

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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

CASE # C15-2011-0096
ROW # 10634181

CITY OF AUSTIN TP-0112020330
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: 1611 WOODLAWN BLVD

LEGAL DESCRIPTION: Subdivision - ENFIELD "C"

Lot(s) 58 Block _____ Outlot _____ Division _____

I/We DR. JOE WELLS on behalf of myself/ourselves as authorized agent for

DR. JOE WELLS affirm that on JULY 20, 2011

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A CARPORT COVER ON THE NORTHEAST CORNER OF THE HOUSE. A CARPORT HAS BEEN AT THIS LOCATION FOR OVER 15 YEARS. IT WAS RECENTLY REMOVED IN ORDER TO ACCESS THE BACK OF THE HOUSE IN ORDER TO REMOVE A NON-CONFORMING STRUCTURE. I WISH TO RECONSTRUCT IT AT THE SAME LOCATION, APPROXIMATELY THE SAME SIZE, AND IN A MORE ARCHITECTURALLY APPROPRIATE DESIGN.

in a RESIDENTIAL _____ 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:

THERE IS NO ISSUE WITH ZONING. WE ARE ASKING FOR RELIEF FROM THE 5'-0" SETBACK ON THE SIDE OF THE LOT AS THE CURRENT DISTANCE FROM THE SIDE OF THE HOUSE TO THE LOT LINE IS 10'-0" AND THIS FULL WIDTH IS REQUIRED FOR THE CARPORT.

HARDSHIP:

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

WE ARE REPLACING A CARPORT. WE HAVE NO ALTERNATE COVERED PARKING OPTIONS.

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

MOST OTHER PROPERTIES IN THE NEIGHBORHOOD HAVE CONVENTIONAL GARAGES.

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:

WE ARE REPLACING A RECENTLY REMOVED "SHED" CARPORT. THE NEW CARPORT WILL HAVE A STUCCO FINISH AND A STEEPLY SLOPED ROOF THAT WILL MATCH THE ORIGINAL HOME CONSTRUCTION.

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:

THE GRANTING OF THIS VARIANCE WILL PROMOTE PARKING IN THE COVERED SPACE OVER THE DRIVEWAY AND REDUCE 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:


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 11608 BELL
AVE _____

City, AUSTIN State TEXAS & Zip
78759

Printed THOMAS KAM Phone 512-219-1574
Date JULY 20, 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 716 WEST
AVE _____

City, AUSTIN State TEXAS & Zip
78701

Printed DR JOE WELLS Phone 512-276-8100
Date JULY 20, 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.

SCALE 1"=20'

JOSEPH T. WELLS and
LUDY WELLS
1611 WOODLAWN BOULEVARD
LOT 58, ENFIELD "C",
VOLUME 3, PAGE 106,
AUSTIN, TRAVIS COUNTY, TEXAS

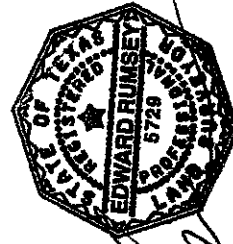
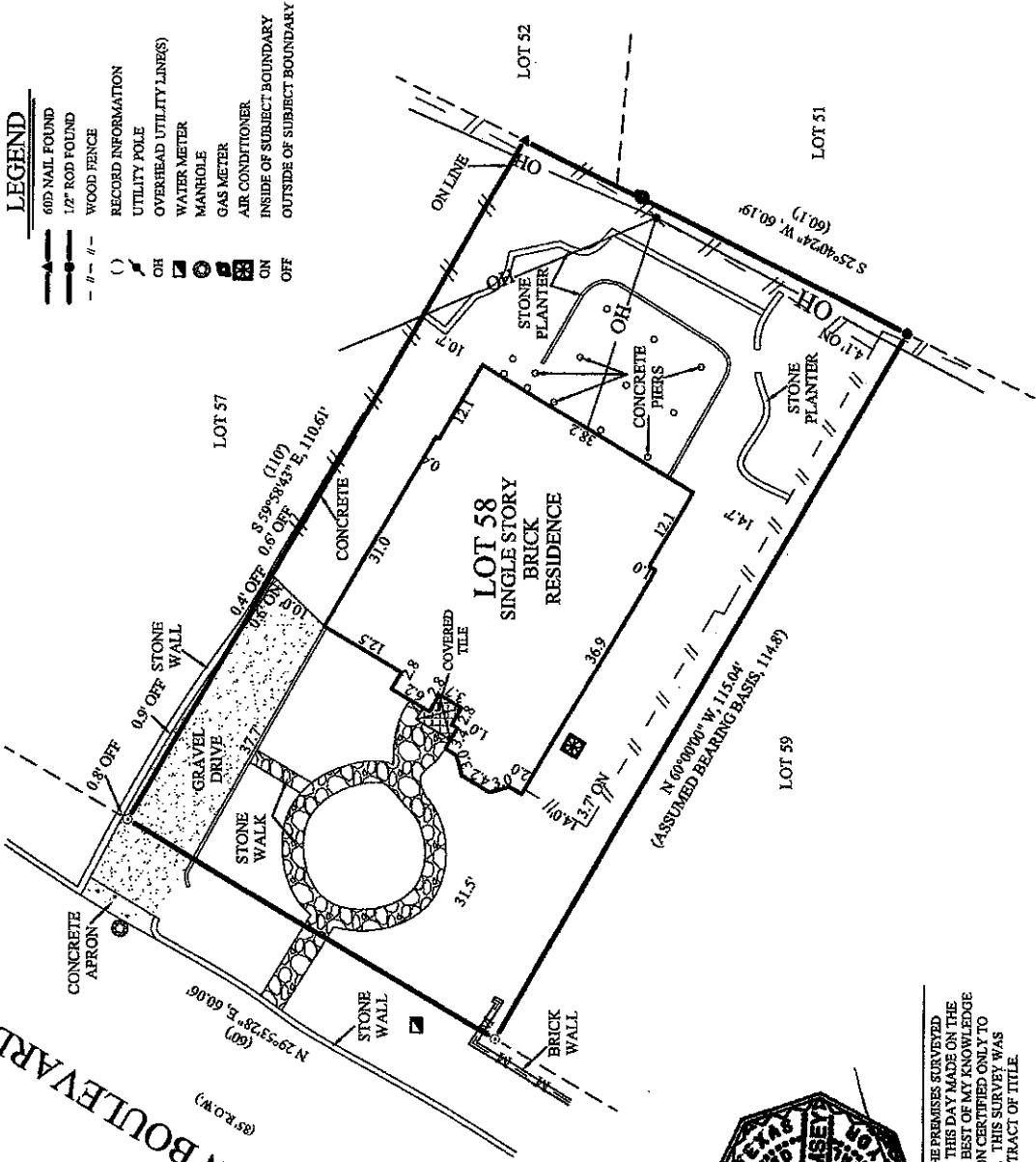
RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" INSURANCE SHOWN ON THE FLOOD INSURANCE RATE MAPS.
FILE MAP NO. 4845300445H
DATE: 9-26-2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

TITLE CO.	
G.E. NO.	
JOB NO.	A0519411
FIELD BY	EANON HORTON 06/06/2011
CALC. BY	EDWARD RUMSEY 06/07/2011
DRAWN BY	DAMIAN SMITH 06/07/2011
RELS CHECK	EDWARD RUMSEY 06/07/2011

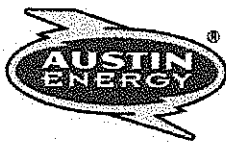
ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

WOODLAWN BOULEVARD
(85' R.O.W.)
N 29°53'28" E, 66.06'
N 09°00'00" W, 115.04'
(ASSUMED BEARING BASIS, 114.88')



TO THE LIEBHOLD AND/OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY, LEGALLY CORRECT HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

- LEGEND**
- 60D NAIL FOUND
 - 1/2" ROD FOUND
 - WOOD FENCE
 - RECORDED INFORMATION
 - UTILITY POLE
 - OVERHEAD UTILITY LINES
 - WATER METER
 - MANHOLE
 - GAS METER
 - AIR CONDITIONER
 - INSIDE OF SUBJECT BOUNDARY
 - OUTSIDE OF SUBJECT BOUNDARY



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

July 20, 2011

Thomas Kam
tom@tkaustin.com
Austin, Texas

Re: 1611 Woodlawn Blvd
Lot 58, Enfield C

Dear Mr. Kam,

Austin Energy (AE) has North reviewed your application for the above referenced property requesting to reduce the ~~South~~ side setback in order erect a carport cover. 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 with any existing or future improvements.

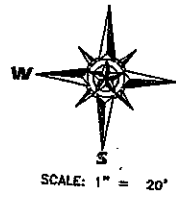
Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lena Lund".

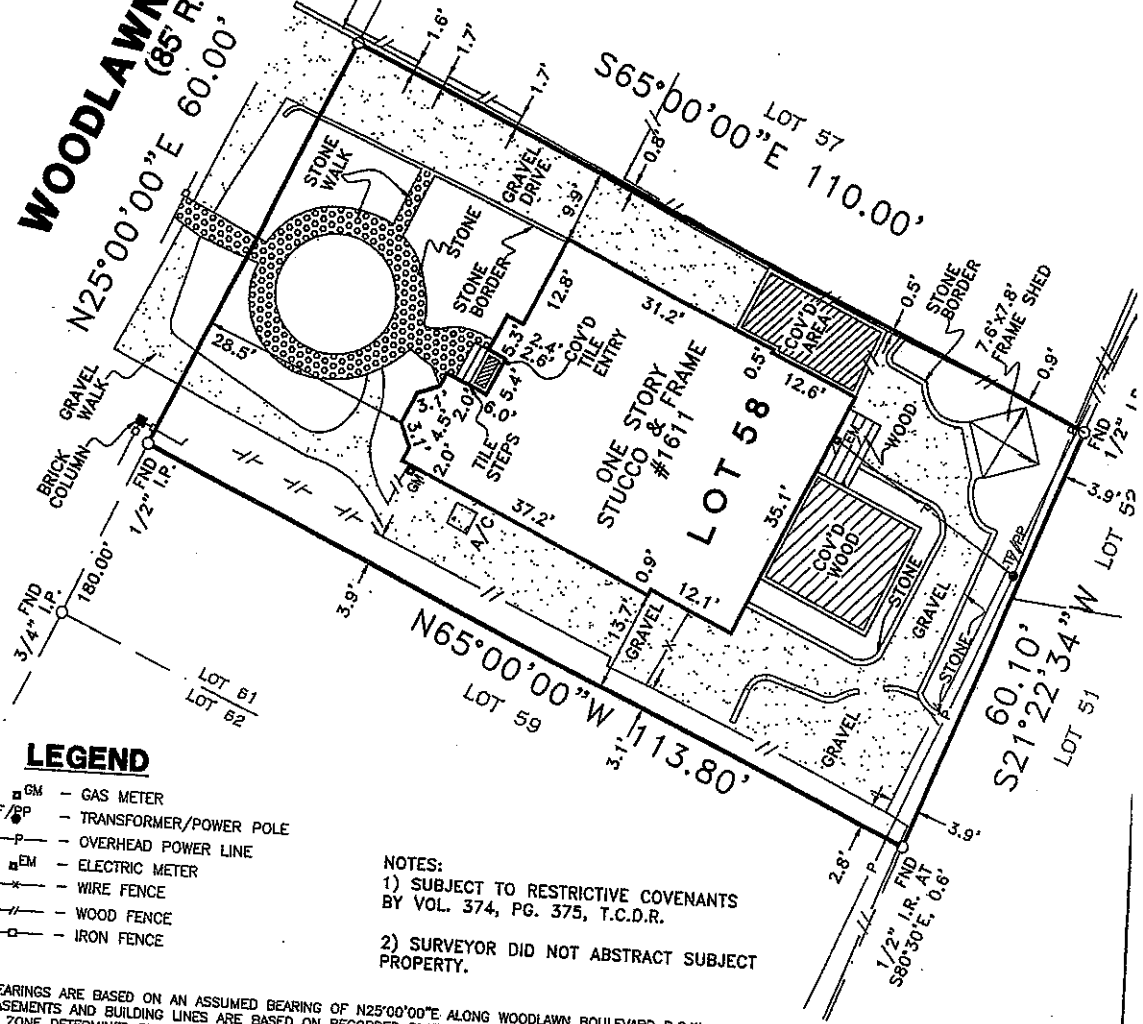
Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



WOODLAWN BOULEVARD
(85' R.O.W.)
N25°00'00"E 60.00'

NILES ROAD
(60' R.O.W.)
LOT 58
S65°00'00"E 110.00'



LEGEND

- GM - GAS METER
- TF/PP - TRANSFORMER/POWER POLE
- P - OVERHEAD POWER LINE
- EM - ELECTRIC METER
- W - WIRE FENCE
- WF - WOOD FENCE
- IF - IRON FENCE

NOTES:
1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 374, PG. 375, T.C.D.R.
2) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

ALL BEARINGS ARE BASED ON AN ASSUMED BEARING OF N25°00'00"E ALONG WOODLAWN BOULEVARD R.O.W. ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN CF NO. 002401297

LOT 58	BLOCK -	SECTION -	SUBDIVISION ENFIELD C		THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0205 E, REVISED JUNE 16, 1993.
RECORDATION VOLUME 3, PAGE 106, T.C.P.R.	COUNTY TRAVIS	STATE TEXAS	SURVEY		
LENDER CO.			TITLE CO. CHICAGO TITLE INSURANCE COMPANY		

PURCHASER YVONNE QUERALT
ADDRESS 1611 WOODLAWN BOULEVARD, AUSTIN, TEXAS 78703
JOB NO. 8100 W



Windrose Land Services Austin

WORK	03/15/04	MDL
ED BY	03/16/04	RC
ED BY	03/16/04	RW
MAPSCO NO.	584 H	
REVISION		

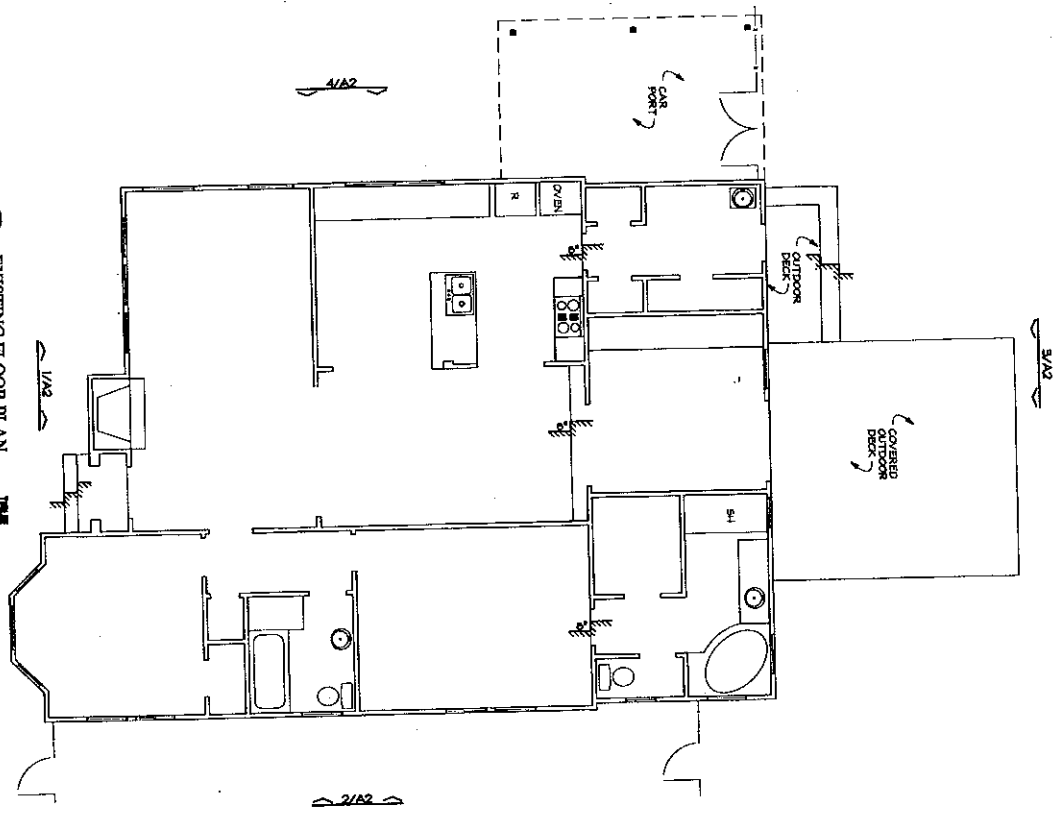


I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.

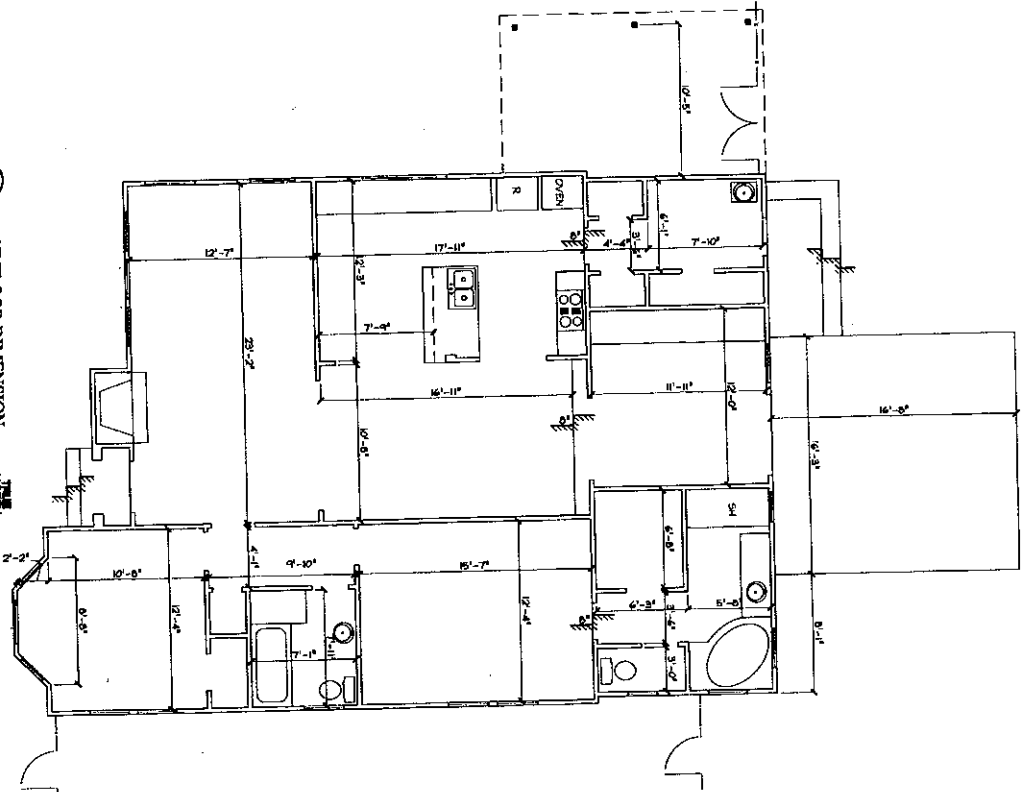
Ron Willis, 3/16/04

Windrose Land Services Austin
3913 Todd Lane, Suite 512
Austin, Texas 78744
TEL (512) 326-2100 FAX (512) 326-2770
©COPYRIGHT 2004 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED

1 EXISTING FLOOR PLAN
1/4" = 1'-0"



2 FIRST FLOOR DIMENSION PLAN
1/4" = 1'-0"



1611
WOODLAWN

1611 WOODLAWN
AUSTIN, TEXAS 78703

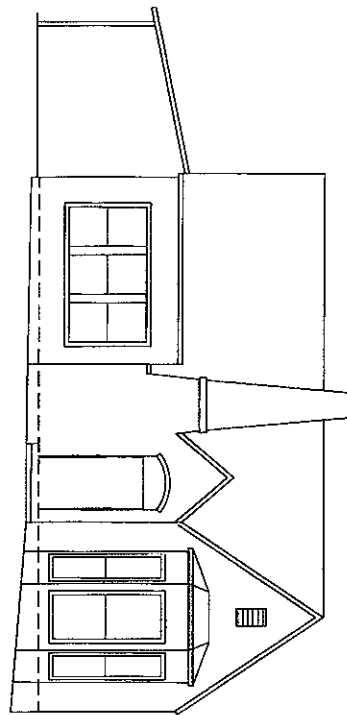
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11908 BELL AVENUE
AUSTIN, TEXAS 78759
(512) 219-1574 FAX: (512) 219-8180
(866) 308-1747 TOLL FREE
TK@TKAUSTIN.COM

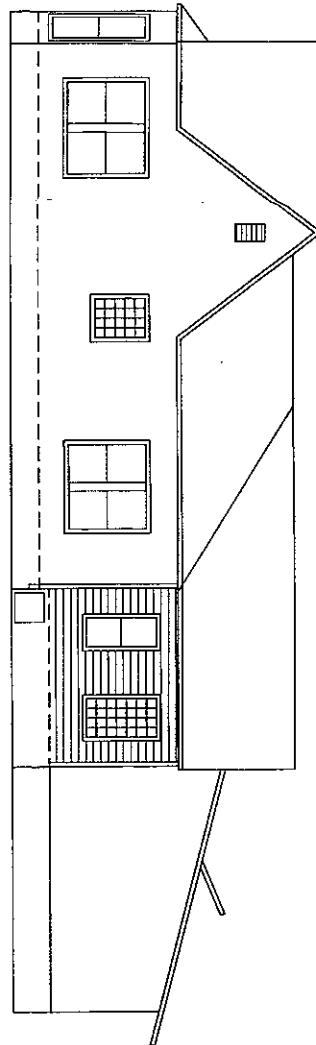


A1

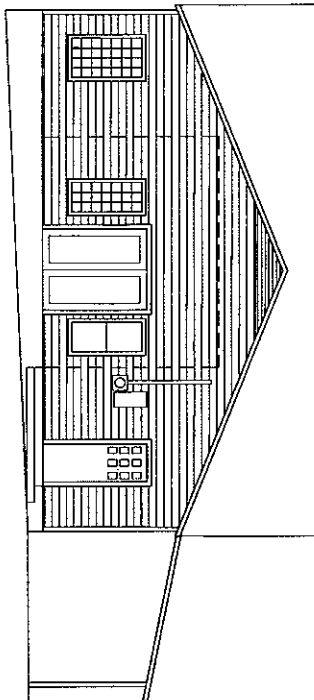
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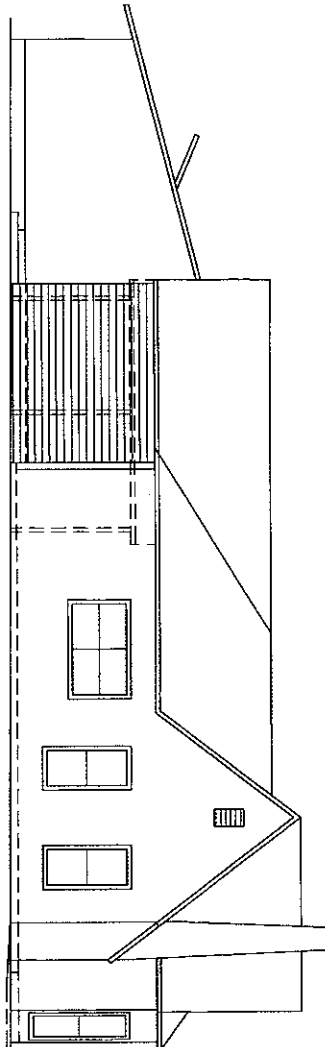
1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

Well
Woodlawn

1611 WOODLAWN
AUSTIN, TEXAS 78703

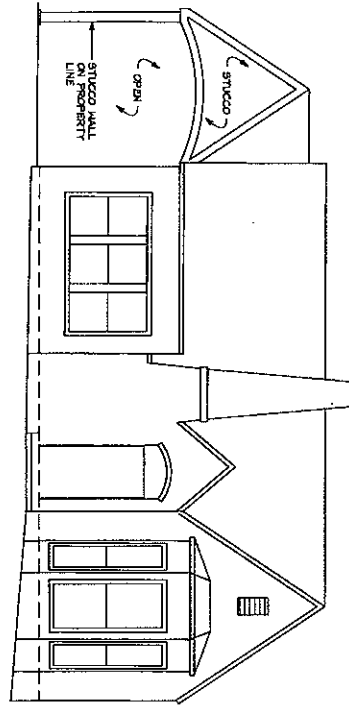
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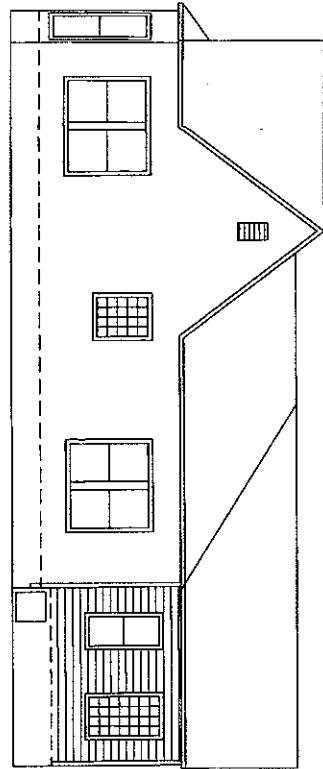


A2

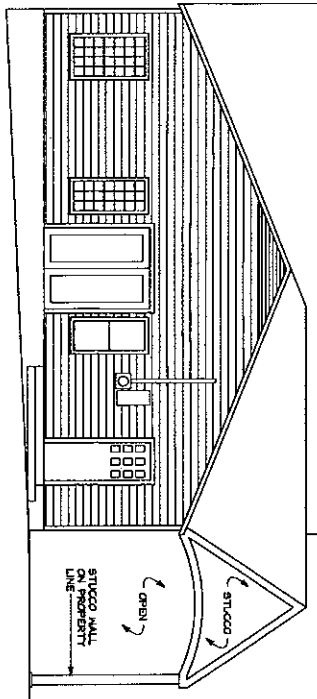
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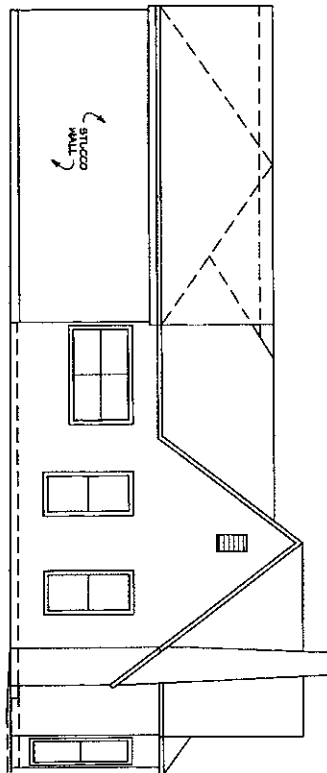
1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS WITH PROPOSED CARPORT

Kell Woodlawn

1611 WOODLAWN
AUSTIN, TEXAS 78703

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TOM@TKAUSTIN.COM



A2.1

DATE: JUN. 2, 2011