

CASE # C15-2011-0041
TR-0110060601
ROW-10575769

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: 612 Upson

LEGAL DESCRIPTION: Subdivision – Lot 15 and 16 block 2 Johnson Charles Addition

Lot(s) 15 Block 2 Outlot Division Johnson Charles Addition

I, Richard Weiss on behalf of myself as authorized agent for

Mike Sherrill affirm that on March 9, 2011,

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

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Enclose a portion of an existing porch that extends in to the 25' front setback of the property. Reconfigure Front stairs to access front porch. _____

in a SF-3 district.
(zoning district)

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

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:

REASONABLE USE:

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

Protected trees and tree canopies limit development to the west of the existing house (backyard) and the side yard dimensions are too small to extend given the existing layout of the house.

HARDSHIP:

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

The front porch was previously constructed in the setback line. The configuration of the trees is unique to the property

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

The tree configuration and front porch location is unique to this house/ structure. There is an apartment complex across the street and the house is located on a corner

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:

No impervious cover or new envelope/rooflines are being added. This variance is to enclose an existing portion of the porch that is already under roof.

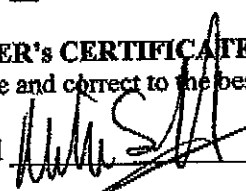
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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 2111 Travis Heights
City, State & Zip Austin TX 78704

Printed Richard Weiss Phone 512 447 6806 Date 3-9-11

OWNER'S 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 612 Upson
City, State & Zip Austin TX 78703

Printed Mike Sherrill Phone 512-656-3210 Date 3-9-11

ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION: (FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-ACCEPTANCE OF THE APPLICATION. LATE BACKUP MATERIAL WILL BE ACCEPTED UNTIL 9:00 A.M. THE TUESDAY PRIOR TO THE MEETING, THERE WILL BE NO EXCEPTIONS.)

SITE PLAN: Must be drawn to scale, showing present and proposed construction and location of existing structures on adjacent lots.

All Sign Review Board cases must submit location and elevation drawings, drawn to scale, in addition to the site plan required.

TAX PLATS: Must show the subject property (clearly marked) and property within a 300 foot radius. These are available from the Document Sales Division at One Texas Center, 505 Barton Springs Road, First Floor, 974-2297, 974-3347 or 974-2213, or from the Tax Dept. at 8314 Cross Park Drive, 834-9138. **If property is located in Williamson County we need a list of all property owners and their addresses within a 300 foot radius.**

APPLICATION FEES:

Residential	\$360.00
All Other	\$660.00

Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 7 days from the Board's decision by letter stating how the Board erred in its decision or facts that weren't submitted at the meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.



If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202 or Clara Hilling, 974-2686, 505 Barton Springs Road, 2nd Floor (One Texas Center).

NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.

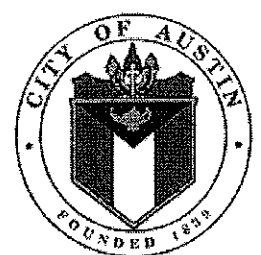


BOARD OF ADJUSTMENTS



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2011-0041
 LOCATION: 612 UPSON ST
 GRID: H23
 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.



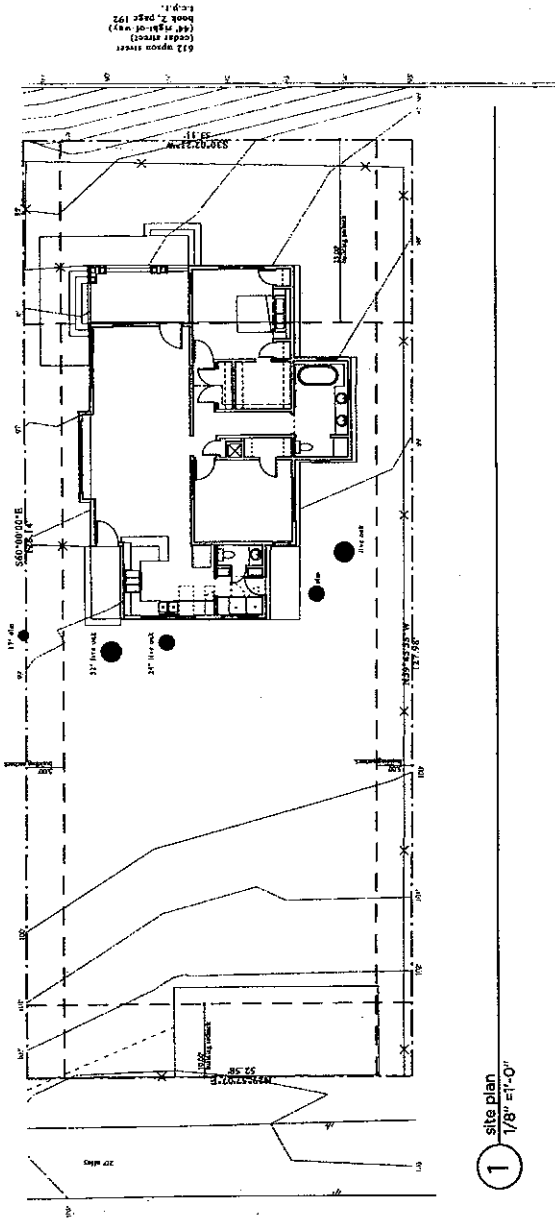
**SHERRIL
ADDITIO**
ARCHITECTURE

**PATRICK
ALEXANDER
ARCHITECT**

01 FEBRUARY 2011
SITE PLAN

A1.0

612 Upton
015-201-0041



012 upon street
look at page 102
back to page 102
copy 1

1 site plan
1/8" = 1'-0"

