

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

CASE # C15-2011-0073  
ROW # 10606167

CITY OF AUSTIN TP-0241070309  
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: 8400 BOWLING GREEN DR AUSTIN 78757

LEGAL DESCRIPTION: Subdivision - \_\_\_\_\_  
Lot(s) 12 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We GREYSON R KROOK on behalf of myself/ourselves as authorized agent for \_\_\_\_\_ affirm that on 5/13, 2011,

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

(check appropriate items below)

ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

81 PRIVATE FENCE ON SOUTH SIDE

in a SF-3-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:

CHANGE OF ELEVATION BETWEEN STRUCTURES

**HARDSHIP:**

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

HEIGHT OF FOUNDATIONS ARE 30'  
DIFFERENT

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

MOST HOUSES ARE SLAB CONSTRUCTION  
MINE IS PT B

**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:

EXISTING 8' FENCES IN AREA, COMPLAINTANT  
LIVES 5 MILES AWAY

**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 *[Signature]* Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed CREZARY KURK Phone (512) 837-4704 4-6-11

*8406 Bowling  
Green Dr  
Austin TX  
78757*

**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 *[Signature]* Mail Address \_\_\_\_\_



City, State & Zip \_\_\_\_\_

Printed CREZARY KURK Phone (837-4704) Date 4-6-11



**BOARD OF ADJUSTMENTS**



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2011-0073  
 LOCATION: 8406 BOWLING GREEN  
 GRID: K30  
 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.

PENNY LN

CS 740 740

738

BURNET RD

742

740

738 738  
8401

CS-NP  
8405 8417

8433

8425

8405 740

740

740

740

742

8318

8400

SF-3-NP

8402

8406

8408

8410

8414

740

8404

742

742

744

BOWLING GREEN DR

742

740

8403

8405

8407

8409

8411

8415

8417

8419

SF-3-NP

742

742

742

744

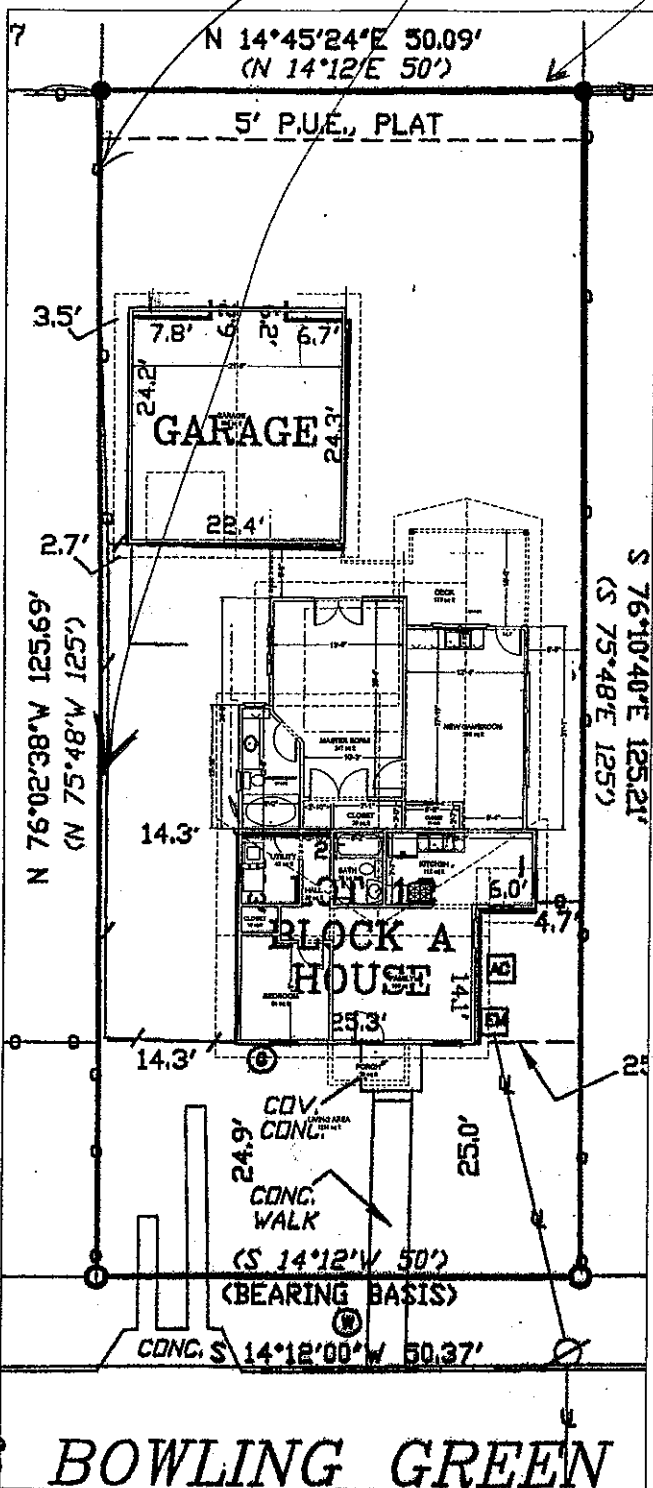
SHAMROCK AVE

SF-3-NP

746

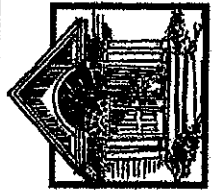
744

FENCE  
IN QUESTION



# BOWLING GREEN

NEW PROPOSED SITE PLAN  
SCALE: 1"=20'



#7301 Burnet Rd  
Ste #102-350  
AUSTIN, TX 78757  
TEL: 512-801-9510  
www.popedb.com

# POPE

ARCHITECTS  
& BUILDERS

New Addition and Remodel for Greg Klock  
#8406 Bowling Green Drive  
Lot 12, Block A, Bowling Green  
Tel: 837-4704, klocka@aol.com

DATE:  
Nov 24, 2009

## PLOT

**RICARDO & RENEE ABUNDIS**

**Phone:** 512.467.7461 **Mobile:** 512.584.6613  
8404 Bowling Green Drive, Austin TX 78757  
**Abundisfamily@gmail.com**

April 5, 2011

RE: Privacy Fence

To Whom It May Concern:

We are writing this letter in support of the privacy fence between 8404 & 8406 Bowling Green Drive. Mr. Greg Klock came to us before building the fence and asked us for permission and if we had any concerns. We greatly approved on the height of the fence since his house sits much higher than ours. With the previous fence we could see into each other's dwellings.

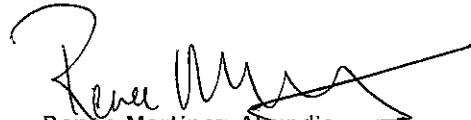
We love the height of the fence between our neighbors for it gives us the privacy necessary.

If you have any additional questions, please call me at 512.467.7461 or 512.584.6613.

Thank you,



Ricardo Abundis



Renee Martinez-Abundis