

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 # C15-2012-0035
ROW # 10735520

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

TP-0218110713

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

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

STREET ADDRESS: 1302
1301 Ardenwood Rd.

LEGAL DESCRIPTION: Subdivision – Lot 12 & W10 FT of Lot 11 Blk. B Delwood Sect 1

Lot(s) _____ Block _____ Outlot _____ Division Delwood Sect. 1

I/We Leslie Lawson on behalf of myself/ourselves as authorized agent for
Scot Friedman and Leslie Lawson affirm that on Jan., 16,

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

(check appropriate items below)

ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

Erect a carport at the end of the driveway as shown in plan. Only the column and the roof of the carport in the Northwest corner need to be erected closer to the property line to create enough room to park two cars beneath it. The roof of the carport will project over the setback by less than 2'-0" as required by zoning.

in a SF-3 NP district. Upper Boggy Creek
(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 carport is allowed by SF-3 zoning, but because of the location of house and the existing trees on the property there is not enough room for two cars due to the fact that the carport must be kept 5'-0" away from the property line.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
The owner intends to convert the garage to an art studio and will be unable to park there. Given the location of the house and the trees on the site there is not enough space to create a carport that a car can pull in and back out safely without endangering the structure of the carport or house.

(b) The hardship is not general to the area in which the property is located because:
The hardship is unique to this property. The driveway was originally built over the 5'-0" setback and the owner must drive over the setback to back out of their garage.

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 adjacent property is an undeveloped lot owned by St. George's Episcopal Church. The neighborhood is characterized by many carports with low pitched roofs.

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:

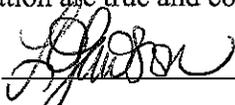
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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.

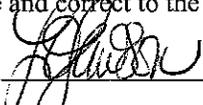
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1302 Ardenwood Road

City, State & Zip Austin, TX 78722

Printed Leslie Lawson Phone 512-302-0396 Date 1/24/12

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 1302 Ardenwood Road

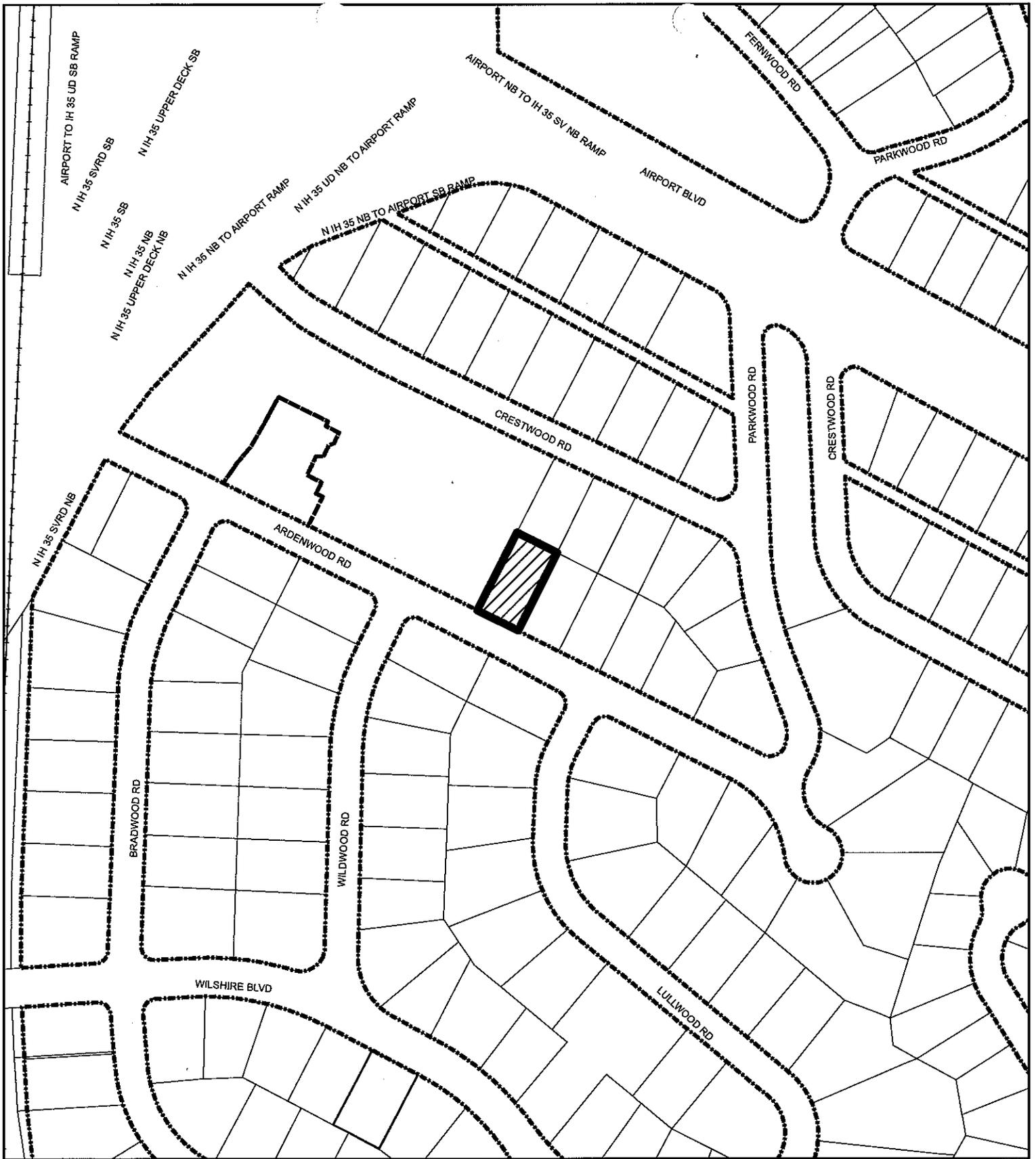
City, State & Zip Austin TX. 78722

Printed Leslie Lawson Phone 512-302-0396 Date 1/24/12

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:



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0035
 LOCATION: 1302 ARDENWOOD 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.

Walker, Susan

From: Brett Grinkmeyer [grinkb@hotmail.com]
Sent: Thursday, March 22, 2012 11:14 PM
To: Walker, Susan
Subject: RE: 1302 Ardenwood Rd
Importance: High

Hello Susan,

I received your call this afternoon. The dimension from the property line to the center of the column support is 3'-2 3/4". The distance from the property line to the corner of the column support closest to the property line is 2'-3 1/4". Please let me know if there is anything else you need.

Thank you,

Brett Grinkmeyer

Subject: 1302 Ardenwood Rd
Date: Thu, 22 Mar 2012 13:25:28 -0500
From: Susan.Walker@austintexas.gov
To: grinkb@hotmail.com

Brett,

Can you give me the dimension from the property line to the supporting pole of the carport that is proposed for this address. I am working on Board of Adjustment notification and want to make sure that everything is done correctly.

Thank you so much!

Susan Walker
Senior Planner
Planning & Development Review Department
Phone: 512-974-2202
Fax: 512-974-6536

Walker, Susan

From: Leslie Lawson [leslie@leslielawson.net]
Sent: Thursday, March 22, 2012 2:14 PM
To: Walker, Susan
Subject: Fwd: Re: letter of support for 1302 Ardenwood side setback variance

Below is a letter of support from our neighbor adjacent to the north of us.

Leslie Lawson & Scot Friedman
1302 Ardenwood
302-0396

----- Original Message -----

Subject:Re: letter of support for 1302 Ardenwood side setback variance
Date:Sat, 21 Jan 2012 10:39:26 -0600
From:Diane Christopherson <diane.christopherson@gmail.com>
To:Leslie Lawson <leslie@leslielawson.net>

Board of Adjustment
City of Austin
Planning and Development Review Department
P. O. Box 1088
Austin, TX 78767-1088

RE: Support of Variance for 1302 Ardenwood Carport Addition

To Whom It May Concern:

I have reviewed the Board of Adjustment General Variance Application to be submitted by Scot Friedman and Leslie Lawson for their property at 1302 Ardenwood Road. I understand that they are requesting a variance to allow a proposed carport to extend 2.5 ft into the western side setback of their property.

As the owner of a property immediately adjacent, I am happy to support their application and favor the approval of the requested variance.

Sincerely,

Diane Christopherson
1303 Crestwood

Walker, Susan

From: Leslie Lawson [leslie@leslielawson.net]
Sent: Thursday, March 22, 2012 2:18 PM
To: Walker, Susan
Subject: Fwd: Re: letter of support for 1302 Ardenwood side setback variance

Below is a letter of support from our neighbors immediately to the south of our property.

Bob and Sharon (Hardin) Roberts
4205 Wildwood RD
512-452-4238

Leslie Lawson & Scot Friedman
1302 Ardenwood
302-0396

----- Original Message -----

Subject:Hi Leslie
Date:Thu, 19 Jan 2012 12:42:13 -0800 (PST)
From:Sharon Hardin <mickie13425@yahoo.com>
To:Leslie Lawson <leslie@leslielawson.net>

The plans look great for your new addition to your home. You and Scot have our support, let us know if there is anything we can do to help. We hope you get the approval for your carport.

I hope you are having a great new year so far.

Take care,
Sharon

St. George's

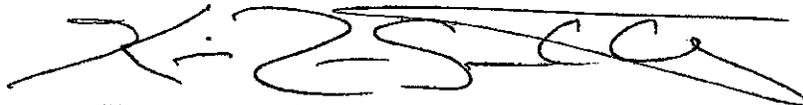
EPISCOPAL CHURCH

March 14, 2012

Dear To Whom it may Concern,

I, Kevin Schubert, represent the church in our support of the variance application submitted to the City of Austin by Leslie Lawson.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Schubert", written over a horizontal line.

The Rev. Kevin LJ Schubert
Rector, St. George's Episcopal Church

Aerial View of 1302 Ardenwood Road



ST. GEORGE'S EPISCOPAL
CHURCH

1302 ARDENWOOD
ROAD



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

January 23, 2012

Leslie Lawson
1302 Ardenwood Rd
Austin, Texas 78722
Via email: leslie@leslielawson.net

Re: 1302 Ardenwood Road
Lot 12 & W 10 ft of Lot 11 BLK B Delwood Sec 1

Dear Ms. Lawson,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the west side setback in order to erect a carport. Austin Energy does not oppose 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.

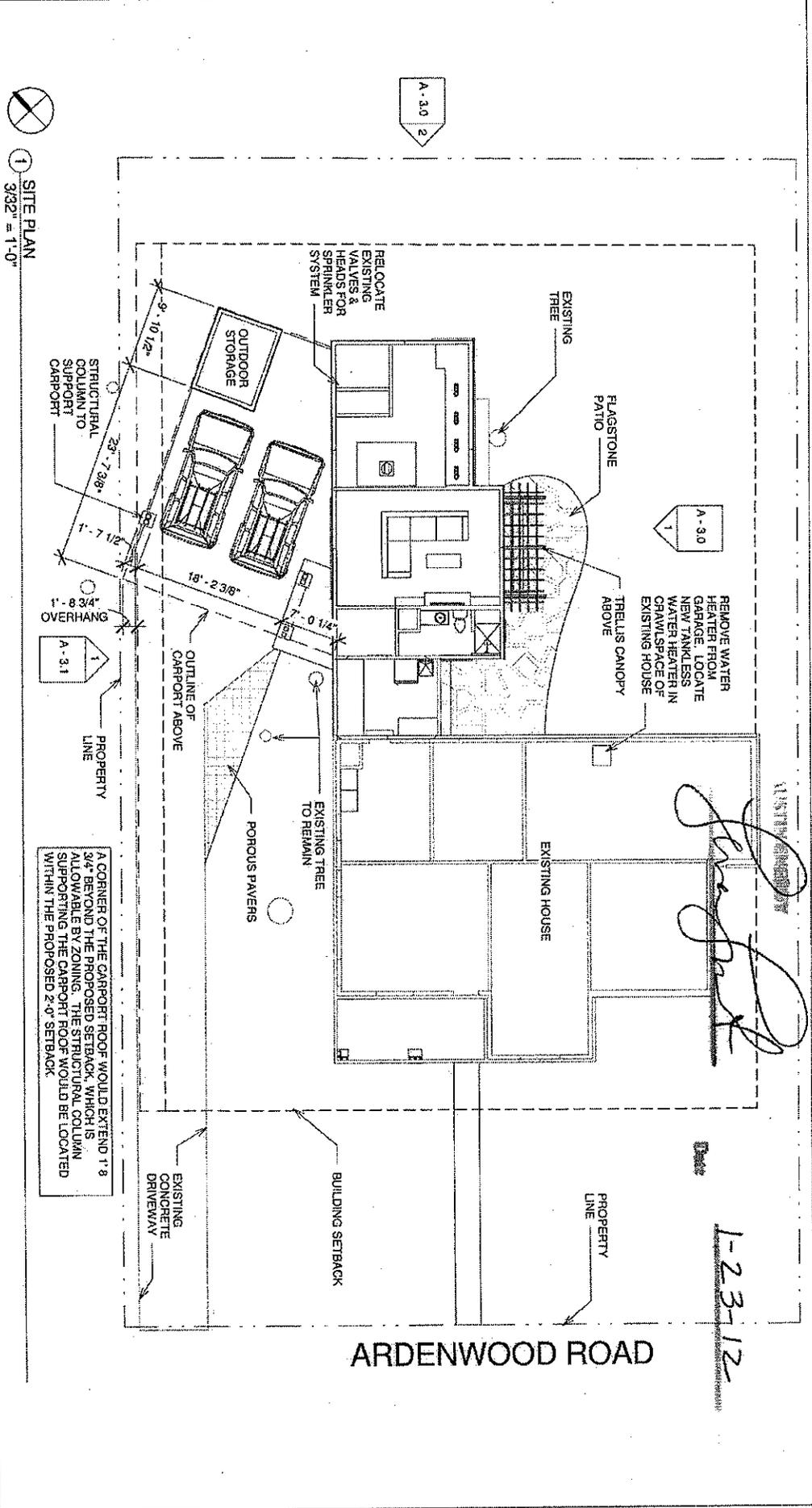
Sincerely,

A handwritten signature in cursive script that reads "Lena Lund".

Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

1302 Ardenwood Rd
 Austin, Texas 78745
 1-23-12



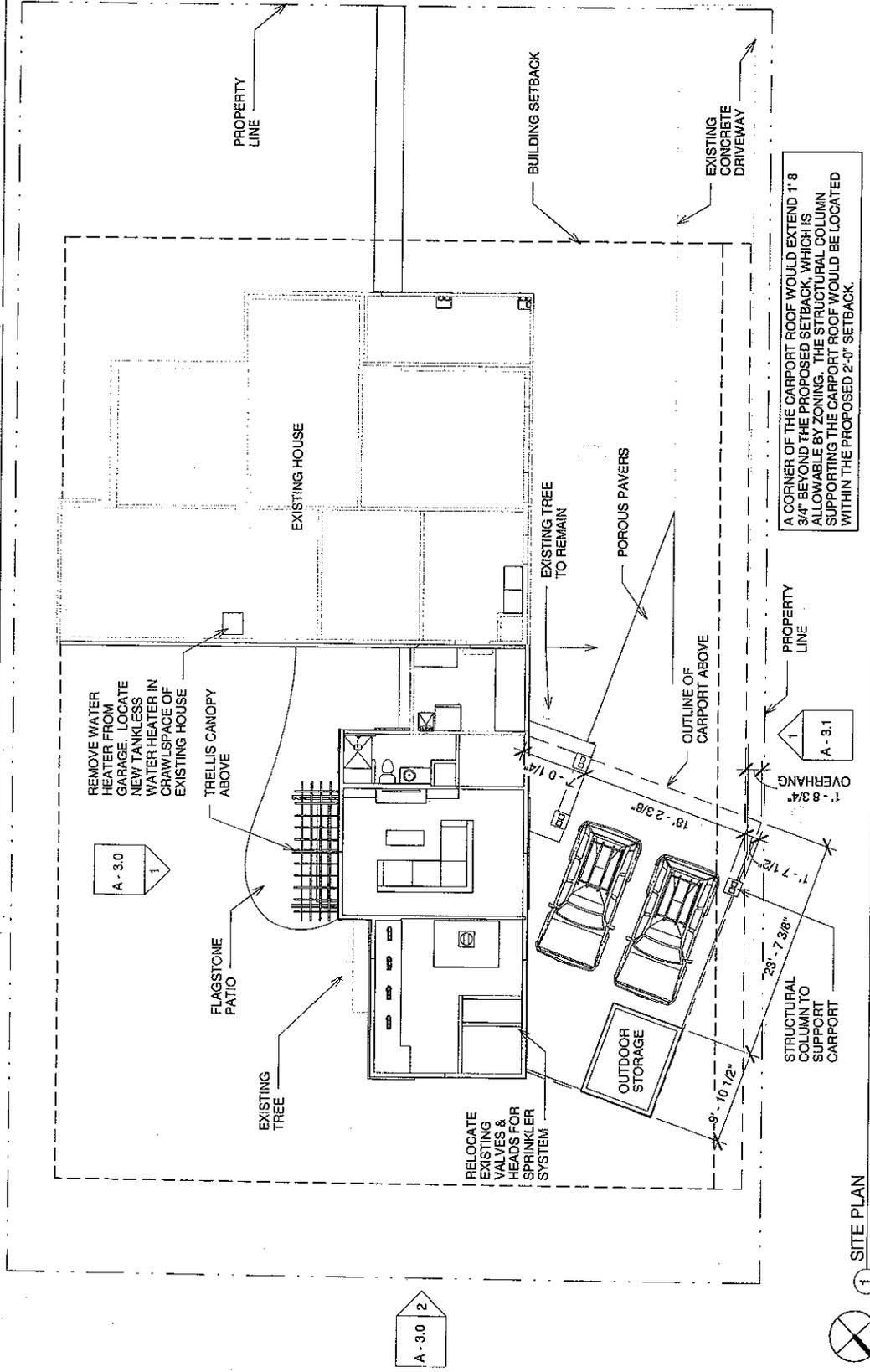
BG-ARC
 Brett Grinkbever, Architect
 5414 Hunters Glen
 Austin, TX 78745
 email: grinkb@hotmail.com

**1302 ARDENWOOD
 REMODEL**
 LESLIE LAWSON AND SCOT FRIEDMAN

No.	Description	Date

SITE PLAN
 Project number: 311
 Date: 12-22-2011
 Drawn by: Author
 Checked by: Checker
 Scale: 3/32" = 1'-0"
SP - 1.1

ARDENWOOD ROAD



A CORNER OF THE CARPORT ROOF WOULD EXTEND 1'8 3/4" BEYOND THE PROPOSED SETBACK, WHICH IS ALLOWABLE BY ZONING. THE STRUCTURAL COLUMN SUPPORTING THE CARPORT ROOF WOULD BE LOCATED WITHIN THE PROPOSED 2'-0" SETBACK.

1 SITE PLAN
3/32" = 1'-0"

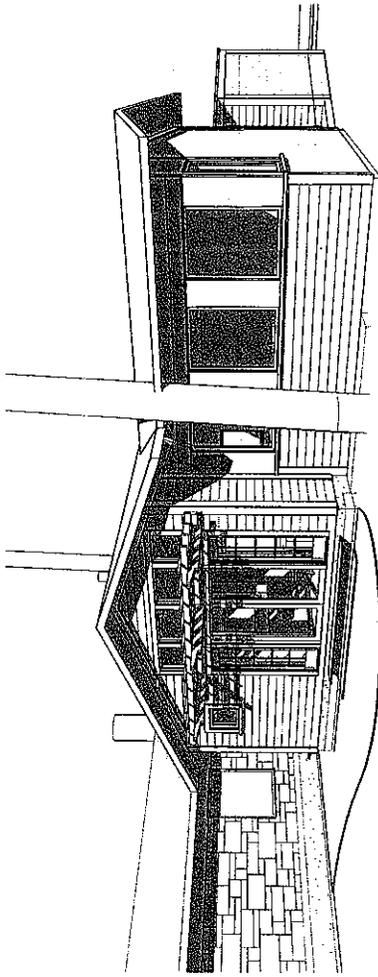
SITE PLAN	
Project number	311
Date	12-22-2011
Drawn by	Author
Checked by	Checker
Scale: 3/32" = 1'-0"	

No.	Description	Date

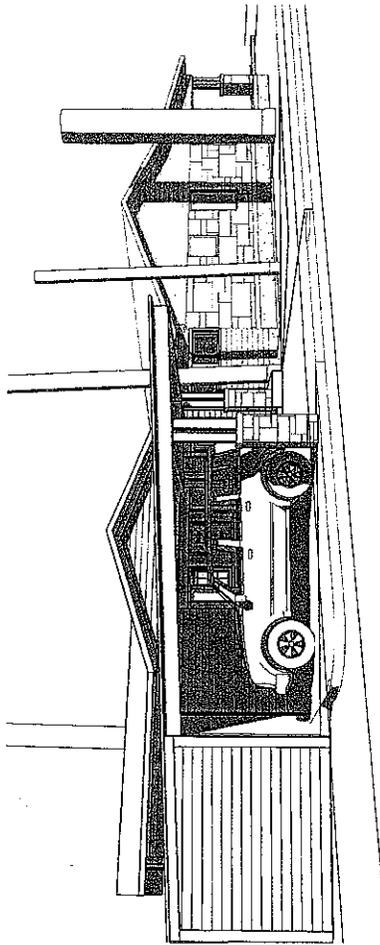
1302 ARDENWOOD REMODEL
LESLIE LAWSON AND SCOT FRIEDMAN

BG-ARC
Brett Grinkmeyer, Architect
5414 Hunters Glen
Austin, TX 78745
email: grinkb@hotmail.com

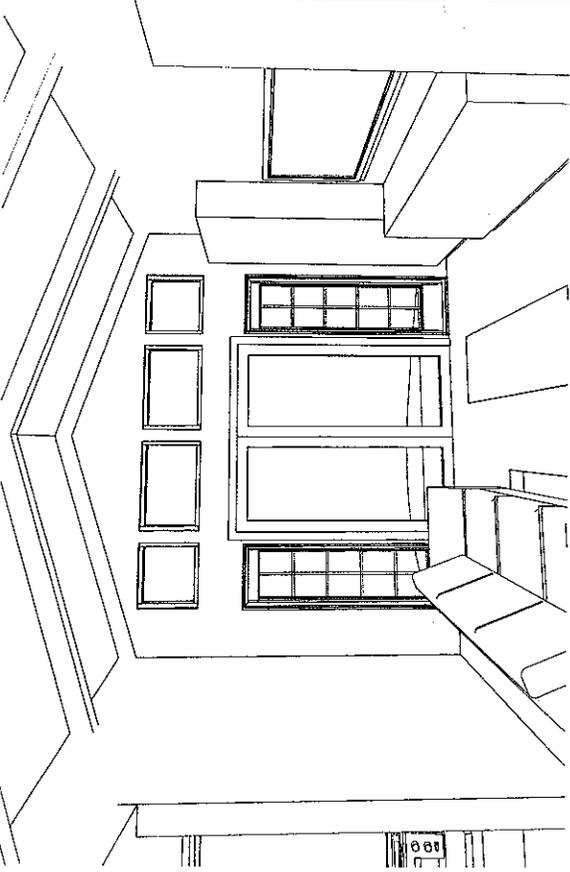
phone: 483-1201



① 3D VIEW FROM NORTH



③ 3D VIEW FROM SOUTHWEST



② 3D LIVING ROOM

BG-ARC

Brett Grinkmeyer, Architect

5414 Hunters Glen
Austin, TX 78745
email: grinkb@hotmail.com

**1302 ARDENWOOD
REMODEL**

LESJIE LAWSON AND SCOT FRIEDMAN

No.	Description	Date

3D VIEWS

Project number 311

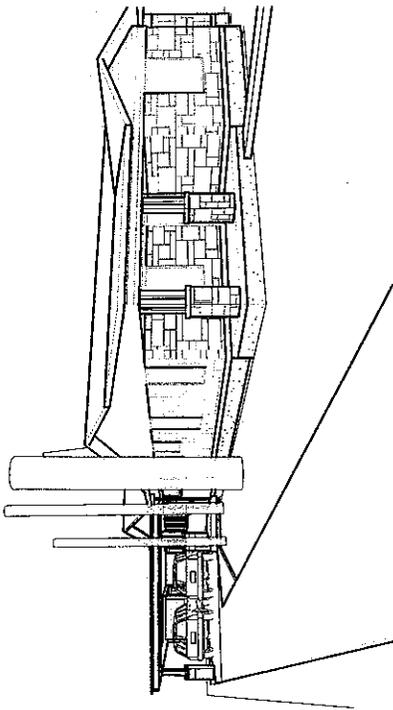
Date 12-22-2011

Drawn by Author

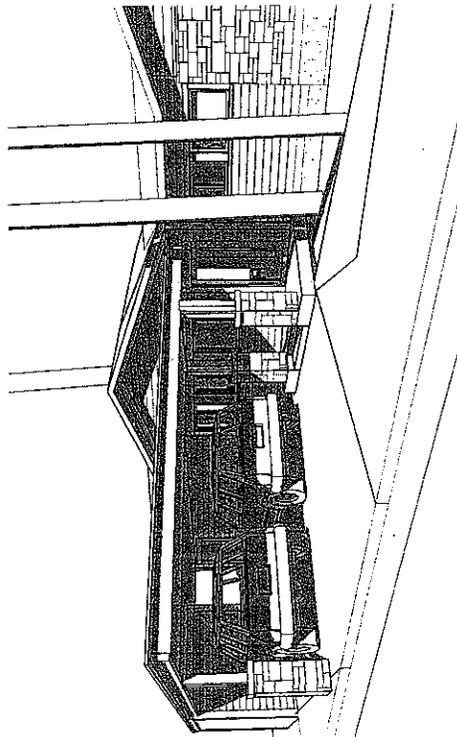
Checked by Checker

A0.00

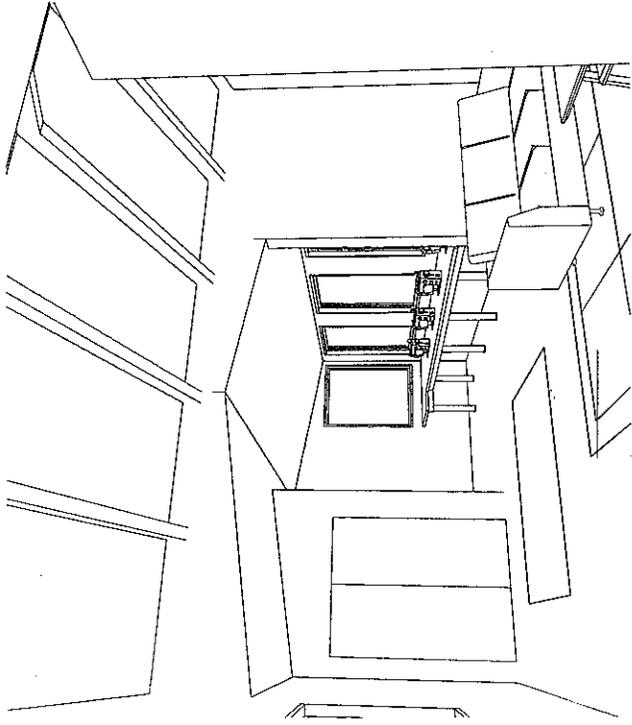
Scale



① 3D VIEW FROM DRIVEWAY



② 3D VIEW FROM SOUTH



③ 3D VIEW AT LIVING ROOM

BG-ARC

Brett Grinkmeyer, Architect
 5414 Hunters Glen
 Austin, TX 78745
 email: grinkb@hotmail.com

**1302 ARDENWOOD
 REMODEL**

LESLIE LAWSON AND SCOT FRIEDMAN

No.	Description	Date

3D VIEWS

Project number	311
Date	12-22-2011
Drawn by	Author
Checked by	Checker
	Scale
	A0.01