

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 # C15-2012-0081
ROW # 10781203

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

TP-011504-11-21

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

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

STREET ADDRESS: 2110 Gnswoold lane Austin 78703

LEGAL DESCRIPTION: Subdivision - Lot 2 Westfield A

Lot(s) 2 Block - Outlot - Division Westfield A

① We Toniaanne Soster on behalf of myself ourselves as authorized agent for Michael + Jill Jaimes affirm that on 5/24, 2012,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL MAINTAIN
Maintain existing 49.15 IC

in a SF3 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:

SEE ATTACHED

HARDSHIP:

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

SEE ATTACHED

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

SEE ATTACHED

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:

SEE ATTACHED

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:~~

Addendum concerning findings for Variance Application on Subject property

Subject property: 2110 Griswold Lane Austin Texas 78703

Owner: Michael & Jill Jaimes

REASONABLE USE:

1- The zoning regulations applicable to the property do not allow for a reasonable use because:

Upon trying to pull a permit for an existing screened in porch conversion to family room and kitchen remodel we found out the pool permit opened in 1998 was never closed. We were also told by the City that there was no permit history on the screened in porch. However, this structure was added back in June of 1998 when the bedroom, bath, utility room and 1st floor garage with second floor storage(future sight of guest quarters) was permitted and added. Not looking to add any additional IC just converting an existing screened in porch to family room(not expanding the existing foot print of this structure)

HARDSHIP:

2- There have been multiple permits that were approved by the city since 1998 when the existing IC calculations were the same as they are now and all those permits were approved, inspections were passed and permits were finalized out. 1998: pool permit opened, bdrm, bathroom, utility room w/1st floor garage and 2nd floor storage 2001: Interior finish out of second story garage 2002: added 2nd story.

We bought the home in August of 2010 uninformed that we were inheriting these issues which have cause time and money to correct. And we still have these permitting issues to deal with. We inherited the open pool permit and the no permit history on the screened in porch when it was built at the same time as the other structures that were added in 1998.

AREA CHARACTER:

3- We are not looking to add anything. We are simply conditioning an already enclosed existing structure and trying to comply with closing a pool permit open since 1998. We are not expanding the existing foot print of this covered enclosed porch..

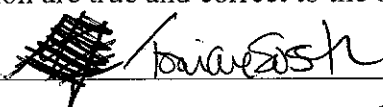
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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 3201 Hillview Rd unit A
City, State & Zip Austin Texas 78703
Printed Tonianne Soster Phone 825-3773 Date 5.23-12

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 2110 Griswold Lane
City, State & Zip Austin, TX 78703
Printed Michael James Phone 512-981-9269 Date 5/23-12



City of Austin PLUMBING PERMIT

PERMIT NO: 2001-009027-PP

Type: RESIDENTIAL Status: Final

2110 GRISWOLD LN

Issue Date: 11/01/2001 **EXPIRY DATE: 04/16/2002**

LEGAL DESCRIPTION Lot: 2 Block: Subdivision: WESTFIELD A		SITE APPROVAL	ZONING
PROPOSED OCCUPANCY Interior Finish Out Of 2nd Story Of Exist. Det. Gar. To Create Guest Quarters	WORK PERMITTED: Remodel	ISSUED BY: Diana Cortinas	
Total SQFT	Valuation Remodel: \$.00 Total New: \$33,500.00	Use CAT. R4-2	Floors 2
			Units

Contact Plumbing Contractor, David Williams, David Williams Plumbing, Inc. General Contractor, Powers Custom Homes	Telephone (512) 990-3089 (512) 255-0475
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<table border="1"> <thead> <tr> <th>Fee Description</th> <th>Fee Amount</th> <th>Paid Date</th> </tr> </thead> <tbody> <tr> <td>Investigation Fee</td> <td>\$55.00</td> <td>04/17/2002</td> </tr> <tr> <td>Plumbing Permit Fee</td> <td>\$55.00</td> <td>11/01/2001</td> </tr> <tr> <td>Total Fees:</td> <td>\$110.00</td> <td></td> </tr> </tbody> </table>	Fee Description	Fee Amount	Paid Date	Investigation Fee	\$55.00	04/17/2002	Plumbing Permit Fee	\$55.00	11/01/2001	Total Fees:	\$110.00		Inspection Requirements Plumbing Inspection
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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.

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection as required by 30 T.A.C. 290.46(j).

Completion and acceptance of the final plumbing inspection meets the Customer Service Inspection requirements as identified in TCEQ's Rules and Regulations for Public Water Systems 290.46 (j).

Comments

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.



City of Austin

PLUMBING PERMIT

PERMIT NO: 2001-009027-PP

Type: RESIDENTIAL Status: Final

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Interior Finish Out Of 2nd Story Of Exist. Det. Gar. To Create Guest Quarters				
Total SQFT	Valuation Remodel: \$0.00 Total New: \$33,500.00	Use CAT. R4-2	Floors 2	Units

Type	Date	Status	Comments	Inspector
502 Plumbing Top Out	12/21/2001	Pass	MIGRATED FROM PIER.	Dearl Croft
521 Final Plumbing	04/16/2002	Pass	MIGRATED FROM PIER.	Dearl Croft