

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 #

ROW #

C15-2013-0101

11012905

TP-0201010702

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: 1013 Melissa Ln.

LEGAL DESCRIPTION: Subdivision - Norwood Heights

Lot(s) 5 Block 4 Outlot Division Norwood Heights

I/We Sherri Woolley Ancipink on behalf of myself/ourselves as
authorized agent for

Lee and Laurie Schneider affirm that
on August 6th, 2013,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE x REMODEL x MAINTAIN

The existing garage is in need of repair due to water damage. In order to prevent
future water damage it is required to raise the height of the garage roof by 2ft.

in a SF-3-NCCP-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:

According to the Travis Central Appraisal District the house and garage were constructed in 1937. Since the site of the property is on a sharp incline the garage was built at street level and the house was constructed at the top of the property. Based on current zoning regulations, this garage is in the existing side and front yard setback, but due to the topography of the property, it is impossible to locate a garage anywhere else on the property and achieve the two-car parking requirement.

HARDSHIP:

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

The topography of the site and the existing structures create a drainage issue where the water from the higher elevation drains on to the top of the garage's flat roof. Raising the garage 2 ft. will create better drainage and allow for repair of the existing structural damage and allow for larger structural members that will meet code. Currently, there are wood studs set on concrete walls and wood beams that are below grade. Raising the roof will allow for all wood members to be above grade and away from water.

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

This property is completely unique in the area due to the topography of the site.

All adjacent properties do not require the significant number of steps (24) from the street to the front door of the house. All adjacent houses properties have street addresses on either Bonnieview or Le Grande Ave. 1013 Melissa is the only property with an address on Melissa Ln. There are no houses on the west side of the street.

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:

We are simply asking to raise the roof an additional 2ft. This in no way affects the neighboring property or changes the status of the zoning at this property.

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 _____
Mail Address 1014 Woodland Ave.

City, State & Zip _____
Austin, Texas 78704

Printed Sherri Woolley Ancipink Phone _____
512.826.2627 ← wrong #
Date 8.6.13

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 _____ Mail Address _____
1013 Melissa Ln.

City, State & Zip _____
Austin, Texas 78704

Printed Lee Schneider
Phone 415.250.5936 Date 8.6.13

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)



N

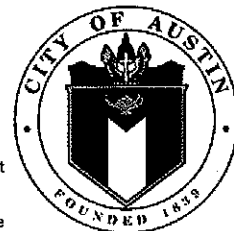


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0101
LOCATION: 1013 Melissa Lane



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.

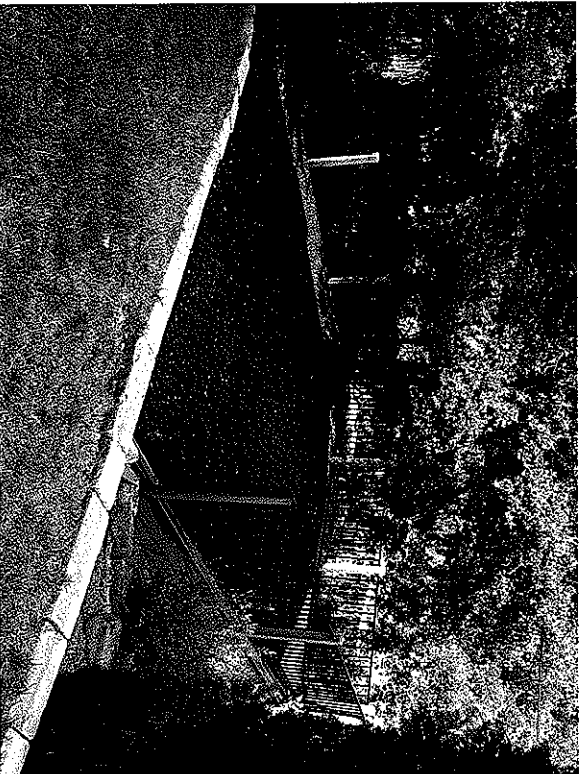
1013 Melissa Ln.



Garage at
street level
showing
stairs



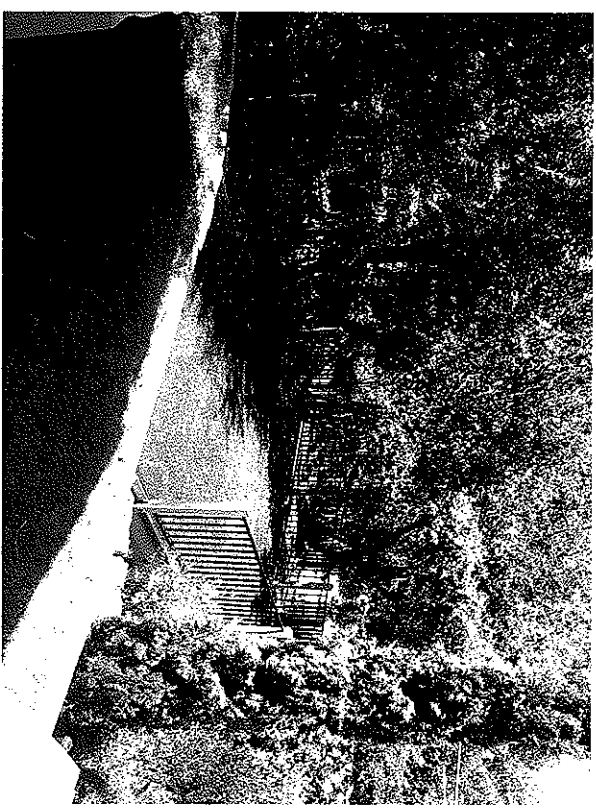
Stairs up to front door



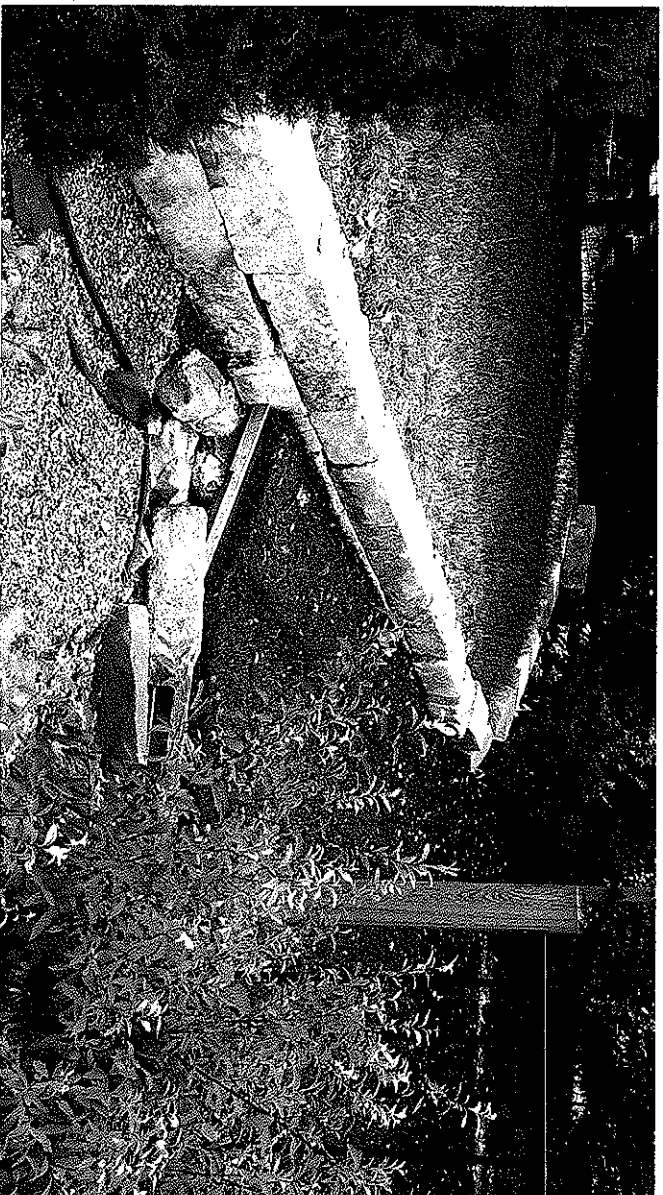
Roof of garage with fake grass



View from front door



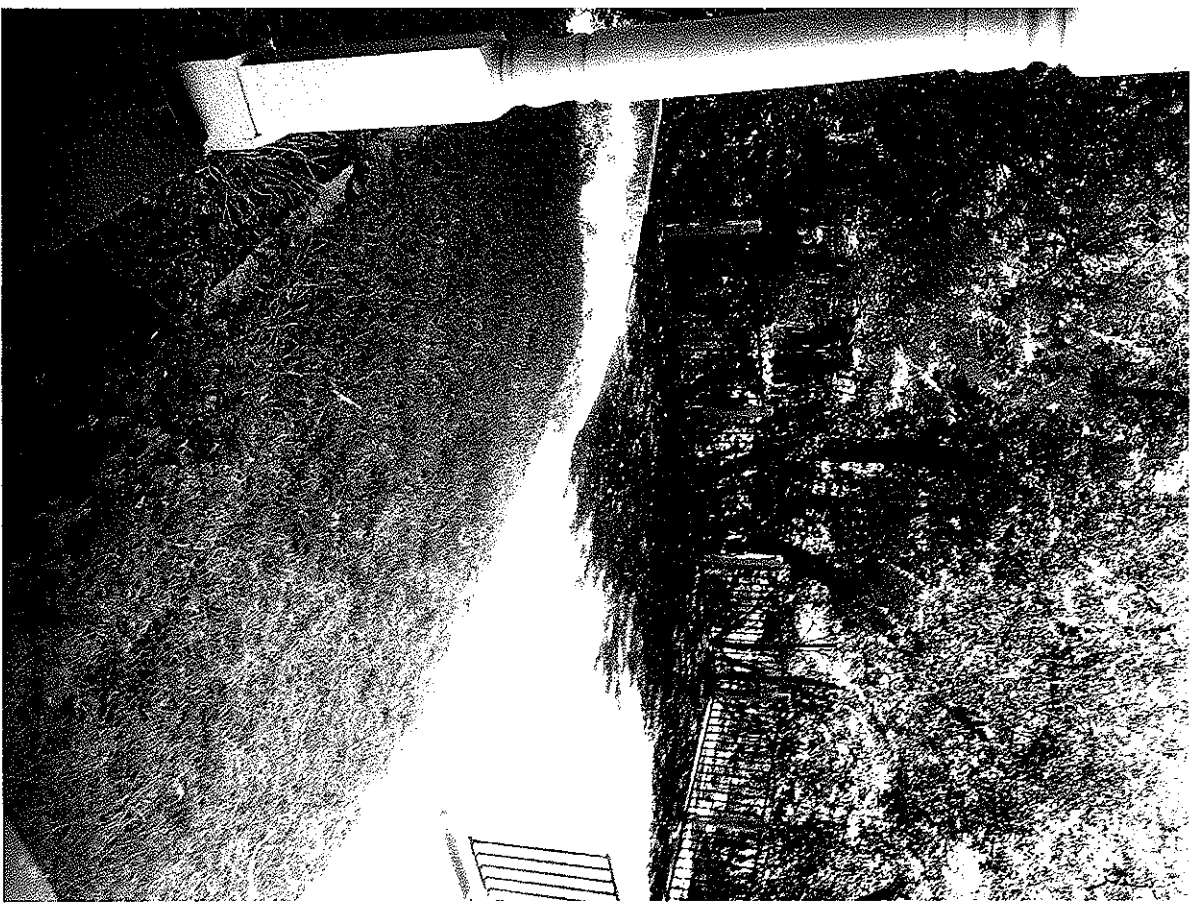
View from front door



Slope of ground at roof
of garage



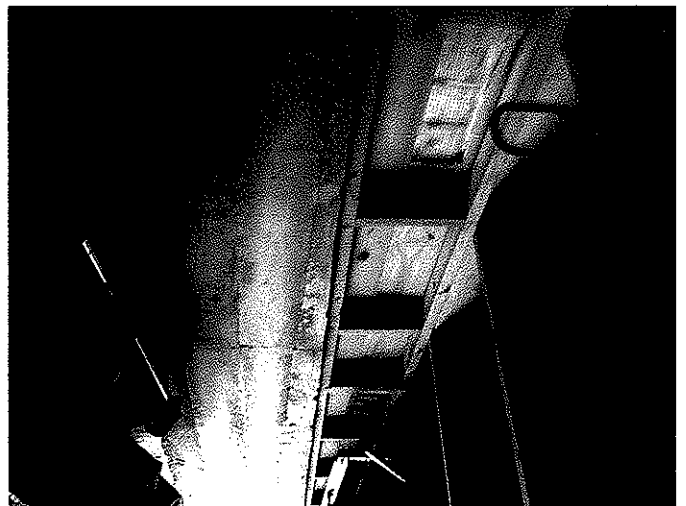
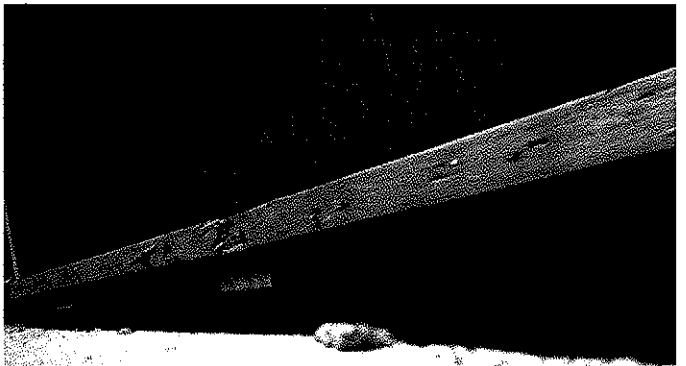
View of garage and adjacent property



View on to roof of garage



View from garage roof across the street





| | |
|--|--------------------------|
| | CALCULATED POINT |
| | 1/2" IRON PIPE FOUND |
| | 1/2" ROD FOUND |
| | WIRE FENCE |
| | WOOD FENCE |
| | RECORD INFORMATION |
| | GAS METER |
| | UTILITY POLE |
| | OVERHEAD UTILITY LINE(S) |
| | WATER METER |
| | AIR CONDITIONER |
| | CONCRETE |
| | GRAVEL/DIRT |
| | STONE |

STRUCTURES - 1667.37 SQ. FT.
CONCRETE - 139.24 SQ. FT.
STONE - 561.76 SQ. FT.
A/C PAD - 9.0 SQ. FT.

TOTAL IMPROVEMENTS - 2377.37 SQ. FT.
TOTAL LOT AREA - 4720.03 SQ. FT.

IMPERVIOUS COVERAGE = 50.4 %

SIGNED BY: _____



TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:

NORTH AMERICAN TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE HEREIN SUBMITTED COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD, AND HAS A ZONE "X"
RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0465H
PANEL: 0465H
DATED: 9-26-2008
THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONLY AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL FLOOD
ADMINISTRATOR FOR THE CURRENT STATUS
OF THIS TRACT.

| | | |
|-------------|--------------------------|------------|
| SURVEY DATE | AUGUST 29, 2012 | |
| TITLE CO. | NORTH AMERICAN TITLE CO. | |
| G.F. NO. | 14664-12-00480 | |
| JOB NO. | A0406513 - A0811112 | |
| FIELD BY | CHRIS ZOTTER | 08/28/2012 |
| CALC. BY | CHRIS ZOTTER | 08/28/2012 |
| DRAWN BY | ROGER CARDONA | 08/29/2012 |
| PAID CHECK | EDWARD RUMSEY | 08/29/2012 |

ALLSTAR
Land surveying

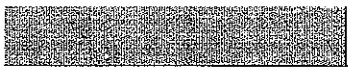
9020 ANDERSON MILL RD

AUSTIN, TEXAS 78729

(512) 249-8149 PHONE

(512) 331-7774 X

WWW.CALLSTARHANDSURVEYING.COM



PROJECT

DATE

SHEET
NO.

