

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 # C15-2011-0103
ROW # 10644212

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

TP-0106160508

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

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

STREET ADDRESS: 3312 Thousand Oak Cv

Jose Acuna 29/8/11 07:03 PM
Deleted:

LEGAL DESCRIPTION: Subdivision - French
Creek Crossing

Lot(s) 7 Block A Outlot _____

Division _____

I/We Jose M Acuna on behalf of myself/ourselves as authorized agent for

_____ affirm that on Austin, Tx

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

An unattached carport. 5' → 0' along

the east property line.

and 5' → 4.8'

along the
south p.l.

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

in a _____ district.
(zoning district)

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 carport will be very close to the property limit. Next door we have a residential property.

HARDSHIP:

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

This is the only place where I can build a carport. In the back of my property there is a city easement and I cannot build anything on top of that. The place where the carport will go is already part of the driveway and the previous owner used to park a Recreational Vehicle there, as of today it is an enclosed parking spot. I am opening it and just trying to build a cover for a car.

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

Next door we have a Residential property that belongs to Mr. Gavin Villarreal. The address is 3310 Thousand Oaks Cv. The carport on my property will be contiguous to Mr. Villarreal's back yard, there is no construction other than a fence separating the two properties. I already have Mr. Villarreal's authorization to build the carport on the 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:

My property is at the end of a cul de sac street. The carport will go almost at the end of my property. I am only building a carport on the right side property limit and it will not alter the house and it cannot be seen from the street. The area is already part of my driveway.

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:

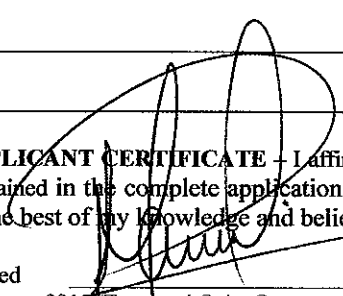
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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  Mail
Address 3342 Thousand Oaks Cv
City Austin, State Tx & Zip 78746

Printed Jose Acuna Phone 512 814 9426 Date
08/30/2011

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 3312 Thousand Oaks
Cv _____

City, _____ State _____ & _____ Zipp Austin, Tx.
78746

Printed Jose Acuna Phone 512 814 9475 Date
08/30/2011

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.

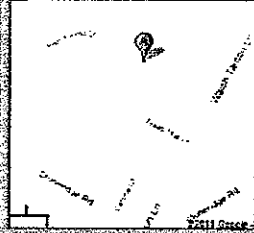
SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (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) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) 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.

Prepared By:

EXACTA

TEXAS SURVEYORS



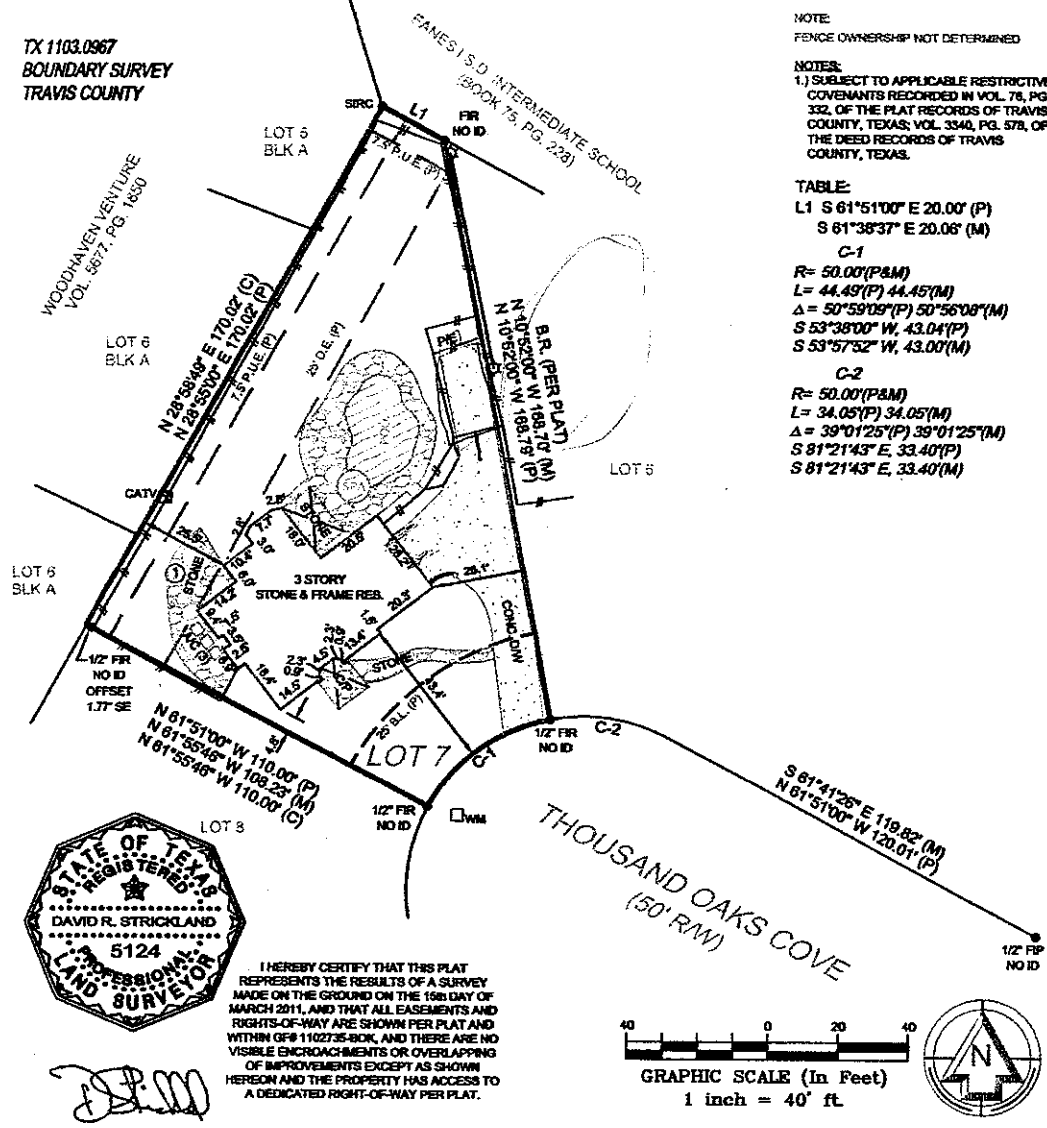
PROPERTY ADDRESS: 3312 THOUSAND OAKS COVE, AUSTIN, Texas 78746

SURVEY NUMBER: 1103.0967

FIELD WORK DATE: 3/15/2011

REVISION DATE(S): (rev. 0 3/17/2011)

TX 1103.0967
BOUNDARY SURVEY
TRAVIS COUNTY



NOTE:
FENCE OWNERSHIP NOT DETERMINED

NOTES:
1) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 78, PG. 332, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; VOL. 3340, PG. 578, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TABLE:

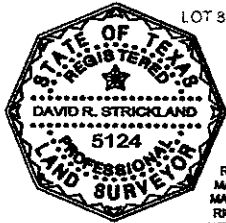
L1 S 61°51'00" E 20.00' (P)
S 61°38'37" E 20.06' (M)

C-1

R= 50.00'(P&M)
L= 44.49'(P) 44.45'(M)
Δ= 50°59'09"(P) 50°56'00"(M)
S 53°38'00" W, 43.04'(P)
S 53°57'52" W, 43.00'(M)

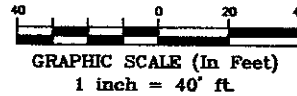
C-2

R= 50.00'(P&M)
L= 34.05'(P) 34.05'(M)
Δ= 39°01'25"(P) 39°01'25"(M)
S 81°21'43" E, 33.40'(P)
S 81°21'43" E, 33.40'(M)



David R. Strickland

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 15th DAY OF MARCH 2011, AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN PER PLAT AND WITHIN GCS 1102735-BOK, AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



POINTS OF INTEREST: 1. STONE PATIO OVER 25' D.E.

FLOOD INFORMATION:

By performing a search at www.fema.gov, the property appears to be located in zone X (with a Base Flood Elevation of NA). This Property was found in CITY OF AUSTIN, community number 480624, dated 07/26/08.

CLIENT NUMBER: 11028735-BOK

DATE: 3/17/2011

BUYER: JOSE MANIEL ACUNA AND MARTHA GARZA FALCON

SELLER:

CERTIFIED TO: JOSE MANIEL ACUNA AND MARTHA GARZA FALCON; INDEPENDENCE TITLE COMPANY; NATIONAL INVESTORS TITLE INSURANCE COMPANY; COMPASS BANK; ITS SUCCESSORS AND/OR ASSIGNS

This is page 1 of 2 and is not valid without all pages.



Exacta Texas Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Texas.

EXACTA

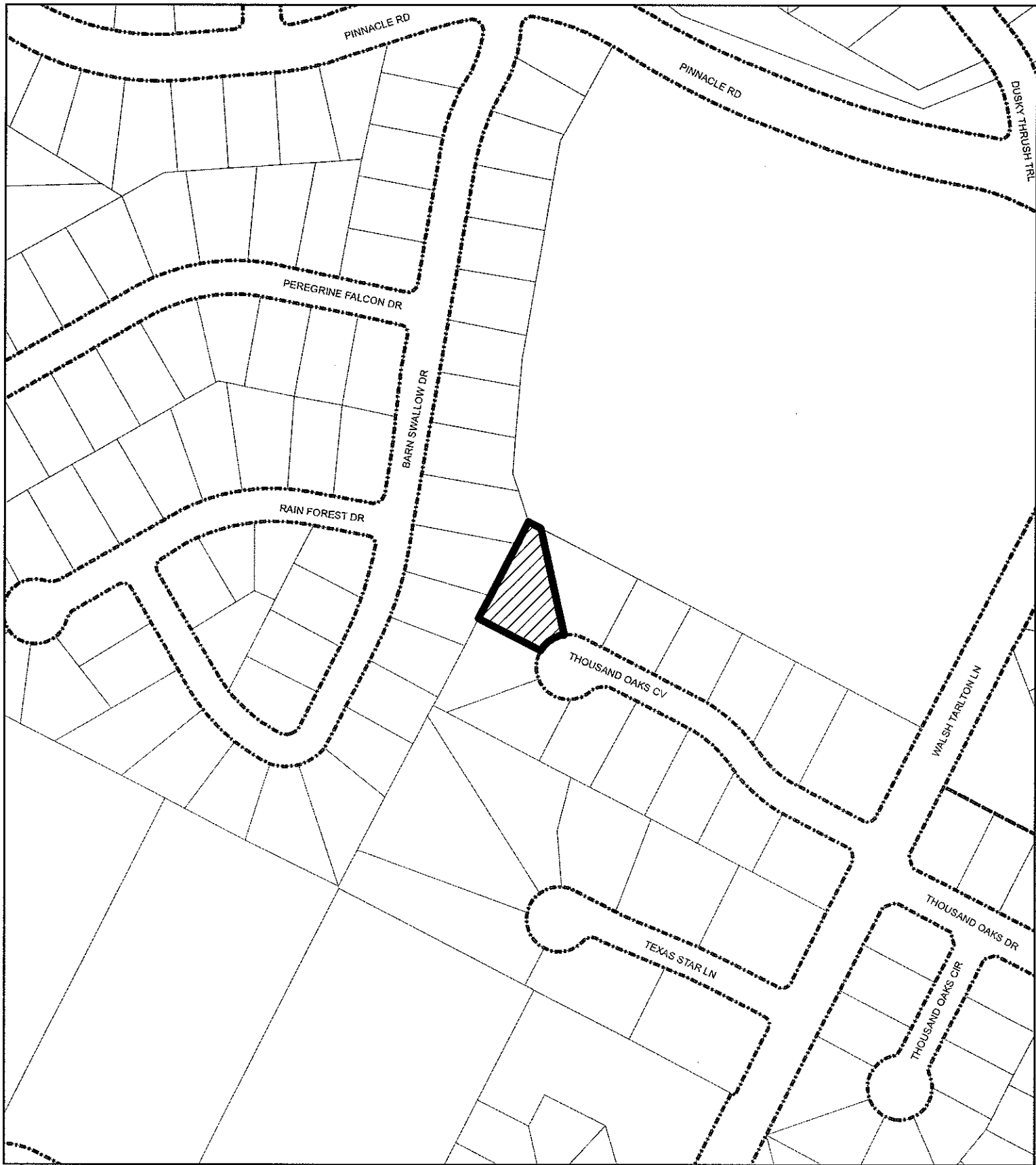
Exacta Texas Surveyors, Inc. : LB# 101739-00

5300 N. Guadalupe Blvd., #4011
Houston, Texas 77036

P: 281.763.7760

F: 281.763.7767

www.exacta365.com



BOARD OF ADJUSTMENTS



 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: C15-2011-0103
 LOCATION: 3312 THOUSAND OAKS CV
 GRID: F22
 MANAGER: SUSAN WALKER



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.

OWNER Pete Morgan Bldrs ADDRESS 3312 Thousand Oaks Cove

PLAT File LOT 7 BLK.

SUBDIVISION Franch Creek Crossing

OCCUPANCY Two story frm res w/stone ven and att gar

BLDG. PERMIT # 191691 DATE 2-20-80 OWNERS ESTIMATE 65,583.00

CONTRACTOR Owner NO. OF FIXTURES

WATER TAP REC# G 07685 SEWER TAP REC# 91836