

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 # C15-2012-0002
ROW # 10692860

CITY OF AUSTIN TP-0416070503
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: 402 Fort Drum Drive

LEGAL DESCRIPTION: Subdivision - Battle Bend Springs

Lot(s) 30 Block B Outlot Division

I/We Maricela Delgado Jaimes and Gabriel Angel Ortega Ornelas
 on behalf of myself/ourselves as authorized agent for

402 Fort Drum Drive affirm that on
November 8th, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A additional restroom/storage add it to a room in the back of our house.
We are asking for the variance for this addition since the restroom/storage was build
one foot over the city requirements.

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near setback from
10' to 9'

in a district.
(zoning district)

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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:

This restroom will serve as a restroom to our guest and to store any items that can't be store in our garage.

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HARDSHIP:

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

This addition is entirely in our property is not disturbing any of our neighbors.

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

This space will be use strictly to our guest and family member.

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:

Residential addition to my property of no consequence to adjacent properties.

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:

Granting this variance will not create any hazard to any of our neighbor or family member.

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

The restroom currently serves as a guest room only and to store my daughters toys. It will not harm anyone.

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 *Margela Belmont* Mail Address 402 Fort Drum
Drive _____

City, State & Zip Austin Texas
78748

Applicant Maricela Delgado Jaimes And Gabriel Angel Ortega
Phone 512-851-6972 Date 11/8/11

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

Signer _____ Mail Address 402 Fort Drum
Drive

City, State & Zip Austin Texas
78748

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Printed Maricela Delgado Jaimes And Gabriel Angel Ortega
Phone 512-851-6972 Date 11/8/11

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:

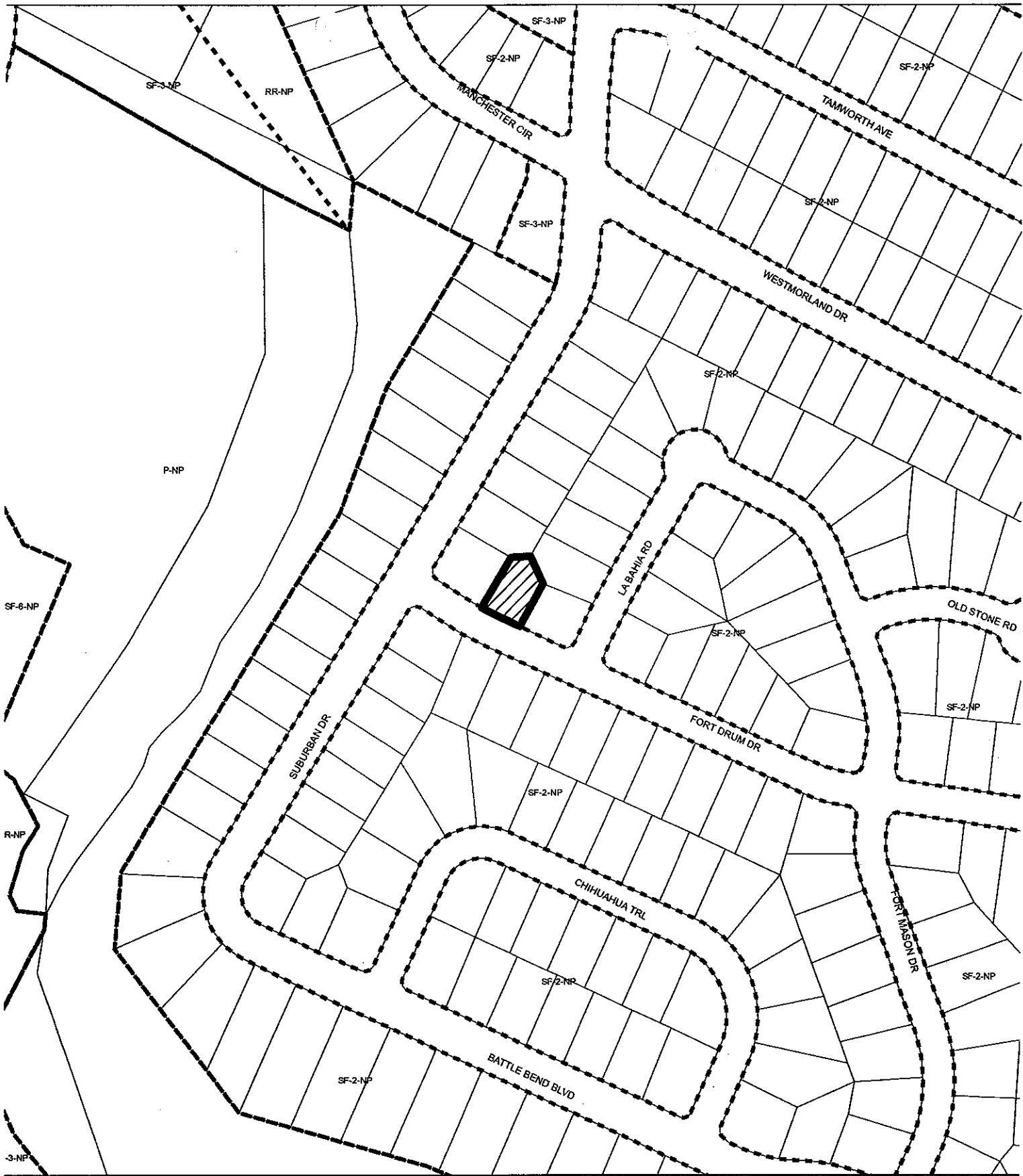
General Requirements:

- 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) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval



Deleted: ~~PA~~ tax plat with subject property clearly marked indicating property within 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
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BOARD OF ADJUSTMENTS

CASE#: C15-2012-0002
 LOCATION: 402 FORT DRUM DR
 GRID: H17
 MANAGER: SUSAN WALKER



-  SUBJECT TRACT
-  ZONING BOUNDARY

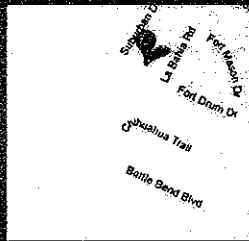
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Prepared By:

EXACTA

Texas Surveyors, Inc.

www.exacta365.com
P 866.735.1916 F 866.744.2882
13492 Research Boulevard, Suite 120 - 402
Austin, TX 78750



PROPERTY ADDRESS: 402 Fort Drum Drive Austin, Texas 78745

SURVEY NUMBER: 1110.1178

FIELD WORK DATE: 10/21/2011 REVISION DATE(S): (rev.0 10/23/2011)

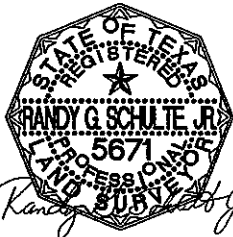
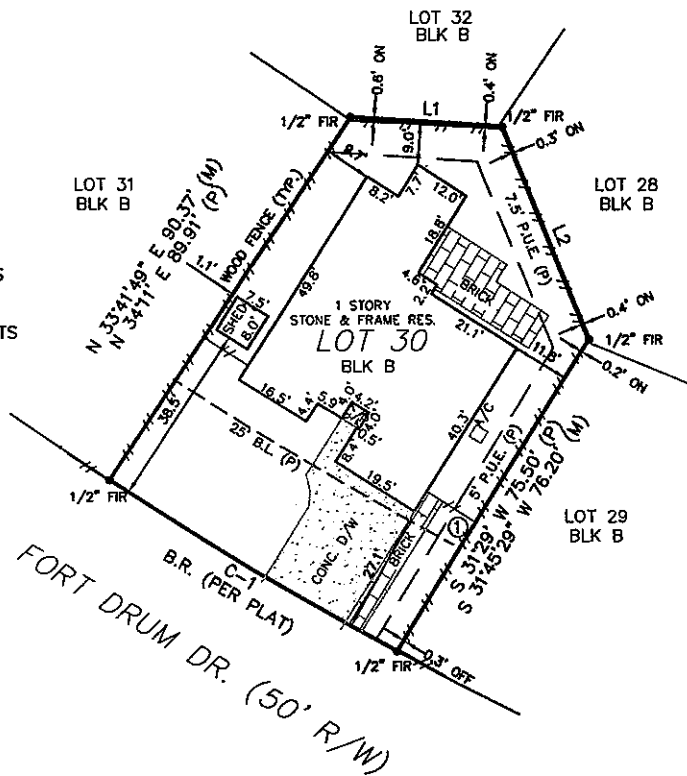
1110.1178 C-1
BOUNDARY SURVEY R=796.58'(P&M)
TRAVIS COUNTY L=69.96'(P) 69.60'(M)
Δ -5'00'23"(M)
N 59°13' W, 69.94'(P)
N 59°13'00" W, 69.58'(M)

TABLE:

L1	S 86°30' E 30.64' (P)
	S 86°15'32" E 31.81' (M)
L2	S 22°46' E 47.56' (P)
	S 22°17'03" E 47.46' (M)

NOTES

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENTS, THEREFORE CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON OCTOBER 21, 2011 AND THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in THE CITY OF AUSTIN, community number 480624, dated 09/26/08.

POINTS OF INTEREST

- WOOD FENCE IN 5' P.U.E.

CLIENT NUMBER:

DATE: 10/23/2011

BUYER: MARICELA J. DELGADO

SELLER:

CERTIFIED TO: MARICELA J. DELGADO



Laura Paredes Caffey Director of Sales
M 512-626-5921 Laura@Exacta365.com www.exacta365.com

EXACTA

Texas Surveyors, Inc.

5300 North Braeswood, #4-311, Houston, TX 77096

www.exacta365.com

P (512)782-9398 • F (512)782-9399

LB# 101739-00

LEGAL DESCRIPTION:

LOT 30, BLOCK B, BATTLE BEND SPRINGS, SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 62, PAGE 71, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 59 DEGREES 13 MINUTES WEST IS BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FORT DRUM DRIVE, LOCATED WITHIN BATTLE BEND SPRINGS, SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 62, PAGE 71, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc - 609 West MLK Drive - San Marcos, TX - 78666
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions to this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.

LEGEND:

SURVEYOR'S LEGEND

<p>BOUNDARY LINE</p> <p>STRUCTURE</p> <p>CONCRETE BLOCK WALL</p> <p>CHAIN-LINK or WIRE FENCE</p> <p>WOOD FENCE</p> <p>IRON FENCE</p> <p>EASEMENT</p> <p>EDGE OF WATER</p> <p>WOOD</p> <p>CONCRETE</p> <p>ASPHALT</p> <p>BRICK or TILE</p> <p>WATER</p> <p>COVERED AREA</p> <p>BENCH MARK</p> <p>CALC. & INT.</p> <p>CENTRAL ANGLE or DELTA</p> <p>CONTROL POINT</p> <p>CONCRETE MONUMENT</p> <p>CATCH BASIN</p> <p>ELEVATION</p> <p>FIRE HYDRANT</p> <p>SANITARY MANHOLE</p> <p>DRAINAGE MANHOLE</p> <p>TREE</p> <p>UTILITY POLE</p> <p>WELL</p> <p>COMMON OWNERSHIP</p>	<p>AC AIR CONDITIONING</p> <p>B.R. BEARING REFERENCE</p> <p>B.C. BLOCK CORNER</p> <p>B.C.L. BUILDING RESTRICTION LINE</p> <p>B.M.T. BASHMINT</p> <p>B.W. BAYBOW WINDOW</p> <p>C. CALCULATED CURVE</p> <p>CATV CABLE TV. RISER</p> <p>C.B. CONCRETE BLOCK</p> <p>CHIM. CHIMNEY</p> <p>C.L.F. CHAIN LINK FENCE</p> <p>C.O. CLEAN OUT</p> <p>CONC. CONCRETE</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>CL. CENTER LINE</p> <p>CS CONCRETE SLAB</p> <p>CP COVERED PORCH</p> <p>CSW CONCRETE SIDEWALK</p> <p>COR. CORNER</p> <p>DEED DEED</p> <p>D.W. DRIVEWAY</p> <p>D.F. DRAIN FIELD</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>ENCL. ENCLOSURE</p> <p>ENT. ENTRANCE</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>E.O.W. EDGE OF WATER</p> <p>FA. FENCE LINE</p> <p>FP. FENCE POST</p> <p>FI. FIELD</p> <p>F.F. FRESH FLOOR</p> <p>FL. FLORIDA POWER & LIGHT</p> <p>FDH FOUND DRILL HOLE</p> <p>FRIC FOUND IRON PIPE & CAP</p> <p>FRIC FOUND IRON ROD & CAP</p> <p>FRK FOUND IRON ROD</p> <p>FP. FOUND SODIUM PIPE</p> <p>FN. FOUND CONCRETE MONUMENT</p> <p>FN FOUND NAIL</p> <p>FNAD FOUND NAIL & DISC</p> <p>FN. FOUND</p> <p>GAR. GARAGE</p> <p>GM GAS METER</p> <p>ID. IDENTIFICATION</p> <p>INT. INTERSECTION</p> <p>IR. IRON ROD</p> <p>IP. IRON PIPE</p> <p>L. LENGTH</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>LP. LIGHT POST</p> <p>(M) MEASURED</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C.S. ON CONCRETE SLAB</p> <p>O.G. ON GROUND</p> <p>O.H.L. OVERHEAD LINE</p> <p>O.R.B. OFFICIAL RECORD BOOK</p> <p>OH. OVERHANG</p> <p>O.A. OVERALL</p> <p>OS OFFSET</p> <p>PSN PARKER-PALSON NAIL</p> <p>PSM PROFESSIONAL SURVEYOR AND MAPPER</p> <p>PLS PROFESSIONAL LAND SURVEYOR</p> <p>PI. PLAT</p> <p>PE. POOL EQUIPMENT</p> <p>PLT. PLANTER</p> <p>PP. FINCHED PIPE</p> <p>P.B. PLAT BOOK</p> <p>P.I. POINT OF INTERSECTION</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.P. POINT OF VANGUARD</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>R. RADIUS or RADIAL</p> <p>(R) RECORD</p> <p>RES. RESIDENCE</p> <p>R.W. RIGHT OF WAY</p> <p>(S) SURVEY</p> <p>S.B.L. SETBACK LINE</p> <p>S.C.L. SURVEY CLOSURE LINE</p> <p>SCR. SCREEN</p> <p>SDH SET DRILL HOLE</p> <p>SEW. SEWER</p> <p>S.F. SQUARE FEET</p> <p>S.G. SET IRON ROD & CAP</p> <p>SN. SET NAIL</p> <p>SNAD SET NAIL & DISC</p> <p>STY. STORY</p> <p>S.T.L. SURVEY TIE LINE</p> <p>SV. SEWER VALVE</p> <p>SW. SIDEWALK</p> <p>S.W. SEAWALL</p> <p>TEL. TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>TR. TRANSFORMER</p> <p>TY. TYPICAL</p> <p>WC. WITNESS CORNER</p> <p>WF. WATER FILTER</p> <p>W.F. WOODEN FENCE</p> <p>WM. WATER METER/VALVE BOX</p> <p>WV. WATER VALVE</p> <p>U.P. UTILITY POLE</p> <p>V.P. VINYL FENCE</p> <p>SEP. SEPTIC TANK</p> <p>A.E. ANCHOR EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE ESMT.</p> <p>C.U.E. COUNTY UTILITY ESMT.</p> <p>D.E. DRAINAGE EASEMENT</p> <p>ESMT. EASEMENT</p> <p>I.C.E.E. INGRESS/EGRESS ESMT.</p> <p>L.A.E. LIMITED ACCESS ESMT.</p> <p>L.S.E. LANDSCAPE BUFFER ESMT.</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>R.O.E. ROOF OVERHANG ESMT.</p> <p>S.W.M.E. STORM WATER MANAGEMENT ESMT.</p> <p>T.U.E. TECHNOLOGICAL UTILITY ESMT.</p> <p>U.E. UTILITY EASEMENT</p>
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ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK+WHITE**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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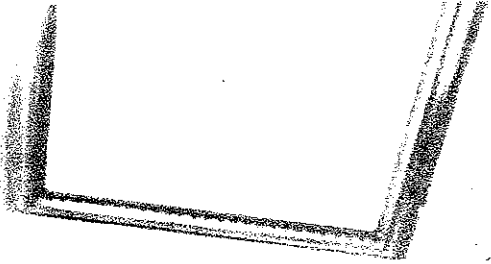
ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY



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LB# 101239-00

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SMART TV



45"

