

Special Excavation



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

11

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 # C15-2016-0116 ROW# 11609102 Tax# 02020050109

Section 1: Applicant Statement

Street Address: 1215 Holly St

Subdivision Legal Description: Lot 8 BLK A OLT 56 DIV 0 FREE & WILLIAMS SUBDIVISION

Lot(s): Block(s): Outlot: Division:

Zoning District: SFE-3-NP (EAST CESAR CHAVEZ)

I/We RICKY AROCHA on behalf of myself/ourselves as authorized agent for BEATRICE AROCHA affirm that on

Month Select 10, Day Select 09, Year Select 2015, thereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

Circle Erect Attach Complete Remodel Maintain Other

Type of Structure: Carport built within side set-back at least 10 years ago

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

492-D side set back

CTW

**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:

Special Exceptions

**Hardship**

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

Special Exceptions

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

Special Exceptions

CLM

**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 Exceptions*

**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:

*N/A*

- 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*

12/2

# 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

1215 Holly St (print address),

and authorize RICKY AROCHA (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.

Beatrice Arocha (owner signature)

\_\_\_\_\_ (owner signature)

Beatrice AROCHA (owner name)

\_\_\_\_\_ (owner name)

\_\_\_\_\_ (date)

### 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.

3/5

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Name (typed or printed): \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name (typed or printed): Beatrice Anocha

Owner Mailing Address: 1215 Holly

City: Austin State: Tx Zip: 78702

Phone (will be public information): 512 422 3492

Email (optional – will be public information): \_\_\_\_\_

### Section 5: Agent Information

Agent Name: RICKY AROCHA

Agent Mailing Address: 6412 Auburn Dr

City: Austin State: TX Zip: 78723

Phone (will be public information): 512 657 5199

Email (optional – will be public information): raremodel@me.com  
raremodel@me.com

### 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# SPECIAL EXCEPTION INSPECTION



3/6

<b>Address:</b>	1215 Holly Street
<b>Permit Number:</b>	2016-133511
<b>Property Owner Requesting Special Exception:</b>	Beatrice Arocha

<p><b><u>Special Exception Requested:</u></b></p> <p>Carport in side yard setback</p>
<p><b>Date Structure was originally constructed:</b> verified to exist in 2003 with COA GIS</p>

<b>Date of Inspection:</b>	December 2, 2016
<b>Building Official or designated representative</b>	Tony Hernandez
<b>X</b>	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>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> <ol style="list-style-type: none"> <li>1.</li> <li>2.</li> <li>3.</li> <li>4.</li> </ol>








2003 Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

1215 Holly



Legend

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

1215

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