

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 #

ROW #

C15-2011-0115

10661034

TP-0133210304

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: 3605 Robbin(s) Road, Austin TX 78730

LEGAL DESCRIPTION: Subdivision – abs 437 Sur 1 Jett J Acr. 0.411 Oak Shores

Lot(s) D Block _____ Outlot _____ Division _____

I/We Richard T. Swisher on behalf of myself/ourselves as authorized agent for

My wife and myself affirm that on September 25, 2011,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE XX REMODEL MAINTAIN

(1) Requesting front yard setback reduced to 12 ft. in order to erect a

(2) Modification to pervious cover to add garage and allow 34% impervious cover

garage
& elevator
tower

In a LA & SF2 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 was an original cut into the hillside for existing driveway. Existing driveway does not allow for proper movement of the physically challenged or safe access into existing garage. No street parking because of a narrow street. We propose adding off street parking on top of new garage, a lift or elevator for the movement of the physically challenged, and a way to improve safety by not having to back out of existing steep driveway on to the street.

HARDSHIP:

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

We wish to incorporate a Universal Design to allow for the proper movement of the physically challenged, including the installation of a lift or elevator. Lot is small and was originally cut to install a steep driveway. Front yard is primarily a steep hill of non-pervious rock. Our lot is not similar to the neighbors as we do not have a front yard or proper driveway similar to neighbors that allows us safe and adequate ingress and egress onto the street. Many neighbors have already built in their front setback, do not have to back on to street, and can turn around on their lots. Our existing home uses near 28% of impervious area of the lot and our variance is to allow 34.8% overall impervious cover. Most of the increase in impervious cover needed will be over the existing rock area near the driveway and does not affect the backyard or flat areas that currently exist. The proposals will also reduce any water run off by contouring the driveway and hill to stop the current runoff that occurs into the backyard and eventually the lake.

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

The requested variances allow for a subterranean type garage which will give guest and owner parking off street. The impervious cover variance does not significantly alter the existing impervious cover percentages. Most of the impervious area needed consists of a rock hill that has very little pervious properties.

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:

Neighboring properties have a driveway and carport/garage that allows for parking on property rather than on street that can safely be used without having to back up on to the street. Many neighbors have structures closer to the property line than the current 25 foot requirement. Our proposed 12 foot setback will confirm to the existing building already constructed and if fact will be farther back than my immediate next door neighbor.

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:

Granting of this variance will serve to reduce street parking by allowing a new garage with parking atop the garage that will be street level and large enough for two cars to be parked off the street for guests or owners.

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

No safety hazards will be created and will eliminate the need for a car to back up a hill and into a blind street.

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 [Signature]

Mail Address: 1210 Bruton Springs Rd
Austin, TX 78733

Printed: Richard T. Swisher Phone 512-402-0822

Date September 25, 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 [Signature]

Mail Address: 1210 Bruton Springs Rd
Austin, TX 78733

Printed Richard T. & Gail M. Swisher Phone 512-402-0822 Date 9-25-2011

cell: 633-2082



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0115
LOCATION: 3605 ROBBIN ROAD



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.



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

September 14, 2011

Rick Swisher
3605 Robbins Rd
Austin, Texas 78730

Re: 3605 Robbins Road
0.411 acre, Jett Sur 1, or Lot D, Oak Shores Unrecorded

Dear Mr. Swisher,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the front setback from 25 ft to 12 ft in order to construct a garage. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

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

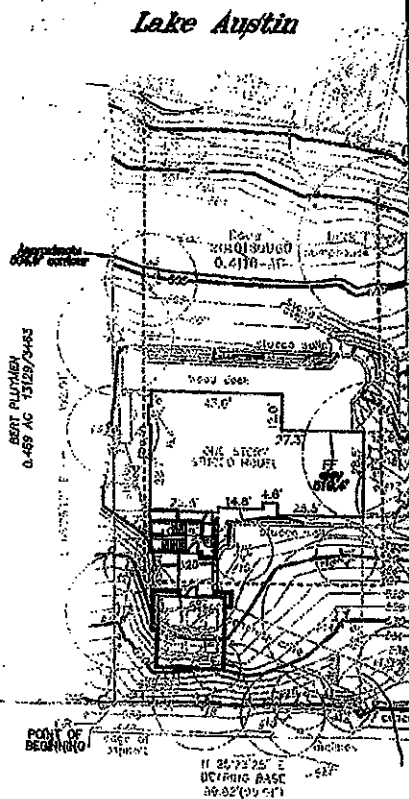
Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund".

Lena Lund

Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



City has reviewed this plan for 3605 Robbins Rd
 and approves the variance requested before the Board of Adjustment. Any changes to
 must be approved by Austin Energy.

W. J. [Signature]
 [Signature]

Date 9/14/2011

Impervious Calculations

3605 Robbin Road

Total Square Footage Per Slope Designation	Slope	Allowed Imp. Cover (%)*	Existing Imp. Cover (%)	Existing Imp. Cover (s.f.)	Proposed Imp. Cover (%)	Proposed Imp. Cover (s.f.)	Difference between Existing and Proposed
6,064	0% - 15%	35%	57.3%	3,476	55.2%	3,350	-2.1%
6,547	16% - 25%	10%	14.3%	934	25.2%	1,652	11.0%
1,639	26% - 35%	5%	0.0%	0	0.0%	0	0.0%
3,649	35%+	NA	16.8%	613	33.7%	1,229	16.9%

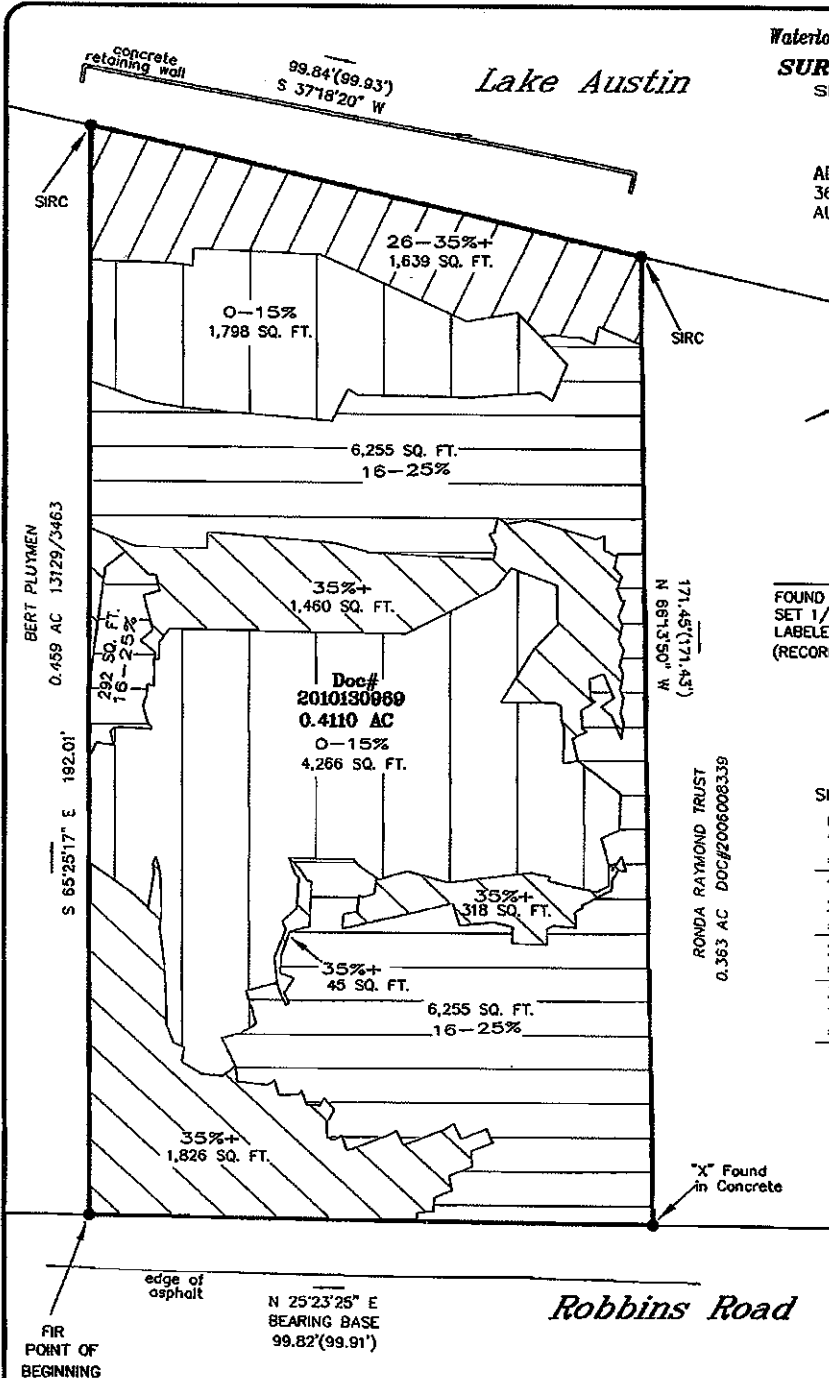
17,899 s.f. Total Lot Size

* - per LDC 25-2-551 (D) (3) - Lake Austin Zoning
NA = Not Allowed

28.1%	Existing Impervious Cover Total (%)
5,023	Existing Impervious Cover Total (s.f.)
34.8%	Proposed Impervious Cover Total (%)
6,231	Proposed Impervious Cover Total (s.f.)

SURVEY PLAT
SLOPE MAP

ADDRESS:
3605 ROBBINS ROAD
AUSTIN, TEXAS 78730



LEGEND

FOUND 1/2" IRON ROD
SET 1/2" IRON ROD W/CAP
LABELED "WATERLOO RPLS 4324"
(RECORD CALL)

FIR
SIRC

SLOPE CALCULATIONS ()	LOT AREA
0-15%	
1,798 + 4,266	
= 6,064 SQ. FT.	(33.9%)
16-25%	
292 + 6,255	
= 6,547 SQ. FT.	(36.6%)
26-35%	
= 1,639 SQ. FT.	(9.2%)
35% +	
1,826 + 45 + 318 + 1,460	
= 3,649 SQ. FT.	(20.3%)

LEGAL DESCRIPTION:

BEING 0.4110 ACRE OF LAND, MORE OR LESS, OUT OF THE JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437, IN TRAVIS COUNTY, TEXAS, ALSO BEING LOT D, OAK SHORES, AN UNRECORDED SUBDIVISION, FURTHER BEING THAT CERTAIN 0.411 ACRE TRACT CONVEYED TO BANK OF AMERICA, NA, BY DEED RECORDED IN DOCUMENT NO 2010130969, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3 Survey.

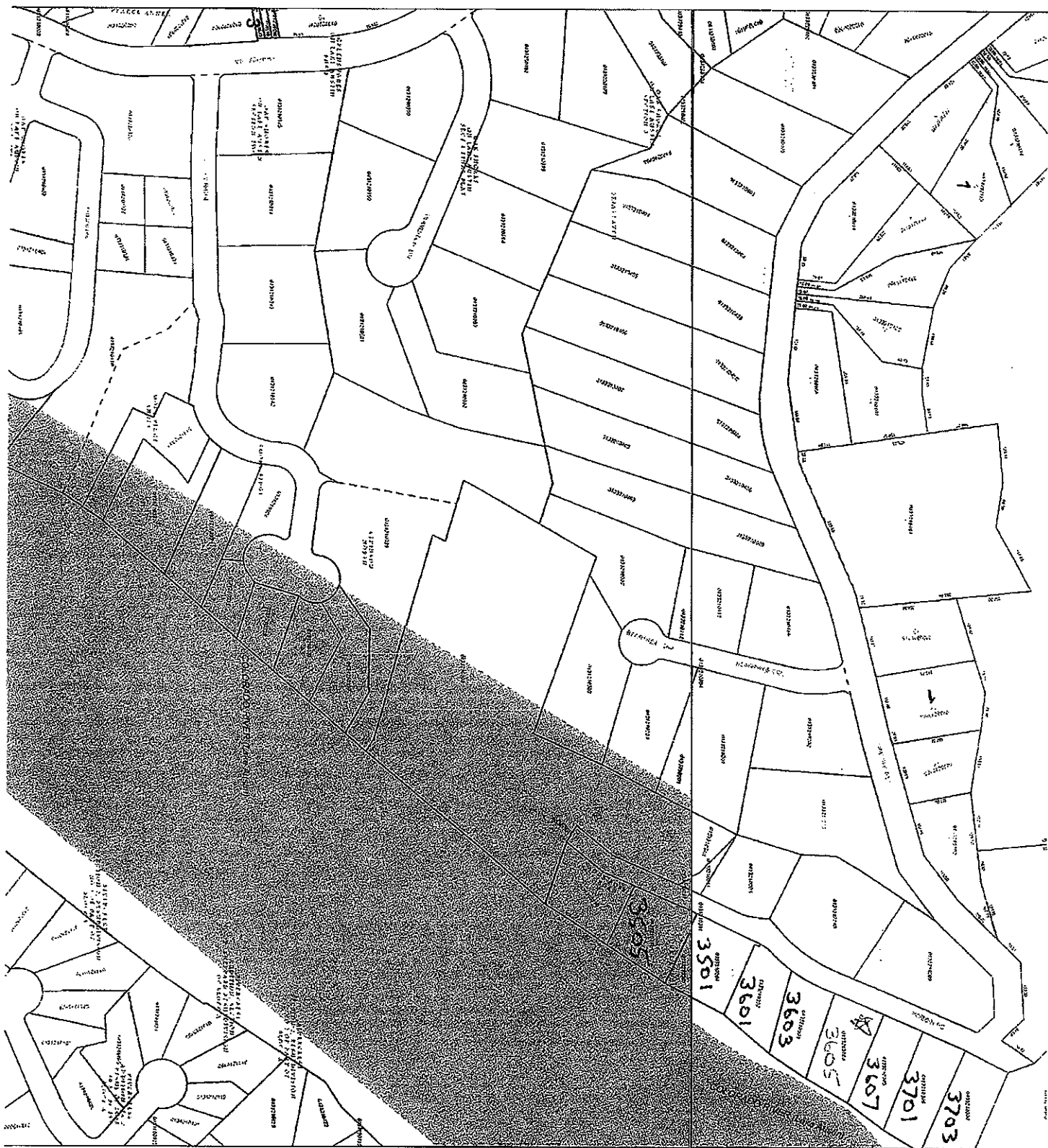
Dated this the 20TH day of SEPTEMBER, 2011.

And the property described hereon appears to IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood

hazard boundary map revised as per Map Number: 48453C0430H

Zone: AE Dated: SEPTEMBER 26, 2008





NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

Travis Central Appraisal District
8314 Cross Park Drive P.O. Box 149012
Austin, Texas 78754 Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-3317 Appraisal Information (512) 834-9318
TDD (512) 635-3328

3321

Revision Date
1/24/2006

Feet

11/25/13 11:50 AM
11/25/13 11:50 AM
11/25/13 11:50 AM

NAD_1983_StateP
Projector

721, page 3536
F. A. BULLARD
S. SURVEY.

1063
S. 7/10/20

0-415-86

2015-10-09 10:15

(CP) 9712

ΕΠΙΣΤΗΜΟΝΙΚΗ

N 25°24'05" E
PE/PLNG BASE
50.02 (19.91)

Hobbins Hood

30°20'25.33"N 97°49'01.78"W elev 531 M

Waterloo Surveyors Inc.
SURVEY PLAT
Topographic & Tree

J12903

LEGAL DESCRIPTION:

BEING 0.4110 ACRE OF LAND, MORE OR LESS, OUT OF THE JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437, IN TRAVIS COUNTY, TEXAS, ALSO BEING LOT D, OAK SHORES, AN UNRECORDED SUBDIVISION, FURTHER BEING THAT CERTAIN TRACT CONVEYED TO BANK OF AMERICA, NA, BY DEED RECORDED IN DOCUMENT NO 2010130969, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

AS PER TITLE COMMITMENT NO. 10-0029845

THE TRACT SHOWN HEREON IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS IN VOLUME 1818, PAGE 95, DEED RECORDS, AND VOLUME 12360, PAGE 708, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

INUNDATION RIGHTS, FILED IN 1893, AS RECORDED IN VOLUME 106, PAGE 392, DEED RECORDS, TRAVIS COUNTY, TEXAS, ARE NOT LEGIBLE ENOUGH TO MAKE A DETERMINATION.

BLANKET TYPE ELECTRIC AND TELEPHONE EASEMENT AS RECORDED IN VOLUME 2179, PAGE 409, DEED RECORDS, DOES AFFECT THE SUBJECT PROPERTY.

THE PROPERTY SHOWN HEREON IS SUBJECT TO INUNDATION RIGHTS, RECORDED IN VOLUME 276, PAGE 65, DEED RECORDS, AS DESCRIBED IN VOLUME 12360, PAGE 708, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:

THE BOUNDARY LINE AGREEMENT AS RECORDED IN VOLUME 12721, PAGE 3538, REAL PROPERTY RECORDS NOTED A LEGAL ENCROACHMENT OF A BUILDING ON THE S.W. LINE THAT DOES NOT EXIST AT THE TIME OF THIS SURVEY.

OWNER:
RICHARD T. SWISHER
GAIL M. SWISHER

ADDRESS:
3605 ROBBINS ROAD

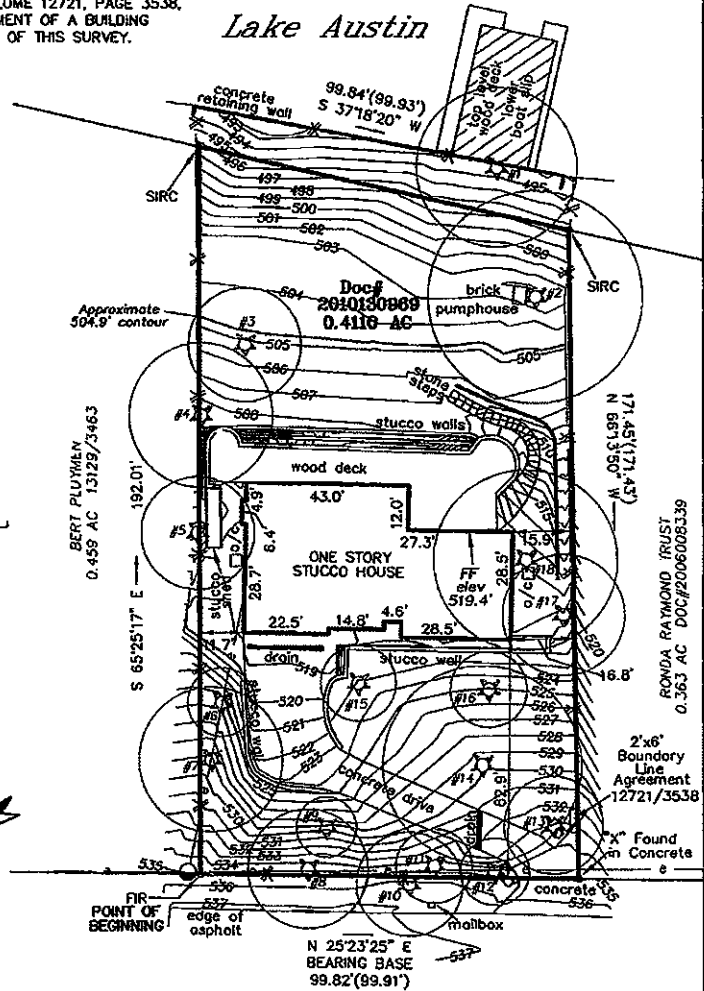
"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO RICHARD T. AND GAIL M. SWISHER AND TO NATIONAL TITLE INSURANCE COMPANY OF NEW YORK AS PER GF NO. ORDERDESK-10-0029845."

TREE LIST	
#	SIZE/TREE
#1	21" cypress
#2	28" chinaberry
#3	15" live oak
#4	19" elm
#5	15" hackberry
#6	9" juniper
#7	19" twin juniper
#8	16" juniper
#9	8" juniper
#10	14" juniper cluster
#11	10" chinaberry
#12	9" juniper
#13	13" juniper
#14	26" live oak
#15	10" elm
#16	10" live oak
#17	16" elm
#18	24" chinaberry

SCALE
1"=30'

LEGEND

FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
WROUGHT IRON FENCE X
UTILITY POLE & e
ELECTRIC LINE (RECORD CALL)
TREE SYMBOL (circle with cross)
W/DROP LINE (circle with dot)
FINISHED FLOOR FF



State of Texas:
County of Travis:

Robbins Road

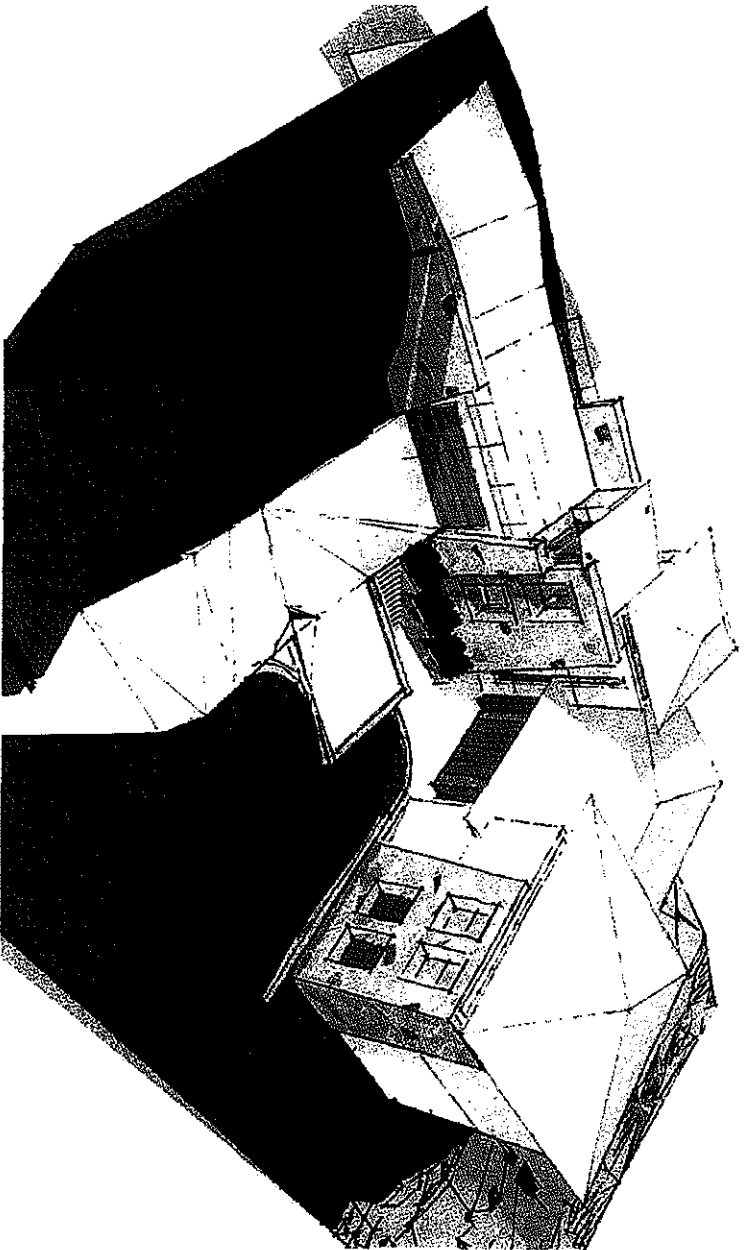
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A & 6 Condition II Survey.

Dated this the 21ST day of JUNE, 201 1

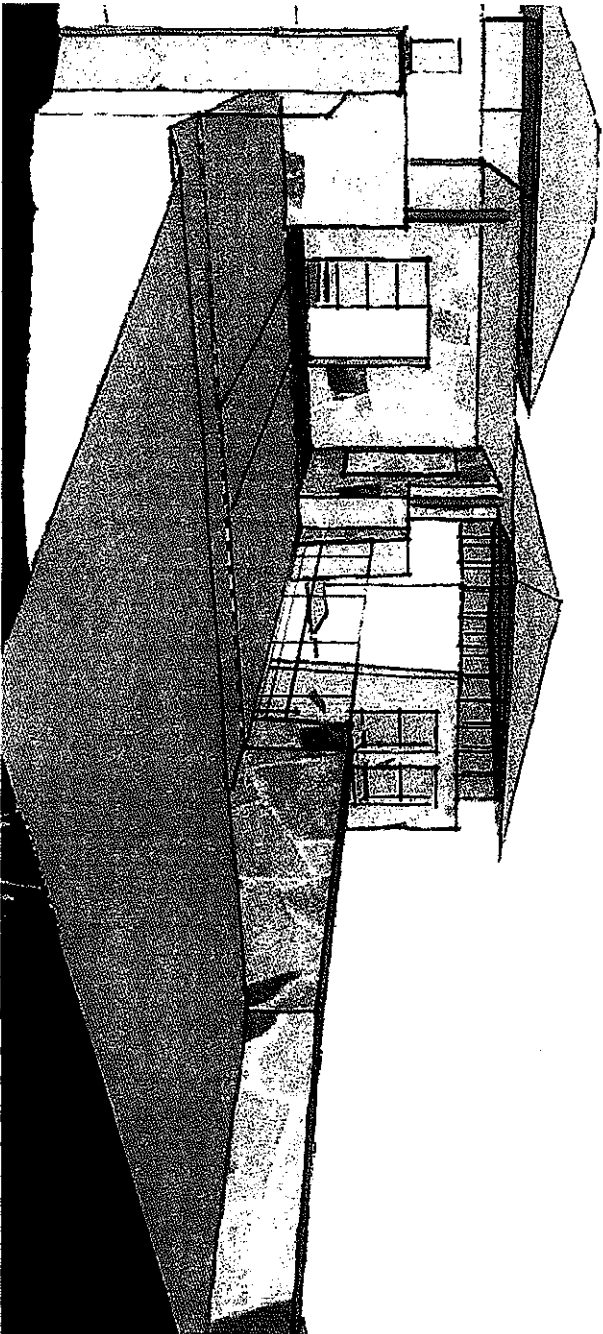
And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453CD430H

Zone: AE Dated: SEPTEMBER 26, 2008

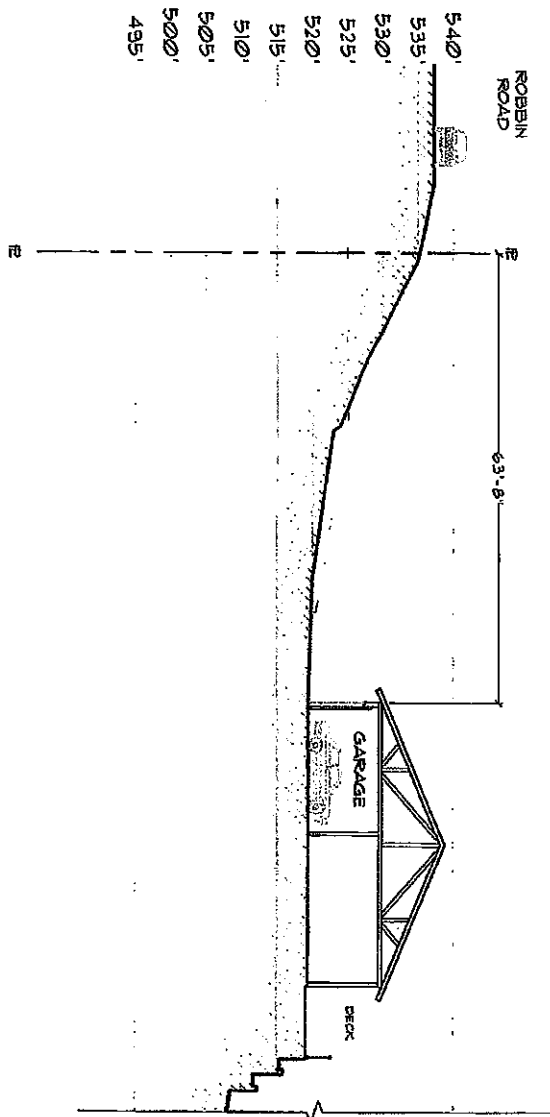
Top view Rendering



Street View Rendering



Existing Section



HOOVER & ASSOCIATES, INC.
 ARCHITECTS & PLANNERS
 1601 W. 46TH STREET
 AUSTIN, TEXAS 78756
 822/467-1626 FAX 822/467-2689

EXISTING SECTION THRU LOT
 Robbin Rd. Residence
 3605 Robbin Rd.
 Austin, TX
 Section N.B.
 9-15-11

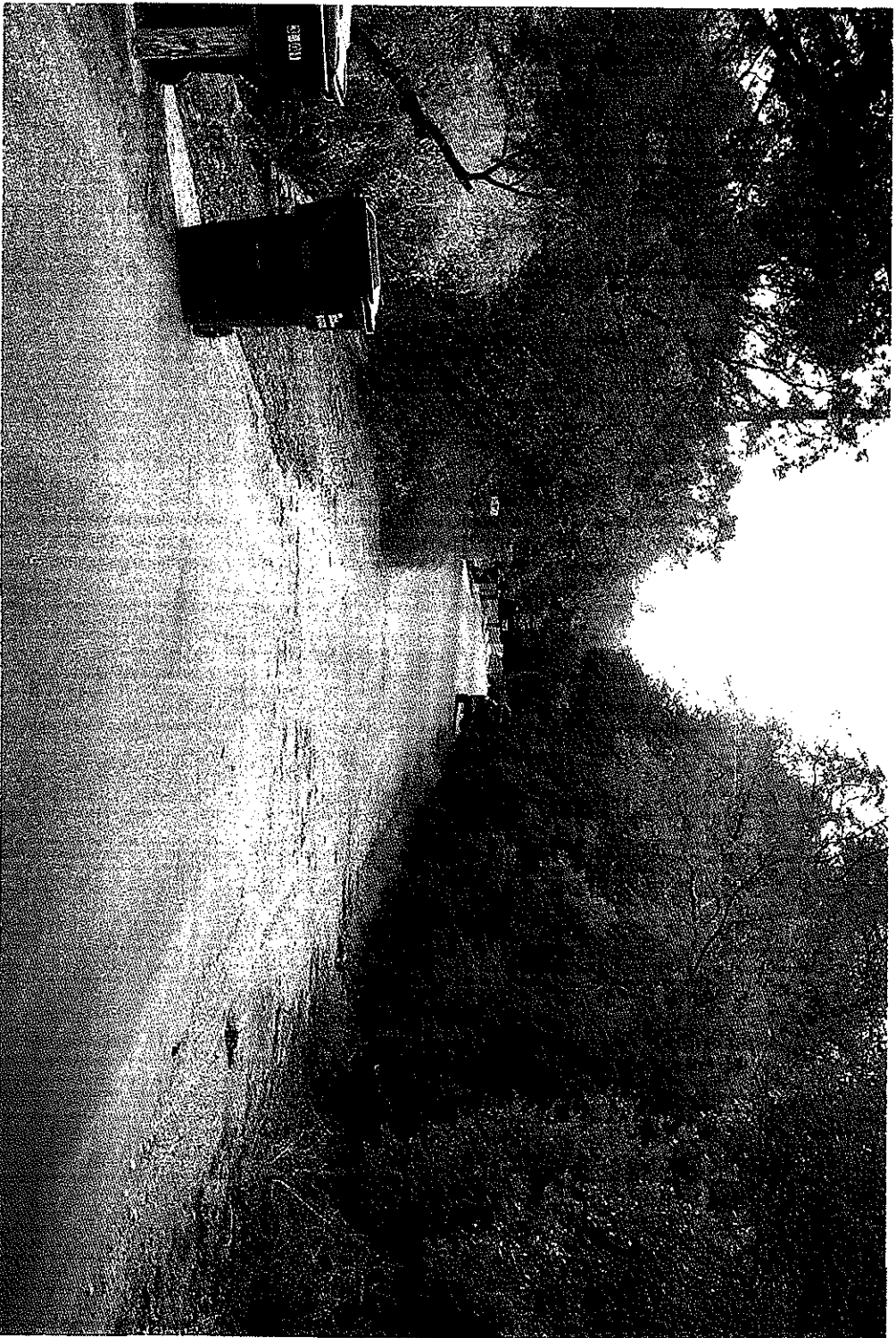
HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46TH STREET
AUSTIN, TEXAS 78746
512/461-2626 FAX 512/461-2688

Robbin Rd. Residence
3605 Robbin Rd.
Austin, TX
Scalco NITS
5-15-11

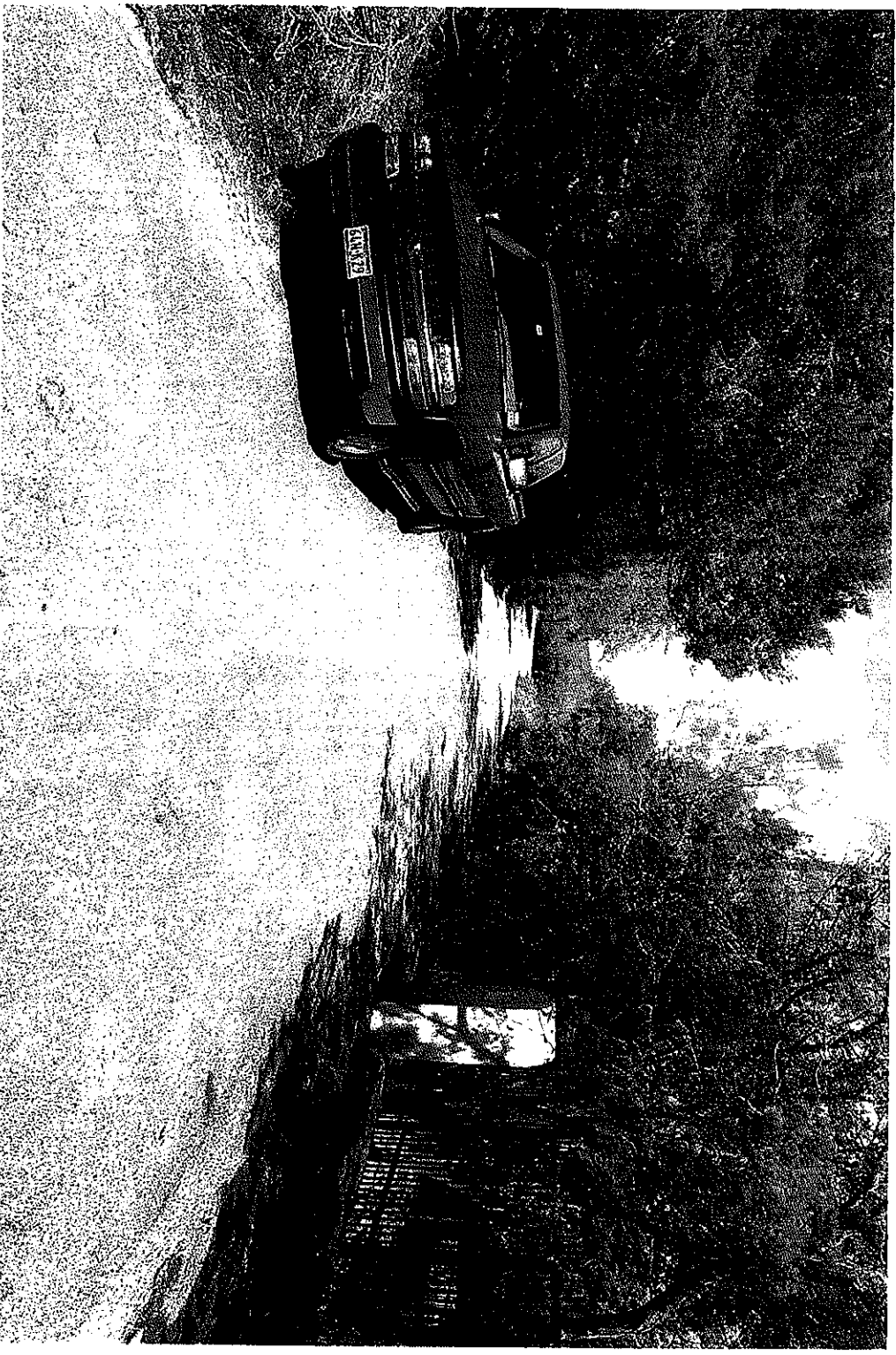
Google Earth View



Street Parking



Street Parking



3605 Robbin Road



Driveway



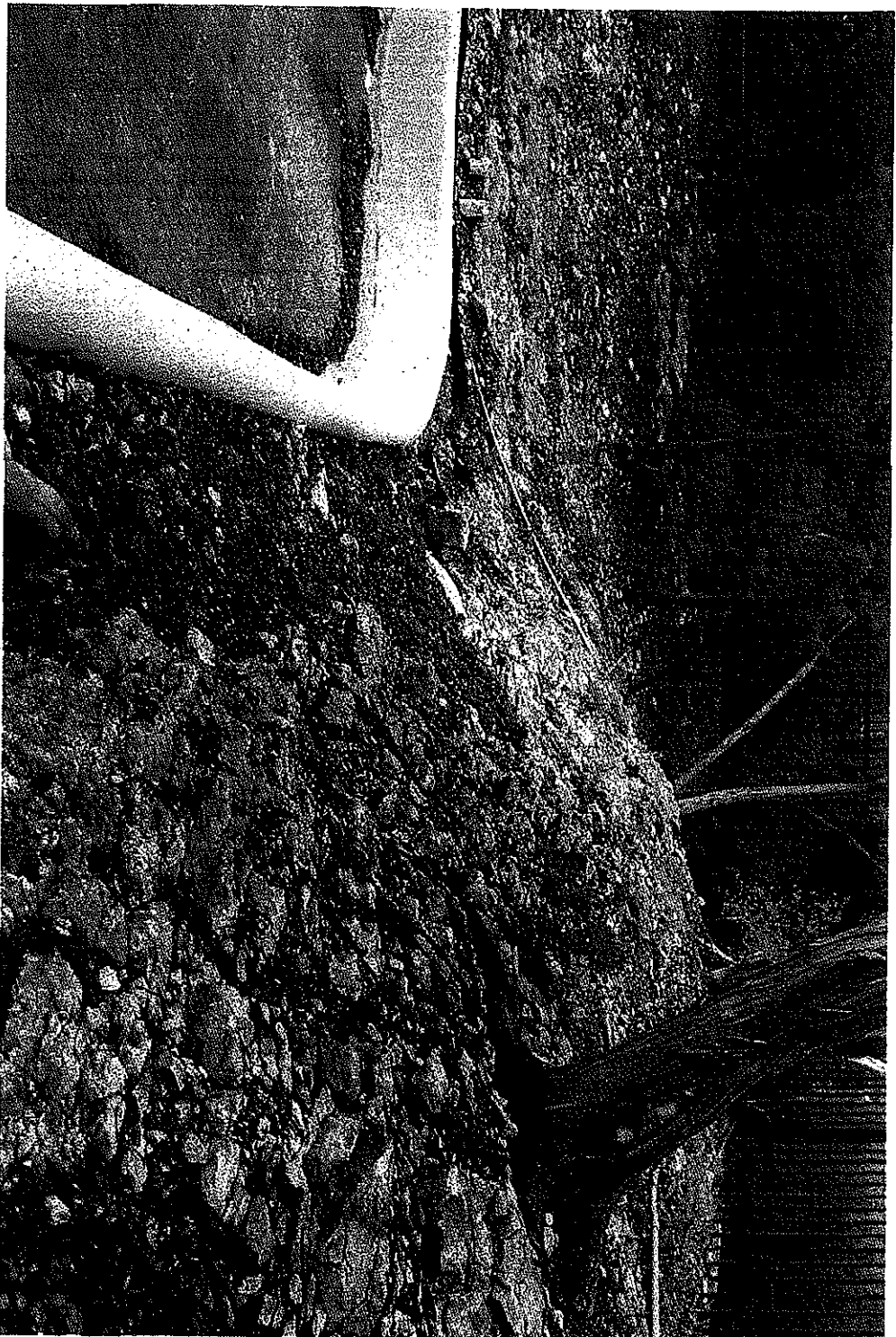
Driveway



Existing Rock Hill

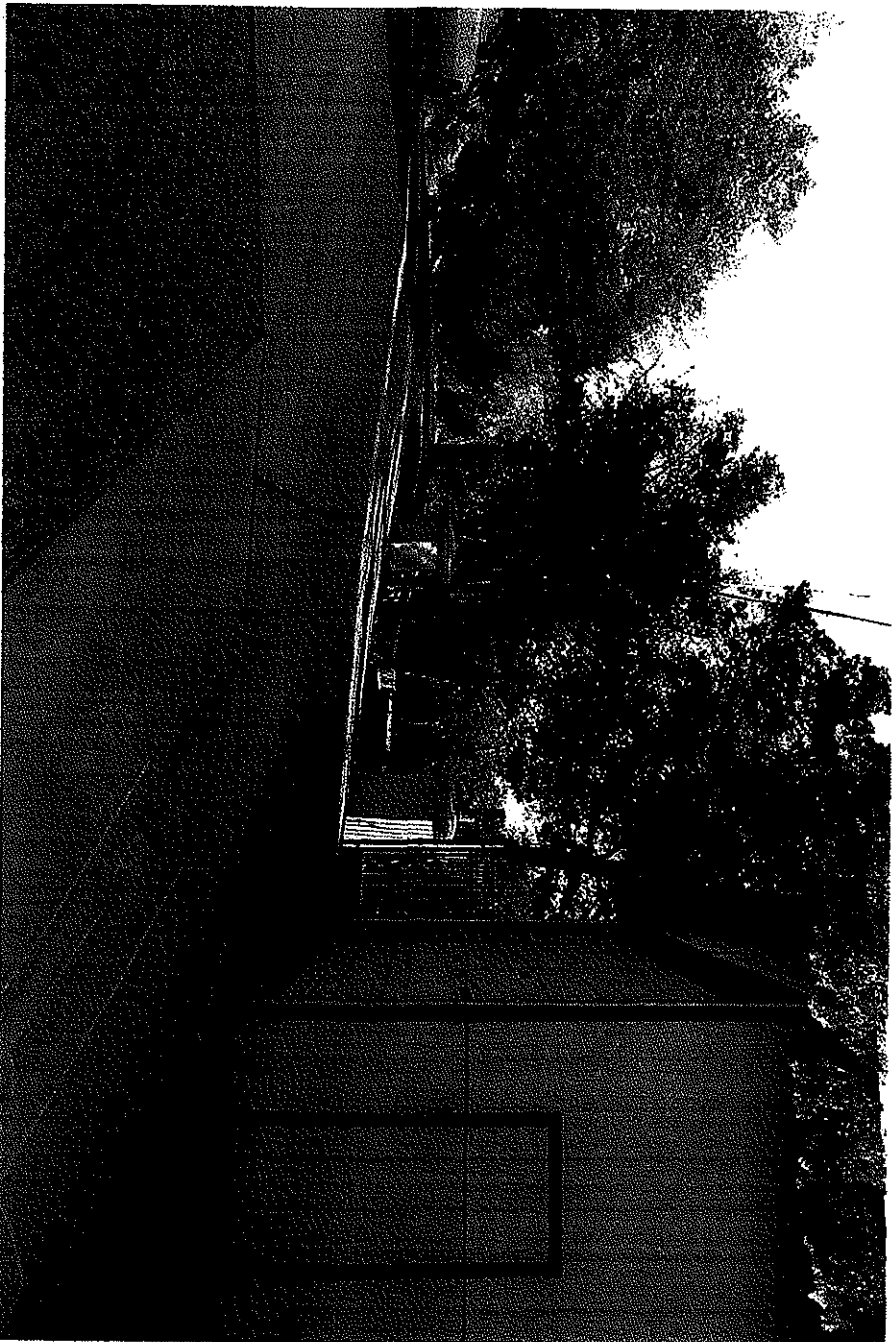


Existing Rock Hill



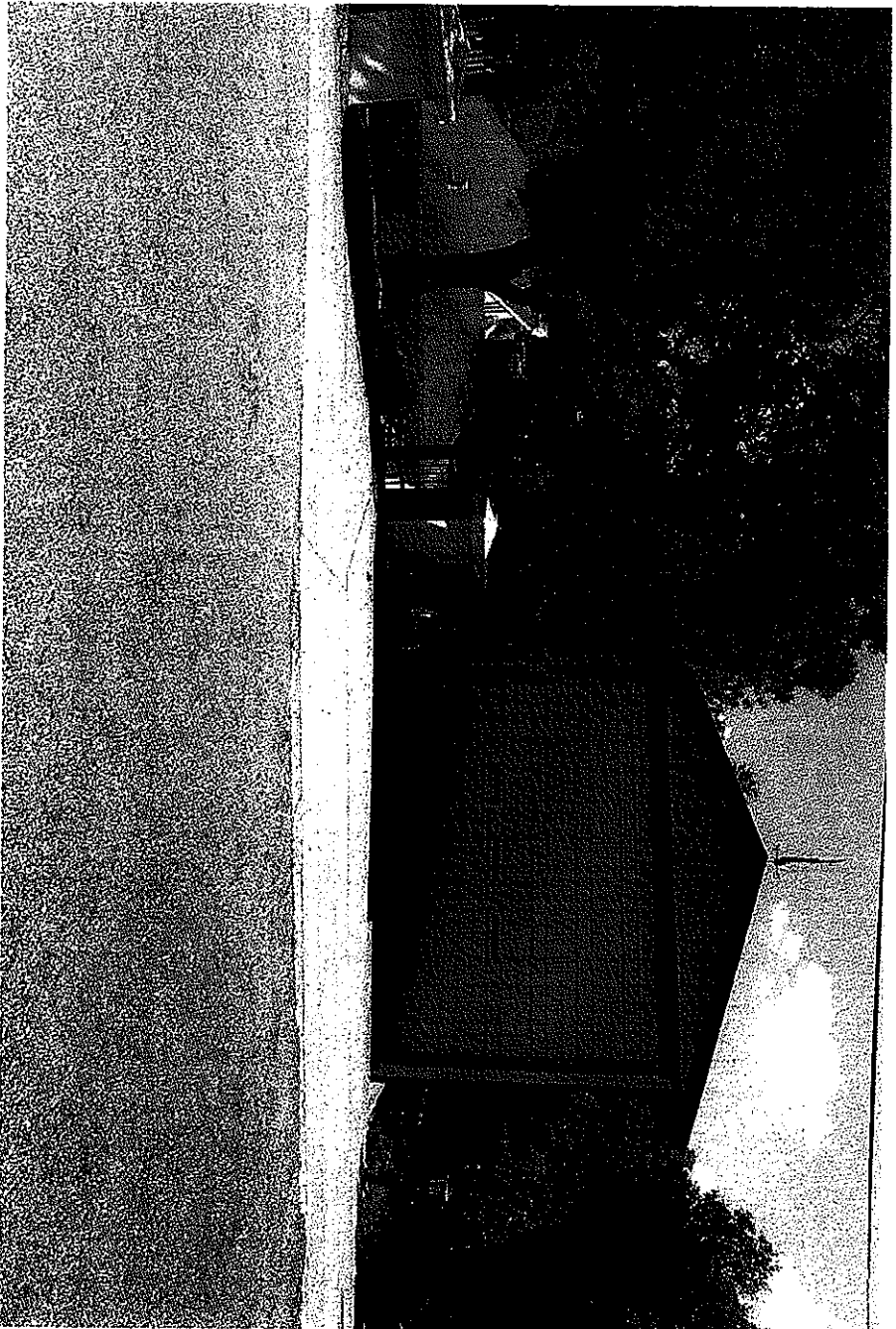
3603 Robbin RD

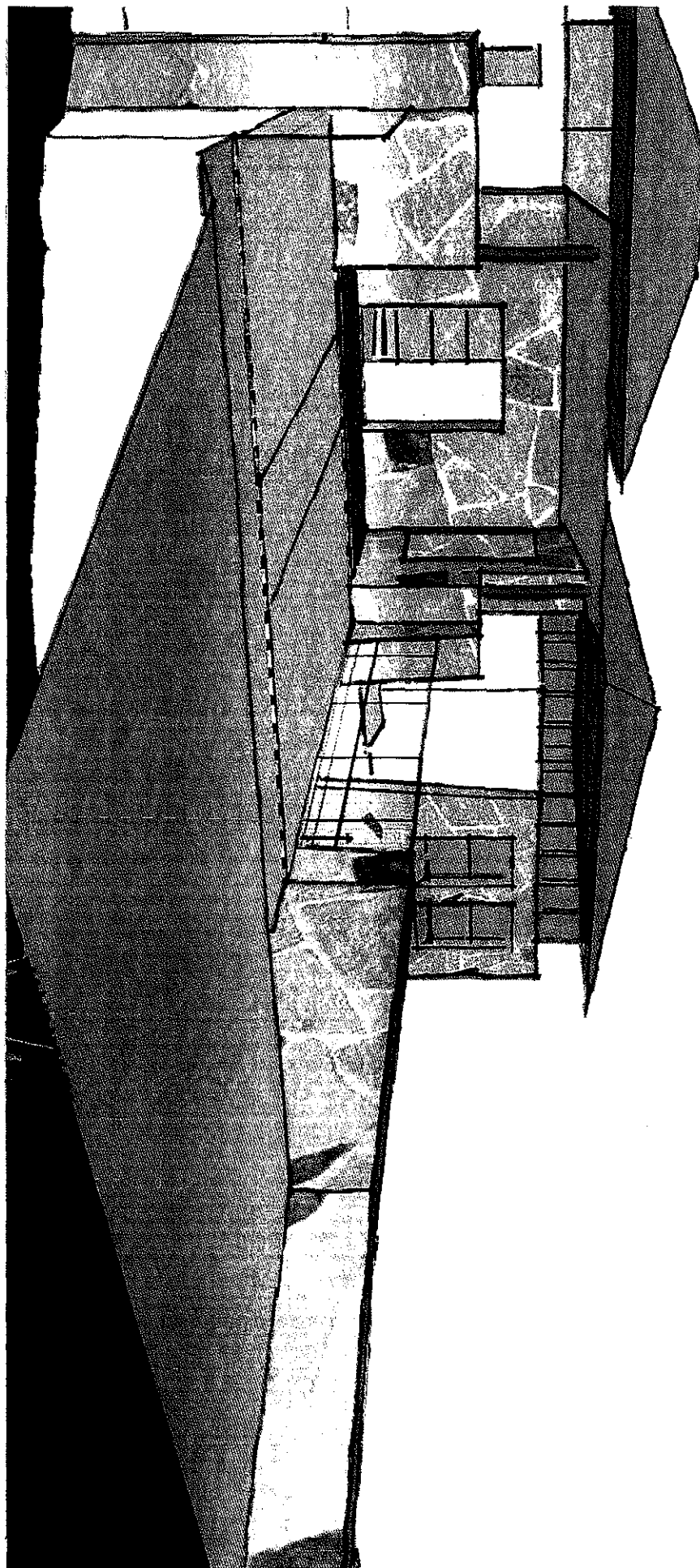
One Lot South, Next Door Neighbor
10'6" front setback



3603 Robbin Road

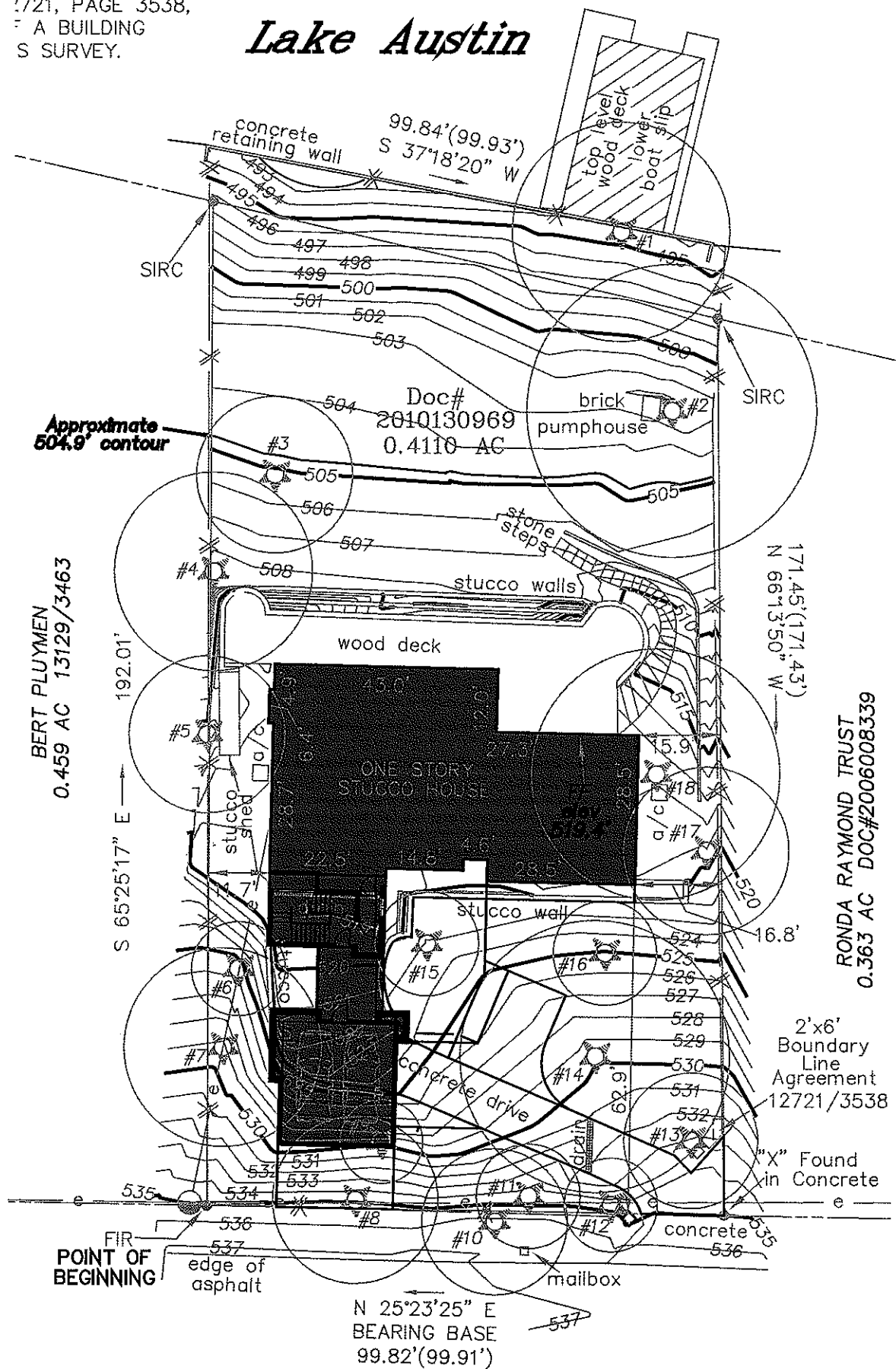
One Lot South, 6" side setback





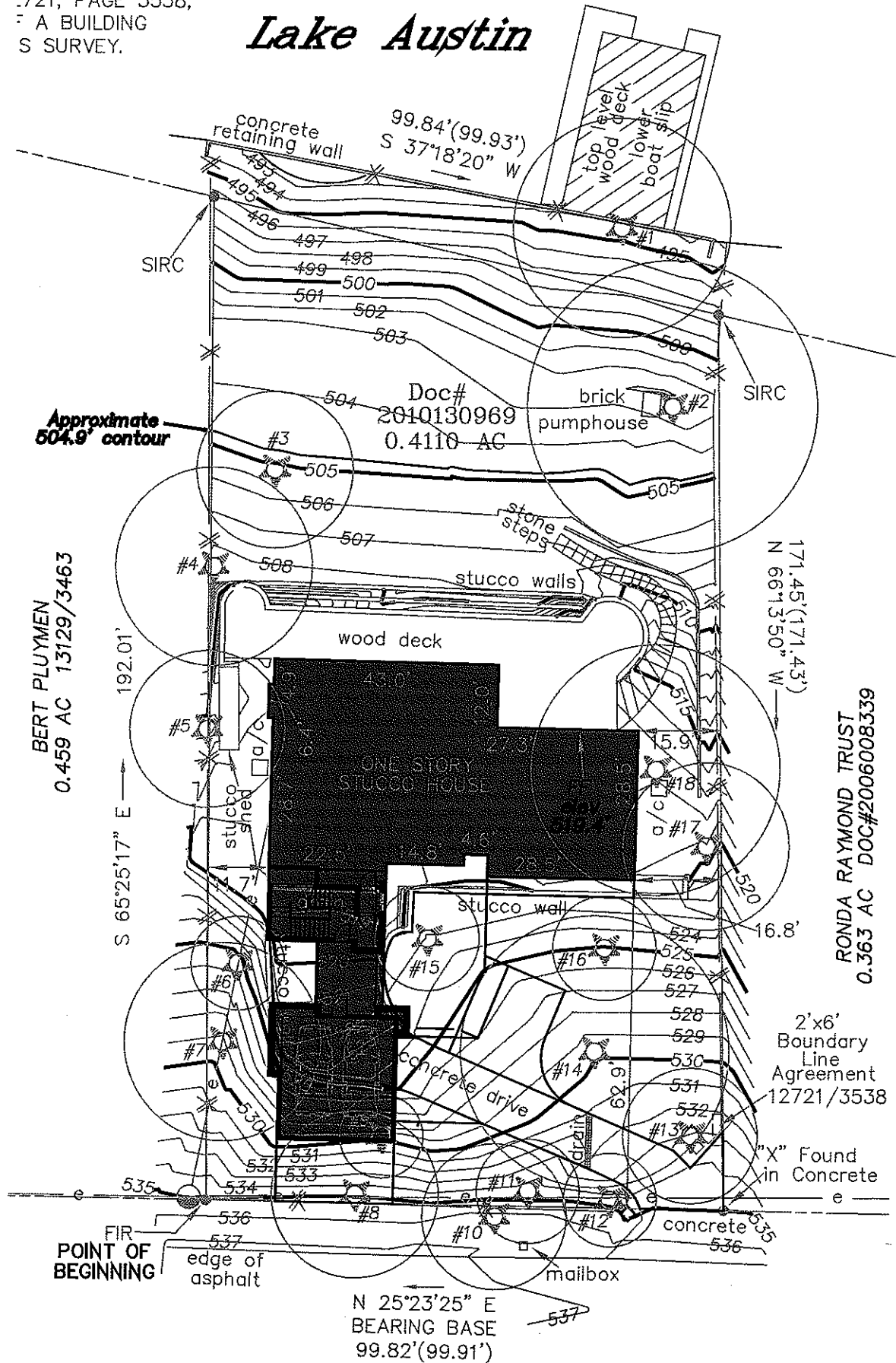


Lake Austin

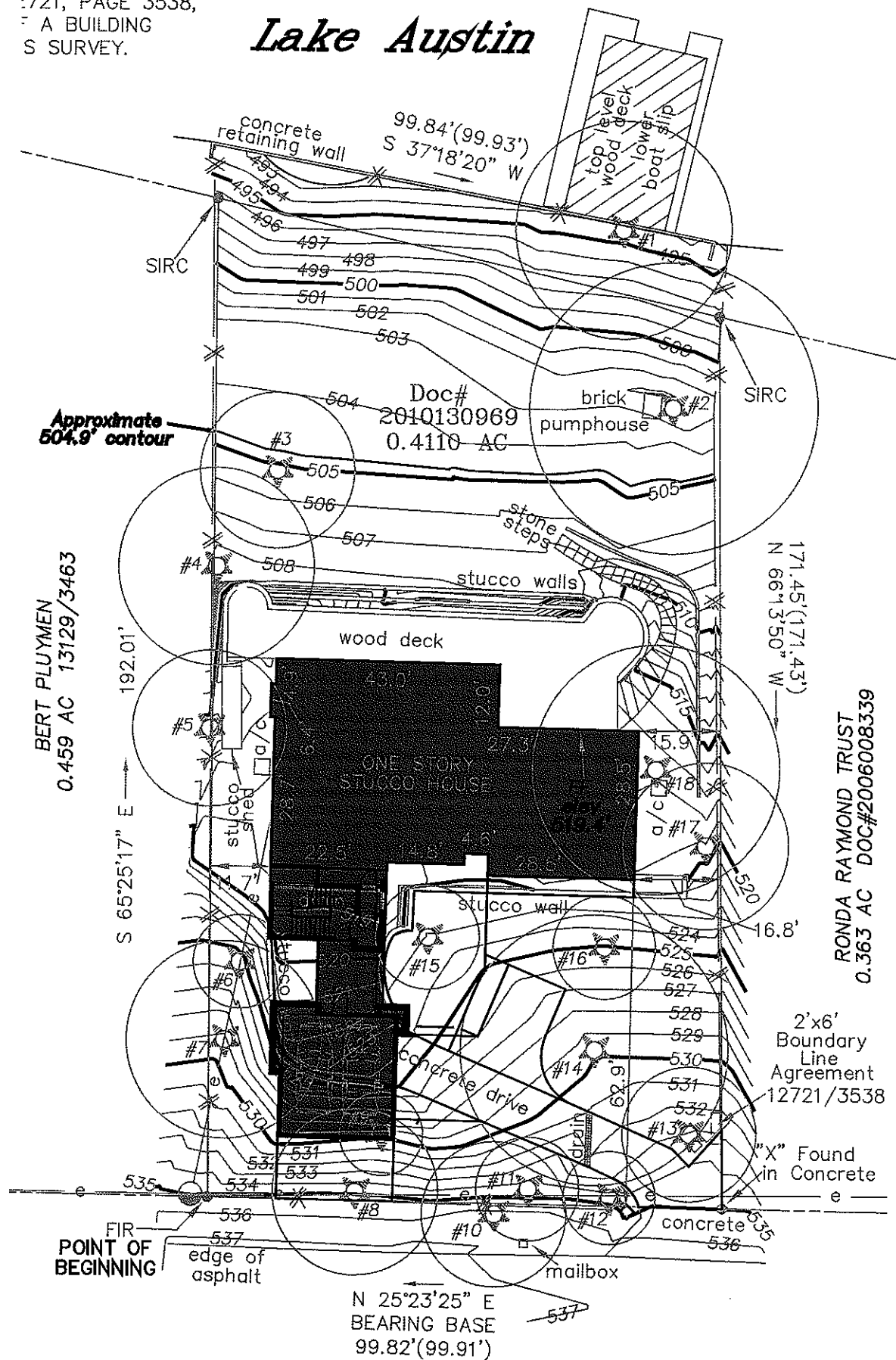




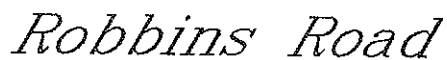
Lake Austin



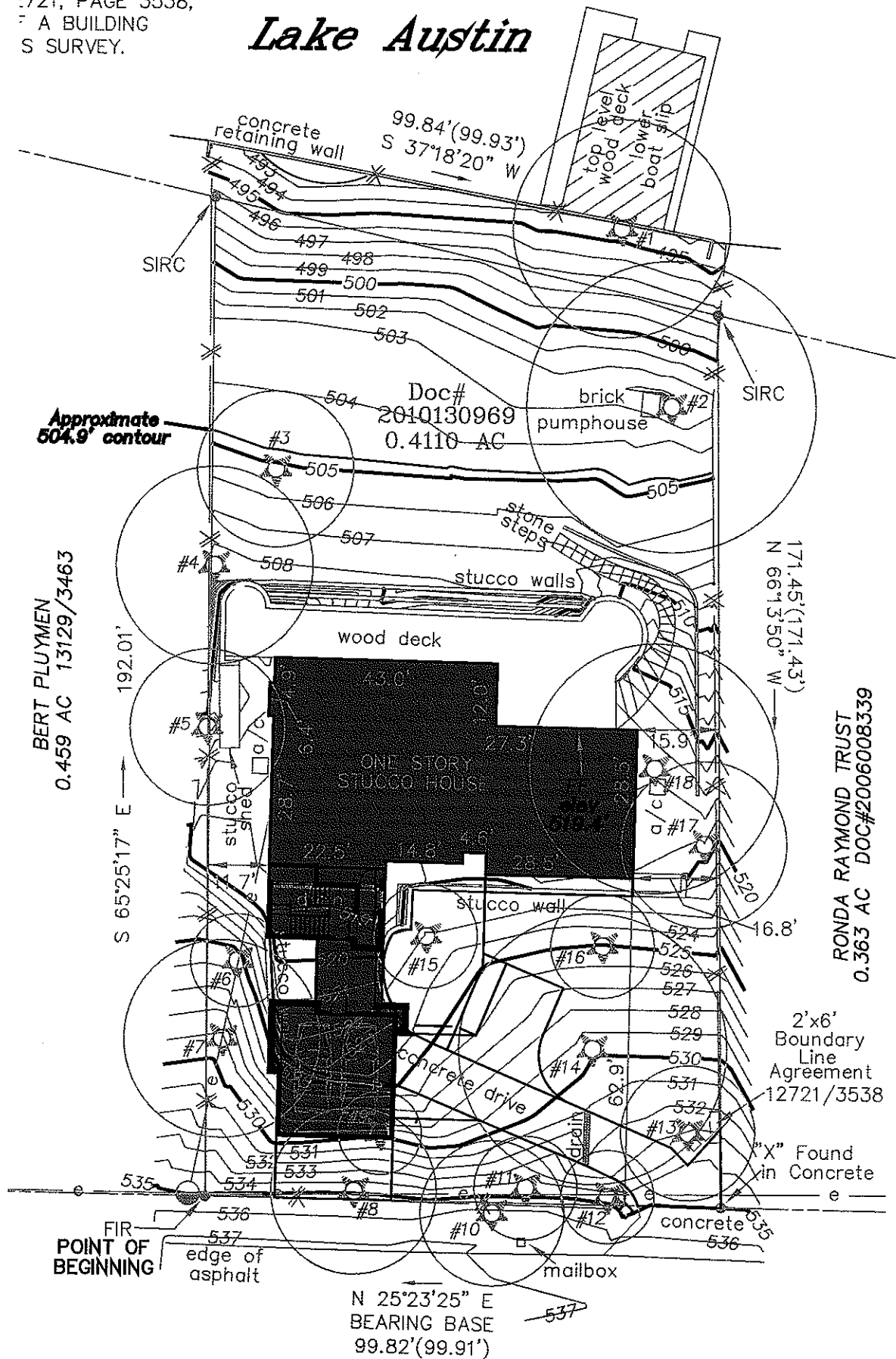
Lake Austin



Robbins Road

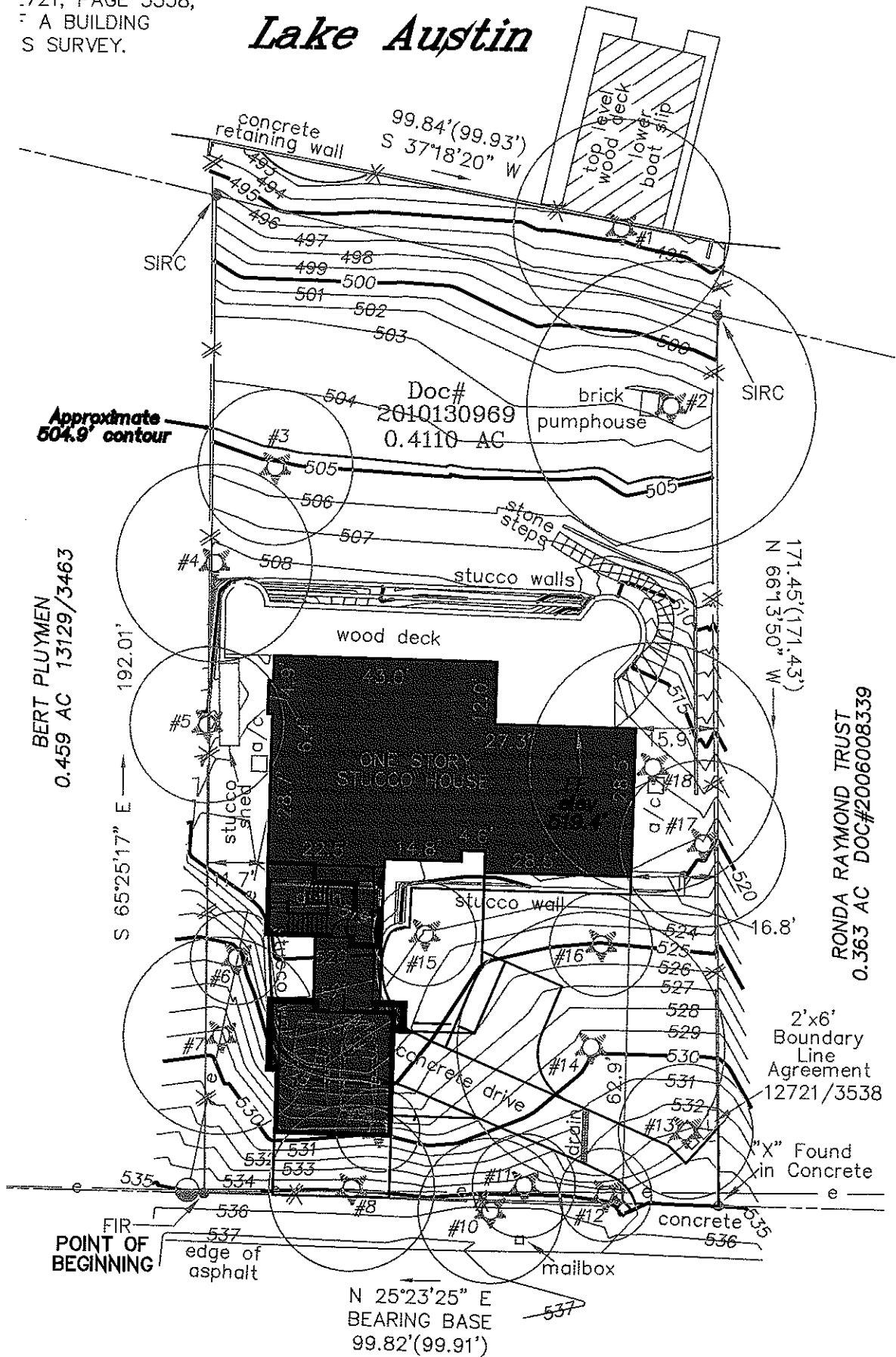


Lake Austin

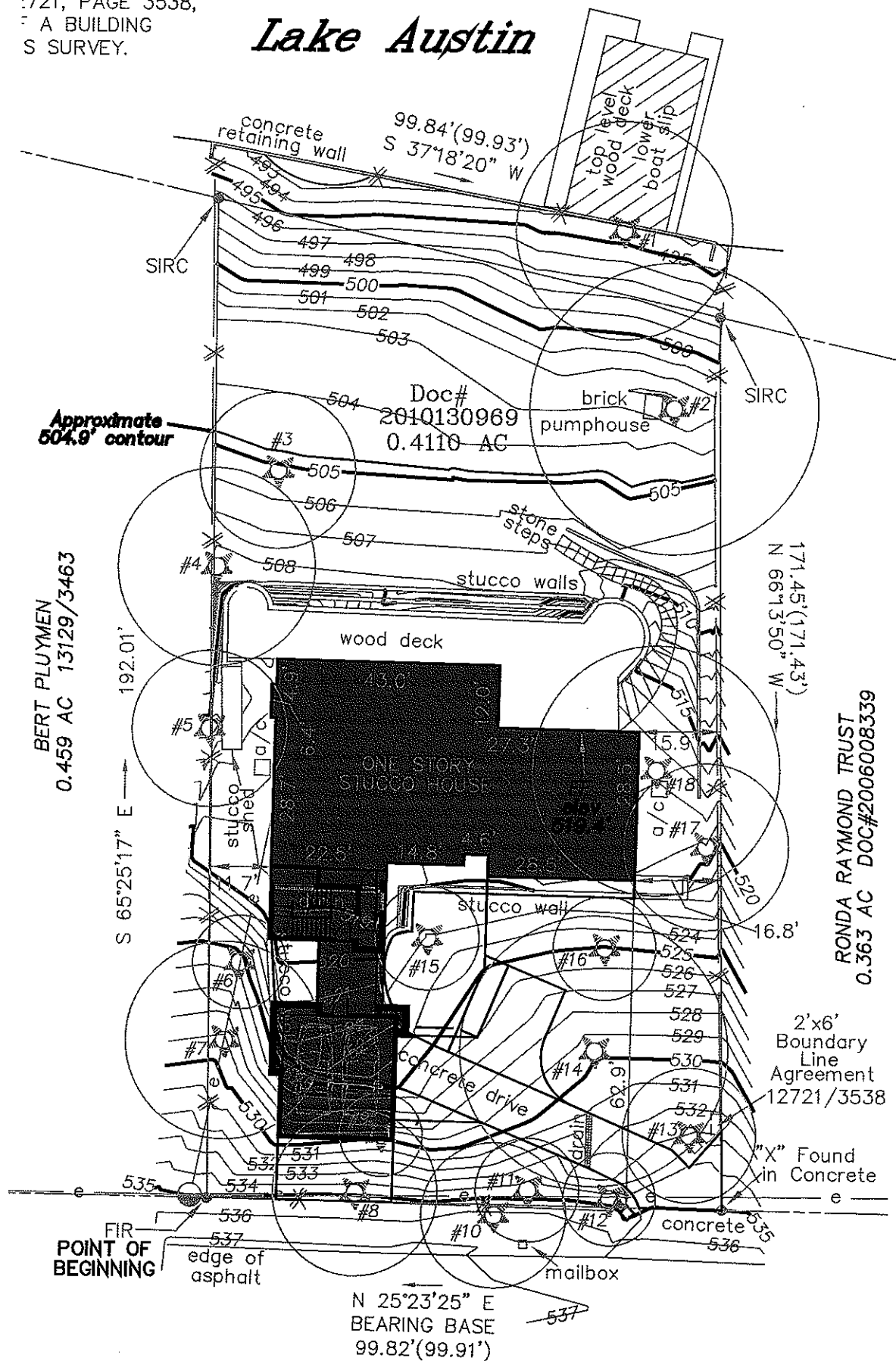


Robbins Road

Lake Austin



Lake Austin



Robbins Road

Lake Austin

