

ROW # C15-2011-0088

TP-0213100816

**CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE**

ROW-10621285

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE:  
APPLICATION MUST  
BE TYPED WITH ALL  
REQUESTED  
INFORMATION  
COMPLETED.**

STREET ADDRESS: 3103 Breeze Terrace  
Austin, TX 78722

LEGAL DESCRIPTION: Subdivision - Forest Hill  
"A" Addition

Lot(s) 17 Block 5 Outlot 31  
Division C

I/We Ruperto Reyes, Jr and JoAnn Carreon-Reyes, on  
behalf of myself/ourselves as authorized agent for

SELF affirm that on June 11, 2011

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

(check appropriate items below)

    ERECT     ATTACH     COMPLETE   X   REMODEL     MAINTAIN

garage to create two-family  
residence 10' → 8'

in a SF-3 NP district.  
(zoning district)

(Upper Boggy Creek N.P.)

**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**

**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 original building was constructed prior to the city establishing a 10 foot set back.

The amount of building is only 18 inches in side of the set back and it is only a corner of the building (specifically the northeast corner) . It is reasonable to build on the existing site rather than move the entire building or redesign the corner to remove the amount of building in the set back (18inches)

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### **HARDSHIP:**

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

The configuration of the lot dictates that the building is in the set back. If the lot had been square we would be well within the set back.

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

The area has unusual platted lots. This being one of them. The lot is not square in the back.

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### **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:

There is minimal encroachment into the set back, 18 inches of a corner of the building. The building already exists and the use of the building does not alter the outside of it at that corner. It is in the backyard of both my property and the neighboring lots. This building would be allowed without question if it were not in the set back.

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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:

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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:

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

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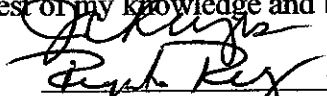
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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.

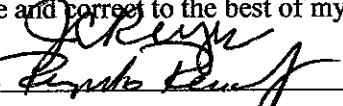
**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail  
Address 3103 Breeze Terrace  
City, Austin State TX & Zip 78722

Printed Ruperto Reyes, Jr./JoAnn Carreon-Reyes

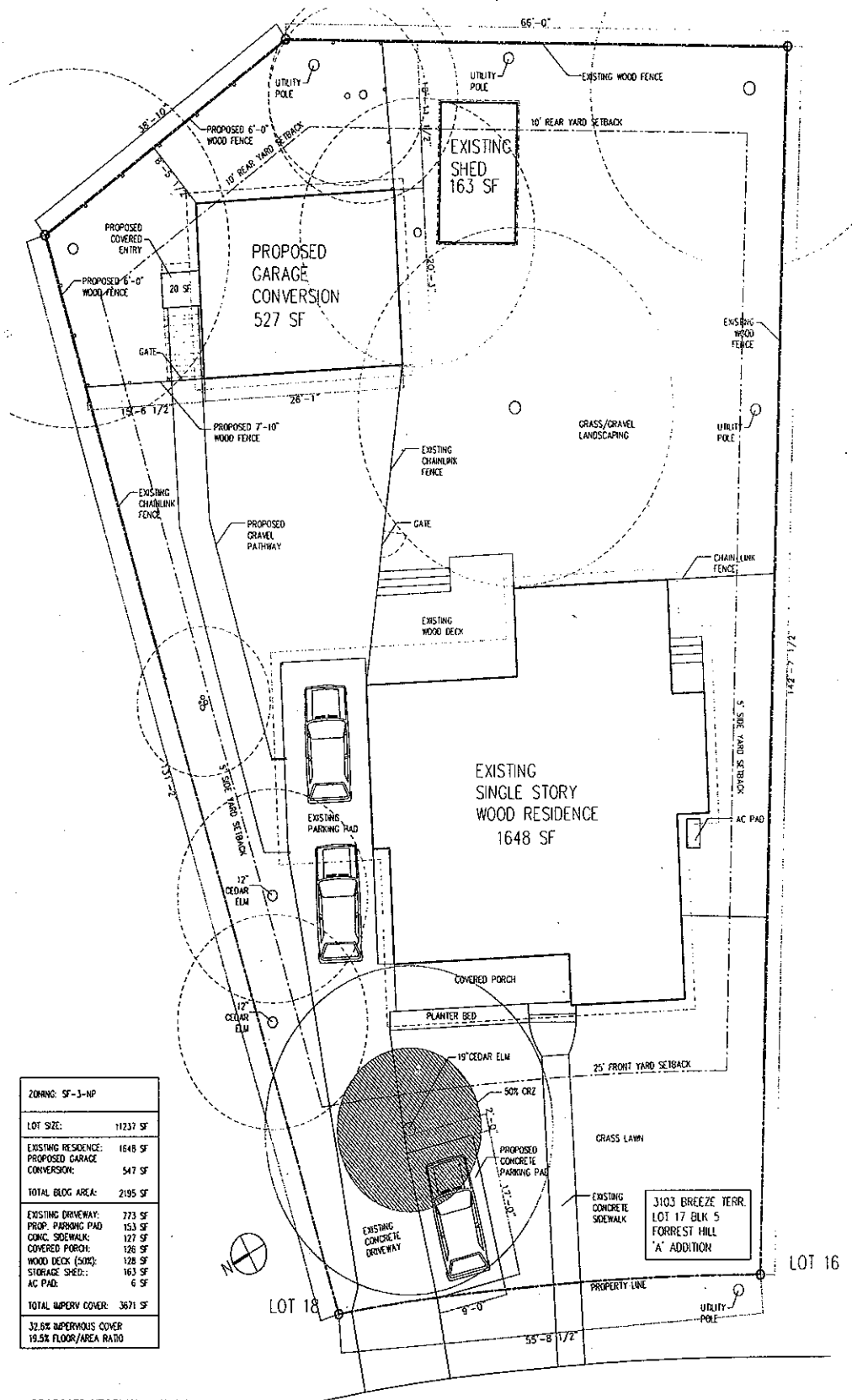
Phone 512-9707016 Date June 12, 2011

**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  Mail Address 3103 Breeze Terrace

City, AUSTIN State TX & Zip 78722





ZONING: SF-3-NP	
LOT SIZE:	11237 SF
EXISTING RESIDENCE:	1648 SF
PROPOSED GARAGE CONVERSION:	547 SF
TOTAL BLDG AREA:	2195 SF
EXISTING DRIVEWAY:	773 SF
PROP. PARKING PAD:	153 SF
CONC. SIDEWALK:	127 SF
COVERED PORCH:	128 SF
WOOD DECK (50%):	128 SF
STORAGE SHED:	163 SF
AC PAD:	6 SF
TOTAL IMPERV COVER:	3671 SF
32.6% IMPERVIOUS COVER	
19.5% FLOOR/AREA RATIO	

01- PROPOSED SITE PLAN - 3/32"=1'-0"

ARCHITECTURAL PROJECT BY  
**THOUGHTBARN**  
 PROJECT CONSULTANT  
 DESIGN  
 STRUCTURAL ENGINEER

3103 BREEZE TERRACE

3/32"=1'-0" 03/22/11  
**A 100**



**City of Austin**

*Austin's Community-Owned Electric Utility*

[www.austinenergy.com](http://www.austinenergy.com)

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

June 15, 2011

Ruperto Reyes, Jr  
3103 Breeze Terrace  
Austin, Texas 78722  
[rupertreves@yahoo.com](mailto:rupertreves@yahoo.com)

Re: 3103 Breeze Terrace  
Lot 17 Block 5 OLT 31 DIV C, Forest Hill "A" Addition

Dear Mr. Reyes,

Austin Energy (AE) has reviewed your application for the above referenced property requesting reduce the rear setback from 10 feet to 8 feet in order to remodel an existing garage. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch **provided owner/applicant meets AE clearance criteria requirements as well as be in compliance with the National Electric Safety Code and OSHA.**

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in cursive script that reads "Lena Lund".

Lena Lund  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

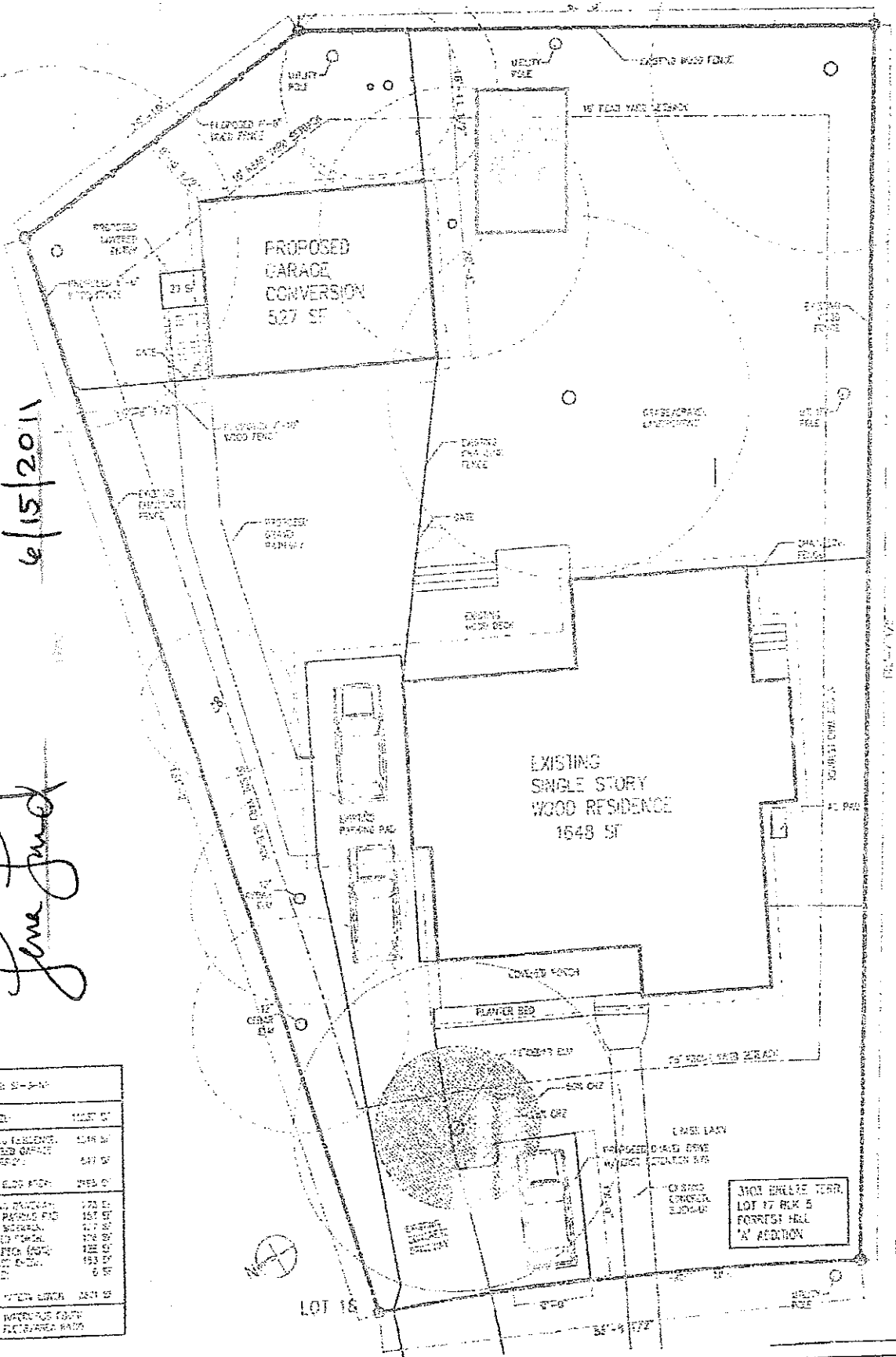
3103 Breeze Terrace

Provided owner/applicant meets AE clearance criteria requirements as well as be in compliance with NESC 9.06 HA.

6/15/2011

*Gene Ford*

EXISTING 1-1/2" WOOD FENCE	1157 SF
EXISTING 1-1/2" WOOD FENCE	124 SF
PROPOSED GARAGE CONVERSION	527 SF
EXISTING 1-1/2" WOOD FENCE	275 SF
EXISTING 1-1/2" WOOD FENCE	173 SF
EXISTING 1-1/2" WOOD FENCE	157 SF
EXISTING 1-1/2" WOOD FENCE	217 SF
PROPOSED DRIVE	172 SF
EXISTING 1-1/2" WOOD FENCE	122 SF
EXISTING 1-1/2" WOOD FENCE	153 SF
EXISTING 1-1/2" WOOD FENCE	6 SF
TOTAL OPEN LUNCH	124 SF
TOTAL EXISTING FLOOR AREA	124 SF



3103 BREEZE TERR. LOT 17 BOX 5 FOREST HILL 'A' ADDITION

THOUGHTBARN

3103 BREEZE TERRACE

DESIGN DEVELOPMENT

PROPOSED SITE PLAN

1/16"=1'-0" 08/14/11

A 100