

SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0094  
Address: 1608 W 10TH ST



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

1" = 200'

CITY OF AUSTIN APPLICATION TO BOARD  
OF ADJUSTMENT GENERAL  
VARIANCE/PARKING VARIANCE

CASE#  
TAX# C15-2015-00943 95  
TCADV  
ROW# 11 367655  
TAX# 0111030420  
see also  
(S.E.)  
2/25

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.

STREET ADDRESS: 1608 w 10<sup>th</sup> st

LEGAL DESCRIPTION: Subdivision – ABS 697 SUR 7 SPEAR G W Lot(s)  
15 Block 15 Division I, Kris Hooker on behalf of myself as authorized agent  
for Kris Hooker and Susana Gomez

I affirm that on May 25th, 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

(ad West Austin)

Our existing carport within setbacks as a special exception in a SF3 NP district. (zoning  
district) + 63.31% impervious cover

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):

13/35

**REASONABLE USE:**

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

Existing carport is within the front and side setback and out of compliance. Existing impervious coverage is 58.12%. We are planning an addition and would like to keep our carport and will need a variance for impervious cover as well as an exception for the carport.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:
  - Carport was present when we bought the house in 2002 and we use it for vehicle coverage.
  - Carport is part of fence and removing would change the look of the house as well as the privacy fence.
  - Vehicle and foot traffic on street have grown significantly due to a growing commercial presence and the carport provides covered off street parking as well as a privacy buffer to the increased traffic.
  - Lot is small 4163 sf and to comply with 40% impervious coverage we would need to remove most if not all walkways, driveways, and carport however we are required to maintain 2 off street parking spaces.

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

Our lot was subdivided at some point so it is smaller than many other lots on the street however it is just barely over the 4000 sf size to qualify for small lot amnesty.

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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:

The carport and other impervious cover have been present for at least 15 years. The carport fits in with the character of the house and neighborhood.

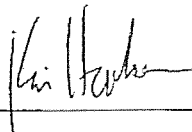
**PARKING:** (Additional criteria for parking variances only.)

NA

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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.

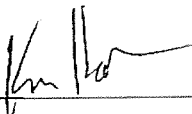
**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1608 W 10th St

City, State & Zip Austin TX 78703

Printed Kris Hooker Phone 512-297-8451 Date 5/25/2015

**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  Mail Address 1608 W 10th St

City, State & Zip Austin TX. 78703

Printed Kris Hooker Phone 512-297-8451 Date 5/25/2015

NANCY BARBOUR  
0.1692 ACRE  
(VOL. 11460, PG. 510)

JOHNNIE BOULDWIN  
0.476 ACRE  
VOL. 3872, PG. 254

SCALE 1" = 20'

RICHARD HARDIN  
0.30 ACRE  
(DOC. NO. 2007219351)

T.B.M.  
"X" FOUND  
ELEV. = 545.71'  
NAVD 1988 DATUM USED

W. 10TH STREET

P.O.B.

#### IMPERVIOUS COVERAGE CALCULATIONS

RESIDENCE: 1,365.92 SQ. FT.  
CONCRETE PLANTER: 12.19 SQ. FT.  
DRIVEWAY: 183.22 SQ. FT.  
WOOD DECK: 63 SQ. FT.  $\times 2 = 126$  SQ. FT.  
CONCRETE WALK: 191.37 SQ. FT.  
CONCRETE PATIO: 156.27 SQ. FT.  
STONE: 343.37 SQ. FT.  
COVERED CONCRETE: 98.0 SQ. FT.  
MISC. CONCRETE: 19.2 SQ. FT.  
WOOD SHED: 11.72 SQ. FT.  
A/C: 6.91 SQ. FT.

TOTAL IMPERVIOUS COVERAGE: 2,419.47 SQ. FT.  
BOUNDARY: 4,163.07 SQ. FT.

PERCENTAGE OF IMPERVIOUS COVERAGE: 58.12%

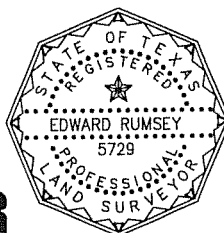
#### RESTRICTIONS:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

BEING 0.10 OF AN ACRE OF LAND, BEING A PART OF LOT 15, OF A 250 ACRE SUBDIVISION OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN SUSANA GOMEZ AND KRISTOPHER HOOKER 0.095 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2002208128, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.10 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STREET ADDRESS 1608 W 10TH STREET

REFERENCE NAME SUSANA M. GOMEZ and KRISTOPHER S. HOOKER



**ALLSTAR**  
Land Surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

TO THE LEND HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED  
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE  
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE  
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO  
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS  
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD, AND HAS A ZONE "X"  
RATING AS SHOWN ON THE FLOOD  
INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48453C0445H  
PANEL: 0445H  
DATED: SEPTEMBER 26, 2008  
THIS CERTIFICATION IS FOR INSURANCE  
PURPOSES ONLY AND IS NOT A GUARANTEE  
THAT THIS PROPERTY WILL OR WILL NOT  
FLOOD. CONTACT YOUR LOCAL FLOOD  
ADMINISTRATOR FOR THE CURRENT STATUS  
OF THIS TRACT.

SURVEY DATE	JANUARY 28, 2015
TITLE CO.	-
G.F. NO.	-
JOB NO.	A0107315
FIELDED BY	CHRIS ZOITNER 01/20/2014
CALC. BY	EDWARD RUMSEY 01/21/2014
DRAWN BY	ADRIEL LOPEZ 01/22/2014
RPLS CHECK	EDWARD RUMSEY 01/28/2014

113

JOHNNIE BOULDWIN  
0.476 ACRE  
VOL. 3872, PG. 254

NANCY BARBOUR  
0.1692 ACRE  
(VOL. 11460, PG. 510)

SCALE 1" = 20'

RICHARD HARDIN  
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(DOC. NO. 2007219351)

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









P.O.B.

W. 10TH STREET

# IMPERVIOUS COVERAGE CALCULATIONS

RESIDENCE: 1,365.92 SQ. FT.  
CONCRETE PLANTER: 12.19 SQ. FT.  
DRIVEWAY: 183.22 SQ. FT.  
WOOD DECK: 63 SQ. FT. + 2 = 31.5 SQ. FT.  
CONCRETE WALK: 191.37 SQ. FT.  
CONCRETE PATIO: 156.27 SQ. FT.  
STONE: 343.37 SQ. FT.  
COVERED CONCRETE: 98.0 SQ. FT.  
MISC. CONCRETE: 19.2 SQ. FT.  
WOOD SHED: 11.72 SQ. FT.  
A/C 6.91 SQ. FT.

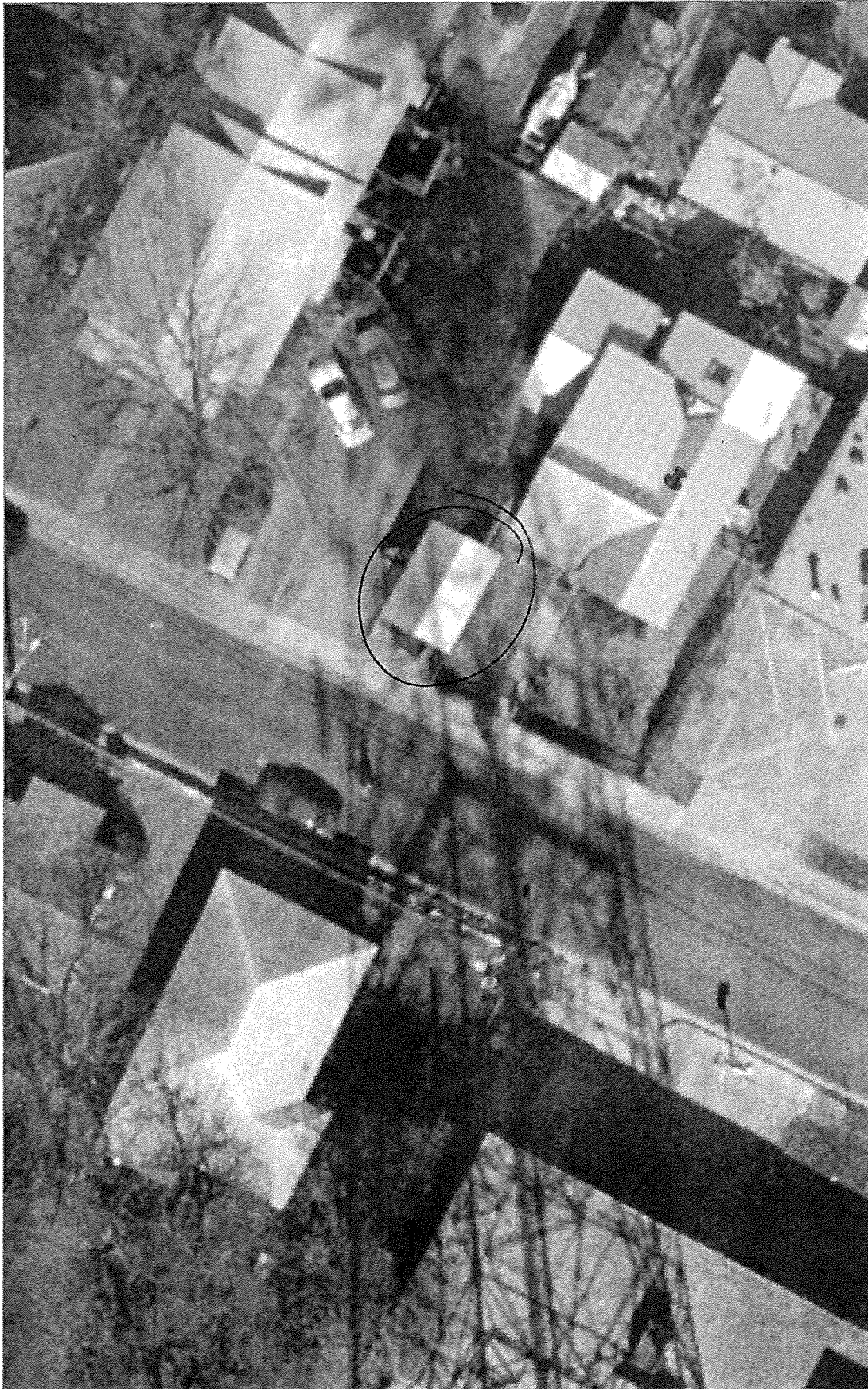
## LEGEND

-  MAG NAIL FOUND
-  1/2" ROD FOUND
-  "X" SCRIBE FOUND IN CONC.
-  AIR CONDITIONER
-  RECORD INFORMATION
-  WATER METER
-  OVERHEAD UTILITY LINE(S)
-  WOOD FENCE
-  15"/10.5" PECAN
-  P.O.B.








1608 W. 10<sup>th</sup>

CITY OF AUSTIN DEVELOPMENT WEB MAP

2003 Aerial



Legend

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

M5  
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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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.










# 1997 Aerial CITY OF AUSTIN DEVELOPMENT WEB MAP

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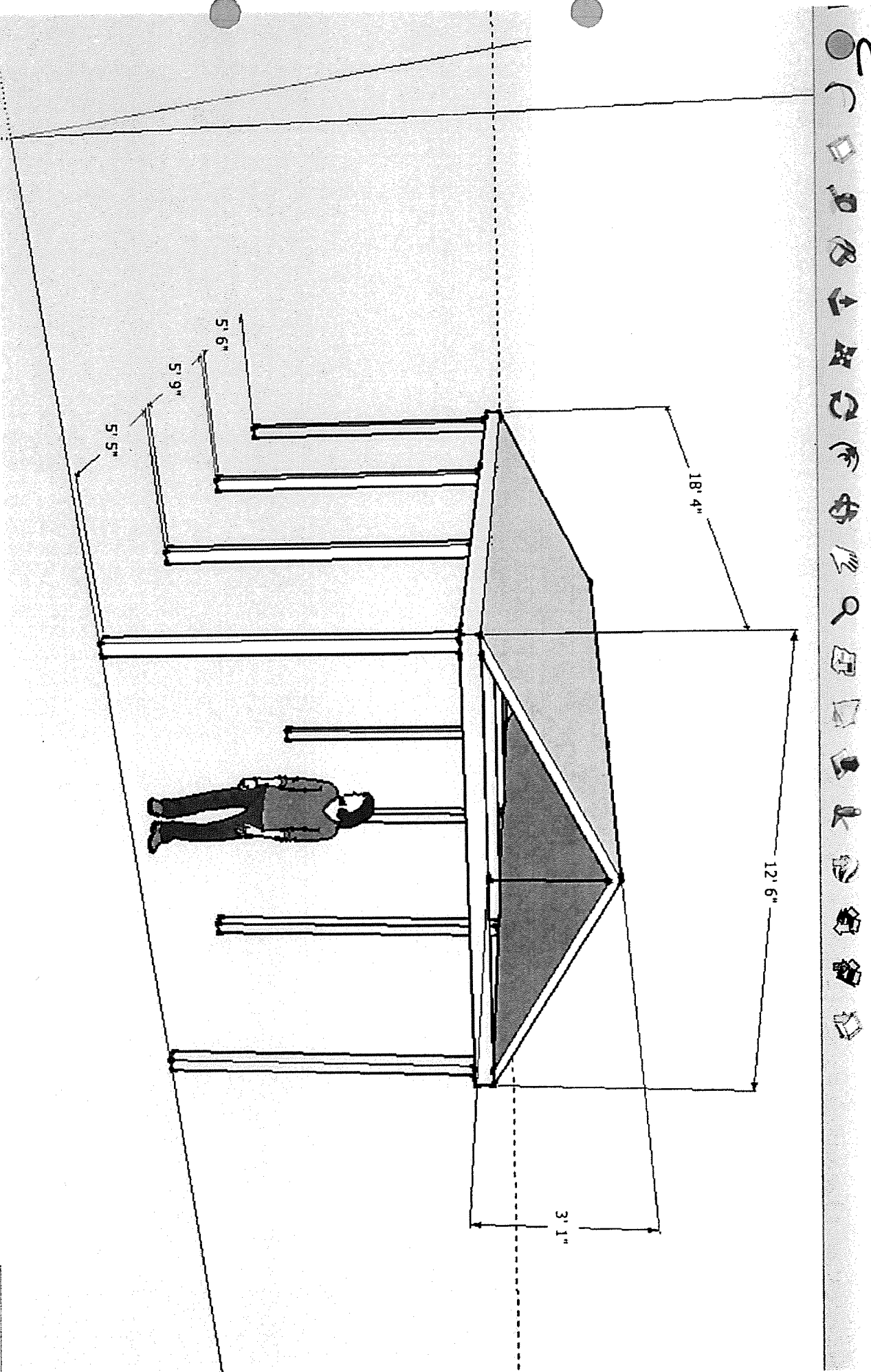
## Legend

-  Lot Lines
-  Streets
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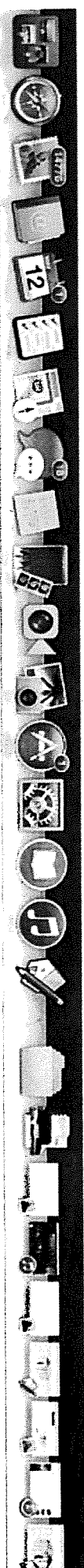
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AutoSave\_carport-.skp - SketchUp



Select objects. Shift to extend select. Drag mouse to select multiple.

Measurements





BS  
=

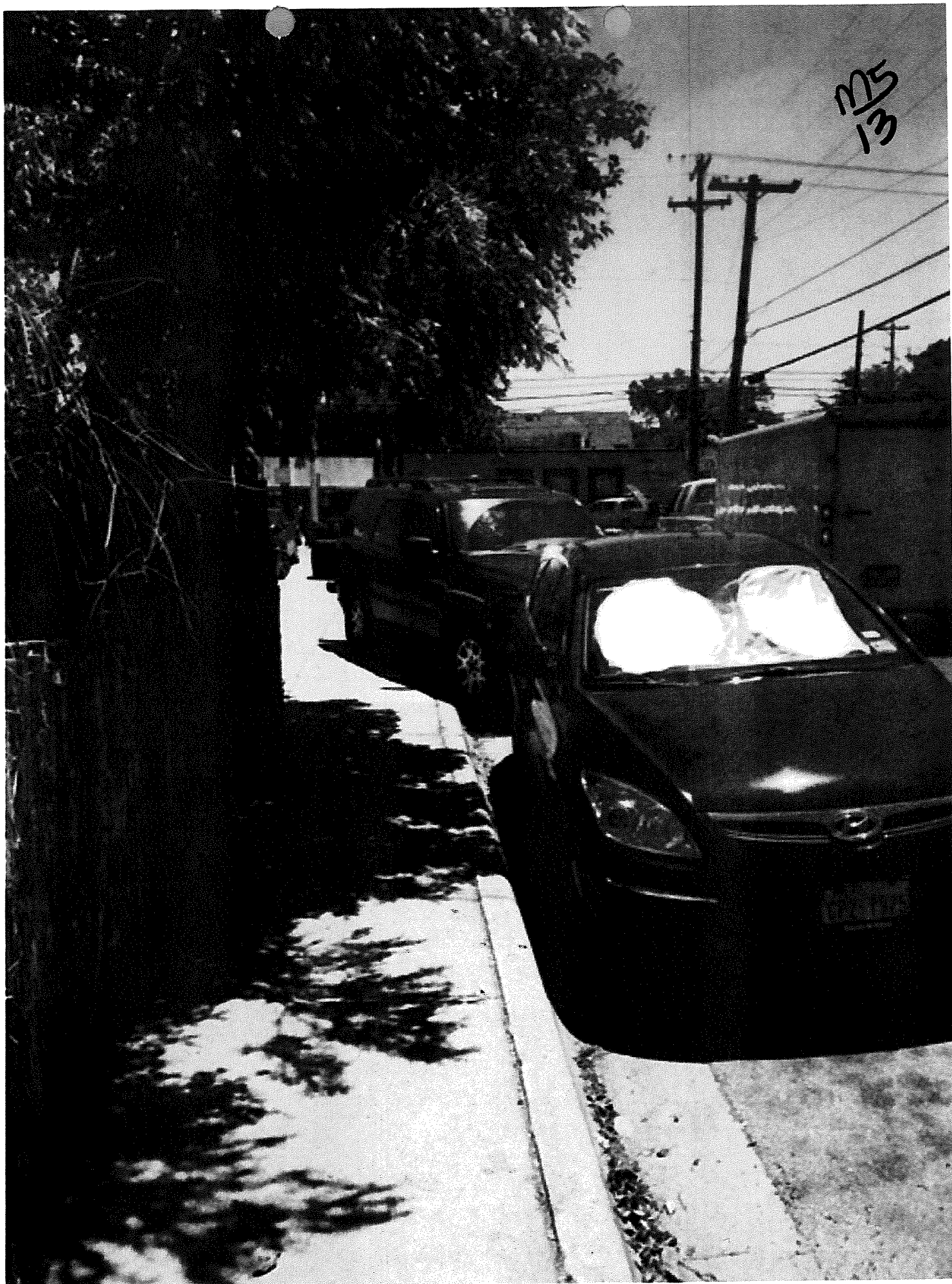


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C15-2015-0094

Application to Board of Adjustments for special exception to maintain existing carport and impervious coverage.

175  
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Variance to Maintain Impervious Coverage

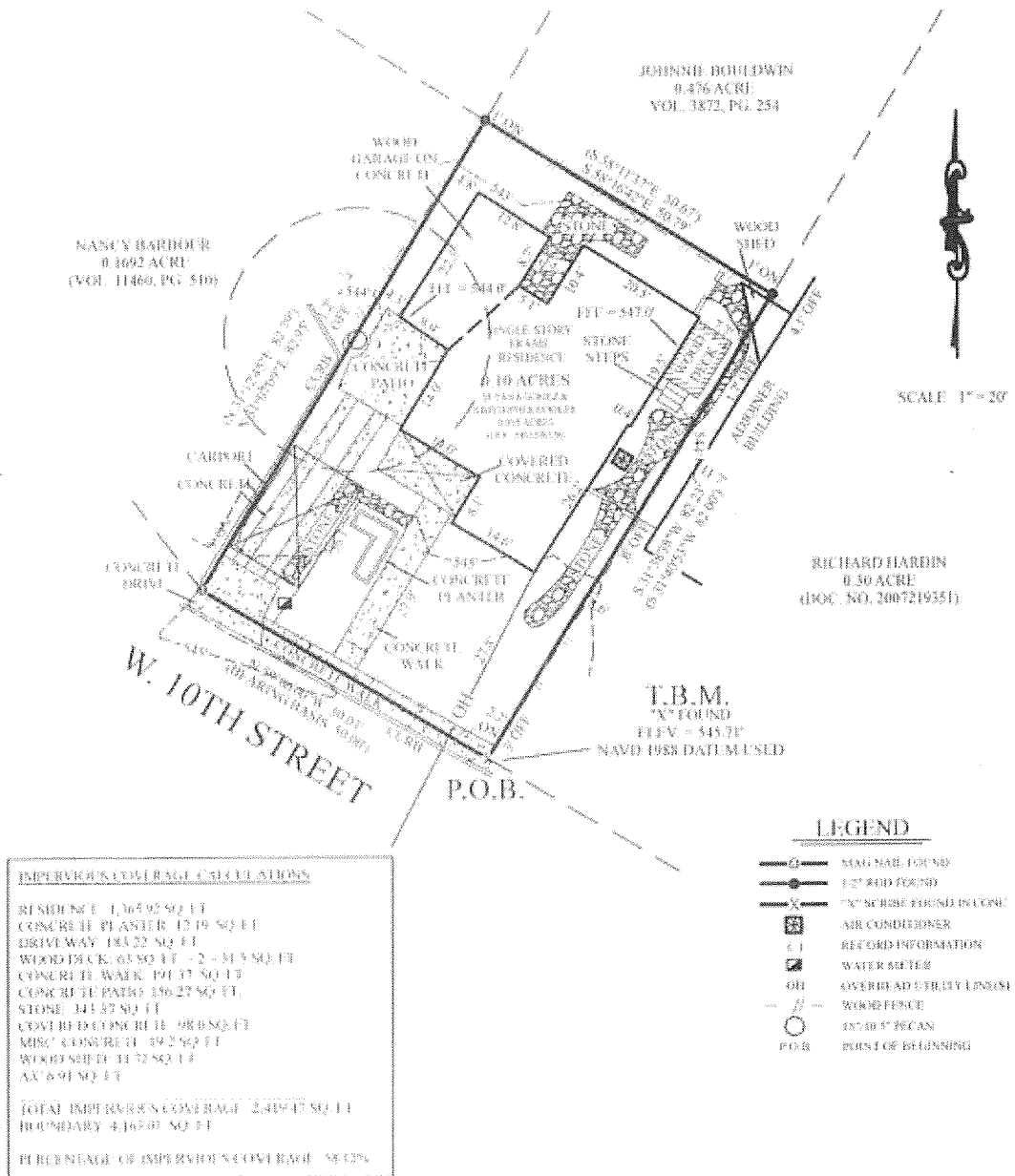


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Reasonable Use:

- Current SF3 zoning allows 45% maximum impervious coverage with a minimum lot size of 5750 sf.
- Our lot is 4163 sf so our max impervious coverage allowed is 1,874.25.
- Currently our survey shows 58.12% impervious. If you factor in the additional space under the carport that is not calculated on survey we are at 60.28% impervious.
- In order to comply with zoning we would need to remove something within existing essential impervious coverage like:
  - House – 1365.92 sf
  - Driveway and Carport Patio making up the mandatory 2 x 17' deep car parking – 339.49 sf
  - Covered Concrete "front porch" – 98 sf
  - Back Deck to back yard – 31.5 sf
  - Concrete walk – 191.37 sf
  - TOTAL of 2026.28 sf

175  
16



REMARKS:

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF TEXAS, AND THE SURVEYOR'S CERTIFICATE OF TITLE IS HEREBY FILED FOR THE PUBLIC RECORDS FOR THE COUNTY OF DALLAS, TEXAS.

Hardship:



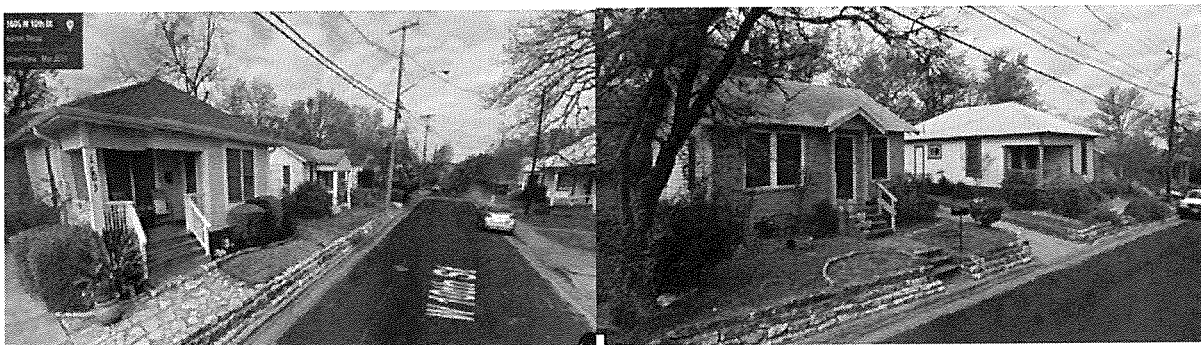
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- If our lot met the SF3 minimum lot size of 5750 sf we would be 43.64% impervious coverage and would be able to comply with zoning however our lot is small at 4163 sf pushing us to 60%.

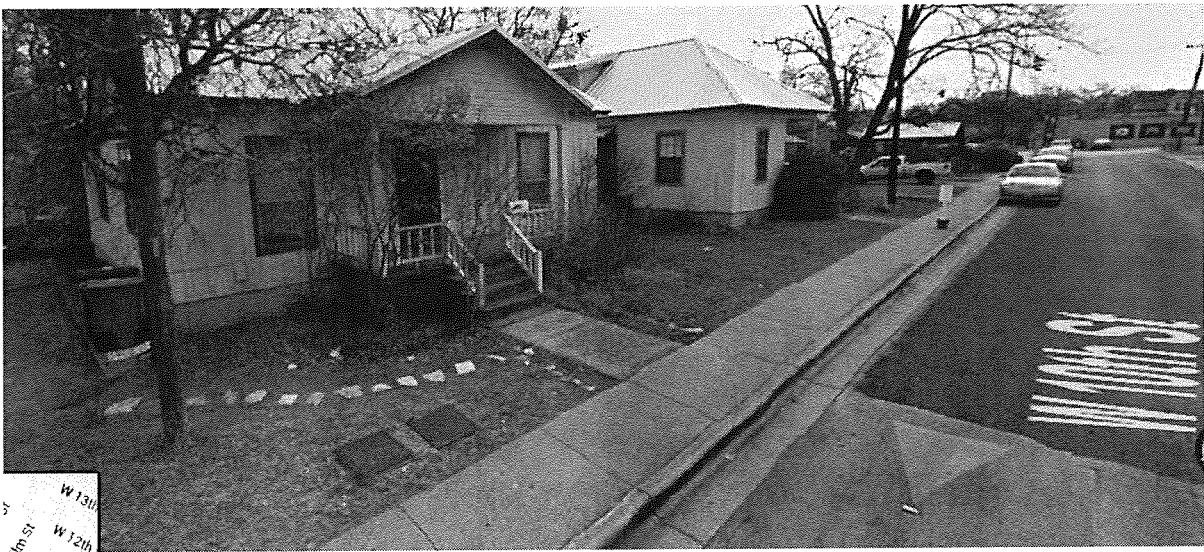


#### Area Character

- Houses in neighborhood are a mix of substandard and standard lots.
- Many neighboring small lots on street do not comply with SF3 zoning regulations and are also over 45% impervious coverage



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Neighborhood Support:

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I, the undersigned, am applying for a variance from the Board of Adjustment regarding Section 20.2.024 of the Land Development Code. The variance would allow a building to be constructed on the property.

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

Property Owner Name	Address	Signature
Mike Anderson	818 Palmdale	[Signature]
Patricia Pitt	622 W 10th St	[Signature]
Sharon Miller	1622 W 10th	[Signature]
J. P. Smith	1704 W 10th	[Signature]
Michelle Kellie	1716 W 10th	[Signature]
Patricia Boucher	1716 W 10th	[Signature]

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

Property Owner Name (Printed)	Address	Signature
Thomas Wheeler	1607 W 10th St	[Signature]
Frank Adams	1605 W 10th	[Signature]
Robert Harrison	1606 W 10th St	[Signature]
Linda Bayler	1613 W 10th St	[Signature]
Cynthia Bayler	1609 W 10th St	[Signature]
Robert Bayler	1622 W 10th St	[Signature]

CCDC Support

**From:** Mary Reed [mailto:maryreed@clarksvilleccdc.com]  
**Sent:** Thursday, May 21, 2015 5:55 AM  
**To:** Heldenfels, Leane  
**Cc:** Kris Hooker  
**Subject:** Variance Request Related to 1608 West 10th Street

To Whom it May Concern:

The board of directors of the Clarksville Community Development Corporation (CCDC) is the neighborhood organization for historic Clarksville, where 1608 West 10<sup>th</sup> Street is located. At its May 19<sup>th</sup> meeting, the board voted unanimously to support

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/20

Kris and Susana Hooker's variance request.

Please get in touch if you have any questions.

My Best,

Mary Reed

President, CCDC

Mary Reed

MR•PR

1101 Charlotte Street

Austin, TX 78703

512 441 5212

[www.get-your-message-out.com](http://www.get-your-message-out.com)

<http://www.linkedin.com/pub/mary-reed/2/b10/387>

OWANA Support

- I met with OWANA board members on May 26<sup>th</sup> and they recommended support from neighbors in particular my immediate next door neighbor at 1610 W 10<sup>th</sup> st. I was not able to

3/5  
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reach the owner Nancy Barbour in person who lives in Houston and uses the property for investment. I did write her a letter as recommended by OWANA however I have not received a response.

*Dear Nancy Barbour,*

*I am contacting you regarding your duplex on 1610 W 10<sup>th</sup> St Austin TX 78703. I am your next door neighbor at 1608 W 10<sup>th</sup> St and I am applying for a variance for my existing carport. My wife, Susana Gomez and I purchased the property in 2002 and the carport had been erected by the previous owner however he failed to get a permit. It is currently within the setback and I need to apply for a special exception through the board of adjustments to keep it. I am contacting all of my neighbors in hope of support or an understanding of any concerns. We use the carport and do not want to remove it. Please feel free to reach out by phone if you have questions and I would appreciate an email letting me know that you received this letter and if you support or not. Thanks very much for you time to read and respond!*

*Sincerely,*

*Your Austin neighbor,*

*Kris Hooker, Susana Gomez*

*1608 W 10<sup>th</sup> St Austin TX 78703*

*512 297 8451*



## Heldenfels, Leane

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**From:** Barr, Susan  
**Sent:** Thursday, May 14, 2015 5:15 PM  
**To:** [REDACTED]  
**Cc:** Heldenfels, Leane  
**Subject:** PR #15-056721\_1608 W. 10th St

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22

Kris,

The permit application for the subject property has been approved. The bldg. permit(s) will be available for purchase through the Permit Center (1<sup>st</sup> floor 8-3pm M-F) beginning TOMORROW.

**PLEASE NOTE:** Please also note that the building coverage is to include the carport which brings the site's building coverage to 38% which is under the 40.00% maximum. However, in addition to this special exception life safety BOA hearing, you will also need to seek a BOA variance for the property's impervious cover limit of 63.31% which now includes the carport.

Best Regards,

Susan

Susan E. Barr, AIA, LEED AP BD+C, CDT

Senior Planner  
City of Austin Development Services Department, Residential Review  
(512) 974-2923  
505 Barton Springs Rd, 2nd floor  
Austin, TX 78704

\*\* We are currently experiencing a high volume of activity. We make every effort to respond to you by the end of the next business day. Thank you in advance for your patience. \*\*

\*\*\*NEW HOURS\*\*\* Effective January 28<sup>th</sup>, 2013  
Intake: Mon 8-11am, Wed 8-11am & 1-3pm, Fri 8-11am  
General Information Walk-Ins: Mon/Wed/Fri 8-11am  
CLOSED TUESDAY & THURSDAY (to perform reviews)

## Heldenfels, Leane

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**From:** Mary Reed ~~████████████████████~~  
**Sent:** Thursday, May 21, 2015 5:55 AM  
**To:** Heldenfels, Leane  
**Cc:** Kris Hooker  
**Subject:** Variance Request Related to 1608 West 10th Street

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23

To Whom it May Concern:

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Kris and Susana Hooker's variance request.

Please get in touch if you have any questions.

My Best,

Mary Reed

President, CCDC

7/5  
24



I, Kris Hooker, am applying for a variance from the Board of Adjustment regarding Section 25-2-1064 of the Land Development Code. The variance would allow me the ability to Maintain my existing carport and impervious coverage

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

Property Owner Name (Printed)	Address	Signature
Mike Andrews	1619 Palma Plaza	[Signature]
Katherine Britt	1620 W. 10th Street	[Signature]
Garrett Plantz	1622 W. 10th	[Signature]
Sharon Miller	1704 W. 10th	[Signature]
J. PATRICK SUTTON	1706 W. 10th	[Signature]
Michele Kelso	1718 W. 10th	[Signature]
BRENT BOCKHOLT	1716 W. 10th	[Signature]



