

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 #

C15-2014-0022

11075445

TP-0210140601

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: 1301 Harvey St, Austin, TX 78702

LEGAL DESCRIPTION: Subdivision - MCKINLEY HEIGHTS

Lot(s) 6 Block 4 Outlot 26 Division B

I/We Brandon McFarling on behalf of myself/ourselves as authorized agent for

Brandon and Melissa McFarling

affirm that on January 8, 2014,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☐ MAINTAIN

Remove existing front porch (width 8'8" and depth 6'4") and build a new one that is the same depth of 6'4", but a width of 16'.

13.25' from front p.l.

in a SF3NP 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:

The current legally non-compliant porch is too small and in need of repair. If we demo it, we will lose our legally non-compliant status and cannot rebuild it back to the current depth. We would like to demo and rebuild it to widen it only. The depth will be the same that it currently is. It needs to be expanded to give my wife and I room to have a sitting area on the front porch. We are active in the community and want a front porch that will allow us to keep an eye on the neighborhood and be easily accessible to interact with our neighbors. Increasing the size will also help with the overall architectural look of the house and in turn will improve the overall look of the neighborhood.

HARDSHIP:

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

Several of the neighbors have front porches that have a similar distance from the property line as me. This includes my direct neighbor to the North who has recently remodeled their house and front porch. We just want to rebuild the porch to the same depth that it currently is, but widen it from 8'8" to 16'. Being a house on the corner, we feel that being able to sit on the front porch will also help with security for the neighborhood.

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

My neighbors, including the house next door, are able to keep the depth of their front porch. Unfortunately, because I am improving my house and rebuilding my front porch, I will lose my legally non-compliant status and will not be able to have one the same depth as my neighbors and I currently do. I am also on a corner lot, so improving the

house will help the surrounding neighborhood look better and the porch will provide a place for my family sit and keep an eye on our neighborhood. I feel that this will increase neighborhood security.

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:

Our front porch is currently 6'4" deep and our neighbor's front porch currently extends out even closer to their property line than ours does. Since all we want to do is rebuild it to the same depth that it currently is, but wider, it will not affect any party in a negative way. It will also help the house fall in line with all of the newer construction in the neighborhood.

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 B. L. McFarling Mail Address 1708 Sanchez St.

City, State & Zip Austin, TX 78702

Printed Brandon McFarling Phone 512-914-0752 Date 1/9/14

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 B. L. McFarling Mail Address 1708 Sanchez St.

City, State & Zip Austin, TX 78702

Printed Brandon McFarling Phone 512-914-0752 Date 1/9/14

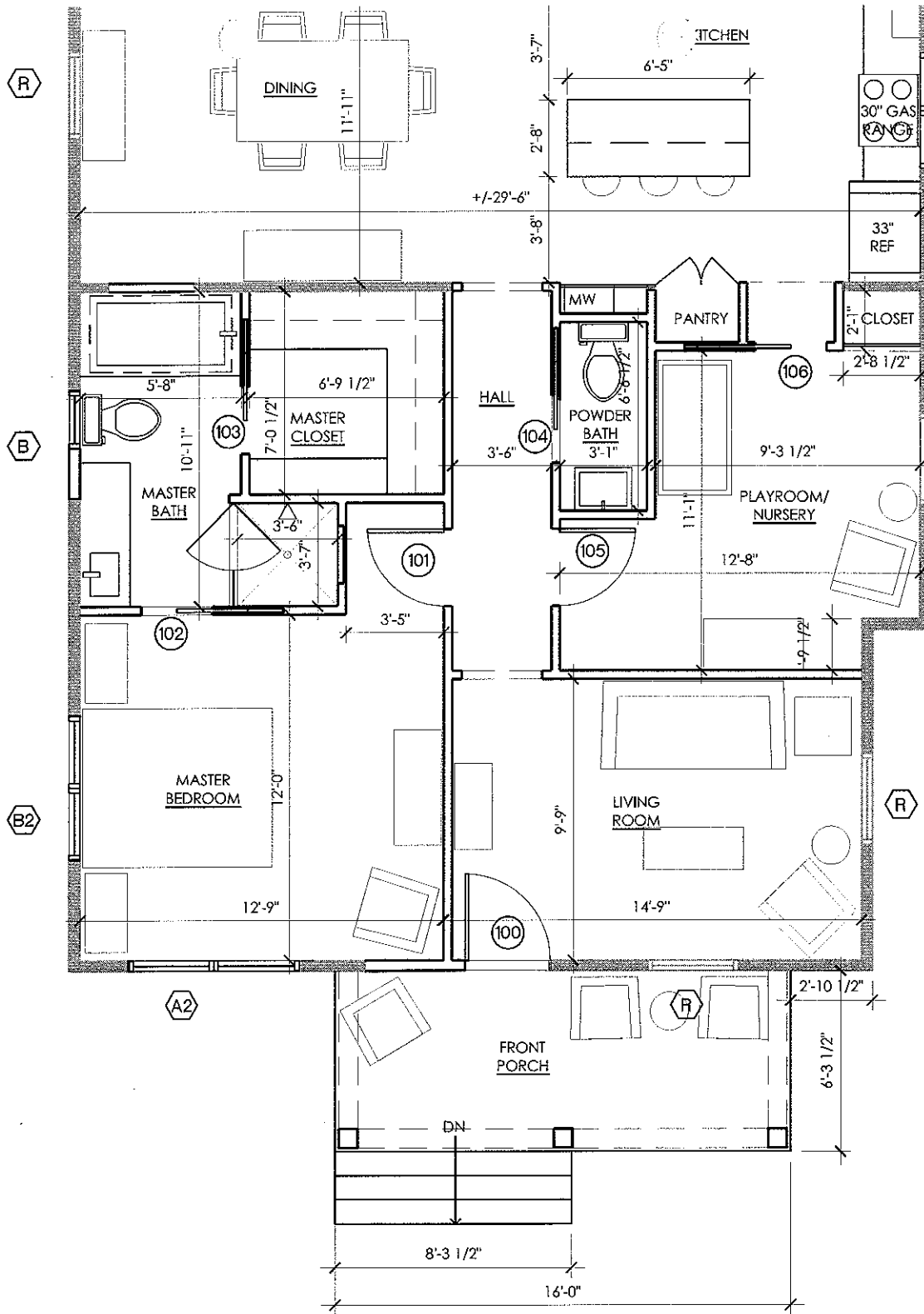
GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(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:

View From 13th St.



1 FIRS
SCALE:

ALL DIMENSIONS ARE PROJECTED UNLESS
NOTED OTHERWISE AND ARE THE PROPERTY OF
BULLOCK ARCHITECTURE STUDIO.

BULLOCK ARCHITECTURE
BULLOCK ARCHITECTURE STUDIO
3705 WINTER AVENUE
AUSTIN, TX 78722
979.991.0291
www.bullockarch.com

ARCHITECT

DESIGNER/ARCHITECT

DESIGN DOCUMENTS
NOT FOR CONSTRUCTION

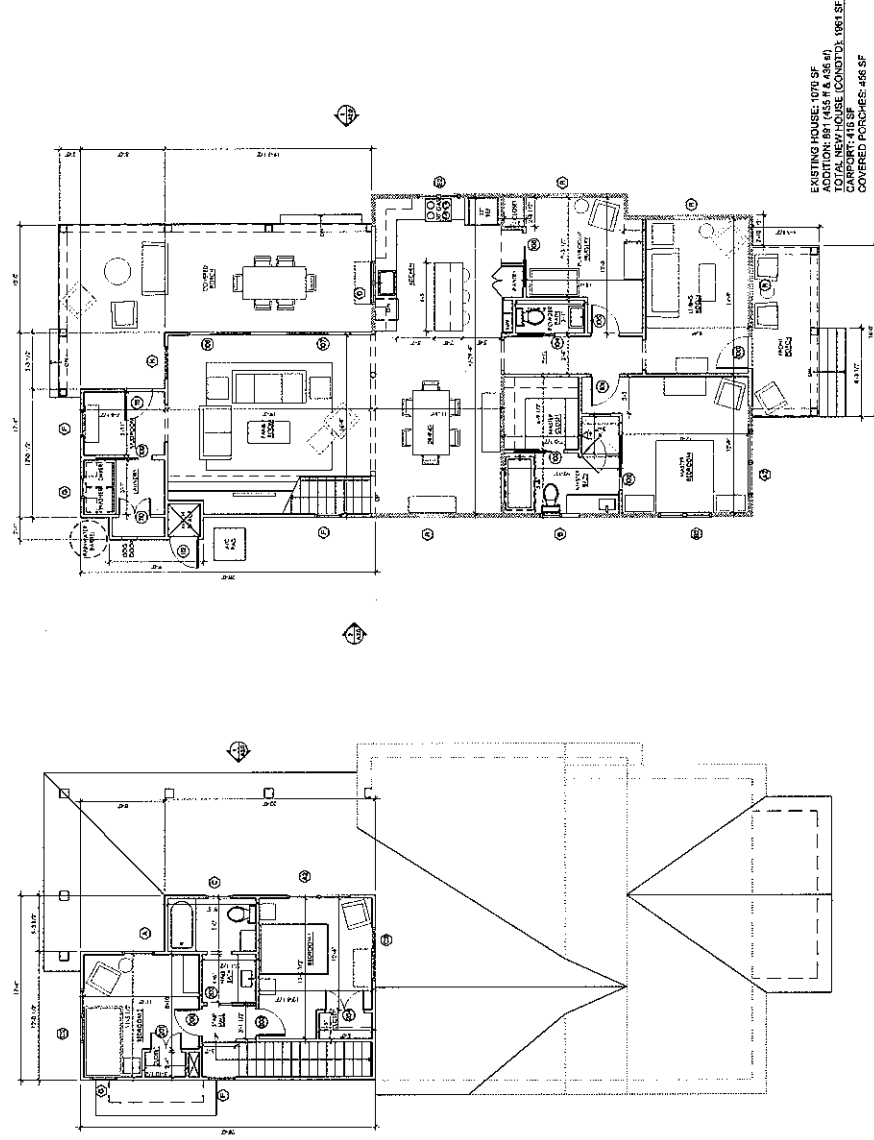
DD SET

DECEMBER 4, 2013

McTARLING RESIDENCE
1301 HARVEY STREET
AUSTIN, TEXAS 78702

FLOOR PLANS

A1.1

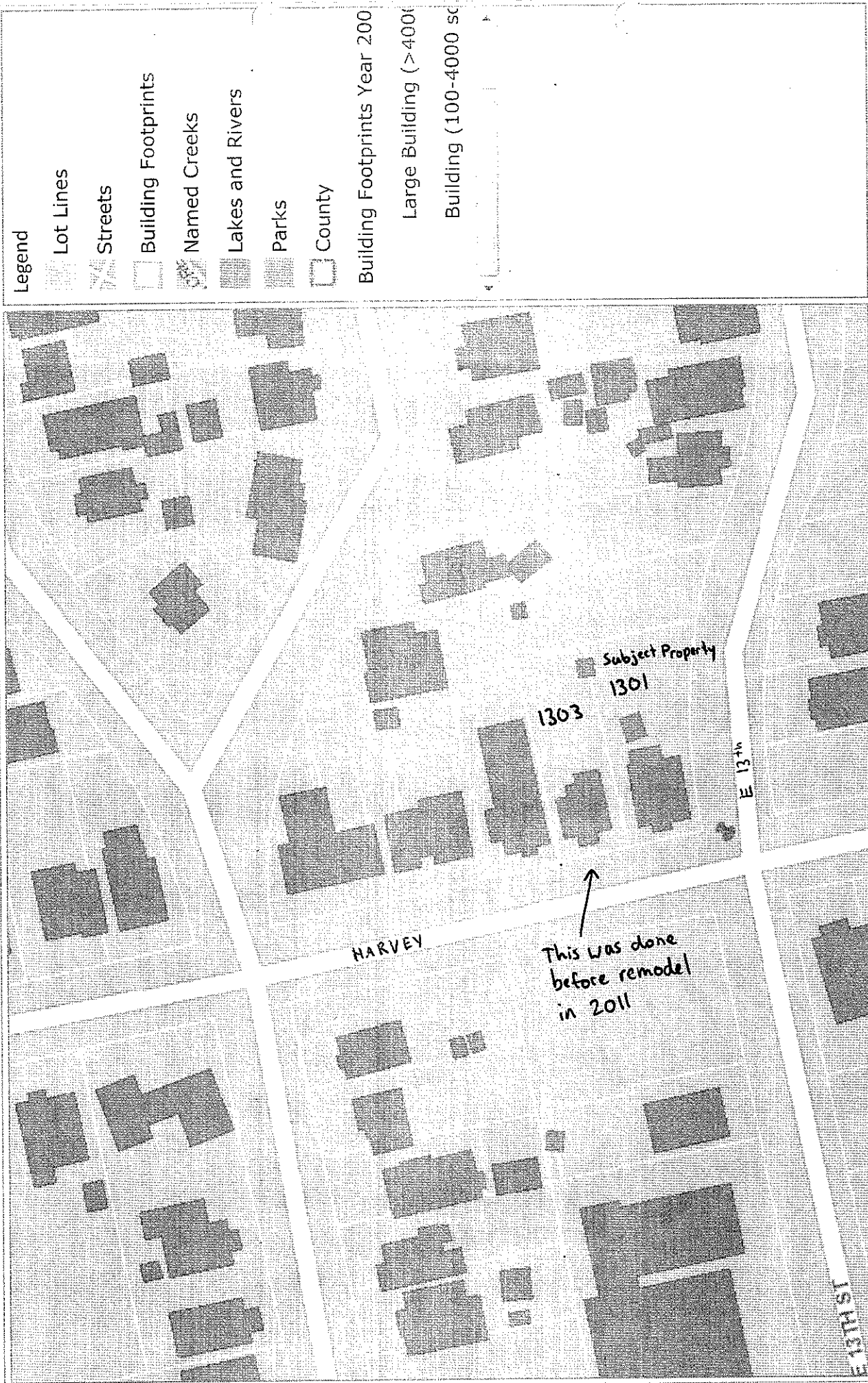


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 CARPORT FLOOR PLAN
SCALE: 1/4" = 1'-0"

CITY OF AUSTIN DEVELOPMENT WEB MAP



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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



Precise Land Surveying, L
4625 Eastover Dr.
Mesquite, Tx 75149
Ph. 877.581.7072 Fx. 1.888.438.1273

CM
found 1/2" iron rod
@ common south
cor. of Lots 7 & 8

LOT 7

found 1/2" iron rod bears
N 47° 38' 09" W 0.28'
found 1/2" iron rod bears
S 09° 10' 00" E 72.96'
wood fence
chain link fence

3' PUBLIC UTILITY
EASEMENT
(per plat)

LOT 6
BLOCK 4

LOT 5

(REFERENCE BEARING)
N 80° 54' 00" E 136.28'

metal shed

ONE STORY
FRAME
1301
HARVEY STREET

utility pole

chain link fence

L = 139.70'
R = 361.78'
(PLAT L = 139.64')

EAST 13TH STREET
(CALLED 50' R.O.W.)

CM
found 1/2" iron rod
@ common west
cor. of Lots 4 & 5

found 1/2" iron rod

N 09° 12' 00" W 46.50'

N 09° 12' 00" W 46.40'

found 3/4" iron pipe bears
S 82° 03' 33" E 0.25'

asphalt

water meter

utility pole

HARVEY STREET







