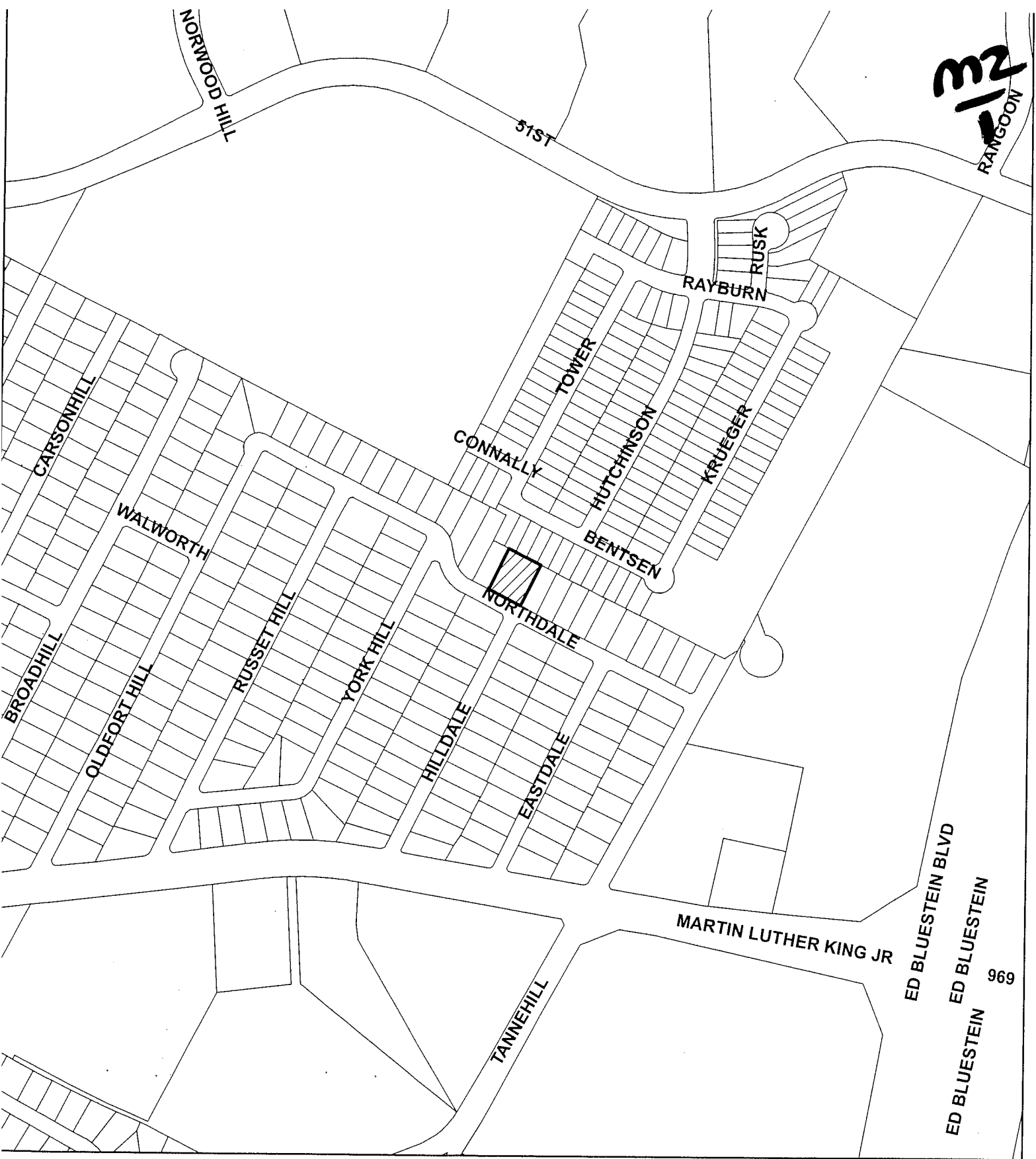





32
RANGOON



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

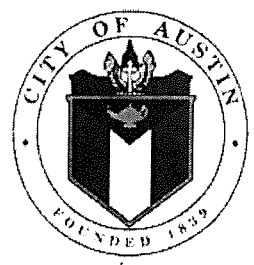
NOTIFICATIONS

CASE#: C15-2015-0148
5412 & 5414 NORTHDAL DR.

1" = 417'

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# C15-2015-0148
ROW# 1142 399
TAX# 0214230408

m2
1/2

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: 5414/5412 Northdale Dr.

LEGAL DESCRIPTION: Subdivision - LOT A BLK D RESUB OF LTS 2-3 SPRINGDALE HILLS

Lot(s) A Block D Outlot _____ Division _____

I/We Justin Cofield on behalf of myself/ourselves as authorized agent for
_____ affirm that on AUG. 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 X MAINTAIN

 VARIANCE
Seeking a ~~special exception~~ from LDC25-2-513 to decrease required yard from
25' to 15' to accommodate a front porch that was built extending 8' from the house.

in a SF2-NP district. (Pecan Springs - Springdale)
(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):

3/2

REASONABLE USE:

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

The house was built with a 25ft. required yard, but no original porch. A porch extending only 5ft from the house would not adequately protect from weather, nor would it fit the scope of the home's size.

HARDSHIP:

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

There was previously no substantial porch or covering to shelter from weather or to promote gathering or neighborhood engagement. This home model is different from 99% of the other homes in this neighborhood.

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

Most of the homes in Springdale Hills neighborhood have original covered porches, while this particular property is an unusual home model for this neighborhood and was not built with an original front porch.

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 8ft. porch encroaching into the required yard still leaves 26ft. of open yard space to the curb.

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:

432

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 J. Cofield Mail Address 5414 Northdale Dr.

City, State & Zip Austin, Texas 78723

Printed Justin Cofield Phone 512-971-0157 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.

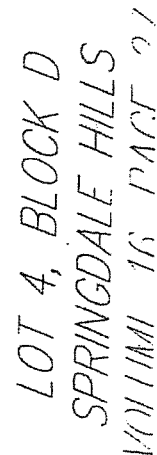
Signed J. Cofield Mail Address 5414 Northdale Dr.

City, State & Zip Austin, Texas 78723

Printed Justin Cofield Phone 512-971-0157 Date _____

S 60°40'10" E 120.10°

S 60°40'10" E



LEGEND

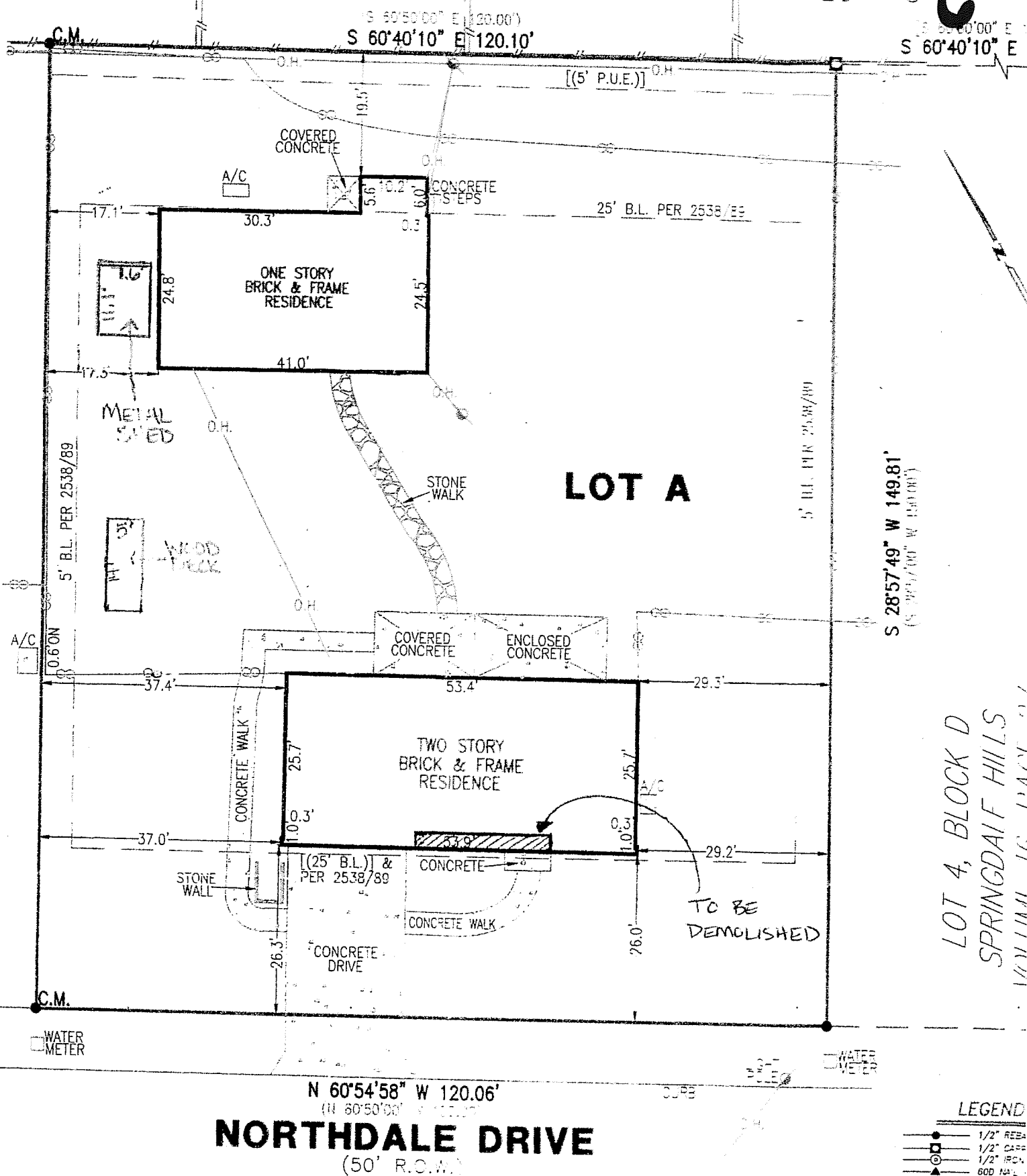
- | | |
|---|-------------|
| ● | 1/2" FEEDER |
| ■ | 1/2" GAFFE |
| ○ | 1/2" PULL |
| ▲ | 600 VOLT |
| ◆ | CAPPED AEE |
| X | 7" SET |
| ⊗ | 7" FOLD |
| ⊙ | 8" WIDE FOL |
| ⊕ | CHALK MARK |
| + | 4000 FEEDS |
| * | NEW FEEDS |
| △ | 5000 FEEDS |
| ▽ | 5000 FEEDS |

LOT 46

LOT 45

LOT 44

32



NORTHDALE DRIVE
(50' R.O.W.)

LOT 4, BLOCK D
SPRINGDALE HILLS

LEGEND

- 1/2" REBAR
- 1/2" CORR
- 1/2" IRON
- 60D NAIL
- CAPPED P.E.
- "X" SET N
- "X" FOUND
- SPINDLE P.
- CHAIN LINK
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING
- P.U.E. PUBLIC UTILITY
- D.E. DRAINAGE

20' 0 20'

DOC. NO. 200600054

LOT 46

LOT 45

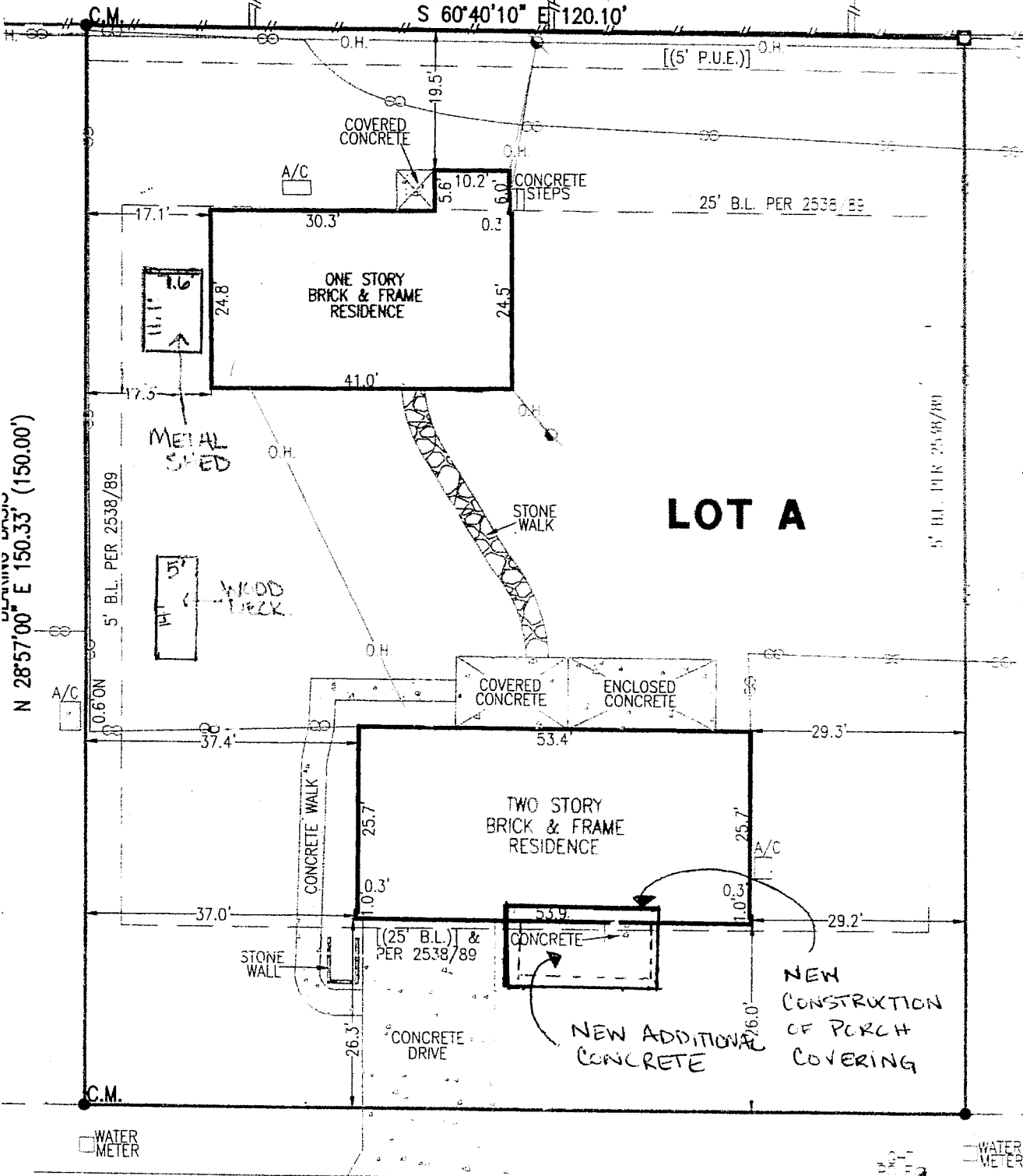
LOT 44

LOT 43

132

(S 60°50'00" E 120.00')
S 60°40'10" E 120.10'

(S 60°50'00" E 120)
S 60°40'10" E 12



LOT A

S 28°57'49" W 149.81'
(S 28°57'49" W 150.00')

LOT 4, BLOCK D
SPRINGDALE HILLS
VOLUME 16, PAGE 27

N 60°54'58" W 120.06'
(N 60°50'00" E 120.00')
NORTHDALE DRIVE
(50' R.C.W.)

LEGEND

- 1/2" REBAR
- 1/2" CAPPED
- 1/2" CON P
- 600 HALL P
- CAPPED REBAR
- X" SET IN C
- X" FOUND IN
- SPINDLE FENCE
- CHAIN LINK F
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY
- D.E. DRAINAGE EASE
- () PER PLAT IN

20' 0 20'

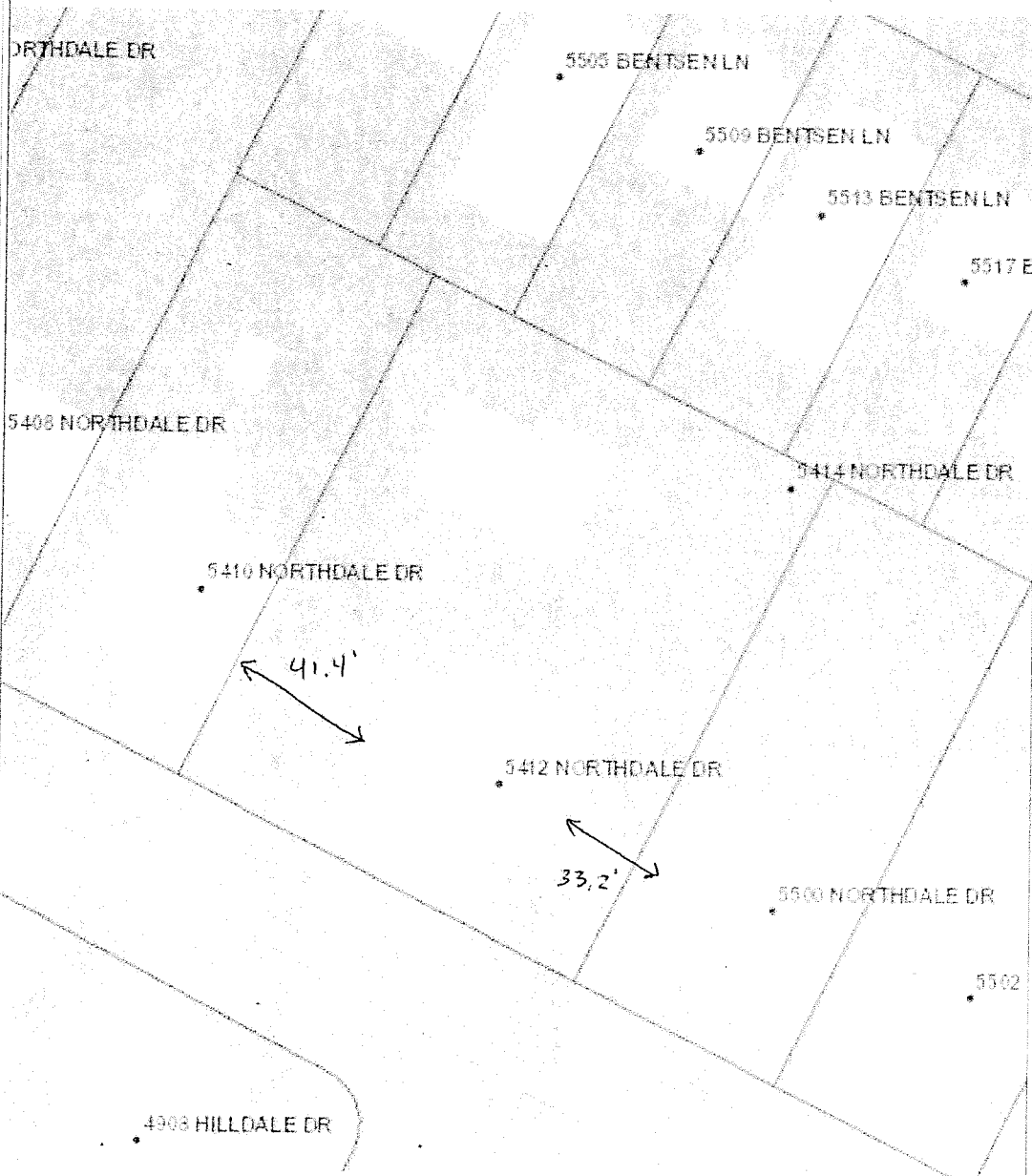
PROPOSED

CITY OF AUSTIN DEVELOPMENT WEB MAP

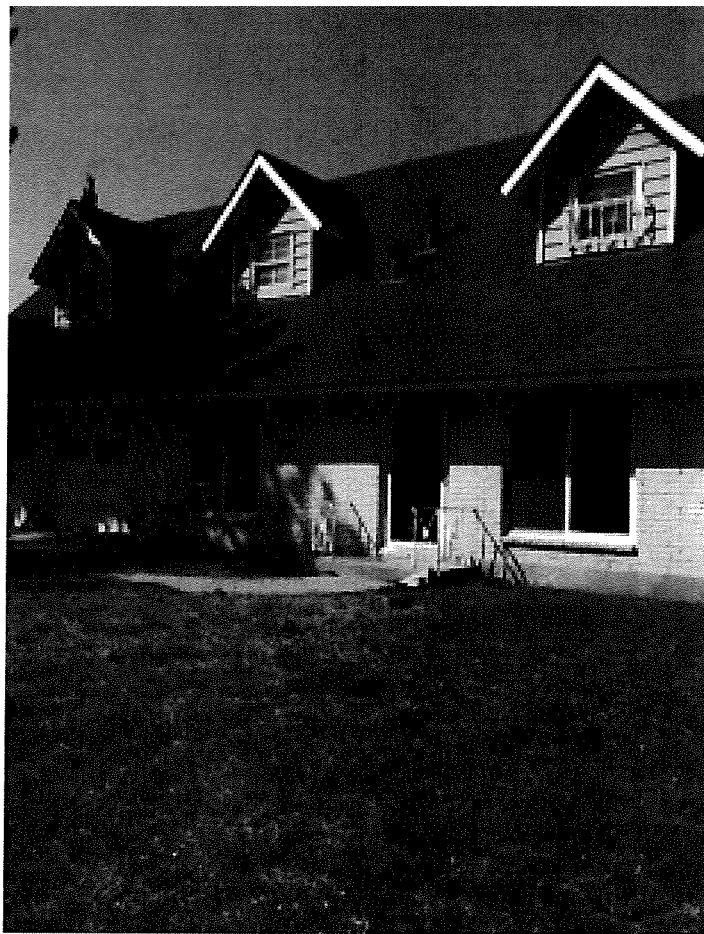
m2
8

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Lot Line
- Address Points



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.

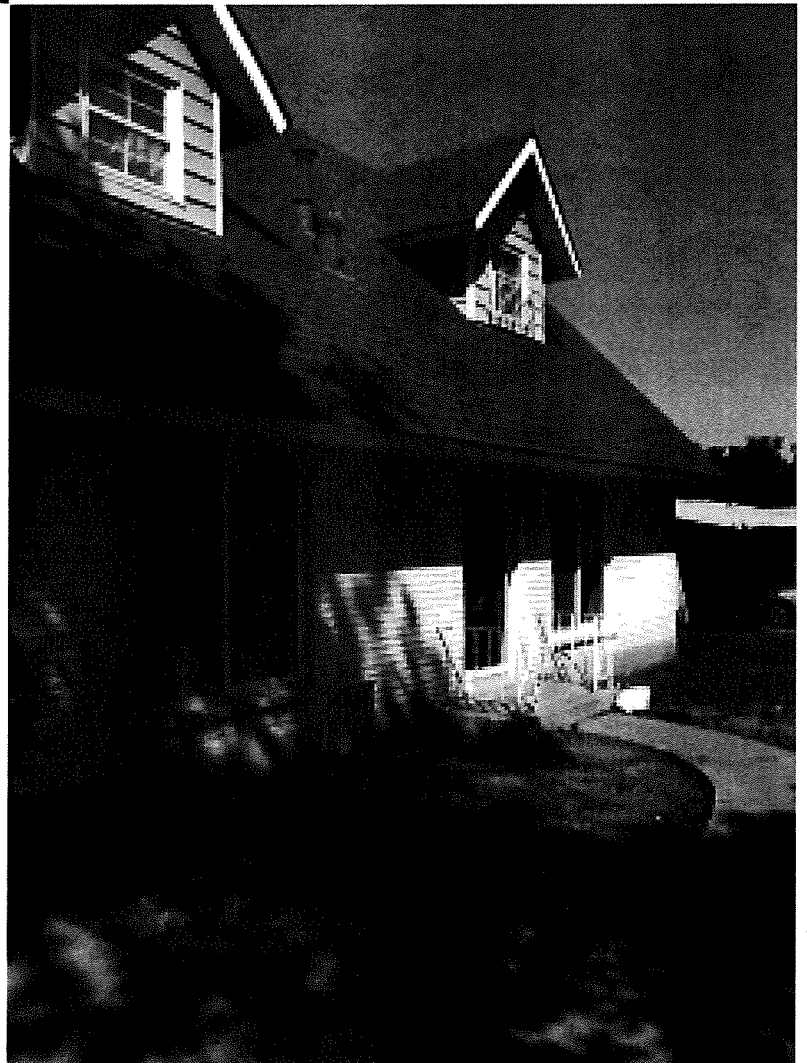


CS-2015-0148

3/8
9/1

Original front of home with
a walkway and small
landing at the front door.

No original porch other
than the eave of the home
hanging over the front
door.

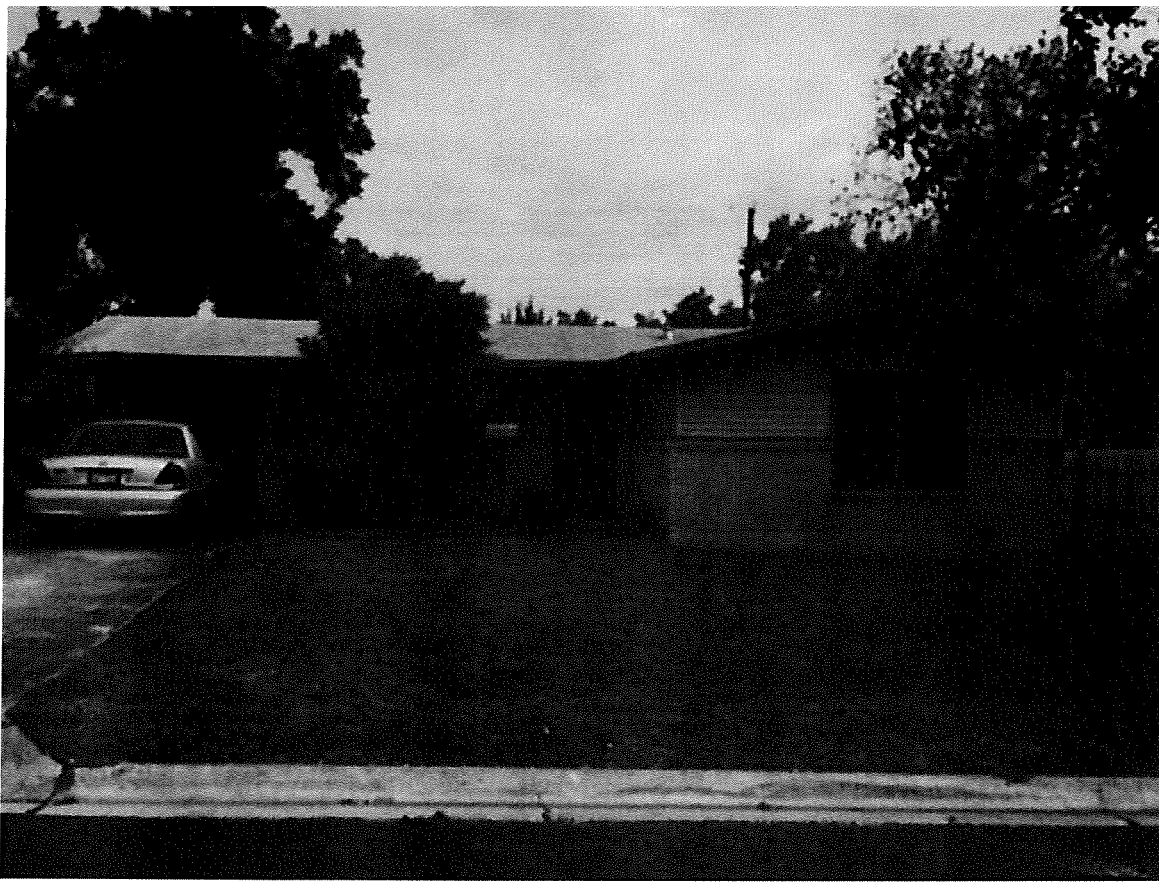




10/28

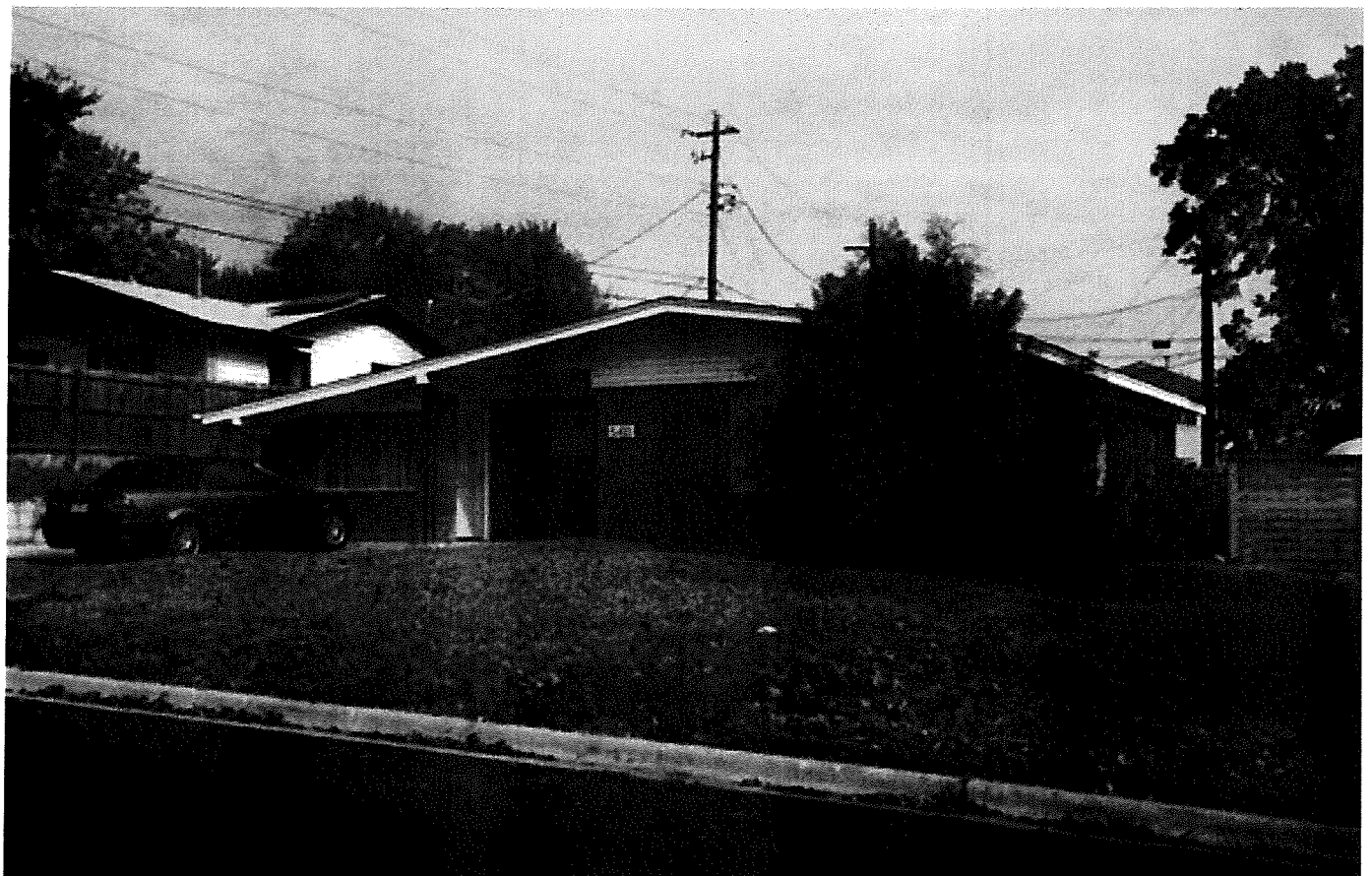
View of constructed porch extending 8ft. from house





m8
11

My neighbors on either side are typical examples of most of the homes in our neighborhood with original porches included under original roof structure of homes.



From: PSS NA [REDACTED]
Subject: Re: Neighborhood Association Letter of support
Date: September 17, 2015 at 9:37 PM
To: JUSTIN COFIELD, [REDACTED]

ms
12

Hi Justin,

I think this is out of the scope of what the neighborhood association would do. Were you able to get the signatures from all you neighbors? I think those would carry the most weight.

Many thanks,
Tyson Brown

On Thu, Sep 10, 2015 at 2:50 PM, JUSTIN COFIELD <justin@justincofield.com> wrote:
Hello Nat & Tyson...

My name is Justin Cofield, and I live in Springdale Hills.
I was at the Association meeting in June, and found it very informative.
Thank you guys for staying up to date on the latest in our city and neighborhood!

I'm emailing to ask the best way to get a letter of support from the neighborhood association concerning a variance I'm applying for. I have added a porch onto the front of my house and unknowingly, it is about 3ft. too deep. The code for our neighborhood calls for porches to be 5ft. out from the house, my porch is 8ft.
I'm in the process of applying for a variance, and I plan to supply signatures from all my neighbors, as well as logical justification as to why the variance is warranted.

Is there a process you guys go through to give Association support in this kind of situation?
I would be grateful for any direction or support.

Thanks,
Justin Cofield
512-971-0157
[REDACTED]

5414 Northdale Dr.
Austin, TX 78723

From: Justin Cofield [redacted]
Subject: Neighborhood Association Letter of support
Date: September 10, 2015 at 2:50 PM
To: pssnavicepresident@gmail.com, PSSNAPresident@gmail.com

m8
13

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Justin Cofield
512-971-0157
[redacted]

5414 Northdale Dr.
Austin, TX 78723

