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PASADENA

RICH CREEK

MADISON

PIEDMONT

ST JOHNS

CULLEN

ARROYO SECO

WOODROW

PIEDMONT



SUBJECT TRACT



PENDING CASE

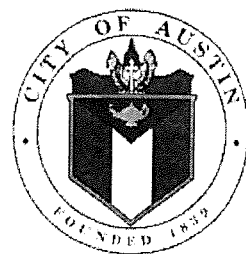


ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0111

LOCATION: 1509 Madison Avenue



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" = 167'

CASE# C15-2015-0115
ROW# 1138 5435
TAX# 023407015 **ms 2**

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: 150⁹ Madison

LEGAL DESCRIPTION: Subdivision – _____ CRESTVIEW ADDN SEC 5 _____

Lot(s) 39 Block G Outlot _____ Division _____

I/We Michael Kane, on behalf of myself/ourselves as authorized agent for

CUONG & HEATHER NGUYEN

Affirm that on May 21, 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 x MAINTAIN

Yes
Car port encroached in the side set-back as an existing non-compliant. During approved permitted addition remodel an accident occurred where a post that supported the carport was damaged. This created a life-safety issue. The Owner and the General contractor removed and replaced the carport.

in a SF-3-NP 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):

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REASONABLE USE:

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

Structure needed to be reconstructed in the same non-complying location due to safety concerns

HARDSHIP:

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

Due to the damage the owner(s) had to replace the carport in the 5' setback. Due to this fact the inspector is considering the carport as "new" and not an existing non-compliant we are seeking a hardship/variance to allow the carport to remain as is.

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

N/A Not all lot & homes have a carport in a similar configuration.

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:

N/A Carport has existed in this configuration for many years, with no complaint from neighbors or the community

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:

N/A

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:

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N/A

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

N/A

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

N/A

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 [Signature] Mail Address 5401 Rusk CT

City, State & Zip Austin TX 78723

Printed Michael Kane Phone 512-921-9299 Date 5/3/15

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 _____

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:

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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 Cuong Nguyen Heather Ashley Nguyen Mail Address 1509 MADISON AVE
City, State & Zip AUSTIN TX 78757
Printed CUONG NGUYEN HEATHER ASHLEY-NGUYEN Phone 512 658 9641 Date 5/24/15

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 Cuong Nguyen Heather Ashley Nguyen Mail Address 1509 MADISON AVE
City, State & Zip AUSTIN TX 78757
Printed CUONG NGUYEN HEATHER ASHLEY-NGUYEN Phone 512 658 9641 Date 5/24/15

ARCHITECTURAL		TITLE	REV	DESCRIPTION	DATE
01/28/21	DRAWING	1ST FLOOR / 2ND FLOOR	1	ISSUED REVISION COMMENTS	08/20/21
02/01/21		FLOOR PLAN	1	ISSUED REVISION COMMENTS	08/20/21
02/01/21		FLOOR PLAN	1	ISSUED REVISION COMMENTS	08/20/21
02/01/21		POWELL PLAN / RIS	1	ISSUED REVISION COMMENTS	08/20/21
02/01/21		SECTION ELEVATIONS	1	ISSUED REVISION COMMENTS	08/20/21

[illegible][illegible]

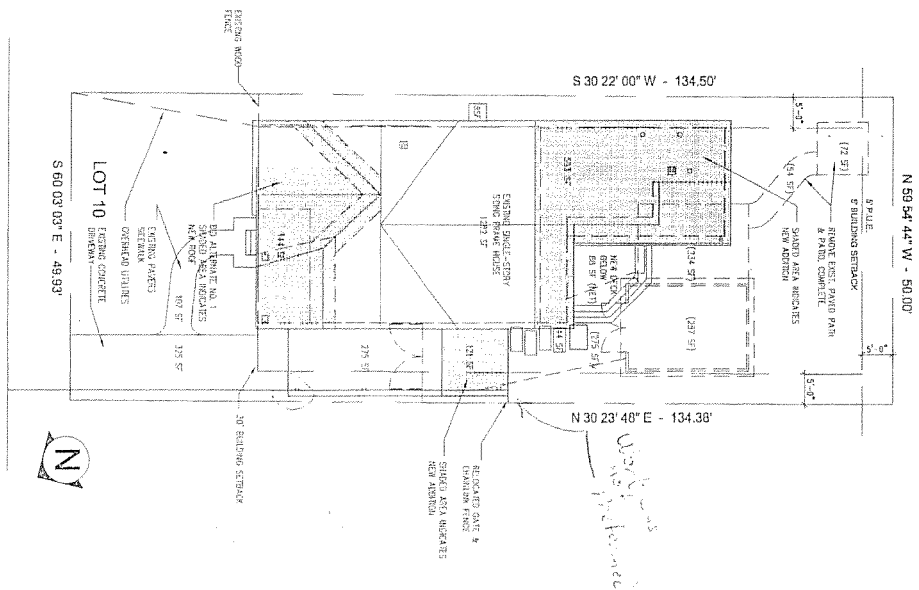
S.F. CALCULATIONS	
ENTRY POINT FOR CROSS AREA	1,242.02
NEW TEST CROSS AREA	533.97
EXISTING ATTACHED CROSS AREA	708.05
TOTAL	2,074.57
EXISTING P.A.S.	78.57

LEGAL DESCRIPTION

LOT 29, BLOCK "C", OF GREENHAM ADDITION SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN OF RECORD AS VOL. 2, PAGE 224, OF THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

By _____
 Planning and Development Review Department
 Date: 09-05-14

The granting of a permit, fee, or approval of these plans and specifications shall not be construed to be a permit, fee, or an approval of, any violation of any of the provisions of the current adopted Zoning code or any other ordinance of the City of Austin.



NGUYEN RESIDENCE

1509 MADISON AVENUE
AUSTIN, TX 78757

ROFLER
DEVELOPMENT
5805 GALLER RD
SUITE 500
DALLAS, TX 75241
714.466.7410
rofler@rofler.com
www.rofler.com

1509 MADISON AVENUE

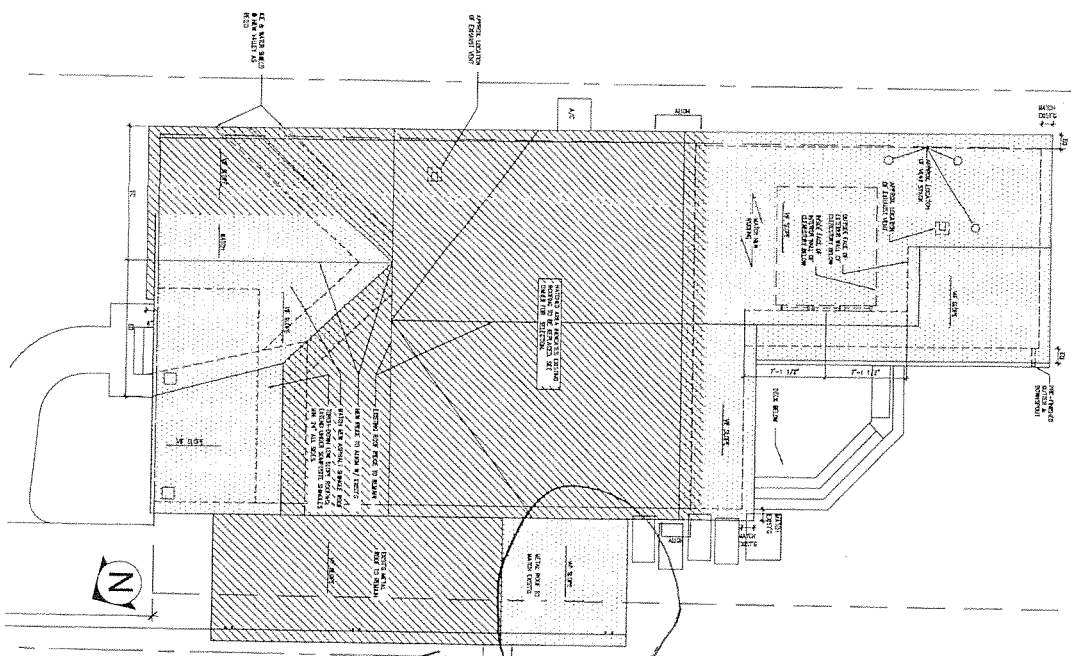
1 SITE PLAN
SCALE: 1" = 20'-0"

615-2615-0111

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3/5

1 ROOF PLAN
SCALE: 1/8" = 1'-0"



BID ALTERNATE NO. 1:
 SECTION 1: ROOF AT EXISTING ROOF ENTRY AS SHOWN ON THE EXISTING ROOF PLAN. WORK TO BE DONE TO REPAIR AND REINFORCE THE ROOF AS SHOWN ON THE EXISTING ROOF PLAN.

Carport was Removed & Replaced due to change

Work was not performed

NGUYEN RESIDENCE

1209 MADISON AVENUE
 AUSTIN, TX 78757

REVIEWED FOR ZONING ONLY
 007 PM

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THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE CITY OF AUSTIN'S ZONING ORDINANCES AND THE CITY ENGINEER'S OFFICE HAS NO OBJECTION TO THE PLANS.

APPROVED FOR THE CITY OF AUSTIN
 CITY ENGINEER
 DATE: 02/25/2013
 PROJECT: 1209 MADISON AVENUE

DATE: 02/25/2013
 PROJECT: 1209 MADISON AVENUE
 SHEET: 02 OF 02

15100



I, Luong Nguyen 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 Replace / Rebuild carport that was damaged

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

Property Owner Name (Printed)	Address	Signature
DONNA BARBER	1502 Madison Ave	
Anita Vellegas	1507 Madison Ave	
LEA ISGUR & Greg Baer	1504 Madison Ave	

Anita Vellegas