




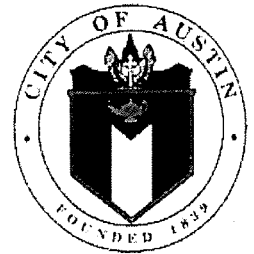
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2015-0137  
LOCATION: 7511 Carver Ave



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" = 221'

CASE# C15-2015-0137  
ROW# 11412628  
TAX# 0230160316  
TAD ?

CITY OF AUSTIN  
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: 7511 Carver Ave

LEGAL DESCRIPTION: Subdivision – St John's College

Addition Lot(s) 15 Block 22 Division Unk

I/We John Broderick on behalf of myself/ourselves as authorized agent for

John Broderick affirm that on 24 July, 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

Authorization to remain at present setback which encroaches the required distance of 25 feet by 2.7 feet.

Reference: Ordinance No. 20100624-149, amendment to Sections 25-2-963 Part 2. Subsection B (1) (a)

in an SF-2 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): Area Character

12/3/3

**REASONABLE USE:**

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

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**HARDSHIP:**

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

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

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**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 property is not changing, the house is being repaired on it's original footprint. More than 50% repairs were required due to extensive deterioration and to ensure safety. This property is at the end of the street, the encroachment does not affect visibility down the street. The encroachment does not impair my adjacent neighbors. My intent is to keep the property as near to it's original appearance as possible to maintain the scale and appearance congruent with the neighborhood.

**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:

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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 \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

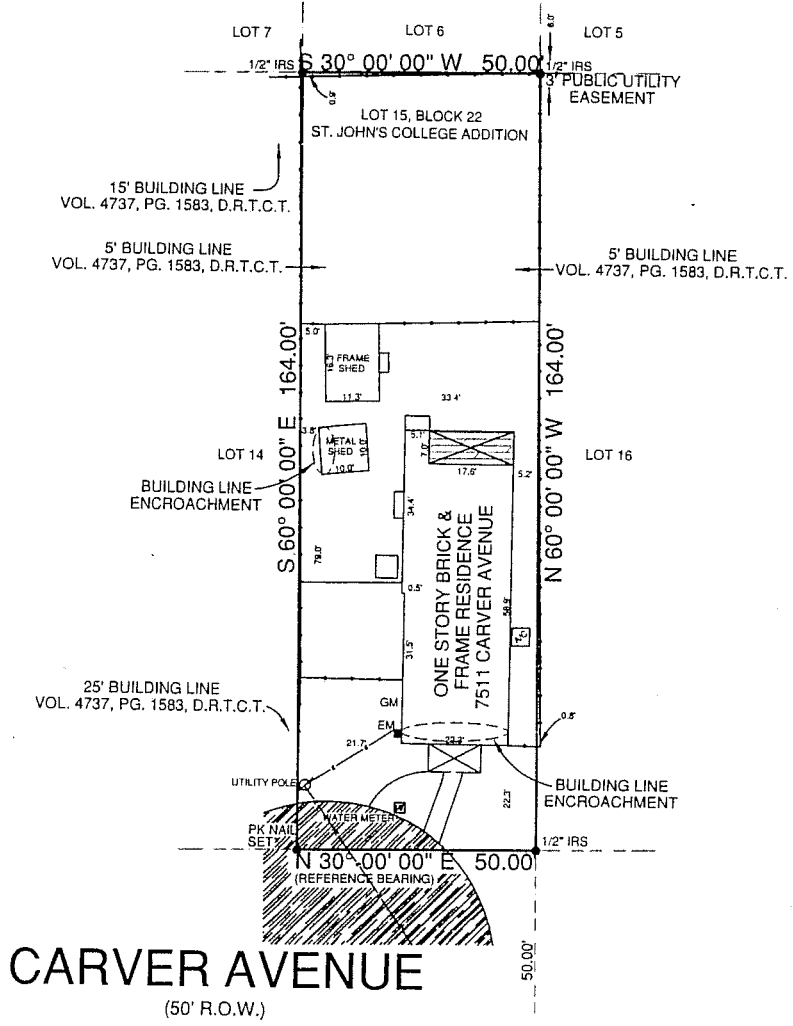
**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed John Broderick Mail Address 10 Chestnut Dr

City, State & Zip Eastampton, NJ 08060

Printed John Broderick Phone 518-229-4055 Date 23 July 2015

3315

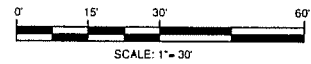


**CARVER AVENUE**  
(50' R.O.W.)

**LEGEND:**

GM = GAS METER	ASPHALT
EM = ELECTRIC METER	CONCRETE
WIRE FENCE	GRAVEL
CHAIN LINK FENCE	TILE
WOOD FENCE	WOOD
ELECTRIC LINE	BRICK
RAILROAD (WOOD) TIE	STONE
IRS = IRON ROD SET	
IRF = IRON ROD FOUND	
CM = CONTROLLING MONUMENT	

**NOTES:**  
BEARINGS ARE BASED ON THE RECORDED PLAT.  
BUILDING LINES AND EASEMENTS ARE BASED ON THE PLAT UNLESS OTHERWISE NOTED.  
THE HOUSE EXTENDS BEYOND THE 25' BUILDING LINE AS SHOWN ABOVE.  
THE METAL SHED EXTENDS BEYOND THE 5' BUILDING LINE AS SHOWN ABOVE.



**LEGAL DESCRIPTION:**  
BEING LOT 15, BLOCK 22, ST. JOHN'S COLLEGE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 71, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TECH	KC
FIELD	TM

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH PERFORMED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0455 H DATED SEPTEMBER 26, 2008.

DATE: 07/15/15 JOB NO.: 14-3692AW  
FIELD DATE: 07/14/15

7511 CARVER AVENUE, AUSTIN, TX 78752  
LOT 15, BLOCK 22, ST. JOHN'S COLLEGE ADDITION



**Premier Surveying LLC**

5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
972.612.3601 Office | 972.964.7021 Fax  
premier@premier-surveying.com  
www.premiersurveying.com



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

**Premier Surveying LLC**

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Suite 2700  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-964-7021

