

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 # CL5-2012-0117
ROW # 10827059
TP-0421020201

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: 2104 Wagon Crossing Path. Austin, Tx.78744

LEGAL DESCRIPTION: Subdivision - Wagon Crossing

Lot(s) 18 Block A Outlot _____ Division Wagon Crossing section 1

I/We Benigno Meneses on behalf of myself/ourselves as authorized agent for

Maria Castillo affirm that on 08/13, 2012,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Addition on existing house providing a side street

setback Of 11.1 Ft.

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

Franklin Park 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:
Addition was constructed 5' on the 15.8 setback at the
right side of the house

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
Area, is located at the side of the street and is sepa-
rated by a private fence from the street.

- (b) The hardship is not general to the area in which the property is located because:
Addition is not between a house or a building.

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 addition is not constructed on the 11.1 setback

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.

Signed *Benigno Meneses* Mail Address 2612 South First St.

City, State & Zip Austin, Tx. 78704

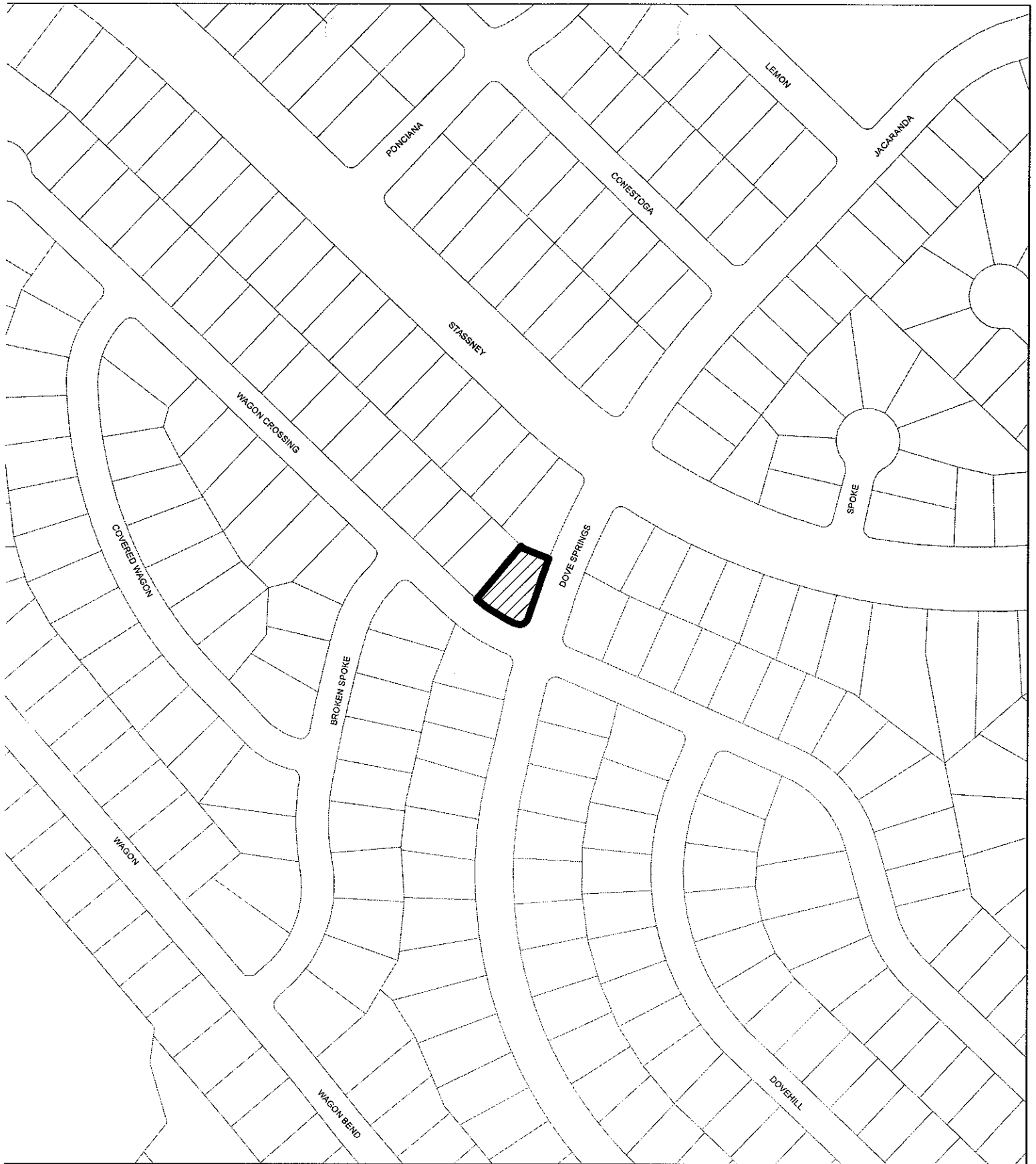
Printed Benigno Meneses Phone (512) 442-2762 Date 08/13/2012

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 *Maria G. Castillo* Mail Address 2104 Wagon Crossing Path

City, State & Zip Austin, Tx. 78744

Printed Maria Castillo Phone (512) 367-3702 Date 08/13/2012



SUBJECT TRACT

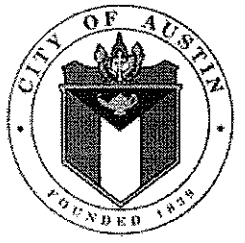


ZONING BOUNDARY

CASE#: C15-2012-0117
 LOCATION: 2104 WAGON CROSSING PATH

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.

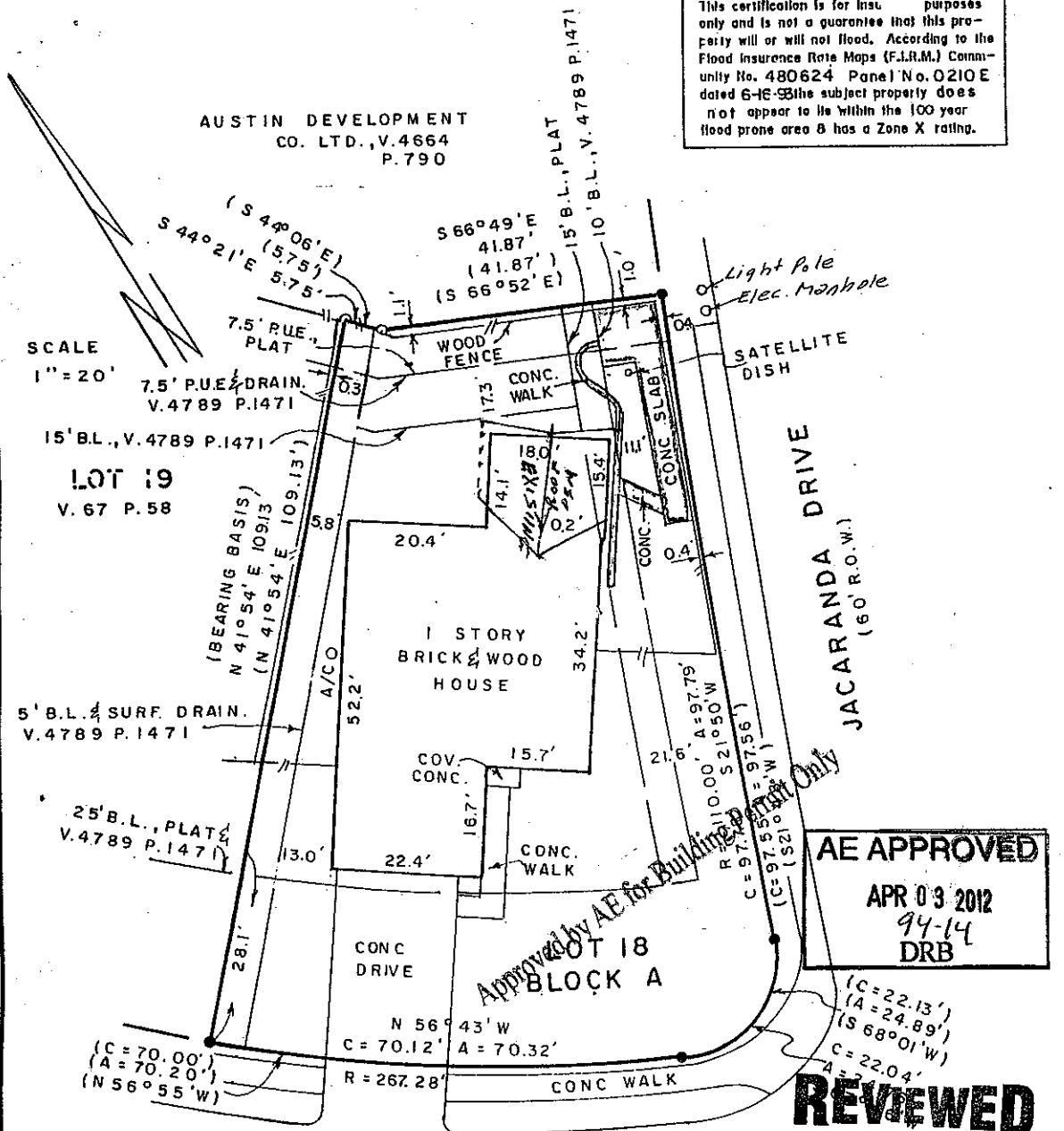


This certification is for inst. purposes only and is not a guarantee that this property will or will not flood. According to the Flood Insurance Rate Maps (F.I.R.M.) Community No. 480624 Panel No. 0210E dated 6-16-93 the subject property does not appear to be within the 100 year flood prone area & has a Zone X rating.

AUSTIN DEVELOPMENT
CO. LTD., V. 4664
P. 790

SCALE
1" = 20'

LOT 19
V. 67 P. 58



AE APPROVED
APR 03 2012
94-14
DRB

REVIEWED

2104 WAGON CROSSING PATH
(50' R.O.W.)

APR 03 2012

- LEGEND
(RECORD)
● = 1/2" IRON ROD FND.
○ = 1/2" IRON ROD SET

AUSTIN WATER UTILITY
SIGNED BY CONSUMER SERVICE DIVISION - TAPS
BY [Signature]
DATE APR 04 1997

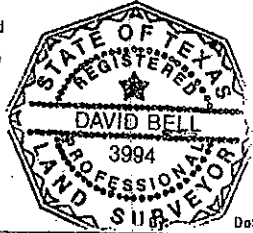
LOT No.	18	BLOCK	A	SUBDIVISION / ADDITION	WAGON / CROSSING
SECTION	ONE	PHASE		Book	Page(s) 58
UNIT				Volume 67	Cabinet Slide
	TRAVIS	COUNTY, TEXAS		Street Address:	2104 WAGON CROSSING PATH
CITY	AUSTIN		Reference:	JORGE SALAZAR	PLAT RECORDS

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
TITLE AGENCY OF AUSTIN, INC.
ALAMO TITLE INS. OF TEXAS

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey, and, after the exercise of professional diligence and reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief; that there are no visible discrepancies, conflicts, shortages in area, or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown hereon; and that the property has access to and from a dedicated roadway, except as shown hereon.

TO: MALCOLM K. MILLS
FROM: BENIGNO MENENDES
B.M.L. CONS.

[Signature]



DATE 4-2-97
TITLE CO. TITLE AGENCY
G.F. No. 97037532
Job No. 3 R-87-97
SCALE: 1" = 20'

AMERICAN TITLE SERVICES, INC.
811 South Congress Avenue
Austin, Texas 78704
AUSTIN DIVISION
(512) 440-0071
Fax 440-0180

FIELD WORK	J.S.	4-2-97
DRAFTING	P.D.	" " "
FINAL CHECK		
CORRECTIONS		
UP DATE		

GENESIS 1 ENGINEERING COMPANY

(T.B.P.E. Registered Firm # F-2565)

GEORGE A. GONZALEZ, JR., PE

CONSULTING ENGINEER

2605 Jones Road, Suite E, Austin, Texas 78745-2689

(512) 899-2246 Office, (512) 899-2203 Fax

E-mail: engineer1@genesis1engineering.com

ENGINEER'S REPORT

**PROJECT: CERTIFICATION OF REAR RESIDENTIAL ADDITION
EVALUATION INSPECTION
MRS. MARIA CASTILLO, HOMEOWNER-BUILDER
2104 WAGON CROSSING DRIVE
AUSTIN, TEXAS 78744
PERMIT NUMBER: NOT AVAILABLE**

GENESIS 1 ENGINEERING PROJECT NUMBER: AU-12-92

DATE: March 28, 2012

SUMMARY OF SCOPE: Evaluate adequacy of new residential addition to the rear of an existing residential structure for the above-mentioned project.

Rear Living Room-Framing Inspection:

On March 24, 2012, I arrived at existing residence, located at 2104 Wagon Crossing Drive, Austin, TX, to inspect the above-described project. After inspecting the exterior and interior of the rear single story 1-room addition, I have noted the following observations:

1. The concrete foundation for the existing room, appears to be intact with no superficial cracks, settlement, or movement
2. The three exterior walls that comprise the walls of the existing 1-room structure have a mixture of old original framing and newer framing components (wall are exposed on the inside of structure). The older wood appears to exhibit termite infestation damage along with some water rot damage and appears that originally this room had a low ceiling and recently the ceiling and roof height was elevated to a more standard height. The older lower top plates are showing termite and water rot decay
3. The ceiling joists of the room appear to be level, intact, and adequate to support the proposed ceiling drywall weight and the roof structure above appears to be sound and integral in performing the transfer of dead loads and live loads from the roof infrastructure to the newer upper top plates
4. I have evaluated the existing addition based on the 2009 Edition of the International Residential Code, as adopted by the City of Austin

ATT: MALCOLM K. MILLS
FROM BENIGNO MENeses
B.M.L. CONS.

Engineer's Report-Job AU-12-92

March 28, 2012

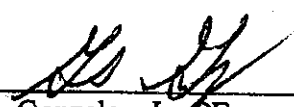
Page-2 of 2

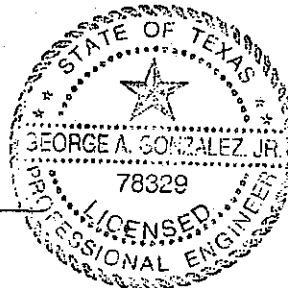
Conclusion: After a visual inspection, I have confirmed that the construction of the framing components of the 1-room rear residential addition are inadequate, and should be retrofitted in accordance with the prescribed standards found in the adopted building code of the City of Austin.

Recommendations:

1. Install temporary wall and roof supports so that the existing low level top plates of the three (3) exterior walls so that the wooden stud construction can be retrofitted with code-compliant wall construction
2. install framing opening headers at all proposed window and door openings to meet framing standards
3. All electrical wiring shall meet the standards of the COA National Electrical Code

Report generated by:


George A. Gonzalez, Jr., PE
Texas Reg. # 78329



DATE 03/28/12

E STASSNEY LN

E STASSNEY LN

DOVE SPRINGS DR

BROKEN SPOKE TRL

2203

2201

2202

2204

2200

2106

2109

2107

2103

2104

2102

2100

2014

2012

2107

2109

5901

5903

5905

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood. According to the Flood Insurance Rate Maps (F.I.R.M.) Community No. 480624 Panel No. 0210E dated 6-16-93 the subject property does not appear to lie within the 100 year flood prone area B has a Zone X rating.

SCALE
1" = 20'

LOT 19
V. 67 P. 58

5' B.L. SURF. DRAIN.
V. 4789 P. 1471

25' B.L. PLATE
V. 4789 P. 1471

AUSTIN DEVELOPMENT
CO. LTD., V. 4664
P. 790

(S 44° 06' E)
5.75'
S 44° 21' E 5.75'

S 66° 49' E
41.87'
(41.87')
S 66° 52' E

15' B.L. PLAT
10' B.L. V. 4789 P. 1471

7.5' P.U.E. PLAT

7.5' P.U.E. DRAIN
V. 4789 P. 1471

15' B.L. V. 4789 P. 1471

(BEARING BASIS)
N 41° 54' E 109.13'
(N 41° 54' E 109.13')

1 STORY
BRICK & WOOD
HOUSE

Light Pole
Elec. Manhole

SATELLITE
DISH

JACARANDA DRIVE
(60' R.O.W.)

Approved by AE for Building Permit Only
BLOCK 18

AE APPROVED
APR 03 2012
94-14
DRB

REVIEWED

2104 WAGON CROSSING PATH
(50' R.O.W.)

APR 03 2012

LEGEND
(RECORD)
● = 1/2" IRON ROD FND.
○ = 1/2" IRON ROD SET

AUSTIN WATER UTILITY
SIGNED CONSUMER SERVICE DIVISION - TAPS
BY [Signature]
DATE APR 04 1997

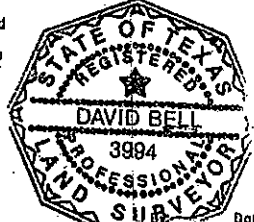
LOT No.	18	BLOCK	A	SUBDIVISION / ADDITION	WAGON CROSSING
SECTION	ONE	PHASE		Book 67	Page(s) 58
UNIT				Volume 67	Cabinet 58
				Street Address: 2104 WAGON CROSSING PATH	Slide PLAT RECORDS
CITY	AUSTIN			Reference: JORGE SALAZAR	

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
TITLE AGENCY OF AUSTIN, INC.
ALAMO TITLE INS. OF TEXAS

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey, and, after the exercise of professional diligence and reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief; that there are no visible discrepancies, conflicts, shortages in area, or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown hereon; and that the property has access to and from a dedicated roadway, except as shown hereon.

TO: MCDONALD R. MILLS
FROM: BENIGNO MENeses
B.M.-J. CONS.

[Signature]



DATE 4-2-97
TITLE CO. TITLE AGENCY
G.F. No. 97037532
Job No. 3 R-87-97
SCALE: 1" = 20'

LAND TITLE SERVICES
INC. AUSTIN DIVISION
611 South Congress Avenue
Austin, Texas 78704
(512) 440-0071
Fax 440-0100

FIELD WORK	U.S.	4-2-97
DRAFTING	P.D.	" " "
FINAL CHECK		
CORRECTIONS		
HP DATE		