






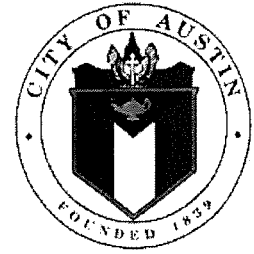
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



1" = 208'

Revised

CASE# C15-205-0145
ROW# _____
TAX# _____

m9
2

**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)**

X ERECT _ ATTACH _ COMPLETE _ REMODEL _ MAINTAIN

We are petitioning the Board to erect a sunroom on the existing concrete porch in the
backyard. No new concrete is being added. By doing so, we will be able to add more rain
gutters to the property.

in a 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):

3/13/15

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 built after the area was annexed into the city of Austin.

mg
1/4

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 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:

3/3
5/13

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 10500 Walpole Ln

City, State & Zip Austin, TX. 78739

Printed Odindu Okere Phone (512) 6651409 Date 03/20/15

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 10500 Walpole Ln

City, State & Zip Austin, TX. 78739

Printed Odindu Okere Phone (512) 6651409 Date 03/20/15

See revised

CASE# C15-2015-0145
ROW# 11412748
TAX# 0422440426
mg
6/9

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

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Lot(s) 20 Block P Outlot Division

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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 backyard. No new concrete is being added. By doing so, we will be able to add more rain gutters to the property.

51.62% per permit application

in a 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 (The purpose of an application for consideration of a variance is to determine if the proposed use is a reasonable use of the property):

3/1/17

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:

- (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:

m9
8

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.

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mg
g

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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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 10500 Walpole Ln

City, State & Zip Austin, TX. 78739

Printed Odindu Okere Phone (512) 6651409 Date 03/20/15

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 [Signature] Mail Address 10500 Walpole Ln

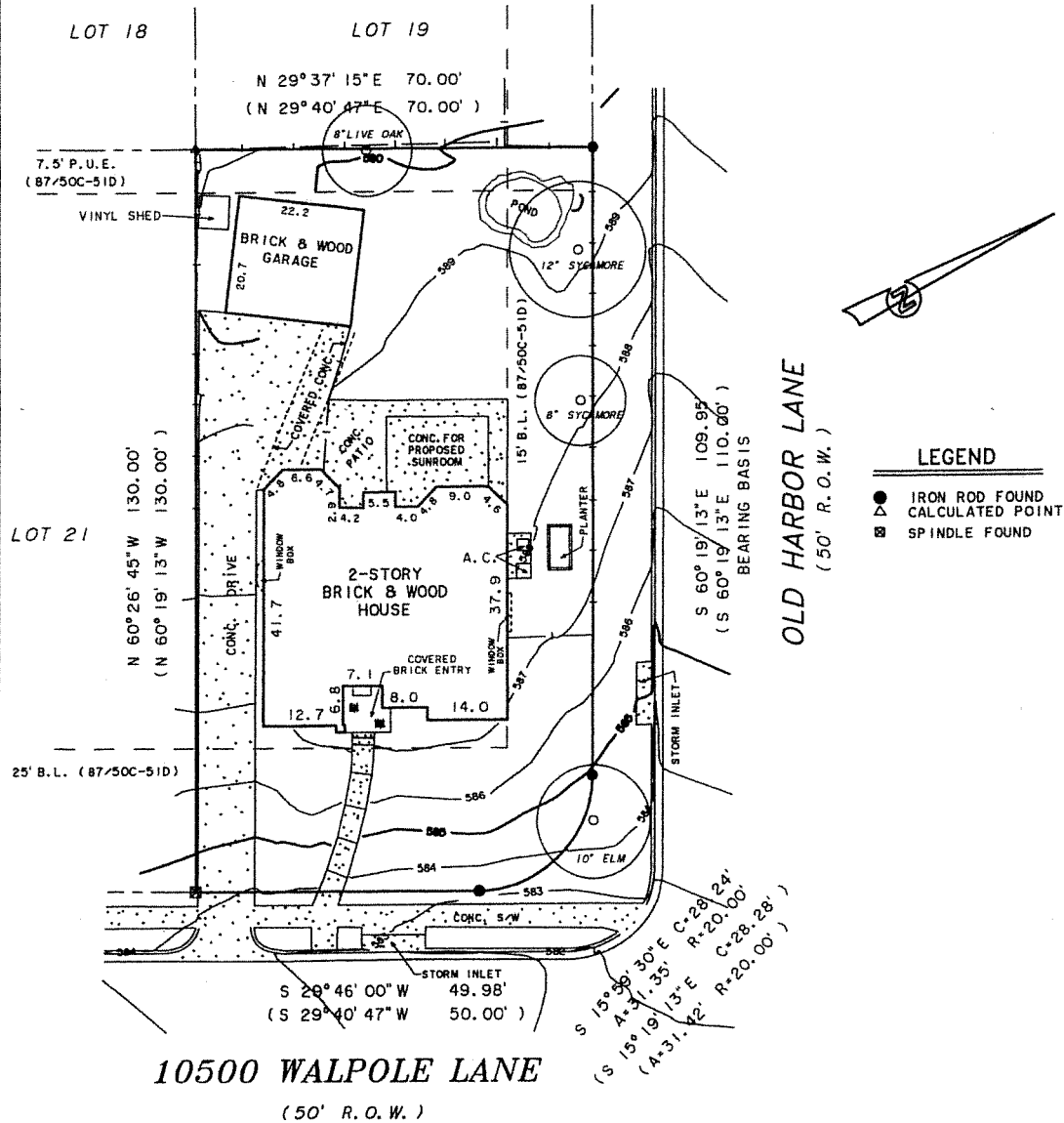
City, State & Zip Austin, TX. 78739

Printed Odindu Okere Phone (512) 6651409 Date 03/20/15

OWNERS: SUZANNA DOUGHERTY 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-51D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 10500 WALPOLE LANE, AUSTIN, TEXAS.

139
B



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 1" = 20'

FB/PG 315/22-23

J. O. # 031915

C. MICHAEL McMINN, 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.

Copyright 2015 McMinn Land Surveying Company

CMN
McMinn
Land Surveying Company
4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970
FAX (512) 243-6343
FIRM NO. 10084300 CMN

521-1

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

- ☐ Lot Lines
- ☐ Streets
- ☐ Building Footprints
- ☐ Named Creeks
- ☐ Lakes and Rivers
- ☐ Parks
- ☐ County
- ☐ Lot ID
- ☐ Block ID
- ☐ Lot Line
- ☐ Zoning Text
- ☐ Zoning (Large Map Scale)

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 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 MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

City of Austin Residential Permit Calculation Aid

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

7/2/19

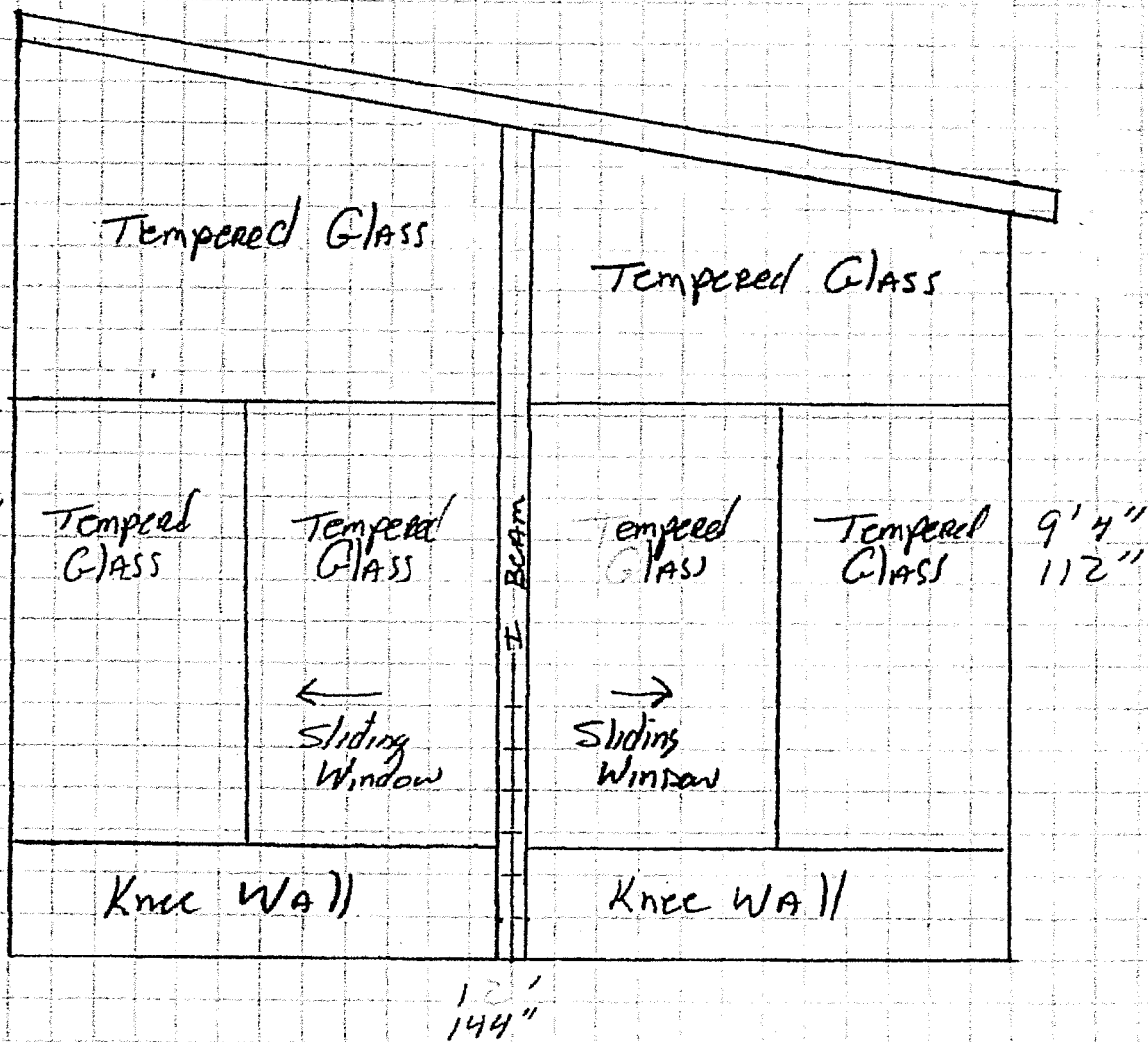
Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
i. 1 st floor conditioned area	1584		
ii. 2 nd floor 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	32	sunroom 221	
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 (B)
xi. Driveway	1399		1399
xii. Sidewalks	112		112
xiii. Uncovered 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 (C)		4159 (D)
xvii. Pool			
xviii. 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): 2136	Existing Coverage % of lot (A ÷ Lot area) x 100: 24.4 %
Final Building Coverage (see above B, sq ft): 2367	Final Coverage % of lot (B ÷ Lot area) x 100: 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 C, sq ft): 4159	Existing coverage % of lot (C ÷ Lot area) x 100: 47.3 %
Final Impervious Coverage (see above D, sq ft): 4159	Final coverage % of lot (D ÷ Lot area) x 100: 47.3 %

To: _____ From: _____

Date: OKC Subject: A Wall

13/39



LEFT ELEV.

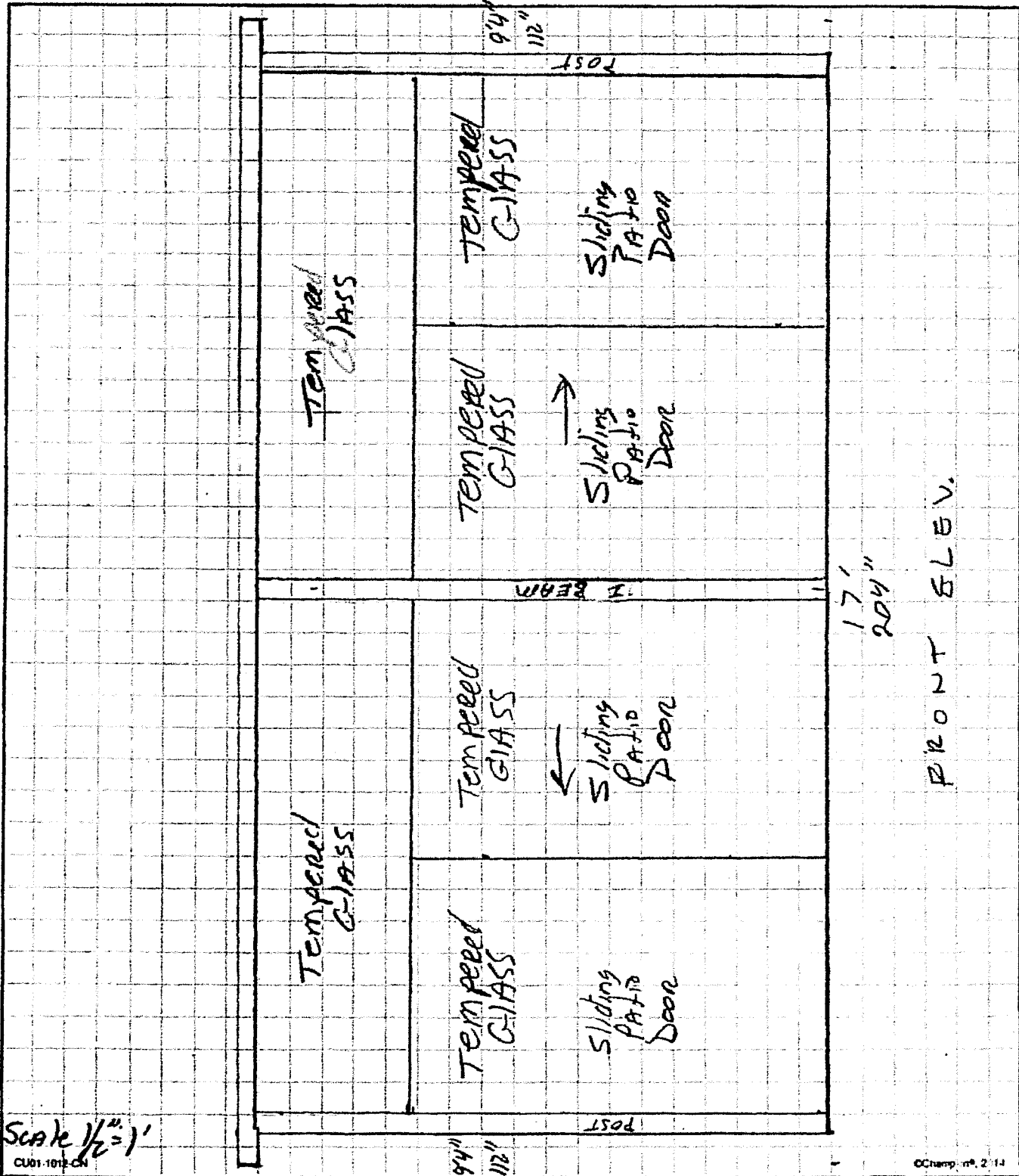
Scale 1/2" = 1'

CU-1-101-CN

©Champion, 2014

To: _____ From: _____
Date: OKed Subject: B-WALL

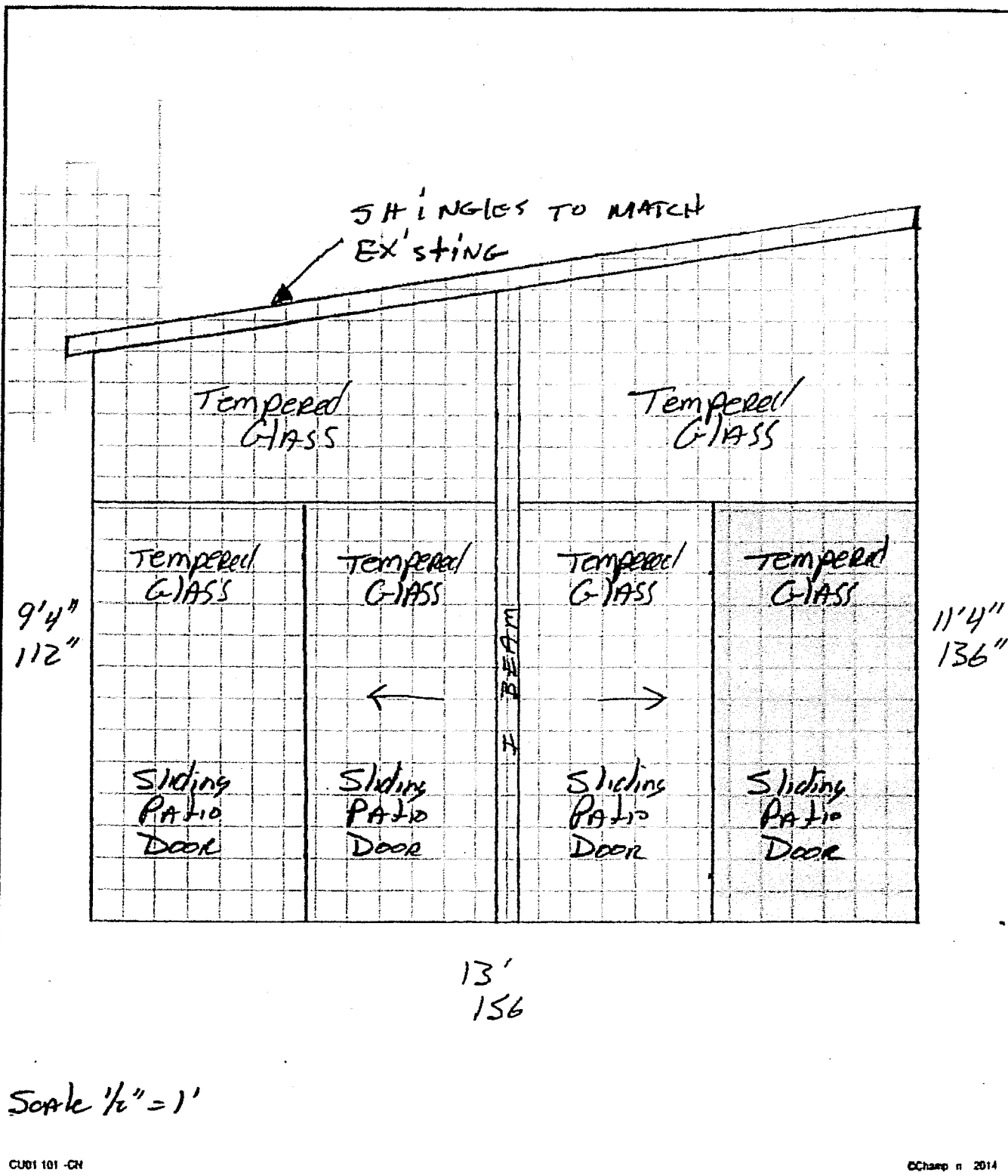
3/19



To: _____ From: _____

Date: 06/09 Subject: C WALL

15/39



CL 16

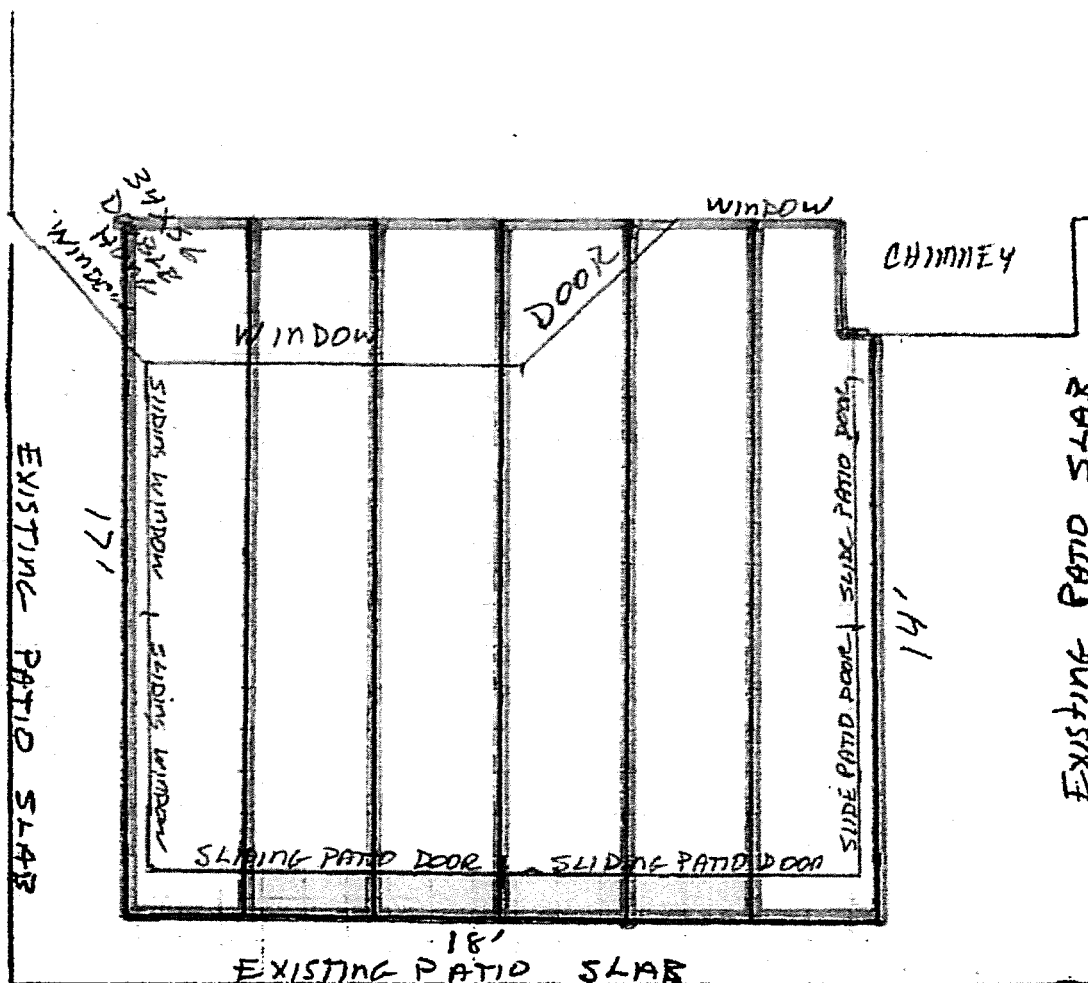


Windows • Sunrooms • Roofs • Home Exteriors

To: _____ From: _____

Date: Okece Subject: Roof Layout

3/6/16



Roof panels are 3' wide

Scale 1/4" = 1'

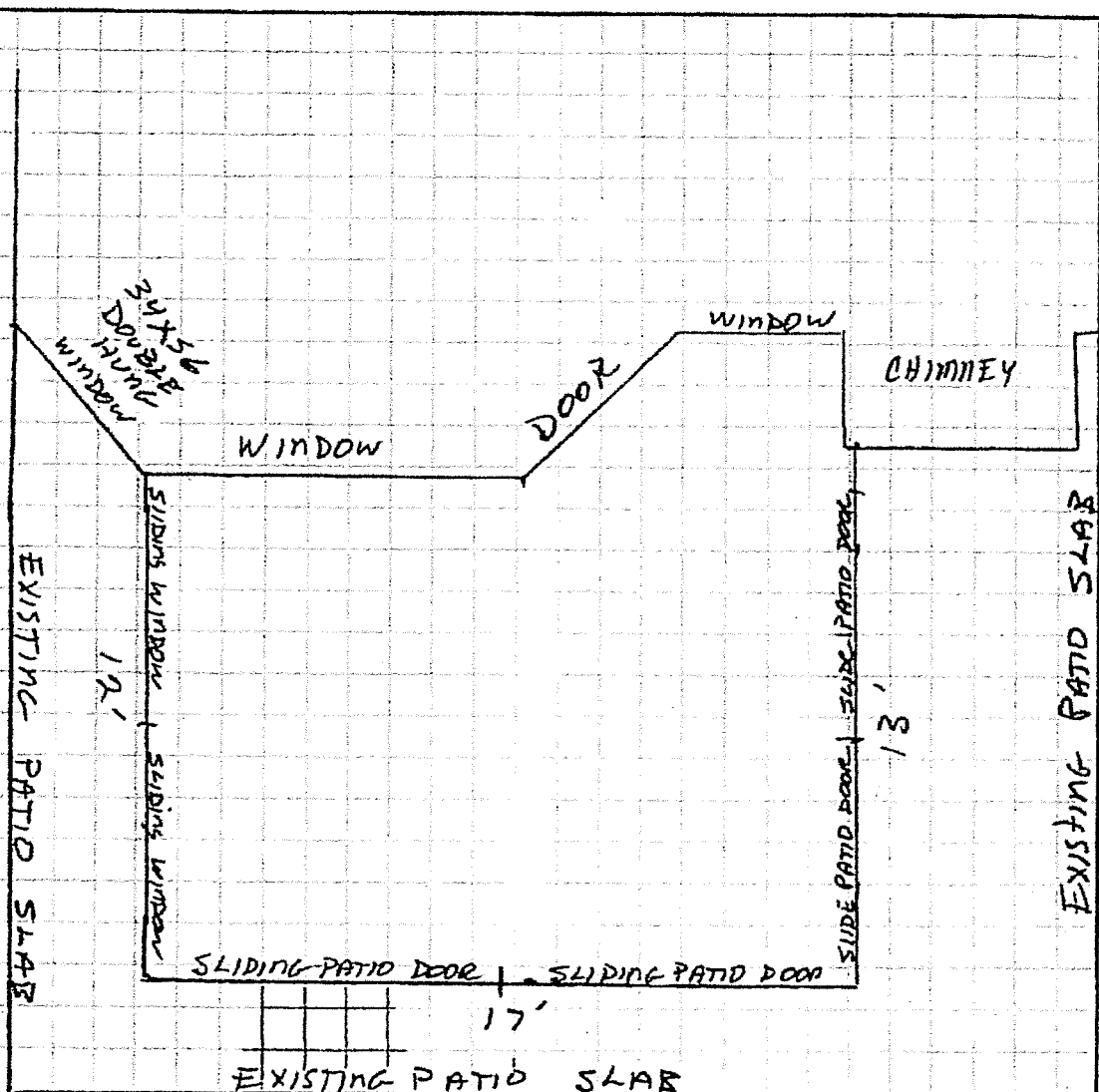
CU01 1012-CH

©Champion, 2014

To: _____ From: _____

Date: Okere Subject: Layout

1739



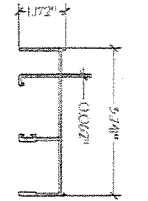
FLOOR PLAN

Scale $\frac{1}{4}'' = 1'$

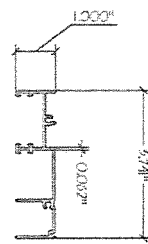
CU01-1012-CN

© Champion, 2014

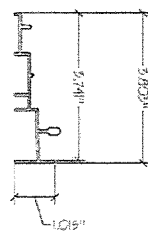
5/18



1 WINDOW/DOOR FRAME H&V



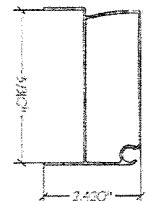
2 WINDOW/DOOR FRAME W&V



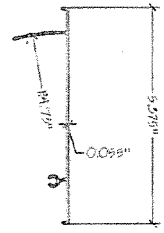
3 WINDOW/DOOR FRAME S&L



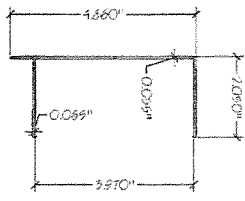
4 TENSION FRAME



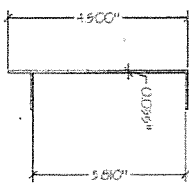
5 HEADER BASE



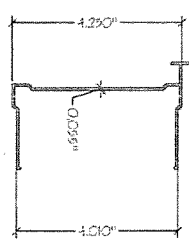
6 HEADER WITH



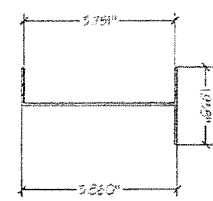
7 4" EXPANSION



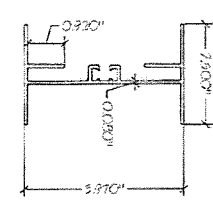
8 4" F-CHANNEL



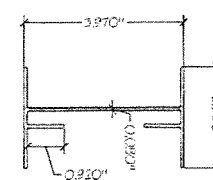
9 4" IMAGE PLATE



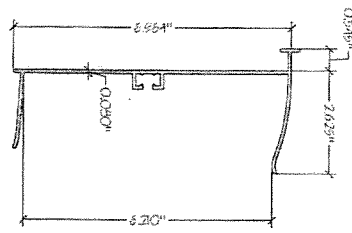
10 4" SILL EXPANSION



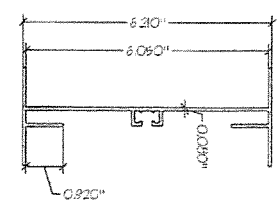
11 4" 1-SECTION HEADER



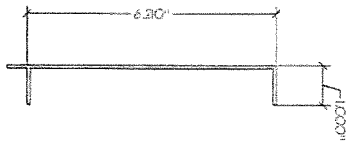
12 4" 1/2-SECTION HEADER



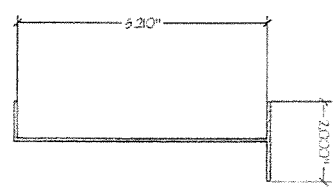
13 6" WINDOW BASE



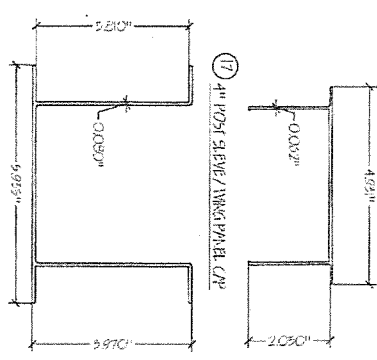
14 6" 1/2-INCH



15 6" F-CHANNEL

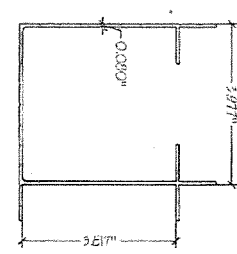


16 6" SILL



17 4" POST SLEEVE/WINDOW PANEL CAP

18 4" POST SLEEVE



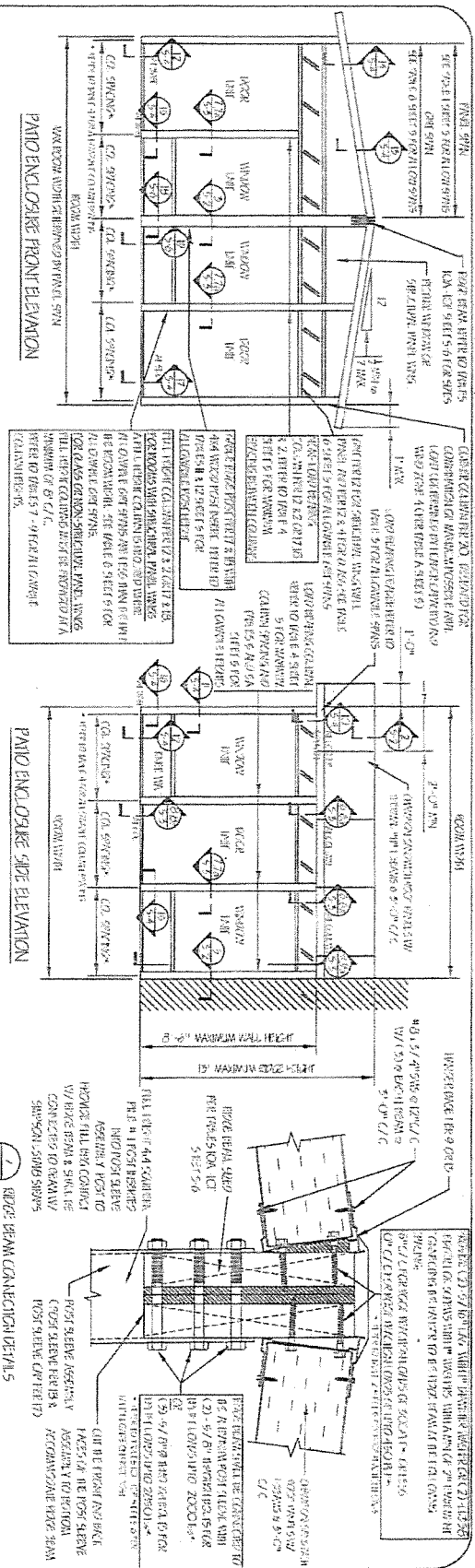
19 CORNER POST

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

PARTS AND COMPONENTS

CES
CHAMPION ENCLOSURE SUPPLIERS
12111 CHAMPION WAY, CINCINNATI, OH 45241
PH: (513) 782-3900 FAX: (513) 782-3903

DATE: 11/14/13	SCALE: NTS	DRAWN BY: M.G.	REV:	DATE:
SHEET: 1 OF 8				



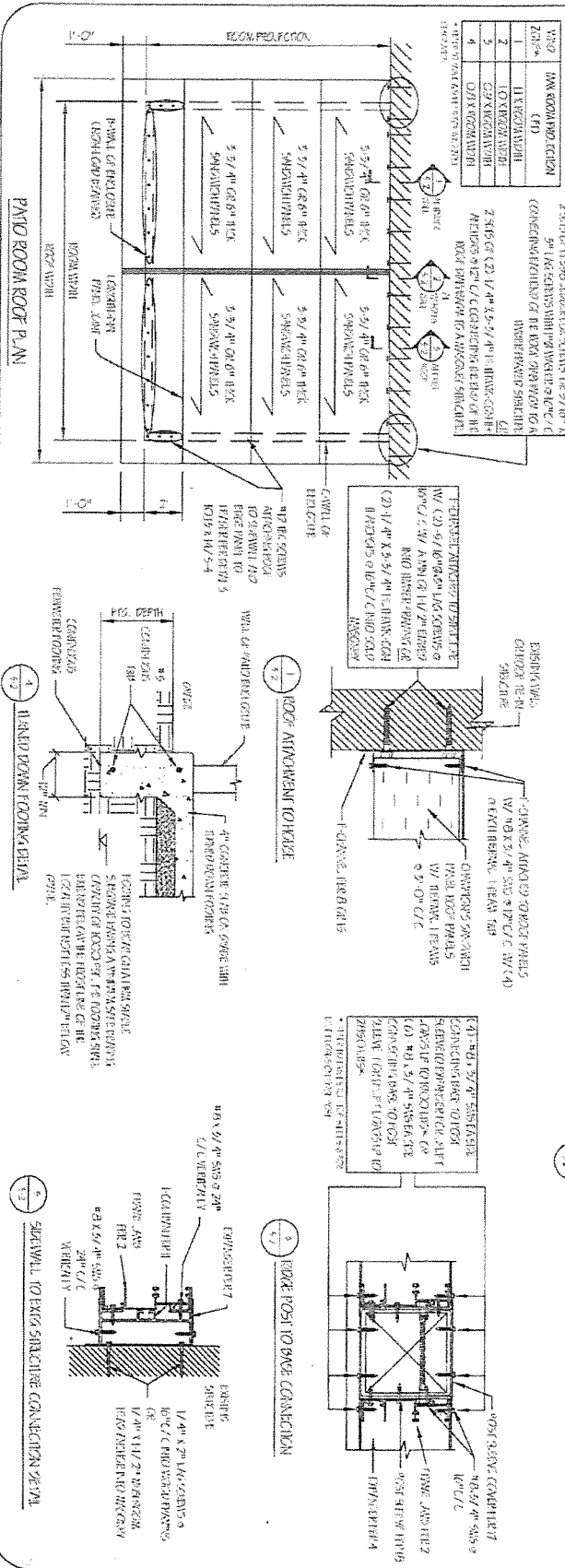
PATIO ENCLOSED FRONT ELEVATION

PAID ENCLOSURE SIDE ELEVATION

RIDGE PLANNING CONNECTIONS

WIND ZONE	INVESTIGATION (FD)
1	INVESTIGATION
2	INVESTIGATION
3	INVESTIGATION
4	INVESTIGATION

2-5610 (C) 1950, J. B. LIPPINCOTT CO. 5/10/50 "X"
5011465 5011465 5011465 5011465 5011465 5011465
(CONNECTIONS) OF THE 5011465 5011465 5011465
INFORMATION SYSTEMS



PAID ROOM ROOF PLAN

1
2

DOWN DOWN

WILL TO EXCHANGE CONNECTION WITH

DATE: 11/24/13	
SCALE: NTS	
Drawn By: MAG	
REV.	DATE:
SHEET: 5 OF 6	

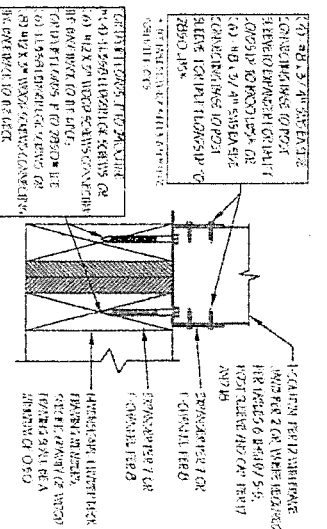
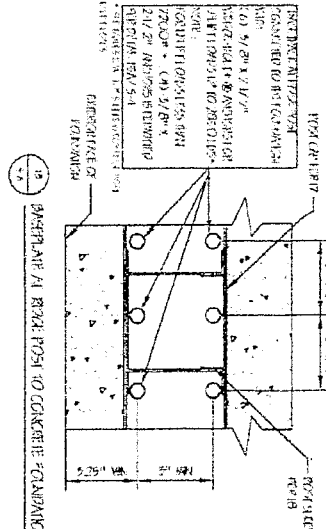
[illegible][illegible][illegible][illegible][illegible][illegible]

TABLE 11. ALUMINUM-130M POSITIVE RESULTS FROM ALUMINUM-130M EXPOSURE CRAWMY (INCREASING)				
CRAWMY (INCREASING)	WATER TEMPERATURE			
	1	2	3	4
60°W	19	19	12	10 20
60°N	19	12 20	10 20	10 20
70°N	12 20	10 20	10 20	...
80°N	12 20	10 20
90°N	10 20

TABLE 12. ALUMINUM-130M POSITIVE RESULTS FROM ALUMINUM-130M EXPOSURE POSITIVE RESULTS FROM ALUMINUM-130M EXPOSURE			
CRAWMY (INCREASING)	WATER TEMPERATURE		
	1	2	3
60°W	5 24	10 20	10 20
60°N	5 24	10 20	10 20
70°N	5 24	10 20	10 20
80°N	5 24	10 20	10 20
90°N	5 24	10 20	10 20

1. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
2. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
3. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
4. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
5. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
6. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
7. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
8. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
9. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").
10. *Prilozheniye k Zakonu SSSR "O razvedeniye"* (Appendix to the Law of the USSR "On Divorce").

[illegible]

TEMPERATURE	12	20
15	3370	2846

<div style="border: 1px solid black; border-radius: 15px; padding: 5px; margin-bottom: 5px;"> DATE: 1/14/15 SCALE: NTS Drawn By: MMS REV.: DATE: </div> <div style="border: 1px solid black; border-radius: 15px; padding: 5px;"> SHEET: 6 OF 8 </div>	<div style="border: 1px solid black; border-radius: 15px; padding: 5px; margin-bottom: 5px;"> CHAMPION WINDOWS AND PATIO ROOM 4" Wall System with Gable Style Roof </div> <div style="border: 1px solid black; border-radius: 15px; padding: 5px;"> TABLES AND SECTION DETAILS </div>	<div style="border: 1px solid black; border-radius: 15px; padding: 5px; text-align: center;"> <h1 style="margin: 0;">CES</h1> <p style="margin: 0;">CHAMPION ENCLOSURE SUPPLIERS</p> <p style="margin: 0; font-size: small;">12111 CHAMPION WAY, CINCINNATI, OH 45241 PH: (513) 782-3829 FAX: (513) 782-3903</p> </div>
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Circle C Ranch

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

Website: www.circlecranch.info

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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

I, Octavio Okere, am applying for a variance from the Board of Adjustment regarding Section of the La
Development Code. The variance would allow me the ability to build a sun room on the back
porch

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

Property Owner Name (Printed)	Address	Signature
Wayne Appleton	10502 Walpole Ln	
Emily Kruger	6207 Old Harbor Lane	
Wesley Robinson	10501 Oakbank Lane	