




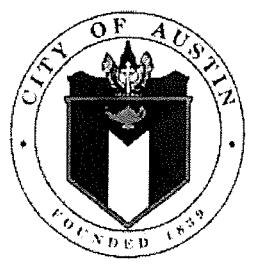
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0023
LOCATION: 2613 E 2nd St.



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" = 134'



SPECIAL EXCEPTION INSPECTION



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Address:	2613 E. 2 nd St.
Permit Number:	2016-013260
Property Owner Requesting Special Exception:	Ms. Nunez

Special Exception Requested:

Carport into side yard setback

Date Structure was originally constructed: COA GIS AERIAL CONFIRM EXISTANCE IN 2003

Date of Inspection:	2-10-2016
Building Official or designated representative	Tony Hernandez
X	<p>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</p> <p>1. Provided 1 hour fire rated system is installed</p>
	<p>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:</p>



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Special Exception

X3
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Board of Adjustment General/Parking Variance Application

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 # C15-2016-0023 ROW # 11483792 Tax # 0202 110507

Section 1: Applicant Statement

✓ Street Address: 2613^E 2ND ST Austin TX 78702

✓ Subdivision Legal Description:

Lot 15 LESS N7.5 FT BLK 40 LT 27 AND 28 Div 0
Highway Add N Zoned AS CS-CO-MU-NP

Lot(s): 15

Block(s): 4

Outlot:

Division: Highway

Zoning District: Highway SF-3-NP (Holly)

✓ I/We EMMA GUERRERO NUNEZ

on behalf of myself/ourselves, as

authorized agent for

affirm that on

Month Select

, Day Select

, Year Select

, 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 Repair

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

492(D) ~~Front~~ ^{Side} setback

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:

Special Exception

Hardship

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

Special Exception

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

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:

Special Exception

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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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NA

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:

NA

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

NA

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

NA

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.

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: 1-27-16

Applicant Name (typed or printed): _____

✓ Applicant Mailing Address: 2613 E. 2nd Street 143
City: Austin State: TX Zip: 78702
Phone (will be public information): _____
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: Emma Guerrero Nunez Date: 1-27-16
Owner Name (typed or printed): EMMA GUERRERONUNEZ
Owner Mailing Address: 2613 E. 2nd Street
City: Austin State: TX Zip: 78702
Phone (will be public information): _____
Email (optional – will be public information): Jaime.mejia30@yahoo.com

Section 5: Agent Information

NA Agent Name: _____
Agent Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone (will be public information): _____
Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

NA

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Owner's Authorization Letter

In accordance with the Austin City Code §25-1-81 (Authority to File an Application), I hereby certify that I am an owner of property located at
2613 E 2nd STREET Austin TX 78702 (print address),
and authorize JAIME MEJIA (print name of agent)
to make application and act as agent for a residential building permit on my behalf and acknowledge
that the above authorized person will serve as the primary contact for any and all issues related to said
application.

Emma Guerrero Ruiz 1-27-16 (owner signature)

____ (owner signature)

____ (owner name)

____ (owner name)

____ (date)

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.

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Medina Consultants - HNG Inc hngconsultants@yahoo.com

5934 S Staples Suite 227 -Corpus Christi, Texas 78413-Office /Fax 361 808 9705 Firm -4053
6800 Park Ten Blvd Suite 212-N San Antonio, Texas 78413-Office/Fax 210 732 9705 Firm 4053

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January 31, 2016

Owner

Emma Guerrero Nunez
2613 E 2nd St.
Austin, Texas 78702

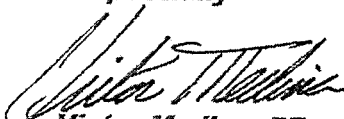
Ref: INSPECTION OF CARPORT STRUCTURE SYSTEM

To Whom It May Concerned

The purpose of the inspection was to view and inspected the replacement of the existing 2x12 trusses and (6) 4x6 columns rotted due to mother nature and replacement with new material to an existing 25 x 19 car port at 2613 E 2nd St., Austin, Texas 78702 and give our professional opinion on whether or not the construction was performed according to the 2012 International residential code its intended function at the time of the inspection. Qualified individual from this office visited the site on January 30,2016 to check the construction stated above for the general conformance with the designs/construction documents OR engineer guidance and the 2012 edition of the International Residential Code for residential sites.

In my opinions, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance and accordance with 2012 edition International Residential Code for residential sites.

Respectfully


Victor Medina, PE
F-4053



DATE: 07/27/2015



Legend

- ☒ Lot Lines
- ☒ Streets
- ☒ Building Footprints
- ☒ Named Creeks
- ☒ Lakes and Rivers
- ☒ Parks
- ☐ County
- ☐ Lot ID
- ☐ Block ID
- ☐ Lot Line
- ☐ Zoning Text
- ☐ Zoning (Large Map Scale)

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