

Revised

CASE# 015-2014-0167
ROW# _____
TAX# _____

**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: 5010 Strass Drive

LEGAL DESCRIPTION: Subdivision - Shoalmont Addition,

Section 5 Lot(s) Portions of lots 13

& 14 Block A Outlot _____ Division _____

I/We Andrew Hutton on behalf of myself/ourselves as
authorized agent for

_____ affirm that on 10/31, 2014,

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Code Section: Accessory Uses for Principal Residential Use (25-2-893)

in a SF-2 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:

A 6' six foot tall wood or masonry fence that screens my Airstream from all public viewing angles would negatively impact the curb appeal of my house, and make my car port unusable for the vehicle that primarily parks there.

HARDSHIP:

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

We can't park our Airstream in the rear yard, due to our lot configuration and limited access.

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

We have a carport and parking area adjacent to the house that works well for parking our Airstream (a travel trailer that is considered a recreation vehicle per City of Austin).

The topography of the site and landscaping we have installed help to provide enhancement and screening from most all angles of public view.

Our home has a circle drive with adequate off-street parking for our vehicles and guests.

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:

We have landscaped the area with native and adaptive plants to provide vegetative screening. In addition, we feel that the Airstream is true to Austin's character and further enhances our home and the neighborhood.

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

NOTE:
CONC AND FENCE ENCROACHES
ON LOT 14.

HANCOCK DRIVE
(70' R.O.W.)
(BEARING BASIS)
S 59°31'00" E 35.82'

STRASS DRIVE
(50' R.O.W.)

SCALE: 1" = 20'

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------------------|--------------------|--------------------|----------------------------------|--------------------------|
| CI | 50.00' (50.00') | 48.54' (46.37') | 46.66' (44.73') | S 32°06'17" E (S 31°53'30" E) | 55°37'28" (53°08'10") |

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 1017, PAGE 478, VOLUME 1443, PAGE 183, VOLUME 1489, PAGE 408, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
THIS LOT IS SUBJECT TO BUILDING SETBACK LINES AS SET OUT IN THIR RESTRICTION RECORDED IN VOLUME 1443, PAGE 83 AND VOLUME 1489, PAGE 408, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON A METES & BOUNDS DESCRIPTION RECORDED IN DOCUMENT NO. 2007163816.

5' P.U.E. (6/166-1443/183-1489/408)

PROPERTY ADDRESS
5010 HANCOCK DRIVE

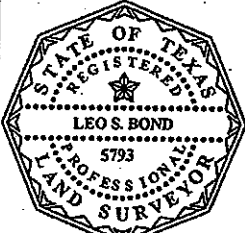
BORROWER
ANDREW HUTTON & KERI HUTTON

PROPERTY DESCRIPTION
A PORTION OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK "A", SHOALMONT ADDITION, SECTION 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 6, PAGE 186, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN GENERAL WARRANTY DEED RECORDS IN DOCUMENT NO. 2007163616, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.



Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-8500 FAX (210) 372-8999

- LEGEND**
- = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - = POWER POLE
 - E-E = ELEC. LINE
- DRAWN BY: V.R.



I, LEO S. BOND, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Leo S. Bond

LEO S. BOND
Registered Professional Land Surveyor -
Texas Registration No. 5793

Board of Adjustments - Variance Request

I am seeking a variance from City of Austin code section:
Necessary Uses for Principal Residential Use (25-2-893)

5010

Strass Drive - Austin, Texas 78731

A black and white photograph of a house with a large tree in the foreground and a large agave plant in the mid-ground. The house is partially obscured by the tree and the agave. The agave plant has long, pointed leaves and a central flower stalk. The tree has a thick trunk and dense foliage. The house has a gabled roof and a porch area. The overall scene is a residential property with mature landscaping.

5010 Strass Dr

My wife and I purchased and moved into this home in the Shoalmont Addition of central Austin back in December of 2007.



5010 Stress Dr

Maple



5010 Strass Dr

5010 Strass Dr

Hancock Drive

Strass Drive

5010 Strass Dr

Site Survey from December of 2007

The home sits at the corner of Hancock Drive and Strass Drive



PORTION OF LOTS 13 & 14
BLOCK 50 LT-102
0.234 ACRES

5010 Strass Dr

Aerial photo from 1/4-late 2013.

Note that we currently park our Airstream next to the carport on our side yard.

Hancock Drive

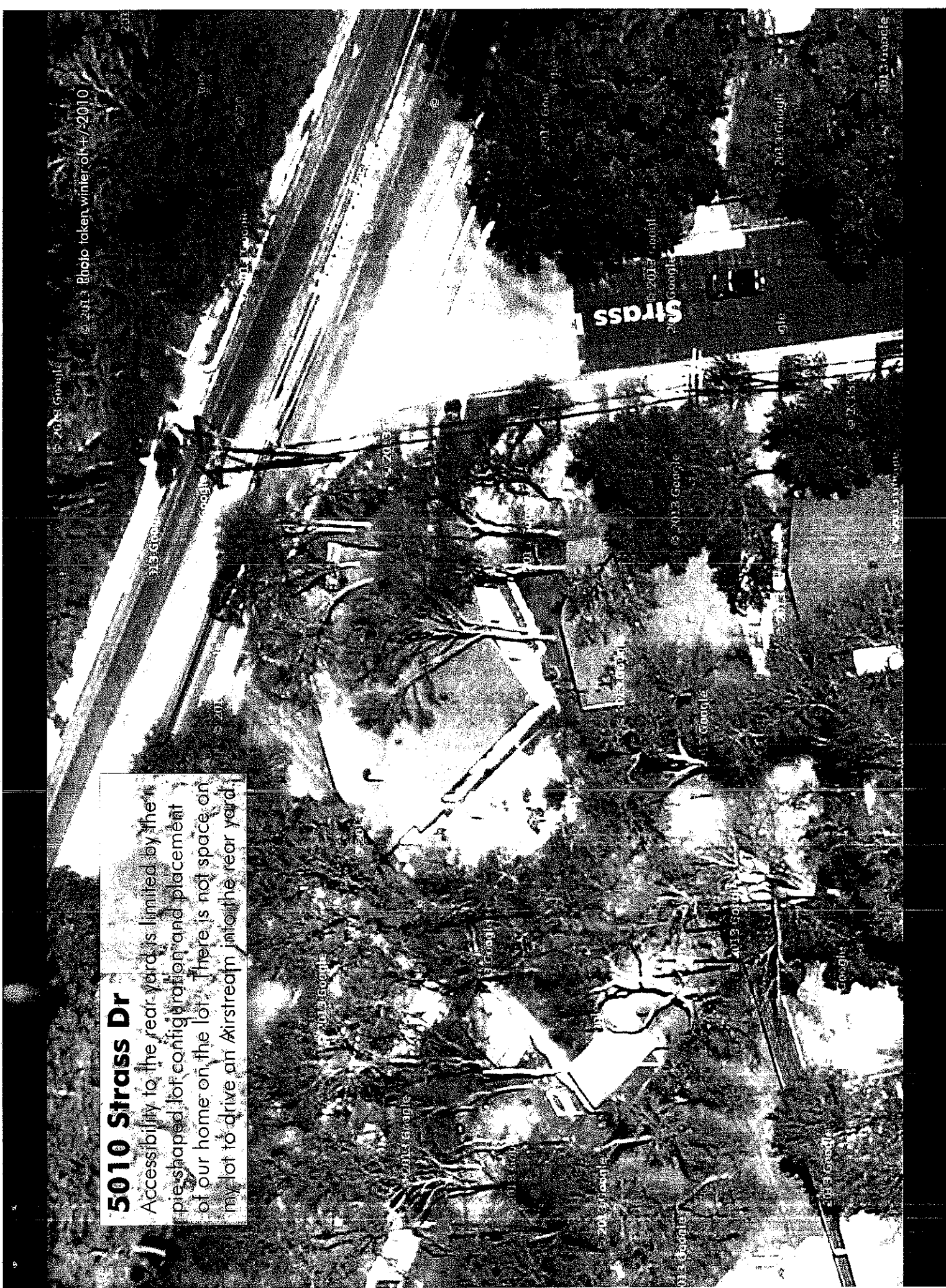
Strass Drive



5010 Strass Dr

Accessibility to the rear yard is limited by the pie-shaped lot configuration and placement of our home on the lot. There is not space on my lot to drive an Airstream into the rear yard.

© 2013 Photo taken winter of 11/2010





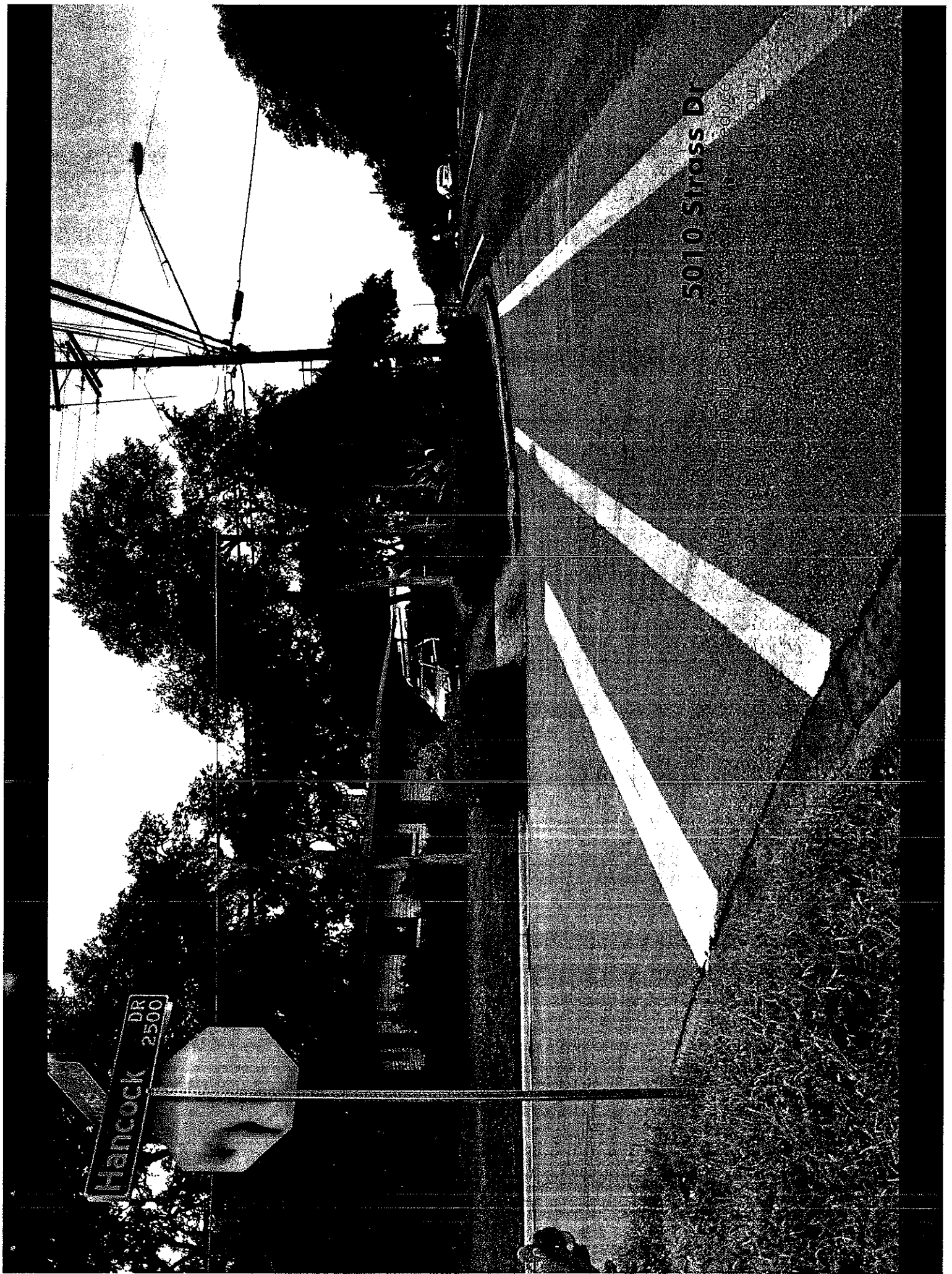
5010 Strass Dr

View from Strass Drive

Hancock DR 2500

5010 Stress Dr

5010 Stress Dr
5010 Stress Dr
5010 Stress Dr



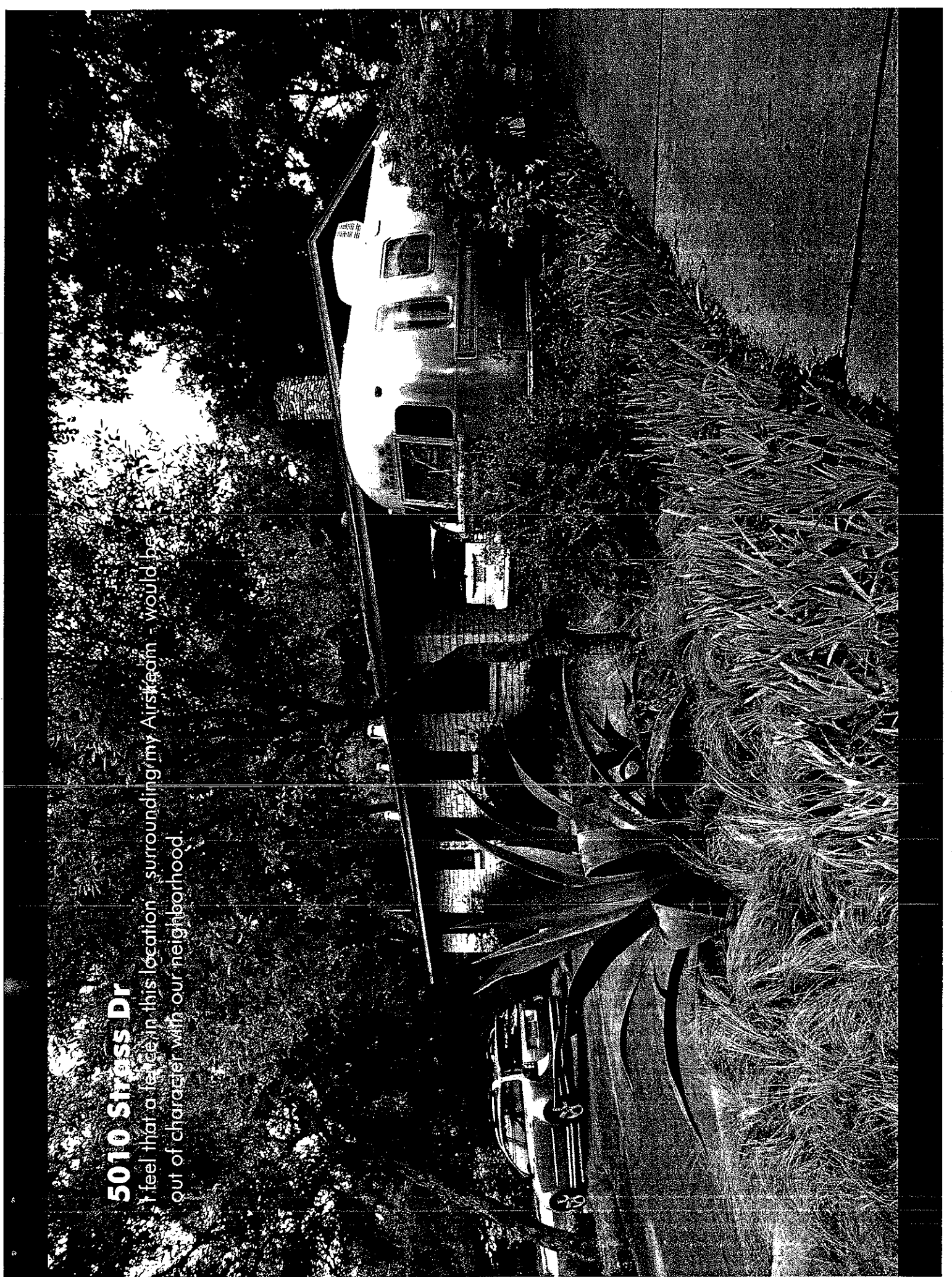


5010 Strass Dr

My next door neighbors and I would like to continue to use native and adaptive plants as a screening element, in place of a 6' wood or masonry fence.

5010 Strass Dr

I feel that a fence in this location, surrounding my Airstream - would be out of character with our neighborhood.





5010 Strass Dr
I'm willing to add additional plants to
further screen my Airstream.

A black and white photograph of a residential property. In the foreground, a large agave plant with long, pointed leaves dominates the lower half of the frame. Behind it, a dense thicket of trees and shrubs fills the middle ground. In the background, a two-story house with a gabled roof is visible, partially obscured by the foliage. The sky is bright and appears overexposed.

5010 Strass Dr

The topography of the site in relation to the areas of public view and existing landscape we have installed provide screening from most all public viewing angles.

A black and white photograph of a car's interior dashboard. The dashboard is covered with numerous small, dark, rectangular objects, likely keys or tokens, arranged in a grid-like pattern. The text 'Thank You' is overlaid in a large, white, sans-serif font on the right side of the image. The background shows the car's window and some foliage outside.

Thank You

November 25, 2014

Susan Thorson

5008 Strass Drive

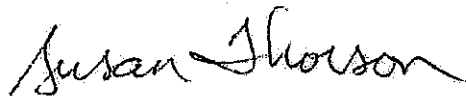
Austin, TX 78731

To Whom It May Concern:

My neighbors, the Hutton's have been asked to hide their airstream behind a 6 foot fence. As their nearest neighbor, I would like to say a few things on their behalf. First of all they had done more to beautify their home both in the front and back yard than any other person in our neighborhood. I personally love their airstream and the character it adds to our street. It is very "Austin", and I would be disappointed if it was suddenly taken away, or hidden behind a fence. It is clean and in great shape, and tucked up under the trees on the side of their house.

Please consider letting them keep the airstream where it is. It is not bothering anyone, and like I said, they have done more to beautify our street than anyone!

Sincerely,

A handwritten signature in cursive script that reads "Susan Thorson". The signature is written in black ink and is positioned above the printed name.

Susan Thorson

• 5010 STASS DRIVE •



I, ANDREW HUTTON, am applying for a variance from the Board of Adjustment regarding Section 25-2-2-893 of the Land

Development Code. The variance would allow me the ability to USE LANDSCAPE (NATIVE & ADAPTIVE PLANTS), IN PLACE OF A 6' TALL WOOD OR METAL FENCE, TO SCREEN MY AIRSTREAM FROM PUBLIC VIEWING ANGLES.

By signing this form, I understand that I am declaring my support for the variance being requested.

| Property Owner Name (Printed) | Address | Signature |
|----------------------------------|------------------|-------------------------|
| Susan Thorson | 5008 Stass Dr | <i>Susan Thorson</i> |
| Boyun Kim | 2603 Hancock Dr. | <i>Boyun Kim</i> |
| Scott Peterson | 2603 Hancock Dr. | <i>Scott Peterson</i> |
| MASON CHRISTIE MILNER | 2604 Hancock Dr | <i>Christie Milner</i> |
| Chad Christnacht | 5009 Stass Dr. | <i>Chad Christnacht</i> |
| Lance Massey | 5006 Stass Dr | <i>Lance Massey</i> |
| JEFF KNAPP | 2612 FREET DR | <i>Jeff Knapp</i> |

By signing this form, I understand that I am declaring my support for the variance being requested.

| Property Owner Name (Printed) | Address | Signature |
|----------------------------------|----------------------------------|------------------|
| Michael Gennrich | 2613 Fiset Dr Austin TX 78731 | Michael Gennrich |
| James Kinser | 2617 W. 49 1/2 78731 | James Kin |
| Audra Kinser | 2617 W. 49 1/2 78731 | Audra Kinser |
| Kirsten Tait | 2619 W. 49 1/2 78731 | Kirsten Tait |
| Brianna Kinser | 2615 W. 49 1/2 78731 | Brianna Kinser |
| Tim Loudermilk | 2616 W 49 1/2 st | Tim Loudermilk |
| Sheyl Clark | 2616 W 49 1/2 st | Sheyl Clark |
| Sarah Argento | 4703 oakmont | Sarah Argento |
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