

CASE # C15-2013-0104

ROW # 11012950

CITY OF AUSTIN TP-0404400713  
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: 8101 West Highway 71

LEGAL DESCRIPTION: Subdivision - Valley View Acres

Lot(s) 1 Block A Outlot \_\_\_\_\_  
Division \_\_\_\_\_

I/We Jeff Ashorn / Austin Civil on behalf of  
myself/ourselves as authorized agent for

Karen Burke

affirm that on August 28<sup>th</sup>, 2013,

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

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN

Revise parking for office use 6 reqd - 4 provided

in a LO-NP 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 current property is zoned LO-NP. However the house is at 1761 ft and the required parking for office use is 6 spaces including 1 handicap space. There is currently only room for 4 spaces. There is an existing garage that could be used and the total number of spaces would be 6. However it would require tandem parking at the site. Exhibit is included**

**HARDSHIP:**

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

**Because the property is located in a Edwards Aquifer Contributing Zone and Barton Springs watershed we are unable to add any impervious cover to satisfy the parking requirements.**

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

**Because of the small size of the building and zoning, current impervious cover limits and the inability to increase our impervious cover to meet the zoning requirements**

**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 variance is only for parking. There will be no added impervious cover to site or changes to site that would affect adjacent properties.**

**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:

**The zoning on the site requires 6 spaces. We currently can only provide 4 under current code. We do have an alternative that will allow 6 spaces but it requires the use of the existing garage and tandem parking but is not allowed by current regulations.**

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:

**The maximum number of vehicles traveling through the site at any one time would be 4. It is a negligible impact to current traffic on Hwy 71**

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

**The maximum number of vehicles traveling through the site at any one time would be 4. It is a negligible impact to the site.**

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

**The site is zoned LO-NP and the use is office. We are requesting a variance for the parking for the office use. Change in the use could remove the current restrictions. So the variance will carry only with the office use.**

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:

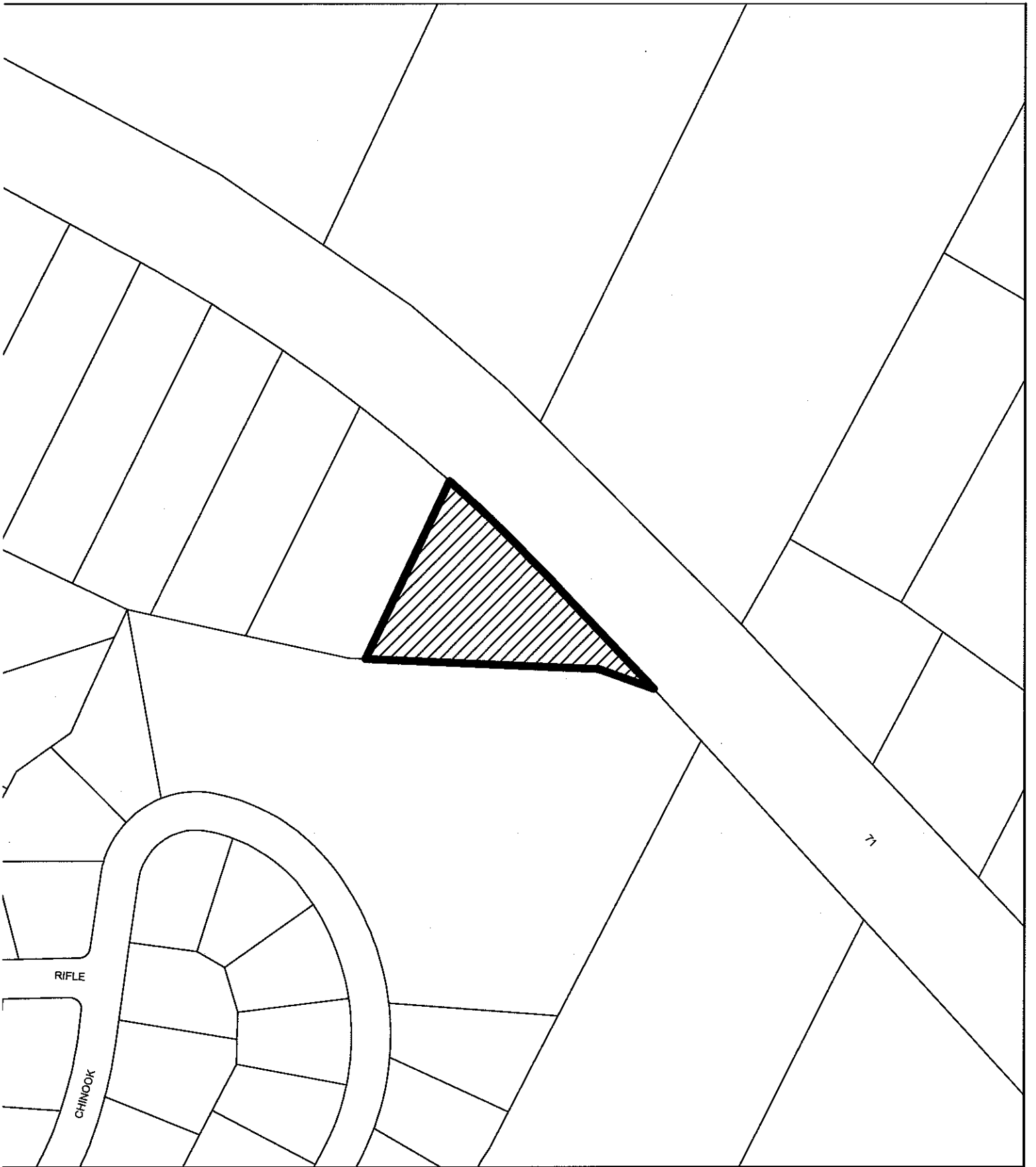
**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**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 Karen R Burke Mail Address 8505 Spring Valley DR.  
City, State & Zip Austin, TX 78736  
Printed Karen Burke Phone 512-947-9880 Date 8.12.13

**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 Karen R Burke Mail Address 8505 Spring Valley DR.  
City, State & Zip Austin, TX 78736  
Printed Karen Burke Phone 512-947-9880 Date 8.12.13



SUBJECT TRACT



ZONING BOUNDARY

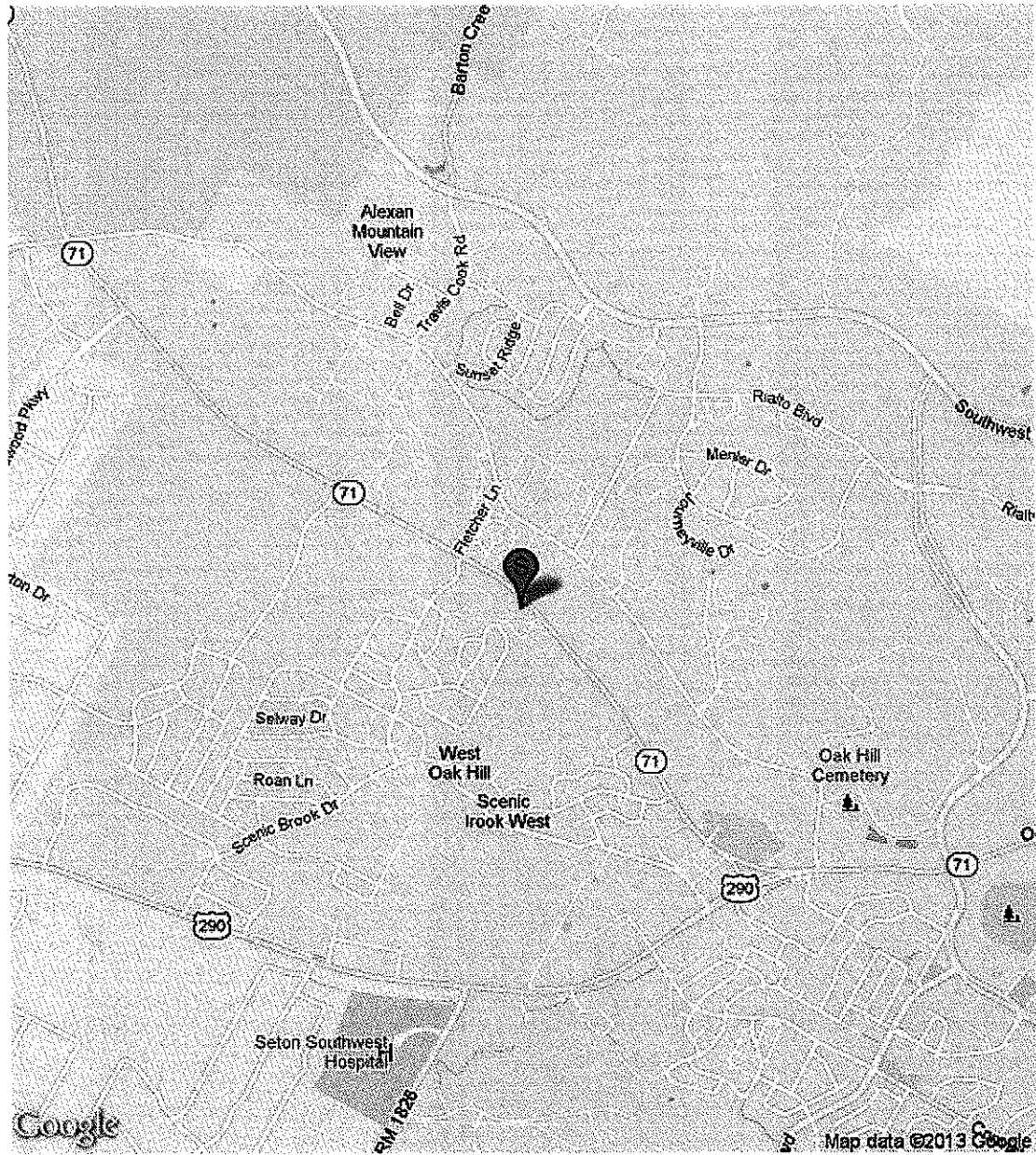
CASE#: C15-2013-0104  
LOCATION: 8101 W Hwy 71



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.

**Location Map**



**Aerial Map**

Imagery is dated August 1, 2012



\*The subject boundaries are not to be considered accurate; refer to the Survey in the addenda.

**ZONING**

**LAND USE CONTROLS**

Zoning Code

LO-NP

Zoning Description

Limited Office - Neighborhood Plan Combining District

**IMPROVEMENTS DESCRIPTION**

Development/Property Name:

8101 West Highway 71

Property Type:

Proposed Single-Family Office Conversion

**GENERAL - MAIN HOUSE**

Building Identification:

Main House

Construction:

Wood frame

Construction Quality:

Fair

Year Completed:

1970

Renovations:

None reported

Effective Age:

25 years

Remaining Useful Life:

25 years

Condition:

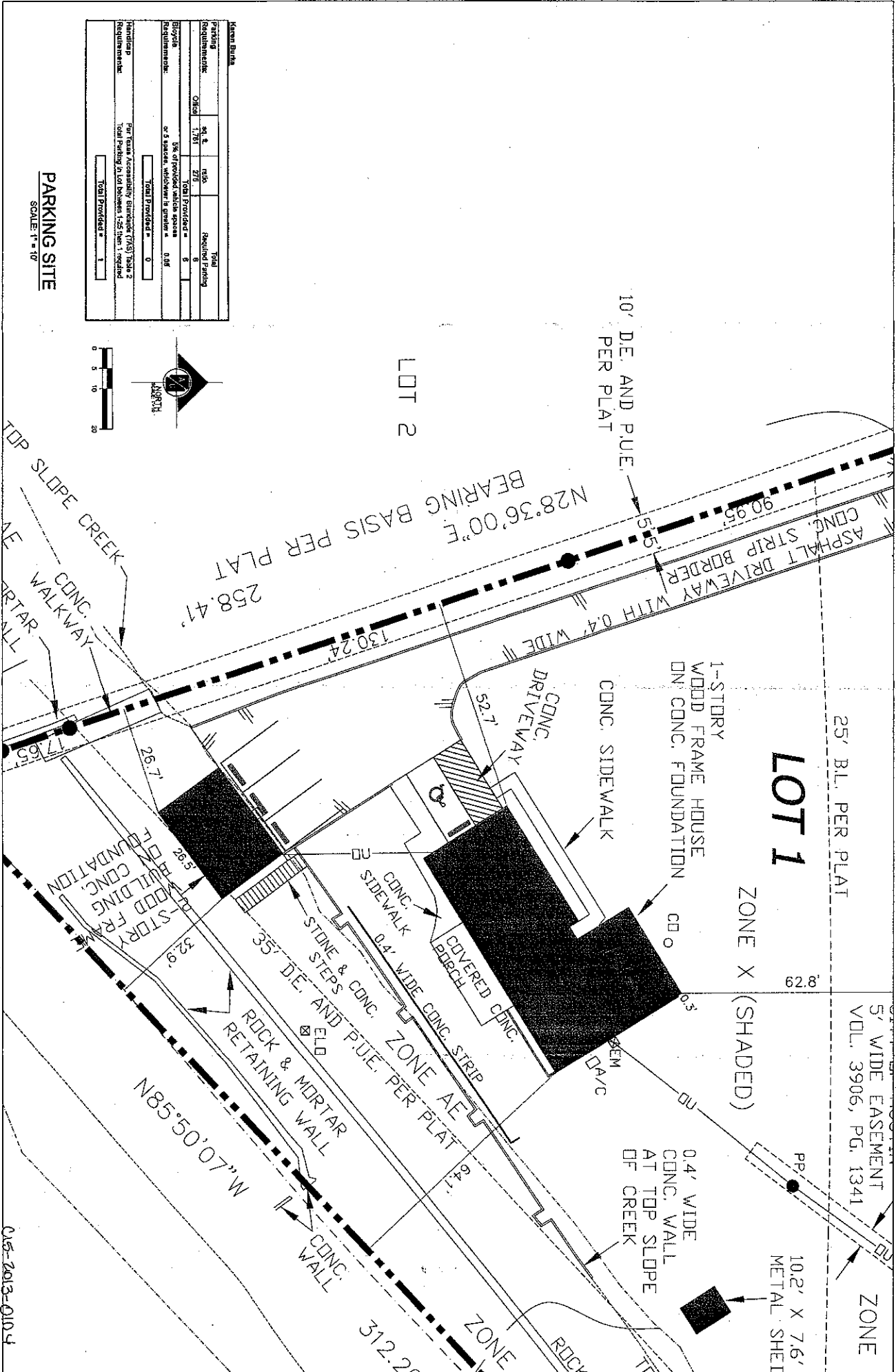
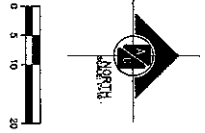
Fair



Item	sq. ft.	ratio	Required Parking
Parking Requirements:			
Office	1,781	27.6	6
<b>Total Provided =</b>			<b>6</b>
Biotech Requirements:			
5% of provided vehicle spaces			0.30
or 3 spaces, whichever is greater =			<b>3</b>
<b>Total Provided =</b>			<b>9</b>
Handicap Requirements:			
Per Texas Accessibility Standards (TAS) Table 2			0
Total Parking Allowed Between 1-25' from 1' required			<b>0</b>
<b>Total Provided =</b>			<b>9</b>

**PARKING SITE**

SCALE: 1" = 10'



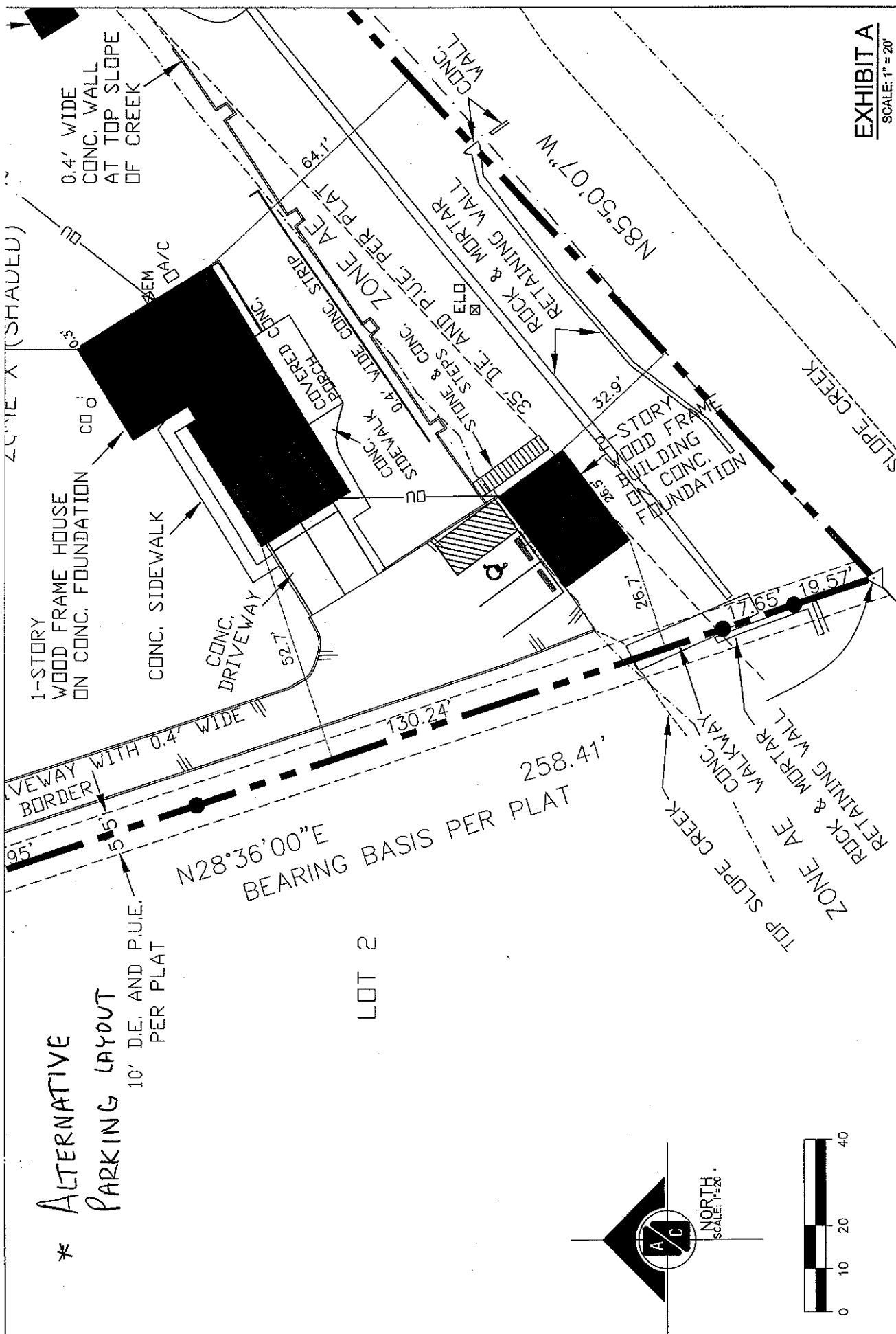
015-2013-010-4  
8/01/13, Friday 7:11

**\* ALTERNATIVE  
PARKING LAYOUT**

10' D.E. AND P.U.E.  
PER PLAT

LOT 2

N28°36'00"E  
BEARING BASIS PER PLAT



**EXHIBIT A**  
SCALE: 1" = 20'