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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2016-0056
LOCATION: 4902 Gladeview



1" = 164'

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.



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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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

11516580

Case # 015-2016-0056 ROW # 0410120118 Tax # 0410120118
TAD ✓

Section 1: Applicant Statement

Street Address: 4902 Gladeview

Subdivision Legal Description:

Park Forest Section 6

Lot(s): 24

Block(s): 1

Outlot: _____

Division: _____

Zoning District: SF-3 - NP (South Manchaca)

I/We David Murray on behalf of myself/ourselves as
authorized agent for Murray Investment Properties LLC affirm that on
Month April, Day 7, Year 2016, 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: surrounding structure

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

492 (D) 10' rear setback, existing structure- changing use to secondary dwelling unit

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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.

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.

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:

The property has an existing permitted building that was built in 1992. The building is located 9' 4" from the rear setback line.

Hardship

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

When the structure was built in 1992, it was built with proper permits. It was built 6" too close to the rear setback line. Owner does not seek to increase the footprint of the structure, only to remodel the existing structure in order to change its use to a secondary dwelling unit.

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

We are only seeking to remodel an existing garage structure. The original structure was built 9' 4" from the rear setback line. Zoning requires a 10' setback and we are not requesting any changes to the exterior of the building.

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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:

The existing structure was built in 1992. We are not proposing any changes to the footprint of the structure.

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:

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:

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

4. 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

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

Applicant Signature: [Signature] Date: 04/07/2016

Applicant Name (typed or printed): David Murray

Applicant Mailing Address: 1904 Georgia Landing Cove

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 695-2176

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: [Signature] Date: 4/7/2016

Owner Name (typed or printed): Murray Investment Properties LLC - David Murray

Owner Mailing Address: 1904 Georgia Landing Cove

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 695-2176

Email (optional – will be public information): _____

Section 5: Agent Information

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).

PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

www.exacta365.com
P. 281.763.7766 - F. 281.763.7767
7416 Canal Drive, Lake Worth, FL 33467



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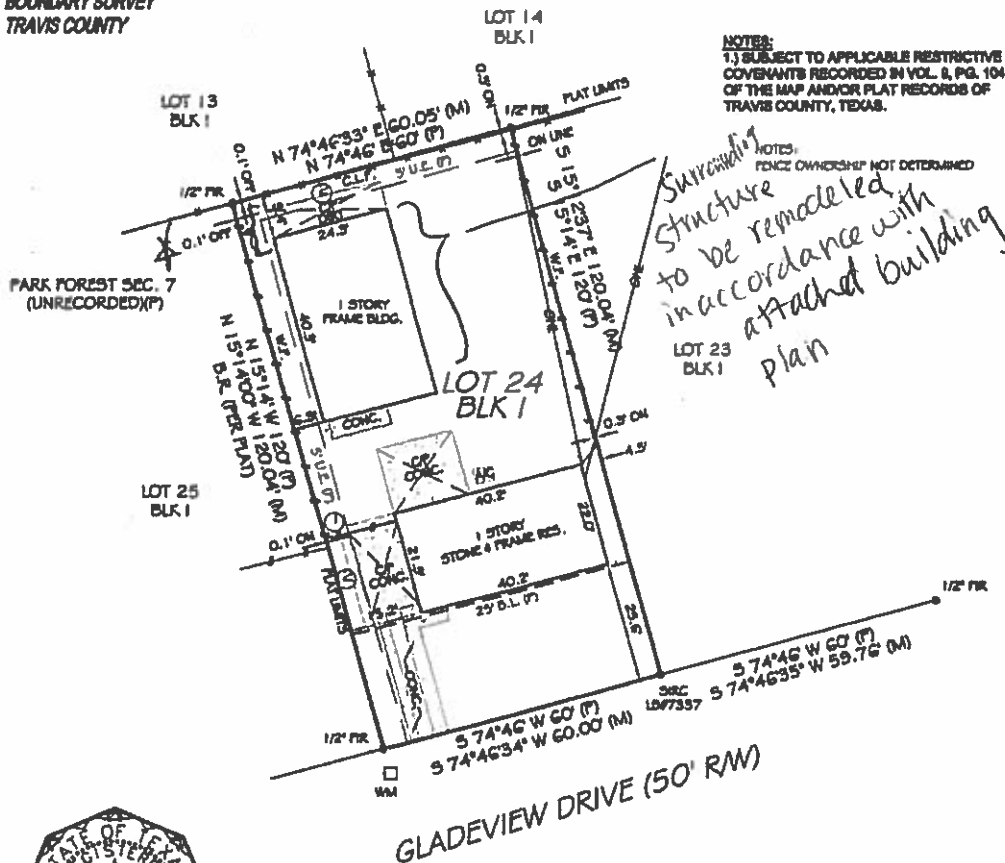
PROPERTY ADDRESS: 4902 GLADEVIEW DRIVE AUSTIN, TEXAS 78745

SURVEY NUMBER: 1506 1948

FIELD WORK DATE: 6/18/2015

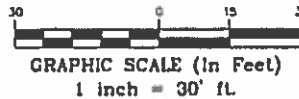
REVISION DATE(S): (REV 0 6/18/2015)

1506.1948
BOUNDARY SURVEY
TRAVIS COUNTY



Paul M. Valentine

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 18th DAY OF JUNE, 2015; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. 2045895-AU20, EFFECTIVE JUNE 4, 2015, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY FOR PLAT.



Use of this Survey for purposes other than intended, without written verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 07/26/08.

POINTS OF INTEREST

1 WOOD FENCE OVER 5' UTILITY EASEMENT 2 ROOF OVERHANG OVER 5' UTILITY EASEMENT

OWNED BY

CLIENT NUMBER: 2045995-AU20

DATE: 6/18/2015

BUYER: Murray Investment Properties, LLC

SELLER: TODD TUREK, A SINGLE PERSON

CERTIFIED TO: MURRAY INVESTMENT PROPERTIES, LLC; FIRST AMERICAN TITLE COMPANY; FIRST AMERICAN TITLE GUARANTY COMPANY

This is page 1 of 2 and is not valid without all pages.

surveystars ★

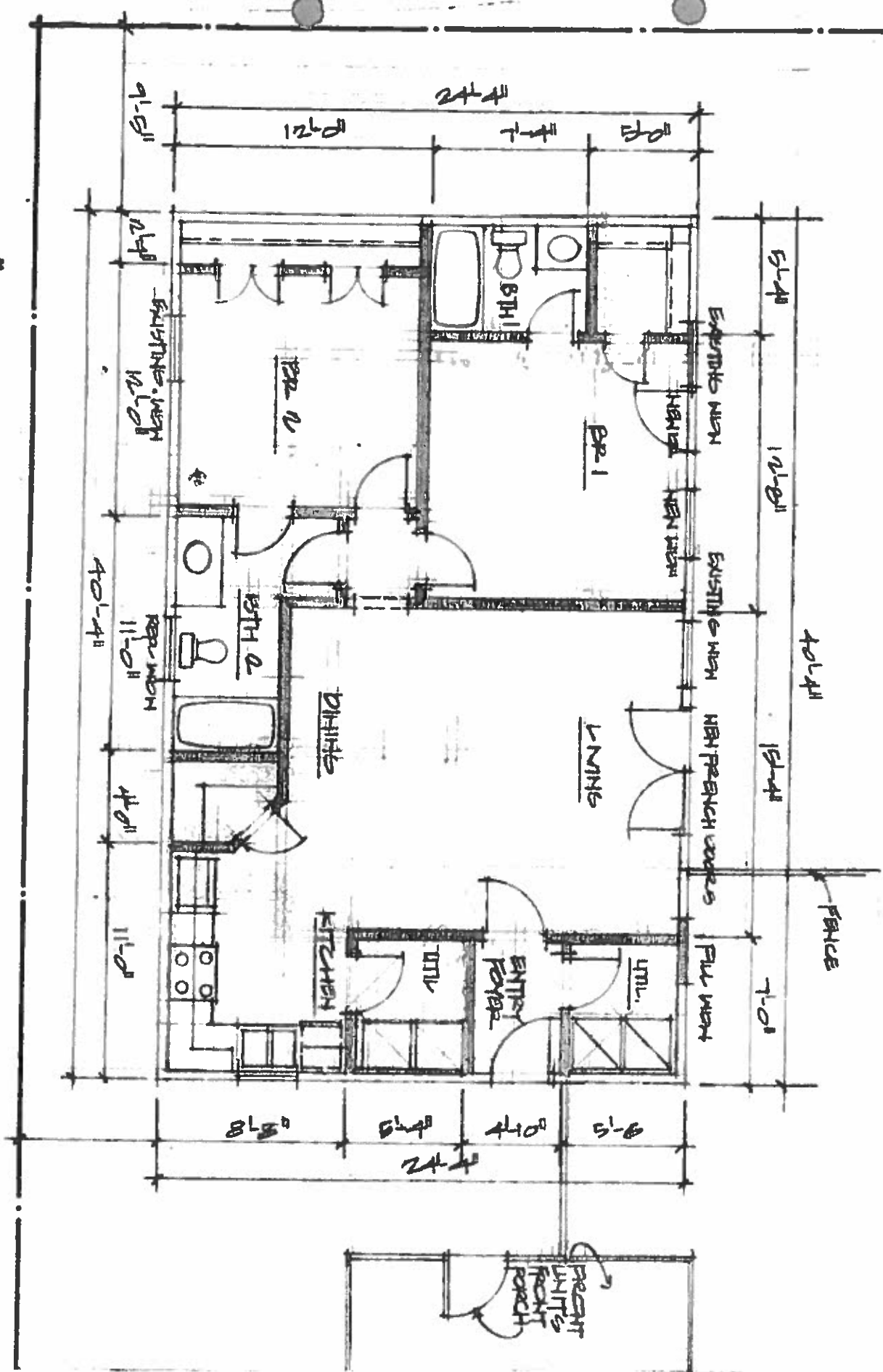
www.surveystars.com

EXACTA
TEXAS SURVEYORS, INC.

STATE OF TEXAS
COUNTY OF TRAVIS
SURVEYOR
PAUL M. VALENTINE
NO. 5359
EX-1506.1948

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1/4" FLOOR PLAN



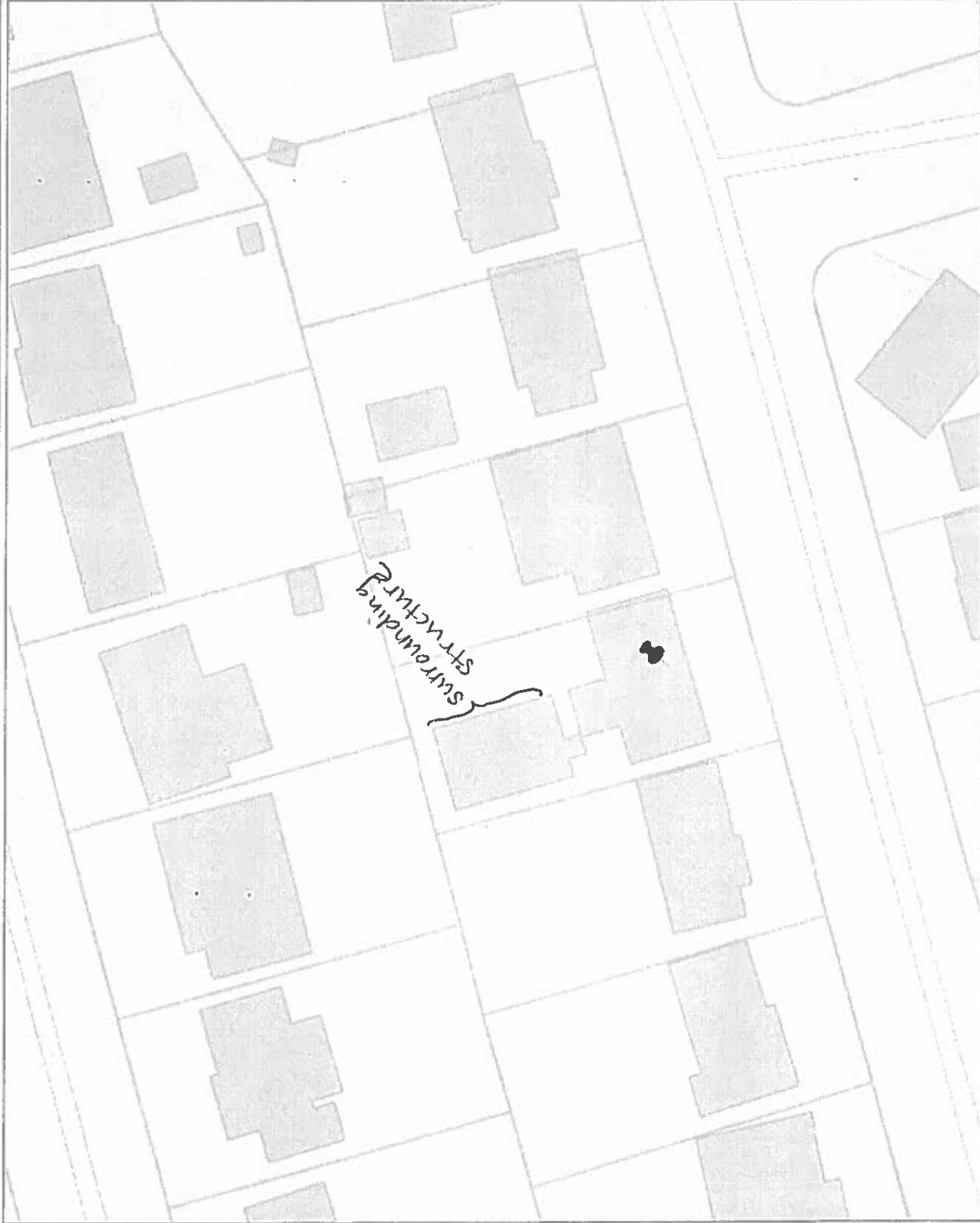
SECONDARY APARTMENT

FRED WORLEY - ARCHITECT

4902 GLADEVIEW DRIVE, AUSTIN, TEXAS

5707 BULLARD DRIVE AUSTIN TEXAS

CITY OF AUSTIN DEVELOPMENT WEB MAP

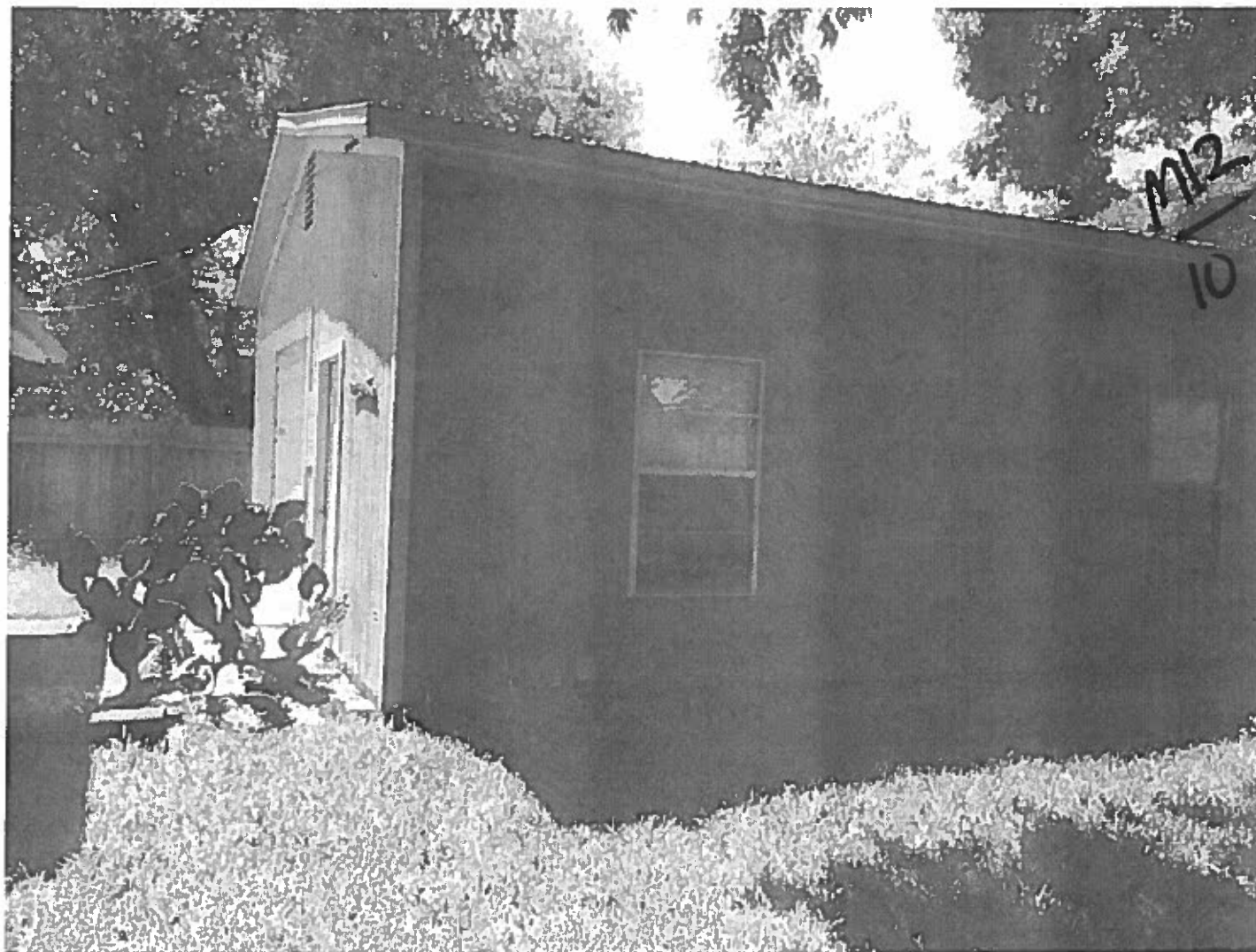


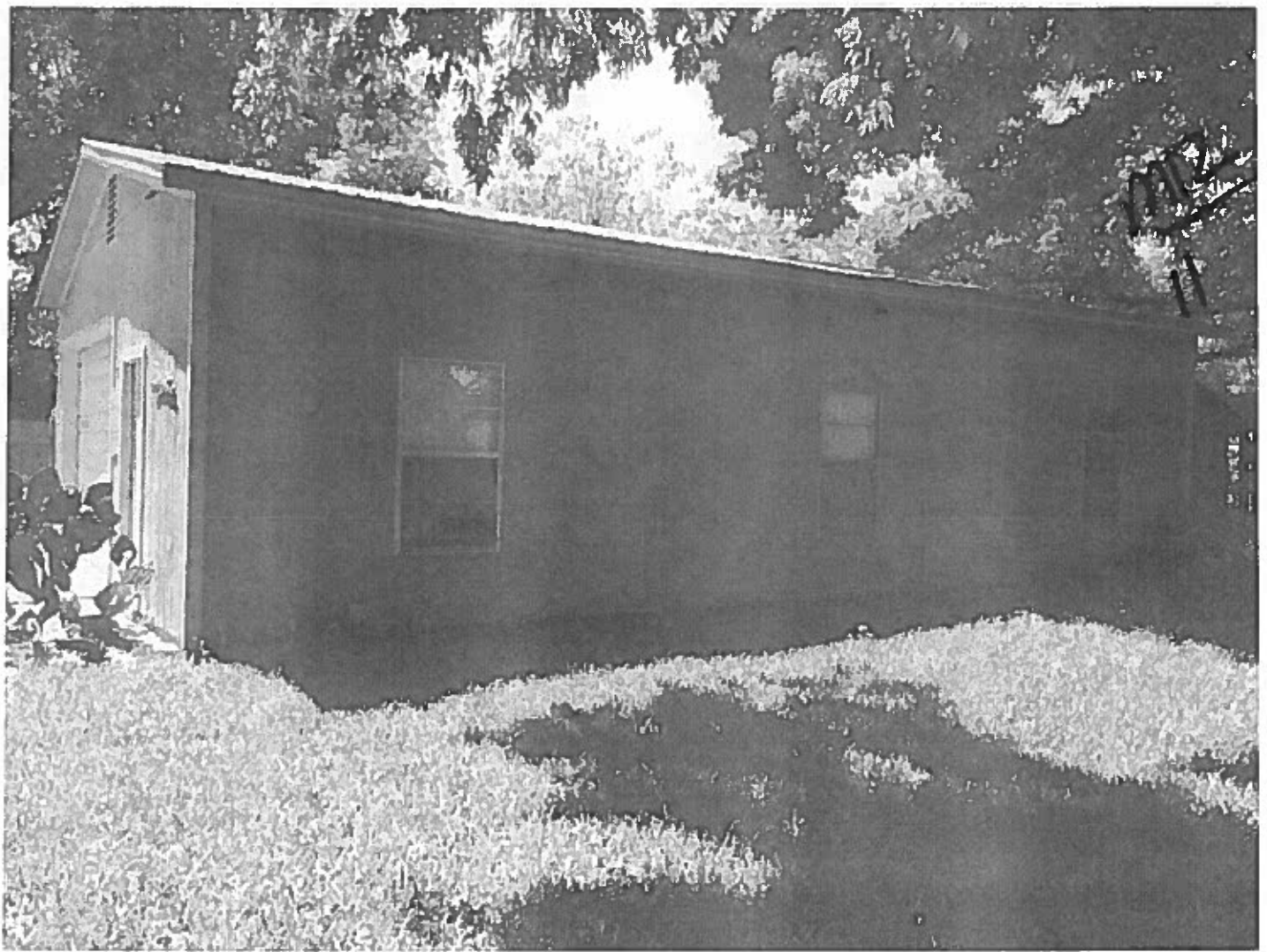
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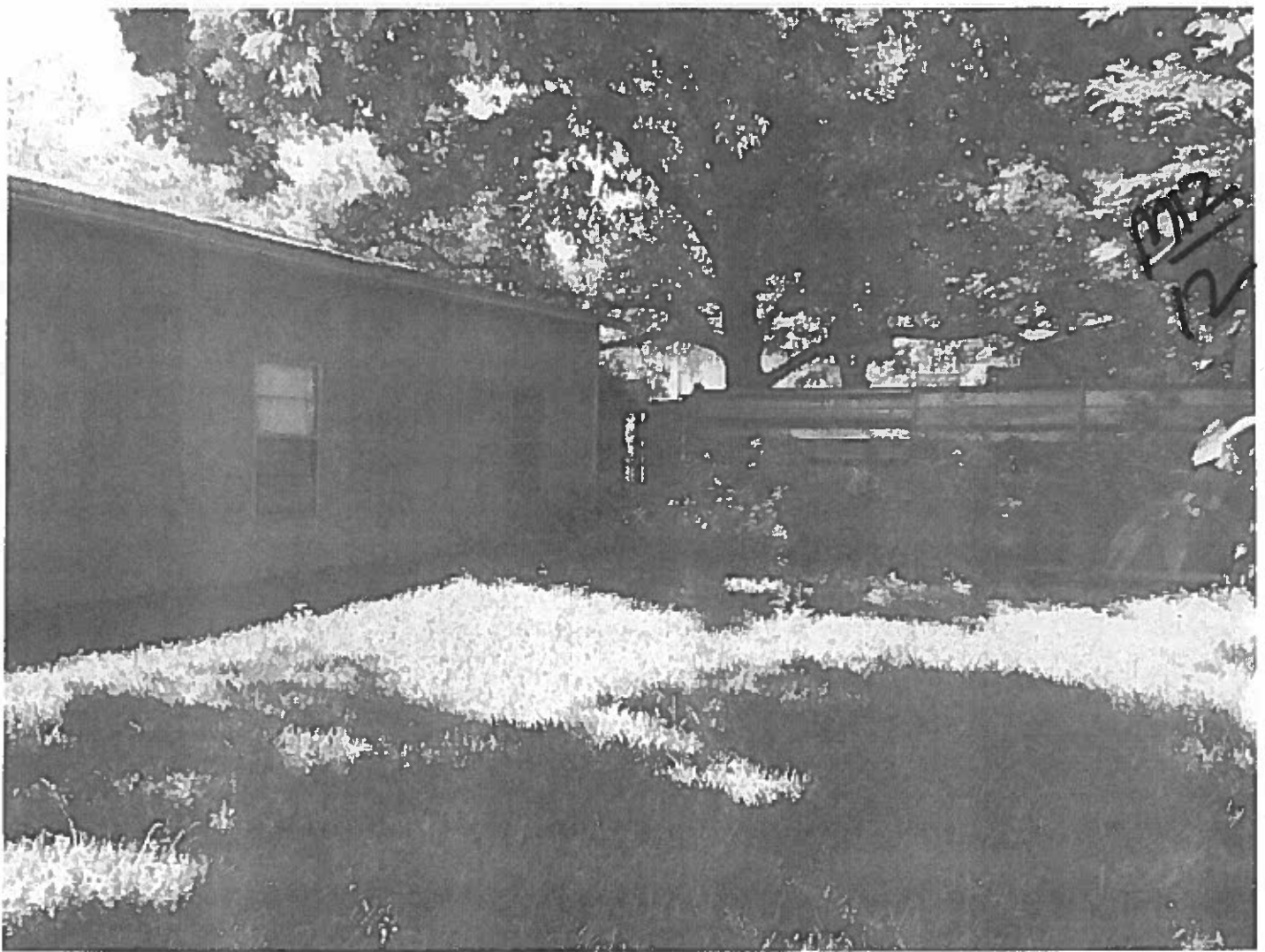
-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

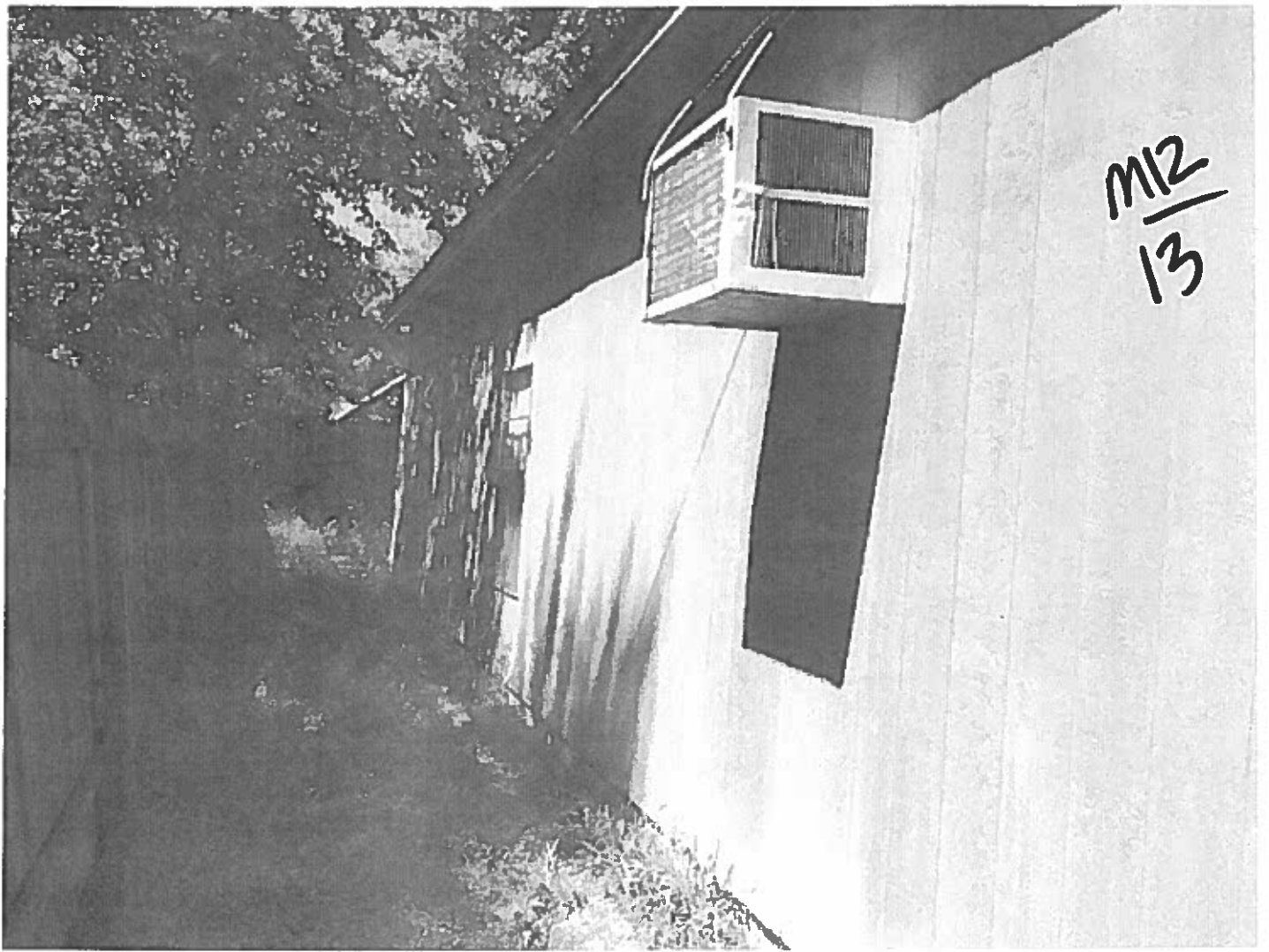
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