


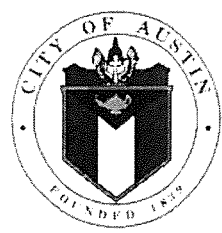


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0055
Address: 3303 WHITEPINE DR



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" = 250'

Special Exception

CASE# C15-2015-0055
ROW# 11327339
TAX# 0240030404

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: 3303 Whitepine Drive, Austin, TX 78757

LEGAL DESCRIPTION: Subdivision - ALLANDALE PARK Sec 9

Lot(s) 4 Block 8 Outlot _____ Division _____

I/We Juan Barajas on behalf of myself/ourselves as authorized agent for

Robert Hughes affirm that on March 03 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 ☒ MAINTAIN

Special exception for a carport added in 1992 and the
building permit expired, the carport is encroaching into the
required 25ft. front setback and may qualify for a special exception.

in a SF2 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:

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:

special exception

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:

special exception

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

Special exception

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

special exception

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 Barajas Mail Address 9204 Colberg

City, State & Zip Austin, Tx 78749

Printed Juan Barajas Phone 512.573.5986 Date 3/3/2015

jrb624@
hotmail.
com

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 Robert Hughes for Juan Barajas Mail Address 3303 Whitepine Drive

City, State & Zip Austin, Tx 78757

Printed Robert Hughes Phone 512.415.0256 Date 3/3/15

Heldenfels, Leane

From: J R B <jrb0624@hotmail.com>
Sent: Friday, March 06, 2015 3:04 PM
To: Heldenfels, Leane
Subject: FW: Overhang on carport

March 6, 2015 Friday 3:02 PM

Leane Heldenfels-COA,

This is the response from the architect. I hope this is what you need. Please let me know.

Sincerely,

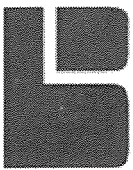
Juan Barajas, Sr
jrb0624@hotmail.com
512.573.5986

From: bartushdesign@mac.com
Subject: Re: Overhang on carport
Date: Fri, 6 Mar 2015 14:58:51 -1100
To: jrb0624@hotmail.com

on the existing conditions that were give to me, the sides have an overhang of 1'-6" and the front is 1'-3".

the 5' 3.75" is the front corner of house to property line. They want you to show the distance from all corner of buildings to the property line to show that it's not encroaching on setbacks.

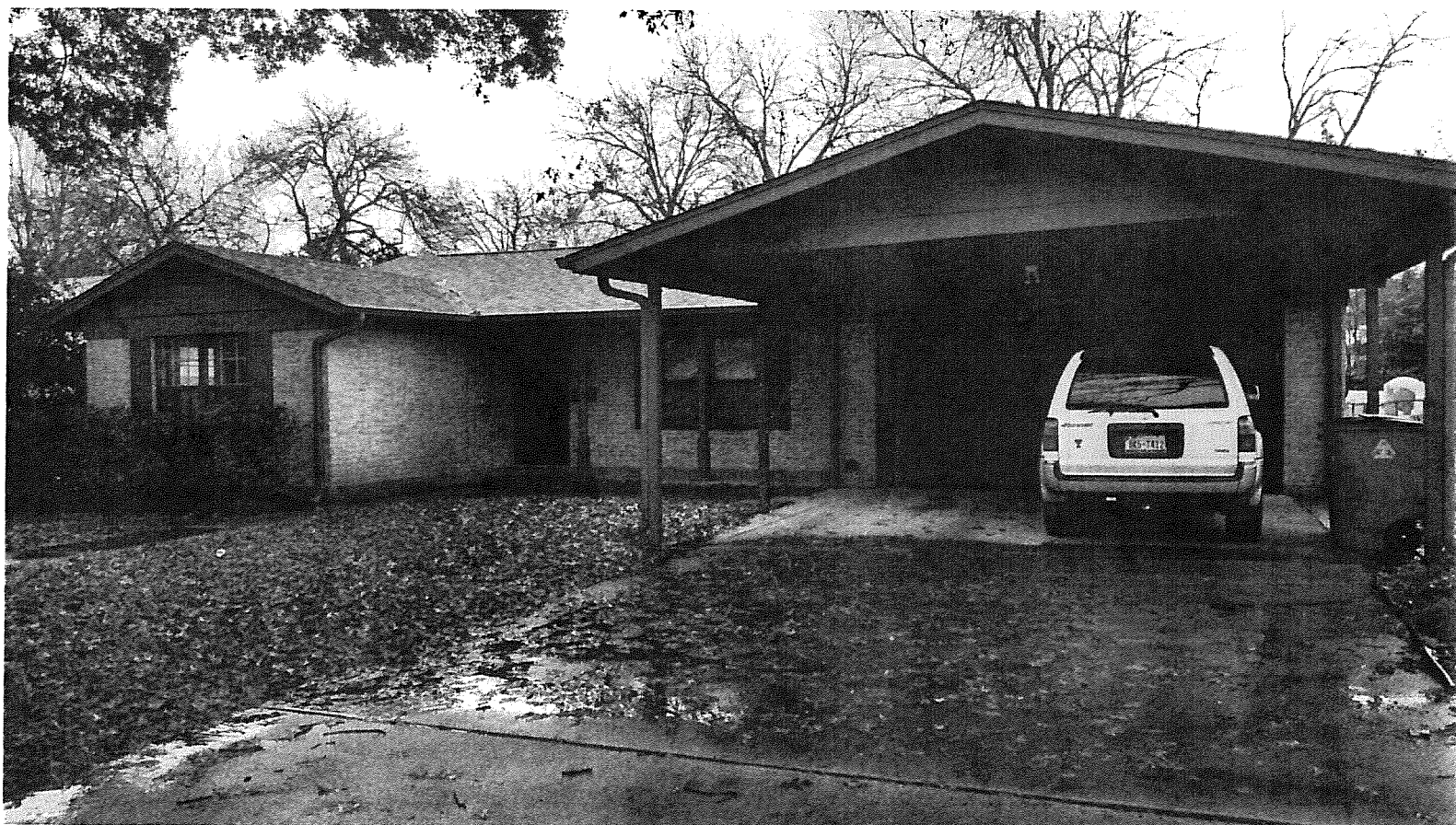
It's for the building NOT the carport.

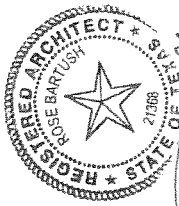


rose bartush
LEEDAP+NARI
mobile: 512.415.3787
3303 Hycreek Drive



3303 WHITEPINE DR



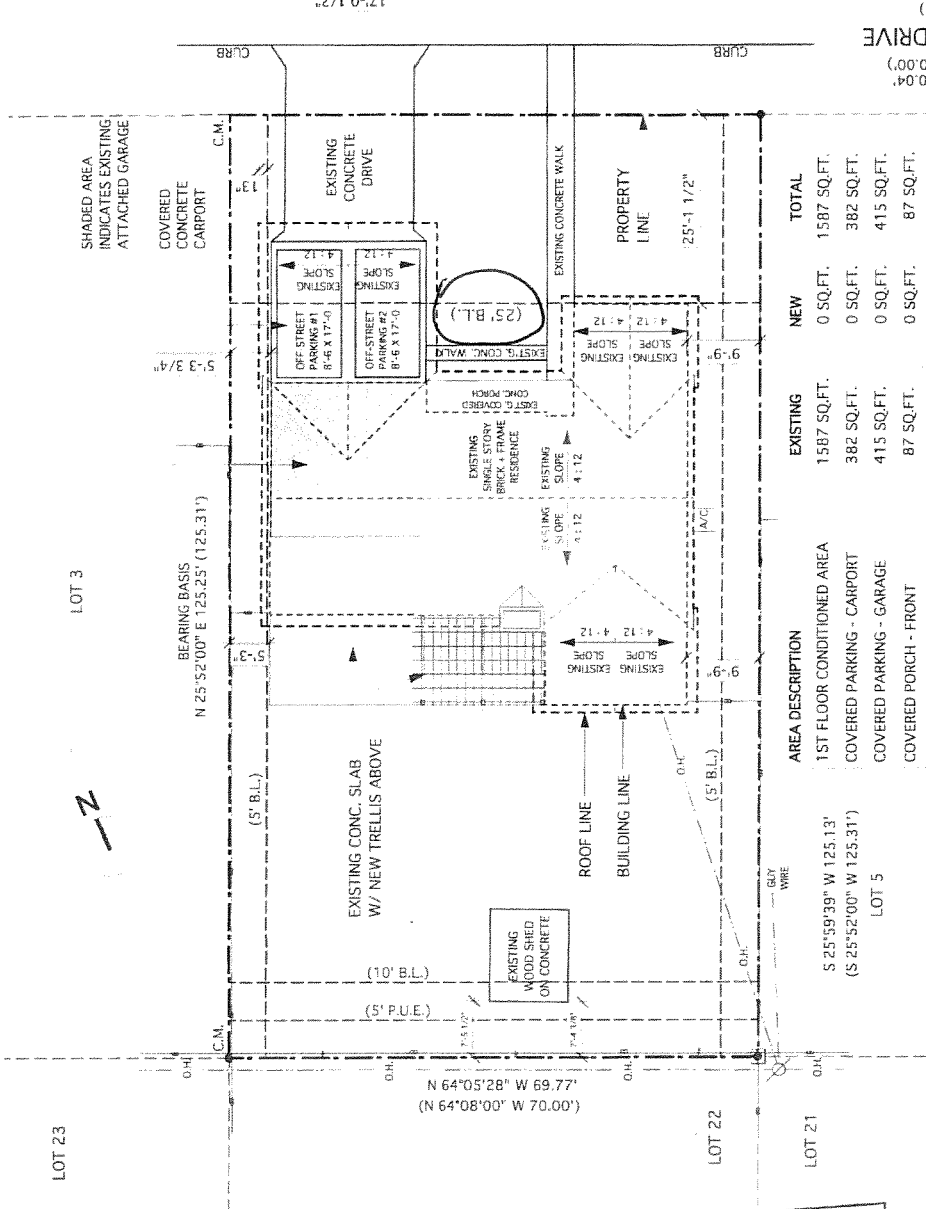


LEGEND

- POWER POLE
- OVERHEAD ELECTRIC
- RIGHT OF WAY
- CONTROL MONUMENT
- PER PLAT
- PUBLIC UTILITY EASEMENT
- BUILDING LINE
- WOOD FENCE
- CHAIN LINK FENCE
- 1/2" CAPPED REBAR SET
- 1/2" REBAR FOUND

AE APPROVED
FEB 11 2015
42-207
JGM

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.



LOT 23
LOT 21
LOT 22
LOT 25
3303 WHITEPINE DRIVE
LOT FOUR (4)
BLOCK B
ALLANDALE PARK SEC 9
AUSTIN, TRAVIS COUNTY,
TEXAS

1
A0.1
SITE PLAN
Scale 1/16" = 1'-0"

S 25°59'39" W 125.13'
(S 25°52'00" W 125.31')

1ST FLOOR CONDITIONED AREA
COVERED PARKING - GARAGE
COVERED PORCH - FRONT
COVERED PORCH - BACK
SHED
TOTAL BUILDING COVERAGE
DRIVEWAY
AC PAD
CONC. FLATWORK
TOTAL SITE COVERAGE
SITE AREA = 8,918.71
BUILDING COVERAGE = 29.11%
IMPERVIOUS = 38.88%
FAR = 25.89%

AREA DESCRIPTION	EXISTING	NEW	TOTAL
1ST FLOOR CONDITIONED AREA	1587 SQ.FT.	0 SQ.FT.	1587 SQ.FT.
COVERED PARKING - GARAGE	382 SQ.FT.	0 SQ.FT.	382 SQ.FT.
COVERED PORCH - FRONT	415 SQ.FT.	0 SQ.FT.	415 SQ.FT.
COVERED PORCH - BACK	87 SQ.FT.	0 SQ.FT.	87 SQ.FT.
SHED	220 SQ.FT.	0 SQ.FT.	220 SQ.FT.
TOTAL BUILDING COVERAGE	125 SQ.FT.	0 SQ.FT.	125 SQ.FT.
DRIVEWAY	2816 SQ.FT.	-220 SQ.FT.	2596 SQ.FT.
AC PAD	289 SQ.FT.	0 SQ.FT.	289 SQ.FT.
CONC. FLATWORK	9 SQ.FT.	0 SQ.FT.	9 SQ.FT.
TOTAL SITE COVERAGE	354 SQ.FT.	220 SQ.FT.	574 SQ.FT.
SITE AREA	3468 SQ.FT.	0 SQ.FT.	3468 SQ.FT.

WHITEPINE DRIVE
(S 63°59'39" E 70.04'
(S 64°08'00" E 70.00')
(50' R.O.W.)

A0.1

HUGHES RESIDENCE
ADDITION AND ALTERATIONS
3303 WHITEPINE DRIVE
AUSTIN, TX 78757

PROJECT
3303 HYCREEK DRIVE
AUSTIN, TEXAS 78723
TEL: 512.415.3787
EXISTING
CURB CUT TO
REMAIN

borlush
DESIGN

ALL LOT AND STREET WALL DIMENSIONS
ARE SHOWN AND ARE TO BE MAINTAINED
UNLESS OTHERWISE NOTED. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.