

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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 # C15-2012-0098
ROW # 10796726

TP-012921-01-07

**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: 2906 Rivercrest Dr. Austin TX 78746

LEGAL DESCRIPTION: Subdivision – Rivercrest Addition, Section One

Lot(s) 14A Block "A" Outlot _____ Division _____

I/We Lauren Bellg, RLA on behalf of myself/ourselves as authorized agent for

Richard Wambold affirm that on July 6, 2012,

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

(check appropriate items below)

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

A 10' sound abatement wall

in a LA 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: A standard 6' privacy fence would not block the view or reduce the noise associated with the adjacent use.

HARDSHIP:

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

There is a sport court located next to the property line, adjacent to my client's master bedroom.

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

This is the only sport court erected in this area.

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 requested 10' stone fence will replace an existing 6' fence steel fence and will be directly across from an existing 10-12' sport court fence. No character or use will be impaired.

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:

N/A

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:

N/A

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

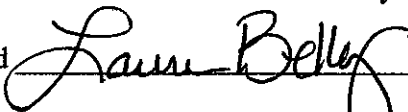
The fence will be located along the property line and constructed to industry standards.

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

The site limitation of a 6' fence does not adequately address screening the neighboring sport court.


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 4413 Nixon Ln., Unit D
City, State & Zip Austin, Texas 78725



Printed Lauren Bellg, RLA Phone 512.419.0883 Date 7/6/12

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 2906 Rivercrest Dr.
City, State & Zip Austin Texas 78746

Printed Richard Wambold Phone 512.329.9020 Date 7/9/12



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2012-0098
 LOCATION: 2906 RIVERCREST DRIVE



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.



VERDI

4413 Nixon Ln., Unit D
Austin, Texas 78725
(512) 419.0883
(512) 419.0018 fax
www.verdiaustin.com

Lake Austin

Boat House

Boat House

Sport Court
with 10/12' chain
link enclosure

Property Line

Proposed Fence 10'

Existing Metal Fence

Master
Bedroom

Proposed
Fence 8'

Proposed
Fence 6'

Residence

Vacant Lot

Residence

Wambold Residence Landscape Plan

Property Address:
2906 Rivercrest Dr.
Austin, Texas 78746

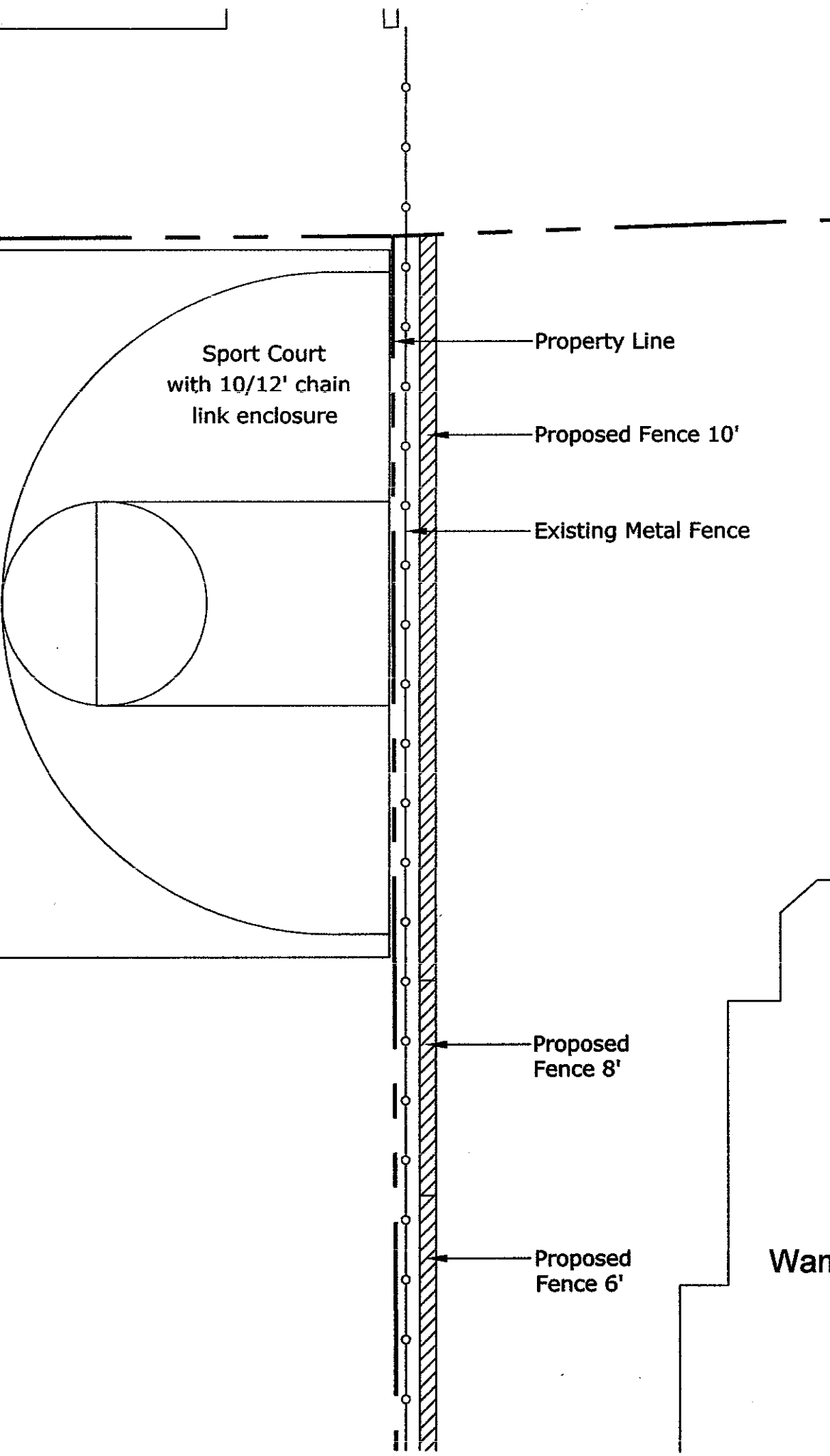
Drawing Date:
July 4, 2012

Scale: 1/2" = 1'-0"

Rivercrest Drive



4413 Nixon Ln., Unit D
Austin, Texas 78725
(512) 419.0883
(512) 419.0018 fax
www.verdiaustin.com



Wambold Residence Landscape Plan

Property Address:
2906 Rivercrest Dr.
Austin, Texas 78746

Drawing Date:
July 4, 2012
Scale: 1" = 8'-0"



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

July 11, 2012

Lauren Bellg
4413 Nixon Ln., Unit D
Austin, Texas 78725
lbellg@verdiaustin.com

Re: 2906 Rivercrest Dr
Lot 14-A-1 Rivercrest Addn Sec 1 Amended Plat of Lots 13a&14a Cochran's
Resub of Lots 13-14 Blk A

Dear Lauren,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to construct a 10ft sound abatement wall. Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lena Lund".

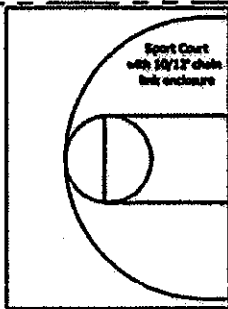
Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



4413 Nixon Ln., Unit D
 Austin, Texas 78725
 (512) 419.0683
 (512) 419.0018 fax
 www.verdiatx.com

Lake Austin



Property Line
 Proposed Fence 12'
 Existing Metal Fence

Proposed Fence 6'
 Proposed Fence 6'

Water Screen

Residence

Residence

2906 Rivercrest Dr
 Vacant
 Austin Energy has reviewed this plan for
 and approved the various requested before the Board of Adjustment. Any changes to
 this plan must be approved by Austin Energy.

7/11/12

AUSTIN ENERGY
[Signature]

**Wambold Residence
 Landscape Plan**

Property Address:
 2906 Rivercrest Dr.
 Austin, Texas 78746

Drawing Date:
 July 4, 2012
 Scale: 1/2" = 1'-0"

Rivercrest Drive