

(TCAD✓)

**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:

We built a wood house in our backyard for garden tools storage. The size is not big, which is 8 feetx8feetx10 feet. We don't have electricity or water in the wood house. Before we build it we have checked with all the neighbors close to it. We made it very nice with solid treated hardwood, and we spend over 5 months with over \$1,500 cost.

The only thing we could not satisfy regulation is the distance from the wood house to the side fence, which is few inches closer than that in the city rule. It is our first time to build a wood house, and we just observe where other people put their shed house in their backyards. It requires for 5 feet distance while we are about 4.5 feet from the side fence. Our house was built in 1984 and we have a lot of big trees in the backyard which only provide us few spaces for the wood house. The neighbor who reported us knew we were building the wood house very early, but they reported few months after we finished. They know we were building it very early but report very late. Our house is on the hill which is not flat, and we had over ten iron rods from wood to deep under earth, and plus big trees nearby, and concrete path in front, which altogether made it very difficult to move. We always follow rules and we don't have any bad records in breaking any laws before. We also have good tax record and always try to contribute to the society.

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**HARDSHIP:**

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

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

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**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:

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**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:

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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 [Signature] Mail Address 7012 Quill Leaf Cv

City, State & Zip Austin, TX 78750

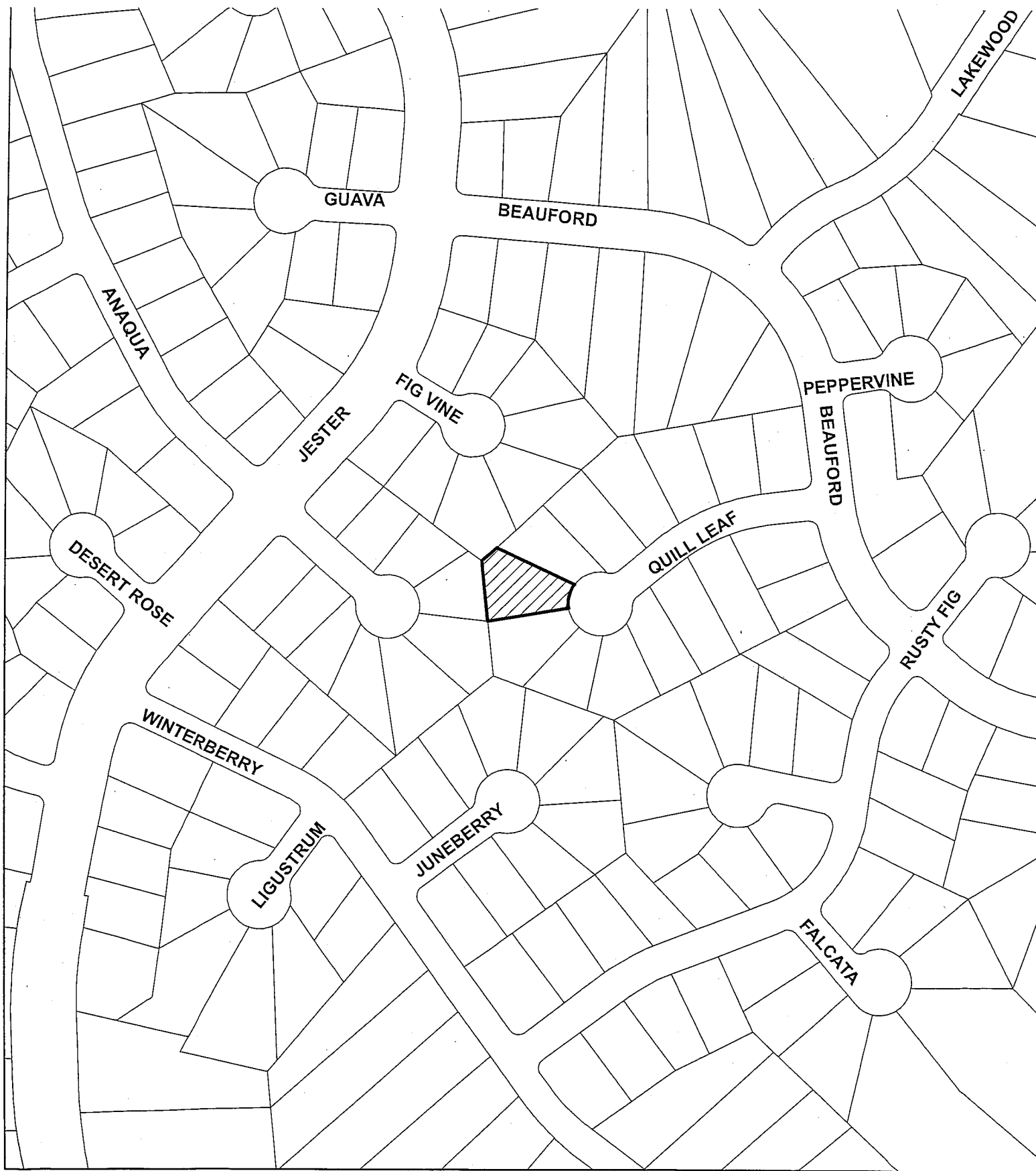
Printed Jian Xu & Yaguo Wang Phone 765-430-8168 Date 12/08/2014

**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 [Signature] Mail Address 7012 Quill Leaf Cv

City, State & Zip Austin, TX 78750

Printed Jian Xu & Yaguo Wang Phone 765-430-8168 Date 12/08/2014



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0017

Address: 7012 QUILL LEAF COVE



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.

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'

## Variance Application of a Wood Shed

Address: 7012 Quill Leaf Cv, Austin TX 78758

Residence: Yaguo Wang & Jian Xu

Dear Committee:

We are writing to apply for variance of our wood shed house. We came to Austin from Indiana early 2013 and moved into our very first house at Jester in July 2013. We built a shed house for gardening tools, without any electricity or water pipes running through it. For your reference, we've attached a survey of our lot and marked the location of the shed.

We understand that the city code requires the shed to be 5 feet away from the side fence. Because of the irregular shape of our lot, one side of the shed is about 5 feet away from the fence, and another side is about 4 feet away. The city compliance officer asks us to move the shed for 1 foot. There are a couple of factors that make it difficult to move the shed.

1. From the first picture attached to this application, you can see that there is not really any room to move the shed further away from the fence.
2. Secondly and more importantly, this is a customized shed. We designed it, used best materials and built everything by ourselves. We spent over \$1,500 and more than 3 months to construct it. To make sure the foundation is stable, we knocked more than 10 long iron bars through the wood lumbers into the lime stones. It is extremely difficult to remove these iron bars. We'd have to tear down the whole shed in order to move it. The second picture shows some the iron bars we use.

From the pictures, you can see that this shed is beautifully and carefully made, showing our love and devotion to our own house. It only adds value to our property and to our neighborhood. We have 4 neighbors around us (marked in the survey) and we checked with 3 of them and they all like the shed. (We will provide written notes from them during the hearing). The 4th neighbor is far away from the shed house and they can hardly see it from their house. It is the 4<sup>th</sup> neighbor who filed the complaint against this shed, upon many other unofficial and official complaints against us since the second day we moved in. We understand that they have every right to do so. However, we sincerely hope that this variance can be approved so that this cute shed can avoid the sad fate of being destructed, and we don't need to face the sadness of seeing all the money, time and efforts were for nothing.

Your kind consideration of this application is sincerely appreciated.

Yaguo Wang 

Jian & Yaguo







