

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2012-0107  
ROW # 10815474  
TP-0235081005

**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: 1303 Aggie Lane, Austin, Texas 78757**

**LEGAL DESCRIPTION: Subdivision - Crestview Addn Sec 8**

Lot(s) - 19 Block - 0 Outlot -      Division -     

I/We, Keith N. Jones / Trenton W. Engledow, on behalf of myself/ourselves as authorized agent for Keith N. Jones, affirm that on August, 8, 2012, hereby apply for a hearing before the Board of Adjustment for consideration to: (check appropriate items below)

     ERECT  ATTACH      COMPLETE      REMODEL      MAINTAIN

A carport to the front of the home over the existing driveway with a setback of twenty-four (24') feet - thirty feet (30') required.

in a SF2 district.  
(zoning district)

SF-3-NP (Crestview N.P.)

**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 current thirty-foot (30') setback does not allow adequate room to attach a single-car carport over the existing driveway. The proposed carport is twenty-feet (20') in length and the overhang would extend into the current setback by six-feet (6').**

**HARDSHIP:**

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

**The required setback for the City of Austin is twenty-five feet (25'), with an allowed two-foot (2') variance; however, the deed of the property has a setback of thirty-feet (30') and does not allow for the attachment of a carport of sufficient length to be attached to the front of the home over the current driveway.**

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

**To add more square footage to the home (and more specifically, to the main living area of the home), the current carport (under the existing roofline) is to be enclosed. While an addition is to be added to the rear of the home, the ability to add square footage to the main living area from the back is extremely limited due to the desire to keep all existing Pecan trees in the backyard; thus the current carport is to be enclosed and a new carport is proposed to be added to the front.**

**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 Crestview neighborhood was developed in the 1950's, when carports were popular and regularly built into/onto homes. Carports are extremely common in the neighborhood and the addition of this carport will not detract from the current character of the surrounding homes.**

**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

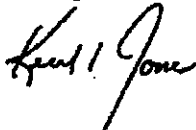
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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,



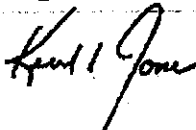
Keith N. Jones

Mail Address 1303 Aggie Lane City, State & Zip Austin, Texas 78757

Printed Keith N. Jones Phone 512-423-7592 Date August 8<sup>th</sup>, 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.

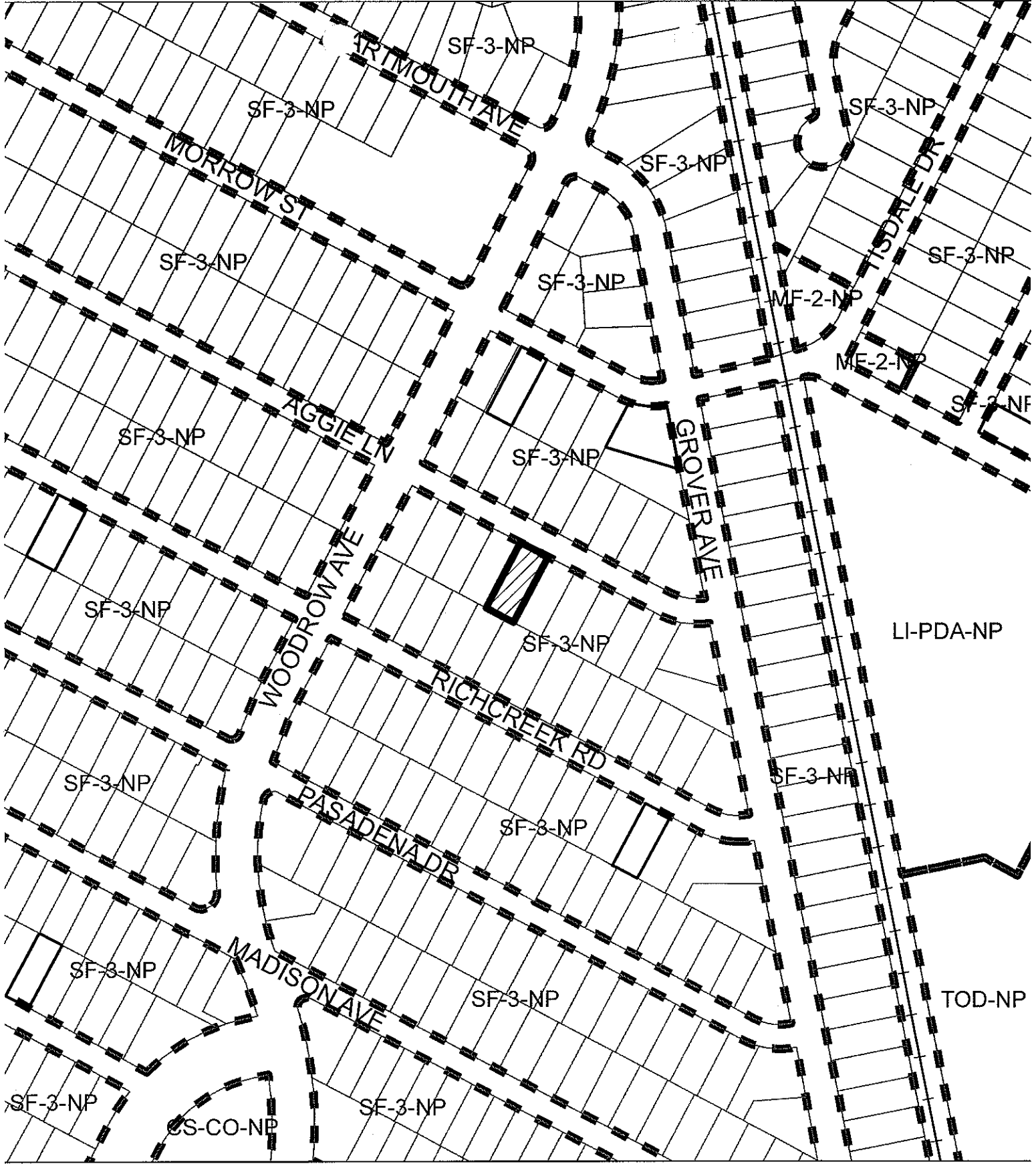
Signed,



Keith N. Jones



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**BOARD OF ADJUSTMENTS**

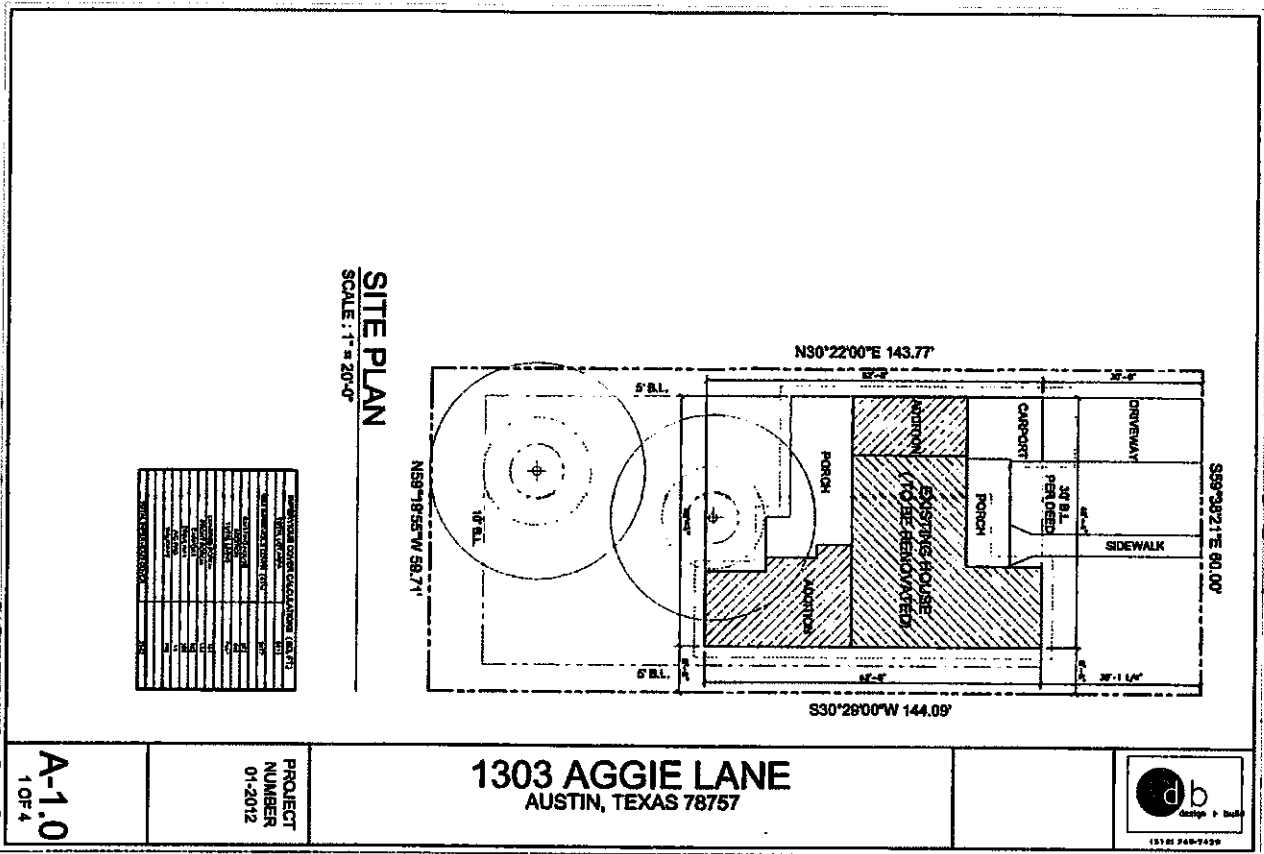


-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2012-0107  
 LOCATION: 1303 AGGIE LN  
 GRID: K 29  
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

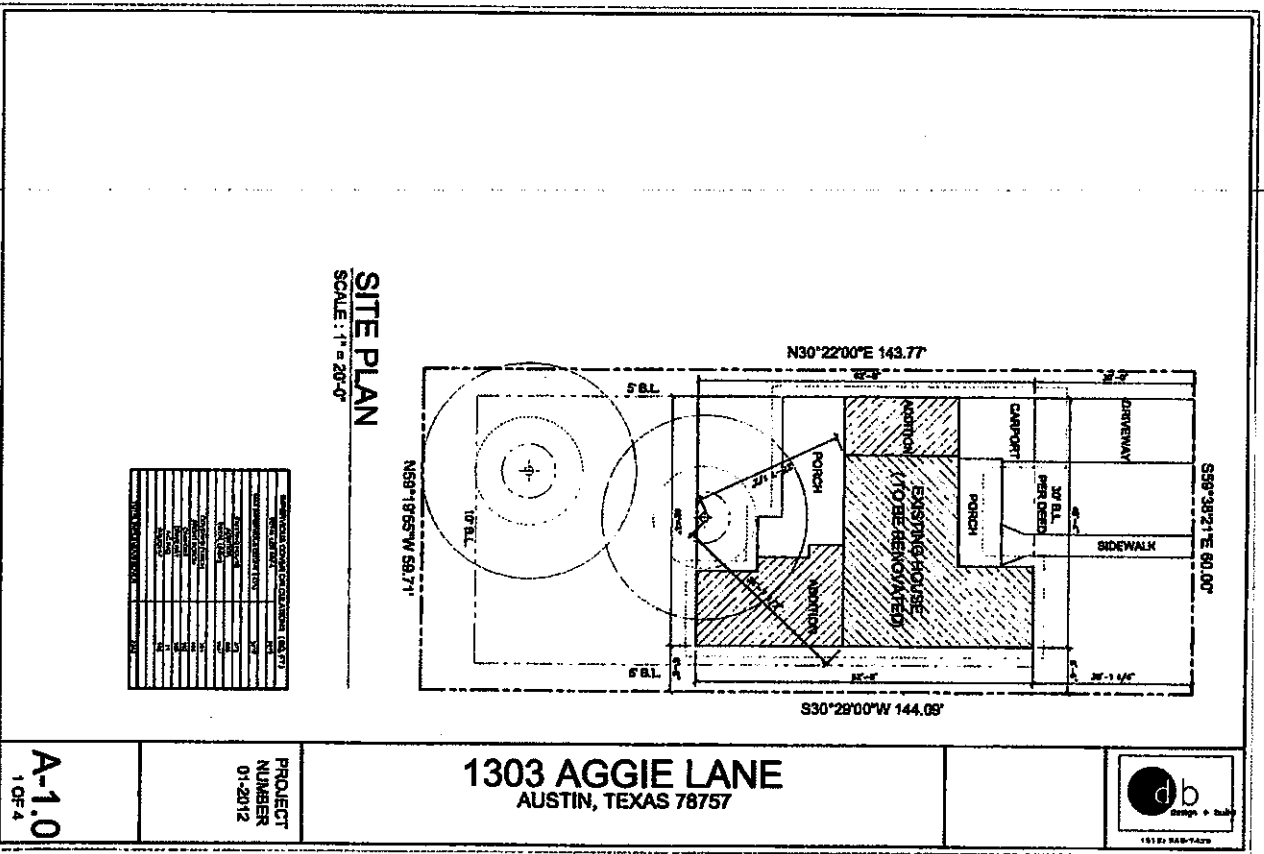


NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	01/20/12	DB	DB
2	REVISED PER COMMENTS	01/20/12	DB	DB
3	REVISED PER COMMENTS	01/20/12	DB	DB
4	REVISED PER COMMENTS	01/20/12	DB	DB
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20	REVISED PER COMMENTS	01/20/12	DB	DB

**A-1.0**  
1 OF 4

PROJECT NUMBER  
01-2012

**1303 AGGIE LANE**  
AUSTIN, TEXAS 78757



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**A-1.0**  
1 OF 4

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**1303 AGGIE LANE**  
AUSTIN, TEXAS 78757





## City of Austin

Austin's Community-Owned Electric Utility

[www.austinenergy.com](http://www.austinenergy.com)

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

August 8, 2012

Trenton W. Engledow  
1303 Aggie Lane  
Austin, Texas 78757  
Via email to: [twengledow@yahoo.com](mailto:twengledow@yahoo.com)

Re: 1303 Aggie Lane  
Lot 19, BLK O, Crestview Addn Sec 8

Dear Mr. Engledow,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the front setback from 30 ft to 24 ft in order to attach a carport. 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,

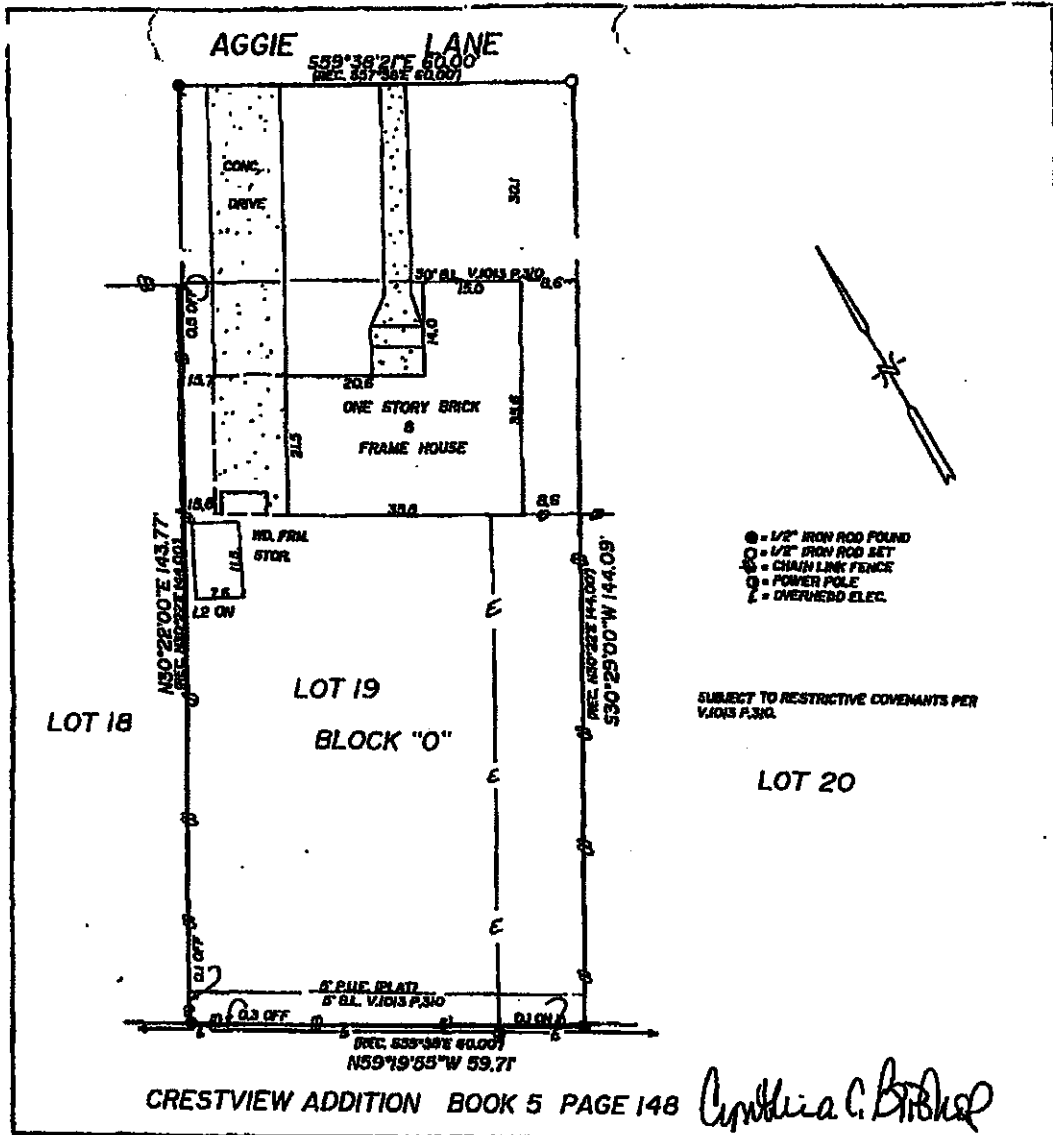
A handwritten signature in black ink, appearing to read "Lena Lund".

Lena Lund

Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker





LOT NO. 19 BLOCK NO. 0 SUBDIVISION CRESTVIEW ADDITION

SECTION 8 PHASE 6 PAGE 9 PLAT RECORDS

COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 1303 AGGIE LANE

CITY AUSTIN REFERENCE NAME CYNTHIA C. BISHOP

**B & G Surveying, Inc.**  
**Victor M. Garza R.P.L.S.**  
 Office 512-459-1009  
 Fax 512-459-9845  
 1404 West North Loop Blvd.  
 Austin, Texas 78756



Subject property DOES NOT lie within the 100 Year flood prone area and has a Zone X rating as shown on the Flood Insurance Rate Maps (F.I.R.M.) Community No. 48064.  
 Parcel 0106 dated 3-18-33.  
 This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

DATE 8-17-97

TO THE LENDERS AND/OR OWNERS OF THE PREMISES SURVEYED AND TO  
**FIRST AMERICAN TITLE INSURANCE COMPANY OF TEXAS**

I do hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

	DATE	BY
FIELD WORK	8-17-97	VICTOR M. GARZA
DRAFTING	8-17-97	LARRY K. COLLIER
FINAL CHECK		
CORRECTIONS		
UP DATE		

TITLE CO. FIRST AMERICAN  
 C.F. # 14870046  
 J.S. # 8609697  
 SCALE: 1" = 20'





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Sincerely,

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Lena Lund  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



**August 8, 2012**

**To: Austin Board of Adjustments**

**512-974-6536**

**From: Keith N. Jones / Trenton W. Engledow**

**RE: Variance for 1303 Aggie Lane, Austin, Texas 78757**

**Please find an application with supporting documents (8 pages, including this cover) for a variance at 1303 Aggie Lane, Austin, Texas 78757.**

**Please advise on how to pay the fee for this application. I can be reached at 512-538-8671 or by email at [twengledow@yahoo.com](mailto:twengledow@yahoo.com)**

**Best,**

**Trenton Engledow**