

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 # C15-2011-0124
ROW # 10661101

TP-020508-10-12

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: 2008 E 9th St, Austin, TX 78702

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) 12 Block 18 Outlot 8 Division B Grandview Place

I/We Jaynna Sims on behalf of myself/ourselves as authorized agent for

Jaynna Sims affirm that on October 3, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

a screened front porch to a legal non-complying structure, requiring the front setback to be adjusted from 25' to 12.8'

in a SF3-NP 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:

The existing structure is a legal non-complying structure which prevents additions that would make the structure consistent with most other structures in the neighborhood.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: the existing structure is already legal, non-complying and therefore a front porch can't be added.

(b) The hardship is not general to the area in which the property is located because: 89% of the houses in a 1-block radius and all other houses on the immediate block already have front porches.

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 reason for the variance request will cause the existing structure to match the character of the adajacent properties and does not change the existing structure type of use.

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:

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 Jayna Sims Mail Address 2008 E 9th Str

City, State & Zip Austin, TX 78702

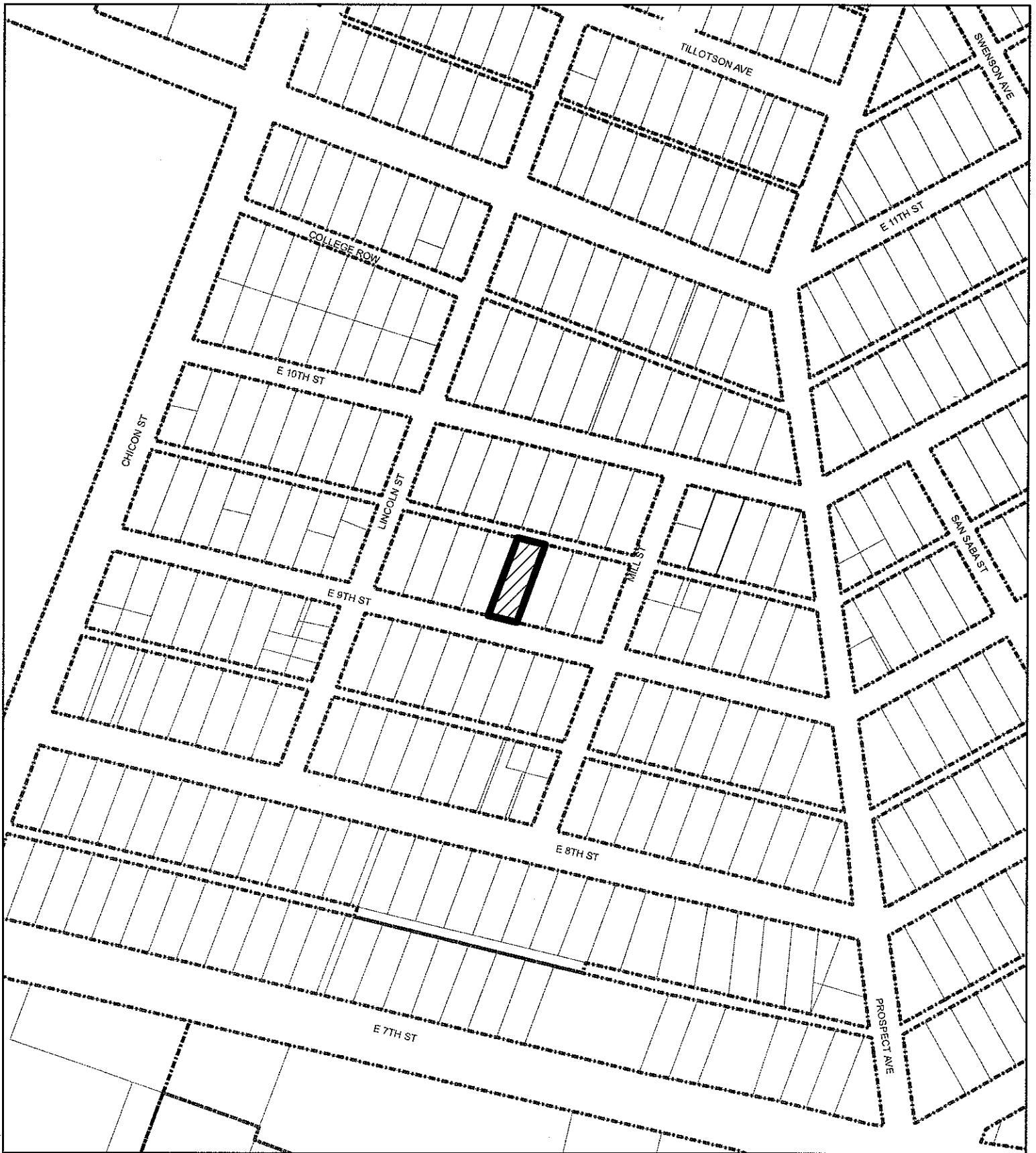
Printed Jayna Sims Phone 512.482.8680 Date 10/03/11

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 Jayna Sims Mail Address 2008 E 9th Str

City, State & Zip Austin, TX 78702

Printed Jayna Sims Phone 512.482.8680 Date 10/03/11



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0124
 LOCATION: 2008 E 9th Street



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

October 26, 2011

Jayna Sims
2008 E. 9th St
Austin, Texas 78702

Re: 2008 E. 9th Street
Lot 12, BLK 18 OLT 8 DIV B Grandview Place

Dear Ms. Sims,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the front setback from 25 ft to 12.8 ft in order to erect a screened in front porch. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch provided new construction meets AE clearance criteria requirements as well as be in compliance with the National Electric Safety Code and OSHA. The new construction may be in violation of clearance criteria of the service drop located at the front southwest corner of the house. Please contact Michael Pittman at 505-7678 to discuss clearances and need to relocate if clearances are not met. Any relocation of shall be at owner's expense.

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

2008 E. 9th Street

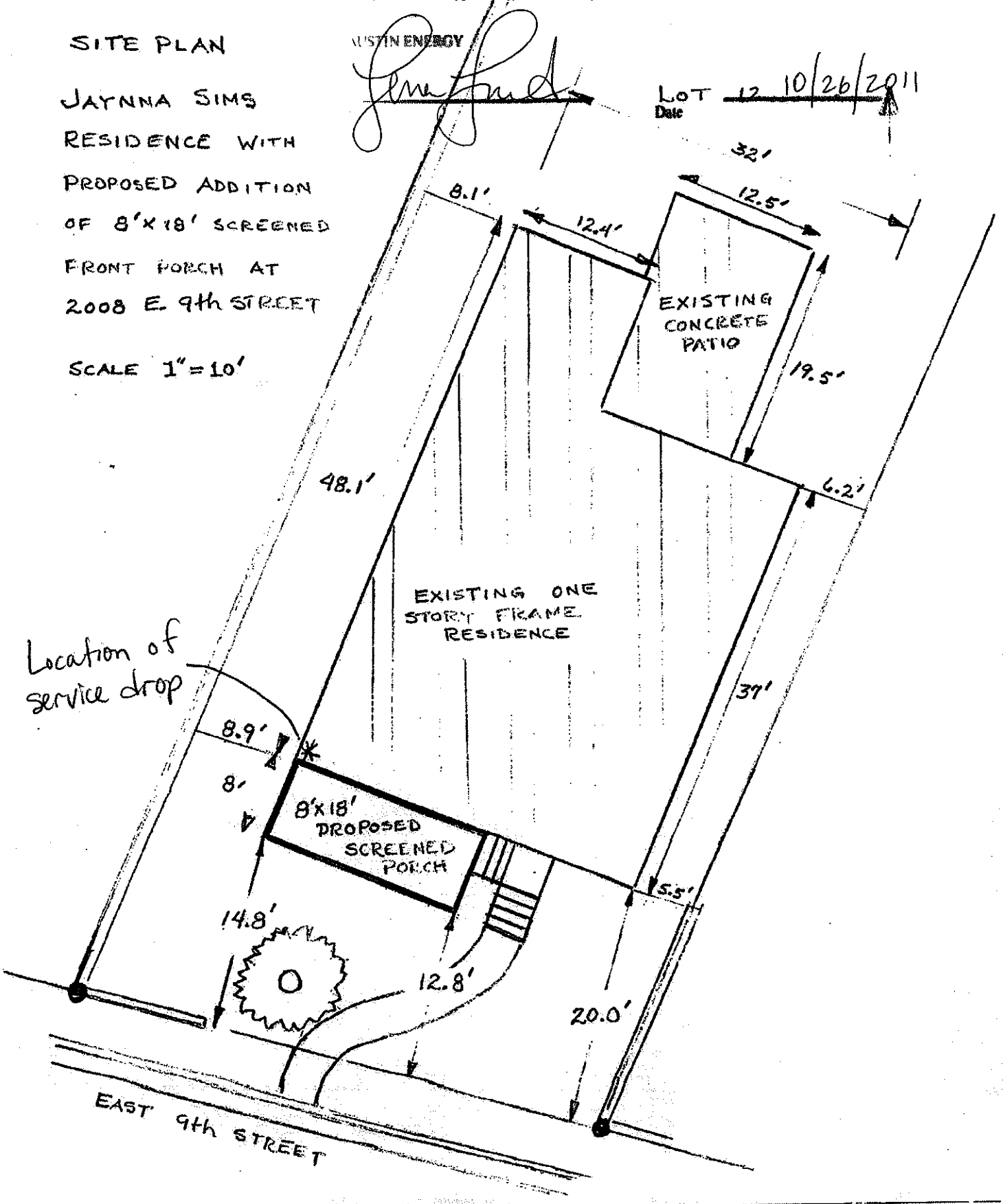
Austin Energy has reviewed this plan for and approves/disapproves the variances requested before the Board of Adjustments. Any change to this plan must be approved by Austin Energy.

SITE PLAN

AUSTIN ENERGY
[Signature]

LOT 12
Date 10/26/2011

JAYNNA SIMS
RESIDENCE WITH
PROPOSED ADDITION
OF 8'X18' SCREENED
FRONT PORCH AT
2008 E. 9th STREET
SCALE 1"=10'



Location of service drop

EAST 9th STREET

ADDRESS: 2008 E 9TH ST

PER-MIT 925

PLAT 29

LOT:

12

BLOCK 18

SUB.

OUTLOT

GRANDVIEW PLACE

FIRE ZONE 3

USE DIST: A 1

OCCUPANCY: FA. RES. w/ATT. G.P.

CALL 6-30-64	LAYOUT		7-13-64	FRAMING		7-28-64	FINAL		ROOF OVERHANG	25"
7-26-64	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
	AERS		FLOOR JOIST SIZE & O.C.	2x6 16'		NECESSARY BLDG. CONN.			ACC. BLDG.	
FOUNDATION			CEILING JOIST SIZE & O.C.	2x4 16'		ROOM VENTILATION	FAN		PAVED PARKING	
FR. SETBACK	17'	covered S.B.	STUD SIZE & O.C.	2x4 16'		STAIRS REQ. & NO.		1	3PB	
TOTAL & MIN. SIDE YD.	15' S.I.		MASONRY WALL	105 ROCK		ATTIC FIRE STOPS REQ.			LDUVRES	1K.S. FOR FAY

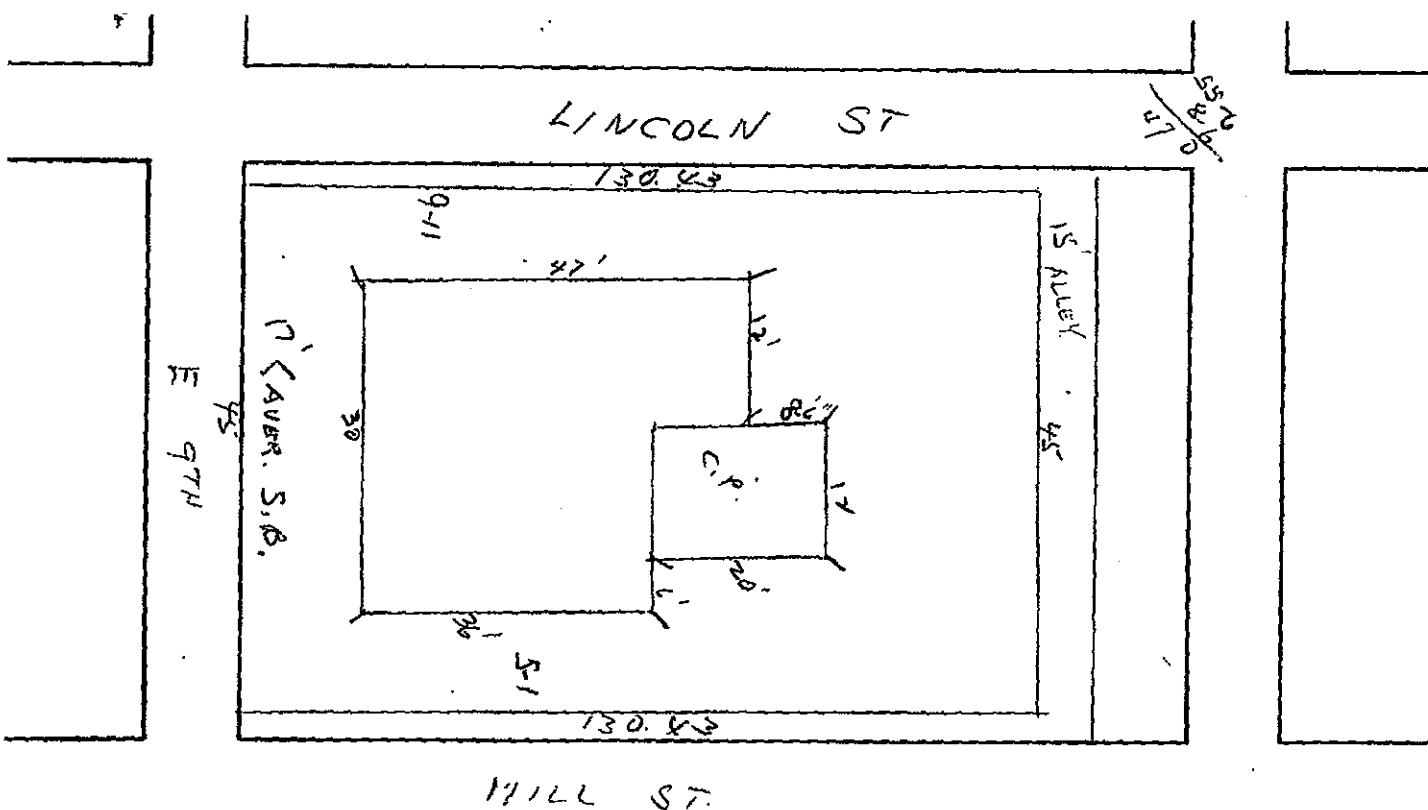
OWNER: DAISEY LEWIS

CONTRACTOR: TEXAS LUMBER CO.

ACTIVE 7-13-64 30' x 55'-6" LESS 222' = 1K43'
BR72B

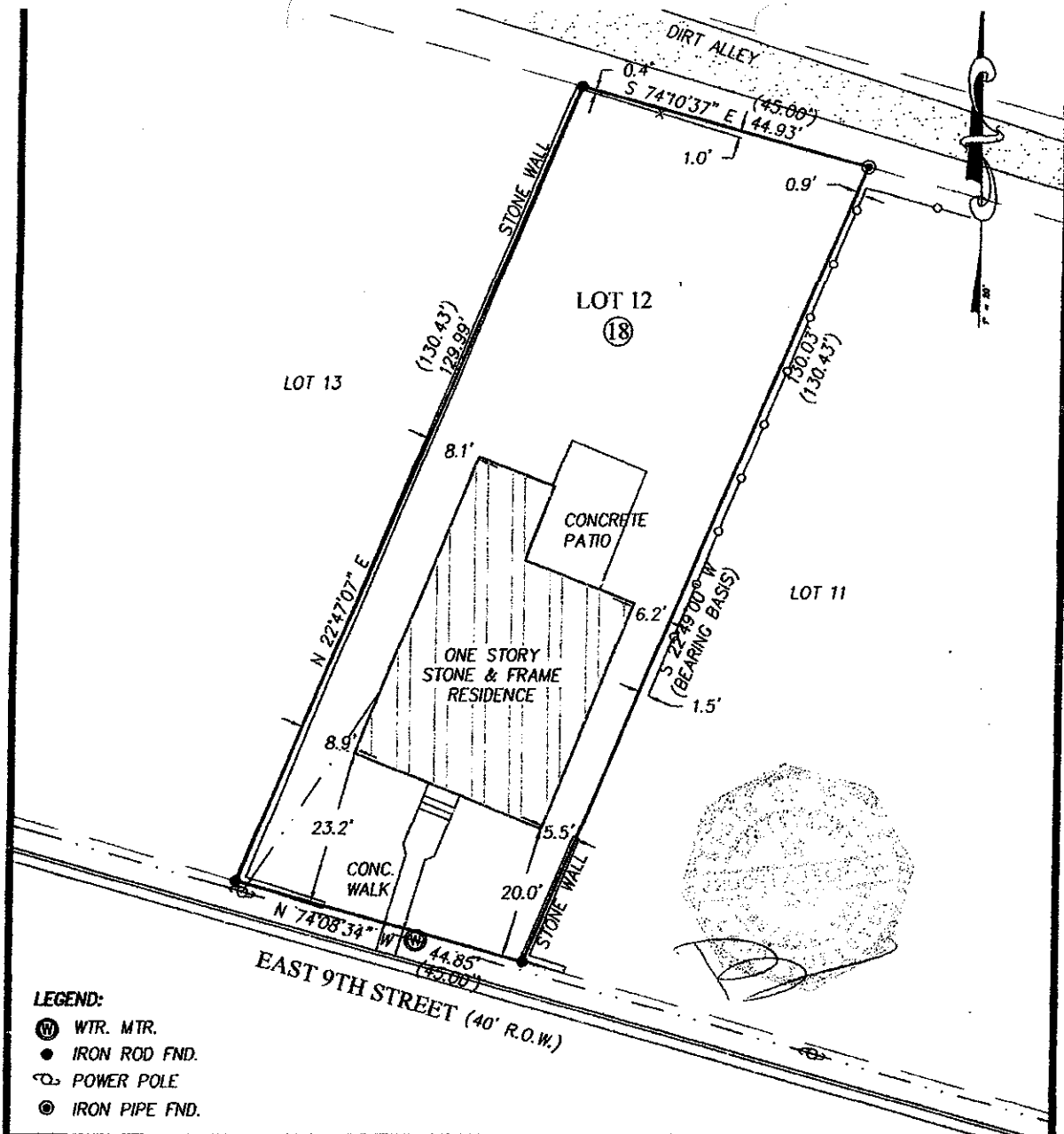
INSIDE BATH TO BE VENTED

G.P.P.



INSPECTOR

[Signature]



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT NO. 2008 EAST 9TH STREET IN TRAVIS COUNTY TEXAS. DESCRIBED AS FOLLOWS: LOT 12, BLOCK 18, GRANDVIEW PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 17 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE:

THE PROPERTY DEPICTED HEREON IS / IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48453 CD16.5E EFFECTIVE 6-16-93 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREAK ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN VOLUME 3, PAGE 17.

TO: AMERICAN HOMEFRONT MORTGAGE/UNITED GENERAL TITLE INSURANCE CO.
 RE: RICHARDSON/CALHOUN, GF# 451-05-1063, PROJ. NO. 05-410

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, A U IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: MAY 23, 2005

G:\AUTOCAD\PROJECT DRAWINGS\2005 DRAWINGS\2005\05-410.dwg 05/23/2005 03:20:33 PM COT

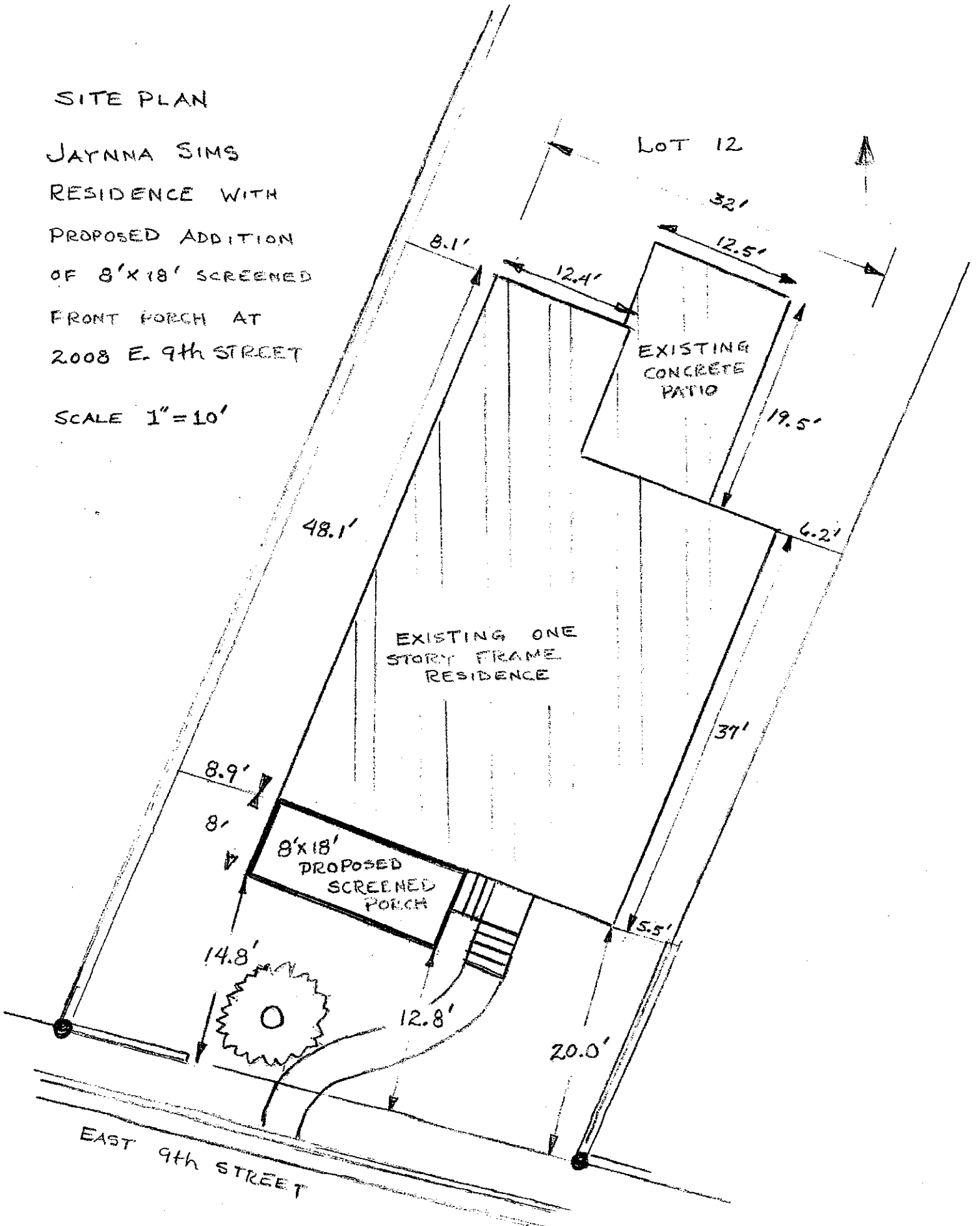


BRYAN TECHNICAL SERVICES, INC.
 P. O. BOX 1371
 TAYLOR, TEXAS 76574
 512-365-2524
 512-365-2526 (Fax)
 surveying@austin.rr.com

SITE PLAN

JAYNNA SIMS
RESIDENCE WITH
PROPOSED ADDITION
OF 8'X18' SCREENED
FRONT PORCH AT
2008 E. 9TH STREET

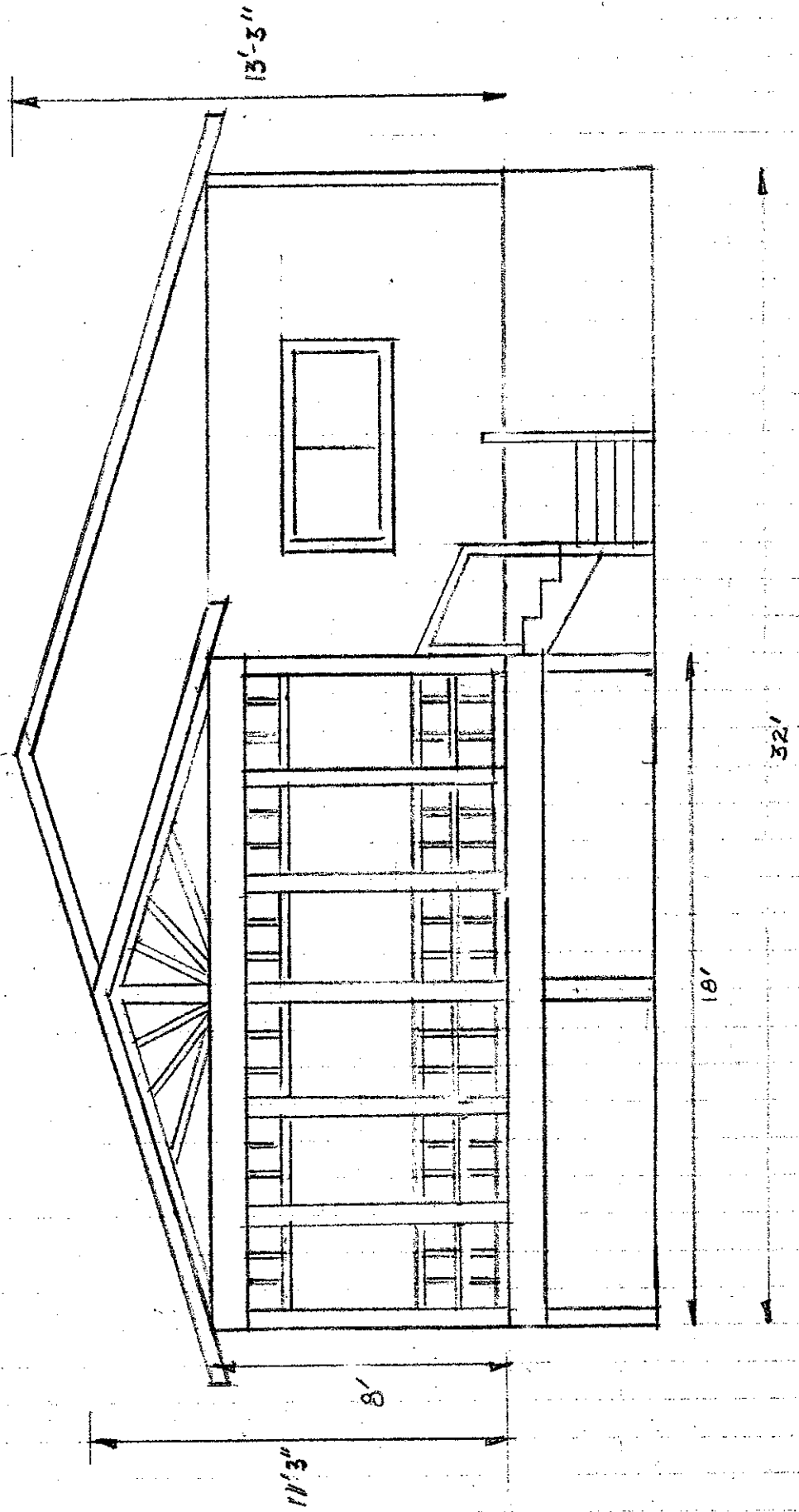
SCALE 1"=10'



JAYNNA SIMS RESIDENCE AT
2008 E. 9TH STREET

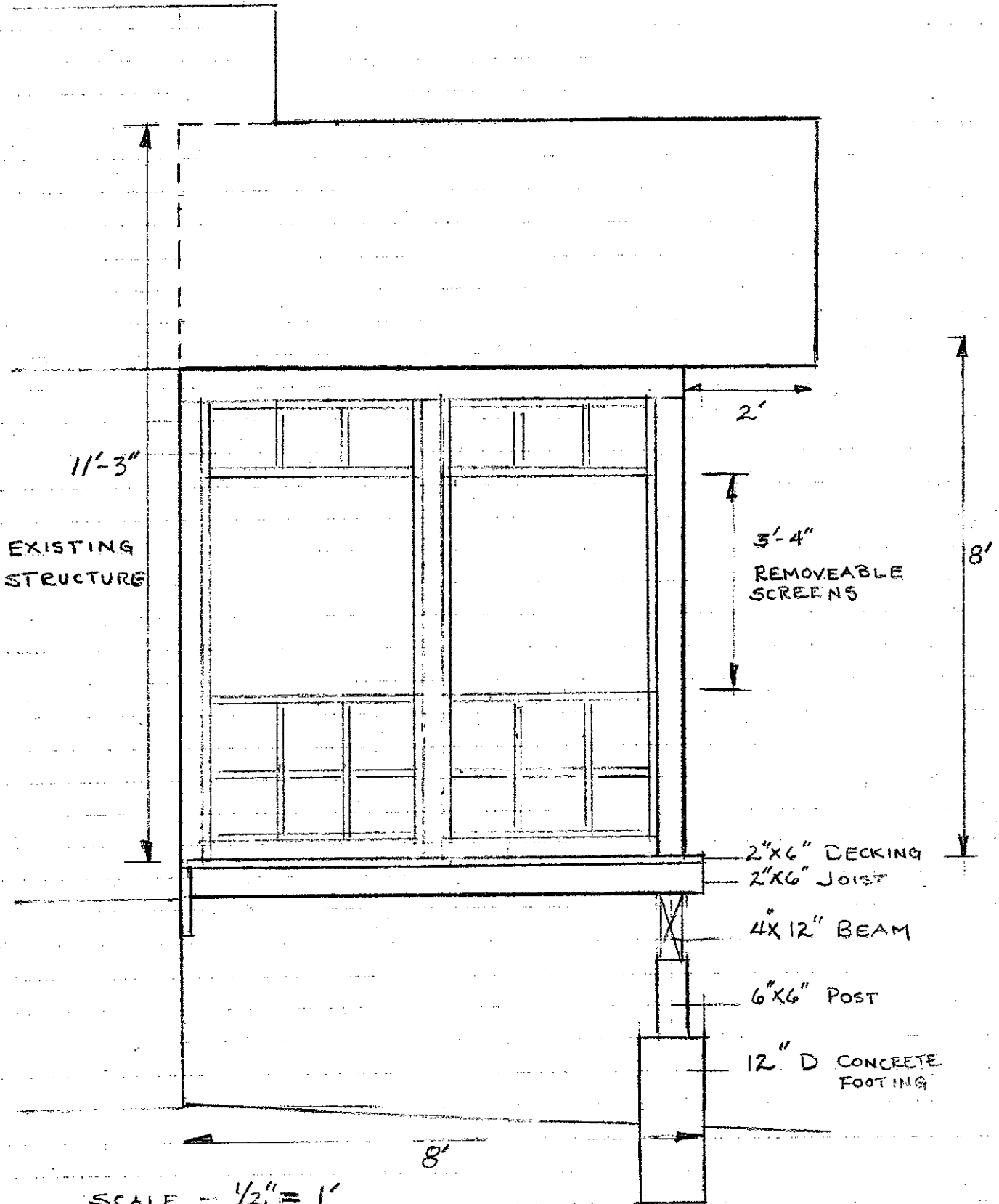
FRONT ELEVATION WITH
PROPOSED 8' X 18'
SCREENED FRONT PORCH

SCALE 1/4" = 1'



LEFT SIDE ELEVATION
8'X18' PROPOSED SCREENED
FRONT PORCH

JAYNNA SIMS
2008 E. 9th STREET





2008 E 9th St, Austin, TX 78702

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