

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 # C15-2012-0013
ROW # 10704680
TR-0113040524

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: 1601 WEATHERSFIELD RD.

LEGAL DESCRIPTION: Subdivision - ENFIELD

Lot(s) ## 33 Block _____ Outlot _____ Division _____

I/We Don William on behalf of myself/ourselves as authorized agent for

~~Jennie Saperston (West)~~ affirm that on _____, _____,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

~~Retain existing car port~~

5' → 0' along the double property line.

in a _____ 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:

Due to small space please see attached.

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:

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

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:

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:

**Answers to questions on Application for Variance to the City of Austin
For Don D. William and Jennie R. West**

- 1.) There is insufficient space to allow for any other placement of the carport in question. The property line restricts placement on the south side of the driveway and the sewer line restricts placement on the north side of the driveway.

- 2.)
 - a. The existing driveway has been in the current position since the property was purchased in 1965; the carport placement over the driveway is explained in question #1.

 - b. It does not interfere with any underground or above ground public utilities or any other structure in the vicinity and is not in anyway unsightly or improperly maintained. It is not prohibited by neighborhood restrictions.

- 3.) The carport in question is less than 200 square feet and contains no electrical or plumbing, and therefore requires no permit, it covers a driveway that has been in place since 1965. As a result we were unaware that any further permission was required.

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:

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 Don Williams Mail Address 1601 WETHERSFIELD Rd.

City, State & Zip Austin, Tx. 78703

Printed Don Williams Phone 477-1360 Date 12-29-11

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 Jennie R. West Mail Address 1601 Wethersfield Rd.

City, State & Zip Austin, Tx. 78703

Printed JENNIE R. WEST Phone 477-1360 Date 12-29-11

**SURVEY OF
SURVEY OF LOT 33, ENFIELD F
BOOK 3, PAGE 194, PLAT RECORDS, TRAVIS COUNTY, TEXAS**

**WETHERSFIELD ROAD
(50' R.O.W.)**

**SCALE
1 INCH = 20 FT.**

FLOOD PLAIN NOTE (FOR INSURANCE PURPOSES ONLY; NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES; AN ENGINEER MUST BE CONSULTED FOR THE ACTUAL LOCATION OF THE FLOOD PLAIN): No portion of this lot is within an identified (shaded) special flood hazard area, including the 100-year flood, but is within Zone X, areas determined to be outside the 500-year flood plain, as identified by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for Travis County, Texas, and Incorporated Areas, Map No. 48453C0445H dated September 26, 2008.

The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Registered Professional Land Surveyors in Texas are not licensed to determine flood areas.

TITLE COMMITMENT NOTE:
This survey was prepared without the benefit of a title commitment and would be subject to any and all conditions or restrictions that a title commitment may disclose.

NOTES:
1) All bearings are based on the recorded plat of record in Book 3, Page 194, Plat Records of Travis County, Texas.
2) The 5' P.U.E. along the sides and rear is recorded in Book 3, Page 194, Plat Records of Travis County, Texas.

SURVEYOR'S CERTIFICATE:
The undersigned hereby certifies, that to the best of my knowledge and belief this is a true and correct representation of a survey of the above-described real property and that on the ground there are no apparent or visible discrepancies, no apparent or visible deed line conflicts, no apparent or visible overlapping of improvements except as shown hereon; and that said property adjoins a dedicated roadway, except as shown hereon.

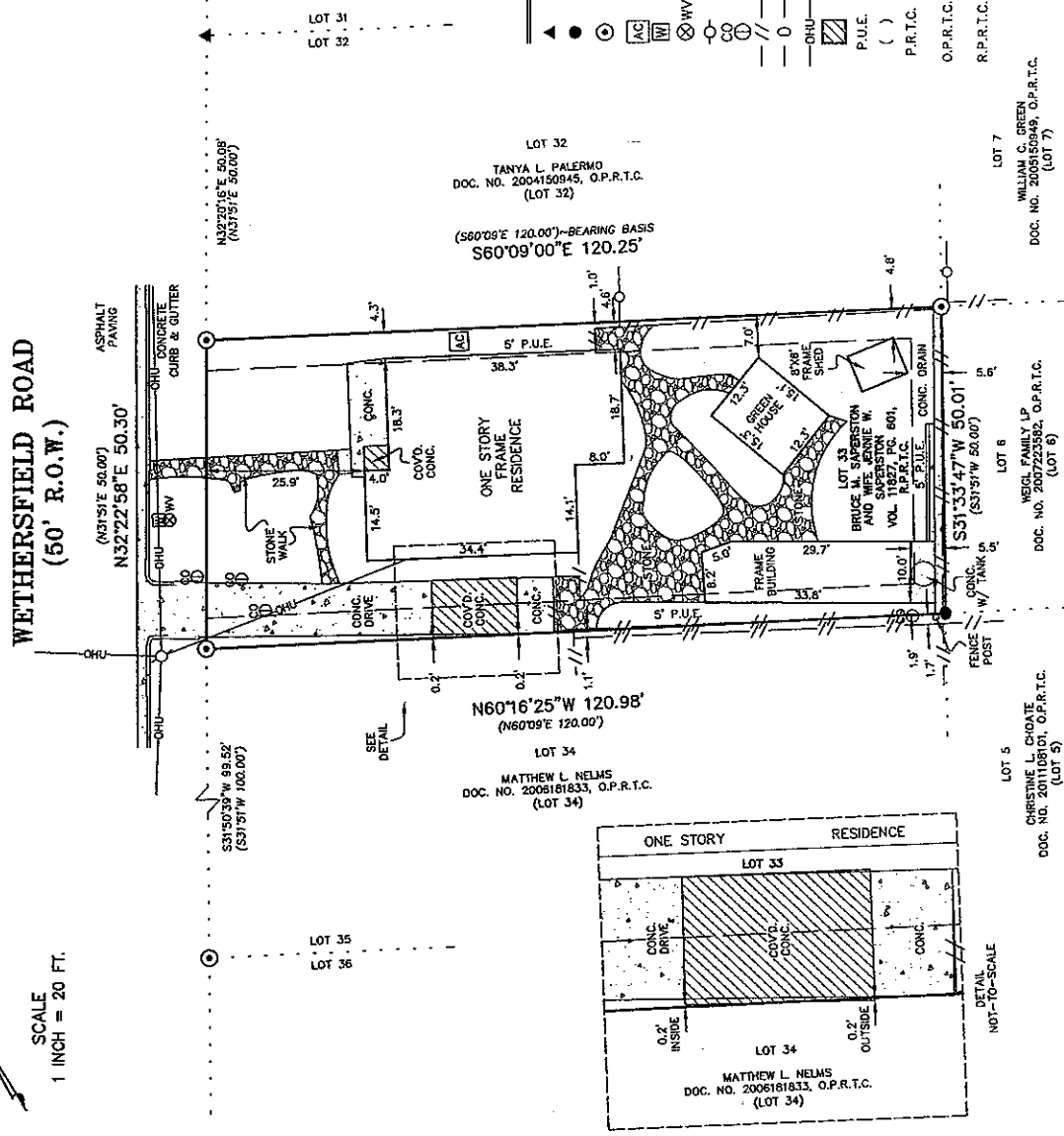
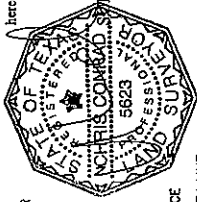
SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6
Austin, Texas 78731 (512) 451-8591

[Signature]
Chris Conrad, Reg. Prof. Land Surveyor No. 5623 Date 12/14/11

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face.

LEGEND

- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- AC AIR CONDITIONER
- WV WATER METER
- WV WATER VALVE
- POWER POLE
- CLEAN OUT
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINE
- COVERED AREA
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY



LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36

LOT 7
WILLIAM G. GREEN
DOC. NO. 2005150949, O.P.R.T.C.
(LOT 7)

LOT 5
CHRISTINE L. CHORTE
DOC. NO. 201108101, O.P.R.T.C.
(LOT 5)

LOT 6
WELI FAMILY LP
DOC. NO. 2007223582, O.P.R.T.C.
(LOT 6)

LOT 4
MATTHEW L. NELMS
DOC. NO. 2006181833, O.P.R.T.C.
(LOT 4)

ISSUED DATE: 12/14/11
PROJECT NUMBER: 11-139
DATE: 12/9/11
FIELD BOOKS: 141B/30
DRAWING: M:\11-139~Title Survey - Lot 33 Enfield F\DWG\Title Survey.dwg

SHEET 1 OF 1

PARTY CHIEF: W. REED

TECH: S. TREVINO

GRID: H-24