

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 # C15-2011-0042
ROW # 10575773
TP- 0254280703

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: 12332 Yarmont Way

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Saul Corona Jr. on behalf of myself/ourselves as authorized agent for

12332 Yarmont Way affirm that on March, 13 ,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

8 Feet Fence

in a Residential 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 6 foot fence is built on a sloping grade which diminishes privacy by reducing the overall height of the fence by 1.5 - 2 feet

HARDSHIP:

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

The fence on the property is built on a downward sloping grade

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

No other areas exhibit this problem

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 privacy fence only applies to our home, and is built out of fine materials and will not diminish the value of any adjoining properties and will provide privacy.

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.

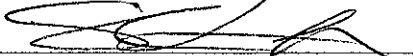
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 12332 Yarmont way

City, State & Zip Austin, Texas, 78753

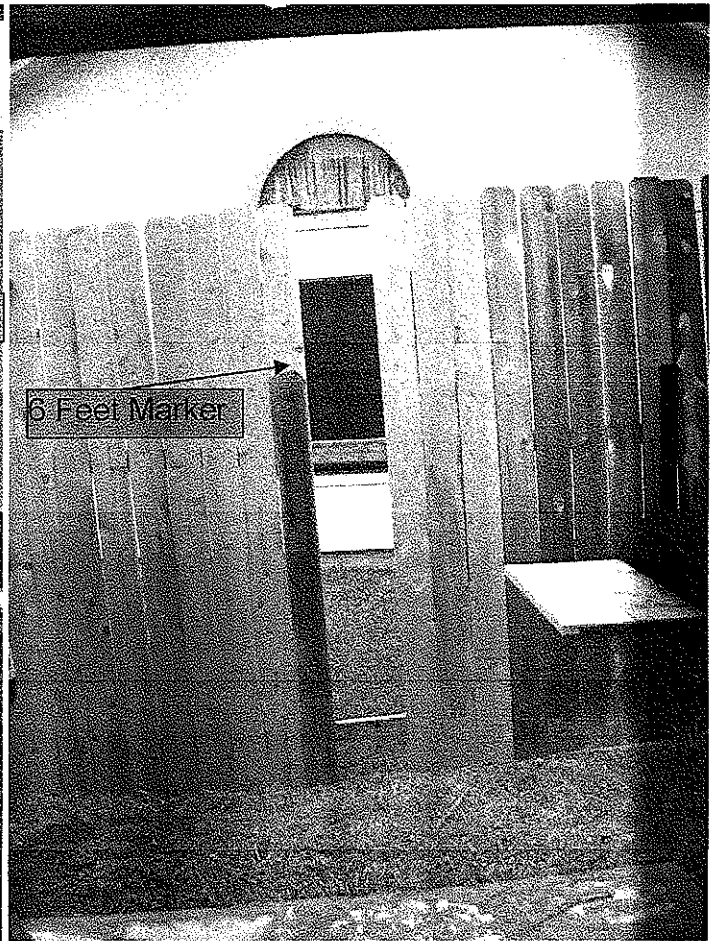
Printed March 13 2011 Phone 512 465 2003 Date March 13 2011

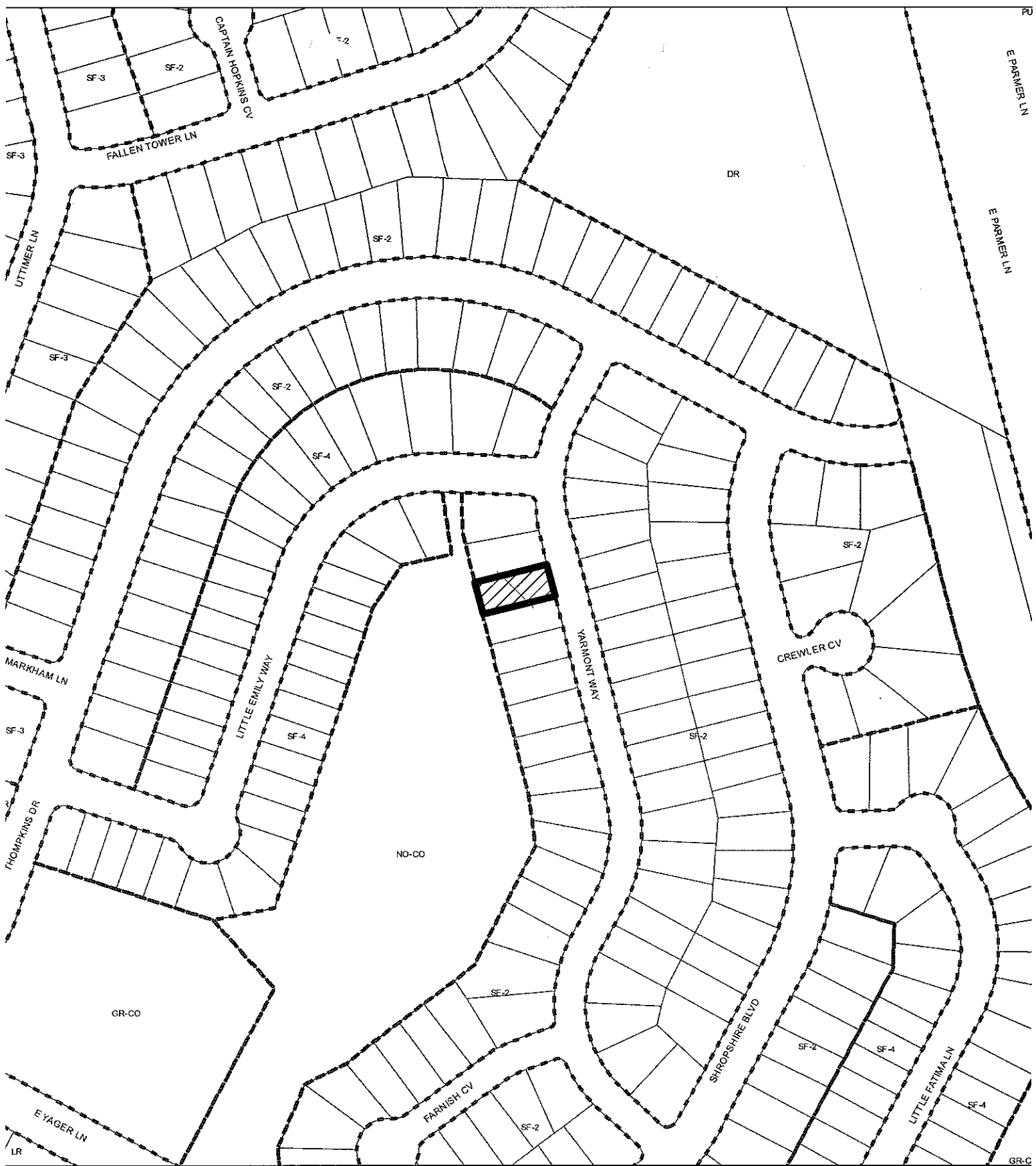
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 12332 Yarmont Way

City, State & Zip Austin, Texas, 78753

Printed March 13 2011 Phone 512 465 2003 Date March 13 2011





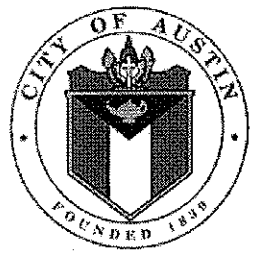


BOARD OF ADJUSTMENTS

CASE#: C15-2011-0042
 LOCATION: 12332 YARMONT WAY
 GRID: N33
 MANAGER: SUSAN WALKER



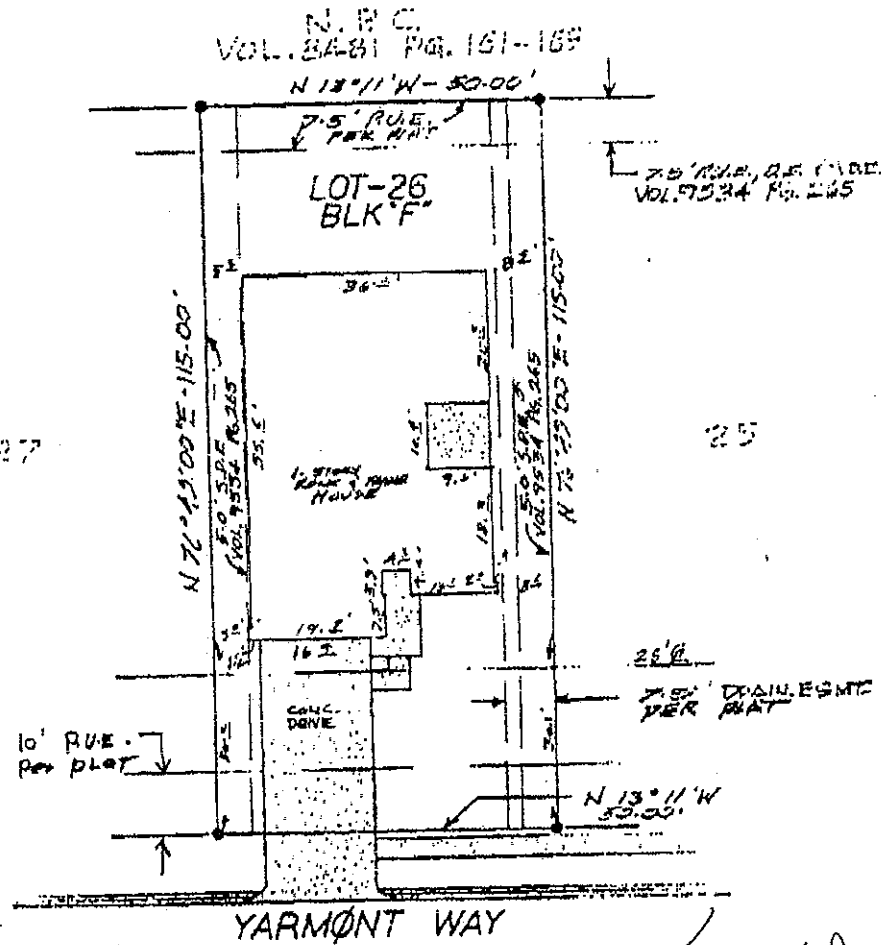
-  SUBJECT TRACT
-  ZONING BOUNDARY



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.

KEY PLAT OF: LOCAL ADDRESS 12332 Yarmont Way REF: JAMES
 PLAT DESCRIPTION: LOT 26 BLOCK F Copperfield Section Three- C
 SUBDIVISION IN Travis Co. TEXAS. OF RECORD IN Bk. 85 Pg. 638-63C OF
 PLAT RECORDS OF Travis COUNTY, TEXAS.

SCALE: 1" = 20'



Mr. Daisy J. James

NOTES 1 & 2 APPLY:
 1. This property is in ZONE R-1 of the F.E.M.A. Flood Insurance Rate Map for Travis Co. Texas, Community Panel No. 481026-0115B, dated 4-1-82.
 2. This property is within a Special Flood Hazard Area, as identified by the F.I.A./H.U.D. Flood Hazard Boundary Map for Travis Co. Texas, Community Panel No. 481026-0115B, dated 4-1-82.
 3. According to the recorded plat of this subdivision, this lot is within the 100 year flood plain.
 4. According to the recorded plat of this subdivision, the 100 year flood plain is contained within the drainage easements shown on the plat. There is a drainage easement on this lot.
 5. The drainage on this lot is such that under normal conditions the water will drain away from the house and off the lot.
 THE STATE OF TEXAS: TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE Security Title Co. COUNTY OF Travis.
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
 Dated this the 28th day of March, 1986.
 JOB No. 49202 INVOICE No. _____

Clinton P. Kippy
 CLINTON P. KIPPY
 REGISTERED PUBLIC SURVEYOR
 NUMBER 1452

** TOTAL PAGE. 02 **