

SUSAN

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).

FAX 974-2934

CASE # C15-2013-0075
ROW # 10978117

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

TP-0432190107

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

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

STREET ADDRESS: 910 Sweetwater River Dr.

LEGAL DESCRIPTION: Subdivision - Texas Oaks 5

Lot(s) 15 Block C Outlot Division

I/We Margaret Murphy on behalf of myself/ourselves as authorized agent for

affirm that on

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN
A two story acc. bldg
8' from rear pt. 1

in a 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.

Margaret J. Murphy
910 Sweetwater River Dr.
Austin, TX 78745
512-750-6352

Dear Susan,

My name is Margaret J. Murphy. I am requesting a variance hearing. My property location is 910 Sweetwater River Drive, Austin, Texas 78748.

I had a shed built on pier and beam in the backyard in 2006. Because of the height of the shed (15 feet) a portion of it does not meet the City of Austin code requirements. The shed was built at an angle and about 3 feet of the shed is 7 to 8 feet from my property line. The rest of the shed is 10 feet away from the property line and is legal.

I have submitted my plans with the dominations to the City of Austin. I have been approved by the Electric Department; the arbor section of the city has approved my trees. I have enough impervious cover. I have obtained signatures from most of my neighbors.

There is a 22 acre field behind my house that the Catholic Church owns. The neighbors around me do not have a problem with my shed.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because: My shed is only a few feet too tall. Because it was built at an angle about 3 feet of the shed is 7.5 feet away from my property line.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: I relied on the builder (Affordable Portable) to obtain a permit. I didn't even know I needed a permit. There are similar sheds in my neighborhood and I didn't realize I was doing anything wrong.

(b) The hardship is not general to the area in which the property is located because: Only a few feet of the building is not legal because of the angle in which it was built

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 building backs up to a 22 acre field. There is nothing behind my shed.

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.

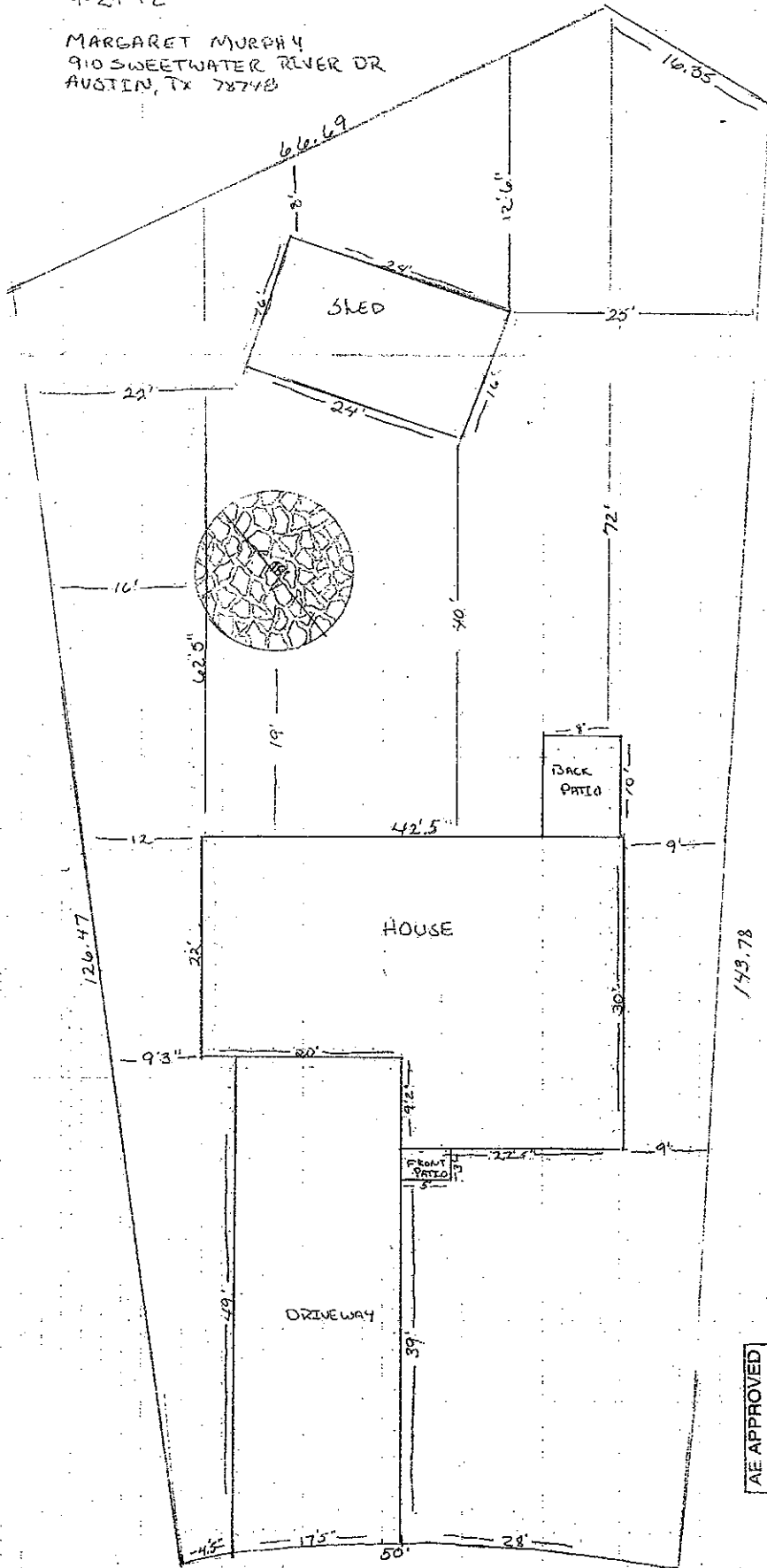
Signed *[Signature]* Mail Address 910 Sweetwater River DR.
City, State & Zip Austin Texas
Printed Margaret Murphy Phone 512-750-6882 Date 3/14/2013

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 *[Signature]* Mail Address 910 Sweetwater River DR
City, State & Zip Austin TX
Printed Margaret Murphy Phone 512-750-6882 Date 3/14/2013

9-29-12

MARGARET MURPHY
910 SWEETWATER RIVER DR
AUSTIN, TX 78748



All structures etc. must maintain 7' clearance from AE Energized Power Lines. Established by AE & NESC codes.

AE APPROVED
OCT 09 2012
283-207
JGM

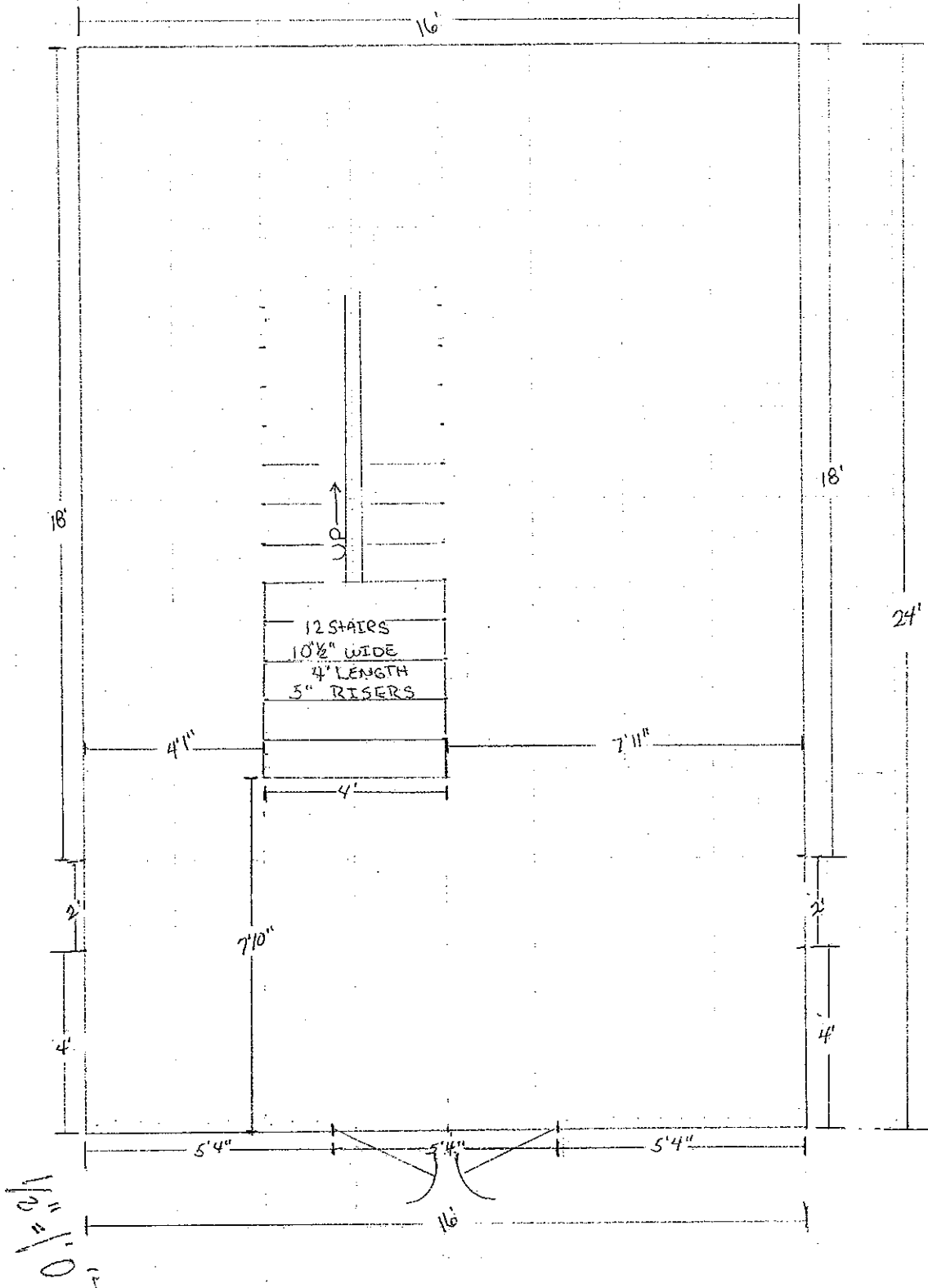
■ = 2 FEET
1/8" = 1'-0"

LOT SIZE 0.2104 ACRES
9,168 SQUARE FEET
TOTAL IMPERVIOUS COVER - 2,794

9-29-12

MARGARET MURPHY
910 SWEETWATER RIVER DR.
AUSTIN, TX 78748

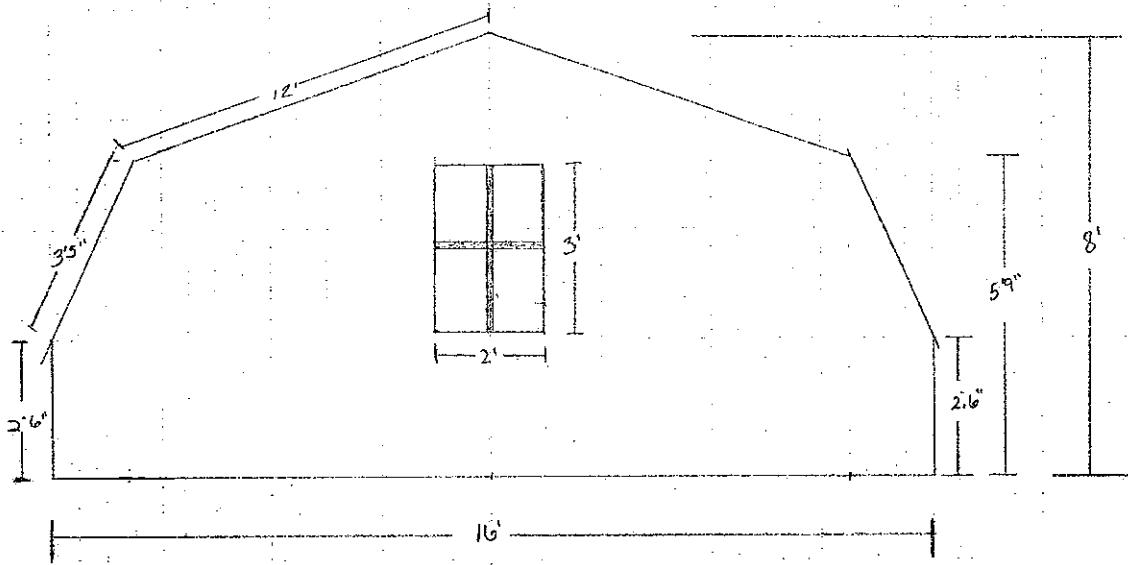
FIRST FLOOR
384 SQ FEET
8' CEILING HEIGHT
ONE INCH = TWO FEET



9-29-12

MARGARET MURPHY
910 SWEETWATER RIVER DR.
AUSTIN, TX 78748

SECOND FLOOR
CEILING HEIGHT
SIDEWALL HEADER 2'⁶/₁₆"
1¹/₂" PITCH 6'⁹/₁₆"
CENTER PITCH 8'
ONE INCH = TWO FEET

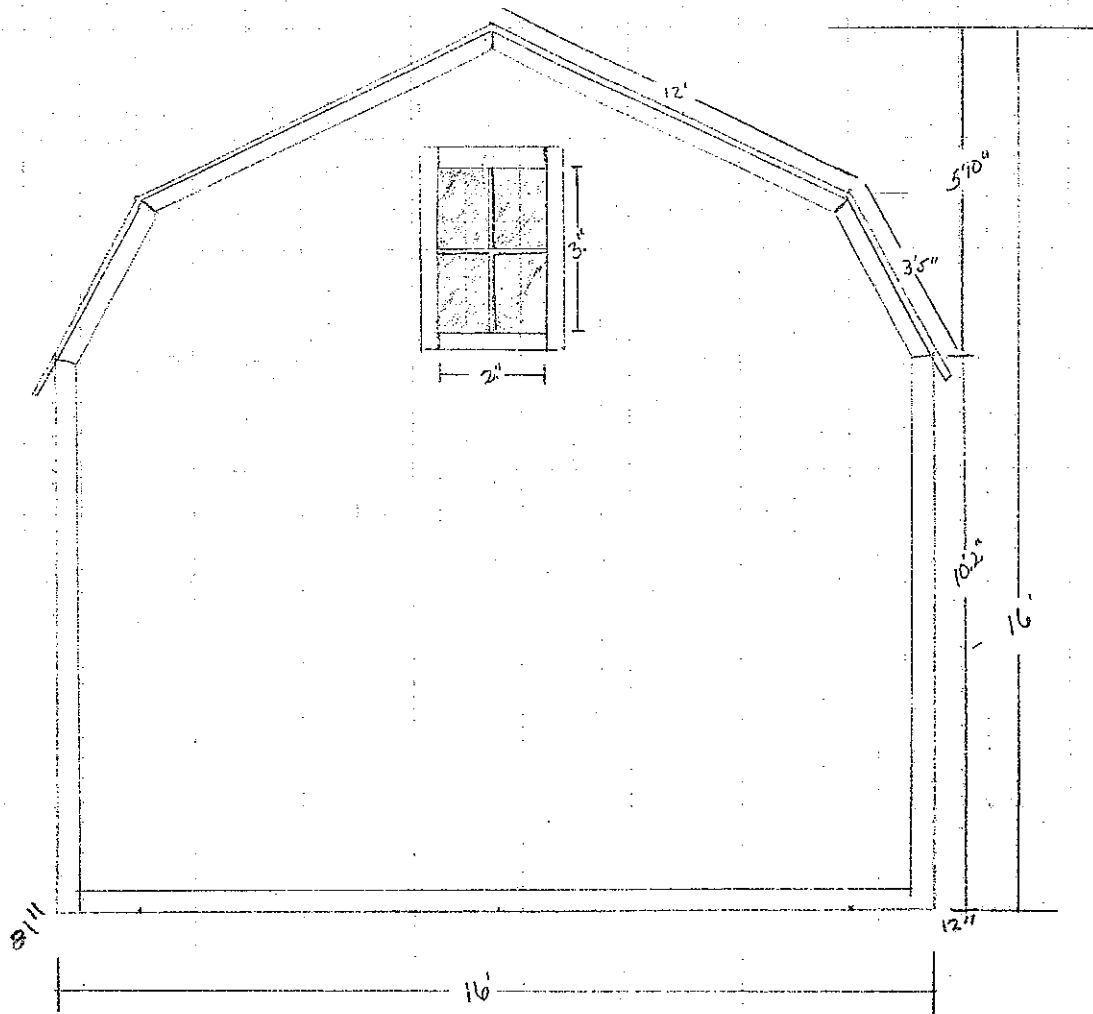


1/2" = 1'-0"

9-29-12

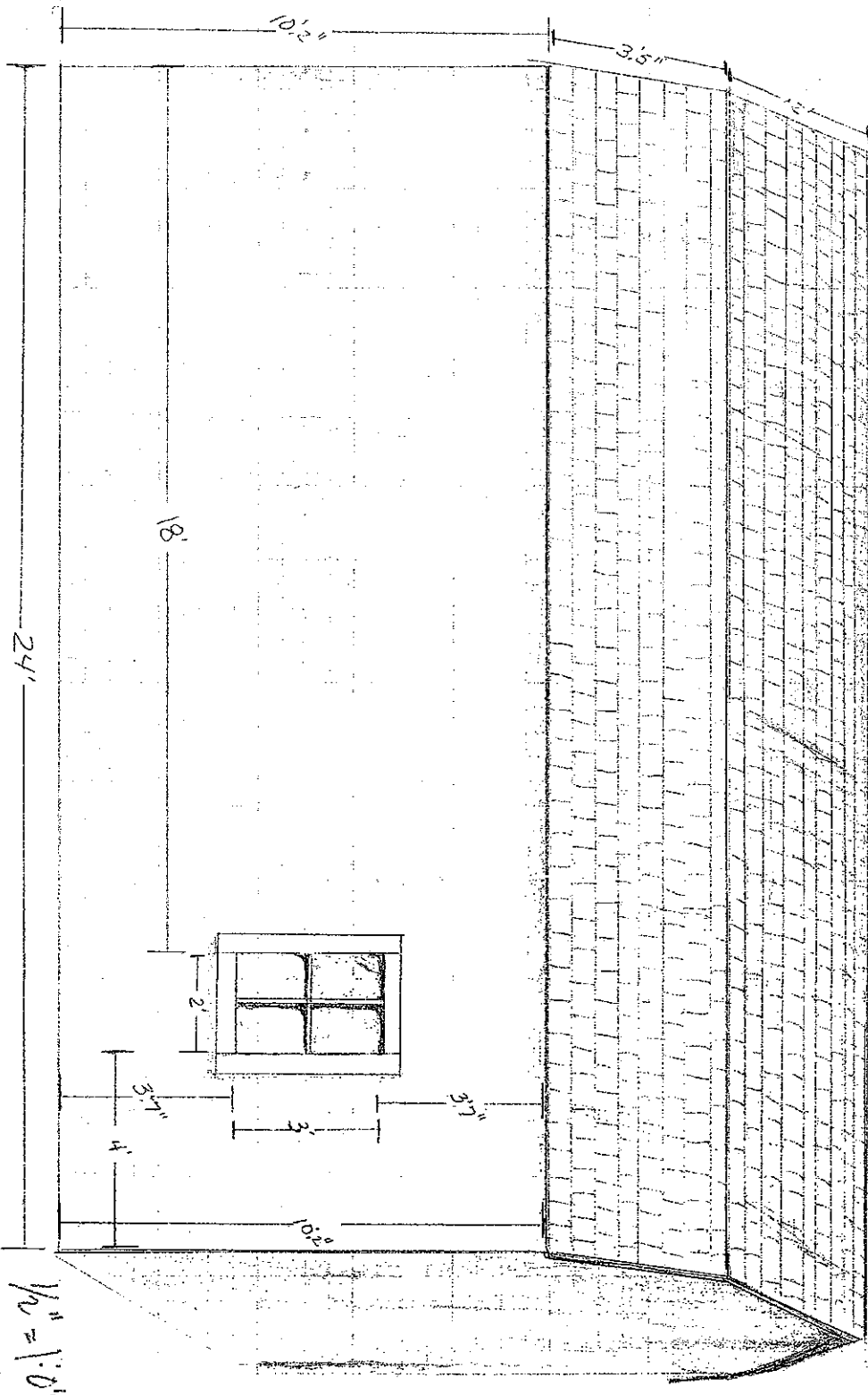
MARGARET MURPHY
910 SWEETWATER RIVER DR.
AUSTIN, TX 78748

BACK VIEW
ONE INCH = 2 FEET



1/2" = 1.0'

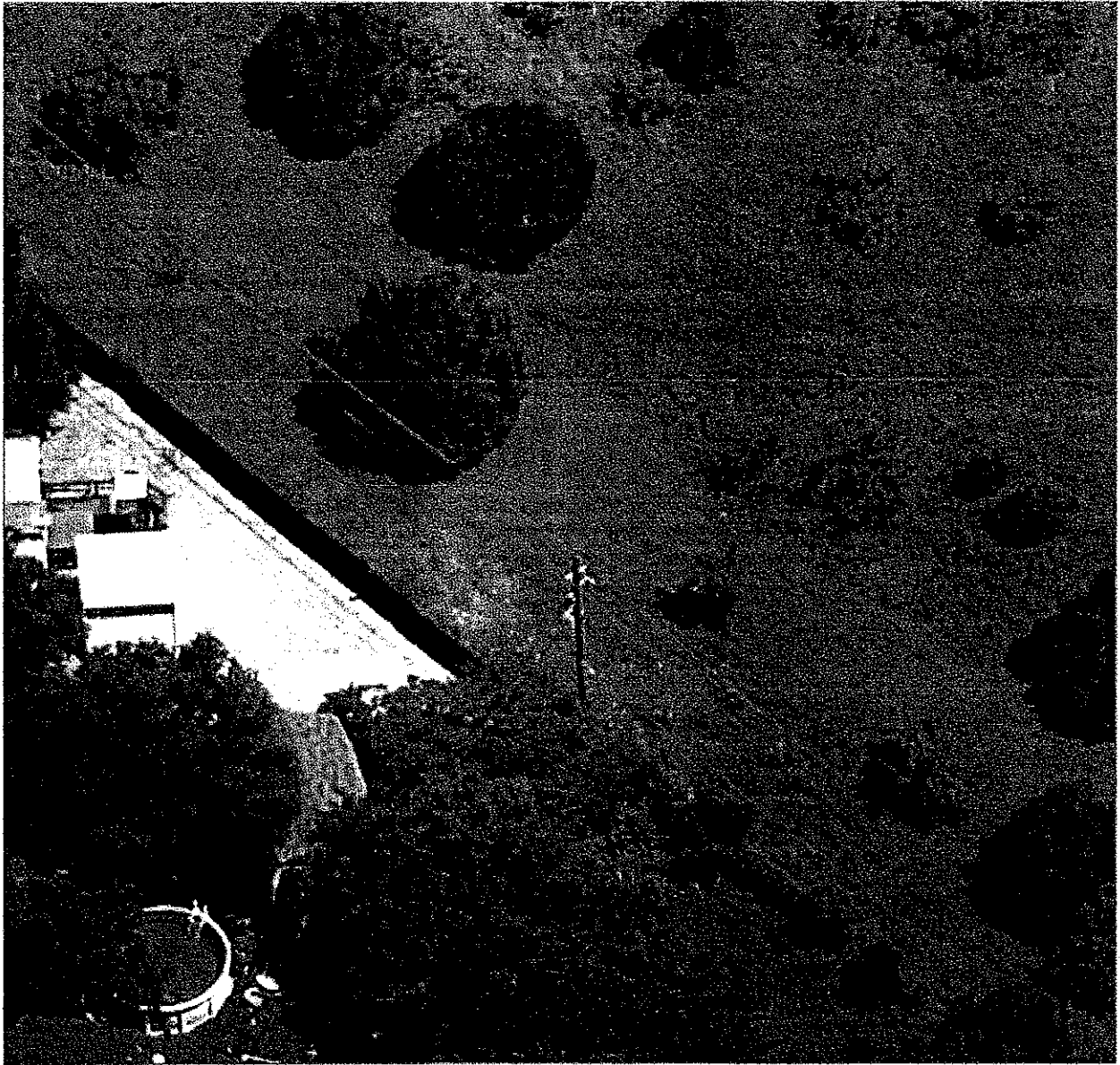
9-29-12
SIDE VIEW
ONE INCH = TWO FEET



MARGARET MURPHY
910 SUGERTUMPTER RIVER, DR.
AUSTIN, TX 78748

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

Google



Dear Susan,

My name is Margaret Q. Murphy.
I live at: 910 Swatiswalas River Dr.
Austin, Texas 78748.

When I bought my house I was
not in the City limits.

I retired in 2006 and had a
hobby shop built.

The shed was built at an angle
and about 3' of the shed is 7-8
feet away from the property line.
The rest of the shed is 10 feet
away & is legal.

I have submitted plans for
the City of Austin, and we approved
my plans.

I am requesting a hearing
in May.

I have obtained signatures
from my neighbors.

Thank you for your time -

Margaret Q. Murphy
910 Swatiswalas River Dr.
Austin, TX 78748
512-750-6852.

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):

See attached

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

My shed is a few feet to tall because it is at an angle. About 3 feet of the shed is 7'5" from the property line in the backyard

HARDSHIP:

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

I relied on the builder (Affordable Portable) to obtain a permit. I didn't even know I needed a permit.

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

Only a few feet of the building is not legal.

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 building backs up to a 22 acre field. There is nothing behind my

PARKING: (Additional criteria for parking variances only.)

Shed.

~~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.

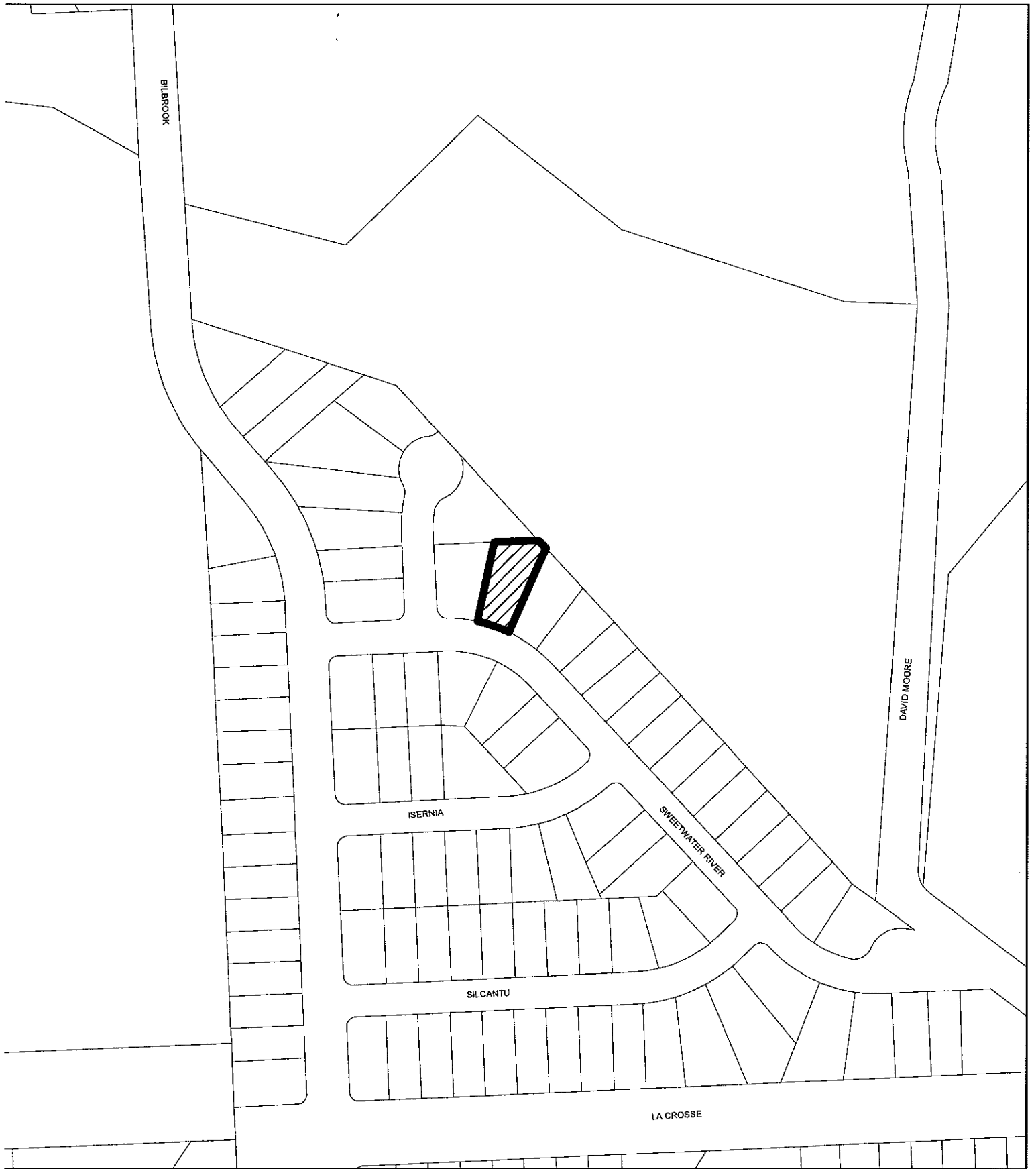
Signed [Signature] Mail Address 910 Sweetwater
AUSTIN TEXAS RIVER DR.

Printed Margaret Murphy Phone 512-750-6882 Date 3/14/2013

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 [Signature] Mail Address 910 Sweetwater
AUSTIN TX RIVER DR

Printed Margaret Murphy Phone 512-750-6882 Date 3/14/2013



SUBJECT TRACT



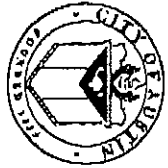
ZONING BOUNDARY

CASE#: C15-2013-0075
 LOCATION: 910 Sweetwater River Drive



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.



I, Margaret Murphy, am applying for a variance from the Board of Adjustment regarding Section 25-2-403 (D) of the Land Development Code. The variance would allow me the ability to Waive the 10' to the rear accessory structure closer than 10' to the rear property line.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Donald Morrow	912 Sweetwater River Dr.	Donald Morrow
Brenda Fulton	902 Sweetwater River DR.	Brenda Fulton
Jay Garcia	751 Sweetwater River Dr.	Jay Garcia
Maft Foster	906 Sweetwater River Dr.	Maft Foster
Patrice Haines	1022 BLISSDALE	Patrice Haines
Jhelise Peteracki	806 Silcanta Dr	Jhelise Peteracki
Kenneth Shaw	804 Silcanta Dr	Kenneth Shaw

RAY J. BETTMER

900 SWEETWATER RIVER DR.

Ray J. Bettmer

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Amey N. Daveland	802 Silcanta	Amey N. Daveland
Kerry Hitchcock	803 Silcanta Dr.	Kerry Hitchcock
Davey Henderson	810 Sweetwater River Dr	Davey Henderson
Keith Kirk	816 Sweetwater River Dr.	Keith Kirk
Ross Rhoads	822 Sweetwater River Dr.	Ross Rhoads
Lupita Hinojosa	820 Sweetwater River Dr.	Lupita Hinojosa
Michael Quintana	824 Sweetwater	Michael Quintana
Christina Griffith	903 Isenia Dr.	Christina Griffith
Lupe Jare	10221 bilbrock	Lupe Jare
Paul Budreau	10213 Bibrock	Paul Budreau
Sandra Kennedy	914 Smedley Dr	Sandra Kennedy
MATT LOREAN	10211 BILBROCK	MATT LOREAN
PAUL T. WEAVER	905 Sweetwater River Dr.	PAUL T. WEAVER

SCOTT A. STOKELY

807 SWEETWATER RIVER DR.

Scott Stokely

