


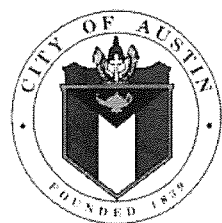




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0100
Address: 10306 QUAIL VALLEY



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# C15-2015-0100
ROW# 1136 7133
TAX# 0247140709

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: 10306 Quail Valley
Boulevard

LEGAL DESCRIPTION: Subdivision – Quail Creek West
Phase II, Sec 9

Lot(s) 9 Block H Outlot _____ Division _____

I/We Daniel Lee on behalf of myself/ourselves as
authorized agent for

Rojas, Gabriel affirm that on 4/29, 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 X ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

A new patio cover over existing deck in back yard

in a SF-3-NP (North Austin Civic Association)
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:

Due to the location and layout of this lot, the back yard is small and has very little space

HARDSHIP:

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

This is a corner lot and the building setback is only set so far.

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

This is a corner lot and the building setback is only set so far.

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:

Project is located in the backyard and will not interfere with any adjacent area

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:

Parking will not be required as the patio is in the back yard

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:

The project that we are proposing will be in the back yard and will not interfere with any street, driveway, or parking area. Will also not require vehicular access

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

This is a corner lot and the building setback line is only set so far in because it has street frontage on its side

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

The lot regulations pertain only to single family residential uses

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.

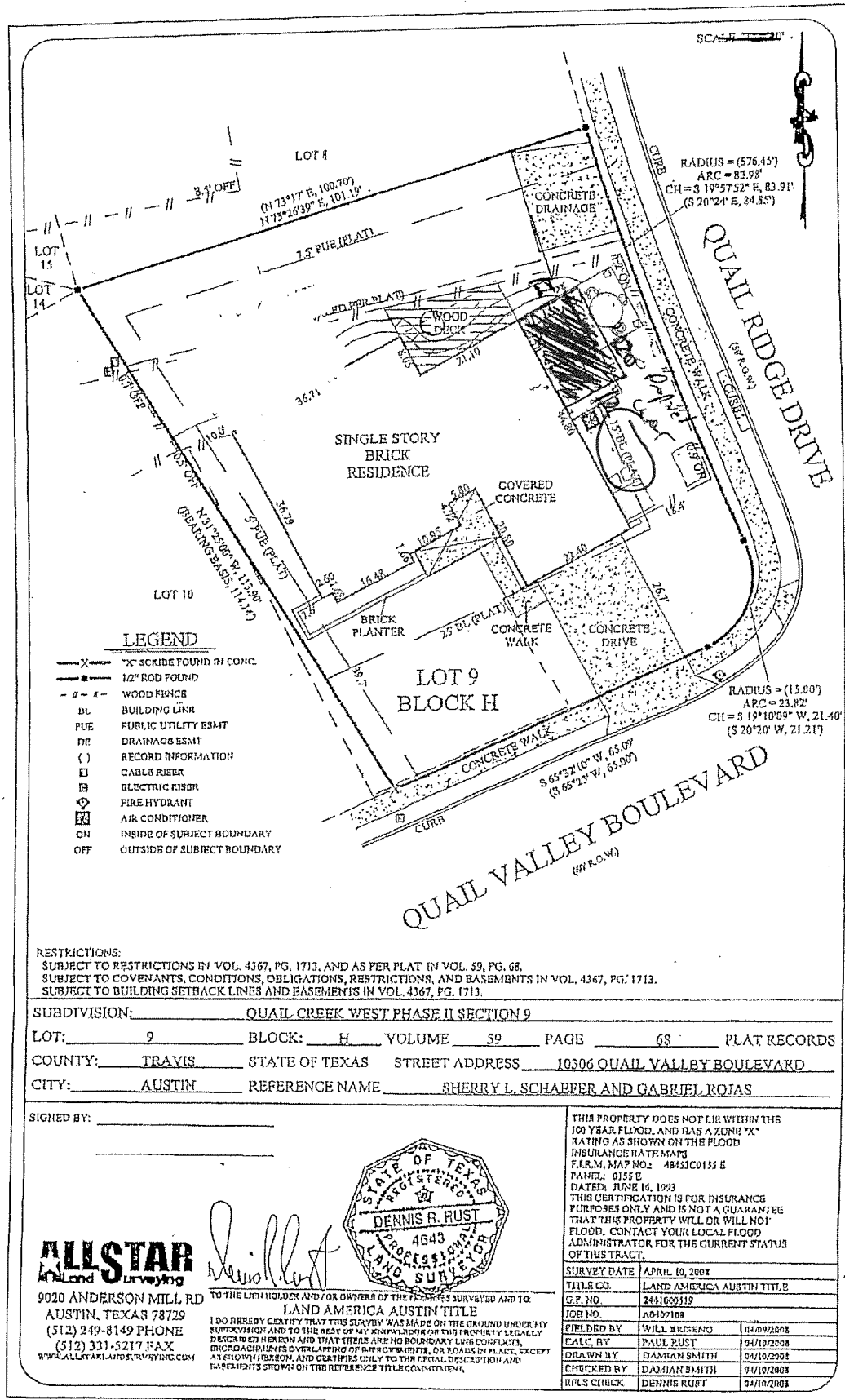
Signed  Mail Address 2209A Rutland Dr Ste. 100

City, State & Zip Austin, Tx 78758

Printed Daniel Lee Phone 512-453-5858 Date 4/28/2015

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 X  Mail Address 10306 Quail Valley Blvd.
City, State & Zip Austin, Texas 78758
Printed Gabriel Rojas Phone (512) 468-4455 Date 4/21/15

Rojas
463401:30
Scale

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

AE APPROVED

MAY 20 2015

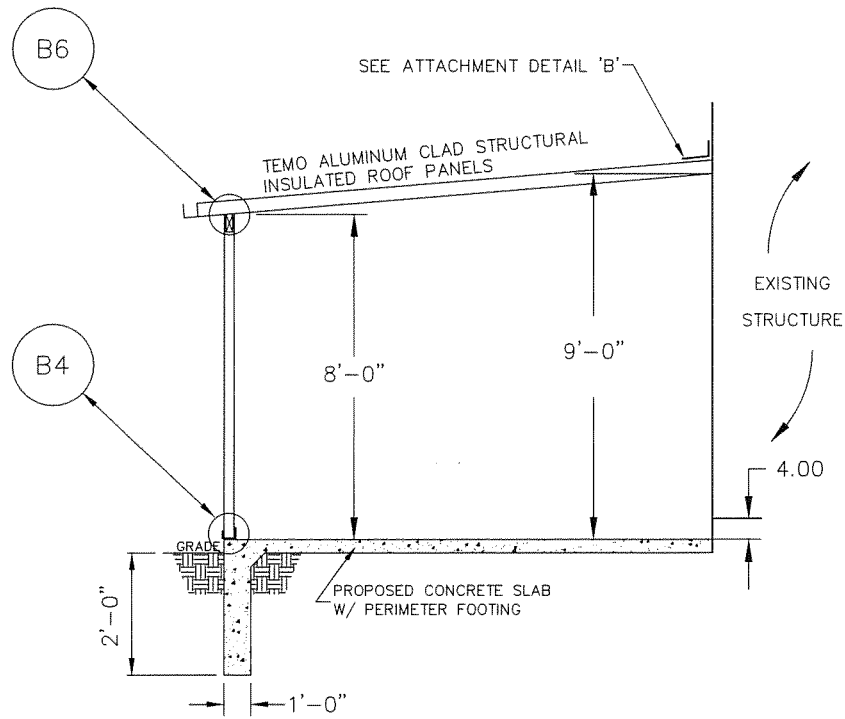
140-208

JGM

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1776		1776
b) 2 nd floor conditioned area			
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)	482		482
f) Covered Patio, Deck or Porch	316	260	576.5
g) Balcony			
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)	2574	260	2834
j) Pool			
k) Spa			

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>2834</u> % of lot size: <u>30.5</u> <u>9,274 SF</u>	
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>3237</u> % of lot size: <u>34.9</u> <u>9,274 SF</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>18</u> ft Number of Floors: <u>1</u> # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Width of approach (measured at property line): <u>18</u> ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

DATE: 03/20/15



SECTION 'A'

USE STAINLESS STEEL or TRIPLE DIPPED
GALVANIZED FASTENERS INTO ACQ LUMBER

ROOF PANELS: 3", 0.019, 1#, ROOF LOAD: 10 P.S.F.

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 314-0404

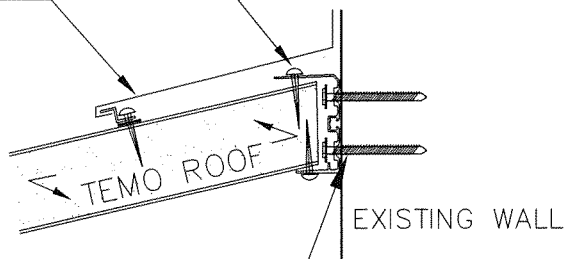
DEALER: STWDAUST	15W1089	PH. ()
ROJAS, GABRIEL	10306 QUAIL VALLEY BLVD AUSTIN, TX 787587	ON: 03/20/15 SCALE: NONE
DRAWN BY: MICHAEL RANG		

DATE: 03/20/15

FASTEN ROOF PANEL TO
ALUMINUM CHANNEL WITH #8
1/2" SCREWS AT 12" ON CENTER
TOP AND BOTTOM

METAL PREFLASH AND
MOUNT TO Z-CHANNEL
W/ #8 X 1/2" SCREWS
@ 6" O.C.

HANGING RAIL MOUNTED
WITH (2) 1/4" X 3-1/2" SCREWS
INTO EACH WALL STUD EVERY 16" O.C.



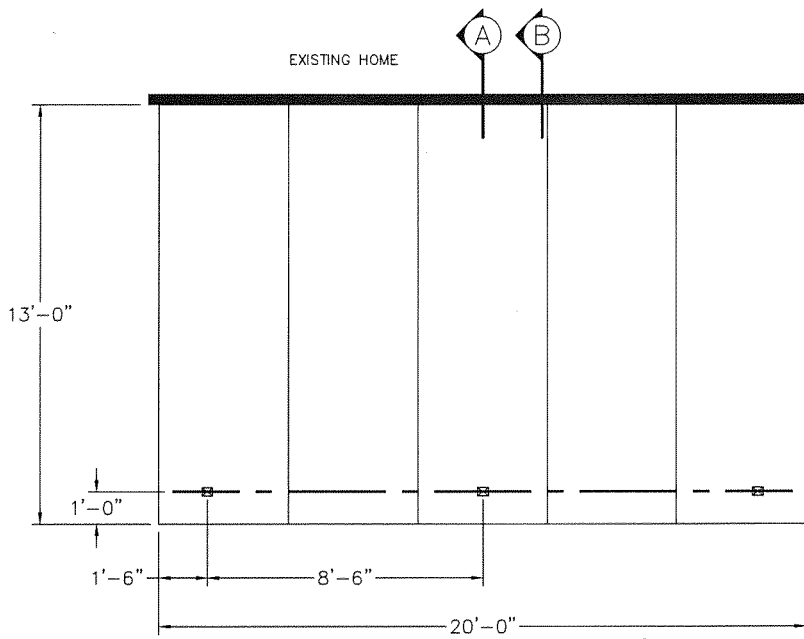
DETAIL 'B'

USE STAINLESS STEEL or TRIPLE DIPPED
GALVANIZED FASTENERS INTO ACQ LUMBER

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP. MI 48038
PHONE: (586) 286-0410
FAX: (586) 314-0404

DEALER: STWDAUST	15W1089	PH. ()
ROJAS, GABRIEL	10306 QUAIL VALLEY BLVD	
	AUSTIN, TX 787587	
DRAWN BY: MICHAEL RANG	ON: 03/20/15	SCALE: NONE

DATE: 03/20/15

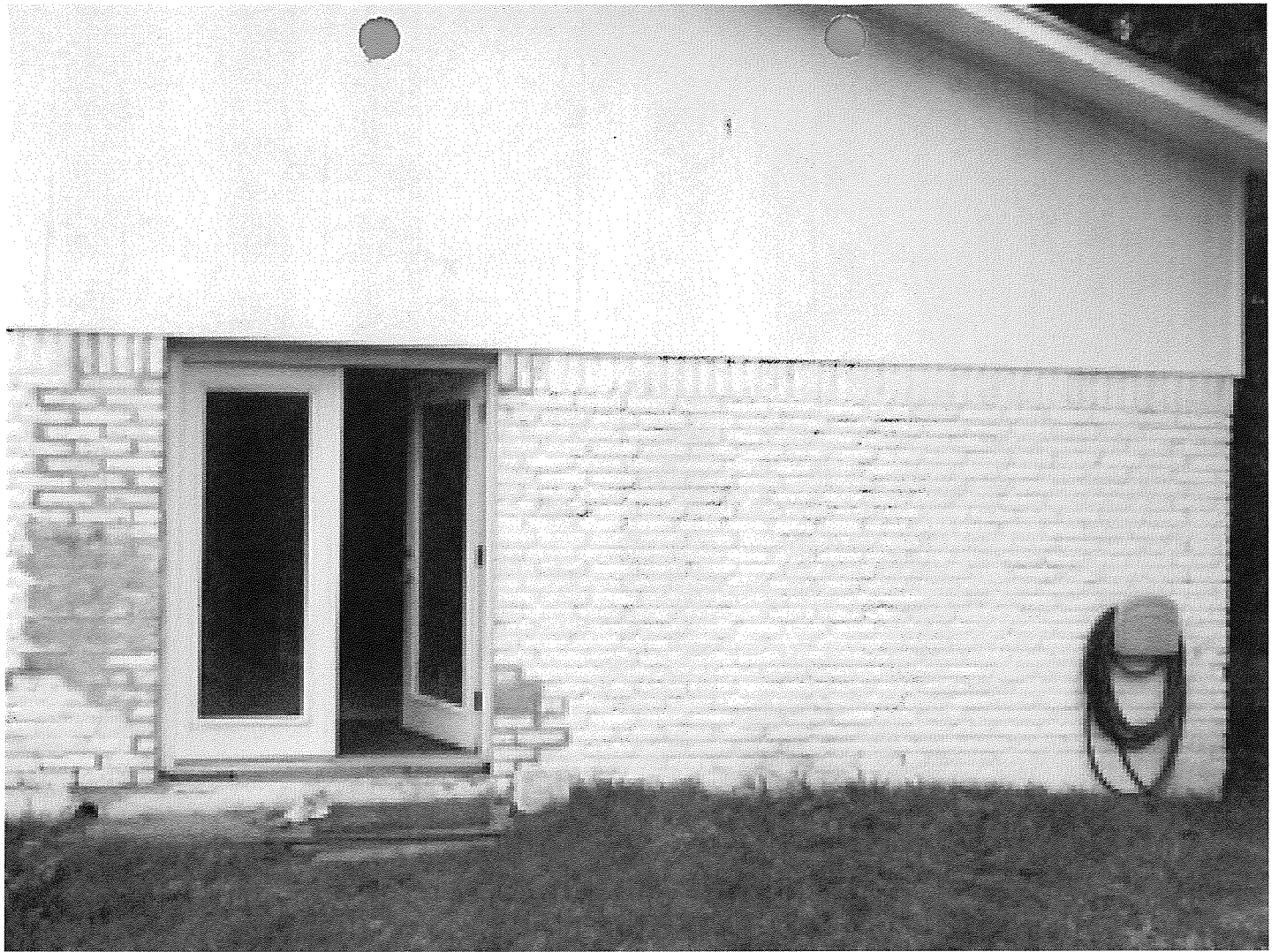


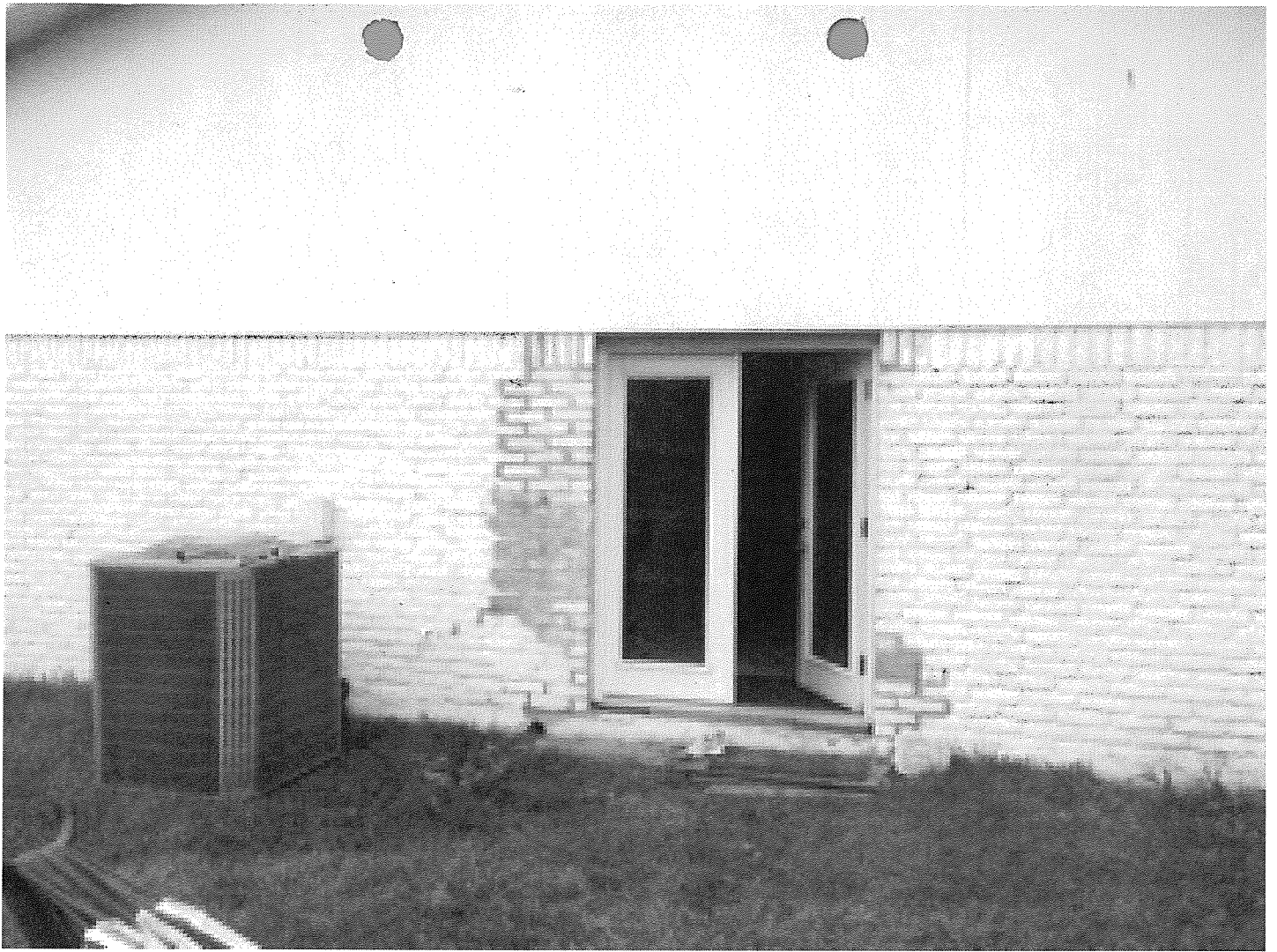
FLOOR PLAN

FRAME COLOR: SANDSTONE
HEIGHTS: 9'-0" / 8'-0"
POST STYLE: ROMA

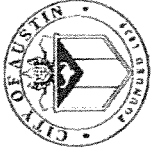
TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 314-0404

DEALER: STYDIAUST	15W1089	PH. ()
ROJAS, GABRIEL	10306 QUAIL VALLEY BLVD	
	AUSTIN, TX 787587	
DRAWN BY: MICHAEL RANG	ON: 03/20/15	SCALE: NONE











I, Gabriel Rojas, 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 construct a backyard patio w/ cover.

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

Property Owner Name (Printed)	Address	Signature
Christopher Hayes Rodney Hernandez	10301 Quail Ridge Dr. Austin TX 78758 10301 Quail Valley Blvd	 
Conrado Aguilera	10302 Quail Ridge Dr. Austin, TX 78758	Conrado Aguilera