

CASE # C15-2011-0089
ROW # 10621295
TP-0100060409

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: 1813 Collier Street

LEGAL DESCRIPTION: Subdivision - Barton Heights B Annex

Lot(s) 6 Block A Outlot _____ Division _____

I/We David Jones on behalf of myself/ourselves as authorized agent for

David Jones affirm that on June 22, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Add a second storey to an existing home that projects 2.4 inches into the required five (5) foot building side setback line. The existing home was build 4.8 feet from the property line and the addition will be erected directly above the existing walls.

in a SF 3 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.

...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 current home on the property was built over 50 years ago 4.8 feet from the property line. The addition of a second storey is allowed but would be required to be built a minimum of five feet from the property line. In order to get the first and second floor walls in alignment I would have to move the existing first floor exterior wall on the west side of my home 2.4 inches.

HARDSHIP:

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

The original home was built 4.8 feet from the property line. The current side yard setback is five (5) feet.

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

Typical lots in this area are rectangular. My lot is on a curve in the road so the side lot lines are not parallel with the lot tapering in towards the rear.

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 variance will allow the 2nd floor to be built 2.4" into the side setback. The distance is so small it will not be visually noticeable and therefore, will have no negative impact on the surrounding property. We are not seeking to build any part of our addition closer to the property line than the existing structure. The intended use of the property is consistent with the 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:

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 David W. Jones Mail Address 1813 Collier Street

City, State & Zip Austin, TX 78704

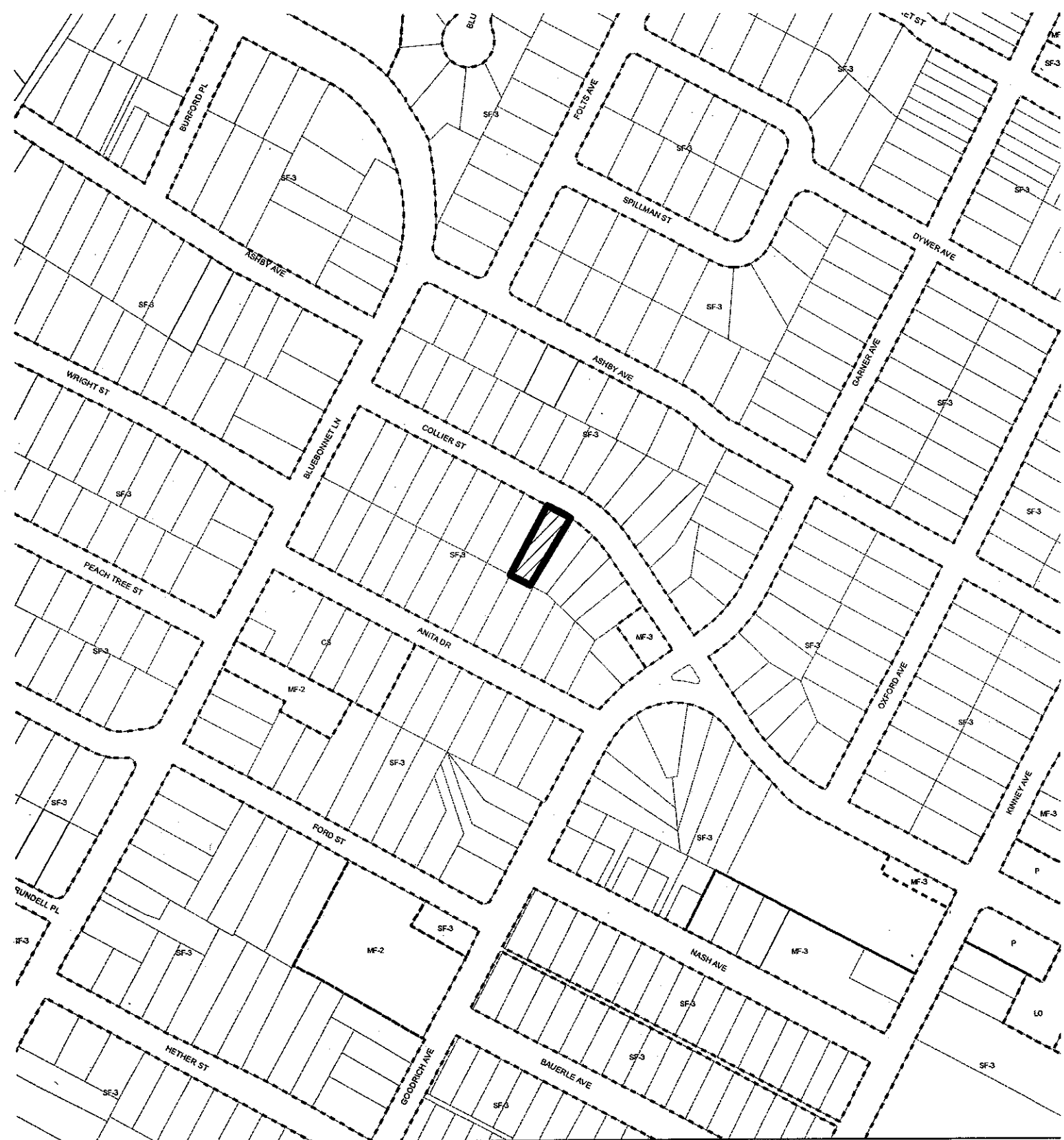
Printed David Jones Phone (512) 200-6863 Date 6-22-11

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 David W. Jones Mail Address 1813 Collier St



City, State & Zip Austin, TX 78704

Printed David Jones Phone (512) 200-6863 Date 6-22-11



Board of Adjustment

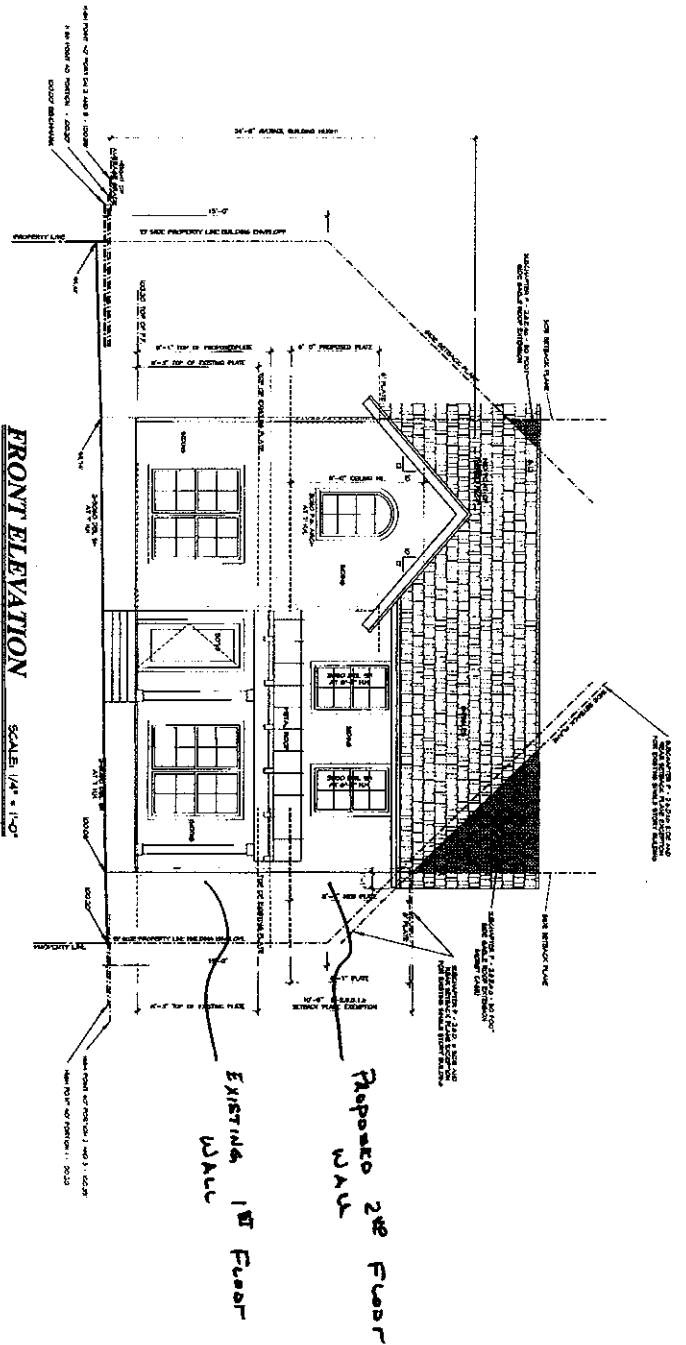


-  SUBJECT TRACT
-  ZONING BOUNDARY

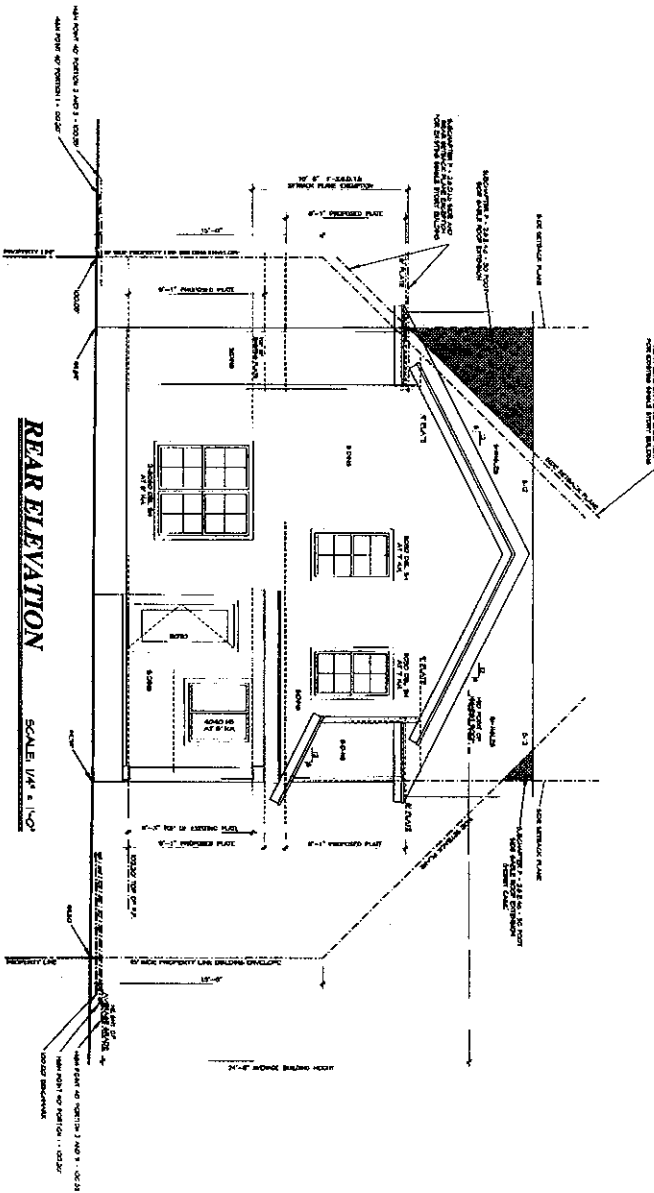
CASE#: C15-2011-0089
 LOCATION: 1813 Collier Street
 GRID: H21
 MANAGER: Susan Walker



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.



FRONT ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

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015801-0089
PA 2

Review dates:
 Apr 12, 2011
 Apr 23, 2011
 Apr 27, 2011
 May 26, 2011
 Aug 27, 2011

2 of 6
 1104-1030-2612
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THUR RAINBOW BOTTOM
 CONCEPTUAL DESIGN
 ONLY NOT FOR
 CONSTRUCTION
 MAY 30, 2011
 1/4" = 1'-0"



OvermanCustomDesign.Com

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Jones Addition

1813 Collier Street