


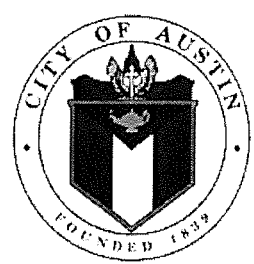




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0153
LOCATION: 13116 Travis View Loop



1" = 244'

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.

CASE# C15-2015-0153
ROW# 1142 4055
TAX# 015045000217

3/2/15

**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: 13116 Travis View Loop

LEGAL DESCRIPTION: Subdivision – Travis Vista

Lot(s) 10A Block _____ Outlot _____ Division _____

I/We _____ Kirk Lewis on behalf of myself/ourselves as authorized agent for

Kirk Lewis affirm that on Dec 15, 2014,

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 X MAINTAIN

Patio that encroaches into the building setback on the back side of house, North East Corner,

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):

13/4
3/4

REASONABLE USE:

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

It was built prior to purchase in 2007 so would have to rip entire structure down. Also the fence on the side where this is located is moved over and this property was purchased from neighbor to give more room.

HARDSHIP:

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

see next

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

Not general in that most properties do not have such a small area be and boundary line beside their property. Property in itself is odd shaped. Again it was done prior to purchase and most of the public here are just becoming aware that we need City approval for such things.

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:

see next

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:

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):

2/3

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:

Patio was there when purchased and I unknowingly added the fireplace. Unknowingly as we are not in the city limits and I did not realize I needed a permit.

- (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:

It will not

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. 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 Kirk Lewis Mail Address 13116 Travis View Loop

City, State & Zip Austin, Tx 78732

Printed Kirk Lewis Phone 512-422-2495 Date 12-15-2014

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 Kirk Lewis Mail Address 13116 Travis View Loop

City, State & Zip Austin, Tx 78732

Printed Kirk Lewis Phone 512-422-2495 Date 12-15-2014

GEORGE LUCAS
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130

ADDRESS: 13116 TRAVIS VIEW LOOP, AUSTIN, TEXAS

LEGAL DESCRIPTION:

LOTS 10A AND 11, OF TRAVIS VISTA, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 48,
PAGE 19, PLAT RECORDS, TRAVIS
COUNTY, TEXAS.

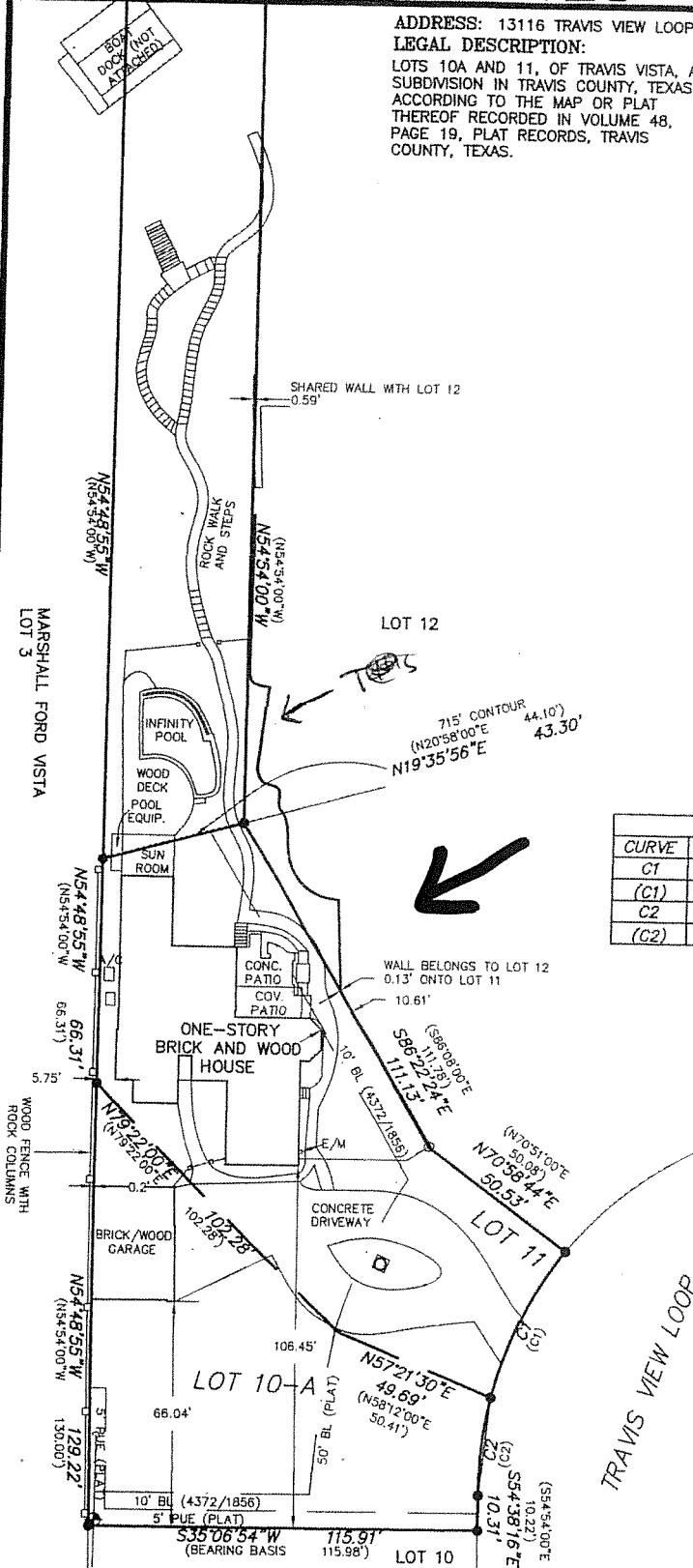
SCALE
1" = 40'

RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: VOLUME 48, PAGE 19, PLAT
RECORDS, AND VOLUME 4372, PAGE 1856,
VOLUME 5319, PAGE 1545, VOLUME 7438,
PAGE 23, VOLUME 9041, PAGE 272, VOLUME
11890, PAGE 175, AND VOLUME 13381, PAGE
950, REAL PROPERTY RECORDS, TRAVIS
COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

FLOOD EASEMENT AS RECORDED IN
VOLUME 554, PAGE 539, DEED RECORDS,
TRAVIS COUNTY, TEXAS.
(AFFECTS PORTION OF PROPERTY BELOW 715'
CONTOUR)

ELECTRIC LINE EASEMENTS AS RECORDED IN
VOLUME 632, PAGE 164, VOLUME 632, PAGE
166, VOLUME 649, PAGE 119, VOLUME 649,
PAGE 123, AND VOLUME 680, PAGE 303,
DEED RECORDS, TRAVIS COUNTY, TEXAS.
(BLANKET EASEMENTS--DO AFFECT THIS
TRACT)

VARIANCE REGARDING ENCROACHMENT OF A
BUILDING OVER THE BUILDING LINE AS
RECORDED IN DOCUMENT NO. 1999157006,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.
(DOES AFFECT THIS TRACT)



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	49.10	115.47	48.73	S28°38'30\"E
(C1)	49.00	115.47	48.63	S28°21'00\"E
C2	29.01	115.87	28.93	S47°37'39\"E
(C2)	29.00	115.87	28.92	S47°42'00\"E

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- ⊙ = CALC. PROP. COR.
- () = RECORD PER PLAT
- = WOOD FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- G/M = GAS METER
- E/M = ELECTRIC METER
- = OVERHEAD POWERLINE
- ⊙ = POWER POLE
- = GUY WIRE ANCHOR

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS
PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY
SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS,
EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY,
EXCEPT AS SHOWN HEREON.

BUYER: KIRK LEWIS AND JILL LEWIS
TITLE CO: GRACY TITLE

LENDER: CALIBER FUNDING, LLC
G.F.#: 1215456

PLAN No.: 2012-557

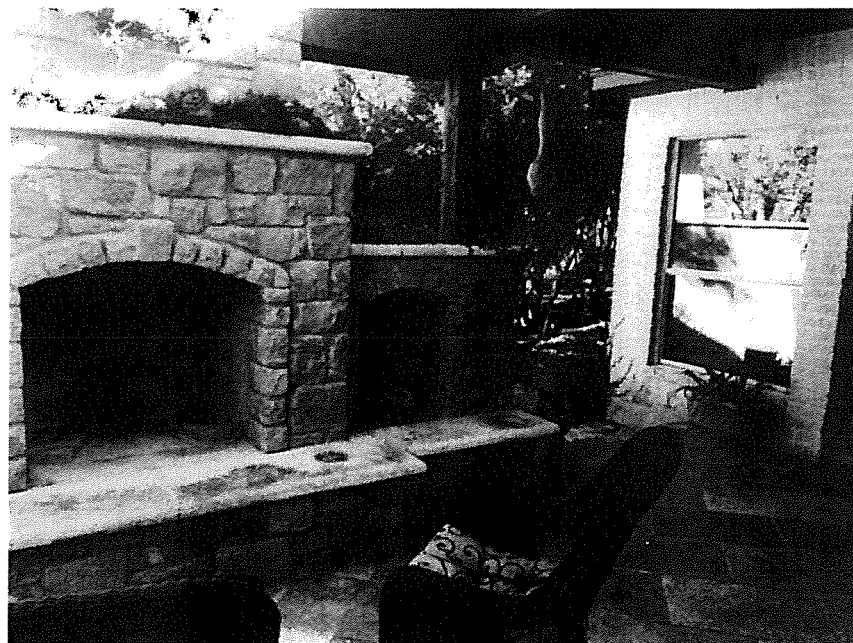
SURVEY DATE: NOVEMBER 12, 2012

GEORGE E. LUCAS, R.P.L.S. 4160

THIS IS WHERE THE PATIO
WAS PRIOR TO ME PURCHASING
THE HOUSE IN 87 - I BUILT THE
FIRE PLACE BUT DID NOT EXTEND -
PATIO - THAT IS THE ORIGINAL
WALK WAY AROUND PATIO



8/3/6





I, Kirk Lewis, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to continued use of patio

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

Property Owner Name (Printed)	Address	Signature
Kirk Lewis	13116 Travis View Loop	<i>Kirk</i>
Louise Leverett	13101 Travis View Loop	<i>Louise H. Leverett</i>
Tim Feeley	13120 Travis View Loop	<i>Timothy S. Feeley</i>
John Howard	13103 Travis View Loop	<i>John M. Howard</i>

Louise H. Leverett / President
HOA

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