

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

C15-2002-001
FP-0116090711
ROW-10704711

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1603 Raleigh Ave.

LEGAL DESCRIPTION: Subdivision - Walsh Place

Lot(s) portion of lots 7 & 8 Block 5 Outlot
Division

I/We Mike Brown AIA on behalf of myself/ourselves as authorized agent for

Michael and Judy Kenney affirm that on Dec 21
 , 2011 ,

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

(check appropriate items below)

x ERECT x ATTACH COMPLETE REMODEL MAINTAIN

 Remove portions of existing driveway and paved sidewalks on the property. Add new driveway that is overlapping existing driveway and construct a new attached covered carport approx. 400 sf in floor area.

 a zoning district.
(zoning district)

SF-3-NP

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 :

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

HARDSHIP:

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

The existing house does not have an existing carport or garage. The owner has lived in this location for approx. 10 years and has had 3 hail damage claims on there personal automobiles.

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

Vast majority of the homes in this neighborhood do have an existing garage or carport of some sort.

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:

Current property use will remain the same. The new carport would be a design to compliment the existing house and 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. Volume of parking and traffic flow from site will remain the same

3. 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:

The new parking arrangement would allow for off street parking for 3 vehicles.

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

The property use will remain the same. The owner is removing the existing circular driveway. This would delete one existing driveway curb cut. One driveway access would remain.

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

Use of property does not change. By making these alterations on the site, the amount of total coverage on the lot is reduce by approx. 400 sf. Even though this does not meet the required 45% coverage requirement, this is more in line with the 45% impervious coverage requirements.

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.

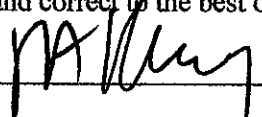
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed 
Mail Address P.O.Box 200794

City, State & Zip
Austin, Texas, 78720

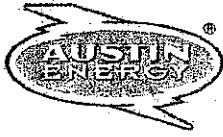
Printed Mike R. Brown AIA Phone 512-346-3851 Date Dec. 21, 2011

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  Mail Address 1603 Raleigh Ave.

City, State & Zip
Austin, Texas, 78703

Printed Judith Kenney Phone 512-480-0413 Date Dec. 21, 2011



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

December 12, 2011

Judith A Kenney
1603 Raleigh Avenue
Austin, Texas 78703
Via email to Mike Brown at: mbrownarc@sbcglobal.net

Re: 1603 Raleigh Avenue
N64ft of Lots 7-8 Blk 5 Walsh Place

Dear Ms. Kenney,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting to reduce the south side property line in order to construct a carport. Austin Energy does not oppose this application as requested provided any existing or future improvements meet AE clearance criteria requirements as well as be in compliance with the National Electric Safety Code and OSHA. For questions regarding clearance criteria, please contact Ron Solbach at 505-7145.

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 cursive script, appearing to read "Lena Lund".

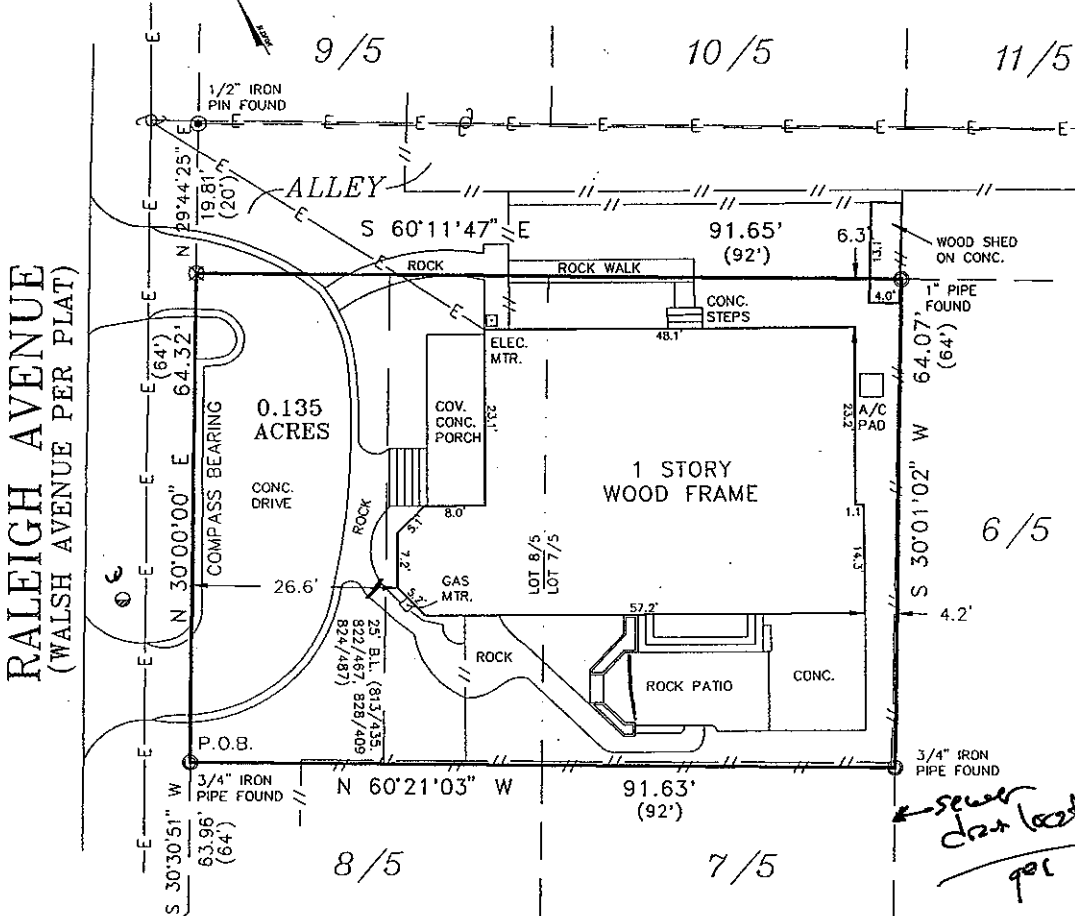
Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

Plat of survey of property at 1603 High Avenue
 described as Lot , Block , of
 a subdivision of record in Map or Plat
 Volume/Book/Cabinet at Page(s)/Slide(s) of the Travis
 County, Texas Plat Records. G.F. # 2003 DT 246225-X (00400) Dated: 1-23-03
 Ref: William George Gurasich

SCALE: 1" = 20'

*
 SURVEY OF 0.135 ACRES, IN AUSTIN, TEXAS, BEING A
 PORTION OF LOTS 7 & 8, BLOCK 5, "WALSH PLACE" A
 SUBDIVISION RECORDED IN BOOK 3, PG. 26, PLAT RECORDS,
 TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT
 RECORDED IN VOL. 6554, PG. 875, REAL PROPERTY
 RECORDS, TRAVIS COUNTY, TEXAS.

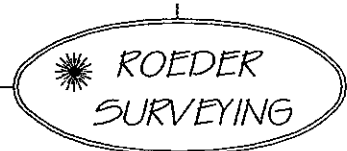


NOTE: SUBJECT TO RESTRICTIONS RECORDED IN VOL. 813, PG. 435, VOL. 822,
 PG. 467, VOL. 828, PG. 409, VOL. 824, PG. 487, DEED RECORDS, TRAVIS COUNTY, TEXAS.

To: COUNTRYWIDE HOME LOANS CORPORATION, LAWYERS TITLE INSURANCE CORPORATION
ALETHES dba AMERINET MORTGAGE exclusively.

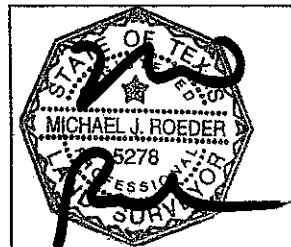
The undersigned does hereby certify that the plat shown represents the results
 of a survey on the ground under my supervision and is true and correct and
 that there are no discrepancies, conflicts, shortages in area, boundary line
 conflicts, encroachments, overlapping of improvements, visible utility easements,
 except as shown and the property has access to a dedicated roadway.
 The property shown hereon is located in Zone "X": areas outside the 500 year floodplain

as shown on Community Panel Number 480624 0205 E
 of the FLOOD INSURANCE RATE MAP prepared for City of Austin
 by the Federal Insurance Administration Department, H.U.D.
 Effective Date: June 16, 1993



3705 VINELAND DRIVE
 AUSTIN, TEXAS
 FAX & PHONE (512) 478-7673

- LEGEND
- ⊙ IRON PIN FOUND
 - IRON PIPE FOUND
 - ⊗ PUNCH FOUND ON CONC.
 - ⊕ POWER POLE
 - ⊙ GUY WIRE
 - ⊕ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊕ PHONE PEDESTAL
 - ⊕ CONC. PAD WITH ELEC.
 - ⊙ C.A.T.V. PEDESTAL
 - //— WOODEN FENCE
 - CHAIN LINK FENCE
 - E— OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION



DATE: 1-24-03

Roeder Cross Plat

MICHAEL & JUDY KENNEY Res.
 1005 RALEIGH AVE.
 AUSTIN, TX.

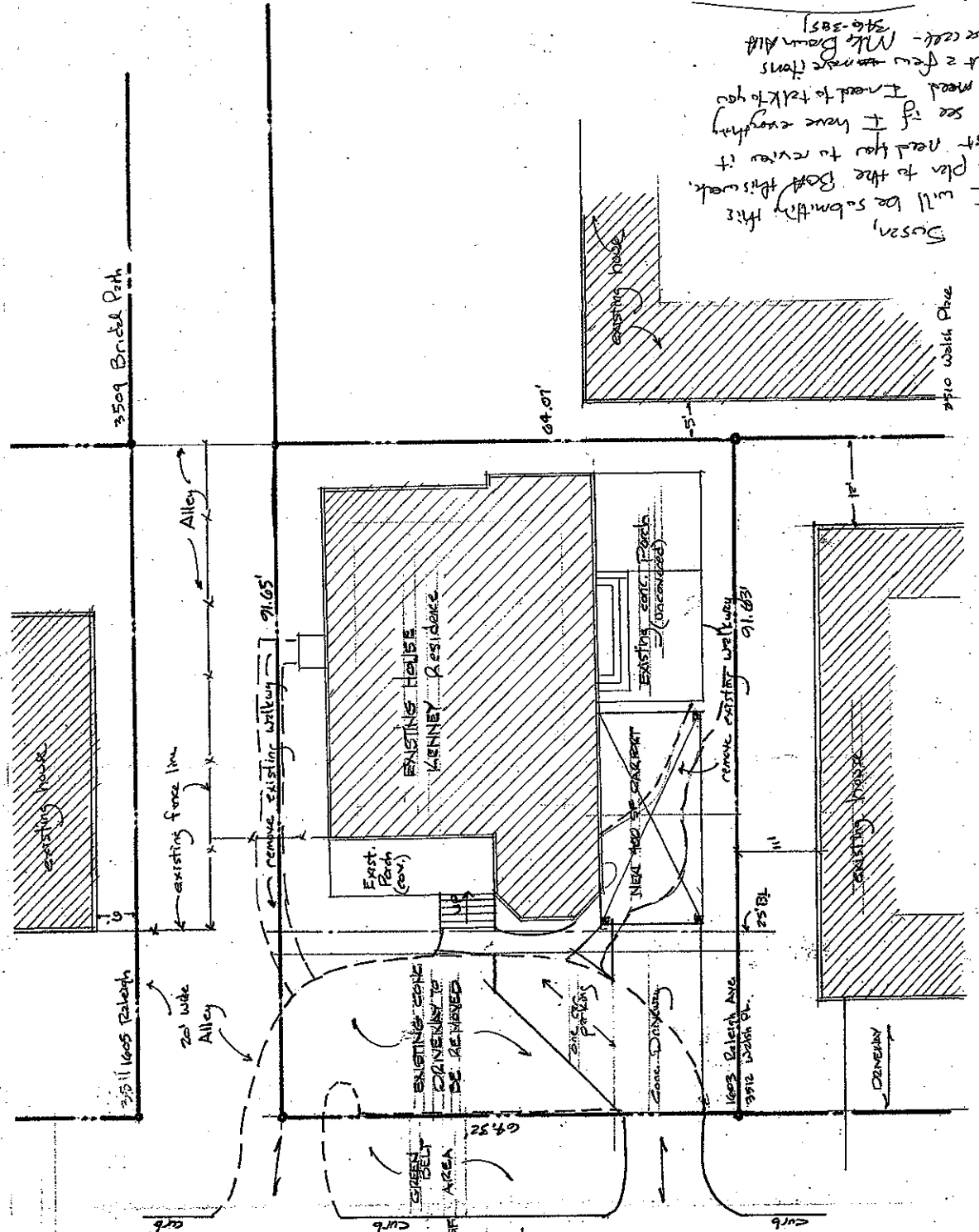
MIKE BROWN Architect: AIA
 512-346-3881 Dec. 16, 11

EXISTING IMPROVEMENTS

LOT 175 ACRES #88888	
HOUSE	1934 SF
PORCHES	249 SF
WALKS & DRIVE	855 SF
TOTAL	4048 SF

NEW IMPROVEMENTS CONGRS
 AT NEW CASPER DRIVE

HOUSE	1934 SF
PORCHES	249 SF
CASPER	482 SF
WALKS & DRIVE	644 SF
TOTAL	3909 SF



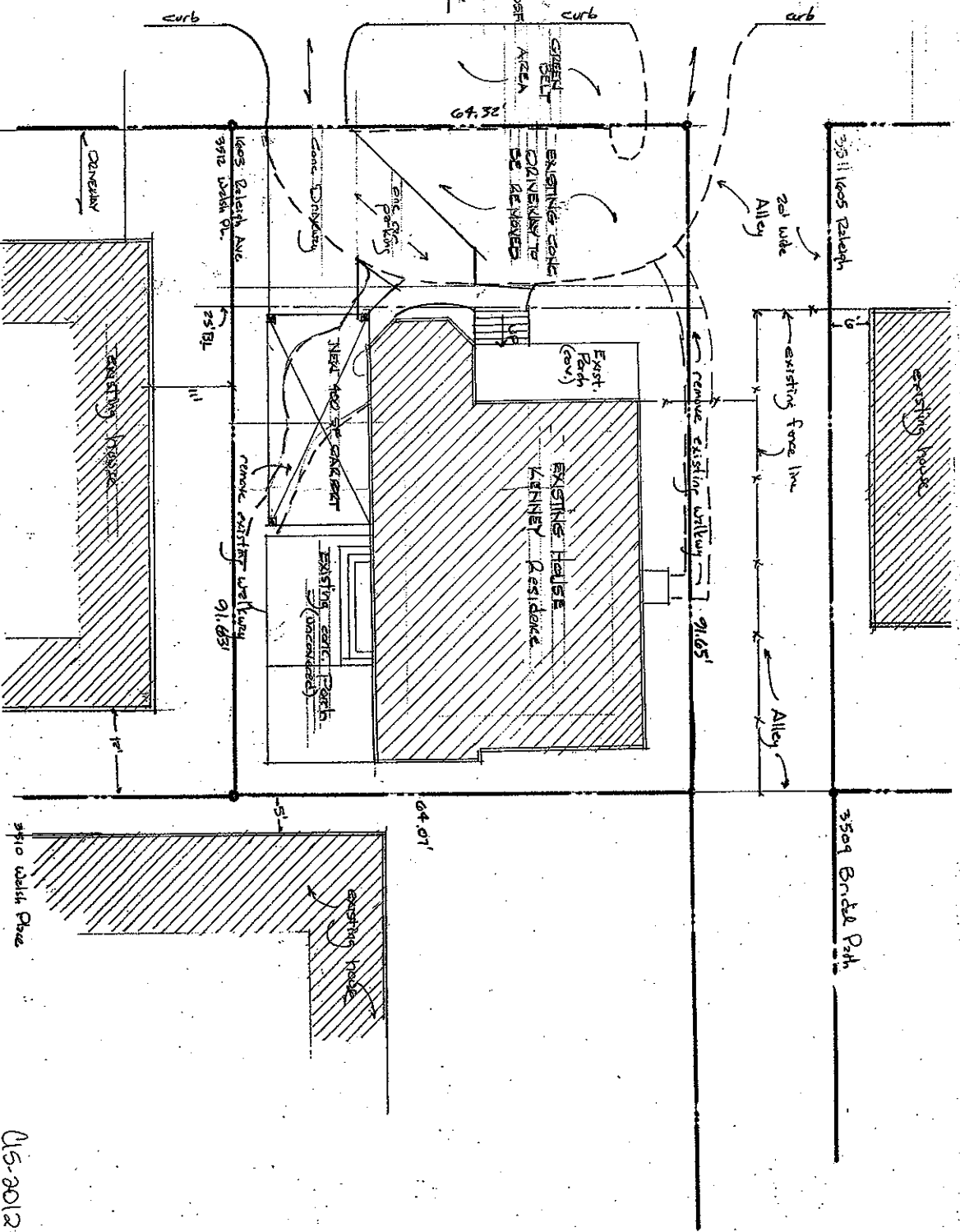
Susan,
 I will be submitting this
 for plan to the BOA this week
 I'd see if I have everything
 you need you to review it
 or need I need to talk to you
 about a few more items
 Mike Brown AIA
 512-346-3881

MICHAEL & JUDY KENNEY Rec
 1003 RALEIGH AVE
 AUSTIN, TX

MIKE BROWN ARCHITECT, AIA
 5101 STE. 5001 Dec 16, 11

EXISTING INTERVIEWS
 Lot Size - 1.35 Acres = 58800 SF
 HOUSE - 1284 SF
 PORCHES - 849 SF
 MAXIMUM DRIVE - 455 SF
 Total - 4038 SF

NEW INTERVIEWS CRUISES
 BY NEW GARAGE FLOOR LINE
 HOUSE - 1284 SF
 PORCHES - 849 SF
 GARAGE - 400 SF
 MAXIMUM DRIVE - 444 SF
 Total - 3077 SF



05-2012-10015
 1003 Raleigh Ave

MICHAEL & JUDY KENNEY Res
 1603 RALEIGH AVE.
 AUSTIN, TX.

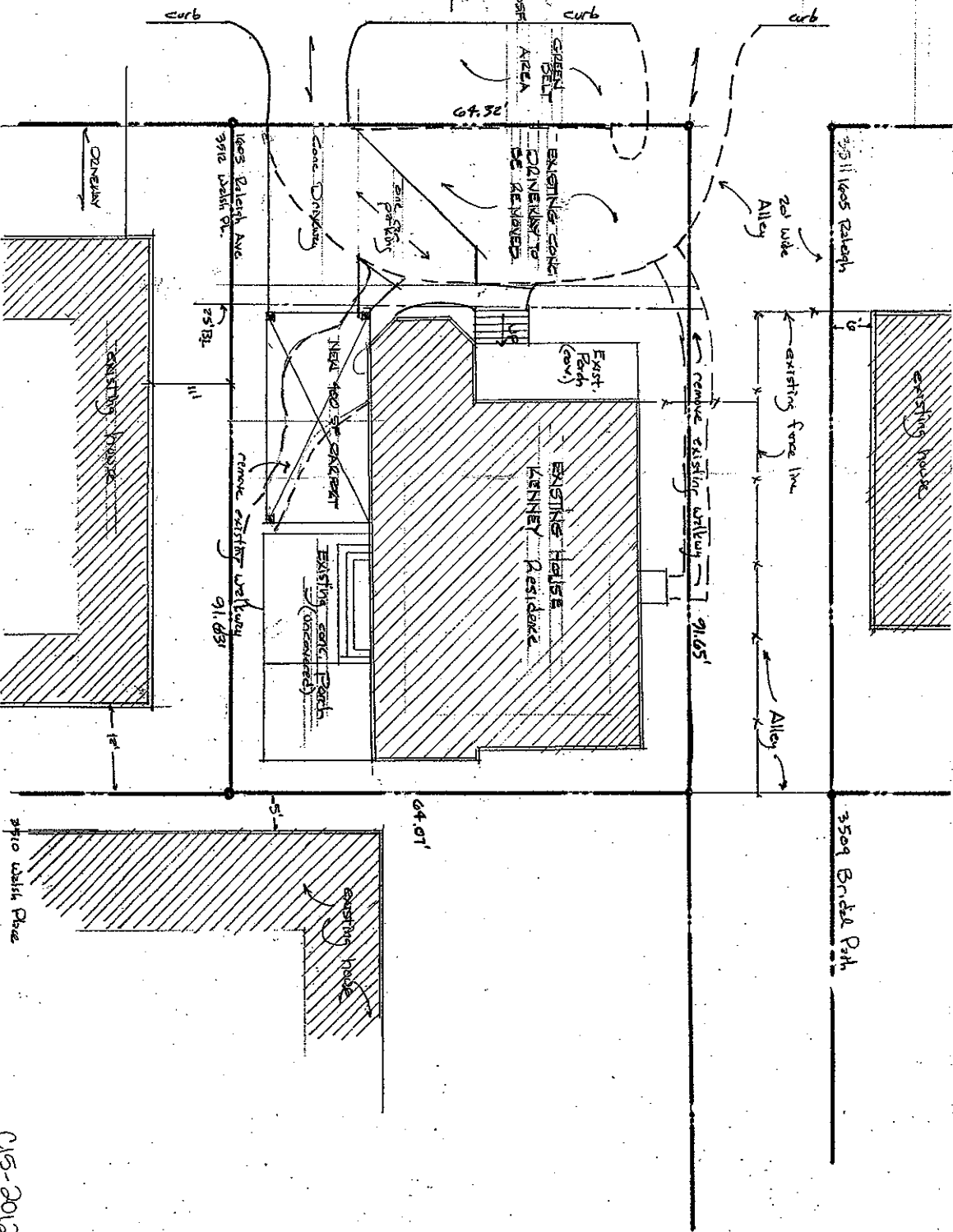
MIKE BRAUNL Architect, AIA:
 512-342-5851 Dec 16, 11

NEW INTERIOR CURBS
 OF NEW GARAGE DRIVE

House	1284 SF
Porches	649 SF
GARAGE	480 SF
WALK DRIVE	644 SF
TOTAL	3057 SF

EXISTING INTERIORS

Lot Area - 1.35 Acres	5888 SF
House	1284 SF
Porches	649 SF
WALK DRIVE	644 SF
TOTAL	4038 SF



C/S-2012-0015
 1603 Raleigh Ave

Walker, Susan

From: Mike Brown [mbrownarc@sbcglobal.net]
Sent: Tuesday, January 31, 2012 2:47 PM
To: Walker, Susan
Subject: Re: 1603 Raleigh Ave.

Hello Susan,

The existing impervious coverage is 4038 sf. Broken down as 1934 sf house
649 sf porches
1455 sf walks and circular driveway.

The existing area of the lot is 5888 sf. or .135 acres
The existing impervious area on this lot is 69%

The new proposed impervious coverage with the circular driveway removed and a carport added is 3627 sf. Broken down as follows 1934 sf house

649 sf porchs

400 sf carport(new)

644 sf walks&driveway

The new proposed impervious area is 62%

Mike

Mike Brown AIA

512-346-3851

www.rmbrown.com

mbrownarc@sbcglobal.net



From: "Walker, Susan" <Susan.Walker@austintexas.gov>
To: Mike Brown <mbrownarc@sbcglobal.net>
Sent: Tue, January 31, 2012 2:32:45 PM

1/31/2012