

CASE # C15-2013-0111
ROW-110163 52
TP-0116000 222

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: 2602 Wooldridge

LEGAL DESCRIPTION: Subdivision – Pemperton Heights

Lot(s) Lt. 25 & S. 20' of Lt23,& N27' of 27. Block 17 section
8 Outlot Division

I/Jim Bennett as authorized agent for Kate & Robert Hersch

 affirm that on 8/19/13, hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN 9

An addition to an existing structure providing a rear yard setback of ~~8.9~~ ft
 in a SF-3NP district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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 amount of variance being requested is minimal and has existed for about 13 years.

HARDSHIP:

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

A building permit was issued for this project in 2000 (see permit # 2000-020267) but the records indicated the permit expired before getting a final.

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

The error that created this hardship is not general to the area.

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:

The addition that creates this 1.1 ft variance is at the rear of the lot and building, which prevent this minimal amount of variance from being visible or detectable to the passerby.

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 Jim Bennett Mail Address 11505 Ridge Dr.

City, State & Zip Austin, TX. 78748

Printed Jim Bennett Phone 512-282-3079 Date 8/19/13

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 [Signature] Mail Address 2602 Woodbridge Drive

City, State & Zip AUSTIN, TX 78703

Printed _____ Phone _____ Date 9/22/13
512-708-0595

Subject: 2602 Wooldridge
From: Paul DeGroot (pdgroot@austin.rr.com)
To: jb.rbconsulting@yahoo.com;
Cc: rhersch@mastodonventures.com;
Date: Friday, August 9, 2013 1:18 PM

Hi Jim-
regarding our phone conversation this morning, attached is part of the survey for 2602 Wooldridge, owned by my clients Kate and Robert Hersch. The green rectangle in the back right corner of the lot is the 2-story garage building that was built around 2001 w/o a permit. A permit was pulled, but it expired. It is permit # 2000-020267 in the City's database.

Notice the surveyor's 9.6' and 9.4' callouts for the distance on this addition to the rear property line. Also notice that I asked him to locate the upstairs dormer windows, and their distances to the rear property line. These dormers project out from the back wall of the building by about 6", so they are even closer to the rear property line than the 2-story brick wall.

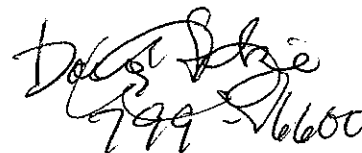
Also attached is a picture of that back wall and the upstairs dormer windows (pic # 8562). The projecting dormers go all the way down to the floor level, so they are part of the 2nd floor habitable space.

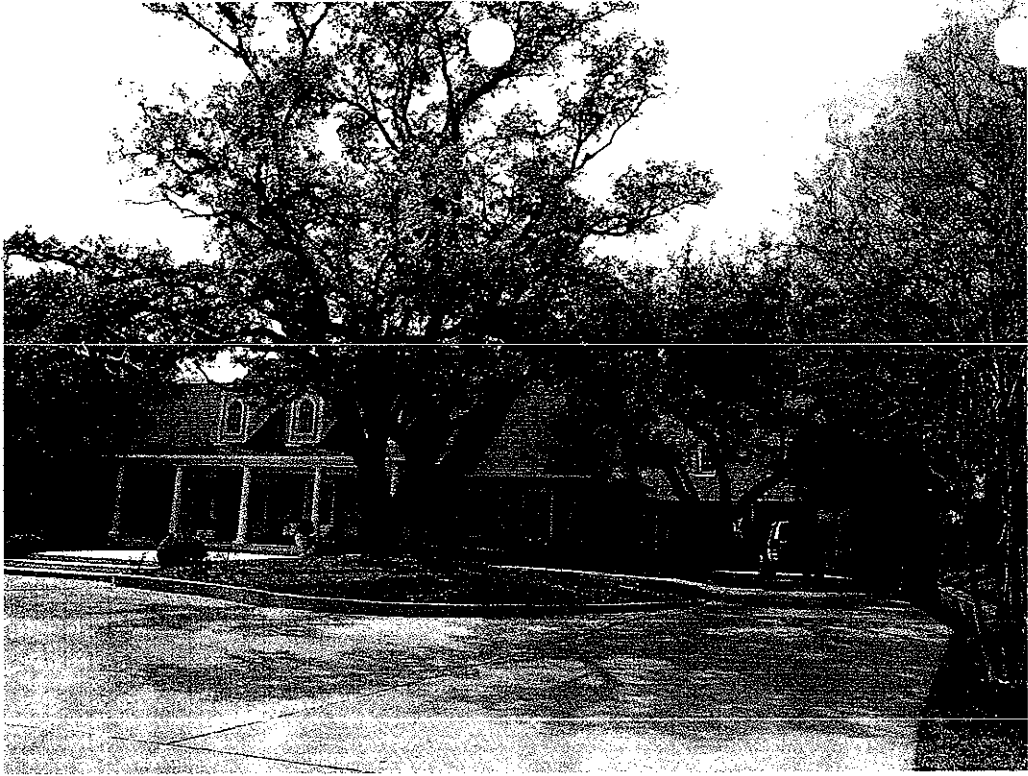
The pink part that I colored on the survey is where my design for a new 2nd floor will go, on top of the existing first floor walls. The original home was a 1-story ranch, but over the years a partial 2nd floor was added along with a much steeper roof, with dormer windows facing the street. We propose to completely remove that 2nd floor and those roofs, starting anew. My design is to make the home a true 2-story Colonial, with full-height 2-story brick walls on the sides and across the front, facing the street. I can show you the drawings if and when we all get together to discuss this. I've also attached a picture of the front of the house, pic #8573, for your reference.

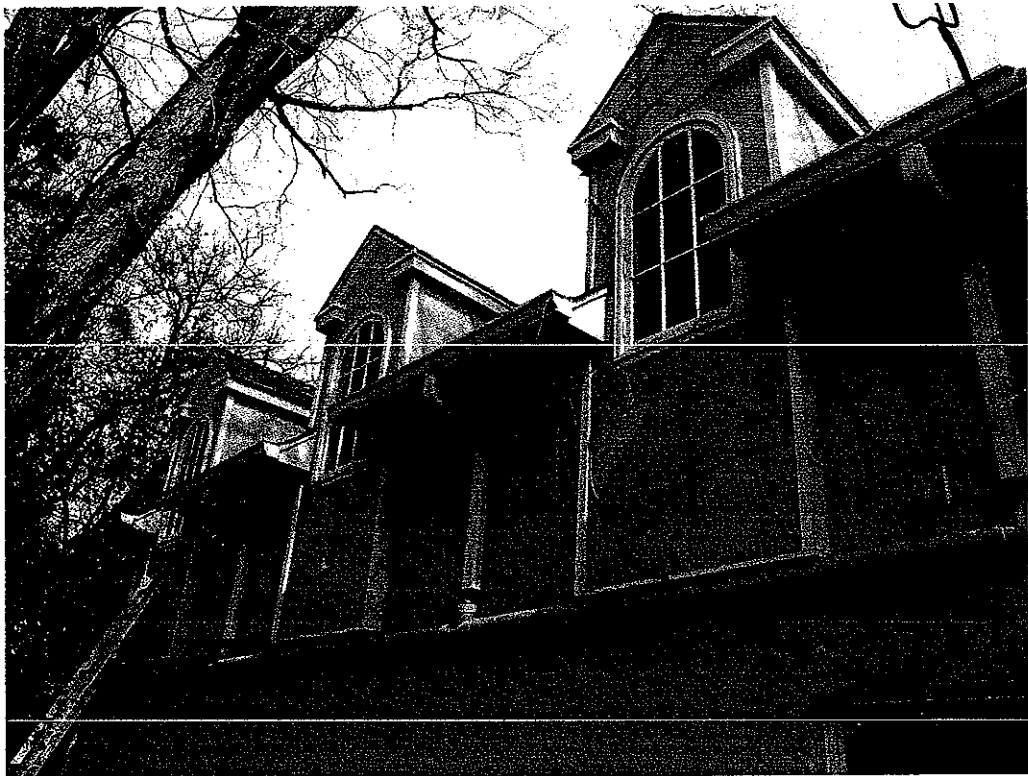
Thank you for your interest in this matter Jim.

Sincerely,

Paul DeGroot, Architect
6202 Highland Hills Drive
Austin, TX 78731
512 345 2228
www.degrootarchitect.com







2602 WOOLDRIDGE Scale 20'

Waterloo Surveyors Inc.

SURVEY PLAT

J13507

28

26

24

22

10' Setback
City of Austin
EXISTING NON-COMPLIANT 2-STORY GARAGE ADDITION

OWNER:
ROBERT S. HERSCH
AND KATE N. HERSCH

ADDRESS:
2602 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703-2538

LEGAL DESCRIPTION:
0.4532 ACRE OF LAND, MORE OR LESS,
BEING ALL OF THAT CERTAIN TRACT OR
PARCEL OF LAND CONVEYED TO ROBERT
S. HERSCH AND KATE N. HERSCH BY
GENERAL WARRANTY DEED RECORDED IN
DOCUMENT NUMBER 2006224048 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS

LEGEND

WOOD FENCE ————

CHAIN LINK FENCE —o—o—o—

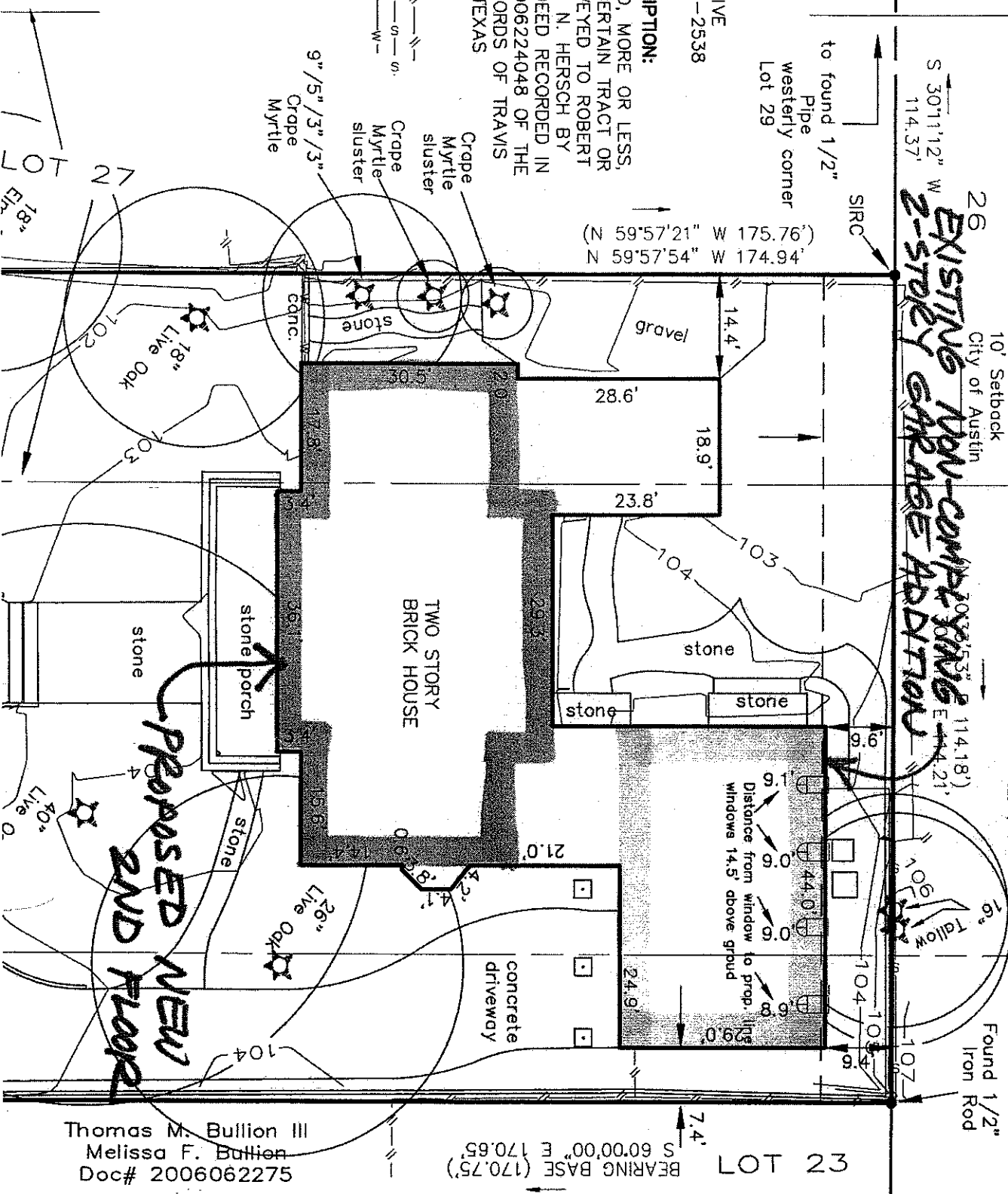
IRON FENCE —w—w—w—

WATER VALVE (V)

WATER METER (M)

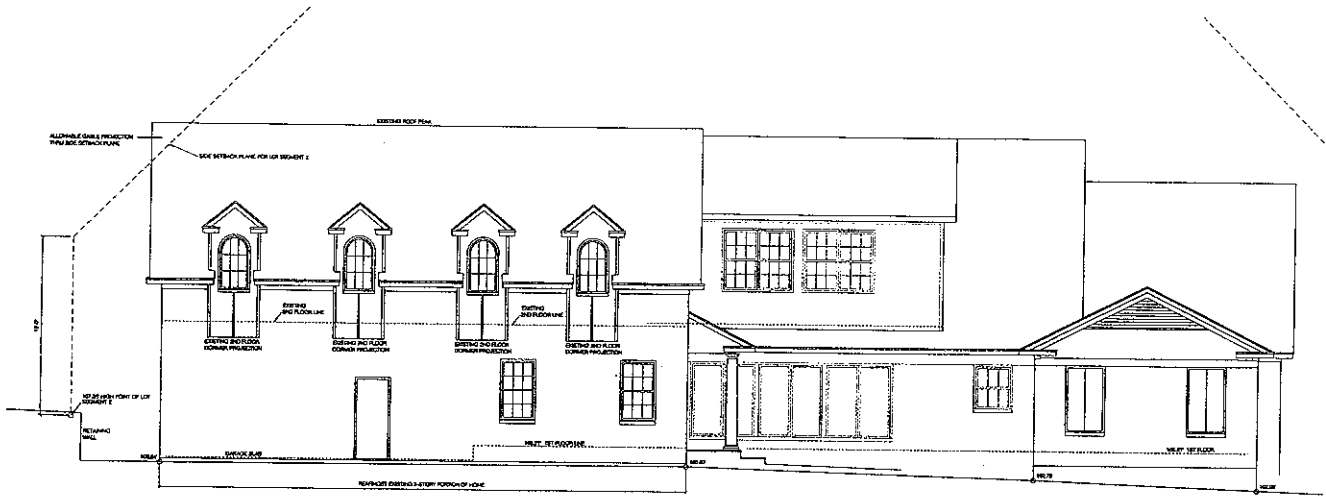
RECORD CALL ()

TREE DRIP EDGE (circle with star)

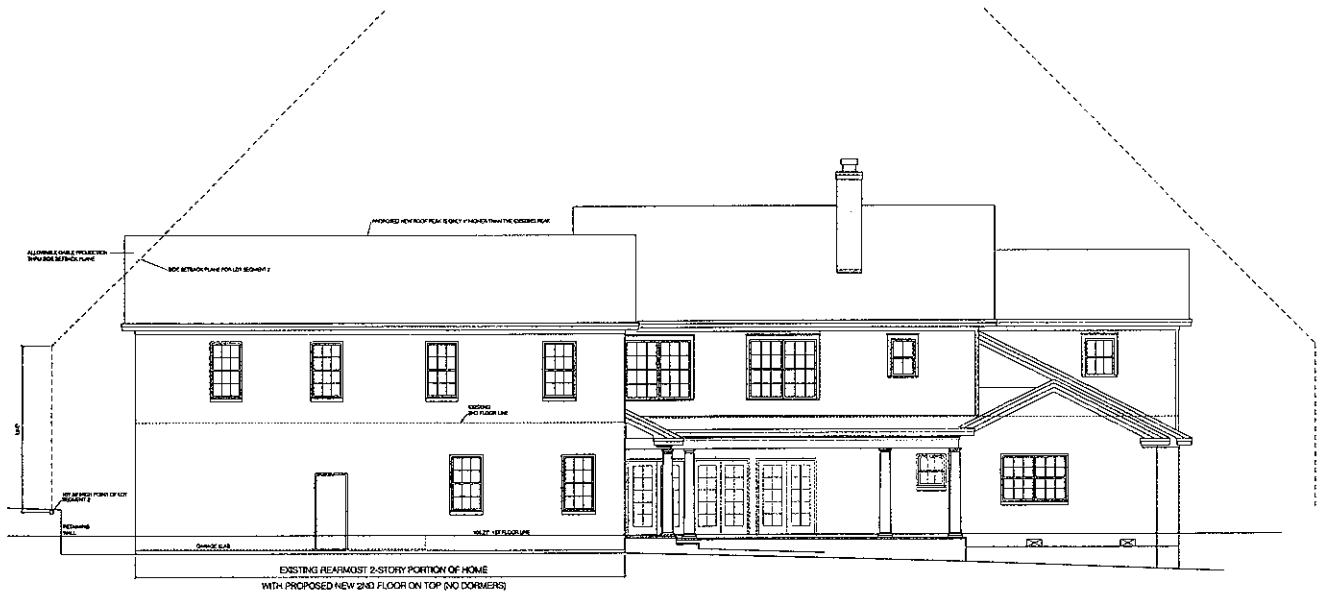


Thomas M. Bullion III
Melissa F. Bullion
Doc# 2006062275

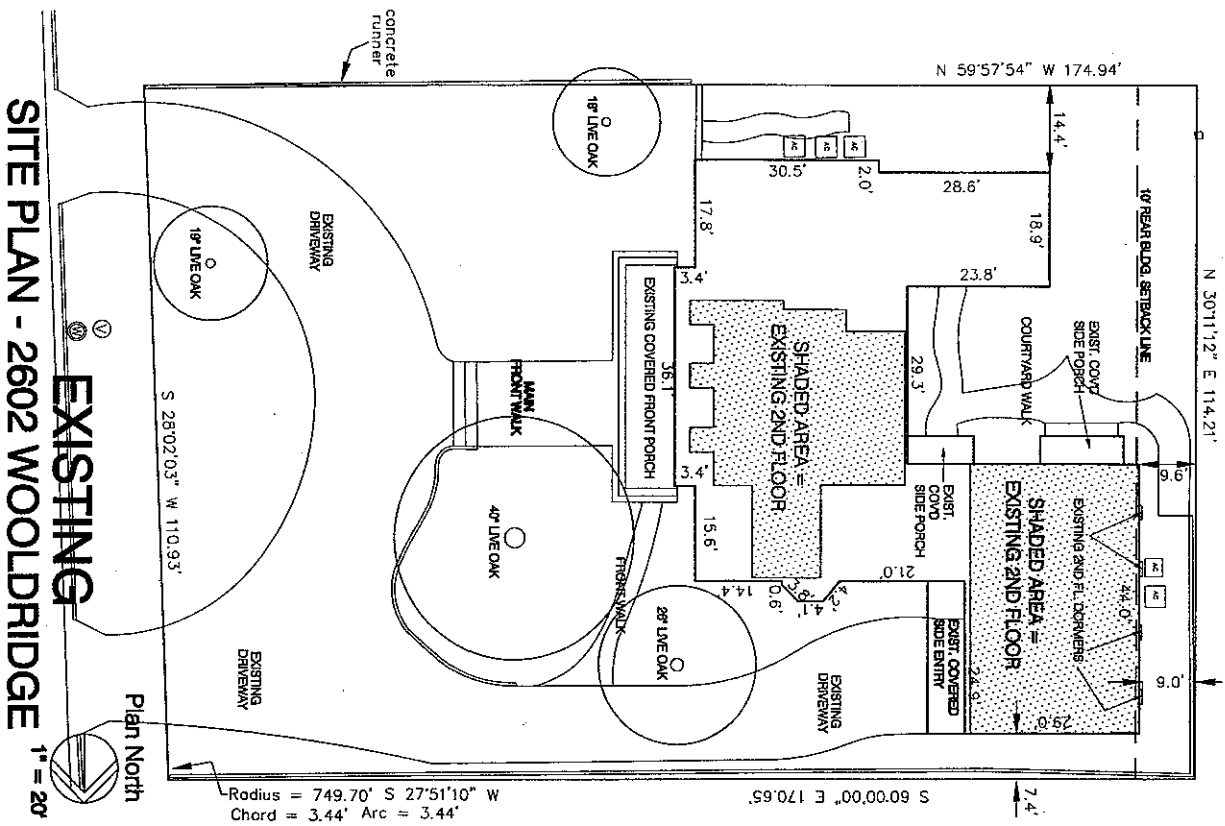
BEARING BASE (170.75')
S 60°00'00" E 170.65'

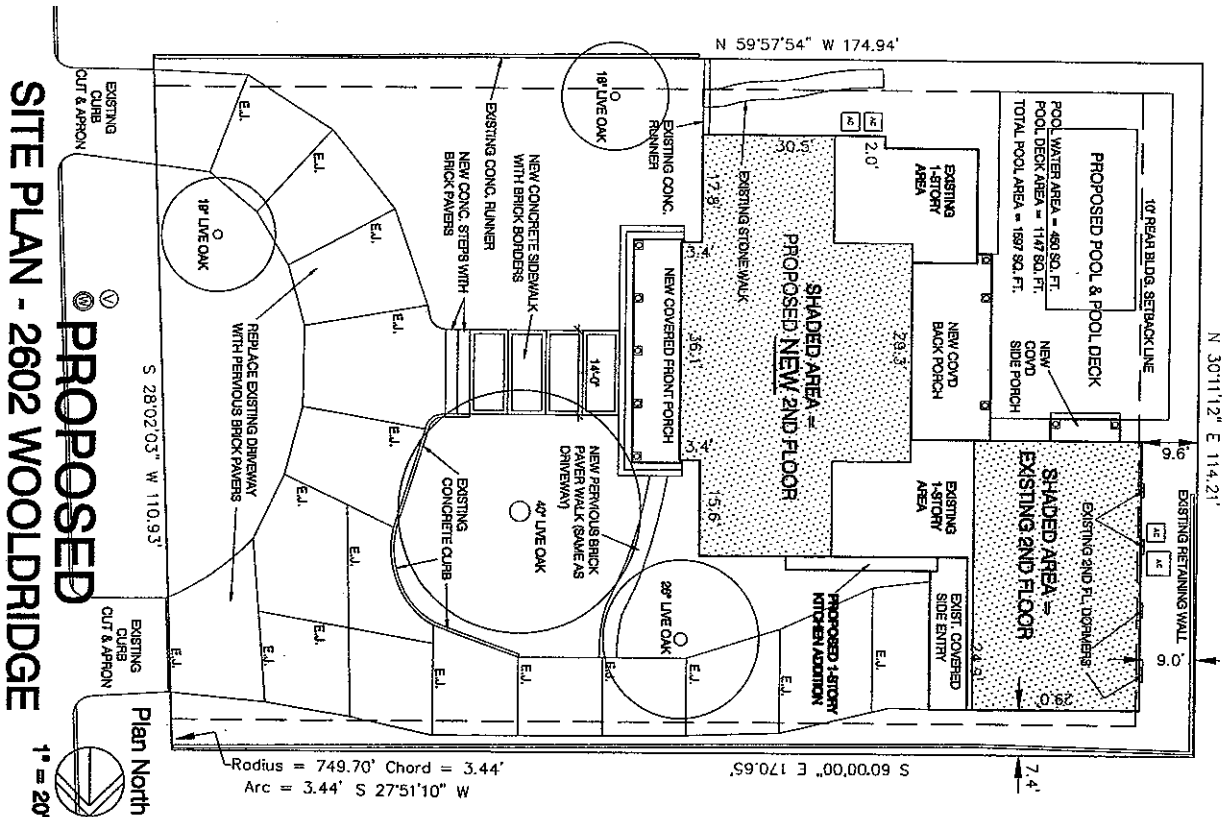


EXISTING BACK ELEVATION (WEST) - 2602 WOOLDRIDGE



PROPOSED BACK ELEVATION (WEST) - 2602 WOOLDRIDGE





PROPOSED
SITE PLAN - 2602 WOOLDRIDGE