

CASE# C15-2015-0006  
ROW# 11261034  
TAX# 0403050545  
(tcADV)

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: 2811 Corbin Lane, Austin, TX 78704

LEGAL DESCRIPTION: Subdivision – The Crossing at Bouldin Creek

Lot(s) 11 Block B Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Patricia Harding on behalf of myself/ourselves as authorized agent for  
Patricia Harding affirm that on Nov 10, 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)**

X ERECT    ATTACH    COMPLETE    REMODEL    MAINTAIN

8' fence, City Code 25-2-899

in a SF-3 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:  
An 8' fence is required for privacy and safety, a 6' fence does not allow for privacy and children can easily climb the fence to gain access to the pool.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
The property grade does not allow for privacy on the patio and utility junction boxes next to the fence enable children to climb the fence to gain access to the pool.

(b) The hardship is not general to the area in which the property is located because:  
Most lots in the neighborhood are very small, my lot is unique in size, shape, and location, it has a large side yard with a pool at the end of the street adjacent to a cul-de-sac.

**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:  
An 8' fence will compliment the surrounding neighborhood 8' fencing and the adjacent properties are the cul-de-sac of a City street and HOA drainage area (HOA approval attached).

**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:

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

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

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**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 Patricia Harding Mail Address 281 Corbin Lane

City, State & Zip Austin TX 78704

Printed Patricia Harding Phone (512) 481-2811 Date 11/21/14

**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 Same as applicant Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

# SURVEY PLAT OF

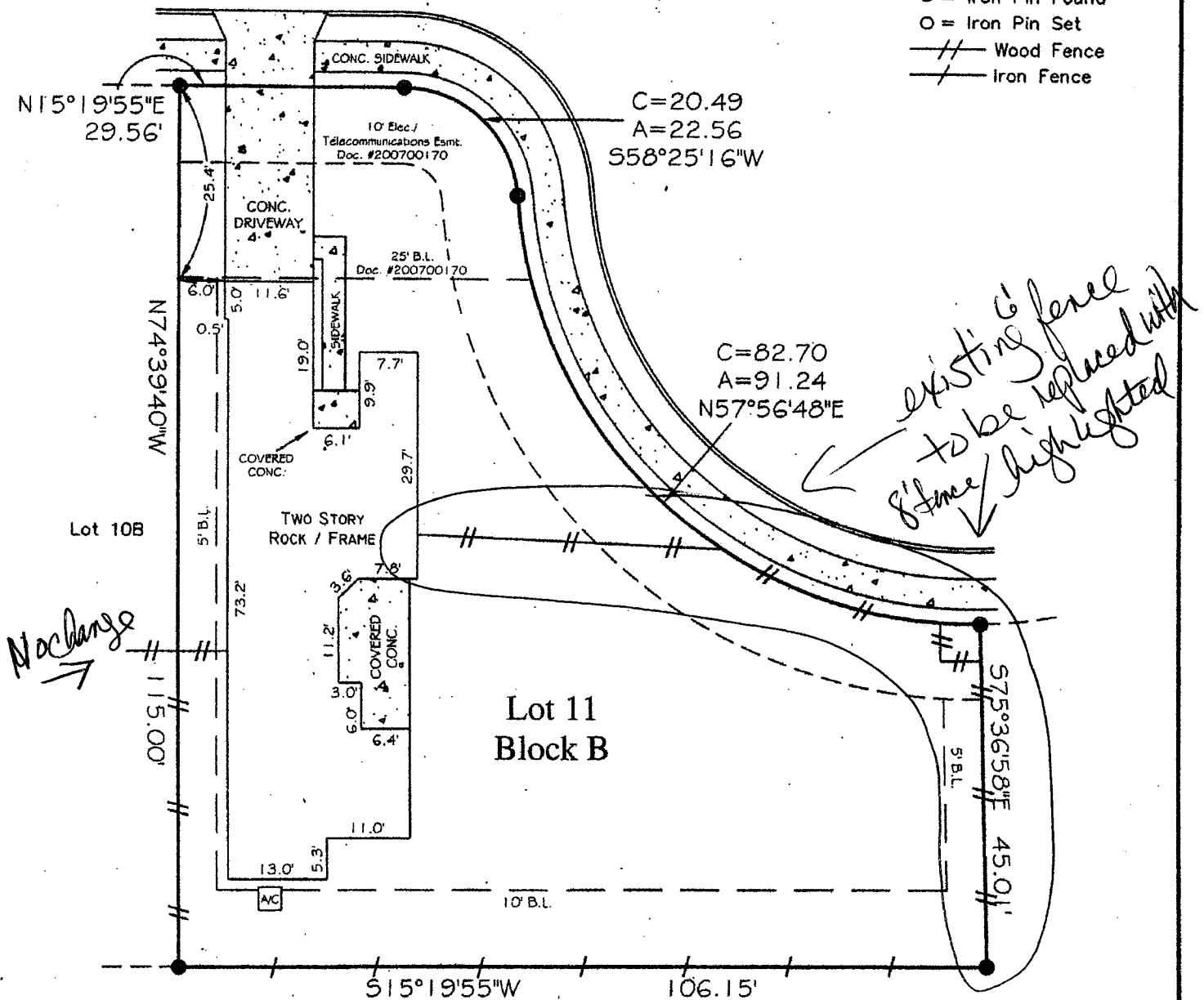
Local Address: 2811 Corbin Lane Re: \_\_\_\_\_  
 Legal Description: Lot 11, Block B, THE CROSSING AT BOULDIN CREEK  
 a Subdivision of record in Document No. 200700170, of the Travis County, Texas,  
 Plat Records, situated in Travis County, Texas

Note: Esmts. of record in Vol. 471, Pg. 109, Vol. 593, Pg. 108, Vol. 1418, Pg. 506, Vol. 1631, Pg. 528, Vol. 1689, Pg. 472, Vol. 2277, Pg. 114, Vol. 12102, Pg. 615, do not apply.



## CORBIN LANE

Scale 1 = 20'  
 ● = Iron Pin Found  
 ○ = Iron Pin Set  
 // = Wood Fence  
 / = Iron Fence



Note:  
 Subject to Esmt. Rights, Restrictions, & Bldg. Setbacks recorded in Doc. Nos. 2004054417, 2006088535, 2006099714, 2006159834, 2007094456, 2007130302, 2007204237,

S U R V E Y   P L A T   O F

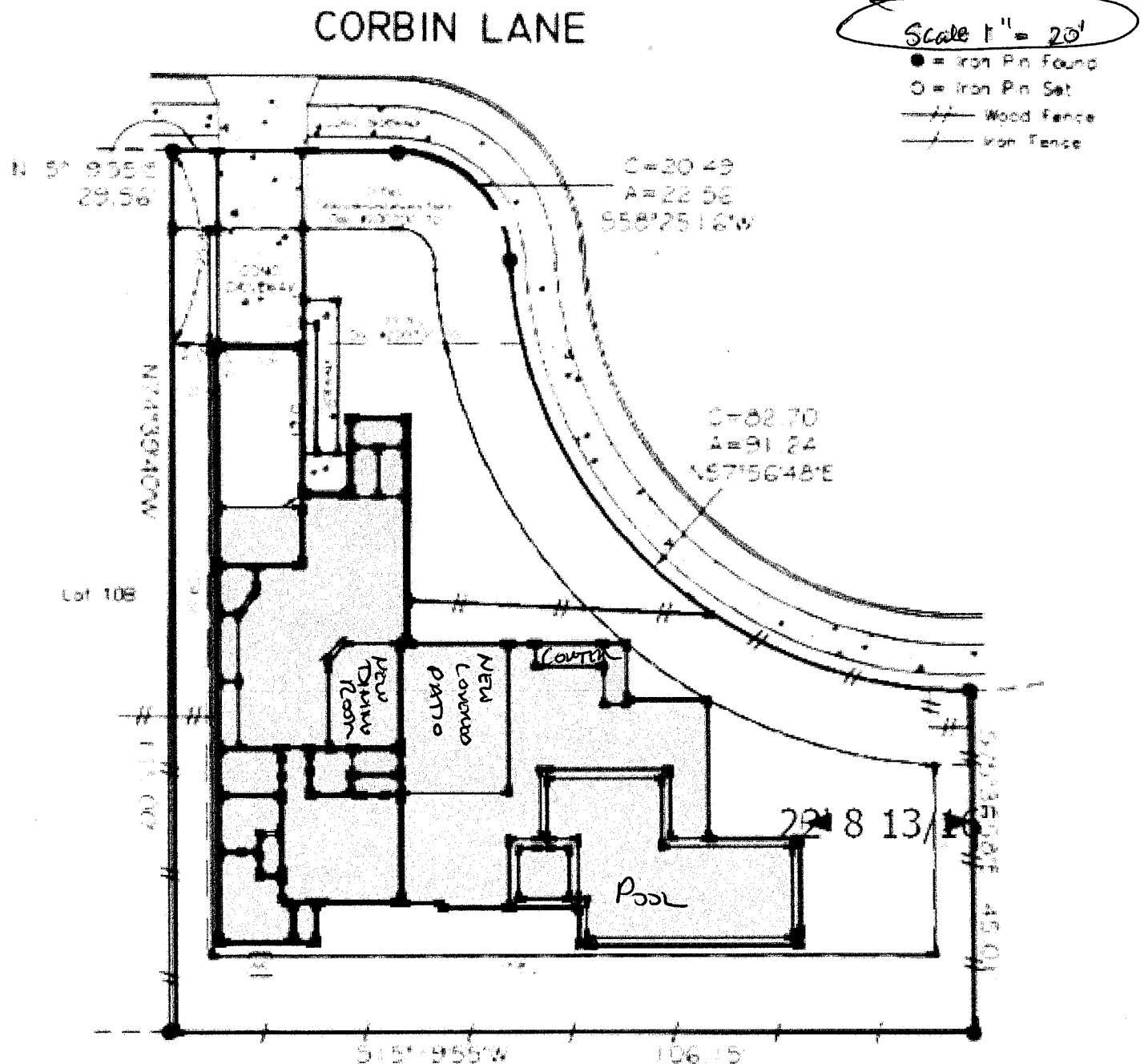
Local Address: 2811 Cabin Lane



Legal Description: Lot 11, Block B, THE CROSSING AT BOULDER CREEK

a Subdivision of record in Document No. 200702170, of the Travis County, Texas.

Plot Records, situated in Travis County, Texas

[illegible]

# SKYWAY AUSTIN COMMUNITY, INC.

ARCHITECTURAL COMMITTEE

c/o

Preferred Association Management Company

P.O. Box 200145

Austin, TX 78720

To:

Pat Harding

2811 Corbin Lane

Austin, TX 78704

Date: 7/28/2013

Dear Skyway Homeowner;

The request that you submitted to the Architectural Control Committee of the Skyway Austin Community, Inc. as required under the Governing Documents of the Association has been reviewed and this letter is sent to inform you of the decision of the Committee.

**Item or action requested:** Side fence height variance.

**Date Received**

June 25, 2013

**Response due date**

July 25, 2013

The review of any request is based upon the information submitted by the homeowner and the ability of the Committee to fully understand the information provided as it applies to the Governing Documents and the Architectural control of the Community. The Committee has reviewed the Application for the Modification submitted, color, location, use and construction standards required and the overall harmony with the community. It is the obligation of each homeowner to ensure all improvements are in compliance with the recorded Declarations of Covenants and Conditions and Restrictions. In addition, this Architectural Control Committee Approval/Disapproval in no way supersedes requirements for Permits or approvals required by Governmental entities. All Skyway Community improvements must be maintained in good repair and condition at all times.

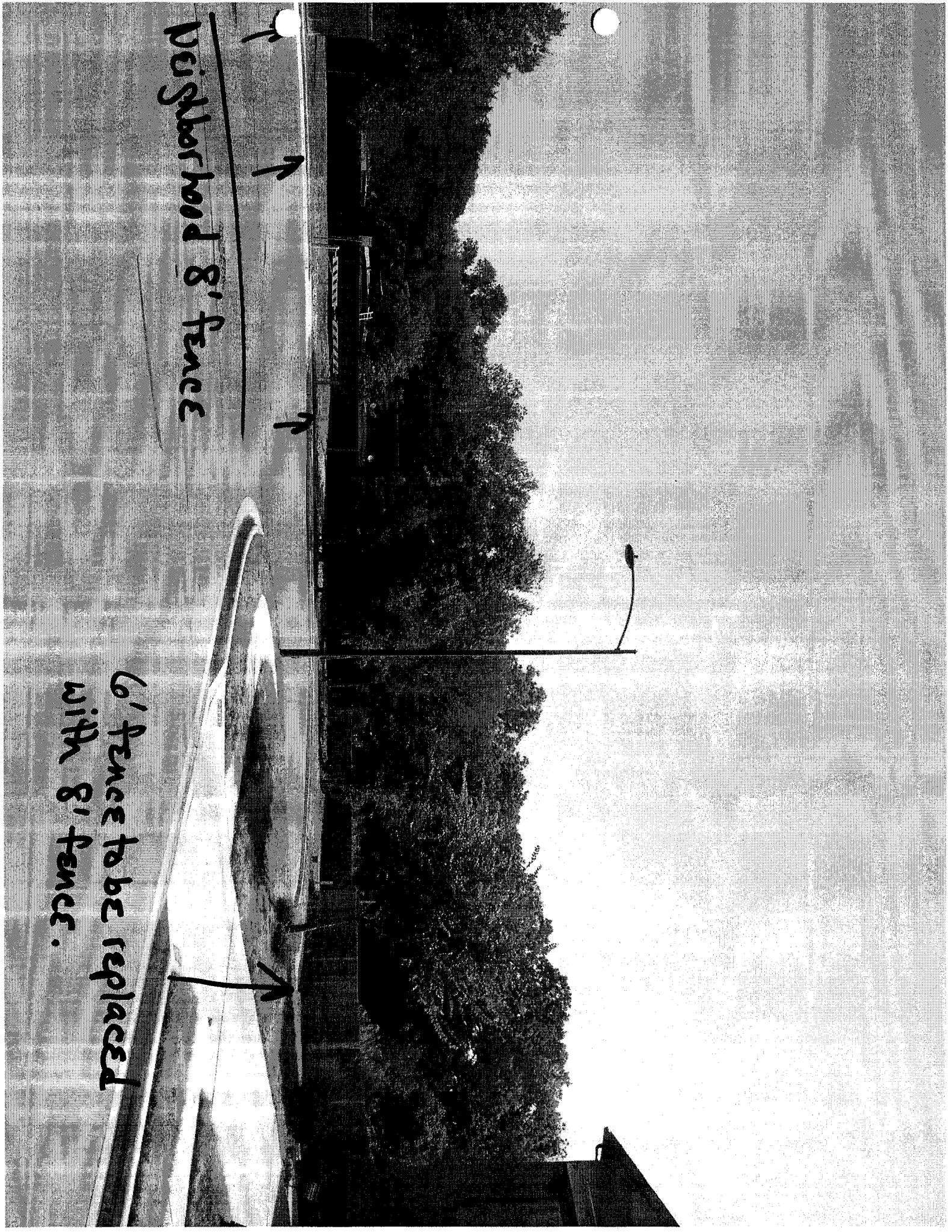
**Application Approved**  
Yes

**Date: July 28, 2013**

Conditional Approval is granted subject to the following: Applicants will obtain a fencing height variance from the City of Austin.

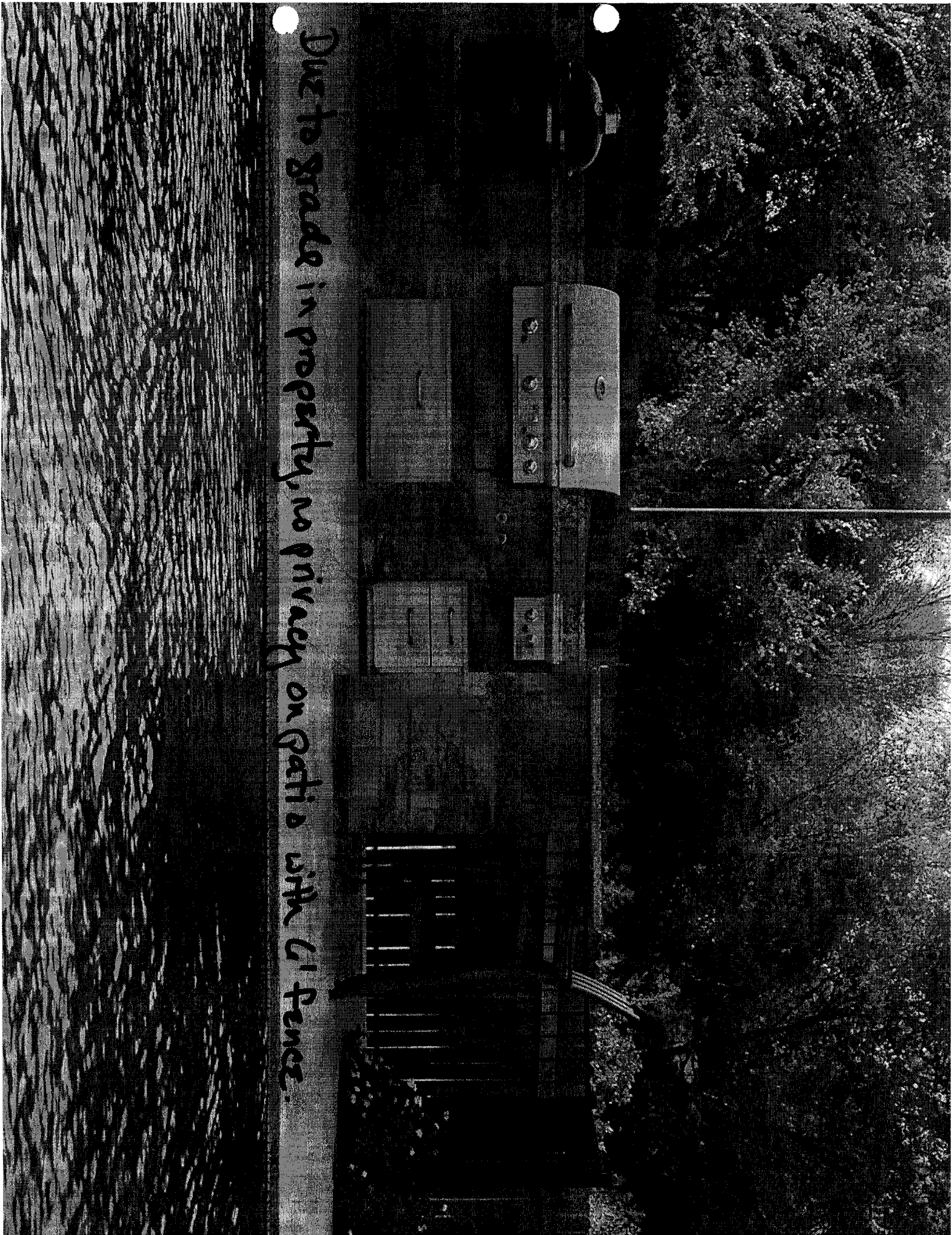
Neighborhood 8' fence

6' fence to be replaced with 8' fence.

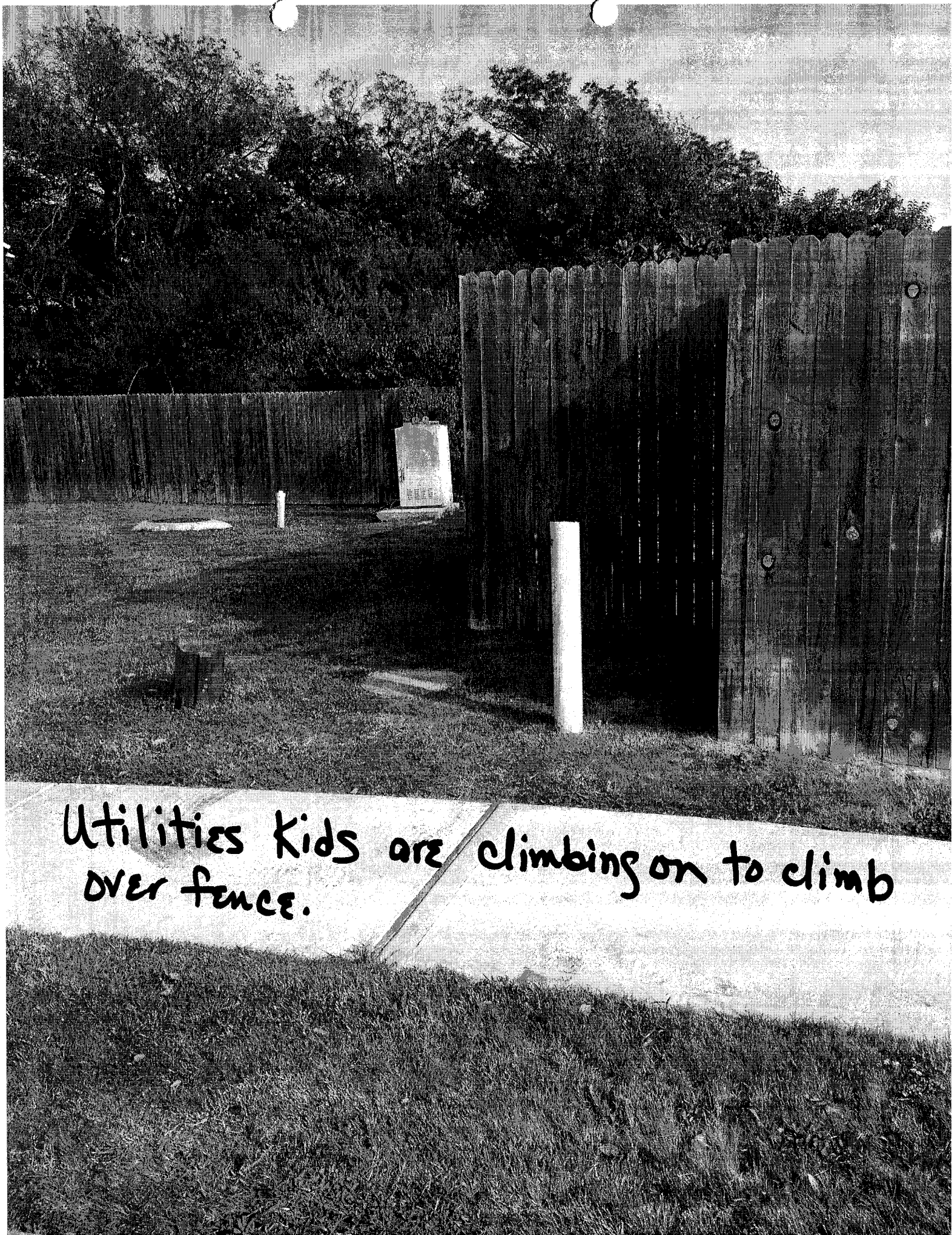




Due to grade in property, no privacy on patio with 6' fence.







Utilities Kids are climbing on to climb  
over fence.