






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0037
Address: 2600 ESCODIDO 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'

CASE# C15-2015-0037
ROW# 11290931
TAX# 0120860817

CITY OF AUSTIN ICADV
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: 2600 Escodido Cove

LEGAL DESCRIPTION: Subdivision – Herman Brown Subdivision

Lot(s) 16 Block H Outlot _____ Division _____

I/We John Hussey on behalf of myself/ourselves as

authorized agent for

Betsy Giles affirm that on February 5, 2015,

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 2' side yard setback in SF-3-NP district to maintain +/-13.7 square feet portion of an
existing raised deck and outdoor kitchen. Constructed in 2006

in a SF-3-NP district. (West Austin Neighborhood Group)
(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 error in placement of deck overhang by contractor relied upon to construct the deck extension within the established setback.

HARDSHIP:

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

Error in defining the setback line by contractor in 2006 when constructing the deck extension in alignment with existing structure.

(b) The hardship is not general to the area in which the property is located because: Deck extension was constructed well above existing ground in alignment with existing structure, with uneven terrain and heavy vegetation resulting in the error in defining the setback line

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:

Allowing the portion of deck to remain in place will not impair the use of the adjacent property. The deck structure has been in place since 2006, is over 20' from the adjacent property's structure, and is separated from the adjacent property by a wrought iron fence and tree buffering.

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

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 700 N. Lamar Blvd. 200A

City, State & Zip Austin, Tx. 78703

Printed John Hussey Phone 5124725252 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.

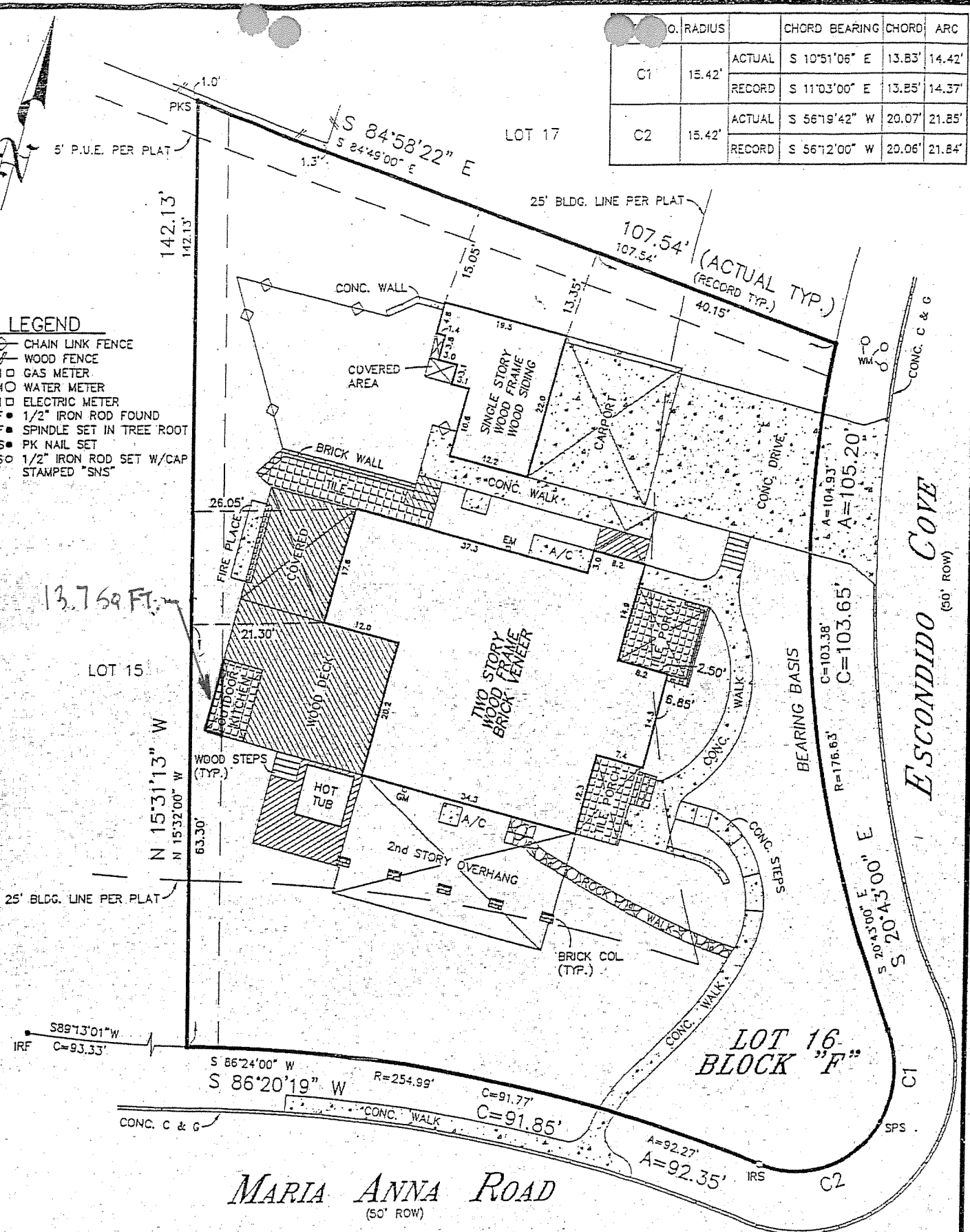
Signed *Elizabeth J. Giles* Mail Address 2600 Escodido Cove

City, State & Zip Austin, Tx. 78703

Printed Betsy Giles Phone (512) 771 5799 Date 3/6/15

	O. RADIUS		CHORD BEARING	CHORD	ARC
C1	15.42'	ACTUAL	S 10°51'06" E	13.83'	14.42'
		RECORD	S 11°03'00" E	13.85'	14.37'
C2	15.42'	ACTUAL	S 56°19'42" W	20.07'	21.85'
		RECORD	S 56°12'00" W	20.06'	21.84'

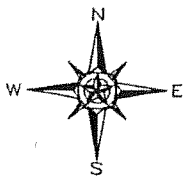
- LEGEND**
- ◊ CHAIN LINK FENCE
 - WOOD FENCE
 - GM □ GAS METER
 - WM □ WATER METER
 - EM □ ELECTRIC METER
 - IRF • 1/2" IRON ROD FOUND
 - SPF • SPINDLE SET IN TREE ROOT
 - PKS • PK NAIL SET
 - IRS • 1/2" IRON ROD SET W/CAP STAMPED "SNS"



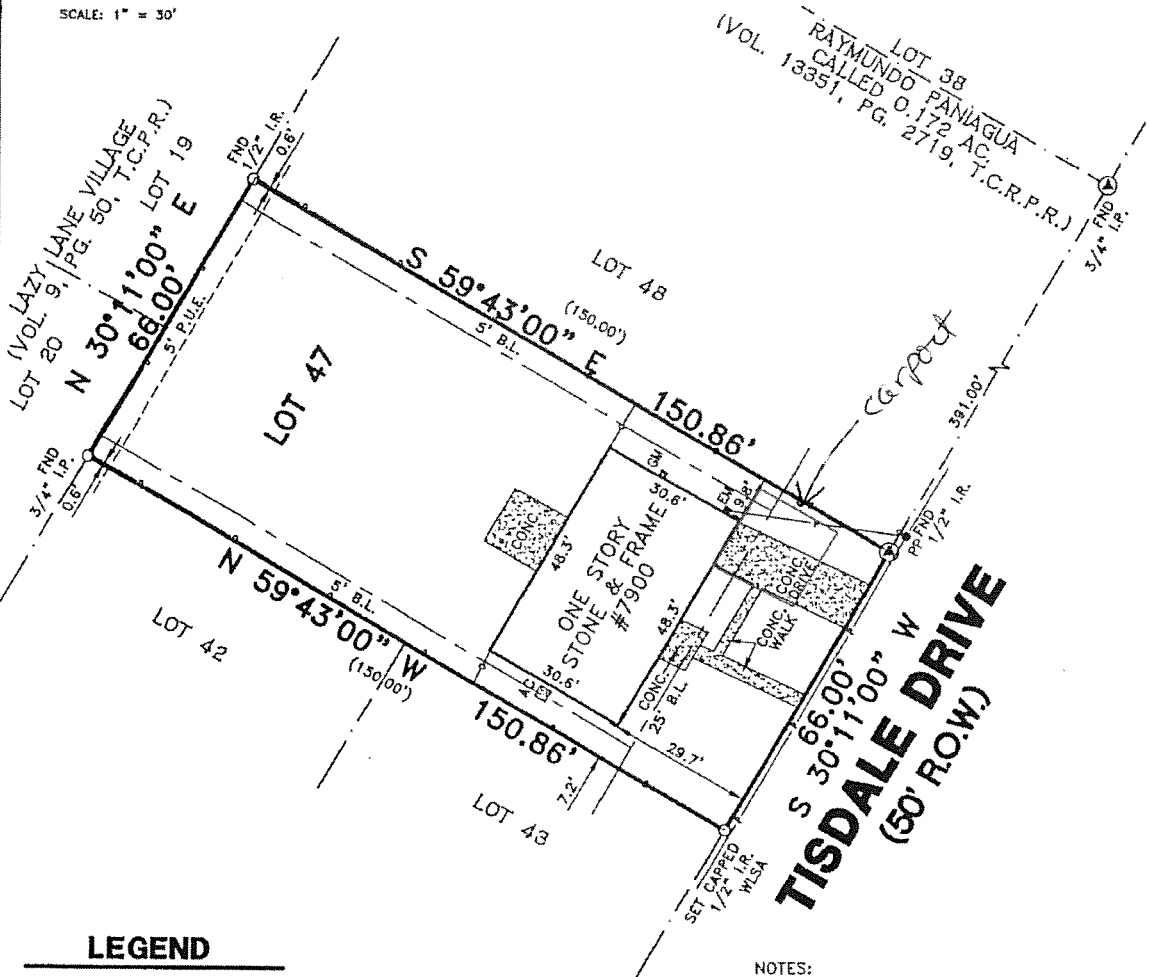
PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN BK. 8, PG. 176 AND BK. 36, PG. 23, PLAT RECORDS.

PROPERTY SUBJECT TO GRADE REQUIREMENTS RELEASE GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 5096, PG. 644, DEED RECORDS.

* PLAT RECORDS



SCALE: 1" = 30'



LEGEND

- EM - ELECTRIC METER
- GM - GAS METER
- PP - POWER POLE
- P - OVERHEAD POWER LINE
- - CHAINLINK FENCE
- B.L. - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- ⊙ - CONTROL MONUMENT
- () - RECORD

NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 1291, PG. 55, T.C.D.R., AND VOL. 6, PG. 49, T.C.P.R.
- 2) 5' PUBLIC UTILITY EASEMENT (REAR) BY VOL. 1291, PG. 55, T.C.D.R. AND RECORDED PLAT.
- 3) BUILDING LINE RESTRICTIONS BY VOL. 1291, PG. 55, T.C.D.R.


ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN CF NO. 14664-12-00691

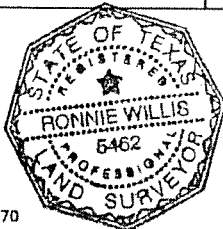
SURVEY OF

LOT 47, SUNSET VIEW, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 6, PG. 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

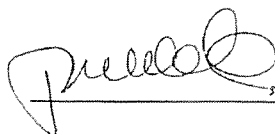
THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480824 0455 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	GREGORY J. WEBER	LENDER CO.	SENTE MORTGAGE
ADDRESS	7900 TISDALE DRIVE, AUSTIN, TEXAS 78757	TITLE CO.	NORTH AMERICAN TITLE COMPANY


Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL (512) 326-2100 FAX (512) 326-2770
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I do hereby certify that this survey was this day made on the ground and that this plot correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services Austin.


6/17/13

FIELD WORK	06/14/13	RW	DRAFTED BY	06/17/13	JP	CHECKED BY	06/17/13	RW
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	525 M	27523	