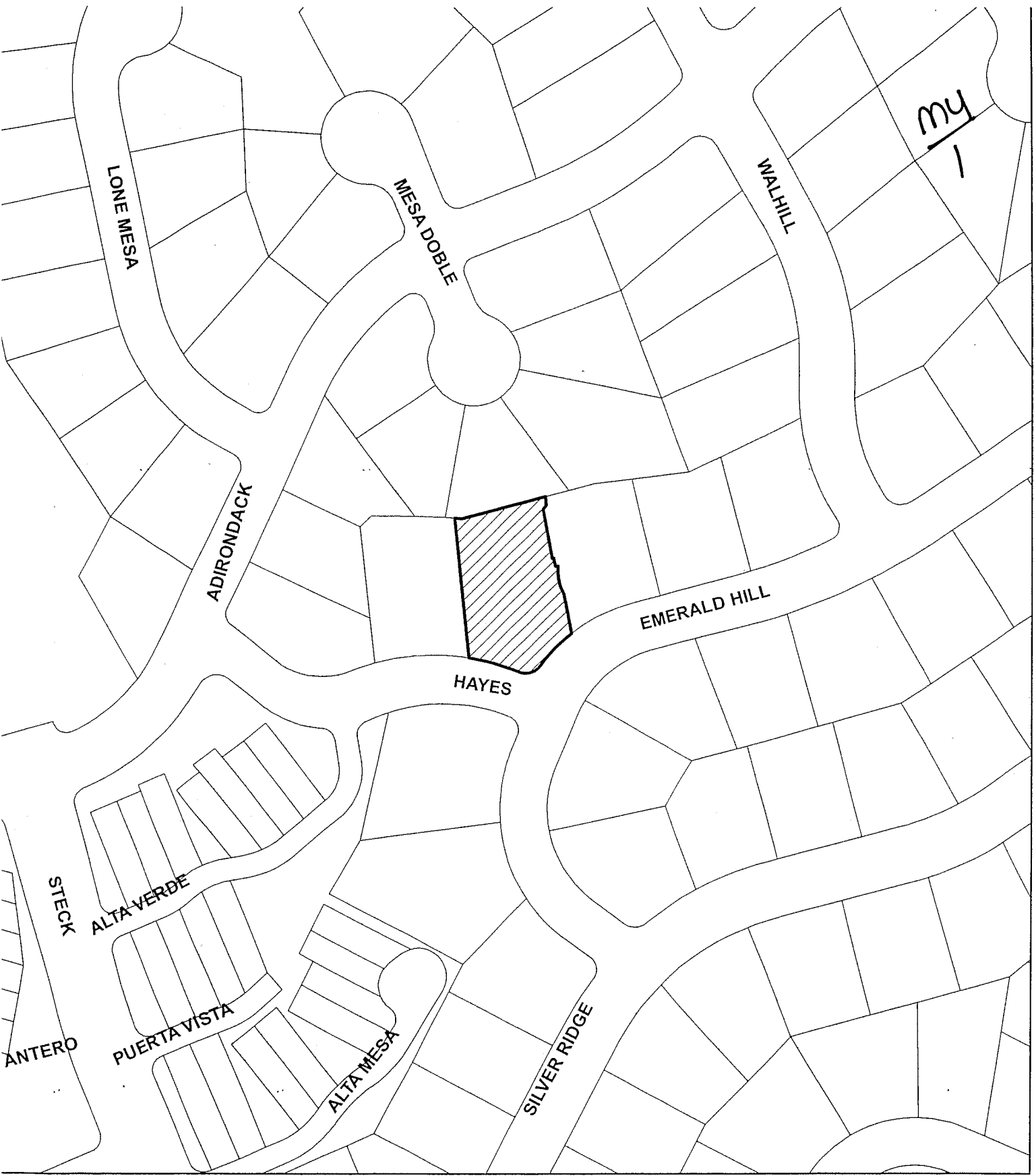






SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C15-2015-0164

LOCATION: 8406 Emerald Hill Dr.

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" = 138'

Revised

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

CASE# 052015-0164  
ROW# 11443400  
TAX# 0147030704 my  
2

copies

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.**

STREET ADDRESS: 8406 Emerald Hill Drive

LEGAL DESCRIPTION: Subdivision – Amended plat of Lots 3 and 4 Westover Hills,

Section 4 Lot(s) 4A Block G I, Katherine Loayza as authorized agent for Cyndy and Doug

Fowler affirm that on \_\_\_\_\_ do 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\_\_\_\_\_COMPLETEX\_\_\_\_\_REMODEL\_\_\_\_\_MAINTAIN

Remodel an existing carport in order to convert it into a garage using the same building footprint. The remodel triggers a variance to Section 25-2-492 Site Development Regulations because when the site was developed in 1970 the carport encroached into the 25' front setback from zero feet to approximately 4.8' at the southwest corner for a distance of 17.8'. This encroachment includes a 2.5' eave overhang, therefore minus the allowed eave overhang, the greatest encroachment is 2.3' at the southwest corner of the carport. No additional encroachment is proposed beyond the existing carport footprint.

in a SF-3 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):**

my  
3

**REASONABLE USE:**

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

The 25' front setback line does not follow a straight line, but is an arc following the curvature of the street. Therefore, when the house and attached carport were sited on the lot, for whatever reason, the carport was inadvertently built into the front yard setback.

**HARDSHIP:**

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

The unique shape of the lot is due to the curvature of Emerald Hill Drive, which intersects with the continuation of Emerald Hill Drive and Hayes Lane. Therefore, the front yard setback is not a straight line and is possibly the reason for the oversight in the placement of the carport. The encroachment of the existing carport occurred when the property was originally developed in 1970 and would qualify for a special exception if not for the proposed enclosure of the existing structure. The greatest point of encroachment, or 4.8' which includes a 2.5' eave would be the same if the carport was not enclosed to be a garage.

No expansion of the existing carport footprint is proposed. Windows will be added within the existing columns in order to enclose one wall, a new brick wall for the rear of the garage will be added that will connect to the house and a garage door will be added which is not within the encroachment area.

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

To our knowledge, this is the only lot with an existing carport encroachment in the area.

**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:

Because the lot is located at the junction of three roadways, the carport is viewed from more angles than is typical. Enclosing the carport will allow the property to not only be more secure, but will also enhance the visual impact from street views. The majority of the homes in this neighborhood have two-car garages. Converting the carport into a garage will be consistent with the neighborhood character and will not expand the existing encroachment in any way. The Balcones Civic Association president, Richard Grayum indicated that the Association has no problem with the request and that they do not issue letters of support in this case. To our knowledge neighboring property owners have no objection to the variance request.

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

my  
4

**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 Katherine Loayza

Mail Address 100 Congress, Suite 1100 City, State & Zip Austin, Texas 78701

Printed Katherine Loayza Phone 512-236-2259 Date October 23, 2015

**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 William D. Fowler Mail Address 91 Carriage Trl

City, State & Zip Wylie, Tx, 75098

Printed William D. Fowler Phone 972-429-6509 Date 23 Oct 2015

**JTCN 2007/08**

[illegible][illegible]

| Year | Population | City   |         | Country | Source         |
|------|------------|--------|---------|---------|----------------|
|      |            | City   | Country |         |                |
| 1970 | 11,242,000 | 15,727 | 20,217  | 36,944  | 1970, 1971, 72 |
| 1971 | 11,424,000 | 16,075 | 20,572  | 36,647  | 1971, 72       |
| 1972 | 11,606,000 | 16,423 | 20,927  | 37,350  | 1972, 73       |
| 1973 | 11,792,000 | 16,771 | 21,282  | 38,053  | 1973, 74       |
| 1974 | 11,982,000 | 17,120 | 21,637  | 38,757  | 1974, 75       |
| 1975 | 12,176,000 | 17,470 | 21,992  | 39,462  | 1975, 76       |
| 1976 | 12,374,000 | 17,821 | 22,347  | 40,168  | 1976, 77       |
| 1977 | 12,576,000 | 18,173 | 22,702  | 40,875  | 1977, 78       |
| 1978 | 12,782,000 | 18,526 | 23,057  | 41,583  | 1978, 79       |
| 1979 | 12,992,000 | 18,880 | 23,412  | 42,292  | 1979, 80       |
| 1980 | 13,206,000 | 19,235 | 23,767  | 43,002  | 1980, 81       |
| 1981 | 13,424,000 | 19,591 | 24,122  | 43,713  | 1981, 82       |
| 1982 | 13,646,000 | 20,000 | 24,500  | 44,500  | 1982, 83       |
| 1983 | 13,872,000 | 20,410 | 24,878  | 45,288  | 1983, 84       |
| 1984 | 14,102,000 | 20,821 | 25,257  | 46,078  | 1984, 85       |
| 1985 | 14,336,000 | 21,233 | 25,636  | 46,869  | 1985, 86       |
| 1986 | 14,574,000 | 21,646 | 26,015  | 47,661  | 1986, 87       |
| 1987 | 14,816,000 | 22,060 | 26,394  | 48,454  | 1987, 88       |
| 1988 | 15,062,000 | 22,475 | 26,773  | 49,248  | 1988, 89       |
| 1989 | 15,312,000 | 22,891 | 27,152  | 50,043  | 1989, 90       |
| 1990 | 15,566,000 | 23,308 | 27,531  | 50,839  | 1990, 91       |
| 1991 | 15,824,000 | 23,726 | 27,910  | 51,636  | 1991, 92       |
| 1992 | 16,086,000 | 24,145 | 28,289  | 52,434  | 1992, 93       |
| 1993 | 16,352,000 | 24,565 | 28,668  | 53,233  | 1993, 94       |
| 1994 | 16,622,000 | 24,986 | 29,047  | 54,033  | 1994, 95       |
| 1995 | 16,896,000 | 25,407 | 29,426  | 54,834  | 1995, 96       |
| 1996 | 17,174,000 | 25,829 | 29,805  | 55,636  | 1996, 97       |
| 1997 | 17,456,000 | 26,252 | 30,184  | 56,438  | 1997, 98       |
| 1998 | 17,742,000 | 26,676 | 30,563  | 57,241  | 1998, 99       |
| 1999 | 18,032,000 | 27,101 | 30,942  | 58,045  | 1999, 00       |
| 2000 | 18,326,000 | 27,527 | 31,321  | 58,850  | 2000, 01       |
| 2001 | 18,624,000 | 27,954 | 31,700  | 59,656  | 2001, 02       |
| 2002 | 18,926,000 | 28,382 | 32,079  | 60,463  | 2002, 03       |
| 2003 | 19,232,000 | 28,811 | 32,458  | 61,271  | 2003, 04       |
| 2004 | 19,542,000 | 29,241 | 32,837  | 62,080  | 2004, 05       |
| 2005 | 19,856,000 | 29,672 | 33,216  | 62,890  | 2005, 06       |
| 2006 | 20,174,000 | 30,104 | 33,595  | 63,700  | 2006, 07       |
| 2007 | 20,496,000 | 30,537 | 33,974  | 64,511  | 2007, 08       |
| 2008 | 20,822,000 | 30,971 | 34,353  | 65,324  | 2008, 09       |
| 2009 | 21,152,000 | 31,406 | 34,732  | 66,138  | 2009, 10       |
| 2010 | 21,486,000 | 31,842 | 35,111  | 66,955  | 2010, 11       |
| 2011 | 21,824,000 | 32,279 | 35,490  | 67,773  | 2011, 12       |
| 2012 | 22,166,000 | 32,717 | 35,869  | 68,593  | 2012, 13       |
| 2013 | 22,512,000 | 33,156 | 36,248  | 69,414  | 2013, 14       |
| 2014 | 22,862,000 | 33,596 | 36,627  | 70,237  | 2014, 15       |
| 2015 | 23,216,000 | 34,037 | 37,006  | 71,061  | 2015, 16       |
| 2016 | 23,574,000 | 34,479 | 37,385  | 71,887  | 2016, 17       |
| 2017 | 23,936,000 | 34,922 | 37,764  | 72,714  | 2017, 18       |
| 2018 |            |        |         |         |                |

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Journal of Internal Medicine 247: 395-402

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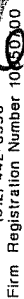
Professional and Surveying, Inc.  
Surveying and Mapping  
2000 South Main Street  
P.O. Box 1000  
Tulsa, Oklahoma 74101  
Phone (918) 433-1729

APPROVED BY  
AUSTIN ENERGY  
FOR BOA

DATE: 12/1/80

**REVIEWED**  
By Eben Kellogg at 10:52 am, Nov 13, 2015

$$\frac{m_4}{5}$$



13/24

11-12-15

Date

To: City of Austin Board of Adjustment

Dear Representative,

My property, 8408 Emerald Hill Drive, borders 8406 Emerald Hill Drive on the east side. I do not object to the plans to enclose the existing carport to create a garage. Garages are the norm in this neighborhood, while carports are rare.

Sincerely,



Signature

Gerald Kucera

Printed Name

my  
8.

11-11-15

Date

To: City of Austin Board of Adjustment

Dear Representative,

My property, 8404 Emerald Hill Drive, is directly across the street (Hayes Lane) from 8406 Emerald Hill Drive. My driveway faces the carport on the south side. I do not object to the plans to enclose the existing carport to create a garage. Garages are the norm in this neighborhood, while carports are rare.

Sincerely,

Ellen C Rost

Signature

Ellen C Rost

Printed Name



Nov. 11, 2015

Date

my  
9

To: City of Austin Board of Adjustment

Dear Representative,

Our property, 8403 Emerald Hill Drive, is across the street from 8406 Emerald Hill Drive. We do not object to the plans to enclose the existing carport to create a garage. Garages are the norm in this neighborhood, while carports are rare.

Sincerely,

Alta J. Sanders

Signature

Alta J. Sanders

Printed Name

11/11/15

Date

my  
10

To: City of Austin Board of Adjustment

Dear Representative,

Our property, 8405 Emerald Hill Drive, is across the street from 8406 Emerald Hill Drive. We do not object to the plans to enclose the existing carport to create a garage. Garages are the norm in this neighborhood, while carports are rare.

Sincerely,

Raymond D. Luckey Jr.

Signature

RAYMOND D. LUCKEY, JR.

Printed Name

October 4, 2015

my  
11

To: City of Austin Residential Revue

Dear Representative,

Our property borders 8406 Emerald Hill Drive, and we are the nearest neighbors to the existing carport at that address. We support plans to enclose the carport at 8406 Emerald Hill Drive to create a garage. Garages are the norm in this neighborhood, while carports are rare. We understand our neighbor's desire for the privacy, security and storage a garage provides.

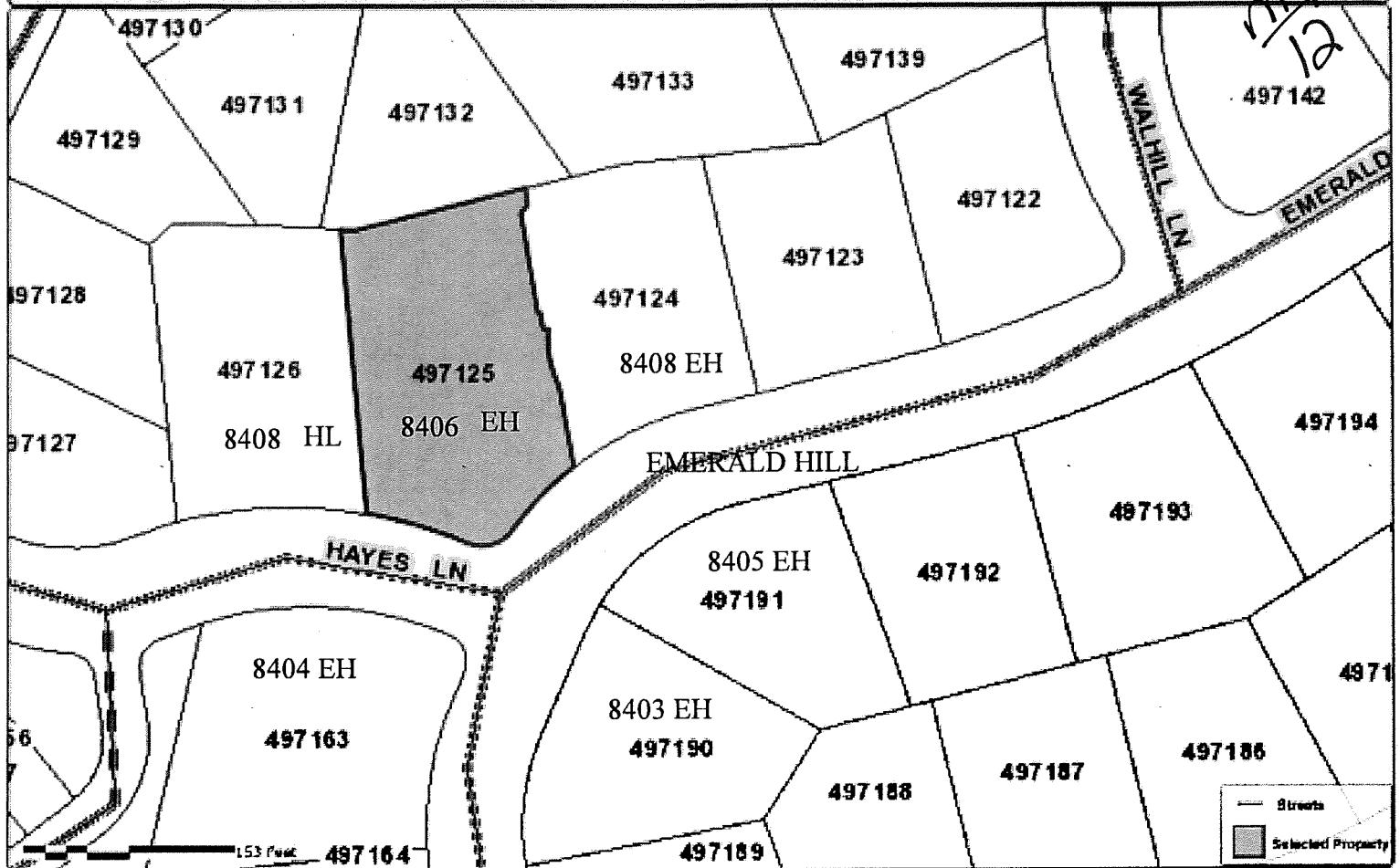
Sincerely,



Joel and Victoria Pearson, 8408 Hayes Lane, 78759

06-2015-0164

# Travis CAD - Map of Property ID 497125 for Year 2015



## Property Details

### Account

Property ID: 497125  
Geo ID: 0147030704  
Type: Real

Legal Description: LOT 4-A BLK G WESTOVER HILLS SEC 4 AMD PLAT OF LOTS 3&4 BLK G

### Location

Situs Address: 8406 EMERALD HILL DR TX 78759  
Neighborhood: NORTHWEST HILLS  
Mapsc: 494R  
Jurisdictions: 68, 0A, 2J, 03, 02, 01

### Owner

Owner Name: WELCH ASHLEY J & PATSY N  
Mailing Address: , 8406 EMERALD HILL DR, , AUSTIN, TX 78759-8052

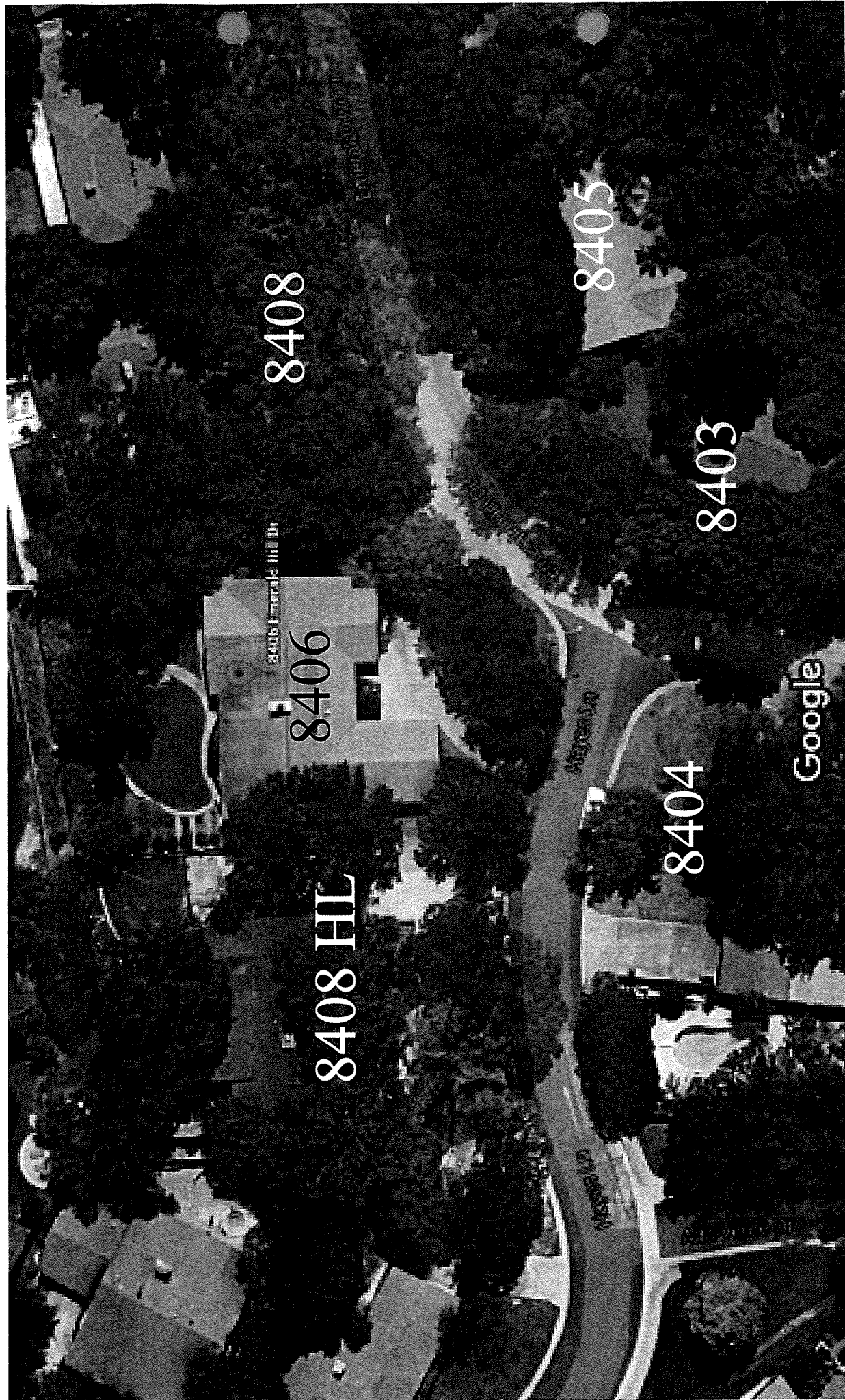
### Property

Appraised Value: \$588,290.00

<http://propaccess.traviscad.org/Map/View/Map/1/497125/2015>

powered by  
**PropertyACCESS**

Map Disclaimer: This map was compiled solely for the use of TCAD. All data depicted by these digital products are approximation, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. This mapped area does not constitute a legal document.



my  
13

SCALE 1" = 20'

# Legend

- 1/2" Iron Rod Found
  - 1/2" Iron Rod Found with plastic cap
  - 1/2" Iron Rod Found with "Chaparral"
  - 1/2" Iron Rod Set with plastic cap
  - PK Nail Found
  - Water Meter
  - Telephone Pedestal
  - Cable TV Pedestal
  - Electric Manhole
  - Street Lamp
  - Wrought Iron Fence
  - Wire Fence
  - Wood Board Fence
- (Record Bearing and Distance)

LOT 3A  
BLOCK G

AMENDED PLAT OF  
LOTS 3 AND 4, BLOCK G  
WESTOVER HILLS  
SECTION 4

Document No. 201100063

## NOTES:

1) This lot is subject to restrictions recorded in Volume 3486 Page 1301 and Volume 3550 Page 240 of the Deed Records of Travis County, Texas and Document No. 201100063 of the Official Public Records of Travis County, Texas.

2) This lot is subject to additional setbacks as recorded in Vol. 3486 Page 1301 and Volume 3550 Page 240 of the Deed Records of Travis County, Texas.

GF No. 1531636-GHR

To: William D. Fowler and Cynthia R. Fowler  
Independence Title Company  
Chicago Title Insurance Company

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway.

This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0245 H, dated September 26, 2008.

THIS the 14th day of OCTOBER, A.D. 2018.

BY:

Holt Carson  
Holt Carson  
Registered Professional Land Surveyor, No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512) 442-0990  
Firm Registration Number 10050700

my  
14/10

SURVEY MAP OF:

LOT 4-A, BLOCK G, AMENDED PLAT OF  
LOTS 3 AND 4, BLOCK G, WESTOVER  
HILLS, SECTION 4, A SUBDIVISION IN  
TRAVIS COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED  
IN DOCUMENT NO. 201100063 OF THE  
OFFICIAL PUBLIC RECORDS OF TRAVIS  
COUNTY, TEXAS.

LOCATED AT 8406 EMERALD HILL DRIVE.

© COPYRIGHT 2018

TWIN MESA

Vol. 75 Pg. 341  
(S85°58'14"E 8.10')  
S85°46'23"E 8.17'

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SCALE 1" = 20'

# Legend

- 1/2" Iron Rod Found
  - 1/2" Iron Rod Found with plastic cap
  - 1/2" Iron Rod Set with "Chaparral"
  - 1/2" Iron Rod Set with plastic cap
  - △ PK Nail Found
  - △ PK Nail Set
  - ⊗ Water Meter
  - ⊗ Telephone Pedestal
  - ⊗ Cable TV Pedestal
  - ⊗ Electric Manhole
  - ⊗ Street Lamp
  - ⊗ Wire Fence
  - ⊗ Wood Board Fence
- (Record Bearing and Distance)

LOT 3A  
BLOCK G

AMENDED PLAT OF  
LOTS 3 AND 4, BLOCK G  
WESTOVER HILLS  
SECTION 4  
Document No. 201100063

## NOTES:

- 1) This lot is subject to restrictions recorded in Volume 3486 Page 1301 and Volume 3550 Page 240 of the Deed Records of Travis County, Texas and Document No. 201100063 of the Official Public Records of Travis County, Texas.
- 2) This lot is subject to additional setbacks as recorded in Vol. 3486 Page 1301 and Volume 3550 Page 240 of the Deed Records of Travis County, Texas.

IMPERVIOUS COVER  
LOT AREA = 17,104 Square Feet  
HOUSE FOOTPRINT = 3,510 Square Feet  
CONCRETE AREAS = 3,000 Square Feet  
CARPORT AREA = 570 Square Feet  
A/C Pad = 9 Square Feet

Total Impervious area = 7,089 Square Feet or 41.4% of the total area

GF No. 1331636-GHR  
To: William D. Fowler and Cynthia R. Fowler  
Independence Title Company  
Chicago Title Insurance Company

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0245 H, dated September 26, 2008.

THIS the 14th day of OCTOBER, A.D. 2008

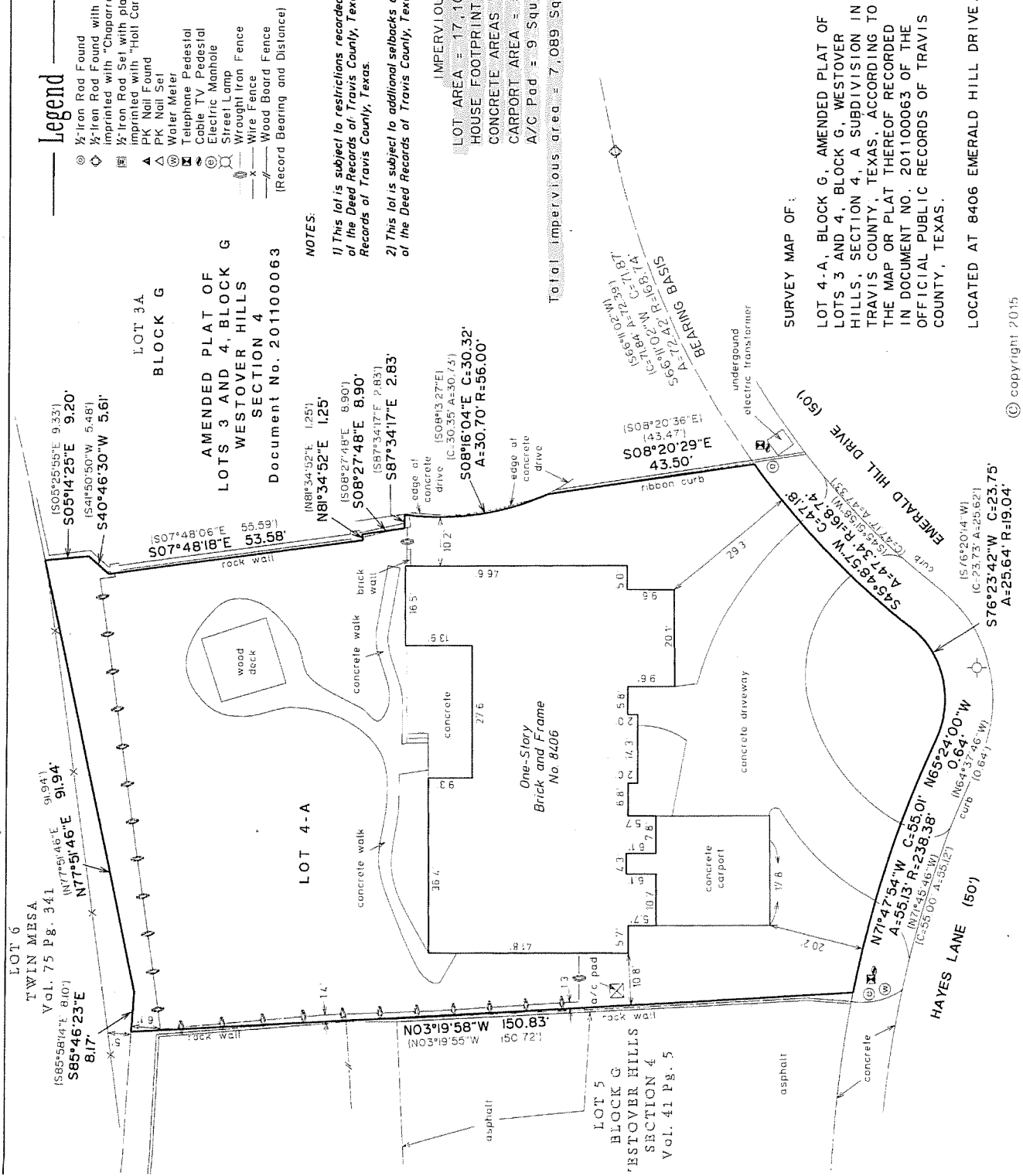
BY: *[Signature]*

Holt Carson  
Registered Professional Land Surveyor No. 6166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512) 442-0990  
Firm Registration Number 10050700

© copyright 2015

A 976002

15/24







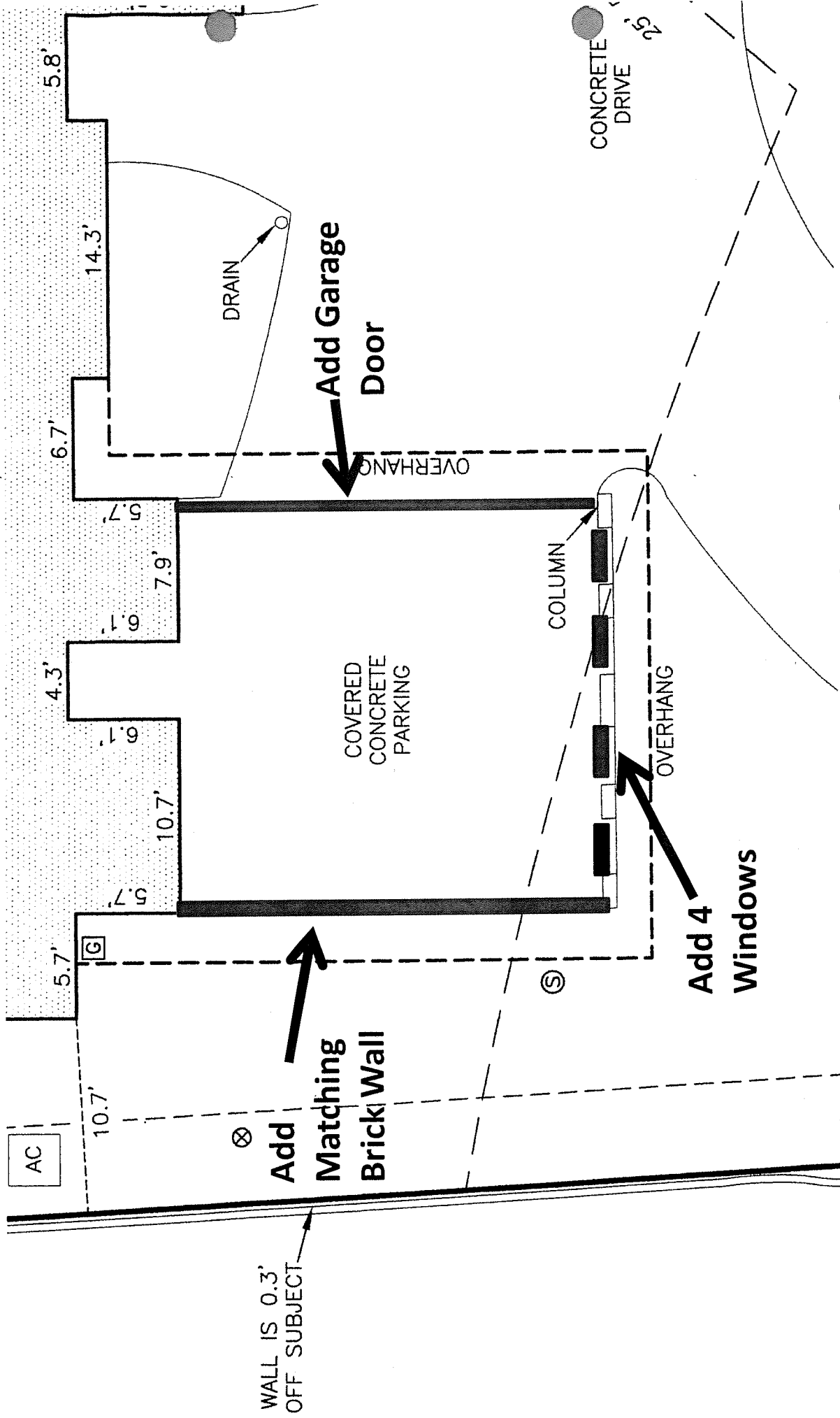
my  
16

**Front View ( South Side ) of Existing Carport at 8406 Emerald Hill Drive**



**Side View ( West Side ) of Existing Carport at 8406 Emerald Hill Drive**



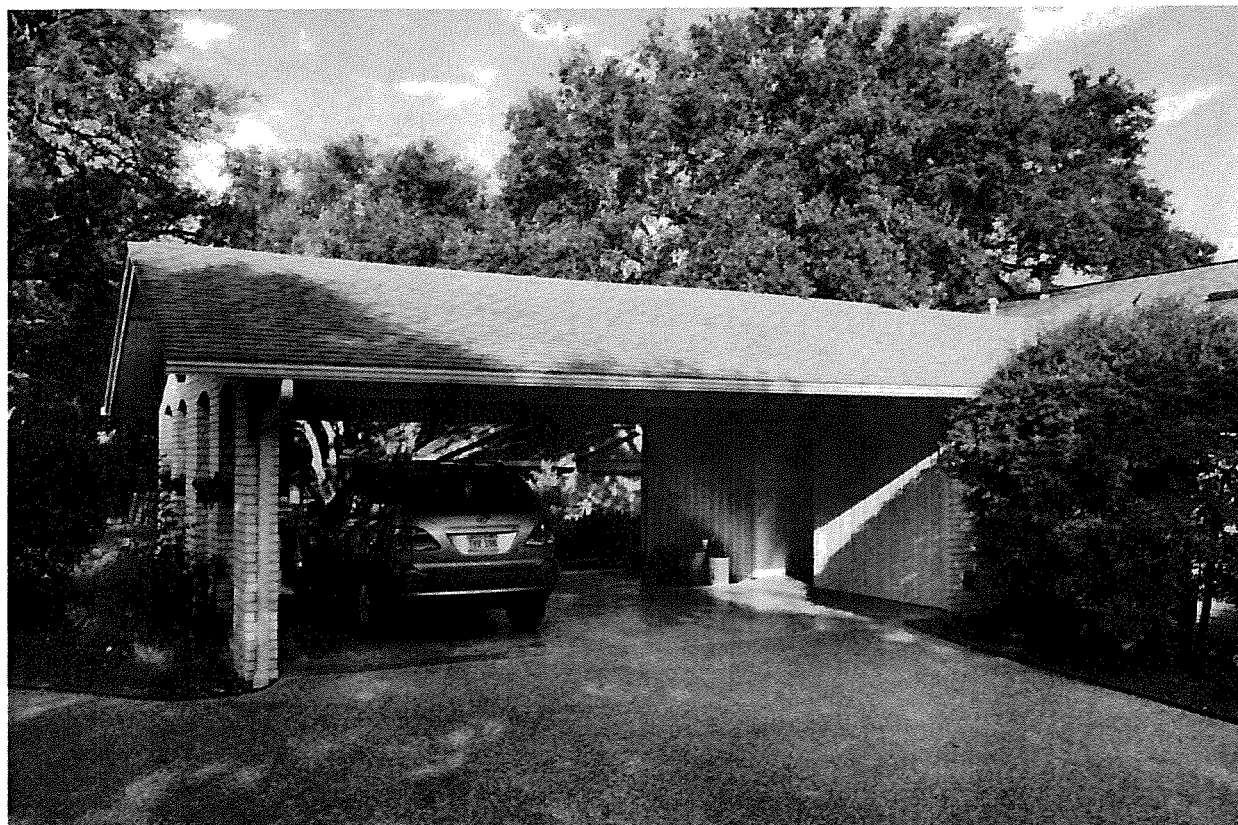


# Proposed Changes to Existing Carport

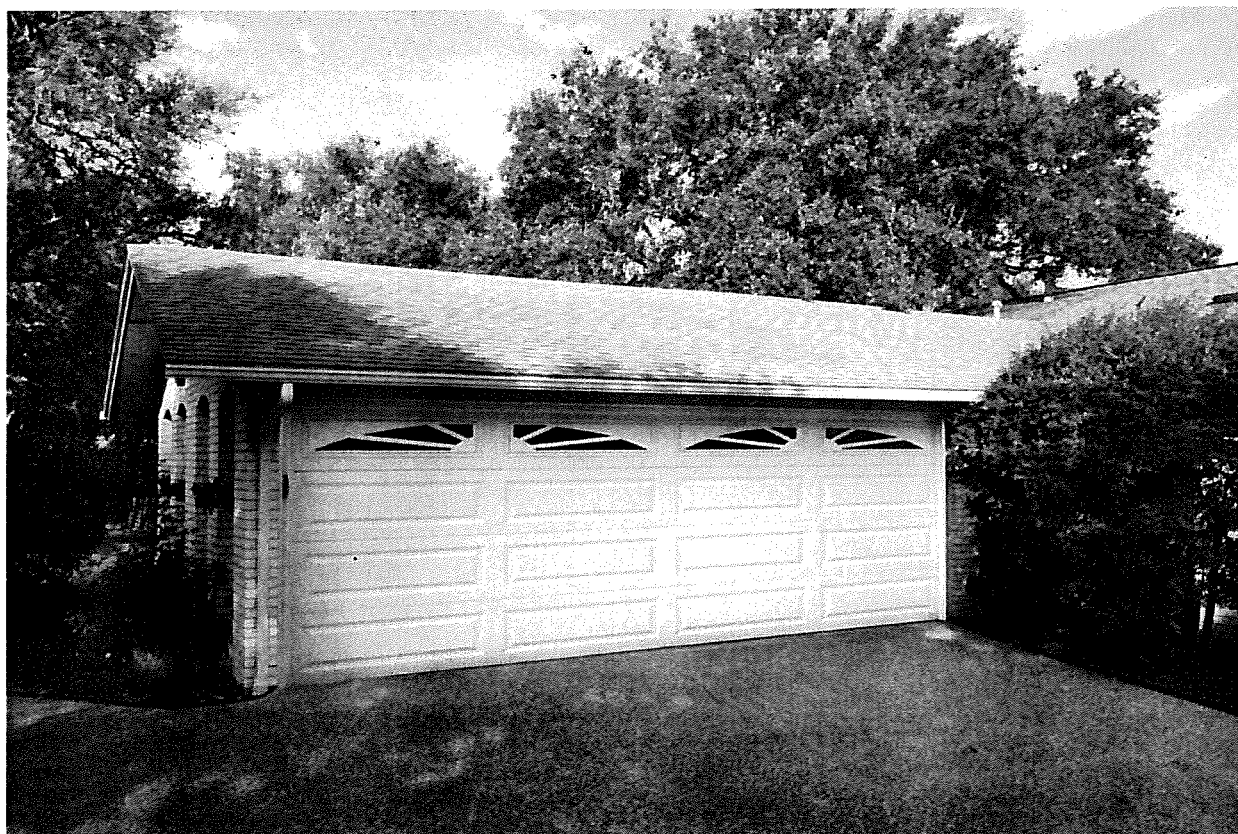
8406 Emerald Hill Drive

2/13

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18



East Side of Existing Carport at 8406 Emerald Hill Dr



Proposed Garage Door on East Side

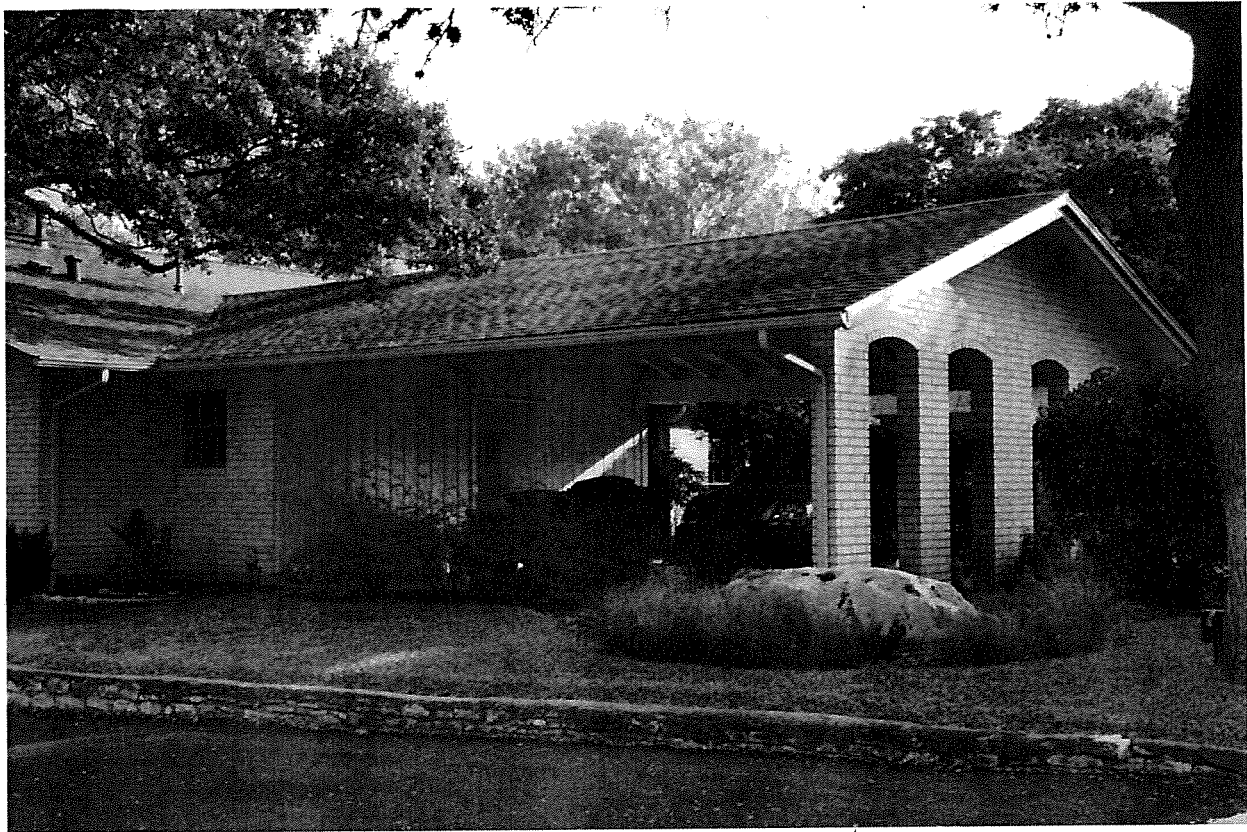


Front View (South Side) of Existing Carport at 8406 Emerald Hill Dr



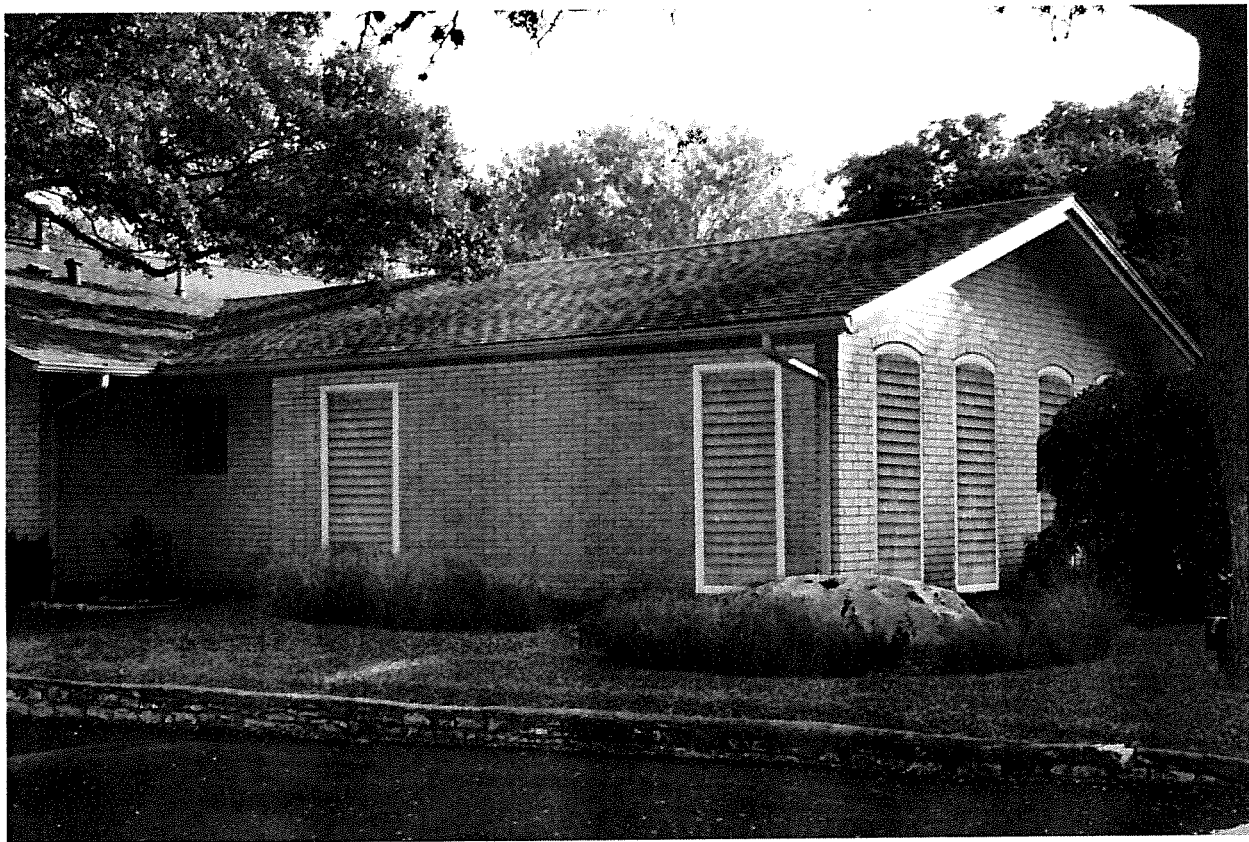
Proposed Windows for Garage Front View (South Side )





my  
20

West Side of Existing Carport at 8406 Emerald Hill Dr



Propose Back Brick Wall and Windows for West side of Garage

see revised  
CASE# C15-2015-0164  
ROW# 1443400  
TAX# 01470 30704  
EAD ✓ my 21

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.**

Hill

STREET ADDRESS: 8406 Emerald Forest Drive

LEGAL DESCRIPTION: Subdivision – Amended plat of Lots 3 and 4 Westover Hills,

Section 4 Lot(s) 4A Block G I, Katherine Loayza as authorized agent for Cyndy and Doug

Fowler affirm that on \_\_\_\_\_ do 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 X REMODEL \_\_\_\_\_ MAINTAIN

Remodel an existing carport in order to convert it into a garage using the same building footprint. The remodel triggers a variance to Section 25-2-492 Site Development Regulations because when the site was developed in 1970, the carport encroached into the 25' front setback beginning at the southeast corner of the carport from zero feet encroachment to approximately 7' at the southwest corner, for a distance of 25'; this includes a 2.5' eave overhang. No additional encroachment is proposed beyond the existing carport footprint.

in a SF-3 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):**

**REASONABLE USE:**

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

The 25' front setback line does not follow a straight line, but is an arc following the curvature of the street. Therefore, when the house and attached carport were sited on the lot, for whatever reason, the carport was inadvertently built into the front yard setback.

**HARDSHIP:**

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

The unique shape of the lot is due to the curvature of Emerald Hill Drive, which intersects with the continuation of Emerald Hill Drive and Hayes Lane. The front yard setback is therefore not a straight line and is possibly the reason for the oversight in the placement of the carport. The encroachment of the existing carport occurred when the property was originally developed in 1970 and would qualify for a special exception if not for the proposed enclosure of the existing structure. The greatest point of encroachment, or 7' which includes a 2.5' eave would be the same if the carport was not enclosed to be a garage.

No expansion of the existing carport footprint is proposed. Windows will be added within the existing columns in order to enclose one wall, a new brick wall for the rear of the garage will be added that will connect to the house and a garage door will be added which is not within the encroachment area.

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

To our knowledge, this is the only lot with an existing carport encroachment in the area.

**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:

Because the lot is located at the junction of three roadways, the carport is viewed from more angles than is typical. Enclosing the carport will allow the property to not only be more secure, but will also enhance the visual impact from street views. The majority of the homes in this neighborhood have two-car garages. Converting the carport into a garage will be consistent with the neighborhood character and will not expand the existing encroachment in any way. The Balcones Civic Association president, Richard Grayum indicated that the Association has no issue with the request and that they do not issue letters of support in this case. To our knowledge neighboring property owners have no objection to the variance request.

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

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**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 Katherine Loayza

Mail Address 100 Congress, Suite 1100 City, State & Zip Austin, Texas 78701

Printed Katherine Loayza Phone 512-236-2259 Date October 23, 2015

**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 William D. Fowler Mail Address 91 Carriage Trl

City, State & Zip Wylie, Tx, 75098

Printed William D. Fowler Phone 972-429-6500 Date 23 Oct 2015

- 1/2" REAR HORN
- 1/2" REAR HORN CHIMING, CAP KIT
- CONCRETE MAT, FLAT
- NEW JAIL, W/ CONV. BENCH KIT
- WASH VAC
- WASH VAC
- SPRINKLER CONTROL VALVE
- SPRINKLER JALRY
- SLAMM HANDEL
- LOST PALE
- TELEPHONE EXCT
- ONE JALRY
- ONE MACHINERY SERVICE
- CABLE TV ANT
- CABLE TV HANGING
- WOLFFER FOOT PACE
- SLALOM SKIING LANE
- PALE PALE JALRY SUPPLY
- RECORD INTERVIEW

**Individuals**  
Individuals who have submitted forms and 100-1000 letters were considered

to find them among his allies. "Every defendant is to receive the U.S. national defense allowance," as mandated by the Federal Emergency Management Agency, Federal Insurance Administration, as well as up to \$250,000, added September 24, 2001 for each County, Zone and precinct area. "This aid is not only to be added to the federal grant but the local government and local city. It has to be properly used for the disaster. Money off to the local housing or food supply. The local government paid out every body in the part of the territory.

FOR MORE INFORMATION, CONTACT: 1-800-854-8544, [www.ams.org](http://www.ams.org)

officers, while only those in uniform or wearing insignia, should wear the properly shakled  
 uniform. A shakled rank or grade insignia, or a shakled uniform, should also be worn.  
 The shakled rank or grade insignia, or a shakled uniform, should also be worn.

|              |              |
|--------------|--------------|
| PROJECT NO.1 | 080-018      |
| DRAWING NO.1 | 080-018-BASE |
| PLAT DATED   | 08/28/11     |
| PLAT SCALED  | 1"=16'       |
| DRAWN BY     | JB/NCB       |
| SHEET        | 01 OF 01     |

| Device category | Device             | OS      | RAM  | Storage | Display | Weight | Price |
|-----------------|--------------------|---------|------|---------|---------|--------|-------|
| Smartphones     | Apple iPhone 12    | iOS     | 4GB  | 64GB    | 6.1"    | 186g   | \$699 |
|                 | Samsung Galaxy S21 | Android | 8GB  | 128GB   | 6.2"    | 167g   | \$599 |
|                 | Google Pixel 4     | Android | 6GB  | 64GB    | 5.8"    | 143g   | \$499 |
|                 | OnePlus 8          | Android | 8GB  | 128GB   | 6.55"   | 180g   | \$549 |
|                 | Xiaomi Mi 10       | Android | 10GB | 256GB   | 6.4"    | 194g   | \$499 |
|                 | Huawei P40         | Android | 8GB  | 128GB   | 6.1"    | 162g   | \$599 |
|                 | Nokia 7.2          | Android | 6GB  | 64GB    | 6.3"    | 185g   | \$299 |
|                 | Motorola Moto G    | Android | 4GB  | 64GB    | 6.2"    | 158g   | \$199 |
|                 | BlackBerry KEY2    | Android | 4GB  | 64GB    | 5.0"    | 145g   | \$349 |
|                 | LG V50             | Android | 6GB  | 64GB    | 6.4"    | 185g   | \$499 |
| Smartphones     | HTC U12            | Android | 6GB  | 64GB    | 5.8"    | 143g   | \$499 |
|                 | ASUS ROG Phone 2   | Android | 12GB | 512GB   | 6.59"   | 200g   | \$699 |
|                 | Lenovo Legion 5    | Android | 8GB  | 128GB   | 6.4"    | 194g   | \$499 |
|                 | Realme 7           | Android | 8GB  | 128GB   | 6.4"    | 186g   | \$299 |
|                 | Oppo Reno3         | Android | 8GB  | 128GB   | 6.4"    | 186g   | \$299 |
|                 | Vivo X50           | Android | 8GB  | 128GB   | 6.4"    | 186g   | \$299 |
|                 | Motorola Moto Z    | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z2   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z3   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z4   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
| Smartphones     | Motorola Moto Z5   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z6   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z7   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z8   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z9   | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z10  | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z11  | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z12  | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z13  | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |
|                 | Motorola Moto Z14  | Android | 4GB  | 64GB    | 5.5"    | 143g   | \$499 |

$$\frac{m_4}{24}$$



October 4, 2015

my  
25

To: City of Austin Residential Review

Dear Representative,

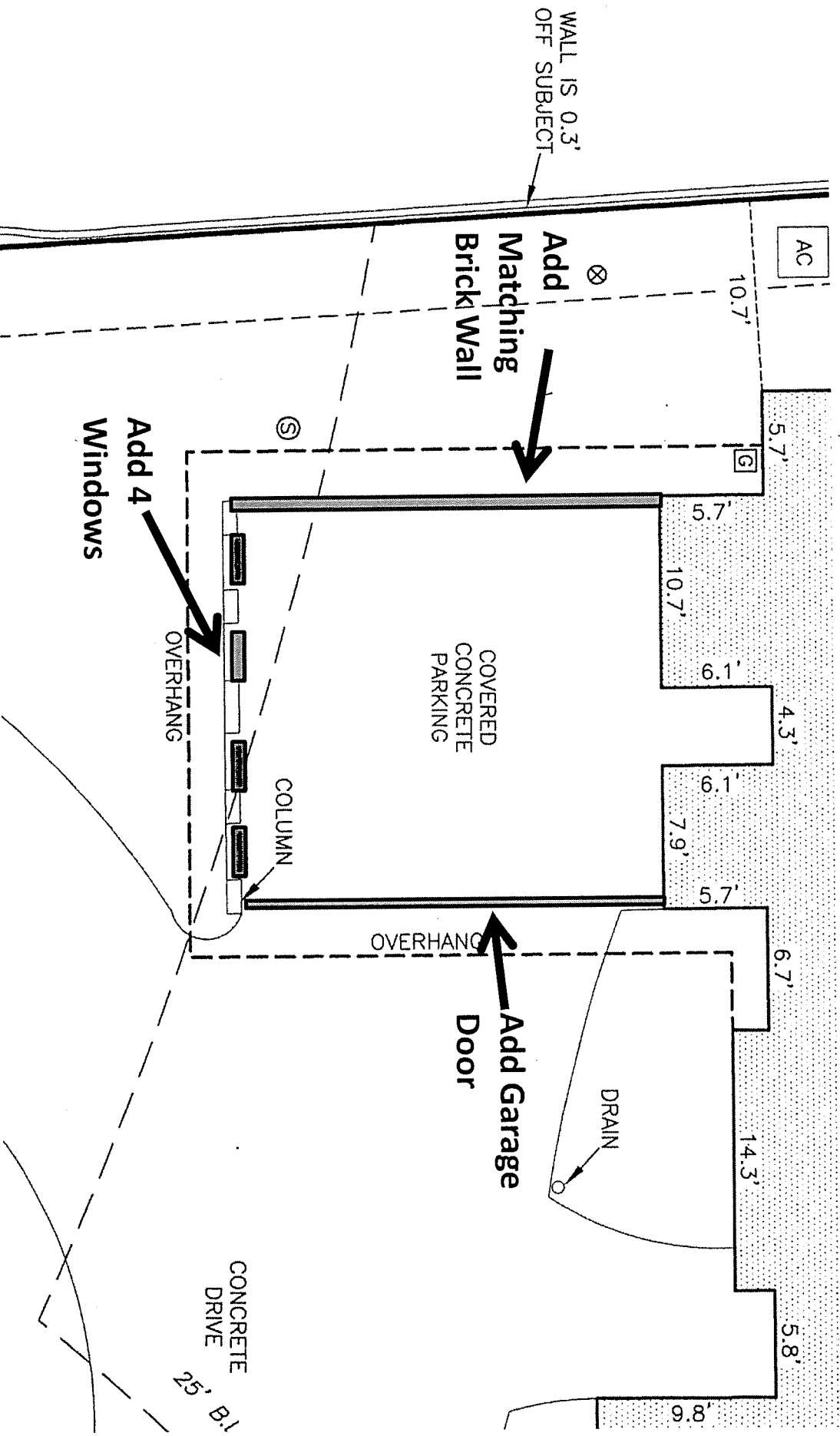
Our property borders 8406 Emerald Hill Drive, and we are the nearest neighbors to the existing carport at that address. We support plans to enclose the carport at 8406 Emerald Hill Drive to create a garage. Garages are the norm in this neighborhood, while carports are rare. We understand our neighbor's desire for the privacy, security and storage a garage provides.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel and Victoria Pearson", written over a horizontal line.

Joel and Victoria Pearson, 8408 Hayes Lane, 78759

h/26



# Proposed Changes to Existing Carport

8406 EMERALD HILL DRIVE



8406 EMERALD HILL DRIVE - REAR VIEW (EXISTING)

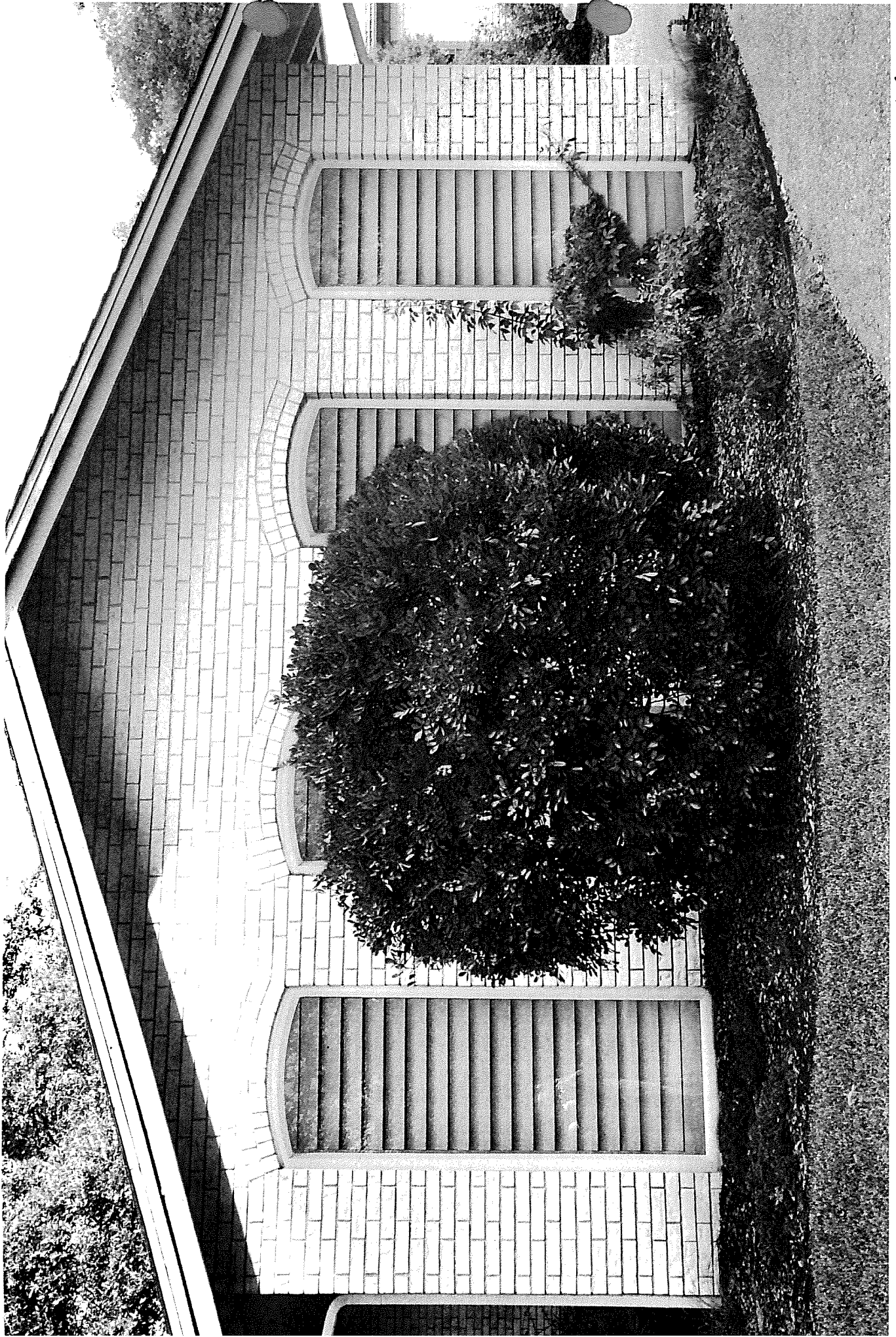
3/5



8406 Emerald Hill Drive - FRONT VIEW (EXISTING) ~~EXISTING~~



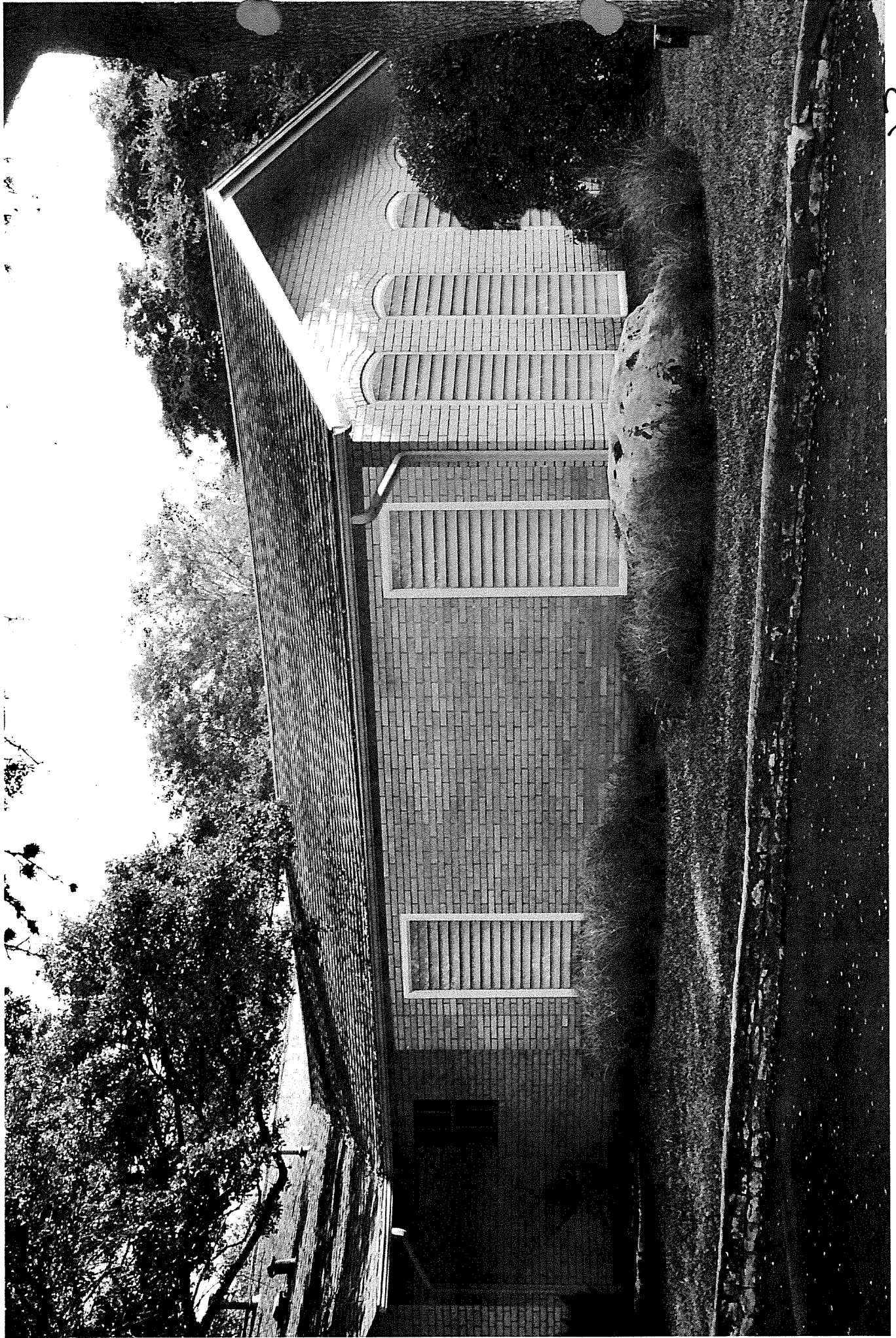
8406 EMERALD HILL DRIVE



PROPOSED ENCLOSURE OF CARPORT - FRONT VIEW

29/3/94

8406 EMERALD HILL DRIVE



PROPOSED ENCLOSURE of CARPORT - REAR / FRONT <sup>VIEW</sup>



8406 EMERALD HILL DRIVE



PROPOSED ENCLOSURE OF CAR PORT - SIDE VIEW

MY  
31

A LAND TITLE SURVEY OF LOT 4A, AMENDED PLAT OF LOTS 3 AND 4  
BLOCK C, WESTOVER HILLS SECTION 4, A SUBDIVISION OF RECORD IN  
DOCUMENT NO. 201100063 OF THE OFFICIAL RECORDS OF TARRANT  
COUNTY, TEXAS.



|     |             | LINE TABLE |                   |
|-----|-------------|------------|-------------------|
| No. | BEARING     | LENGTH     | (METERS)          |
| 11  | S02°15'29"E | 9.33       |                   |
| 12  | S44°50'30"W | 5.45       |                   |
| 13  | N01°34'39"E | 1.55       |                   |
| 14  | S05°27'48"E | 6.90       |                   |
| 15  | S87°34'17"E | 2.53       | (444.18 W. 0.44') |
| 16  | N04°37'45"W | 0.43       |                   |
| 17  | S05°50'14"E | 0.10       | (340.00 E. 0.10') |

- [illegible]

[illegible]

FLOOD-PLAN NOTE:

[illegible]

**SURETOR'S CERTIFICATE:**  
CONTINUED TO:

PROPERTY ADDRESS: 8406 Emerald Hill Drive  
DATE OF SURVEY: 12/27/10, Revised 5/20/2014 for new plot measurement  
REFERENCE: RAS001 Second Plot Sample for new total of lots 1-3 Block D

ATTACHMENTS: None

The survey was mailed substantially in accordance with the standards and uniform form letter for a Category 1A, Condition 3, Land Use Survey, based on the Bureau of Practices for Land Surveying in Texas, 2004 Revised General Edition, prepared by the Texas Society of Professional Surveyors.

Robert C. Weira, Jr. Date  
Registered Professional Land Surveyor  
State of Texas No. 4493

STATE OF TEXAS  
COUNTY OF DALLAS  
JAN 11 1961  
DRAWING NO. 1  
CSD-013-BASE

05/05/11  
PLOT SCALE:  
1"=10'  
DRAWN BY:  
Professional Land Surveying, Inc.  
Surveying and Mapping  
4005  
SUPERVISOR  
OK  
4005

|                                           |                                                        |                  |
|-------------------------------------------|--------------------------------------------------------|------------------|
| Robert C. Watts, Jr.<br>R.P.L.S. No. 4323 | 3500 MOORE LANE<br>AUSTIN, TEXAS 78744<br>512-443-1724 | SHEET<br>01 OF 0 |
|-------------------------------------------|--------------------------------------------------------|------------------|



**Loayza, Katherine**

---

**From:** Kellogg, Eben <Eben.Kellogg@austinenergy.com>  
**Sent:** Friday, November 13, 2015 11:21 AM  
**To:** Loayza, Katherine  
**Cc:** Heldenfels, Leane; Ramirez, Diana  
**Subject:** AE\_BOA\_20151113\_8406\_EMERALD\_HILL\_DRIVE  
**Attachments:** AE\_BOA\_20151113\_8406\_EMERALD\_HILL\_DRIVE.pdf

my  
33

Katherine P. Loayza for  
Cyndy and Doug Fowler  
8406 Emerald Hill Drive

Lot 4A, Block G,  
Amended Plat of Lots 3 & 4,  
Westover Hills, Section 4,  
Doc. No. 201100063  
O.P.R.T.C.TX

Dear Katherine,

November 13, 2015

Austin Energy (AE) has reviewed your application for the above referenced property, requesting a variance from the following site development regulation; (Section 25-2-492)

1. to decrease the minimum front yard setback from 25 feet (required) to 7 feet (requested) in order to convert a carport into the current building footprint, being located in the "SF-3-NP", zoning district.

Austin Energy does not oppose your application for the above variance, which is shown on the attached electronic stamped sketch, provided that any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

Thank you,

**Eben Kellogg | Property Agent**  
Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
512.322.6050

