

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

CASE #

ROW #

C15-2013-0820

10895992

TP-0310260401

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: 1301 Harrison Lane

LEGAL DESCRIPTION: Subdivision - Richland Estates Sec 1

Lot(s) 24 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/~~We~~ Edward Chapman on behalf of myself/~~ourselves~~ as authorized agent for

Effie M Chapman affirm that on 7 Feb, 2013,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

Approximately 25 to 30 year old (wooden) carport/storage shed

Special Exception

in a SF-3 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 unattached carport/storage shed has existed for 25 to 30 years; and the  
regulations allow for amnesty for buildings that has been in place that long a time.

**HARDSHIP:**

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**AREA CHARACTER:**

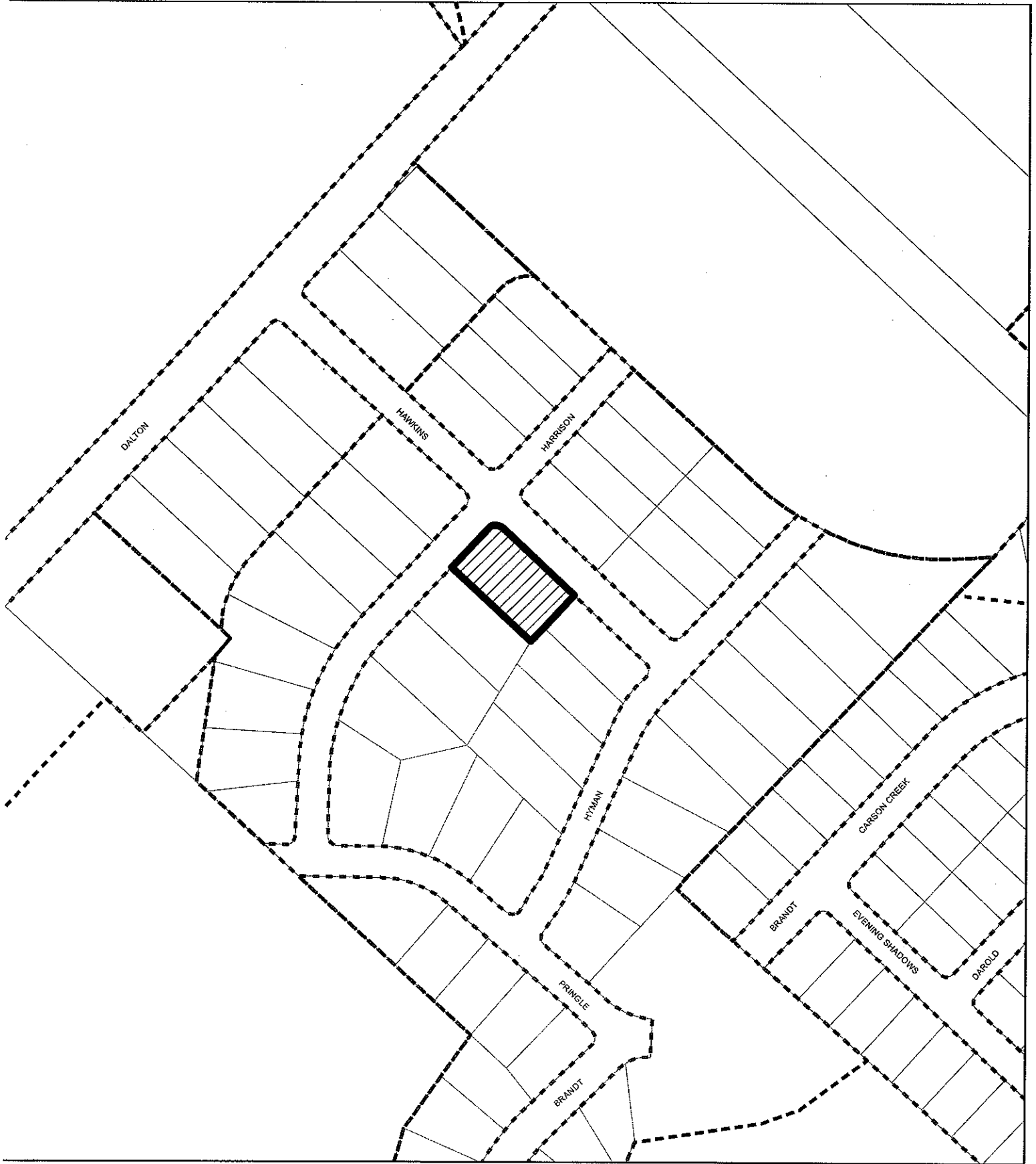
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Carport/storage shed is 82' from Lot 23 and is 74' from Lot 33. Hawkins Lane is a  
2 block long street that is the edge of the 100 year floodplain. (See attachment)

**PARKING:** (Additional criteria for parking variances only.)

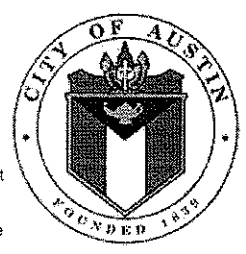
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional 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:



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2013-0020  
LOCATION: 1301 HARRISON LANE



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.

## Attachment BOA Page 3

Only 4 homes remain sided up to Hawkins Lane.

The City/FEMA has bought out and destroyed the homes on Harrison Lane north of Hawkins Lane.

Hawkins Lane is not a through street.

There probably not be any future Neighborhood growth.

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 Edward Chapman Mail Address 1301 Harrison Lane  
City, State & Zip Austin, Texas 78742

Printed Edward Chapman Phone (512) 385-2481 Date 2/7/2013

**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 Effie M. Chapman Mail Address 1301 Harrison Lane  
City, State & Zip Austin, Texas 78742

Printed Effie M Chapman Phone (512) 385-2481 Date 2/7/2013

SF-3

City of Austin  
Fully Developed  
25-Year Floodplain

City of Austin  
Fully Developed  
100-Year Floodplain

1215

SF-3

1300

1300

SF-3

1217

1302

1301

1303

SF-3

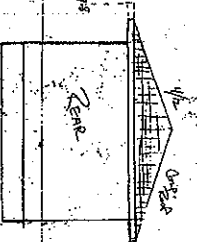
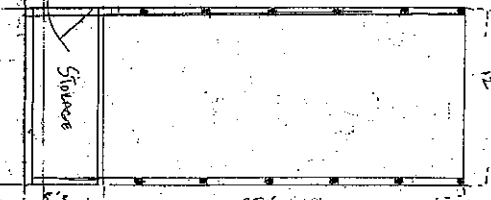
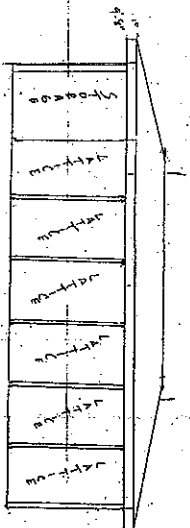
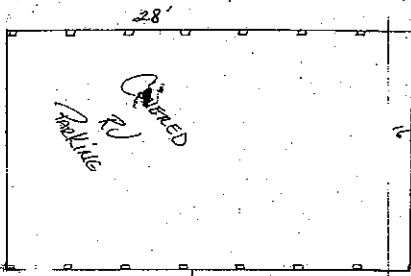
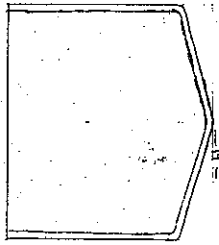
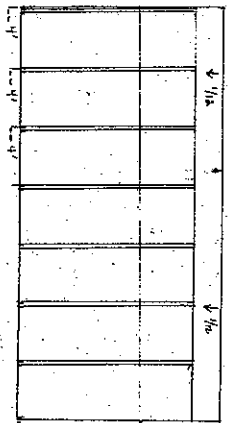
1308

1305

1997 Aerial

1310





14-1

Hudson's Lane

REVIEWED FOR COMPLIANCE  
2/11/13

C15-2018-0020  
1301 Harrison Ln.





## SPECIAL EXCEPTION INSPECTION



|  |                   |
|--|-------------------|
| Address:                                     | 1301 Harrison Ln. |
| Permit Number:                               | 2013-012021       |
| Property Owner Requesting Special Exception: | Effie M. Chapman  |

### Special Exception Requested:

Detached carport encroaching into street side yard setback

Date Structure was originally constructed: primary structure built in 1972, carport about 1988

|  |  |
|--|--|
| Date of Inspection:                            | February 8, 2013   |
| Building Official or designated representative | Tony Hernandez   |
| <b>X</b>                                       | The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property  |
|  | <p>The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection:</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li><li>4.</li></ol> |