

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 inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #
ROW #

C15-2014-0007
11061404

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

TP-041440-12-88

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

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 6608 Via Correto Drive

LEGAL DESCRIPTION: Subdivision - Heights at Loma Vista

Lot(s) 8 Block E Outlot _____ Division _____

I/We Joe Warwick on behalf of myself/ourselves as authorized agent for
Anthony & Sylvan Pools affirm that on Nov, 20

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

(check appropriate items below)

___ ERECT ___ ATTACH X COMPLETE ___ REMODEL ___ MAINTAIN

? a pool provided by an
ic 870 8 46.6%

in a Residential district.
(zoning district)

SF-2-NP - West Oak Hill N.P.

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: Anthony & Sylvan designed a pool and obtained a permit. After construction of the pool we were informed that the initial survey provided by the homeowner was invalid. At our expense we obtained a new survey. It has now been revealed to us that we are 1.1% over impervious coverage..

HARDSHIP:

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

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

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 Permit for the pool is in the backyard and will not affect the neighbors. The overage

Is 1.1%

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 13343 Hwy 183 North
City, State & Zip Austin, TX 78750

Printed November 20, 2013 Phone 512-258-1232 (6701) Date November 20, 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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

ADDRESS:
6608 VIA CORRETO DRIVE
AUSTIN, TEXAS 78749

LOT 8, BLOCK "E", HEIGHTS AT
LOMA VISTA, ACCORDING TO THE
MAP OR PLAT THEREOF
RECORDED IN DOCUMENT
NUMBER 200300255, OFFICIAL
MAP OR PLAT THEREOF
PUBLIC RECORDS, TRAVIS
COUNTY, TEXAS.

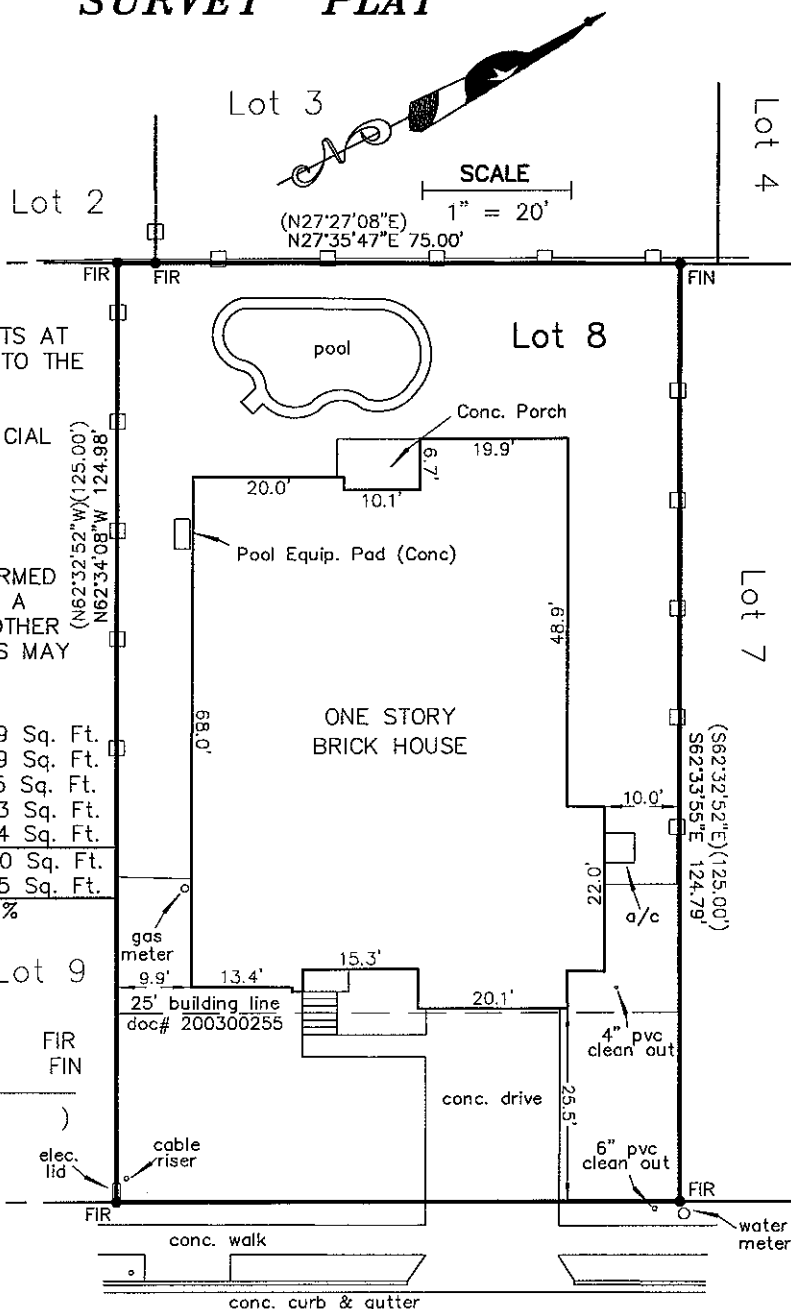
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER RIGHTS AND RESTRICTIONS MAY APPLY.

House	3,619	Sq. Ft.
Conc. Drive	459	Sq. Ft.
Conc. Edge of Pool	105	Sq. Ft.
Conc. Porches & Walk	163	Sq. Ft.
A/C & Equip Pads	24	Sq. Ft.

Total	4,370	Sq. Ft.
Lot	9,365	Sq. Ft.

Percent Cover 46.6%

1/2" FOUND IRON ROD FIR
FOUND IRON NAIL FIN
WOOD FENCE ——— □ ——— □ ———
RECORD ()



S27°27'08"W 74.99'
BEARING BASE (75.00')

State of Texas:
County of Travis:

Via Correto Drive

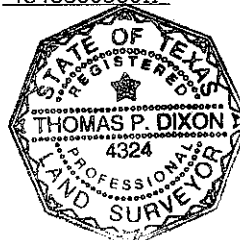
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

I certify that the property shown hereon is not within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0560H

Zone: X Dated: 9/26/2008

Dated this the 5th day of November, 2013.

Thomas P. Dixon R.P.L.S. 4324





City of Austin BUILDING PERMIT

PERMIT NO: 2012-119973-BP
6608 VIA CORRETO DR

Type: RESIDENTIAL **Status:** Active
Issue Date: 12/03/2012 **EXPIRY DATE:** 03/16/2014

LEGAL DESCRIPTION Lot: 8 Block: E Subdivision: HEIGHTS AT LOMA VISTA (AKA SHADOWRIDGE CROSSING SEC 10)		SITE APPROVAL		ZONING SF2	
PROPOSED OCCUPANCY: 275sf pool (no decking or flatwork)		WORK PERMITTED: Addition		ISSUED BY: Diana Cortinas	
<p>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</p>					
TOTAL SQFT New/Addn: 342	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$36,200.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 1 UNITS 1 # OF PKG SPACES 2
TOTAL BLDG. COVERAGE 4145	% COVERAGE 37	TOTAL IMPERVIOUS COVERAGE 4145	% COVERAGE 44	# OF BATHROOMS 0	METER SIZE 0

Contact

Applicant, zack hubbard

Phone

(512) 804-8245

Contact

General Contractor, Anthony & Sylvan Pools Corporation

Phone

(512) 258-1232

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	41.00	12/3/2012	Development Services Surchar	6.64	12/3/2012	Development Services Surch	1.72	12/4/2012
Electrical Permit Fee	43.00	12/4/2012	Expired Electrical Permit Fee	75.00	9/16/2013	Expired Electrical Permit Fee	75.00	9/16/2013
Initial Residential Review Fee	125.00	12/3/2012						
Fees Total:	367.36							

Permits/Approved plans must be posted on Job site. A layout inspection/Pre-con must be made prior to beginning construction.

Inspection Requirements

Building Inspection

Electric Inspection

Plumbing 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

Residential Zoning Review

Date

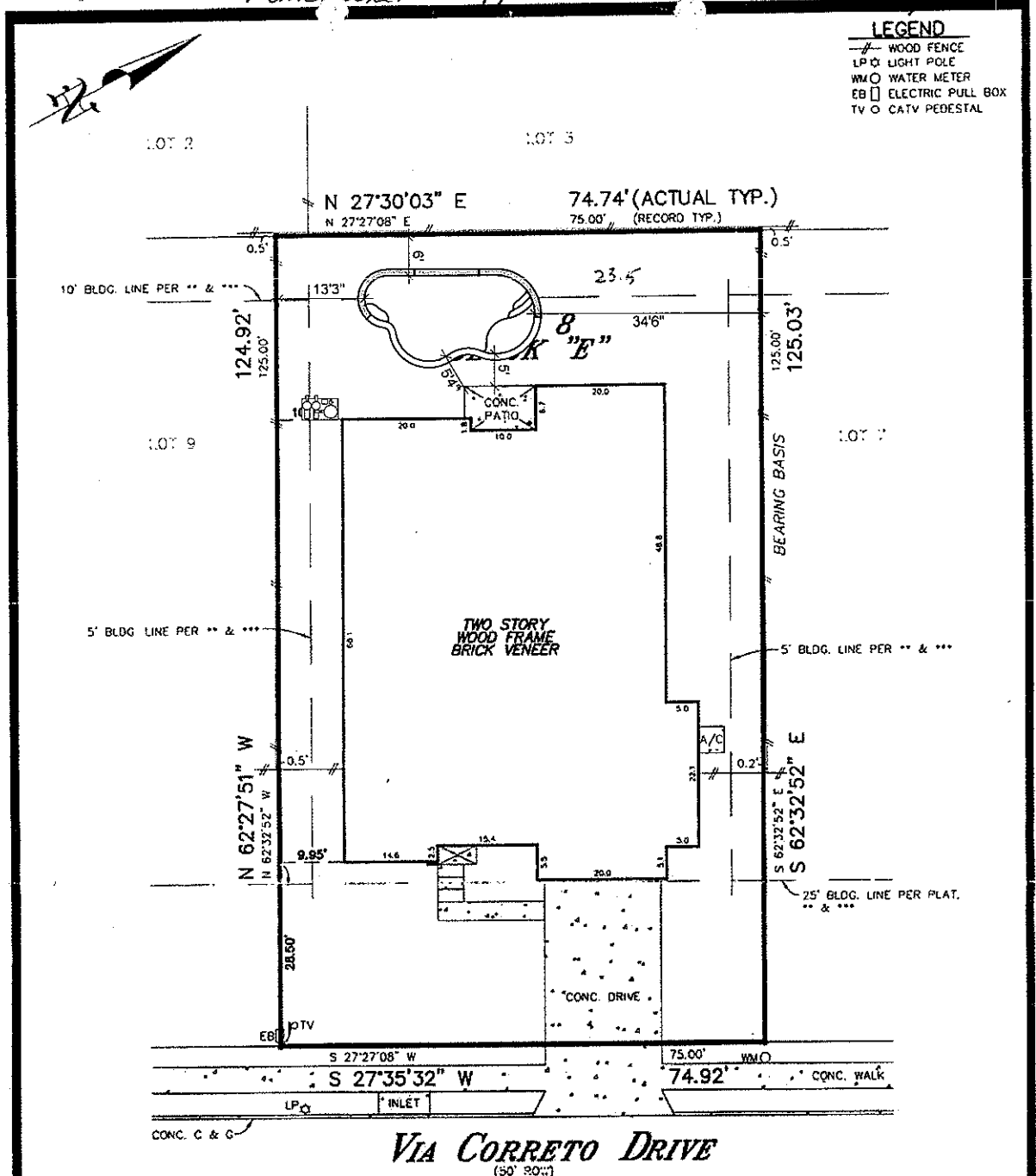
11/30/2012

Reviewer

Keith A Batchner

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.

Homeowner Supplied H/S with This Survey.



*** DOC. NO. 2003232755 & DOC. NO. 2004111365

** BUILDING SETBACK LINES PER THE CITY OF AUSTIN ZONING ORDINANCE

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN DOC. NO. 200300255, DOC. NO. 2003232754, DOC. NO. 2003232755, DOC. NO. 2004111365, DOC. NO. 2004154990, DOC. NO. 2005117097, DOC. NO. 2005187809, DOC. NO. 2005187810 AND DOC. NO. 2011013076, OFFICIAL PUBLIC RECORDS.

* OFFICIAL PUBLIC RECORDS

PLAT OF SURVEY

Survey No. 11341

SCALE: 1" = 20'

OF 1114225-BOK

Said lot is in Zone X as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0560H & PER PLAT
Dated: SEP. 26, 2008

LOT NO. 8 BLOCK NO. "E"

ADDITION OR SUBDIVISION HEIGHTS AT LOMA VISTA, DOCUMENT NO. 200300255, *

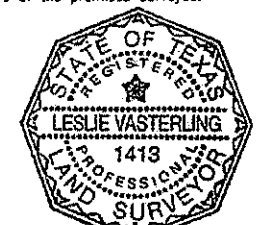
STREET ADDRESS 6608 VIA CORRETO DRIVE CITY AUSTIN COUNTY TRAVIS
SURVEY FOR CAPSTAR LENDING, LLC REFERENCE REX L. & KAREN L. PREIS
TO: INDEPENDENCE TITLE COMPANY & NATIONAL INVESTORS TITLE INSURANCE COMPANY

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.

9801 Anderson Mill Road, Suite 209
Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

633/08, DC



Leslie Vasterling

Date: 09-16-2011

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

December, 4, 2013

Susan Walker,

I supplied my survey to Anthony & Sylvan pools and after we had obtained a permit, and built the pool, another Survey was requested and it appears that we have gone over the allotted coverage by 1.1%. Anthony & Sylvan Pools has my permission to request a variance in hopes of correcting this problem so we may final out all permits.

Thank you,

A handwritten signature in cursive script that reads "Rex Preis". The signature is written in dark ink and is positioned below the "Thank you," text.

Rex L. Preis

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	Anthony & Sylvan designed a pool and obtained a permit. After construction of the pool we were informed that the initial survey provided by the homeowner was invalid. At our expense we obtained a new survey. It has now been revealed to us that we are 1.1% over impervious coverage.
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HARDSHIP:

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

We used a Survey, supplied by the Homeowner that was incorrect & we went over 1.1 %

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

We had a bad Survey. We went over 1.1 % Coverage

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 Permit for the pool is in the backyard and will not affect the neighbors. The coverage

is 1.1%

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