

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#

C15-2013-0062

ROW #

10948592

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PERMITTING VARIANCE

010006-05-03

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 1510 Garner Avenue

LEGAL DESCRIPTION: Subdivision-

Lot(s) 1

Block c

Division. Barton Heights _____

I/We Frank West

on behalf of myself/ourselves as authorized agent for

Julie Hudnall/Frank West affirm that on 5-7-1 hereby apply for a hearing before the Board
of Adjustment for consideration to:

(check appropriate items below)

ERECT

ATTACH

☒ COMPLETE

REMODEL

MAINTAIN

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: We purchased the home (in April) with the understanding the existing exterior walls and roof would remain we would be able to chance the of the screen in porch that has been there to best of our knowledge since 1994. We did not build the area of the home that is encroaching.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: The screened in porch was in existence since 1994. The change of use would allow us to remodel the home. It would allow us another bathroom. I did speak to Sue Welch in planning during the purchase of the home to make sure this would work. It was my understanding that due to the encroachments age it would work. The remodel plans have already been reviewed by Jose Rascon and have passed the Planning departments technical review. We are not changing the impervious coverage rooflines or exterior walls. It is an interior remodel only. Not being able to convert this space will not let us use the home's footage as living space. The technical review and survey is included.
- (b) The hardship is not general to the area in which the property is located because: The home has been like this since 1994. We did not build into the encroachment. We do not intend change the exterior footprint of the home, impervious coverage or roof line. We want to leave the home; on the exterior, as it was when we bought it. We want it to fit into the neighborhood just as it does now.

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: We do intend to change the look of the home. The impervious coverage, exterior walls and roof line will remain the same. We want it to fit into the neighborhood. That is why we bought it.

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 per Susan Walker. The existing driveway and garage will remain as is for parking.

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 Frank West Mail Address 7921 A Delaible

City, State & Zip Austin TX 78739

Printed FRANK West Phone 512-848-8675 Date 5-7-13

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 FWest Mail Address 7921 A Delaible

City, State & Zip Austin TX 78739

Printed FRANK West Phone 512-848-8675 Date 5-7-13

City of Austin Residential Permit Application Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	Project ID: 13-02583	Date:
	Address:	Date:
	Project Name:	Date:
	Project Location:	Date:

Project Information	
Project Address: 1510 GARNER AVENUE	Tax Parcel ID: 0100060503 100466 - 62070 8100060503
Legal Description: Lot 1 Block C Barton Heights B	Lot Size (square feet): 6436.58
Zoning: SF3	Historic District (if applicable): W/3
Neighborhood Plan Area (if applicable):	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y N	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y N	wastewater availability? Y N
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? Y N	If yes, submit a copy of approved septic permit to construct Y N
Does this site require a cut or fill in excess of four (4) feet?	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y N	Is this site adjacent to a paved alley? Y N
Does this site have a Board of Adjustment (BOA) variance? Y N Case #	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y N	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Y N	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y N	
Note: Proximity to a floodplain may require additional review time.	

Description of Work	
Existing Use: vacant single-family residential duplex residential two-family residential other	Proposed Use: vacant single-family residential duplex residential two-family residential other
Project Type: new construction addition addition/remodel remodel/repair other	# of bedrooms existing: 3 # of bedrooms proposed: 3 # of baths existing: 2 # of baths proposed: 2.5
Will all or part of an existing exterior wall be removed as part of the project? Y N	
Note: Removal of all or part of a structure requires a demolition permit.	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Interior Remodel: Kitchen, Great Bath, Paint, etc change gravel drive to concrete / CONVERT GRAVEL Drive to Concrete	
Trades Permits Required: electric plumbing mechanical (HVAC) concrete (right-of-way)	

Job Valuation	
Total Job Valuation: \$ 30k	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$
Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 30	Primary Structure: \$
Accessory Structure: \$	Bldg: \$ 30 Elec: \$ 4 Plmbg: \$ 3 Mech: \$ 3
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	

RDS-

Need SE-LS

2013-04-22 5:33 PM

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1962.41	780.41	1962.41
b) 2 nd floor conditioned area			
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)			
f) Covered Patio, Deck or Porch	/	/	
g) Balcony			
h) Other			
Total Building Coverage (Exclude Pools, Ponds, and Fountains)			
i) Driveway	463.78	463.75	463.75
j) Sidewalks			
k) Uncovered Patio	/	163.91	163.91
l) Uncovered Wood Deck (counts at 50%)	157.52		
m) AC pads	9	9	9
n) Other (Pool Coping, Retaining Walls)	313.5	313.5	313.5
Total Site Coverage			
o) Pool			
p) Spa			

Site Development Information		
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)		
Existing Building Coverage (sq ft):	<u>2905.86</u>	% of lot size: <u>44.96</u> 30.36 %
Proposed Building Coverage (sq ft):	<u>2912.25</u> <u>1962.41</u>	% of lot size: <u>45</u> 30.36 %
LOT 6, 436.58		
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)		
Existing Impervious Cover (sq ft):	<u>2905.86</u>	% of lot size: <u>44.96</u>
Proposed Impervious Cover (sq ft):	<u>2912.25</u>	% of lot size: <u>45</u>
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y N		
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: _____ ft Number of Floors: _____		Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: _____ # of spaces provided: _____
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 6-353) Y N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N		

Contact Information			
Owner	FRANK WEST / Julie H. West	Applicant or Agent	FWest
Mailing Address	7921 Adelaide 78739	Mailing Address	same
Phone	848 8625	Phone	
Email	FRANK@FRONTIERBUILDERS.COM	Email	
Fax		Fax	
General Contractor	FRONTIERBUILDERS	Design Professional	Toole Studios
Mailing Address		Mailing Address	
Phone	512 848 8625	Phone	
Email	Frank@FRONTIERBUILDERS.COM	Email	Walter@TooleStudios.com
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input checked="" type="radio"/> N
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: <u>FWest</u>	Date: <u>3-7-12</u>



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Frontier Builders Phone: 848-8675 Alternate Phone: _____

Service Address: 1510 Garner

Lot: 1 Block: C Subdivision/Land Status: Barton Heights Tax Parcel ID No.: _____

Existing Use: vacant ☐ single-family res. ☐ duplex ☐ garage apartment ☐ other _____

Proposed Use: vacant ☐ single-family res. ☐ duplex ☐ garage apartment ☐ other _____

Number of existing bathrooms: 2 Number of proposed bathrooms: 2.5

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ☐ No ☒

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? NO New stub size: NO

Existing Meter number: 666677 Existing Meter size: 5/8 Upgrade required? NO New size: ✓

WW Service: 35' L/RLL Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System _____ WW Main size: 2' SMALL

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by: (Signature & Print name) F.H. West Date 3-12-13 Phone 848-8675

OSSF (if applicable) Approved by UDS (Signature & Print name) Debra Oentry Date 3/12/13 Phone 972-0023

AWD Representative _____ Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

REVIEWED

Verification expires 180 days after date of Submittal

MAR 12 2013

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

* Verify meter placement is not in driveway

5

STRUCTURE - 1962, 41 SQ. FT.
STONE - 216,40 SQ. FT.
CONCRETE - 91.18 SQ. FT.
WOOD - 157.52 SQ. FT.
GRAVEL - 463,78 SQ. FT.
BRICK - 5.57 SQ. FT.
PCPAD - 9.05 SQ. FT.

IMPERVIOUS COVERAGE ~44.9%

112" IRON PIPE FOUND
~ 112" ROD FOUND
WOOD FENCE

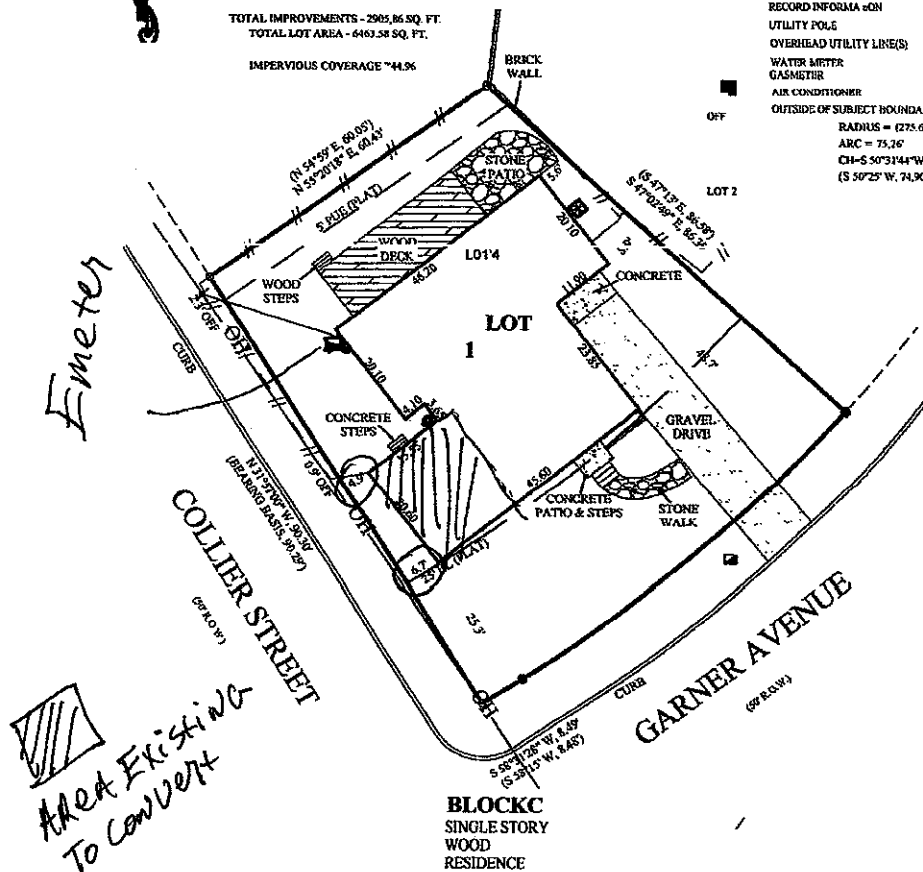
TO

BUILDING LINE
PUBLIC UTILITY EASY
RECORD INFORMATION
UTILITY POLE
OVERHEAD UTILITY LINE(S)
WATER METER
GAS METER
AIR CONDITIONER

OFF

OUTSIDE OF SUBJECT BOUNDARY

RADIUS = (275.61)
ARC = 75.26'
CH-S 50°31'44"W, 75.62'
(S 50°25' W, 74.90')



BARTON HEIGHTS B

A circular seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "LAND SURVEYOR" at the bottom. In the center, there is a five-pointed star above the name "EDWARD RUBSLEY" and the commission number "5729" below it. The seal is stamped in black ink on a light-colored document.

SURVEY DATE Mar 19 1994

STATE OF TEXAS

SCALE 1" = 20'

IMPERVIOUS COVERAGE**

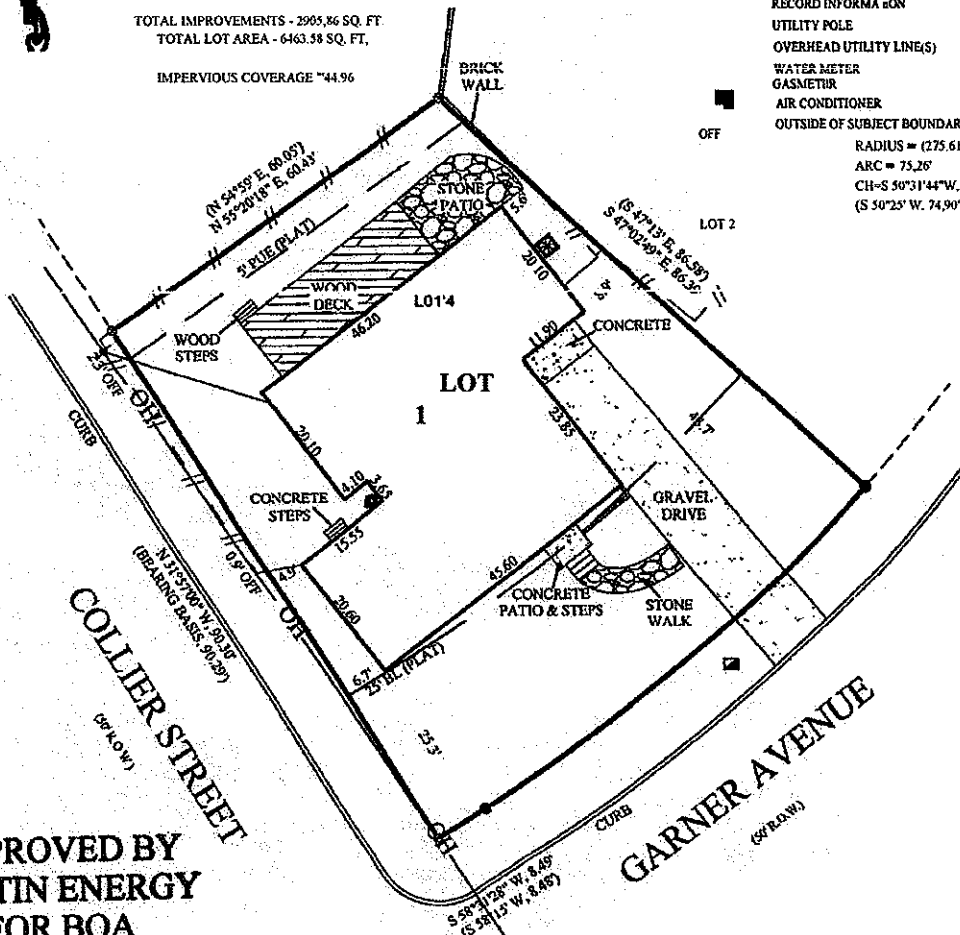
STRUCTURE - 3962.41 SQ. FT.
STONE - 216.40 SQ. FT.
CONCRETE - 91.18 SQ. FT.
WOOD - 157.52 SQ. FT.
GRAVEL - 463.78 SQ. FT.
BRICK - 5.57 SQ. FT.
NCPAD - 9.05 SQ. FT.

TOTAL IMPROVEMENTS - 2905.86 SQ. FT.
TOTAL LOT AREA - 6463.58 SQ. FT.

IMPERVIOUS COVERAGE % 44.96

LEGEND

112" IRON PIPE FOUND
112" R.D.D. FOUND
WOOD FENCE
BUILDING LINE
PUBLIC UTILITY ESMT
RECORD INFORMATION
UTILITY POLE
OVERHEAD UTILITY LINE(S)
WATER METER
GAS METER
AIR CONDITIONER
OUTSIDE OF SUBJECT BOUNDARY
RADIUS = (275.61')
ARC = 75.28'
CH = S 50°31'44"W. 75.02'
(S 50°25' W. 74.90')



APPROVED BY
AUSTIN ENERGY
FOR BOA

DATE: 5/22/13

BLOCK C
SINGLE STORY
WOOD
RESIDENCE

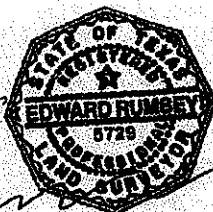
PROVIDED NO ADDITIONS OR MODIFICATIONS MAKE THE EXISTING
CLEARANCE SITUATION WORSE.

RESTRICTIONS:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFRINCEED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

BARTON HEIGHTS B

SUBDIVISION: Barton Heights B
LOT: 1 Block: C VOLUME 4
PAGE: 202
COUNTY: Travis



STREET ADDRESS 1510 GARNER
AVENUE
Owner: INGRID K. HANSEN

SURVEY DATE May 19 1994

STATE OF TEXAS