



C11/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2017-0017

LOCATION: 1506 Romeria Drive



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" = 417'



## CITY OF AUSTIN

### Development Services Department

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

## 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 # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 1506 Romeria Dr.

Subdivision Legal Description:

E 50ft of Lot 16 & W 10ft of Lot 17 Blk Q Violet Crown Heights Sec 2 Resub

Lot(s): 16 & 17 Block(s): Q

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: SF-3-NP

I/We Norma Yancey, AIA on behalf of myself/ourselves as  
authorized agent for Annette Carlozzi affirm that on  
Month February ☐, Day 20 ☐, Year 2017 ☐, 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: Existing Entry of Existing Residence



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

25-2-492 Site Development Regulations (D) Site Development Regulation table. Required Front Yard Setback of 25 ft for SF-3 zoned property.

## 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 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:

The existing Entry has existed for 10 years without objection. The existing structure will remain as is in form, scale, and materials. The scope of work is limited to new interior and exterior paint and the replacement of the existing front door. This work will not alter the character of the neighborhood and will not impair the use of adjacent properties. Its scale and materials are consistent with other properties in the area.

**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



### 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: 02/20/2017

Applicant Name (typed or printed): Norma Yancey, AIA

Applicant Mailing Address: 1605 E. 7th St. Unit B

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 477-4261

Email (optional – will be public information): norma@sidetracked-studio.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:  Date: 02/20/2017

Owner Name (typed or printed): Annette Carlozzi

Owner Mailing Address: 1506 Romeria Dr.

City: Austin State: TX Zip: 78757

Phone (will be public information): (512) 689-3860

Email (optional – will be public information): carlozzi@utexas.edu

### Section 5: Agent Information

Agent Name: Norma Yancey, AIA

Agent Mailing Address: 1605 E. 7th St. Unit B

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 774-4261

Email (optional – will be public information): norma@sidetracked-studio.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).

---

---

---

---

## 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, 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; Ord No. 201660519-057. Pt 2. 5-30-16.*



## SPECIAL EXCEPTION INSPECTION



<b>Address:</b>	1506 Romeria Drive
<b>Permit Number:</b>	2017-034930
<b>Property Owner Requesting Special Exception:</b>	General Contractor Clay Duckworth

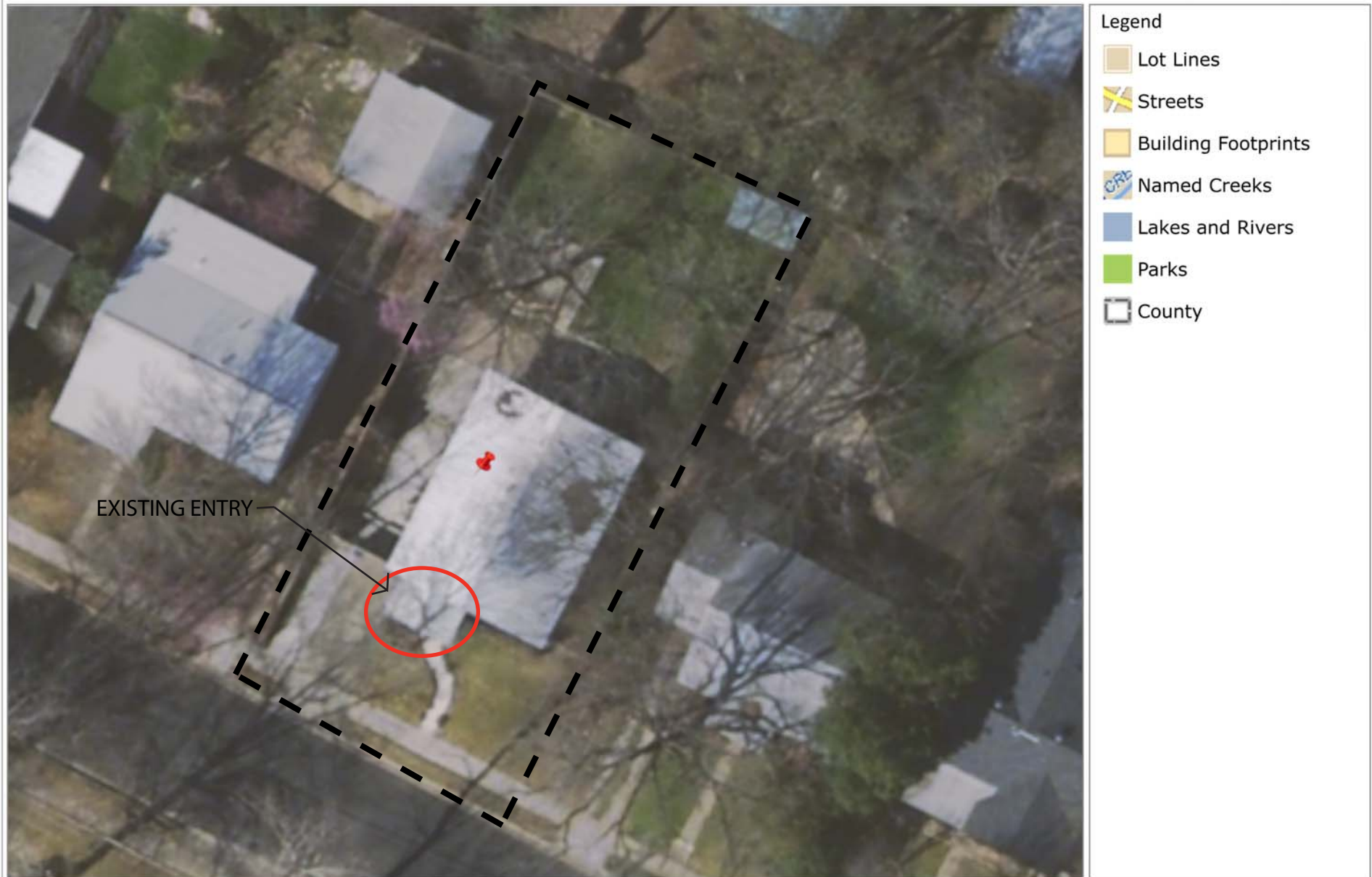
**Special Exception Requested:**

Front yard encroachment of 5'x10' enclosed front porch

**Date Structure was originally constructed:** front porch appeared sometime between 2003 and 2006 verified COA, GIS

<b>Date of Inspection:</b>	March 27, 2017
<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> </ol>

## CITY OF AUSTIN DEVELOPMENT WEB MAP



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.





EXISTING ENTRY - WEST ELEVATION





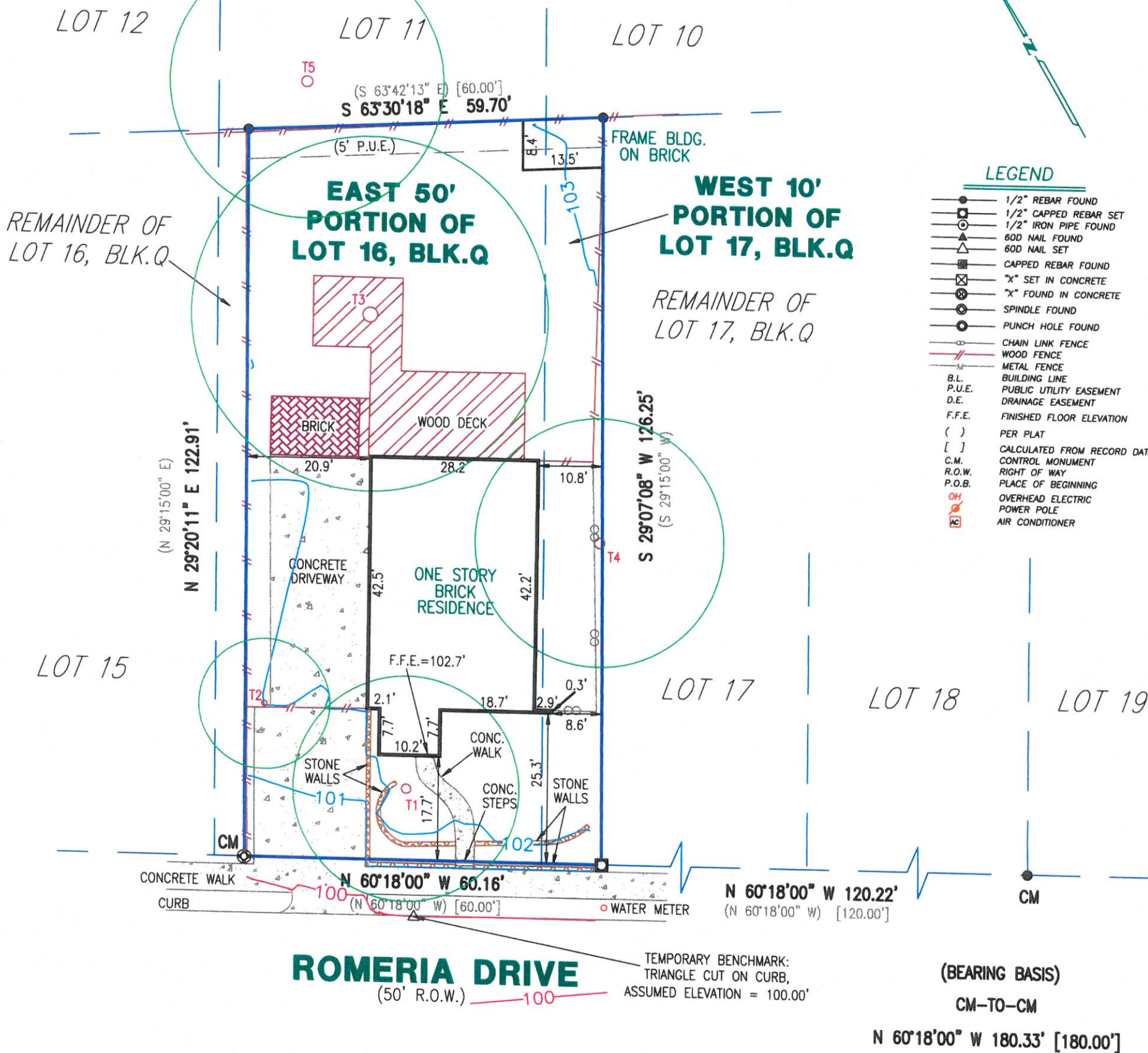
EXISTING ENTRY - SOUTH ELEVATION





EXISTING ENTRY - EAST ELEVATION





TAG NO.	TREE DESCRIPTION
1	19" OAK TREE
2	11" PECAN TREE
3	30" BLACK OAK TREE
4	21" HACKBERRY TREE
5	23" HACKBERRY TREE

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING.

Note: Subject to the City of Austin Building Setbacks



*[Signature]*  
TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0455H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STREET ADDRESS: 1506 ROMERIA DRIVE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: EAST 50' PORTION OF LOT 16 BLOCK: Q SUBDIVISION: VIOLET CROWN HEIGHTS, SECTION TWO SUBDIVISION  
REFERENCE NAME: ANNETTE CARLOZZI

VOL/CAB 5 PG/SLD 68 PLAT RECORDS



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512\*458-6969, Fax 512\*458-9845

JOB #: B0913815\_TA

DATE: 09/29/15

SCALE: 1" = 20'

FIELD WORK BY	REESE	09/21/15
CALC'D BY	WYLIE	09/28/15
DRAFTED BY	PR	09/29/15
CHECKED BY	VG/ML	09/29/15

