

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 # C15-2011-0102
ROW # 10635741

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

TP-0224190421

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

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

STREET ADDRESS: 2003 Patton Lane, Austin, Texas 78723

LEGAL DESCRIPTION: Subdivision - Windsor Park II Section I

Lot(s) 38 Block A Outlot _____ Division _____

I/We Jose Arriaga & Rafaela Arriaga on behalf of myself/ourselves as authorized agent for

Jose Arriaga & Rafaela Arriaga affirm that on _____, _____,

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

(check appropriate items below)

____ ERECT ____ ATTACH ____ COMPLETE ____ REMODEL X MAINTAIN

57%
Approximately ~~25~~% impervious cover 25-2-492(D)

40% → 64% 25-2-1603(B) - ft yard may not exceed 40% i.c.

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

Windsor Park Neighborhood Plan

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:

I had a single driveway to park up to 5 vehicles nightly. When parking the cars in the street, they were run into, broken into, or vandalized. I fenced the front yard and began parking the vehicles in the yard, locking the gate nightly. I received tickets for parking the cars in the yard. When talking with one of the officers on the ticket, it was suggested to pave the area where the cars are parked. I paved the part of the yard I was parking cars. Now I am getting code violations for impervious cover greater than 45%.

HARDSHIP:

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

I cannot provide for the health, safety, or welfare of my family and property. The violence and vandalism occurring to my private property is excessive and cannot be controlled without parking the cars within the fenced area and locking the gate nightly.

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

With only a single driveway and without the additional paved area, I cannot park all of my cars on pavement within the fenced and locked area.

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 for me to park my personal vehicles on pavement and within private property, not in the grass or street. Many other homes on the street have fenced yards with additional areas of pavement or gravel to park cars within private property.

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:

NA

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:

NA

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

NA

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

NA

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 Joe Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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 Jose A. Arriaga Mail Address 2003 Patton Lane

City, State & Zip Austin, Texas 78723

Printed Jose Arriaga Phone 512-363-8850 Date 08/15/2011

AUG 14, 2011

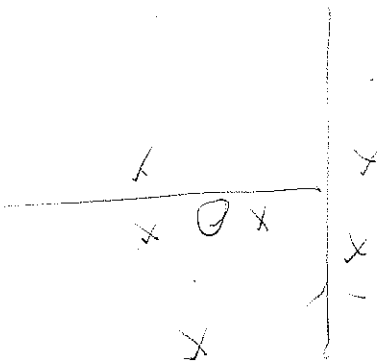
I (WE) Pat Mustoe HAVE LIVED
AT 6503 Dorchester Dr FOR 37 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME. (*Neighborhood*)

YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X Pat Mustoe



AUG 14, 2011

I (WE) Angela Vasquez HAVE LIVED
AT 6505 Dorchester FOR 20 YEARS. I(WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

yes YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

yes YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

x Angela Vasquez

AUG 14, 2011

I (WE) Mr. Brenda Wallace HAVE LIVED
AT 1907 Patton Lane FOR 19 YEARS. I(WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

✓ YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

✓ YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

✓ YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X George W. Wallace

AUG 14, 2011

I (WE) Romana Villafan HAVE LIVED
AT 2005 Patton Ln FOR 15 YEARS. I(WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

Yes YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X Romana Villafan

AUG 14, 2011

I (WE) Lo Verno P/H 10 HAVE LIVED
AT 1908 Patton Ln FOR 20 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

No YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X Lo Verno P/H 12/12

AUG 14, 2011

I (WE) GONZALO REYES HAVE LIVED
AT 2001 PATTON LN FOR 6 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

NO YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

NO YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X

[Signature]

AUG 14, 2011

I (WE) None p. HAVE LIVED
AT Chatham, R/F (2002) FOR 3 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

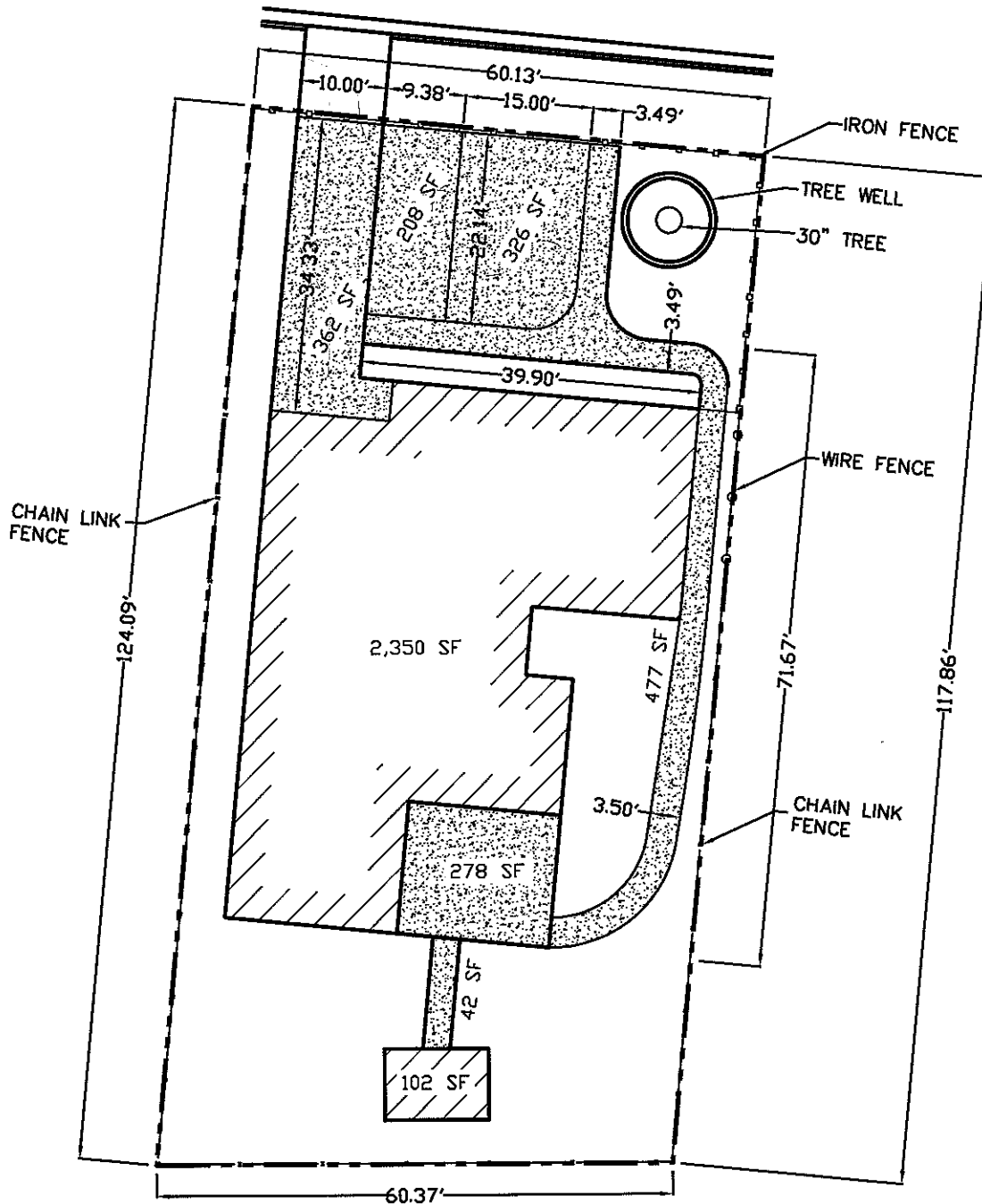
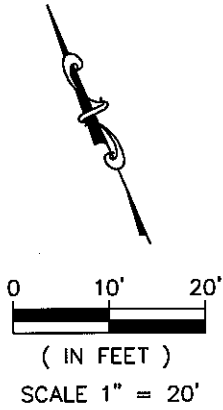
SI YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME). stolen truck

SI YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS
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FRONT OF THEIR HOME.

X 

ACTUAL CONDITIONS
2003 PATTON LN
AUSTIN TX



LOT SIZE 7,289 SF = 100%

TOTAL IMPERVIOUS COVER 4,145 SF = 56.87%

Walker, Susan

From: Jose Arriaga [Jose_A@mwmdesigngroup.com]
Sent: Wednesday, September 21, 2011 9:00 AM
To: Walker, Susan
Subject: FW:

Attachments: 20110921083621071_0001.pdf



2011092108362107
1_0001.pdf (44...

Hi Susan:

I'm enclosing this pdf and see if this is what you want I'm giving you the total of 25'x60.13'=1,503.13 SF And then the 45% Impervious cover 676.41 SF And the 40% Impervious cover 601.25 SF I asked Frank del Castillo to call you in case I didn't understood your instructions Please feel free to contact him (512-450-4916) in case you have more instructions for me.

Before I submitted the variance application I ask if there was another way for me to solve my problem like drilling holes into the concrete to let the water go into the ground or any other option to avoid removing the concrete and I didn't get any answer.

Please let me know what can I do.

--Jose A.

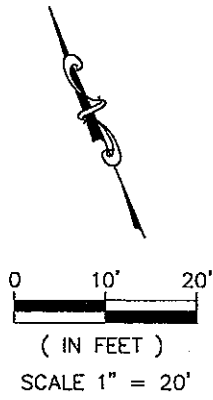
-----Original Message-----

From: Administrator
Sent: Wednesday, September 21, 2011 7:36 AM
To: Jose Arriaga
Subject:

This E-mail was sent from "RNPE658B2" (Aficio MP C6000).

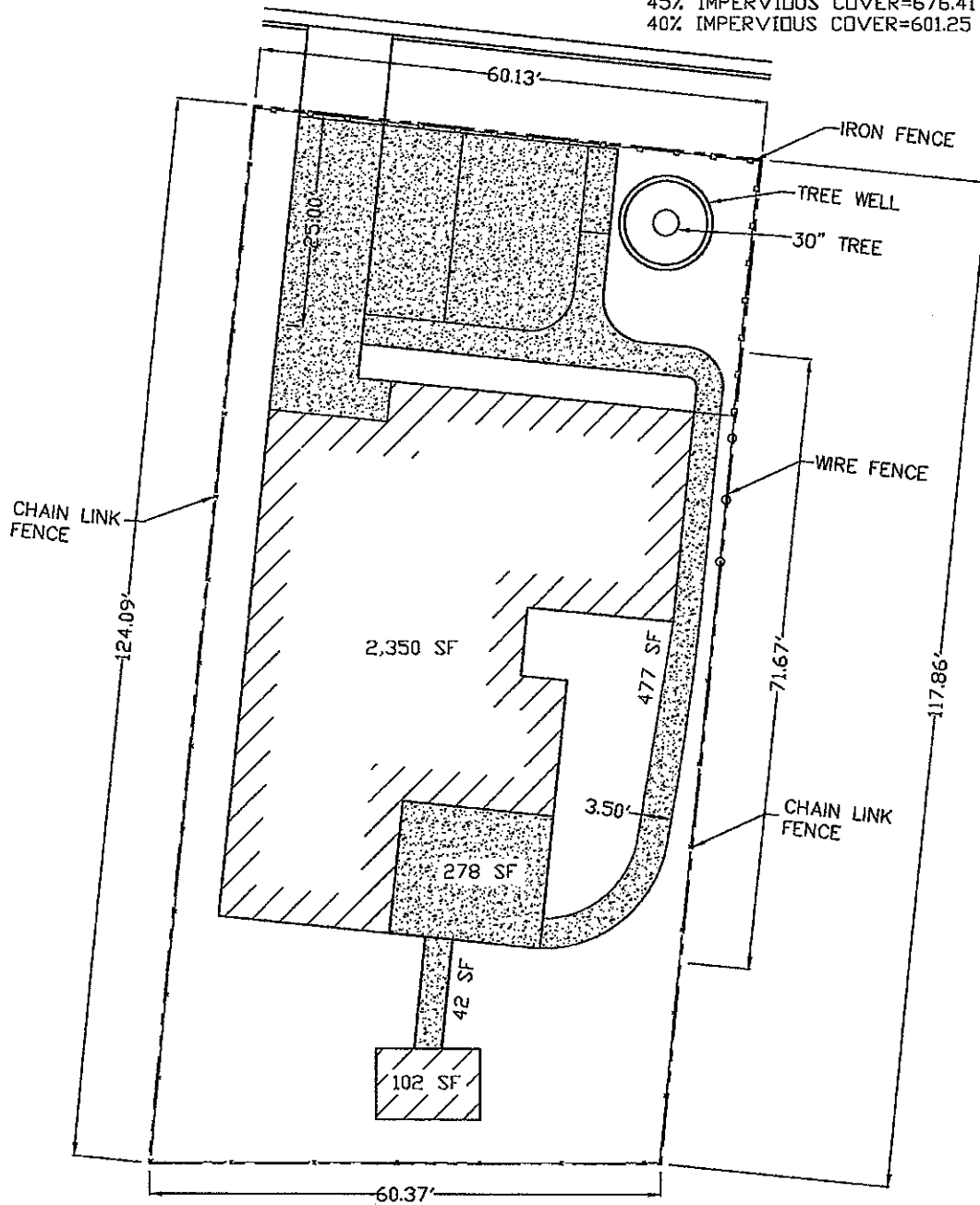
Scan Date: 09.21.2011 08:36:20 (-0400)
Queries to: postmaster@mwmdesigngroup.com

EXISTING CONDITIONS
2003 PATTON LN
AUSTIN TX



PATTON LN
50' R.O.W.

FRONT YARD 60.13'x25' = 1503.13 SF
TOTAL IMPERVIOUS COVER FRONT YARD = 962.14 SF
45% IMPERVIOUS COVER = 676.41 SF
40% IMPERVIOUS COVER = 601.25 SF





BOARD OF ADJUSTMENTS

CASE#: C15-2011-0102
 LOCATION: 2003 PATTON LN
 GRID: M26
 MANAGER: SUSAN WALKER



SUBJECT TRACT



ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Windsor Park Neighborhood Association



August 15, 2011

To Whom It May Concern:

The Windsor Park Neighborhood Association voted unanimously to take a neutral position on the code enforcement variance requested by Jose Arriaga of 2003 Patton Lane.

WPNA defers to the opinions and actions of Mr. Arriaga's immediate neighbors.

Sincerely,

**Martin Luecke
Vice President**

512.536.0465

From: david butts (djbutts@sbcglobal.net)
To: susanwiederspahn@sbcglobal.net;
Date: Tue, August 9, 2011 6:36:28 AM
Cc:
Subject: [No Subject]

Austin Board of Adjustment
Fr: David Butts
Re: Question regarding Arriaga residence

August 8th, 2011

I have lived across the street on Patton Lane from the Arriaga family since 1993 and they have been on that street longer than I have. Patton Lane had developed a very rough reputation before I moved there and in fact the Austin-American Statesman reported it as the 3rd most active crack cocaine distribution center in Austin in the early 90's. There was gunfire every week. Home burglaries were common place, drive by shootings as rival drug pushers vied for territory and car vandalism and break-ins.

It was rough, and some people died, but that was then and now it's better. Still though, there are still a goodly number of home break-ins and the same with cars being broken into or damaged. We also have some gang activity where they cruise around at night and jump out and pummel some hapless person walking on the street. And parking on the street is really unwise. A few years back a drunk driver hit a car parked close to my house and push the whole mess into my two parked cars that were just off the road in the driveway outside my fence. And I do see someone's car window broken every couple of weeks in the neighborhood. It is always something in this part of Windsor Park.

My point is this: When you go through a lot of this unpleasantness, you start looking for ways to protect your family and your possessions. Mr. Arriaga wanted to protect his trucks so he put up a fence to keep people out. Naturally, he didn't want them mired in mud, if and when it should ever rain again, so he laid down a concrete cover over a good portion of his small front yard. He did not cover all of the yard and he certainly left a good bit of ground for the front yard tree. Far more space than I see provided for those trees at the shopping malls. He was just trying to protect his property and not have a bunch of ruts in front of his house.

Finally, I would point out that Mr Arriaga and his family stayed. During the bad days a lot of people just moved out of this area. There was a real concern that the rot would take over the whole street. The Arriaga's and a number of others hung in there. They deserve some consideration and I would ask the Board to take their situation into their decision. Thank You.


David Butts
1914 Patton Lane

AUG 14, 2011

I (WE) LaCerna P/H/10 HAVE LIVED
AT 1908 Patton Ln FOR 20 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

No YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X LaCerna P/H/12

AUG 14, 2011

I (WE) Geo. Brenda Wallace HAVE LIVED
AT 1907 Patton Lane FOR 19 YEARS. I(WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

✓ YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

✓ YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

✓ YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X George W. Wallace

AUG 14, 2011

I (WE) GONZALO REYES HAVE LIVED
AT 2001 PATTON LN FOR 6 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

NO YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

NO YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X

[Signature]

AUG 14, 2011

I (WE) Romana Villafan HAVE LIVED
AT 2005 Patton Ln FOR 15 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

Yes YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X Romana Villafan

AUG 14, 2011

I (WE) CEsar Benalides HAVE LIVED
AT 6601 MIRA LOMA Ln FOR 6 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

~~NO~~ YES YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

NO YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

x Al

AUG 14, 2011

I (WE) Angela Vasquez HAVE LIVED
AT 6505 Dorchester FOR 20 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

yes YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

yes YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

x Angela Vasquez

AUG 14, 2011

I (WE) Pat Mustoe HAVE LIVED
AT 6503 Dorchester Dr FOR 37 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.


YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME. (Neighborhood)

YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X Pat Mustoe

AUG 14, 2011

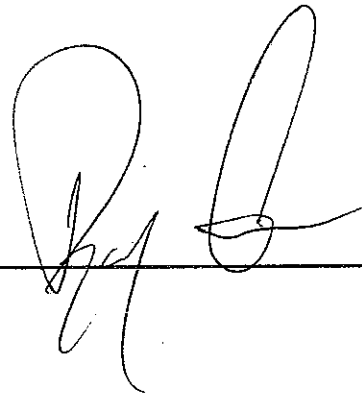
I (WE)  HAVE LIVED
AT 2009 Jonathan FOR 2 YEARS. I(WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

NO YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

YES YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X



AUG 14, 2011

I (WE) None P. HAVE LIVED
AT Chatham, R/F (2002) FOR 3 YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

SI YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME). stolen truck

SI YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X 


AUG 14, 2011

I (WE) Argelia Salgado HAVE LIVED
AT 2004 CHATHAM FOR 2000 ^{11 años} YEARS. I (WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

Si YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

Si YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

Si YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X  _____

AUG 14, 2011

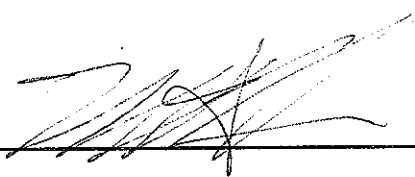
I (WE) Michael Kackman HAVE LIVED
AT 6407 Kenilworth Dr. FOR 8 YEARS. I(WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

✓ YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

✓ YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

✓ YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X

A handwritten signature in black ink, appearing to be 'Michael Kackman', written over a horizontal line.

AUG 14, 2011

I (WE) Lucia and Simón Hernández HAVE LIVED
AT 6412 Kenilworth FOR 10 YEARS. I(WE)
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN
ANY WAY.

YES OR NO I HAVE HAD BURGLARIES/
VANDALISM ON MY PROPERTY (HOME).

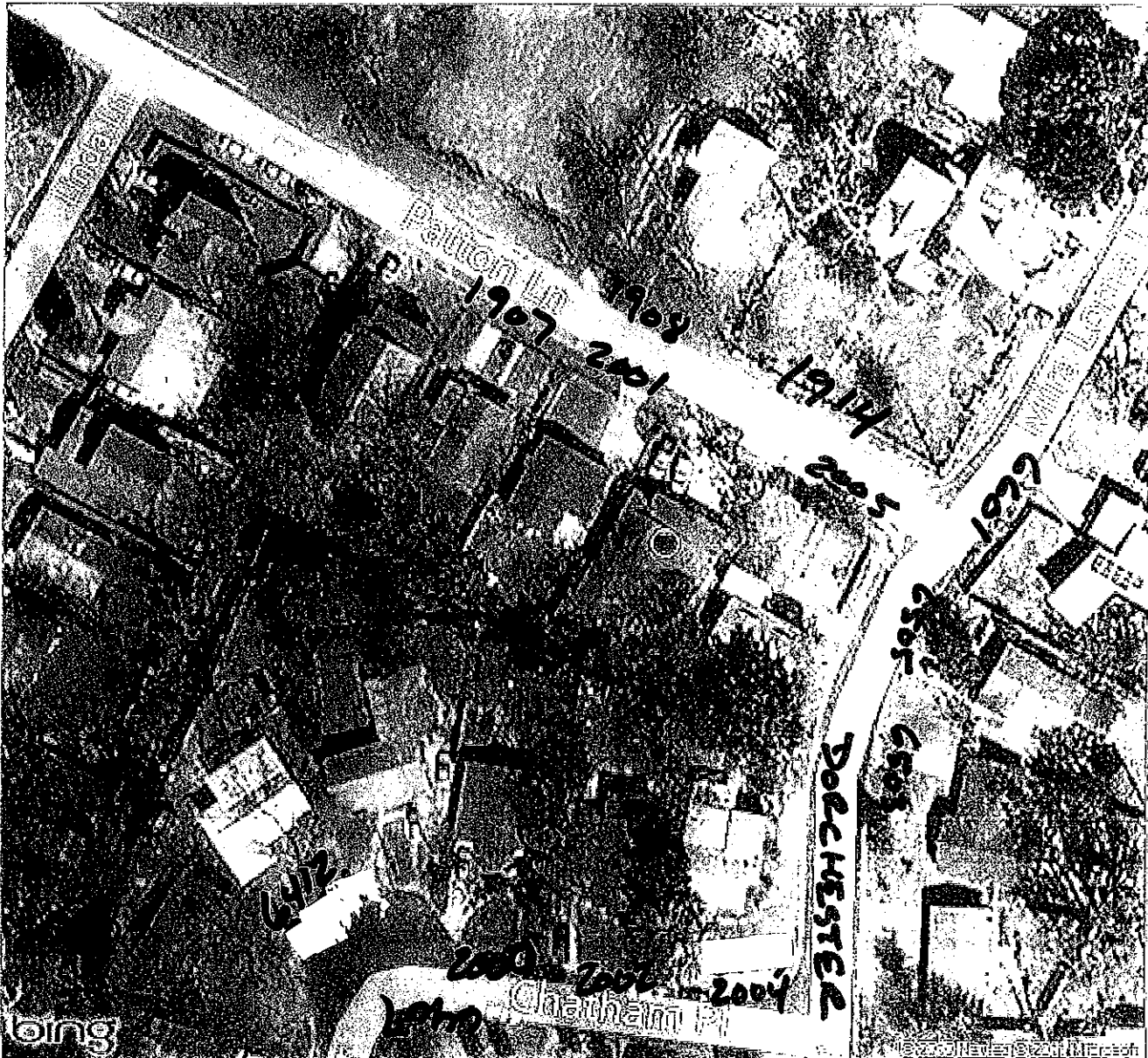
YES OR NO I HAVE HAD HIT & RUNS ON MY CARS
PARKED ON STREET IN FRONT OF MY HOME.

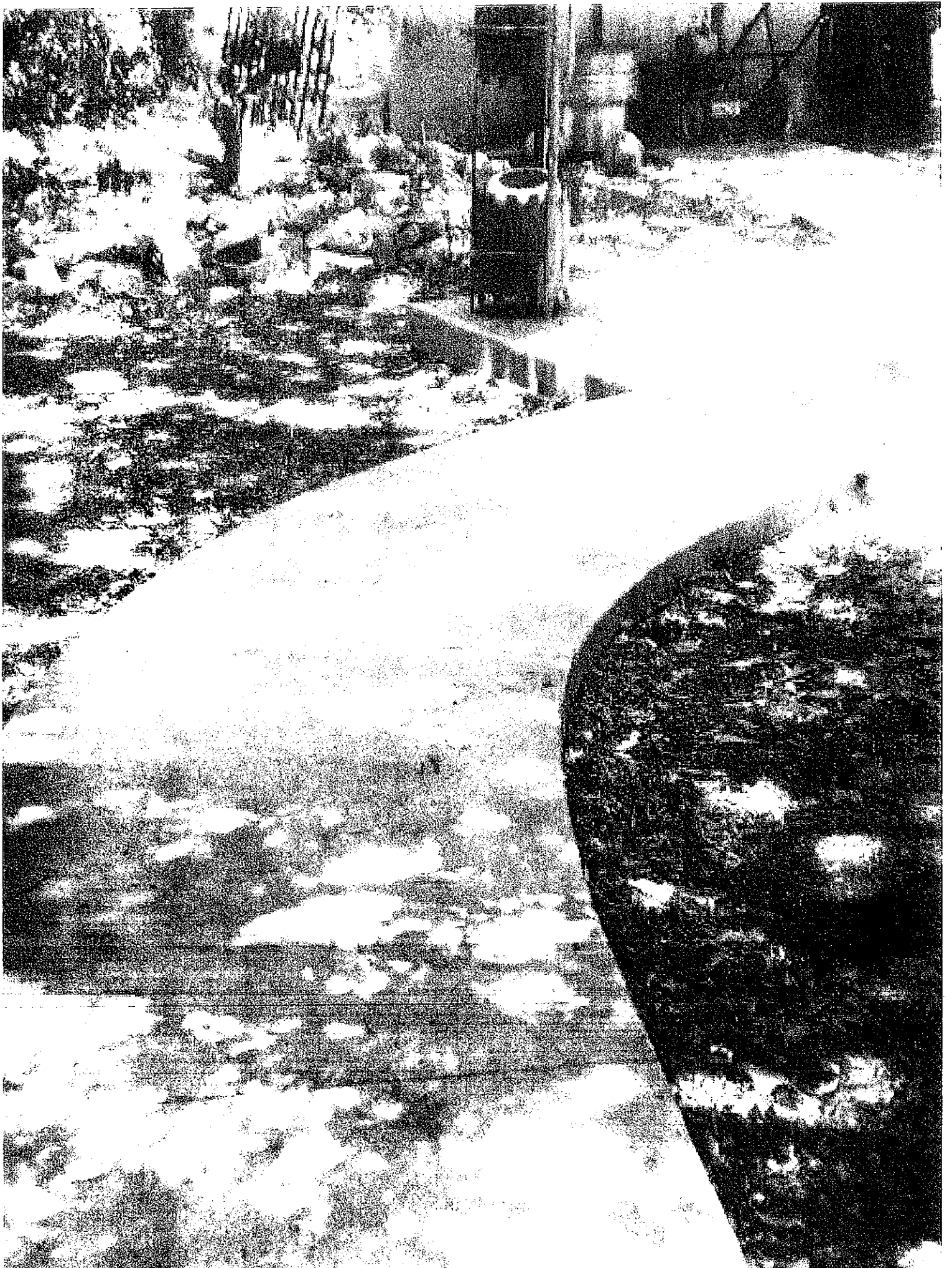
YES OR NO I KNOW OF A NEIGHBOR THAT HAS
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN
FRONT OF THEIR HOME.

X Lucia

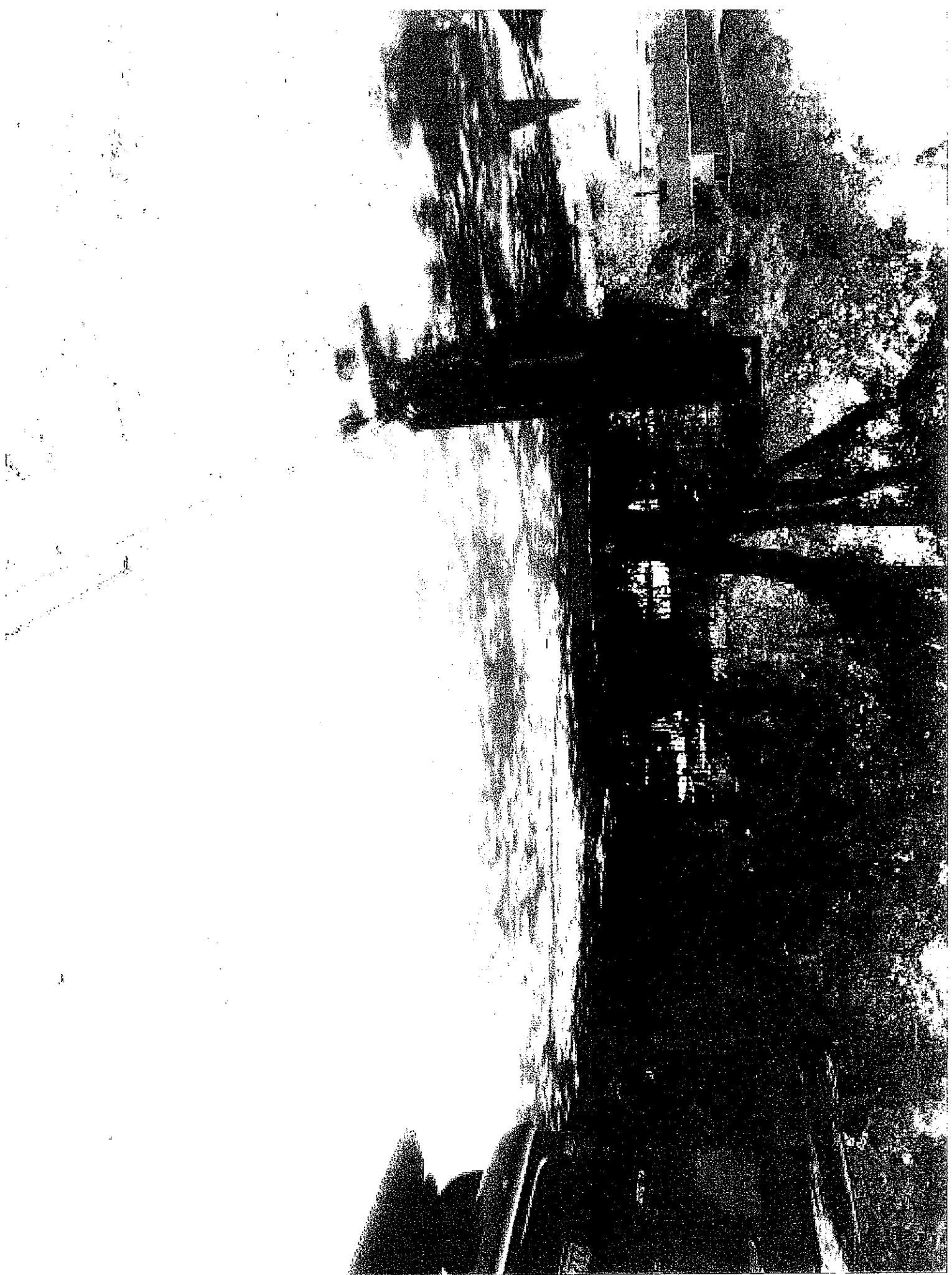
2003 Patton Ln, Austin, TX 78723-1237

FREE! Use Bing 411 to find movies, businesses & more: 800-BING-411









Google maps

Address 2201 Patton Lane

Address is approximate

