

SUBJECT TRACT

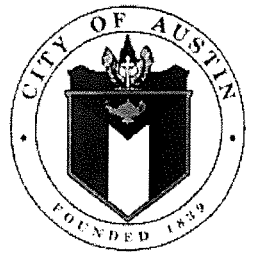
PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0002

LOCATION: 3004 Locke Lane



1" = 142'

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.

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CASE# C15-2016-0002
ROW# 11460558
TAX# TCAD 0409061103

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: 3004 LOCKE LANE

LEGAL DESCRIPTION: Subdivision - GARDEN OAKS SEC. 2

Lot(s) 3 Block C Outlot _____ Division _____

I/We PHIL MONCADA on behalf of myself/ourselves as authorized agent for
IRINA MALAKHOVA affirm that on 11, 10,

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

CARPORT THAT ENCROACHES ON FRONT YARD AND SIDEYARD SETBACKS LDC 25-2-492

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):

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REASONABLE USE:

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

WORK SCHEDULE OF CLIENTS DOES NOT ALLOW TANDEM PARKING.

HARDSHIP:

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

DRAINAGE ON THE LOT WITH SLOPING DRIVEWAY COULD PLACE WATER IN HOUSE IF CARPORT WAS
CONSTRUCTED CLOSER TO HOUSE. SLANTED ROOF ALLOWS WATER TO DRAIN TO YARD INSTEAD OF HOUSE.

(b) The hardship is not general to the area in which the property is located because:
LOT IS LOCATED IN MIDDLE OF BLOCK AND HOUSES ACROSS STREET ARE HIGHER IN ELEVATION, WATER
FLOWS TOWARD THIS LOT.

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:

CARPORT WAS CONSTRUCTED PROPERLY AND ROOF DRAINS TO GRASSY AREA AT FRONT OF LOT.

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:

N/A

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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:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

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 Phil Moncada Mail Address 1301 S IH 35 STE 204

City State Zip AUSTIN, TEXAS 78741

Printed PHIL MONCADA Phone 512-627-8815 Date 11/12/15

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

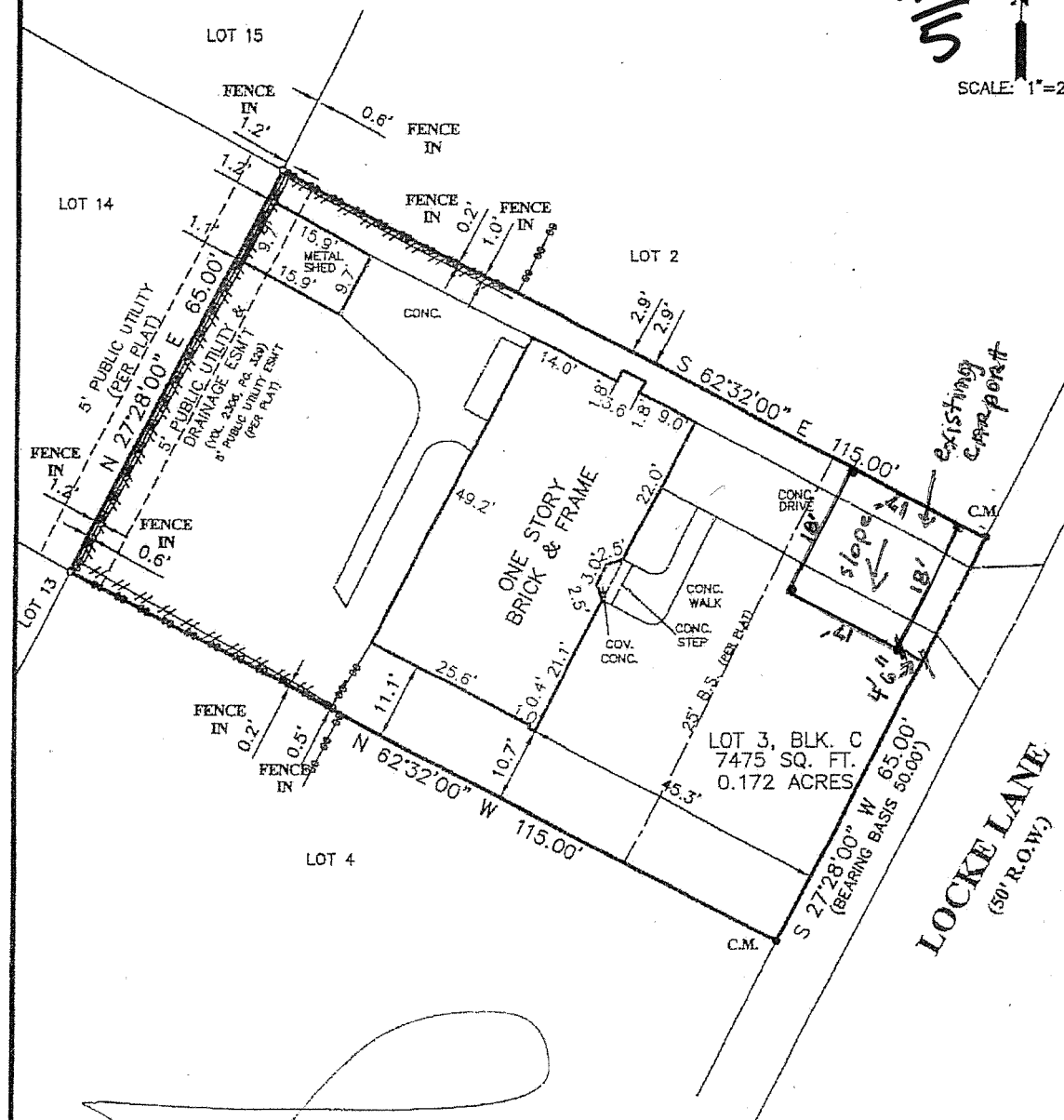
Signed [Signature] Mail Address 3004 LOCKE LANE

City State Zip AUSTIN, TEXAS 78704

Printed IRINA MALAKHOVA Phone 512-293-4436 Date 11/10/15

3/2
5/12

SCALE: 1"=20'



NOTE:
BEARINGS SHOWN HEREON ARE BASED
ON RECORD PLAT INDICATED BELOW.

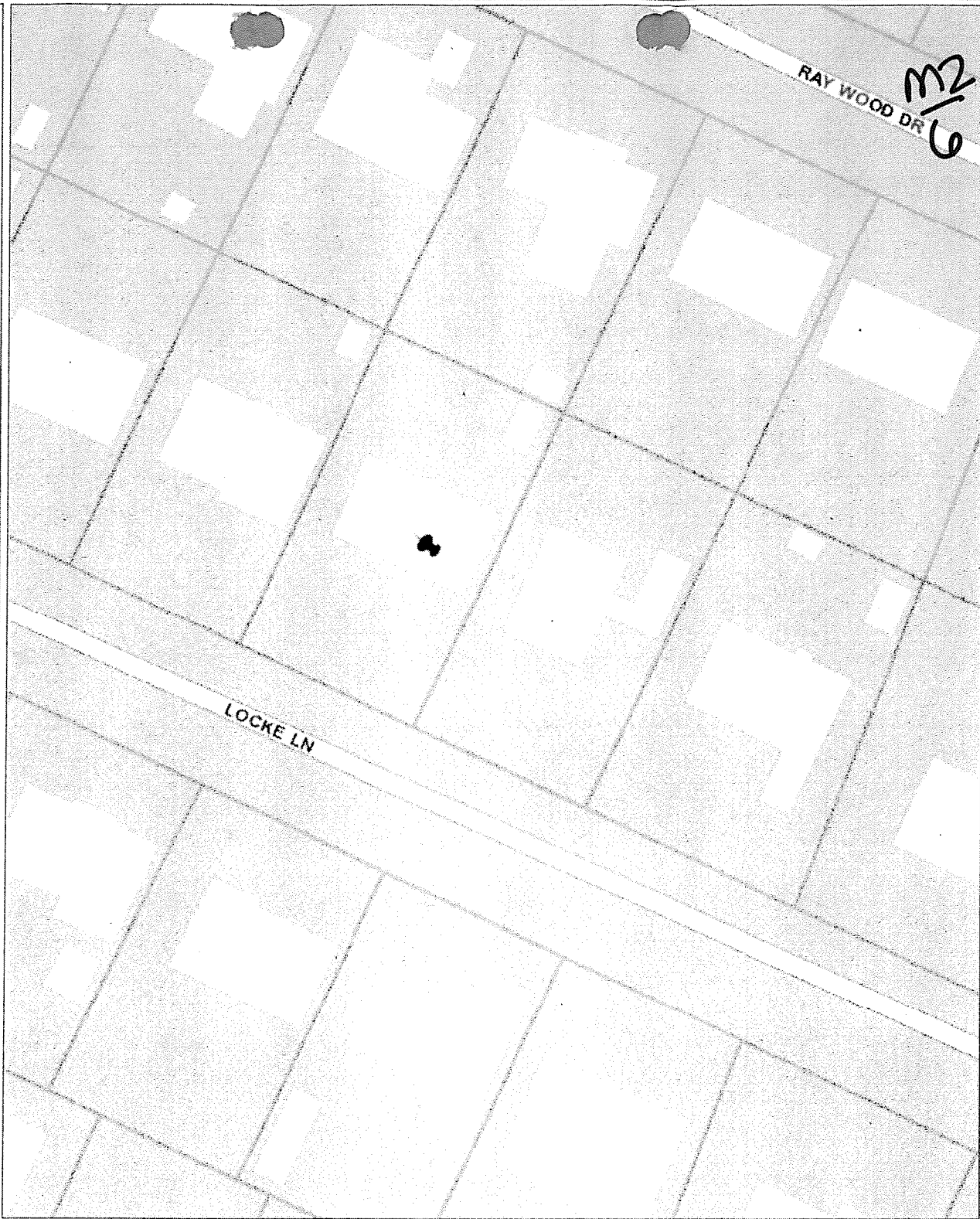
THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:
VOLUME 13, PAGE 16, PLAT RECORDS, VOLUME 2306, PAGE 328,
DEED RECORDS, TRAVIS COUNTY, TEXAS.

PROPERTY ADDRESS 3004 LOCKE LANE BORROWER CYNTHIA M. ORTIZ		As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 48453, Panel No. 0210E, Panel Dated 08/05/97, this tract is in Zone(s) X and is located in a special flood hazard zone, as that term defined by FEMA. This flood zone designation is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood status of the surveyed property other than interpret the status of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.	
PROPERTY DESCRIPTION LOT 3, BLOCK C, GARDEN OAKS, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 16, PLAT RECORDS, TRAVIS COUNTY, TEXAS.			
 P.O. BOX 1036 HELOTES, TEXAS 78023-1036 PHONE (210) 372-9500 FAX (210) 372-9999		LEGEND ○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR ● = FND 1/2 IRON ROD () = RECORD INFORMATION B.S. = BUILDING SETBACK C.M. = CONTROLLING MONUMENT P.U.E. = PUBLIC UTILITY ESM.T. W.F. = WOOD FENCE C.L.F. = CHAIN LINK FENCE	 DONALD M. PARSONS Registered Professional Land Surveyor Texas Registration No. 5442
DRAWN BY: JNM		DATE: 07/03/08	
G.F. NO. 0810719-ARB		JOB NO. 36760	








3804 Locke Lane

CITY OF AUSTIN DEVELOPMENT WEB MAP

Surrounding Streets



Legend

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

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