

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 #

C15-2013-0040

10926964

TP-0107140201

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: 1300 Chicory Cove, Austin, TX 78746

LEGAL DESCRIPTION: Subdivision – BEECAVE WOODS SEC 2

Lot(s) 34 Block A Outlot Division

We Jeremy Broadhead & Kristen Anderson on behalf of ourselves as authorized agent for

N/A affirm that on April 1st, 2013,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

The pre-existing shed, presumed to have been built in 2003, nearly 10 years prior to our

purchase of the property and the start of our current renovation project, in its current

location, which lies across the setback boundary.

6.5 feet from

in a SF-2 district.

(zoning district)

side street p.l.
along wilderness
Driv

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 would have me either cut trees to accommodate relocating the pre-existing utility shed within the setback, or destroy it, leaving me without its value.

HARDSHIP:

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

The property has more trees than most of the surrounding properties, making it impossible to relocate the utility shed within the setback without removing trees.

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

Other neighboring properties have fewer trees within their setback boundaries. The issue is unique to this property.

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 pre-existing shed was built on the corner of the lot that is bordered by roads. The nearest adjacent conforming property is across the road. No visible utilities are nearby.

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  Mail Address 1300 Chicory Cove

City, State & Zip Austin, TX 78746

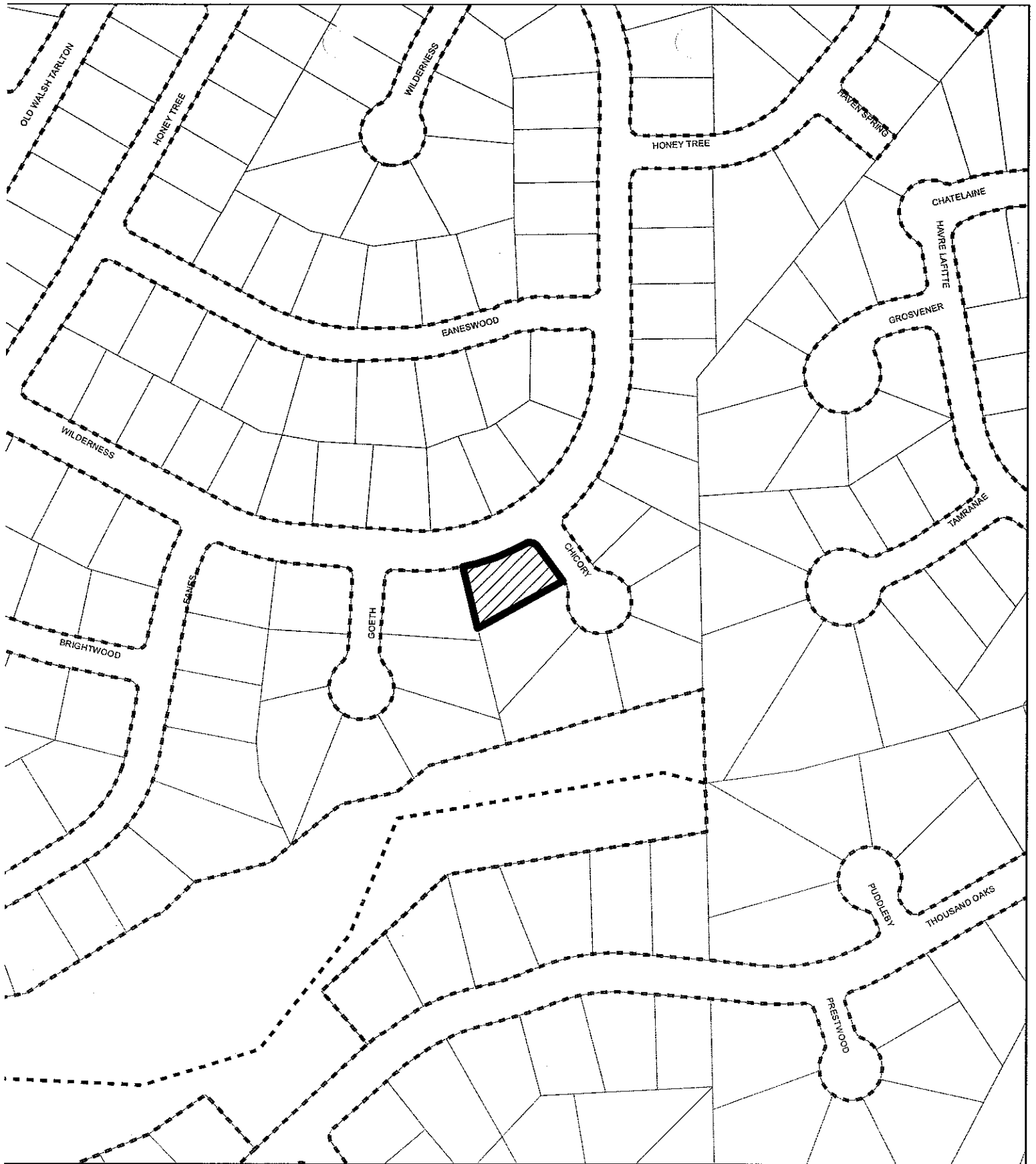
Printed 04/01/2013 Phone (617) 230-6523 Date 04/01/2013

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 1300 Chicory Cove

City, State & Zip Austin, TX 78746

Printed 04/01/2013 Phone (617) 230-6523 Date 04/01/2013



N



SUBJECT TRACT

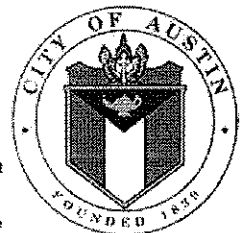


ZONING BOUNDARY

CASE#: C15-2013-0040
LOCATION: 1300 CHICORY 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.



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 **1300 Chicory Cove**
Austin, TX 78746



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From: Florence Mayne <fmayne@austin.rr.com>
Subject: Re: 1300 Chicory Shed Construction Date
Date: March 11, 2013 5:32:10 PM CDT
To: Jeremy Broadhead <jeremy.broadhead@namelesscity.com>

It was built by the Dube family, less than 15 years ago. I think, if my memory is accurate, you bought the house from the folks who bought it from the Dubes. So, if you find the deed to your seller, it should be from the Dubes and that will tell you when the Dube family came to own the property. We've been here almost 15 years and in 1998 when we bought, your house was owned by a different family, the Kershaws. The Kershaws sold to the Dubes some time later, maybe about 2003.

Florence Mayne
1302 Wilderness Dr

On Mar 11, 2013, at 11:56 AM, Jeremy Broadhead wrote:

Hi neighbors,

You've all probably noticed our house at 1300 Chicory being renovated for the past six or more months. I happy to say that the project is nearly done. However, to get the city to sign off on the completed project, I'm being asked to provide them information about our shed, visible on the corner of Wilderness and Chicory. Does anyone know when the shed was constructed, or at least if it was built 15 or more years ago? Please let me know if you know this, or if you know someone who might know this.

Thanks!

Jeremy Broadhead

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