

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 #

ROW #

C15-20130112

11016369

TP-0225170220

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

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

STREET ADDRESS: 6006 Dunbury Dr

LEGAL DESCRIPTION: Subdivision - Gaston Park

Lot(s) Eleven (11) Block H Outlot Division

I/We Mary Jane Garza on behalf of myself/ourselves as authorized agent for

myself affirm that on Sept., 5,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL x MAINTAIN

An attached carport

12' from front
pt.

in a residential 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:

I have two classic cars that need protection from the elements and I own another car that I use daily. I plan to enclose the old carport, therefore I do not have use of it for much longer. I have a physical constraint to building a carport because I do not have access to my backyard to drive a car into it.

HARDSHIP:

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

I do not have driving access to my backyard because there is a creek in the back. I cannot go thru the sides of my property because there is only 5' allowance that is not enough room for a driveway to the back yard. Therefore the only place for this carport is where it is right now and enough for the three cars. I have two classic cars that need protection.

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

Others have carports in the neighborhood and/or have side driveways that Go into their backyard. Others in the neighborhood do not have classic cars

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:

Other properties have carports.

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:

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

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

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 Mary Jane Garza Mail Address 6006 Dunbury Dr

City, State & Zip Austin TX 78723

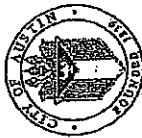
Printed Mary Jane Garza Phone 512 467-7306 Date 9/5/13

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 Mary Jane Garza Mail Address 6006 Dunbury Dr

City, State & Zip Austin TX 78723

Printed Mary Jane Garza Phone 512 467-7306 Date 9/5/13



Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor
Phone: (512) 974-1878 Fax: (512) 974-3010
Email: Michael.Embree@austintx.gov Website: www.austintx.gov/trees

ROW ID: 10738385
Mapco Grid: 556K

Application request* (specify all that apply):

- ☒ Tree removal
- ☐ Development exceeding allowable standards for encroachment in the tree's critical root zone;
- ☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (BY1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 4004 Dunbury Dr
Name of owner or authorized agent: Mary Jane Gabeza
Building permit number (if applicable): 2012-022483-BA
Telephone #: 467-1306 Fax #: _____ E-mail: latejanita@juno.com

Type of Tree: Sycamore Tree location on lot: Rear
Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) 301

General tree condition: ☐ Good / ☐ Fair / ☐ Poor / ☐ Dead

Reason for request: Dying - hit by lightning

Owner/ Authorized Agent Signature: Mary Jane Gabeza Date: 3/21/12
* Jim Sobel waived the \$25 fee 3/21/2012
2:45 PM Wed

Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).

This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Personnel

☒ Approved ☐ Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: Hereditary. Reasoned immediately removed

☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and

☐ Applicant agrees to plant _____ caliber inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

☐ Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

☐ Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.

☐ No impacts are permitted within the tree's Critical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature: Mary Jane Gabeza Date: 3/21/12
City Arborist Signature: [Signature] Date: 3/22/2012

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

Floodplain Reviewer: Jameson Courtney

Approval Comments in AMANDA

8/27/12 - Using new H&H study for Fort Branch, watersurface elevations for 100 year floodplain have dropped from 623.88 to 622.68. Based upon LIDAR which was spot checked against on the ground survey in area used for new model structure no longer encroached into the floodplain. Draft 100 year delineation for new model also shows structure as out. No further floodplain issues.

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>Mary Jane Garza</u>			
Email _____	Fax _____	Phone <u>512 467-7306</u>	
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction	<input type="checkbox"/> Remodeling
Project Address <u>6006 Dunbury Dr.</u>			OR
Legal Description _____		Lot _____	Block _____
Who is your electrical provider?		<input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> Overhead Service		<input type="checkbox"/> Underground Service	<input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter <u>Rear wall</u>			
Number of existing meters on gutter <u>1</u> (show all existing meters on riser diagram)			
Expired permit # <u>2012-088478</u>			
Comments _____			

BSPA Completed by (Signature & Print Name)		Date	Phone
_____		_____	_____
AE Representative		Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	Date _____ Phone _____

AE APPROVED
AUG 26 2013
238-213
JGM

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

~~AE APPROVED~~
~~AUG 22 2013~~
~~RLS~~

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2013-0112 - 6006 Danbury Drive

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 14th, 2013

Maura Gaytan
Your Name (please print)

☐ I am in favor
☐ I object

1602 Briarciffe Blvd. A1X 78723
Your address(es) affected by this application

Maura Gaytan
Signature

11/6/13
Date

Daytime Telephone: 512-488-8725

Comments: I wasn't aware of the
Situation so I have no
comment on anything because
it don't affect me.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: C15-2013-0112 – 6006 Danbury Drive
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, November 14th, 2013

Your Name (please print) Davis Tucker

Your address(es) affected by this application 1604 Chatham Ave

[Signature]
 Signature

11/15/13
 Date

Daytime Telephone: 512-736-5715

Comments: Case # C15-2013-0112

☐ I am in favor
☒ object

If you use this form to comment, it may be returned to:

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

City of Austin
Fully Developed
100-Year Floodplain

City of Austin
Fully Developed
25-Year Floodplain

City of Austin
Fully Developed
100-Year Floodplain

SF-3-NP

SF-3-NP

2003 aerial

6010

6008

6006

6004

6002

6001

6003

6000



City of Austin
Fully Developed
100-Year Floodplain

City of Austin
Fully Developed
25-Year Floodplain

City of Austin
Fully Developed
100-Year Floodplain

SF-3-NP

SF-3-NP

2006 Bldg Footprint

6010

6008

6006

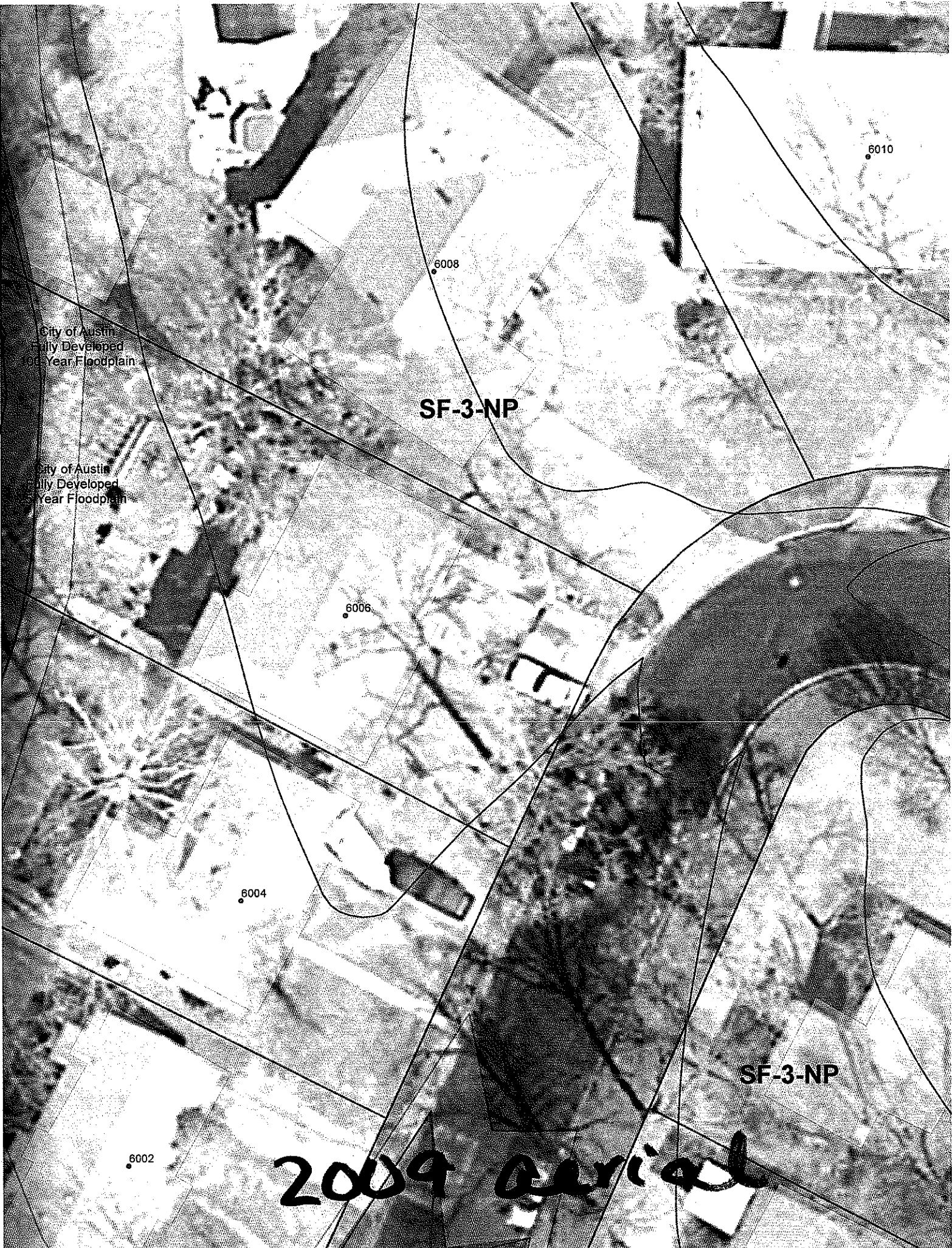
6004

1601

6002

6003

6000



6010

6008

City of Austin
Fully Developed
100 Year Floodplain

SF-3-NP

City of Austin
Fully Developed
100 Year Floodplain

6006

6004

SF-3-NP

6002

2009 aerial