

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 #

C15-2012-0129

10841463

TP-0215090124

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: 3310 Robinson Avenue

LEGAL DESCRIPTION: Subdivision -

Lot(s) 21 Block 1 Outlot 29 Division University Park

I/We William Gula on behalf of myself/ourselves as
authorized agent for

William Gula affirm that on
September 17, 2012,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Build a deck

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

(Upper Boggy
Creek 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:

The zoning regulations do not apply for reasonable use as I have not been granted the same requirements or abilities of my neighbors as the position of both applied for variances about a structure that is visible to my yard where my structure is not visible from adjacent lots.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: This hardship is unique to the property due to the slope of my terrain in the backyard which prevented me from building my deck attached from my house. As it can not be attached to the structure of the house the only position I could put it without altering the design of the structure was abutting property lines. Additionally the slope causes rain water to run into my house. I was hoping that the deck which prevent run-off from hitting the foundation of the house.

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

The hardship is not general to the area due to the slope of my terrain, additionally my back setback petition about a property that can not be viewed from my yard and infringes on my setback. The other neighbor was consulted during the process and has not objected.

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 structure will not alter the character of the area adjacent lot as it can not be viewed from the property. See attached statements from property owners. (will be submitted prior to hearing)

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.

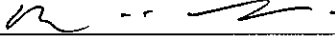
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 3310 Robinson Avenue

City, State & Zip Austin, TX, 78722

Printed William Guk Phone 512-820-4619 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  Mail Address 3310 Robinson Avenue

City, State & Zip Austin, TX, 78722

Printed William Guk Phone 512-820-4619
Date September 17, 2012

Deleted: 1

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.



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0129
LOCATION: 3310 Robinson Ave



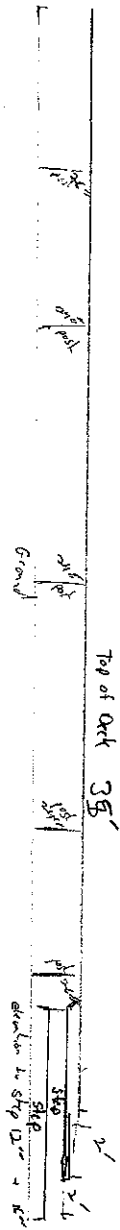
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

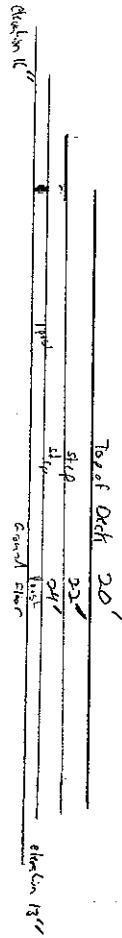
William Lusk
 3310 Robinson Ave
 Elevation Map Structure Deck
 * Note: No side or back view due to
 altered required to submit front

Left Side view

Scale 1" = 4'



Front view



Left Side + Back asht on front no view display

APR 35 SB



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

September 17, 2012

Bill Gula
3310 Robinson Avenue
Austin, TX 78722-2242
Via email to: Bill.Gula@thermon.com

Re: 3310 Robinson Avenue
Lot 21 Blk 1 OLT 29 DIV C University Park Subdivision

Dear Mr. Gula,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce rear & side property setbacks in order to construct a deck. Austin Energy does not oppose this application as requested.

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", written in a cursive style.

Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



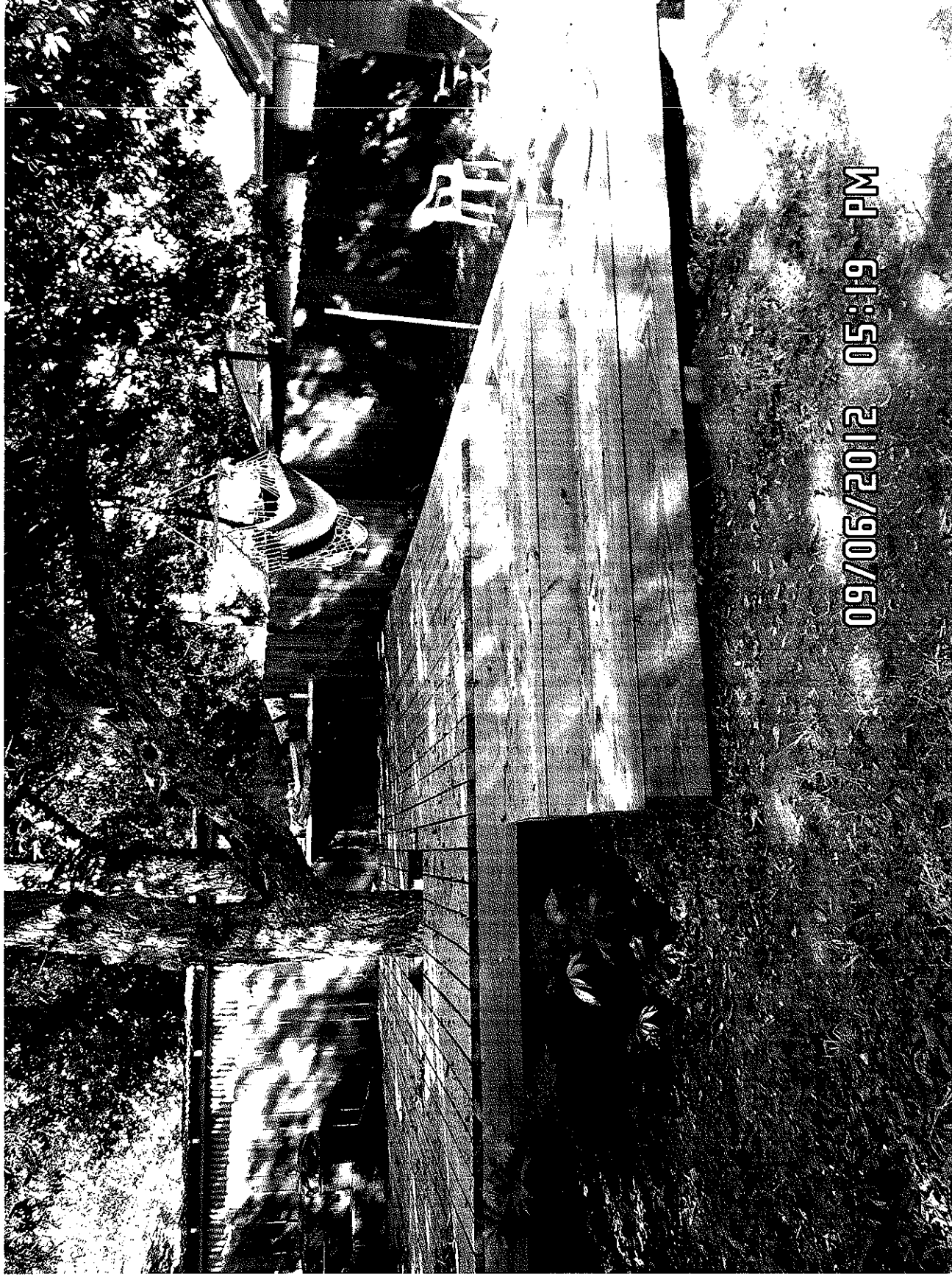
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9-6-2012

3310 ROBINSON AVE

Case 12 090844 CV

Investigator M. Ruiz



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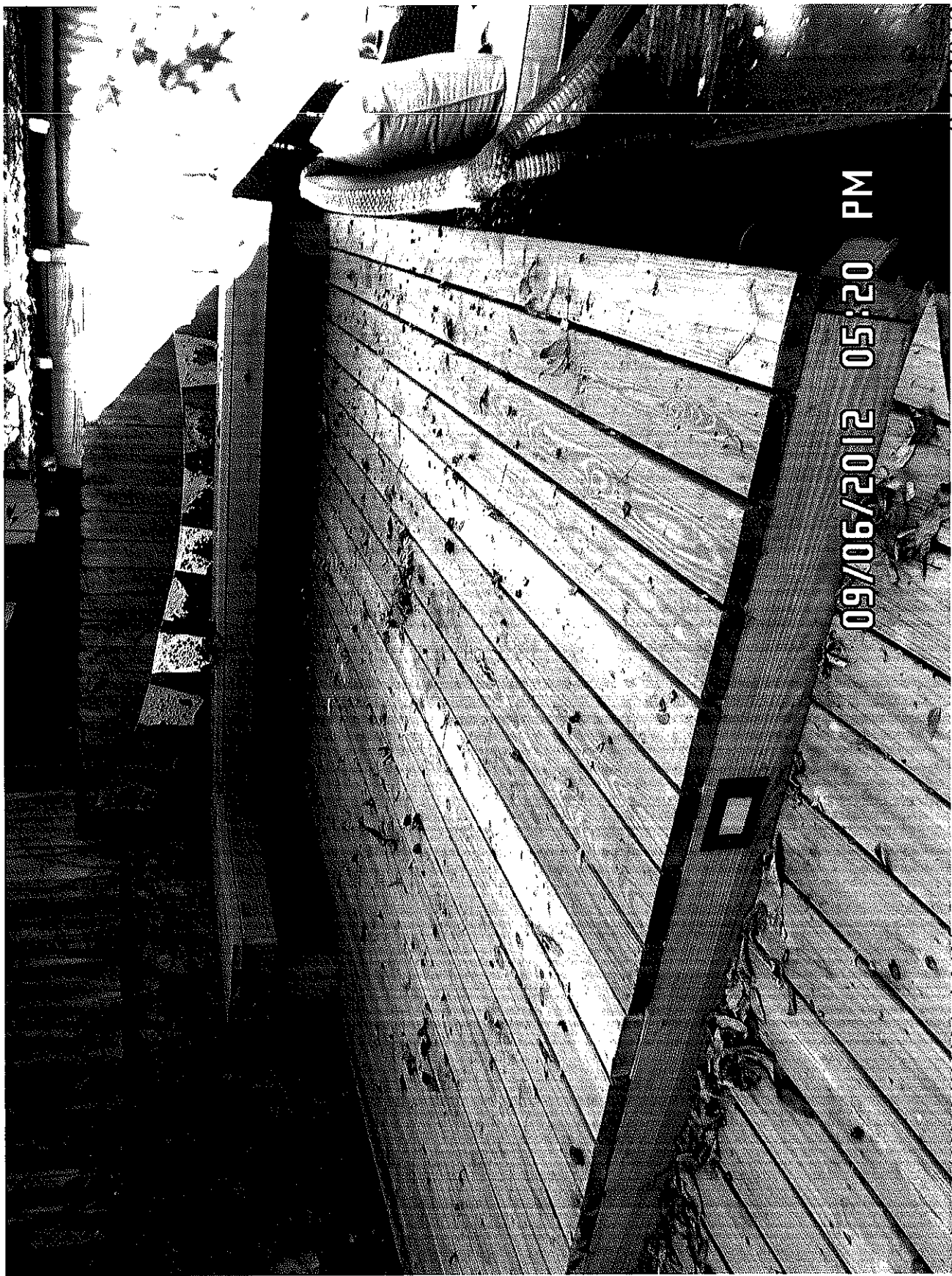
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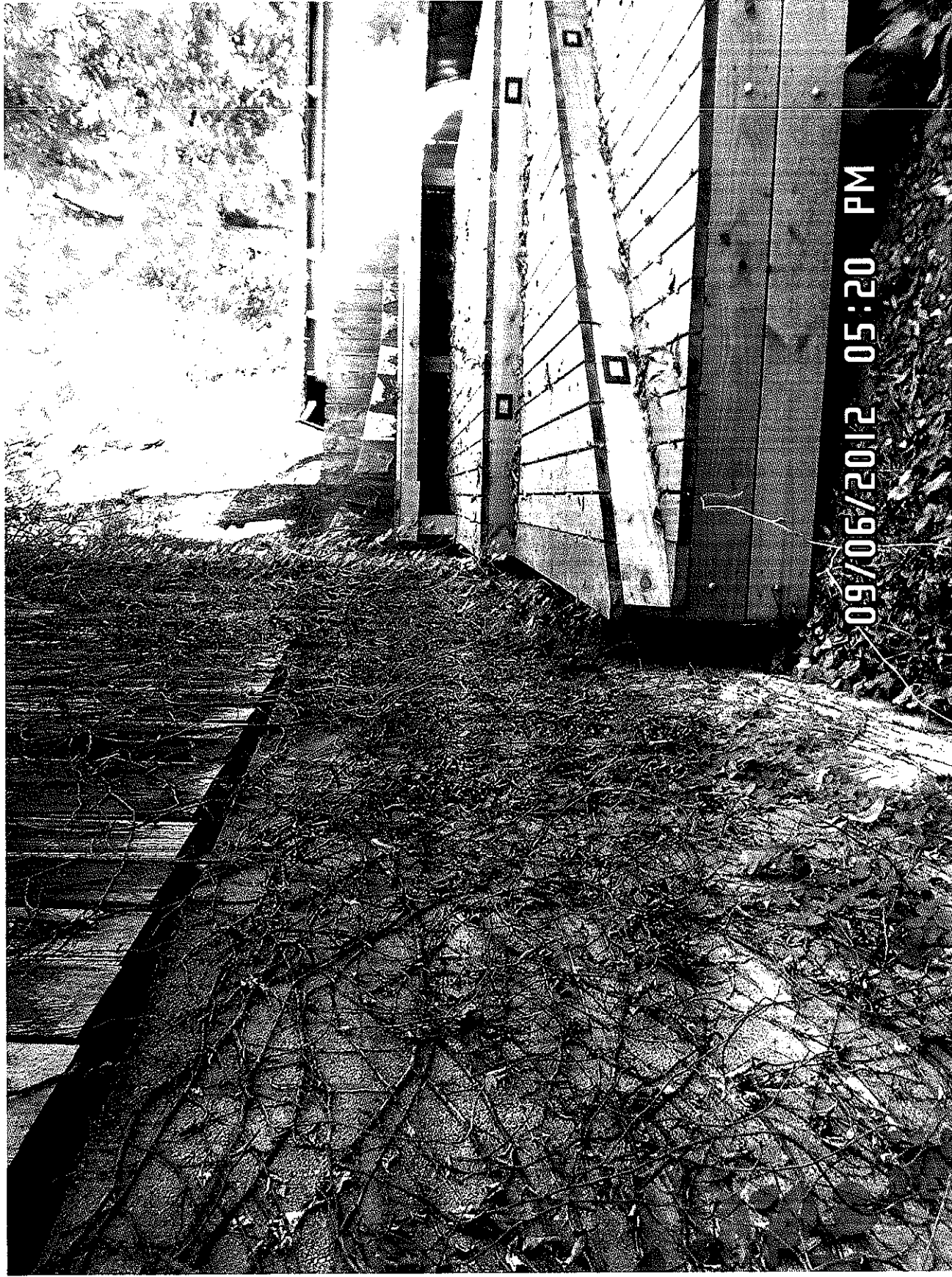
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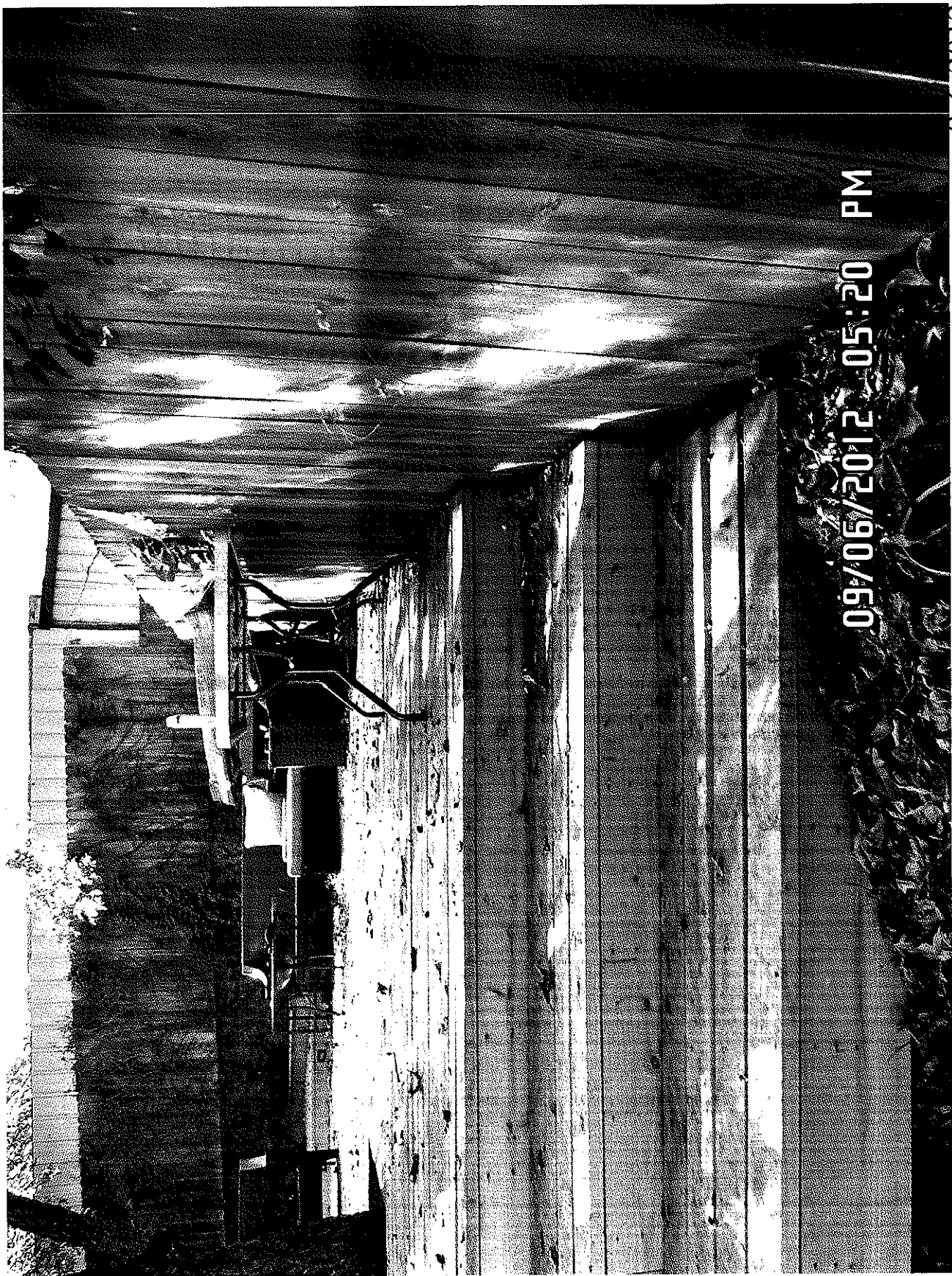
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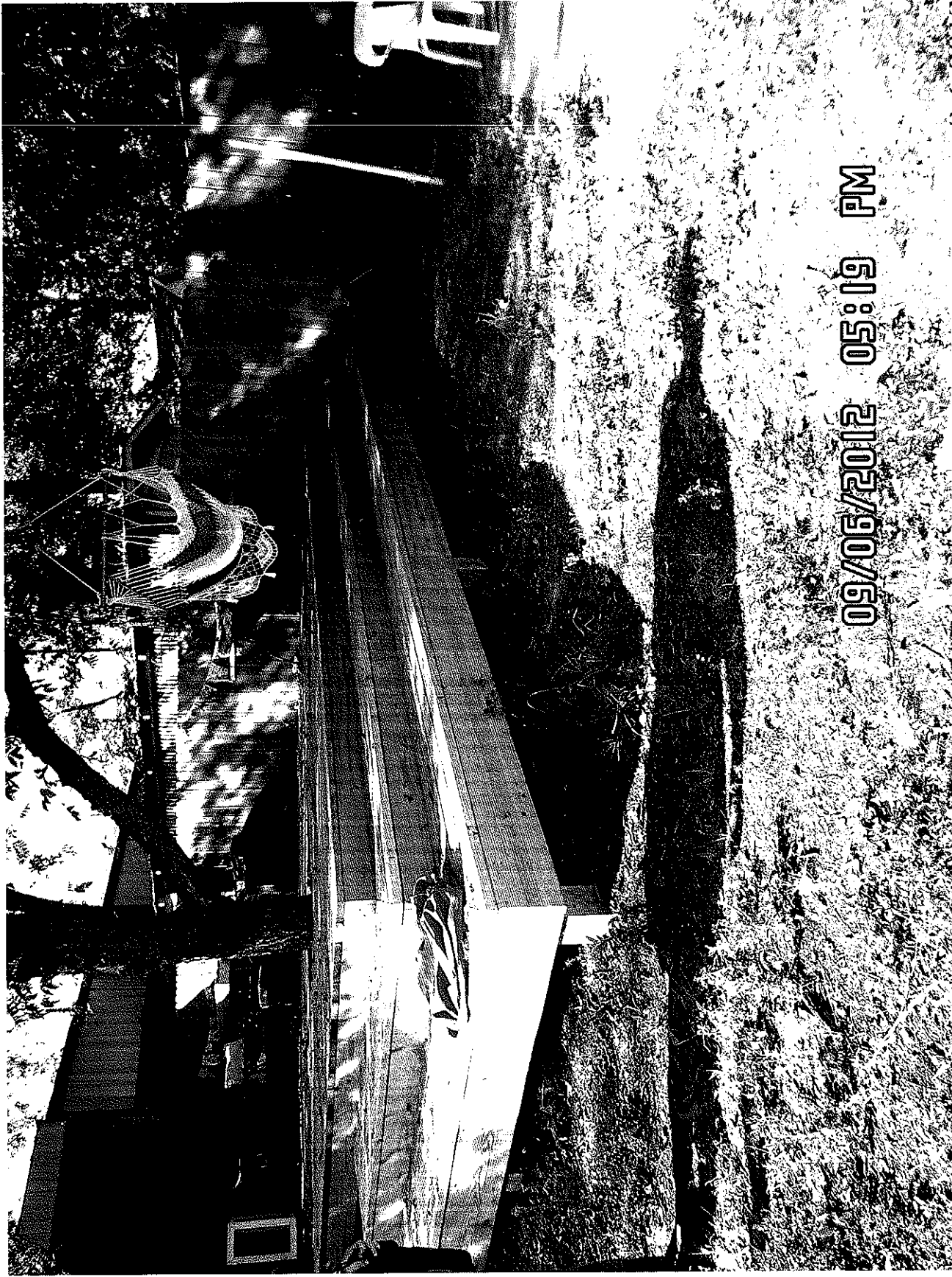
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