

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

CASE # C15-2011-0056
ROW # 10589757
TP-0426150813

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: 8508 Devine Lane, Austin, TX 78749

LEGAL DESCRIPTION: Subdivision - Parkwood Sec 2

Lot(s) 11 Block B Outlot _____ Division _____

I/We Genaro O. Bondoc, Jr. on behalf of myself/ourselves as authorized agent for Self (gobondoc@yahoo.com) affirm that on March 3, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Portable building less than 200 sq/ft professionally installed by Tuff Shed at

current site. Does not contain electricity or plumbing and is on galvanized steel

rails for ease of moving in case it is necessary. _____

in a SF-2 district.
(zoning district)

3' from rear
2' from side

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:
 Currently rear (west) setback is 3 ft. and side (south) setback is 2 ft. – moving of the portable building will block water drainage to properties to the south and could result in flooding damages from improper water drainage. _____

HARDSHIP:

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

Topography and lot configurations limits the placement of the portable building.

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

Properties on the west of the rear fence have different lot configurations, two of those properties have fences that might not be to code. Height setback is to high and were erected by current residents and not by professional installers. Additionally, placement of fence is encroaching onto my property.

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:

Currently portable building is on a hill and if needed can be moved temporarily for utilities/electrical work.

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:

N/A

- 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:

N/A

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

Location of building is on a hill and does not interfere with any of the properties and appearance is compatible with buildings in the surrounding area. This was erected by train professionals that are aware of city ordinance.

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 Genaro O. Bondoc, Jr. Mail Address 8508 Devine Lane

City, State & Zip Austin, TX 78748

Printed Genaro O. Bondoc, Jr. Phone 512-292-1421 Date March 3, 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 Genaro O. Bondoc, Jr. Mail Address 8508 Devine Lane

City, State & Zip Austin, TX 78748

Printed Genaro O. Bondoc, Jr. Phone 512-292-1421 Date March 3, 2011

Email: gobondoc@yahoo.com

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:


General Requirements:




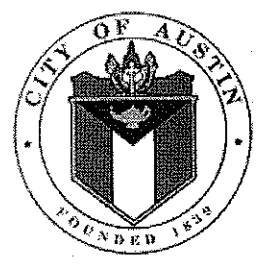
BOARD OF ADJUSTMENTS

CASE#: C15-2011-0056
 LOCATION: 8508 Devine Lane
 GRID: F15
 MANAGER: Susan Walker

N

 SUBJECT TRACT

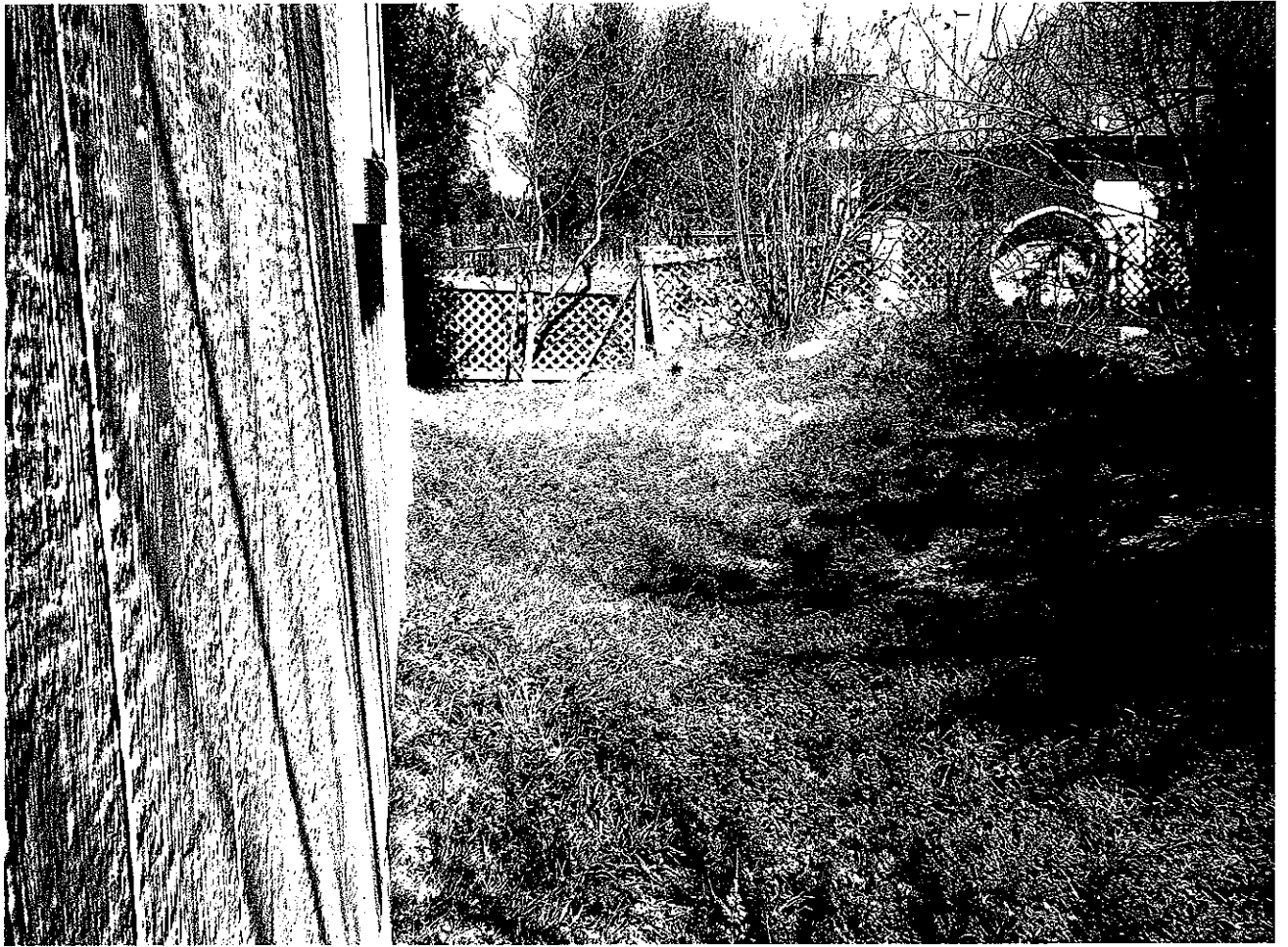
 ZONING BOUNDARY



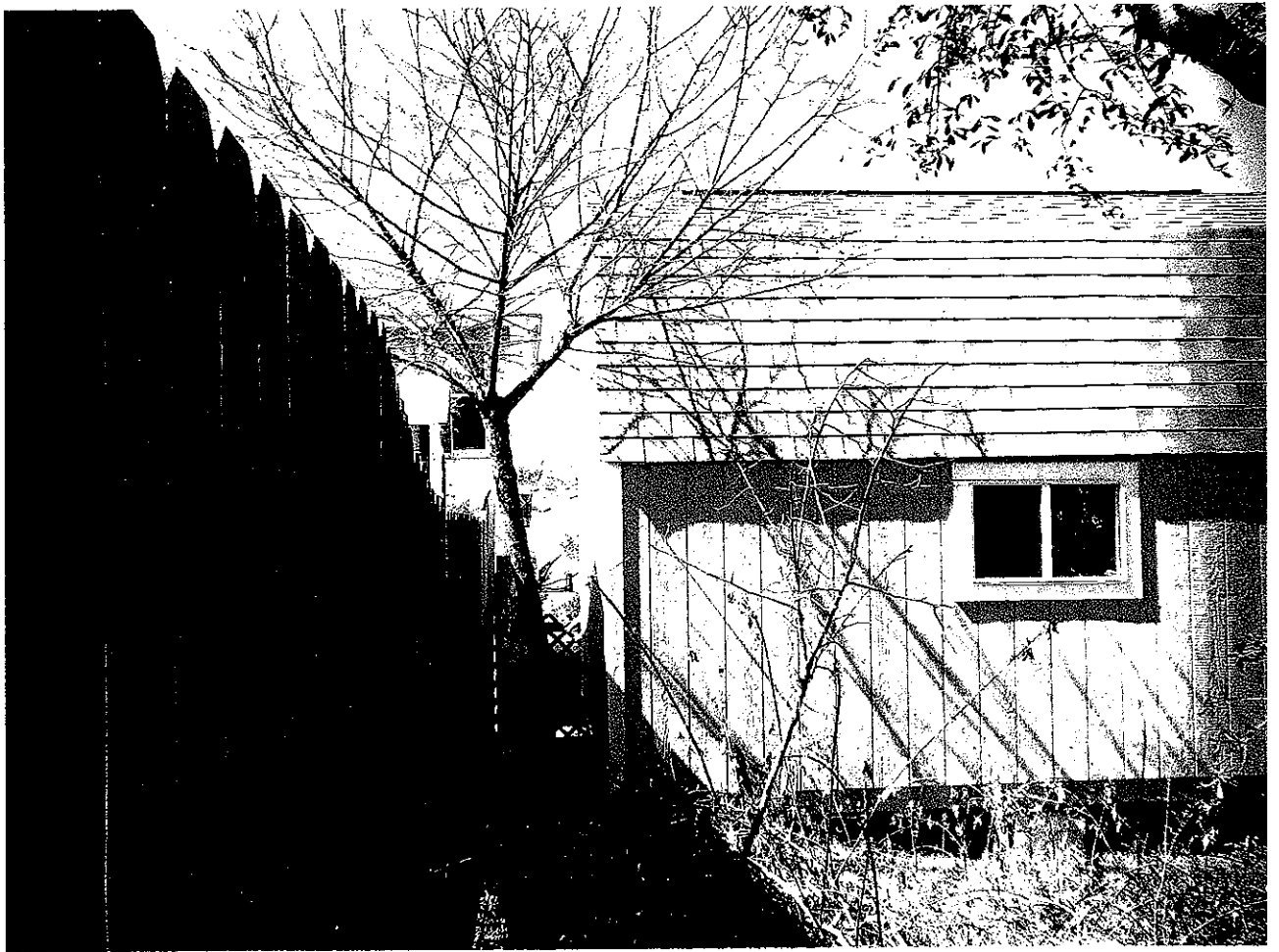
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.











8508 Devine Lane
 Austin Energy has reviewed this plan for
 and approves/disapproves the various requirements before the Board of Adjustment. Any changes to
 this plan must be approved by Austin Energy.

3/4/2011
 [Signature]

SURVEY PLAT

Address: 8508 Devine Lane Reference: 2008000000
 Lot No(s): 11 Block(s): B
 & Subsection: 2008000000 County, Texas, or records in Plat Book 223
 Page(s): 102 of the Plat Records of Tarrant County, Texas.

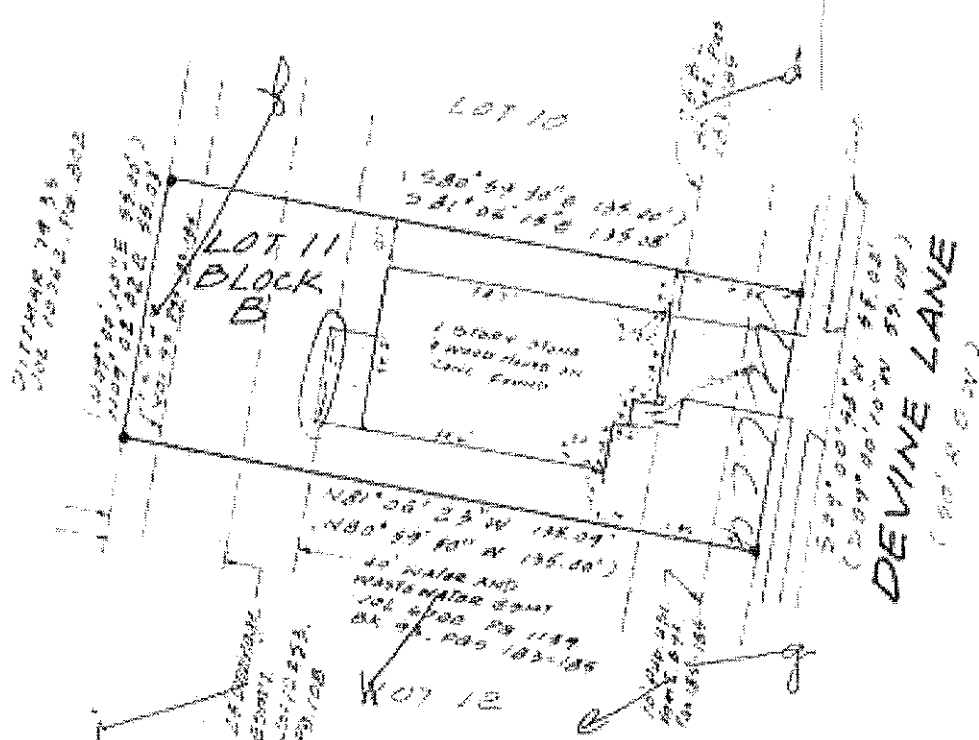
LEGEND

- LOT IRON ROD SEAL
- LOT IRON ROD SET WITH STAMPED PLATE IRON
- PROPERTY INFORMATION
- FENCING LINE
- CONCRETE
- WOOD FENCE
- ▲ NAIL FOUND

RESTRICTIVE COVENANTS AND EASEMENTS NOTE:

RESTRICTIVE COVENANTS AND EASEMENTS, AS CONTAINED BY INSTRUMENTS OF RECORD IN BOOK 51, PAGE 1001, THE RECORDS OF TARRANT COUNTY, TEXAS, AND VOLUME 1171, PAGE 96, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, DO NOT AFFECT THIS SUBJECT LOT.

EASEMENTS ARE SHOWN IN VOLUMES 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

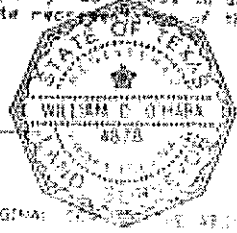


The property described herein is contained within Flood Zone AE identified on FEMA Community Panel No. 48068A0000 dated 12/18/83 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by the owner according to FAE No. 48068A0000 are shown or depicted herein. Other than visible easements, no unrecorded or unsubmitted easements which may exist are shown herein.

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

William D. Off
 REALTOR
 Registered Professional Land Surveyor No. 33,131
 Date July 5, 1999



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.

APPROVED FOR THE CITY OF AUSTIN
 JUNE 10, 1999
 William D. Off / Randy V. ...
 [Signature]

terra firma ENGINEERING AND PLANNING

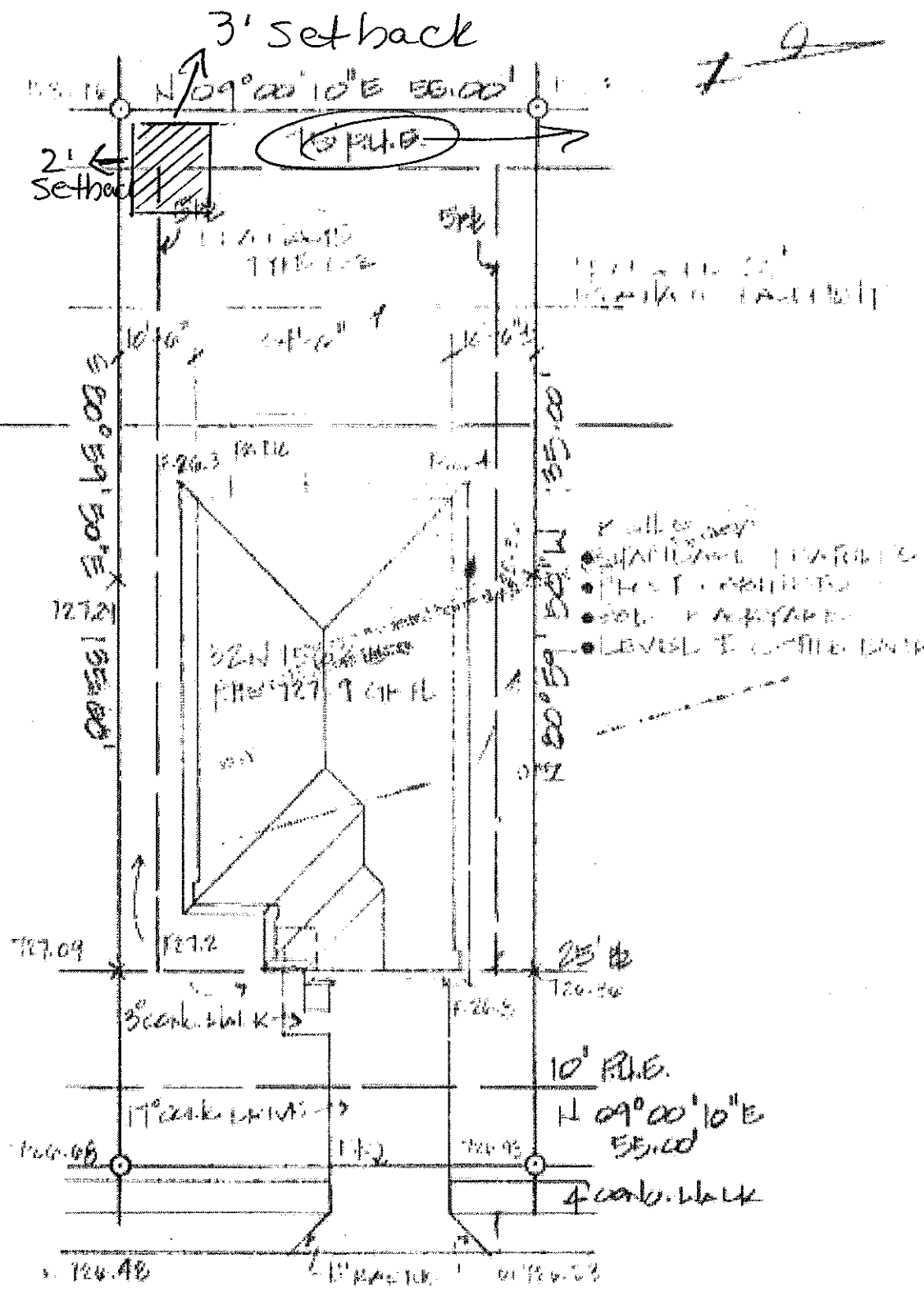
The Grades as shown for this Lot, Block 17 In the Addition ARK 407 Phase -- Section TWO Austin, Texas are in conformity with those shown on the master grading and drainage plan for this subdivision. The existing grades as shown, represent the original, undisturbed soil.

Austin Energy has reviewed this plan for
 and approves the various requirements before the Board of Adjustment. Any changes to
 this plan must be approved by Austin Energy.

8508 Devine Lane

3/4/2011

Austin Energy
 BY: *[Signature]*



8508 DEVINE LANE

REVISIONS			
date	by	no	desc
4/2/10	KL	1	1212


PARKWOOD SECTION 2

Lot 11 Block B
Scale 1"=20'

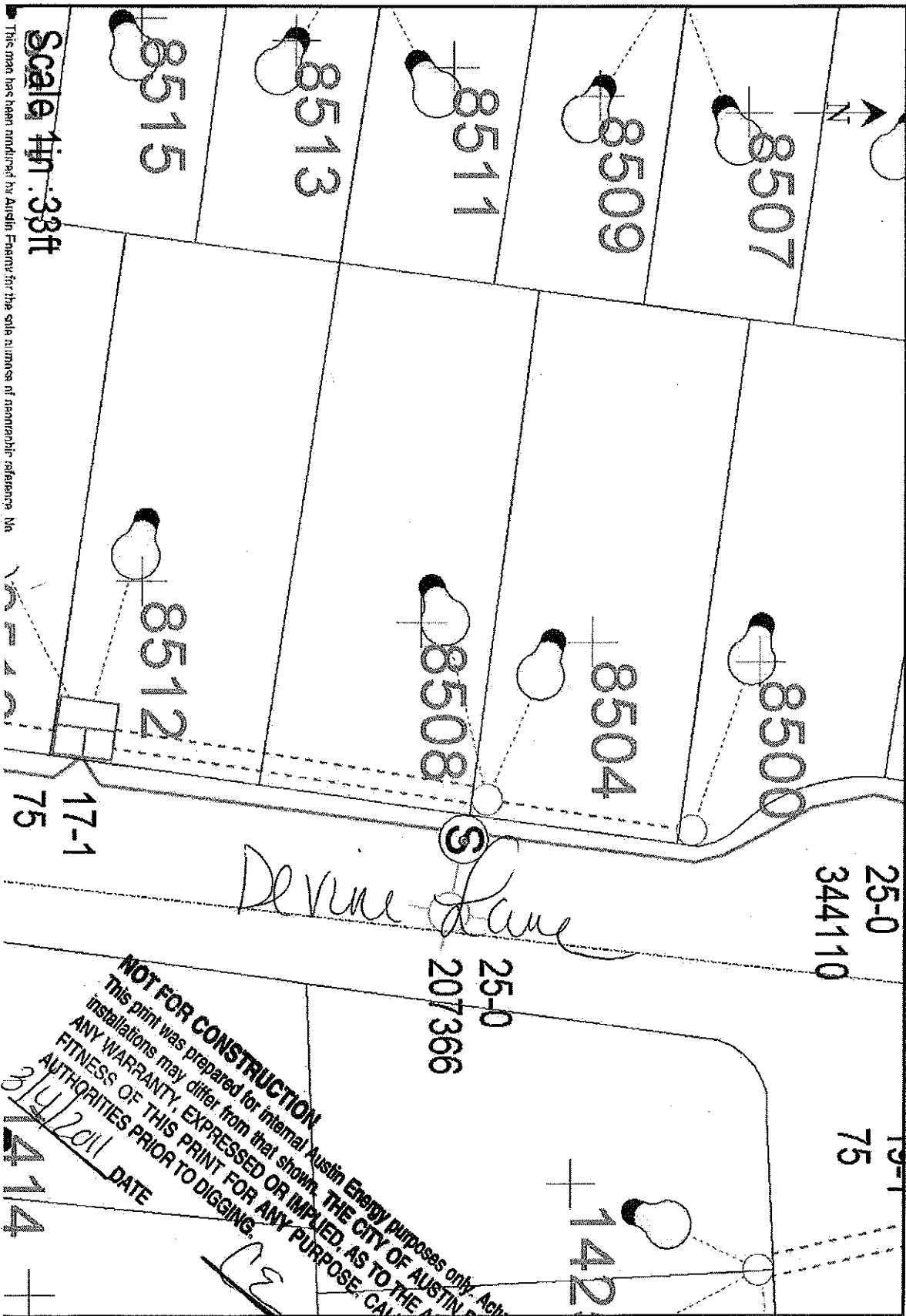
 DANZE & DAVIS ARCHITECTS, INC. 812/3430714	MILBURN HOMES	

Copyright DANZE & DAVIS Inc. These drawings and the ideas hereon are the property of the ARCHITECT and may not be used without his express consent.

Austin Energy has reviewed this plan for 8508 Devine Reese and approved the variances requested before the Board of Adjustment. Any changes to this plan must be approved by Austin Energy.


 By: _____

3/4/2011
 Date

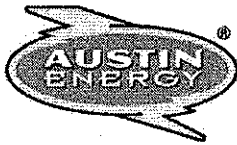


Scale 1/4" = 33ft

This plan has been modified by Austin Energy for the sole purpose of geographic reference. We

Devine Lane

NOT FOR CONSTRUCTION
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 8/14/2011 DATE
 [Signature] Initials of AE Employee



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

March 4, 2011

Mr. Genaro O. Bondoc, Jr.
8508 Devine Lane
Austin, Texas 78749

Re: 8508 Devine Lane
Lot 11, Block B Parkwood Section 2

Dear Mr. Bondoc,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to maintain the portable building. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6112.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Esparza".

Christine Esparza
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker