

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 # C15-2012-0106
ROW # 10815465
TP-0234200324

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: 8411 Furness Dr

LEGAL DESCRIPTION: Subdivision – Cameron Road Park

Lot(s) 22 Block A Outlot _____ Division _____

I/We Keith Melton on behalf of myself/ourselves as authorized agent for Eugene Hildebrandt

_____ affirm that on August 6, 2012,

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

(check appropriate items below)

___ ERECT ___ x ATTACH ___ COMPLETE ___ REMODEL ___ x MAINTAIN

Possibly adding 102 Sq Feet of driveway runners to increase impervious cover by 1.1% from 45% to 46.1%

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

Heritage Hills
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:

There was a change in required width of runners to 36 inch minimum and the architect was not aware of this when the plans were submitted. The architect made a mistake in his square footage calculations and this was not caught in review. When a final survey was ordered, that is when we were made aware of this mistake and tried to be pro active by cutting 6 inches from each runner unaware there was a memo sent out that showed minimum width.

HARDSHIP:

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

The original plan submittal had a sq footage error that was not caught in plan review. Once the home was built and a survey ordered, I was told that we were over our impervious cover by 102 sq feet. At that time, I cut 6 inches off of each outside driveway runners to bring our impervious cover back in line. I was not aware at that time that there was a city memo that had a 3 foot minimum width for runners until we had a final inspection

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

The home is complete and the only thing we have to work with is the driveway runners

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 driveway runners are in front of the duplex from the city approach to the garage doors

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:
-
-

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:
-
-

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

4. 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.

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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:

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:

_____ The runners are sufficient to meet parking requirements although slightly below standard width _____

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

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

_____ The runners are required to use for the garages and for parking _____

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 9609 Bundoran
Dr _____

City, State & Zip Austin, Texas
78717

Printed Keith Melton Phone 512-845-5515
Date 8/1/2012

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 Eugene Hildebrandt Mail Address 8411-B Fitness

City, State & Zip Austin, TX 78753

Printed Eugene Hildebrandt⁽⁵¹²⁾ Phone 653-3519 Date 8-1-12

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:

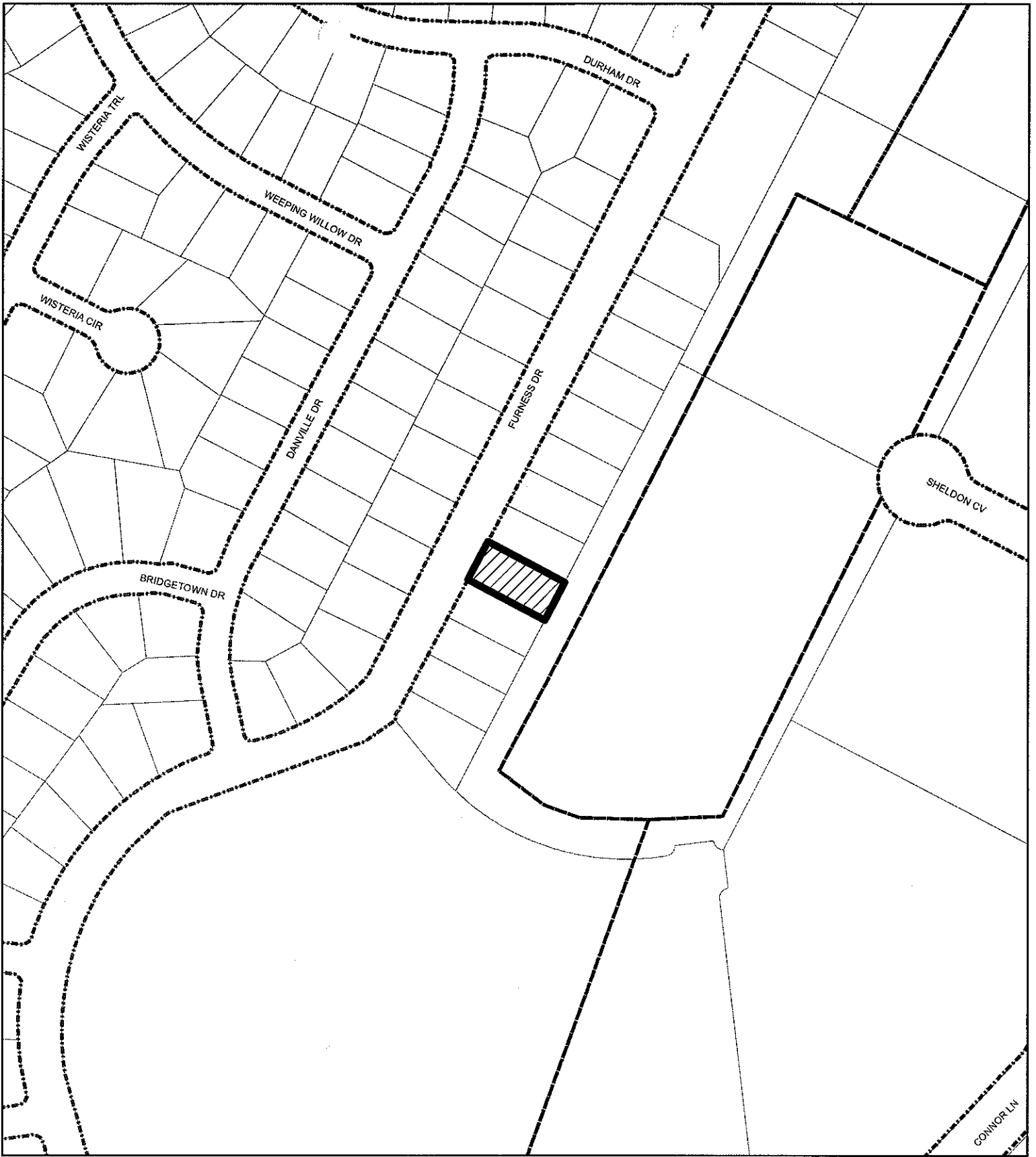
General Requirements:

- 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 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.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- ~~(3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).~~
- (4)(3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5)(4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6)(5) Austin Energy approval

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SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0106
 LOCATION: 8411 FURNESS DR



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.

SURVEY MAP OF:

LOT 22, BLOCK A, CAMERON ROAD PARK PHASE III, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 8411 FURNESS DRIVE.

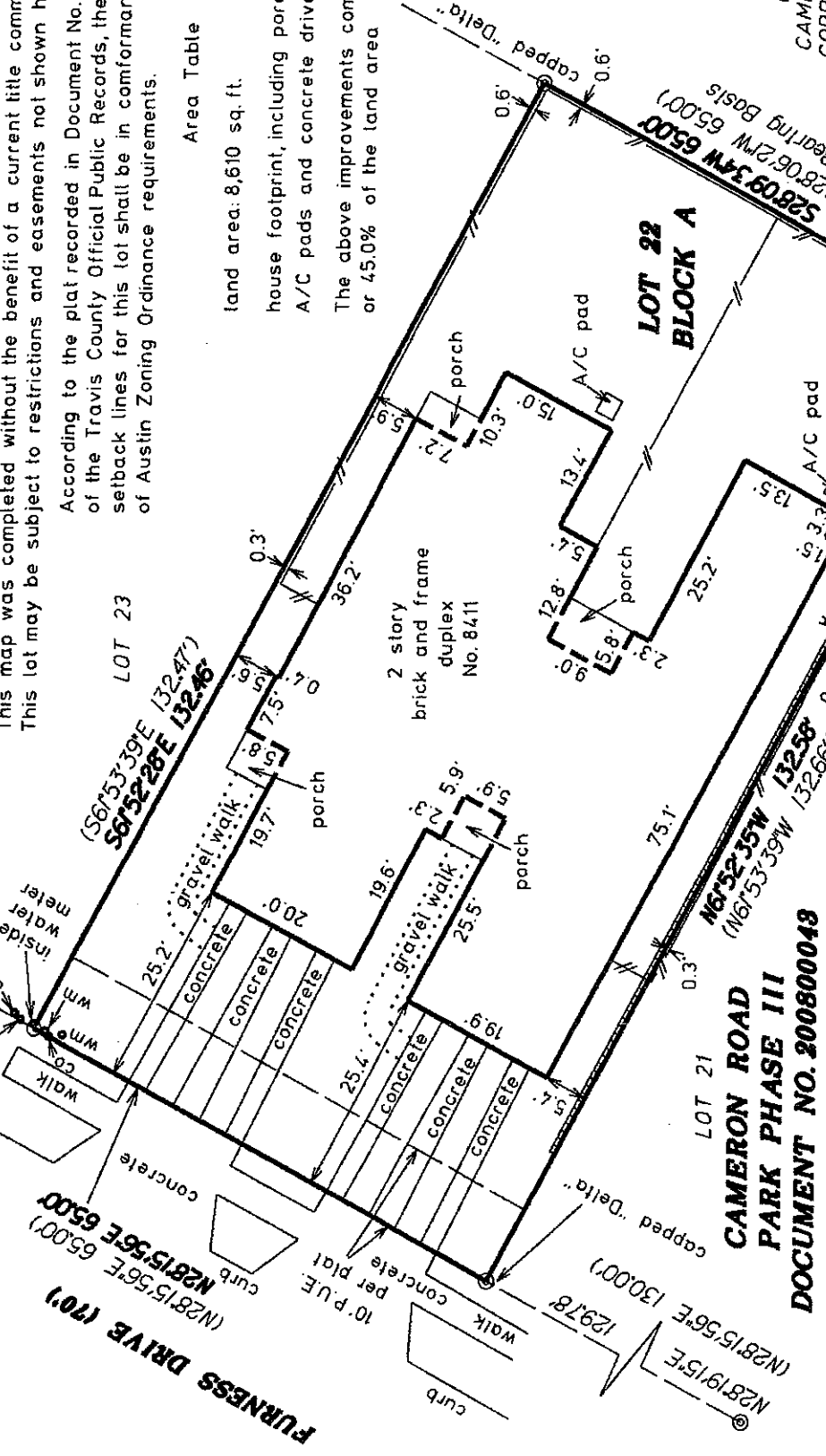
This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

According to the plat recorded in Document No. 200800043 of the Travis County Official Public Records, the building setback lines for this lot shall be in conformance with City of Austin Zoning Ordinance requirements.

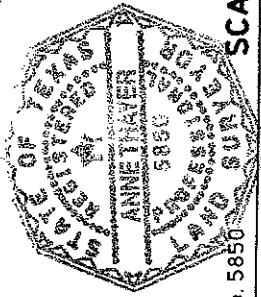
Area Table

land area: 8,610 sq. ft.
house footprint, including porches: 3,440
A/C pads and concrete drive ribbons: 430 sq. ft.
The above improvements comprise 3,870 sq. ft. or 45.0% of the land area

- 1.668ND —
- ⊙ 1/2" Iron Rod Found
- 1/2" Iron Rod Found with Plastic Cap Marked "Holt Carson, Inc." (Record Bearing and Distance)
- co • Clean-Out
- wm • Water Meter
- Wood Board Fence



**CAMERON ROAD
PARK PHASE III
DOCUMENT NO. 200800043**



PREPARED: July 6, 2012
revised: July 18, 2012
BY: *[Signature]*

Anne Thayer
Registered Professional Land Surveyor No. 5850

**HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990**

888042

SCALE: 1" = 20'

LOT 6
BLOCK A
CAMERON ROAD
CORPORATE PARK
PHASE 2
DOCUMENT NO. 2000000145