

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0040
ROW # 10575764
TP-0426010313

**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: 2420 Lakehurst Drive

LEGAL DESCRIPTION: Subdivision – Indian Hills

Lot(s) 10 Block K Outlot _____ Division _____

I/We Mr. Robert Smith on behalf of myself/ourselves as authorized agent for
_____ affirm that on 03/09, 2011,

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

(check appropriate items below)

 ERECT X ATTACH COMPLETE REMODEL MAINTAIN

An enclosed carport for a SFK
with a side yard setback
of 4.7 feet.

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.

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 house was built before codes were changed and brought to its current compliance.

HARDSHIP:

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

Property provides housing for consumers with MHMR (intellectual disabilities) and clients with other health issues. The property transitioned from a personal home-style setting to client-based occupancy; and, storage was originally limited or nonexistent. Therefore, to facilitate, better aid, and service the needs of the residents, storage space/areas were expanded and/or created.

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

The property deals with the well-being of persons with mental health issues.

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:

Construction didn't change anything from existing construction; we just enclosed the carport; nothing was added.

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:

Tenants residing at residence have disabilities. Under their statues and because of their

disability(ies)/handicaps – residents do not own a car nor possess a driver's license.

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:

The street already has sufficient parking and the neighbors work together to share needed parking space.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Nothing was built that would interfere with safety in the area in question.

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

Residents need storage space and added room for health aids and equipment.

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 _____ Mail Address 2420 Lakehurst Drive

City, State & Zip Austin, Texas 78744

Printed Mr. Robert Smith Phone (512) 916-8400 Date 03/09/11

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  Mail Address 2420 Lakehurst Drive



City, State & Zip Austin, Texas 78744

Printed Mr. Robert Smith Phone 512) 916-8400 Date 03/09/11

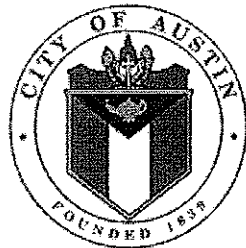


BOARD OF ADJUSTMENTS



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2011-0040
 LOCATION: 2420 LAKEHURST DR
 GRID: H15
 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.

TITLE SURVEY

ATS Job # 06082105s

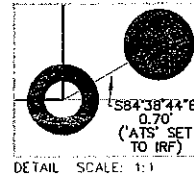
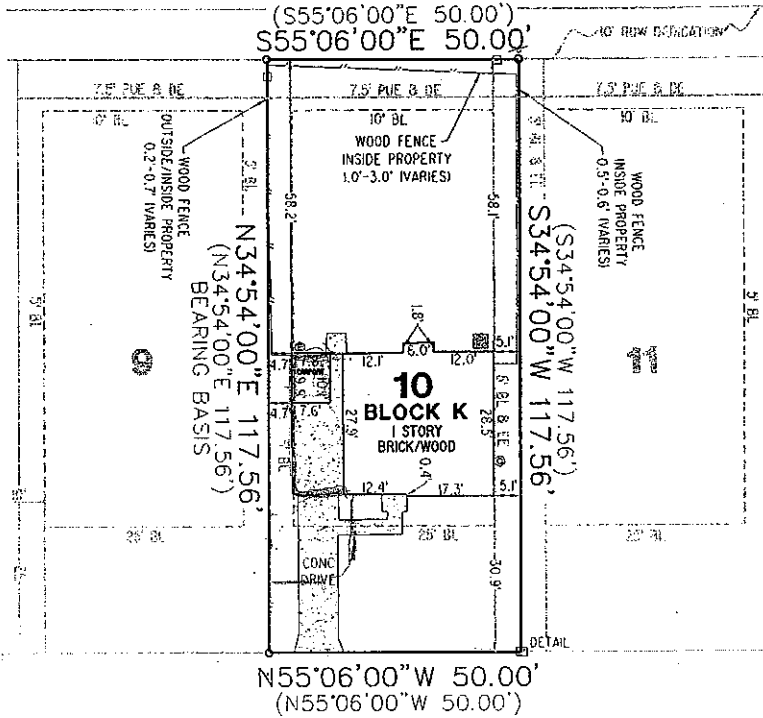
Reference: Palmore, & Smith Address: 2420 Lakehurst Drive, Austin, TX
 Lot 10, Block K, INDIAN HILLS SECTION 3, Vol. 63, Pg. 62, of the Plat Records of Travis County, Texas.



SCALE: 1"=30'

NORTH BLUFF (120' ROW)

LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD W/ "ATS" CAP SET
()	RECORD INFORMATION
BL	BUILDING LINE
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRIC EASEMENT
☐	TELEPHONE RISER
⊙	ELECTRIC METER
⊙	GAS METER
⊙	AC PAD
⊙	POWER POLE



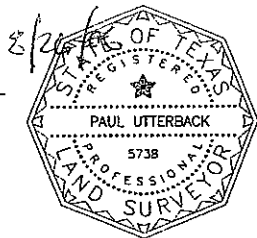
LAKEHURST DRIVE (50' ROW)

Notes:

- 1) All easements of which I have knowledge and furnished by Texas Title Network, in Title Commitment GF No. 06-11006646, that DO AFFECT the subject property are shown hereon.
- 3) All building lines are per City of Austin Zoning Ordinance.
- 2) Restrictive covenants and easement rights are recorded in Vol. 63, Pg. 62, of the Plat Records, and Vol. 4573, Pg. 2197, & Vol. 4618, Pg. 2018, of the Deed Records, all of Travis County, Texas.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway, and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback
 Paul Utterback, RPLS No. 5738
 Client: Texas Title Network
 Date of Field Work: 08/25/2006
 Field: MPutman
 Tech: AHunnicut
 Date Drawn: 08/26/2006
 Path: Projects/DeWitt/LakehurstDr2420/dwgs/bose.dwg



eileen merritt's
ATS
 www.ats-engineers.com
 4611 BEE CAVES ROAD, STE 200
 AUSTIN, TEXAS 78748

**Engineers
 Inspectors
 & Surveyors**
 (512) 328-6995
 FAX: (512) 328-6996