

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 # C15-2012-0083
ROW # 10781205
TP-011001-15-01

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: 1410 w 13 st Austin, Tx 78703

LEGAL DESCRIPTION: Subdivision - Shelly Heights

Lot(s) 1 Block B Outlot Division Z

I/We Brian Crockett on behalf of myself/ourselves as authorized agent for

Linda Thomas affirm that on May 4, 2012

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Relocate driveway/ parking from front of property to side street with no net change in impervious cover for the lot. Need a variance due to minimum space for driveway/parking (2 cars needing 17x17ft) will cross side lot line by 4ft.

65% imp-cover existing

in a MF3-NP district.
(zoning district)

(Old West Austin)

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:

Required off-street parking options require some encroachment across lot lines

HARDSHIP:

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

Only parking areas available require parking across lot line. The current driveway is hazardous for backing and unloading due to street intersection, closeness of neighbors driveway, speed bump and narrowness of 13th street.

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

Most other properties have rear lot parking available

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:

Removing current driveway will actually enhance front street-scape by conforming with adjacent properties and visually/socially connect front of home with public space. New driveway will be similar to existing rear duplex driveway access.

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:

Future use same as existing use

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:

No net change in use anticipated

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

New driveway will be on less busy and wider street than current driveway/parking

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

Use will not change

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.

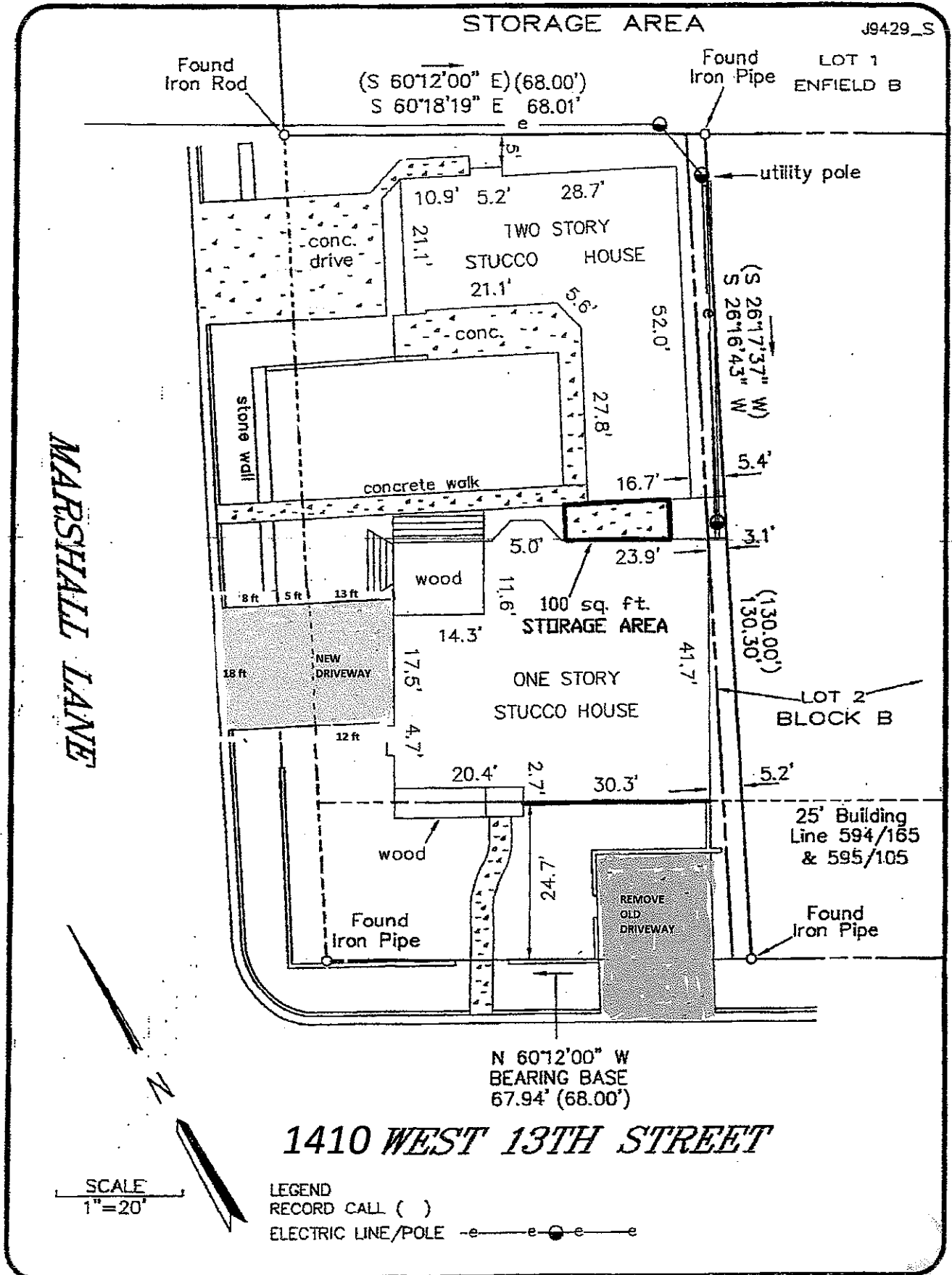
Signed _____ Mail Address 1408 W 13 ST

City, State & Zip Austin, TX 78703

Printed Brian Crockett Phone 512-731-2936 Date May 4, 2012

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

Declaration For Marshall Street Condominiums
Exhibit C



Signed _____ Mail Address 1410 W 13 ST

City, State & Zip Austin, TX 78703

Printed Linda Thomas Phone 512-507-6712 Date May 4, 2012

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:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]



City of Austin BUILDING PERMIT

PERMIT NO: 1999-011096-BP

1410 W 13TH ST

Type: RESIDENTIAL

Status: Final

Issue Date: 10/12/1999

EXPIRY DATE: 05/17/2001

LEGAL DESCRIPTION Lot: 1 Block: B Subdivision: SHELLEY HEIGHTS SUBDIVISION	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY: Addition To Create Duplex	WORK PERMITTED: Addition	ISSUED BY:
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TOTAL SQFT	VALUATION Tot Val Rem: \$00	TYPE CONST.	USE CAT. 436	GROUP	FLOORS 2	UNITS 2	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	290.00	10/12/1999	Building Permit Fee	22.00	4/30/2001	Electrical Permit Fee	165.00	1/21/2000
Mechanical Permit Fee	94.00	1/5/2000	Plumbing Permit Fee	100.00	11/8/1999			
Fees Total:	671.00							

Inspection Requirements			
Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Sewer Tap Inspection	Sidewalks Inspection	Water Tap Inspection	

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments 2nd Variance Granted -Clara Will Give Me Paperwork/Sr***Per Cheryl V. In Addressing Ok To Change Address Addn To 1301 Marshall 3-4-00sb Water And Wastewater Taps Are Existing As 1410 W. 13th St. /CI

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

Walker, Susan

From: [REDACTED]
Sent: Monday, June 25, 2012 4:25 PM
To: Walker, Susan
Subject: 1410 w 13 st variance

Hello Susan.

The current and future impervious cover is 65% for property at 1410 w 13 st.

lot= 130x68 = 8840sf .

buildings, driveways. 1/2 deck = 5760sf

$5760/8830 = .6515$

I'll update the application and bring it by tomorrow.

thanks,

brian crockett

8. C15-99-100 Larry Paul Manley
405 E. 34th Street

The applicant has requested a variance to decrease the minimum front yard setback requirement of Section 25-2-492(D) from 25 feet to 10 feet along the north property line in order to allow the construction of a single family residence in a "SF-3", Family Residence zoning district.


POSTPONED BY APPLICANT TO OCTOBER MEETING

9. C15-99-101 Bury & Pittman for Keystone Austin Property Holding Corp.
7112 Ed Bluestein Boulevard

The applicant has requested a temporary variance (until the expansion of the existing Food Sales use is complete) to decrease the minimum off-street parking requirement of Section 25-6 (Appendix A) from 790 spaces to 643 spaces for a Food Sales/Retail Center use in a "GR", Community Commercial zoning district. The Land Development Code requires one off-street parking space for each 200 square feet of Food Sales use.

GRANTED 5-0 to become effective on the date the site development permit is issued and expires 365 days after that date.

10. C15-99-102 Robert Barnstone
1410 W. 13th Street

 The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492(D) from 10 feet to 5 feet along the north property line in order to allow the construction of a proposed duplex residential use in a "MF-3", Multifamily Residence (medium density) zoning district.

GRANTED 5-0

ADJOURN

DEVELOPMENT REVIEW & INSPECTION DEPARTMENT STAFF:

Greg Guernsey (Current Planning Manager)	499-2387 (W)	499-2709 (fax)
Connie Buckner (Planner III)	499-2206 (W)	"
Susan Walker (Planner III)	499-2202 (W)	"
Clara Hilling (Board Secretary)	499-2686 (W)	"

NOTE: ALL WRITTEN AND FAXED CORRESPONDENCE CAN BE SENT TO B.O.A. /S.R.B. TO THE ATTENTION OF CLARA HILLING, DEVELOPMENT REVIEW AND INSPECTION, P. O. BOX 1088, AUSTIN, TX 78767