


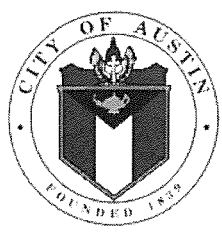




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0098  
Address: 5400 FAIRMONT



1" = 200'

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.

CASE# C15-2015-0098  
ROW# 11367697  
TAX# 0412131419

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

+ 99 SE for metal  
sheds  
in side setback

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

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

STREET ADDRESS: 5400 Fairmont

LEGAL DESCRIPTION: Subdivision – LOT 2 BLK A FAIRMONT PARK SEC 2

I/We Bill Davis on behalf of myself/ourselves as authorized agent for

Myself affirm that on April 17, 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)**

X ERECT \_\_\_\_\_ ATTACH \_\_\_\_\_ COMPLETE \_\_\_\_\_ REMODEL \_\_\_\_\_

25-2-492(d) to erect a 28'x10', 2 bay carport in the front yard setback with a 0' setback from the front property line.

in a SF3 - NP (Westgate) 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:

The SF3 lot is a corner lot with a 1600 SF residence. The residence is accommodating a growing family and I prefer to keep the residence which belonged to my mother and father who have since passed away. I prefer to live in the house but need to park my two vehicles in the driveway. And am needing to protect the vehicles from the elements, two large trees, and potential theft or other vandalism. Other site's within my neighborhood have a carport. No one seems to care and, in fact, supports the covered parking because we all live in small houses. My carport was built by a contractor without a permit and I did not know one was needed. I'm asking the board to consider letting me keep the carport or some part of it because it seems reasonable to allow covered parking instead of forcing one to move out of the neighborhood to a larger house, or adding an addition to the house that would look out of place.

**HARDSHIP:**

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

Although the lot is 10,000+ SF, it is a corner lot and I cannot use a large portion of the yard to install a parking structure along the side area due to the 15' street side yard setback. There are also two very large ash trees that I prefer to keep in place. They add aesthetic value and a great deal of shade in the summer time to help with AC bills. The trees tend to drop branches at times and I initially installed the carport to protect the cars from tree damage. However I have since found that the carport is deterring theft and protecting the cars from the elements. To install a carport to the side of the house would require removal of one of the Ash trees and look very out of place on the corner lot. It may also block intersecting traffic's line of sight.

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

There are no known other carports in the area on a corner lot that have two large trees on either side of the parking area.

**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 does not appear to alter the character of the area nor impair the purpose of the regulations at the site. I've spoken to many neighbors who support my request. There is also a carport across the street from me.

---

**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 5400 Fairmont Circle

City, State & Zip Austin Texas 78745

Printed Bill Davis Phone \_\_\_\_\_ Date April 17, 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 5400 Fairmont Circle

City, State & Zip Austin Texas 78745

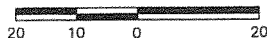
Printed Bill Davis Phone \_\_\_\_\_ Date April 17, 2015

Waterloo Surveyors Inc.  
**SURVEY PLAT**  
LOCATIVE SURVEY

J14427

SCALE: 1" = 20'

GRAPHIC SCALE



**LEGEND**

- FIR
- 1/2" IRON ROD FOUND
- ▲ CALCULATED POINT
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊞ SIGN
- ( ) RECORD INFORMATION

**OWNER:**

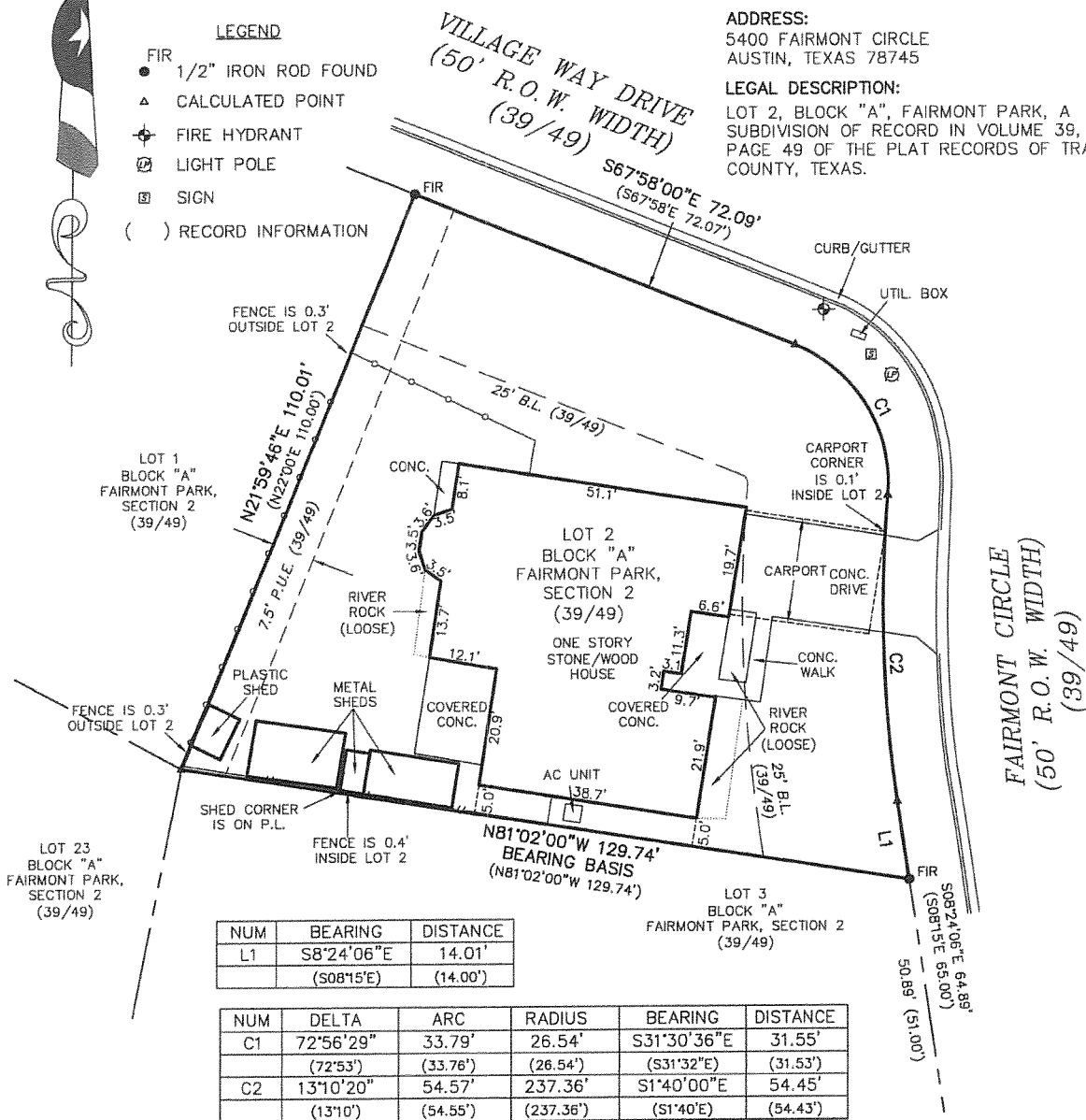
WILLIAM B. DAVIS

**ADDRESS:**

5400 FAIRMONT CIRCLE  
AUSTIN, TEXAS 78745

**LEGAL DESCRIPTION:**

LOT 2, BLOCK "A", FAIRMONT PARK, A  
SUBDIVISION OF RECORD IN VOLUME 39,  
PAGE 49 OF THE PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS.



NUM	BEARING	DISTANCE
L1	S8°24'06"E	14.01'
	(S08°15'E)	(14.00')

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	72°56'29"	33.79'	26.54'	S31°30'36"E	31.55'
	(72°53')	(33.76')	(26.54')	(S31°32"E)	(31.53')
C2	13°10'20"	54.57'	237.36'	S1°40'00"E	54.45'
	(13°10')	(54.55')	(237.36')	(S1°40'E)	(54.43')

IMPERVIOUS COVER  
HOUSE - 2535 SQ. FT.  
CONCRETE FLATWORK  
(PORCHES, DRIVES, AC, WALKWAYS)-861 SQ. FT.  
SHEDS - 380 SQ. FT.  
TOTAL IMPERVIOUS 3,756 SQ. FT.

LOT AREA 10,385 SQ. FT.

IMPERVIOUS % = 36

**TITLE COMMITMENT NOTE:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT  
OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT  
TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT  
SHOWN HEREON. NO ADDITIONAL EASEMENT  
RESEARCH WAS DONE FOR THE PURPOSE OF THIS  
SURVEY.

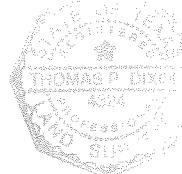
State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the  
property legally described hereon and is correct, and this survey substantially  
complies with the current Texas Society of Professional Surveyors Standards and  
Specifications for a Category 3 Condition II Survey.

I certify that the property shown hereon IS NOT within a special flood  
hazard area as identified by the Federal Insurance Adm. Department of HUD  
Flood hazard boundary map revised as per Map Number: 48453C0585H

Zone: X Dated: September 28, 2008  
Dated this the 30th day of April, 2015.

Thomas P. Dixon R.P.L.S. 4324





Google earth



Waterloo Surveyors Inc.  
**SURVEY PLAT**  
 LOCATIVE SURVEY

J14427

SCALE: 1" = 20'  
 GRAPHIC SCALE



**LEGEND**

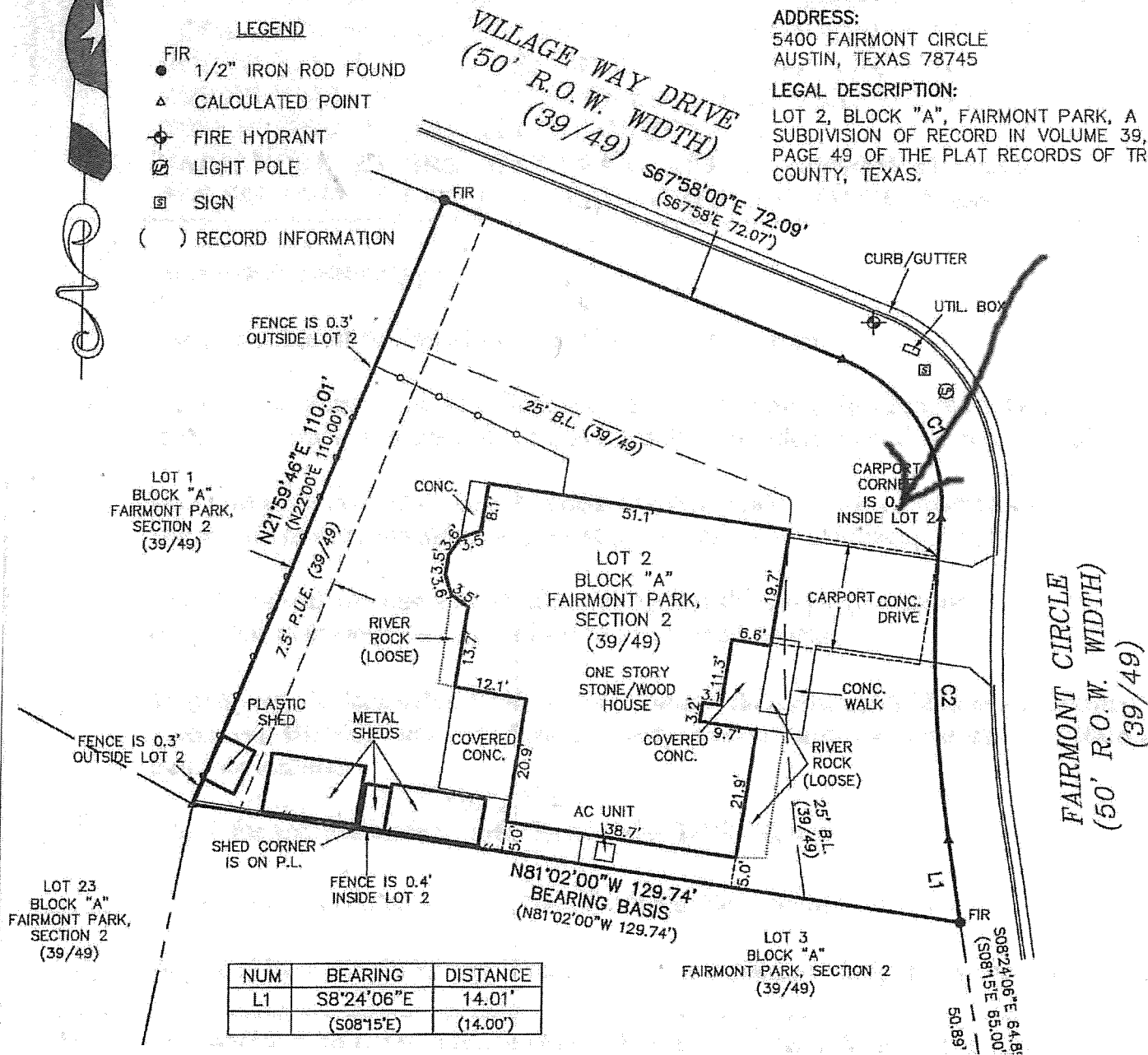
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- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊞ SIGN
- ( ) RECORD INFORMATION

OWNER:  
 WILLIAM B. DAVIS

ADDRESS:  
 5400 FAIRMONT CIRCLE  
 AUSTIN, TEXAS 78745

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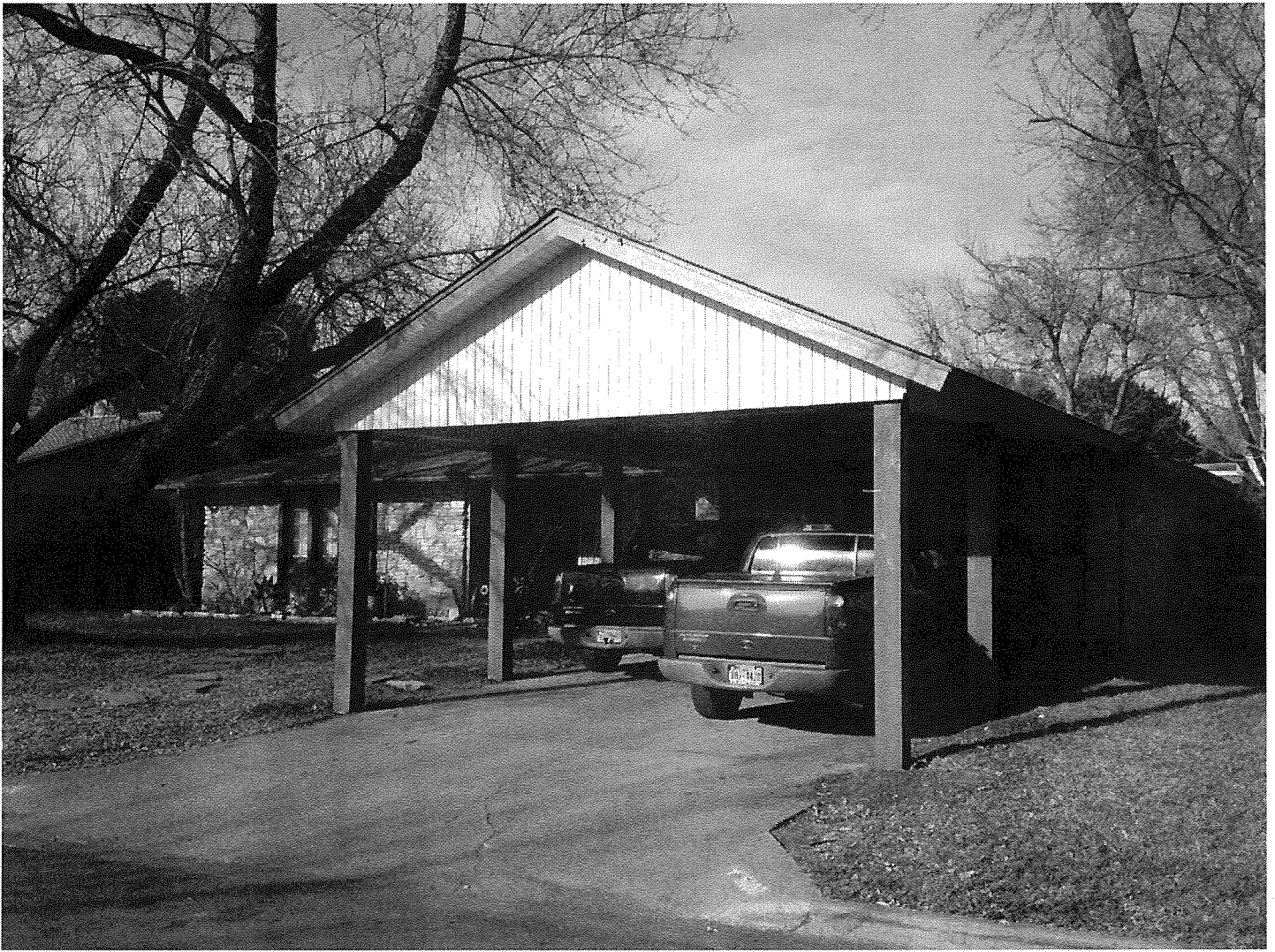


NUM	BEARING	DISTANCE
L1	S8°24'06"E	14.01'
	(S08°15'E)	(14.00')











OSB Board used  
for Roof / 30 lbs felt  
& 20 yr singles

2"X6"  
RAFTERS  
ON 2' CENTER

2"X8" Ridge Board

Set on 2' CENTERS

2"X8" ceiling  
joists

10"X10" BEAM

10"X10" BEAM

10"X10" RAPPED AROUND post

10"X10"  
BEAM  
ATTACH  
TO ROOF  
RAFTERS

HOUSE  
WALL

SIDEWALK

18'4"

8"X8"  
posts

8"X8"  
post

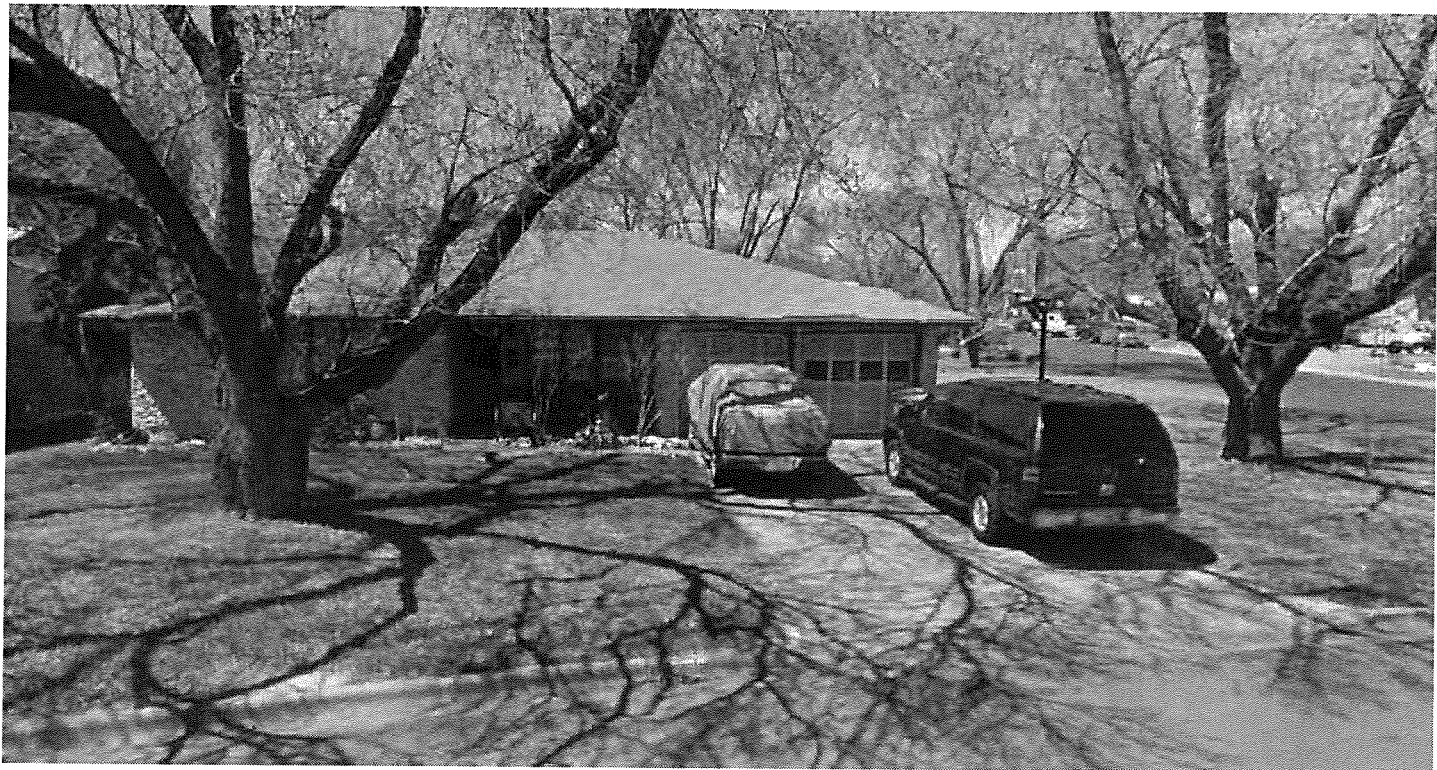
8'1/2"

8'1/2"

10'

28'











As neighbors of Bill Davis, I do not feel that his carport detracts from the neighborhood. My signature below reflects my support in allowing the structure to remain as is.

Name:

Address:

- |                              |  |
|------------------------------|--|
| 1. <u>Lucy Pank</u>          | <u>5403 Fairmont Circle</u>              |
| 2. <u>Hazel B. Parker</u>    | <u>5403 Fairmont Circle</u>              |
| 3. <u>Barbara Andreas</u>    | <u>5403 Village Way Ct, Austin 78745</u> |
| 4. <u>Kacie Swartz</u>       | <u>5405 Village Way Ct</u>               |
| 5. <u>Linda Gzuzka</u>       | <u>5404 Village Way Ct</u>               |
| 6. <u>Mike Rosenthal</u>     | <u>5401 Villavacant Ct</u>               |
| 7. <u>Calvin Ryan</u>        | <u>5401 Fairmont Circle</u>              |
| 8. <u>Robert Dome</u>        | <u>5402 Fairmont Circle</u>              |
| 9. <u>Lin Klo</u>            | <u>5414 Fairmont Circle</u>              |
| 10. <u>Jo Curry</u>          | <u>5415 Fairmont Circle</u>              |
| 11. <u>Jo Curry</u>          | <u>" " "</u>                             |
| 12. <u>Cheryl Vogler</u>     | <u>5417 Fairmont Circle</u>              |
| 13. <u>Tony Burnett</u>      | <u>" "</u>                               |
| 14. <u>Babette Samuels</u>   | <u>5419 " "</u>                          |
| 15. <u>Malinda</u>           | <u>5423 FAIRMONT CIRCLE</u>              |
| 16. <u>James Nelly</u>       | <u>5425 FAIRMONT CIRCLE</u>              |
| 17. <u>Mr. Jupp</u>          | <u>5442 Fairmont Cir</u>                 |
| 18. <u>Carl Becker</u>       | <u>5422 Fairmont Cir</u>                 |
| 19. <u>Lana Br</u>           | <u>5424 Fairmont Circle</u>              |
| 20. <u>Tommye and Robert</u> | <u>5420 FAIRMONT CIRCLE</u>              |



