



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0134
Address: 2011 ROMERIA 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.

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1" = 200'

CASE# C15-2015-0134
ROW# 11395797
TAX# 0232040901

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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: 2011 Romeria Drive, Austin, TX 78757

LEGAL DESCRIPTION: Subdivision – Burnet Heights

Lot(s) 1 Block D Outlot _____ Division _____

I Michael Barber on behalf of myself as authorized agent for Keely Patridge affirm that on July 22, 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

- 1) An exemption variance from LDC 25-2-773(D) – common wall depth of 50% of maximum depth of building
- 2) An exemption variance for LDC 25-2-963 – 50% continuation of an existing wall in a setback

in a SF-3-NP zoning district

(Brentwood)

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:~~

HARDSHIP:

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

1. The property was converted to a duplex in 1985/1986 and the existing depth of the common wall is and an inherited condition of the property which most likely predates the LDC in question.

2. The construction of the proposed master bedroom suite would use the existing carport roof, columns and slab, all of which are existing and were built in the setback prior to the creation of zoning regulations.

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

Both Variances are unique to the existing building conditions.

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 common wall is internal and limited to the existing building limits and has no physical effect or visual impact on the adjacent and/or neighboring properties.

The existing building length (carport to be enclosed) already exists in the setback. It is 7' off the property line and there are no scenarios where the adjacent property owner would be allowed to build on the property line. As a result there are no fire separation burdens that would affect the modification or redevelopment of the adjacent lot.

PARKING: (Additional criteria for parking variances only.)

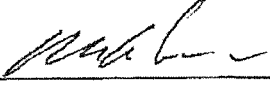
~~Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:~~

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- ~~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:~~
- ~~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.

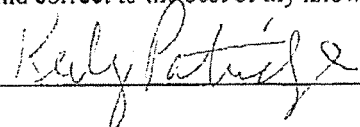
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address: P.O.Box 476

City, State & Zip: Blanco, TX 78606-0476

Printed: Michael Barber Phone: (512)201-3572 Date: July 22, 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: 2011 Romeria Drive

City, State & Zip: Austin, TX 78757

Printed: Keely Patridge Phone 512-627-1862 Date 7/22/2015

CITY OF AUSTIN DEVELOPMENT WEB MAP

Surrounding Structures



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

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.

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CITY OF AUSTIN DEVELOPMENT WEB MAP

Surrounding structures



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

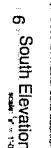
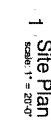
Lakes and Rivers

Parks

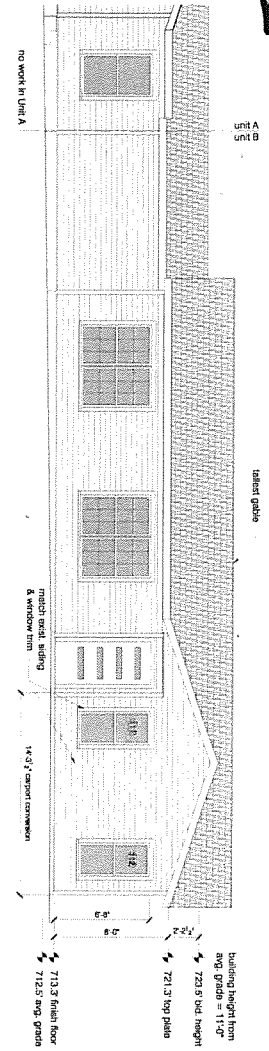
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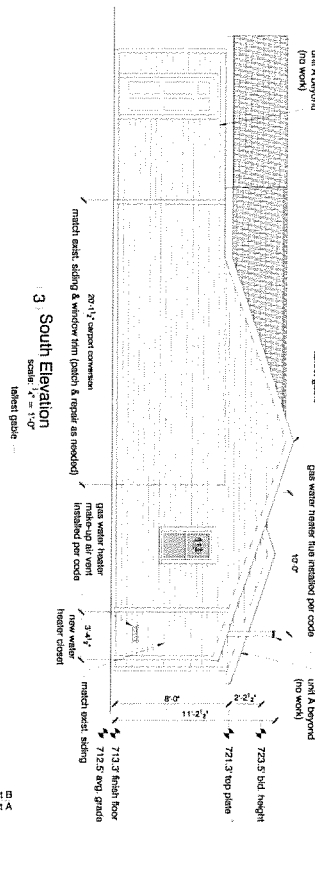
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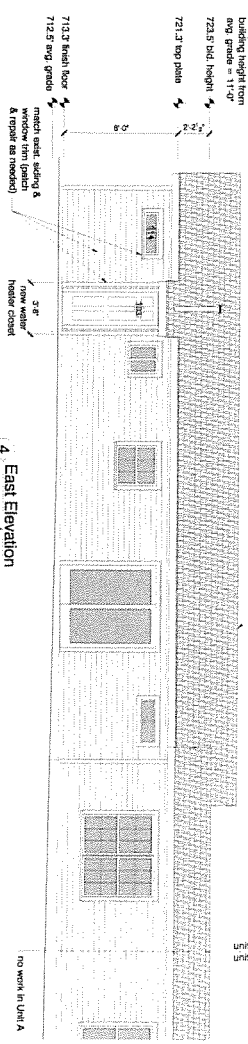
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2 West Elevation
scale: 1/4" = 1'-0"



3 South Elevation
scale: 1/4" = 1'-0"



4 East Elevation
scale: 1/4" = 1'-0"

1/A2.0 - Door & Window Schedule

Door Schedule									
No.	Type	Size	Height	Width	Material	Finish	Notes	Remarks	Notes
100	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
101	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
102	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
103	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
104	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
105	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
106	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
107	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
108	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
109	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
110	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
111	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
112	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
113	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
114	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
115	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
116	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
117	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
118	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
119	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
120	door	3'-0" x 7'-0"	6'-0"	7'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			

Window Schedule									
No.	Type	Size	Height	Width	Material	Finish	Notes	Remarks	Notes
110	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
111	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
112	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
113	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
114	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
115	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
116	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
117	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
118	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
119	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			
120	win	6'-0" x 6'-0"	6'-0"	6'-0"	solid core, nominal opening area	solid door meet per hardware mfg.			

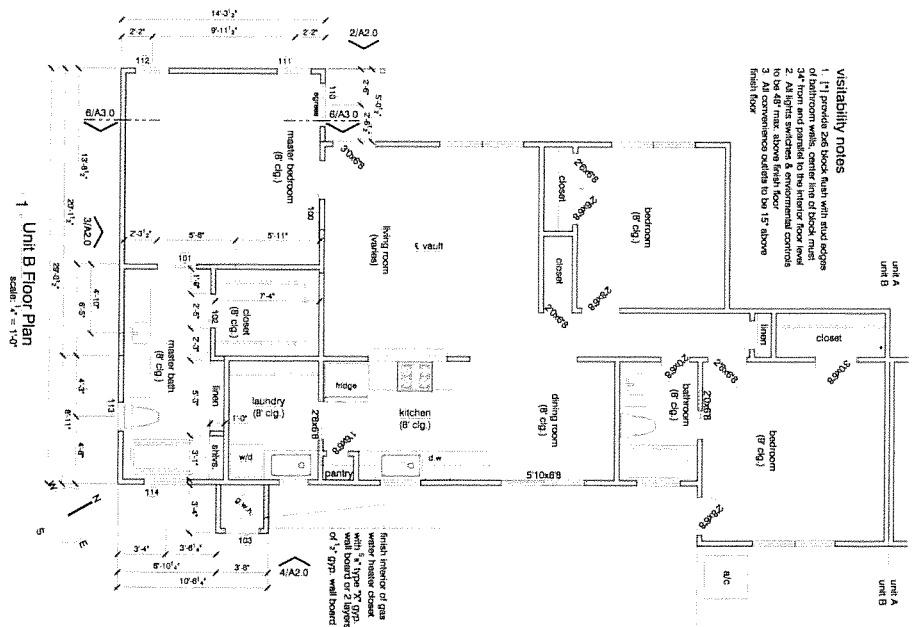
Abbreviations: HD = rough opening, HD-H = header height above finish floor, PR = pocket door, TP = bypass sliding doors

(*) temporary glazing type: G1 = temporary glazing type 1, G2 = temporary glazing type 2

Window Schedule

Notes: 1. All windows are to be installed in accordance with the manufacturer's instructions. 2. All windows are to be installed in accordance with the manufacturer's instructions. 3. All windows are to be installed in accordance with the manufacturer's instructions. 4. All windows are to be installed in accordance with the manufacturer's instructions. 5. All windows are to be installed in accordance with the manufacturer's instructions. 6. All windows are to be installed in accordance with the manufacturer's instructions. 7. All windows are to be installed in accordance with the manufacturer's instructions. 8. All windows are to be installed in accordance with the manufacturer's instructions. 9. All windows are to be installed in accordance with the manufacturer's instructions. 10. All windows are to be installed in accordance with the manufacturer's instructions.

- visiblity notes
1. Provide 2x6 block finish with steel edges of bathroom walls, center line of block must be parallel to the exterior floor line.
 2. All floor joists & structural members to be 48" max. above finish floor.
 3. All convenience outlets to be 15" above finish floor.



1 Unit B Floor Plan
scale: 1/4" = 1'-0"

- Legend:
1. Existing walls to remain
 2. New 2x4 wall construction (ref. notes 7 & 8)

General Notes:

1. All elements are to be installed in accordance with the manufacturer's instructions.
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05/15/2015

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Michael Andrew Barber
Architects

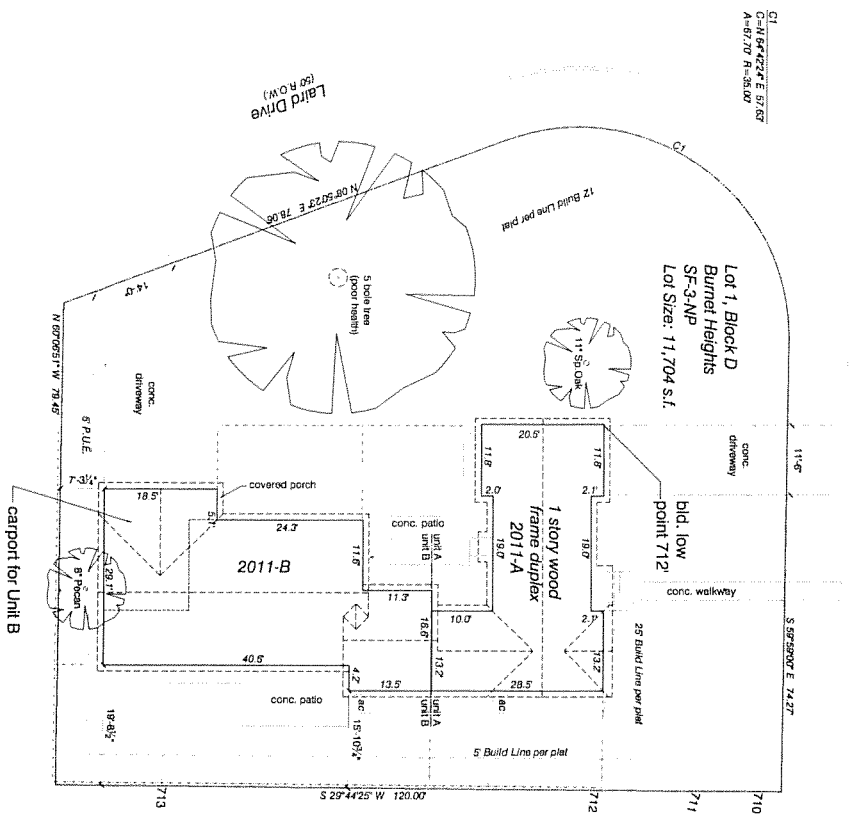
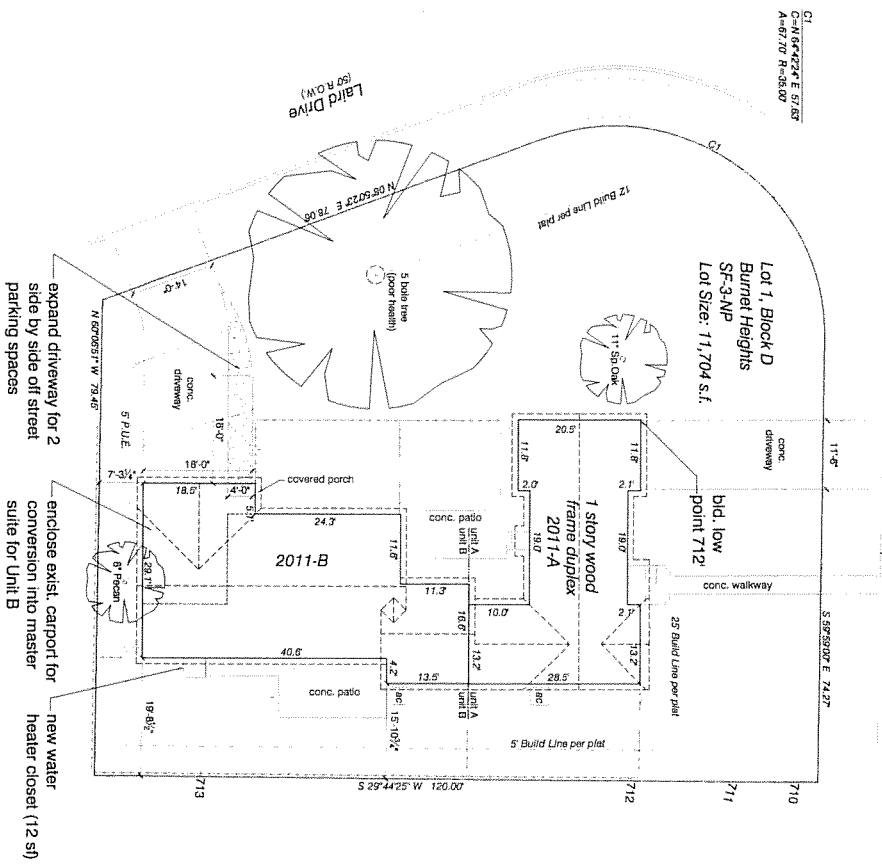
P.O. Box 478, Blanco, TX 78609-0478
p.512.201.3572, www.mabarch.net, mabarchitects@gmail.com

A Master Suite Addition for the
Patridge Residence
2011 Romeria Unit B, Austin, Texas

21/2

2011 Romeria Drive
(50' R.O.W.)

2011 Romeria Drive
(50' R.O.W.)



2011 Romeria Drive

