




N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2016-0079
LOCATION: 1208 Palo Duro Road




1" = 167'


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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1" = 108'



CITY OF AUSTIN

Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

12/3

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 # C15-2016-0079 ROW # 11549179 Tax # 0229070216
TRAD

Section 1: Applicant Statement

Street Address: 1208 Palo Duro Road

Subdivision Legal Description: Violet Crown Heights see attach survey for legal description

Lot(s): 19 Block(s): Violet Crown Heights Section two

Outlot: _____ Division: _____

Zoning District: Brentwood Neighborhood see attached zoning report
SF-3-NP

I/We F. Keith Hall on behalf of myself as
authorized agent for myself affirm that on

Month Select June, Day Select 7, Year Select 2016 hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: KEEP EXISTING

Type of Structure: Driveway Cover - fabric w steel columns

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

SE

K/4

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:

SE The house was built in 1948. the garage is not adequate to accommodate a current day large vehicle

The house is built parallel to the street. With the length of the house taking up the lot

Hardship

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

SE the house constructed the width of the lot does not adequately allow for addition of covered parking

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

SE the neighborhood is made up of housing dating from 1948 to more current built w different standards for garages.

However, it should be noted that when this fabric structure was erected carports in front of the building were common practice.

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:

K/S

SC

The installation of this driveway cover of solar fabric does not alter the character of the neighborhood. The neighborhood is made up of a very wide range of housing types & appearances and many houses have existing carports in front of the building line.

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

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: [Signature] Date: 6/6/16

Applicant Name (typed or printed): Frederic Keith Hall

Applicant Mailing Address: 1208 Palo Duro Rd

City: Austin State: TX Zip: 78757

Phone (will be public information): 512.736.1715

Email (optional – will be public information): fkeithhall@gmail.com

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: 6/6/16

Owner Name (typed or printed): Frederic Keith Hall

Owner Mailing Address: 1208 Palo Duro Rd

City: Austin State: TX Zip: 78757

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: NA

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).

see attached survey showing location
also attached photos of the driveway cover

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; ~~2017~~

(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



12/8

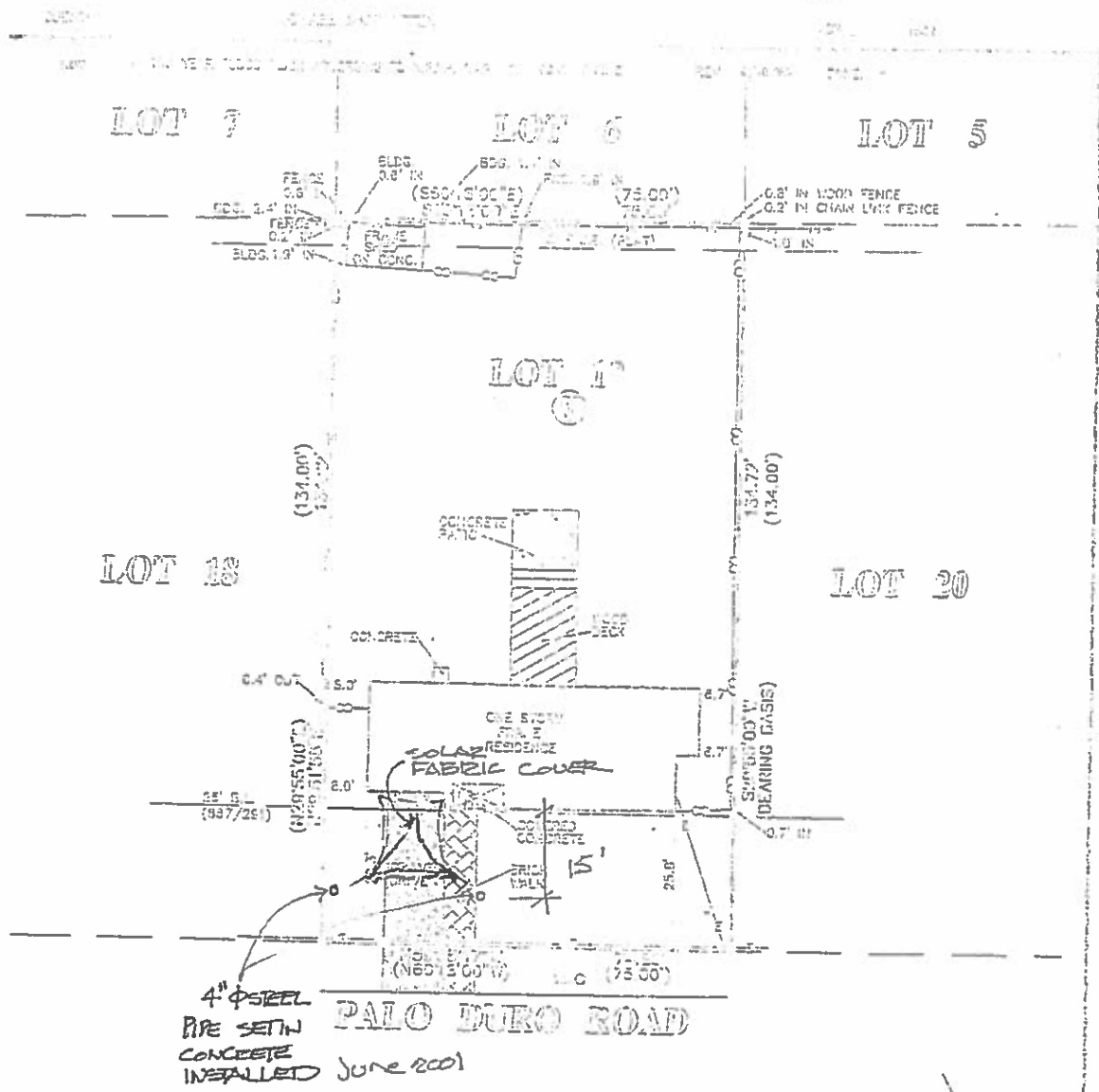
Address:	1208 Palo Duro Rd.
Permit Number:	2016-079473
Property Owner Requesting Special Exception:	Keith Hall

Special Exception Requested:

Shade canopy in front setback over driveway

Date Structure was originally constructed: COA, GIS verified to exist in 2003

Date of Inspection:	8-3-2016
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.



2/9

NOTE: SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 4, PG. 311, AND VOL. 5, PG. 69, PLAT RECORDS; AND VOL. 657, PG. 291, DEED RECORDS; AND VOL. 804, PG. 603, DEED RECORDS; AND VOL. 805, PG. 155, DEED RECORDS; AND VOL. 1034, PG. 201, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, Donald M. Cookston, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CHASE MANHATTAN/TEXAS PROFESSIONAL TITLE/STEWART TITLE GUARANTY COMPANY

that this survey was made on the ground of the property described herein (and/or by moles and bounds or attached sheet) and is correct and that there are no visible encroachments, easements or other matters and I do certify that, except as noted herein, there are no overlapping of improvements, there are no discrepancies or conflicts in the boundary lines, there is no visible evidence of utility lines or rights-of-way on the ground, and the subject property has access to and from a dedicated roadway.

Lot(s) 19 Block V WIOLET CROWN HEIGHTS SECTION TWO

According to the map or plat recorded in Volume 4 Page 311 of the Plat records of TRAVIS County, Texas.

Witness my hand and seal this 30TH day of SEPTEMBER 1998

Owner: WALSHON
Address: 1206 PALO DURO ROAD, AUSTIN, TEXAS
W No. 219902



SCALE: 1" = 20'

LEGEND	
—	1/2" PLUM LINE
—	1/4" PLUM LINE
—	1/8" PLUM LINE
—	1/16" PLUM LINE
—	1/32" PLUM LINE
—	1/64" PLUM LINE
—	1/128" PLUM LINE
—	1/256" PLUM LINE
—	1/512" PLUM LINE
—	1/1024" PLUM LINE
—	1/2048" PLUM LINE
—	1/4096" PLUM LINE
—	1/8192" PLUM LINE
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2003 Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

1208 Palo Duro

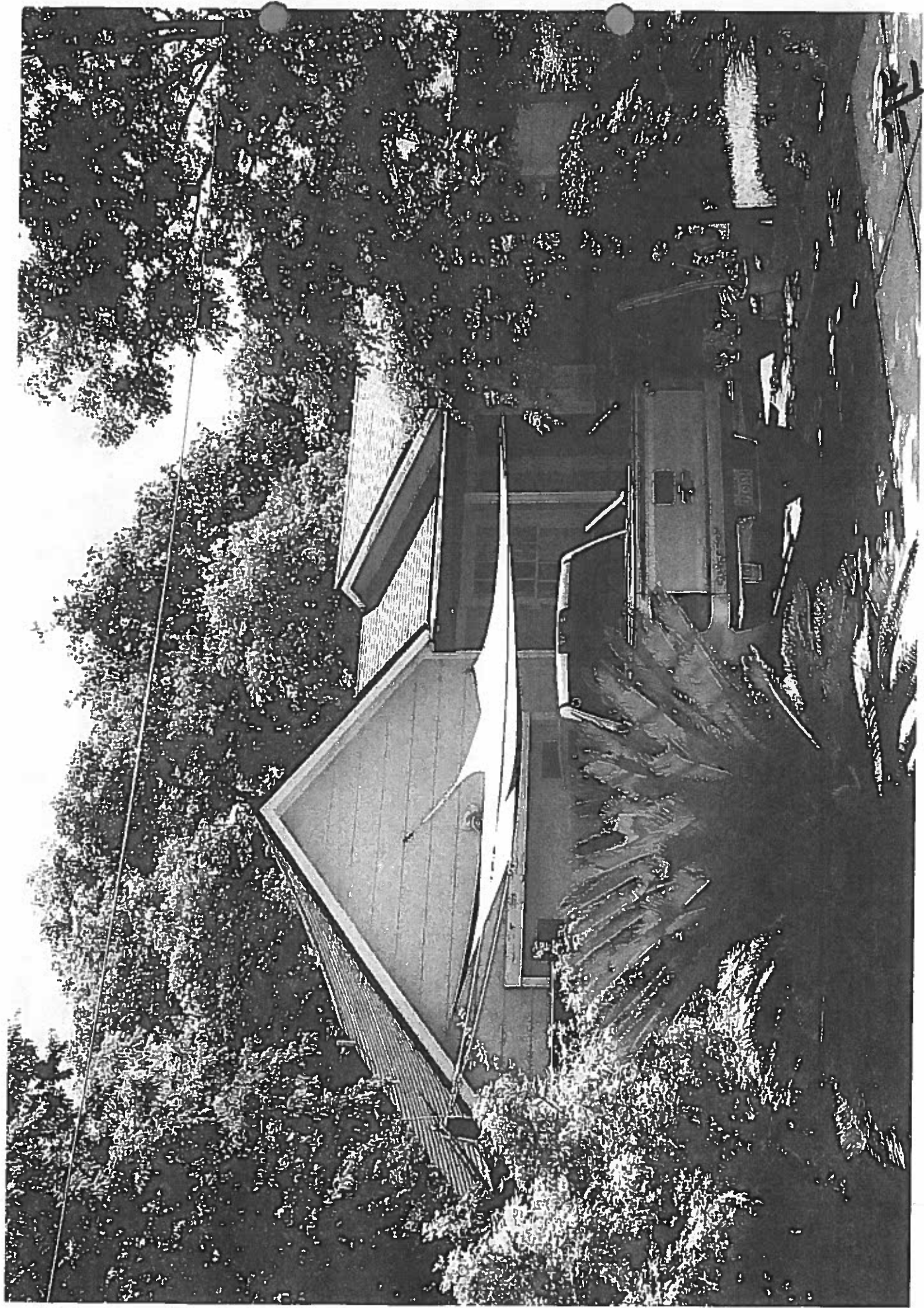


Legend

-  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.

10/11



7/12

