

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 # C15-2012-0116
ROW # 1082705J

TP-0404480468

**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: 8504-B RED WILLOW DR.

LEGAL DESCRIPTION: Subdivision - THE CANYON AT RED WILLOW

Lot(s) 2 Block - Outlot - Division -

I/We FRANK MEECE on behalf of myself/ourselves as authorized agent for

JANET COUNCIL affirm that on AUG. 10/13

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

a single-family residence
providing a front setback of 10'
(flag lot)

in a SF-2-NP 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:

THIS LOT IS RESTRICTED FROM OBTAINING AN ADDRESS AND COMPLIANCE OF CITY CODES BECAUSE 2/3 OF LOT IS TAKEN UP BY THE DOWNSTREAM BUFFER ZONE EASEMENT.

HARDSHIP:

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

THE DOWNSTREAM BUFFER ZONE EASEMENT RESTRICTS THIS LOT TO A 47.54' DISTANCE ON THE STREET SIDE

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

THIS IS A FLAG LOT RESTRICTING ORIENTATION OF HOUSE - VARIANCE WOULD ALLOW SPACE OF 79.85' FOR HOUSE TO FACE JOINT ACCESS EASEMENT

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:

LOTS 2 & 3-6 ARE THE ONLY LOTS IN THIS SECTION THAT DO NOT HAVE FRONTAGE TO RED WILLOW DR

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:

VARIANCE WOULD ALLOW HOUSE TO FRONT
ON PRIVATE ACCESS EASEMENT

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

THIS HOUSE WOULD ACCESS THE ACCESS EASEMENT
PROVIDED FOR THIS LOT-2 AND LOT3

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

THE 30' JOINT ACCESS WAS PROVIDED
ESPECIALLY FOR LOTS 2 AND 3

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 Frank Meece Mail Address P.O. Box 1751

City, State & Zip AUSTIN TEXAS 78767

Printed FRANK MEECE Phone 512-233-1453 Date _____

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 Janet Council Mail Address 842 38 AVE.

City, State & Zip SAN FRANCISCO CALIF 94121

Printed JANET COUNCIL Phone 415-752-7345 Date 8-10-12



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0116
 LOCATION: 8504-B RED WILLOW 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.



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Customer Name: CONTOY CORP (Please Print or Type) Phone: 433-1453 Alternate Phone: 219-9295

Service Address: 8504-13 RED WILLOW DR.

Lot: 2 Block: - Subdivision/Land Status: ANYONE RED WILLOW Pax Parcel ID No.: _____

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: _____ Number of proposed bathrooms: 2 1/2

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes - No ✓

City of Austin Office Use

Water Main size: 8" Service stub size: 1/2" Service stub upgrade required? NO New stub size: _____

Existing Meter number: NA Existing Meter size: NA Upgrade required? - New size 5/8"

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System ✓ WW Main size: 8"

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: Yes (see attached approved documents) No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

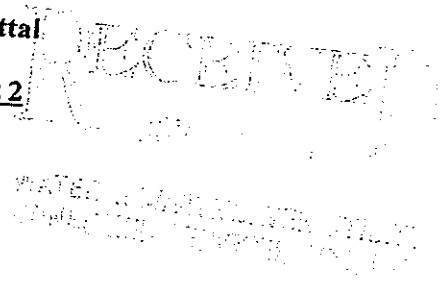
KS AWU Representative Date 1/17/10 Phone 974-8734

Approved: Yes (see attached approved documents) No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2





City of Austin
P.O. Box 1088, Austin, Texas 78767

INVOICE

Invoice No.: 5476186

Invoice Date: 11/17/2010

Payer Information

Company/Facility Name: Contoy Corporation

Invoice To: Frank Meece

P. O. BOX 1751 AUSTIN TX 78767

Phone No.: (512) 633-1453

Invoice Amount: \$1,261.25

Additional Information

Department Name: Austin Water Utility

Invoice Issued By: Rick Selin

Invoice Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Amount
4500 2307 9962 4519	5/8"PD WW DWPZ Inside-Inspection-CRF	10516491	8504 RED WILLOW DR Bldg B	\$1,200.00
1000 6800 9771 4039	WasteWater Inspection Fee - PDR	10516491	8504 RED WILLOW DR Bldg B	\$61.25
TOTAL:				\$1,261.25



City of Austin
P.O. Box 1088, Austin, Texas 78767

INVOICE

Invoice No.: 5476184

Invoice Date: 11/17/2010

Payer Information

Company/Facility Name: Contoy Corporation

Invoice To: Frank Meece

P. O. BOX 1751 AUSTIN TX 78767

Phone No.: (512) 633-1453

Invoice Amount: \$1,750.49

Additional Information

Department Name: Austin Water Utility

Invoice Issued By: Rick Selin

Invoice Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Amount
3930 2207 9962 4519	5/8"PD Water DWPZ Inside-DropIn-CRF	10516485	8504 RED WILLOW DR Bldg B	\$1,500.00
3940 2207 9900 4498	5/8"PD Water DWPZ Inside-DropIn	10516485	8504 RED WILLOW DR Bldg B	\$189.24
1000 6800 9771 4039	Water Inspection Fee - PDR	10516485	8504 RED WILLOW DR Bldg B	\$61.25
TOTAL:				\$1,750.49

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1φ or 225 amps 3φ

Check this box if this is for a building permit only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request _____ Phone _____

Email HADSMITH@YAHOO.COM _____ Fax 2087245

Project Name _____

Project Address 8504 B RED WILLOW New Construction Remodeling

Legal Description _____ OR _____

Requested Service Duration: Permanent Service Construction Power/Temp Service (Usually less than 24 months)

Who is your electrical service provider? AE Other _____

Overhead or Undergound ^{RF} Voltage 120/240 Single-phase (1φ) or Three-phase (3φ)

Service Main Size(s) 150 (amps) Number of Meters? 1

AE Service Length 50 (ft.) Conductor 1/0 CU (type & size)

SqFt Per Unit 1800 #Units 1 All Electric Gas & Electric Other _____

Total AC Load 3 (Tons) Largest AC unit _____ (Tons)

LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)

Electric Heating 15 (kW) Other 15 (kW)

Comments: New home

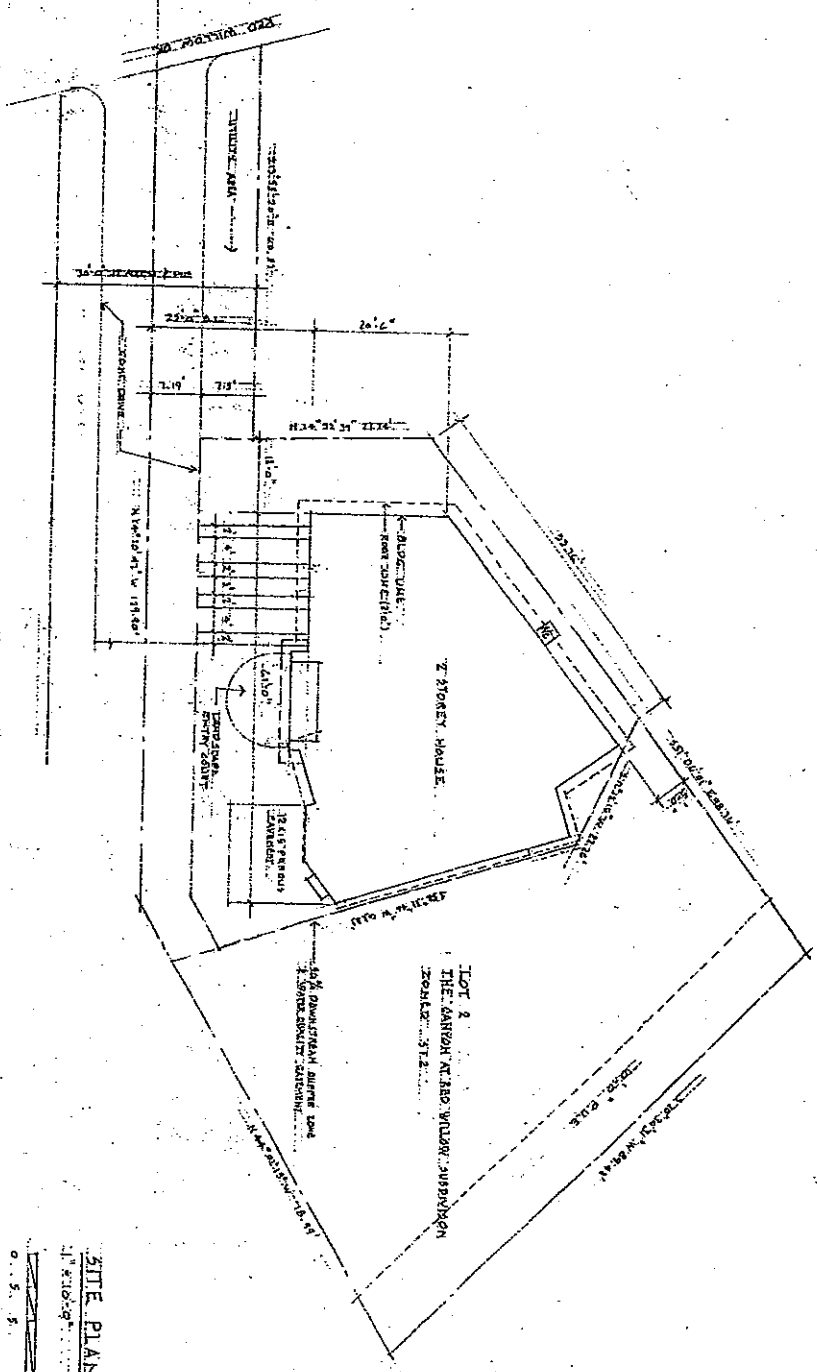
Charles Smith CHARLES SMITH
ESPA Completed by (Signature & Print name)

Date _____ Phone 512-719-5040

AE Representative _____ Approved: Yes No (Remarks on back)

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
FEB 07 2011
RLS 38-6



SITE PLAN

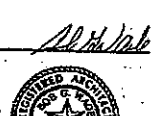
DATE: 11/15/10

SCALE: 1" = 50'

BUILDING FOOTPRINT	883.5 S.F.
DRIVEWAY	884.3 S.F.
ADJACENT	9.4 S.F.
INACCESSIBLE	2,856.4 S.F.
ALLOWED	2,122.4 S.F.
GARAGE	491.5 S.F.
PERMITTED	383.5 S.F.

A Custom Residence for
JANET COUNCIL
 8504 B RED WILLOW DR

ROB G. WADE ARCHITECT, INC.
 Architecture Planning Interiors





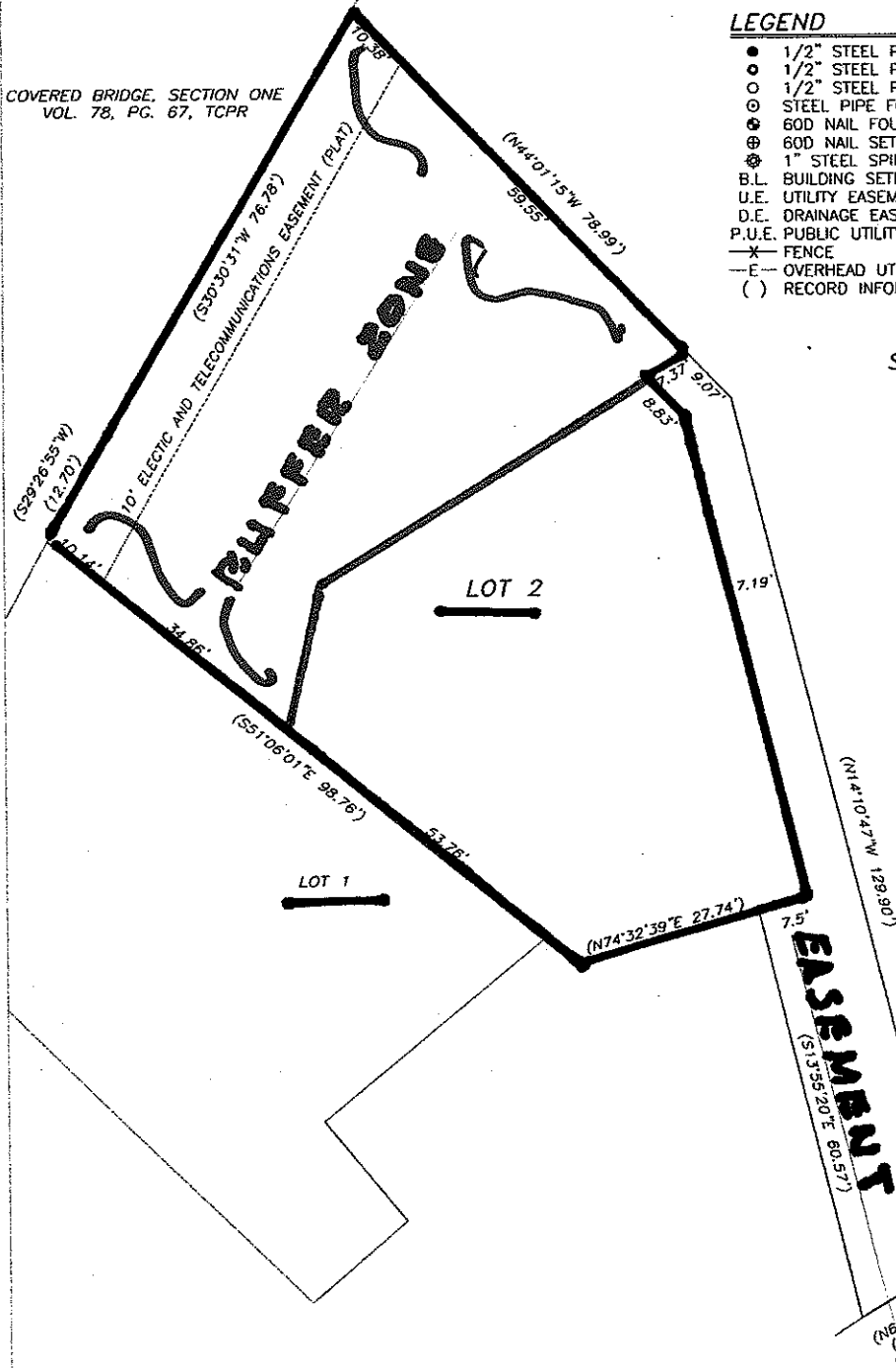
WATSON SURVEYING
 9501 CAP OF TEX HWY. #303
 AUSTIN, TEXAS 78759
 PHONE (512) 346-8566

SURVEY MAP OF:

REFERENCE:

LOCAL ADDRESS: 8504 RED WILLOW DRIVE
 LEGAL DESCRIPTION: LOT 2, THE CANYON AT RED WILLOW SUBDIVISION
 BOOK , PAGE OF THE TRAVIS COUNTY PLAT RECORDS.

COVERED BRIDGE, SECTION ONE
 VOL. 78, PG. 67, TCPR



LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- ⊙ STEEL PIPE FOUND, SIZE NOTED
- ⊕ 60D NAIL FOUND
- ⊕ 60D NAIL SET
- ⊕ 1" STEEL SPINDLE FOUND
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- *— FENCE
- E— OVERHEAD UTILITIES
- () RECORD INFORMATION

SCALE: 1"=20'

BEARING BASIS IS FROM PLAT
 ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.



TO:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS SURVEY DOES NOT REPRESENT AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA AND IS IN ZONE X ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NUMBER: 48453C0
 DATED:

DATED THIS ___ DAY OF _____ 2010:

RED WILLOW DRIVE
 (N60°12'13"E)
 (C=15.86)
 (R=219.48)
 (M.O.B. 09)

STUART W. WATSON, REGISTERED
 PROFESSIONAL LAND SURVEYOR,
 TEXAS LICENSE NUMBER 4550

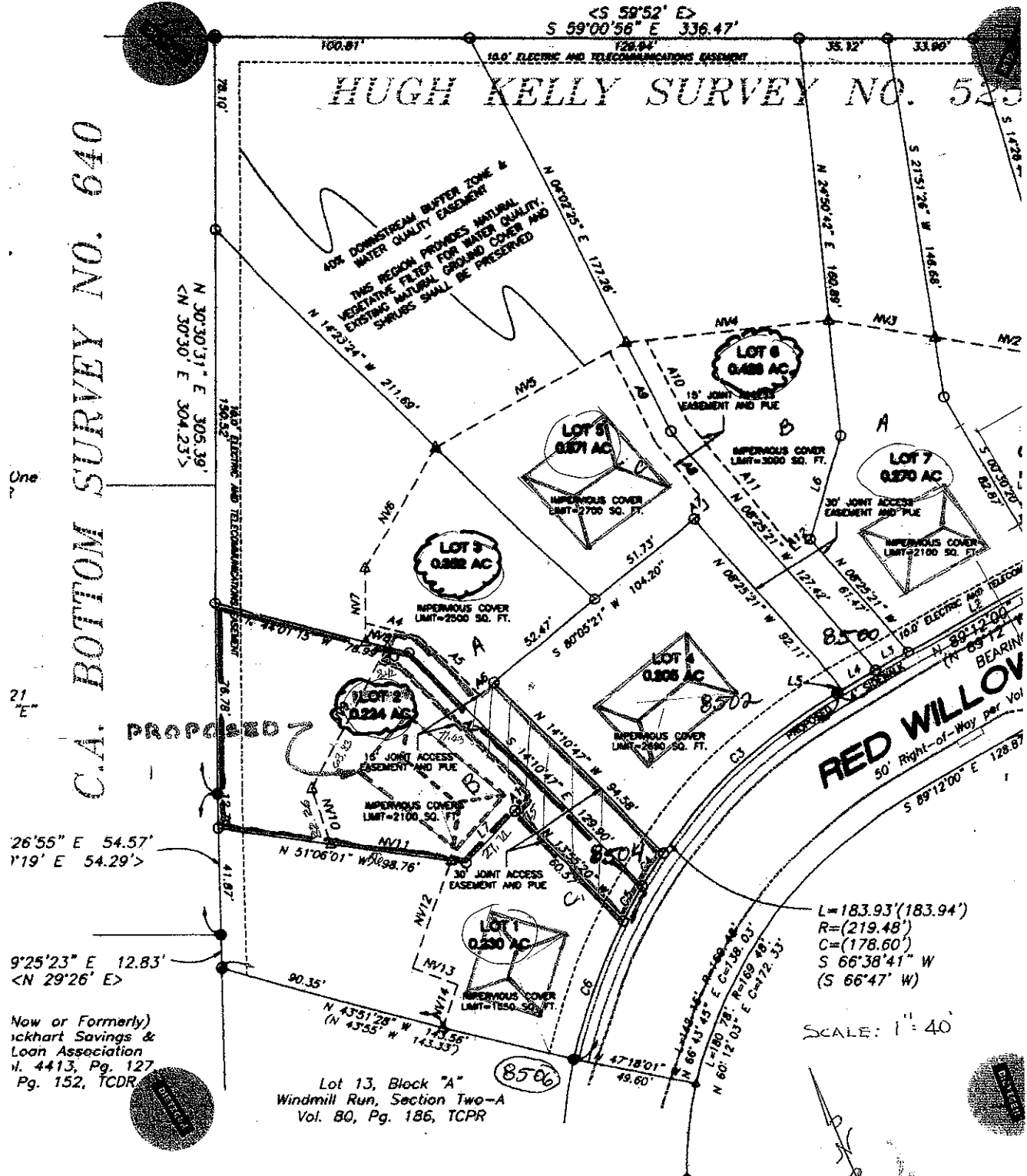
Marvin Bassford
 Called 51.7 Acres
 Vol. 1347, Pg. 5
 TCDR

AUGUSTUS BOWLES SURVEY NO.

<S 58°52' E>
 S 59°00'56" E 336.47'

HUGH KELLY SURVEY NO. 523

C.A. BOTTOM SURVEY NO. 640



One
21
E

26°55' E 54.57'
 1°19' E 54.29'

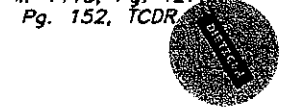
9°25'23" E 12.83'
 <N 29°26' E>

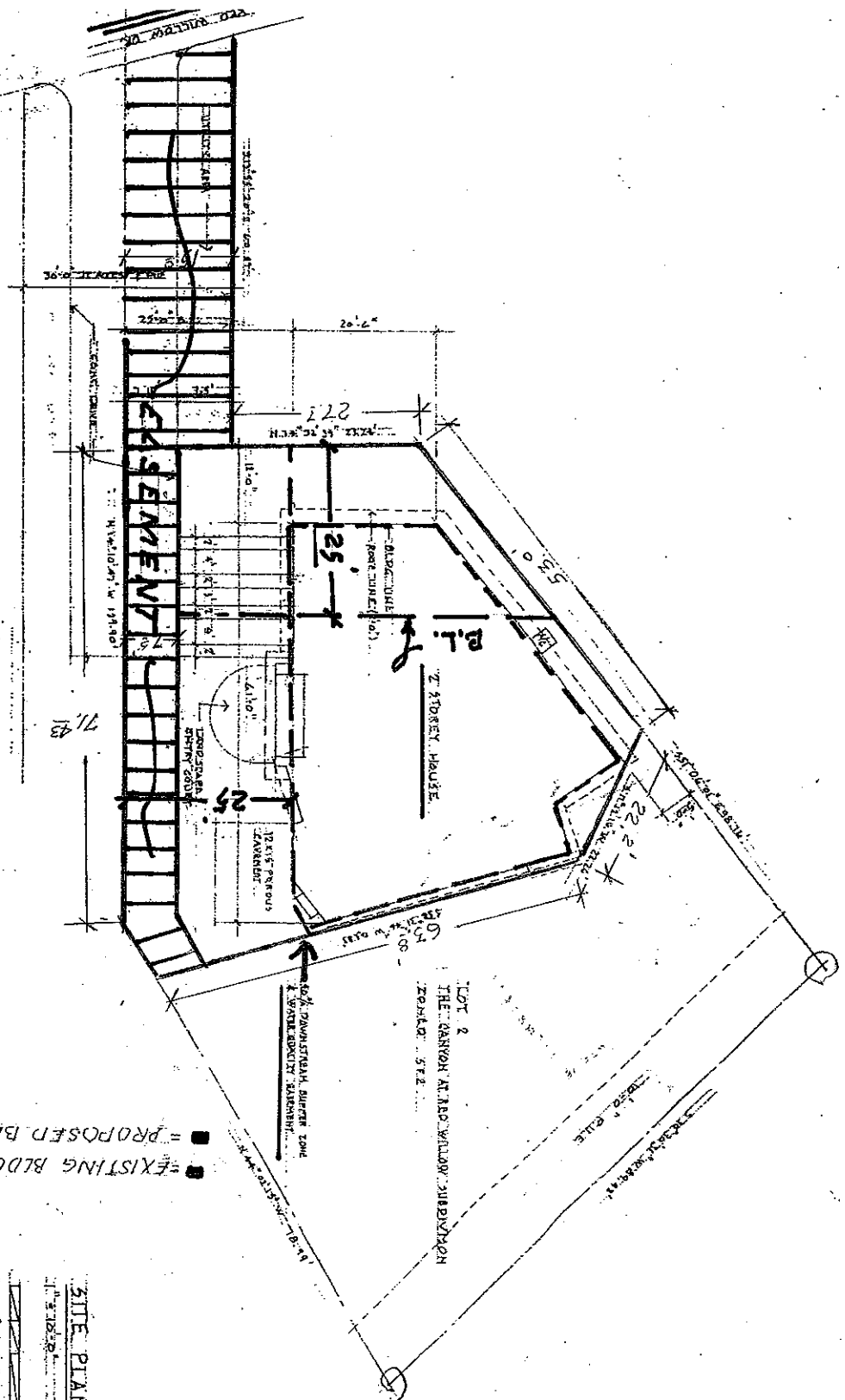
Now or Formerly)
 Eckhart Savings &
 Loan Association
 Pl. 4413, Pg. 127
 Pg. 152, TCDR

Lot 13, Block "A"
 Windmill Run, Section Two-A
 Vol. 80, Pg. 186, TCPD

L=183.93'(183.94')
 R=(219.48')
 C=(178.60')
 S 66°38'41" W
 (S 66°47' W)

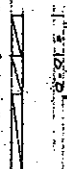
SCALE: 1" = 40'





■ = PROPOSED BLDG. LINE
 ■ = EXISTING BLDG. LINE

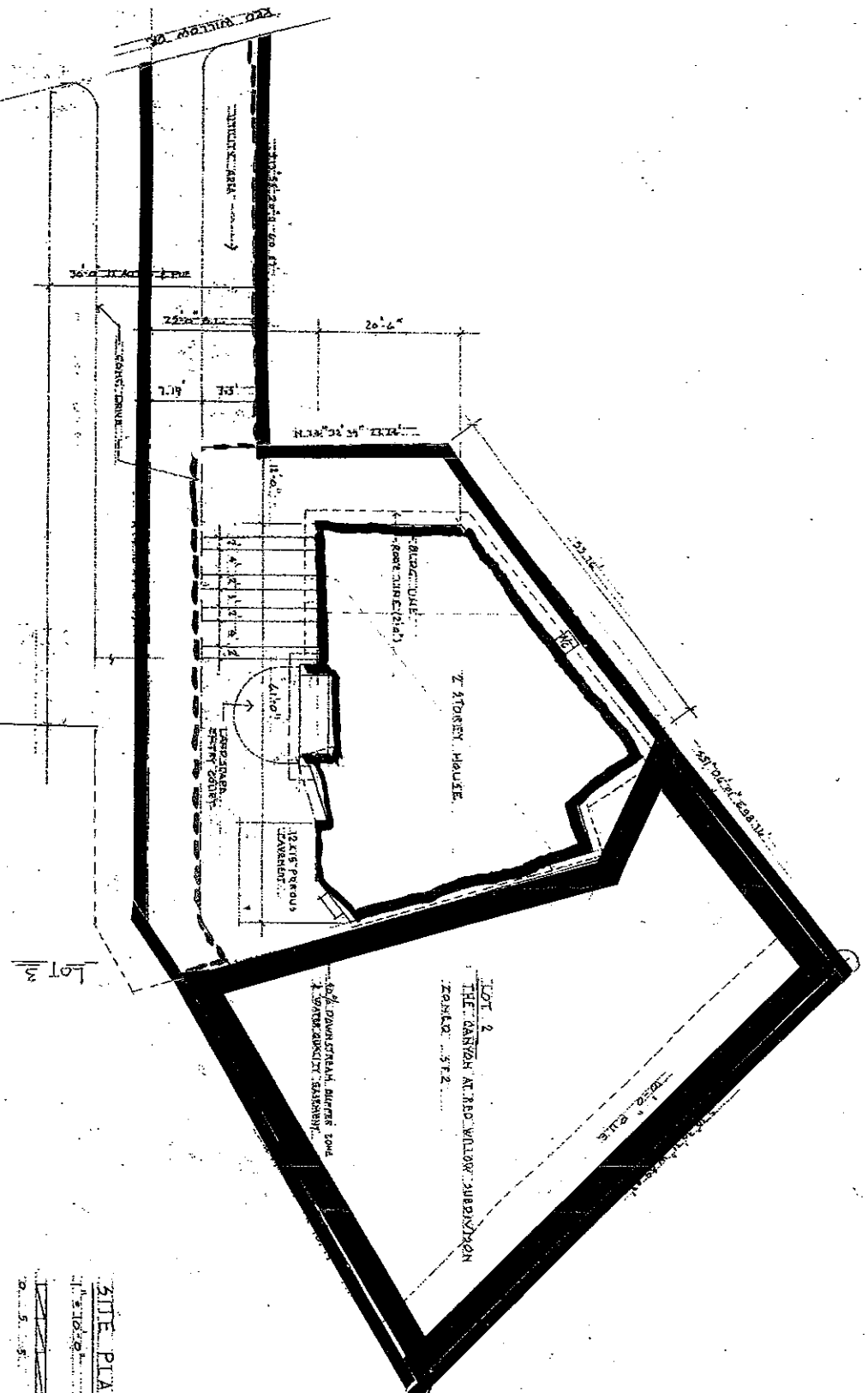
SITE PLAN



SCALE: 1" = 16'

BUILDING FOOTPRINT	883.5 S.F.
PERMITTED MAXIMUM GROSS	2448.3 S.F.
NET FLOOR AREA	931 S.F.
IMPERVIOUS COVER	2036.4 S.F.
ALLOWED	2122.3 S.F.
GARAGE	494 S.F.
PORCH	283 S.F.

LOT 2
 THE CANYON AT RED WILLOW SUBDIVISION
 ZONING: STE



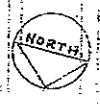
LOT 2
THE GANNON AT RED WILLOW SUBDIVISION
ZONING: SF2

10' DOWNSTREAM BUFFER ZONE
1.50' BUFFER ZONE

BUILDING FOOTPRINT	2833 S.F.
DRIVEWAY/STAIRCASE/SCREEN	244 S.F.
PAVING	9 S.F.
IMPERVIOUS COVER	2036 S.F.
TOTAL ALLOWED	2122 S.F.
GARAGE	491 S.F.
PERMITTED	2833 S.F.

SITE PLAN

1" = 10'-0"



SCALE: 1" = 10'