

CASE # C15-2011-0077
ROW # 10606188
TR-0154150628

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: 8124 Amelia Cove; Austin, TX 78750

LEGAL DESCRIPTION: Subdivision - Jester Point 2 Section 7

Lot(s) 63 Block E Outlot _____ Division _____

We Howard and Marjorie Shoobe on behalf of ourselves affirm that on May 23, 2011

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Enable the installation of pool decking resulting in an increase in impervious cover beyond the existing 45% limit. Our request is to add approximately 500 sq. ft. of decking and walls which would result in as much as 50% impervious cover.

in a SF-2 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:

Based on measurements from our survey, we are currently at 44.5% impervious cover. This is contrary to the original building permits for the house anticipating 42.5% impervious cover. The limit of 45% impervious cover will not enable us to construct decking around a pool.

There are numerous other homeowners on our street and in our neighborhood who have built pools in their backyards. Therefore the 45% impervious cover limit would deprive us of the privileged of installing aesthetically pleasing decking surrounding a pool in our back yard. This limitation reduces the usability and value of our property.

In order to minimize the increase in impervious cover over the limit, our plans call for the removal of ~60sq ft of existing impervious cover and potentially the limited use of pervious concrete.

NOTE: The use of pervious concrete is pending its applicability to the design and cost impact to the project.

HARDSHIP:

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

Our house was constructed in 1998. We have not made changes or additions impacting the impervious cover since this time. The actual impervious cover is currently 44.5%. Therefore the 45% impervious cover limit would deprive us of the privileged of building a pool deck in our back yard.

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

Other neighbors on the street and in the neighborhood have built pools and pool decks in their backyards. Some were built prior to the 45% restrictions. Other lots are larger and/or the design chosen by the builder left more pervious cover.

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:

Our lot backs up to a very large flat greenbelt which is protected area set aside for the golden cheek warbler. Consequently there is significant pervious cover immediately adjacent to our land.

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:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

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.

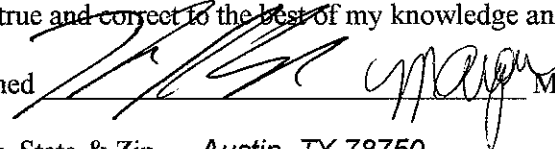
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 8124 Amelia Cove

City, State & Zip Austin, TX 78750

Printed Howard Shoobe and Marjorie Shoobe Phone 512-794-2880 Date 5-22-11

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  Mail Address 8124 Amelia Cove

City, State & Zip Austin, TX 78750

Printed: Howard Shoobe and Marjorie Shoobe Phone: 512-794-2880 Date 5-22-11



BOARD OF ADJUSTMENTS

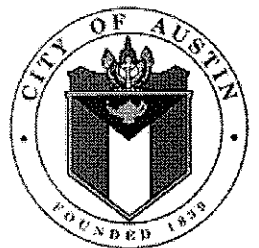


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0077
 LOCATION: 8124 AMELIA COVE
 GRID: F33
 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.



City of Austin BUILDING PERMIT

PERMIT NO: 1998-003826-BP
8124 AMELIA CV

Type: RESIDENTIAL Status: **Final**
Issue Date: 05/04/1998 EXPIRY DATE: 11/05/1998

LEGAL DESCRIPTION						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: New				ISSUED BY:			
Sf Res W/Garage,Portecachere,Deck&Cov'D Porch									
TOTAL SQFT		VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
		Tot Job Val: \$91,525.00			101		2	1	
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	370.00	5/4/1998	Building Permit Fee	39.00	5/4/1998	Electrical Permit Fee	230.00	6/2/1998
Mechanical Permit Fee	120.00	7/24/1998	Plumbing Permit Fee	125.00	5/14/1998			
Fees Total:	884.00							

Inspection Requirements			
Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Sidewalks Inspection	Water Tap Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

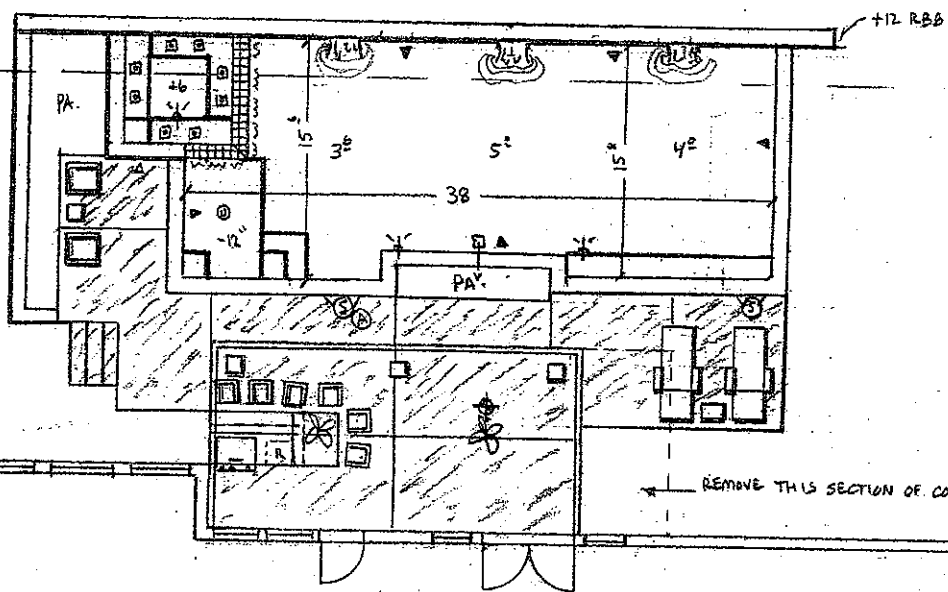
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments W#G68088, Ww#139544/La-3661 Ic-42.5%/Elec 01 Rein;Pd 1 Elec Rein 11/5/98sr Bldg Esc***

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

S = 1/8" = 1'0"



CUSTOM DESIGN FOR:

Shoobe

RESIDENCE

*STARWOOD
POOLS*

