

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 # C15-2011-0112
ROW # 10659464

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

TP-011911 0702

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

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

STREET ADDRESS: 1855 WESTLAKE DRIVE

LEGAL DESCRIPTION: Subdivision - TRAVIS COUNTY PROP ID 119782 / AUSTIN E.T.J.

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We OASIS GARDENS on behalf of myself/ourselves as authorized agent for

CLAYTON CHRISTOPHER affirm that on SEPT 22, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A CONCRETE FENCE AND A WOOD/IRON GATE WHICH SHALL EXCEED
6' IN HEIGHT RELATIVE TO EXISTING GRADES, BUT SHALL BE
LESS THAN 6' RELATIVE TO WESTLAKE DRIVE.

in a 00-2050 district. (TEXAS SBTB CODE A1 = RESIDENTIAL SINGLE FAMILY)

(zoning district)

LA - Lake Austin Zoning

max

9'7"

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:

THE FRONT DOOR AND WINDOWS CANNOT BE VISUALLY SCREENED FROM BUSY WESTLAKE DRIVE DUE TO GRADE CHANGES.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
THE GRADE DROPS 14' FROM ONE PROPERTY CORNER TO THE OTHER ALONG THE 125' PROP. LINE AT WESTLAKE DRIVE. IN ADDITION, THE GRADE DROPS OVER 4 FEET IN THE 12' OF RIGHT-OF-WAY BETWEEN WESTLAKE DRIVE AND THE FRONT PROPERTY LINE

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

THE GRADING CONDITIONS DESCRIBED ABOVE ONLY APPLY TO A FEW LOTS IN 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:

THE PROPOSED DESIGN IS COMPLIMENTARY TO THE NEIGHBORHOOD AND THE HOUSE ARCHITECTURE. SINCE THE PROPOSED FENCE IS TO BE LOCATED BELOW WESTLAKE DRIVE, THE EFFECTIVE VISUAL HEIGHT WILL NOT EXCEED 6'.

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:

N/A

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 Vivian Loftin Mail Address 6605 W. CREEKVIEW DR
OASIS GARDENS
City, State & Zip AUSTIN, TX 78736

Printed VIVIAN LOFTIN Phone 288-3456 Date 9-22-2011

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

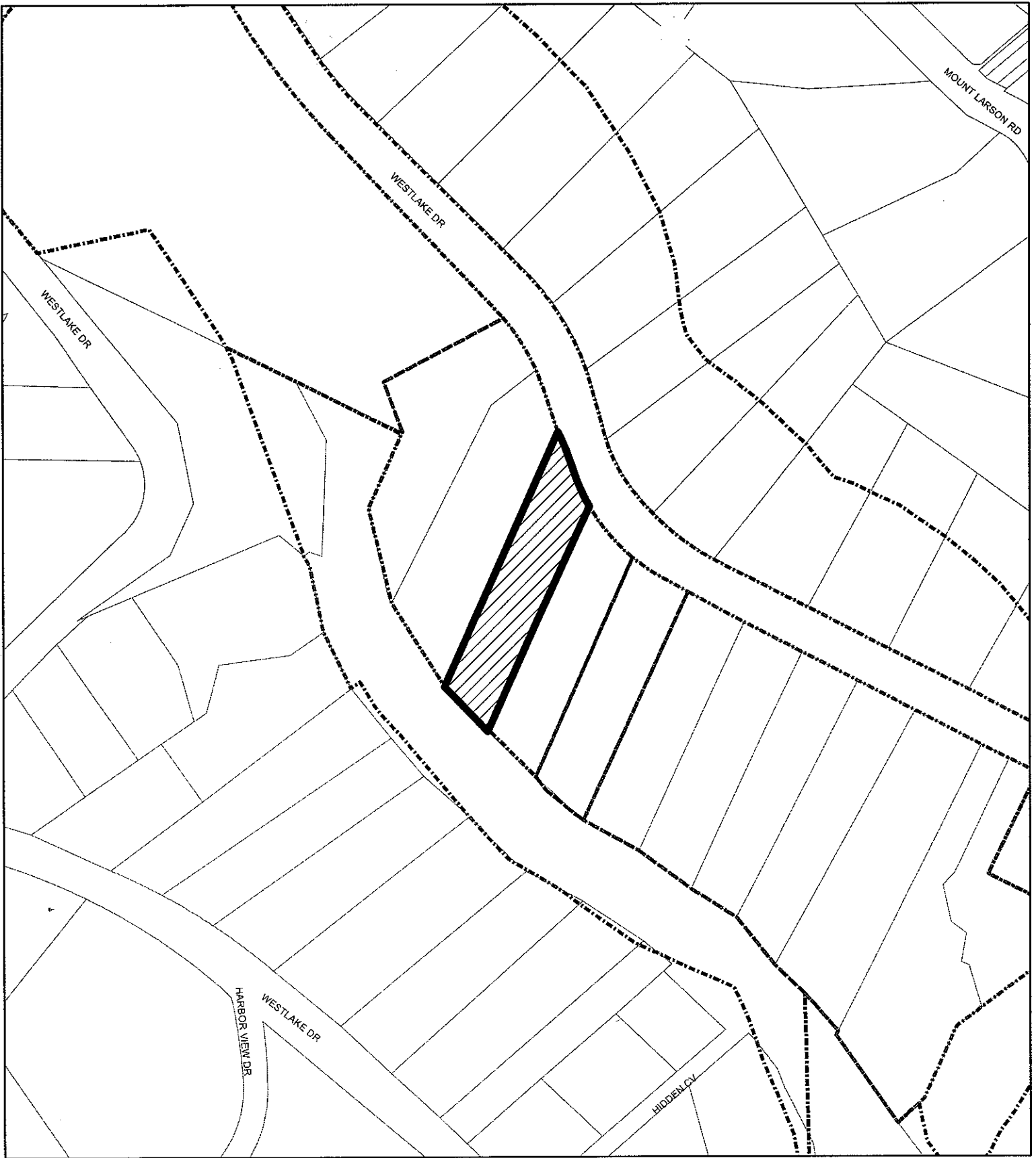
Signed [Signature] Mail Address 1855 Westlake Dr
City, State & Zip Austin, TX 78746

Printed Clayton Christopher Phone 512-496-0915 Date 9/9/11

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:



SUBJECT TRACT
ZONING BOUNDARY

CASE#: C15-2011-0112
LOCATION: 1855 WESTLAKE DRIVE



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 23, 2011

Vivian Loftin
Landscape Architect – Oasis Gardens
Austin, TX 78704-3629
Via email: Vivian@oasisgardens.com

Re: 1855 Westlake Drive
0.922 acres W Sparks Sur

Dear Ms. Loftin,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to exceed the 6 ft height restriction to install a new fence at the front property line along Westlake Drive. 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 cursive script that reads "Lena Lund".

Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

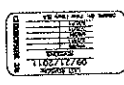
1855 Westlake Dr

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

[Signature]
TIM ANNETY

9-23-2011

Date

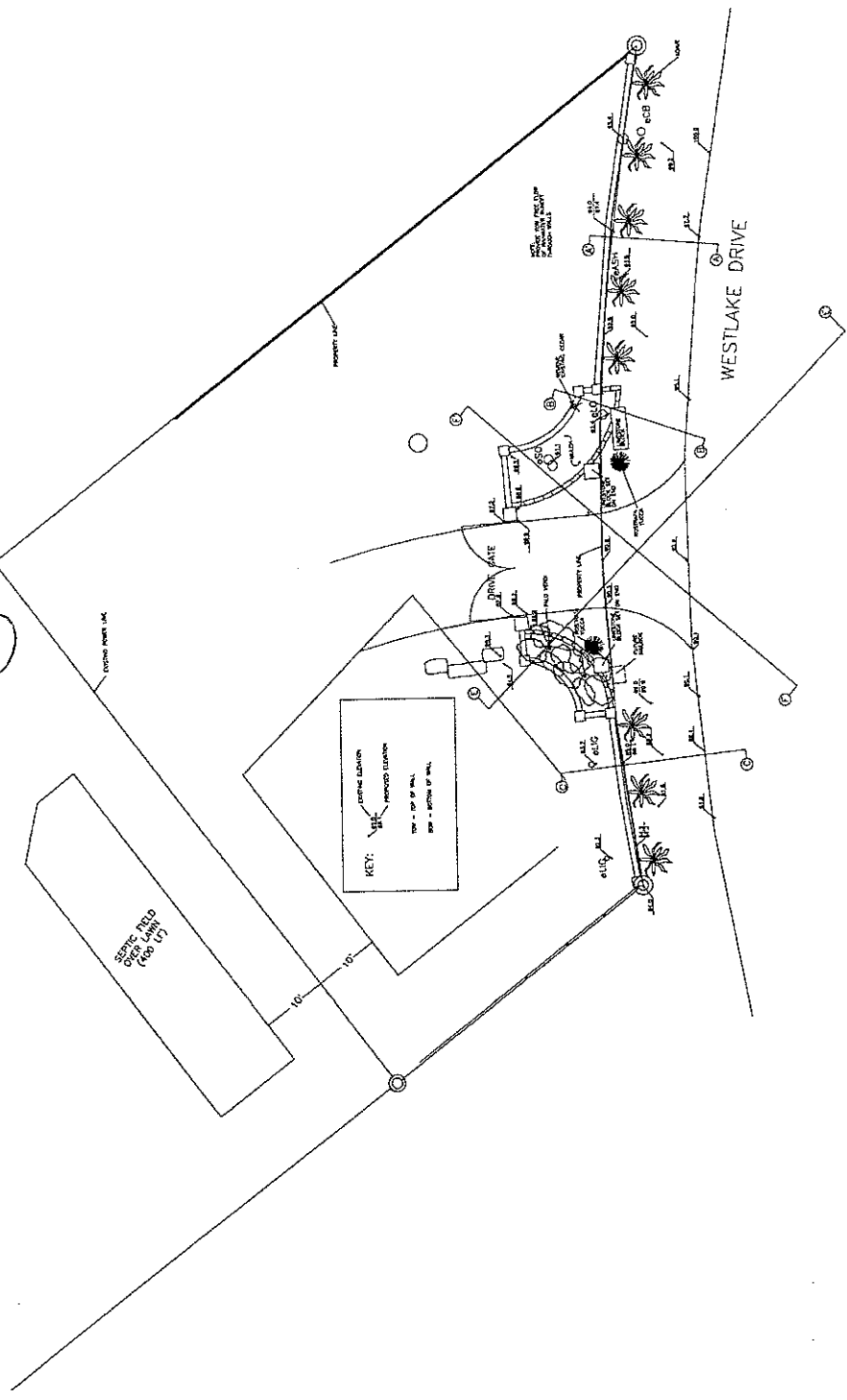


MS 00000
11/22/08

OASIS GARDENS
LANDSCAPE ARCHITECTURE
P.O. BOX 1000
AUSTIN, TEXAS 78768-1000
512-476-1111

CHRISTOPHER RESIDENCE
1855 WESTLAKE DR
AUSTIN, TX

LANDSCAPE DESIGN PLAN
SCALE 1/8" = 1'-0"
oasisgardens.com





1855 Westlake Dr, Austin, TX 78746

Bee Cliffs

© 2011 Google

Google

30°18'07.60" N 97°47'34.55" W elev 180 m

Eye alt 665 m

Imagery Date: 3/9/2011



Google

Eye alt 380 m

Bee Cliffs

© 2011 Google

30°18'06.18" N 97°47'34.19" W elev 177 m

Image Date: 3/9/2011

Written Consent by Adjoining Neighbor

To: Board of Adjustment – Fence Variance
Austin, TX

Date: May 18, 2011

I (We) CHUCK SLOVACEK & BARBARA GERARD

The owner(s) of the residence located at 1859 Westlake Drive, Austin, TX 78746 have seen and approved the conceptual plans by Oasis Gardens for the construction on the adjoining property at 1855 Westlake Drive, along the front property line parallel to Westlake Drive, of a concrete fence and wood/iron gate, which will exceed 6' in height.

(We) consent to this construction.

Signed: _____

(print name) CHUCK SLOVACEK

Signed: _____

(print name) BARBARA GERARD

Written Consent by Adjoining Neighbor

To: Board of Adjustment – Fence Variance
Austin, TX

Date: May 18, 2011

I, Lance McInnes

The owner of the residence located at 1851 Westlake Drive, Austin, TX 78746 have seen and approved the conceptual plans by Oasis Gardens for the construction on the adjoining property at 1855 Westlake Drive, along the front property line parallel to Westlake Drive, of a concrete fence and wood/iron gate, which will exceed 6' in height.

I consent to this construction.

Signed: Lance McInnes

(print name): Lance McInnes



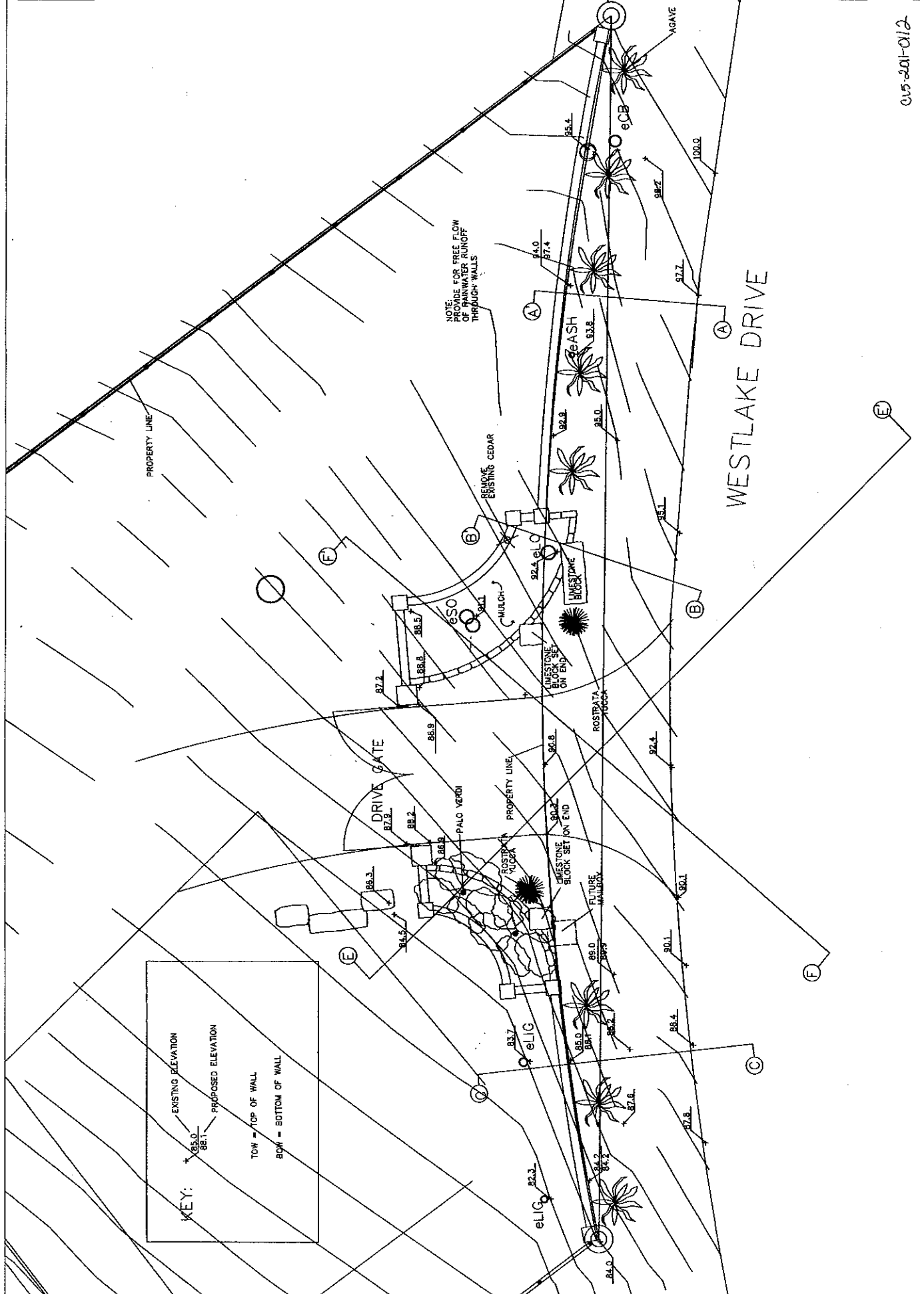
DATE: 4/22/08

OASIS GARDENS
 A DESIGN - BUILD COMPANY
 LANDSCAPE ARCHITECTURE
 918-888-8400

CHRISTOPHER RESIDENCE
 1855 WESTLAKE DR
 AUSTIN, TX

LANDSCAPE DESIGN PLAN
 SCALE: 1/4" = 1'-0"
 oasisgardens.com

015-201-012

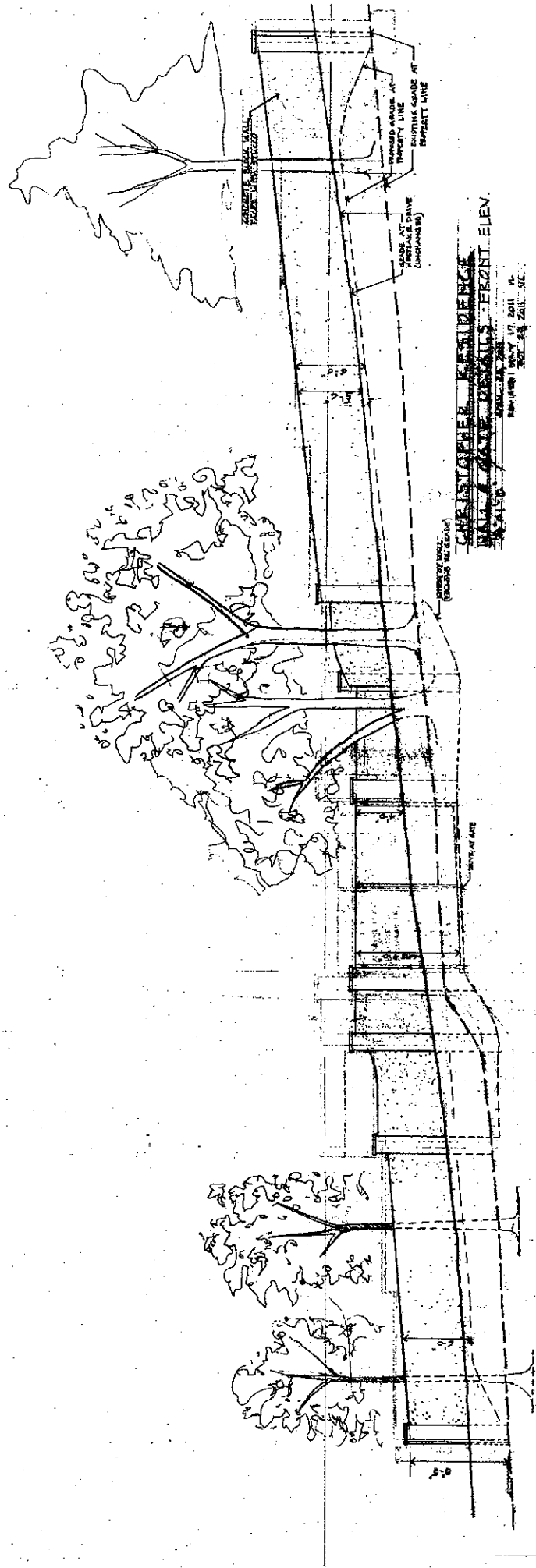


KEY:

- EXISTING ELEVATION (cross symbol)
- PROPOSED ELEVATION (dot symbol)
- TOW = TOP OF WALL
- BOX = BOTTOM OF WALL

NOTE: PROVIDE FOR FREE FLOW OF RAINWATER RUNOFF THROUGH WALLS

WESTLAKE DRIVE



ARCHITECTURAL ELEVATION
ELEVATION OF WALL
FINISHED GRADE AT PROPERTY LINE
EXISTING GRADE AT PROPERTY LINE
GRADE AT FINISH (CONCRETE)

BY GASS GARDENS (ST) 249-3457
C15-2011-0112