

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 # 015-2011-0138
ROW # 10682672

TP-014408-02-25
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 02/24/11

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

(check appropriate items below)

 ERECT ATTACH COMPLETE X REMODEL X MAINTAIN

A) An existing legal non-complying guesthouse a.k.a. a pool cabana to enclose end deck for living area providing a rear setback of 6.5 feet.

B) A side setback of 4.7 feet

in a ST-3 district.
SVS (zoning district)

Althack plane
Sec. 2.8.1 A(2)

Impervious Cover

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.

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:

For this legal non-complying pre-existing structure, we are not altering the roofline of the structure. We are not expanding the footprint of the structure. We are actually reducing the footprint of the structure in four areas: 1) by removing a portion of a deck

that was a couple feet from the property line and was encroaching into the P.U.E., 2) by removing a staircase that was a couple feet from the property line and was encroaching into the P.U.E., 3) by removing a landing that was a couple feet from the property line and was encroaching into the P.U.E., and 4) by removing another portion of the deck that extends into the P.U.E.. By removing the deck, staircase, landing, and the other portion of the deck, we are actually increasing the space between the structure and our rear property line in numerous places. All of the work being proposed is being done in the style of the existing building and other buildings on the property, and we are using matching materials (siding, paint, etc) to what was previously used on the structure. These materials are consistent with the "look and feel" of structures in the neighborhood.

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:
-

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Karen Prairie Phone 512-342-8771
Email Kprairie@austin.ry.com Fax _____
Project Name Repurpose Use of Pool ☐ New Construction ☒ Remodeling
Project Address 7600 Downing Dr **OR** _____
Legal Description _____
Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☒ Underground Voltage RFTF 220 ☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) 200 Amp (amps) Number of Meters? 1
AE Service Length — (ft.) Conductor — (type & size)
SqFt Per Unit — # Units — ☐ All Electric ☒ Gas & Electric ☐ Other _____
Total AC Load 6.5 (Tons) Largest AC unit 3.5 (Tons) ☒
LRA (Locked Rotor Amps) of Largest AC Unit 28.6 (Amps) ☒
Electric Heating 30? (kW) Other _____ (kW)

Comments: Enclose a room on detached pool house

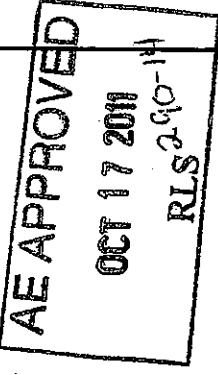
X [Signature] MARK BULFINGTON 10-11 512-342-8771
ESPA Completed by (Signature & Print name) Date Phone

AE Representative _____ Approved: ☒ Yes ☐ No (Remarks on back) _____ Date Phone

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.



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 KP Mail Address 7600 Downridge Drive

City, State & Zip Austin, Texas 78731

Printed Karen Prairie Phone 512-342-8771 Date 10/24/11

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 KP Mail Address 7600 Downridge Drive

City, State & Zip Austin, Texas 78731

Printed Karen Prairie Phone 512-342-8771 Date 10/24/11

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:

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) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) 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)

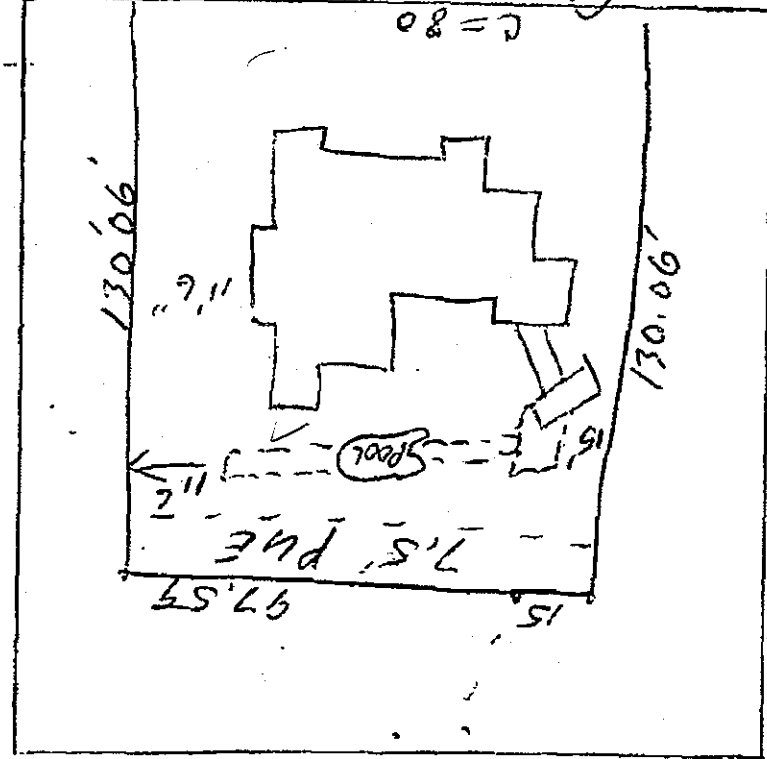


Address: 7600 Downsize Rd. Permit: 78027 (#195205) Plat: 886
 Lot: 24 Subdivision: Vista West III

Fire Zone: 3	Use Dist. A-1a	Occupancy: 2 story	Block J	Outlot
11-22-77	Layout	Framing	Final	Commercial
Foundation	5	Floor joist size & o.c.	Bldg. Conn.	Parking
Front setback	25'	ceiling joist size & o.c.	Room Vent.	Exits
Total & Min. side yard		stud size & o.c.	Stairs	Exit lights
Side St. Yard		W. Insulation	Rails	Fences
Type Const.	IV	Sheetrock	Attic Vent.	Corridors
Spec. Permit #		Commercial Sheetrock	Insulation	
800		Occup. Sep.	Hood Vent.	
House only		Thru out	Glass	
			Deadbolts	
			Fireplaces	

Owner: Turner & Halpern Contractor: PIANO HIGGS
 65' x 42.8' - 2730.6 (MAY 1978) 2046 # 1000000 BATTLE
 35.4' x 34.2' - 1187' = DAN ROSS 2016 #
 34.2' x 30' + 6' x 6' = 666 #
 3798 # 211 4/25/80
 BID 2005 JUNE 77

City of Austin Clerk P Address: 7600 Date 11/17/77



Continued by Order: 4/19/78 11/17/77
 4/28/80
 (1) Fence Required
 (2) Demolish Back, corner back not to be removed
 (3) Deck Between Garage & Pool
 (4) Deck off pool
 H.C. Lepore
 Inspector:

Structure on floor of
 1000' - one story
 1000' - single story
 1000'

OWNER Turner & Holmes ADDRESS 7600 Downridge Dr.

PLAT 886 LOT 24 BLK. J

SUBDIVISION Vista West III

OCCUPANCY Res.

BLDG. PERMIT #168862 DATE 1-17-77 OWNERS ESTIMATE 87,354.00

CONTRACTOR Owner NO. OF FIXTURES 15

WATER TAP REC# E 96512 SEWER TAP REC# 82838

2 stry frm res w. stn ven & detached gar.

Swimming Pool. Bldg. Permit #168637 11-9-77

BID 2004

OWNER	Dan Ross	ADDRESS		7600 Downridge Dr.
PLAT	886	LOT	24	BLK. J
SUBDIVISION	Vista West 3			
OCCUPANCY	Addn to res Deck			
BLDG. PERMIT #	195205	DATE	4-28-80	OWNERS 1500.00 ESTIMATE
CONTRACTOR	Joe Higgs Bldgrs		NO. OF FIXTURES	
WATER TAP REC#			SEWER TAP REC#	
	Addn to res Deck			
	Don't say it.			

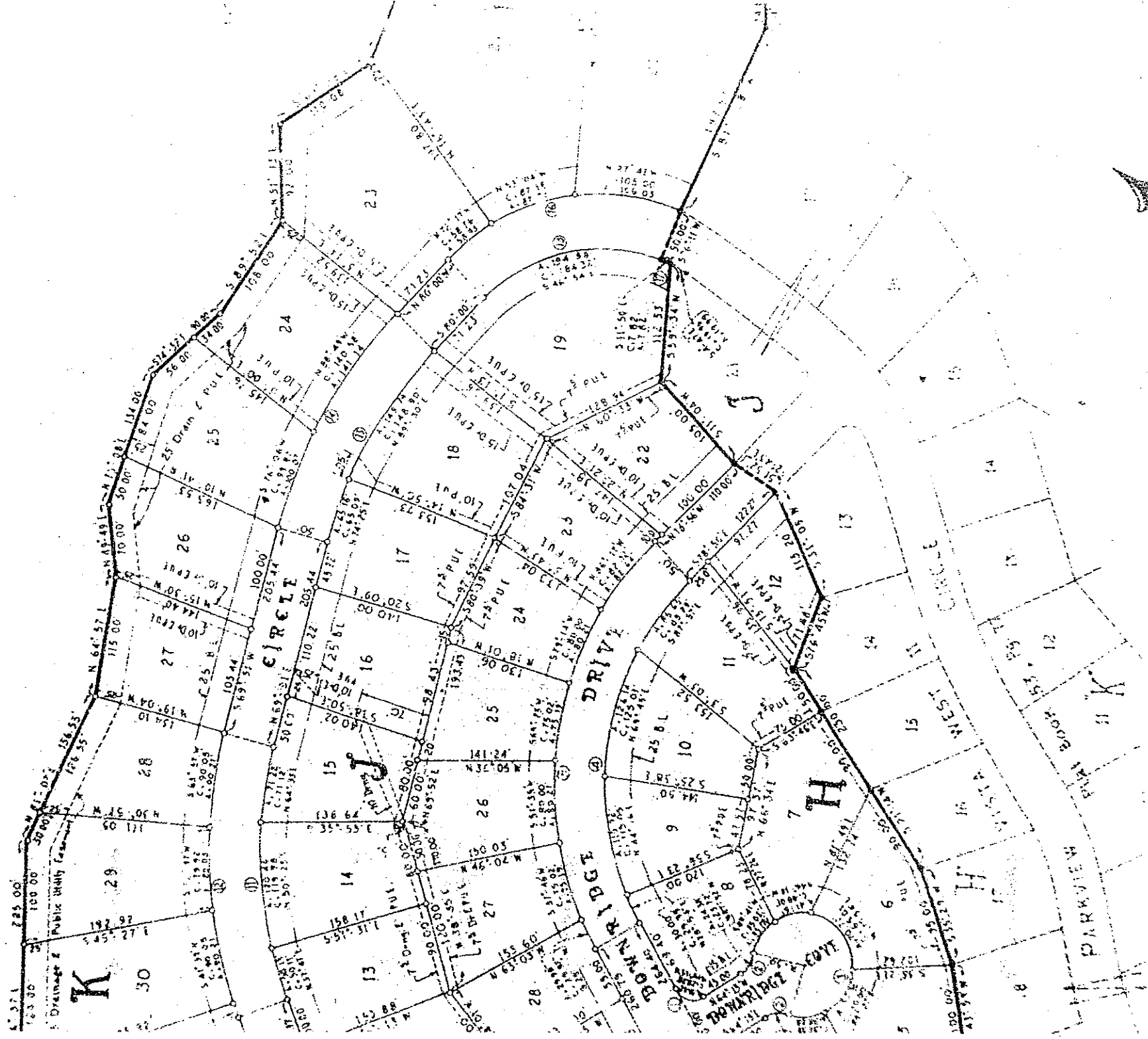
Lot 24 Permit # 168862
Block J Zoning A
Subdv. Visita West 3 Plat 886
Certificate Of Occupancy
No. 82118
DEPARTMENT OF BUILDING INSPECTION
City of Austin, Texas

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW HAS BEEN
INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.

Address 7600 Downridge Drive
Use Two story firm res w/stone ven
Owner of Land Turner and Turner
Owner of Improvements Address
Contractor Address
Plumber Custom No. of Gas Meters 1
Remarks SEE REVERSE SIDE

Date April 25, 1978 By
BUILDING OFFICIAL
OFFICE COPY
BID #2008

Lot 16
Blk
Parkview



SCALE: 1"=20'

LOT 17

V.59, P.70

LO

V.59

LOT 16

V.59, P.70

N 68°39'E 97.59'
N 80°43'E 97.59'
(N 80°39'E 97.59')
7.5' P.U.E. (PER PLAT)

2ND FLOOR
OVERHANG

WOOD STAIRS
& LANDING

CHAINLINK
FENCE
SIGNED
DATE

JUN 13 1997

2-Story
Rock & Wood
House

LEGEND:
(RECORD)

LOT 25
V.59, P.70

B L O C K

LOT 24

"J"

7600 DOWNRIDGE DRIVE
(50' R.O.W.)

This certification is for insurance purp
only and is not a guarantee that this
party will or will not flood. According
Flood Insurance Rate Maps (F.I.R.M.)
unity No. 480624, Panel No. 0200E,
dated 6-16-93, the subject property
DOES NOT appear to lie within the 10
flood prone area & has a Zone X rating

LOT No. 24	BLOCK "J"	SUBDIVISION / ADDITION	VISTA WEST-III
SECTION UNIT	PHASE	Book	Page(s) 70
TRAVIS	COUNTY, TEXAS	Volume 59	Cabinet Slide
AUSTIN	Reference:	KAREN G. RODGERS	PLA

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
ALAMO TITLE CO.

ALAMO TITLE INSURANCE OF TEXAS

The undersigned certifies that this survey was made by me or under my supervision on the ground
of the real property shown on the survey, and, after the exercise of professional diligence and reasonable
care and in reliance on record searches by the title company that this survey is correct to the best of the
undersigned's knowledge and belief; that there are no visible discrepancies, conflicts, shortages in area, or
boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown
hereon; and that the property has access to and from a dedicated roadway, except as shown hereon.

JUNE 1997

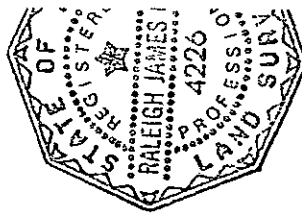
DATE 6-12-97
TITLE CO. ALAMO
G.F. No. 97016214
Job No. 6 R-24-97
SCALE: 1"=20'

811 South Congress Avenue
Austin, Texas 78704

INC.

AUSTIN DIVISION
(512) 440-0071
Fax 440-0199

BY:	FIELD WORK	WW
	DRAFTING	GK
	FINAL CHECK	
	CORRECTIONS	
	UP DATE	P.D.



Walker, Susan

From: Benavidez, Sylvia
Sent: Monday, November 21, 2011 12:07 PM
To: Walker, Susan
Subject: 7600 Downridge - Variance

In case she needs the tent variance.

Maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A (2)

11/21/2011

SCALE: 1"=20'

LOT 16

V.59, P.70

LOT 17

V.59, P.70

N 68°39'E

1/2" IRF

N 80°43'E 97.59'

(N 80°39'E 97.59')

7.5' P.U.E. (PER PLAT.)

CHANKUN
DATE JUN 12 1997

LEGEND:
(RECORD)

LOT 25

V.59, P.70

BLOCK "J"

7600 DOWNRIDGE DRIVE

(50' R.O.W.)

This certification is for insurance purposes only and is not a guarantee that this party will or will not flood. According to Flood Insurance Rate Maps (F.I.R.M.) unity No. 480624, Panel No. 0200E, dated 6-16-93, the subject property DOES NOT appear to lie within the 1C flood prone area & has a Zone X rating.

LOT No. 24	BLOCK "J"	SUBDIVISION / ADDITION VISTA WEST-III	Page 70	Cabinet Slide
SECTION UNIT	PHASE	Book	Volume 59	
TRAVIS	COUNTY, TEXAS	Street Address: 7600 DOWNRIDGE DRIVE		
CITY AUSTIN	Reference: KAREN G. RODGERS			

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR ALAMO TITLE INSURANCE CO.

The undersigned certifies that this survey was made by me or under my supervision on the ground or the real property shown on the survey, and, after the exercise of professional diligence and careful reliance on record searches by the title company that this survey is correct to the best of my knowledge and belief, that there are no visible discrepancies, conflicts, shortages in area or boundary, or visible encroachments, protrusions or overlapping of improvements, except as shown hereon; and that the property has access to and from a dedicated roadway, except as shown hereon.

JUNE 1997

DATE 6-12-97
TITLE CO. ALAMO
G.F. No. 97016214
Job No. 6 R-24-97
SCALE: 1"=20'

ALAMO TITLE INSURANCE CO.
INC.
811 South Congress Avenue
Austin, Texas 78704
AUSTIN DIVISION
(512) 440-0071
Fax 440-0198



BY:	FIELD WORK	WW
	DRAFTING	BK
	FINAL CHECK	
	CORRECTIONS	
	UP DATE	P.D.



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 as Applicant
Address:	7600 Downridge Drive

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.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0138 – 7600 Downridge Drive
Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 12th, 2011

☐ I am in favor
☐ I object

Your address(es) affected by this application

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

