

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).

ROW

CASE # C15-2013-0064
ROW # 10963037
TP- 0121050342

**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: 3107 PLEASANT RUN PLACE

LEGAL DESCRIPTION: Subdivision - WOODS KNOLL

Lot(s) 2A Block A Outlot _____ Division _____

I/We TIMOTHY P. CROSS on behalf of myself/ourselves as authorized agent for
JACK AND PATSY WOODS-MARTIN affirm that on 5/7, 2013,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN
EXPAND REAR PORCH, ENLARGE FRONT PORCH AND REBUILD GARDEN WALL AND THE EXISTING IMPERVIOUS IS ALREADY

ABOVE THE ALLOWED AMOUNT, BUT THE LOT HAS SPECIAL CIRCUMSTANCES WHICH IMPACT THE IMPERVIOUS.

ALSO THE FRONT PORCH MUST EXTEND 3' FURTHER INTO FRONT SETBACK THAN ALLOWED, IF EXISTING FOUNDATION IS USED.

in a SF-3NP district.
(zoning district)

existing - 56.7%
proposed - 55.25%

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.

West Austin Wood Group
best covered front - 20' → 17' porch
expand rear 10' - 5' covered porch

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:

IMPERVIOUS WAS OVER LIMIT BECAUSE OF PAVED COMMUNITY EASEMENT THAT UNFAIRLY PENALIZES THIS PARTICULAR LOT. ALSO PAVING

IS PARTIALLY PERVIOUS. ALSO WE WILL BE REDUCING IMPERVIOUS. HOUSE SLANT TO "FRONT" MAKES UNUSUAL FRONT SETBACK.

HARDSHIP:

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

COMMUNITY EASEMENT IMPACTS THIS LOT IN A DISPROPORTIONATE MANNER. THE IMPERVIOUS SITUATION WAS UNKNOWN TO MARTINS AT

TIME OF PURCHASE. ALSO PAVING IS ACTUALLY PARTIALLY PERVIOUS AND SUBDIVISION WAS DEVELOPED AS A WHOLE-SIMILAR TO A PUD.

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

THIS IS A VERY UNIQUE AND INDIVIDUAL SITE SITUATION. THERE ARE LIKELY FEW SIMILAR SITES IN AUSTIN

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 SMALL TASTEFUL ADDITIONS WILL NOT IMPACT THE LOOK OF THE HOME OR THE NEIGHBORHOOD.

WE WILL ACTUALLY BE REDUCING THE EXISTING IMPERVIOUS BY 200-400 SQUARE FEET

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:

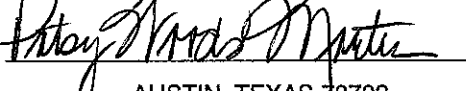
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

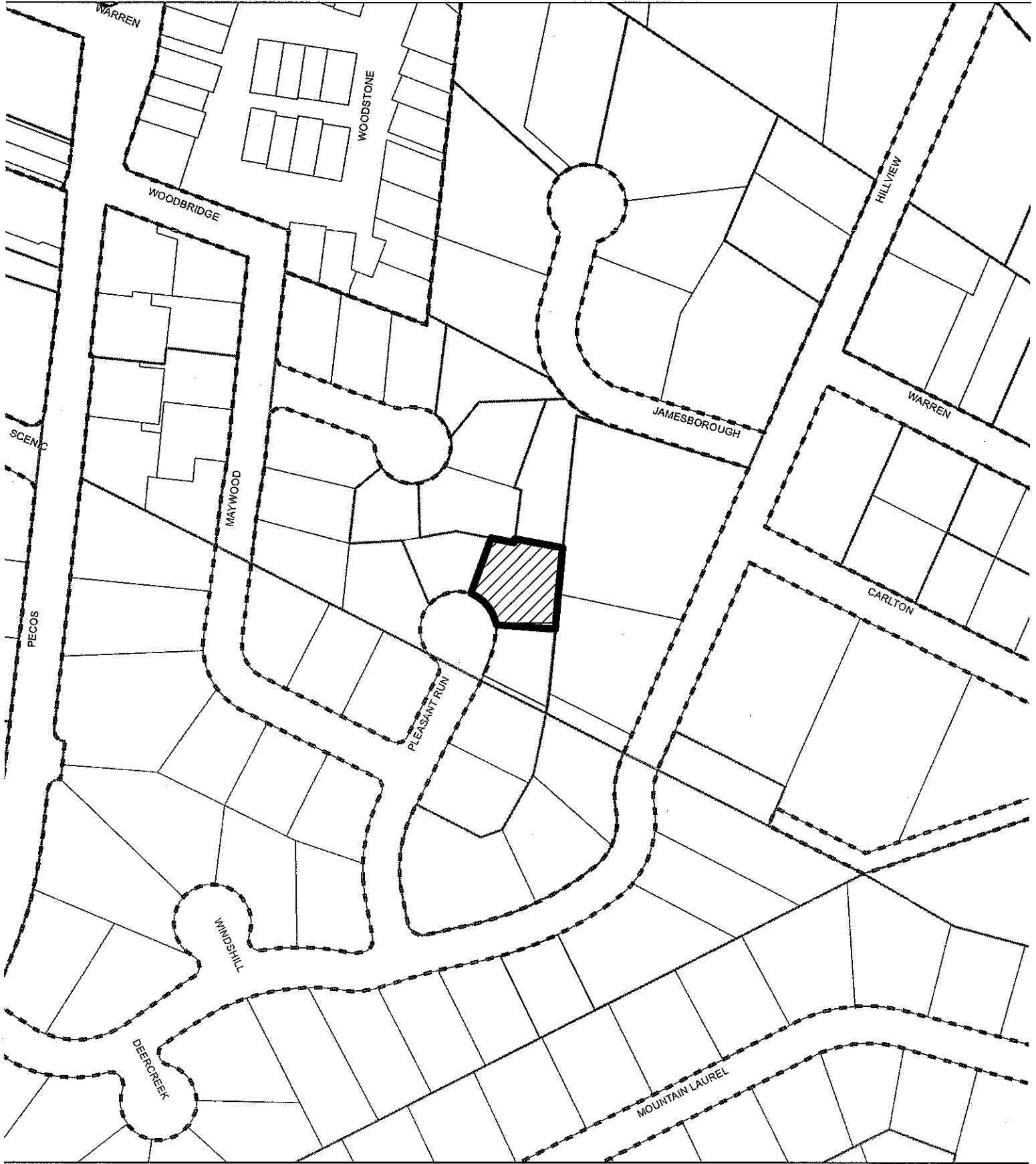
Signed  Mail Address 3409 RIVERSIDE FARMS RD.
City, State & Zip AUSTIN, TEXAS 78741

Printed TIMOTHY P. CROSS Phone 512-444-8880 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  Mail Address 3107 PLEASANT RUN PLACE
City, State & Zip AUSTIN, TEXAS 78703

Printed PATSY WOODS-MARTIN Phone 512-327-4851 Date 5/8/13



CASE#: C15-2013-0064
 LOCATION: 3107 Pleasant Run Place



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.

Google

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



Walker, Susan

From: Tim Cross timcross@ymail.com
Sent: Wednesday, May 08, 2013 1:47 PM
To: Walker, Susan
Subject: 3107 Pleasant Run Variance

Susan-

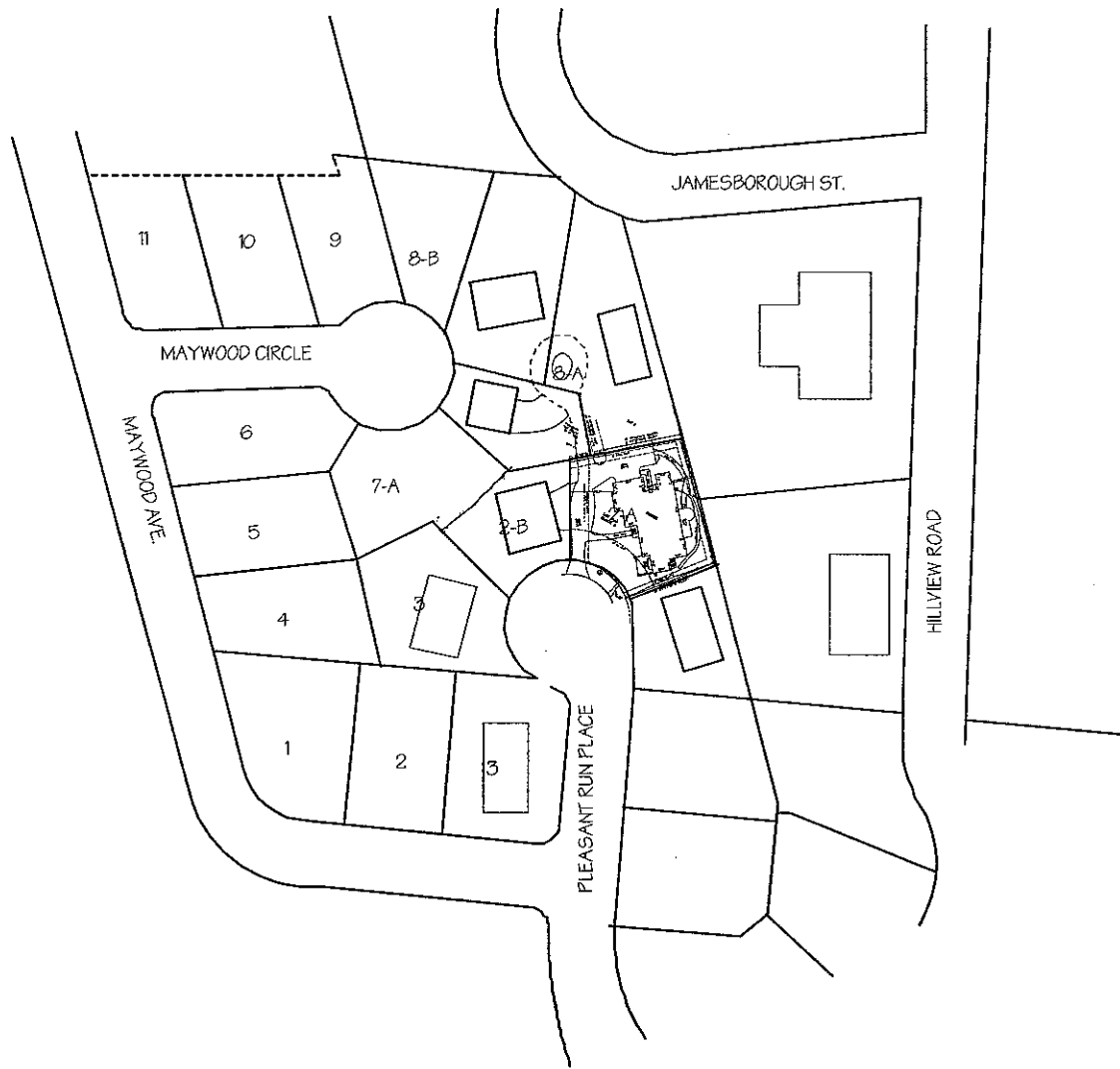
The front porch ordinance I found with the 15' setback is 25-2-1602 which only applies to NP combining districts- I have no idea if that applies to this neighborhood- probably not. If this is the case I should add that to the variance. There is also the need to determine the official "rear" yard on this 5 sided property to determine the setback. The other possible rear yard is set back over 30'.

So we are probably asking for 1. Impervious, 2. Front porch setback and possibly 3 rear porch setback. What will the fee be? I remember a \$350 number- is that x 2 or 3 if we need all 3? Hope not!

Thanks- always nice dealing with your sanely managed office-cant say that for other depts!

Tim Cross Arch.

Sent from my mobile email



HOUSES SURROUNDING 3107 PLEASANT RUN

SCALE 1"=100'

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDOLPH G. MUELLER AND I

STATE OF TEXAS
COUNTY OF TRAVIS

BARBARA T. MUI
Barbara T. Mui

RANDOLPH G. MUELLER
Randolph G. Mueller

WITNESS OUR HANDS THIS THE 12th DAY OF February 1975, A.D.

THAT WE, RANDOLPH G. MUELLER AND WIFE, BARBARA T. MUELLER, OWNERS OF LOTS 2, 7 AND 8 OF WOODS
TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 37, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS,
ON RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS RESUBDIVISION OF LOTS 2, 7 AND 8 WOODS KNOLL
OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS X

