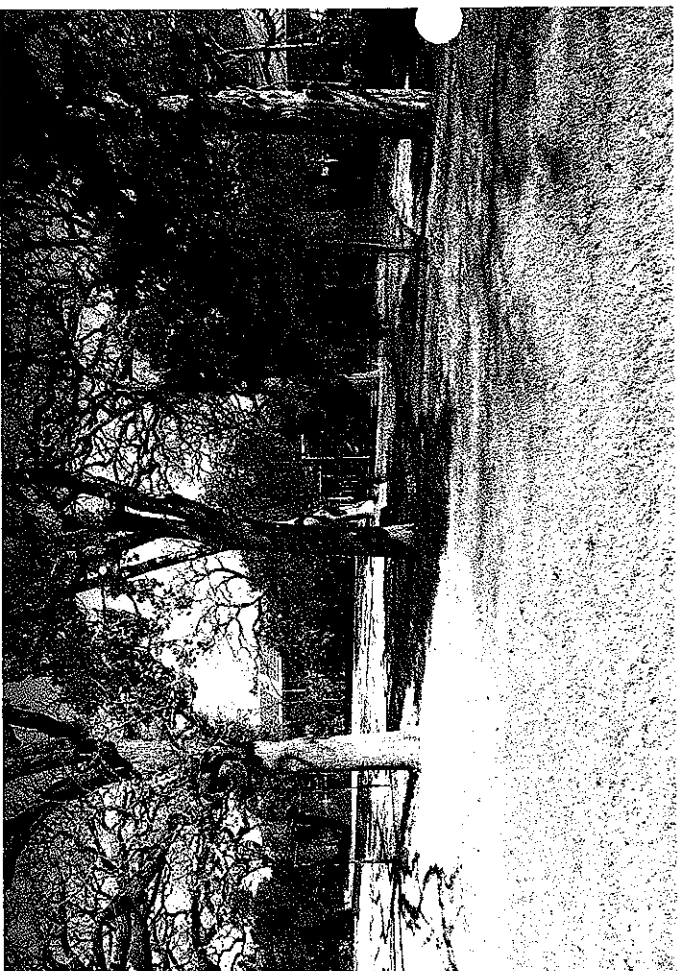
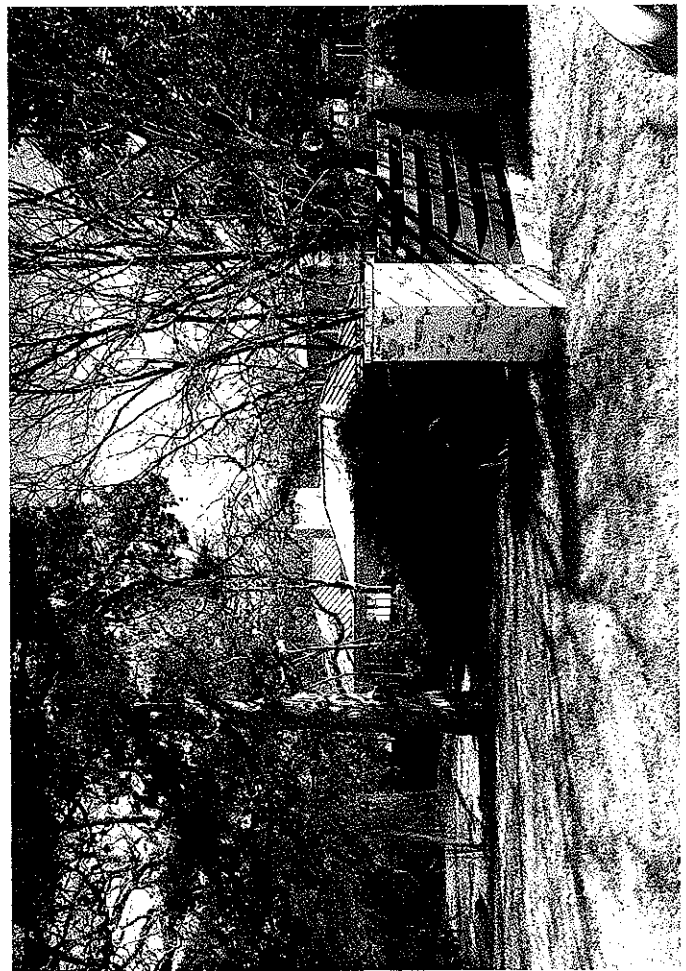
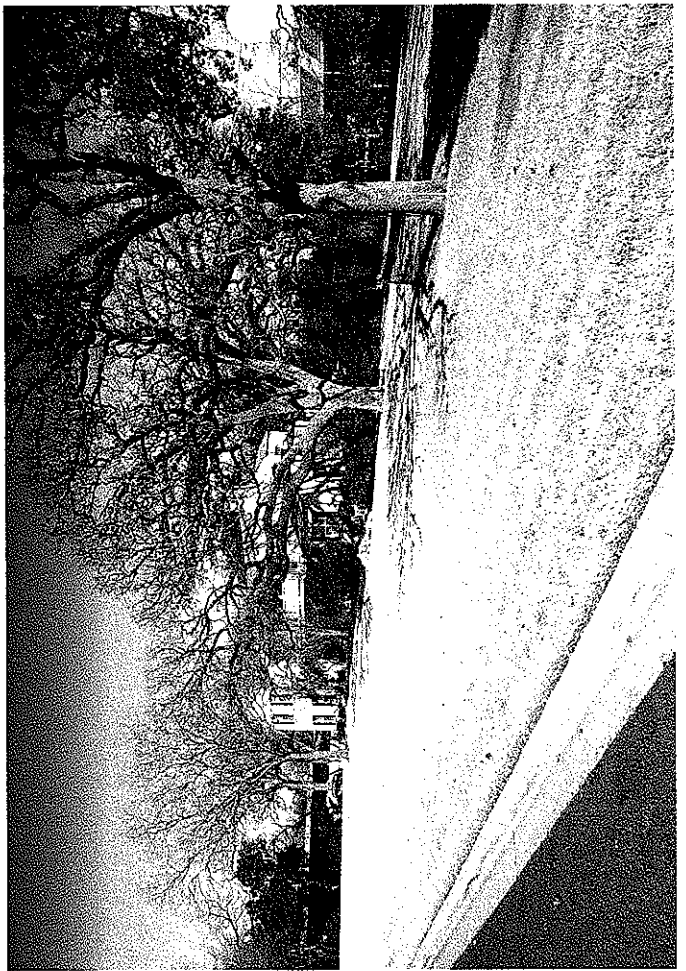
Professional Land Surveyors, Inc.
4120 Commercial Center Dr.
Suite 330
Austin, Texas 78744
TEL. (512) 338-2100 FAX (512) 332-2770
COMMITTEE ON PROFESSIONAL STANDARDS AND ETHICS, ALL RIGHTS RESERVED



5/11/10

FIELD WORK	05/04/10	AS	DRAFTED BY	05/12/10	CC	CHECKED BY	05/12/10	BY
REVISION						IMPRESS PINK		JES NO.
REVISION						554 Y		2500





ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
 (512) 974-2632 phone
 (512) 974-9112 phone
 (512) 974-9779 fax
 (512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

Check this box if this is for a building permit only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Matt Danerprt Phone _____
 Email _____ Fax _____
 Project Name _____ New Construction Remodeling
 Project Address 2704 ~~3~~ Tennes Lane OR _____
 Legal Description _____ Lot _____ Block _____
 Requested Service Duration: Permanent Service Construction Power/Temp Service
 (Usually less than 24 months)
 Who is your electrical service provider? AE Other _____

Overhead or Underground Voltage RR Single-phase (1 ϕ) or Three-phase (3 ϕ)
 Service Main Size(s) _____ (amps) Number of Meters? _____
 AE Service Length _____ (ft.) Conductor _____ (type & size)
 SqFt Per Unit _____ #Units _____ All Electric Gas & Electric Other _____
 Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
 LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
 Electric Heating _____ (kW) Other _____ (kW)

Comments: BEA Request to add 2nd sty to existing garage located @ front of property.

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

Approved: Yes No (Remarks on back) _____
 AE Representative _____ Date _____ Phone _____

Application expires 180 days after date of Approval
 (Any change to the above information requires a new ESPA)

AE APPROVED
FEB 09 2011
 RLS 40-3

- LEGEND**
- E— ELECTRIC WIRE
 - G— GAS WIRE
 - P— POWER POLE
 - O— OVERHEAD POWER LINE
 - W— WOOD FENCE
 - B— BUILDING LINE
 - S— SHOWN GEAR ENGAGEMENT
 - P— PUBLIC UTILITY ENGAGEMENT
 - ⊙— CORNER MONUMENT

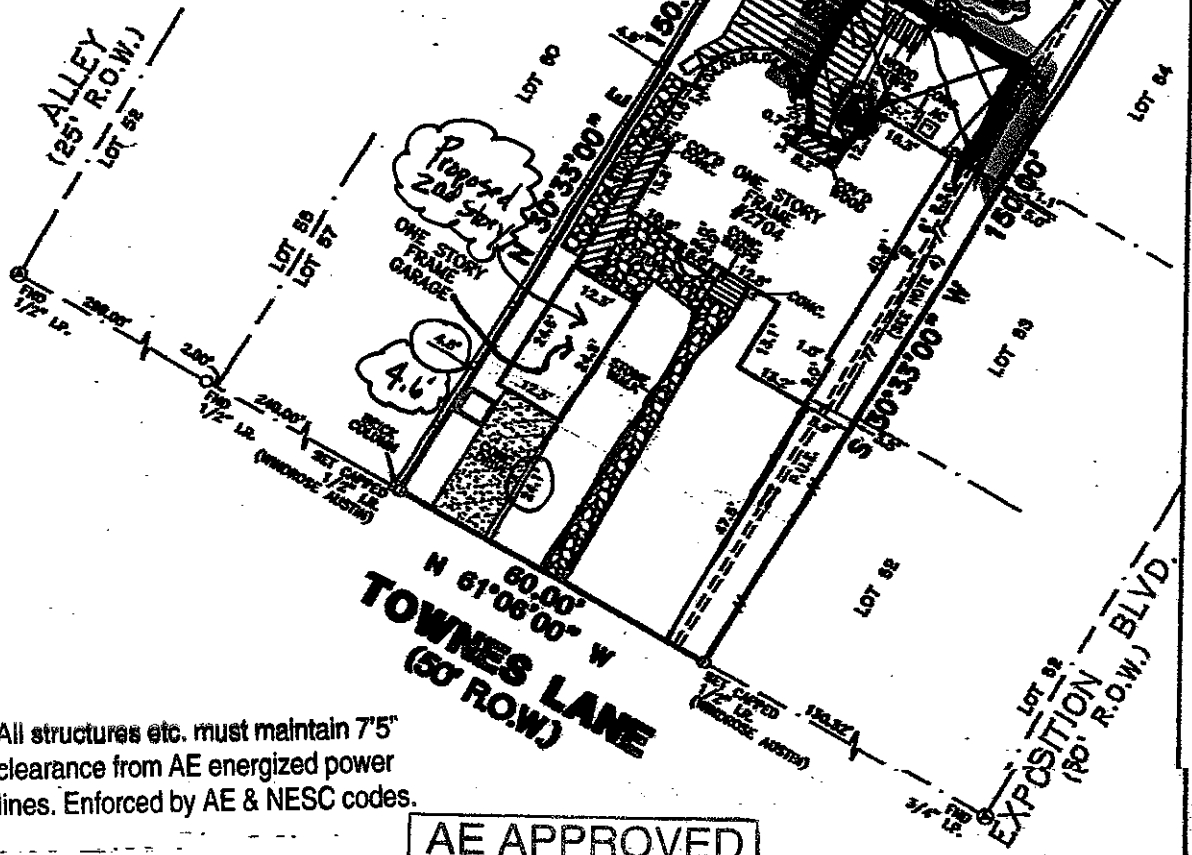


DAVID GLASSCO
CALLED 0.781 ACRE
DOC. NO. 2002105345
T.C.O.P.S.J.

CHARLES A. PALMER
CALLED 0.49 ACRE
VOL. 9920, PG. 889
T.C.R.P.S.J.

For Title Ranch
purpose only

(25' ALLEY
R.O.W.)
LOT 58



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

AE APPROVED
FEB 09 2011
RLS 40-3

ALL DIMENSIONS ARE BASED ON THE RECORDED PLAN UNLESS OTHERWISE NOTED. ALL CORNERS AND BOUNDARY LINES ARE BASED ON THE RECORDED PLAN, UNLESS OTHERWISE NOTED. SURVEYOR HAS NOT VISITED PROPERTY. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN OF NO. 2004155.

SURVEY OF
LOT 61, TERRY-TUNN, A SUBDIVISION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF, RECORDED IN VOL. 3, PG. 213, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THIS SURVEY IS LOCATED WITHIN FLOOD ZONE. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP (FIRM) NUMBER 17080C0104A, RECORDED SEPTEMBER 28, 2006. FLOOD ZONE INFORMATION IS CONTAINED HEREIN ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	ESTIMATED AREA	SECTION	COL.
ADDRESS	2704 TOWNES LANE, AUSTIN, TEXAS 78703	SECTION	COL.

Professional seal and signature area. Includes seal for **RONNE WILLIS**, 5482, PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS. Signature: *Ronne Willis*. Handwritten: *5/10/10*.

FIELD WORK	01/20/10	BY	DAVID GLASSCO	DATE	01/20/10	BY	DAVID GLASSCO
REVISION							