

CASE # C15-2014-0071  
ROW # 11130502  
TAX # 0115061101

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

~~For Review~~

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

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

STREET ADDRESS: 2617 Bridle Path

LEGAL DESCRIPTION: Subdivision - Westfield A

Lot(s) 12 Block 9 Outlot \_\_\_\_\_ Division A

I/We Mark Sumpter on behalf of myself/ourselves as authorized agent for

\_\_\_\_\_ affirm that on 4/28/14

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

(check appropriate items below)

   ERECT    ATTACH    COMPLETE   x   REMODEL    MAINTAIN

Fence to 8' ft around pool area.

in a SF-3-NP district. (West Austin Neighborhood group)  
(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.**

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:

Does not interfere with  
right away.

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

Does not interfere with  
right away

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

The purpose of the fence is for safety  
around a pool area to prevent children from jumping fence.

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 mk Jumper Mail Address mjumper@me.com

City, State & Zip Austin, TX 78703

Printed Mark Jumper Phone 512-992-9448 Date 4/28/14

**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 mk Jumper Mail Address mjumper@me.com

City, State & Zip Austin, TX 78703

Printed Mark Jumper Phone 512-992-9448 Date 4/28/14

**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:

Building a fence 15' ft back from property line would expose the pool.

**HARDSHIP:**

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

There is a gas line that children can use to jump over fence that could not be move when requested.

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

There is no other gas meters adjacent to pool area fences.

**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:

It is just replacing an existing fence and does not block view or sight away of traffic.

**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:



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0071  
Address: 2617 BRIDLE PATH



1" = 200'

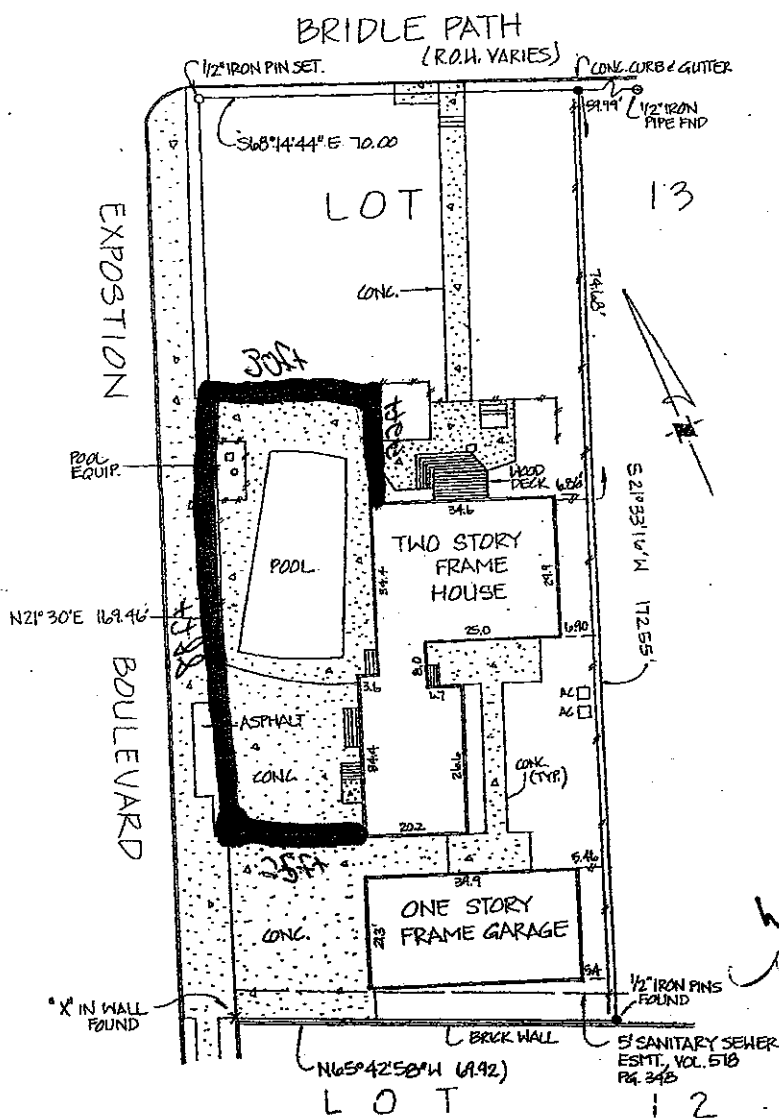
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

2617 BRIDLE PATH AUSTIN, TEXAS

N. 70' of Lot 13, Block 9, Westfield A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 107, Plat Records, Travis County, Texas.

REFERENCE : EDWARD



Wm. W. Spratt  
Jelly  
SEWER  
8  
2/28/11

1. This property is in Zone X \* of the F.E.M.A Flood Insurance Rate Map for TRAVIS COUNTY, Texas.  
Community Panel No. 4045560205E, dated JUNE 11, 1993, \* UNSHADED AREA.
2. Restrictive covenants recorded in VDL 5510 PG. 304  
DOED Records of TRAVIS County, Texas affect this lot.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE  
PREMISES SURVEYED AND TO FIRST AMERICAN TITLE INSURANCE  
COMPANY OF TEXAS, AUSTIN

The undersigned does hereby state that this survey was this day made on the grounds of the property legally described hereon and to the best of his information, knowledge and belief is correct, and that there are no discrepancies, conflicts, shortages in area, line or rods in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

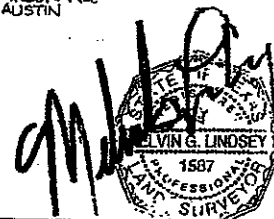
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

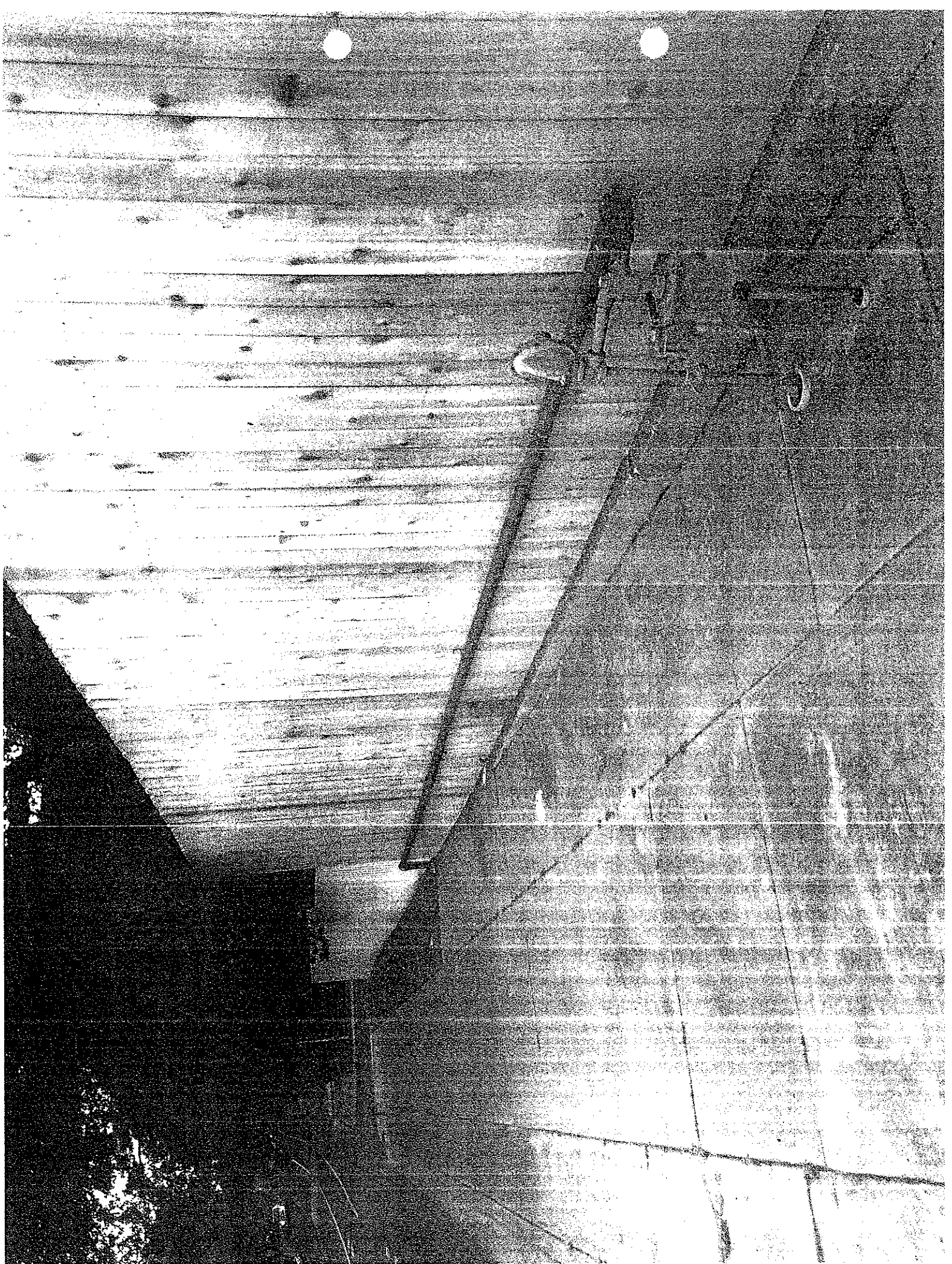
Dated this the 11th day of NOVEMBER 1993  
Job No. 925193 Scale: 1:20

### **Point-Line Services**

**Land & Engineering Surveying**  
**Mohsin Lindsey, R.P.L.S.**

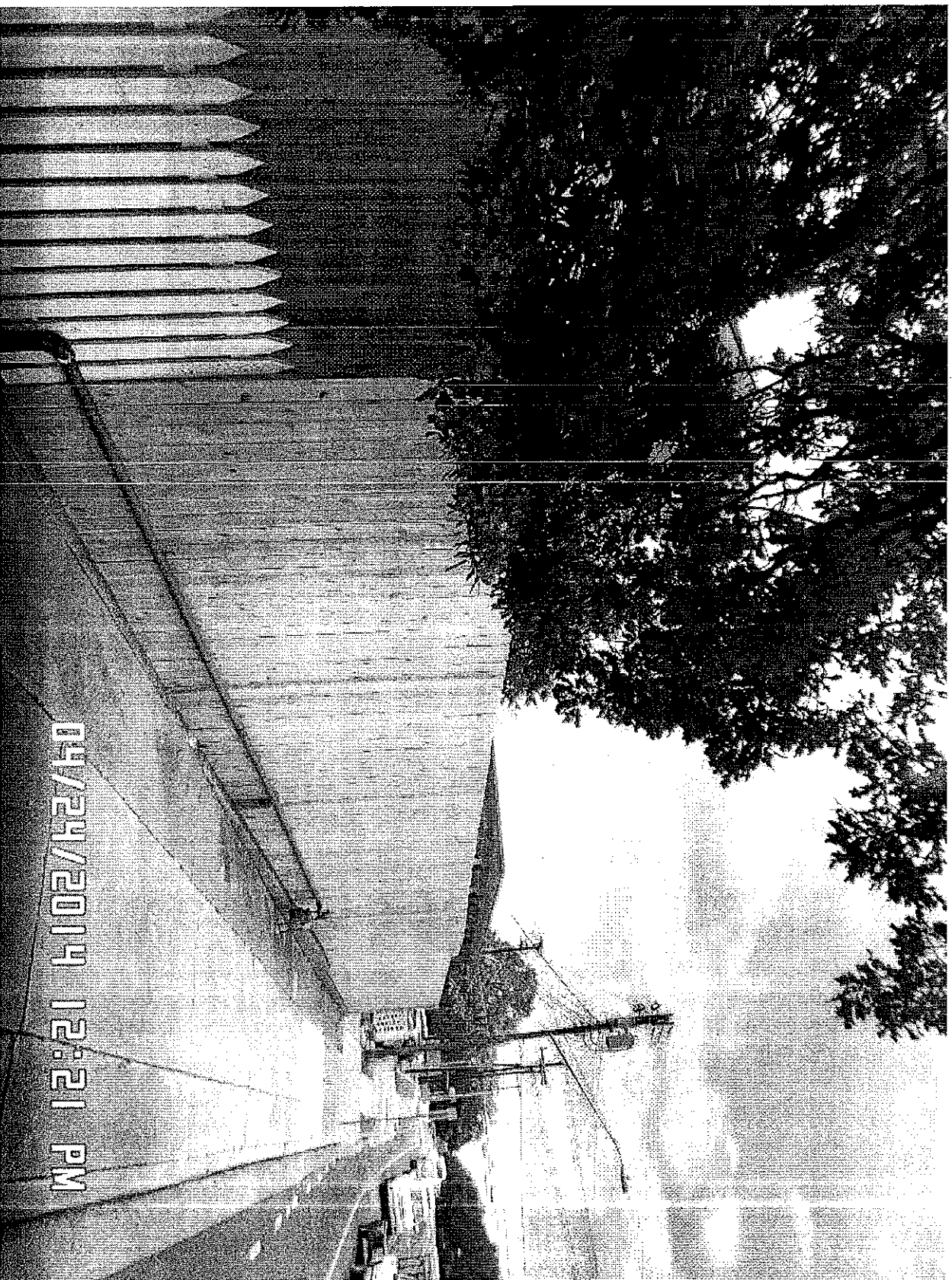
1991 Capital of Texas Day, South, Oaks A-004  
April, Texas T-040  
Tel 800-368-2727 Fax 813-828-0038





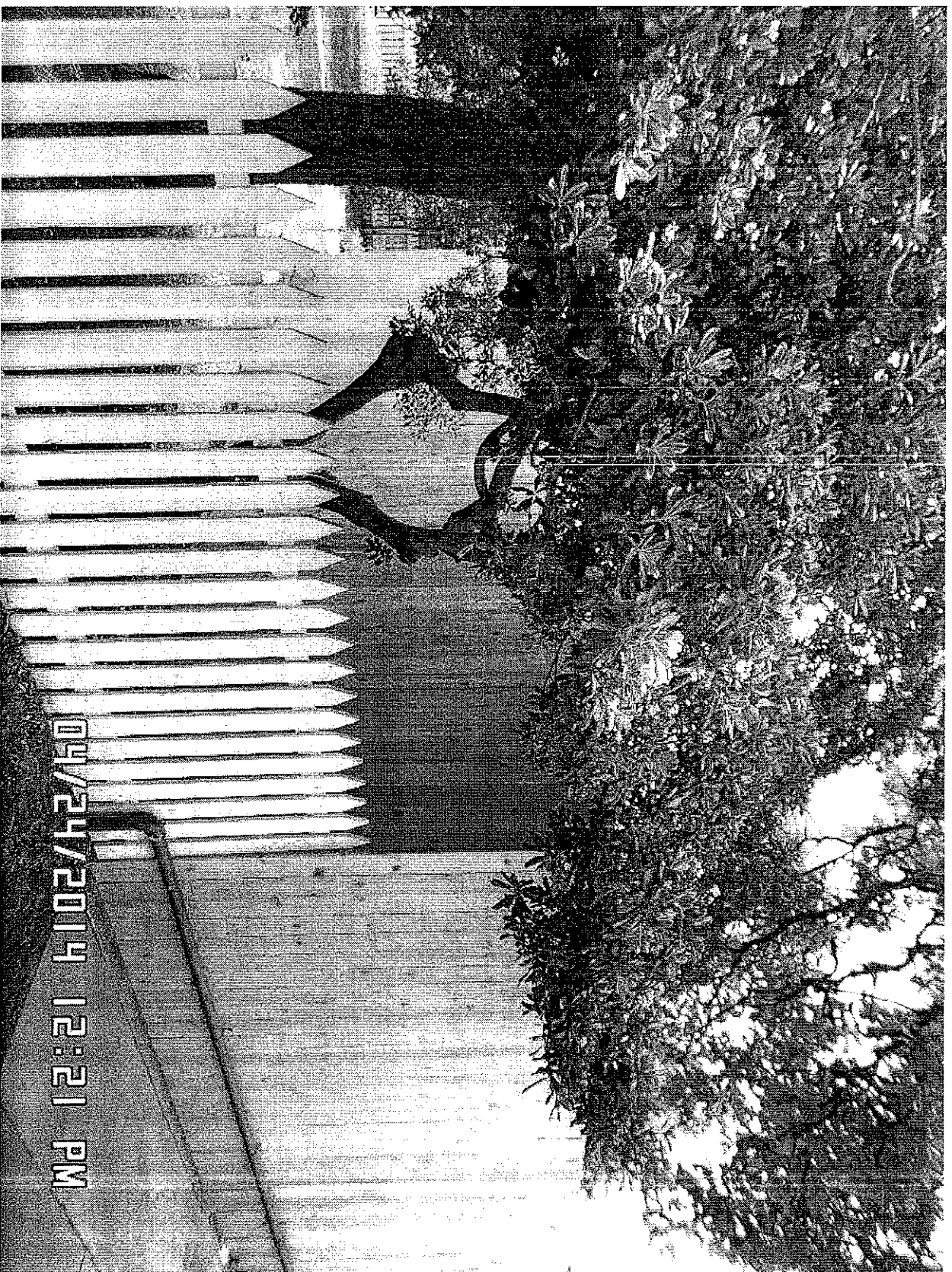


2617 BRIDLE PATH  
Case CC-2014-040518



Thursday, April 24, 2014  
Investigator John Hale

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Thursday, April 24, 2014  
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# CITY OF AUSTIN DEVELOPMENT WEB MAP

## Legend

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



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