

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 # C15-20 B-0 009
ROW # 10881836
TP-0118020701

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: 1811 W. 29th Street Austin, Texas 78703

LEGAL DESCRIPTION: Subdivision – _____

Lot(s) 13 Block 2 Outlot _____ Division Bryker Woods "C"

I/We Benjamin Howell on behalf of myself/ourselves as authorized agent for

_____ affirm that on January 15, 2013,

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

(check appropriate items below)

X ERECT _____ ATTACH _____ COMPLETE _____ REMODEL _____ MAINTAIN

A solid fence along the property line of the above-described property to a height not to exceed 8 feet.

in a SF-3 -HP 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:

The nature of the property is unique in that generally applicable regulations do not allow for reasonable privacy from neighboring properties or Mopac (Loop 1).

HARDSHIP:

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

Mopac (Loop 1) is openly visible from the backyard and from inside the back half of the house, whereas similarly-situated neighboring properties are shielded from that view.

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

The elevation of the house on the subject property is higher than neighboring properties permitting a clear view into adjoining houses despite existing 6 foot fences.

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:

Other properties near Mopac (Loop 1) already have fences with heights in excess of 6 feet, and the proposed design will be consistent with and enhance the area's character.

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:

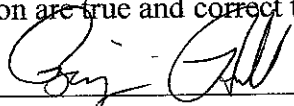
N/A

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.

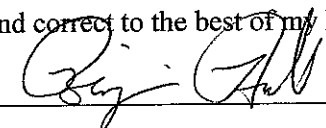
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1811 W. 29th Street

City, State & Zip Austin, Texas 78703

Printed Benjamin Howell Phone 512-554-2777 Date January 15, 2013

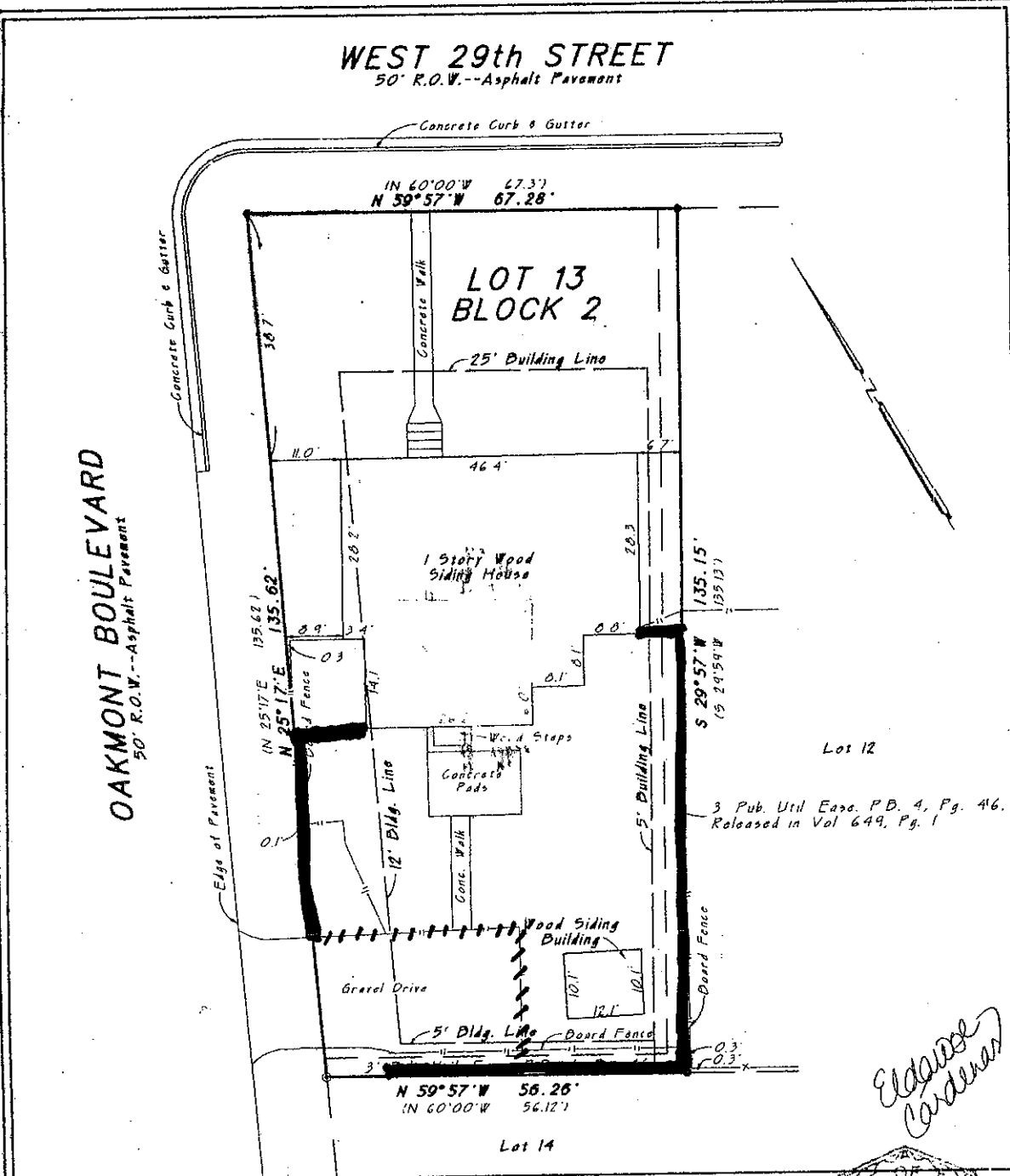
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1811 W. 29th Street

City, State & Zip Austin, Texas 78703

Printed Benjamin Howell Phone 512-554-2777 Date January 15, 2013

Local Address 1811 West 29th Street Described As Lot No. 13
Block 2 Bryker Woods "C" A Subdivision in
Travis County, Texas. Recorded in Plat Book 4 Page(s) 46
Plat Records. Travis County, Texas. Ref. 179172-N/Cardenas



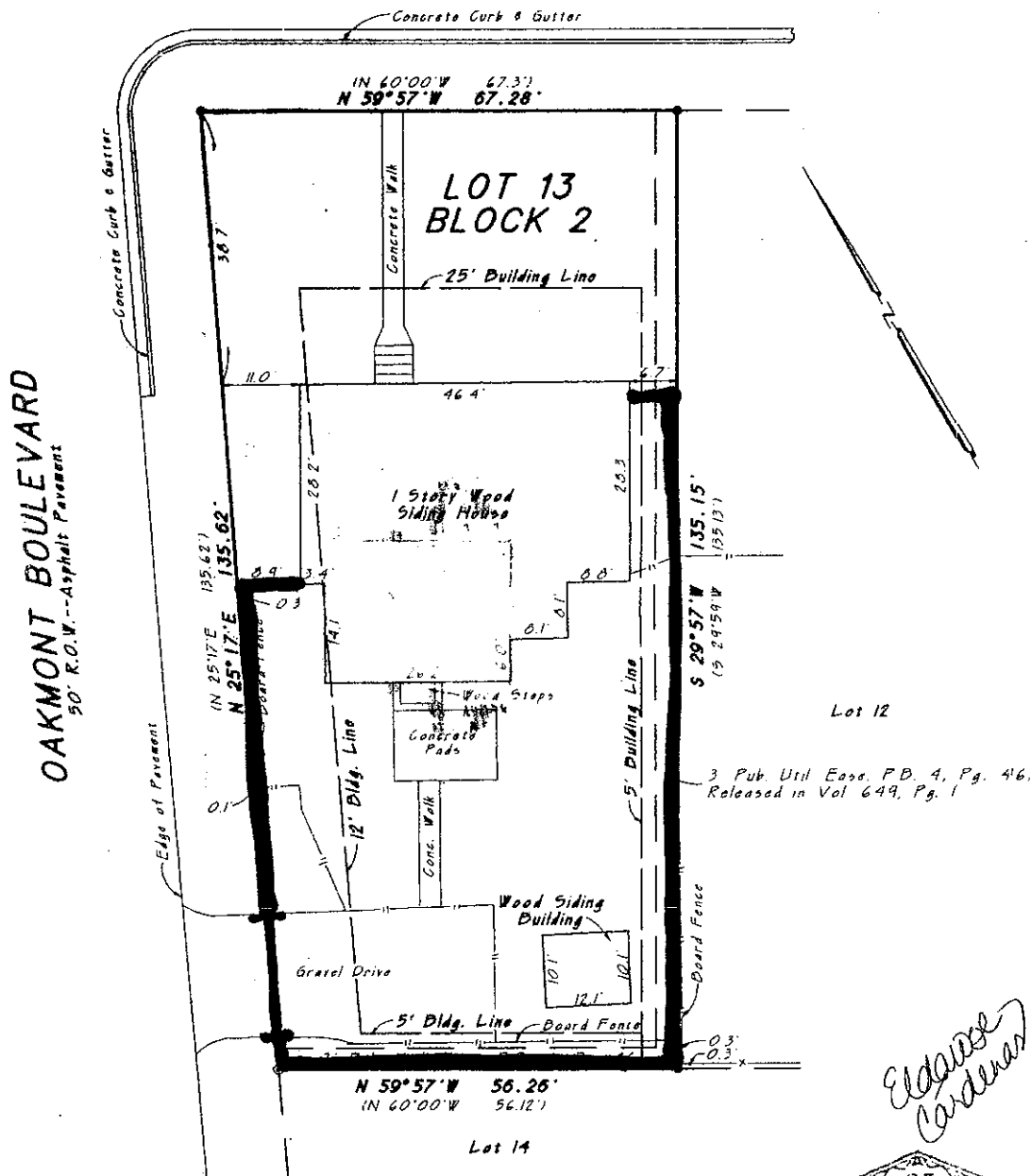
DOUGLAS A. SEEL
Registered Professional
Land Surveyor No. 12019

3802 Manchaca Road - Austin, Texas 78704 - Ph. (512) 440-0222

Local Address 1811 West 29th Street Described As Lot No. 13
 Block 2 Bryker Woods "C" A Subdivision in
 Travis County, Texas. Recorded in Plat Book 4 Page(s) 46
 Plat Records. Travis County, Texas. Ref. 179172-N/Cardenas

WEST 29th STREET

50' R.O.W. -- Asphalt Pavement

**LEGEND**

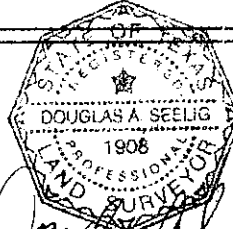
- Conc. Monument Found
- Iron Pipe Found
- Iron Rod Found
- Iron Rod Set
- ▲ Nail Found
- △ Nail Set

() Record Information

Date 10/28/97Scale 1"=20'Invoice No. 14554Work Order No. 14554

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

The property described hereon is not located in a designated Flood hazard area, according to map panel 480624 0205E of the June 16, 1993 Flood Insurance Rate Map for Austin, Texas.



Douglas A. Seelig
DOUGLAS A. SEELIG
 Registered Professional
 Land Surveyor No. 19013

DOUG SEELIG LAND SURVEYORS, P.C.

3802 Manchaca Road - Austin, Texas 78704 - Ph. (512) 440-0222