

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, 2nd Floor (One Texas Center).

CASE # C15-2013-0083
ROW # 10978189

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

TP-02020 50 107

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

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

STREET ADDRESS: 1211 Holly St., Austin, TX. 78702

LEGAL DESCRIPTION: Subdivision - Free & Williams
Lot(s) 6 Block A Outlot 56/57 Division _____

I/We James Wilsford on behalf of myself/ourselves as authorized agent for
James Wilsford affirm that on June 6, 2013

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Interior finish-out

! Increase impervious cover to 45.9%

Allow existing non-conforming structures to remain as listed below:

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

- √1- Auxilliary building setback of 3.8 feet from east property line.
 - √2- Storage building setback of 4.3 feet from west property line.
 - √3- Carport setback of approximately 1 foot from east property line.
- Note: Carport runoff is directed on-site with gutter system.

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: existing bulding is within side setback
-

HARDSHIP:

2. (a)The hardship for which the variance is requested is unique to the property in that: Sanborn map incorrectly shows the building
-

where large trees exist

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

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:

Building footprint will not change

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

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:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

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 Wilsford Mail Address 13907 Lake View Dr.

City, State & Zip Austin, TX. 78732

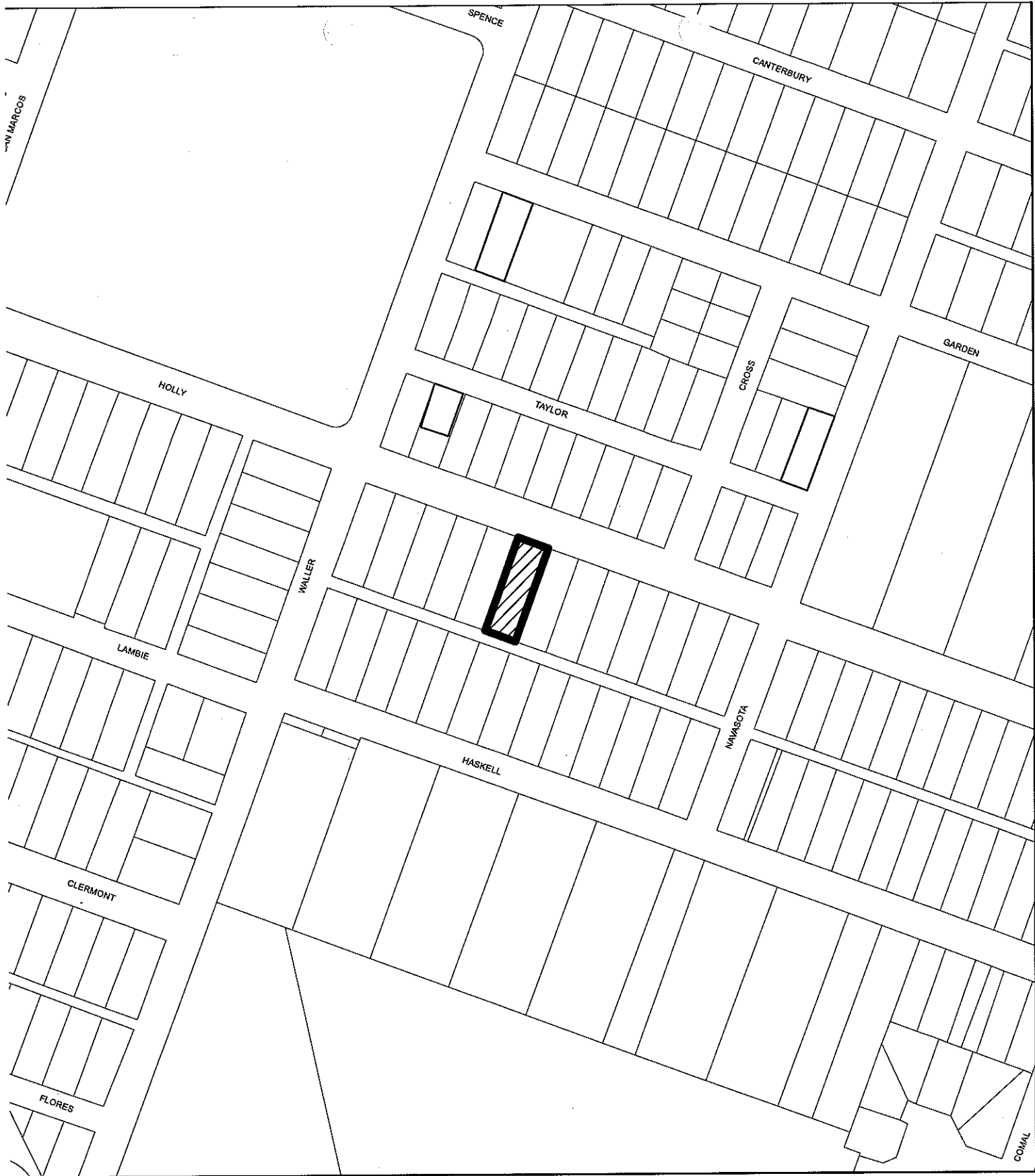
Printed James Wilsford Phone 512-633-3136 Date July 1, 2013

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

Signed James Wilsford Mail Address 13907 Lake View Dr.

City, State & Zip Austin, TX. 78732

Printed James Wilsford Phone 512-633-3136 Date July 1, 2013



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0083
 LOCATION: 1211 Holly Street



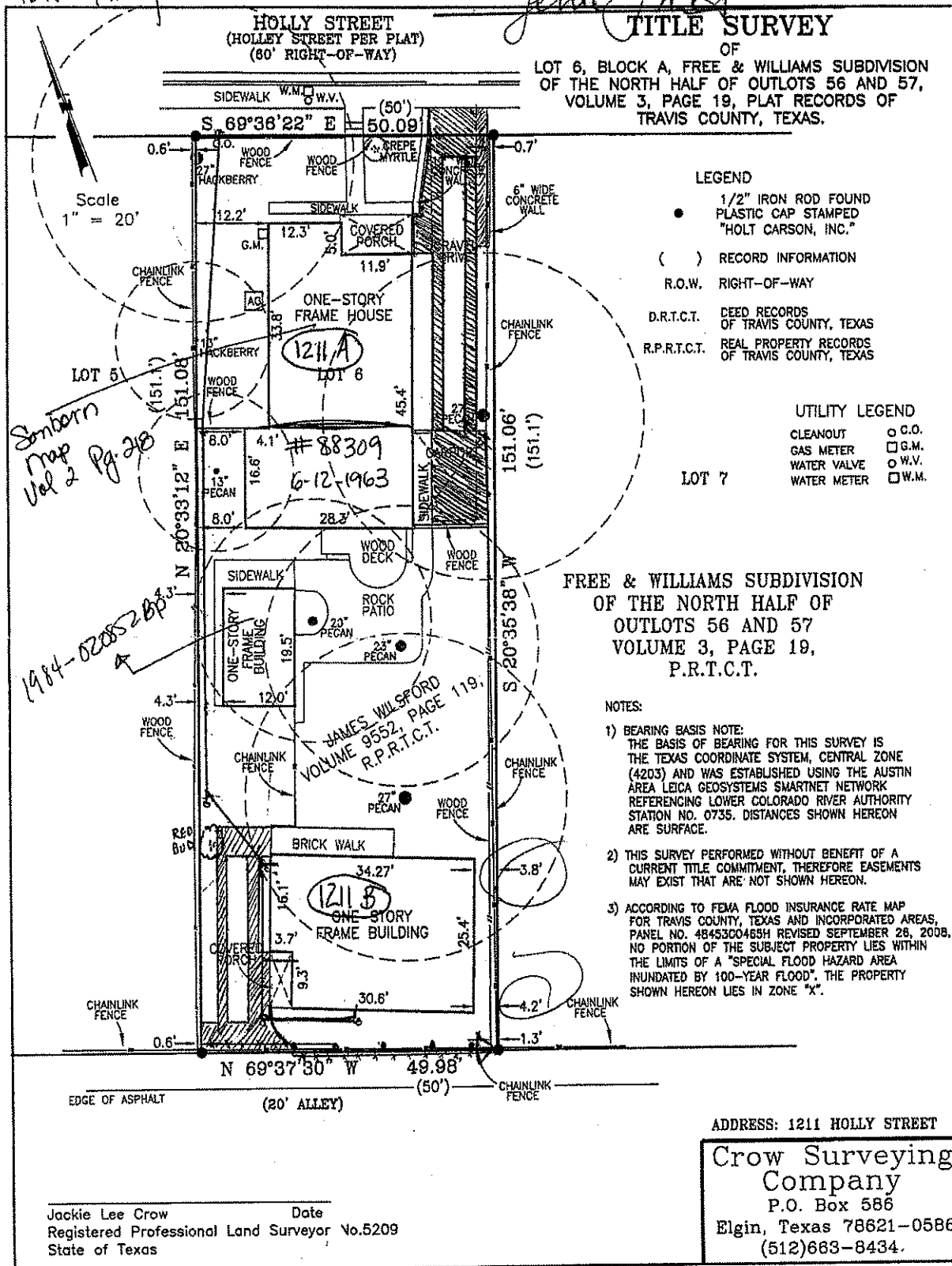
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

APPROVED BY
AUSTIN E. JY
FOR BOA

DATE: 6/10/13

1211 Holly



Sunborn
Map
Vol 2 Pg 218

1984-02052883

- LEGEND**
- 1/2" IRON ROD FOUND
PLASTIC CAP STAMPED
"HOLT CARSON, INC."
 - () RECORD INFORMATION
 - R.O.W. RIGHT-OF-WAY
 - D.R.T.C.T. DEED RECORDS
OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS

- UTILITY LEGEND**
- CLEANOUT ○ C.O.
 - GAS METER □ G.M.
 - WATER VALVE ○ W.V.
 - WATER METER □ W.M.

FREE & WILLIAMS SUBDIVISION
OF THE NORTH HALF OF
OUTLOTS 56 AND 57
VOLUME 3, PAGE 19,
P.R.T.C.T.

- NOTES:**
- 1) BEARING BASIS NOTE:
THE BASIS OF BEARING FOR THIS SURVEY IS
THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE
(4203) AND WAS ESTABLISHED USING THE AUSTIN
AREA LEICA GEOSYSTEMS SMARTNET NETWORK
REFERENCING LOWER COLORADO RIVER AUTHORITY
STATION NO. 0735. DISTANCES SHOWN HEREON
ARE SURFACE.
 - 2) THIS SURVEY PERFORMED WITHOUT BENEFIT OF A
CURRENT TITLE COMMITMENT, THEREFORE EASEMENTS
MAY EXIST THAT ARE NOT SHOWN HEREON.
 - 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP
FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS,
PANEL NO. 48453D0465H REVISED SEPTEMBER 28, 2008,
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN
THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA
INUNDATED BY 100-YEAR FLOOD". THE PROPERTY
SHOWN HEREON LIES IN ZONE "X".

ADDRESS: 1211 HOLLY STREET
**Crow Surveying
Company**
P.O. Box 586
Elgin, Texas 78621-0586
(512)663-8434.

Jackie Lee Crow Date
Registered Professional Land Surveyor No.5209
State of Texas

Land Status Determination - Multi-Service - OH
Zoned - SF3N/p - East Cesar Chavez
TRAD - 020205007 - ID # 188643
RDS - (memoirion)
AE - 2 Elect. Meters -

UBS Sunborn Map Vol 2 pg 218



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: JAMES WILSFORD Phone: 512-633-3136 Alternate Phone: 512-266-1220
 Service Address: 1211 B HOLLY ST., AUSTIN 78702
 Lot: 6 Block: A Subdivision/Land Status: FREE & WILLIAMS Tax Parcel ID No.: 0202050107
188643
 Existing Use: vacant single-family res. duplex garage apartment other STORAGE
 (Circle one)
 Proposed Use: vacant single-family res. duplex garage apartment other _____
 (Circle one)
 Number of existing bathrooms: 0 Number of proposed bathrooms: 1
 Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No X

City of Austin Office Use

Water Main size: 2" Service stub size: New Service stub upgrade required? _____ New stub size: _____
 Existing Meter number: _____ Existing Meter size: Needs 5/8" Upgrade required? _____ New size: _____
 WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System X WW Main size: 36"

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.

N/A
 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) _____ Date _____ Phone _____
 OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____
[Signature] 5/29/13 974-8734
 AWU Representative Date Phone
 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.

Verification expires 180 days after date of Submittal

REVIEWED

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

MAY 29 2013



SF-3-NP

SF-3-NP

SE-3-NP

1204

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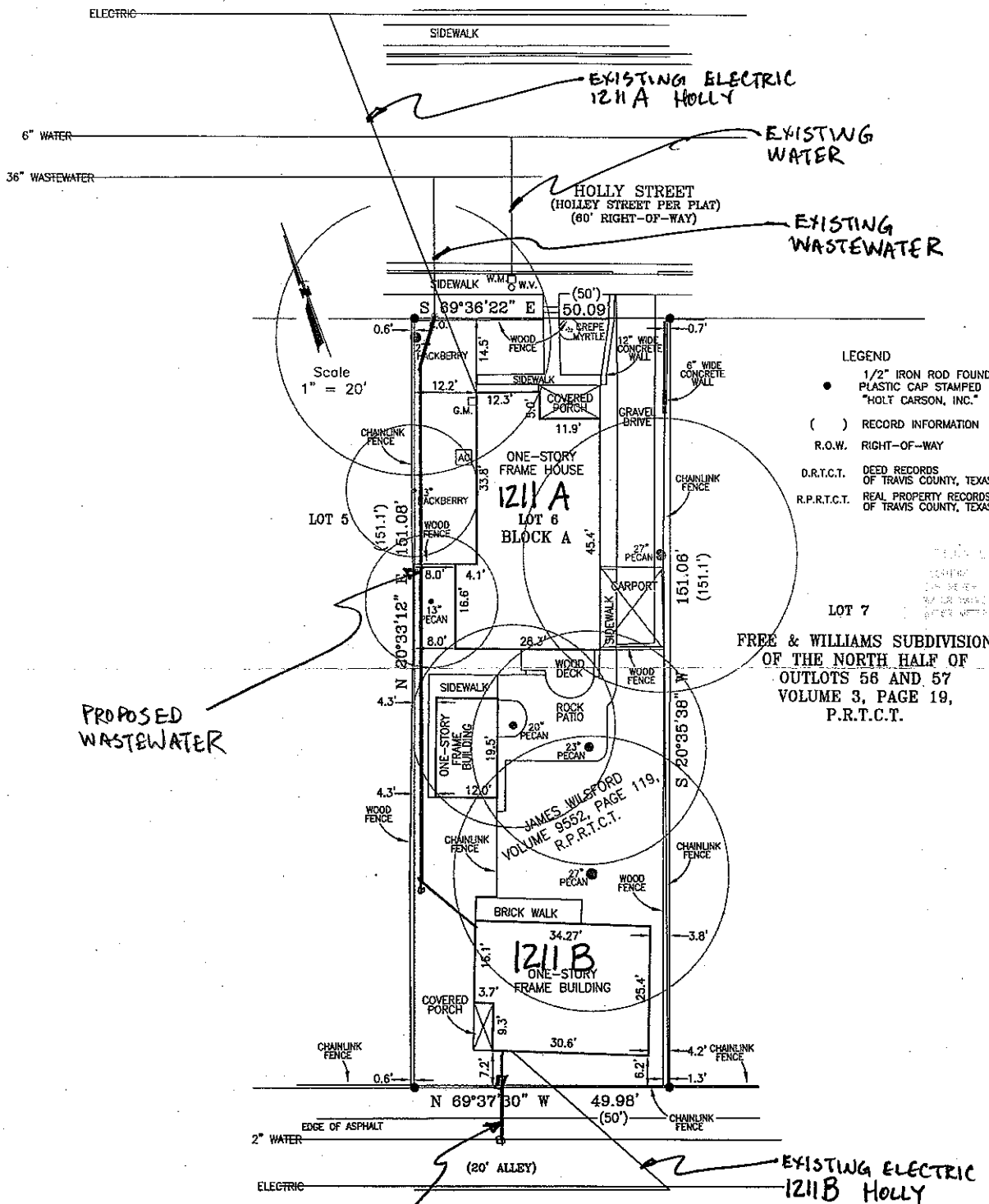
1212

1208

1300

1302

1211 B HOLLY ST.
W & WW SPV



REVIEWED

MAY 29 2013

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS