

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 # C15-2012-0103
ROW # 10815054
TP-0166400114

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: 13985 FM 2769 RD

LEGAL DESCRIPTION: Subdivision - ABS SUR 500 PEVETOE M ACR 4.55

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

I/We JOHN BESPERKA on behalf of myself/ourselves as authorized agent for
JOHN BESPERKA affirm that on JULY 23, 2012,

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

(check appropriate items below)

 ERECT ATTACH x COMPLETE REMODEL MAINTAIN

CHANGE SIDE SETBACK FROM 10'-0 to 3'-0. THE 3'-0 SETBACK WAS APPROVED
BY CITY OF AUSTIN IN ZONING REVIEW FOR PERMIT NO. 2011-059539-BP FOR
A 3-CAR CARPORT. REFER TO ATTACHED SURVEY.

in a DR 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:

THE 3-CAR CARPORT IS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH APPROVED PERMIT DRAWING. INSPECTOR ADVISED A REVISED SETBACK WAS REQUIRED.

HARDSHIP:

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

CITY OF AUSTIN APPROVED 3'-0 SETBACK DURING REVIEW PROCESS.

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

HOUSES ARE GENERALLY FAR APART WITH BUSINESSES IN-BETWEEN.

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 ADJACENT PROPERTY IS A MARINA, AND ONLY BOAT STORAGE IS LOCATED NEXT DOOR.

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:

NOT APPLICABLE

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:

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

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.

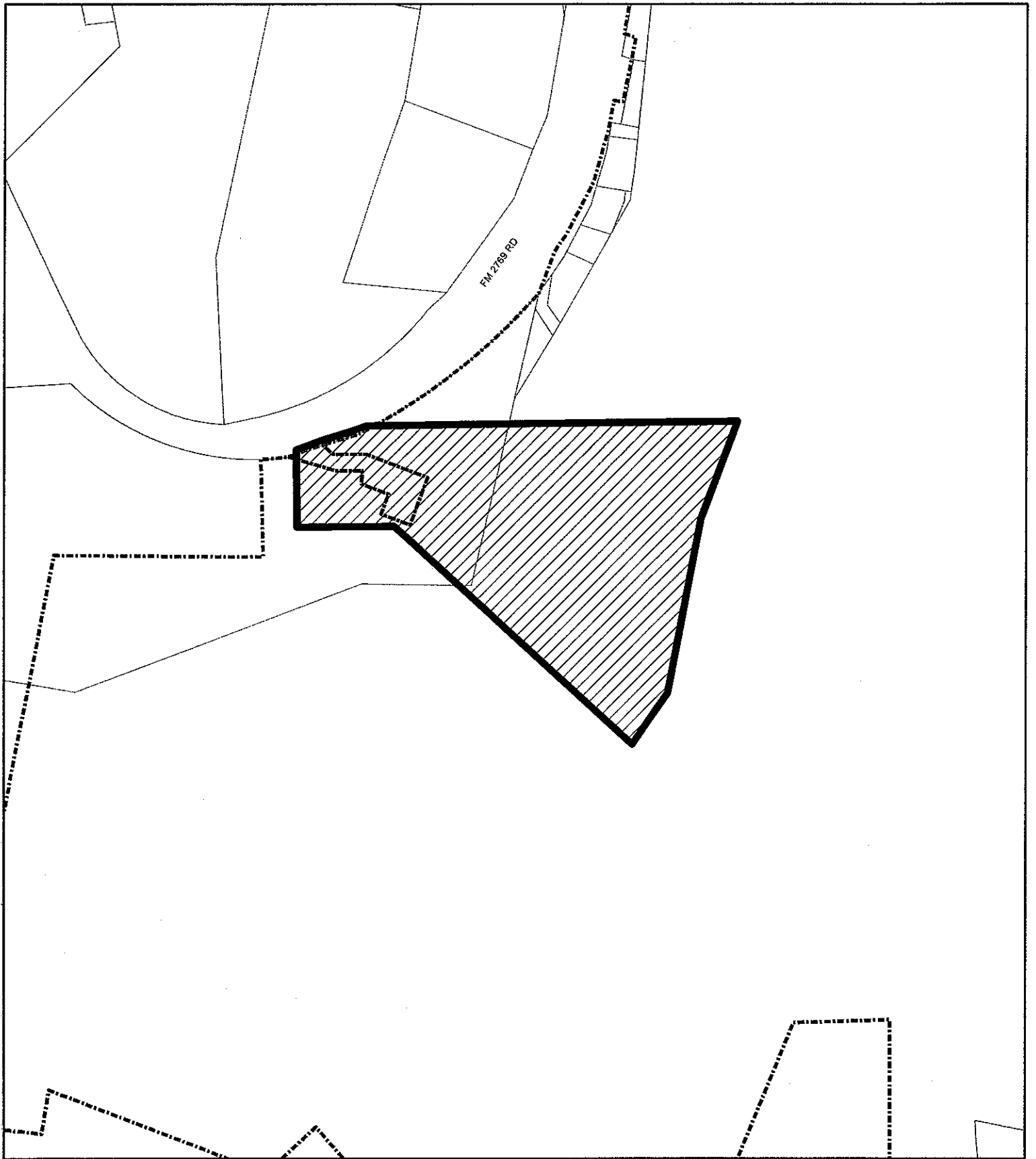
Signed John Besperka Mail Address 13985 FM 2769 RD
City, State & Zip LEANDER, TX 78641-9699



Printed JOHN BESPERRKA Phone HM 257-0109 Date JULY 23, 2012
OFC 452-3077

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 John Besperka Mail Address 13985 FM 2769
City, State & Zip LEANDER, TX 78641-9699

Printed JOHN BESPERRKA Phone HM 257-0109 Date JULY 23, 2012
OFC 452-3077



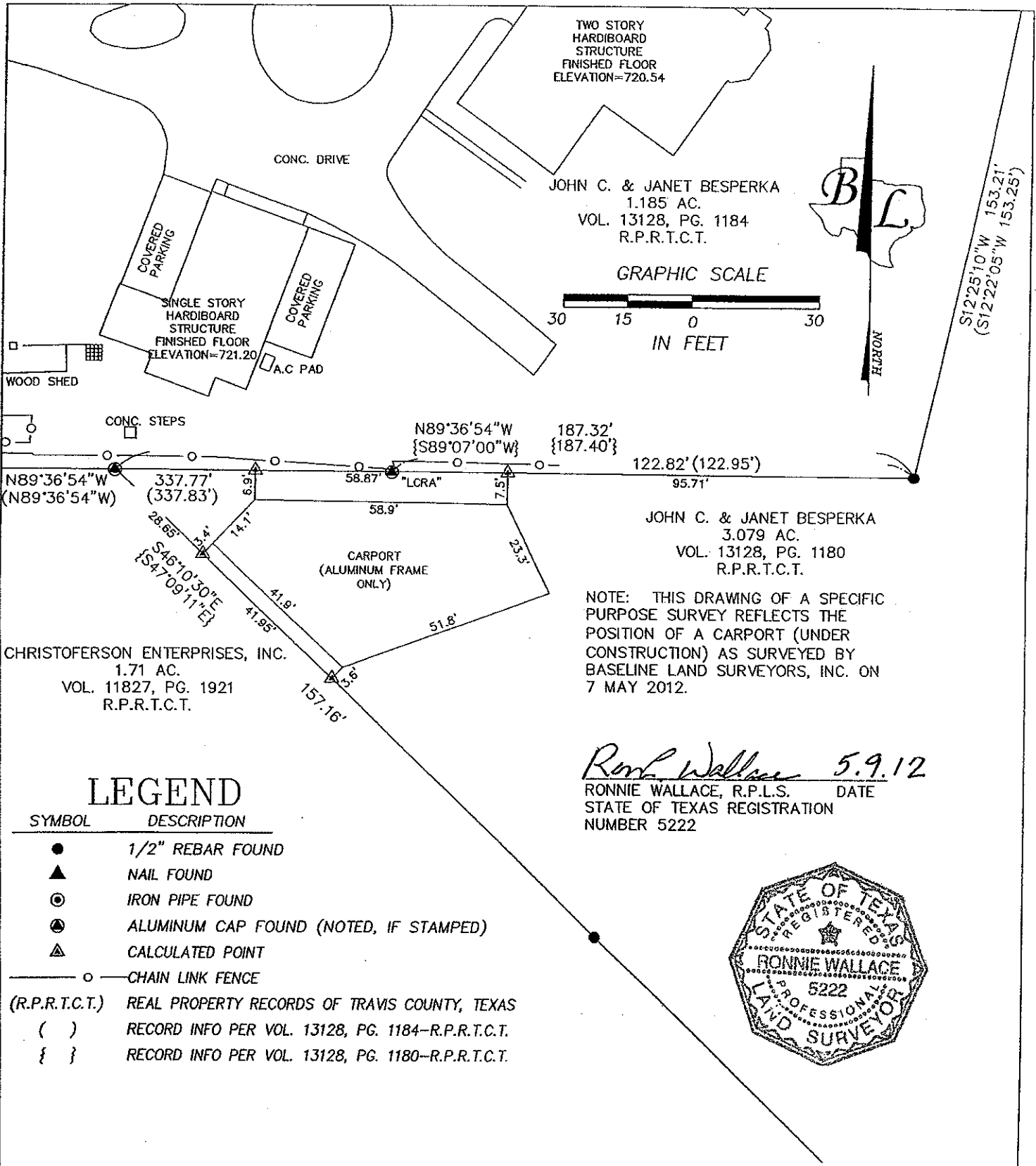
-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2012-0103
LOCATION: 13985 FM 2769 ROAD



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.



N89°36'54"W (N89°36'54"W) 337.77' (337.83')
 26.65' 32' 14.1' 41.9' 41.95' 157.16'
 S46°10'30"E (S47°09'11"E)
 58.87' *LCRA* 58.9' 7.5'
 187.32' {187.40'}
 122.82' (122.95') 95.71'
 CARPORT (ALUMINUM FRAME ONLY)
 JOHN C. & JANET BESPERKA
 3.079 AC.
 VOL. 13128, PG. 1180
 R.P.R.T.C.T.
 CHRISTOFERSON ENTERPRISES, INC.
 1.71 AC.
 VOL. 11827, PG. 1921
 R.P.R.T.C.T.

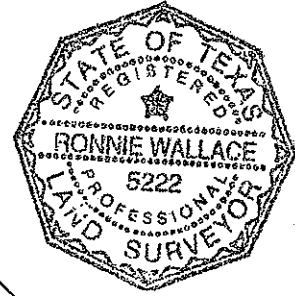
JOHN C. & JANET BESPERKA
 1.185 AC.
 VOL. 13128, PG. 1184
 R.P.R.T.C.T.

NOTE: THIS DRAWING OF A SPECIFIC
 PURPOSE SURVEY REFLECTS THE
 POSITION OF A CARPORT (UNDER
 CONSTRUCTION) AS SURVEYED BY
 BASELINE LAND SURVEYORS, INC. ON
 7 MAY 2012.

LEGEND

- | SYMBOL | DESCRIPTION |
|----------------|---|
| ● | 1/2" REBAR FOUND |
| ▲ | NAIL FOUND |
| ⊙ | IRON PIPE FOUND |
| ⊗ | ALUMINUM CAP FOUND (NOTED, IF STAMPED) |
| △ | CALCULATED POINT |
| ○ | CHAIN LINK FENCE |
| (R.P.R.T.C.T.) | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS |
| () | RECORD INFO PER VOL. 13128, PG. 1184-R.P.R.T.C.T. |
| { } | RECORD INFO PER VOL. 13128, PG. 1180-R.P.R.T.C.T. |

Ron Wallace 5.9.12
 RONNIE WALLACE, R.P.L.S. DATE
 STATE OF TEXAS REGISTRATION
 NUMBER 5222



**SPECIFIC PURPOSE SURVEY:
 FORM VERIFICATION OF
 CARPORT SITUATED ON A 3.079 AC. TRACT
 CONVEYED TO JOHN C. & JANET BESPERKA BY
 INSTRUMENT OF RECORD IN VOLUME 13128, PAGE
 1180 OF THE REAL PROPERTY RECORDS OF
 TRAVIS COUNTY, TEXAS**

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 OFFICE: 512.374.9722 FAX: 512.873-9743
 ron-baseline@austin.rr.com

BESPERKA\DWG\CARPORT FORM VERIFICATION		SHEET 01 of 01
F.B.: 304/25	REFERENCE:	
SCALE (HOR.): 1"=20'	SCALE (VERT.): N/A	
DATE: 05/09/12	CHECKED BY: BWB DRAWN BY: RLW	

Tucker Engineering, Inc.
Suite 303 at 1311 Chisholm Trail
Round Rock, TX 78681
(512) 255-7477 FAX (512) 244-3366
www.TuckerEngineering.net

June 18, 2012

Reference No, 24801

John Besperka
8300 Research Blvd
Austin, TX 78758

Location of Property: 13985 FM 2769, Volente, TX

Dear Mr. Besperka:

I inspected the footings, which were supporting the columns of the carport, which had been constructed at the above location. The footings were twelve inches in diameter and were founded thirty to thirty-six inches into rock. These footings are properly constructed and structurally sound.

I also observed the preparation for the concrete slab, which will be constructed under the carport. Number six, 6x6 wire mesh was in place for reinforcing. The perimeter of the slab will be slightly turned down. This slab will be bearing on rock. This is to certify that the preparation for the concrete slab has been properly done and will provide a structurally sound slab for the carport.

Sincerely,

Jeffrey L. Tucker



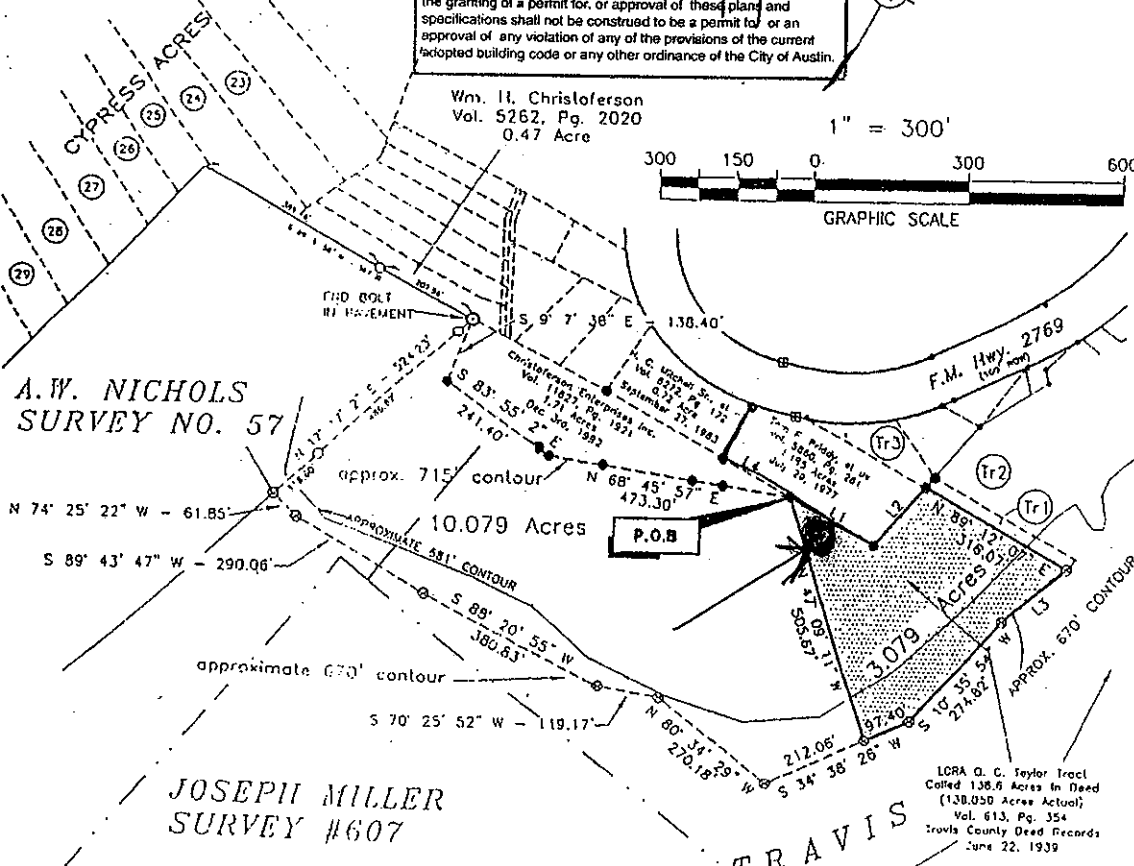
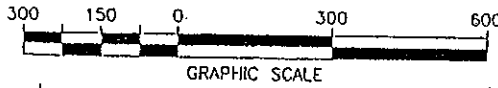
Jeffrey L. Tucker, P. E.
Structural Engineer

Travis County, Texas

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guernsey
 Planning and Development Review Department
 By *[Signature]* Date *7/7/11*
 the granting of a permit for, or approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

Wm. H. Christoferson
 Vol. 5262, Pg. 2020
 0.47 Acre

1" = 300'



A.W. NICHOLS
 SURVEY NO. 57

JOSEPH MILLER
 SURVEY #607

MICHAEL PEVETOE
 SURVEY #500

NOT A POWER OF ATTORNEY APPROVED

MAY 26 2011

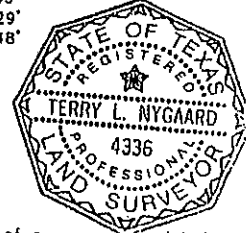
RLS 14674

LEGEND

- Set 1/2" iron rod
- Fnd. 1/2" iron rod
- Fnd. RR spike w/ punch mark
- Fnd. bolt in pavement
- Point for corner

LINE TABLE

L1	N 89°07'00" E	187.40'
L2	N 11°09'28" E	153.09'
L3	S 20°27'53" W	161.29'
L4	S 89°15'09" W	150.48'



Note:
 The 670' MSL contour contained in these field notes is an approximate representation of the contour and the boundaries are defined by the courses and distances and not the contours.

I hereby certify that this plat is a representation of a survey completed on the ground under my supervision and is true and correct to the best of my knowledge.

[Signature]
 Terry L. Nygaard
 Registered Professional Land Surveyor No. 4336

11-19-97

LTRA019G.BDA
 FIELD BOOK: 92-04

For Reference see dwg. LTRA019C\001A
 BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83

LOWER COLORADO RIVER AUTHORITY
 3.079 Acre
 tract between the 715' and
 the approximate 670' contour

2					
1					
NO.	DATE	REVISION	BY	CHKD	APPROVED
DRAWN CJohnson			CHECKED	APPROVED	
SCALE: 1" = 300'		11-11-97	LTRA019C\042A		

