



1" = 208'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0145

10500 WALPOLE LANE

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.



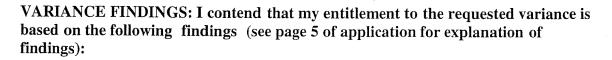
Revised

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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: 10500 Walpole Ln. Austin, TX 78739 |
| LEGAL DESCRIPTION: Subdivision – Circle C Ranch |
| Lot(s) 20 Block P Outlot Division |
| I/We Odindu and Suzy Okere, on behalf of myself/ourselves as |
| authorized agent for |
| The above address affirm that on March 20, 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 |
| We are petitioning the Board to erect a sunroom on the existing concrete porch in the ackyard. No new concrete is being added. By doing so, we will be able to add more rain utters to the property. |
| in a <u>SF-2</u> 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. |



REASONABLE USE:

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

We are petitioning the Board to consider the special circumstances of this property. The property, including the existing concrete porch, was built before Circle C was annexed into the Austin city limits. Therefore, this property was not subject to the same regulations (ie. impervious cover) as Austin homes at the time the concrete footprint for the porch was created. Since Circle C was not subject to the Austin impervious cover regulations at the time the concrete porch footprint was built, it was reasonable for the builders to build the concrete porch footprint to allow homeowners to enclose the porch in the future and still remain within the existing impervious cover regulations. Circle C homeowners that enclosed their porches prior to the annexation to Austin did not have to meet the Austin impervious cover regulations. Now that Circle C is subject to the Austin impervious cover regulations, we are limited in our ability to enclose a porch even on the original existing concrete footprint that otherwise we would have been able to according to the regulations in existence at the time the concrete porch was built. For this reason, we are requesting the Board consider these special circumstances of this property, as the regulations "deprive the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested."

HARDSHIP:

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

when the lot was developed with the home, drive and patio the impervious cover rules did not apply but now that we are zoned inside the city limits, the impervious cover rules apply and that timing is the hardship for this property.

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

It is not common to all lots in this area because not all the lots and houses are the same size, configuration and make-up of this lot, driveway, patio, and walk-way. Also the area has continued to grow and some houses have been belt after the area was annexed into the city of Austin.





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 Circle C HOA has considered these factors and has given written approval for this project (see attached). In addition, as this is a corner lot, there are only 2 adjacent neighbors. These adjacent neighbors have signed a petition supporting the building of the sunroom (see attached). The sunroom being added will not be higher than the first level of this two level house and will be constructed of glass windows and doors. Therefore this structure will not alter the character of the area. Additional gutters will be added to the property once the room is complete. Finally, no additional concrete is being added to the property – the sunroom will be located on the original existing concrete footprint.

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 | | | | generated by the us rict or literal interp | |
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| enforcement | of | the | specific | regulation | because |
| | ukhwenikan an ali | | | *************************************** | LOCAL MARKET POPULATION OF THE |
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| 2. The granting of this variance will not result in public streets in such a manner as to interfere variance: | | |
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| | | |
| 3. The granting of this variance will not create inconsistent with the objectives of this Ordi | | |
| | | |
| 4. The variance will run with the use or uses the site because: | o which it pertains and shall not run with | |
| | | |
| NOTE: The Board cannot grant a variance that privilege not enjoyed by others similarly s | would provide the applicant with a special ituated or potentially similarly situated. | |
| APPLICANT CERTIFICATE – I affirm that my application are true and correct to the best of my | | |
| Signed Ma | uil Address 10500 Walpole Ln | |
| City, State & Zip <u>Austin, TX. 78</u> | 3739 | |
| Printed <u>Odindu Okere</u> Phone (512 | 0 6651409 Date O3/20/15 | |
| OWNERS CERTIFICATE – I affirm that my state are true and correct to the best of my knowledge and | | |
| Signed Ma | il Address <u>10500 Walpole Ln</u> | |
| City, State & Zip Austin, TX. 78739 | | |
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CASE# C15-2015-0145

ROW# 11412748

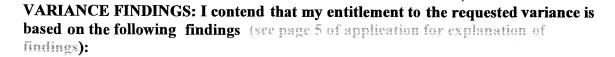
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OR ADDUSTMENT

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

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| The above address affirm that on March 20, 2015, |
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HARDSHIP:

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Updated 1/15 3

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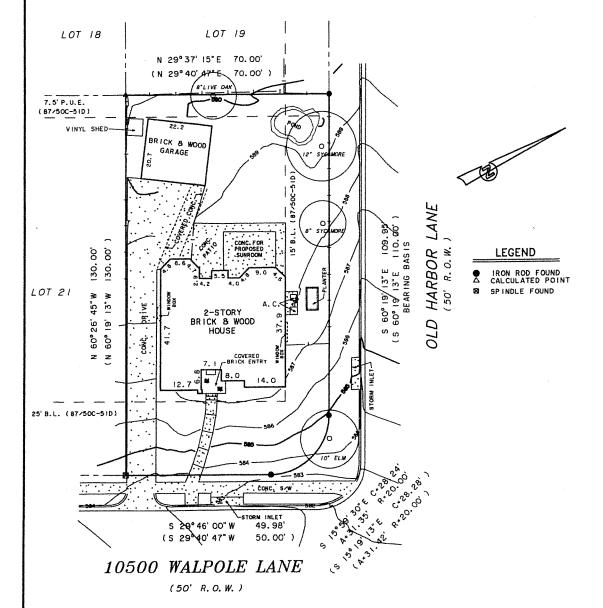
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional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

| 1. | Neither present | nor anticipates in the v | ated future | traffic volumes onable require st | generated by the us rict or literal interp | se of the site oretation and |
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| | 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 major as to interfere with the free flow 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: |
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| 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 10500 Walpole Lp |
| City, State & Zip <u>Austin, TX. 78739</u> |
| Printed Odindu Okere Phone (512) 6651409 Date 03/20/15 |
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| City, State & Zip Austin, TX. 78739 |
| Printed Odindu Okere Phone (512) 6651409 Date 03/20/15 |

OWNERS: SUZANNA DOUNERTY OKERE AND ODINDU C. OKERE

LEGAL DESCRIPTION: LOT 20, BLOCK P, OF CIRCLE C RANCH, PHASE B, SECTION ONE. A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 87, PAGES 50C-5ID, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 10500 WALPOLE LANE, AUSTIN, TEXAS.



NOTE: THIS SURVEY WAS MADE ON THE GROUND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

PLAT PREPARED FROM RECORD INFORMATION AND MEASUREMENTS MADE ON THE GROUND ON MARCH 20, 2015, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE March 20, 2015

SCALE | " = 20"

FB/PG_315/22-23

J. O. # 031915

C. MICHAEL MEMINN, JR., R.P.L.S. NO. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION SEAL OF THE ABOVE SURVEYOR.

Capyright 2015 McMinn Land Surveying Company

MrMinn Land Surveying Company

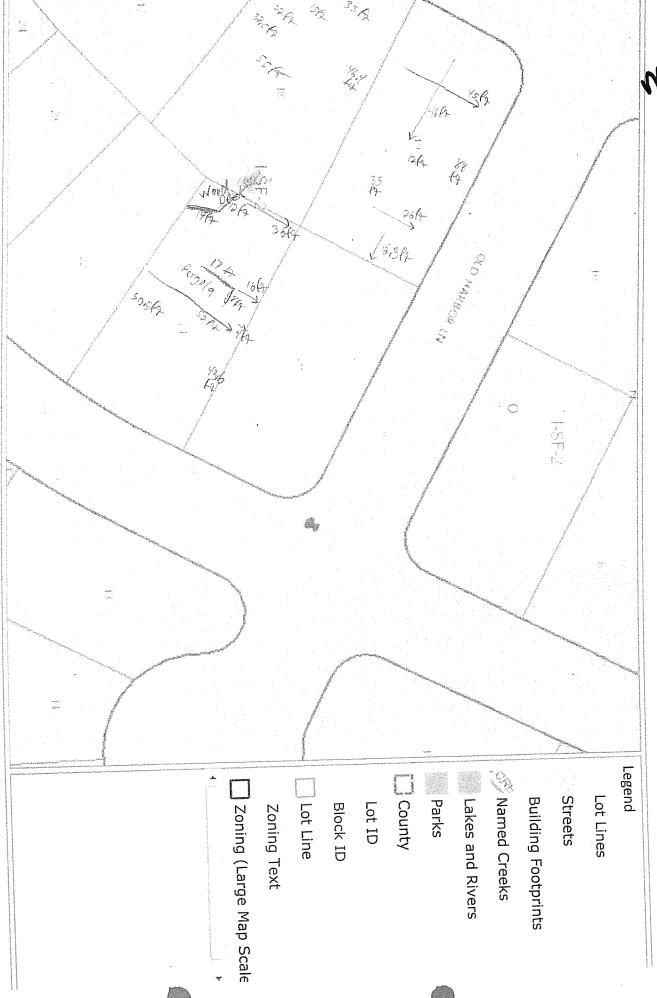
4008 GREENMOUNTAIN LANE AUSTIN, TEXAS 78759 (512) 343-1970

FAX (512) 243-6343

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CITY OF AUSTIN DEVELOPMENT WEB MAP



IS 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 PRESENTS 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 NOT THE CITY OF AUSTIN REFLADING. SPECIFIC ACCIDENCY OR COMPLETENESS.

City of Aust Residential Permit Calculation Aid

Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 978-4000

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| | epart 2 | Building | and Site Area |
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| Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall. | Existing Sq Ft | New/Added Sq Ft | Total Sq Ft |
| i. 1st floor conditioned area | 1584 | | |
| ii. 2 nd floor conditioned area | 1359 | | |
| iii. 3 rd floor conditioned area | | | |
| iv. Basement | | | |
| v. Attached Covered Parking (garage or carport) | | | |
| vi. Detached Covered Parking (garage or carport) | 460 | | |
| vii. Wood Decks (counted at 100%) | | | |
| viii. Covered Patio / Porch (separated values: /) | 60 | | |
| ix. Balcony | | | |
| x. Other-Specify: Shed | カン | Sunroom 27 | |
| Total Building Area (TBA) (add: i. through x.) | | | |
| Total Building Coverage (TBC) (from TBA subtract, if applicable: ii., iii, iv., and vii if uncovered) | 2136 (A) | | 2367 11 |
| xi. Driveway | 1399 | | 1399 |
| xii. Sidewalks | 112 | | 137 |
| xiii. Uncoyered Patio | 480 | | 267 |
| xiv. Uncovered Wood Deck (counted at 50%) | | | |
| xv. AC pads | 32 | | 32 |
| xvi. Other (Pool Coping, Retaining Walls) | | | |
| Total Site Coverage (add: TBC and xi. through xvi.) | 4159 (0) | | 4159 a |
| xvii. Pool | <u> </u> | <u> </u> | 1 |
| viii. 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)

Lot Area (sq ft): 8775

Existing Building Coverage (see above A sq ft): 2/3 6

Final Building Coverage (see above B, sq ft): 23 67

Existing Coverage % of lot ($\underline{\mathbf{A}} \div \mathbf{Lot}$ area)x100 : $\underline{\mathcal{X}\mathcal{Y}}$. %

Final Coverage % of lot ($\underline{\mathbf{B}}$ + Lot area)x100 : $\underline{\mathbf{26.9}}$ %

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. (LDC 25-1-23)

Existing Impervious Coverage (see above $\underline{\mathbf{C}}$, sq ft): $\underline{\mathbf{L}}/\underline{\mathbf{5}}^{\mathbf{C}}$

Existing coverage % of lot (C + Lot area)x100: 47.3%

Final Impervious Coverage (see above D, sq ft): 4/59

Final coverage % of lot ($\mathbf{D} \div \mathbf{Lot}$ area)x100 : $\frac{47.3}{}$ %

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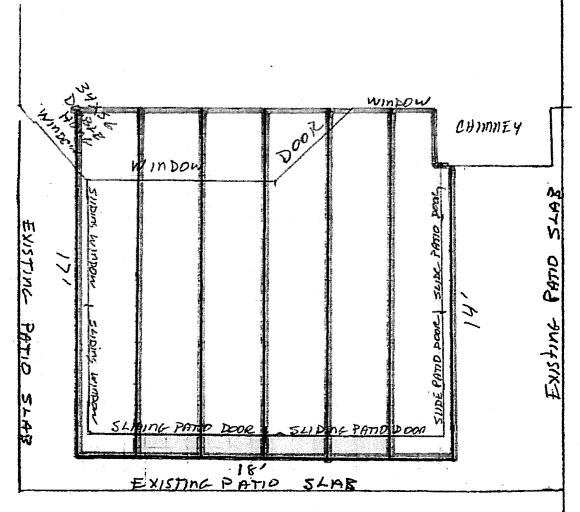
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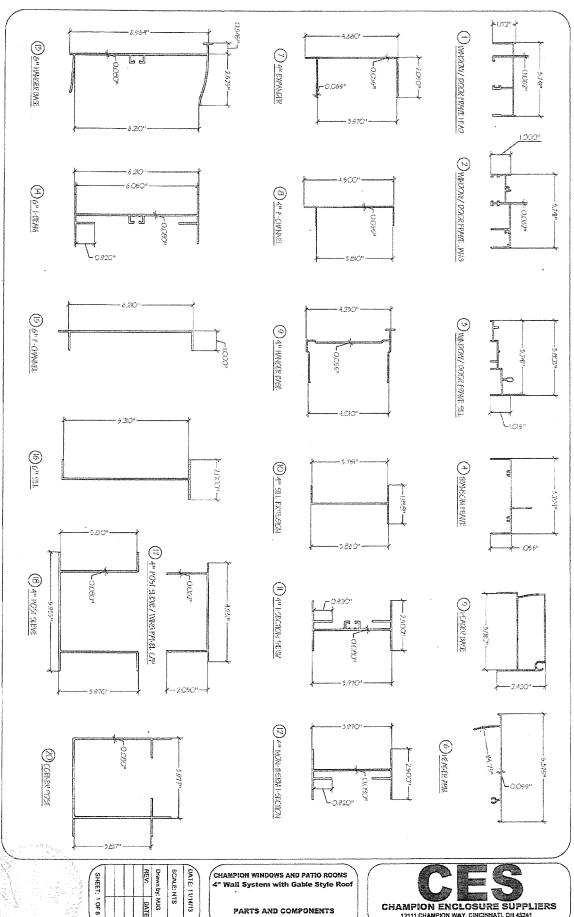
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OChampion*, 2014

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12121 Champion Way • Cincinnati, OH 45241 • 513-346-4600 • 800-875-5575 • ChampionFactoryDirect.com

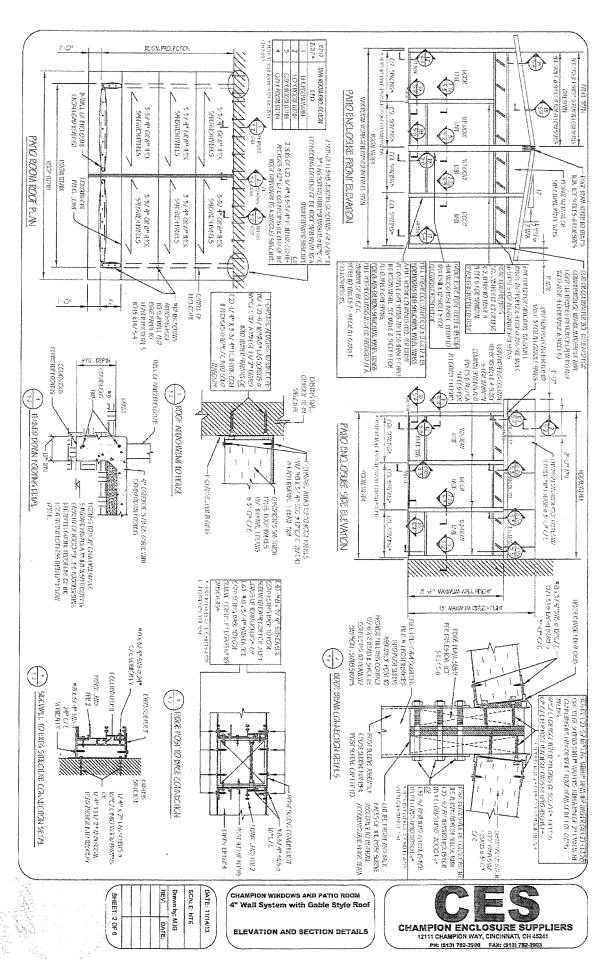




PARTS AND COMPONENTS

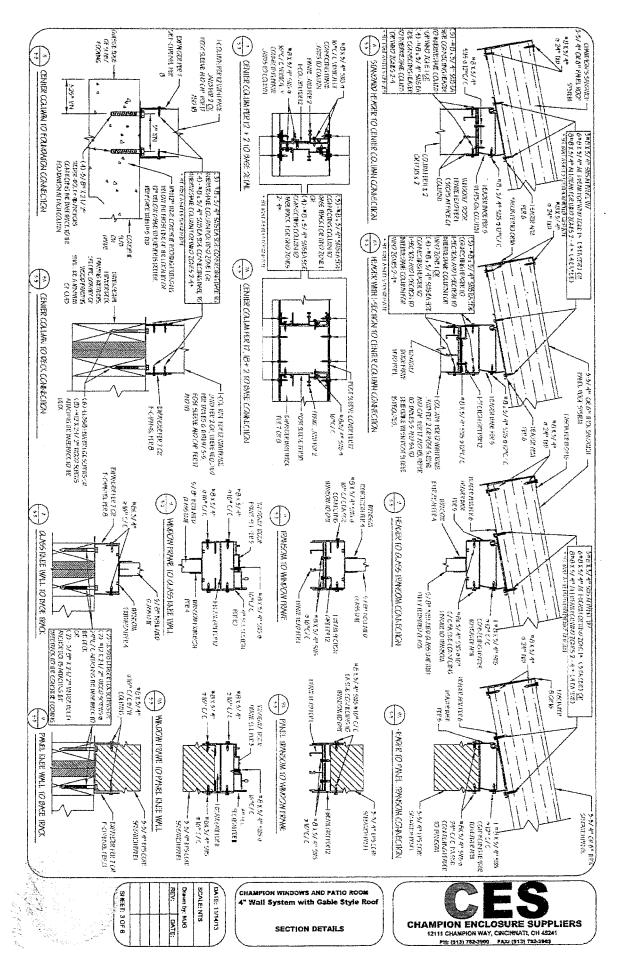
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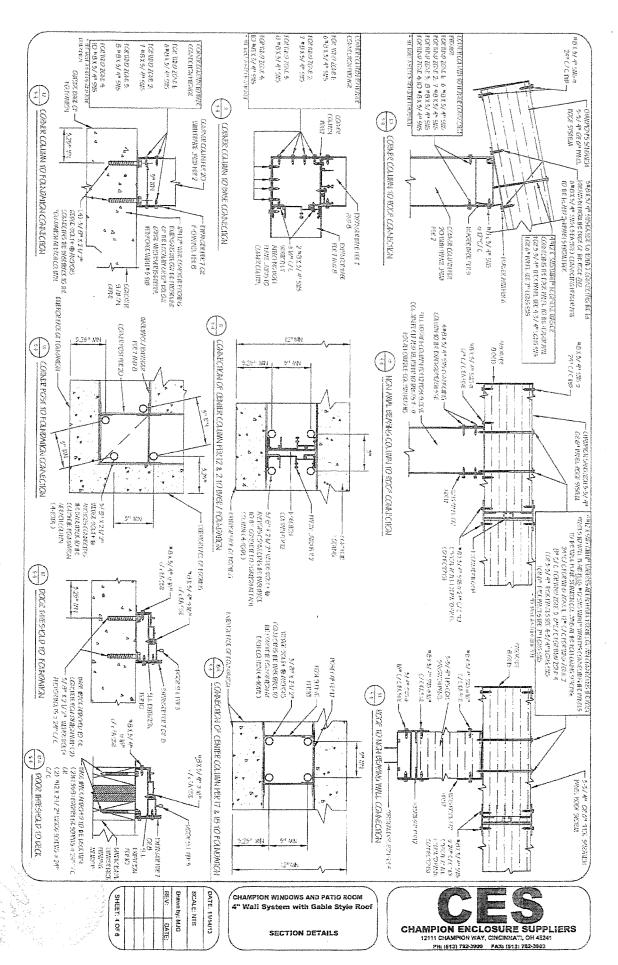
CHAMPION ENCLOSURE SUPPLIERS 12111 CHAMPION WAY, CINCINNATI, OH 45241 PH: (513) 782-3900 FAX: (513) 782-1903





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12:11 CHAMPION WAY, CINCINNATI, CH 45241 PH: (513) 782-3900 FAX: (513) 732-3903

CHAMPION WINDOWS AND PATIO ROOM 4" Wall System with Gable Style Roof

DESIGN TABLES AND NOTES

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TABLES AND SECTION DETAILS

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CHAMPION ENCLOSURE SUPPLIERS
12111 CHAMPION WAY, CINCINNAT, OH 45241
PH: (513) 752-7803 FAX: (513) 752-7803



Customer Care: (512) 288-8663 Fax: (512) 288-6488

Website: www.circlecranch.info

Date: March 04, 2015

Project Ref: [35263256] 10500 Walpole Ln

Suzanna & Odindu Okere 10500 Walpole Ln Austin TX 78739

Dear Suzanna & Odindu,

I am pleased to inform you that the Circle C Architectural Committee has approved your application for the listed project item(s):

Patio Room

The approval is contingent upon compliance with the specifications set forth in the approved application. Your project may require a permit from the city, county or state. It is the responsibility of the homeowner to obtain any required permits.

Please retain this letter in your files. If you have any questions regarding this matter, please contact us at acc@circlecranch.info

Sincerely, Circle C



of the La By signing this form, I understand that I am declaring my support for the variance being requested. Signature the , am applying for a variance from the Board of Adjustment regarding Section SUM roam 5 LAN 10502 WA\pole LN 601/g Development Code. The variance would allow me the ability to 1050 OK Property Owner Name Printed) I, Ochudu Okere Dod to horod