

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 # C15-2011-0069
ROW # 10606135
TR-0219080807

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: 815 Keasbey st

LEGAL DESCRIPTION: Subdivision - Ridgetop annex

Lot(s) 8 Block 8 Outlot 15 Division C

I/We Larry Rolon Larry Rolon on behalf of myself/ourselves as authorized agent for

Larry Rolon Larry Rolon affirm that on May
06, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

1 ea storage shed 5' x 8', sits 18" from the property line south of the house, and 30" from the property line east of the house, and a second story patio leading to the upstairs entry 6" from the property line, east of the house. The backyard is 40' x 15'. Or, 600 sq ft. The storage shed covers 40 sq ft. The shed covers 15% of the backyard and is not driven on by automobiles & the like.

rear - 5' → 1.5' & side yard 5' → 0' (?)
side - 5' → 6" from last pl. for 2nd story patio

in a SF-3-CO-NP 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 5 x 8 shed is used to store Tools for Lawncare Home Maintenance, & Art Supplies. The upstairs patio is used for entry into the House.

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HARDSHIP:

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

The 5 x 8 shed in the backyard is used for storage of necessary tools to help recycle thrown away items that would normally go to the landfill. My tools, ie hammers, saws, tree trimmers, lawnmowers, etc., are used to get construction debris & alike from households and construction worksites. Without the storage shed, I cannot perform these duties. Also, my 5 x 8 shed keeps people from stealing my tools. I have been a victim of theft for many years of tools from outside of my house for many years. With the 5 x 8 shed there is no more theft. Thank You.

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

The 5 x 8 shed in the backyard sits behind a 6' wooden fence and, is not obtrusive to conforming properties or neighbors. My neighborhood has storage sheds similar to mine. The upstairs patio does not obstruct, or in the way of any conforming 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:

—The 5 x 8 shed is enclosed and, not impairing any adjacent conforming properties. There are similar sheds in the neighborhood. The upstairs patio is necessary to enter the house, and, there are similar patios in the neighborhood.

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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 Larry Rolon Mail Address 815 Keasbey St

City, State & Zip Austin, Texas 78751

Printed 05-06-11 Phone 512-809-1335 Date 05-06-11

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 Larry Rolon Mail Address 815 Keasbey st

City, State & Zip Austin, Texas 78751

Printed Larry Rolon Phone 512-809-1335
Date _____

rolorolon@grande.com.net

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:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.



SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

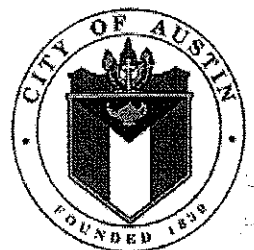


BOARD OF ADJUSTMENTS

CASE#: C15-2011-0069
 LOCATION: 815 Keasbey Street
 GRID: K 25
 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.

Robert A Johnson

815 Keasby

83

15

8

8,9

C

Rivertop Annex

Frame garage apartment

186 - April 2, 1937

4

Robert A. Johnson

815 Keasby St.

83

-

8

W.pt. of
8 & 9

-

Ridgetop Annex

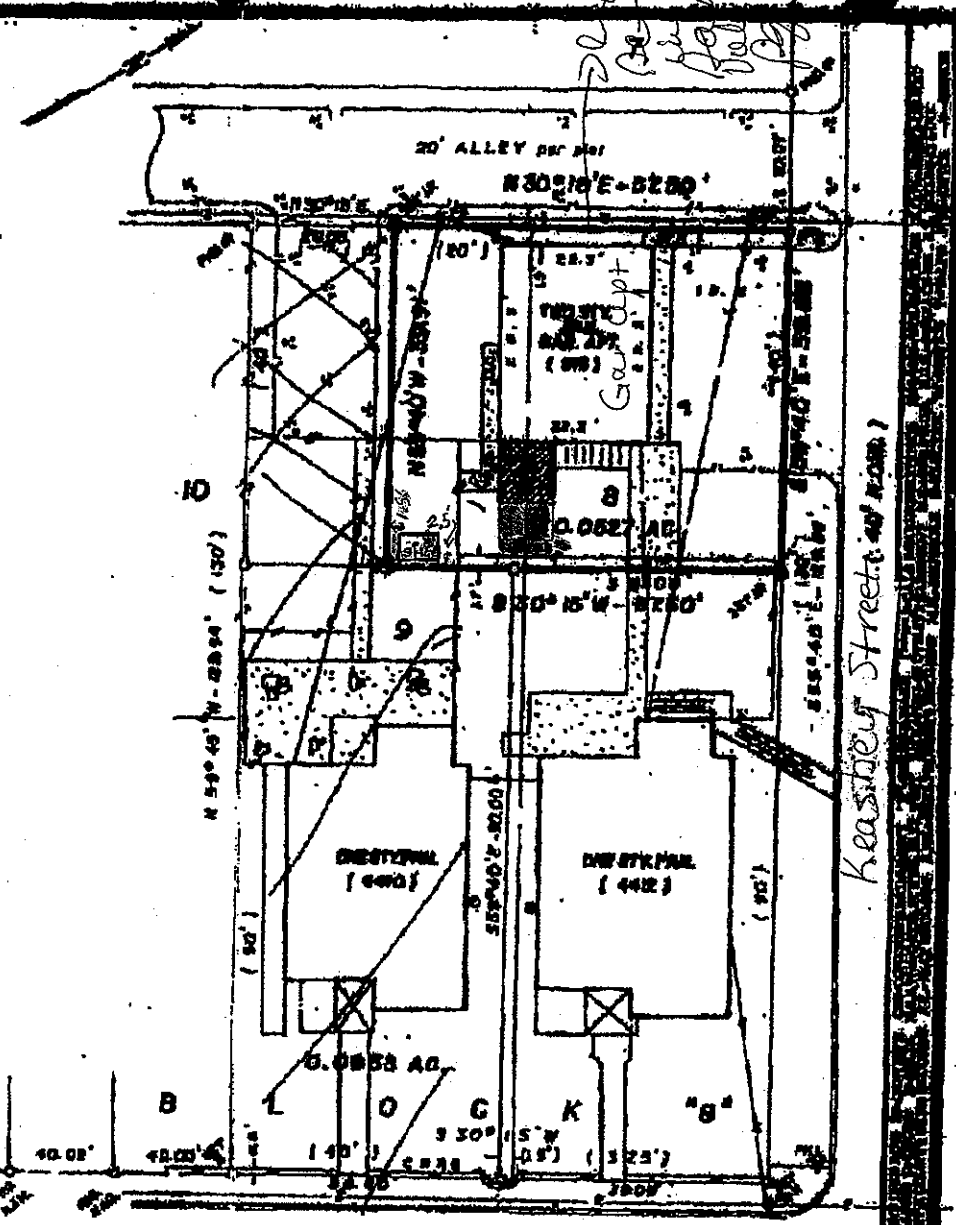
Box garage

252n - 12/23/38

-

Disturb
Back
for
for
for
for
for
for

- (1) Lot is subject to Restrictive Covenants as recorded in Vol. 624, Pg. 116; Vol. 638, Vol. 461; Vol. 853, Pg. 77.
- (2) Blanket Electric & Telephone Easement (on parent tract) recorded in Vol. 556, Pg. 111, 1708.
- (3) Subject Property DOES NOT lie within the limits of a Special Flood Hazard Zone, as determined from F.I.M.A. Flood Insurance Rate Map, Community No. 480624, as shown on Consolidated Map 4843H0165-E, dated June 16, 1993 (Zone "X").



RED RIVER STREET
(40' ROW)

815 Keasbey St

LEGAL DESCRIPTION: Being all that certain 0.0527 area tract or parcel of land out of and part of Lot 8 and Lot 9, Block 8, SIGHTON ANNEX, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 211, Travis County Plat Records, and being more particularly described in the attached Exhibit "A".

PURCHASER: OLSON
ADDRESS: 815 KEASBEY STREET
TITLE CO.: FIRST AMERICAN
G.F. NO.: 147923

I hereby certify that this plat represents a correct survey made upon the ground in accordance with the provisions of the laws of this State, and that the same is a true and correct copy of the original survey as shown to me by the owner or his agent, and that I am a duly qualified and licensed surveyor in the State of Texas, and that I am duly sworn to perform my duties as such surveyor.



Updated April 30, 1993
Robert M. Stewart, S.U.L.S., State of Texas No. 2712
Page 1 of 2 Pages

G.F.O.
A GEOGRAPHICAL
LAND SERVICES CO.
1000 W. WOODWAY AVENUE
SUITE 100
AUSTIN, TEXAS 78753
512-477-1200

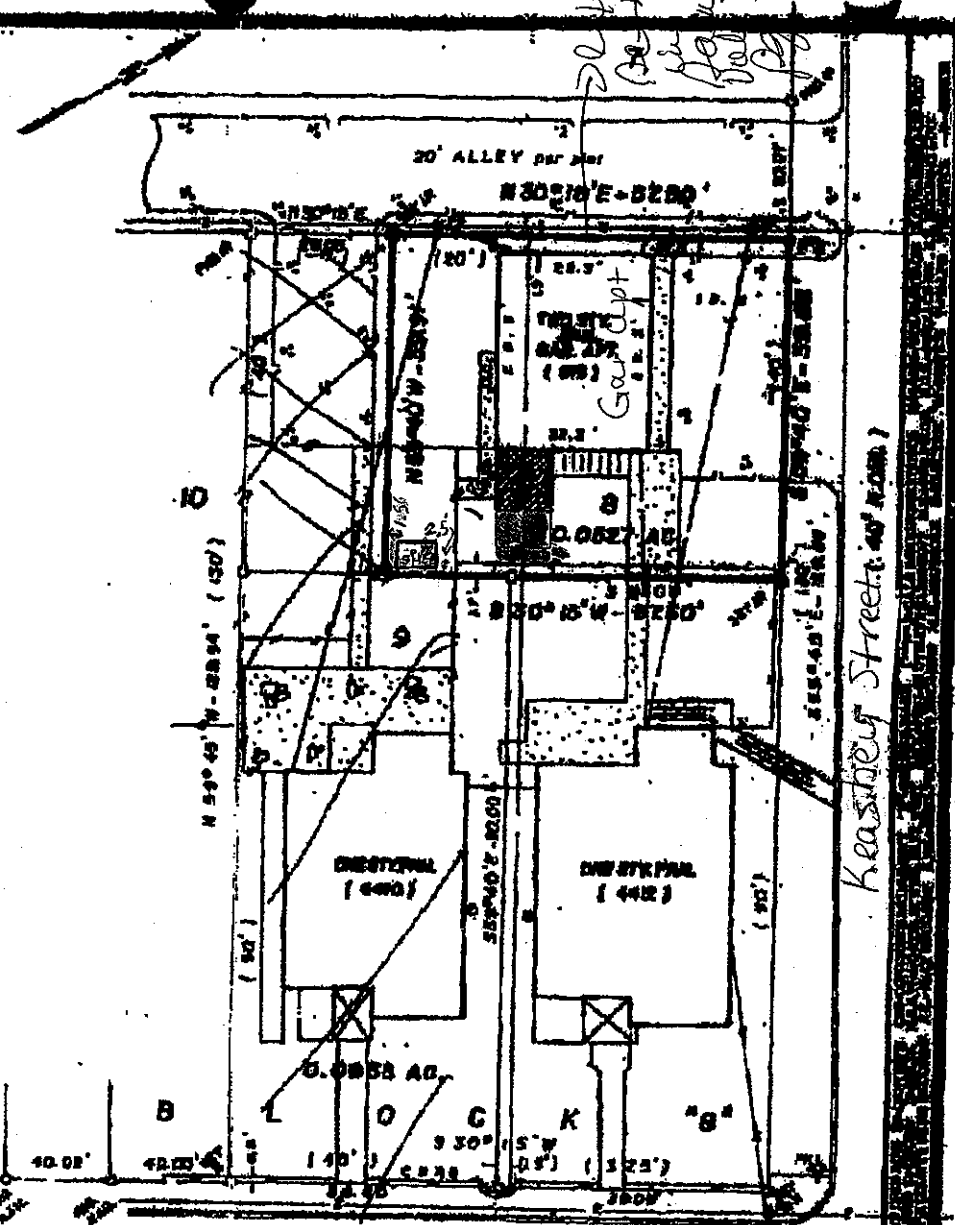
DATE: 6-16-97
SCALE: 1"=20'
NO: 97704-C

20' History
Back
for
1/3
3/14

NOTE: (1) Lot is subject to Restrictive Covenants as recorded in Vol. 624, Pg. 116; Vol. 638, Vol. 461; Vol. 853, Pg. 77.

(2) Blanket Electric & Telephone easement (on parent tract) recorded in Vol. 556, Pg. 111, 7008.

(3) Subject Property DOES NOT lie within the limits of a special flood hazard zone, as determined from F.I.N.A. Flood Insurance Lake Map, Community No. 480624, as shown on Consolidated Map 4843500165-2, dated June 16, 1993 (Zone "X").



RED RIVER STREET
(60' ROW)

Keasbey Street (40' ROW)

815 Keasbey St

LEGAL DESCRIPTION: Being all that certain 0.0627 acre tract or parcel of land out of and part of Lot 8 and Lot 9, Block 8, WINDSOR ANNEX, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 211, Travis County Plat Records, and being more particularly described in the attached Exhibit "A".

PURCHASER: OLSON TITLE CO.: FIRST AMERICAN

ADDRESS: 815 KEASBEY STREET Q.P. NO.: 2499220

I hereby certify that this plat represents a correct survey made upon the ground upon which the same are shown and that the same are correct and true copies of the original survey and that the same have been approved and filed by me as a duly authorized and qualified Surveyor in and for the State of Texas.

Updated April 16, 1992



Page 1 of 3 Pages

G.F.O.
A GEOGRAPHICAL
LAND SERVICE CO.

2012 WINDSOR BUSINESS CENTER
SUITE 100
AUSTIN, TEXAS 78731
512-321-1230

DATE: 6-16-97
SCALE: 1"=60'
77007-C