

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C05-2013-0109  
# 11014293  
TP-0 205200 212

ROW

**CITY OF AUSTIN  
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: 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  MAINTAIN

existing accessory structure located less than 5' from side property line of lot

*2.8 from north side p-1*

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 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 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:

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

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

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**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 William/Hodg Mail Address 3112 Windsor Rd #A, PMB 22f  
City, State & Zip Austin TX 78703  
Printed William Hodg <sup>CA</sup> Phone 512-786-9298 Date 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.

Signed M Mail Address \_\_\_\_\_  
City, State & Zip \_\_\_\_\_  
Printed Matthew Heard Phone \_\_\_\_\_ Date 9-1-13



N



SUBJECT TRACT



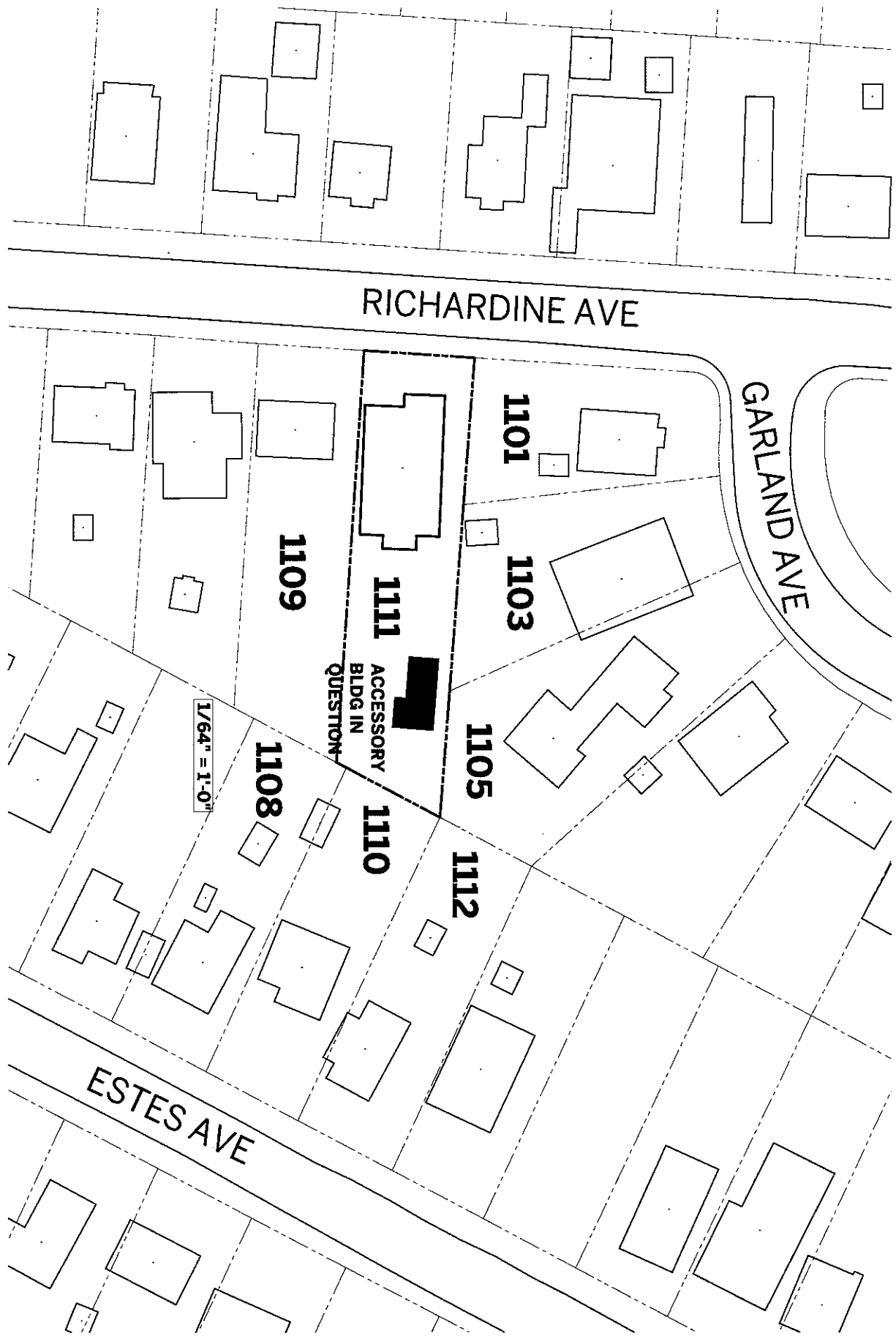
ZONING BOUNDARY

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.



RICHARDINE AVE

GARLAND AVE

ESTES AVE

1101

1103

1105

1109

1108

1111

1110

1112

ACCESSORY  
BLDG IN  
QUESTION

1/64" = 1'-0"

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Eddie Mindiola 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,

Eddie Mindiola (Signature of Owner)

1152 Richardine (Address of Owner)

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Sylvia Villela 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,

Sylvia Villela (Signature of Owner)

1106 Estes Ave (Address of Owner)


August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Janie 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)

1104 Estes Ave. Austin Tx 78721 (Address of Owner)



August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at  
Esperanza Sanchez 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,

E. Sanchez (Signature of Owner)

1108 Estes Ave (Address of Owner)

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Robert Jackson 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,

Robert Jackson (Signature of Owner)

1114 ESTES AVE (Address of Owner)

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Earl C. Hunt 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,

Rose Lee White & Earl C. Hunt (Signature of Owner)

1107 Richard Ave Austin TX (Address of Owner)

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Dawn Hagood 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,

Dawn Hagood (Signature of Owner)

1103 Richardine Ave (Address of Owner)

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Ruthie L Wright 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,

Ruthie L Wright (Signature of Owner)

1108 Richardine Ave (Address of Owner)

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

Mr. Willie E. Wright 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. Wright (Signature of Owner)

1110 Richardine Ave (Address of Owner)

August 12, 2013

To whom it may concern:

My name is [insert name here] and I own the property at

1119 D GARLAND 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,

Sophie Ostig (Signature of Owner)

1119 D Garland (Address of Owner)

