


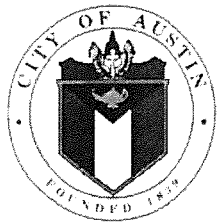




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0064
Address: 4710 SINCLAIR AVE



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 # C15-2015-0064

ROW# 11327817

TAXROLL# 0225030808

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: 4710 Sinclair Avenue

LEGAL DESCRIPTION: Subdivision – Rosedale H

Lot(s) 6 Block 31 Outlot Division

I Jim Bennett as authorized agent for Steve Walkup

 affirm that on 2/3/2015 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Erect and reconstruct a detached garage providing a side yard setback of 2ft 6 inches

 in a SF-3 ~~NP~~ (zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

the proposed garage will be located at the same distance from the property line as the original garage.

HARDSHIP:

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

The original garage is old and narrow and needs to be replaced by wider garage located at the same set back. There is not sufficient lot width to move the garage five feet away from the property line. The expansion is located away from the property line.

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

In this older neighborhood there are other garages that have a setback less than the current code requirements that are not in need of replacements.

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 garage is located to the rear of the lot and will maintain the same setback that has been existing for years. The neighbors most affected by the variance support the request and the neighborhood association does not oppose the variance.

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:

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 Jim Bennett Mail Address 11505 Ridge Dr.
City Austin, State Texas, & Zip 78748

Printed: Jim R. Bennett Phone: (512) 282-3079 Date: 2/3/2015

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 Steve Walkup Mail Address 11601 Century Oaks Terrace #4101
9111 Jollyville Rd. Suite 111

City, State & Zip Austin, TX, ~~78759~~ 78758

Printed Steve Walkup Phone ~~512-6864986~~ 210-421-4588 Date 2/3/2015

Subject: 4710 Sinclair
From: Steve Walkup (swalkup@mymilestone.com)
To: jb.rbconsulting@yahoo.com;
Date: Monday, January 26, 2015 11:35 AM

Per our conversation, see the attached. I would like to get a variance to rebuild the existing garage in the same place. It currently sits about 2.5' over the 5' BSL.

Steve Walkup, P.E.
Milestone Community Builders
Land Development Manager
9111 Jollyville Road Suite 111
Austin, TX 78759
210.421.4588 (c)
512.686.4986 x312 (o)
swalkup@mymilestone.com

-----Original Message-----

From: scanner@integritek.net [mailto:scanner@integritek.net]
Sent: Monday, January 26, 2015 11:25 AM
To: Steve Walkup
Subject: Message from "RNP0026735A8CC9"

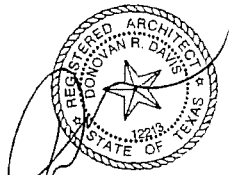
This E-mail was sent from "RNP0026735A8CC9" (Aficio MP C5502A).

Scan Date: 01.26.2015 12:25:03 (-0500)
Queries to: scanner@integritek.net

The information contained in this message is confidential. The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, proprietary, and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you receive this in error, please contact the sender and delete the material from all computers.

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- see detail



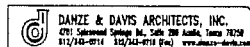
PLOT PLAN EXHIBIT

<p>Existing Building Coverage (sq ft): 2121 % of lot area: 51.4%</p>		
<p>Proposed Building Coverage (sq ft): 2121 % of lot area: 51.4%</p>		
<p>Impervious Coverage Information</p> <p>Impervious coverage is the total area of all impervious surfaces, including roofs, sidewalks, streets, parking lots, and other paved areas, that are not permeable to water. Impervious coverage is measured in square feet and is used to determine the amount of stormwater runoff that will be generated by a proposed development. Impervious coverage is calculated by multiplying the area of each impervious surface by its perviousness factor and then summing the results. The perviousness factor is a value between 0 and 1, where 0 represents a completely impervious surface and 1 represents a completely pervious surface. The perviousness factor is determined by the type of surface material and its texture. For example, a smooth concrete surface has a perviousness factor of 0, while a rough concrete surface has a perviousness factor of 0.1. A grassy area has a perviousness factor of 0.9, and a forested area has a perviousness factor of 0.95. The perviousness factor is used to calculate the amount of stormwater runoff that will be generated by a proposed development. The perviousness factor is multiplied by the area of each impervious surface to determine the amount of stormwater runoff that will be generated by that surface. The results are then summed to determine the total amount of stormwater runoff that will be generated by the proposed development. The perviousness factor is used to calculate the amount of stormwater runoff that will be generated by a proposed development. The perviousness factor is multiplied by the area of each impervious surface to determine the amount of stormwater runoff that will be generated by that surface. The results are then summed to determine the total amount of stormwater runoff that will be generated by the proposed development.</p>		
<p>Existing Impervious Coverage (sq ft): 3055 % of lot area: 44.5%</p>		
<p>Proposed Impervious Coverage (sq ft): 3055 % of lot area: 44.5%</p>		

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SCALE: 1" = 20'

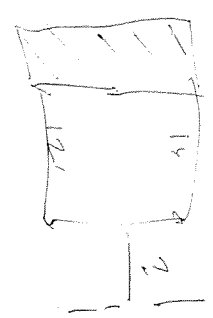
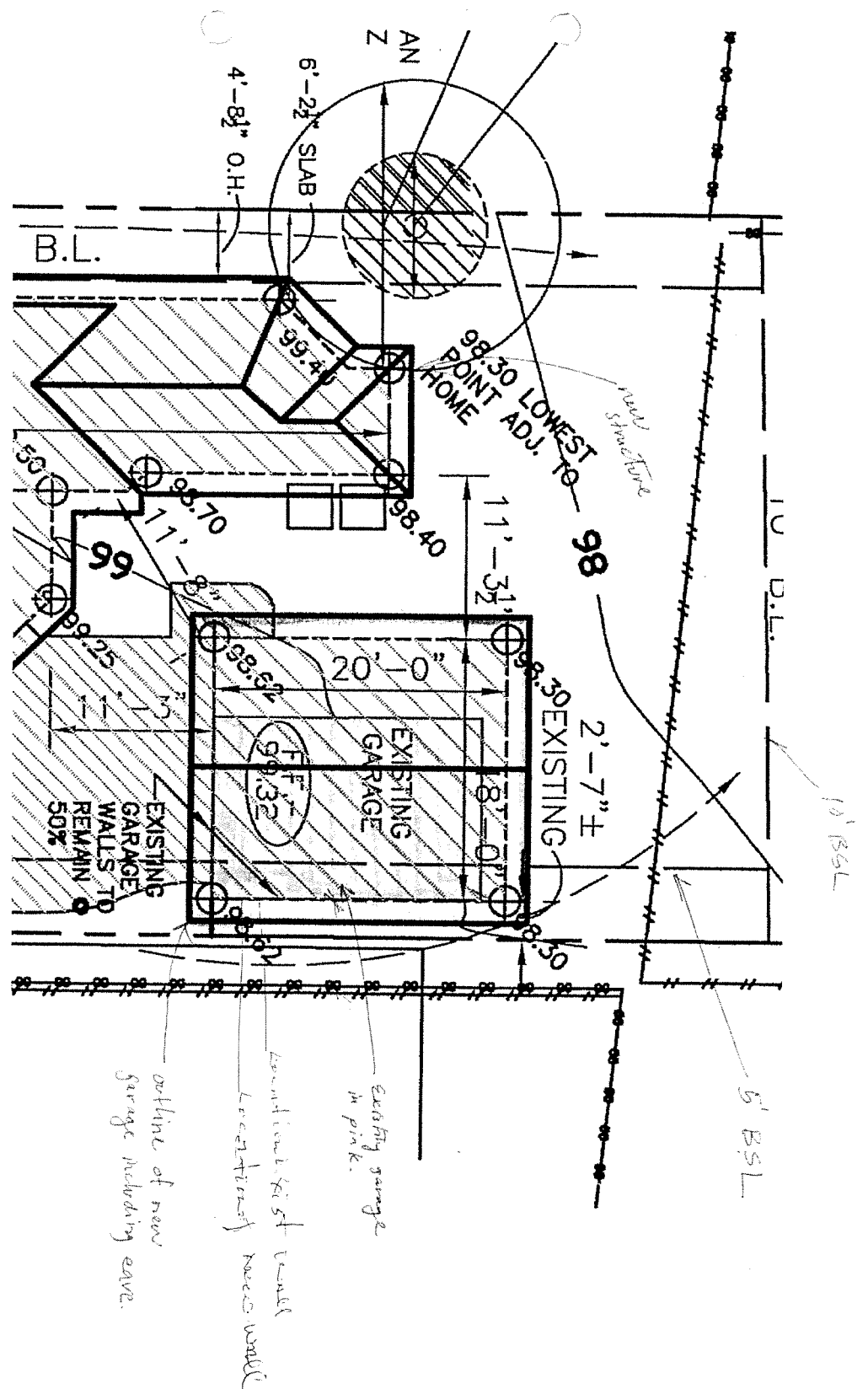
PLAN: CUSTOM
ADDRESS: 4710 SINCLAIR AVENUE
LOT: 6
BLOCK: 31



MILESTONE
COMMUNITY BUILDERS

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NOV 18 2014

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4710 SINCLAIR ROAD, AUSTIN, TX.

SCALE: 1" = 20'

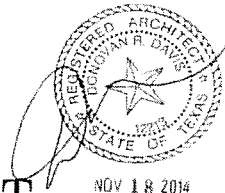
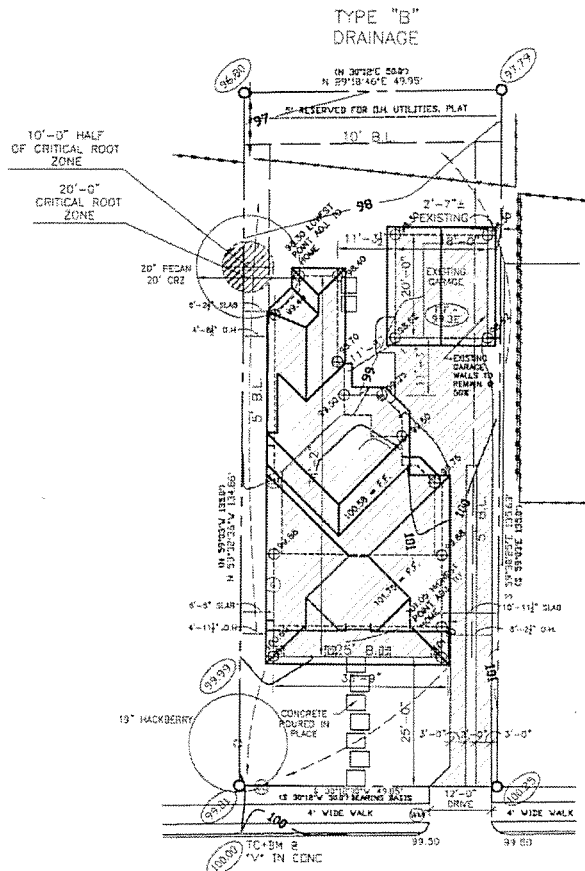


DANZE & DAVIS ARCHITECTS, INC.
4704 Spicewood Springs Rd., Suite 200 Austin, Texas 78736
512/343-0774 512/343-0779 (Fax) www.danze-davis.com

MILESTONE
COMMUNITY BUILDERS

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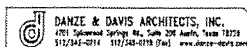


NOV 18 2014

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4710 SINCLAIR ROAD, AUSTIN, TX.

SCALE: 1" = 20'



MILESTONE

COMMUNITY BUILDERS

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BOARD OF ADJUSTMENT VARIANCE

PETITION FROM NEIGHBORS NEAR 4710 SINCLAIR

Dear fellow neighbors,

We are requesting a Board of Adjustment variance for our home that is currently under construction at 4710 Sinclair. The existing garage at the back is located approximately 2'-6" within the right 5' side setback. The garage was most likely built with the previous home over 70 years ago, which has since been moved to another location. The home was also built before side setbacks were neither in place nor enforced. Our original plan was to renovate the old garage, extend it by 8' making it a 2 car garage, and keep 50% of the structure (per City code) allowing the garage to stay within the setback encroachment. However, the poor condition of the garage makes renovation difficult and prohibitive, and possibly would cause the structure to fail beyond repair.

The variance request we will file is to allow us to demolish the existing structure and build a new and slightly bigger garage while maintaining the setback encroachment.

If you agree that the variance request will not adversely affect the neighborhood character nor cause negative impact to health and safety, we respectfully request your signature of approval.

With kind regards,

Steve Walkup *Anne Walkup*

Steve and Anne Walkup

We, the undersigned hereby support the variance request at 4710 Sinclair:

Name

Address

T. J. [Signature]

Donald H. [Signature]

For [Signature]

Ady [Signature]

[Signature]

[Signature]

Don Fuchs

Joan & Cale

Jill Ann [Signature]

[Signature]

4713 SINCLAIR AVE

4708 Sinclair Ave.

4806 Sinclair Ave.

4800 Sinclair Ave

4711 SINCLAIR AVE

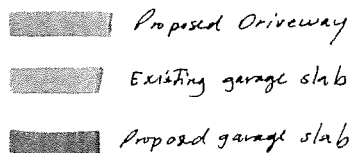
4709 Shoalwood Ave

4913 Shoalwood Avenue

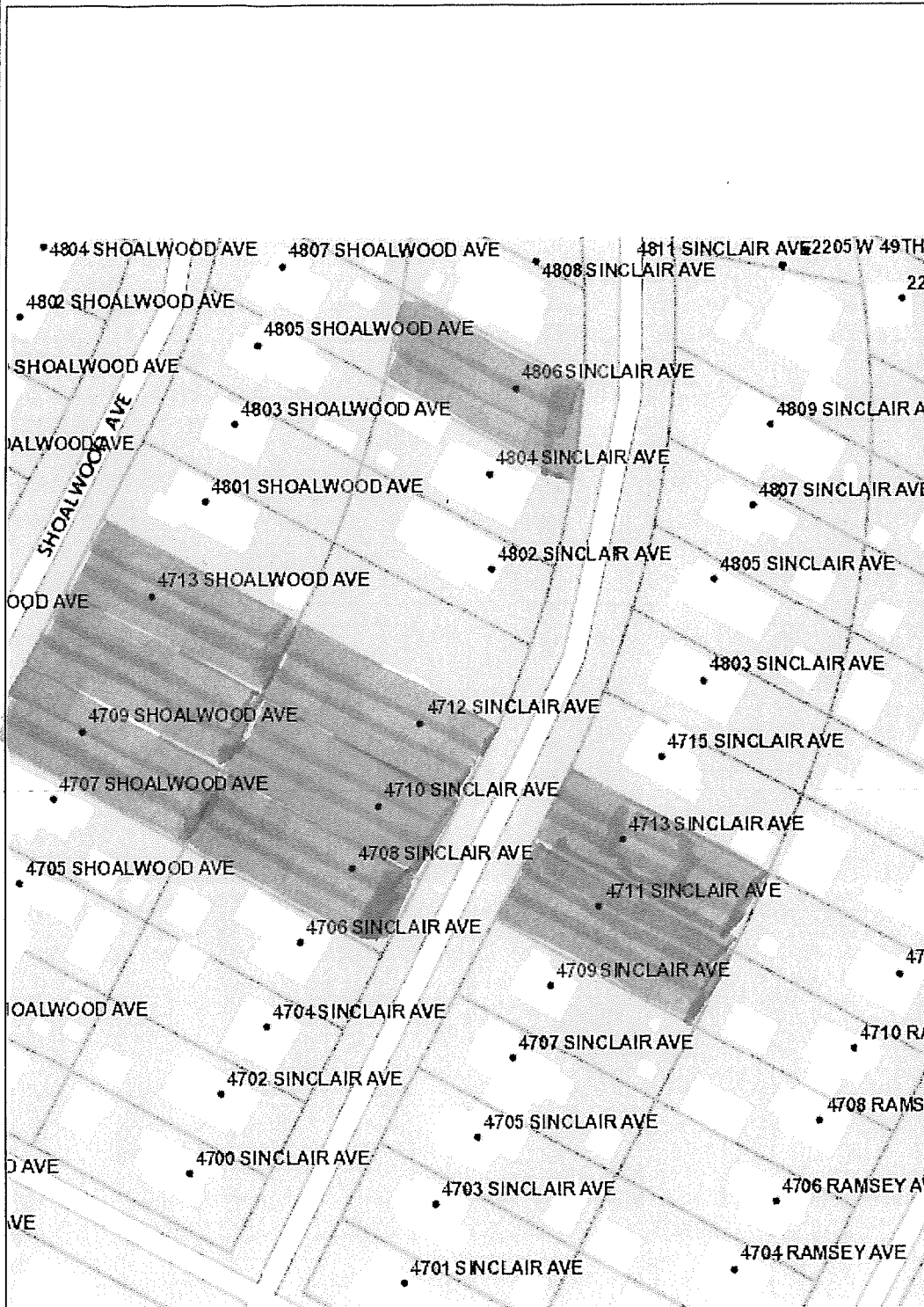
4712 Sinclair

[Signature]








[Signature]



CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
- Address Points



Neighbors signing petition



Subject Property

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