

CASE # C15-2011-0034

TP-0113040425

ROW-10562831

**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 : 1605 Newfield Lane

LEGAL DESCRIPTION: Subdivision – Enfield G

Lot(s) 68 Block _____ Outlot _____ Division _____

I/We Jim Bennett as authorized agent for Thomas Taylor affirm

that on 3/7/11, hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

two story

An accessory building providing a rear yard setback of 5 ft.

in a SF-3 district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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):

REASONABLE USE:

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

The original garage that was removed had a 0 ft. setback from the side property line. To rebuild the garage required compliance with current setbacks which then required that the garage provide a side entry due to the location of the existing residence.

HARDSHIP:

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

The size and area of the lot prevent a reasonable opportunity to provide necessary and reasonable storage for a single family residence. By placing the second story on top of the garage prevents unnecessary impervious cover and allows for the required backup space and turning radius for the cars in the garage.

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

A lot of the garages in this area were built when the ordinance required a lesser setback. This replacement garage is required to comply with the current requirements.

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 garage is located to the rear of the lot and behind the residence. It would be difficult to see the structure from off site with the exception of the immediate neighbor of whom support this variance request.

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:

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.

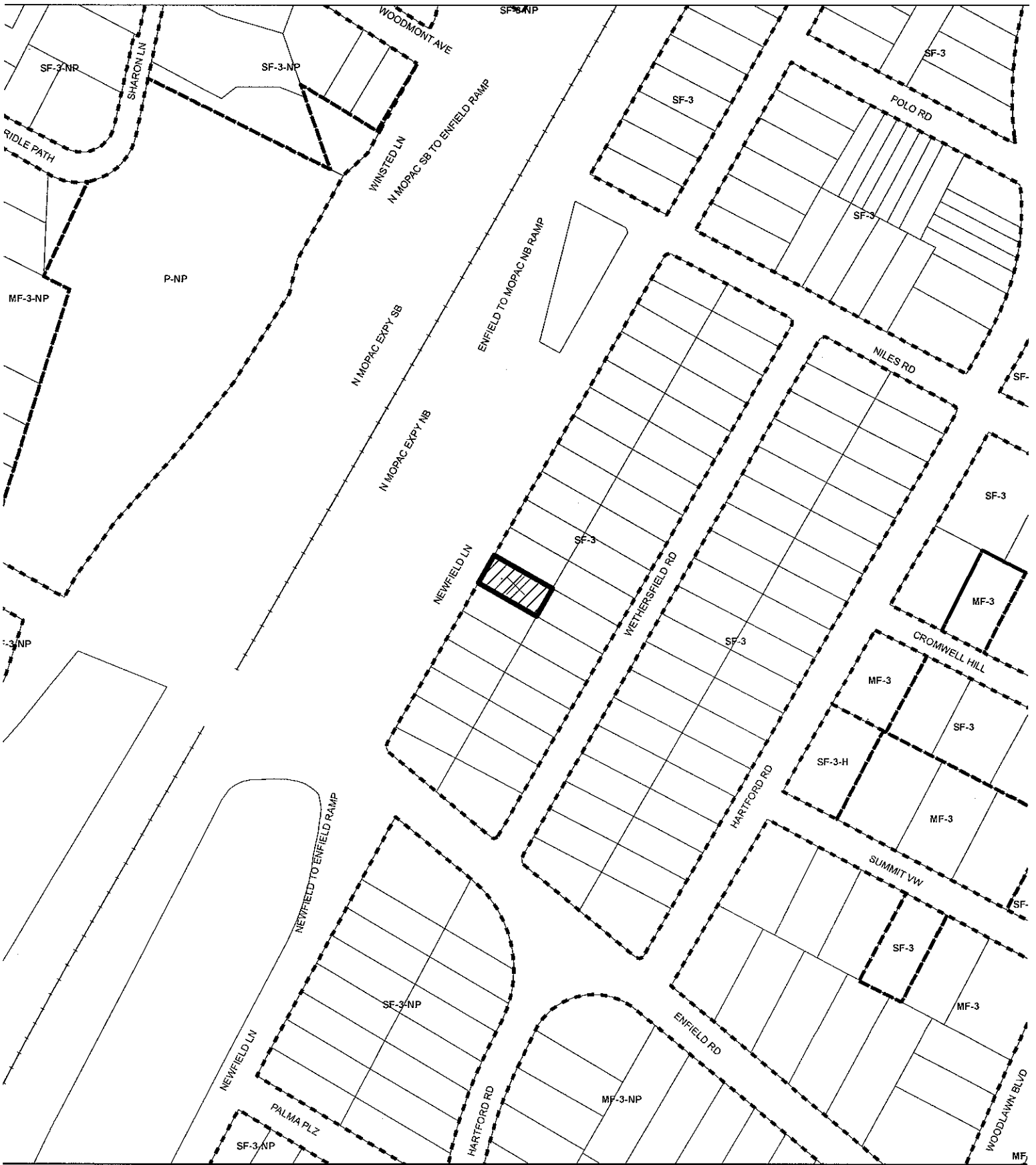
Signed Jim Bennett Mail Address 11505 Ridge Dr.
City, State & Zip Austin Tx. 78748

Printed Jim Bennett Phone 282-3079 Date 2/28/11

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 Thomas Edward Taylor Mail Address 1605 Newfield Lane
City, State & Zip Austin Texas 78703



Printed Thomas Edward Taylor Phone 512 480 0683 Date 2/7/2011

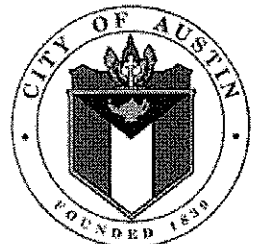


BOARD OF ADJUSTMENTS

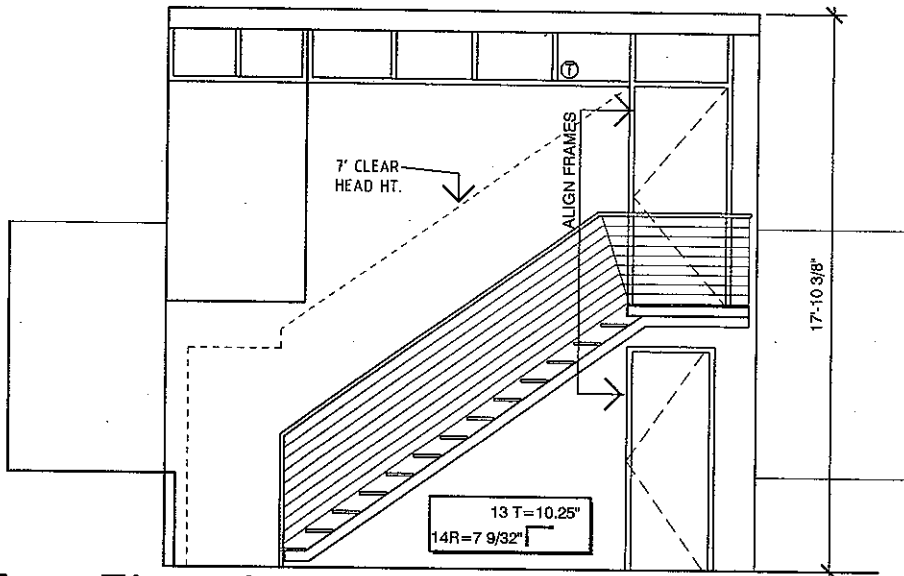
CASE#: C15-2011-0034
 LOCATION: 1605 NEWFIELD LN.
 GRID: H24
 MANAGER: S. WALKER



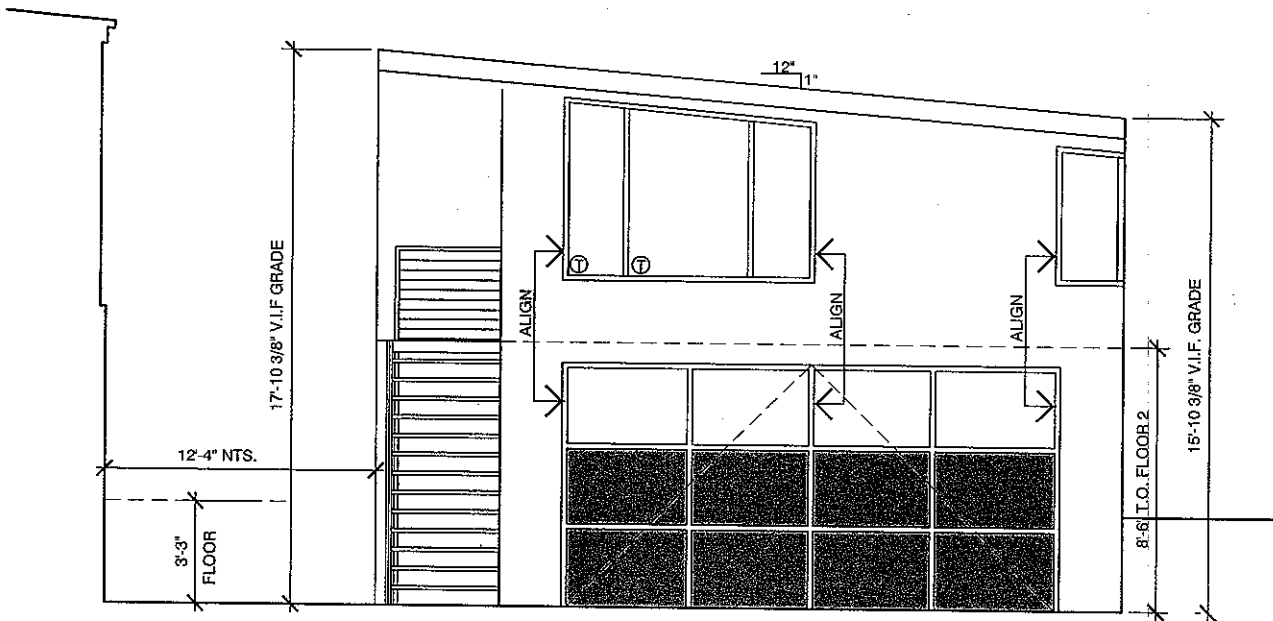
-  SUBJECT TRACT
-  ZONING BOUNDARY



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.



② East Elevation



① North Elevation

1605 Taylor Garage & Studio
SCALE: 1/4" = 1'-0"

Project Number: 1100.03
Date Issue: 03/07/2011

Drawn By: JW

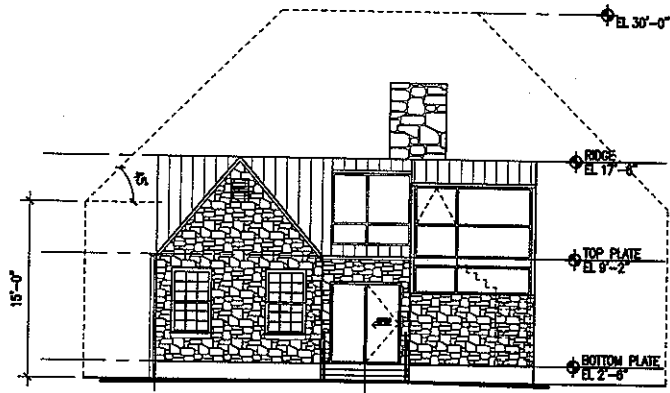
1605 newfield garage/studio
BUNKHA DESIGN

Jeremy Wahlberg
1712 W. 11th street
Austin, TX 78703
phone 512.797.4718
jeremy.wahlberg@gmail.com

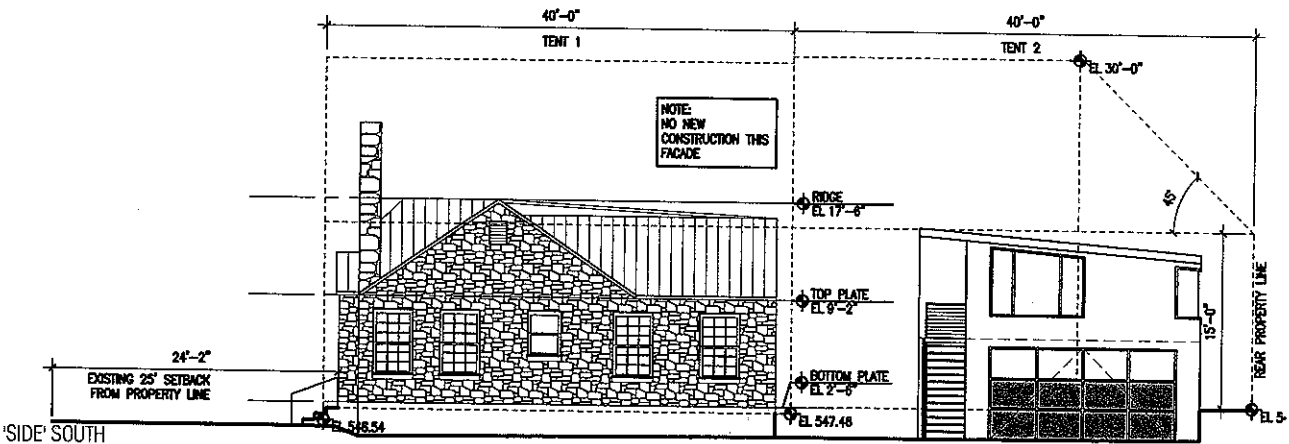
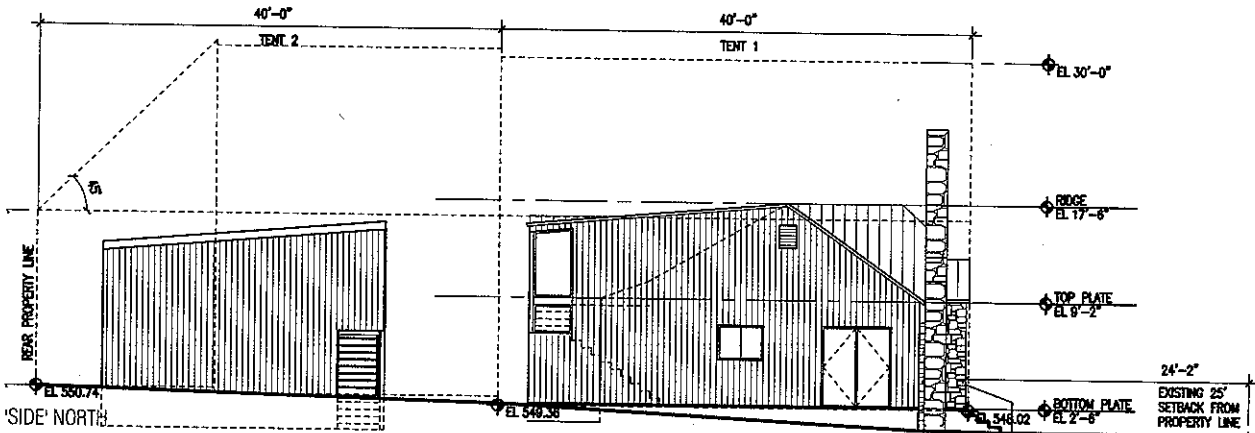
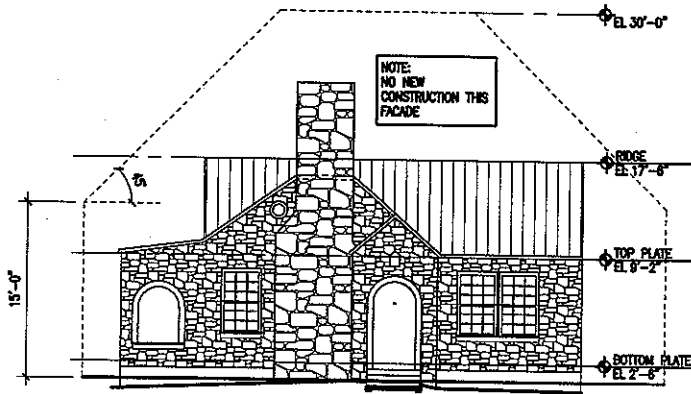
ELEVATIONS

A201

'REAR' EAST



'FRONT' WEST



1605 Taylor Residence Remodel
SCALE: 3/32" = 1'-0"

Project Number: 1000.05
Date Issue: 03/09/2011
Reference Sheet: TENT DIAGRAMS
Drawn By: JW

1605 newfield residence
BUNKHA DESIGN

TENT DIAGRAMS

Jeremy Wahlberg
1603 newfield lane
Austin, TX 78703
phone 512.797.4718
jeremy.wahlberg@gmail.com



City of Austin BUILDING PERMIT

PERMIT NO: 2010-066640-BP
1605 NEWFIELD LN

Type: RESIDENTIAL Status: Active
Issue Date: 08/04/2010 **EXPIRY DATE: 06/12/2011**

LEGAL DESCRIPTION Lot: 88 Block: Subdivision: ENFIELD F	SITE APPROVAL	ZONING SF-3
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PROPOSED OCCUPANCY:	WORK PERMITTED: New	ISSUED BY: Diana Cortinas
new detached garage with attic space for storage with use pull down stairs not more than one story or 15' feet in height (LDC-25-2-555(B)). Add hand wash sink and stub out.		

TOTAL SQFT New/Addn: 400	VALUATION Tot Job Val: \$17,500.00	TYPE CONST.	USE CAT. 330	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
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TOTAL BLDG. COVERAGE 1457	% COVERAGE 27.6	TOTAL IMPERVIOUS COVERAGE 2207	% COVERAGE 42	# OF BATHROOMS 2	METER SIZE 5/8
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Contact Applicant, Ray Flores, Austin Energy General Contractor, Ed Austin Construction	Phone ()- (512) 784-4820	Contact Homeowner, Thomas E Taylor	Phone (512) 480-0683
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	33.00	8/4/2010	Electrical Permit Fee	34.00	11/23/2010	Plumbing Permit Fee	34.00	11/17/2010
Fees Total:	101.00							

Inspection Requirements	
Building Inspection	Electric 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 SF3 zoning McMansion Plan Team Meeting review required-approved Ryan Mikulenka NRHD - Historical Review required- approved Susan Kirby Capital View Corridor overlay No trees located near 1st floor addn		
Residential Zoning Review	Date 08/03/2010	Reviewer Residential Zoning Reviewers

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: 2010-066640-BP
1605 NEWFIELD LN

Type: RESIDENTIAL Status: Active
Issue Date: 08/04/2010 **EXPIRY DATE: 06/12/2011**

LEGAL DESCRIPTION Lot: 68 Block: Subdivision: ENFIELD F						SITE APPROVAL		ZONING SF-3	
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TOTAL BLDG. COVERAGE 1457		% COVERAGE 27.6	TOTAL IMPERVIOUS COVERAGE 2207		% COVERAGE 42		# OF BATHROOMS 2		METER SIZE 5/8

Type	Date	Status	Comments	Inspector
101 Building Layout	11/19/2010	Pass		Douglas Mcafee
102 Foundation	12/14/2010	Pass		Douglas Mcafee
103 Framing		Open		Douglas Mcafee
104 Insulation		Open		Douglas Mcafee
105 Wallboard		Open		Douglas Mcafee
109 TCO Occupancy		Open		Douglas Mcafee
111 Energy Final		Open		Douglas Mcafee
112 Final Building		Open		Douglas Mcafee
114 Continuance of work		Open		Douglas Mcafee
Deficiencies		Open		Douglas Mcafee