

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, January 12, 2015

**CASE NUMBER:** C15-2015-0002

\_\_\_\_\_ Jeff Jack - Chair  
\_\_\_\_\_ Michael Von Ohlen  
\_\_\_\_\_ Melissa Whaley Hawthorne - Vice Chair  
\_\_\_\_\_ Sallie Burchett  
\_\_\_\_\_ Ricardo De Camps  
\_\_\_\_\_ Brian King  
\_\_\_\_\_ Vincent Harding

**OWNER/APPLICANT:** Mary Gonzales


**ADDRESS:** 1105 BRASS ST

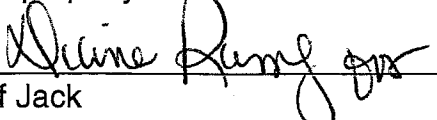
**VARIANCE REQUESTED:** The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an "SF-3-NP", Family Residence Zoning District. (Govalle)

**BOARD'S DECISION:** POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
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:

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
Jeff Jack  
Chairman



Special Exception

CASE#

C15-2015-0002

ROW#

11260520

TAX#

~~00856130516~~

TCAD 0206130411 ✓

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: 1105 BRASS ST.

LEGAL DESCRIPTION: Subdivision - \_\_\_\_\_

Lot(s) 8 Block 1 Outlot \_\_\_\_\_ Division A BURATTIN Cherico

I/We Martin & Gonzales on behalf of myself/ourselves as authorized agent for

Self affirm that on Nov 72 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

Carport 1999 (constructed)

NO Survey available

in a SF-3-NP district. (Gorvette)  
(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:

Special Exception

**HARDSHIP:**

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

Special Exception

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

Special Exception

**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:

Special Exception

**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.

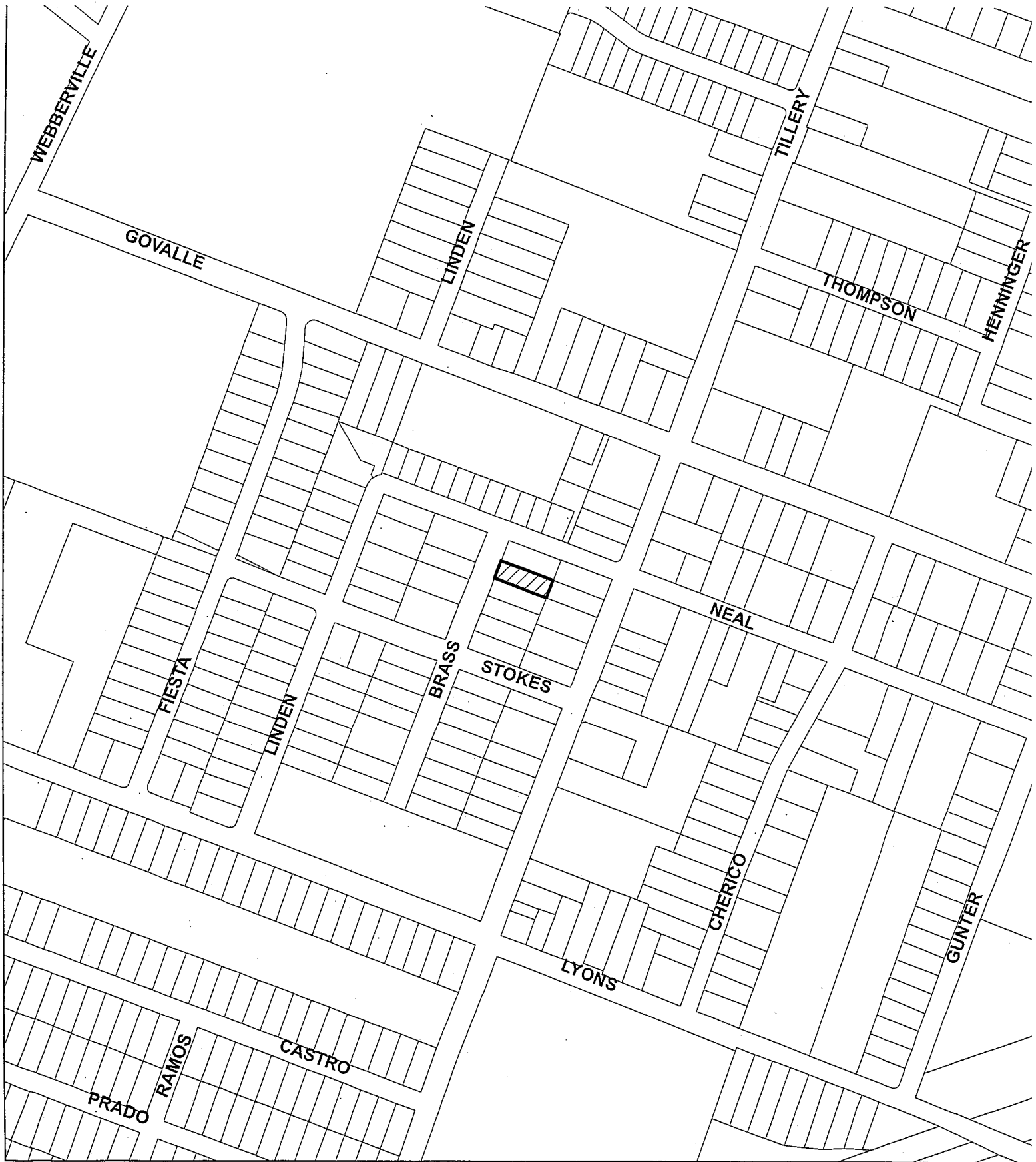
**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Mary Gonzales Mail Address 1105 Brass St  
City, State & Zip Austin Texas 78702  
Printed MARY Gonzales Phone 512-771-3160 Date 11-12-2014

**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 Mary Gonzales Mail Address Same  
City, State & Zip Same  
Printed Same Phone \_\_\_\_\_ Date \_\_\_\_\_





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0002  
Address: 1105 BRASS STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1" = 333'

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made



***Tucker Engineering, Inc.***

*Suite 303 at 1311 Chisholm Trail*

*Round Rock, TX 78681*

*(512) 255-7477 FAX (512) 244-3366*

*www.TuckerEngineering.net*

**CARPORT COVERING CERTIFICATION**

November 6, 2014

Reference No.28596

Martin & Mary Gonzales  
1105 Brass Street  
Austin, TX 78702

Location of Property: 1105 Brass Street, Austin, TX

**INSPECTION**

November 5 – The carport was covered with a heavy corrugated steel shed roof supported on steel channel beams connected to four 3x3 galvanized steel posts, which were bearing on concrete footings.

**CERTIFICATION**

This is to certify that the concrete footings and the carport frame are properly constructed and structurally sound.

*Jeffrey L. Tucker*



**Jeffrey L. Tucker, P. E.**  
**Structural Engineer**



turn in w/ Special  
Exception



I, MARTIN R. GONZALEZ am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to \_\_\_\_\_

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

Property Owner Name (Printed)	Address	Signature
Fidel Herrera	1100 Brass St	Will Herrera
Gloria Ruiz	1101 Brass St	Gloria Ruiz
Arnold Maldonado	1101 Brass St	Arnold Maldonado
Alexandro Diaz	1102 Brass St	Alex
Olivia Orellana	1103 1/2 Brass St.	Julia Orellana
Savanna Fucello	1103 Brass St.	Fangallo
Glenn Fucello	1103 Brass St.	Glenn



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

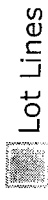
Property Owner Name (Printed)	Address	Signature
Sylvia Casiano	1105 1/2 Brass	S. Casiano
Ther Tan	3012 NEAL ST	
GUAYLOR, RAPHAEL	1102 BRASS	Guylor, Raphael
Carmen Moreno	1102 1/2 BRASS	Carmen Moreno
Ashish Patel	3104 Neal St	Ashish Patel
Shannon Simmons	3104 Neal St.	Shannon Simmons
Carmie Holmson	3014 Neal St	
Rebecca Younger	3014 Neal Street	
Mat Kos	5511 Jeff Davis Ave Unit B	
Emilie Yeager	3014 Neal Str	Emilie Yeager



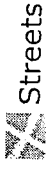
# CITY OF AUSTIN DEVELOPMENT WEB MAP

2003 Aerial

## Legend



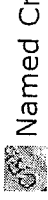
Lot Lines



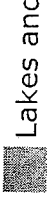
Streets



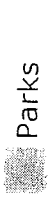
Building Footprints



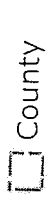
Named Creeks



Lakes and Rivers



Parks



County



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