

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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 #

ROW #

015-2013-0130

11048246

18-010517-04-16

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

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

STREET ADDRESS: 3224 Tamarron Blvd Unit B

LEGAL DESCRIPTION: Subdivision - BEE CAVE WOODS

Lot(s) 2 Block 79 Outlot Division SECTION III-A

I/We KIP RICHMOND on behalf of myself/ourselves as authorized agent for

K SQUARE PSP affirm that on
SEPTEMBER 18, 2013,

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

(check appropriate items below)

X ERECT X ATTACH COMPLETE X REMODEL MAINTAIN

Remove 165 sq. feet of unsafe impervious parking area/fireplace and reposition 160 sq. feet of impervious area into a flatter/safer garage. This will make entrance/egress much safer and easier for Units A & B, which is presently unsafe and difficult.

Additionally, loading & unloading of wheelchairs/strollers is presently impossible in current garage and unsafe on current steep shared driveway. The addition of a second garage bay will eliminate unsafe conditions for handicapped access in Unit B.

This reduces the impervious cover by less than 1/10th of 1 percent, yet doubles the amount of safe parking.

in a SF-3 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
):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
Impervious Cover is already at 49% because a portion of the property is on a non-conforming alley that is actually a common, private drive.
-

HARDSHIP:

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

The driveway is very steep and difficult to enter/exit. The other units already have bigger garages. Further, the lot already exceeds 45% Impervious Cover because of the alley and its steep parking area.

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

This drive is the steepest of those in the alley. This makes it the most unsafe in the area. The other units are built to the side setbacks so this would make this unit more conforming. This private alley/drive is only unique to this little subdivision. The public right away person described as "screwball".

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:

Those are mostly two car garages in the area and they make parking and ingress/egress much safer. The proposed changes will make driveway conditions safer for adjacent Unit A, as well as downhill properties on shared alley, in case of runaway vehicles.

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 _____ Mail Address 2303 Manana
st _____

City, State & Zip Austin Texas
78730 _____

Printed 9/16/2013 Phone 512-949-9796 Date
9/18/2013

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 _____ Mail Address 2303 Manana

City, State & Zip Austin Texas 78730

Printed Kip Richmond Phone 512-949-9796 Date Oct 23-2013

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

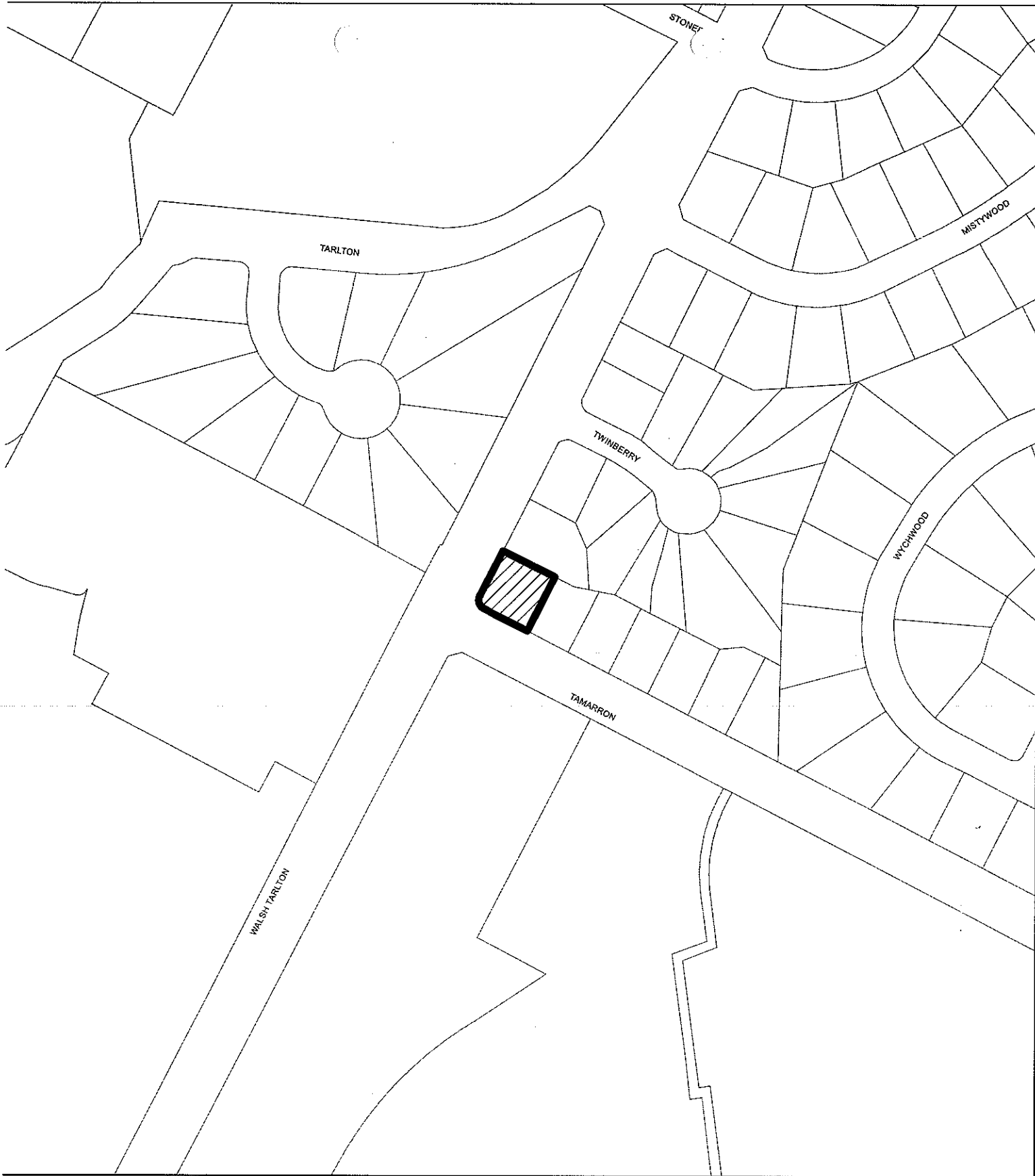
(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

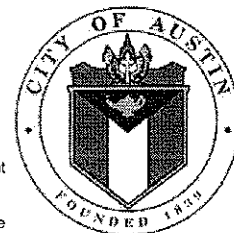


SUBJECT TRACT



ZONING BOUNDARY

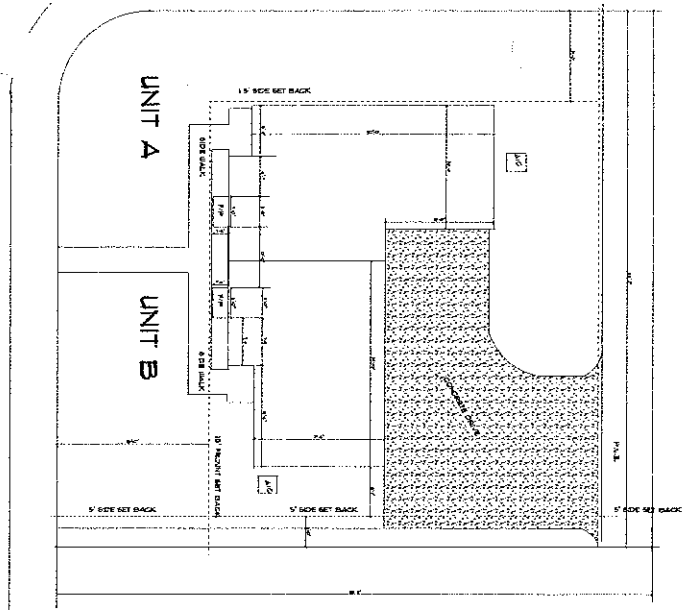
CASE#: C15-2013-0130
LOCATION: 3224 TAMARRON BOULEVARD



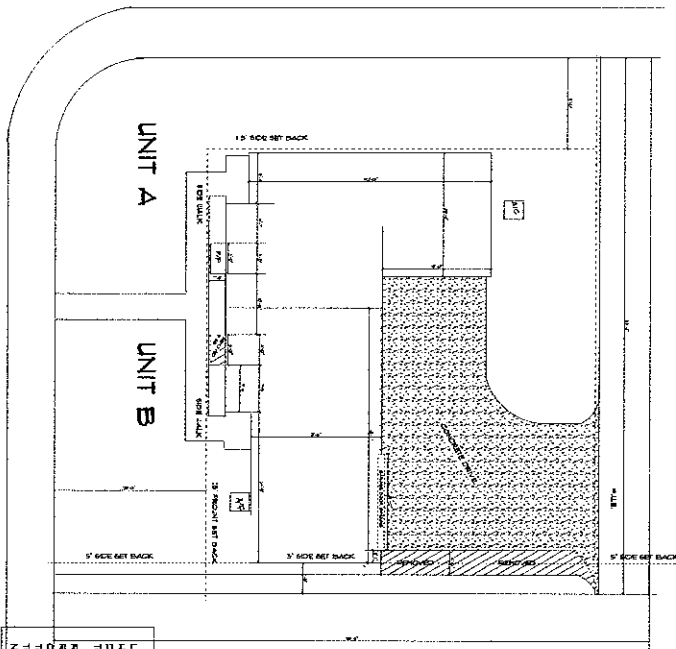
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

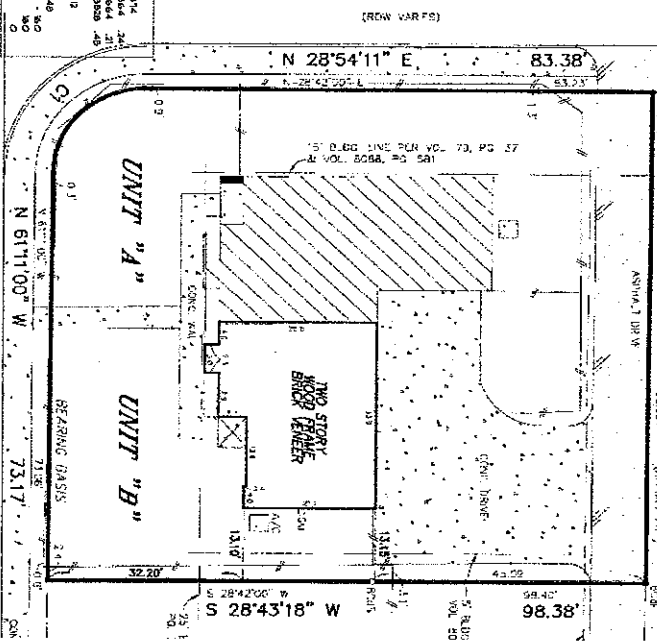
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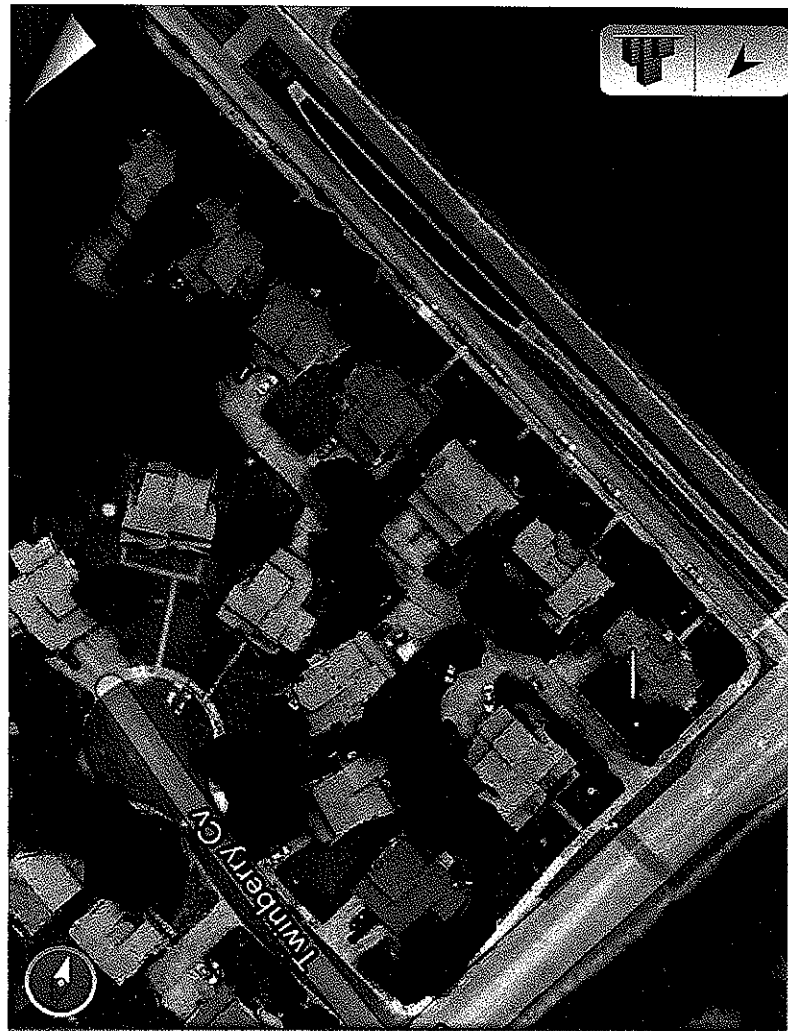


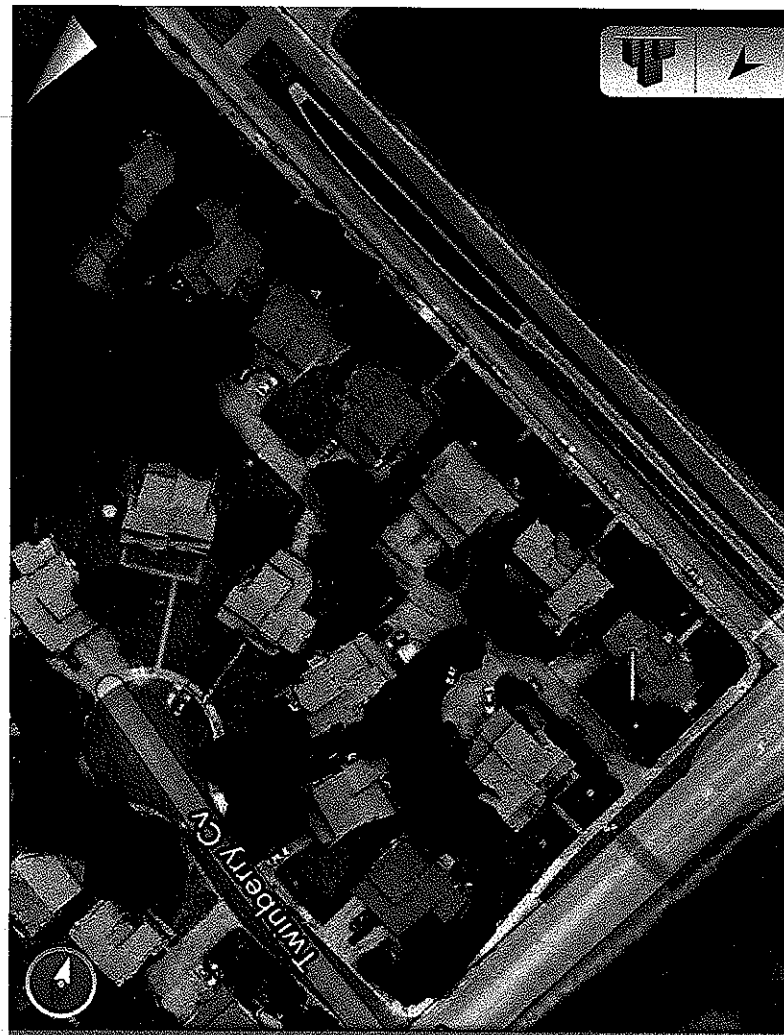
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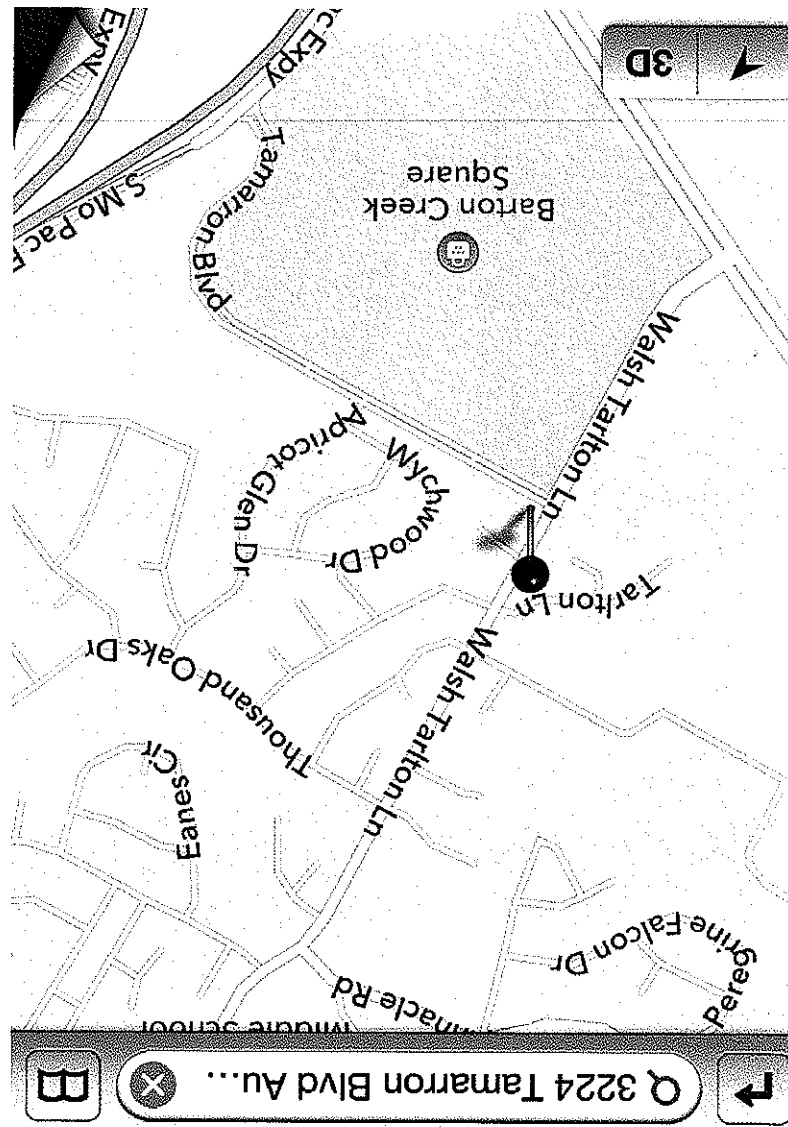


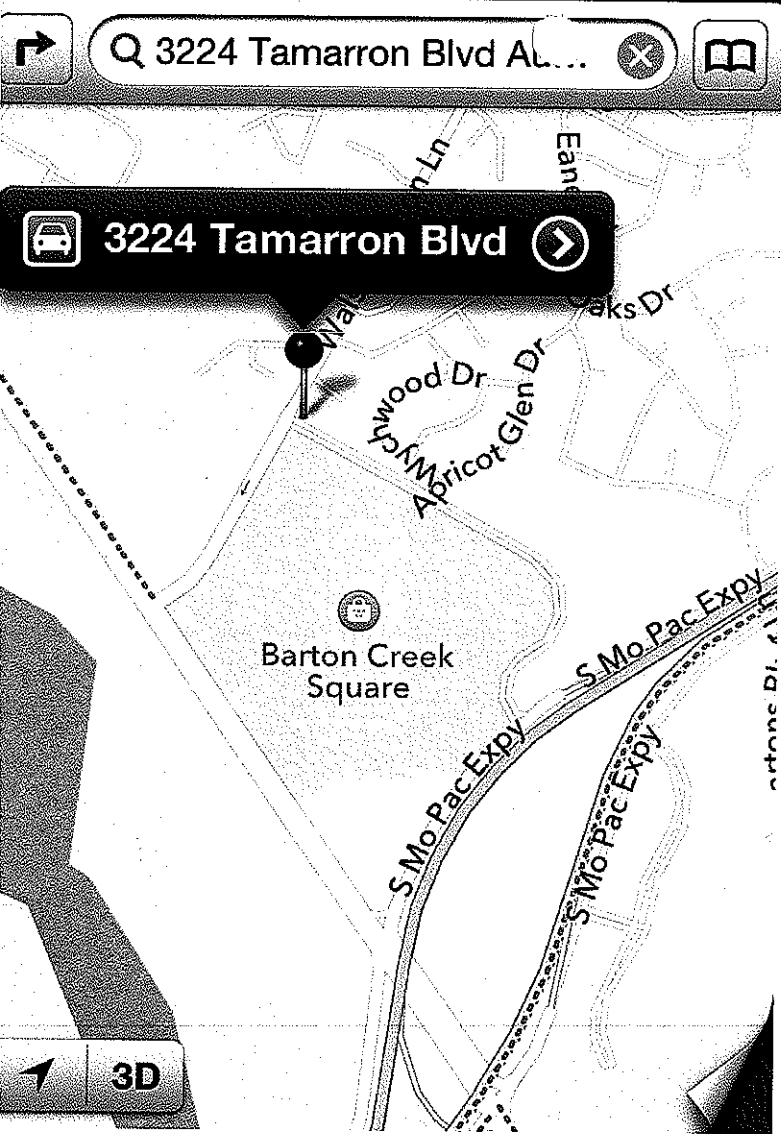
LOT	7914
HOUSES	1864
PRIVATE DRIVE/ALLEY	1864
TOTAL IMPROVEMENTS	3728
REMOVE & REEVALUATE	2
TOTAL REMOVED	3728
NET TOTAL ADDED	0





















SF-6

3209

3207

3203

3205

SF-3

3224

3222

3220

3224 Tamarack Blvd.



City of Austin BUILDING PERMIT

PERMIT NO: 1981-003815-BP

3224 TAMARRON BLVD

Type: RESIDENTIAL

Issue Date: 04/23/1981

Status: Final

EXPIRY DATE: 09/14/1981

LEGAL DESCRIPTION Lot: 1 Block: Subdivision: BEE CAVE WOODS SEC III-A						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: New				ISSUED BY:			
2 Stry Frm Duplex W/Mas Ven And Att Gar									
TOTAL SQFT		VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
		Tot Val Rem: \$0.00			103			2	
		Tot Job Val: \$82,215.00							
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	118.00	4/23/1981	Building Permit Fee	15.00	4/23/1981	Electrical Permit Fee	77.00	6/29/1981
Mechanical Permit Fee	44.00	6/29/1981	Plumbing Permit Fee	47.00	4/29/1981			
Fees Total:	301.00							

Inspection Requirements

Building Inspection	Electric Inspection	Environmental Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Water Tap Inspection	

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Sidewalk Req

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

PERMIT NO: 1981-003815-BP
3224 TAMARRON BLVD

Type: RESIDENTIAL
Issue Date: 04/23/1981

Status: Final
EXPIRY DATE: 09/14/1981

LEGAL DESCRIPTION Lot: 1 Block: Subdivision: BEE CAVE WOODS SEC III-A		SITE APPROVAL		ZONING			
PROPOSED OCCUPANCY: 2 Stry Frm Duplex W/Mas Ven And Att Gar		WORK PERMITTED: New		ISSUED BY:			
TOTAL SQFT	VALUATION Tot Val Rem: \$00 Tot Job Val: \$82,215.00	TYPE CONST.	USE CAT. 103	GROUP	FLOORS	UNITS 2	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Type	Date	Status	Comments	Inspector
101 Building Layout	4/27/1981	Pass	MIGRATED FROM PIER.	
103 Framing	7/7/1981	Pass	MIGRATED FROM PIER.	
104 Insulation	7/7/1981	Pass	MIGRATED FROM PIER.	
105 Wallboard	7/9/1981	Pass	MIGRATED FROM PIER.	
112 Final Building	9/14/1981	Pass	MIGRATED FROM PIER.	
602 Environmental Inspection	9/18/1981	Pass		
611 Water Tap	8/11/1981	Pass		

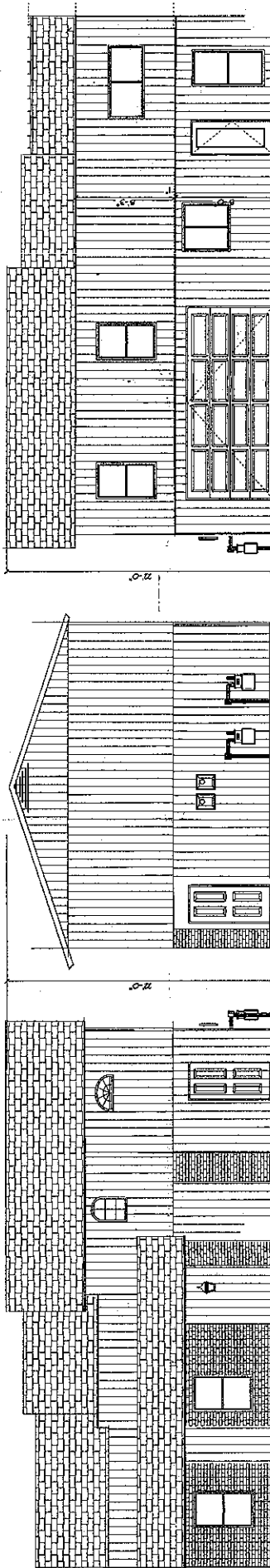
* Note: There was
no impervious
Coverage limitation
in 1981.

REAR

SIDE

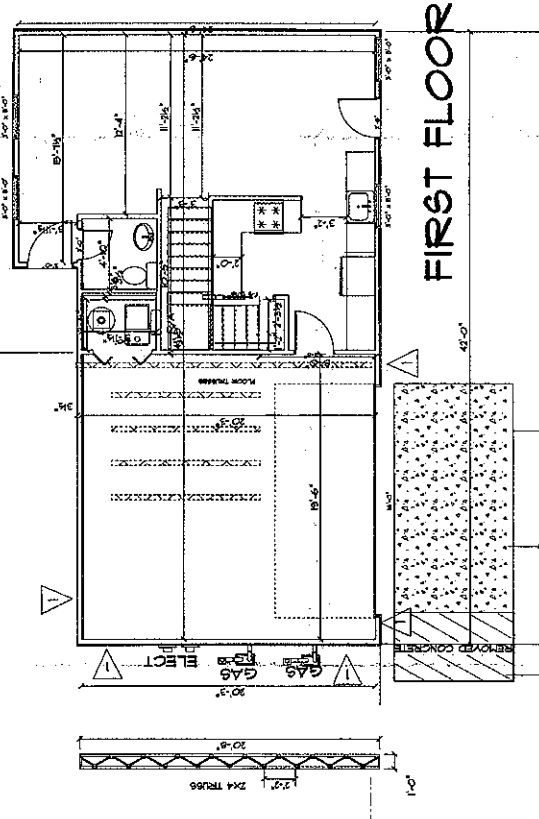
AFTER

FRONT

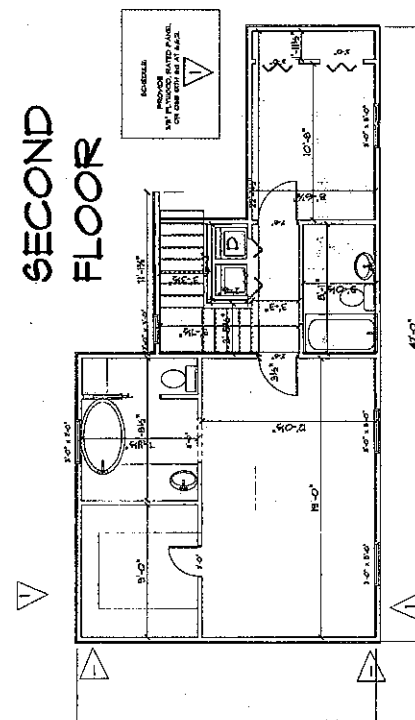


KIP RICHMOND
512 949 9796
3224 TAMARRON BLVD
AUSTIN TEXAS

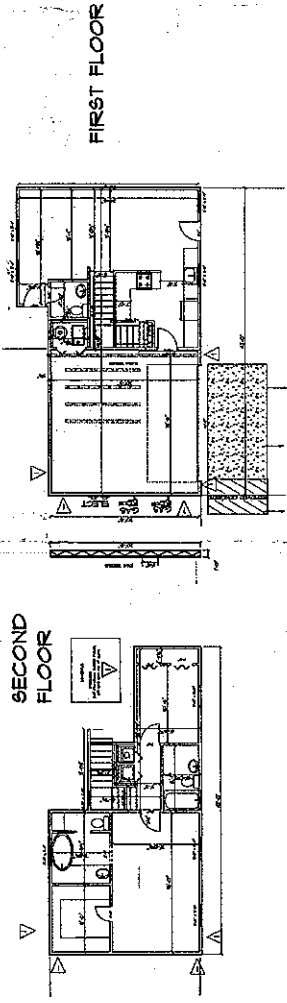
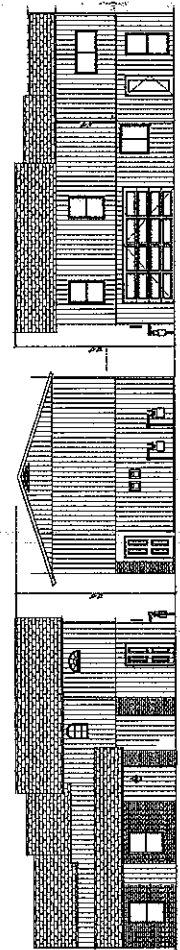
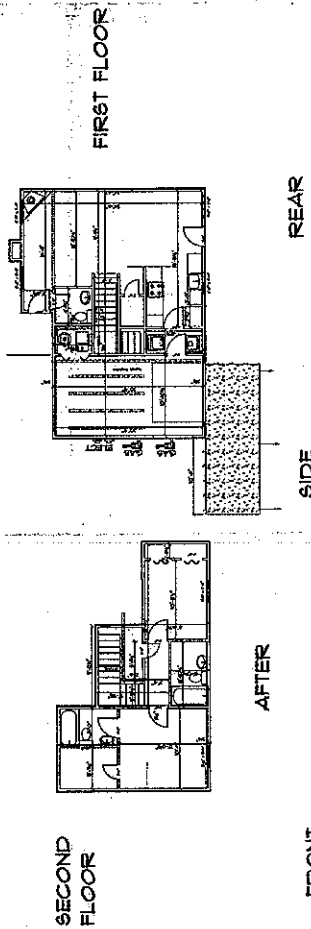
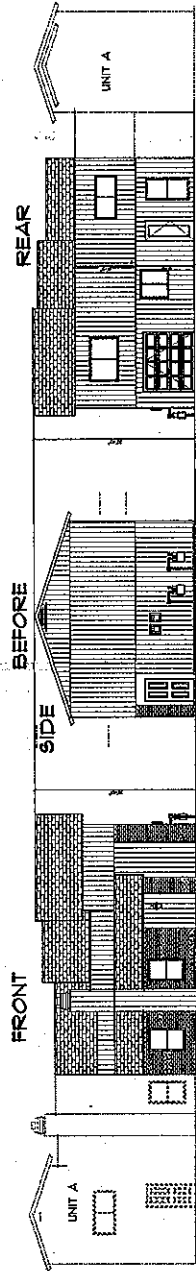
1/4" SCALE



SECOND
FLOOR

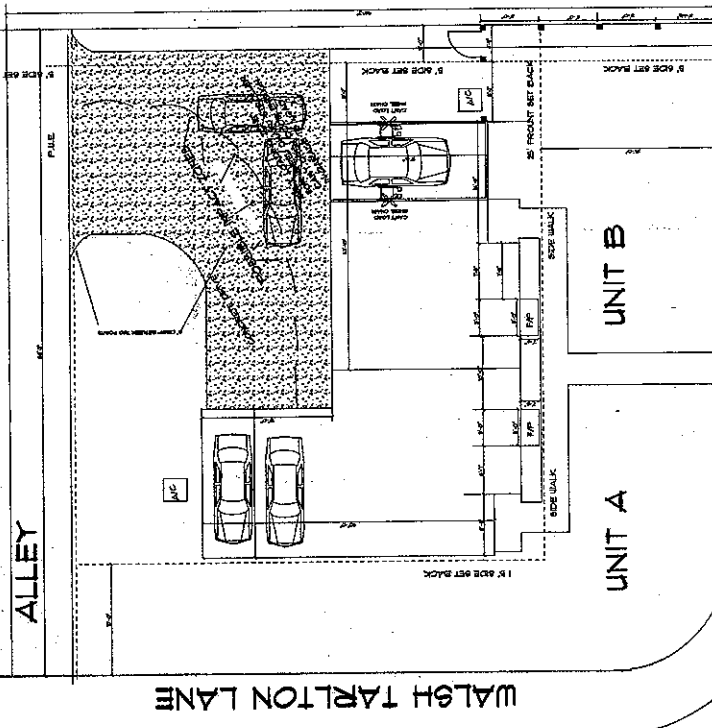


C15 123-0130
3224 Tamarron
Bud-Unit-8



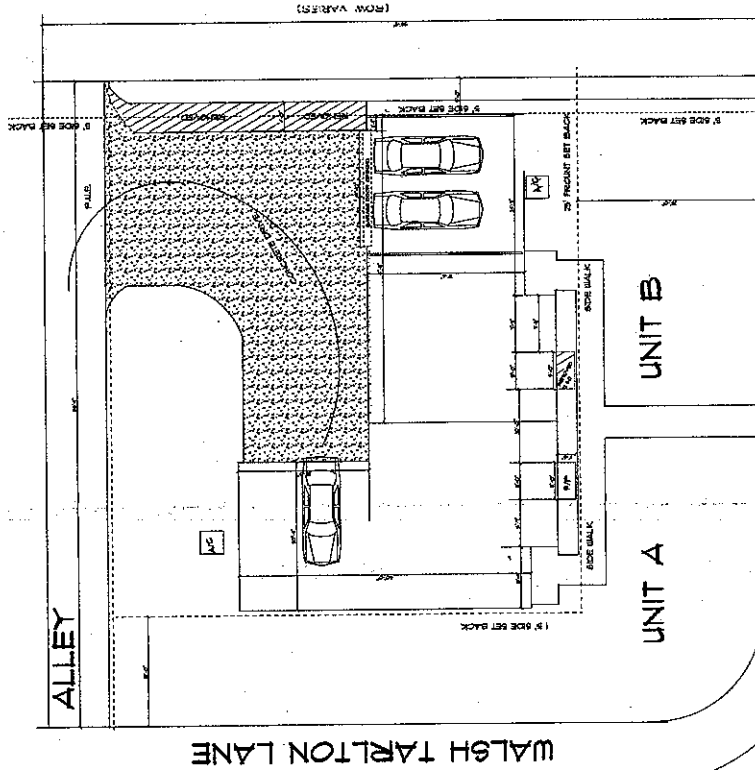
C15203-0130
3224 Tamarack Blvd
Unit B.

BEFORE

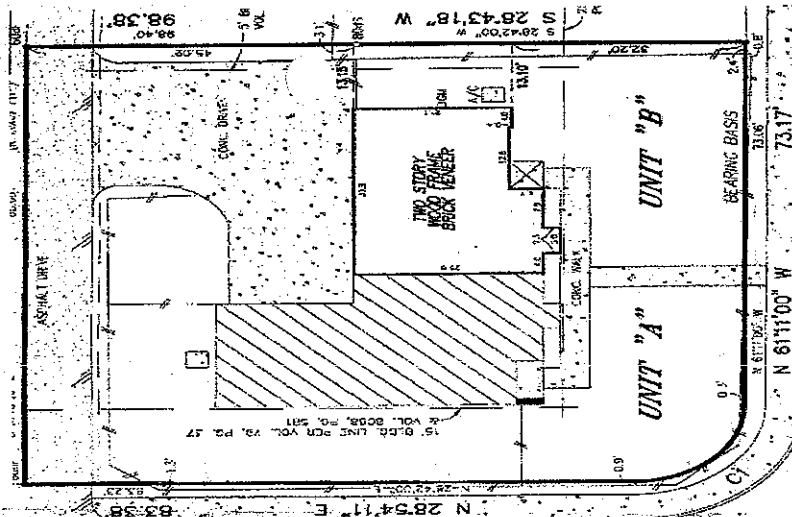


WITHOUT ALLEY	
LOT	1873
HOMES	1860 .25
DRIVE /SIDEWALK	1459 .21
TOTAL IMPROVEMENTS	3319 .44
REMOVE FIREPLACE	-12
REMOVE 4 FEET OF CONCRETE DRIVE	-153
TOTAL REMOVED	-165
TOTAL ADDED	160
NET TOTAL REMOVED	-5

AFTER



ALLEY	
LOT	8833
HOMES	21
DRIVE /SIDEWALK	2392 .21
TOTAL IMPROVEMENTS	4242 43.36 %
REMOVE FIREPLACE	-12
REMOVE 4 FEET OF CONCRETE DRIVE	-153
TOTAL REMOVED	-165
TOTAL ADDED	460
NET TOTAL REMOVED	-437
NET IMPROVEMENTS	4242 43.36 %
NET LOSS OF IMPROVEMENTS OF	
.0006 SQUARE FEET	



1/8" SCALE

C15 2013-0130
3224 TAMARRON
BLVD. P
UNIT-13.