

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

ROW

CASE # C15-2014-0067  
# 11123087  
Tax Roll # 0152050119

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: 5604 SPURFLOWER DR. AUSTIN, TX 78759

LEGAL DESCRIPTION: Subdivision - GREAT HILLS

Lot(s) 12 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division GREAT HILLS XIV -A

I/We RICHARD MOORE on behalf of myself/ourselves as authorized agent for  
PAULA R. MOORE affirm that on April 9, 2014

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

WOODEN DECK ON SOUTH SIDE OF LOT ENCROACHES  
THE 5 FOOT SIDE YARD SETBACK, BUT IS WITHIN  
THE PROPERTY LINE INSIDE THE PRIVATE FENCE

in a RESIDENTIAL SF2 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:

ODD SHAPE AND STEEP TOPOGRAPHY  
OF LOT

**HARDSHIP:**

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

LOT IS VERY STEEP IN GRADE FROM LEFT TO RIGHT  
AND DECK WAS CONSTRUCTED AT FLATTEST PART OF BACK YARD

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

PARTICULAR LOT SHAPE AND GRADE

**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:

THERE ARE NO INFRINGEMENTS OUTSIDE THE PROPERTY  
LINE AND ALL IMPROVEMENTS ARE CONSTRUCTED FOR SAFETY AND

ARE VISUALLY PLEASANT

**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:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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 Richard Moore Mail Address P.O. Box 660149

City, State & Zip AUSTIN, TX 78766

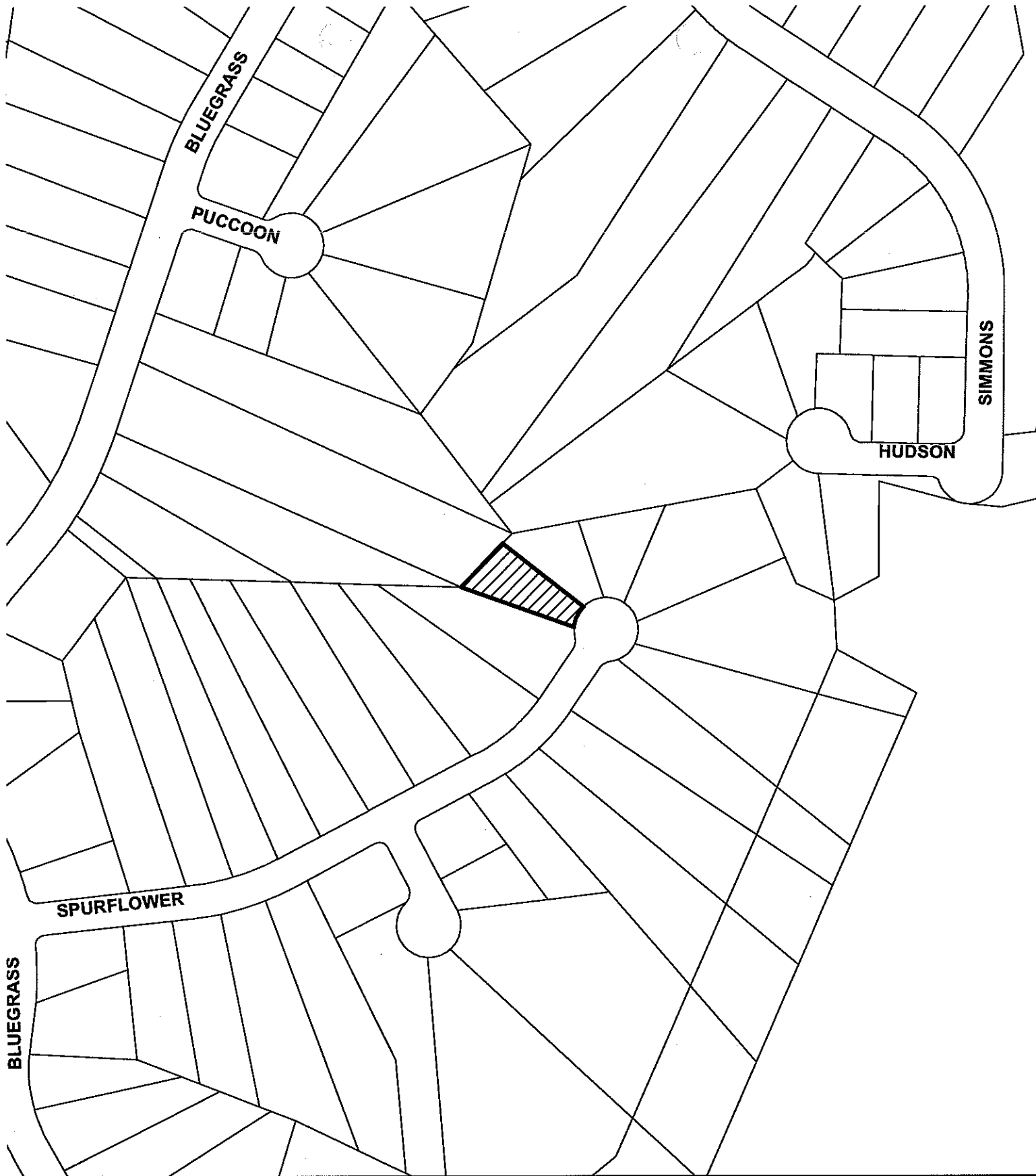
Printed RICHARD MOORE Phone (512) 431-2033 Date 4/9/14




**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 Paula R. Moore Mail Address 5604 SPURFLOWER DR.

City, State & Zip AUSTIN, TX 78759

Printed PAULA R. MOORE Phone (512) 750-6615 Date 4/9/14



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0067  
Address: 5604 SPURFLOWER DR

1" = 200'

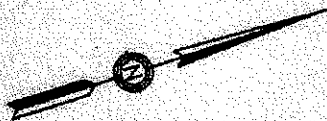
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



# SURVEY PLAT

LEGAL DESCRIPTION: LOT 12, GREAT HILLS XV-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 85, PAGE 108C-108D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
ALSO LOCALLY KNOWN AS 5604 SPURFLOWER DRIVE, AUSTIN, TEXAS.



SCALE 1" = 30'

## LEGEND

- 1/2" IRON PIN FOUND
- ⊙ TELEPHONE RISER
- ⊙ CABLE TV RISER
- ⊙ WATER METER
- ⊙ ELEC. TRANS. PAD
- ⊙ GAS METER
- +++ IRON FENCE
- ( ) RECORD INFORMATION

SYMBOLS SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO INDICATE THEIR PRESENCE.

FENCE LINES SHOWN REPRESENT THE AVERAGE CENTERLINE OF THE POSTS.

## NOTES

THE 25' BUILDING SETBACK LINES AND PRIVATE GREENBELT, DRNG. & P.U.E. ALONG THE REAR LOT LINE SHOWN HEREON ARE RECORDED IN VOL. 85, PGS. 108C-108D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOL. 8705, PG. 893; VOL. 11252, 242; VOL. 11252, PG. 243; VOL. 11252, PG. 391; VOL. 11252, PG. 482; VOL. 11484, PG. 1722; VOL. 11857, PG. 528; VOL. 11720, PG. 320; VOL. 12078, PG. 111; VOL. 12214, PG. 1973 AND VOL. 9225, PG. 742, REAL PROPERTY RECORDS OF SAID COUNTY, SAID DOCUMENT CONTAINS THE 5' SIDE AND 15' REAR BUILDING SETBACK LINES TOGETHER WITH ADDITIONAL EASEMENT RIGHTS.

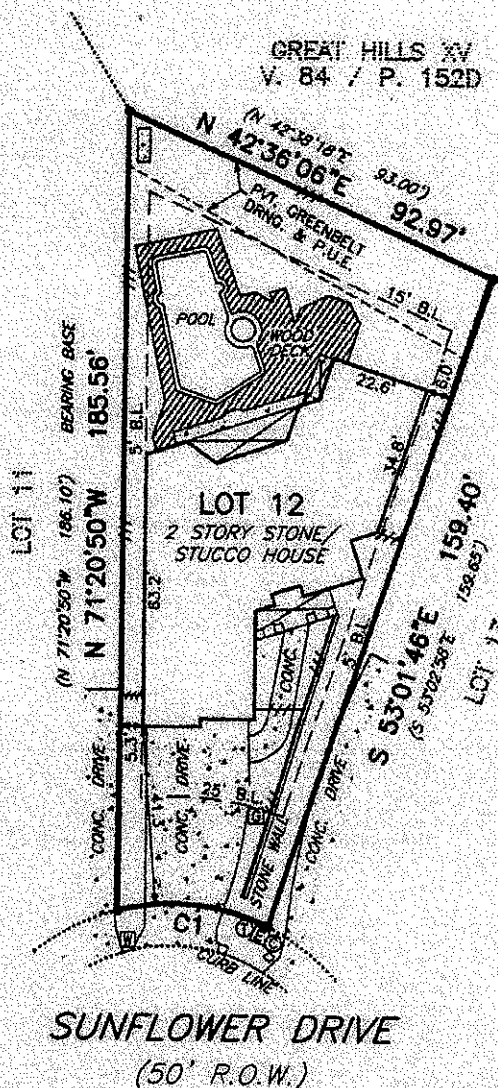
THIS LOT IS SUBJECT TO A BLANKET EASEMENT FOR GOLF CART PATH RECORDED IN VOL. 8708, PG. 899; VOL. 11252, PG. 239 AND VOL. 11252, PG. 383, REAL PROPERTY RECORDS OF SAID COUNTY.

THE EASEMENTS RECORDED IN VOL. 10840, PG. 421; VOL. 11252, PG. 205; VOL. 11252, PG. 329; VOL. 10840, PG. 437; VOL. 11252, PG. 213 AND VOL. 11252, PG. 337, REAL PROPERTY RECORDS OF SAID COUNTY, DO NOT APPLY TO THIS LOT.

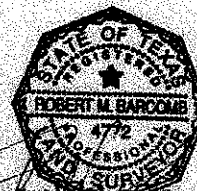
JUNE 20, 2003

EXCLUSIVELY TO RICHARD J. MOORE AND PAULA L. REID, AND THE LIEN HOLDERS, AND TO CHICAGO TITLE INSURANCE COMPANY PER OF NO. 002204930 (05/05/03).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0195 E DATED JUNE 18, 1993, VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.



*Richard J. Moore*  
*Paula R. Moore*

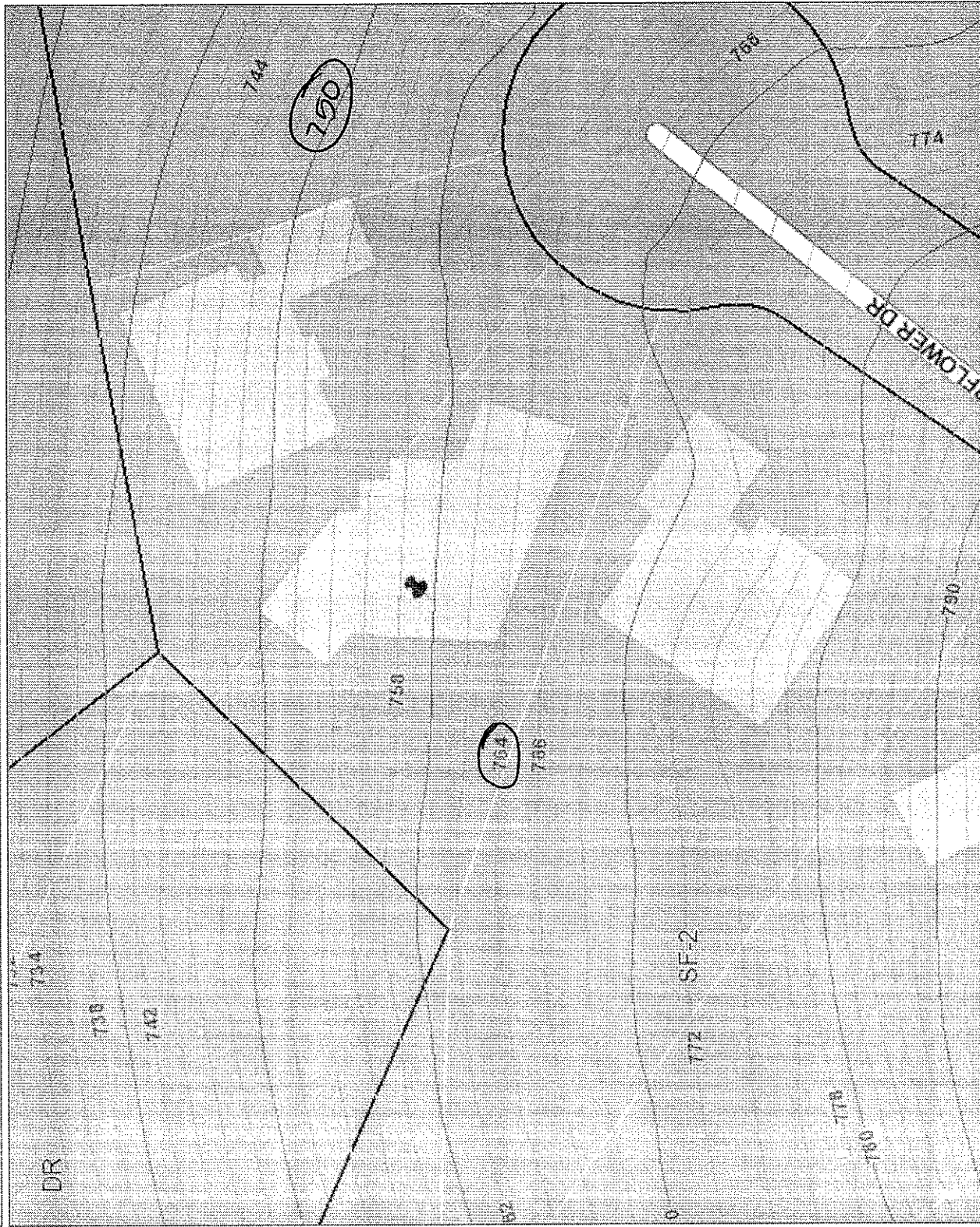


*Robert M. Barcomb* 06/24/03  
ROBERT M. BARCOMB, R.P.L.S. NO. 4772

**ARPENTEURS**  
PROFESSIONAL SURVEYING

8906 WALL STREET  
SUITE 302  
AUSTIN, TEXAS 78754  
(512) 832-1232

# CITY OF AUSTIN DEVELOPMENT WEB MAP



## Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

Zoning (Large Map Scale)

Contours Year 2003

10 Ft Contours

2 Ft Contours

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.



# CITY OF AUSTIN DEVELOPMENT WEB MAP

Trees



## Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
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