

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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 # C15-2012-0012
ROW # 10704671

CITY OF AUSTIN TP-0238020532
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: 3306 Silverleaf

LEGAL DESCRIPTION: Subdivision - Allendale Park

Lot(s) 1 Block "S" Out lot Division Section 6

I/We Lee Bingham on behalf of myself/ourselves as authorized agent for

Self affirm that on Oct 30th, 2011

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Convert garage / Carport
to living area w/
10' Side Street setback

in a Residential 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 setbacks have changed since property was built in 1965. The _____ setback for the _____ side of the property is at 15 feet and in the past were 10 feet. The house is built on the 10 foot setback. We wish to enclose the garage and make it livable space where it is currently. This will not change the elevations on any side.

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HARDSHIP:

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

This is a corner lot and has a 15 foot setback per new city code. The old City code and plat design was for a 10 foot setback. We are requesting a variance to the old setback of 10 feet so we can make the garage living space. This space is within the existing floor plan of the house. The parking spaces will not change. We will have 2 parking spaces in the drive way as per city code.

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

Not all the properties are on a corner lot and thus are not affected as this one is.

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:

This variance will not affect or alter the character of any of the adjacent area to the property. This will not impair the use of adjacent property. This will not impair the purpose of the zoning regulations because the structure is currently in place already and is part of the original city approved building plan.—

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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. This is residential

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. This is residential

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

| All current parking is to remain the same. This is residential

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

| All city approved intended uses will not change with converting garage space.

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 Lee Bingham Mail Address 700 F.M
1331
City State & Zip Taylor Tx
765674

Printed Lee Bingham Phone 512-750-1970
Date 10/30/2011

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 Lee Bingham Mail Address same
City State & Zip same

Printed _____ Phone _____ 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.

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.

3306

Silver Leaf

Precision Construction

512-750-1970

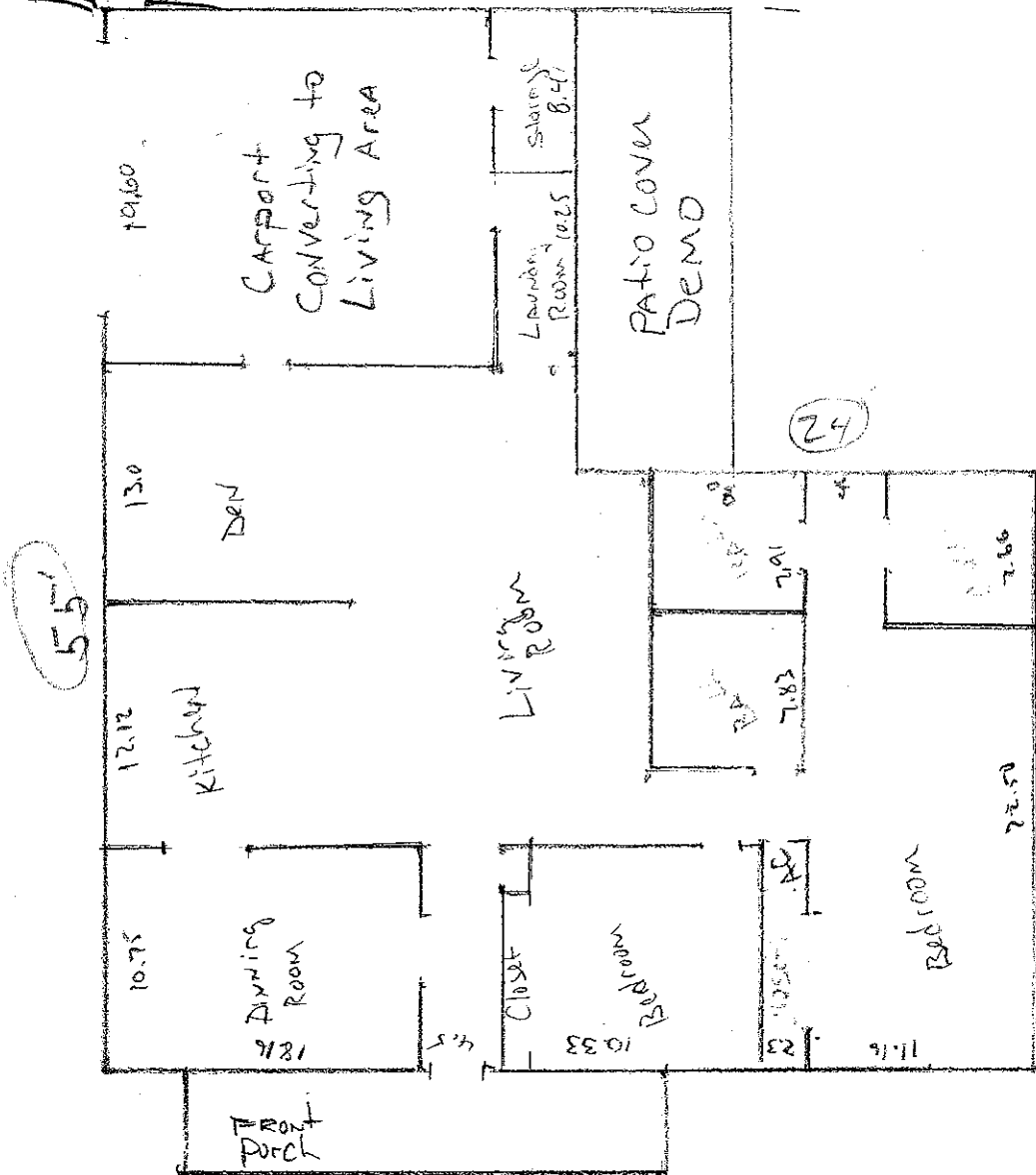
lee.precisionconstruction@yahoo.com



Scale: 1 inch = 10 feet

Extra 12 inches will not be enclosed. Maintaining original 10 foot build line, this will be consistent with original floor plan

Carport was converted to garage - We will convert to living space



30'

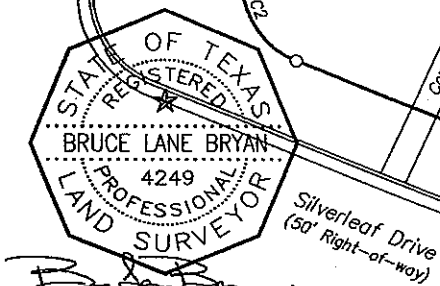
TOTAL AREA OF LOT:	8,595 SQ. FT.	%
HOUSE:	2,118	24.6%
DRIVEWAY:	956	11.1%
WALKWAY:	73	0.8%
A/C PAD:	4	
GARAGE:	600	
TOTAL:	3,747	43.6%

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.
Lot 37, Block 'S'



I & G.N. Railroad (100' Right-of-way)

Great Northern Boulevard (50' Right-of-way)



NOTE: BEARINGS AND COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83/93 ADJUSTMENT (GRID VALUES).

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. 3306 SILVERLEAF DRIVE IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 1, BLOCK 'S', ALLANDALE PARK SEC. 6, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 15, PAGE 42 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON 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 C0455H EFFECTIVE 9-26-2008 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN VOLUME 15, PAGE 42 PRIC.

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

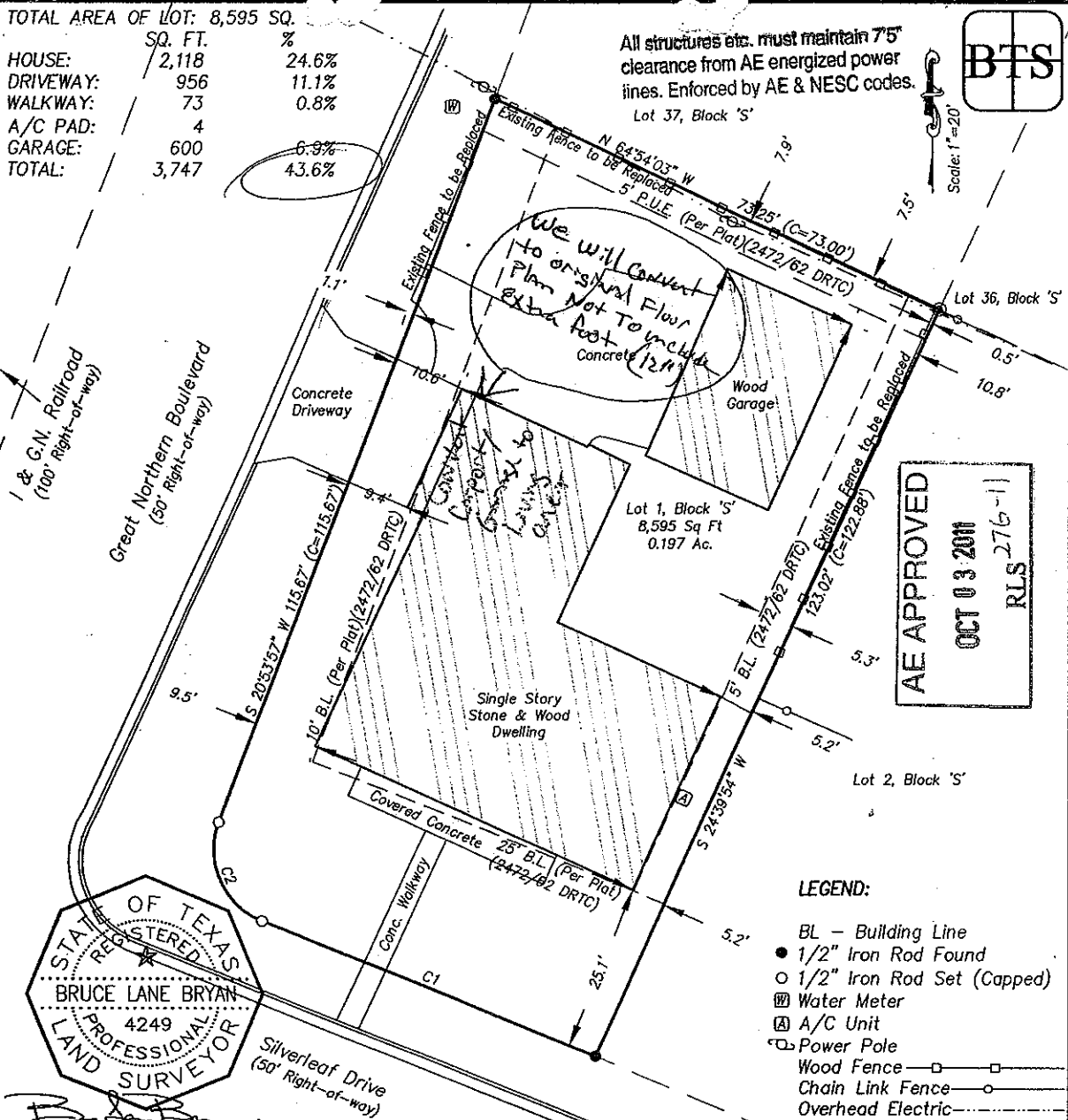
TO: PRECISION CONSTRUCTION
RE: 3306 SILVERLEAF DRIVE, PROJ. NO. 11-183

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, ALL 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: JULY 5, 2011

BRYAN TECHNICAL SERVICES, INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
surveying@austin.tr.com



AE APPROVED
OCT 03 2011
RLS 276-11

- LEGEND:
- BL - Building Line
 - 1/2" Iron Rod Found
 - 1/2" Iron Rod Set (Capped)
 - ⊠ Water Meter
 - ⊠ A/C Unit
 - ⊠ Power Pole
 - Wood Fence - □
 - Chain Link Fence - ○
 - Overhead Electric - —

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	53.64	2364.00	178°00"	26.82	53.64	N68°00'06"W
C2	17.87	11.40	89°50'14"	11.37	16.10	S23°54'03"E

This was built out to
edge of house.
We will remove & build to
original floor plan of
house & IT will be in
The 10 foot build line
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