

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 # C15-2012-0060
ROW # 10767819
TP- 022502-08-15

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: 4507 Shoal Creek Blvd, Austin, TX 78756

LEGAL DESCRIPTION: Subdivision – Oak Haven

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Lot(s) 1 Block _____ Outlot _____ Division _____

I Ana Luisa Salas-Porras_ on behalf of ourselves as authorized agent for

Ana Luisa Salas-Porras and William D. King ___ affirm that on April 16 , 2012 ,

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

(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL X MAINTAIN

A carport permitted and constructed in 1997. The permit was never closed out.

We purchased the home in 2011.

side - 4.9' front - 17'

in a residential district.
(zoning district)

- Special exception
acc bldg 3.5' from rear

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 was permitted, constructed and has been in use since 1997. The completed construction encroaches only 0.1 foot into the set back.

HARDSHIP:

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

Since the carport was constructed in 1997 and is still in excellent condition, it would be a hardship to demolish it and re-construct.

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

The hardship is specific in that it applies only to one carport constructed on the subject property in 1997. The carport already was properly permitted and has been in this location for over 15 years.

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:

Since its construction in 1997, the carport has not posed any problem to adjacent properties. Please see letter from our neighbor, Ken Jordan, stating same. Also, please see Photos submitted.

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:

NA

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:

NA

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

NA

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

NA

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 Ana Luisa Salas-Porras Mail Address 4507 Shoal Creek Blvd

City, State & Zip Austin, TX 78756

Printed Ana Luisa Salas-Porras Phone 512-861-5929 Date 4-16-12

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 Ana Luisa Salas-Porras Mail Address 4507 Shoal Creek Blvd

City, State & Zip Austin, TX 78756

Printed Ana Luisa Salas-Porras Phone 512-861-5929 Date 4-16-12



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0060
 LOCATION: 4507 SHOAL CREEK BLVD



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.

Board of Adjustment
City of Austin
Austin, Texas

Re: Variance Application for 4507 Shoal Creek Blvd

To Whom It May Concern:

I am the neighbor on the north side adjacent to 4507 Shoal Creek Blvd. I understand that they are seeking a variance for their carport which is 3 inches within the allowed distance from the property line.

The carport has existed for 15 years and has not caused me any problem or inconvenience since its construction in 1996. I am not opposed to having a variance issued to accommodate the carport.

Sincerely,



Ken Jordan

4515 4507 Shoal Creek Blvd KS.
Austin, TX 78756







