




K2
1-1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0081
Address: 3111 VAL DRIVE

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" = 200'

Special
Exception

CASE# C15-2015-0081
ROW# 11346440
TAX# 0224270404

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

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

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

STREET ADDRESS: 3111 Val Drive 78723

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Joseph Ranzani on behalf of myself/ourselves as authorized agent for
JRSWI LTD affirm that on Jan, 8,

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

Car Port In Current Configuration For
more than 10 (ten) years

in a SF-2-NP district. (University Hills)
(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:

Special Exception

HARDSHIP:

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

Special Exception

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

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:

Special Exception

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:

NA

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:

NA

12/4

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

NA

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

NA

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 Joe Ray Mail Address 7000 N. Mopac

City, State & Zip Austin Tx. 78731

Printed Joseph Ray Phone 512-346-3400 Date 4-22-15

Email: Joseph@ProPesties1.Com

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 Same Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

(1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

(2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

2003 Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

3111

Val



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

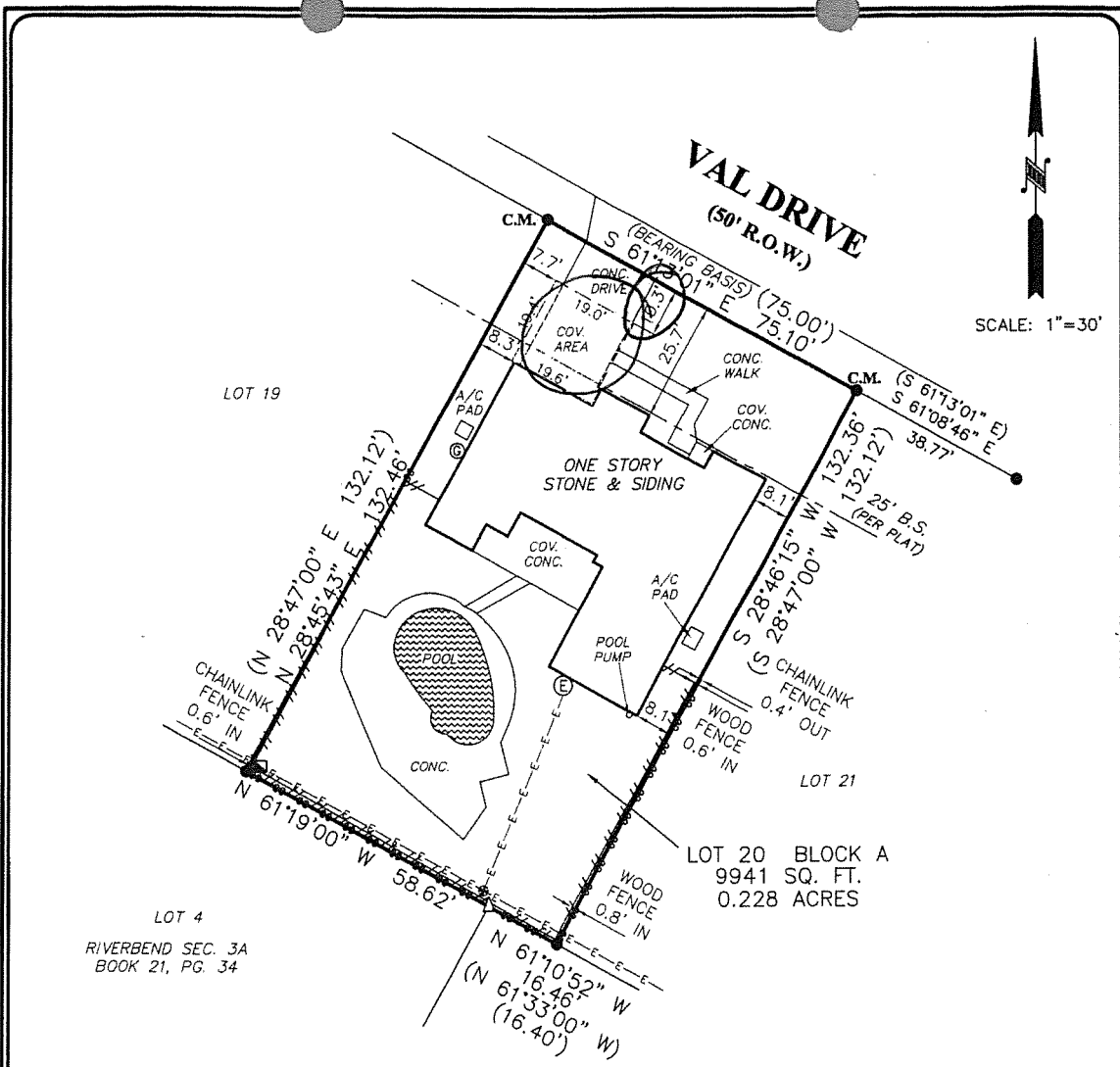
Parks

County

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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.

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LOT 4
RIVERBEND SEC. 3A
BOOK 21, PG. 34

LOT 20 BLOCK A
9941 SQ. FT.
0.228 ACRES

AUSTIN INDEPENDENT
SCHOOL DISTRICT
VOL. 3016, PG. 1705

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE
FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

NOTE:
DRAWING AMENDED ON MAY 13, 2015 TO
ADD DIMENSIONS TO CARPORT AREA.

NOTE:
PRIOR SURVEY (WESTAR JOB #48514) WAS
USED FOR REFERENCE.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 484535, Panel No. 0450F, which is Dated 08/18/2014. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X... Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
3111 VAL DRIVE
Property Description:

LOT 20, BLOCK A, VINTAGE HILLS, SECTION 4, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT RECORDED IN VOLUME 47, PAGE 24,
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

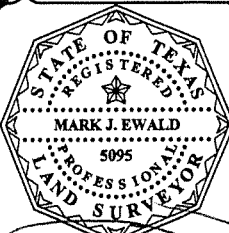
Owner:
T.B.D.

FIRM REGISTRATION NO.
10111700

Westar
Alamo
LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - E- = OVERHEAD ELECTRIC
 - W- = WOOD FENCE
 - CL- = CHAIN LINK FENCE
 - ⊕ = POWER POLE
 - ⊗ = TELEPHONE PEDESTAL
 - ⊙ = ELECTRIC METER
 - ⊙ = GAS METER

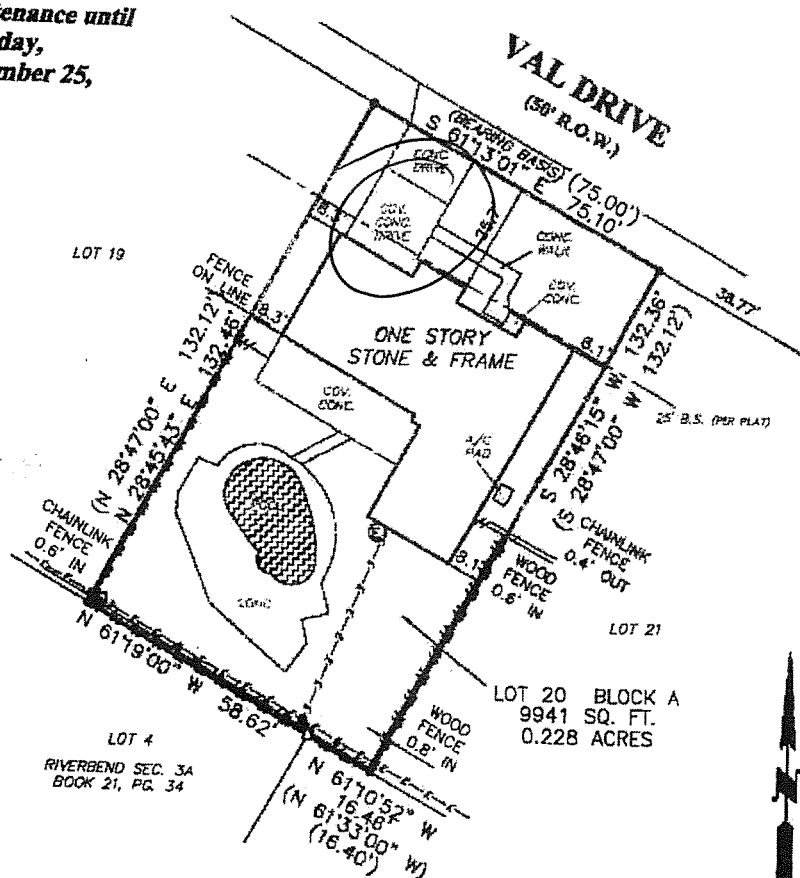


I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

***Note: FEMA
Flood Insurance
Rate Maps on-line
site is down for
maintenance until
Saturday,
September 25,
2010.**

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NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A
CURRENT TITLE COMMITMENT AND THERE MAY BE
EASEMENTS, RIGHTS OF WAY OR OTHER
INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS
PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF
THIS SURVEY.

AUSTIN INDEPENDENT
SCHOOL DISTRICT
VOL. 3016, PG. 1705

SCALE: 1"=30'

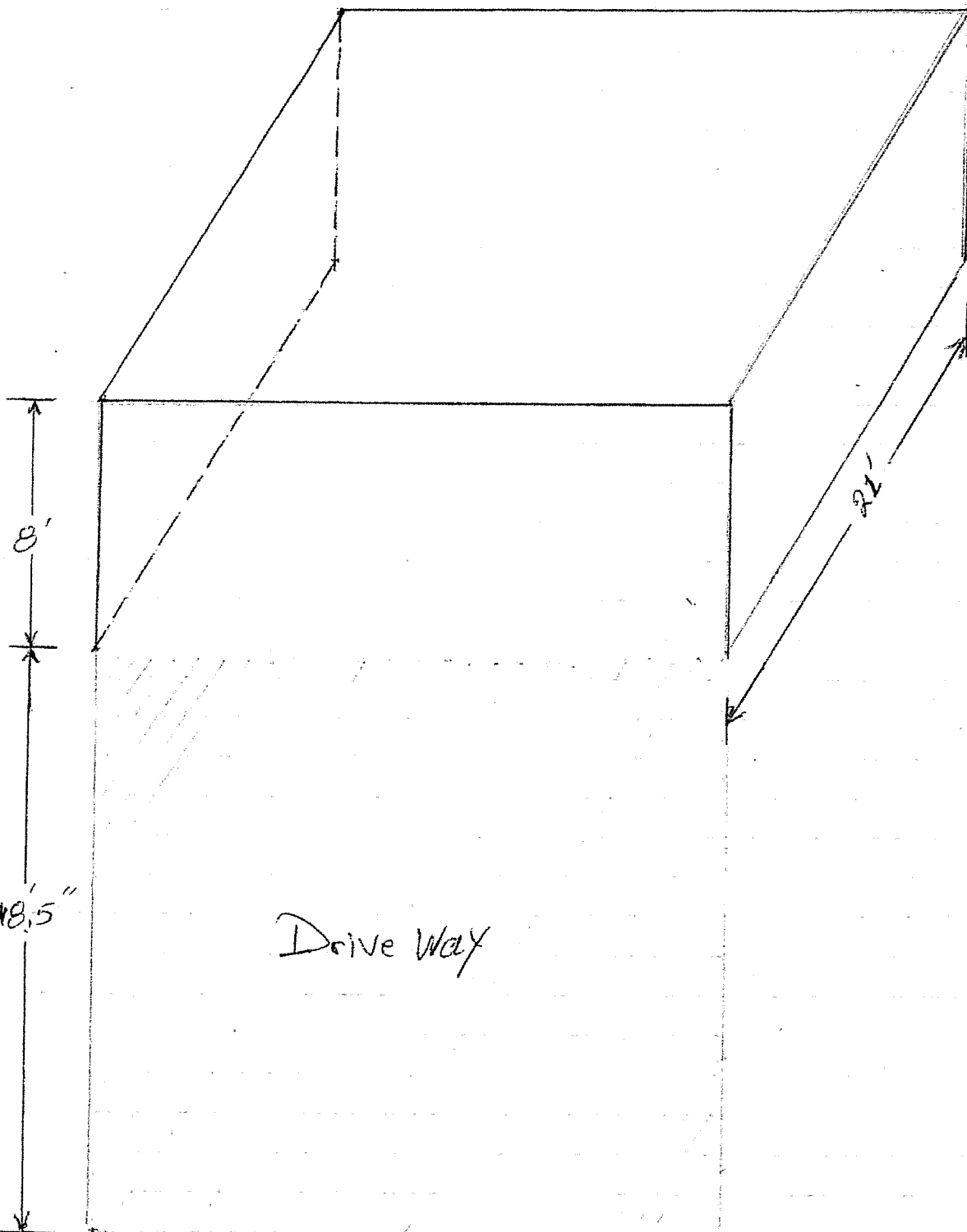
THIS SURVEY IS ACKNOWLEDGED
AND IS ACCEPTED:

FLOOD ZONE DESIGNATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 10000, Panel No. 2, which is located by looking from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 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2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133,

3111 Val Drive Carport

$9\frac{1}{2}$

20'



Drive Way

Val Drive

1" = 5'

K2
T0





MLS: 2493387 Area: 3 Status: W/RES
 Address: 3111 Val DR List Price: \$175,000
 City: Austin, TX, 78723 County: Travis
 PID: 02242704040000
 Subdiv: Vintage Hills Sec 04
 Map: 556 M
 Legal: Lot 20 Blk A Vintage Hills Sec 4
 ISD: Austin ISD
 Elem A: Winn Elem B: Winn
 Mid/Int: Pearce Jr HS: N/A
 9/HS: N/A Sr HS: Lyndon B Johnson
 Type: House/Fee-Simple SQFT: 2,183/Tax Record
 Beds: 5 M/O Bds: 5/0 \$/SF: \$80.16
 Baths: 3 F/H Bths: 3/0 Yr Built: 1970/Resale
 Living: 2 Stories: 1 Dining: 2/Breakfast Area, Formal Dining Room
 Acres: 0.226 Land SQ: Lot Size: 75 x 132
 Pool: Yes Spa:

K2
 11

General Information

Garage: Level
 Lot Desc: Composition Shingle Foundation: Slab
 Roof: 1 Side Masonry
 Construct: Yes Faces: FEMA: No Bldr Nm:
 Mstr Main: Carpet, Laminate, Tile - Hard Fireplaces: 1/Family Room, Gas Log Fireplace
 Flooring: Full Bath, Walk-In Closet
 Master: Yes /Garage Apartment, Separate Entrance, Separate Kit Facilities G B/FB/HB:
 Guest: Bedroom/Office, Converted Garage, Family, Formal Living, See Agent, Utility
 Rooms: Breakfast Area, Breakfast Bar, Galley Type, Open to Family Room, Tile Counters
 Kitchen: Built-In Oven(s), Dishwasher, Disposal, See Agent
 App/Equip: Ceiling-High, Ceiling-Vaulted, Indoor Utilities, See Agent, Skylight, Smoke Detector, Walk-In Closet
 Interior: No View
 View: No Wtr Access: No
 Wtrfrt: Curbs, Porch-Enclosed, Private Back Yard
 Exterior: Jogging/Biking Path, Park, Play Ground, Pool-Community, Sport Court(s), Sport Facility, Tennis Court(s)
 Amenities: None Fore/REO: No
 Sale Restrict:

Utility Information

Heat: Central Heat, Natural Gas Sewer: City at Street
 A/C: Central Air Water: City
 Utilities: Electricity on Property, Natural Gas on Property

Financial Information

HOA Name: Est Tax: \$4,403 Tax Year: 2009
 HOA Fee: Act Tax: \$3,611 Tax Rate: 2.2064
 Exempt: See Agent Possess: Funding
 Financing: Cash, Conventional, FHA, Owner Financing - 1st Mortgage Pref Title: Alamo

Showing Information

Show: Call Office Access: Key in Lockbox
 Lockbox: Lockbox/Door-Front Security: Sign: Yes
 Directions: From IH 35, Go East on US-183 - Take Manor Rd. Exit - Turn R on Dubuque Ln. - Turn R on Val Dr. - 2nd House on L
 (Sq. Ft. Does NOT Include Efficiency Apartment / Can only enter Eff. Apt. with Submitted Offer)
 Ag Remarks: Recent Remodel (4/2/2/2) & Attached Guest Room which is renting for \$575/m - Large Stone Gas Log Fireplace.
 Lam. Wood/marble Tile throughout except Carpeted Bdrms/Closets-Very Open Feel w/Vaulted Ceilings & Lots of
 Windows, sky light for Natural Lighting-Landscaped / Covered Patio, In-Ground Pool. (2) Carport. Guest Rm. Is an
 efficiency with kitchen, pantry, washer & dryer hookup School/Shopping Center. (10) mins. to
 Airport/Arboretum/Downtown. Possible Owner Finance with \$10,000 Down.

Office Information

List Agent: 410350/Joseph Ranzani Ag Phone: (512) 346-3400 Ag Fax: 512-346-3401
 List Office: 5391/RanZan Realty Off Phone: (512) 346-3400 Sub Ag: %
 List Ag 2: LA 2 Phone: Buy Ag: 3%
 Own Name: Jrsw 1 Ltd Bonus:
 Occupant: Tenant List Date: 05/06/2010
 Ag Email: joseph@RanZanrealty.com ADOM: 200 Exp Date: 05/06/2011
 Intrmdry: VarComm: CDOM: 200 OLP: \$199,000
 With Date: 01/03/2011

C15-2015-0081



SPECIAL EXCEPTION INSPECTION

K2
12

| | |
|--|----------------|
| Address: | 3111 Val Dr. |
| Permit Number: | 2015-105960 |
| Property Owner Requesting Special Exception: | Joseph Ranzani |

| |
|--|
| <p><u>Special Exception Requested:</u></p> <p>Carport encroaching into front yard setback</p> |
| <p>Date Structure was originally constructed: COA GIS confirms carport existed in 2003</p> |

| | |
|--|--|
| Date of Inspection: | 9-17-2015 |
| Building Official or designated representative | Tony Hernandez |
| X | The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property |
| | <p>The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection:</p> <p>1.</p> |

