

CASE # C15-2012-0088

ROW-10790239
TP-022604-02-28

**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: 1418 W. 51st

LEGAL DESCRIPTION: Subdivision -

Lot(s) 18 Block 26 Outlot _____ Division A.F. Smith Addition

I/We Carolyn Coffey, on behalf of myself/ourselves as authorized agent for

_____ affirm that on May 14, 2010,

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

ERECT - COMPLETE - MAINTAIN

To construct a detached garage on an existing slab 1'9" into the side yard setback.

in a SF-3 - NP district.
(zoning district)

Brentwood N.P.
2 story acc. structure

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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 existing detached slab was poured in 1948 and is 3'3" from the side property line.

HARDSHIP:

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

This structure was built 18 years ago. I, the property owner, hired a guy from Home Depot to build the structure. He brought a crew out and built it. I did not know about permits back then. When I found out, it was too late, the contractor stole money and left. I could never contact him again.

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

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:

It has existed for 18 years with no incidences and no complaints by neighbors.

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: 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:

1. 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:
-

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

3. 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 C. Coffey Mail Address 1418 W. 51st
City, State & Zip Austin TX 78756
Printed Carolyn Coffey Phone (512) 517-9314 Date 5-18-12

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 C. Coffey Mail Address 1418 W. 51st
City, State & Zip Austin, TX 78756
Printed Carolyn Coffey Phone (512) 517-9314 Date 5-18-12

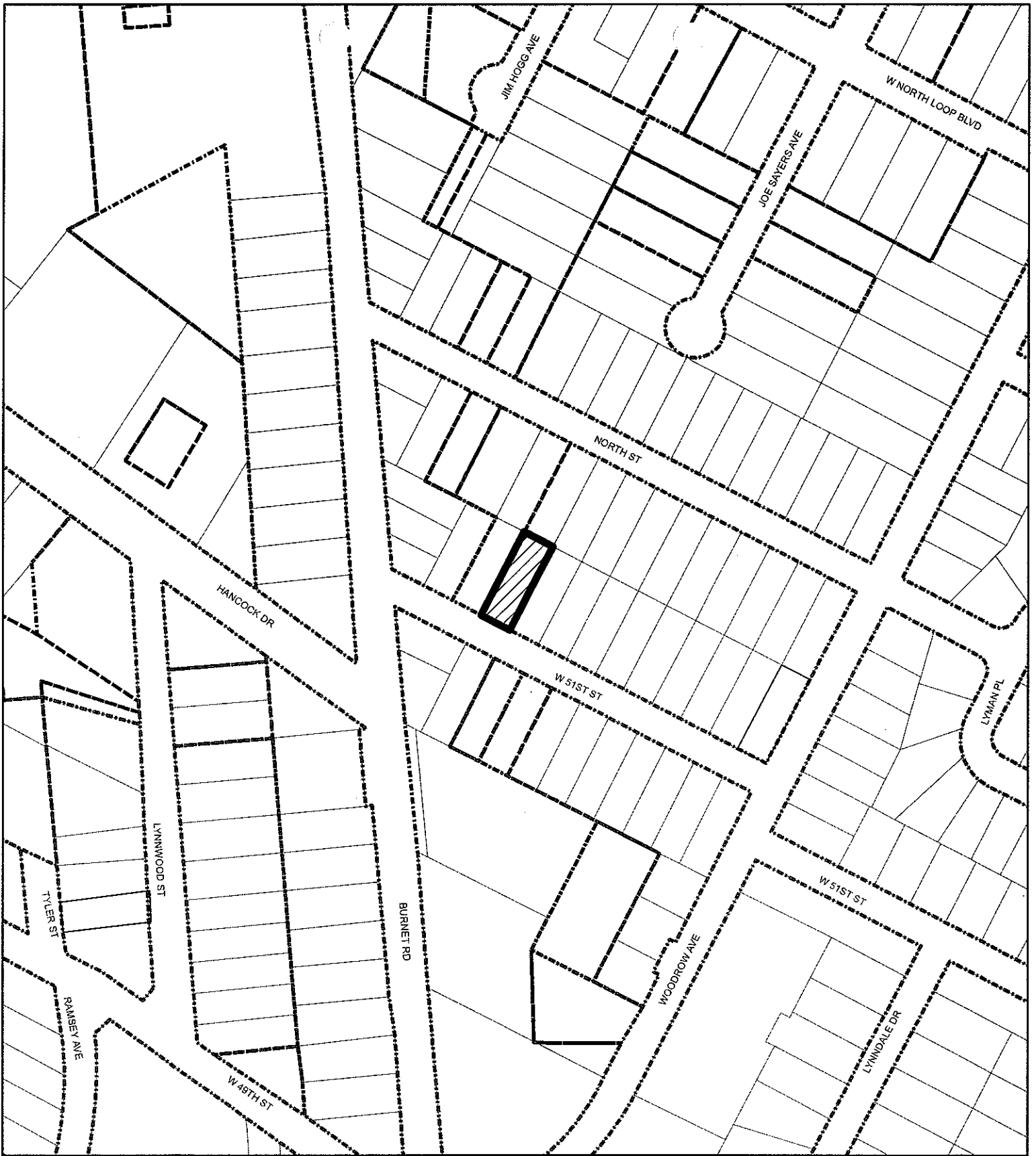
GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(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



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0088
 LOCATION: 1418 W 51ST

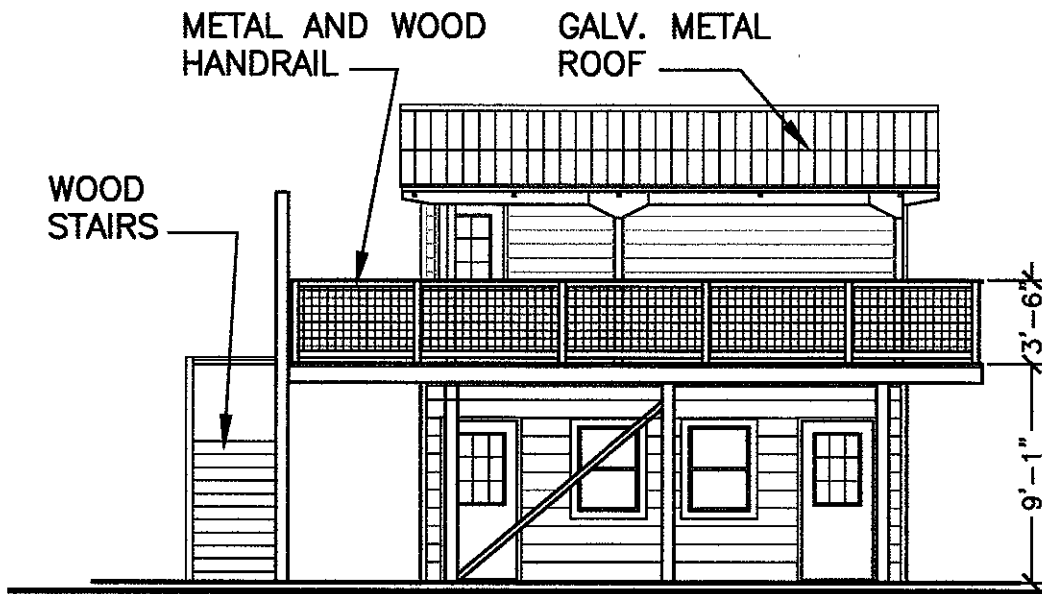


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

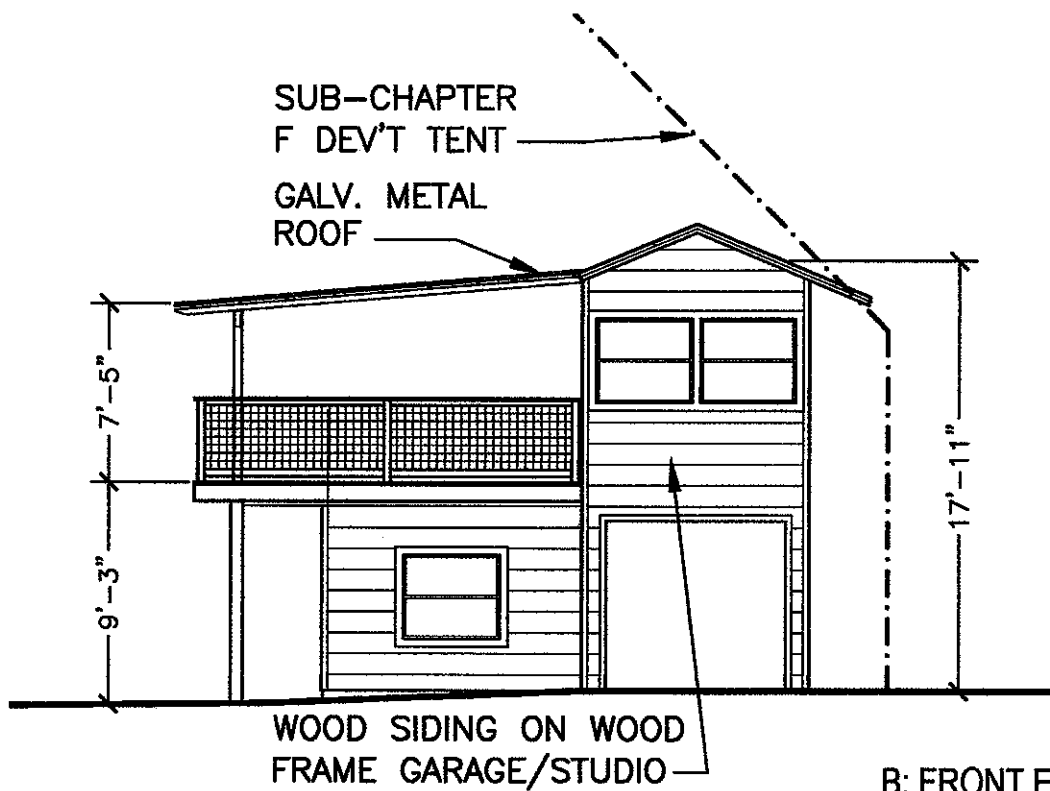
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Michael C. Stouise
6.19.12



A: SIDE ELEVATION
AT YARD



B: FRONT ELEVATION

Coffey Residence
Renovation
1418 West 51st St.
Austin TX 78756

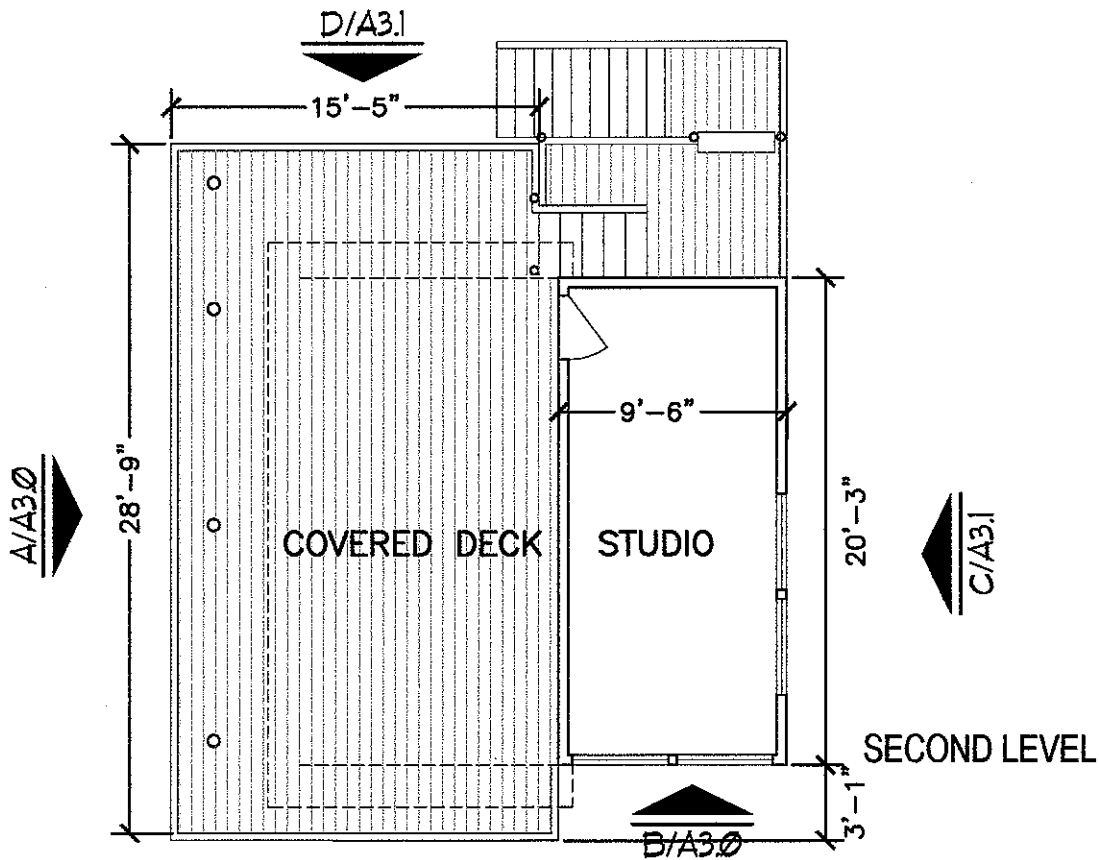
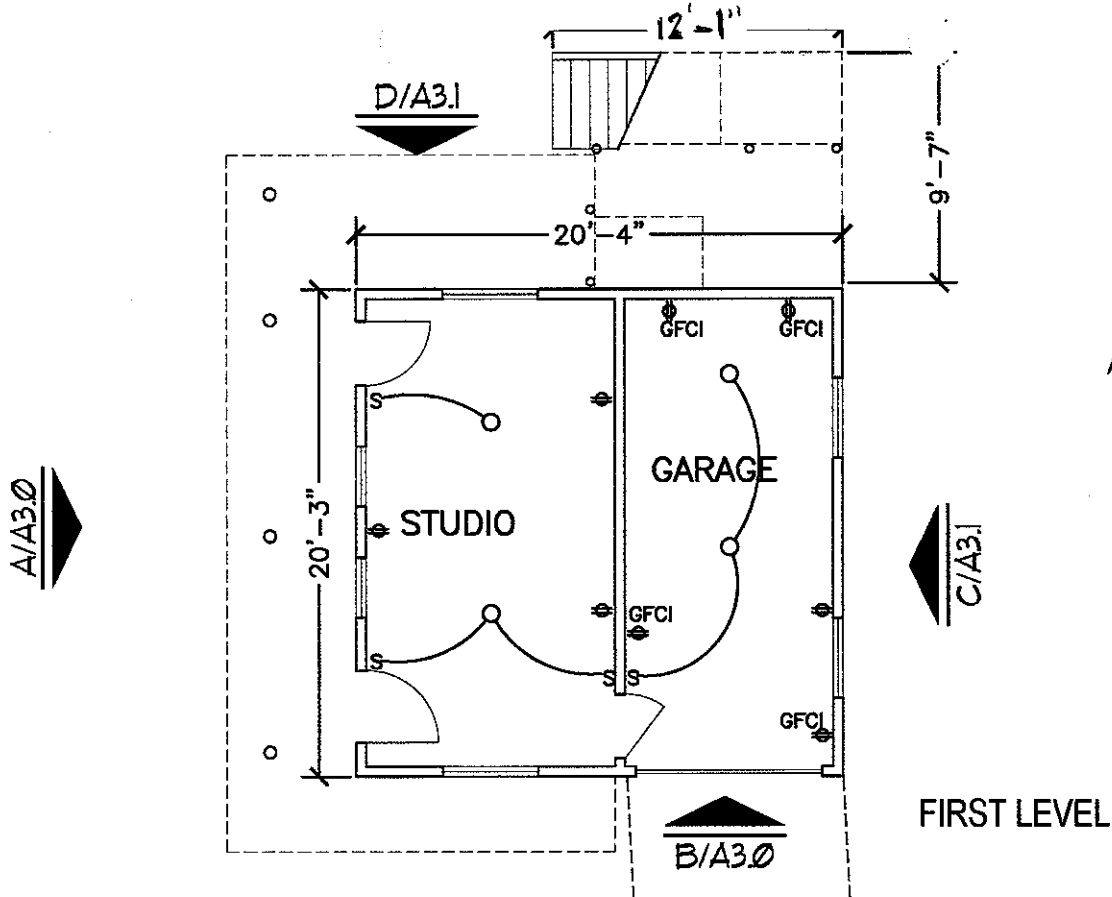
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scale: 1/8" = 1'-0" drawing no.:

date: 6/19/12 A3.0



Michael C. Stouse
6-19-12



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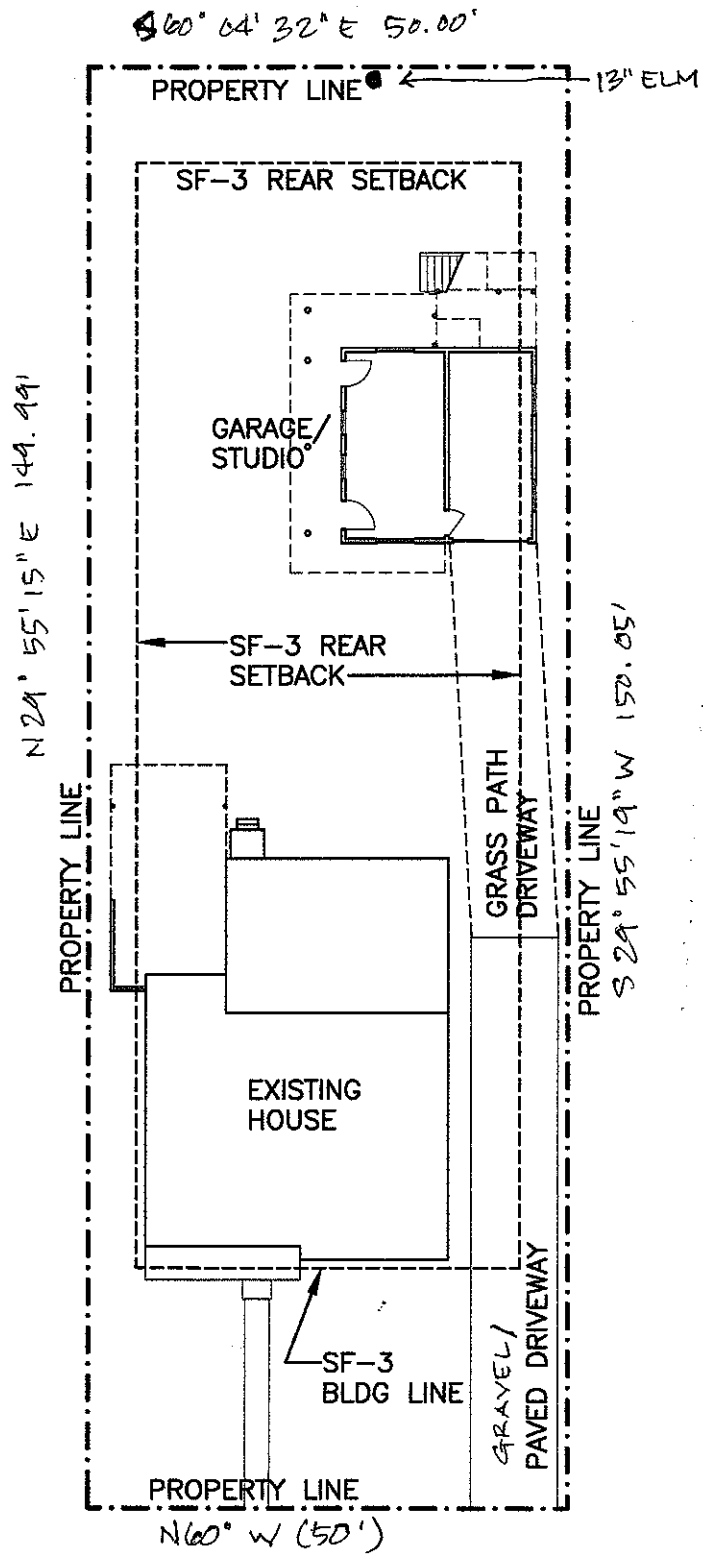
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date: 6/19/12 **A2.0**



M. Stouse
6-19-12

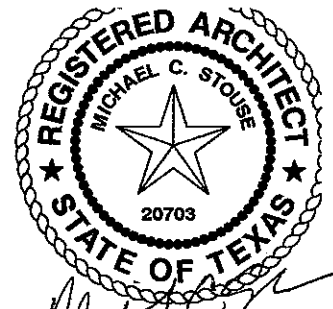


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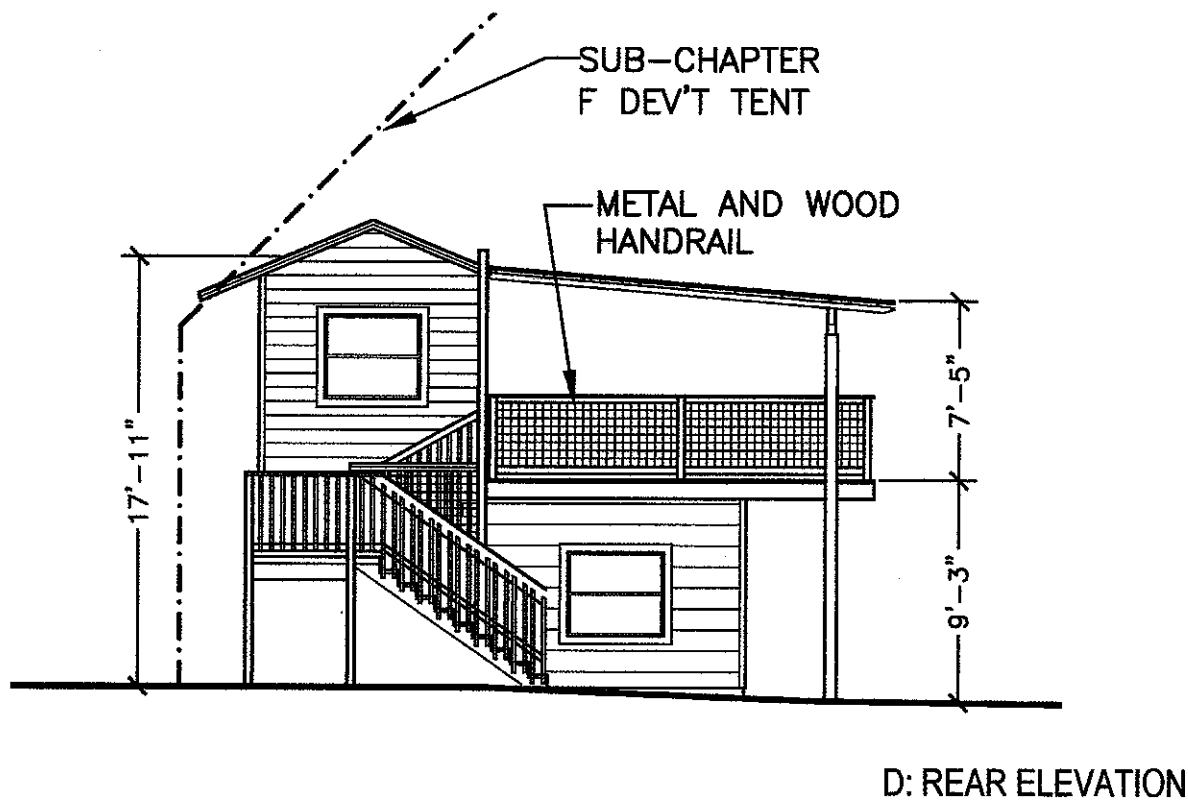
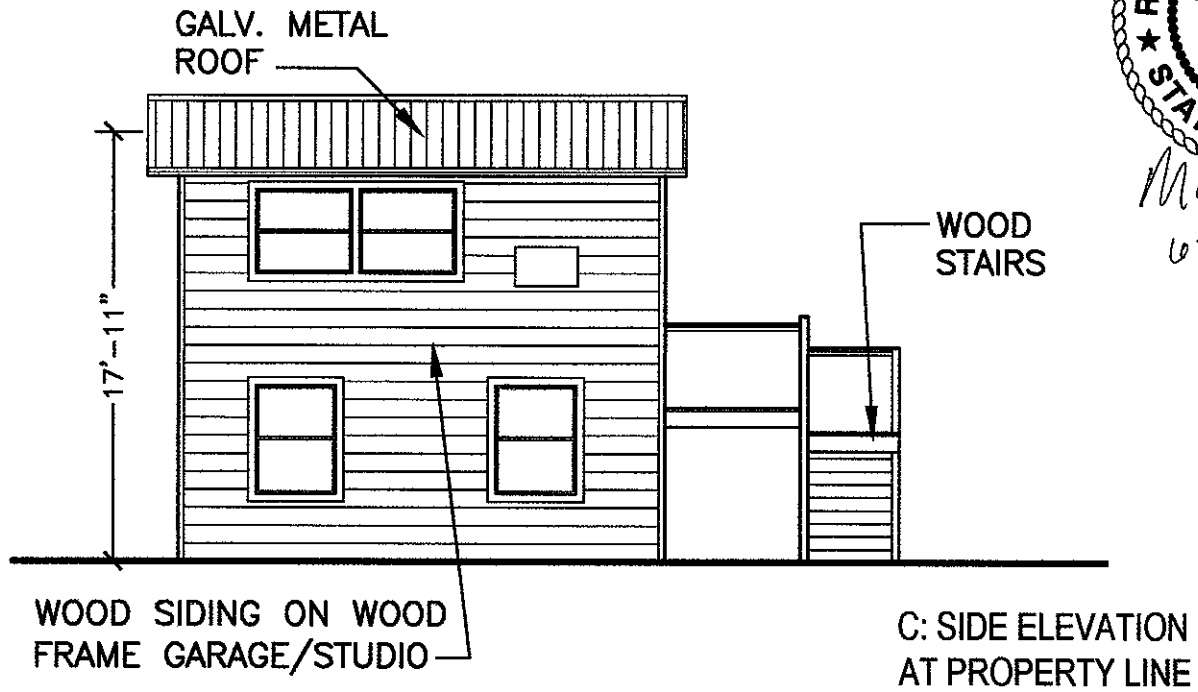
drawing title: **SITEPLAN**

scale: 1" = 20'-0" drawing no.:

date: 6/19/12 **A1.0**



M. Stouse
6-19-12



Coffey Residence
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Austin TX 78756

drawing title: ELEVATIONS
scale: 1/8" = 1'-0" drawing no.:
date: 6/19/12 **A3.1**



SPECIAL EXCEPTION INSPECTION



Address:	1418 W.51st
Permit Number:	2012-064545
Property Owner Requesting Special Exception:	Carolyn Coffey CIS-2012-0088

Special Exception Requested:
Detached accessory structure encroaching into side yard setback violating 25-2-513 of the Land Development code.
Date Structure was originally constructed: approximately 1994

Date of Inspection:	August 16, 2012
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: <ul style="list-style-type: none"> 1. 2. 3. 4.