

CASE # C15-2011-0135

TP-023619-09-08

ROW - 10682656

**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: 1017 Hermitage Drive Austin, Texas 78753

LEGAL DESCRIPTION: Subdivision - Woodbridge

Lot(s) 11 Block B Outlot Division Woodbridge Section 3

I/~~we~~ Charles Plate on behalf of myself/~~ourselves~~ as authorized agent for

Charles Plate affirm that on , ,

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

~~ERECT~~ ~~ATTACH~~ ~~COMPLETE~~ ~~REMOVE~~ - MAINTAIN

A car port structure erected on June 2010

Variances that Owner is seeking: Encroachment of 25 foot setback by .9 feet

one side and .7 feet on the other. ~~Small increase on impervious cover adjustment.~~

in a SF-3-NP district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits. *(see attached)*

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:

Size and shape of lot, location of existing improvements and trees, the zoning regulations and including building setback line do not allow for reasonable use of the property, construction of a one small car car port.

HARDSHIP:

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

The hardship for the variance is unique to the property due to size, shape of the property, configuration of the lot and physical constraints of the existing improvements and trees.

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

the car port is in character with the area adjacent to the property

and neighborhood. Construction of a car port on any other portion

of the lot would alter and be out of character with the neighborhood and adjacent lots.

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:

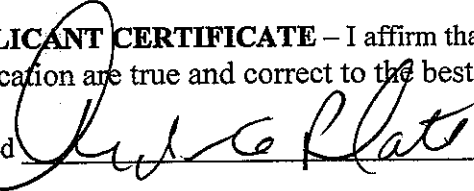
No increase or additional safety risks are created by construction, existence or use of this car port.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

the car port is designed for the existing use.

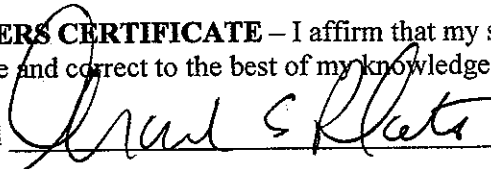
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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 1017 Hermitage Drive
City, State & Zip Austin, Texas 78753

Printed Charles G. Plate Phone (512)833-5431 Date 10/18/11

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  Mail Address 1017 Hermitage Drive
City, State & Zip Austin, Texas 78753

Printed Charles G. Plate Phone (512)833-5431 Date 10/18/11



SUBJECT TRACT



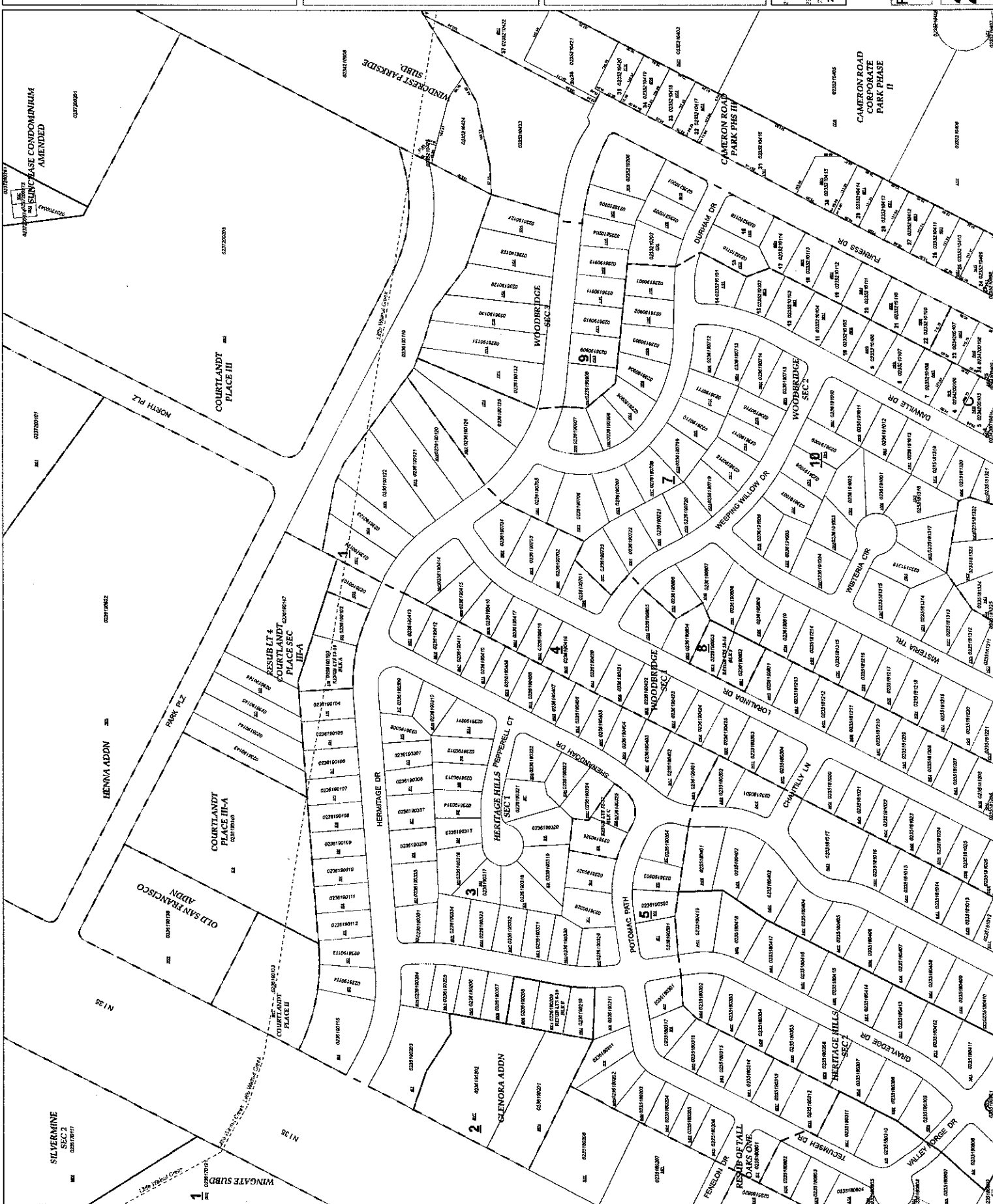
ZONING BOUNDARY

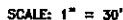
CASE#: C15-2011-0135
LOCATION: 1017 HERMITAGE DRIVE



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.

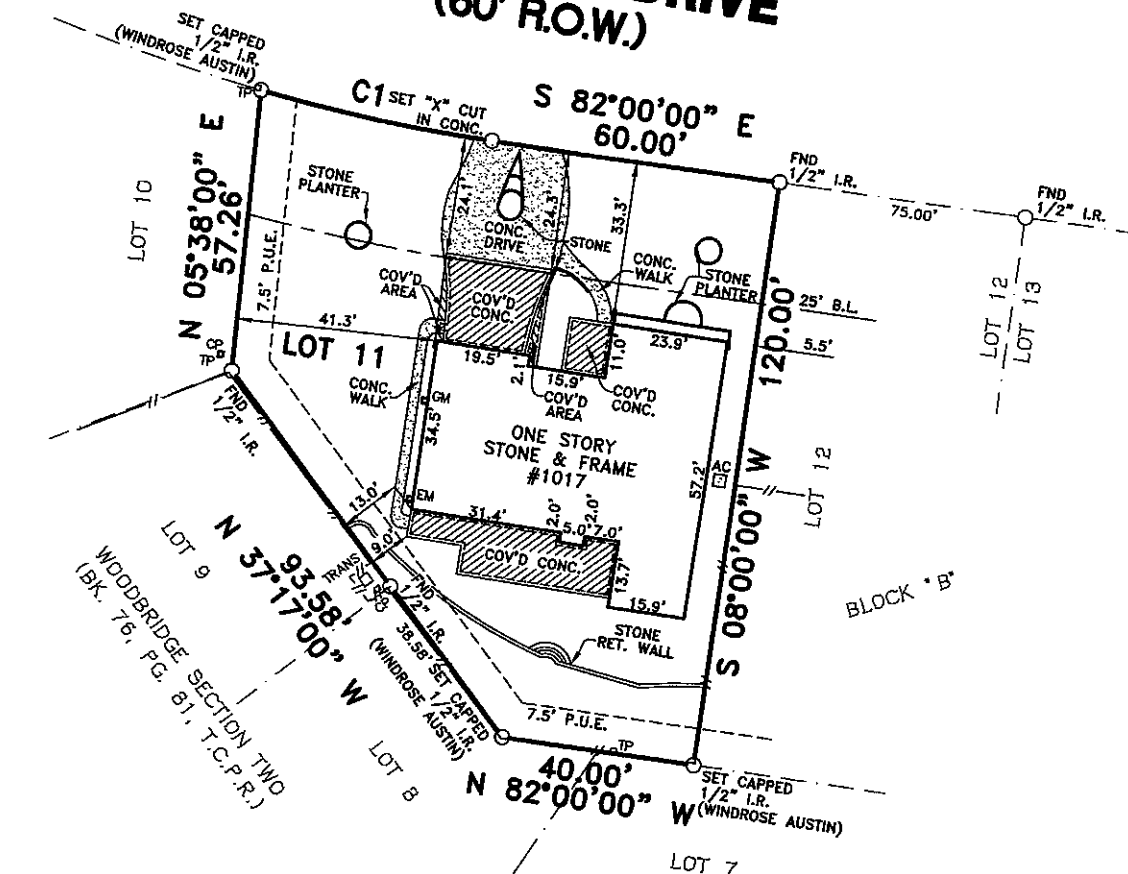




2) STONE RETAINING WALL IS WITHIN 7.5'
PUBLIC UTILITY EASEMENT AS SHOWN.

- EM - ELECTRIC METER
- GM - GAS METER
- TRANS - ELECTRIC TRANSFORMER
- TP - TELEPHONE PEDESTAL
- CP - CABLE TV PEDESTAL
- - WOOD FENCE
- B.L - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT

HERMITAGE DRIVE
(60' R.O.W.)





IMPERVIOUS COVERAGE CHART		
TOTAL LOT AREA		10,700 SQ. FT.
HOUSE, GARAGE & COV'D PATIO	2,991 SQ. FT.	28 %
COVERED CARPORT	391 SQ. FT.	4 %
CONCRETE DRIVE	569 SQ. FT.	5 %
CONCRETE WALKS	147 SQ. FT.	1 %
STONE & AIR CONDITIONER PAD	105 SQ. FT.	1 %
TOTAL	4,203 SQ. FT.	39 %

CURVE	RADIUS	DELTA	ARC
C1	394.45'	07°06'58"	48.99'

ALL BEARINGS ARE BASED ON THE
RECORDED PLAT UNLESS OTHERWISE NOTED.
ALL EASEMENTS AND BUILDING LINES ARE
BASED ON THE RECORDED PLAT, UNLESS
OTHERWISE NOTED. SURVEYOR DID NOT
ABSTRACT SUBJECT PROPERTY.
THIS SURVEY HAS BEEN COMPILED IN
ACCORDANCE WITH INFORMATION CONTAINED
IN THE TITLE COMMITMENT REFERENCED
IN GF NO. 144546JWP

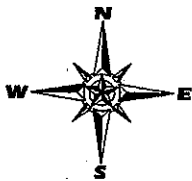
LOT 11, BLOCK "B", WOODBRIDGE SECTION THREE,
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 77, PAGES 290-292, OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD
ZONE "X (UNSHADED)" ACCORDING TO THE
FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NO. 480624 0455 H,
REVISED SEPTEMBER 26, 2008.
FLOOD ZONE DETERMINED BY GRAPHIC
PLOTING ONLY. WE DO NOT ASSUME
RESPONSIBILITY FOR EXACT DETERMINATION.

 <p>Windrose Land Services Austin 4120 Commercial Center Dr. Suite 300 Austin, Texas 78744 TEL (512) 326-2100 FAX (512) 326-2770</p>		I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.	
		<u>R. Willis</u>	10/17/11

COPYRIGHT 2011 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED

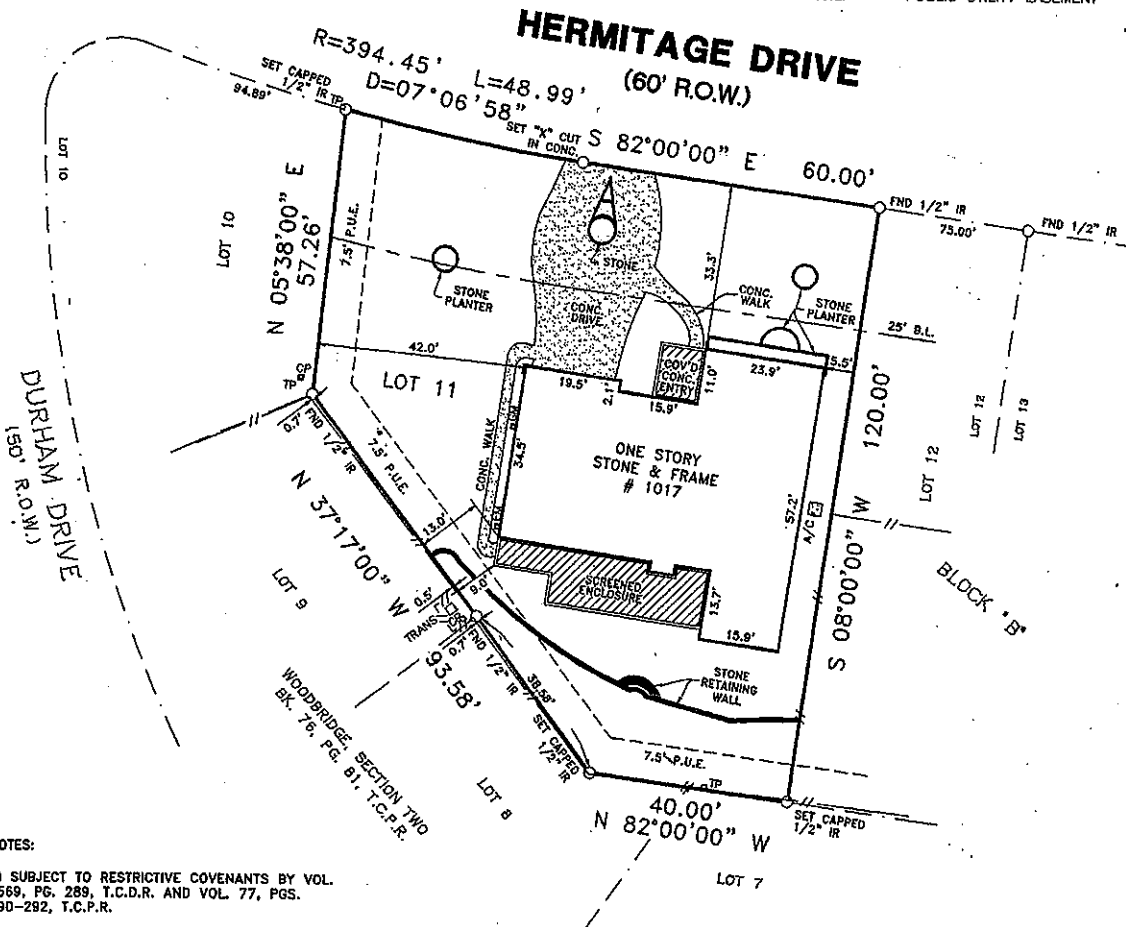
original survey -



SCALE: 1" = 30'

LEGEND

- GM - GAS METER
- EM - ELECTRIC METER
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- TP - TELEPHONE PEDESTAL
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NOTES:

1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 6569, PG. 289, T.C.D.R. AND VOL. 77, PGS. 290-292, T.C.P.R.

2) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

3) STONE RETAINING WALL IS WITHIN 7.5' PUBLIC UTILITY EASEMENT AS SHOWN.

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THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 144546JWP

LOT 11	BLOCK "B"	SECTION THREE	SUBDIVISION WOODBIDGE		THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0120 E, REVISED JUNE 16, 1993.
RECORDATION VOLUME 77, PAGES 290-292, T.C.P.R.		COUNTY TRAVIS	STATE TEXAS	SURVEY -	
LENDER CO. AMERINET MORTGAGE		TITLE CO. COMMONWEALTH LAND TITLE INSURANCE COMPANY			
PURCHASER CHARLES G. PLATE					
ADDRESS 1017 HERMITAGE DRIVE, AUSTIN, TEXAS 78753					JOB NO. 6370 W



Windrose Land Services Austin

FIELD WORK	07/08/03	MDL
DRAFTED BY	07/11/03	TWP
CHECKED BY	07/11/03	REW
MAPSCO NO.	526 P	

REVISION	



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R. Willis 7/11/03

Windrose Land Services Austin

3913 Todd Lane, Suite 512
Austin, Texas 78744

TEL (512) 326-2100 FAX (512) 326-2770

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City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

October 17, 2011

Charles Plate
1017 Hermitage Drive
Austin, Texas 78753-5867
via email: cvonplatt@yahoo.com

Re: 1017 Hermitage Drive
Lot 11 Blk B Woodbridge Sec 3

Dear Mr. Plate,

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

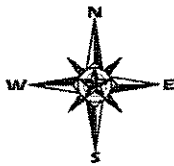
Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund", written over a circular stamp.

Lena Lund
Public Involvement/Real Estate Services

Cc: Mary Guerrero-Mcdonald, Diana Ramirez and Susan Walker



SCALE: 1" = 30'

NOTES:

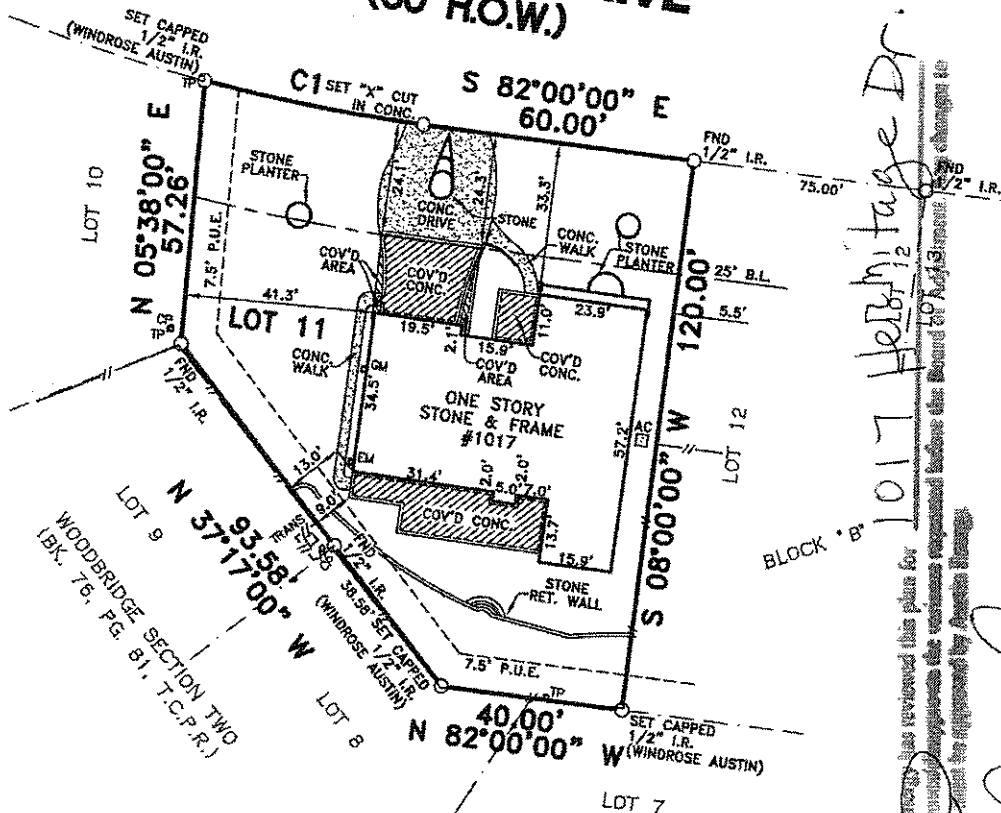
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CURVE TABLE


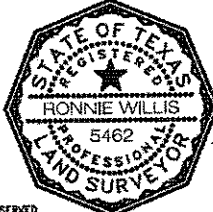
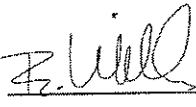
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SURVEY OF

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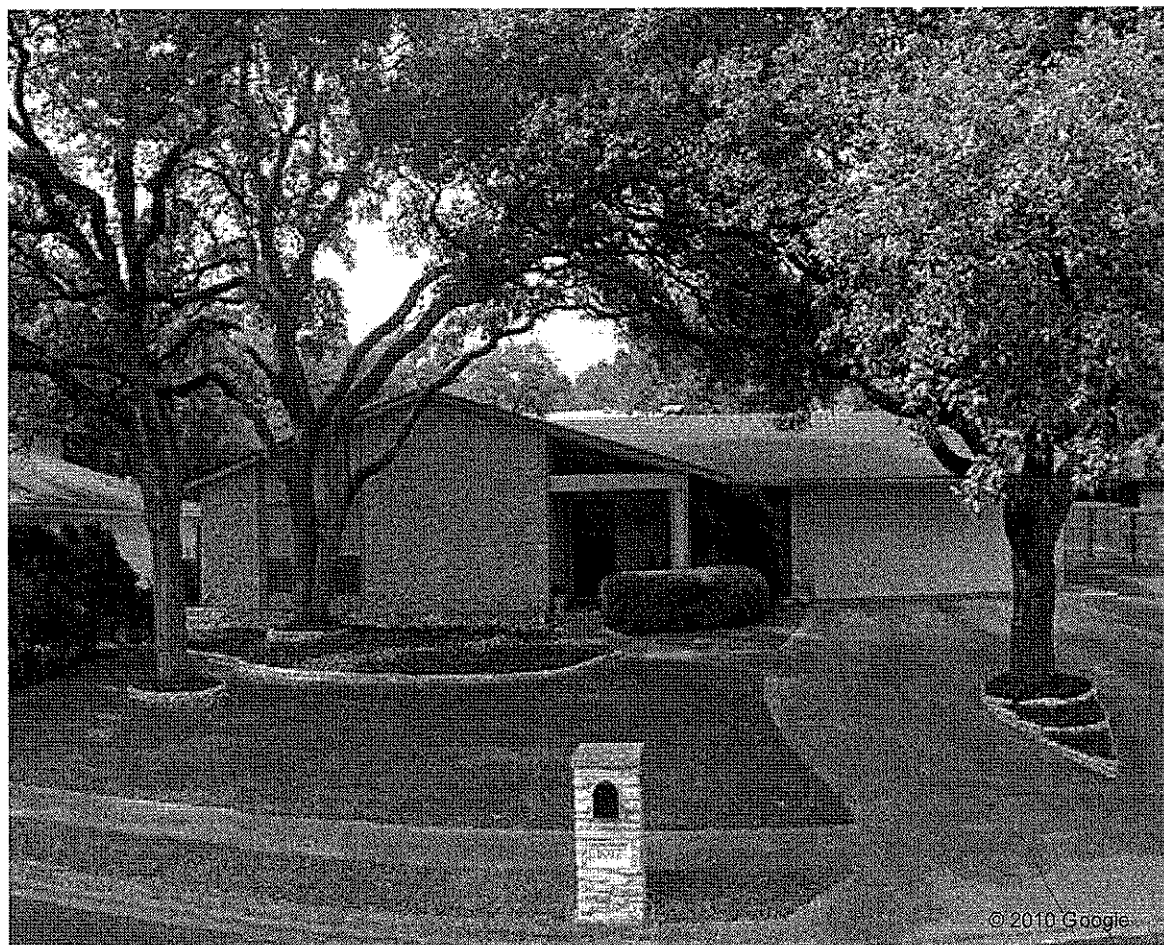
PURCHASER	CHARLES G. PLATE	LENDER CO.	AMERINET MORTGAGE
ADDRESS	1017 HERMITAGE DRIVE, AUSTIN, TEXAS 78753	TITLE CO.	COMMONWEALTH LAND TITLE INSURANCE COMPANY
 Windrose Land Services Austin 4120 Commercial Center Dr. Suite 300 Austin, Texas 78744 TEL (512) 326-2100 FAX (512) 326-2770 COPYRIGHT 2011 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED		 I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.  10/17/11	
FIELD WORK	10/14/11	NG	DRAFTED BY 10/17/11 MT
REVISION	-	-	CHECKED BY 10/17/11 RW
REVISION	-	-	MAPSCO PAGE 528 P JOB NO. 25166

Google maps

Address 1017 Hermitage Dr
Address is approximate

Save trees. Go green!

Download Google Maps on your
phone at google.com/gmm



Before

Google maps

[Get Directions](#) | [My Maps](#)

1017 Hermitage
Drive

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Edit](#) | [Print](#) | [Send](#) | [Link](#)



Before

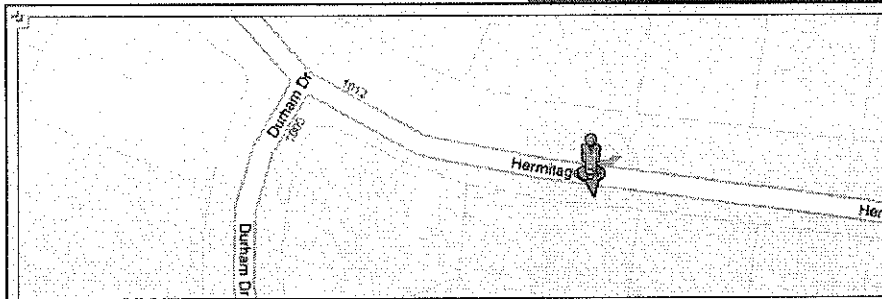
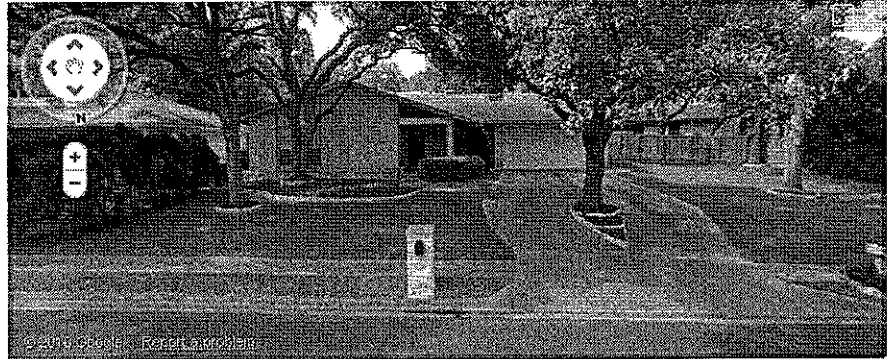
Google Maps

Google maps

[Get Directions](#) | [My Maps](#)

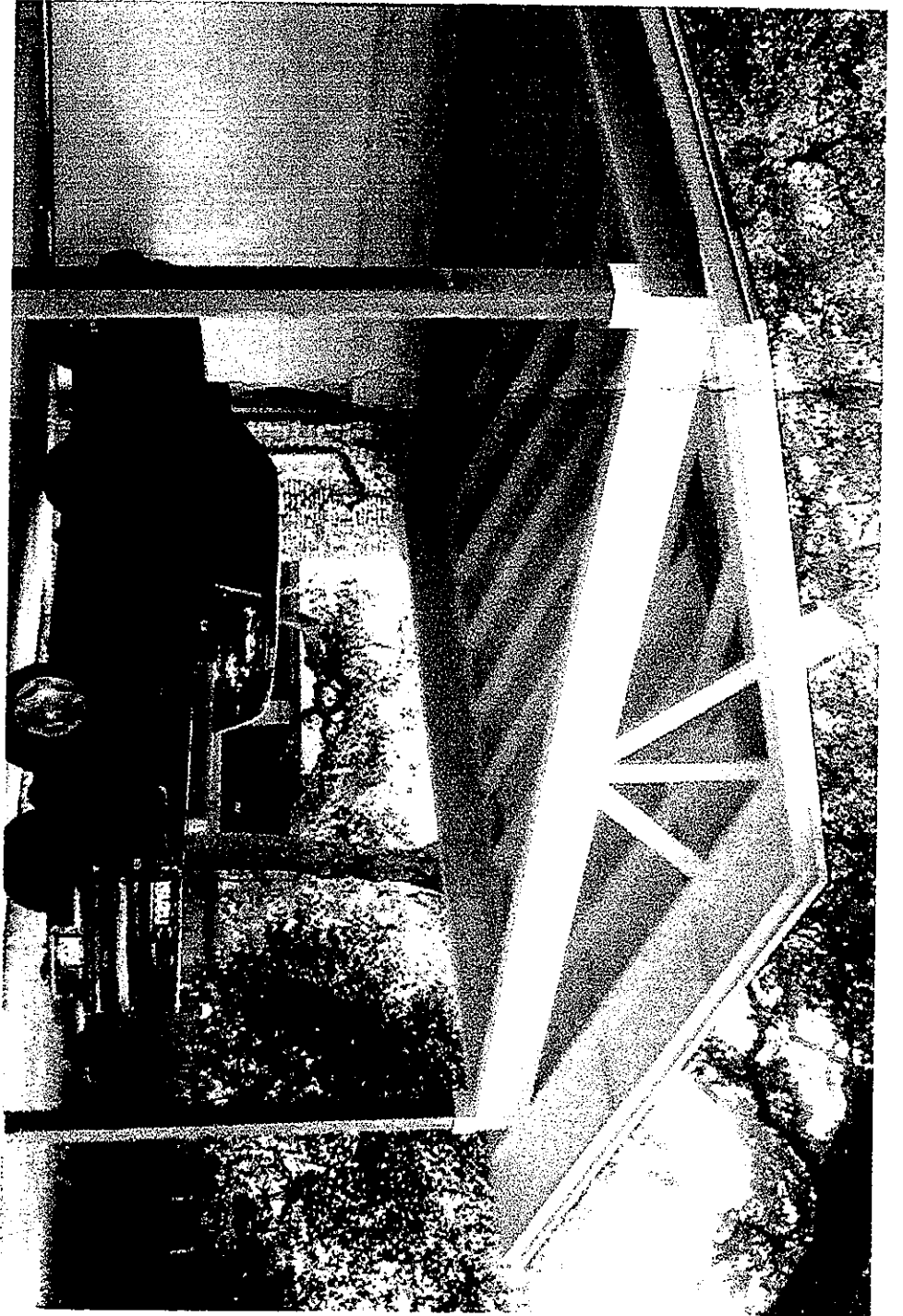
1017 Hermitage Drive

To see all the details that are visible on the screen, use the "Print" link next to the map.

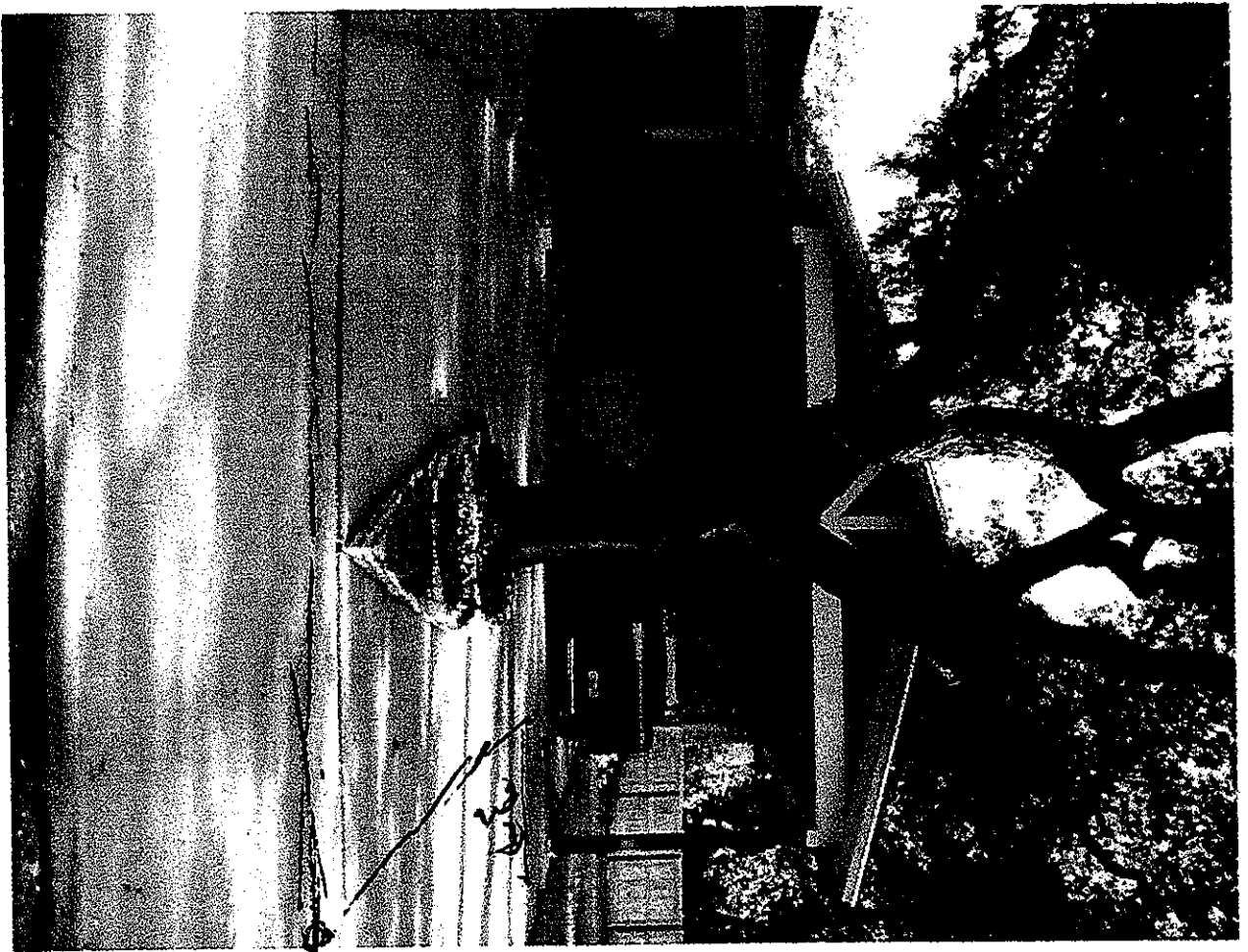
[Edit](#) | [Print](#) | [Send](#) | [Link](#)

©2010 Google - Map data ©2010 Google -

Before



No Constructed



no Constructed

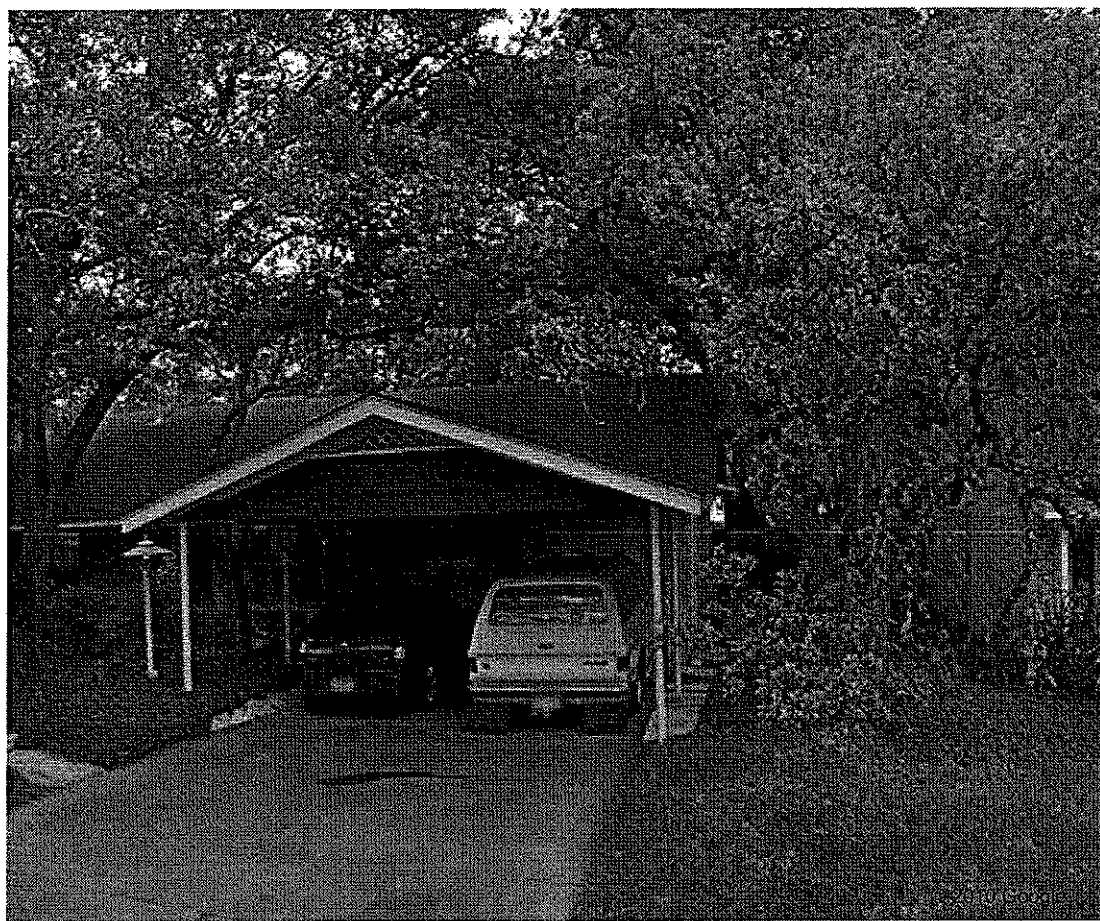
Google maps

Address 8402 Tecumseh Dr

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Consistent w/ the den

Google maps

Address 878 Valley Forge Dr

Address is approximate

Save trees. Go green!

Download Google Maps on your
phone at google.com/gmm



Consistent w/ Area

Google maps

Address 8466 Furness Dr

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



*cal port
on side of building*



Consistent w/ area