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 # TO AUSTIN APPLICATION TO BOARD OF ADJUSTMENT

GENERAL VARIANCE/PARKING VARIANCE

5-2013-0109 14293 205200212

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

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.
STREET ADDRESS: 1111 Richardine Avenue
LEGAL DESCRIPTION: Subdivision – Brooksdale
Lot(s) 9 Block 5 Outlot Division
I/We William Hodge AIA on behalf of myself/ourselves as authorized agent for
Matthew Ikard affirm that on August 21, 2013
hereby apply for a hearing before the Board of Adjustment for consideration to:
(check appropriate items below)
ERECT ATTACH COMPLETE REMODEL X MAINTAIN
existing accessory structure located less than 5' from side property line of lot
2.8 from Nordh Dide P-1
Dide P.L
in a SF-3-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 follow ing 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 side setback regulations call for a larger distance between the existing property line and the accessory structure than exists - the existing accessory structure was constructed by a previous owner without a permit. Moving existing structure is not possible due to former adjacent pool which limits construction of new foundation.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
the accessory structure was constructed by a previous owner with no permits, at a
distance from the "effective" property line of the lot (a large wall) that was constructed
on a neighbor's land, land which has been effectively used by the owner of the lot in
question for some time.

(b) The hardship is not general to the area in which the property is located because: the structure was constructed some time back by a previous owner; typical levels of current code enforcement are more likely to prevent such a use.

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:

a.) the adjacent property owners have not objected to the variance we are seeking; b.) the accessory structure is otherwise within all required area maximums required by this zoning.

PARKING: (Additional criteria for parking variances only.)

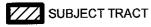
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional 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 Upilliam/Hool Mail Address 3/12 Windsor Rd #A, PMB 229 City, State & Zip Au Stin Tf 73703
Printed William Hodge AAPhone S12.786-929 Bate 9-1-13
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.
SignedMail Address
City, State & Zip
Printed Matthew Ikard Phone Date 9-1-13







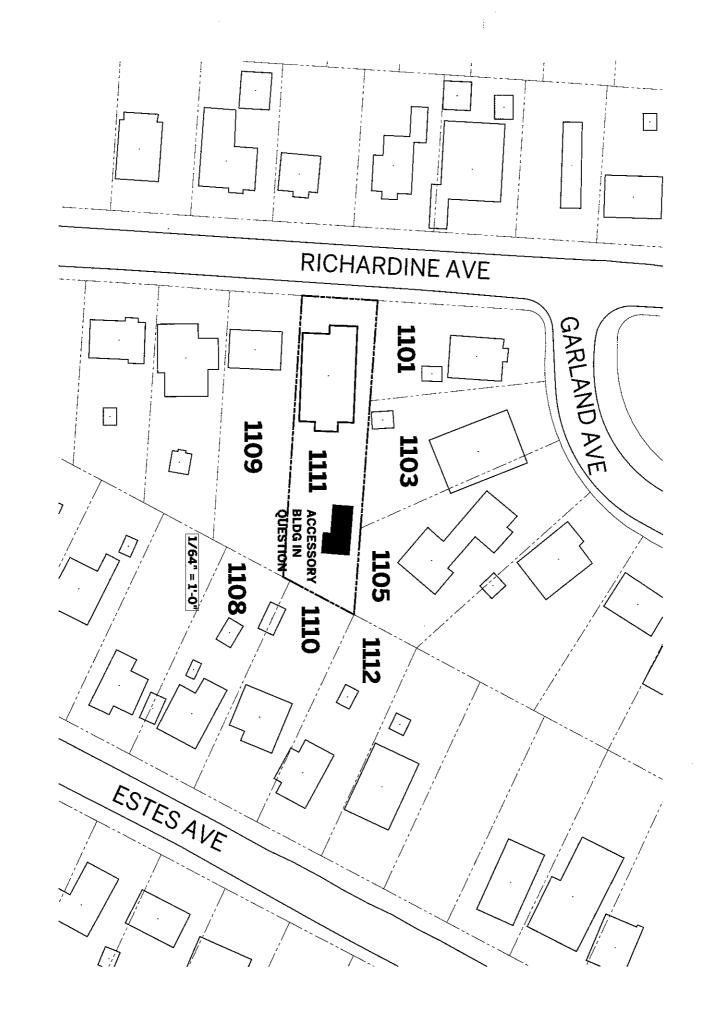
ZONING BOUNDARY

CASE#: C15-2013-0109 LOCATION: 1111 Richardine Ave

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.





To whom it may concern.	
My name is [insert name here] and I own	the property at
Edgie Mindieta 8	adjacent to the property at 1111 Richardine Avenue,
owned by Matthew Ikard. Mr. Ikard is see	eking a variance to retain an accessory structure that
violates a side-yard setback. I support th	is application for a variance.
Sincerely,	
Eddie Mindisto	(Signature of Owner)
1/52 Richardina	(Address of Owner)

To whom it may concern:	
My name is [insert name here] and I own the proposed by Matthew Ikard. Mr. Ikard is seeking a violates a side-yard setback. I support this application.	to the property at 1111 Richardine Avenue, variance to retain an accessory structure that
Sincerely,	
Sefvia Villela	_ (Signature of Owner)
1106 Estes Que	_ (Address of Owner)

My name is [insert name here] and I own the property at
Sonie Perez adjacent to the property at 1111 Richardine Avenue,
owned by Matthew Ikard. Mr. Ikard is seeking a variance to retain an accessory structure that
violates a side-yard setback. I support this application for a variance.
Sincerely,
(Signature of Owner)
1/24 Sates Are Areta To 7872/ (Address of Owner)

To whom it may concern	To	whom	it	may	concerr	ì
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•	adjacent to the property at 1111 Richardine Avenue, eking a variance to retain an accessory structure that
E. Danchey	(Signature of Owner)
1108 75tes Our	(Address of Owner)

August 12, 2013

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adjacent to the property at 1111 Richardine Avenue, owned by Matthew Ikard. Mr. Ikard is seeking a variance to retain an accessory structure that violates a side-yard setback. I support this application for a variance.

Sincerely,

Told JORAD (Signature of Owner)

1114 Estes Ave (Address of Owner)

To whom it may concern:

My name is [insert name here] and I own the property at
My name is [insert name/here] and I own the property at adjacent to the property at 1111 Richardine Avenue,
owned by Matthew Ikard. Mr. Ikard is seeking a variance to retain an accessory structure that
violates a side-yard setback. I support this application for a variance.

Sincerely,

Rosce Le Whit The 48 M (Signature of Owner)

1107 Rochard Ne Austr Tel (Address of Owner)

My name is [insert name here] and I own the property at
Dawn Hagos adjacent to the property at 1111 Richardine Avenue,
owned by Matthew Ikard. Mr. Ikard is seeking a variance to retain an accessory structure tha
violates a side-yard setback. I support this application for a variance.
Sincerely,

(Signature of Owner)

____ (Address of Owner)

To whom it may concern:

My name is [insert name here] and I own the property at
My name is [insert name here] and I own the property at Ruthie L Wight adjacent to the property at 1111 Richardine Avenue,
owned by Matthew Ikard. Mr. Ikard is seeking a variance to retain an accessory structure that
violates a side-vard setback. I support this application for a variance.

Sincerely,

Pathie Laright (Signature of Owner)

1108 Richardine Ave (Address of Owner)

To whom it may concern	To	whom	it	may	concerr
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My name is [insert name here] and I own the property at
My name is [insert name here] and I own the property at Adjacent to the property at 1111 Richardine Avenue,
owned by Matthew Ikard. Mr. Ikard is seeking a variance to retain an accessory structure that
violates a side-yard setback. I support this application for a variance.

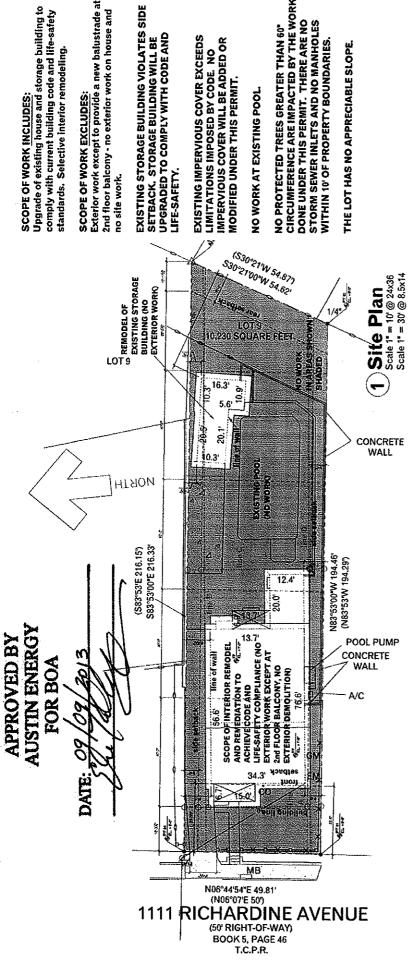
Sincerely,

Willie E. Wyst (Signature of Owner)

110 Ruhardine and (Address of Owner)

Tο	whom	it	may	concer	n :
	44110111		111047	00110011	

My name is [insert name here] and I ov	vn the property at _ adjacent to the property at 1111 Richardine Avenue,			
owned by Matthew Ikard. Mr. Ikard is	seeking a variance to retain an accessory structure that			
violates a side-yard setback. I support this application for a variance.				
Sincerely,				
Supher Orting	(Signature of Owner)			
1119 D Garland	(Address of Owner)			



0.5562:1 TOTAL BUILDING COVERAGE BUILDING COVERAGE / LOT AREA RATIO IMPERVIOUS COVER : LOT AREA RATIO BUILDING COVERAGE CALCULATIONS IMPERVIOUS COVER CALCULATIONS Existing AC pads
TOTAL IMPERVIOUS COVER Existing uncovered patios fotal building coverage Existing retaining walls Existing driveways Existing walks Ist floor HVAC TOTAL SF 464 0.3666: -195 윉 NEW EXEMPT LIVABLE / SALEABLE AREA PER NAHB STANDARDS 35 165 S 'n not under habitable space GROSS FLOOR AREA & FAR under habitable space

EXISTING IMPERVIOUS COVER EXCEEDS IMPERVIOUS COVER WILL BE ADDED OR LIMITATIONS IMPOSED BY CODE. NO

CIRCUMFERENCE ARE IMPACTED BY THE WORK DONE UNDER THIS PERMIT. THERE ARE NO STORM SEWER INLETS AND NO MANHOLES NO PROTECTED TREES GREATER THAN 60* WITHIN 10' OF PROPERTY BOUNDARIES.

THE LOT HAS NO APPRECIABLE SLOPE.

CALCULATIONS (CoA USE ONLY) TOTAL GROSS FLOOR AREA FLOOR AREA RATIO Balcony (above covered porch) Covered patio, deck or porch Covered patio, deck or porch Covered parking (carport) Covered parking (garage) 2nd floor HVAC 3rd floor HVAC 1st floor HVAC Basement SUBDIVISION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOL 5, PAGE 46, OF THE PLAT RECORDS OF TRAVIS

REFER TO GENERAL NOTES ON PAGE GI SET INVALID FOR CONSTRUCTION WITHOUT PAGE GI

1st floor HVA TOTAL

RELATED REVIEW CASES: 1984-016230 BP, 1993-009926 BP, 2009-139648 PR, 2012-053613 W, 2012-053616 W.

NEIGHBORHOOD: MLK/183

FRAVIS APPRAISAL DISTRICT TAX ID No.: 0205200212

COUNTY, TEXAS,

LOT AREA: 10,230 SF

ZONING: SF3-NP

LEGAL DESCRIPTION: LOT 9, BLOCK 5, BROOKSDALE

KHIH BKCHARDIN AVENUE AUSTHI, TEXAS 1877-1 **7**86 788 50 96

1044 SF