

CASE # 015-2014-0100
ROW # 1179871
TAX # 022309057

**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: 4905 Avenue G

LEGAL DESCRIPTION: Subdivision -

Lot(s) 2 Block 53 Outlot Division The Highlands

I/We Kasi Painter on behalf of myself/ourselves as authorized agent for Spencer Gibb affirm that on May 31, 2014

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A 6 ft solid fence in the front yard

in a SF-3 NPNCCP 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 location of existing structures (house/patio) on the lot allows no usable yard space at the back of the property.

HARDSHIP:

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

Given the dimensions of the lot and location of the house, unlike the majority of the lots in the neighborhood, there is no usable private yard space at the back of the lot.

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

Most surrounding homes are located within their respective lot allowing a usable, private yard space at the back of their property.

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:

Fence does not obstruct street view of either of the adjacent properties and does not break continuity of street front, given several houses have erected similar fences.

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.

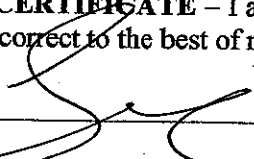
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 5310 B Duval

City, State & Zip Austin, TX 78751

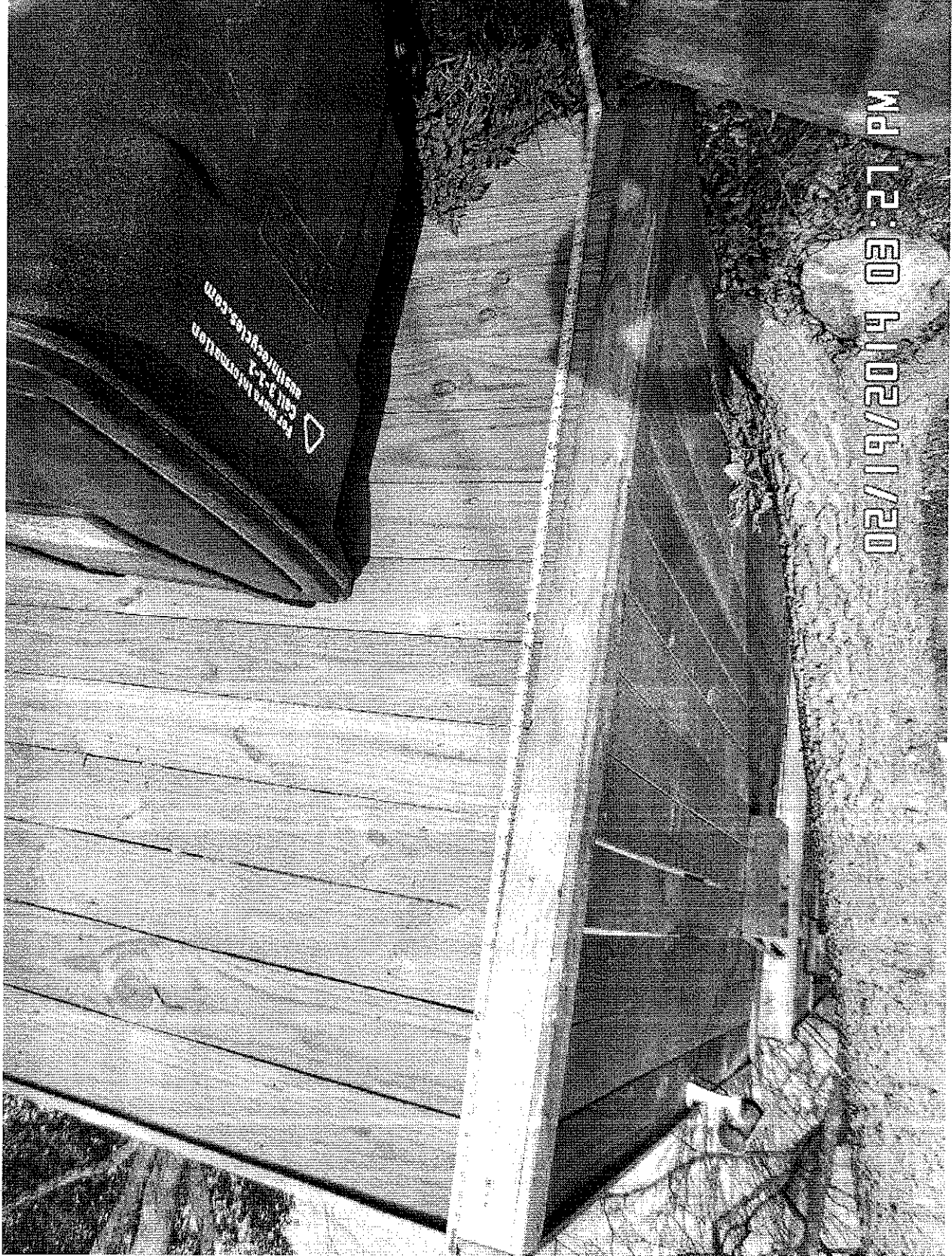
Printed Kasi Painter Phone 254.644.3836 Date 5.31.2014

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 4095 Ave G

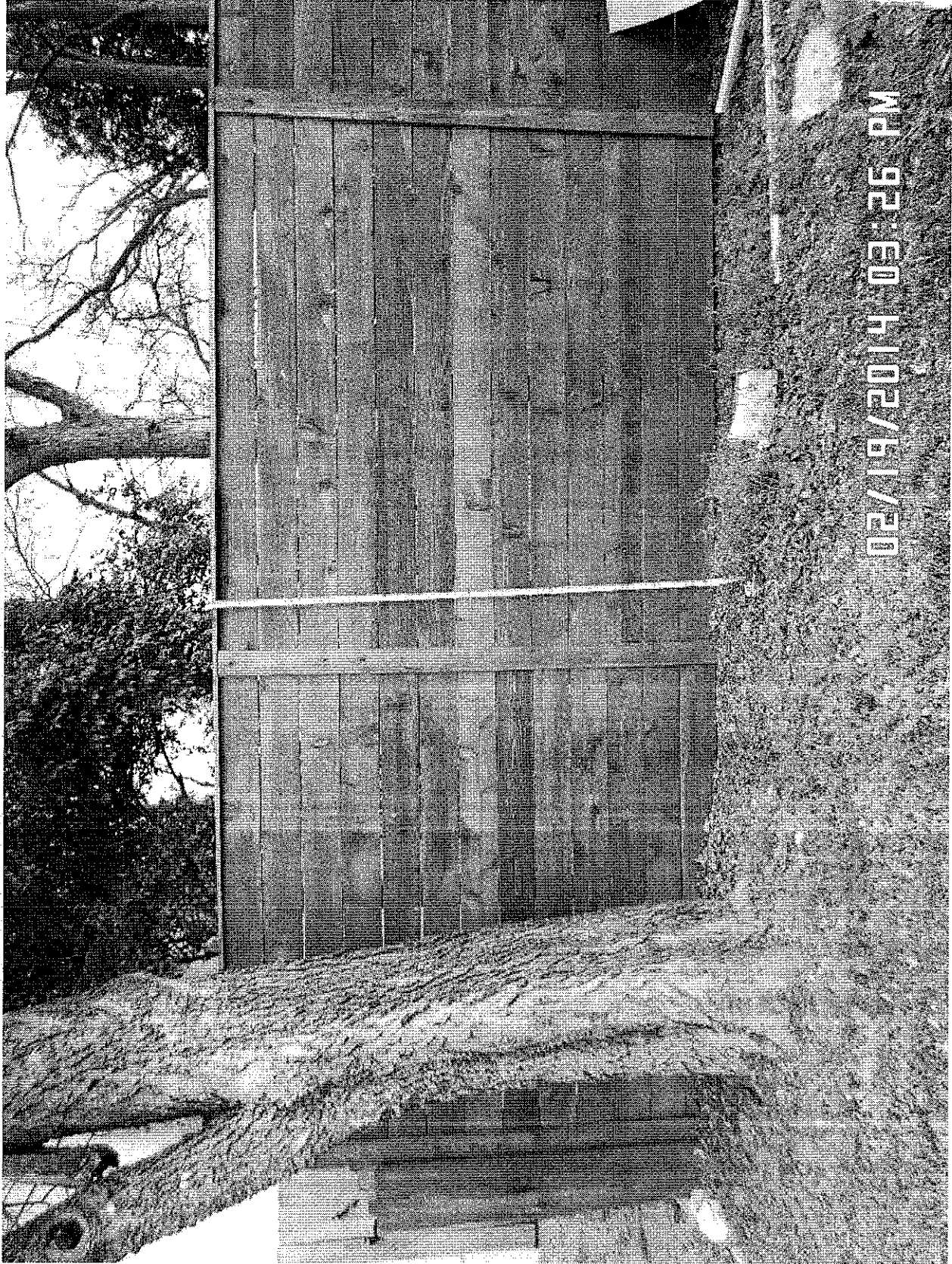
City, State & Zip Austin, TX 78751

Printed Spencer Gibb Phone 512.656.1669 Date 5.31.2014



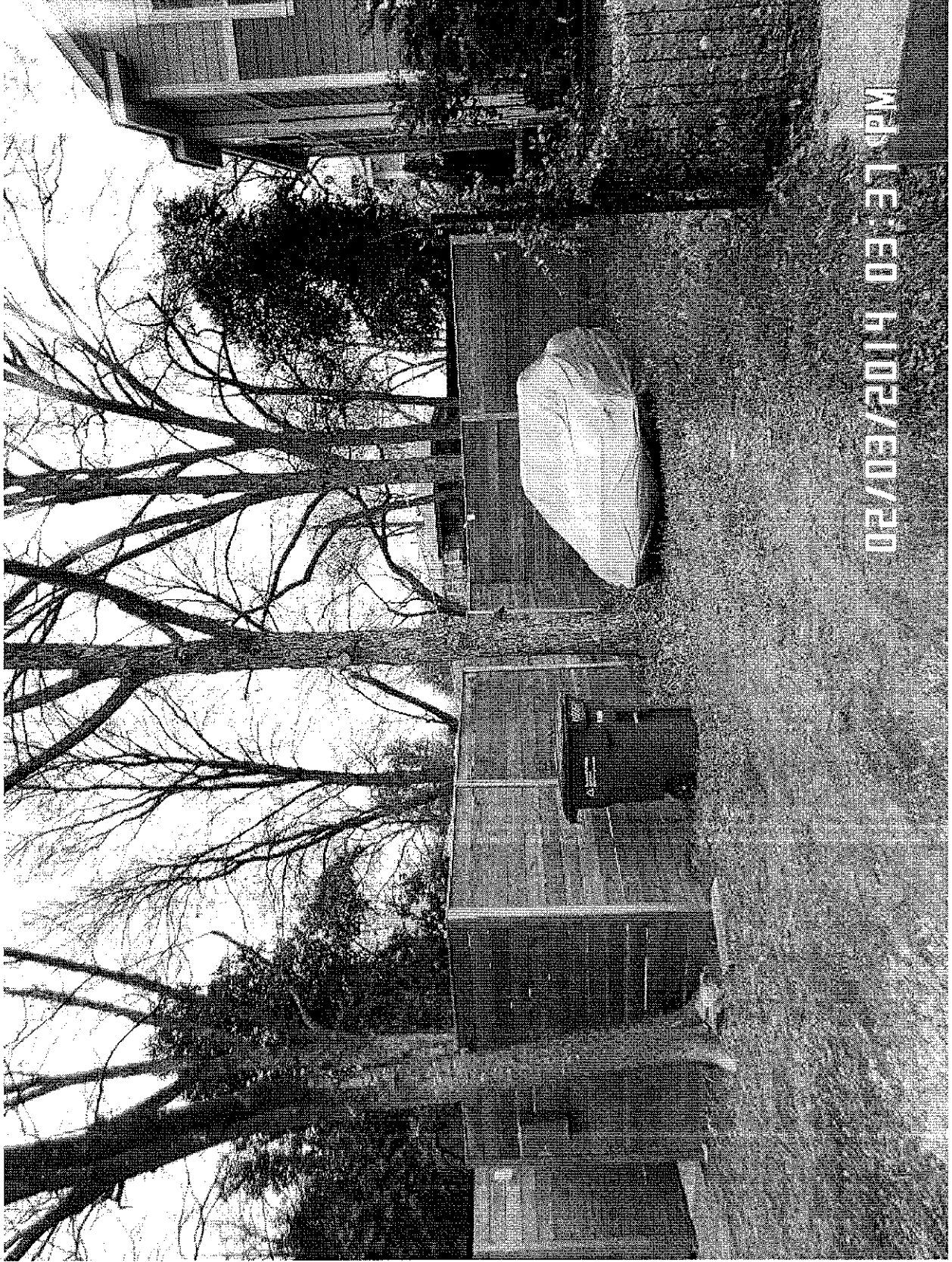
4905 AVENUE G
Case CC-2014-008615

Wednesday, February 19, 2014
Investigator Charles Crawford



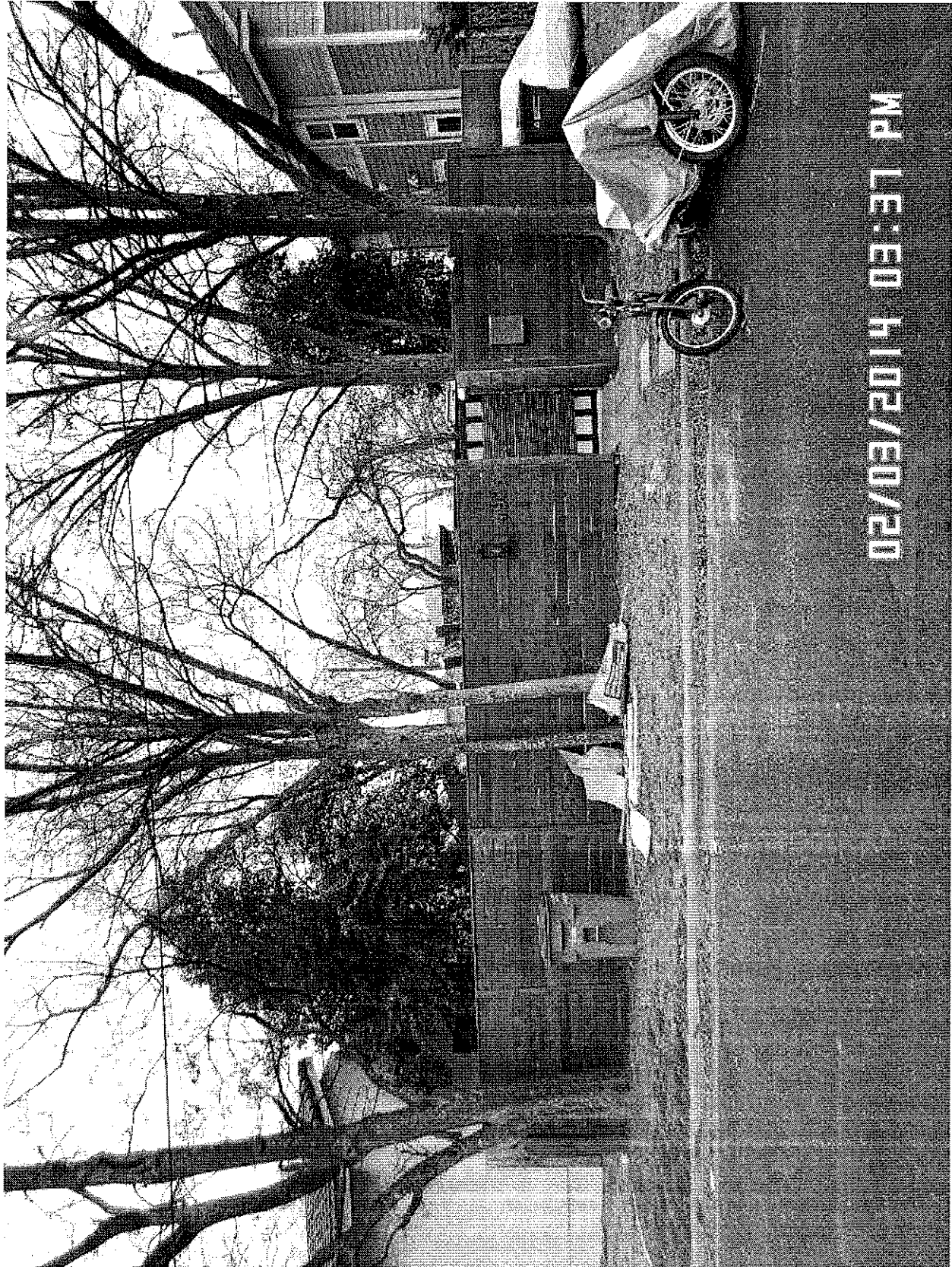
4905 AVENUE G
Case CC-2014-008615

Wednesday, February 19, 2014
Investigator Charles Crawford



4905 AVENUE G
Case CC-2014-008615

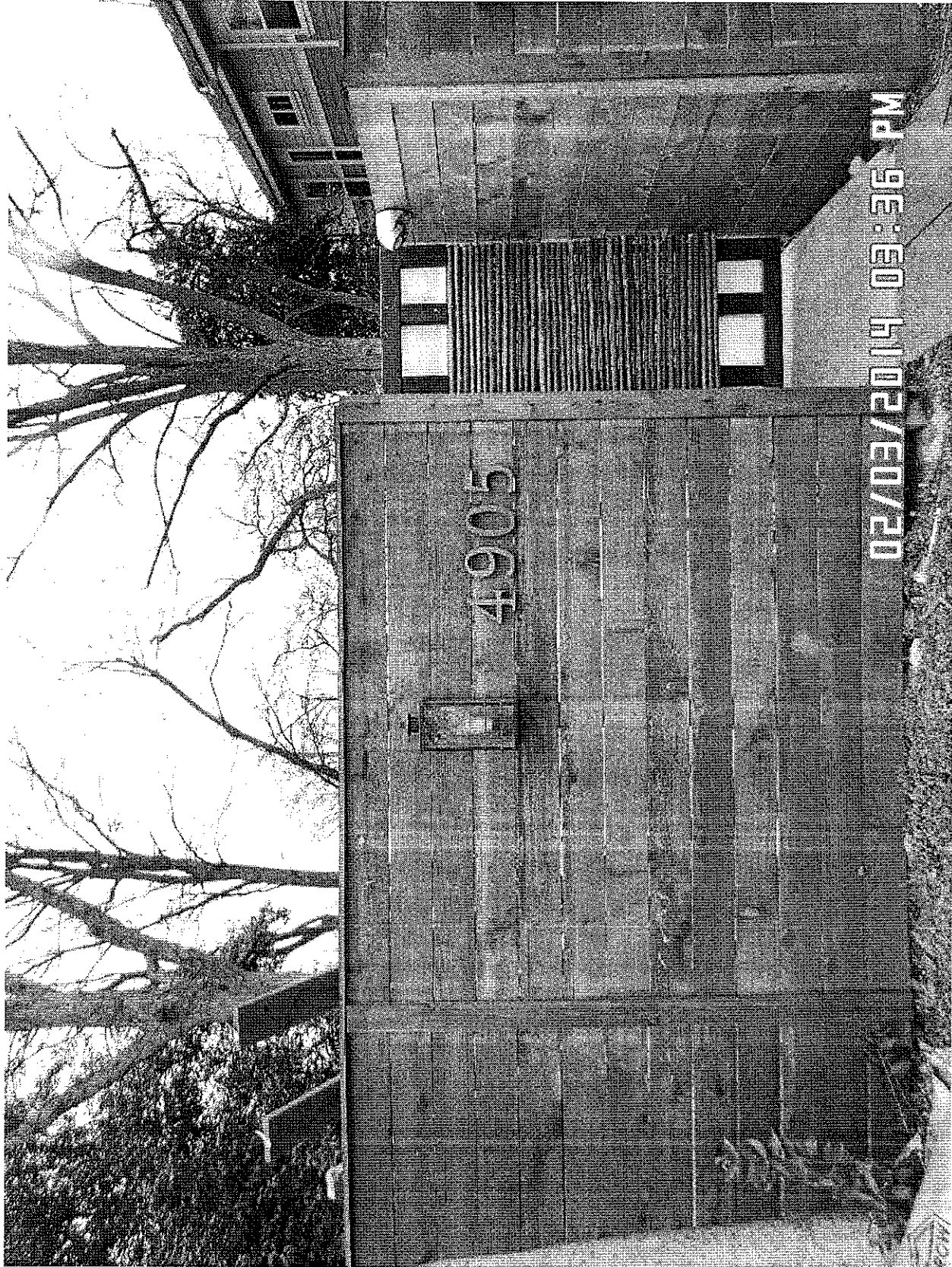
Tuesday, February 3, 2014
Investigator Charles Crawford



02/03/2014 03:37 PM

4905 AVENUE G
Case CC-2014-008615

Tuesday, February 3, 2014
Investigator Charles Crawford



4905 AVENUE G
Case CC-2014-008615

Tuesday, February 3, 2014
Investigator Charles Crawford