

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 # C15-2012-0111
ROW # 16826962
TP-0120010813

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: 3312 Beverly Road

LEGAL DESCRIPTION: Subdivision - Bryker Woods "E"

Lot(s) 7 Block 2 Outlot - Division -

I/We Pablo Serna on behalf of myself/~~ourselves~~ as authorized agent for

Katie & Will Fowler affirm that on July 31, 2012,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

1. Detached Garage with Secondary Apartment on lot less than 7,000SF (6,795.36 per sheet A1.0).

2. Build within 15'-0" Street Side Yard (as shown, 14'-2" on sheet A2.0).

3. Build within 10'-0" Rear Yard Setback (as shown, 5'-0" on sheet A2.0).

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

(Windsor Road N.R.)

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:
Regarding the 7000SF min. lot size for a Secondary Apartment, the lot in question is within 205 SF of compliance. As a corner lot, there is additional yard space from the ROW from the Street Side Yard.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
Placing the structure within the B.L. Setbacks would eliminate any potential for improvements to the existing Addition. The proposed separation is 12'-0", shown on A2.0.

(b) The hardship is not general to the area in which the property is located because:
The shape of the property tapers back toward the rear due to the street Right of Way.

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 lot is very nearly the size (7000 SF) required. The proposed structure is within the Residential Design & Compatibility Standards for Height and Tent.

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:

The proposed Detached Garage is larger than the Existing (1 Car) structure. The new concrete drive can fit an additional 2 cars off the street.

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


The proposed Detached Garage/Secondary Apartment does not encroach into the adjacent P.U.E. setbacks as noted on sheet A2.0.

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

Are allowed as part of lots that are 7000 SF. The Secondary Apartment will be for residential use.

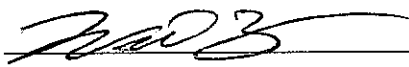
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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 126 Cotton Top Dr.
City, State & Zip Cedar Creek, Texas 78612

Printed Pablo Serna Phone (512) 963-0919 Date July 31, 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 3312 Beverly Road
City, State & Zip Austin, Texas 78703

Printed Will Fowler Phone (512) 761-2225 Date July 31, 2012

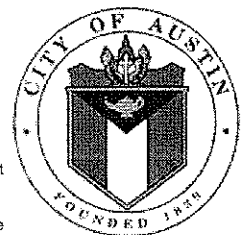


SUBJECT TRACT



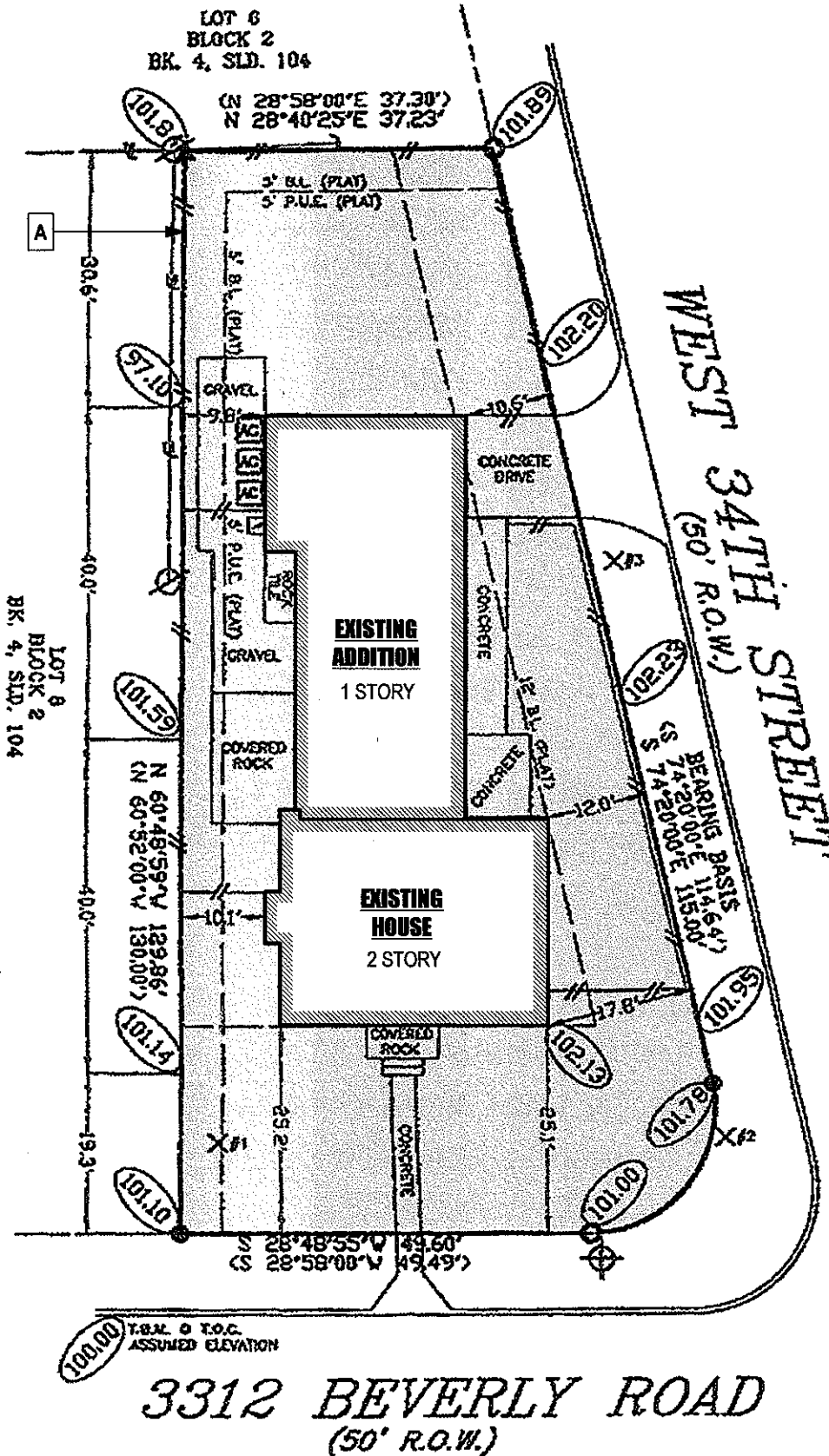
ZONING BOUNDARY

CASE#: C15-2012-0111
 LOCATION: 3312 Beverly 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.



Legal Description:

LOT: 7 BLOCK: 2
 SUBDIVISION: Bryker Woods "E"
 VOL: 4 PAGE: 104
 COUNTY: Travis

Street Address & Zoning Classification:

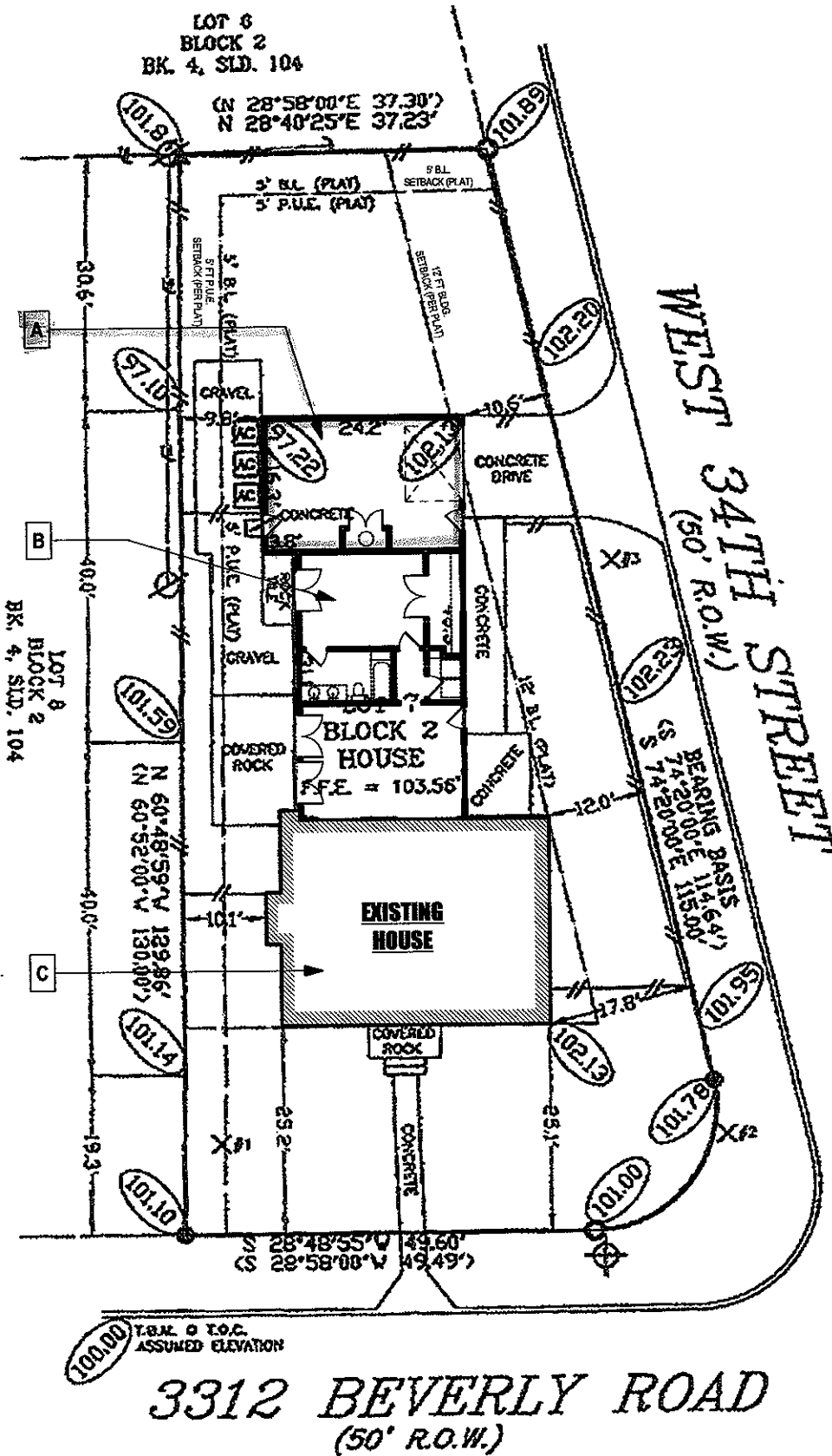
3312 Beverly Road
 ZONING: SF-3-NP

Site Calculations:

A. Per Survey:
 - Total SF of Lot = 6,795.36 SF

Graphic Legend:

- NEW WALL PARTITIONS
- EXISTING WALLS
- EXISTING - NOT IN CONTRACT
- ITEM(S) TO BE DEMOLISHED



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
Street Address & Zoning Classification:

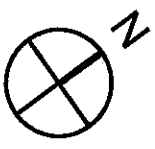
3312 Beverly Road
 ZONING: SF-3-NP

Description of Spaces:

- A Existing (1) Car Garage:
 - Attached as part of past renovation.
 - Non Compliant Structure
 - Separate foundation from adjacent structure.
- B. Bedroom Addition:
 - Foundation separate from Garage & Adjacent (2) Story Existing House.
- C. Two Story House
 - Pier & Beam Foundation
 - Original Structure.

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
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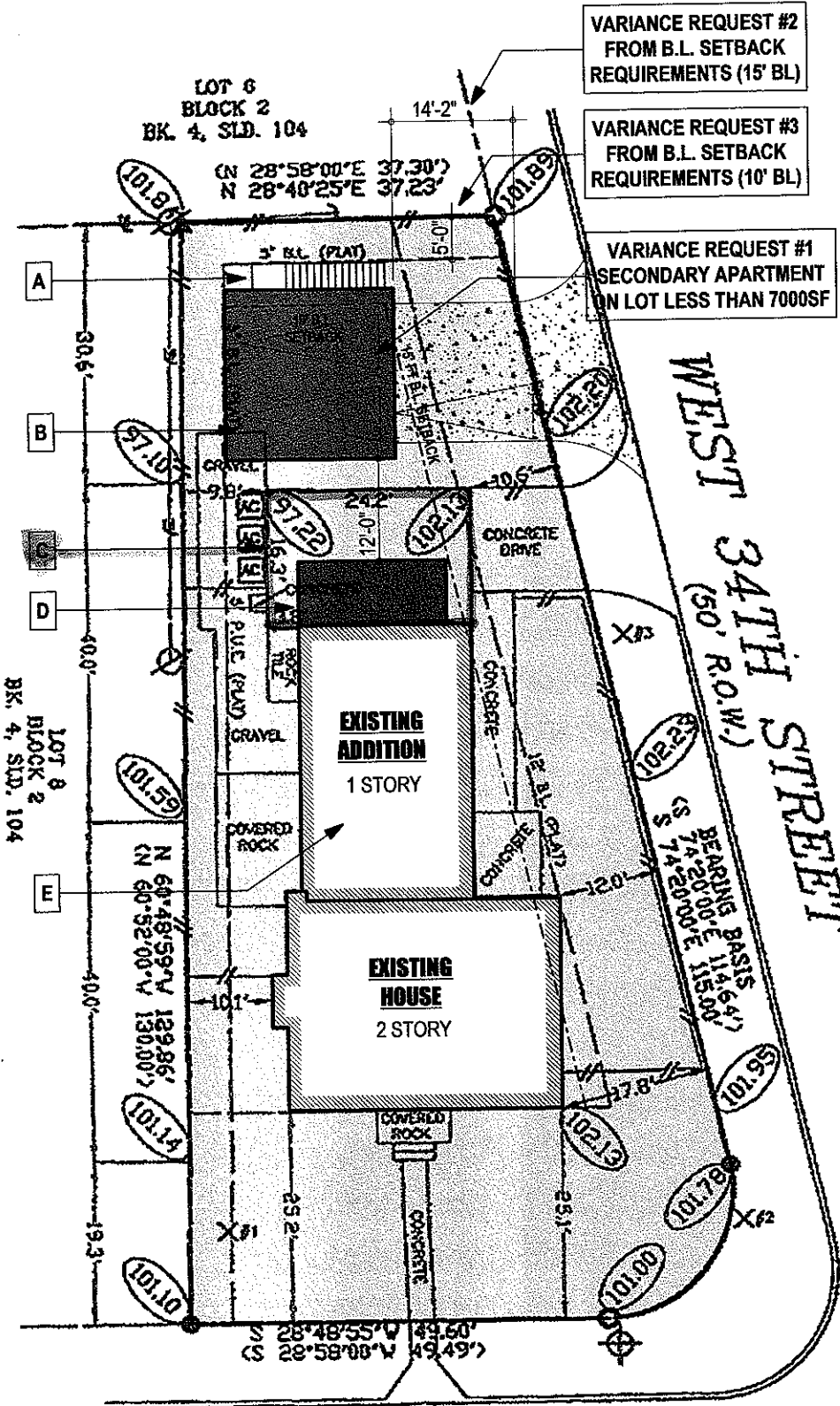
3312 Beverly Road
 ZONING: SF-3-NP

Description of Proposed Work:

- A. New Stairs to 2nd Floor Apartment
 - Does not encroach into P.U.E.
 - Located away from Main House for added privacy.
- B. New Garage Apartment:
 - 2 Story structure
 - 3 Parking Spaces provided;
 two inside Garage, plus one outside.
- C. Demolition of Existing Garage
 - Vacate existing concrete drive.
- D. New Addition (135 SF):
 - Bathroom & Closet space
- E. Interior Renovation of Existing Space
 - Laundry Room & Bedroom spaces

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3312 BEVERLY ROAD
 (50' R.O.W.)

