

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

CASE #

ROW #

C15-2011-0080

10606220

TP-0234030607

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: 2603 Addison Avenue, Austin TX 78757

LEGAL DESCRIPTION: Subdivision – GreenAcres

Lot(s) 8 Block 8 Outlot _____ Division _____

I/We Winonah Gouda-Baur on behalf of myself/ourselves as authorized agent for _____ 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 X COMPLETE REMODEL MAINTAIN

Detached carport over existing driveway, 12' within front setback.

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:

To observe the 25' front setback line, the remaining area would only leave 5' to the front of the home, and would not be usable for a carport. In accordance to impervious cover regulations, we have plenty of area available for a carport or garage, however protected trees on the property prevent us from using that available space.

HARDSHIP:

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

Considerable damage to our vehicle was caused by a branch that fell out of one of our trees, and dented the rear fender. We have no way to park our vehicles either in front of our home, or on our driveway, without running the risk of branches falling on top of our vehicles. We are very concerned about further damage that could be caused, without some sort of protection. We tried to come up with a different solution, as we have plenty of impervious cover available on the property, however due to a protected tree in the middle of the lawn on the left side of the property, we are unable to construct a carport or garage on the back of the property. We also attempted to get permission from the Arbor Department to put in a circular driveway, which was denied because of the two trees on our property. We are proposing a carport over our existing driveway, which will not cause any damage to the protected trees. It is OPEN on all 4-sides as not to obstruct anyone's view, and it is almost completely obscured by foliage and trees. We have spoken to our neighbors on the left and right side of the property, as well as some across the street. They do not have a problem with the carport, and feel we have a right to protect our vehicles, as we do. Some said they prefer this over some temporary tarp covered carport, which they feel would diminish their property values.

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

All properties in our neighborhood have either a carport, or an attached garage, our property has neither. Also, other homes have areas (either their driveway, or on the street) where they can park their cars away from trees and falling branches.

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 carport will be open on all 4-sides, therefore not obstruct any views for neighboring properties. It is also hidden behind trees and foliage, and does not stand out. The carport will be built in the same style as the Craftsman home, which blends very well in this neighborhood.

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:

None.

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:

We are not proposing additional parking, or street parking.

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

Constructed carport complies with Austin Building Regulations.

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

Most properties within the neighborhood offer covered parking, this is one of the very few properties that doesn't. An added carport will allow us the same privileges other owners in the neighborhood have.

<p>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.</p>

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 W. Gouda Mail Address wgouda@gmail.com

City, State & Zip 2603 Addison Avenue, Austin, TX 78757

Printed Winonah Gouda Phone (512) 785-4932 Date May 23, 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 W. Gouda Mail Address wgouda@gmail.com

City, State & Zip 2603 Addison Avenue, Austin, TX 78757

Printed Winona Gouda Phone (512) 785-4932 Date May 23, 2011

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.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

Hardship:

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the



BOARD OF ADJUSTMENTS



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0080
LOCATION: 2603 ADDISON AVE
GRID: J29
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.

EXISTING LOT COVERAGE

TOTAL LOT SIZE: 7,920 SQ/FT

CONDITIONED SPACE: 2,089 SQ/FT (26.4%)

OTHER COVER:

SHED 120 SQ/FT

FRONT PORCH (UNC.) 79 SQ/FT

BACK PORCH (UNC.) 210 SQ/FT

CONCRETE WALKWAY 65 SQ/FT

DRIVEWAY AREA 246 SQ/FT

TOTAL OTHER COVERAGE: 720 SQ/FT (9%)

TOTAL CURRENT LOT COVERAGE: 2,809 SQ/FT (35.5%)

PROPOSED CHANGES:

ADD CAR PORT OVER EXISTING DRIVEWAY:

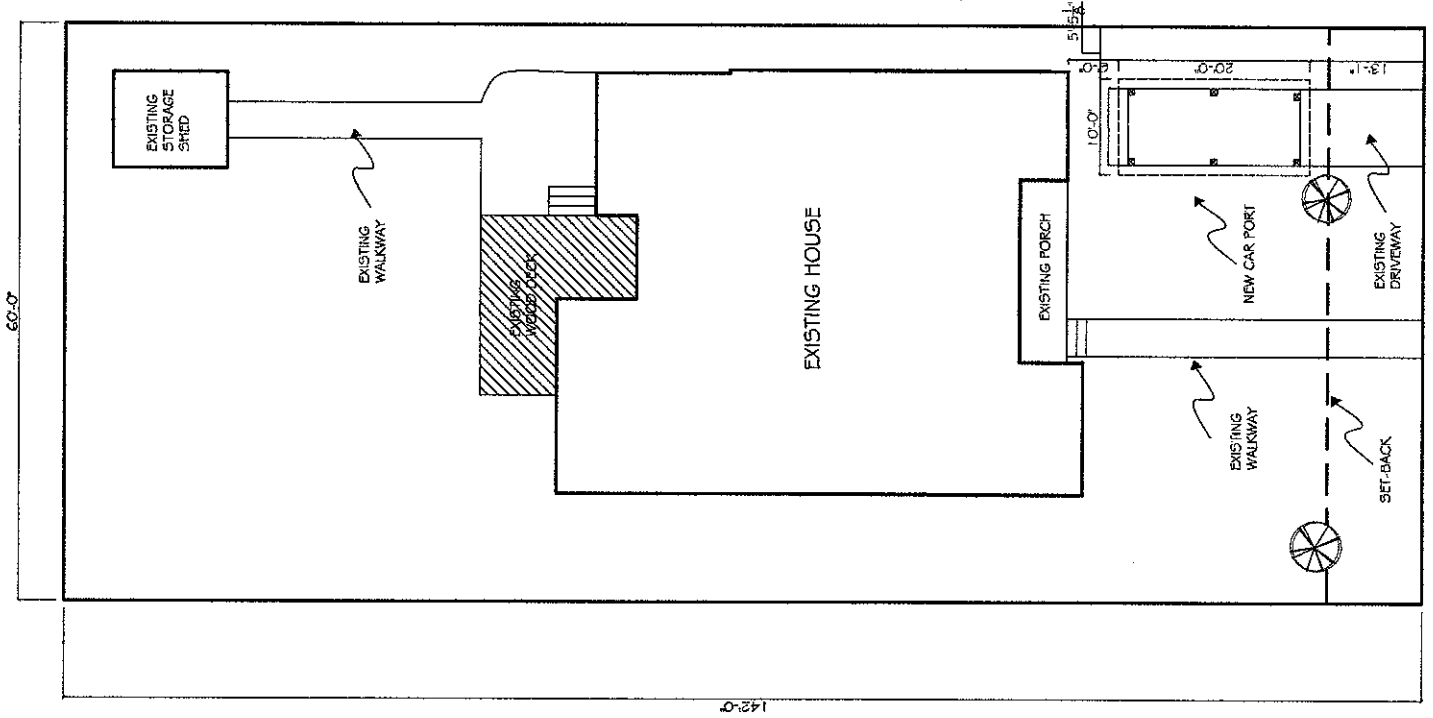
OTHER COVER:

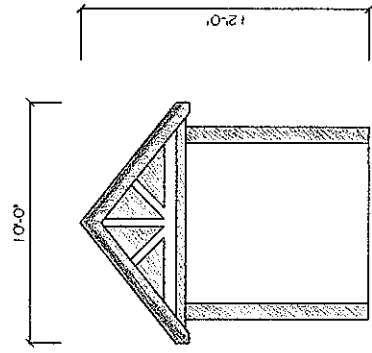
CAR PORT (OPEN ON 4-SIDES) 200 SQ/FT

NEW TOTAL PROPOSED LOT COVERAGE:

3,009 SQ/FT (38%)

SCALE: 1" = 20'

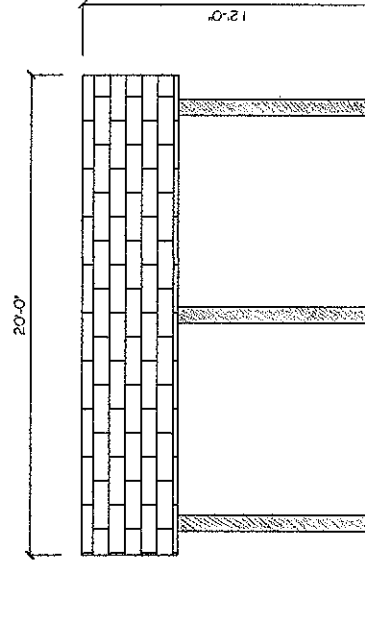




FRONT ELEVATION PROPOSED CARPORT

SCALE: 1/8" = 1'-0"

1



SIDE ELEVATION PROPOSED CARPORT

SCALE: 1/8" = 1'-0"

1



A: 2603 Addison Avenue
Austin, TX 78757



Mature Tree blocking left side of the property



Property line on left side of home doesn't allow enough clearance for new driveway to back of property



Carport View from left side of home



Carport View from right side of home (obscured by foliage)



Carport View approaching home. The finished carport will match the home and neighborhood, and will remain open on all 4-sides to not obscure any views. It will be a much better fit for the neighborhood than a temporary pole carport with tarp, which in our opinion will only decrease the value of the properties surrounding our home.

Dear Neighbor,

As you may have noticed, we have started construction of a carport in our driveway, to protect our vehicles from falling branches. Unfortunately, last week a branch fell on the car, and dented the rear fender.

As it turns out, we are 12' inside of the allowed building line (the City of Austin requires a 25' setback). However, if we were to adhere to this setback, we wouldn't have enough room left for the carport.

We are hoping that you will please let us know if you:

- ☐ Do NOT have a problem with the new carport
- ☐ DO have a problem with the carport.

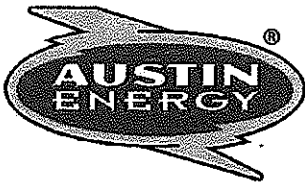
We appreciate your help!

Your neighbors

Paul & Winonah Baur
2603 Addison Ave

From: _____

We attempted to solicit our neighbor's reply, and delivered this letter to 20 properties surrounding our property. Unfortunately, no-one returned their reply. We did talk to our immediate neighbors in person - please see application comments.



Austin's Community-Owned Electric Utility

City of Austin

Austin Energy

Town Lake Center • 721 Barton Springs Road • Austin, Texas 78704 - 1145

May 25, 2011

Ms. Winonah Gouda-Barr
2603 Addison Avenue
Austin, Texas 78757

Re: 2603 Addison Avenue
Lot 8 Block 8 Greenacres

Dear Ms. Gouda-Barr:

Austin Energy (AE) has reviewed your application for the above referenced property requesting a variance to complete detached carport over existing driveway, 12' within front setback. 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", written over a horizontal line.

Christine Esparza
Public Involvement & Real Estates Services

Cc: Diana Ramirez and Susan Walker

2603 ADDISON AVENUE
 SUBDIVISION: GREEN ACRES
 LOT: 8 BLOCK: 6 VOLUME: 4 PAGE: 333
 COUNTY: TRAVIS

EXISTING LOT COVERAGE

TOTAL LOT SIZE: 7,920 SQ/FT

CONDITIONED SPACE: 2,039 SQ/FT (26.4%)

OTHER COVER:

SHED 120 SQ/FT
 FRONT PORCH (UNC.) 79 SQ/FT
 BACK PORCH (UNC.) 210 SQ/FT
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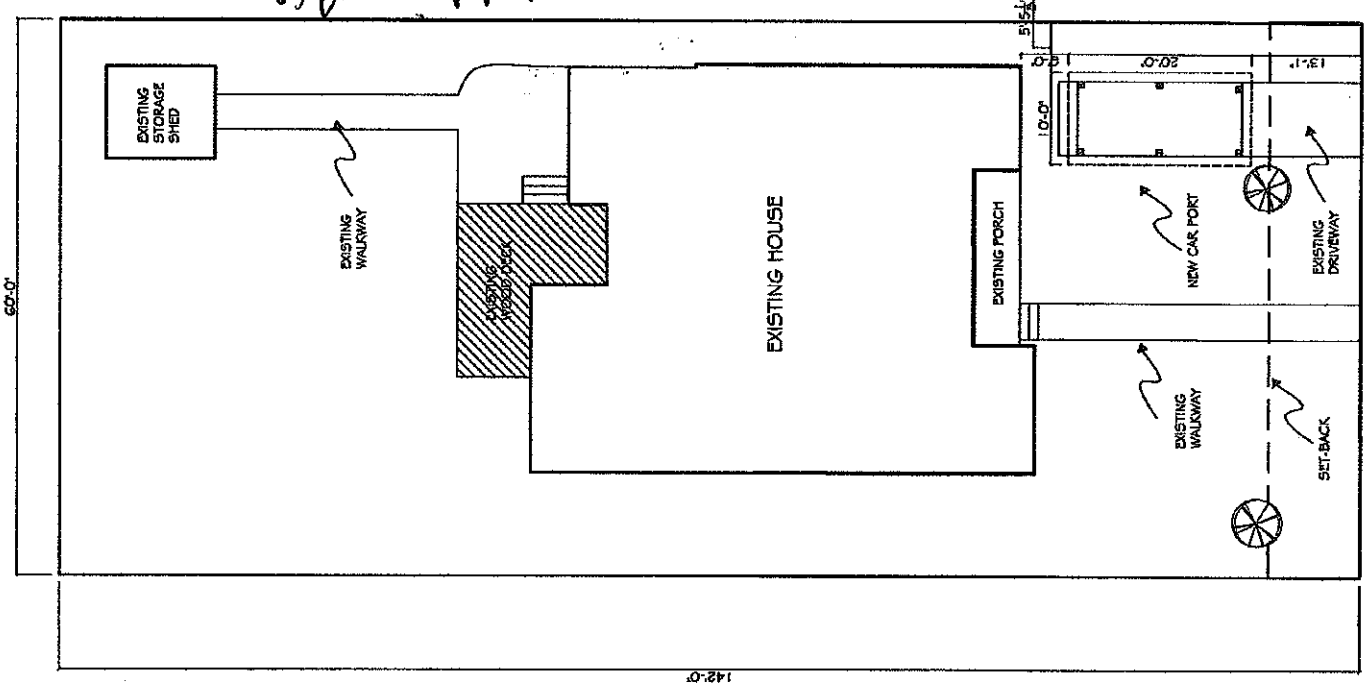
PROPOSED CHANGES:

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OTHER COVER:
 CAR PORT (OPEN ON 4-SIDES) 200 SQ/FT

NEW TOTAL PROPOSED LOT COVERAGE:
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SCALE: 1" = 20'



2603 Addison Ave
 Austin Energy has reviewed this plan for approval and has approved the variances requested before the Board of Adjustment. Any changes to this plan must be approved by Austin Energy.

Date

5/25/2011

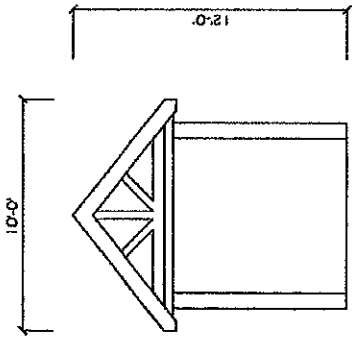
Austin Energy

2603 Addison Ave
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5/25/2011

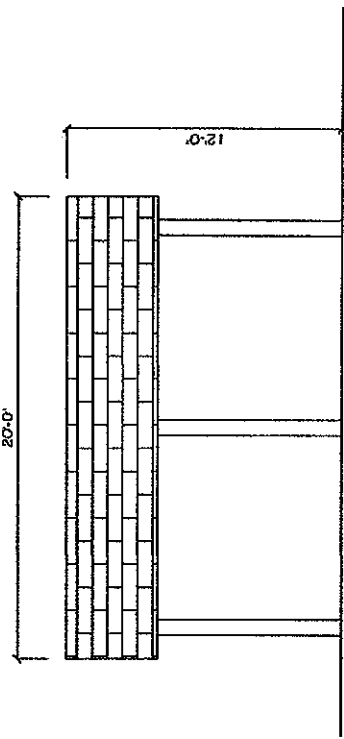
Date

AUSTIN ENERGY



FRONT ELEVATION PROPOSED CARPORT

SCALE: 1/8" = 1'-0"



SIDE ELEVATION PROPOSED CARPORT

SCALE: 1/8" = 1'-0"

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☐ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Winonah Gouda Phone 785-4932
Email Wgouda@gmail.com Fax _____
Project Name Carport ☐ New Construction ☐ Remodeling
Project Address 2603 Addison Ave OR
Legal Description _____ Lot _____ Block _____
Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: Covered Carport

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

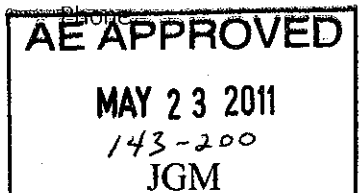
AE Representative _____ Approved: ☐ Yes ☐ No (Remarks on back) _____ Date _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

This document when printed is
uncontrolled and for reference



2603 ADDISON AVENUE

SUBDIVISION: GREEN ACRES
LOT: 6 BLOCK: 6 VOLUME: 4 PAGE: 333
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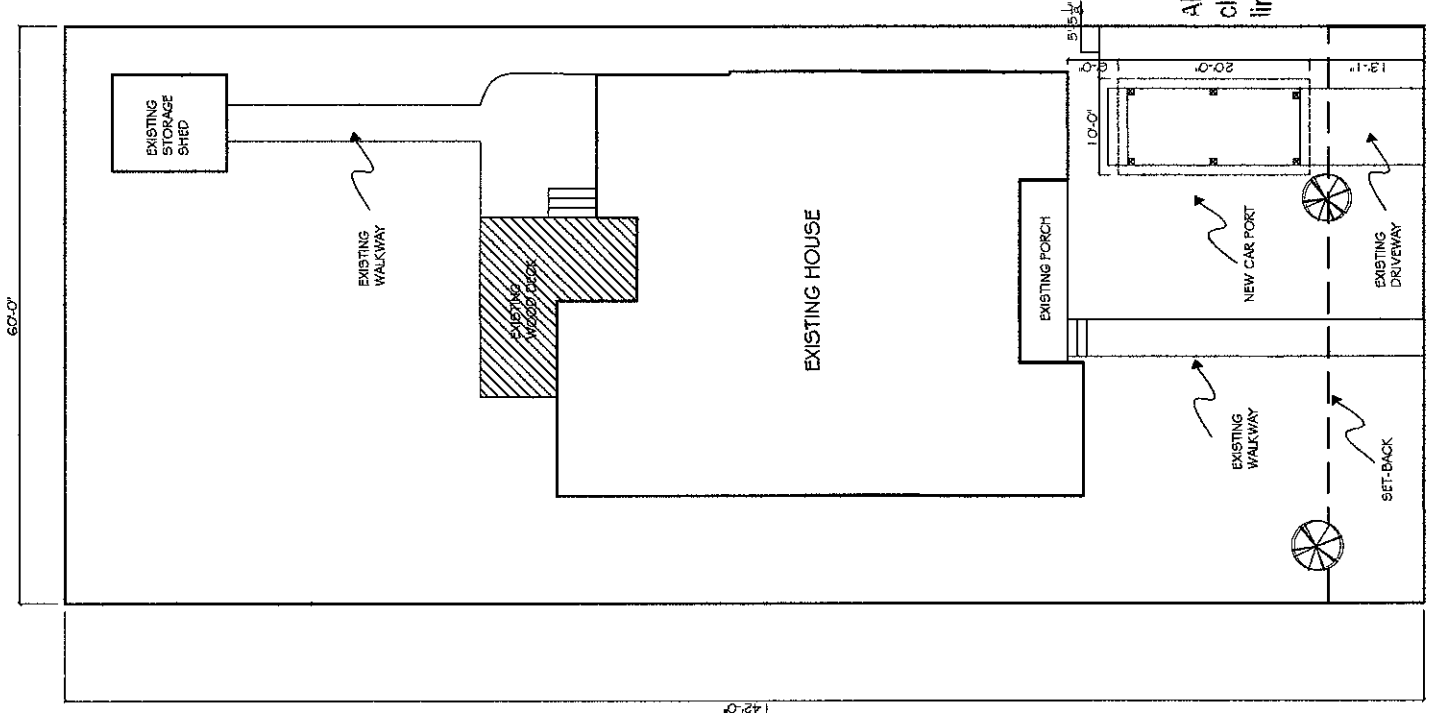
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AE APPROVED

MAY 23 2011

143-200

JGM

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.