

CASE#

15-2015-0024

ROW#

11275305

TAX#

0218111001

CITY OF AUSTIN (TCAD ✓)
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: 4206 Wildwood Road, Austin, TX 78722

LEGAL DESCRIPTION: Subdivision – Wilshire Wood, Section One

Lot(s) 15 Block 2 Outlot N/A Division N/A I/We Erika Levack and Brian Levack

on behalf of myself/ourselves as authorized agent for 4206 Wildwood Road, Austin, TX,

78722 affirm that on December 17, 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 X MAINTAIN

A moveable shed on cinderblocks, with dimensions of 10 feet x 12 feet. We'd like to main-
tain the shed in its current location, 12 feet beyond the building line and 18 feet from the the
property line.

in a residential district.
(zoning district)

SF-3-NP (upper boggy creek)

**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:

Following zoning regulations, the shed would prevent maximum utility of our backyard space, a privilege that is enjoyed by other neighbors in our subdivision, many of whom also have moveable sheds in their backyards.

HARDSHIP:

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

The property is located on a corner lot and, as I understand it, falls under stricter zoning restrictions than neighboring properties (e.g., building lines are set back further than on non-corner lots). If the shed in question becomes required by the BOA to be placed within the boundaries of the building line on the north side of the property, it would interfere with one of the 5 mature post oaks in the backyard area.

(b) The hardship is not general to the area in which the property is located because: The property has no garage (unlike most other homes in the subdivision) and requires a shed for storage. The existing mature oak trees in the backyard limit site placement of the moveable shed.

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:

The current location of the moveable shed does not impair use of the adjacent conforming property (on the corner of Bradwood Road and Ardenwood Road) because the shed sits within our property line and within the inside limits of an erected fence that defines our

property (see photo exhibit). The shed will also not impair the purpose of the regulations of the zoning district because it's final position will not fall within any zoned easements or setbacks.

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:
-
-

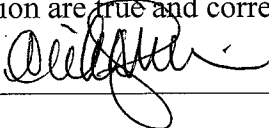
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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: 4206 Wildwood Road

City, State & Zip: Austin, Texas, 78722

Printed: Erika Levack

Phone: (512) 373-3555 Date: December 17, 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.

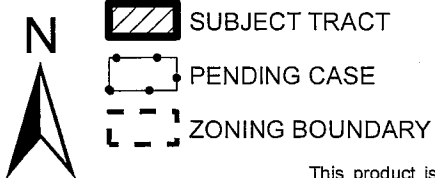
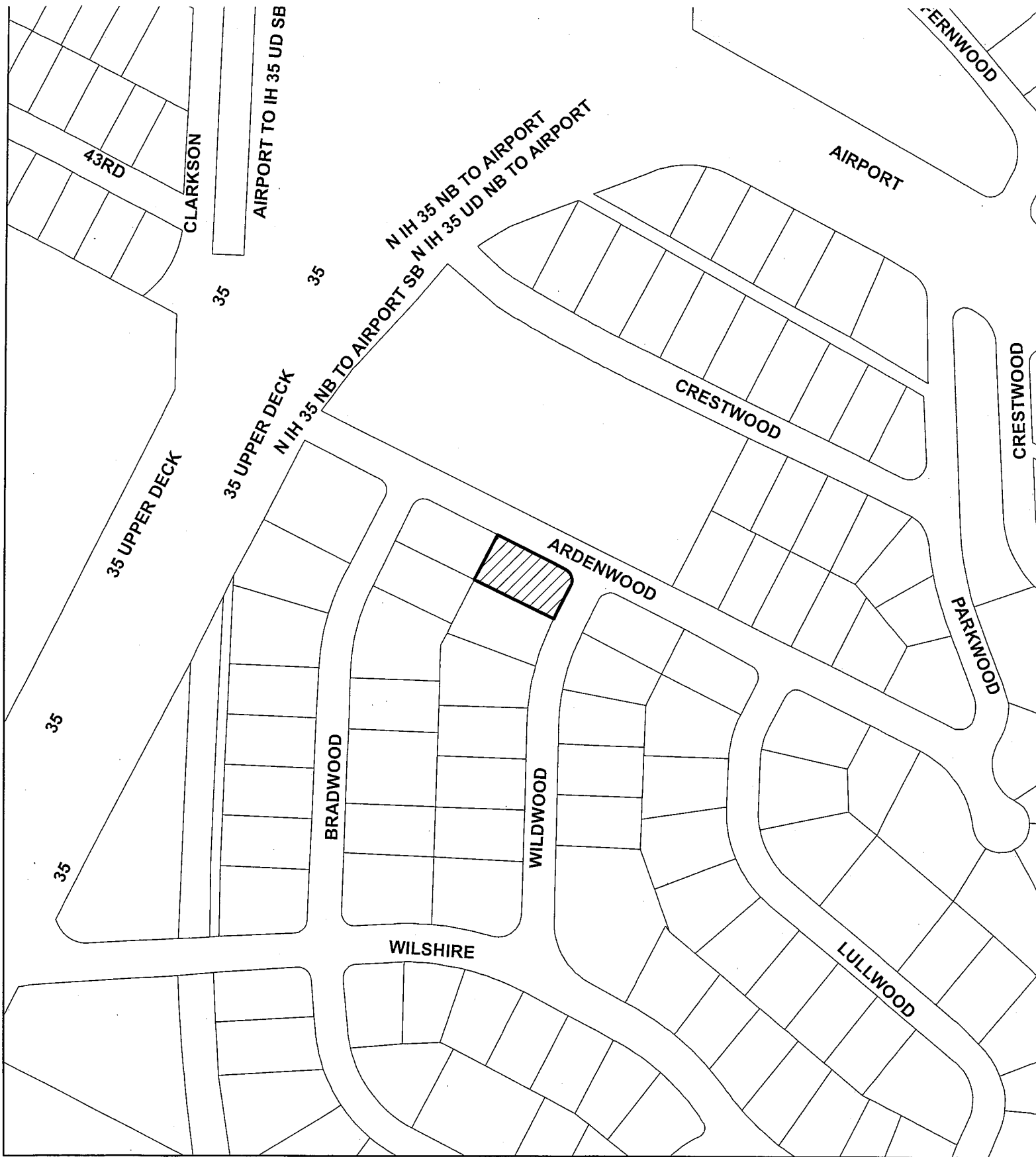
Signed  Mail Address: 4206 Wildwood Road

City, State & Zip: Austin, Texas, 78722

Printed: Erika Levack

Phone: (512) 373-3555 Date: December 17, 20

Brian Levack



CASE#: C15-2015-0024
Address: 4206 WILDWOOD RD



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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

shed structure for which variance application submitted

