

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# C15-2013-0081
ROW# 10978180

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

TP-042230109

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

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

STREET ADDRESS: 2910 ZEKE BEND

LEGAL DESCRIPTION: Subdivision- CHERRY CREEK

Lot(s) 9 Block F Outlot. _____ Division. _____

I/We JEFF PEGALIS on behalf of myself/ourselves as authorized agent for
_____ affirm that on 6-26-13

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

to: (check appropriate items below)

ERECT	ATTACH	COMPLETE	REMODEL	<input checked="" type="checkbox"/> MAINTAIN
<u>CAR PORT</u>		<u>10.4</u>	<u>from the p-1.</u>	

m a SF-2 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:

CARS DON'T FIT IN GARAGE, CLASSIC CAR
(1951 BUICK) AND TRUCK (500)

HARDSHIP:

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

CARPORT WAS ATTACHED TO HOUSE WHEN I
PURCHASED IT FOUR YEARS AGO

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

HOME HAS 2 SMALL SINGLE DOORS ON GARAGE
NOT LARGE ENOUGH FOR VEHICLES.

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:

EXPERTLY INSTALLED AND WELL MAINTAINED.

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:

CARPORT ALLOWS FOR 2 CAR PARKING IN

DRIVEWAY AS INTENDED.

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

SOLID CONSTRUCTION AND IN GREAT SHAPE.

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 Stall P L. 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.

Signed Stall P L. Mail Address _____

2910 ZEKE BEND City, AUSTIN State TX & 78745 Zip

Printed _____ Phone (702) 743-0997 Date _____

Waterloo Surveyors Inc.
SURVEY PLAT

J13289

OWNER:
JEFFREY PEGALIS
ADDRESS:
2910 ZEKE BEND

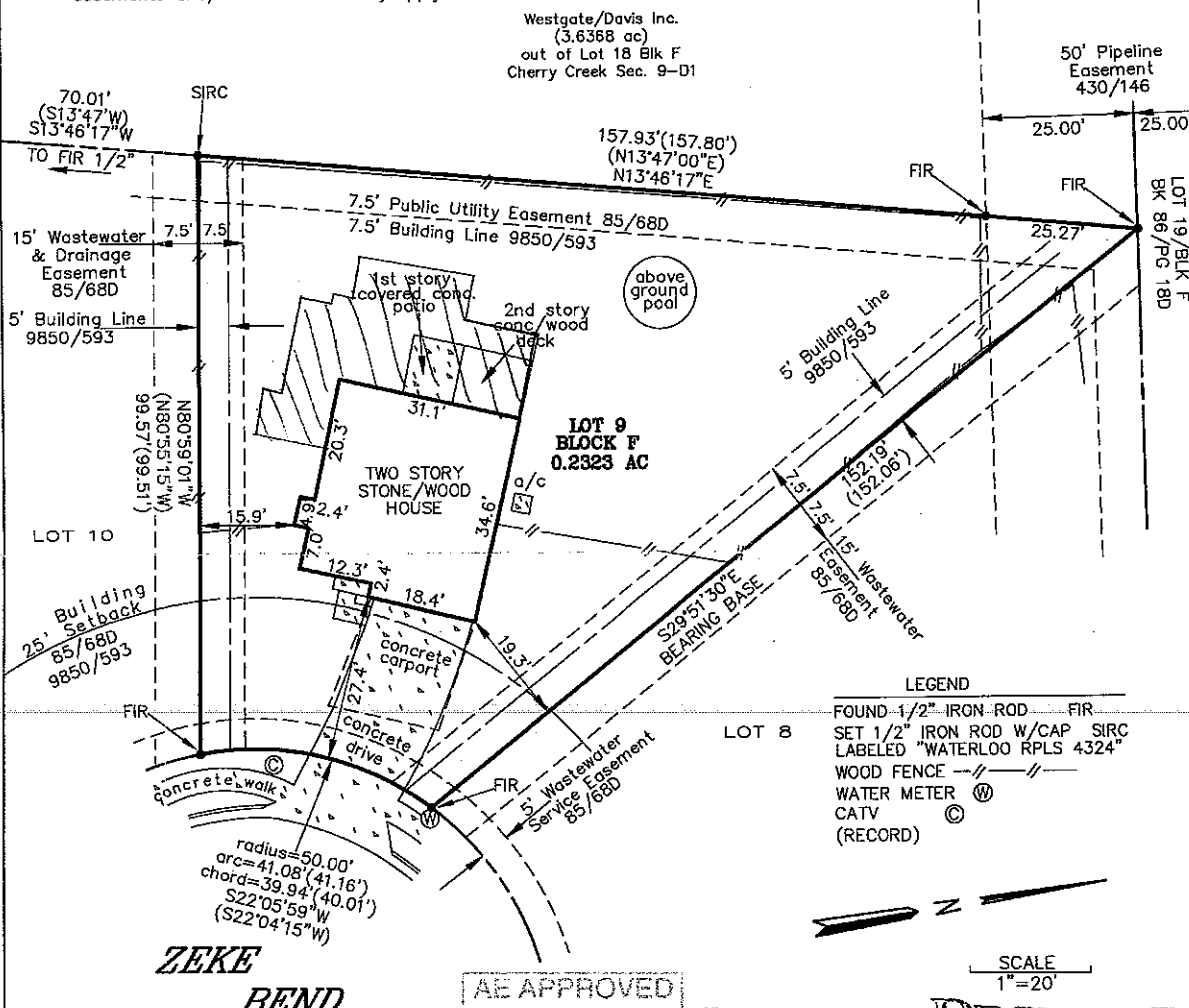
LEGAL DESCRIPTION:
LOT 9, BLOCK F, CHERRY CREEK SECITON 9-F, A SUBDIVISION IN TRAVIS COUNTY
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 85, PAGES 68D-
PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LOT 9 IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS IN BOOK 85, PAGE 68D
PLAT RECORDS, AND VOLUME 9580, PAGE 593, REAL PROPERTY RECORDS, TRAVIS COUNTY,

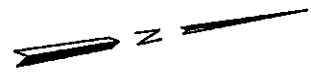
APPROVED FOR RECORD
CITY OF AUSTIN
Planning and Development Department
Greg Guemsey
Date: 11/14/11
The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for an approval of any violation of the provisions of the current accepted building code or any other ordinance of the City of Austin.

NOTE:
This survey was made without the benefit of a title commitment and additional easements and/or restrictions may apply

REVIEWED FOR ZONING ONLY



LEGEND
FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
WOOD FENCE ---
WATER METER (W)
CATV (C)
(RECORD)



SCALE
1" = 20'

AE APPROVED
OCT 30 2012
304-202
JGM

All structures etc. must maintain 7' clearance from AE energized power lines. Enforced by AE & NESC codes.

RECEIVED
OCT 30 2012

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

State of Texas:
County of Travis:

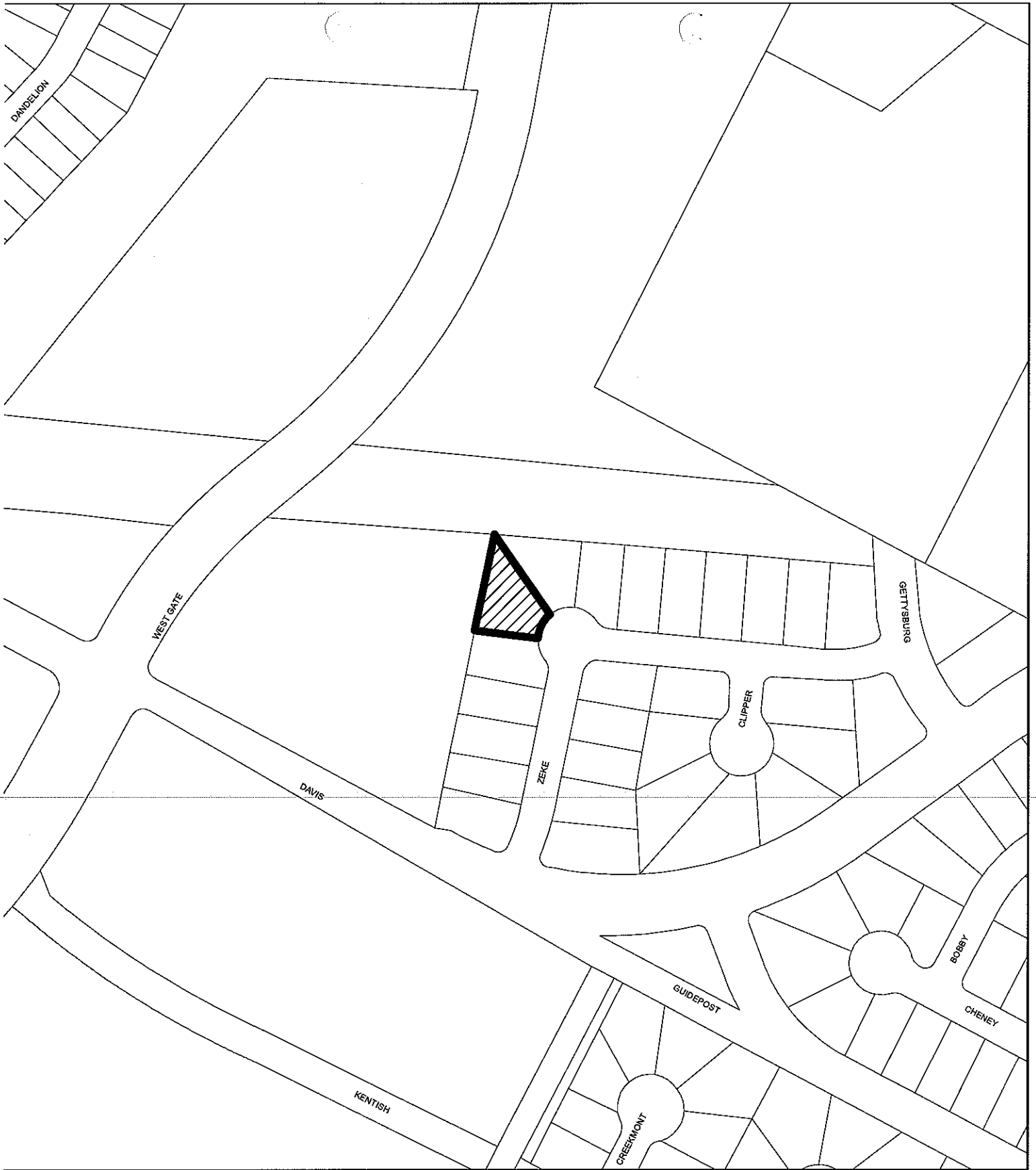
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0580H
Zone: X Dated: SEPTEMBER 26, 2008

Dated this the 13TH day of AUGUST, 201 2

THOMAS P. DIXON
4324
PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
REGISTERED

Thomas P. Dixon R.P.L.S. 4324



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0081
 LOCATION: 2910 Zeke Bend



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.

Walker, Susan

From: ~~XXXXXXXXXXXXXXXXXXXX~~
Sent: Tuesday, August 13, 2013 7:26 PM
To: Walker, Susan
Subject: Re: Board of Adjustment application

Re: Zike Bend

It's 10.4 inches at its closest point. The property is a wedge shape so I went with the closest point.

On Aug 13, 2013, at 3:58 PM, "Walker, Susan" <Susan.Walker@austintexas.gov> wrote:

Jeff,

The information that I need is the exact dimension from the property line to the closest support of the carport.
(A 2 foot overhand is required into the front street setback.) I called the number on the application (702-743-0947) several times and left messages requesting this information, but never got a call back. The latest information that I got from you is that the carport was 19 feet 9 inches from the street, but that doesn't tell me the information I need in order to send out the notification. The survey that was submitted is not to scale so I was unable to determine this information.

If I can get this information by 8-29, I will be able to have your case heard on the September 16th agenda.

Thank you,

Susan Walker
Senior Planner
Planning & Development Review Department
Phone: 512-974-2202
Fax: 512-974-6536

From: Ramirez, Diana
Sent: Tuesday, August 13, 2013 3:42 PM
To: Walker, Susan
Subject: FW: Board of Adjustment application

From: jeff pegalis ~~XXXXXXXXXXXXXXXXXXXX~~
Sent: Tuesday, August 13, 2013 3:37 PM
To: Ramirez, Diana
Subject: Re: Board of Adjustment application

Diana,

I went to the review board meeting last night and sat there for five hours only to find out I wasn't even in the docket in spite of being notified by Mr Constacion that it was last night. Needless to say that was at best frustrating. I have three kids and own a business, my time is limited. Please advise on how to get on the dock so I can wrap this up?