

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 # C15-2012-0046
ROW # 10747240

CITY OF AUSTIN TP-024301-1401
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE 024301-1402

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

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

STREET ADDRESS: 8112 Baywood Dr #A , Austin TX 78750

LEGAL DESCRIPTION: Subdivision – Baywood Hills Condominiums

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Mary Lou York on behalf of myself/ourselves as authorized agent for

Mulligan Construction Inc. affirm that on March 12 , 2012 ,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

allow for 46.2% impervious cover on my property. My contractor has removed all possible options without removing the newly installed deck in order to compensate for the impervious cover code. After the removal of stairs and the back walkway we are left at only 1.2% over the restriction for residential code. I am requesting a variance on this matter due to the small percentage and our continued effort to ratify the violation. We originally determined the percentage using the customer's original survey. Upon completion of the deck installation we acquired a new survey at which time discovered the original one was incorrect thus causing the discrepancy in coverage percentages.

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:

They only allow for a maximum of 45% impervious cover. Once the discrepancy was found with the original survey we removed every possibility to be within regulation.

HARDSHIP:

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

We have already removed several things from the property to accommodate the code restriction taking us from 6% over to only 1.2%. The backyard has a steep incline and this porch/deck is the only option for utilizing the backyard area. Aside from removing my newly installed deck the only other available space for removal of cover would be my front walkway, this is obviously not preferred.

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

It was specific to my property because it is due to the small deck I had remodeled. This deck sits against my house and is not along the property lines therefore it does not affect the adjacent properties.

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:

All other unneeded impervious cover on my property has been removed. The deck is located in the back of the property and is within all property lines associated with my property without touching any of them.

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

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:

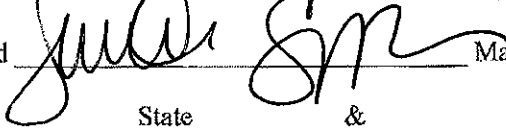
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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:

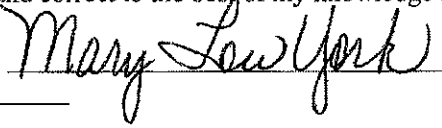
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

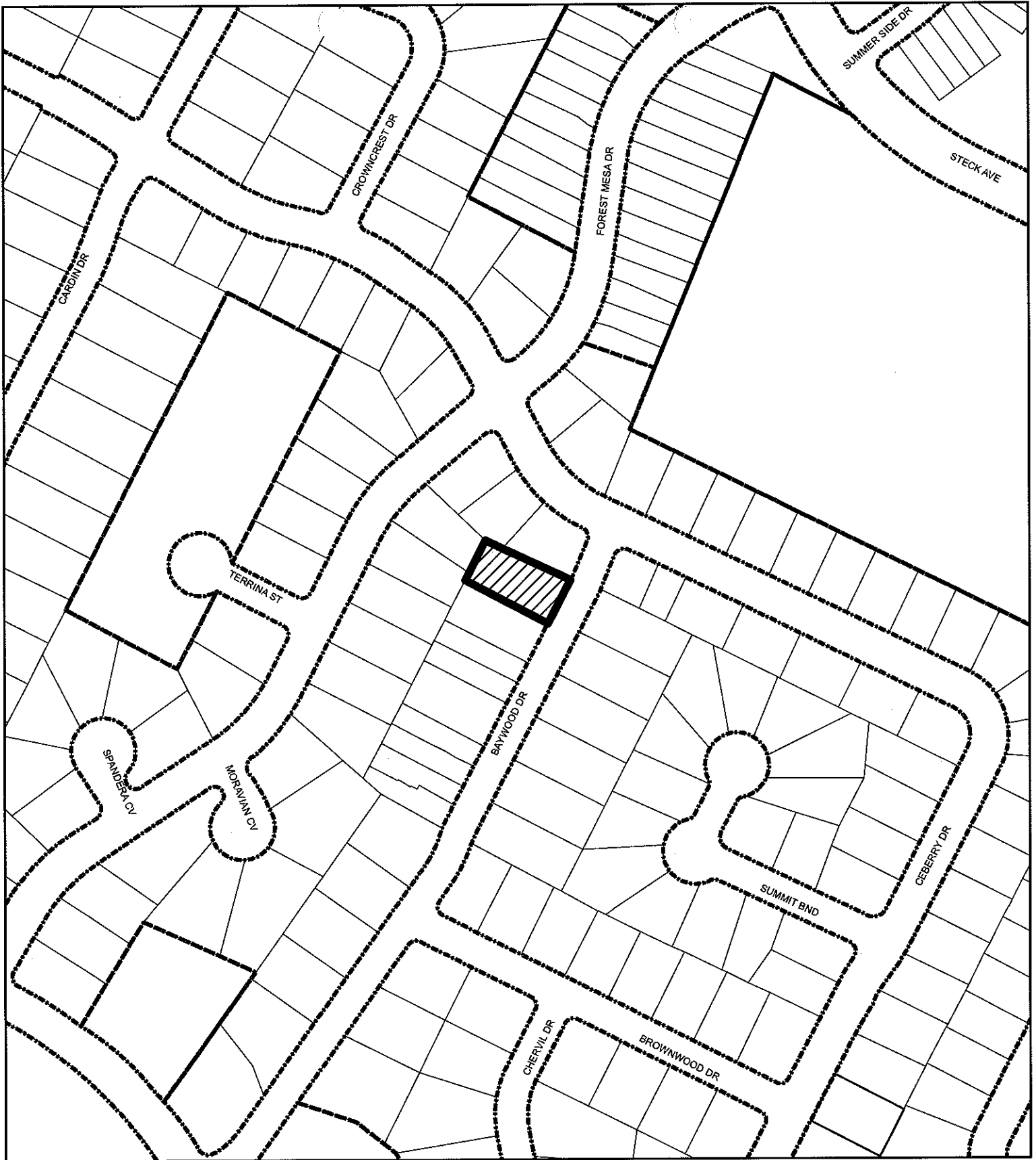
Signed  Mail Address 605 Creekside Trail
City, State & Zip Kyle, TX
78640

Printed Jessica Spotts Phone 512-965-7422 Date 3/12/12

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 8112 Baywood Dr #A
City, State & Zip Austin TX
78750

Printed Mary Lou York Phone 512-750-0576 Date 3/12/12



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0046
 LOCATION: 8112 BAYWOOD DRIVE #A



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.



AUGUST, 2003
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

New uncovered deck

LEGEND

- 1/2" IRON ROD FOUND
- //— WOOD FENCE
- () RECORD INFORMATION (PER BOOK 76, PG.147, P.R.T.C.TX.)
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

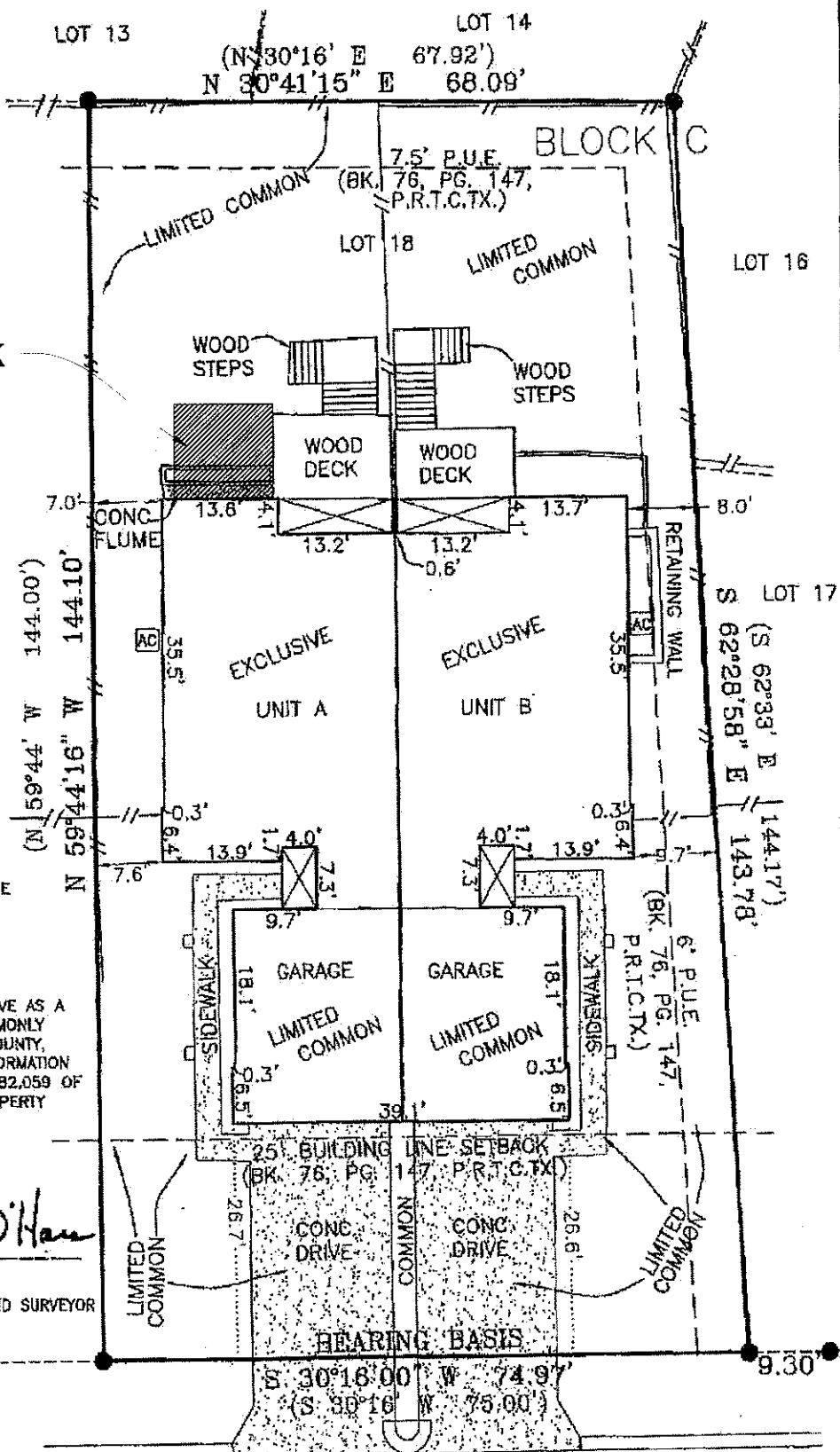
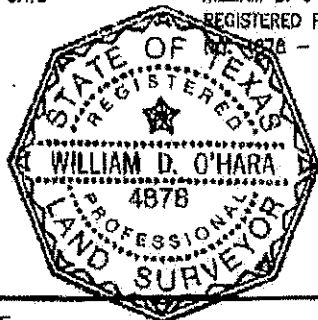
NOTE:

1) BUILDING DIMENSIONS SHOWN HEREON ARE OF THE EXTERIOR WALL FOOTPRINT.

THE SURVEY ATTACHED HERETO IS INTENDED TO SERVE AS A PLAT OF BAYWOOD HILLS CONDOMINIUM AND IS COMMONLY KNOWN AS 8112 BAYWOOD DRIVE, AUSTIN, TRAVIS COUNTY, TEXAS, AND THIS PLAT AND PLANS CONTAIN ALL INFORMATION REQUIRED FOR THE PURPOSE OF COMPLIANCE WITH 82.059 OF THE UNIFORM CONDOMINIUM ACT OF THE TEXAS PROPERTY CODE.

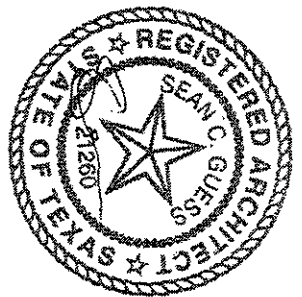
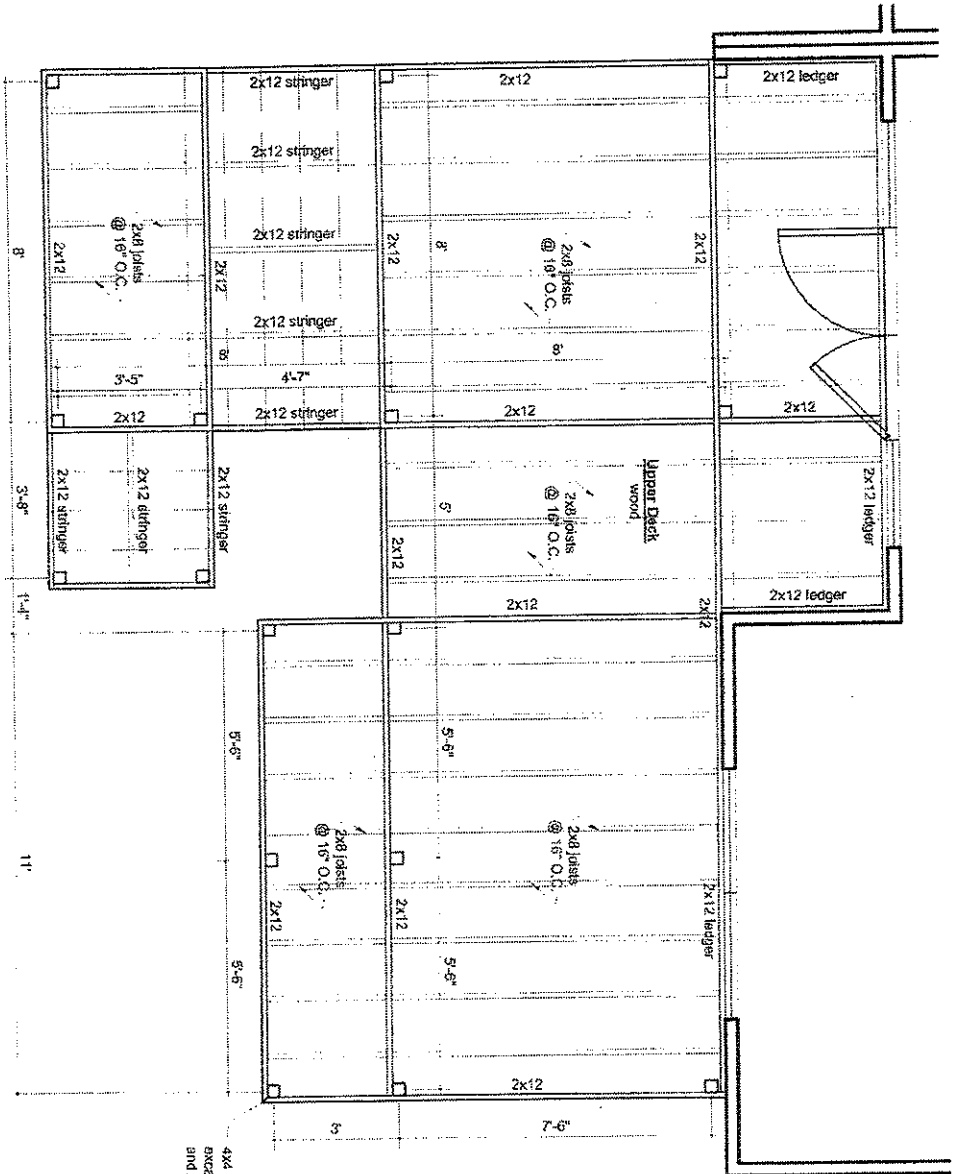
8-25-03 *William D. O'Hara*

DATE: WILLIAM D. O'HARA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4878 - STATE OF TEXAS



CONC. CURB AND GUTTER
BAYWOOD DRIVE
(50' R-O-W)


LOOMIS AUSTIN	LAND • WATER • PROPERTY 3103 Bee Caves Road, Suite 225; Austin Texas 78746 Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomis-austin.com	BAYWOOD HILLS CONDOMINIUMS
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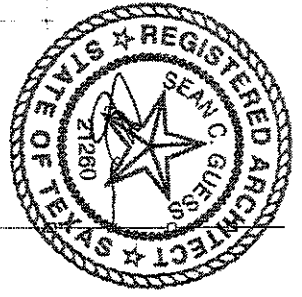
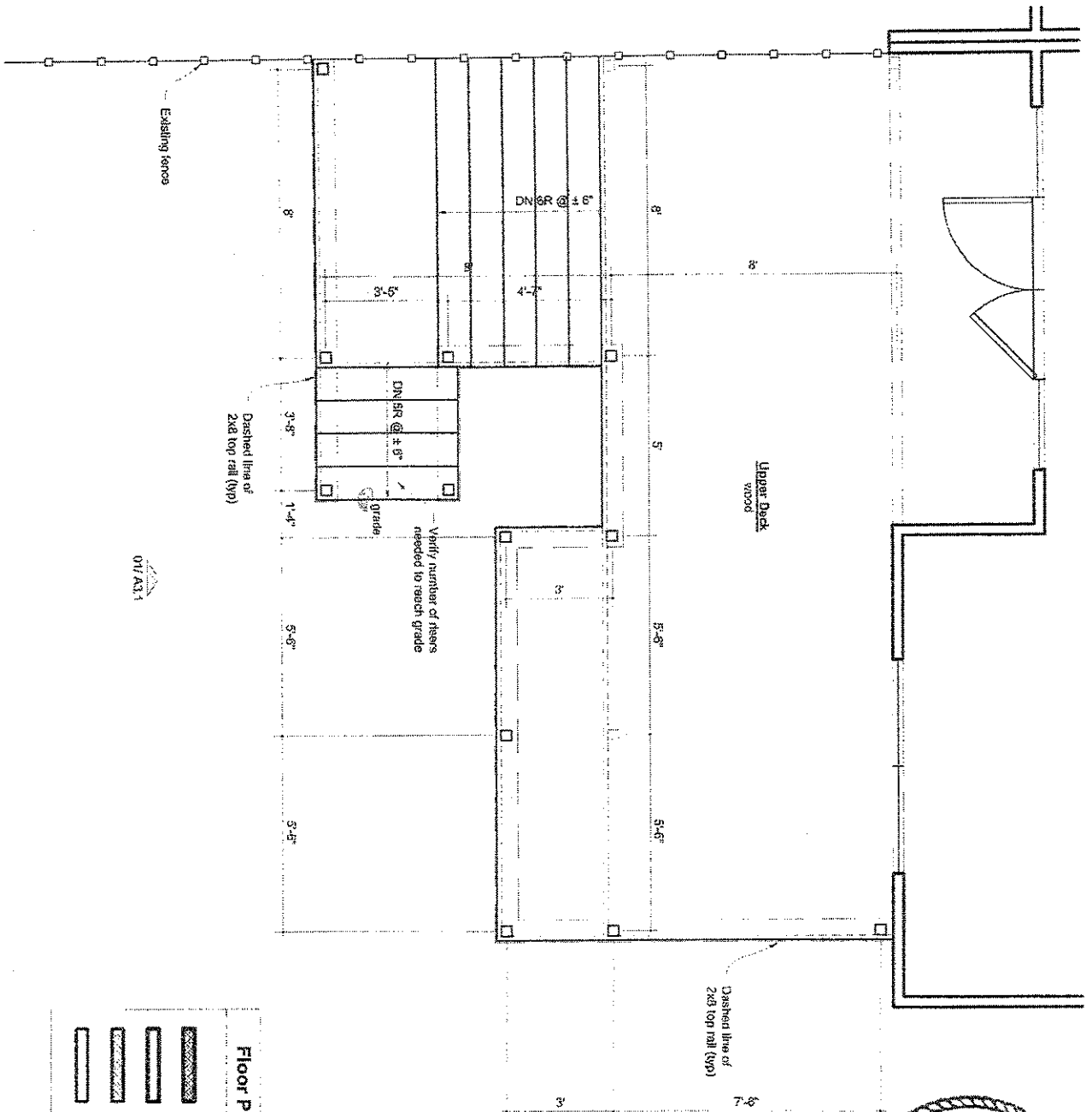
2011-11-1

Floor Plan Legend	
	New Masonry
	Existing Masonry
	New 2x4 Framing
	Existing Framing

1) Framing Plan
1/4" = 1'-0"

	Wood Deck 8112 A Baywood Dr <small>Asah, Year 2012</small>	 <small>Faye and Walker 4001 S Cooper St Austin, TX 78749 T: 512.451.8330</small>
Project:		Date:
Scale:		Title:
Sheet:		Date:
A2.2		

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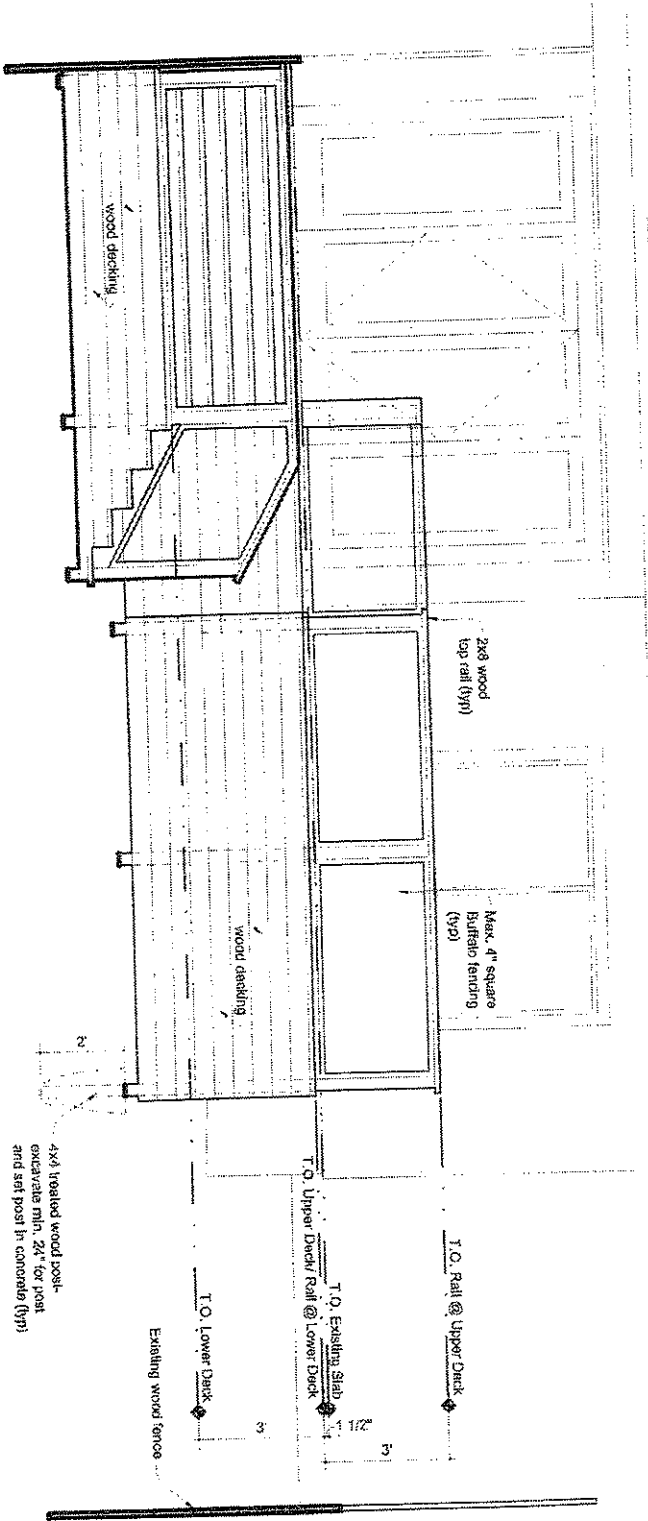
2011-11-1

Floor Plan Legend	
	New Masonry
	Existing Masonry
	New 2x4 Framing
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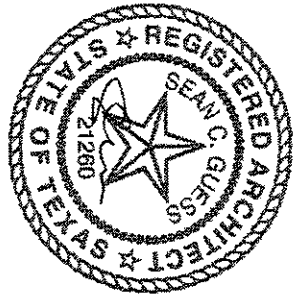
1) Floor Plan
1/4" = 1'-0"

	<p>Wood Deck 8112 A Baywood Dr Austin, Texas 78755</p>	<p>Page and Walker 4801 S Congress, #2 Austin, TX 78746 737-335-9200</p>
<p>Project: November 01/2011</p>	<p>Title: Sheet:</p>	<p>A2.1</p>

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1) Elevation
1/4" = 1'-0"



2011.11.1



Payne and Walker
4501 S. Cooper, G2
Austin, TX 78749
P: 512.452.2000

Wood Deck
8112 A Baywood Dr
Austin, Texas 78759

Project	Wood Deck
Client	8112 A Baywood Dr
Architect	Payne and Walker
Drawn	AW
Checked	AW
Date	November 01, 2011
Scale	1/4" = 1'-0"
Sheet	A3.1

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