

CASE # C15-2014-0036
Row ID # 11087115
TAX Roll # 0227000605

**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: 2600 West 49th 1/2 Street

LEGAL DESCRIPTION: Subdivision - Shoalmont Addition

Lot(s) 1 Block C Outlot _____ Division _____

I Jim Bennett as authorized agent for Jack Archer

_____ affirm that on 2/4/14 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An addition (a replacement carport) providing a rear yard setback of 5 ft.and a side street

setback of 12 ft.

In a SF-2 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

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:_____

A carport has existed at this location under previous ordinance requirement, and now needs to be replaced.

HARDSHIP:

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

The location of the existing driveway, house and other conditions of the site including the location of the large trees and the shape of the lot present hardships in construction of the carport.

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

.because this is an irregular shaped corner lot with developed conditions unique to this site.

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 use of this property is not changing due to the fact that carport has existed

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:

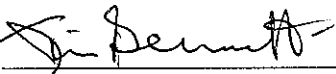
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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.

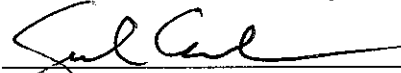
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 11505 Ridge Dr.

City, State & Zip - Austin, Texas 78748

Printed Jim Bennett Phone 512.784.4961 Date 2/4/2014

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 2600 West 49th 1/2 Street

City, State & Zip - Austin, Texas 78731

Printed Jack Archer Phone - 512.452.5231 Date 2/4/2014

NEIGHBORHOOD PETITION IN FAVOR OF REMODEL/ADDITION AT 2600 W. 49TH 1/2 STREET

We the undersigned hereby support the request by Jack Archer for the Renovation & Addition at 2600 West 49th 1/2 Street.

NAME	ADDRESS	SIGNATURE	TELEPHONE NUMBER
Henry Dietz	4923 Strass Dr.	<i>Henry Dietz</i>	512-452-1252
Anne Dietz	4923 Strass Dr.	<i>Anne Dietz</i>	512-452-1252
David Wise	4924 Strass Dr.	<i>David O. Wise</i>	512-453-2812
Olga B. Wise	4924 Strass Dr.	<i>Olga B. Wise</i>	512-453-2812
Andrea Falkin	2605 W. 49 1/2 St.	<i>A. Falkin</i>	512-458-4688
MARK FALKIN	2605 W. 49 1/2 St.	<i>Mark Falkin</i>	512-458-4688
LAURENT FOUILLET	4920 STRASS DR.	<i>Laurent Foullet</i>	517-971-3880
Julie Foullet	4920 Strass Dr.	<i>Julie Foullet</i>	512-470-1644
MARGARITA REILLY	4921 STRASS DR.	<i>Margarita Reilly</i>	512-590-9091
FELICITY COLTMAN	4925 STRASS. DR.	<i>F. A. Colman</i>	512-454-1563
FRANK DE GROOT	4927 STRASS DR.	<i>Frank De Groot</i>	512-453-1768
Darry Lodrige	2607 W. 49th 1/2 St	<i>Darry Lodrige</i>	512-731-3187
Elizabeth Lodrige	2607 W 49th 1/2 St	<i>Elizabeth Lodrige</i>	512-923-0718
JOHN T Holmes	2603 W 49 1/2 St	<i>John T Holmes</i>	512-467-6719
Angela L Winegar	2604 W. 49th 1/2 St.	<i>Angela L Winegar</i>	512-903-4929
Kent Winegar	2604 W. 49th 1/2 St.	<i>Kent Winegar</i>	512-775-6852
Marie Archer	2600 W. 49 1/2 St.	<i>Marie Archer</i>	(512) 452-5231
JACK ARCHER	2600 W. 49 1/2 ST.	<i>Jack Archer</i>	512 452-5231



FEBRUARY 4, 2014

14953 Sage Grove Drive
Austin, Texas 78719
ph: 512.740.4534

JACK ARCHER
ARCHER RESIDENCE

2600 WEST 49TH STREET
AUSTIN, TEXAS 78731

NO. DESCRIPTION DATE

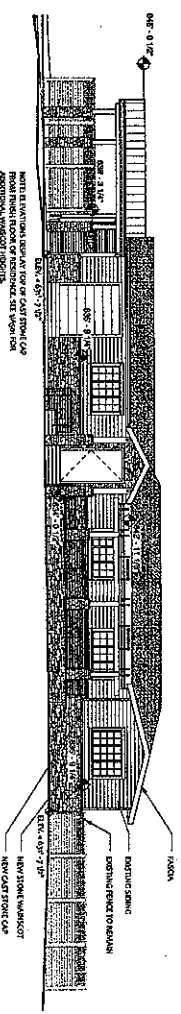
VARIANCE DWGS

PROJECT NUMBER 20198

VARIANCE

SHEET NUMBER

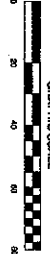
015-2014-0036
800010-498-1254
A-V1



2
SECTION ELEVATION

EXISTING IMPERVIOUS COVER	
ESTIMATE	14,864 SQFT
RESIDENCE	14,864 SQFT
DRIVEWAY	14,864 SQFT
POOL	14,864 SQFT
DECK	14,864 SQFT
PAVING	14,864 SQFT
TOTAL	14,864 SQFT
NEW IMPERVIOUS COVER	
ESTIMATE	14,864 SQFT
RESIDENCE	14,864 SQFT
DRIVEWAY	14,864 SQFT
POOL	14,864 SQFT
DECK	14,864 SQFT
PAVING	14,864 SQFT
TOTAL	14,864 SQFT

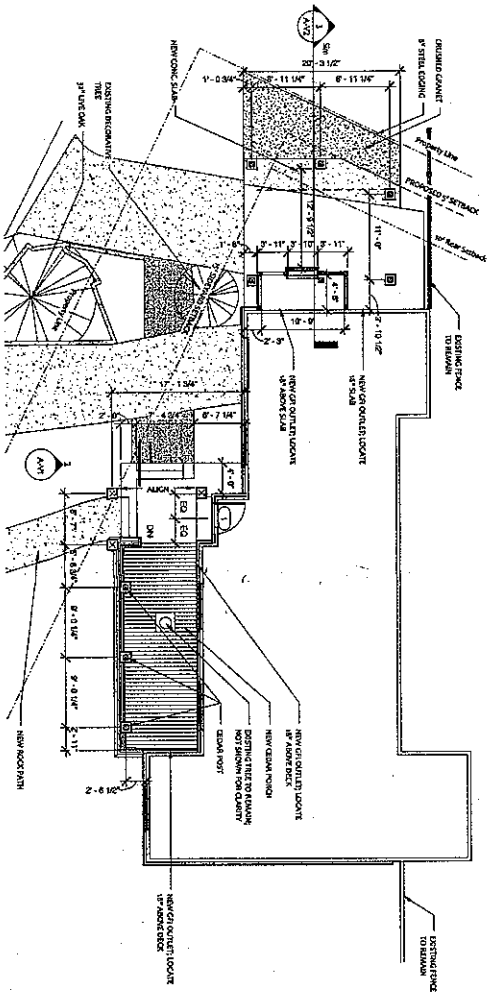
1
SECTION ELEVATION



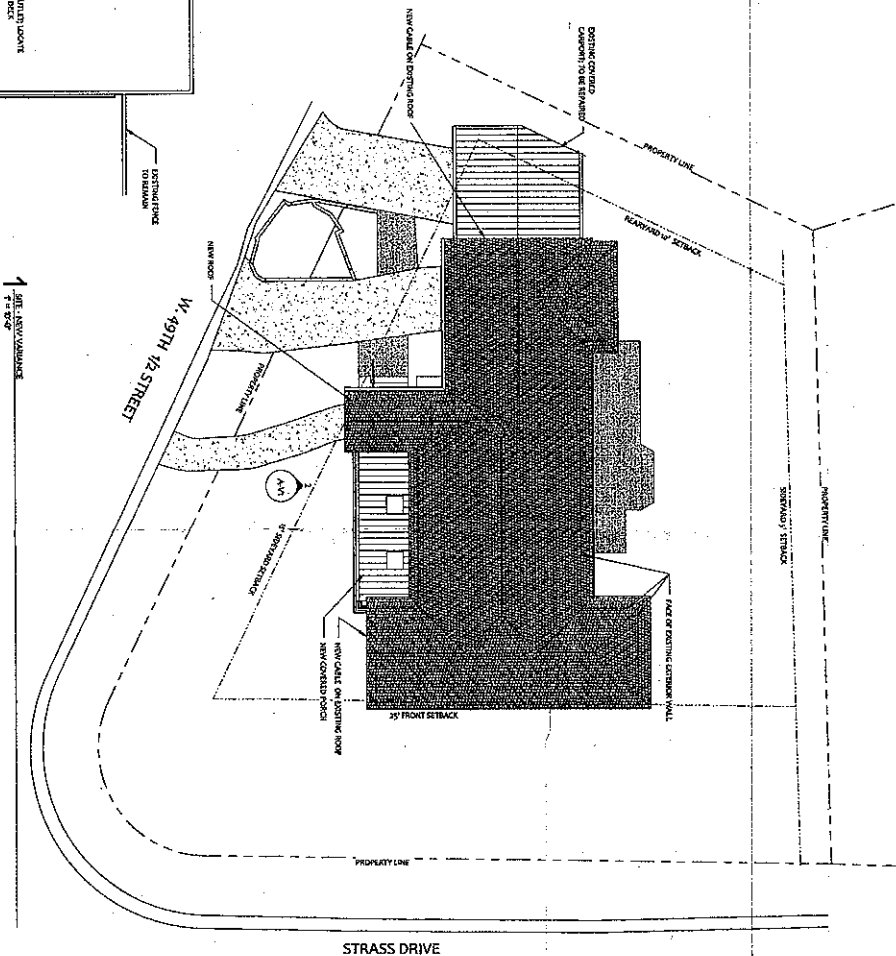
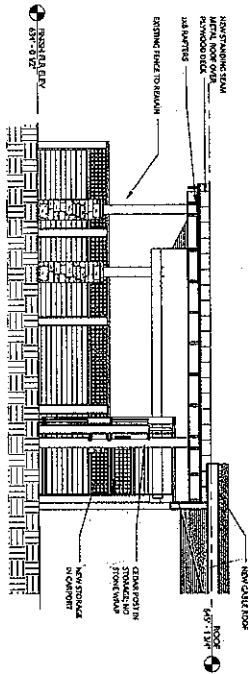
115' - 4 1/2"

NOTE: STANDARD SHEET SIZE IS 22x36 SETS REPRODUCED ON 11x17 WILL BE AT HALF SCALE.
(EX. DIMENSIONS SHOWN AT 1/8" = 1'-0" WILL SCALE AT 3/16" = 1'-0")

2
1/8" = 1'-0"



3
1/8" = 1'-0"



EXISTING IMPERVIOUS COVER	
LOT SIZE	1.435 AC
ASPHALT	1.435 AC
CONCRETE	1.435 AC
PAVEMENT	1.435 AC
ROOFING	1.435 AC
LANDSCAPE	1.435 AC
TOTAL	1.435 AC

NEW IMPERVIOUS COVER

LOT SIZE	1.435 AC
ASPHALT	1.435 AC
CONCRETE	1.435 AC
PAVEMENT	1.435 AC
ROOFING	1.435 AC
LANDSCAPE	1.435 AC
TOTAL	1.435 AC

NOT TO SCALE - SEE PLAN FOR DIMENSIONS



FEBRUARY 4, 2014

13455 S. 98TH STREET, DALLAS, TEXAS 75243
PH: 972.746.4334

JACK ARCHER
ARCHER RESIDENCE

2600 WEST 49 1/2 STREET
AUSTIN, TEXAS 78731

NO. DESCRIPTION DATE

VARIANCE DWGS

PROJECT NUMBER 201308

VARIANCE

SHEET NUMBER

A-V2