

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C15-2013-0103  
ROW # ~~133,283~~ 11012946

TP-011608-10-17

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: 3315 Bridle Path

LEGAL DESCRIPTION: Subdivision - Tobin and Johnson's

Lot(s) 8 Block 2 Outlot N/A Division N/A

I/We Phil Moncada on behalf of myself/ourselves as authorized agent for

Jessica Yates affirm that on August 30th, 2013

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

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN

Rebuild an existing outdoor patio and partial cover on fireplace and seating area.

IC90 - 53.07% (50.71% existing)

in a SF-3-NP 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:

A portion of the existing impervious cover is associated with providing access

to an adjacent property via a dedicated dead end alley.

**HARDSHIP:**

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

The residential lot is located at a corner and improvements are existing.

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

Based on existing easements the house was constructed around them

10' SSE V1542 P.359

**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:

Outdoor patio is existing and owner wants to improve and add cover/shade for

outdoor use.

**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 Phil Moncada Mail Address P.O. Box 684594

City, State & Zip Austin, TX 78768

Printed Phil Moncada Phone 512-627-8815 Date 8/30/13

**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 Jessica Jordan Yates Mail Address 3315 Bridle Path

City, State & Zip Austin, TX 78703

Printed Jessica Yates Phone 512-961-9106 Date 8/30/13