


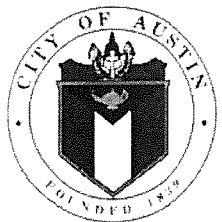


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0067
Address: 6006 DUNBURY 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" = 200'

Special Exception

CASE# C15-2015-0067
ROW# 11328074
TAX# 0225170220

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: 6006 Dunbury Dr.

LEGAL DESCRIPTION: Subdivision - Gaston Park

Lot(s) 11 Block H Outlot _____ Division _____

I/We Mary Jane Garza on behalf of myself/ourselves as authorized agent for
_____ affirm that on March 18, 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
carport

in a Residential district. SF-3-NP (Windsor Park)
(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:

The original carport is small and was only

for one car. My carport is larger and allows better use.

HARDSHIP:

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

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

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:

There are three other carports within a

block from my house. My carport is maintained.

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:

It will keep my cars off the street.

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

My carport passed a safety test and does not
create a safety hazard.

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 6006 Dunbury Dr.

City, State & Zip Austin TX 78723

Printed _____ Phone 512-467-7306 Date _____

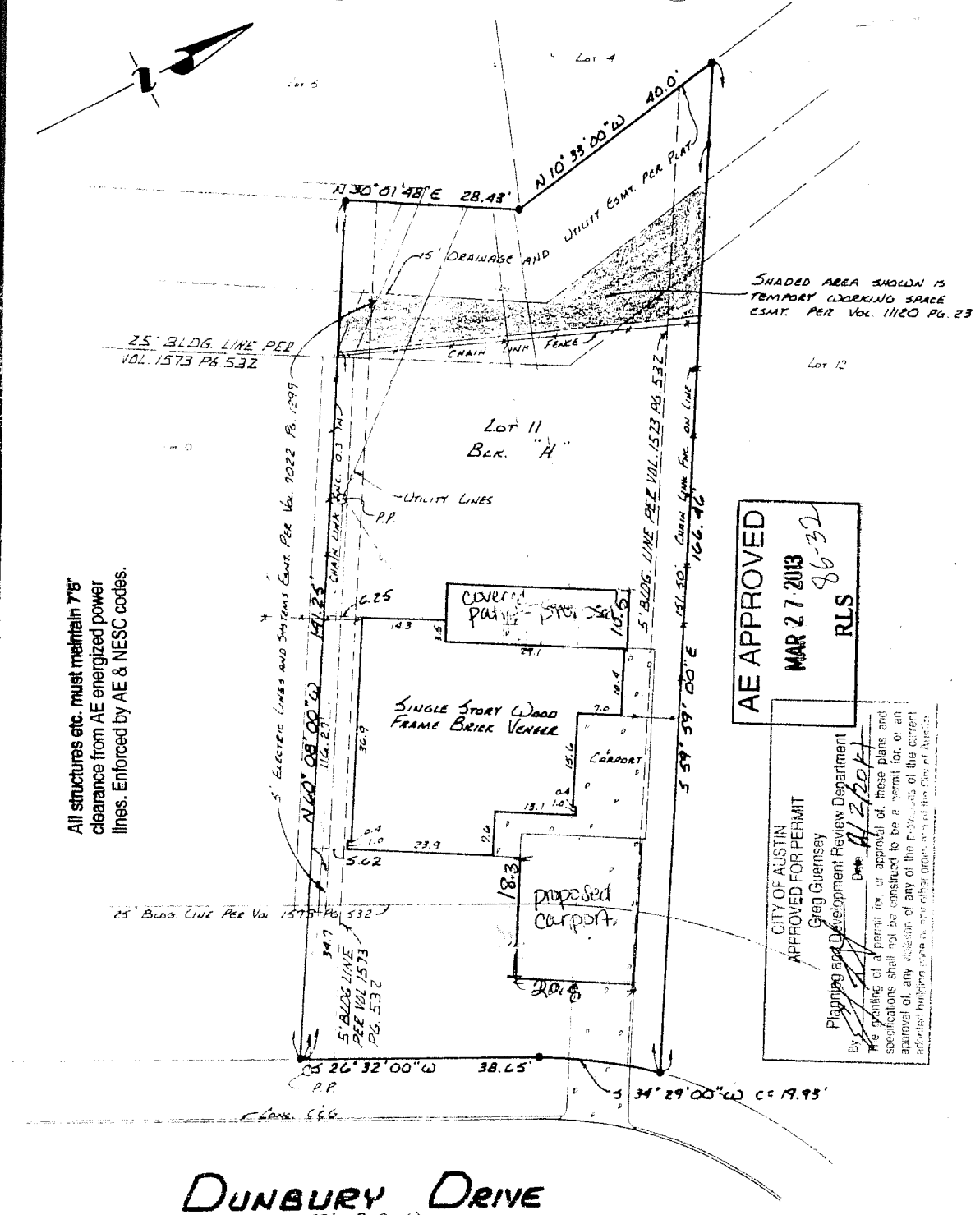
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

All structures etc. must maintain 7'8" clearance from AE energized power lines. Enforced by AE & NESC codes.



AE APPROVED
MAR 27 2013
86-32
RLS

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guernsey
 Planning and Development Review Department
 By: *[Signature]* Date: **4/2/2013**
 The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current ordinance building code or any other ordinance of the City of Austin.

DUNBURY DRIVE

PROPERTY SUBJECT TO RESTRICTION COVENANTS RECORDED IN VOL 1593 PG 532 MODIFIED IN VOL 1592 PG 422

Said lot is not in a special flood hazard area as identified by the Federal Emergency Management Agency on Community Panel No 480624-00400 dated **SEPT 27 1985**
 SURVEY NO. **90228**

PLAT OF SURVEY

All corners are iron rod found unless otherwise noted
 All building lines and easements shown hereon are per plat unless otherwise noted
 To the lien holders and/or the owners of the premises surveyed
 SCALE: 1" = 20'

LOT NO. 11 BLOCK NO. H ADDITION OR SUBDIVISION
GASTON PARK (Vol.) Book 7 Page 96
 STREET ADDRESS 6006 DUNBURY DRIVE CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR PAUL A. KNIGHT REFERENCE GARZA

STATE OF TEXAS, COUNTY OF TRAVIS
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.
 11940 Jollyville Road, Suite 110 North
 Austin, TX 78759
 (512) 335-3944 • (512) 250-8685 [FAX]



6006 DUNBURY DR *Leslie Vasterling* 10-10 '90

Genesis 1 Engineering Company

(T.B.P.E. Registered Firm # F-2565)

George A. Gonzalez, Jr. PE

Consulting Engineer

2605 Jones Rd. Suite E * Austin, Texas, 78745 * (512)899-2246 * (512)899-2203

Engineer1@genesis1engineering.com

Office

Fax

Date: September 30, 2014

TO: DEVELOPMENTAL SERVICES DEPARMENT
CITY OF AUSTIN
505 BARTON SPRINGS ROAD
AUSTIN, TEXAS 78704

RE: **Certification of Attached Carport Structural Framing Inspection**

The structural wood framing for the location referenced below was visually inspected by me or under my direct supervision.

SUBDIVISION: GASTON PARK SUDVISION

LOT: 11 BLOCK: H

ADDRESS: 6006 Dunbury Street, Austin Texas 78723


BUILDER: Ms. Mary Garza, Owner-Contractor

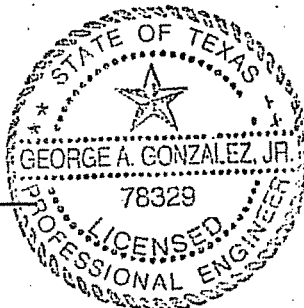
BUIDING PERMIT: Pending

All beams, columns, purlins, anchoring, wind bracing, and decking for the existing attached carport structure were inspected for design and proper placement and connection of structural members to insure the stability of the structure for the location mentioned above.

On the basis of this inspection, I certify that the superstructure has been constructed in accordance with the plans and specification mentioned above and that any additional bracing and/or structural members have been incorporated unto the framing to provide a structurally sound building in accordance with the City of Austin adopted 2012 Edition of the International Residential Code (IRC)

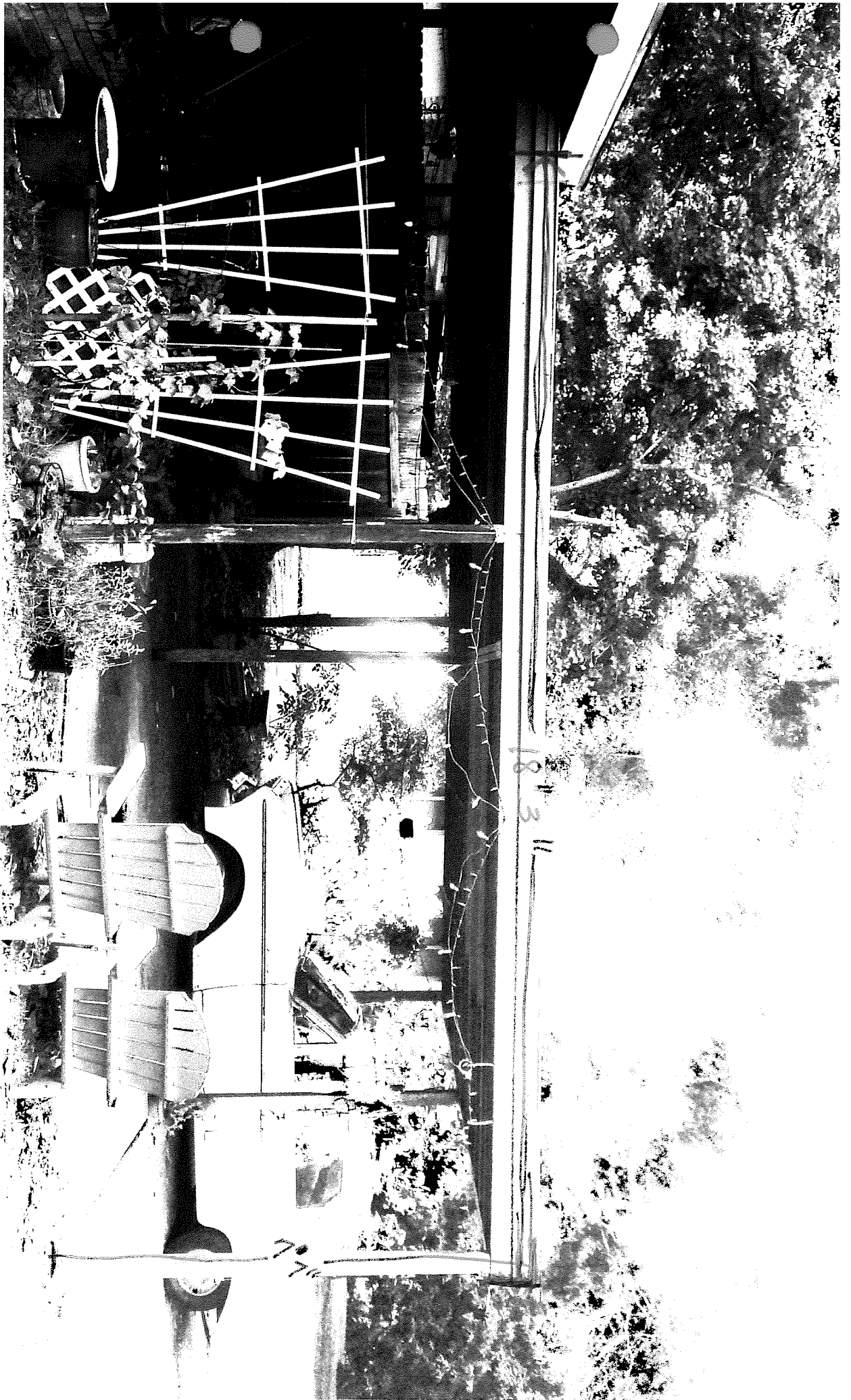
Respectfully,


By: George A. Gonzalez, Jr. PE
Texas Reg. # 78329



Date: 09/30/14





18 11 3 11

70 70

November 18, 2014
To: The City of Austin

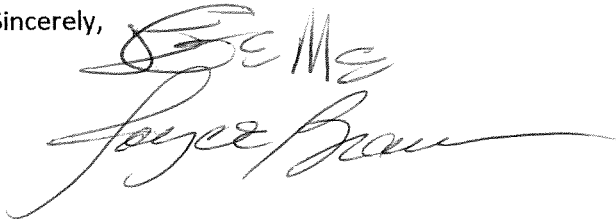
Esteemed person(s):

My wife Joyce and I have lived continuously at 1600 Chatham Avenue for over thirty years. From our front yard we can easily see the front yard of the property owned for many years by Mary Jane Garza at 6006 Dunbury, including the carport.

It has come to our attention some neighborhood verification is desired confirming the age of this carport in Ms. Garza's front yard. The carport has been there for many years now, certainly at least ten years. Construction on the carport started within a year or so of when we had to have a sewer line to the city main replaced in 2002.

We thought the carport a magnificent improvement at the time it was built, and still do.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Gjedde and Joyce Braun". The signature is written in dark ink and is positioned below the word "Sincerely,".

John Gjedde and Joyce Braun
1600 Chatham Avenue
Austin Texas 78723



I, Mary Jane Garza, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to keep my car port the way it is.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Jim Wilson	1611 Charters Ave	
Moel Arellano	1600 Briarcliff Blvd.	
John Giedde	1600 Chatham Ave	
Cludia Valencia	1702 Ophele Dr	



City of Austin BUILDING PERMIT

PERMIT NO: 2014-127820-BP
6006 DUNBURY DR

Type: RESIDENTIAL Status: Active
Issue Date: 01/07/2015 **EXPIRY DATE: 07/06/2015**

LEGAL DESCRIPTION Lot: 11 Block: H Subdivision: GASTON PARK						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Life Safety				ISSUED BY: Marcial Perez			
<p>*Special exception* repermitting expired BP: 2012-088478BP for a carport addition. Carport is in front building setback. Applicant has included letter from a neighbor stating that the carport has been there at least 10 years.</p>									
TOTAL SQFT New/Addn: 1,008		VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$0.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 0	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Contact	Phone	Contact	Phone
Applicant, Mary Jane Garza	(512) 467-7306	Owner, Mary Jane Garza	(512) 467-7306
General Contractor, Mary Jane Garza	(512) 467-7306		

<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	45.00	1/7/2015	Development Services Surchar	1.80	1/7/2015			
<u>Fees Total:</u>	<u>46.80</u>							

<u>Inspection Requirements</u>
Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<u>Comments</u>
Expired Permit Number: 2012-088478****Place a hold after building permit has been issued****

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



Address:	6006 Dunbury Dr.
Permit Number:	2014-127820
Property Owner Requesting Special Exception:	Mary Jane Garza

<p><u>Special Exception Requested:</u></p> <p>Carport located in front yard setback</p>
<p>Date Structure was originally constructed: as per COA GIS carport built sometime after 2006</p>

Date of Inspection:	1-27-2015
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	<p>The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection:</p> <ol style="list-style-type: none"> 1.

1997 Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

Code Donburg



Legend

☒ Lot Lines

☒ Streets

☒ Building Footprints

☒ Named Creeks

☒ Lakes and Rivers

☒ Parks

☒ County

☒ Lot ID

☒ Block ID

☒ Lot Line

☒ Zoning Text

☒ Zoning (Large Map Scale)

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CITY OF AUSTIN DEVELOPMENT WEB MAP

2003 Aerial

Legend

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

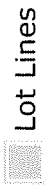


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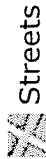
CITY OF AUSTIN DEVELOPMENT WEB MAP

2006 Aerial

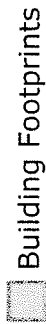
Legend



Lot Lines



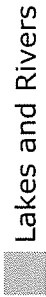
Streets



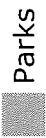
Building Footprints



Named Creeks



Lakes and Rivers



Parks



County










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CITY OF AUSTIN DEVELOPMENT WEB MAP

2008 Aerial



Legend

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








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CITY OF AUSTIN DEVELOPMENT WEB MAP

2009 Aerial



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
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-  Parks
-  County

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