





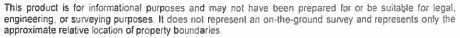
PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0057

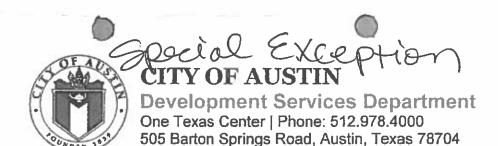
LOCATION: 7019 Colony Loop Drive





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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, <u>click here to Save</u> 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 # (15-2016-0057 ROW# 11516793

5000 " <u>5(7) * 5(7 - 6) * 1</u> 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	YCADV		
Section 1: Applicant Statement			
Street Address: 7019 Colony Loop Drive			
Subdivision Legal Description: 34 Block Meadows of Walnut Creek			
Sec:5			
Lot(s): 34	Block(s):		
Outlot:	Division:		
Zoning District:			
I/We Joy Guyton	on behalf of myself/ourselves as		
authorized agent for Joy Guyton/Cheryl Waldon	affirm that on		
Month Select , Day Select , Year S	Select , hereby apply for a hearing before the		
Board of Adjustment for consideration to (select ag	ppropriate option below):		
O Erect	del O Maintain O Other:		
Type of Structure: Garport/ Special Exception			

Tax# 021960 3600404

Portion of the City of Austin Land Development Code applicant is seeking a variance from:
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 Statement as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.
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.
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
lardship 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

in	cent conforming property, and will not impair the purpose of the regulations of the zoning district sich the property is located because: Special Exception
De	
Re a v Ap	ing (additional criteria for parking variances only) est for a parking variance requires the Board to make additional findings. The Board may grant ance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, ndix A with respect to the number of off-street parking spaces or loading facilities required if it is findings of fact that the following additional circumstances also apply:
	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: N/A
	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:
	The granting of this variance will not create a safety hazard or any other condition inconsisten with the objectives of this Ordinance because:
	The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the commy knowledge and belief.	nplete application are true ar	nd correct to the best of
Applicant Signature:	uyten	Date: 4/4/16
Applicant Name (typed or printed): Joy D. Guyt		
Applicant Mailing Address: 8018 Saragosa Blue	Lane	Two in a result. The experience has
City: Richmond	State: Texas	Zip: 77407
Phone (will be public information): 281-762-232	24	· ·
Email (optional – will be public information):	The second secon	
Section 4: Owner Certificate		
I affirm that my statements contained in the commy knowledge and belief.		d correct to the best of
Owner Signature: Lag D Buy	n	Date: 4/4/16
Owner Name (typed or printed): Joy D. Guyton		
Owner Mailing Address: 8018 Saragosa Blue La	ane	
City: Richmond	State: Texas	Zip: 78724
Phone (will be public information):		
Email (optional – will be public information):		
Section 5: Agent Information		
Agent Name: Cheryl Waldon		
Agent Mailing Address: 1215 East 52nd Street	Apt #104	illusti kalumin sa apangan apangan gangan gangan penganjapak pelapak pelabah badap badik penganjapan apang sap
City: Austin	State: Texas	Zip: 78723
Phone (will be public information): 512-323-579	5	
Email (optional – will be public information):		
Section 6: Additional Space (if app		
Please use the space below to provide additional referenced to the proper item, include the Section	n and Field names as well (d	continued on next page).

42

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 <u>Chapter 25-2</u> (*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 <u>Chapter 25-2</u>, <u>Article 8</u> (*Noncomplying Structures*). Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.







Address:	7019 Colony Loop Dr.
Permit Number:	2014-136868
Property Owner Requesting Special Exception:	Joy D. Guyton

Special Exception Requested:

Carport encroaching 25 feet into front yard setback

Date Structure was originally constructed: COA, GIS indicates built sometime between 2003 - 2006

Bute of mapeedion.		2-9-2015 Tony Hernandez		
				X
	the either the proj	e variances request will result in a hazard to the life, health or public safety of perty for which the variance is requested or to an adjoining public or private owing hazards related to the variance request were noted in this inspection:		
	1.			

2006 Derial CITY OF AUSTIN DEVELOPMENT WEB MAP 7019 Colony Loop Legend Lot Lines Streets **Building Footprints** Named Creeks Lakes and Rivers Parks County

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Colony Park Neighborhood Assoc. P.O.box 12891 Austin, Texas 78711 – 2891

August 19, 2013

Code Compliance/Improper Carports

Director: Carl Smart 1520 Rutherford Lane Austin, Texas 78754

Dear Mr. Smart,

It has been brought to the attention of the Colony Park Neighborhood Association that several residents have received notices that their Carports are in violation of code compliance. On June 29, 2013 our association participated in a ride through the neighborhood with code compliance, one of our inexperienced members was paired with a code compliance officer who was not familiar with the area which resulted in several homeowners carports being deemed not up to code because the carports are not set back twenty-five feet from the street.

In many cases the homeowners that received these notices have had their carports for thirty years or more. This neighborhood has been disenfranchised for many years and in the last several months we have made great strides in working with several city departments, as well as meeting with City Council with matters pertaining to the Sustainable Grant that Colony Park was awarded by HUD.

Colony Park Neighborhood has many disadvantages one being many people living on fixed incomes or incomes at or below the poverty level. To comply with this ordinance would cause great hardship, both physical and financially.

in existence for 10 years or more, and do not pose a hazard to life, health, or public safety. A setback of twenty-five feet might be possible in some areas, but not in the Colony Park area where many of the houses are less than 1300 square feet.

We the residents of the Colony Park neighborhood and the Neighborhood Association are appealing to you to work with us and develop an amicable solution that can be palatable for your department as well as the neighborhood.

With Sincere Thanks

Barbara Scott - President Colony Park Neighborhood Association

