

CASE # C15-2014-0058
ROW # 111 21935
TAX ROLL# 044 3070332

**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: 4813 Prairie Dunes

LEGAL DESCRIPTION: Subdivision - Onion Creek Addition

Lot(s) 97 Block A Outlot _____ Division _____

I/We William G. Farnum on behalf of myself/ourselves as authorized agent for

William G. Farnum affirm that on March, 27,

2014, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT X ATTACH COMPLETE REMODEL MAINTAIN

A Pergola to our back porch to four existing cedar columns that extend approximately 12' for a total size of
35' in length by 12" wide. The structure will be open to the elements

in a zoning 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:

This will be a small patio addition to the back porch. This is the first time a request has been made to this Property due with the impervious cover requirement since annexation into the City of Austin. Approximate Size of the patio is 546 square feet of footprint area. And the pergola coverage is approximately 345 SF

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
We reside on a golf course with our backyard facing the course which has Zero (0) impervious cover. Also, The rear yard is 10' from property line (this is what code requires and we are meeting the minimum requirements)

(b) The hardship is not general to the area in which the property is located because:
Due to the way our home is situated on the property the lot and design gives no area to remove any existing items such as the driveway.

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:

We are adding a small patio feature that will enhance the property facing the golf course which has Zero (0) Impervious cover. Our small patio addition will have no visible impact on our neighbors or neighborhood and will not impact the area as impervious cover is already higher than average due to the open space on the golf course.

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  Mail Address 4813 Prairie Dunes Drive

City, State & Zip Austin, TX 78747

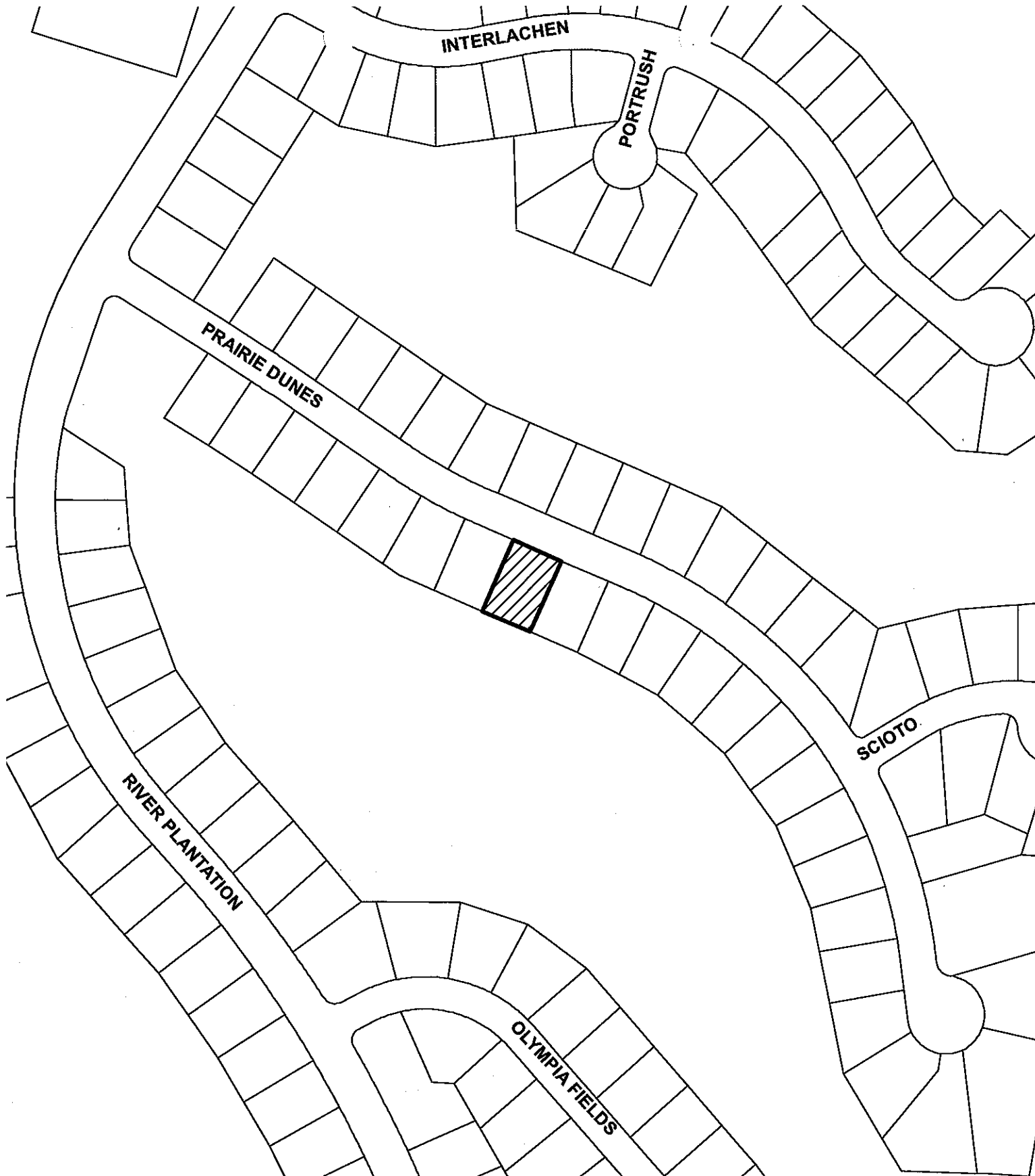
Printed William G. Farnum Phone 512-423-2891 Date 3/27/14




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  Mail Address 4813 Prairie Dunes Drive

City, State & Zip Austin, TX 78747

Printed William G. Farnum Phone 512-423-2891 Date 3/27/14



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0058
Address: 4813 PRAIRIE DUNES DR



1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ONION CREEK

HOMEOWNERS ASSOCIATION

10816 Crown Colony, Suite 105

Austin, Texas 78747

Tel: 512.280.8110

Fax: 512.280.8162

February 28, 2014

Debbie & Bill Farnum
4813 Prairie Dunes Drive
Austin, Texas 78747

Dear Debbie & Bill,

I am pleased to inform you that the OCHOA, Architectural Committee approved your request of 2-17-2014 for landscaping of your back yard per the drawings submitted to the OCHOA office. You are responsible for obtaining any City of Austin building permits if applicable.

Thank you for contacting the OCHOA office regarding your plans. Good luck on your project.

Please contact me through the OCHOA office if you have any questions.

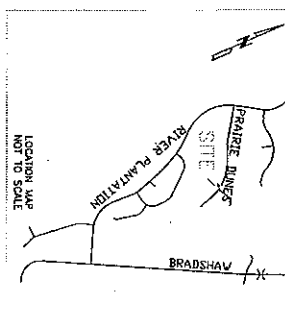
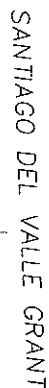
Sincerely,



Ray Combs
OCHOA Chairman, Architectural Committee
Cell # 512-633-5827

Ref # 14-015

[illegible]



LOT 60

107, 67

LOT 6a

LOT 63

PRAIRIE DUNNES DRIVE (56' ROW)

LOT 38

107 96

BLOCK "A"
ONION CREEK ADDITION
VOLUME 93, PAGE 230-234
P.R.T.C.

GULF COURSE, DRAINAGE AND
PUBLIC UTILITY EASEMENT
PER PLAY VOL. 93, PG. 230
P.R.T.C.

SHEET TITLE
PROJECT NO. 1594--
SHEET NO.

LOT 97, BLOCK A
ONION CREEK ADDITION
TRAVIS COUNTY, TEXAS

C. R. CHURCHWELL, III

LAND TITLE SURVEY

[illegible]

**BAKER-AICKLEN
& ASSOCIATES, INC.**
ENGINEERS/SURVEYORS

405 BURNETT CIRCLE ROAD
LEONAR PARK, TEXAS 78613
(512) 260-3700

1584-4-001-20

LEGEND

- 1/2" ROOD ROO POUND
- 1/2" ROOD ROO SET WITH
"BAY" - "ACAP"
- UTILITY POLE
- ^E MANHOLE ELECTRIC
- ^W WATER METER
- ^G GAS METER
- ^{WV} WATER VALVE
- ^{SC} SPRINKLER CONTROL VALVE
- ^E ELECTRIC WALK
- ^T TELEPHONE PESTRAL
- ^C CABLE PESTRAL
- ^F FINE MOUNT
- ^{CC} CLEAN OUT
- MAIL BOX
- △ SOIL SOIL
- △ ASPHALT
- () RECORD INFORMATION
FOR PLAT

BEFORE	
Type	Amount
PERMANENT	323.33
PERMANENT	164.50
PERMANENT	317.50
PERMANENT	564.92
PERMANENT	74.97
PERMANENT	45.28
TOTAL	1,486.52
DRIVEWAY	1406.58
HOUSE + GARAGE	3273.38
MOOR PAD	8.33
METHPAD	153.53
PORCH	645.58
PORCH	2061.58
TOTAL	4487.53
TOTAL	5974.05

AFTER	
	1981
PERIODS	3,147.50
PERIODS	60
PERIODS	5,147.50
PERIODS	14.50
PERIODS	2,435.50
TOTAL	11,795.00
CURRENTLY	4,406.50
UNUSE. GARNILE	3,222.50
WEIGHT/POU	0.50
WEIGHT/POU	14.50
WEIGHT/POU	18.50
WEIGHT/POU	14.50
TOTAL	34,465.00
SALE/PING ADJUST	34,465.00
TOTAL	34,465.00
GRAND TOTAL	50,000.00

- A. ONLY THOSE EASEMENTS LISTED IN THE TITLE COMMITMENT OF NO. 80094, EFFECTIVE DATE JANUARY 1, 1998, AND ANY EASEMENTS NOTED IN THE INSTRUMENT RECORDS OF TRAVIS COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 83, PAGE 220-228, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DOES AFFECT TRACT AS SHOWN.
- B. A BUILDING LOT 23 FEET WIDE, ALONG THE FRONT PROPERTY LINE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 83, PAGE 220-228, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DOES AFFECT TRACT AS SHOWN.
- C. A PUBLIC UTILITY EASEMENT, TO FEET WIDE ADJACENT TO THE STREETS, AS IMPOSED ON THE PLAT RECORDED IN VOLUME 83, PAGE 220-228, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DOES AFFECT AS SHOWN TRACT.
- D. A ELECTRIC/TELEPHONE EASEMENT 4 FEET WIDE GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT RECORDED IN VOLUME 4754, PAGE 220, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, (IN NEW) DOES NOT AFFECT SUBJECT TRACT.
- E. EASEMENT PROVISIONS AND EASEMENT RIGHTS, INCLUDING RIGHT OF ENTRY, SET FORTH IN INSTRUMENT RECORDED IN VOLUME 13801, PAGE 343 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT.
- F. PROVISIONS REGARDING BUILDING LINES SET OUT IN INSTRUMENT RECORDED IN VOLUME 12468, PAGE 71, VOLUME 12499, PAGE 132, VOLUME 12526, PAGE 77 AND VOLUME 12801, PAGE 343, OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT.
- G. TERMS, CONDITIONS AND SPECIFICATIONS OF THAT CERTAIN CERTIFICATE OF ORDER (RE ORDER OF THE CITY OF AUSTIN) DATED 04/02/1994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (ENCLOSED IN ENVELOPE 20) DOES AFFECT TRACT.
- H. UNDERGROUND ELECTRIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, DATED 08/13/1998 AND RECORDED IN VOLUME 12505, PAGE 354 OF THE DEED PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (ENCLOSURES OTHER LOTS) DOES NOT AFFECT SUBJECT TRACT.

4977/8800=51.8% IMPERVIOUS

$$(4677+264)/9800=55.6\% \text{ IMPERVIOUS}$$

SURVEYOR'S NOTES

[illegible]

TO: CLAUDE R. CHURCHWELL, III, AND STEWART TITLE GUARANTY COMPANY
OF NO.: 503069, EFFECTIVE JANUARY 9, 2006

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER A DIRECT SUPERVISION AND, EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS WITH THE DEEDS AND PLATS SHOWN OR ENCUMBRANCES, PROVISIONS, OR DEVELOPING OF IMPROVEMENTS. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN ON PLATS SHOWN OR ENCUMBRANCES ARE LIMITED TO THOSE VISIBLE, THOSE LISTED ON COMPARTMENT FOR TITLE ISSUED BY THE GLASSBORO COMPANY, ADDRESSED HEREON ARE LIMITED TO THOSE VISIBLE, THOSE LISTED ON COMPARTMENT FOR TITLE ISSUED BY THE GLASSBORO COMPANY, MAKING A OF NO. 503089 AND EFFECTIVE JANUARY 8, 2004, AND THOSE OF WHICH THE UNDERSIGNED HAS PERSONAL KNOWLEDGE.

ROBERT W. JOHNSTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5579

0475

DRAWN: RMJ SCALE: 1" = 20'
 REVIEWED: MSJ DATE: FEBRUARY 7, 2008
 XREF FILE(S): -

1 OF 1

PRAIRIE DUNNES DRIVE (56' ROW)

MARLBOROUGH

TEMP. ELEC. POLE

5' SIDEWALK

25' BL. PER PLAT
VOL. 93, PG. 230-238

25' BL. PER PLAT
VOL. 93, PG. 230-238

CONCRETE DRIVEWAY

2.5'

2.4'

9.3'

1 - STORY
ROCK AND STUCCO

CONCRETE COVERED PATIO

LOT 96

LOT 98

LOT 97

LOT 171, BLOCK A
GULF COURSE, DRAINAGE AND
PUBLIC UTILITY EASEMENT
PER PLAT VOL. 93, PG. 230
P.R.T.C.

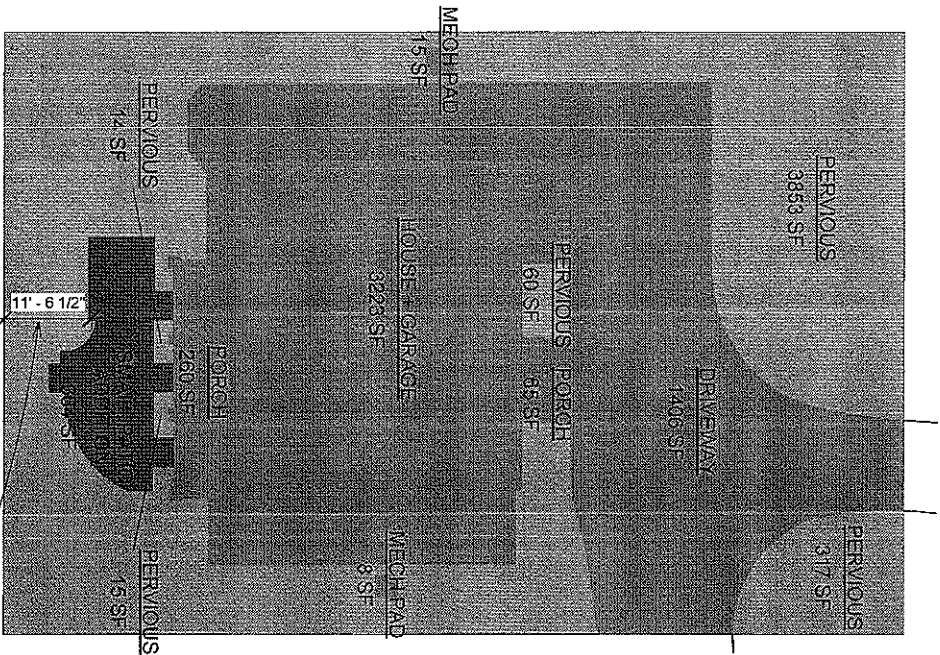
BLOCK "A"
UNION CREEK ADDITION
VOLUME 93, PAGE 230-234
P.R.T.C.

(N 56°31'38" W 80.00)

BLOCK "A"
ONION CREEK ADDITION
VOLUME 93, PAGE 230-234
P.R.T.C.

SHEET NO. 1 OF 1	PROJECT NO. 1594-4--001-20	SHEET TITLE LOT 97, BLOCK A ONION CREEK ADDITION TRAVIS COUNTY, TEXAS	CLIENT C. R. CHURCHWELL, III	DATE	REVISIONS
			PROJECT LAND TITLE SURVEY		

C:\Users\jwells\Documents - JAMES WELLS\Projects\1594-4--001-20\1594-4--001-20.dwg



LEGEND

- DRIVEWAY
- HOUSE + GARAGE
- MECH PAD
- PERVIOUS
- PORCH
- SMALL PATIO ADDITION

Area Schedule (Rentable)	
Name	Area

PERVIOUS	3853 SF
PERVIOUS	60 SF
PERVIOUS	317 SF
PERVIOUS	14 SF
PERVIOUS	15 SF
GREEN: 5	4259 SF

DRIVEWAY	1406 SF
HOUSE + GARAGE	3223 SF
MECH PAD	8 SF
MECH PAD	15 SF
PORCH	66 SF
PORCH	260 SF
IMPERVIOUS: 6	4977 SF

SMALL PATIO ADDITION	364 SF
NEW: 1	364 SF
	9600 SF

$$(4977 + 364) / 9600 = 55.6\% \text{ IMPERVIOUS RATIO}$$

① Level 1
1/16" = 1'-0"

DIMENSION TO OUTSIDE OF PERGOLA COLUMN

LOT 63

— ILLUSTRATE RELEVANT
C CABLE PEDESTAL
F FIRE HYDRANT
O CLEAN OUT
D MAIL BOX
S SIGN
S SIGN

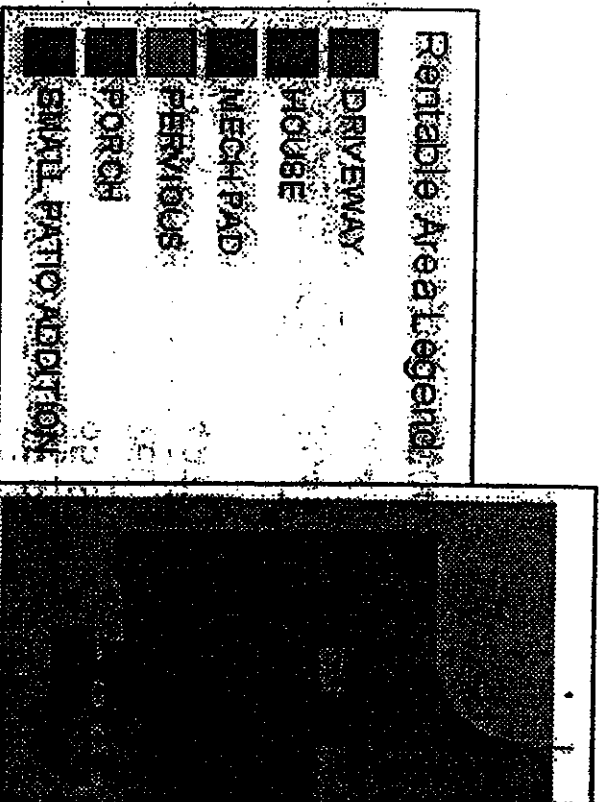
— ASPHALT
() RECORD INFORMATION
PER PLAT

U. PROVISIONS REGARDING BUILDING LINES SET OUT IN INSTRUMENT RECORDED IN VOLUME 12491 PAGE 76, VOLUME 12499, PAGE 132, VOLUME 12526, PAGE 71 AND VOLUME 12801, PAGE 343, © THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT SUBJECT TRACT)
J. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN CERTIFICATE OF ORDER (RE: ORDER DISANNEXING TERRITORY), AS SET FORTH IN DOCUMENT NO. 2004927454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (INCLUDED IN EXHIBIT "D")
(DOES AFFECT TRACT)
K. UNDERGROUND ELECTRIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, DATED 08/15/1995 AND RECORDED IN VOLUME 12505, PAGE 364 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (ENCUMBERS OTHER LOTS)
(DOES NOT AFFECT SUBJECT TRACT)

56' ROW)

BEFORE	
Type	Area
PERVIOUS	3643 SF
PERVIOUS	60 SF
PERVIOUS	317 SF
PERVIOUS	364 SF
PERVIOUS	14 SF
PERVIOUS	15 SF
TOTAL	4622 SF
DRIVEWAY	1406 SF
HOUSE + GARAGE	3223 SF
MECH PAD	8 SF
MECH PAD	15 SF
PORCH	65 SF
PORCH	260 SF
TOTAL	4871 SF
TOTAL	9600 SF

AFTER	
Type	Area
PERVIOUS	3643 SF
PERVIOUS	60 SF
PERVIOUS	317 SF
PERVIOUS	14 SF
PERVIOUS	15 SF
TOTAL	4289 SF
DRIVEWAY	1406 SF
HOUSE + GARAGE	3223 SF
MECH PAD	8 SF
MECH PAD	15 SF
PORCH	65 SF
PORCH	260 SF
TOTAL	4871 SF
GRAND TOTAL	9600 SF



4977/9600=51.8% IMPERVIOUS

(4977+364)/9600=55.6% IMPERVIOUS

* ENLARGED VERSION OF AFTER ANALYSIS ON NEXT PAGE

SURVEYOR'S NOTES

1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED BY THIS SURVEY. UNDERSIGNED MAKES NO WARRANTY AS TO THE EXISTENCE OR LOCATION OF ANY SUCH UTILITY, WHETHER SERVING THE SUBJECT TRACT OR FOR THE PURPOSE OF SERVING OTHER PROPERTIES.
2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
3) BEARING BASIS: THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE DUNES DRIVE (SMAILE LANE ON PLAT) WHICH IS 5 86' 3" 36" E PER PLAT OF UNION CREEK ADDITION RECORDED IN VOLUME 93, PAGE 230 - 238 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE:

TO: CLAUDE R. CHURCHWELL, III, AND STEWART TITLE GUARANTY COMPANY

OF NO.: 503069, EFFECTIVE JANUARY 9, 2006

TION

30-234

THE UNDERSIGNED DOES HEREBY CONFIRM THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION AND, EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES COMPATIBLE WITH THE METHOD OF

[illegible]