

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

ROW #

C15-2012-0125

10827094

TP-0106160515

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: 3301 Thousand Oaks Cove

LEGAL DESCRIPTION: Subdivision – French Creek Crossing

Lot(s) 14 Block _____ Outlot _____ Division _____

I/We, Cornerstone Architects on behalf of myself/ourselves as authorized agent for

Mathieu Frederic Stevenson & Catie Corcoran Stevenson affirm that on
August 29, 2012,

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

(check appropriate items below)

 ERECT X ATTACH COMPLETE X REMODEL MAINTAIN

We are proposing a small addition (151 sq. ft. footprint) to an existing residential structure that is located on a corner lot. The zoning requirements for the designation of the front yard do not conform to the existing and practical site conditions. The new addition would encroach 4.5 feet into the 10' rear yard setback. This rear setback restriction is actually located at the side orientation of the existing house and adjacent properties. We are seeking a variance to build inside this setback as though it were a typical 5' side yard setback. This variance will allow a more correct relationship within the property itself and with the adjacent neighboring structures, where the functional front yards face Thousand Oaks Cove.

in a SF-2 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:

While the lot dimensions dictate the front yard designation per zoning requirements to face Walsh Tarlton Lane, access and orientation to this street is neither practical nor desirable given the topography requiring a concrete retaining wall and high traffic volumes. The mailing address, as well as the pedestrian and vehicular access, for the property is from Thousand Oaks Cove. This is typical for all adjacent residences as well. The existing realities of the site create the front yard setback along Thousand Oaks Cove, not Walsh Tarlton. It is not possible to create the proposed addition at the front of the house facing Thousand Oaks Cove, as necessitated by the current zoning setback configuration, because of the current house orientation to the street and any extension closer to the street would also eclipse the adjacent house to the right.

HARDSHIP:

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

The existing conditions due to the adjacent roads, sidewalks and retaining walls create an orientation where technically the "side" of the house is in a designated rear setback. This restriction does not allow an addition to the residence to be more in keeping with the design of the immediately adjacent properties. The existing house is set back from the side street to match the adjacent residences facing Thousand Oaks Cove. Approval of this variance request to add the small addition to the side of the house in the setback will allow the front of the existing residence to remain in the current proportional relationships. The smaller size of this corner lot also contributes to this hardship when the standard zoning regulations are applied.

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

The front yard setbacks and entries to adjacent properties and structures on Walsh Tarlton are accessed from Thousand Oaks Cove or other adjacent streets, never from Walsh Tarlton. This property shares the same characteristics, but because of its status as a "corner lot", the setbacks are configured differently. All the adjacent corner lots (3 others) in the subdivision face and access from the side

streets as well and do not utilize the "front yard" setback per zoning in any traditional manner. However, the corner lots are all larger and thus are less restricted in their options.

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 proposed revision to the rear setback to become a side yard setback is exactly the same setback as the immediately adjacent property. The adjacent structure is not located near their setback and there are no windows facing the proposed small addition. The front of the existing residence will remain, conforming to the existing streetscape along Thousand Oaks Cove, and is approximately in line with the existing adjacent residence which utilizes the 25' front yard setback facing Thousand Oaks Cove. Other adjacent properties to the rear and across the street are not affected by this variance request as the proposed addition does not abut them or alter the streetscape in anyway.

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:

N/A

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

N/A

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

N/A

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 7000 Bee Caves Road, Ste. 200

City, State & Zip: Austin, Texas 78746

Printed Rodney Palmer Phone (512) 329-0007 Date August 29, 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 C. Corcoran Mail Address 3301 Thousand Oaks Cove

City, State & Zip Austin, TX 78746

Printed CATHERINE CORCORAN Phone 210 240 5557 Date 8/29/2012

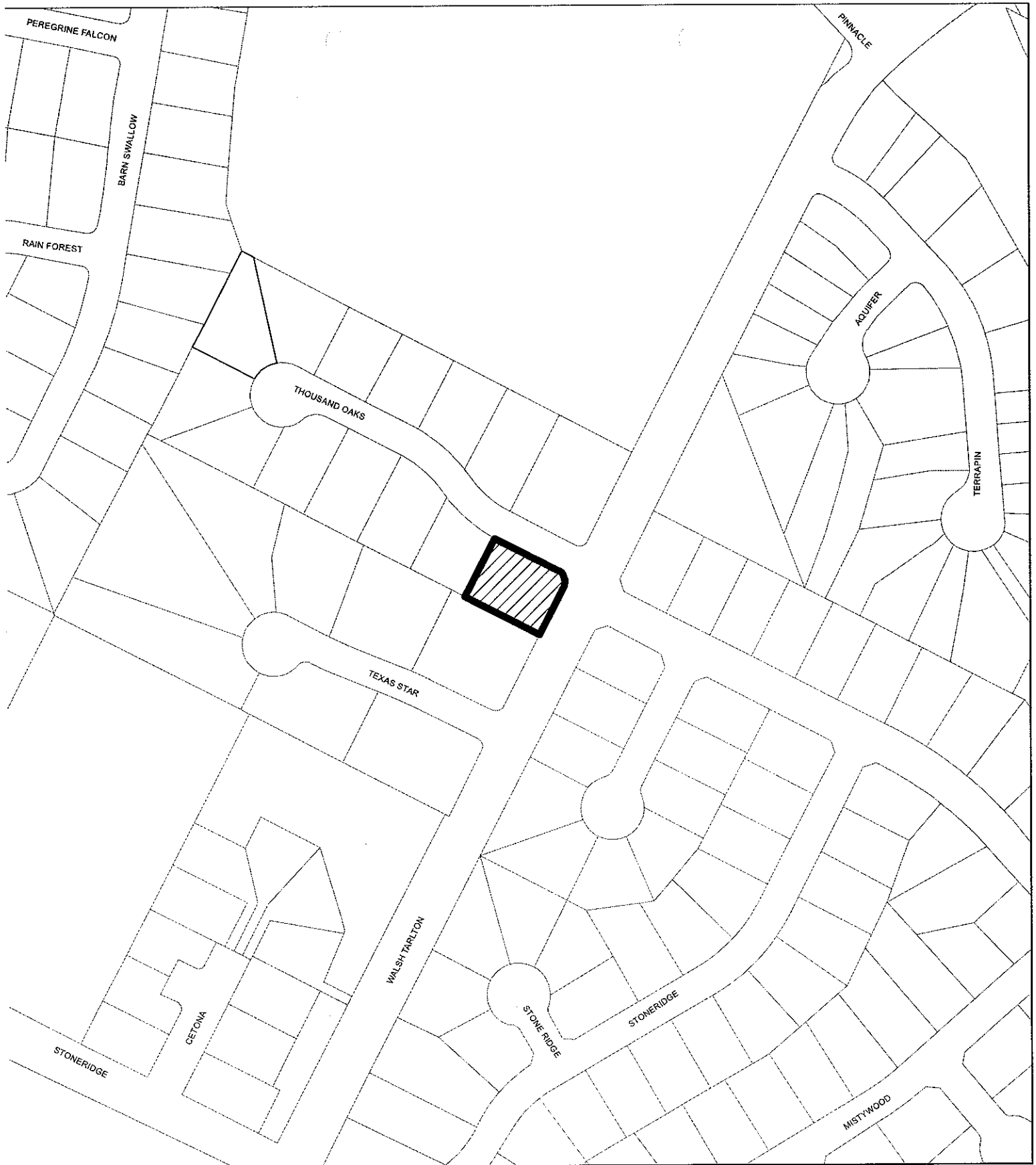
GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(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.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0125
LOCATION: 3301 THOUSAND OAKS COVE

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.





City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

June 29, 2012

Chris R. Means
Cornerstone Architects
7000 Bee Cave Rd, Ste 200
Austin, Texas 78746

Re: 3301 Thousand Oaks Cove
Lot 14, French Creek Crossing

Dear Mr. Means,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the rear setback from 10 feet to 5 feet in order to add on to an existing residence. Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund". The signature is fluid and cursive, with the first and last names being clearly legible.

Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

Austin Energy has reviewed this plan for 3301 Thousand Oaks Cove and approved the various requested before the Board of Adjustment. Any changes to this plan must be approved by Austin Energy.

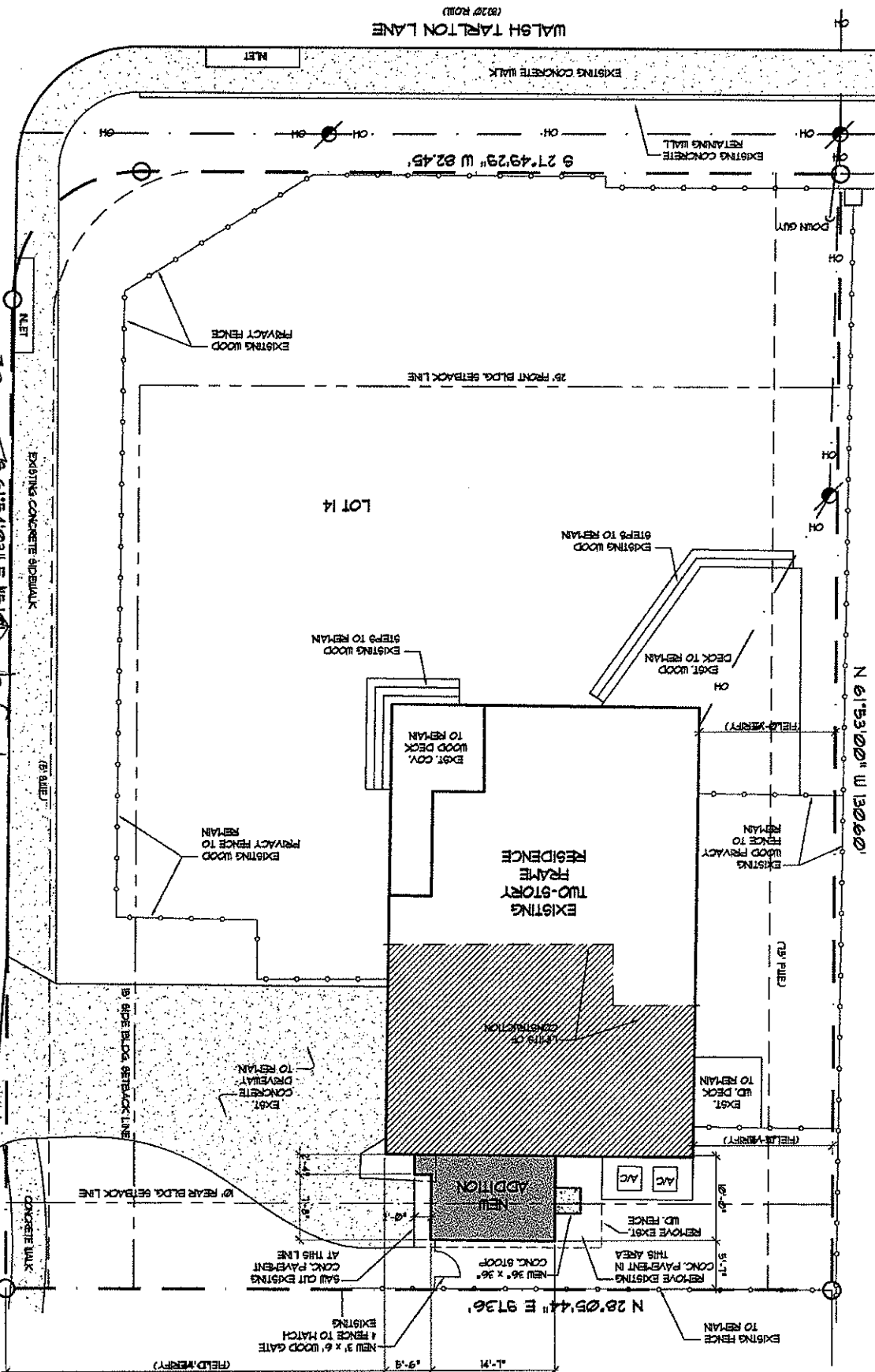
SITE PLAN
SCALE 3/32" = 1'-0"

TABLE
A-1
ADDITION & REMODEL TO STEVENSON RESIDENCE

**ADDITION & REMODEL TO:
STEVENSON RESIDENCE**
3301 THOUSAND OAKS COVE
AUSTIN, TEXAS 78746

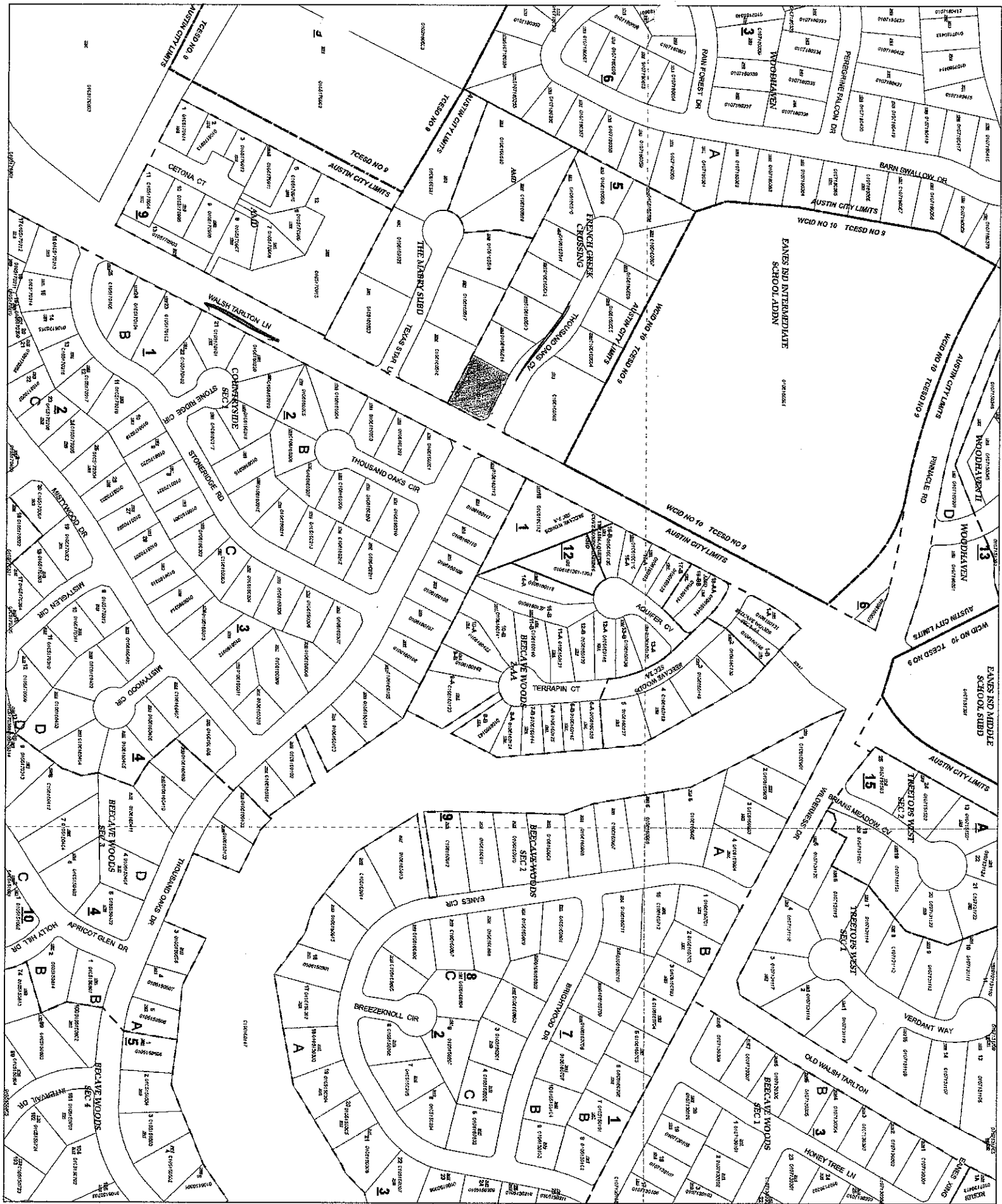
CGAPARTNERS

1000 BEE CAVES RD, SUITE 200 AUSTIN TX 78746 T (512) 329 0007 F (512) 329 0008 WWW.CGAPARTNERS.NET



Justin Energy

Date: 6/29/12



10616

Revision Date
1/28/2011

0 120 Feet

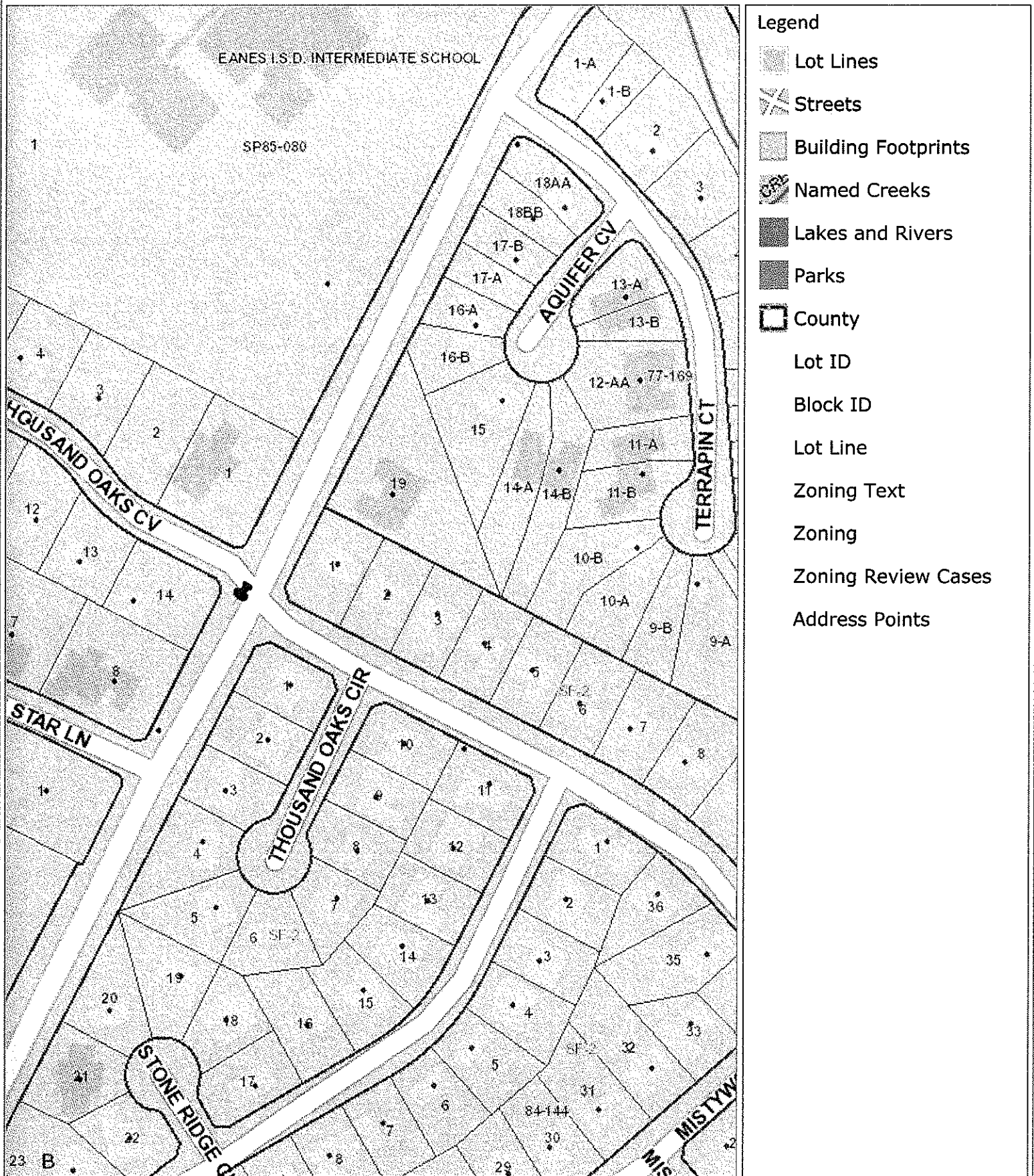
Scale: 1" = 120 Feet

NAD 1983 StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

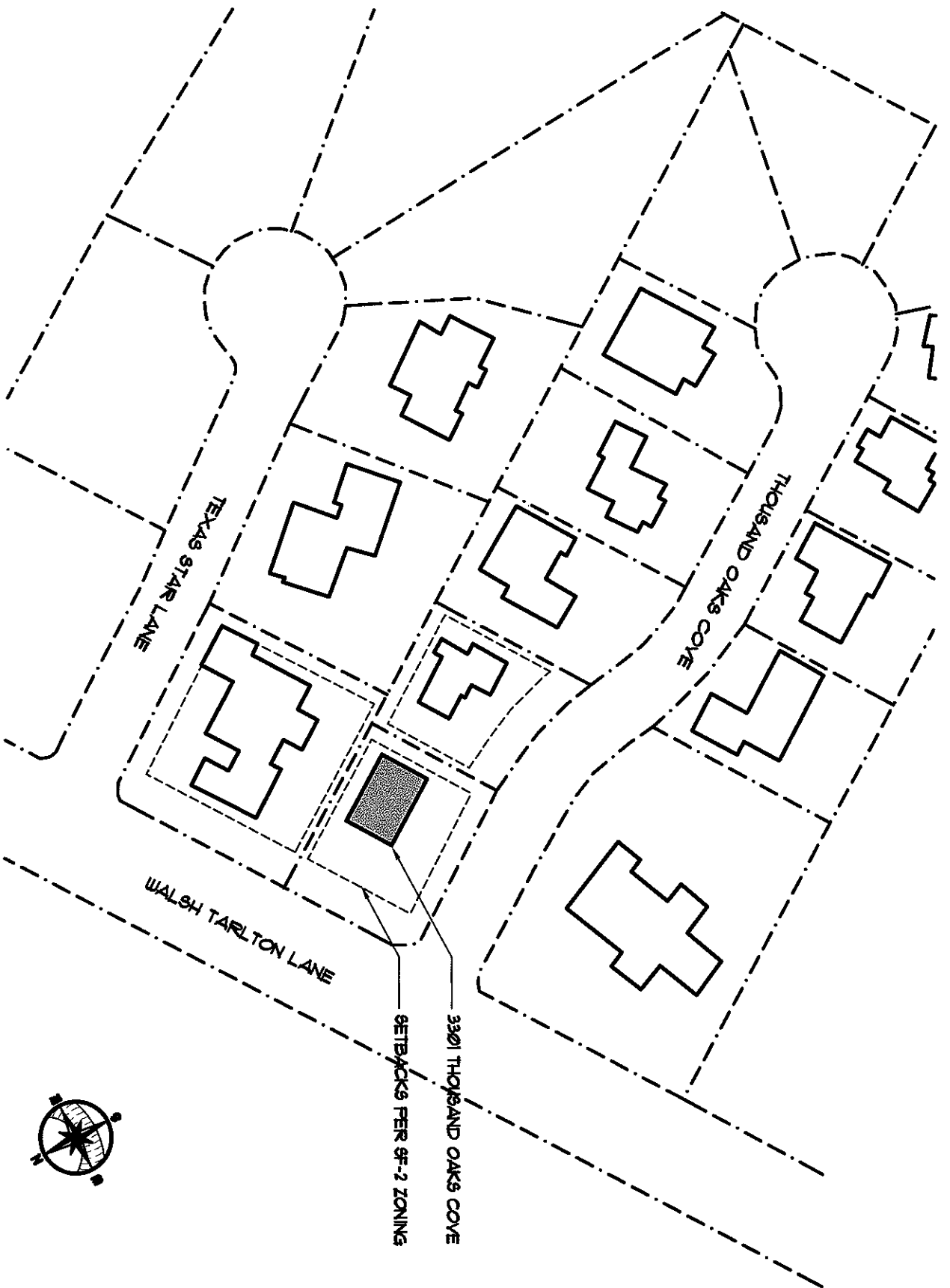
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Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.traviscad.org
Main Telephone Number: (512) 834-9317
Appraisal Information: (512) 834-9318
TDD: (512) 836-3323

CITY OF AUSTIN DEVELOPMENT WEB MAP



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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



VICINITY SITE PLAN & ADJACENT PROPERTY

SCALE: 1" = 100'-0"

CGAPARTNERS

A LIMITED LIABILITY PARTNERSHIP

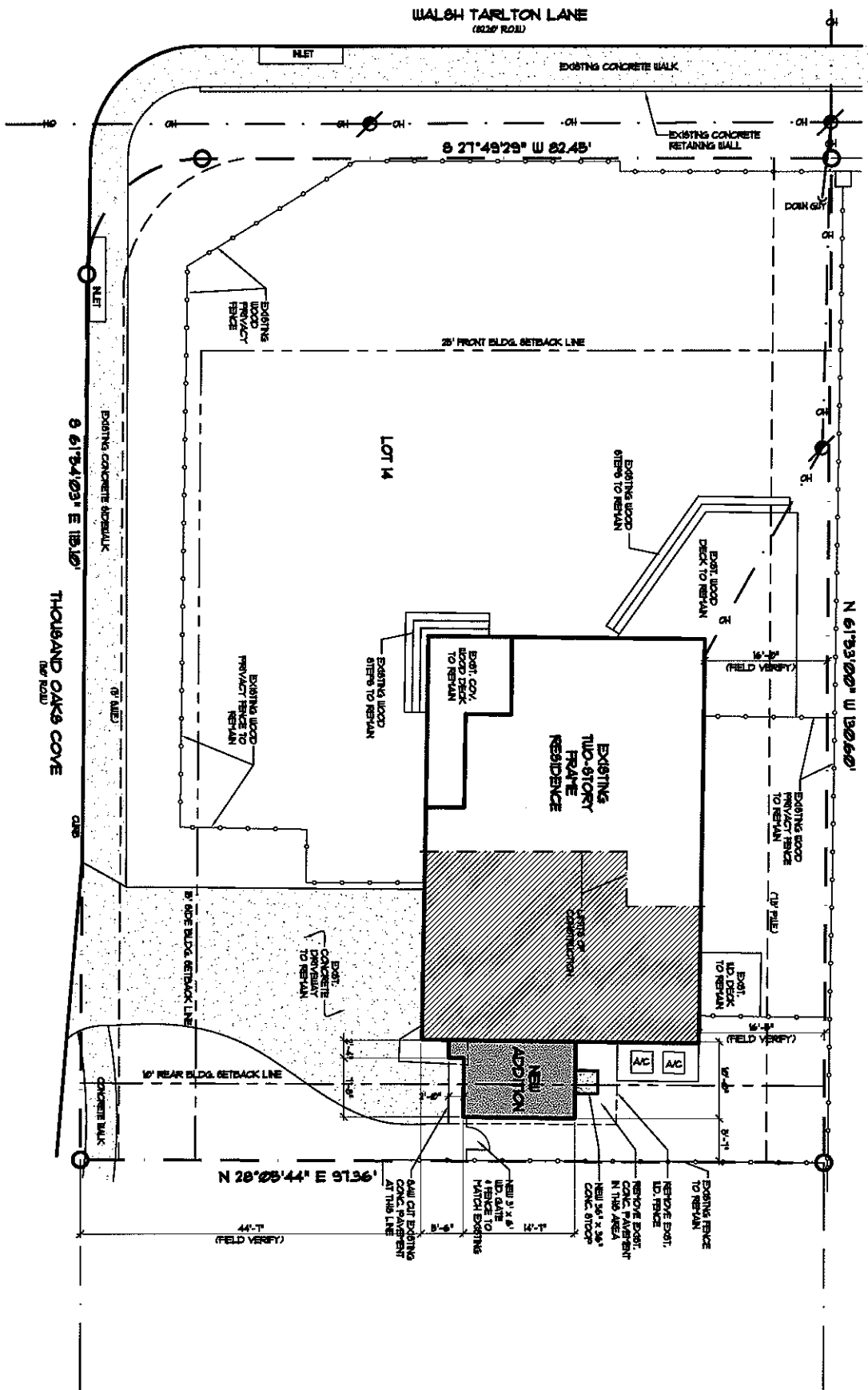
7000 BEE CAVES RD., SUITE 200 AUSTIN TX 78746

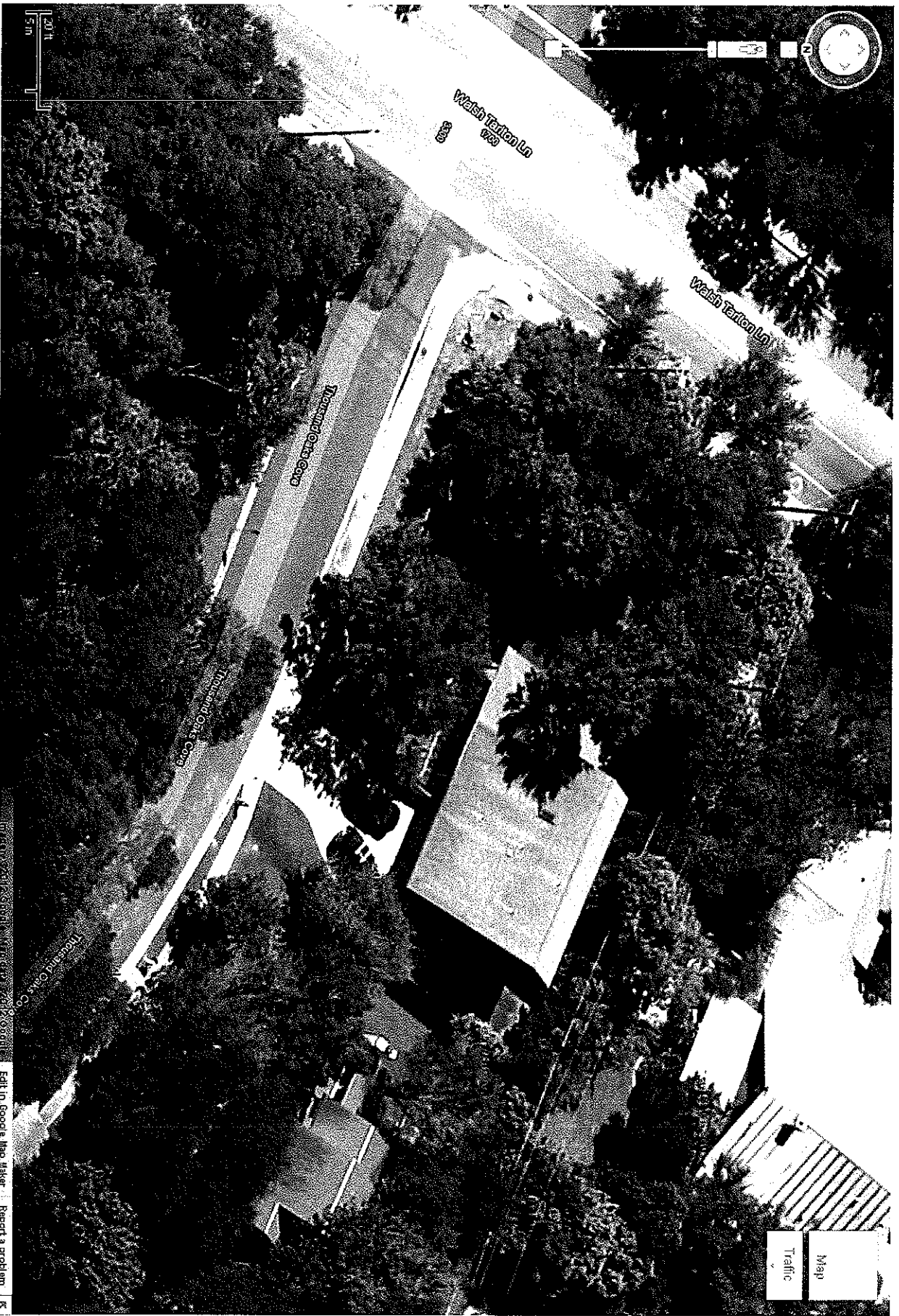
T (512) 329 0007

F (512) 329 0008

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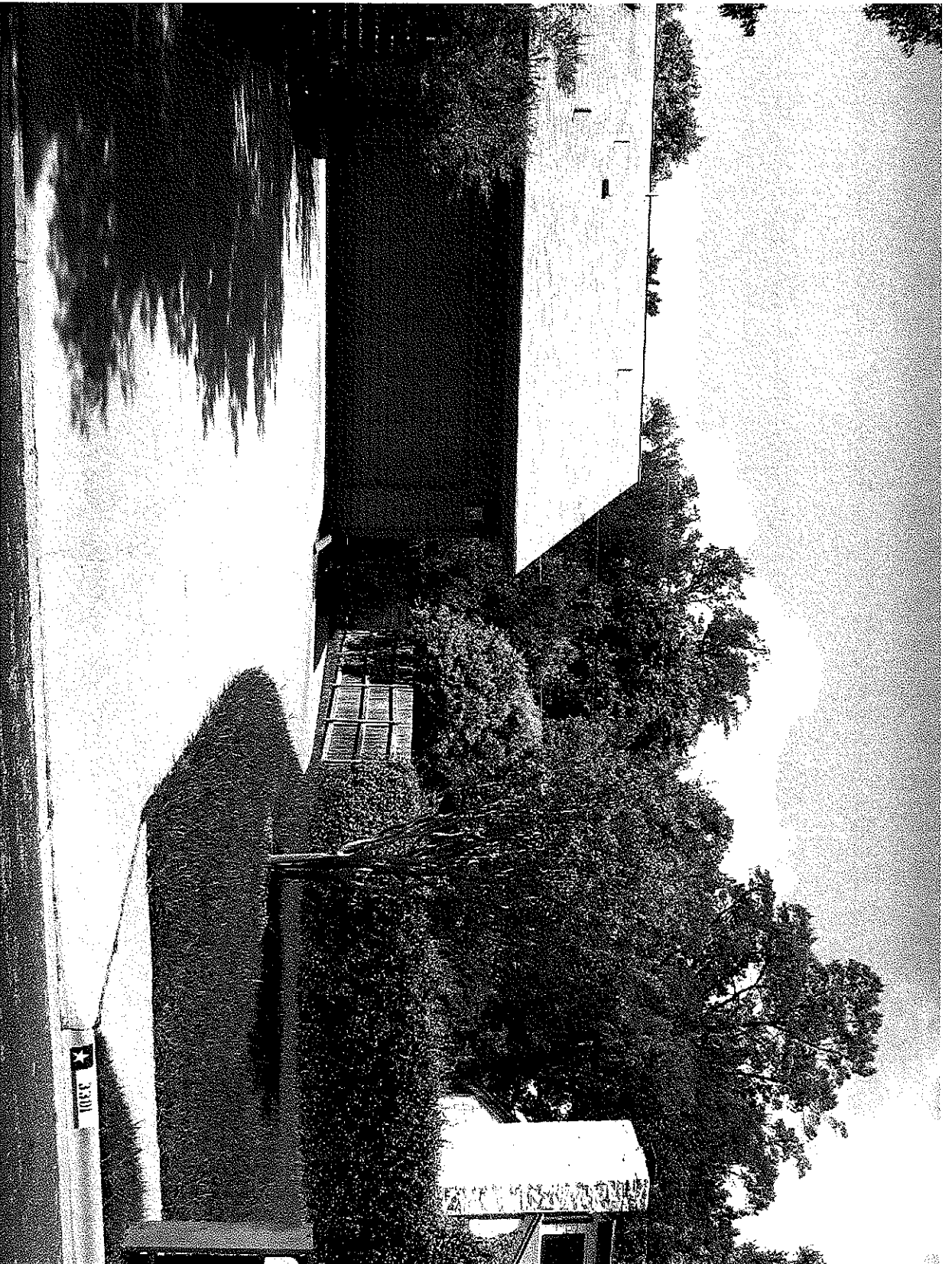




Aerial view of subject property



Aerial locations key of corresponding views



1. Subject property/addition location and adjacent neighboring structure



2. View of property corner: Walsh Tartton & Thousand Oaks Cove



3. View of property from Walsh Turlton



4. View of property corner from Walsh Tarlton



5. Properties on the same side of Walsh Tarlton as subject property—Do not access street



6. Properties across Walsh Tarlton from subject property—Do not access street



7. Adjacent street: Texas Star Lane—Does not access Walsh Tarlton



- LEGEND**
- PUNCH HOLE FOUND
 - 1/2" REBAR FOUND
 - WOOD FENCE
 - BUILDING LINE
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - POWER LINE
 - S.W.E. (S.W. EASEMENT)
 - () OUTSIDE UTILITY
 - C.M. (CONCRETE MOUNT)
 - R.O.W. (RIGHT OF WAY)

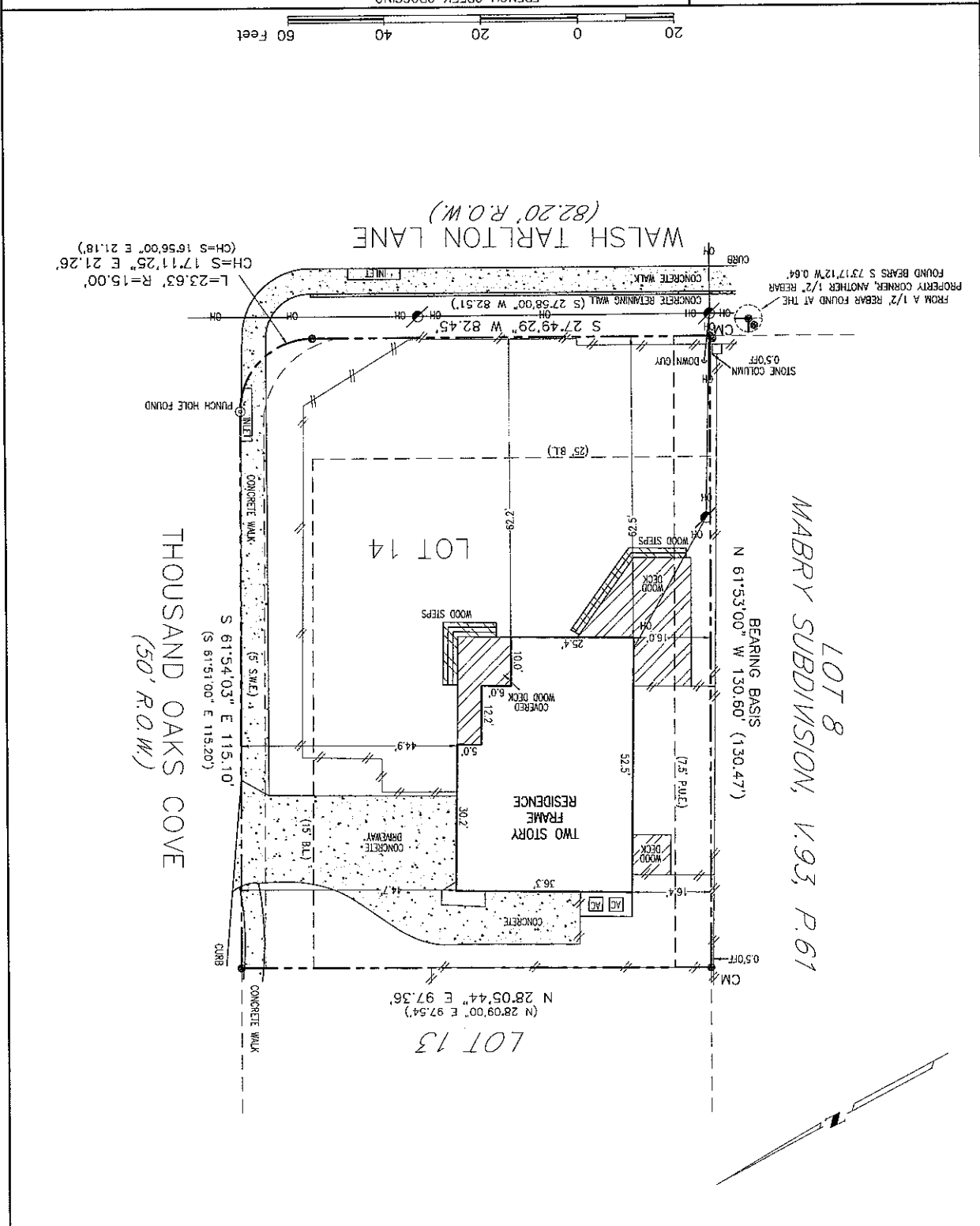
Notes:
 1) Subject to restrictions and easement rights as stated in V.3340, P.578 Deed Records and per plot in Vol.76, Pg.332 Plot Records.

DATE 1-26-11
 TITLE CO. AUSTIN
 G.F. # 2413016992
 SCALE 1" = 20'

B&G
 B&G Surveying, Inc.
 Surveyed by: B&G Surveying, Inc.
 1404 West North Loop Blvd.,
 Austin, Texas 78756
 Office 512-458-8665
 Fax 512-458-9845
 JOB # B0104111-1A

TO THE DEEDHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY
 I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OR THE PROPERTY LOCALLY OCCURRED AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OR ERECTIONS OF IMPROVEMENTS, OR MONUMENTS IN PLACE, EXCEPT AS SHOWN HEREON.
 UP DATE
 FIELD WORK WILLIAM 1-26-11
 CALCULATIONS WITTE 1-26-11
 DRAFTING AMJ 1-26-11
 CORRECTIONS AMJ 1-26-11

SUBDIVISION: FRENCH CREEK CROSSING
 LOT: 14
 BLOCK: 76
 PAGE: 332
 PLAT RECORDS: 3301 THOUSAND OAKS COVE
 COUNTY: TRAVIS
 STATE OF TEXAS
 CITY: AUSTIN
 REFERENCE NAME: MATHIEU STEVENSON & CATHERINE CORCORAN



SIDE ELEVATION

