

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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 #

C15-2013-0027

10911839

TP-0143340259

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: 4300 CANDAS DRIVE

LEGAL DESCRIPTION: Subdivision - RIVER PLACE SECTION 22 A

Lot(s) 165 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We James Blou on behalf of myself/ourselves as authorized agent for

Sean Grove affirm that on \_\_\_\_\_, \_\_\_\_\_,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

SWIMMING POOL w/ i.c. 2

~~49.4%~~  
49.4%

in a \_\_\_\_\_ 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:

DOES NOT ALLOW POOL TO BE BUILT BECAUSE OF IMPERVIOUS COVER. OTHER POOLS HAVE BEEN BUILT IN SAME AREA

**HARDSHIP:**

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

IMPERVIOUS COVER IS AT 52% SINCE 1998 WHEN HOUSE WAS BUILT. WAS ANNEXED IN 2009 BY CITY OF AUSTIN

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

IS A LARGE LOT CONSUMED BY HOUSE AND PATIOS

**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:

NOT INCREASING IMPERVIOUS COVER REPLACING 31/ REMAINING 333 SQ FT. OF CONCRETE. AND REPLACE WITH 79 SQ FT. OF COPING

**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:

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 JAMES BLOW Mail Address 23905 REDBIRD TR

City, State & Zip MARBLE FALLS TX. 78654

Printed JAMES BLOW Phone 512-716-9385 Date \_\_\_\_\_

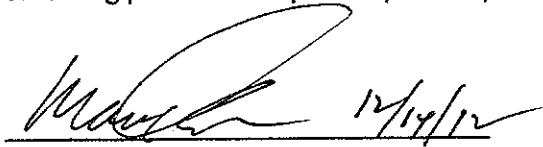
**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

I, Mark Grove, allow Jim Blow with 3D Pools to represent me to the City of Austin for purposes of obtaining permits as required by the City of Austin.

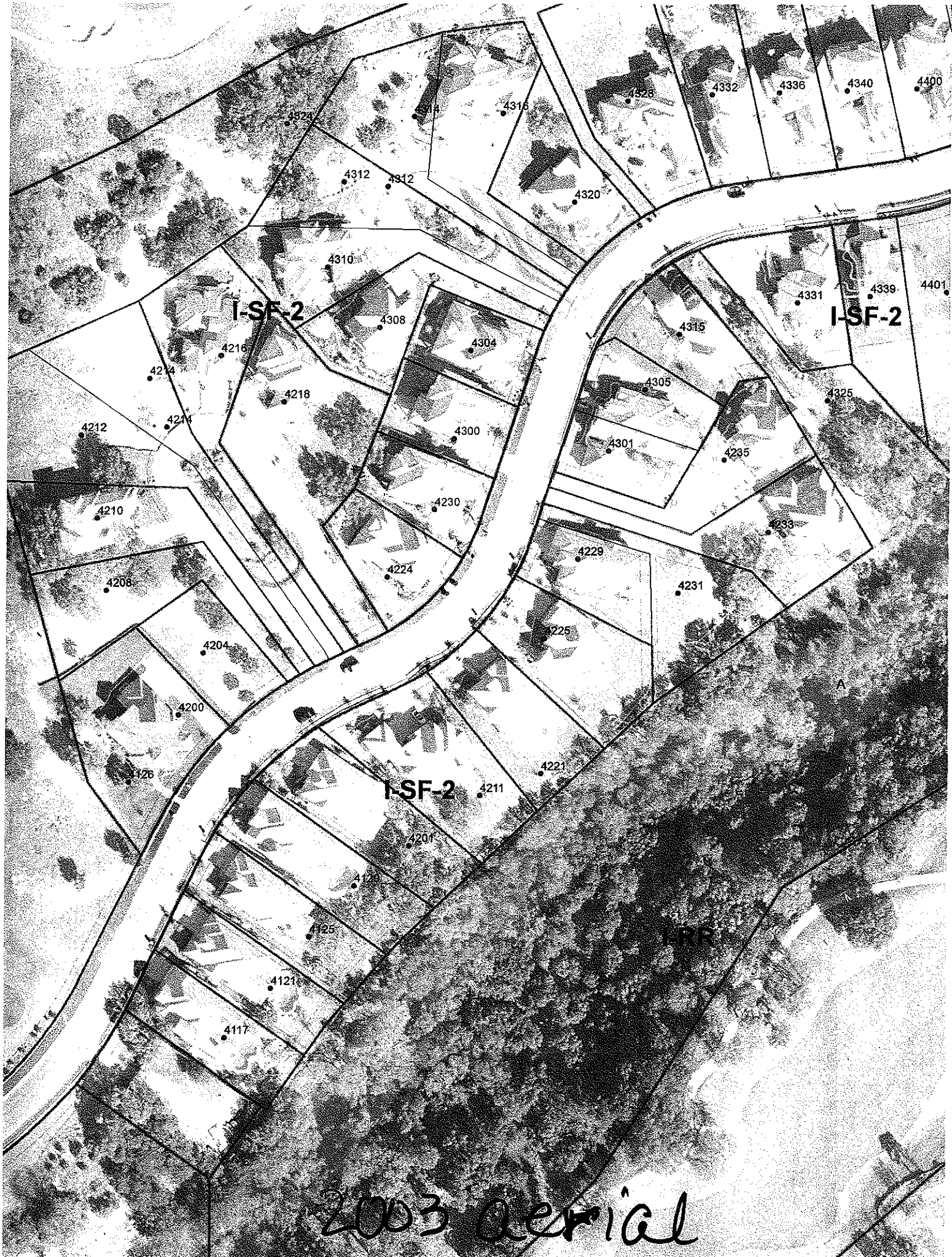
A handwritten signature, likely of Mark Grove, is written in black ink. To the right of the signature, the date "12/14/12" is handwritten. The signature and date are positioned above a horizontal line.

Mark Grove / 12/14/2012

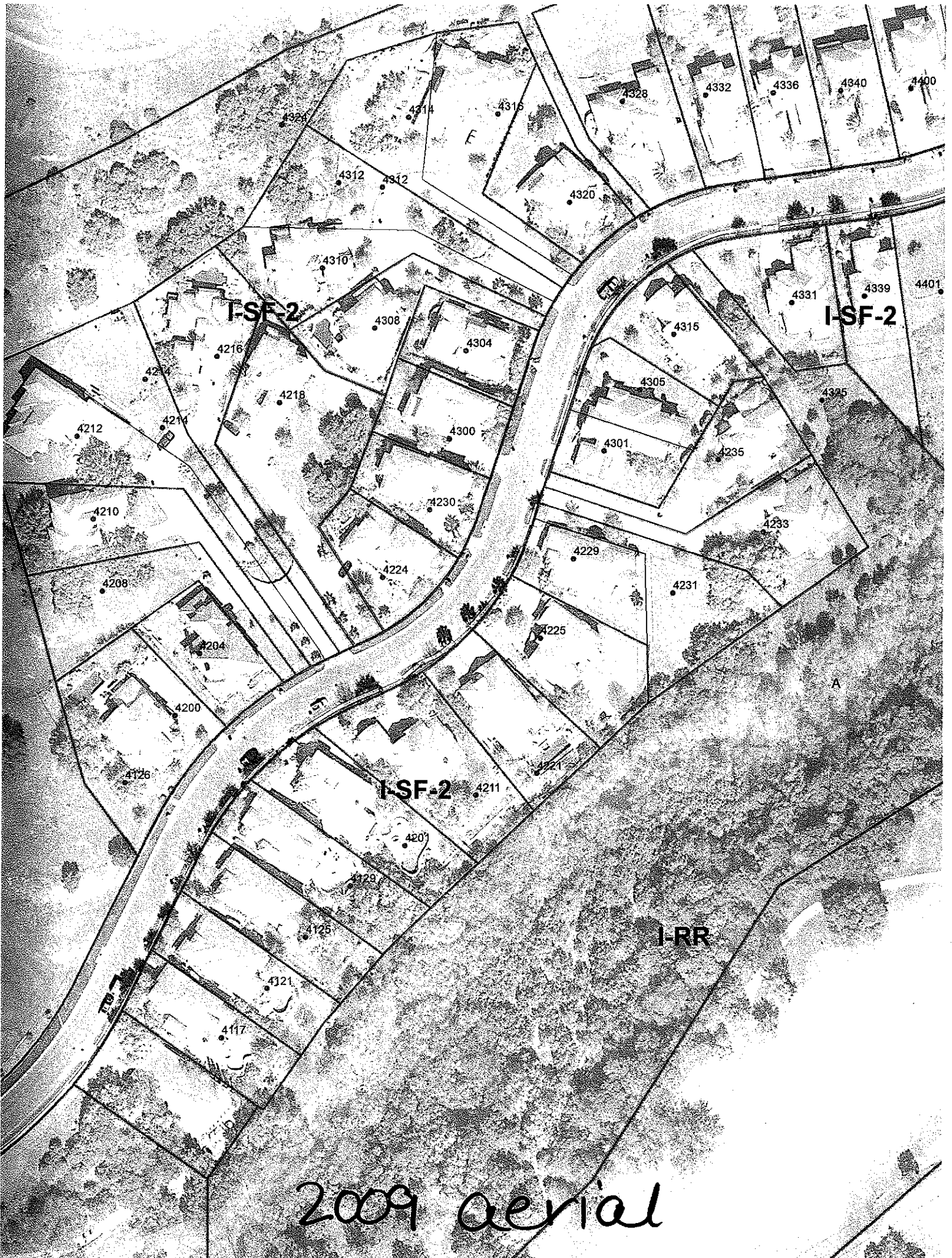


2003 aerial





2003 aerial



2009 aerial

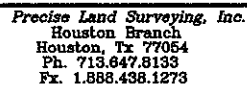
# Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Imagery ©2013 CAFCOG, DigitalGlobe, GeoEye, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm





LOT 163

N 22° 35' 29" E 71.02'

[illegible]

LOT 166

LOT 164

10' PUBLIC UTILITY  
EASEMENT  
(per plat)

15' BUILDING LINE  
(per plat)

found 1/2" iron rod bears  
N 68° 59' 28" W 0.82'

CM  
found 1/2"  
iron rod  
• 77.47'

set 1/2" iron rod  
cm found  
pk nail  
water 103 20'

CANOAS DRIVE

(50' PRIVATE STREET, DRAINAGE & PUBLIC UTILITY EASEMENT)

**NOTES:**

CM = CONTROLLING MONUMENT.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:

ORDINANCE NO. 20090827-084, DOC. NO. 2010025050, O.P.R.T.C.T.

BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.

THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COVENANT LISTED

RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED  
HEREON AND IN EFFECT PRIOR TO SAID PLATS IF NOT EXTINGUISHED BY SAID PLATS OR

HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION

THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED

THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED  
HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN. OTHER INTERESTS MAY EXIST.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 4300 CANOAS DRIVE, and BEING LOT 165, BLOCK "A", OF RIVER PLACE SECTION 22, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 101, PAGE(S) 343-348, OF THE MAP AND/OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0430 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and was prepared without the requirement or benefit of a title commitment. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible for any loss resulting therefrom.

DATE:

ACCEPTED BY:



DATE: 02/08/13  
FIELD DATE: 06/13/12  
REVISED: 02/11/13

TECH: MSP      FIELD: JT  
JOB NO: 612-1195A



MAPSCO NO: 522-B

Registered Professional Land Surveyor



DALLAS/FORT WORTH  
4625 EASTOVER DR.  
MESQUITE, TX 76149  
PH. 677.851.7072 FX. 1.888.433.1273

LOT 168

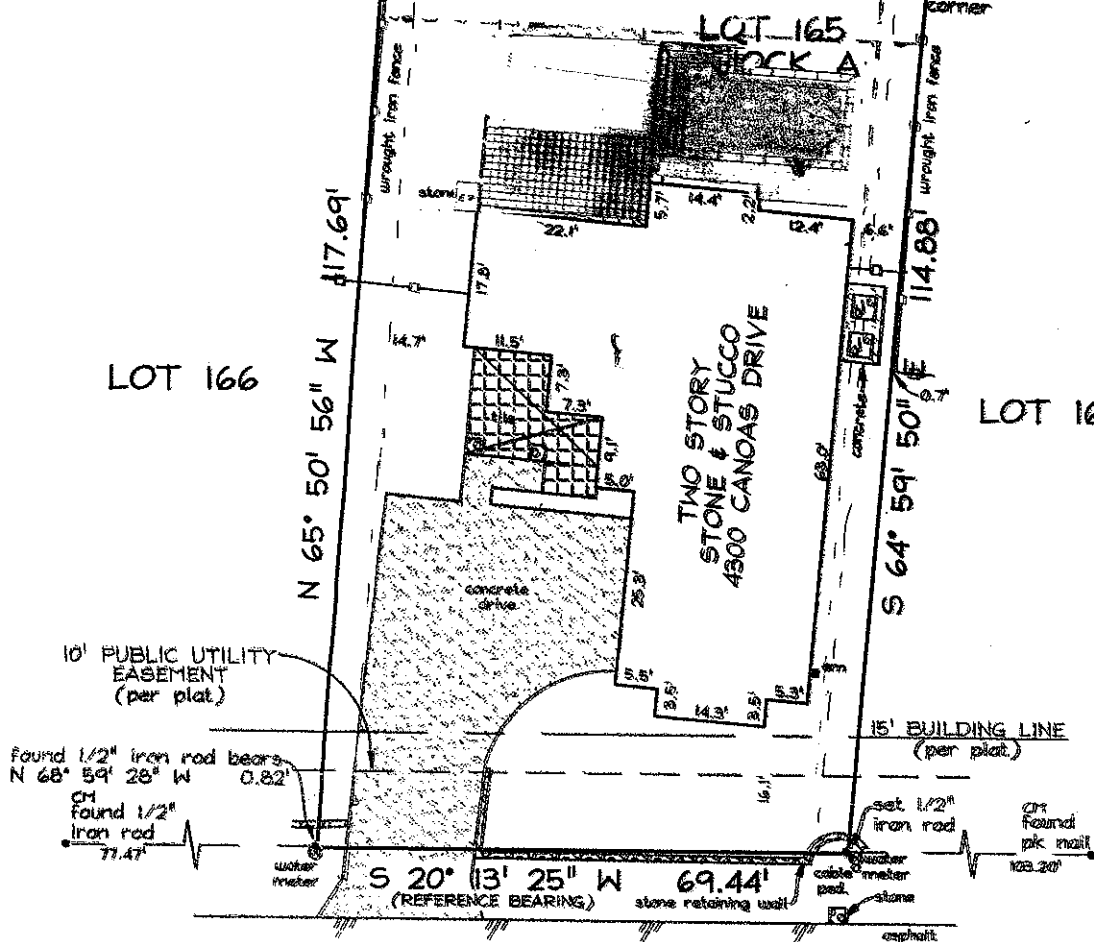
LOT 163

found 1/2" iron rod bears  
N 01° 08' 40" E 1.07'

N 22° 35' 28" E 71.02'

LOT 166

LOT 164



CANOAS DRIVE

(50' PRIVATE STREET, DRAINAGE & PUBLIC UTILITY EASEMENT)

NOTES:

CM = CONTROLLING MONUMENT.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:

(10F)-ORDINANCE NO. 20090827-084, DOC. NO. 2010025050, O.P.R.T.C.T.

BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 4300 CANOAS DRIVE, and BEING LOT 163, BLOCK "A", OF RIVER PLACE SECTION 23, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 101, PAGE(S) 343-348, OF THE MAP AND/OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0430 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

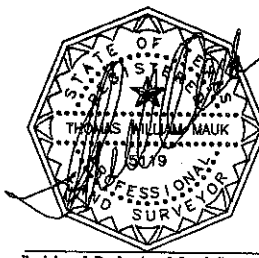
DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_



DATE: 06/13/12  
FIELD DATE: 06/13/12  
REVISED:

TECH: JDM FIELD: JT  
JOB NO: 613-1193



GF NO. AUS12706  
MAPSCO NO: 523-B  
RELIANT TITLE AGENCY

Registered Professional Land Surveyor