

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE#: C15-2016-0008
Address: 6220 BOXCAR RUN

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" = 200'

Special Exception
Board of Adjustment
General/Parking Variance Application

K3
2

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # <u>C15-2016-0008</u>	ROW # <u>11466727</u>	Tax # <u>041614112</u>
-----------------------------	-----------------------	------------------------

Section 1: Applicant Statement

Street Address: 6220 Boxcar Run

Subdivision Legal Description:

Lot(s): 11

Block(s): A Southwest Park

Outlot: _____

Division: Section 2 Amended

Zoning District: SF-3-NP (Garrison Park)

I/We Jean Sensat on behalf of myself/ourselves as
authorized agent for Jean Sensat affirm that on
Month December , Day 4 , Year 2015 , hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: _____

Type of Structure: Carport

Portion of the City of Austin Land Development Code applicant is seeking a variance from:
Front yard setback

K3
1/3

, Special Exception

Section 2: Variance Findings

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 supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:
There is no where else that a carport could be erected on the property

Special Exception

Hardship

- a) The hardship for which the variance is requested is unique to the property in that:
There is no where else that a carport could be erected on the property

Special Exception

- b) The hardship is not general to the area in which the property is located because:
There is no where else that a carport could be erected on the property

Special Exception

Area Character

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:

This carport is fully on my property and does not affect the street or any neighbors.

Special Exception

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 12-4-2015

Applicant Name (typed or printed): Jean Sensat

City of Austin | Board of Adjustment General/Parking Variance Application

09/11/2015 | Page 6 of 6

Applicant Mailing Address: 6220 Boxcar Run

City: Austin State: Texas Zip: 78745

Phone (will be public information): 512-440-1545

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 12-4-2015

Owner Name (typed or printed): Jean Sensat

Owner Mailing Address: 6220 Boxcar Run

City: Austin State: Texas Zip: 78745

Phone (will be public information): 512-440-1545

Email (optional – will be public information): _____

K3
1/15

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
 - (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
 - (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;
 - (ii) impair the use of adjacent property that is developed in compliance with city code;
- or
- (iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
- (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
- (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.



SPECIAL EXCEPTION INSPECTION



K3
6

Address:	6220 Boxcar Run
Permit Number:	2015-144175
Property Owner Requesting Special Exception:	Jean M Sensat

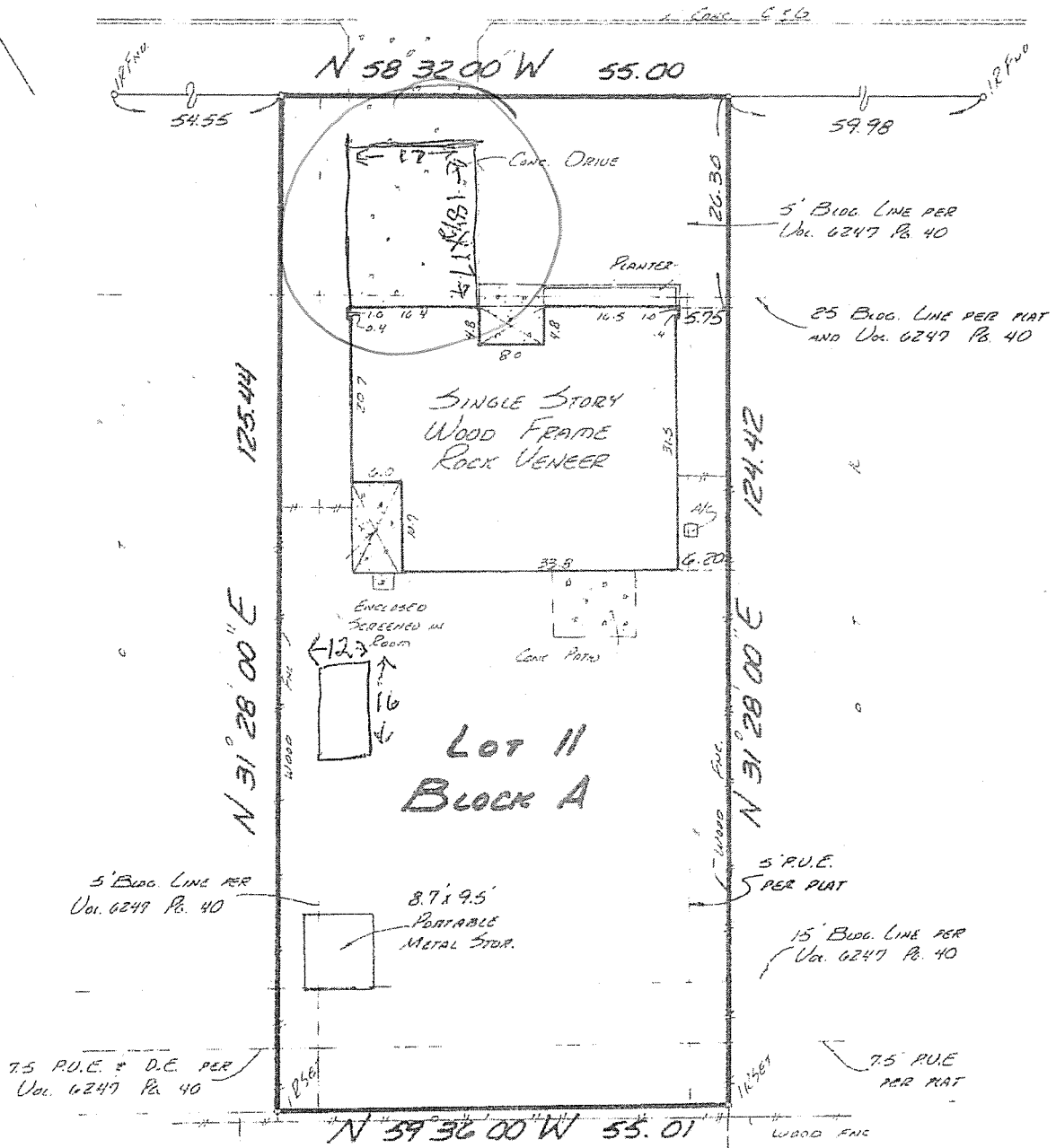
Special Exception Requested: Carport encroachment into front yard setback
Date Structure was originally constructed: COA GIS verified to exist in 2006

Date of Inspection:	12-10-2015
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

Boxcar Run

(10' R.O.W.)

K3
7



PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN Vol. 77 Pgs 112-113, Plat Records AND Vol. 6247 Pg. 40, Deed Records.

PROPERTY SUBJECT TO ELEC. TRANS. & OPTICAL LINE ESMANT GRANTED TO T.P. & L Co. RECORDED IN Vol. 549 Pg. 7, Deed Records.

PLAT OF SURVEY

Survey No. 93545

SCALE: 1" = 20'

GF 87376

6720 Box Can Run








CITY OF AUSTIN DEVELOPMENT WEB MAP

2006 Aerial

143/8



Legend

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

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.

