

Revised 11/30/11

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 # 05-2011-0138
ROW # _____

**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: 7600 Downridge Drive

LEGAL DESCRIPTION: Subdivision - Vista West III

Lot(s) 24 Block J Outlot _____ Division _____

I/We Karen Prairie and Andrew Prairie on behalf of myself/ourselves as authorized agent for

_____ affirm that on _____, _____,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Regarding our existing legal non-complying structure:

- A) We request a variance to decrease the minimum rear yard setback requirement from 10 feet to 6.5 feet in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use.
- B) We request a variance to increase the maximum impervious coverage from 45% to 49% in order to maintain impervious coverage for a single family residence and proposed two-family residential use.
- C) We request a variance to decrease the minimum side yard setback from 5 feet to 4.8 feet in order to maintain the enclosure of an existing covered carport for a garage.

D) We request a variance from the maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use.

in a SF3 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:
We are making improvements to a legal non-complying pre-existing structure that when originally constructed was only required to be setback 5' from the rear property line. The improvements we are making do not alter the existing roofline. We are not expanding the footprint of the structure.

HARDSHIP:

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

The zoning regulations only required a 5' setback when the structure was built in 1980, but the regulation changed and is now 10'. The 10' minimum setback requirements were not in place when the structure was originally built. We are not adding any new square feet. For our legal non-complying pre-existing structure, partial porch enclosure is the necessity for the variance. It would be an undue hardship to have to remove a portion of the structure that was in compliance when constructed in 1980.

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

The structure was originally built in compliance with setback regulations and the structure was originally placed at the rear of the property due to the unique shape of the lot.

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 __ 7600 Downridge Drive _____

City, State & Zip _____ Austin, Texas 78731 _____

Printed _____ Phone __ 512-342-8771 _____ 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 _____ Mail Address __ 7600 Downridge Drive _____

City, State & Zip _____ Austin, Texas 78731 _____

Printed _____ Phone __ 512-342-8771 _____ Date _____

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.)

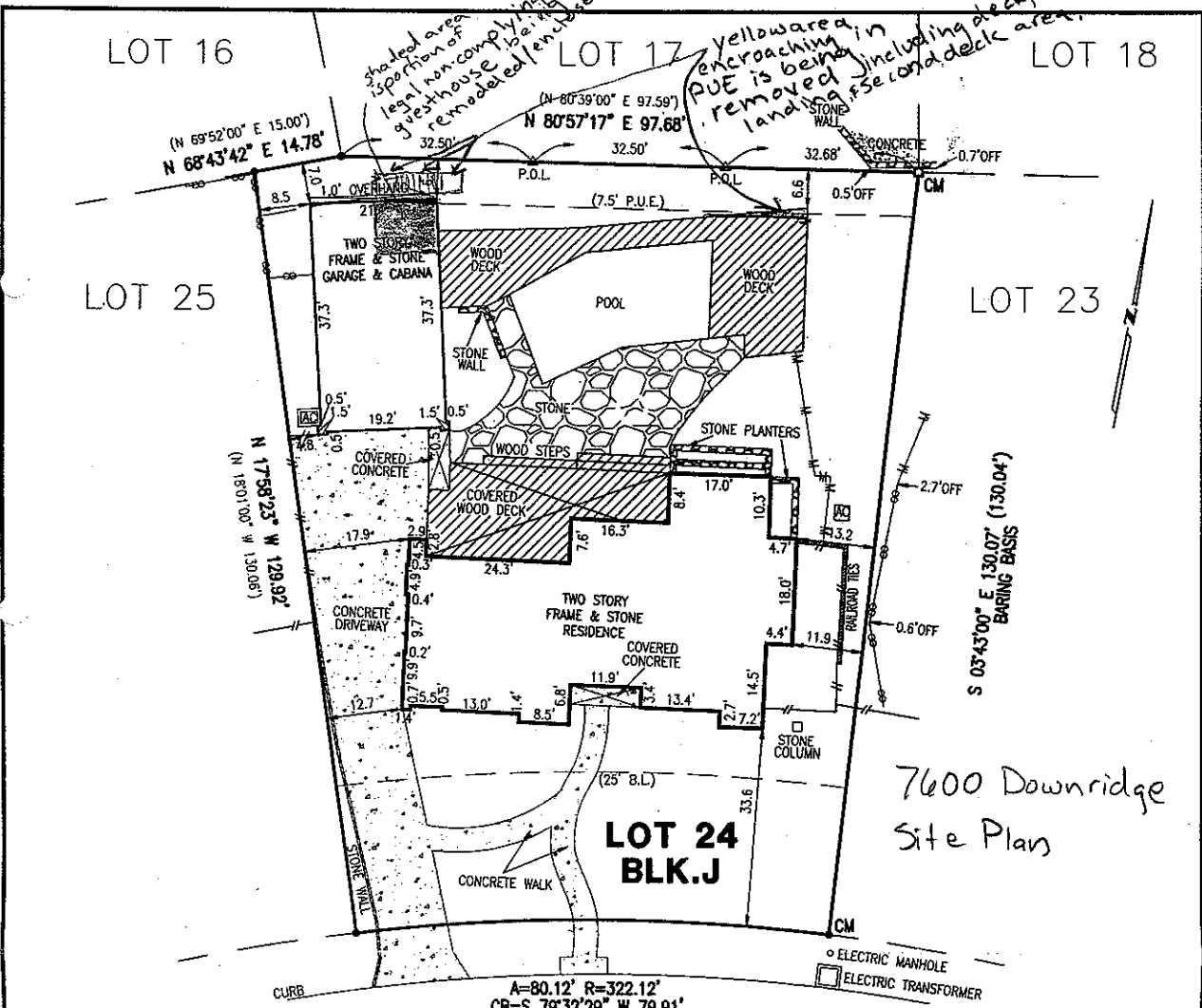
VARIANCE REQUIREMENTS:

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.

**One Texas Center
505 Barton Springs Road, 2nd Floor**

**Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088**



7600 Downridge
Site Plan

A=80.12' R=322.12'
CB=S 79°32'29" W 79.91'
(CB=S 79°14'00" W 80.00')

DOWNRIDGE DRIVE
(50' R.O.W.)

IMPERVIOUS COVERAGE

a. House	1994	sq. ft.
b. Garage/Cabana	828	sq. ft.
c. Concrete Driveway	1281	sq. ft.
d. Concrete Walk	241	sq. ft.
e. Covered Concrete	77	sq. ft.
f. Covered Wood Deck	509	sq. ft.
g. Open Wood Deck 609 ± 2 =	254	sq. ft.
h. Wood Steps 63 ± 2 =	32	sq. ft.
i. Wood Rail Rood Ties	20	sq. ft.
j. Stone Patio	892	sq. ft.
k. Stone Walls	35	sq. ft.
l. Stone Planters	63	sq. ft.
m. Stone Column	2	sq. ft.
n. AC's	18	sq. ft.

IMPERVIOUS COVERAGE (a through n added) 6036 sq. ft.

LOT AREA	12408	sq. ft.
TOTAL IMPERVIOUS COVERAGE	49	% of lot

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR FOUND
- 1/2" IRON PIPE FOUND
- 600 MAIL FOUND
- CAPPED REBAR FOUND
- 1" SET IN CONCRETE
- 1" FOUND IN CONCRETE
- SHOULE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.F. PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH POWER POLE
- OVERHEAD ELECTRIC
- P.O.L. POINT ON LINE



IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING.



TO THE LANDHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED
BOUNDARY AND IMPERVIOUS COVERAGE SURVEY

FLOOD CERTIFICATION
THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 04334, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: **7600 DOWNRIDGE DRIVE** CITY: **AUSTIN** COUNTY: **TRAVIS** STATE OF TEXAS
 L.D.T.: **24** BLOCK: **J** SUBDIVISION: **VISTA WEST III** VOL./CAB: **59** PG./SLD: **70** PLAT RECORDS:
 REFERENCE NAME: **KAREN PRAIRIE** REVISED: **11-3-11**



B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
Surveyed by: B & G Surveying, Inc.
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd, Austin, Texas 78756
Office 512*458-6969, Fax 512*458-9845

JOB #: B1009711_TA
DATE: 11-2-11
SCALE: 1"= 20'

FIELD WORK BY	JESUS	10-1-11
CALCD BY	TDH	10-2-11
DRAFTED BY	AW3	10-2-11
CHECKED BY	ML	10-2-11



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Mailing Date: December 1, 2011

Case Number: C15-2011-0138

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

Applicant:	Karen & Drew Prairie; 512-342-8771
Owner:	Same
Address:	7600 DOWNRIDGE DR

Variance Request(s): The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6.5 feet in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an "SF-3", Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain impervious coverage for a single family residence and proposed two-family residential use in an "SF-3", Family Residence zoning district.

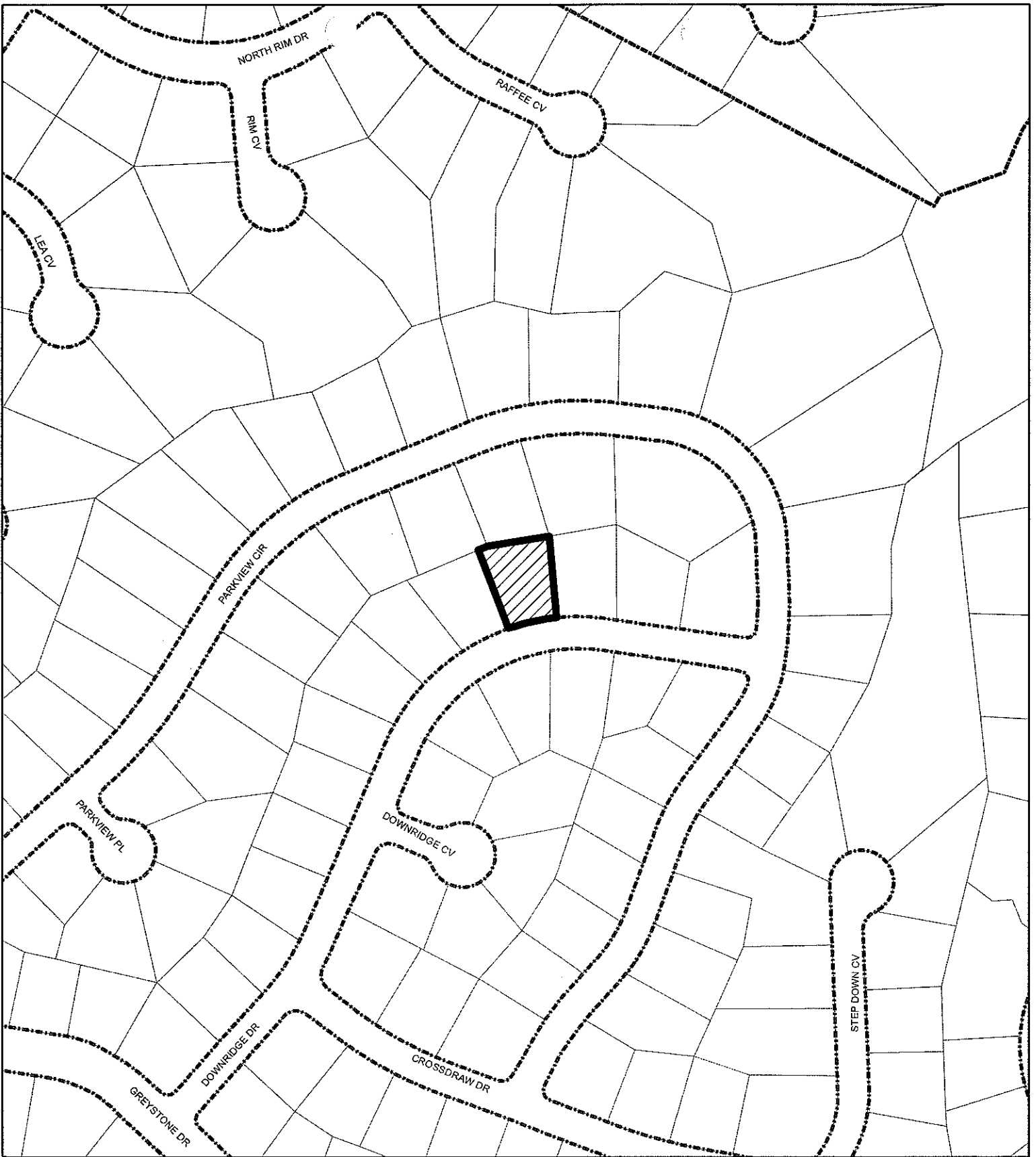
The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.8 feet in order maintain the enclosure of an existing covered carport for a garage in an "SF-3", Family Residence zoning district.

The applicant has requested a variance from the maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2; Section 2.8.1 A (2) of the Land Development Code in order to remodel a pool cabana/dressing room and enclose a covered deck area to create a two-family residential use in an "SF-3", Family Residence zoning district.

This application is scheduled to be heard by the Board of Adjustment on December 12th, 2011. The meeting will be held at City Council Chambers, 301 West 2nd Street beginning at 5:30 PM.

You are being notified because City Ordinance requires that all property owners and utility account holders within 500 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact **Susan Walker of the Planning and Development Review Department at 512-974-2202** and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/devreview/index.jsp.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0138
 LOCATION: 7600 DOWNRIDGE 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.