

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# 015-2013-0098
ROW# 11002068
TP-041614-06-19

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: 6307 Woodhue Drive, Austin, Texas 78745

LEGAL DESCRIPTION: Subdivision- Cooper Oaks Section I

Lot(s) 4 Block D Outlot. _____ Division. _____

I/We Frances Ruedas on behalf of myself/ourselves as authorized agent for

6307 Woodhue Drive, Austin, Texas 78745 affirm that on 07/25/2013

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A wood carport 18' wide X 18' long over our driveway from the front of our home leading out to Woodhue Drive.

m a SF-3 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 front of our home is set back 25.7' from the front property line. Additionally, there is a 25' front set back requirement to allow for building any structure from the front of our property. As our home does not have a garage, there is nothing to protect our vehicles from the weather or personal damage, but we are not able to obtain a building permit due to the front setback requirements in our neighborhood. Our home was built in 1978, prior to the zoning restriction.

HARDSHIP:

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

Our property is unique in the neighborhood area is that the front of our home is set back 25.7' from the front property line and there is a 25' set back requirement for building any new structure, therefore, not allowing us to build a carport in order to protect our vehicles from weather and personal damage. There are multiple properties in my same neighborhood which are built at greater distances from the front property line which do allow for the building of a carport without violating the zoning requirements.

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

There are multiple other homes in the same subdivision where those homes are set back far enough from the property line to allow the building of a carport over the driveway. These homes, like ours, do not have an attached garage, and many of these homes already have carports either built onto the side of the home or are free standing. Each home is built with varying distances from the front property line, some set back farther than others. As the neighborhood was built in the late 70's to the early 80's, this was prior to the front setback requirements allowed by the zoning requirements.

Examples of homes in the same neighborhood where the front of the home is built at a further distance to allow for a carport include homes on Kenyon Drive, all along Emerald Forest, Sirocco, King Albert, Milford, Cooper, Speer, Libyan and Clubway. These are just some of the streets in the immediate neighborhood with greater distance to allow a carport to be built, and many of these homes do have carports.

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:

There is no HOA and no other restrictions disallowing a carport. As there are a number of homes without garages, carports in my area are prevalent, in different styles and building materials. We have hired a craftsman with professional experience to build our carport to give it curb appeal and ensure the structural integrity of the carport for years to come. Approval has come from Austin Energy so building of the carport will not interfere with utility repairs or changes. Additionally, the carport will end prior to the sidewalk with ample space between the structure and the right of way.

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:

N/A

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:

N/A

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

N/A

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

N/A

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 Francis J. Ruedas Mail Address 6307 Woodhue Drive

City, State & Zip Austin, TX
78745 -- Printed FRANCES T. RUEDAS Phone 512.442.8506

Date 07/25/2013

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 Francis J. Ruedas Mail Address 6307 Woodhue Dr

City, State & Zip Austin, TX 78745

Printed FRANCES T. RUEDAS Phone 512.442.8506

Date 07/25/2013

Lot 4
Block D
Subdv. Cooper Oaks Sec.

Certificate of Occupancy
No. 85519
DEPARTMENT OF BUILDING INSPECTION
City of Austin, Texas

Permit # 172895
Zoning A
Plat file

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.
6307 Woodhue Dr.

Address _____

Use 1 stry frm res w/ brkven & att gar.

Owner of Land NPC Address Box 14508 78761

Owner of Improvements _____ Address _____

Contractor _____ Address _____

Plumber Acme No. of Gas Meters 1

Remarks _____

Date 9-12-78 By JJ

BUILDING OFFICIAL

BID #2008

OFFICE COPY

SEE REVERSE SIDE

Address: 6307 Woodhue Drive | Permit: 172895 | Plat: *file*

Lot: 4 | Block: D | Subdivision: Cooper Oaks Sec 1

Fire Zone: 3 | Use Dist. *As m* | Occupancy: *In Re. w Brkdown + art garage*

5/25/78		8/11/78		9-12-78 Final		Commercial	
Foundation	5	Floor joist size & o.c.		Bldg. Conn.		Parking	
Front setback	16°	ceiling joist size & o.c.	<i>2x4</i>	Room Vent.	✓	Exits	
Total & Min. side yard	28° 6-	stud size & o.c.	<i>2x4</i>	Stairs		Exit lights	
Side St. Yard	22°	W. Insulation	<i>2x4</i>	Rails		Fences	
Type Const.		Sheetrock		Attic Vent.	✓	Corridors	
Spec. Permit #		Commercial Sheetrock		Insulation	✓		
BOA		Occup. Sep. Thru out		Hood Vent.			
				Glass	✓		
				Deadbolts	✓		
				Fireplaces	✓		
				S. Dil.	✓		

Owner: *WPC* | Contractor:

40' x 54' less 2.56

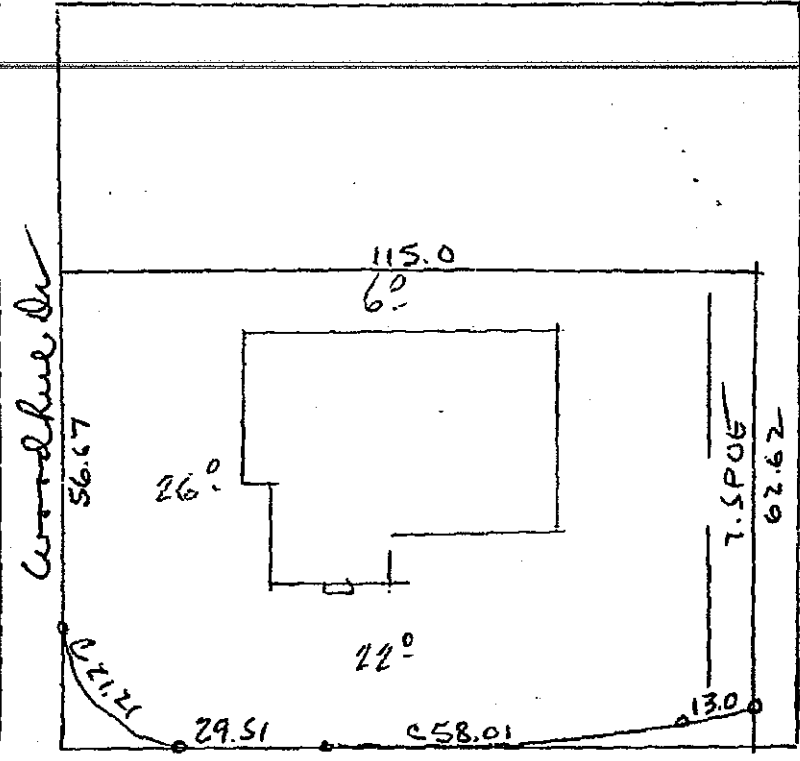


BID 2005 JUNE 77

Clerk: *Rozzi* | Date: 8/12/78

Address: 6307

Needs clips

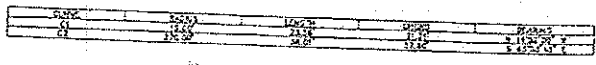


Speed Lane

Inspector: *W.J.B.*

LEGEND

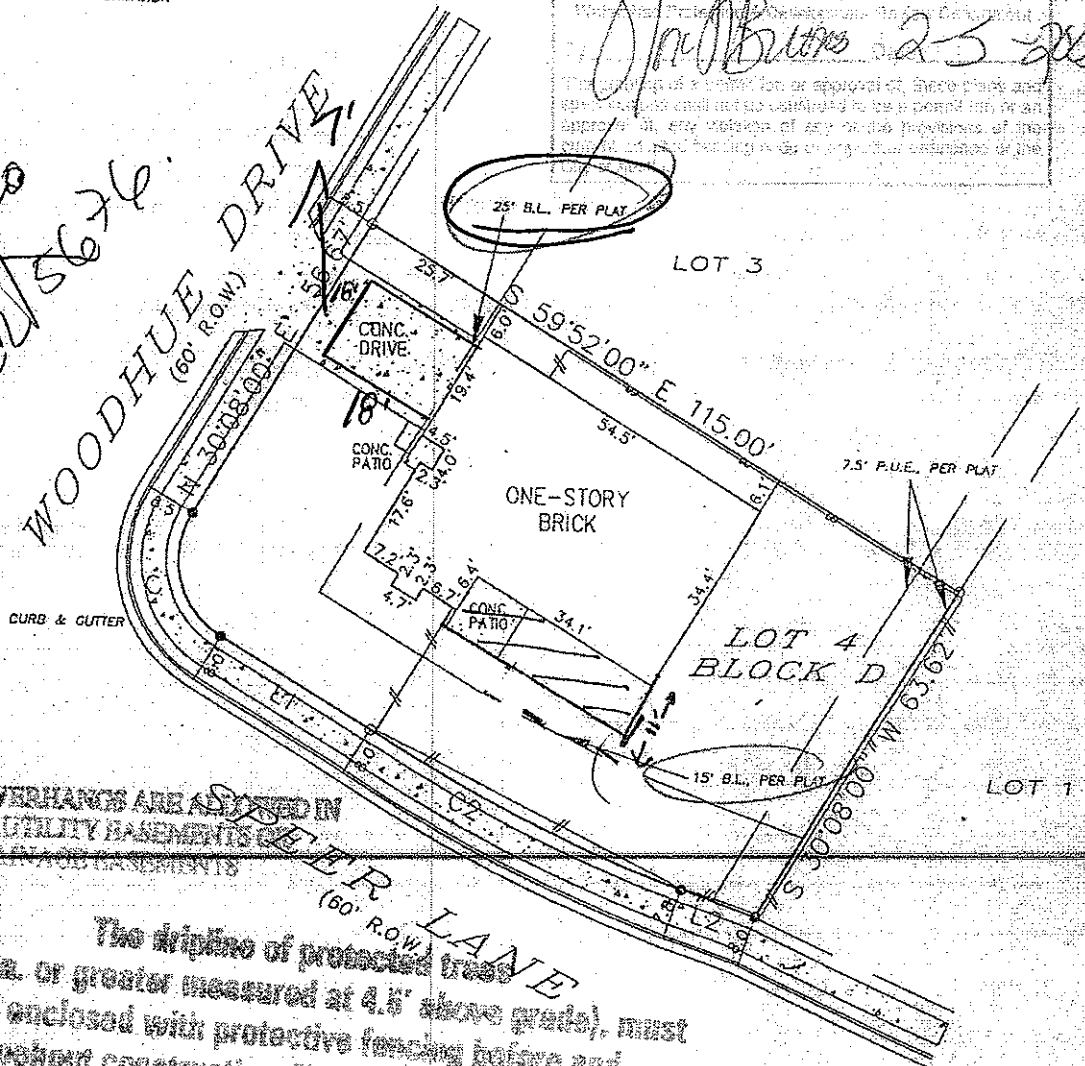
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- CHAIN LINK FENCE
- WOOD FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION



CITY OF AUSTIN
 APPROVED FOR PERMIT
John Butler 25-2008

SCALE: 1" = 30'

*600/10
 420/5676*



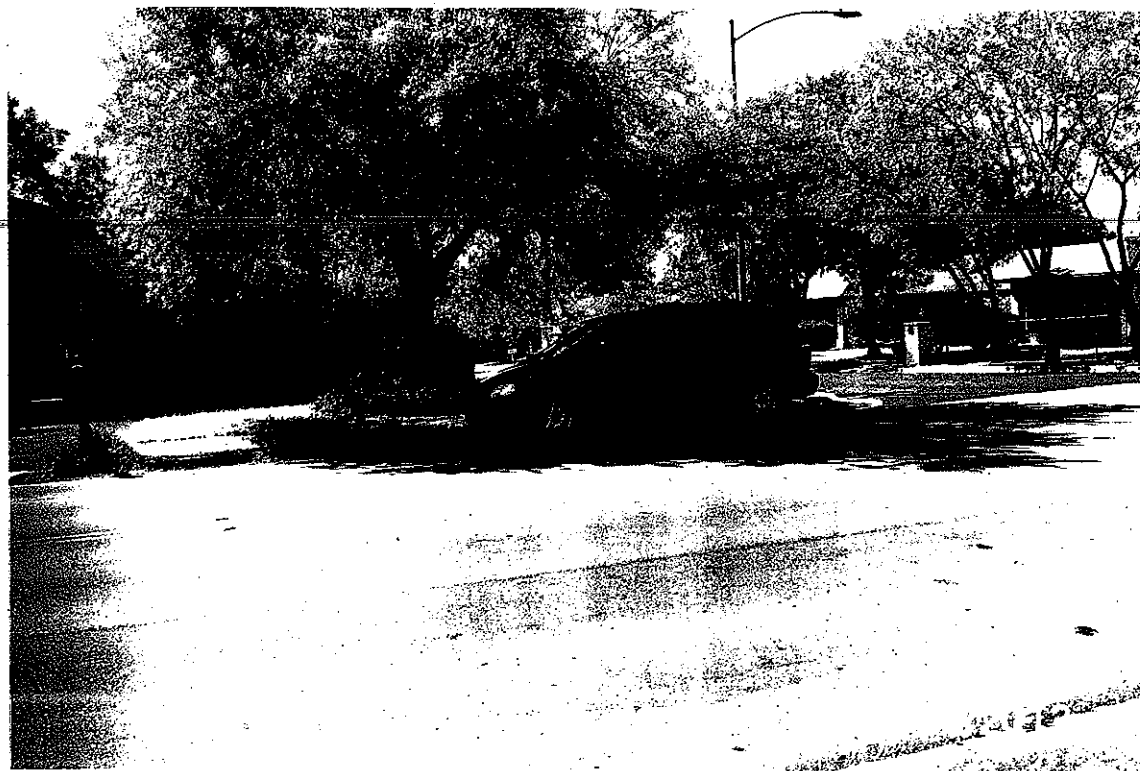
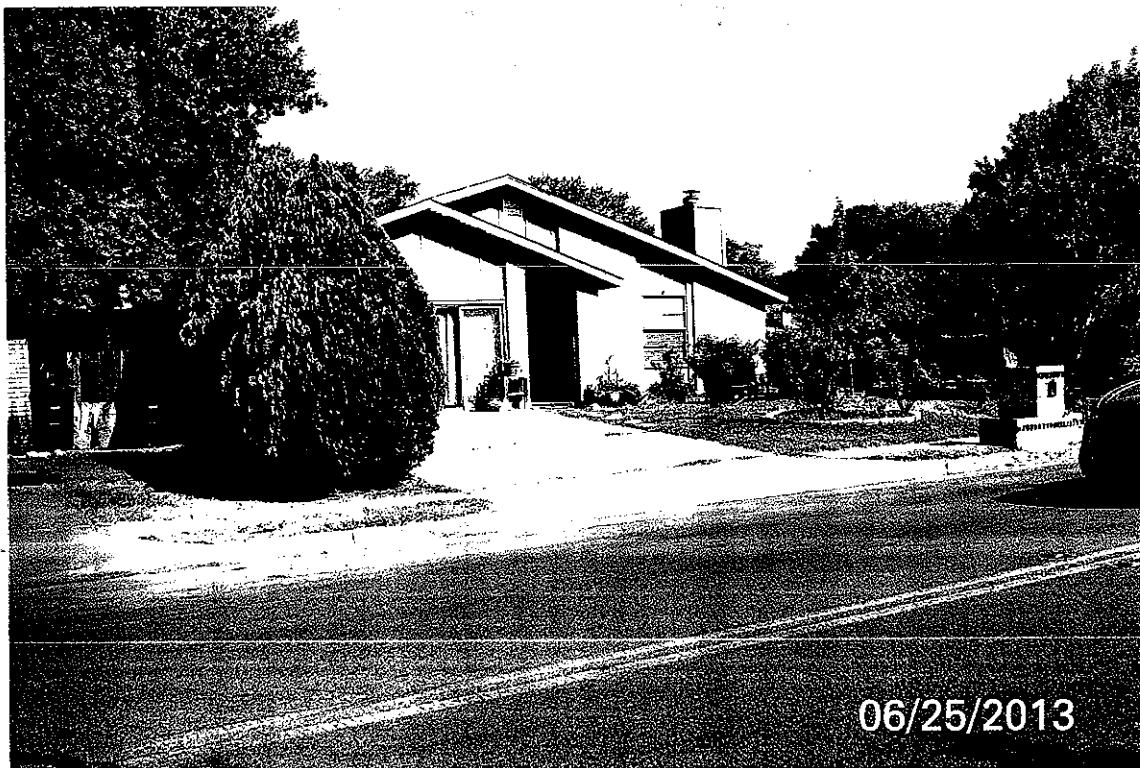
NO ROOF OVERHANGS ARE ALLOWED IN PUBLIC UTILITY BASEMENTS OR UNDERGROUND ENCLOSURES

The dripline of protected trees (18" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No trees measuring 18" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 495-9370.

RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN VOL.68, PG.39 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND IN VOL.4906, PG.784 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO AFFECT THIS LOT.

REVIEWED FOR ZONING ONLY

LOT: 4	BLOCK: D	SUBMISSION: COOPER OAKS			SECTION: 1
RECORDATION: VOL 68, PG.39 T.C.P.R.		COUNTY: TRAVIS	STATE: TEXAS	SURVEY: N/A	
ADDRESS: 6307 WOODHUE DRIVE			CITY: AUSTIN, 78745	LENDER: COUNTRYWIDE FUNDING	
PURCHASER: FRANCES RUEDAS and JESSE RUEDAS			TITLE COMPANY: FIDELITY NATIONAL	GF. No. 966305	



Street
||
WOODHOLE
||
MAIN STREET -
←

|| SPEER

PARK ACROSS STREET FOR THE
SHADE, BECAUSE MY VAN IS HOT
100 - 107 DEGREES.

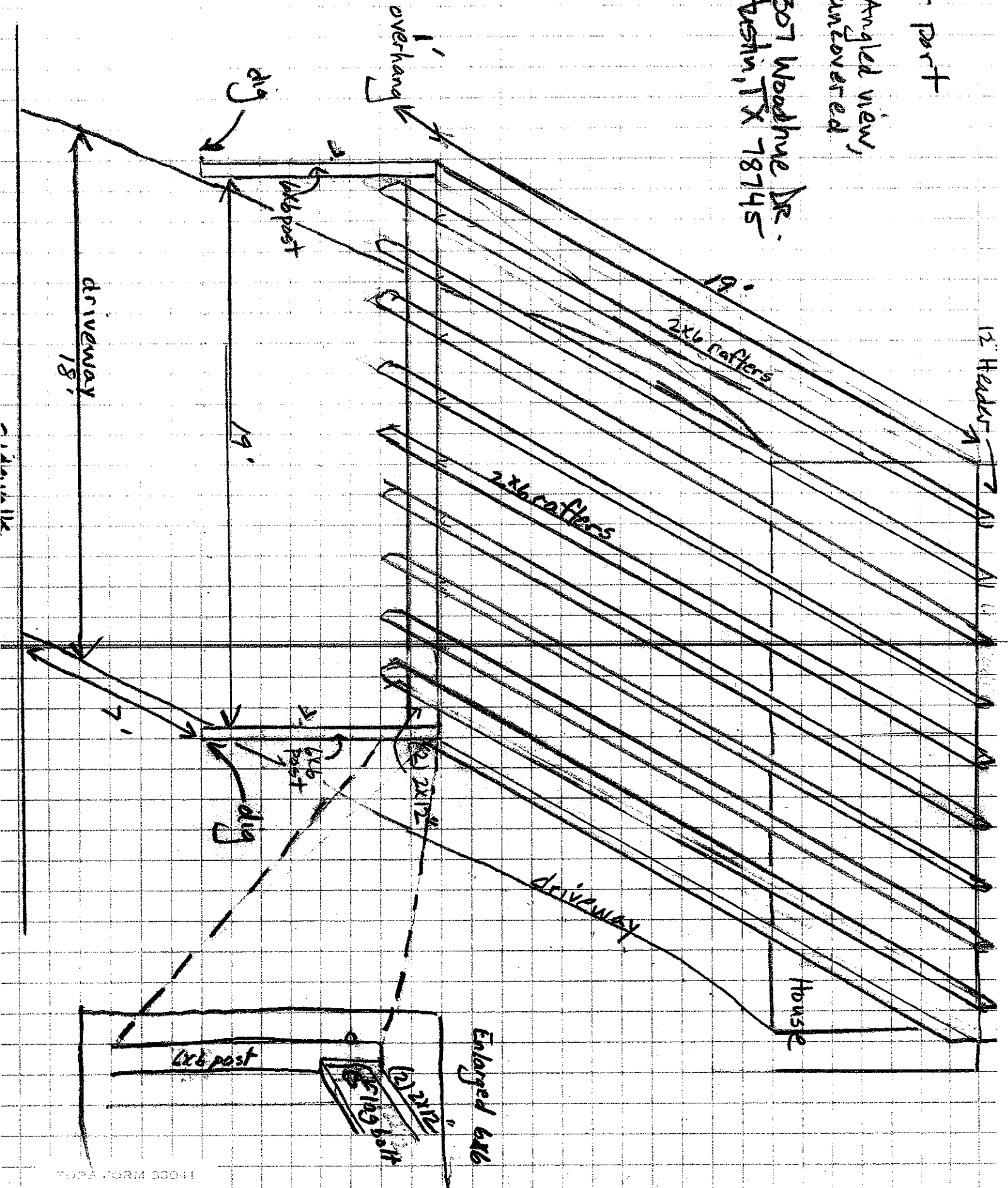
THIS WAS A MODEL HOME (GARAGE) AN OFFICE



Car port

Angled view,
uncovered

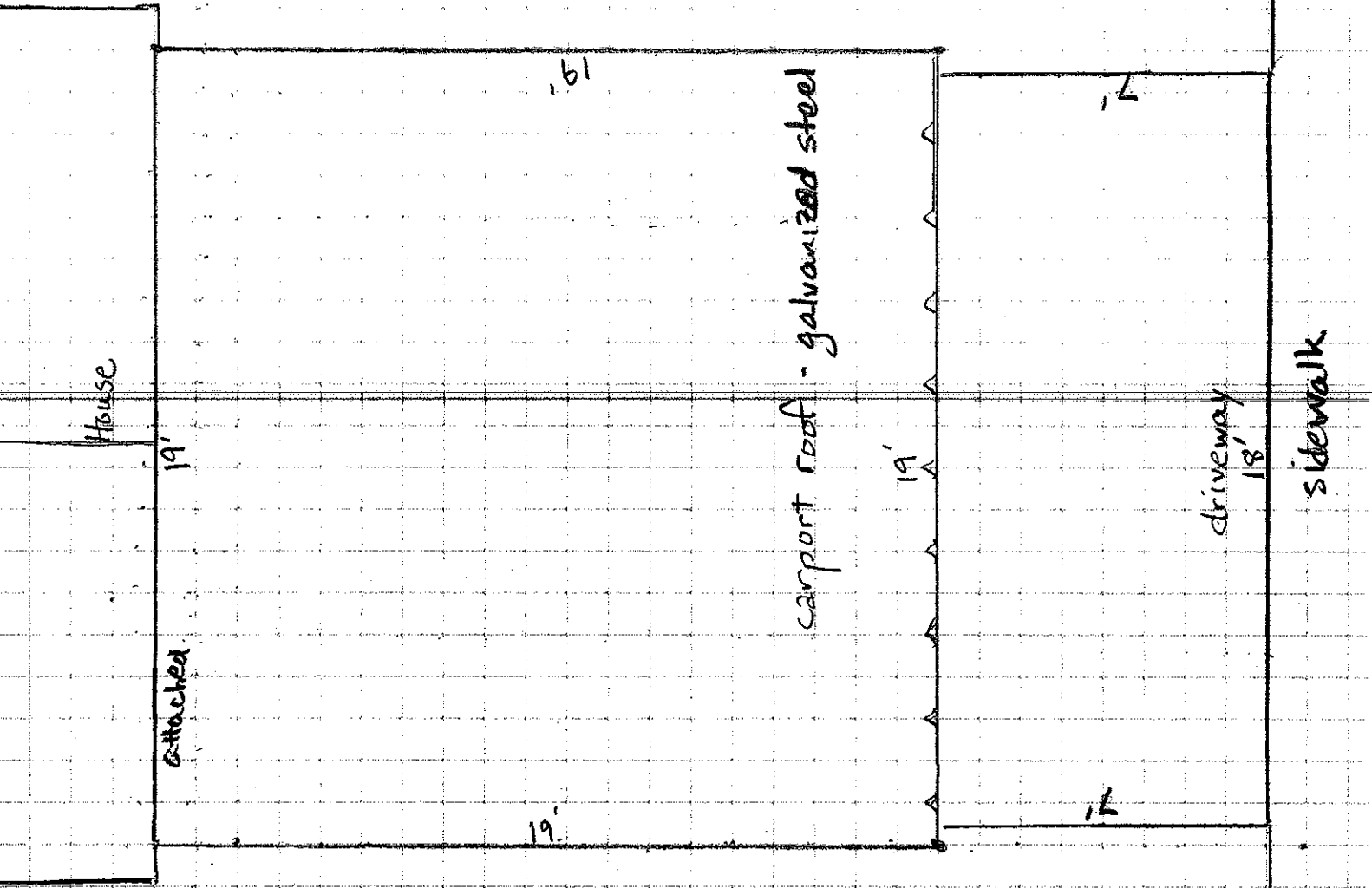
6307 Woodhwy Dr.
Austin, TX 78745



Car port

Top view

6307 Woodhue Dr.
Austin, TX 78745



No adjacent
Structures

No
adjacent
Structures