

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 # C15-2013-0117
ROW # 11026164

TP-022503-13-02

**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: 4704 Rosedale Ave.

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) 3 Block 33 Outlot _____ Division Rosedale - H

I/We Toby & Paige Lasley on behalf of myself/ourselves as authorized agent for

_____ affirm that on September 20, 2013,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

1) Add a 2nd floor with its North exterior wall 4'-6" from the North side property line and built directly on top of the existing wall below it.

2) Add a carport for 2 off street parking spaces as required by ordinance. The carport roof eave will extend over the 5' side setback line by 48", where as ordinance only allows 24" extension into required yards.

in a SF-3 district.
(zoning district)

RECEIVED
SEP 26 2013

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 original house was built only 4.2 feet from the North side property line.

HARDSHIP:

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

A 32" Ash tree near the back of the house causes the proposed 2nd floor addition to be located as far North as possible and leaves no other location for a carport.

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

Large trees are not normally so close to homes & not all homes were built so close to the side setback lines.

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:

Other neighborhood homes have 2nd floor additions and/or covered parking structures for their cars.

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 Toby Lasley Mail Address 4704 Rosedale Ave

City, State & Zip Austin, Tx, 78756

Printed Toby Lasley Phone 512 925 2367 Date 9/20/13

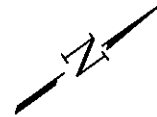
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Toby Lasley Mail Address 4704 Rosedale Ave

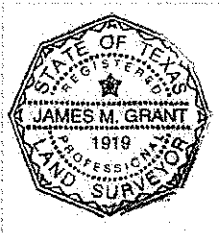
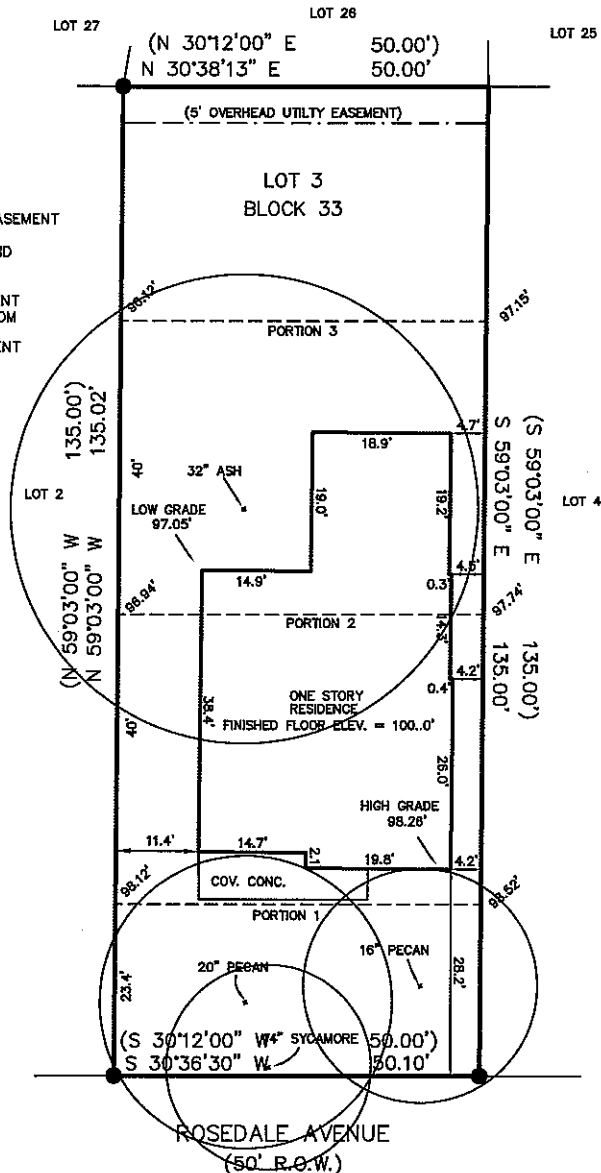
City, State & Zip Austin, Tx 78756

Printed Toby Lasley Phone 512 925 2367 Date 9/20/13

LOCATIVE SURVEY
 OF 4704 ROSEDALE AVENUE, AUSTIN, TEXAS
 LOT 3, BLOCK 33
 ROSEDALE H
 V. 4, PG. 27


 PLAT NORTH
 SCALE: 1" = 20'

- MAP SYMBOLS:
- P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - ⊙ 1/2" REBAR SET
 - ⊙ IRON PIPE FOUND
 - ⊙ CONTROL MONUMENT
 - () RECORD DATA FROM PLAT 4/27
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY

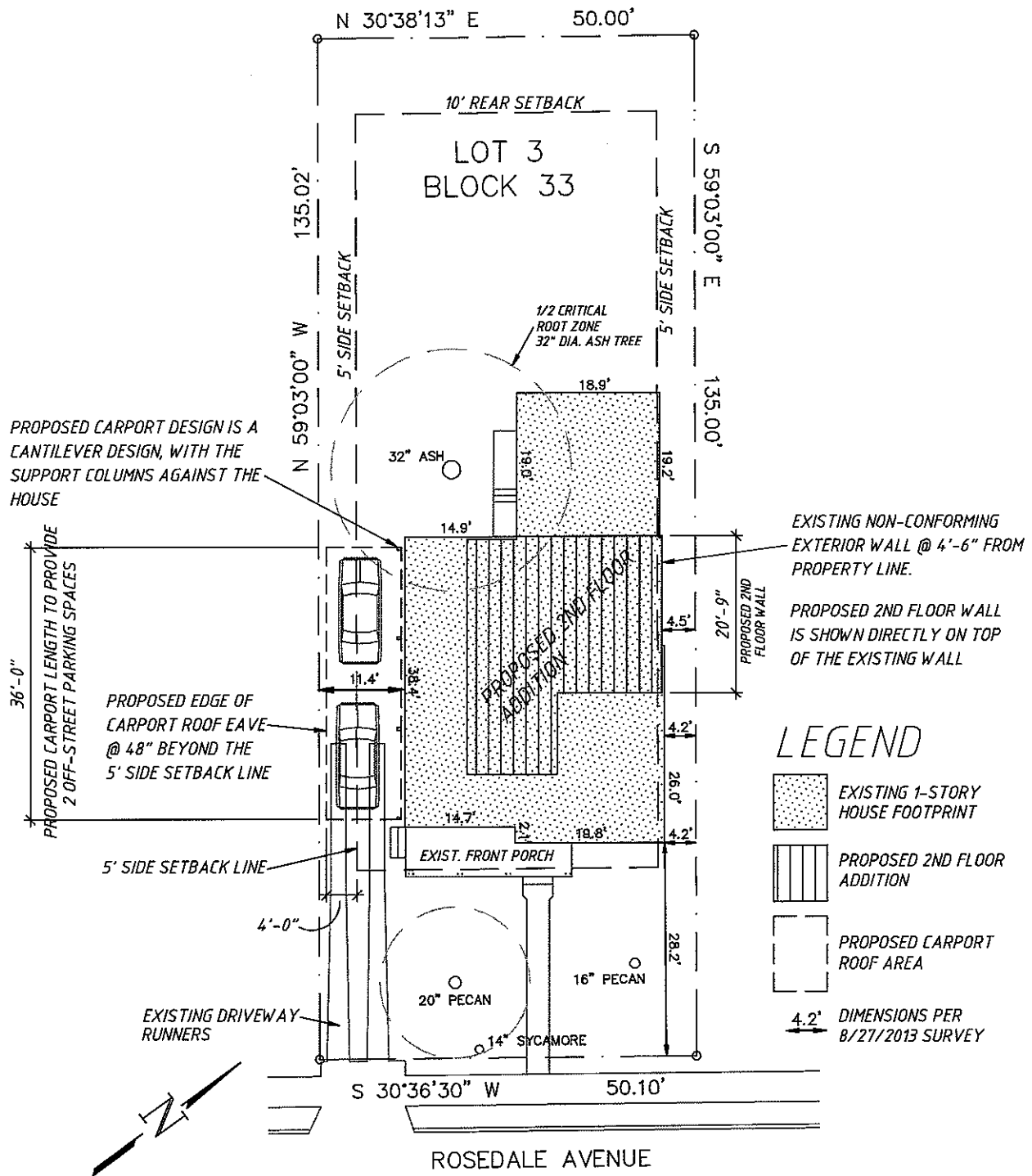


HARRIS-GRANT SURVEYING, INC.
 PO Box 807, Manchaca, TX 78654
 (512)444-1781 FAX (512) 444-6123

James M. Grant

- NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS AND/OR BUILDING SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.
 2. ELEVATIONS FOR THIS SURVEY ARE BASED OFF OF AN ASSUMED 100.0' ELEVATION.
 3. THIS SURVEY IS FOR THE BENEFIT OF AN ELEVATION LOCATION SURVEY ONLY. NOT ALL IMPROVEMENTS WHERE LOCATED EXCEPT WHAT IS SHOWN HEREON.

JAMES M. GRANT R.P.L.S. 1919
 DATE: AUGUST 27, 2013



SITE PLAN - 4704 ROSEDALE AVENUE

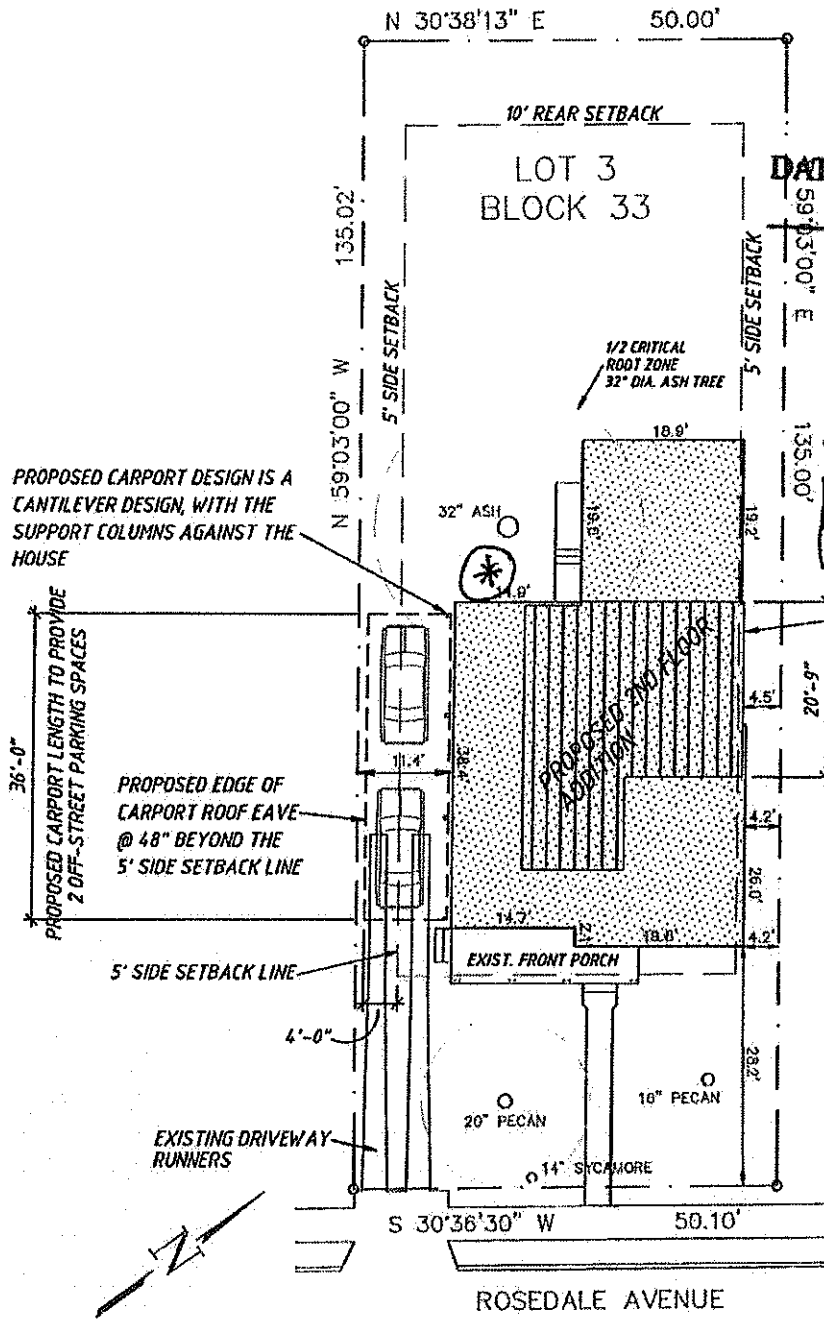
Scale 1" = 20'

Paul DeGroot, Architect

APPROVED BY
AUSTIN ENERGY
FOR BOA

DATE: SEPT. 23, 2013

Shirley Kelley



(*) MAY NEED RELOCATION
OF SERVICE DROP AT
TIME OF
CONSTRUCTION
**CONTACT
505-7145
RON SOLBACH**

EXISTING NON-CONFORMING
EXTERIOR WALL @ 4'-6" FROM
PROPERTY LINE.
PROPOSED 2ND FLOOR WALL
IS SHOWN DIRECTLY ON TOP OF
THE EXISTING WALL

LEGEND

- EXISTING 1-STORY HOUSE FOOTPRINT
- PROPOSED 2ND FLOOR ADDITION
- PROPOSED CARPORT ROOF AREA
- 4.2' DIMENSIONS PER 8/27/2013 SURVEY

SITE PLAN - 4704 ROSEDALE AVENUE
Scale 1" = 20'
Paul DeGroot, Architect