

2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0035

ROW # 10562834

CITY OF AUSTIN TP-0117040417
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: 2511 Janice Dr. Austin, TX 78703

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) 146 Block 6 Outlot _____
Division Terry-Town

I/We Hugh Randolph on behalf of _____
myself/ourselves as authorized agent for Serge and Kerry Ugarte
_____ affirm that on March, 10th, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Rebuild an existing front porch. Impervious coverage will go from existing 54.1% to 49.5%. Variance request to get building permit while above 45% impervious coverage.

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.

Revised

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 homeowners wish to construct a one story front porch, not in violation with any setback restrictions, to beautify their house and to provide an outdoor social living space. Even though the construction of the proposed porch, along with the demolition of existing porch and adjacent hard-scape will reduce the impervious coverage from 54.1% to 49.5%, zoning ordinances prevent this use because the impervious coverage is above 45%.

HARDSHIP:

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

Large live oak tree in center of driveway necessitates larger split driveway. Because of location of tree, unique to this property, we are unable to reduce by more than 111 sf of impervious coverage of this driveway. Therefore we feel that this tree location constitutes a hardship unique to this property.

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

Unique/particular tree location.

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:

We feel this variance, allowing us to build the new porch and actually reduce the imp. Coverage, will help the character of the neighborhood and adjacent properties.

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:

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 *Heath Rumpolt* Mail Address _____

City, State & Zip 2913 WINDSON Rd AUSTIN, TX 78703

Printed Heath Rumpolt Phone 796-400 Date 3/10/11

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 *Kerry Ugarte* Mail Address 2511 Janice dr.

City, State & Zip Austin, TX, 78703



Printed Kerry Ugarte Phone 426-4259 Date 3/10/11

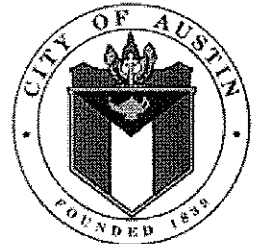


BOARD OF ADJUSTMENTS

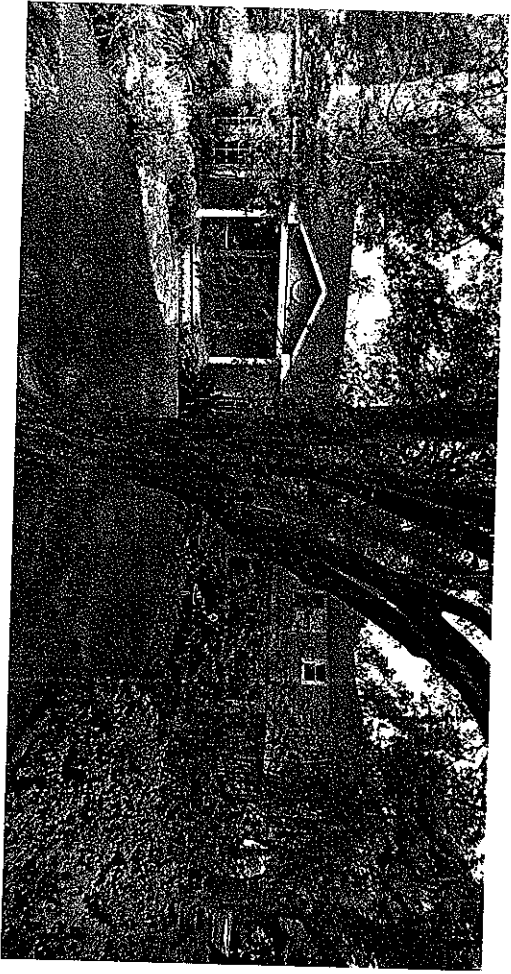
CASE#: C15-2011-0035
 LOCATION: 2511 JANICE DR
 GRID: H25
 MANAGER: SUSAN WALKER



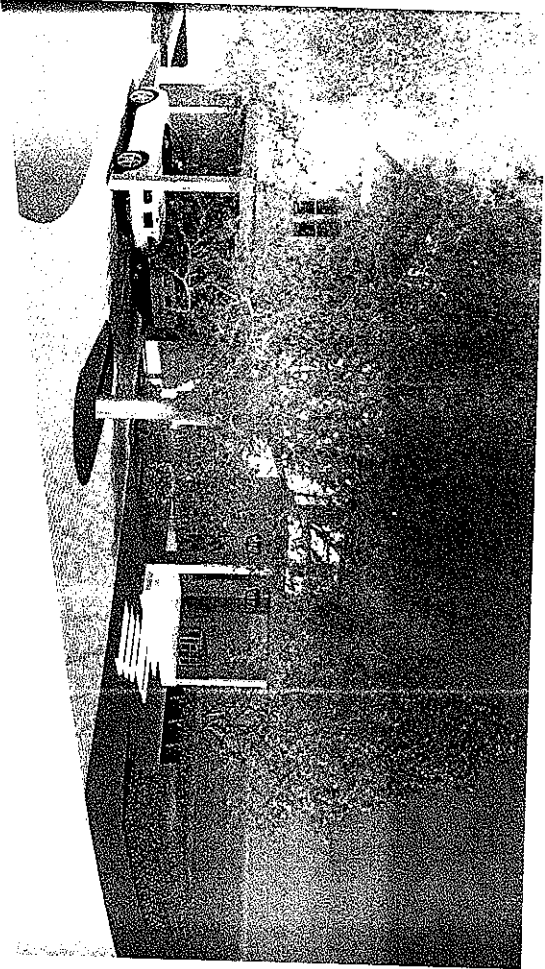
-  SUBJECT TRACT
-  ZONING BOUNDARY



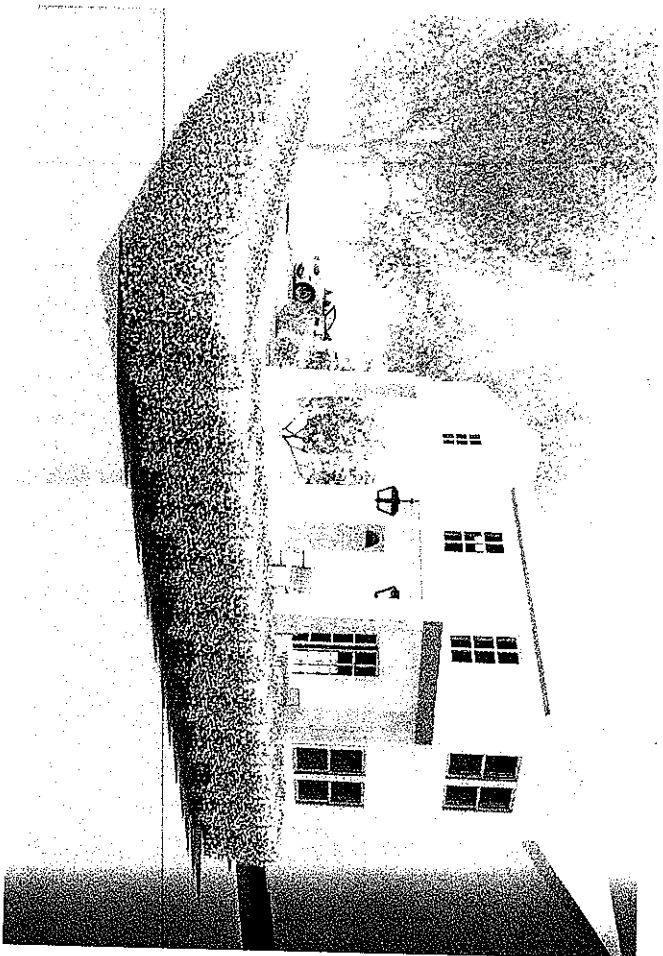
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



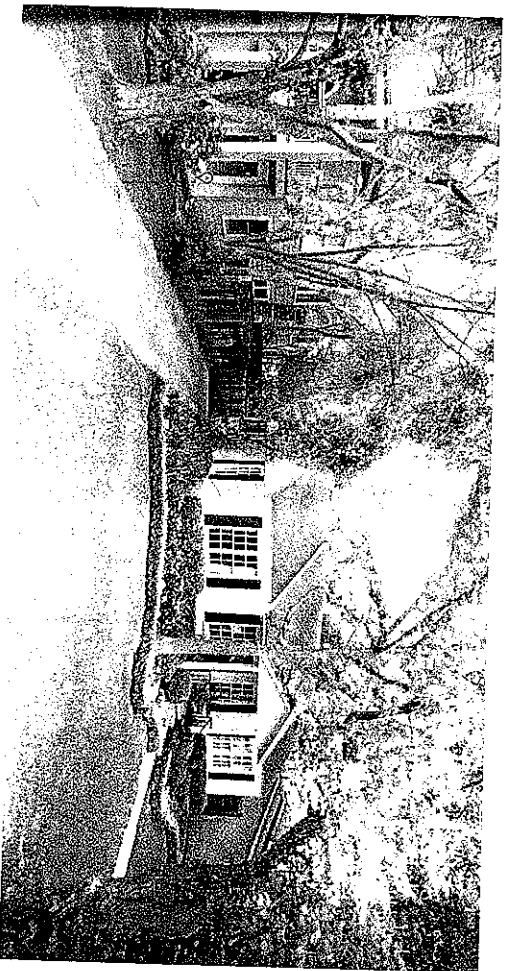
Neighbor to the North



Proposed NW view



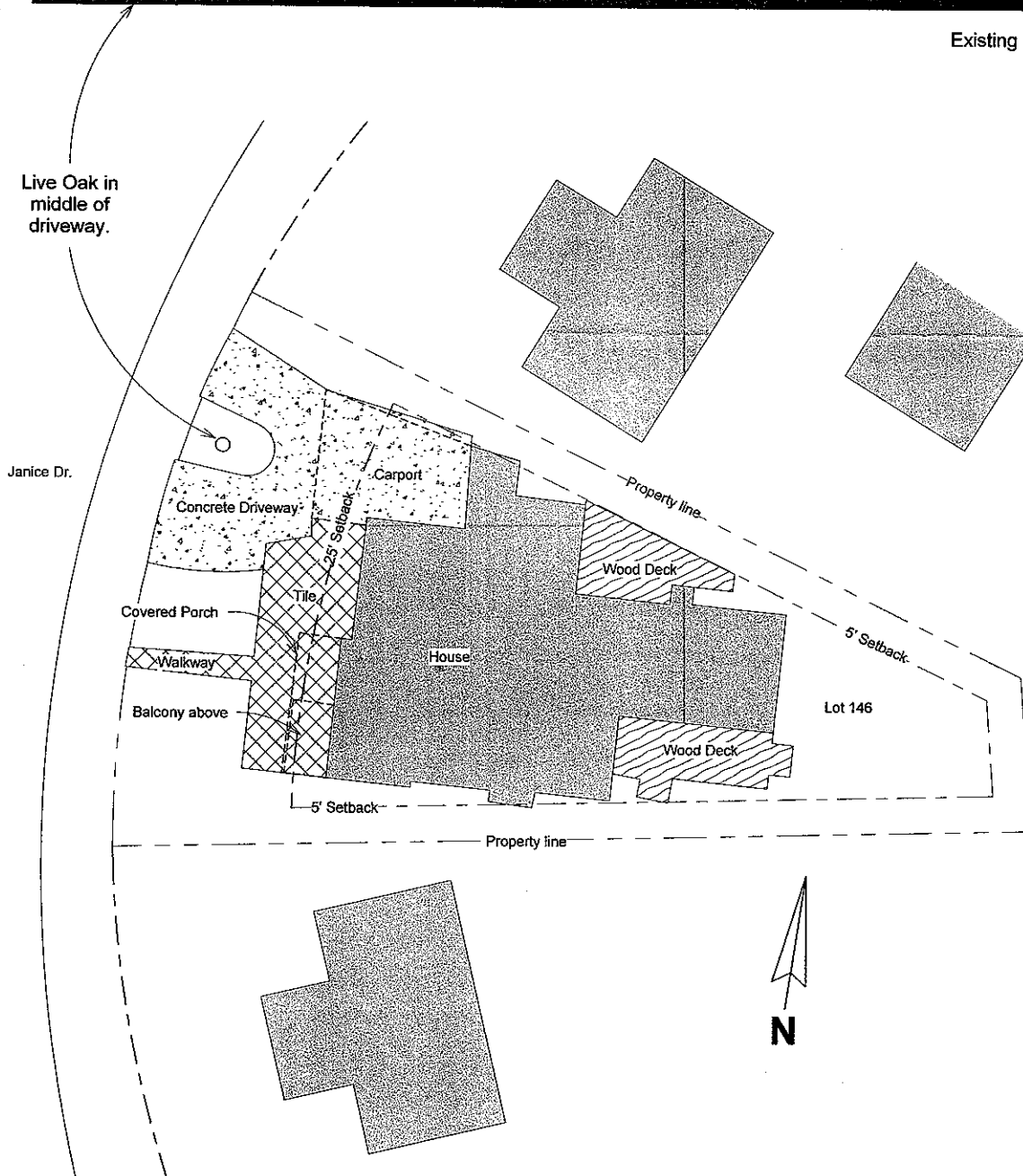
Proposed SW view



Neighbor to the South



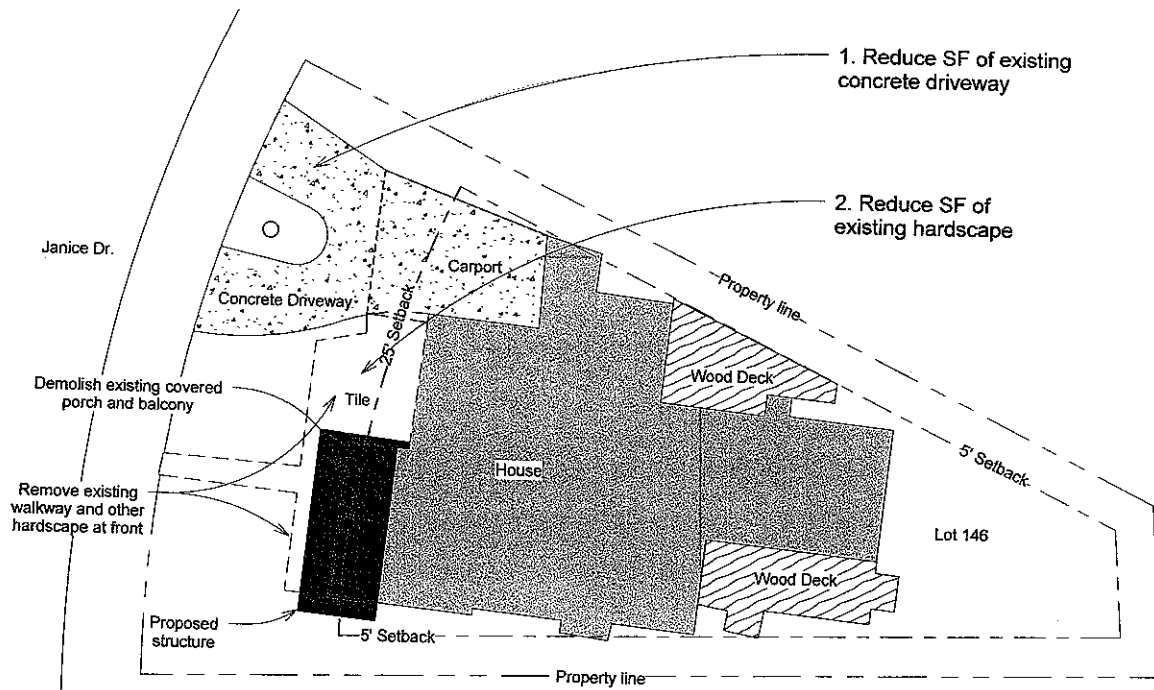
Existing W view



① Existing site plan
1/16" = 1'-0"



Proposed W view



Proposed design will reduce impervious coverage from 54.06% to an allowed 49.5%

