

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 #

ROW #

CIS-2012-0097

10794892

TV-0258160187

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: 1904 Camino Viejo, Austin, Tx 78758

LEGAL DESCRIPTION: Subdivision - Tanglewild Estates

Lot(s) 15 Block A Outlot Division

I/We Irene (Rinny) M. Rositas on behalf of myself/ourselves as authorized agent for

Irene (Rinny) M. Rositas affirm that on July 05, 2012,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

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in a Single Family (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:

My house was built facing the culdesac as will all the other homes left to be built in that area. Because of the way the builder partitioned the lots our home was the only one to have a road directly behind it. This road is the only access to the residents on old Tanglewild area.

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HARDSHIP:

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

My house is the only house that has a street that runs behind it.

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

The house next door (to the left of my house) was built on the corner of Camino Viejo and Tanglewild with the back facing our home (see pictures A and B). Tanglewild road circles away from the vacant lots to the right of my house on the culdesac and up Camino Viejo and so they do not have to deal with this situation of having behind them.

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:

There are no homes currently built to the right of my property (see picture C) and our neighbor to the left already has a covered porch as well as many of the existing homes in

the area. I chose to build a pergola because it goes well with the style of my home. (See pictures d and e).

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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:

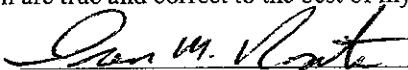
N/A

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

N/A

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.

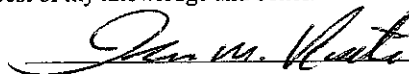
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1904 Camino Viejo

City, State & Zip
Austin, Texas 78758

Printed Irene M. Rositas Phone 512-461-1912
Date 07/05/2012

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

Signed  Mail
Address irositas@email.com

City, State & Zip
78758 Austin, Tx

Printed Irene M. Rositas Phone 512-461-1912
Date 07/05/2012

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

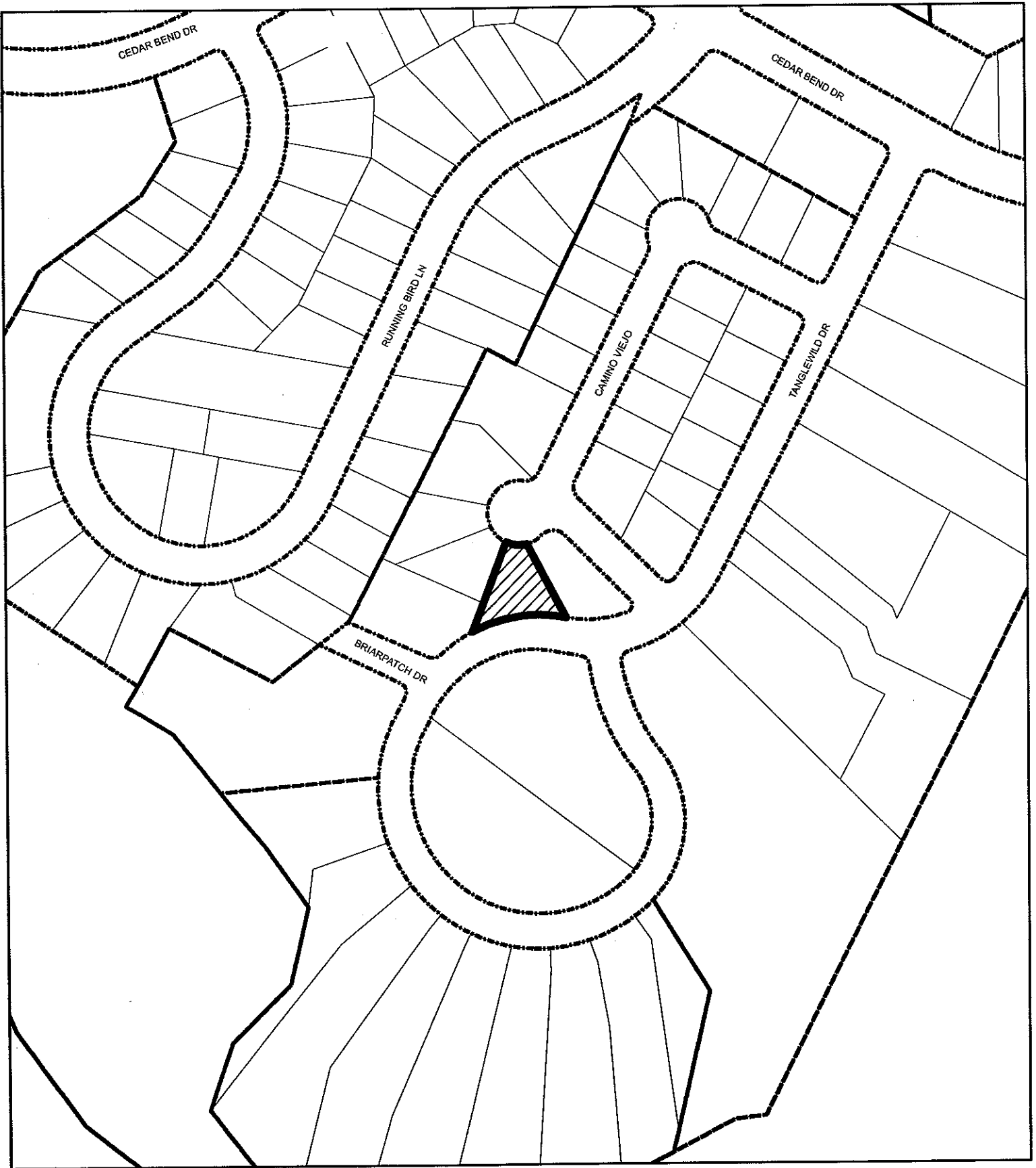
(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

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.)



SUBJECT TRACT



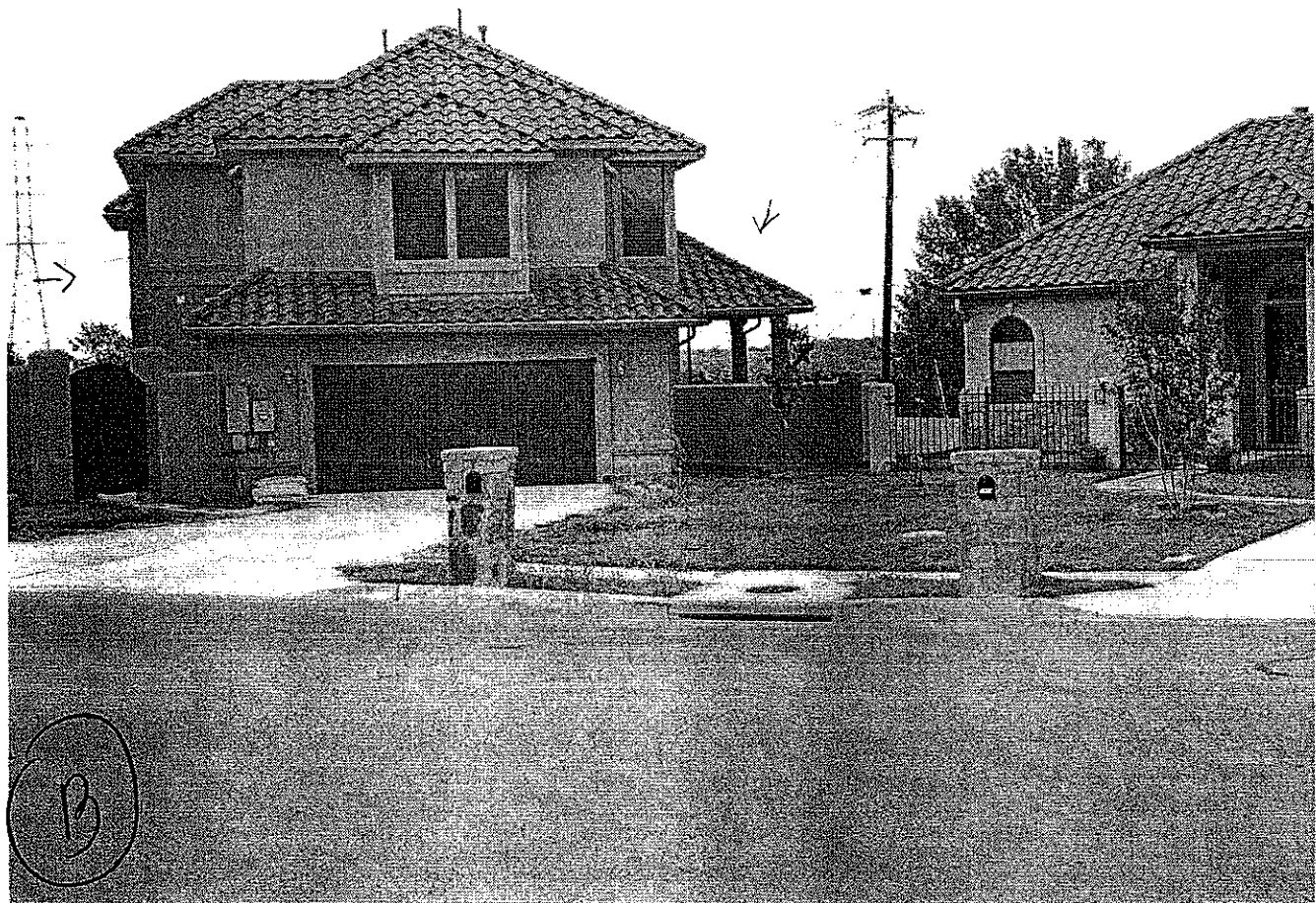
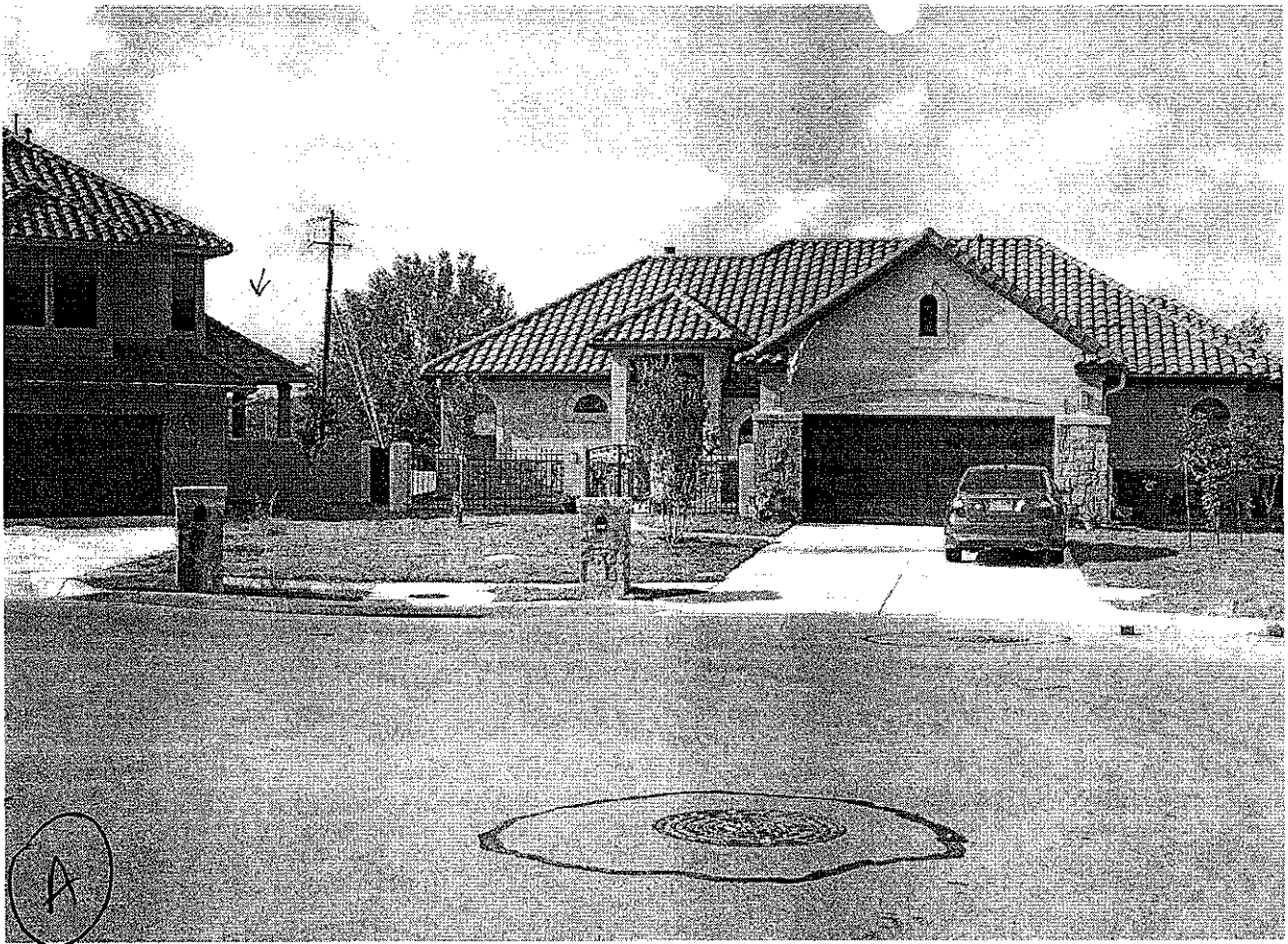
ZONING BOUNDARY

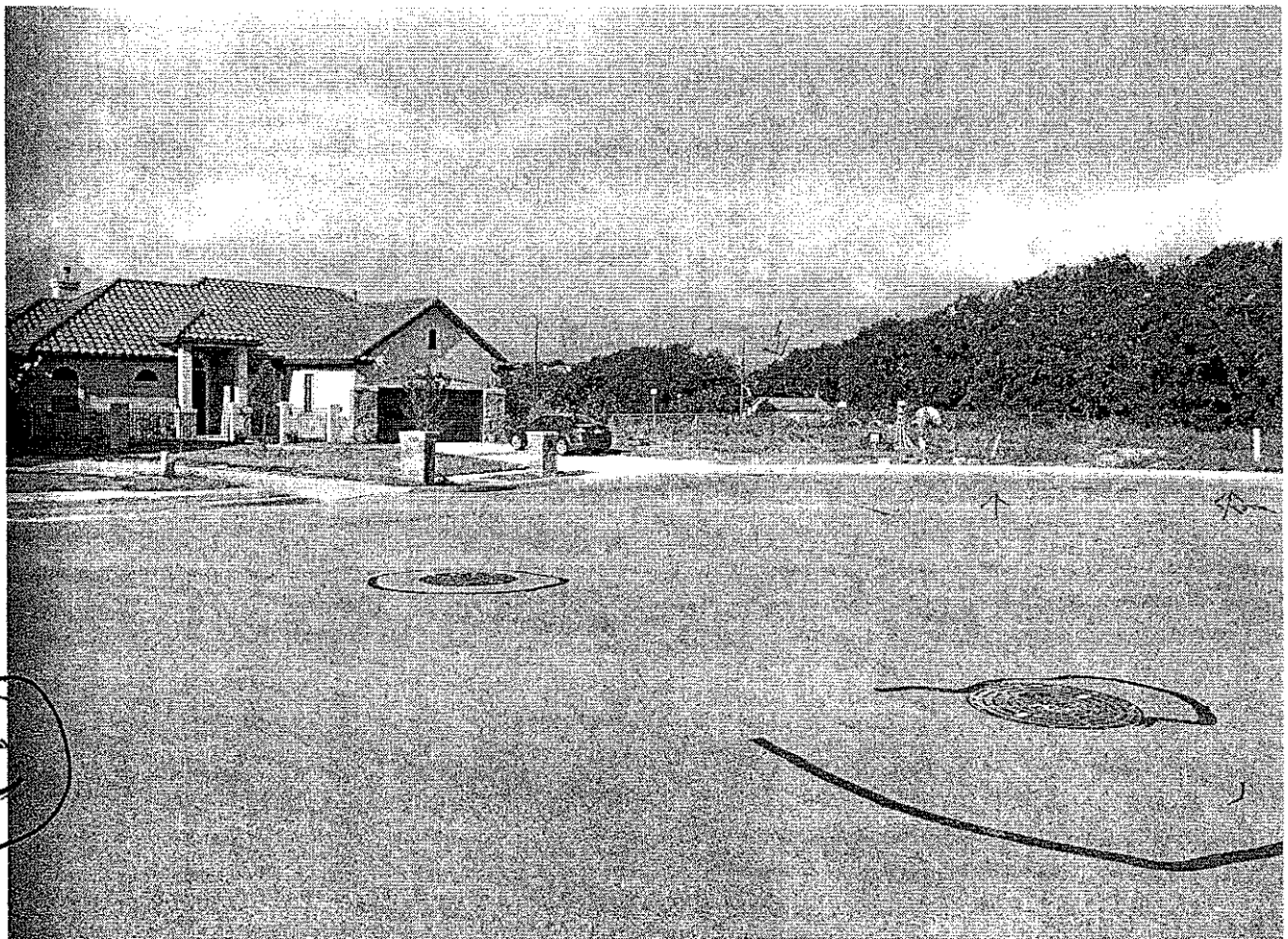
CASE#: C15-2012-0097
LOCATION: 1904 CAMINO STREET



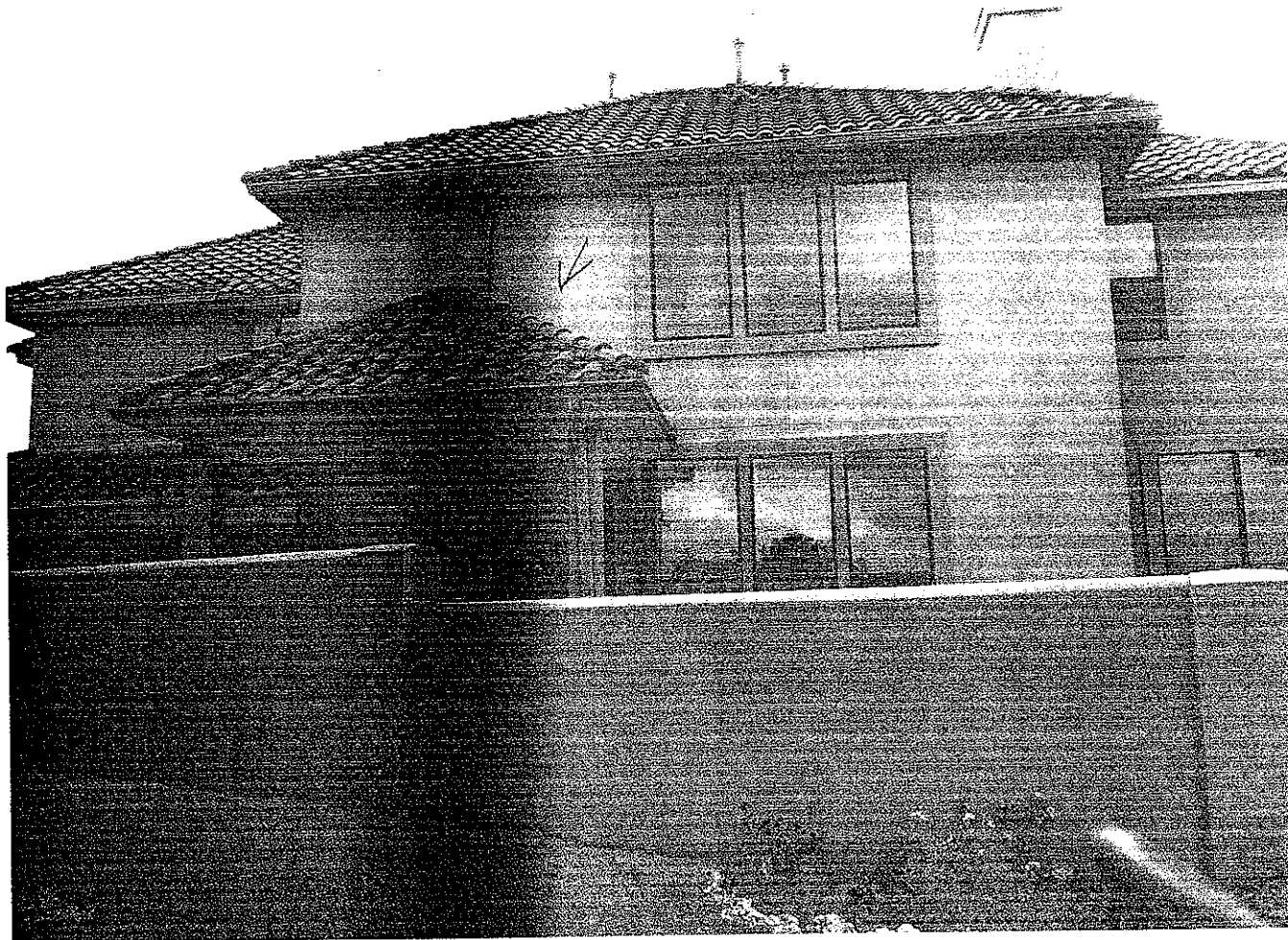
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

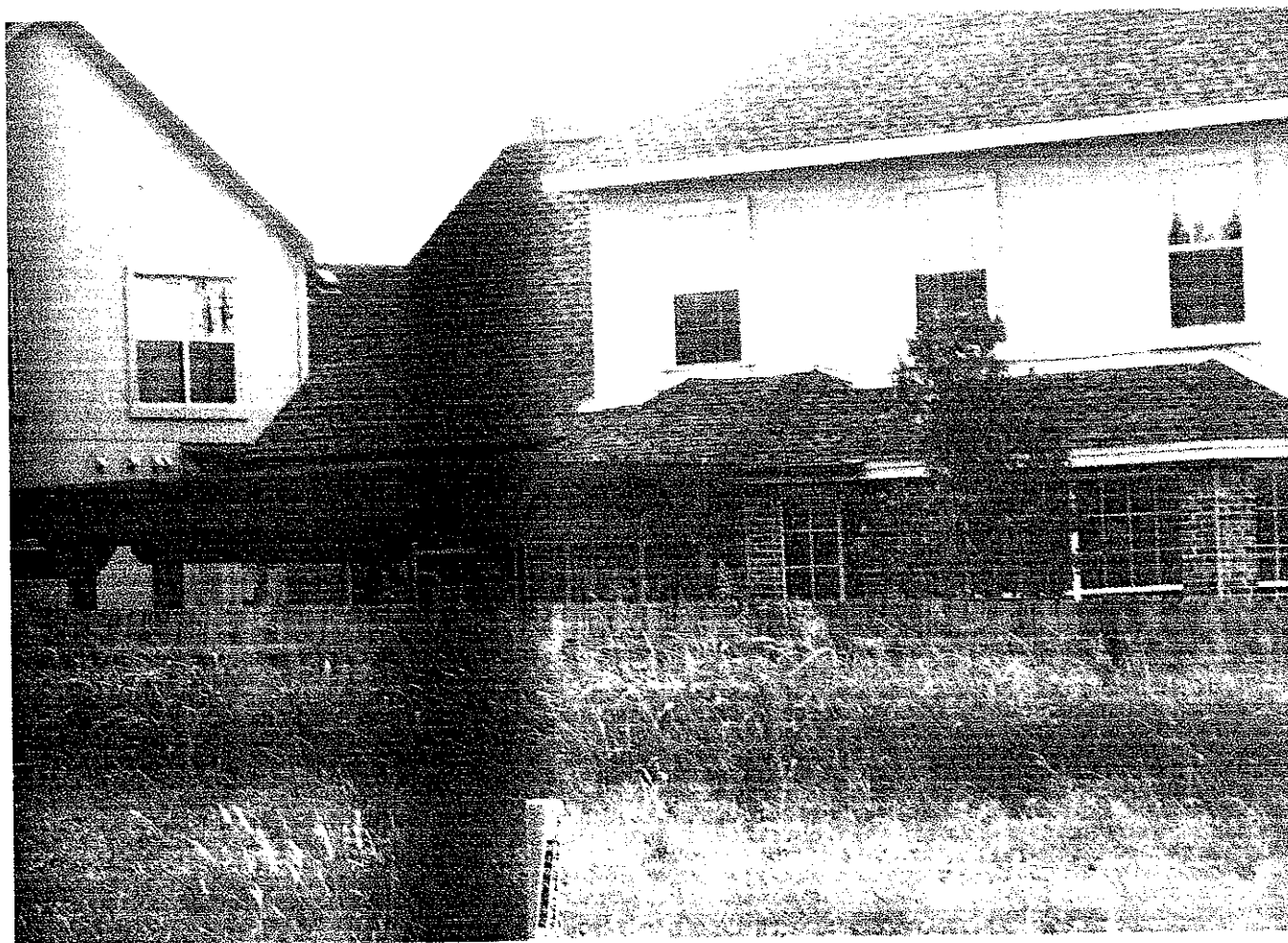




(D)



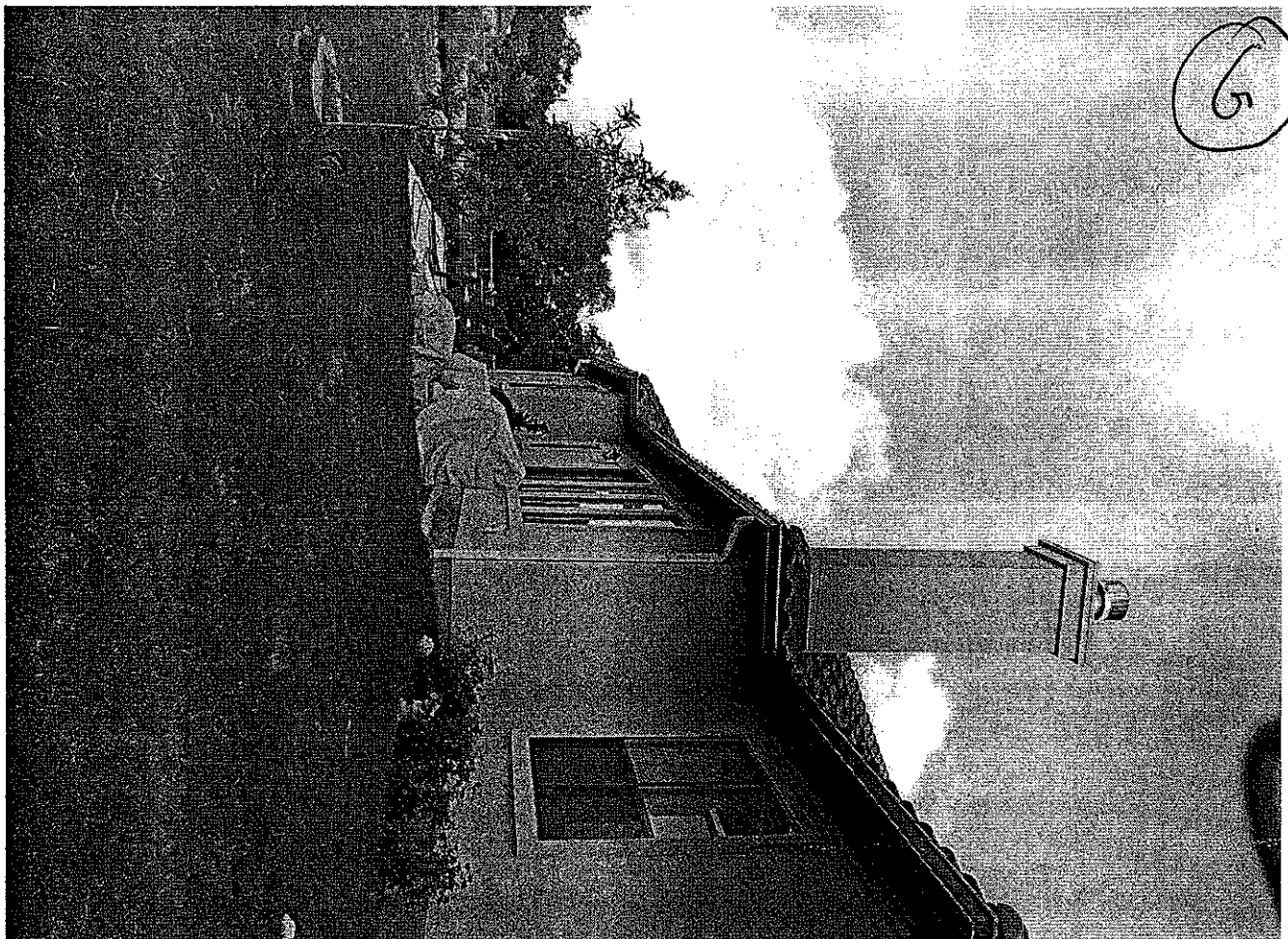
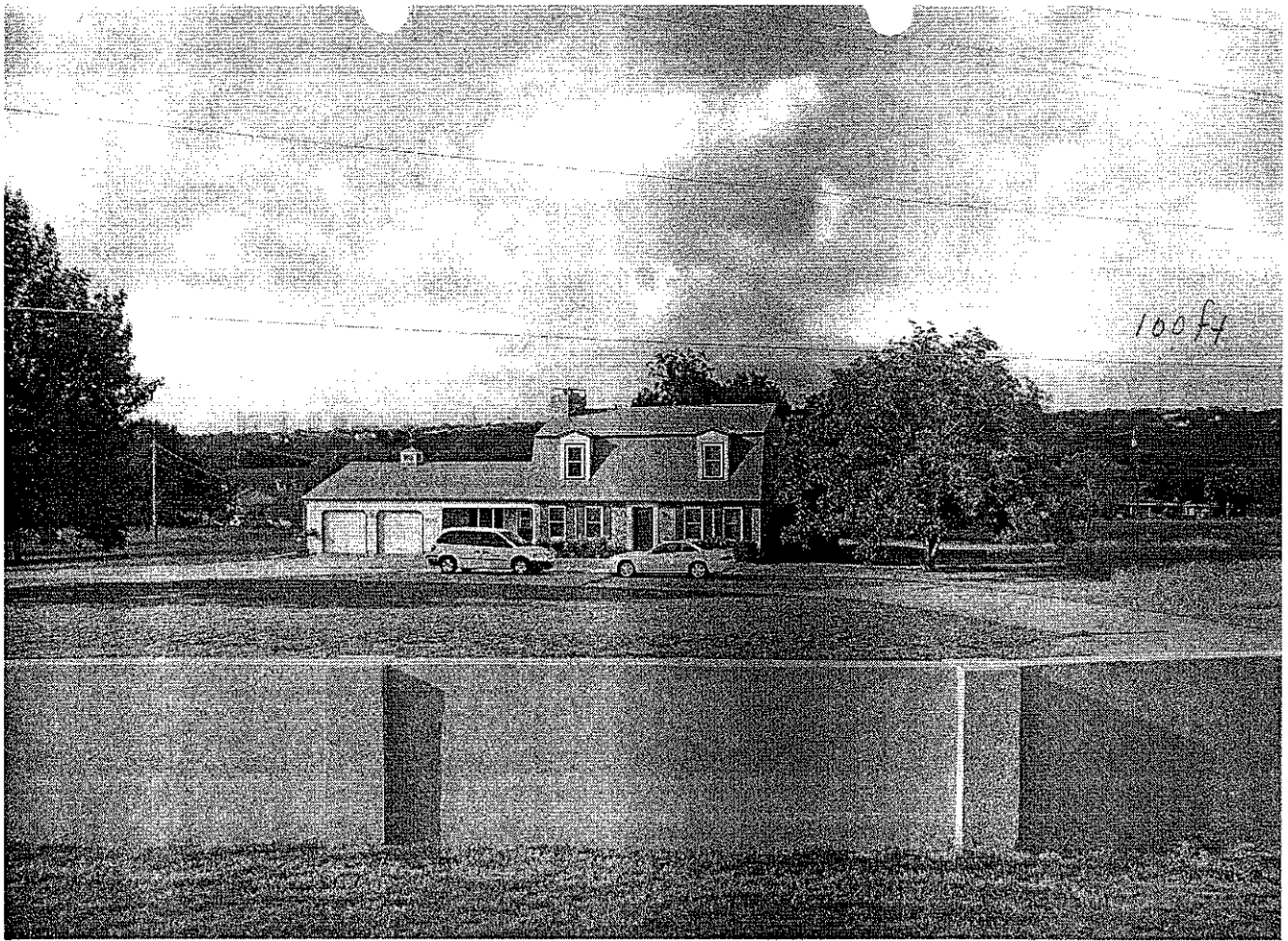
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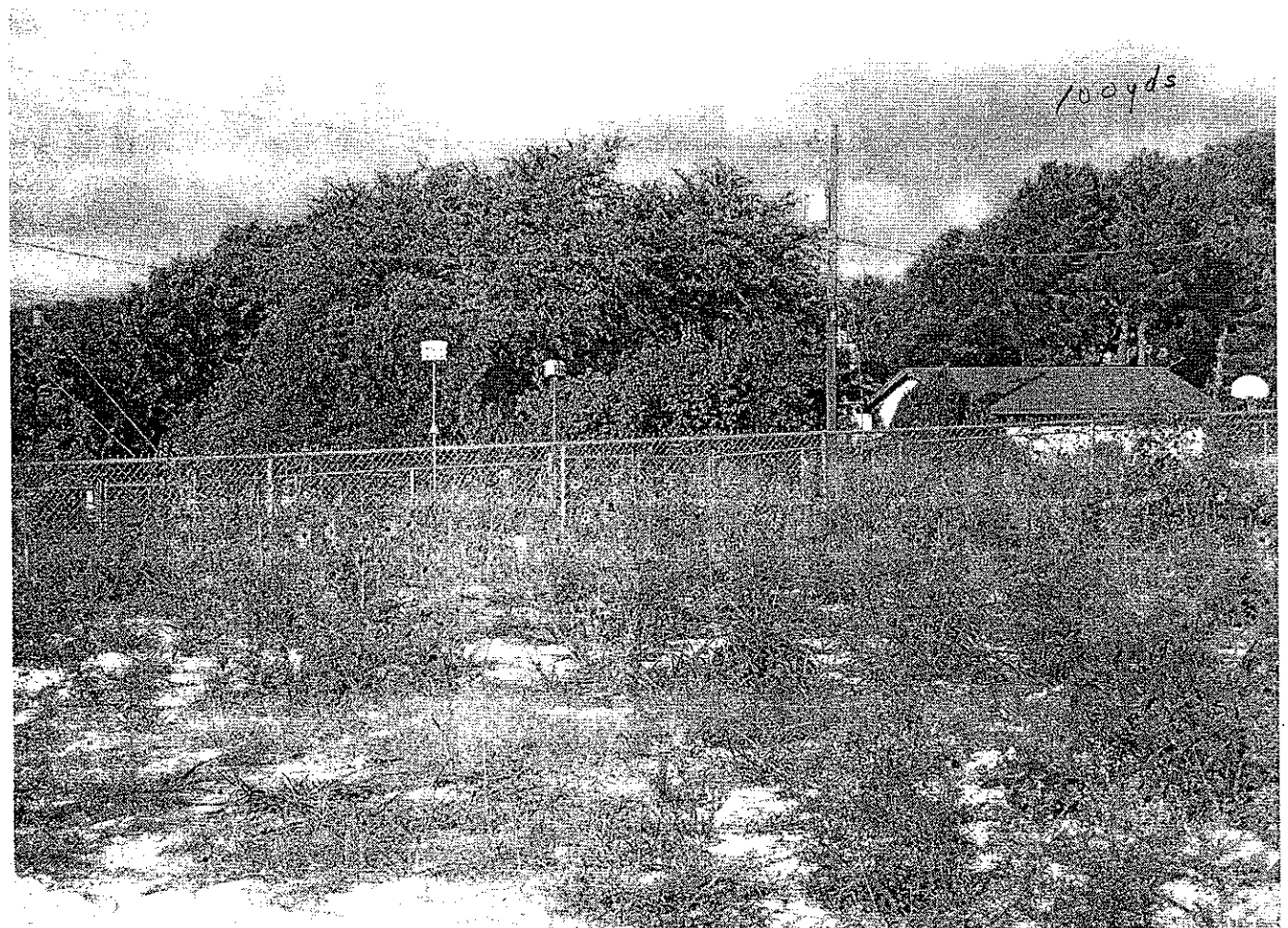
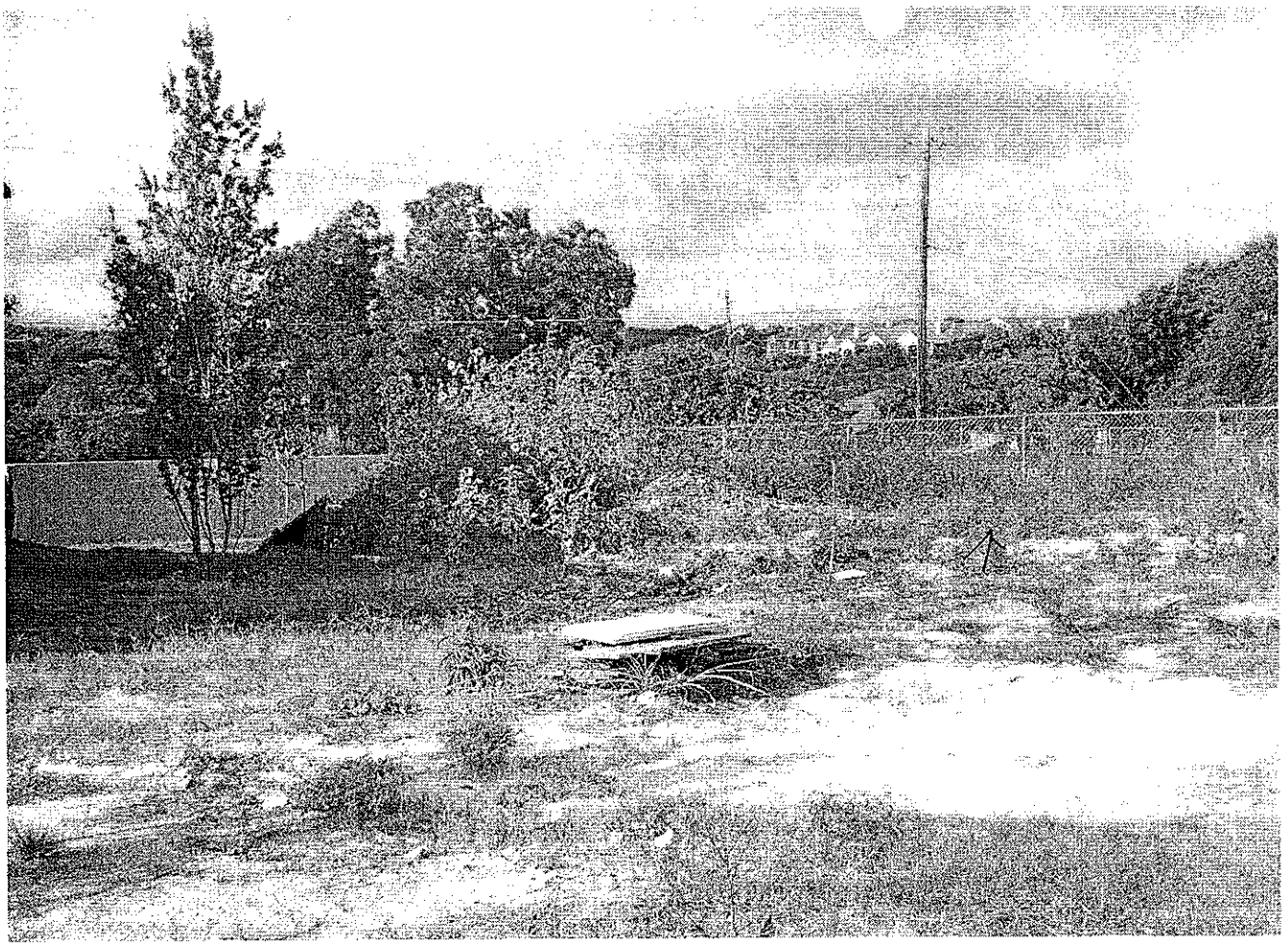


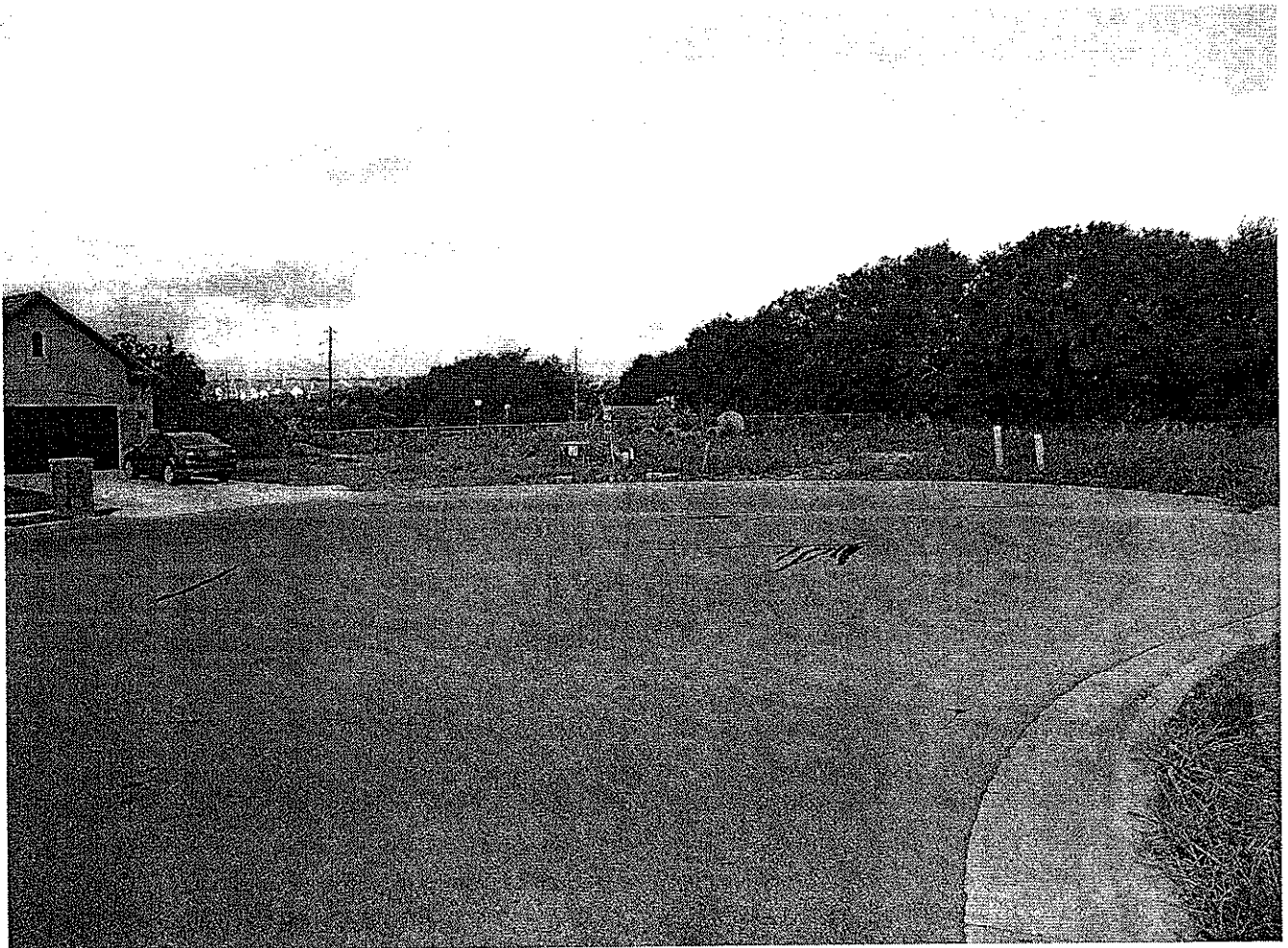
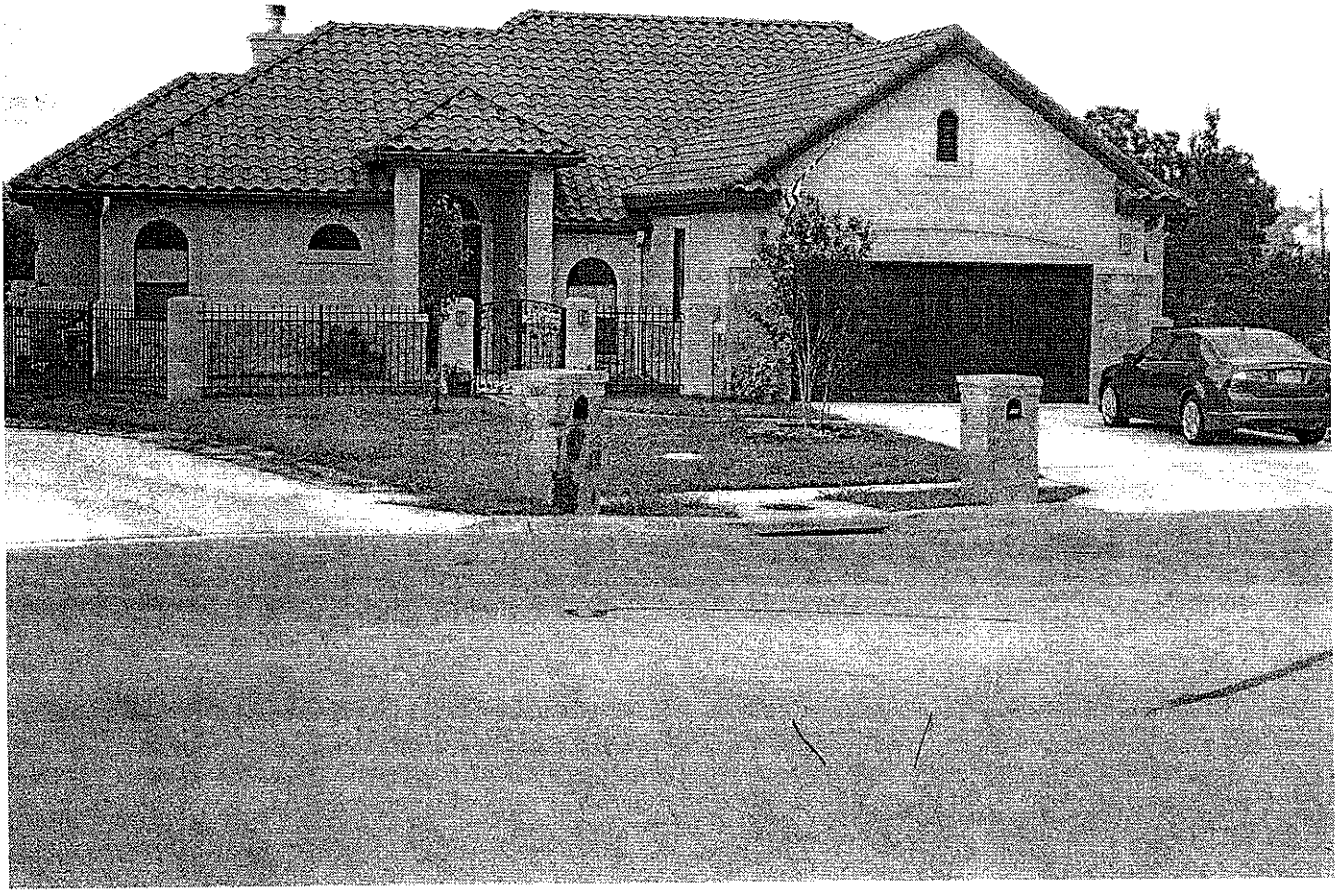
12216 TANGLEWILL



F







SCALE: 1"=20'