

APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

C15-2012-0042
TR 024106-06-30
ROW-10737051

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

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

STREET ADDRESS: 8200 Stillwood Ln.
78757

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) _____ Block _____ Outlot _____
Division _____

I/We Anthony Brummer on

behalf of myself/ourselves as authorized agent for

_____ affirm that on March 8, 2012

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

(check appropriate items below)

___ ERECT ___ ATTACH X COMPLETE ___ REMODEL ___ MAINTAIN

7.5 foot privacy/noise-blocking fence along Steck Ave.

in a SF-3 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

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:

A 6-foot fence would not be sufficient to block noise from Steck Ave.

HARDSHIP:

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

Yard slopes downhill to Steck Ave. —Elevation of yard above fenceline allows for excessive noise from trucks and cars traveling East and West on Steck. Windows to two bedrooms also face Steck and need sufficient barrier to block noise at night, especially that from trucks.

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

Applies only to property at end of one block, where hill drops off adjacent to Steck. (please see attached photos)

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 fence is placed deeply enough on the property so as to not interfere with motorist visibility or neighborhood aesthetic.

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:

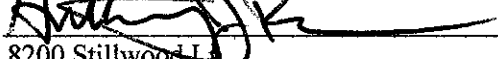
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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 8200 Stillwood Ln.

City, State & Zip Austin, TX 78757

Printed Anthony Brummer Date 3/8/12

Phone- 512-659-4233

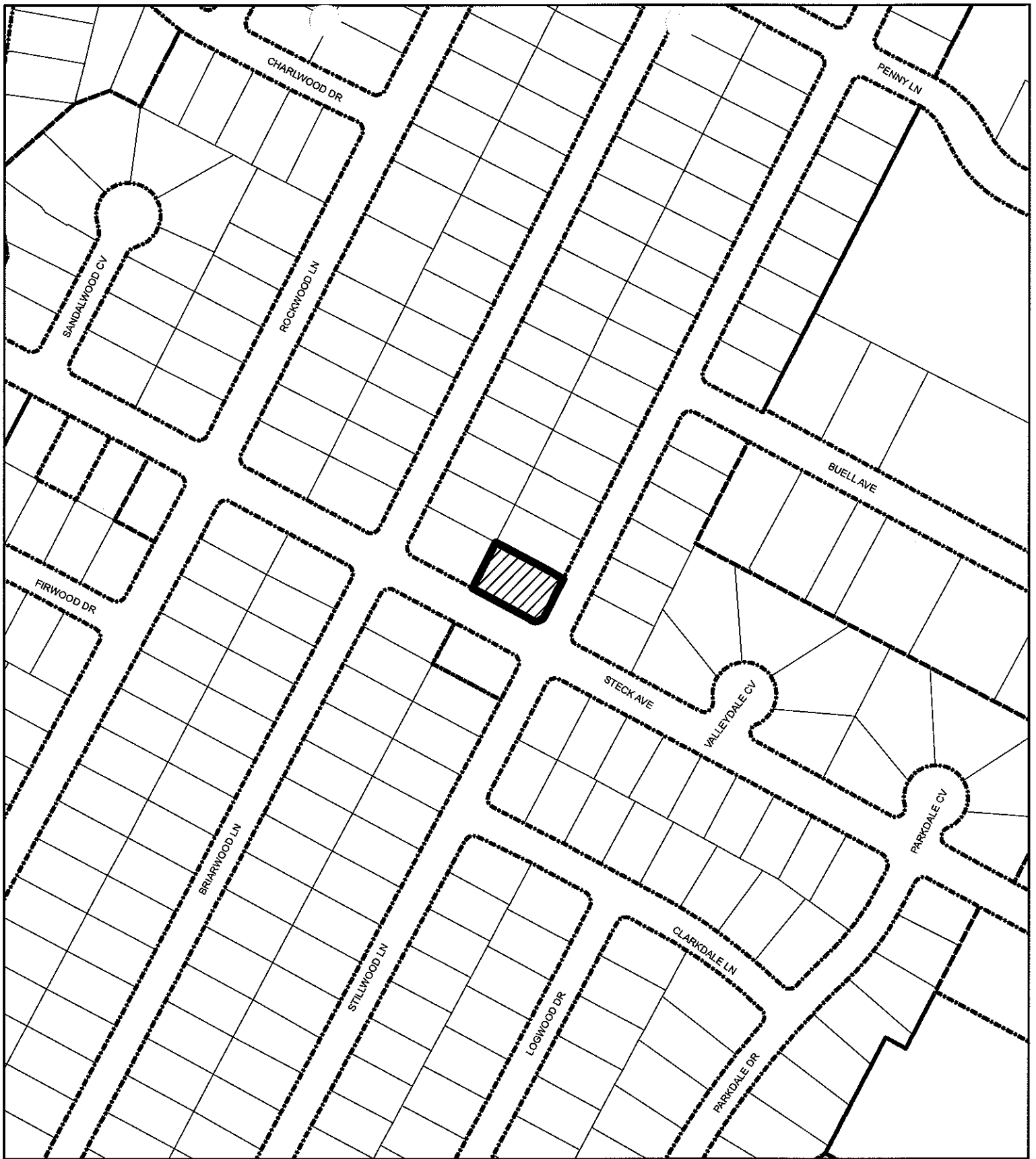
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 8200 Stillwood Ln.

City, State & Zip Austin, TX 78757

Printed Anthony Brummer Phone 512-659-4233 Date 3/8/12

Tony@texasfilm&light.com



SUBJECT TRACT



ZONING BOUNDARY

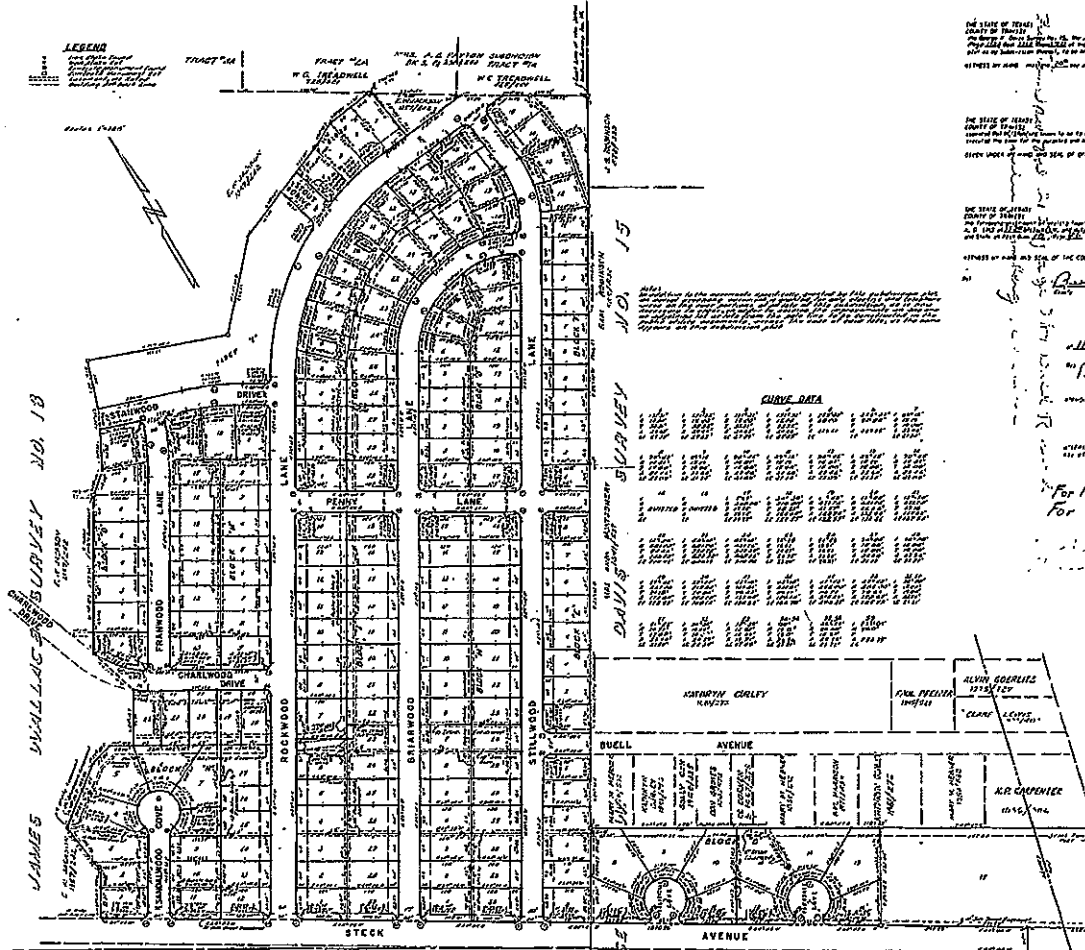
CASE#: C15-2012-0042
 LOCATION: 8200 STILLWOOD LANE



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.

LEGEND
 Solid Lines Represent
 Survey Lines
 Dashed Lines Represent
 Easement Lines
 Double Lines Represent
 Boundary Lines



CURVE DATA

Station	Angle	Chord	Tangent	Secant	Area
1+00.00					
1+10.00					
1+20.00					
1+30.00					
1+40.00					
1+50.00					
1+60.00					
1+70.00					
1+80.00					
1+90.00					
2+00.00					
2+10.00					
2+20.00					
2+30.00					
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2+60.00					
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3+80.00					
3+90.00					
4+00.00					
4+10.00					
4+20.00					
4+30.00					
4+40.00					
4+50.00					
4+60.00					
4+70.00					
4+80.00					
4+90.00					
5+00.00					

THIS PLAT OF LAND...
 COUNTY OF TRAVIS, TEXAS...
 BEING ALL OR PART OF THE...
 SECTION 15...
 TOWNSHIP 10 N., RANGE 10 E., MERIDIAN 10 W., TEXAS...
 DATED AND FILED FOR RECORD...
 MARVIN TURNER
 Engineer

**JAMES MITCHELL SURVEY
 NORTHTOWNE - SECTION ONE**

SURVEYED BY:
 MARVIN TURNER
 Engineer

SURVEYED BY:
 MARVIN TURNER
 Engineer

For Particulars of Restrictions See Vol. 2215 Page 214 Deed Rec
 For Restrictions See Vol. 2139 Page 389 Deed Rec
 Emily Leuberg
 County Clerk

SMITHWOOD LN

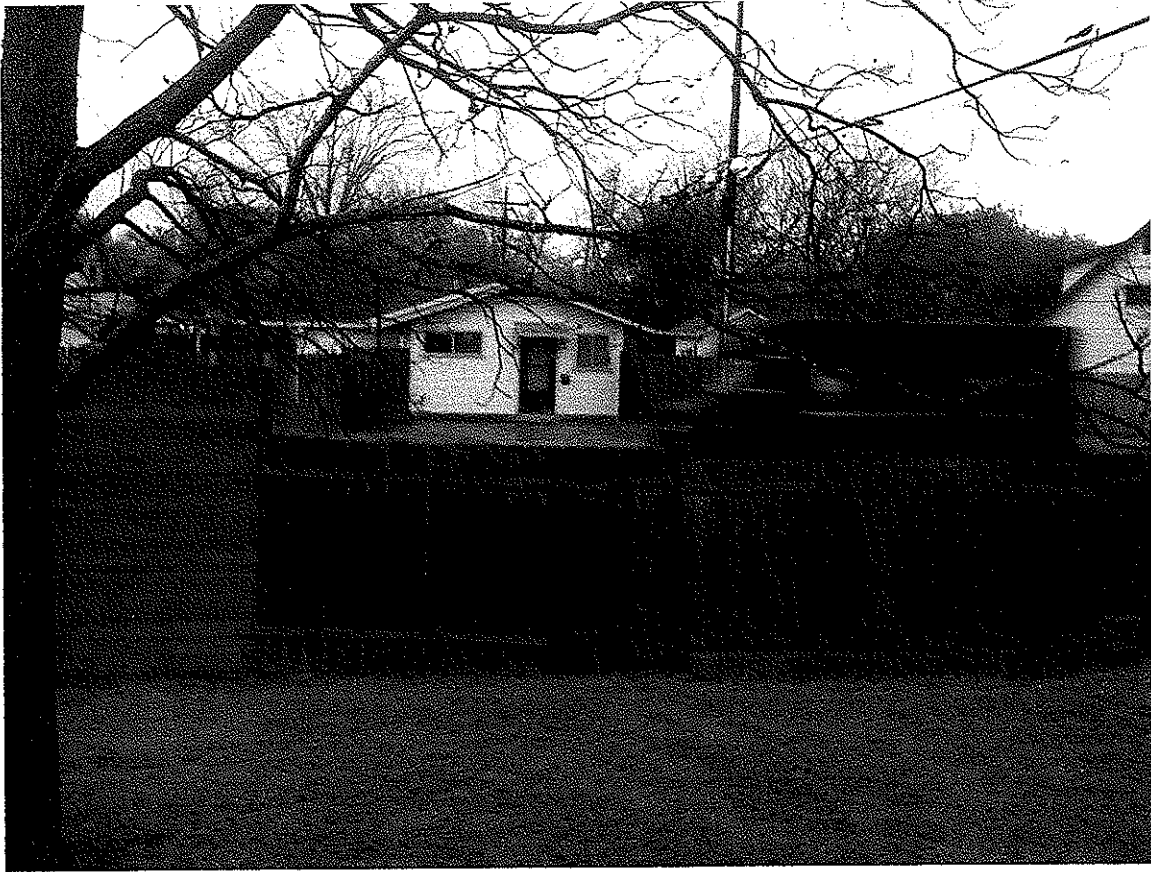
STECK AVE

8202

8200

8201





new fence on left 7.5ft

Facing Steck from backyard

old 6ft fence



Slope down to Steck in backyard



Left fence to be 18inches higher.

6ft on the back of property to remain.