

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 # C15-20130112
ROW # 11016369

TP-0225170220

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

[Empty rectangular box]

STREET ADDRESS: 6006 Dunbury Dr

LEGAL DESCRIPTION: Subdivision - Gaston Park

Lot(s) Eleven (11 Block H Outlot _____ Division _____

I/We Mary Jane Garza on behalf of myself/ourselves as authorized agent for

myself affirm that on Sept., 5,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL x MAINTAIN

An attached carport 12' from front
pt.

in a residential 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:

I have two classic cars that need protection from the elements and I own another car that I use daily. I plan to enclose the old carport, therefore I do not have use of it for much longer. I have a physical constraint to building a carport because I do not have access to my backyard to drive a car into it.

HARDSHIP:

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

I do not have driving access to my backyard because there is a creek in the back. I cannot go thru the sides of my property because there is only 5' allowance that is not enough room for a driveway to the back yard. Therefore the only place for this carport is where it is right now and enough for the three cars. I have two classic cars that need protection.

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

Others have carports in the neighborhood and/or have side driveways that Go into their backyard. Others in the neighborhood do not have classic cars

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 properties have carports.

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 Mary Jane Garza Mail Address 6006 Dunbury Dr

City, State & Zip Austin TX 78723

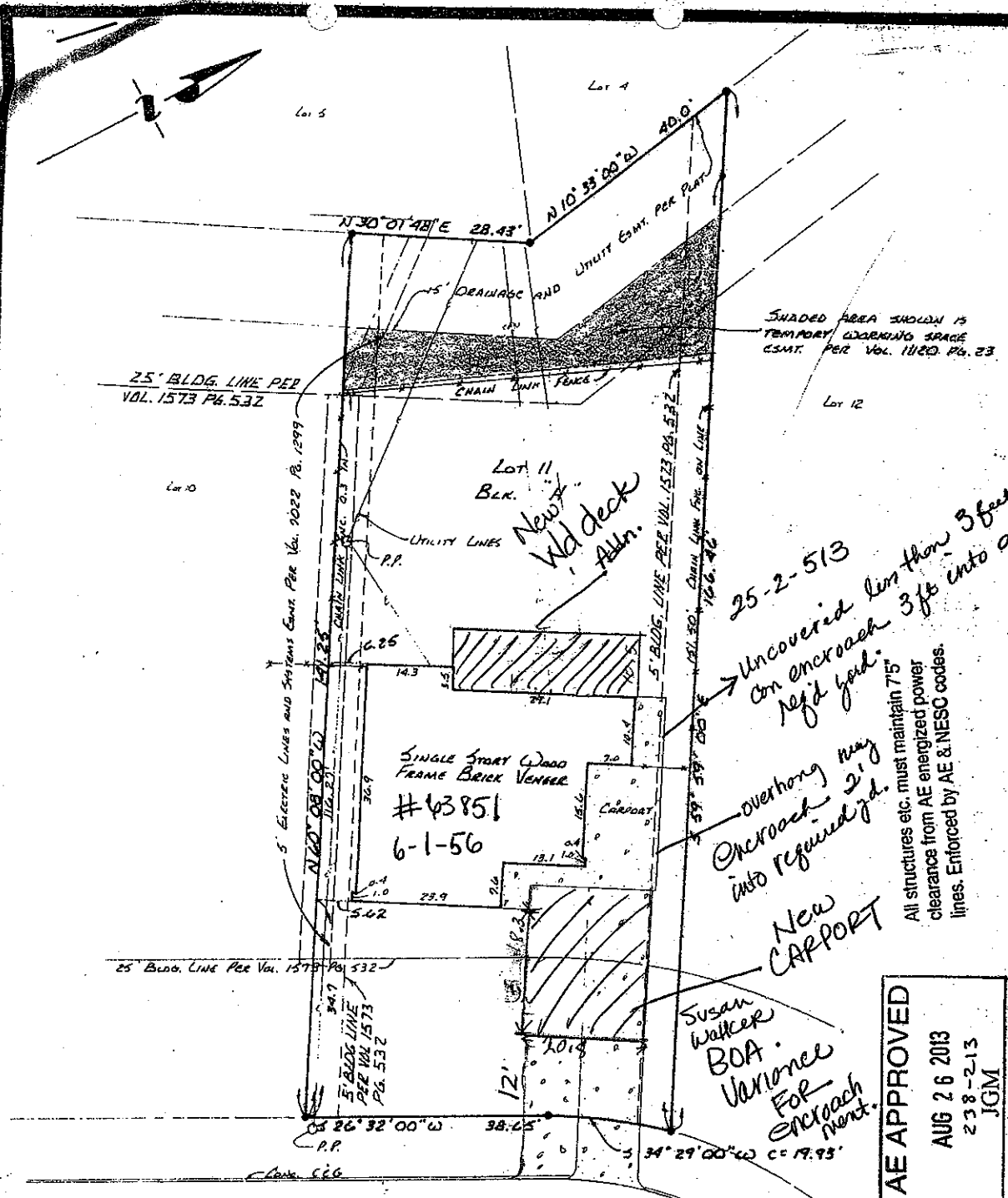
Printed Mary Jane Garza Phone 512-467-7306 Date 9/5/13

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 Mary Jane Garza Mail Address 6006 Dunbury Dr

City, State & Zip Austin TX 78723

Printed Mary Jane Garza Phone 512-467-7306 Date 9/5/13



DUNBURY DRIVE

50' R.O.W.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 1573 PG. 532 MODIFIED IN VOL. 1592 PG. 422

Said lot is not in a special flood hazard area as identified by the Federal Emergency Management Agency on Community Panel No. 48062A-00400 dated Sept. 27, 1985

SURVEY NO. 90228 PLAT OF SURVEY

All corners are iron rod found unless otherwise noted
 All building lines and easements shown hereon are per plat unless otherwise noted
 To the land-holders and/or the owners of the premises surveyed.
 SCALE: 1" = 20'

LOT NO. 11 BLOCK NO. H ADDITION OR SUBDIVISION
GASTON PARK (Vol.) Book 7 PAGE 96
 STREET ADDRESS 6006 DUNBURY DRIVE CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR PAUL A. KNIGHT REFERENCE GARZA

STATE OF TEXAS, COUNTY OF TRAVIS
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.
 1940 Jollyville Road, Suite 110 North
 Austin, TX 78759
 512-335-3944 * 15121250-8685 (FAX)



Leslie Vasterling 10-10-90



Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor
Phone: (512) 874-1878 Fax: (512) 874-3010
Email: Michael.Embree@austintx.gov Website: www.ci.austin.tx.us/trees

ROW I.D. 10738385
Mapscd Grid 556R

Application request* (specify all that apply):

- Tree removal
- Development exceeding allowable standards for encroachment in the tree's critical root zone;
- Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 6004 Dunbury Dr
 Name of owner or authorized agent: Mary Jane Ajeza
 Building permit number (if applicable): 2012 L027483 BA
 Telephone #: 467-7306 Fax #: _____ E-mail: latejanita@juno.com
 Type of Tree: Sycamore Tree location on lot: East or diameter (across) 301
 Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____
 General tree condition: Good / Fair / Poor / Dead
 Reason for request: Dying hit by lightning

Owner/ Authorized Agent Signature: Mary Jane Ajeza Date: 3/21/12
 * Jim Sobel
\$25 fee 3/21/2012
2:25 pm. Wed

Application Determination - To be completed by City Arborist Program Personnel

Approved *Approved With Conditions Denied Statutory Denial (more information required)

Comments: Hazardous. Recommend immediate removal

Heritage Tree(s) A heritage tree variance is required: Administrative / Land Use Commission

Conditions of Approval: None or As described within Arborist Comments (see above), and

Applicant agrees to plant _____ caliber inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Perisperm, Mexican Plum, etc.

Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.

No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5(2), including trenching for utilities.

Applicant Signature: Mary Jane Ajeza Date: 3/21/12
 City Arborist Signature: [Signature] Date: 3/22/2012

Post this document on site while any proposed work is in progress. Conditions for approval of this application must be met within 1 year of the effective date.

Floodplain Reviewer: Jameson Courtney

Approval Comments in AMANDA

8/27/12 - Using new H&H study for Fort Branch, watersurface elevations for 100 year floodplain have dropped from 623.88 to 622.68. Based upon LIDAR which was spot checked against on the ground survey in area used for new model structure no longer encroached into the floodplain. Draft 100 year delineation for new model also shows structure as out. No further floodplain issues.

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



Austin Energy
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request Mary Jane Garza

Email _____ Fax _____ Phone 5124677306

Residential Commercial New Construction Remodeling

Project Address 6006 Dunbury Dr. OR _____

Legal Description _____ Lot _____ Block _____

Who is your electrical provider? AE Other _____

Overhead Service Underground Service Single-phase (1Ø) Three-phase (3Ø)

Location of meter Rear wall

Number of existing meters on gutter 1 (show all existing meters on riser diagram)

Expired permit # 2012-088478

Comments _____

BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____

Approved Yes No _____

AE Representative _____ Date _____ Phone _____

AE APPROVED
AUG 26 2013
238-213
JGM

**Application expires 180 days after the date of approval
(any change to the above information requires a new BSPA)**

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

~~**AE APPROVED**
AUG 22 2013
RLS~~