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

CASE # C15-2014-0081
ROW # 11147274
TAX # 0307170435

**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: 6915 Villita Avenida Austin, Texas 78741

LEGAL DESCRIPTION: Subdivision – Frontier Montana Amended Plat of

Lot(s) 16 Block C Division

I/We Phil Moncada on behalf of myself/ourselves as authorized agent for

Eduardo Varela affirm that on August, 25th,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

The carport on the property is 2.5ft from the fence line and the shed on the property is 2ft, instead of both being out of the required 5ft setback.

in a SF-3-NP 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.

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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:
SF-3-NP zoning with a small lot amnesty overlay and smart housing overlay. Width of lot is less than 50'

HARDSHIP:

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

SF-3-NP zoning requires 5' setback. Lot should be SF-4A zoning that would allow average zoning for setback encroachment.

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

Other SF-3-NP lots, generally have full size lots that have 50ft frontage, 5750 minimum lot size, etc.

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:

Owner has secured numerous letters of support from neighbors and homeowner's associations. Carport structure matches house in appearance and quality of construction.

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

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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:

because it will allow all family vehicles to be parked off the public streets and will more readily allow the free flow of traffic on the streets. This carport is a 50 to 60 ft from the sidewalk inside the lot so as making this completely not interfere with the flow of traffic on the street

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

It will allow the vehicles to be away from and keep from interfering with the public

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 1301 S IH 35 Ste 204

City, State & Zip Austin, TX 78741

Printed Phil Moncada Phone 512-627-8815 Date 8/25/14

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 6915 Villita Avenida

City, State & Zip Austin, TX 78741

Printed Eduardo Varela Phone 512-785-5532 Date _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)