

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 # C15-2013-0058
ROW # 109 48536

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

TP-014227-06-01

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

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

STREET ADDRESS: 8400 Long Canyon Rd

LEGAL DESCRIPTION: Subdivision — LOT 1 BLK F LONG CANYON PHS 1-A

I/We David C. Cancialosi on behalf of myself/ourselves as authorized agent for

Daniel and Vanessa Tufto affirm that on May 1, 2013,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

Detached accessory structure

in a RR zoning 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 main residence is oriented in the rear portion of the lot. A prior owner built the accessory structure behind the residence and pool, albeit slightly encroaching into the rear 20' RR zoning setback. A small portion of the slab foundation and exterior stairs encroach into the setback by ~6'. The location of the main residence, concrete driveways, and other improvements make it impractical to move the detached accessory garage out of the rear setback without substantial construction to an otherwise sound and useable improvement.

HARDSHIP:

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

The lot is addressed off of Long Canyon but takes access off of the intersecting street, Lost Trail Cove. The driveway located on Lost Trail Cove is oriented toward the rear of the lot, along the side property line. To remove the encroachment, substantial construction would be required of the 3 car garage, the game room above it, the exterior stairs, and the concrete driveway/foundation that was built into an uneven portion of the lot. At this time there is no recourse with the prior owner or the contractor.

Rural Residential zoning is intended for larger estate lots with more restrictive zoning setbacks. This structure was built to comply with the intent of the regulations by nestling it between the existing improvements and rear setback, and maintains the visual character of the zoning regulations to the best extent possible given the original improvements' orientation near the rear of the lot.

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

There are no other known lots in the neighborhood that are addressed on one street but take access from a side, intersecting street, with that access being located near the rear of the lot.

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 detached garage is in keeping with the area of character. It does not adversely impact adjacent properties as there is a vacant lot to the rear of the structure. Other properties behind the subject site sit on a higher elevation. There are no known complaints regarding the detached structure's location.

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.
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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 _____

City, State & Zip _____

Printed _____ Phone _____ 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.

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

Permit Partners LLC
7105 Barnsdale Way Austin Texas 78745

Printed

David Cancialosi c/o Permit Partners LLC
512-799-2401
March 1, 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.

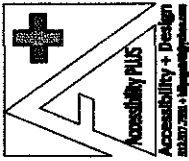
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Mail Address

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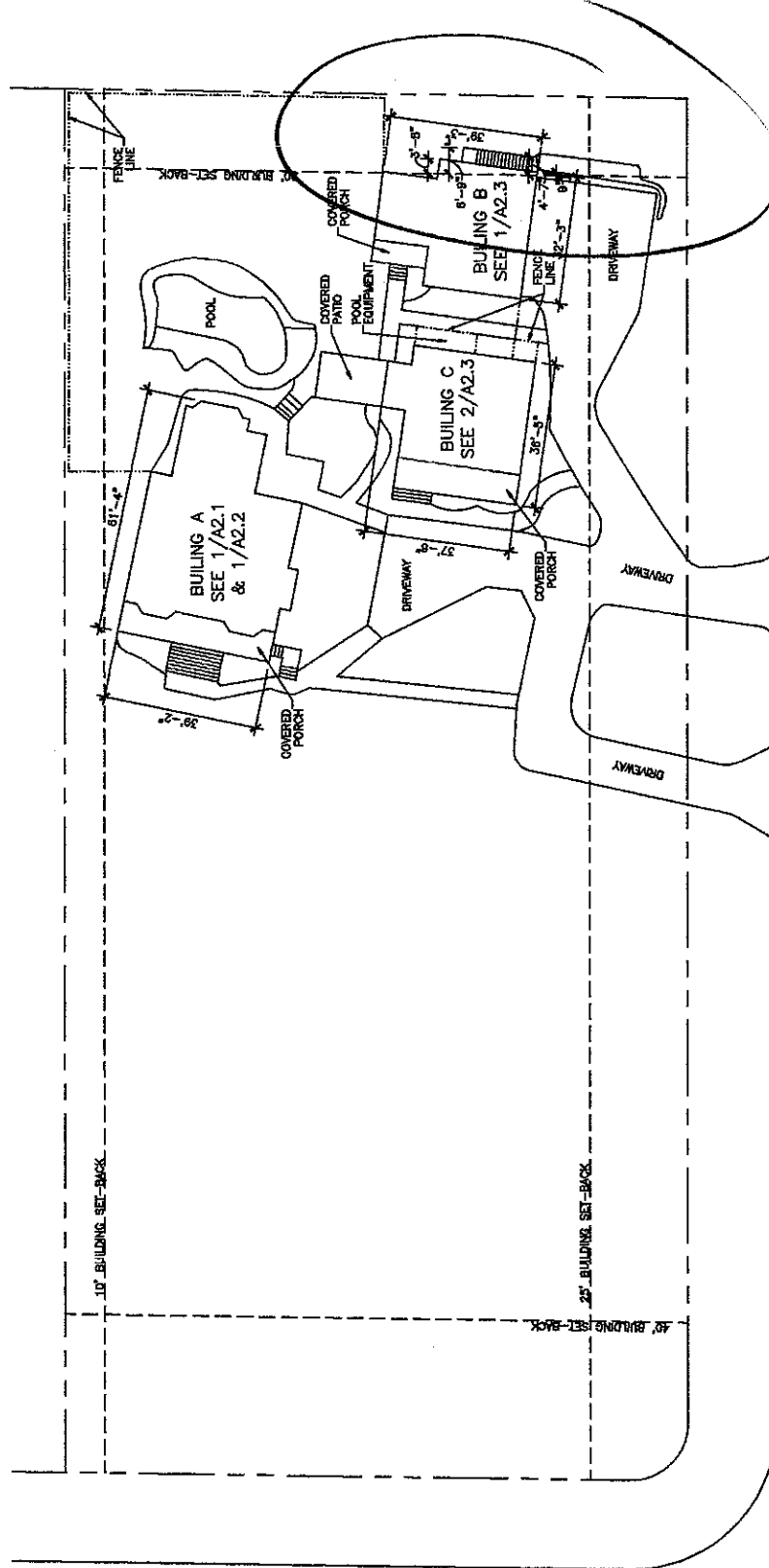
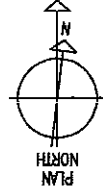
Phone Date

Vanessa Tufto
Vanessa Tufto 5.2.13



8400 LONG CANYON
AS-BUILT DOCUMENTATION
AL 1, TX

PROJECT: A 2003-002
DATE: MAR. 26, 2012
SHEET: A2.1
SHEET TITLE: SITE PLAN
SCALE: 1"=30'-0"



LOST TRAIL
COVE

LONG CANYON
DRIVE

AREA CALCULATIONS	
RESIDENCE BLDG A:	1760 SQ.FT.
BLDG A COVERED PORCH:	404 SQ.FT.
RESIDENCE BLDG B:	243 SQ.FT.
BLDG B GARAGE:	812 SQ.FT.
BLDG B COVERED PORCH:	93 SQ.FT.
RESIDENCE BLDG C:	981 SQ.FT.
BLDG C COVERED PORCH:	265 SQ.FT.
SIDEWALK/DRIVE/COVERED PATIO/ POOL	7158 SQ.FT.
11,716 TOTAL SQ.FT.	
55,384 LOT SQ.FT.	
21% IMPERVIOUS COVER	

