

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).

CASE #

CIS-2013-0093

ROW #

11000691

TP-013309-11-13

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:

5700 Westslope blv'e

LEGAL DESCRIPTION: Subdivision -

Northwest hills

Lot(s)

1

Block

3

Outlot

Division

Section 2

I/We

Skelly Wey

on behalf of myself/ourselves as authorized agent for

myself

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

to change partially enclosed
carport into living area
22 feet from the front property
line

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.

22' setback previously
Approved on 1-8-2007
by Board of
Adjustment

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:

I have converted an existing Living Room into a Bedroom so that I can have a desk in my Bedroom. Now I want to convert my garage into my living Room, so I can enjoy the convenience of a Living Room. I have extensive

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: I have extensive stone coverage in my front yard that would easily provide parking for at least 4 cars.

(b) The hardship is not general to the area in which the property is located because: Adding a Garage door to my car port was approved in 2007 with Variance (Property line was changed from 25' to 22') Now I am wanting to make same area changed to living Area.

Corner lot - House doesn't run parallel with set back

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:

Character not going to be changed or ~~Altered~~ Just being remodeled on interior into another Living Area.

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.

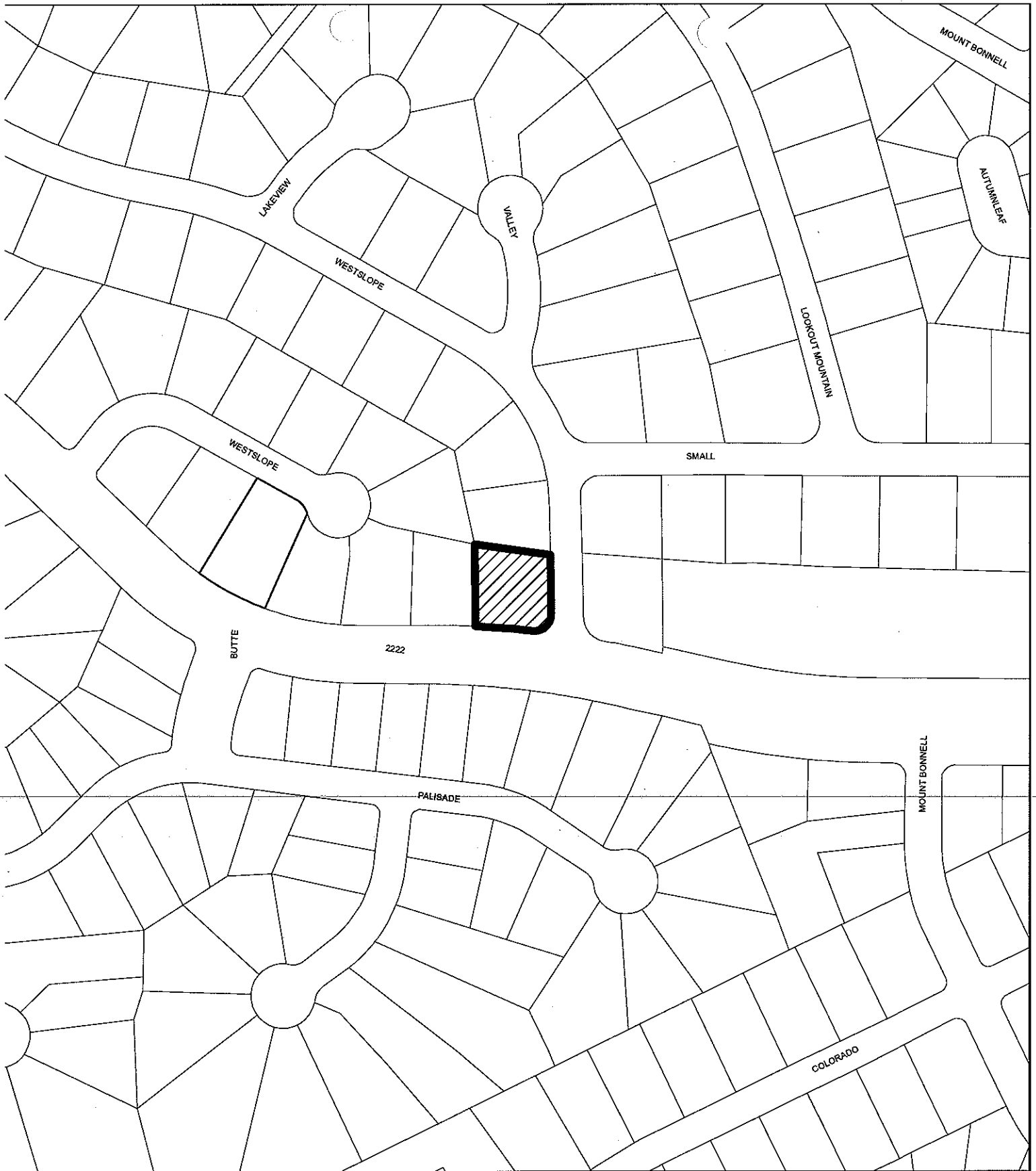
Signed Skelly Wiz Mail Address 5700 Westslope Dr
City, State & Zip Austin, TX 78731

Printed Skelly Wiz Phone 512-704-6726 Date July 20, 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 Skelly Wiz Mail Address 5700 Westslope Dr
City, State & Zip Austin TX 78731

Printed Skelly Wiz Phone 512-704-6726 Date July 20, 2013



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0093
LOCATION: 5700 WESTSLOPE 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.

**CITY OF AUSTIN
BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
DECISION SHEET**

 Y Greg Smith
 Y Barbara Aybar
 Y Bryan King
 Y Leane Heldenfels, Vice Chair (1ST)
 Y Frank Fuentes, Chair
 Y Betty Edgemond
 Y Michael von Ohlen (2ND)

DATE: 1/8/2007

CASE NUMBER: C15-07-002

APPLICANT: Skelly & Cathy Wiz

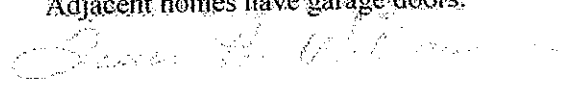
ADDRESS: 5700 Westslope Drive

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 22 feet in order to partially enclose an existing carport for an existing single-family residence in an "SF-2", Single-Family Residence zoning district.

BOARD'S DECISION: **GRANTED 7-0**

FINDINGS:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
It is unreasonable not to be able to add a door on an existing structure that will not be as close to the road than other parts of the existing house.
2. (a) The hardship for which the variance is requested is unique to the property in that:
Corner lot, have 25' b.l. on the front and 1 side of the property adjacent to roadways, 20' b.l. on the back and 5' on the side; that is 7615 sq. ft. on this 14,400 sq foot lot.
(b) The hardship is not general to the area in which the property is located because:
Corner lot.
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:
Adjacent homes have garage doors.



Tammie Williamson, Executive Secretary



Frank Fuentes, Chairperson

CASE # C15-07-002

TP# 01-3309-1113

**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: 5700 Westslope Drive, Austin, Texas 78731

LEGAL DESCRIPTION: Subdivision - Northwest Hills

Lot(s) 1 Block 3 Outlot _____ Division Section 2

We Skelly and Cathy Wiz on behalf of ourselves as authorized agent for

Skelly and Cathy Wiz affirm that on Dec. 1, 2006,

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

ERECT - **ATTACH** - COMPLETE - REMODEL - MAINTAIN

A garage door to the front of our existing carport.

in a Residential district.
(zoning district)

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. You can also fax your application to 322-6101 or email Christine.Esparza@austinenergy.com. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

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:

It is unreasonable not to be able to add a door on an existing structure that will not be as close to the road than other parts of the existing house.

HARDSHIP:

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

Because this is a corner lot, we have 25' B.L. on the front and 1 side of the property adjacent to roadways, 20' B.L. on the back and 5' on the side. That is 7615 square feet on this 14,400 square foot lot, which is 52% of the property that is not free to build on.

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

We are the corner lot.

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:

Adjacent homes have garage doors.

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

Cathy Wiz *Skelly Wiz*

Mail Address: 5700 Westslope Drive

City, State & Zip: Austin, Texas 78731

Printed Skelly Wiz and Cathy Wiz Phone 512-459-5700 Date 12/1/2006

OWNER's CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

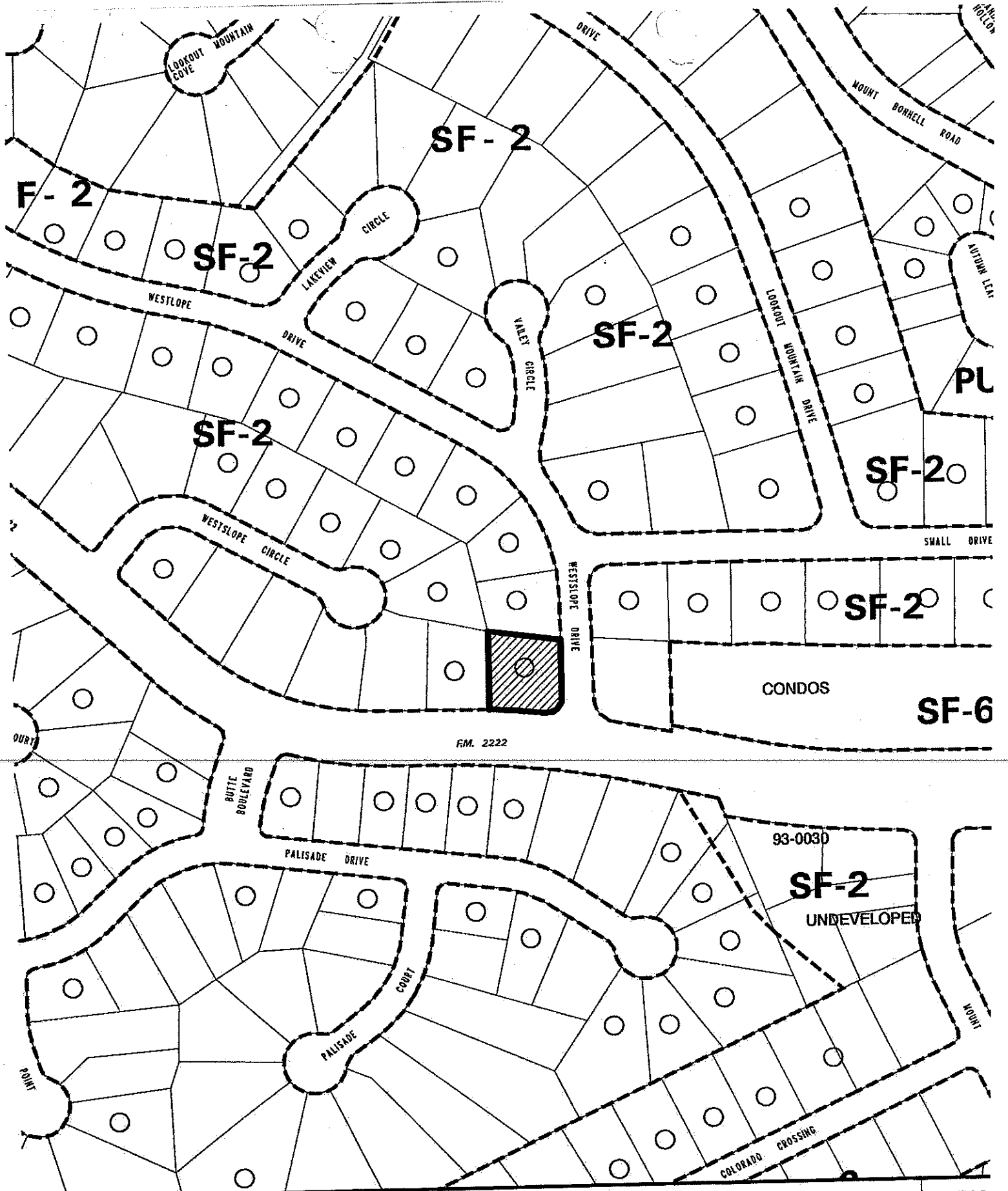
Signed

Cathy Wiz *Skelly Wiz*

Mail Address 5700 Westslope Drive

City, State & Zip Austin, Texas 78731

Printed Skelly Wiz and Cathy Wiz Phone 512-459-5700 Date 12/1/2006




FM. 2222

93-0030

SF-2

UNDEVELOPED




1" = 200'


SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S. WALKER





BOARD OF ADJUSTMENTS

CASE #: C15-07-002

ADDRESS: 5700 WESTSLOPE DR

SUBJECT AREA (acres): N/A

DATE: 06-12

INTLS: SM

CITY G

REFEREI

NUMBE

G28

Skelly Win 5700 Westslope Dr Austin 7873

BACK OPEN

3 panels attached to
Existing Carport
Roof & Floor.
(2"x6" & Hardi Board)

PORCH OPEN

25' BL line
(Plat)

8'

12'

Roof Top

New overhead support tied to Roof Joists

New
1

New
2

New
3

Existing
concrete pad

31"

16'

34 1/2"

4'

Property Line

(S. 77°02' E
S. 77°02'00" E

24 B

SCALE: 1" = 2'

120'
120.00')

S. 81° (2097/27)

NOTE:
SUBJECT TO RESTRICTIONS
RECORDED IN VOL. 9, PG.
169, PLAT RECORDS, AND
VOL. 2097, PG. 27, DEED
RECORDS, TRAVIS COUNTY,
TEXAS.

BRICK & WOOD
BLDG. ON
EDGE

CORNER OVER
CONC.

CONC. DRIVE

29.6'

CO. CONC.

ROCK WALL

ROCK

A/C
PAD

ROCK WALL

ROCK

ELEC.
WIR.

1-STORY
BRICK & WOOD

25' BL (PLAT)

GAS
METER

25.0'

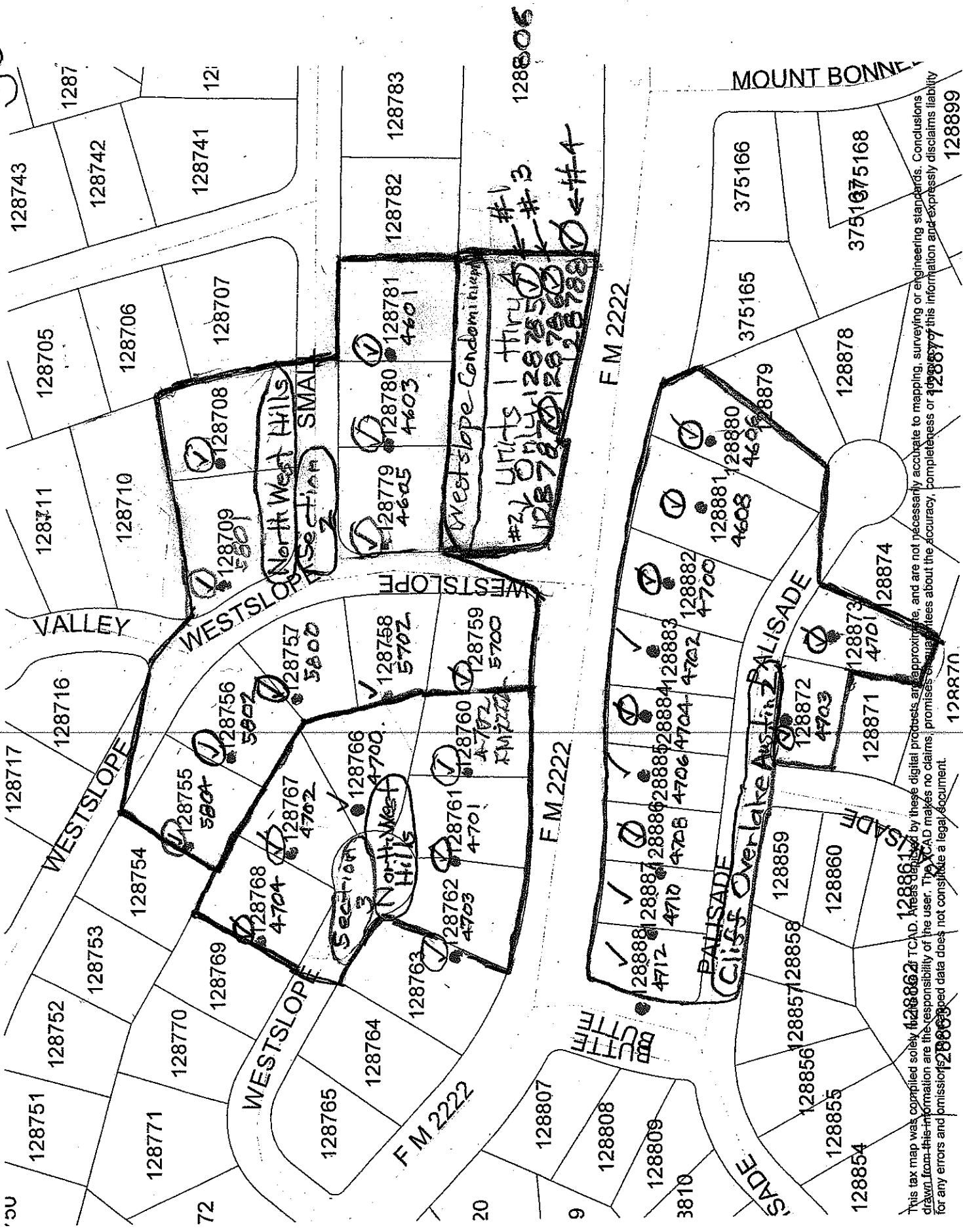
LINE OF PROTECTED TREES
MEASURED AT 4.5' ABOVE GRADE), MUST
BE MAINTAINED WITHIN THE
PROTECTIVE FENCING BEFORE ANY
CONSTRUCTION. NO TREE MEASURING 19" IN
DBH MAY BE REMOVED WITHOUT A TREE
PRESERVATION ORDER FROM THE CITY OF AUSTIN. ONLY TREES
WITH DBH LESS THAN 19" ARE TO BE REMOVED FOR
CONSTRUCTION. CENTER FOR REVIEW: 974-8811.

D.B. BARROW (1200/284)

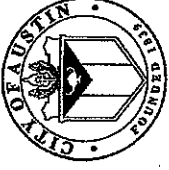
NO ROOF OVERHANGS ARE ALLOWED. $\Delta = 39.11'$
 PUBLIC UTILITY BASEMENTS OR $\Delta = 97.20'$
 DRAINAGE BASEMENTS $\Delta = 26.04'$
 24" CONC. DRAIN PIPE $L = 44.24'$
 (2' 51" 58" W. 36.85")

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line

30 Parcels x 8 = 240
5700 WESTSLOPE AND 300 FT
Deliver to BOA
Before Aug 9



This tax map was compiled solely by TCAD. Measures taken by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or warranties about the accuracy, completeness or timeliness of this information and expressly disclaims liability for any errors and omissions. 128899



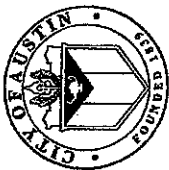
I, S Kelly Wilz, am applying for a variance from the Board of Adjustment regarding Section 252-492(D) of the Land

Development Code. The variance would allow me the ability to convert partially
enclosed carport into additional living Area

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

Property Owner Name (Printed)	Address	Signature
Bernarda Sarah Schiff	4608 Palisade Dr.	<i>[Signature]</i>
Gregory Becker	4606 Palisade Dr.	<i>[Signature]</i>
Paula He Barwinkel	4701 Palisade Dr.	<i>[Signature]</i>
Joseph Hernandez Evelyn Price	4703 Palisade Dr.	<i>[Signature]</i>

Class
Overlake
Austin 11
" "
"



I, Skelly Willis, am applying for a variance from the Board of Adjustment regarding Section 25-2-492(D) of the Land

Development Code. The variance would allow me the ability to convert partially enclosed carport into additional living area

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

Property Owner Name (Printed)	Address	Signature
28888 Erik & Paula Ann Dreyer	4712 Palisade Dr.	<i>Paula Dreyer</i> Checked 11 different Times (Days & Time of Day)
28887 Dan Heady	4710 Palisade Dr.	<i>DK Rickelley-Bell</i> Checked 11 different Times (Days & Time of Day)
28886 Jon Bass	4708 Palisade Dr.	<i>[Signature]</i> Checked 11 different Times (Days & Time of Day)
28885 Chris Perry	4706 Palisade Dr.	<i>[Signature]</i> Checked 11 different Times (Days & Time of Day)
28884 William Walter Jr.	4704 Palisade Dr.	<i>[Signature]</i> Checked 11 different Times (Days & Time of Day)
28883 Steven Oeland	4702 Palisade Dr.	<i>[Signature]</i> Checked 11 different Times (Days & Time of Day)
28882 Daniel Willis	4700 Palisade Dr.	<i>Daniel Willis</i> Checked 11 different Times (Days & Time of Day)

CLIFF OVERLAKE
AUSTIN 11



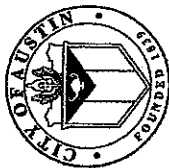
I, Skelly Wilz, am applying for a variance from the Board of Adjustment regarding Section 25-2-492(D) of the Land

Development Code. The variance would allow me the ability to Convert partially
enclosed carport into additional living Area

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

Property Owner Name (Printed)	Address	Signature
Robert Barron Barron	4704 Westslope Circle	Ry Barron
Darrin Dotson & Luis Madrigal	4702 Westslope Circle	David J. Dotson checked 11 different Times (Day & Time of Day)
John Westbrook Luis	4700 Westslope Circle	
Carmen Arellano	4701 Westslope Circle	
David McAfee	4703 Westslope Circle	David McAfee
Daniel Tissembelum & Malka Penig	4702 Ranch Road 2222	

Northwest
Hills Section 3
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"
"
"
"



I, Skelly Wiz, am applying for a variance from the Board of Adjustment regarding Section 252-492(D) of the Land

Development Code. The variance would allow me the ability to Convert partially
enclosed carport into additional Living Area

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

Property Owner Name (Printed)	Address	Signature
28759 Skelly Wiz	5700 Westslope Dr	Skelly Wiz
28769 Apt 4 Larnell Colthard	5801 Westslope Dr	Arthur W. Colthard
28768 Norma McMorris	4603 Small Dr.	Norma McMorris
28785 Michael Twillegger	5701 Westslope Dr	Michael Twillegger
28786 Christopher Morrow	5701 Westslope Dr Apt 2	C. Morrow
28787 Mark Cashman	512-450-072 Apt 3	Mark E. Cashman
28788 Nancy Littlejohn	5701 Westslope Dr Apt 4	Nancy Littlejohn

Northwest
Hills Section 2

"

Westslope
condominium

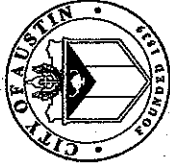
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"

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80% of 30 = 24

24 signatures
+ 1 signature = 25



I, Skelly Wi, am applying for a variance from the Board of Adjustment regarding Section 25-2492(D) of the Land

Development Code. The variance would allow me the ability to Convert partially

enclosed carport into additional living Area

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

Property Owner Name (Printed)	Address	Signature
28779 Fred Conder	4605 Small Dr.	<i>Fred Conder</i>
28780 Michael Leuthin Sharon Rivers	4603 Small Dr.	<i>MS</i>
28781 Torie Ballard	4601 Small Dr.	<i>Boyd Ballard</i>
28758 William Hogan	5702 Westslope Dr.	Person is out of country Doesn't understand or Paperwork
28757 Mark McILYAR	5800 Westslope Dr.	<i>Mark McIllyear</i>
28756 Lynn Silbert	5802 Westslope Dr.	<i>Lynn Silbert</i>
28755 Jack Robertson	5804 Westslope Dr.	<i>Jack C. Robertson</i>

Northwest
Hills Section 2

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