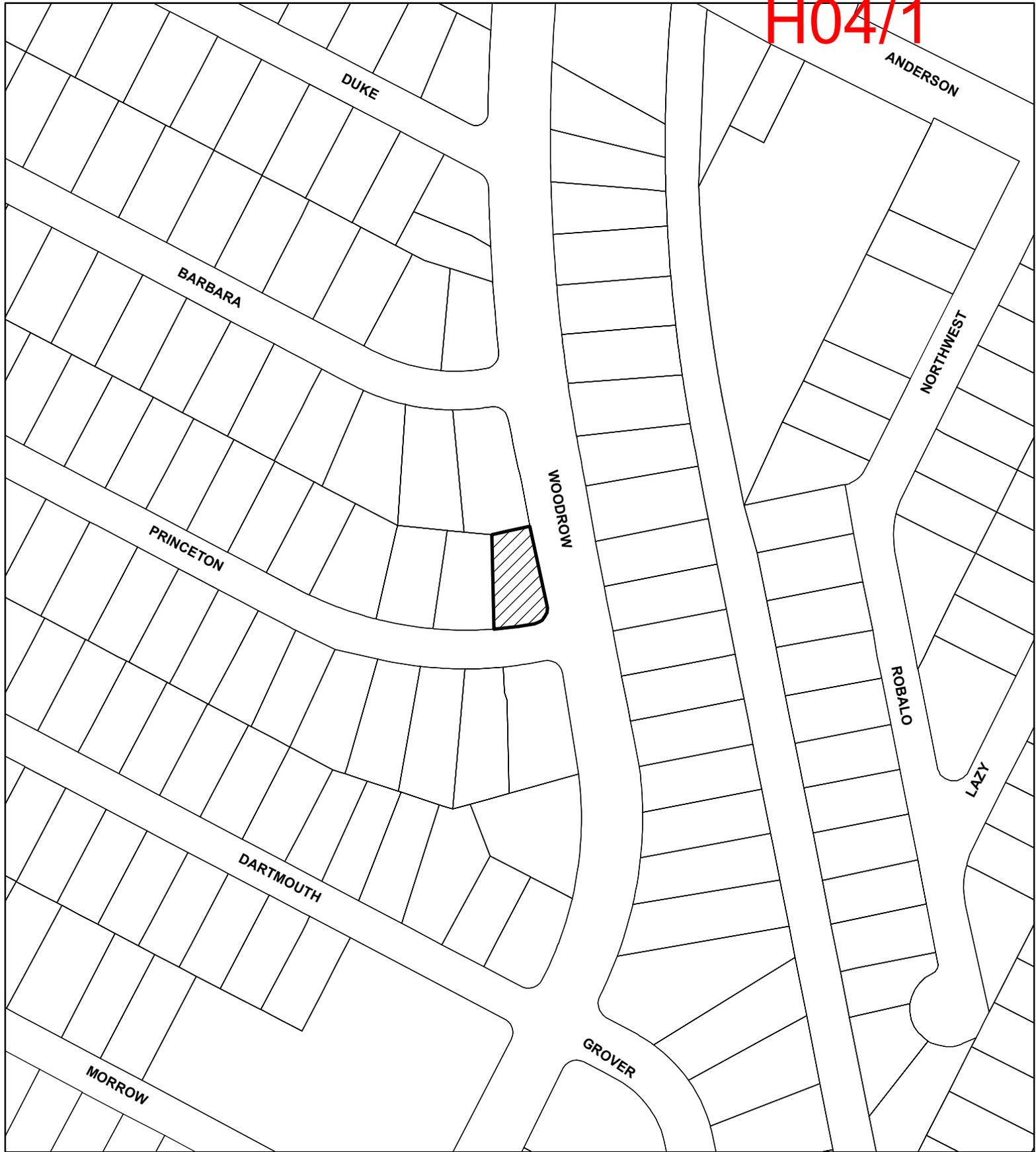


H04/1



**NOTIFICATIONS**

CASE#: C15-2018-0010  
LOCATION: 1500 Princeton Avenue



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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" = 165'



**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: 1500 Princeton Ave.

Subdivision Legal Description:

Lot 17 Block 3 and East 5 Foot of Lot 16

Lot(s): 17 Block(s): 3

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

Zoning District: SF3-NP

I/We Sean Little and Deborah Little on behalf of myself/ourselves as authorized agent for Sean Little affirm that on

Month February , Day 7 , Year 2018 , 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: Attached Carport as proposed & submitted to permit dept at the City of Austin.

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 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:

my house was built in 1955 and has a very narrow one car garage. This is functionally obsolete because most families today have two or three cars. This is why there are so many carports prevelant in my neighborhood. The houses in my neighborhood with one car garages often have extending parking to include a carport protruding from the outside of the garage toward the street.

**Hardship**

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

my residence is on the corner of a busy intersection (northwest corner of Woodrow and Princeton Ave). I have a long driveway and a one car garage. It is 45 feet from the curb to the house. My driveway is longer than most homes in the neighborhood. My backyard faces Woodrow Ave. To design and construct a carport in my backyard is not practical for the following reasons. First, I have a large 55 year old pecan tree in the middle of (con'd pg 8)

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

Homes all over Austin were built with narrow one car driveways and one car garages when families typically had one car. Since then, in modern times, families tend to have more than one car per household which requires additional covered parking spaces. Cars are expensive and the weather elements can be harsh.

**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:

My neighborhood street and surrounding streets have many already constructed carports which are actively used by the residents. The neighbor immediately next to me at 1502 Princeton has a carport extending into the 25 foot setback. Several others on Princeton also do. Many of these were done without permits and grandfathered or were done illegally. These carports are of varied construction style and quality. I have professional plans which match the exterior style and architectural style of my 1955 built home. My design is not a simple prefab (con'd pg 8)

**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:

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

**Additional Space (continued)**

Hardship a: con'd: the back yard. Constructing a carport would disrupt the root structure of the tree along with other established landscaping bushes in my backyard. Secondly, Woodrow is a busy street with a high traffic count because my house is within 3 blocks of the intersection of the light at Anderson Lane and Woodrow. Therefore, attempting to drive into and out of my backyard to a carport structure would be difficult and potentially dangerous. There is no curb cut on this side of my yard. This would require an additional permit. Finally, a carport in my backyard would be a long distance from my entry into the front of my house. Having such a structure in the backyard would be out of character for the neighborhood. The practical location for my carport is in the long driveway in front of my garage just like others have constructed in my neighborhood.

Area Character con'd: metal carport. There are two examples in my neighborhood which are constructed of high quality materials and made to match the existing home. Both of these examples are built without permits and clearly protrude into the 25 foot setback. Both are attractive and do much to add to the quality of the real estate. See attached map and photos of carports in my neighborhood.

Lined area for additional text input.





I, Sean Little, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to Construction of a carport with city permit approval.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name <small>(Printed)</small>	Address	Signature
Boett Rover	7704 Woodrow.	[Signature]
John Basciote 2	1505 PRINCETON AVE	[Signature]
John Basciote 2	1507 PRINCETON AVE JOHN BASCIO <small>(Residence in progress)</small>	[Signature]
Matthew Riky	1509 PRINCETON AVE	[Signature]
	1511 PRINCETON AVE	[Signature]
	1573 PRINCETON AVE	
	1701 PRINCETON AVE	
	1701 PRINCETON AVE	

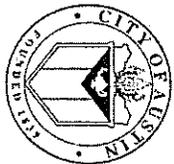
MH 17.6.5

(R)

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
DEBORAH R. WILSON	1503 PRINCETON AVE	<i>Deborah R Wilson</i>
	1504 PRINCETON AVE	
	1506 PRINCETON AVE	
	1508 PRINCETON AVE	
Kevin Mar	1509 PRINCETON AVE	<i>Kevin Mar</i>
Marianne Essell	1503 PRINCETON	<i>Marianne Essell</i>

*W*



I, Sean Little, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to Construct a carpenter with City of Austin permit Approval.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Erin McCune	7711 Woodrow	<i>Erin McCune</i>
Nathan Parsons	7713 Woodrow	<i>Nathan Parsons</i>
Nathan Wilson	7707 Woodrow	<i>Nathan Wilson</i>
Barbara Harrison	7715 Woodrow	Barbara Harrison
	7717 Woodrow	
	7719 Woodrow	
	7721 Woodrow	

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Ed Retail	7723 Washburn	Edward Oustgal
PIA	7725 Washburn	
PIA	7727	
PIA	7861	
Nanci Felice	1503 Barbara	Nanci Felice
Douglas Land	1500 Barbara	
Craig Clouse	1505 Barbara	Craig
	N <sup>th</sup> 761 Barbara	
	N <sup>th</sup> 760 Barbara	
	N <sup>th</sup> 762 Barbara	
Dave Skulter	1705 Barbara St.	David Skulter
	1777 Parkview St.	
Howard Pringle	1501 Princeton Ave	Howard Pringle

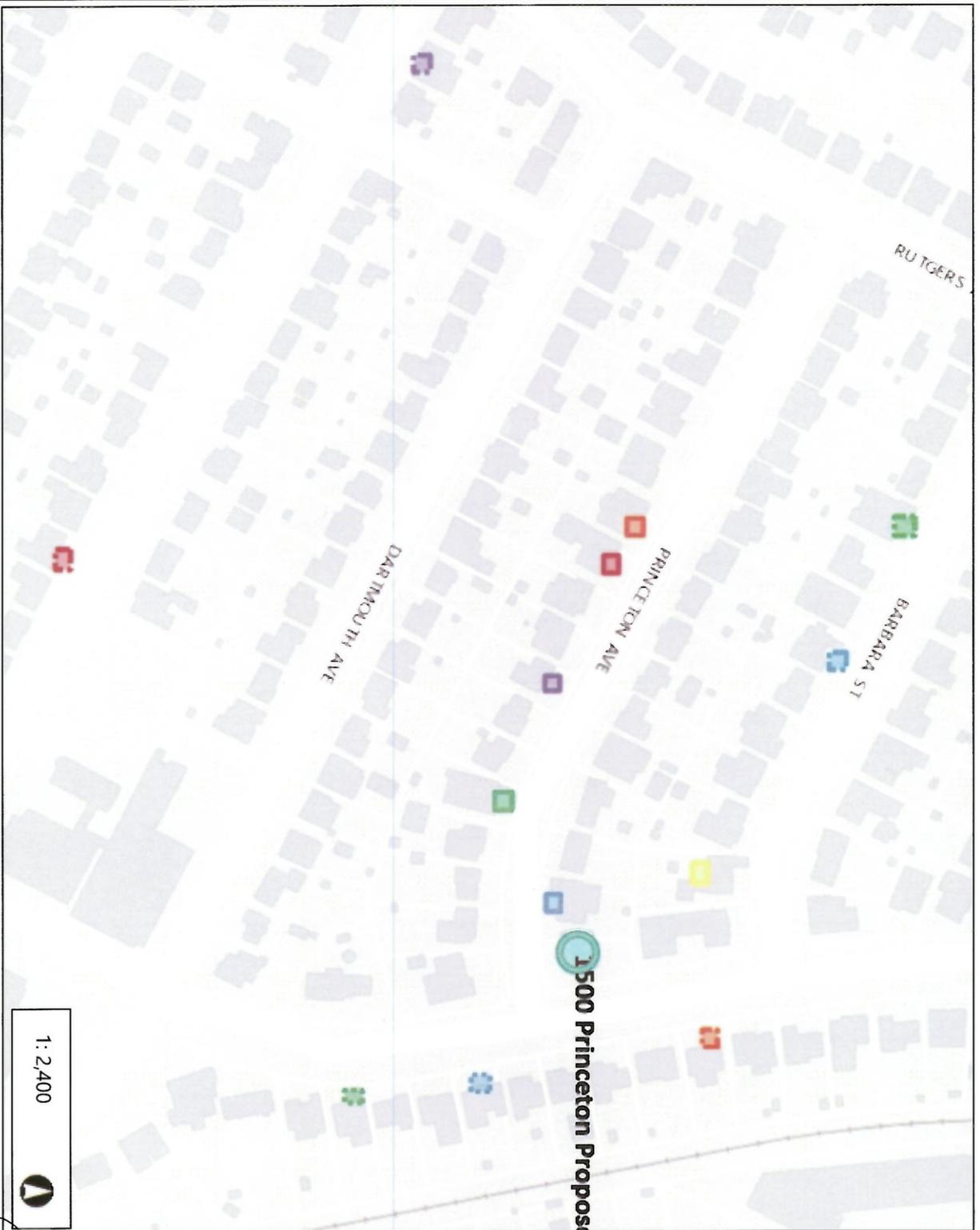
David Skulter

7721 Woodrow

David Skulter



# Property Profile



1:2,400



NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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. 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.

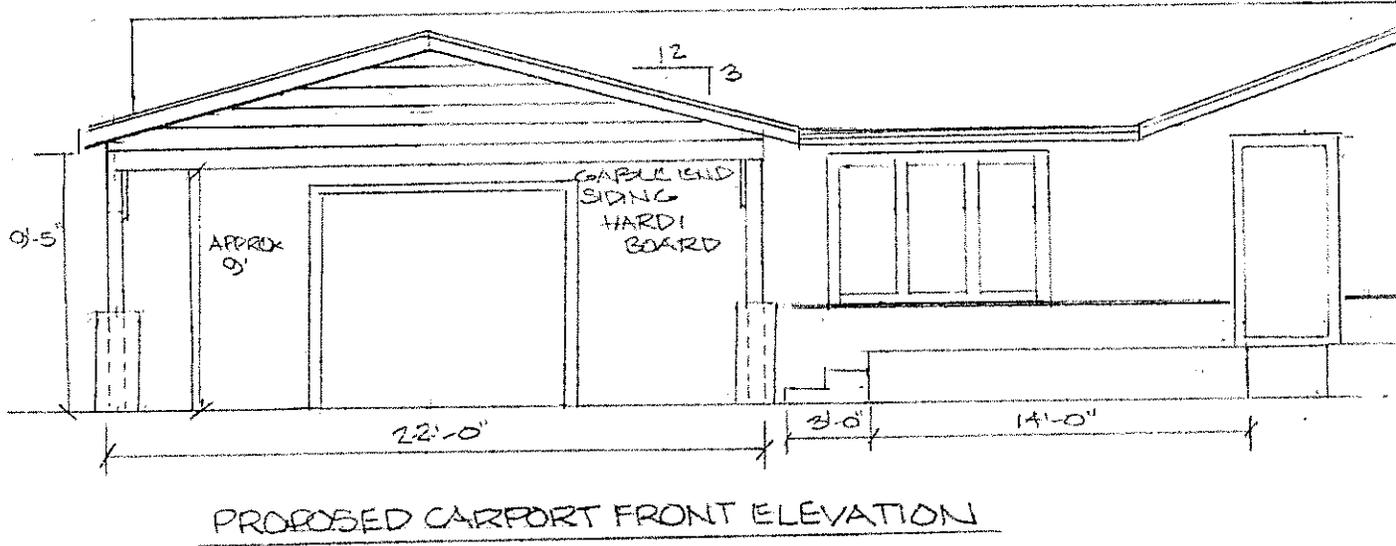
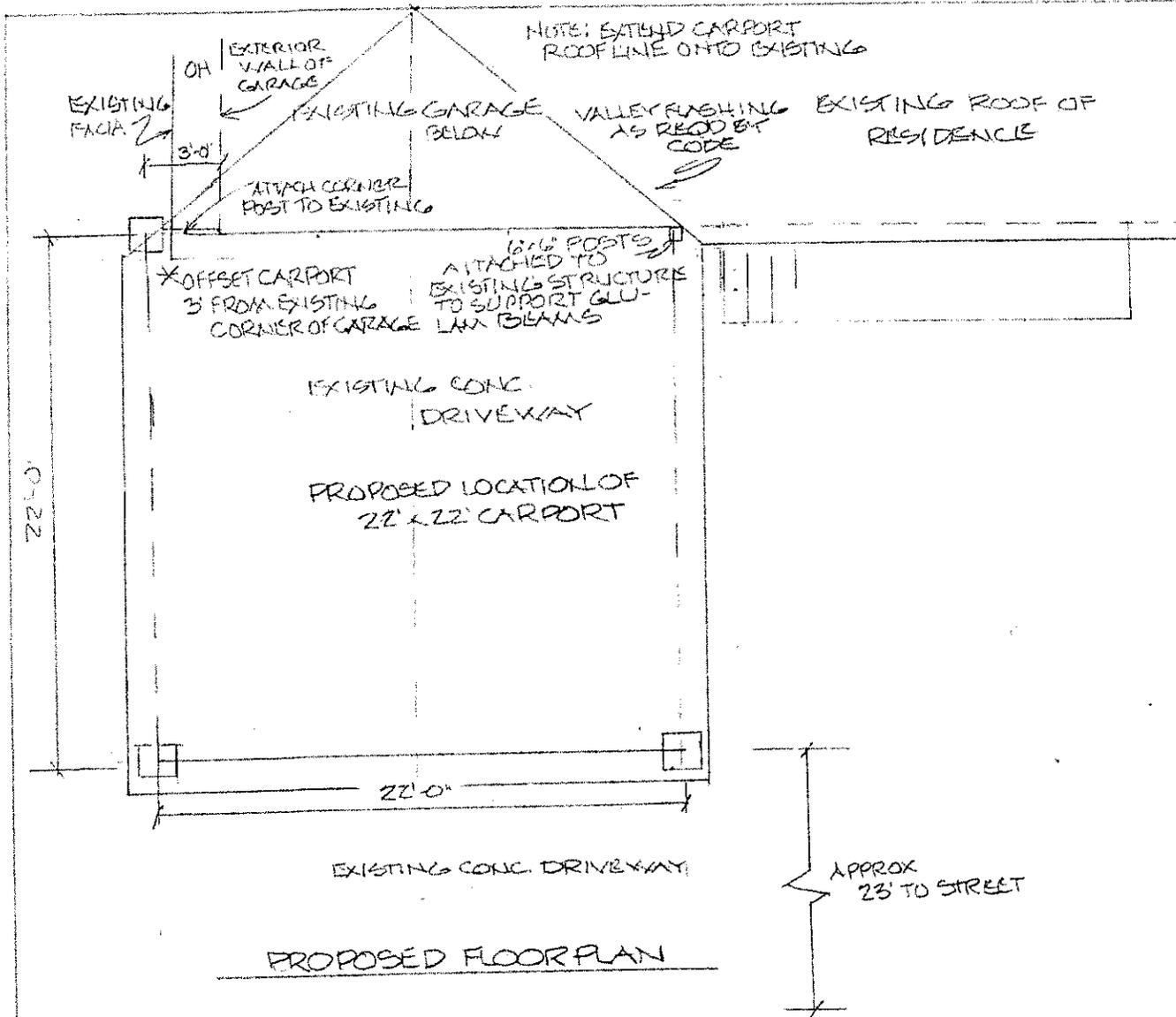
## Legend

- Jurisdiction
- FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ

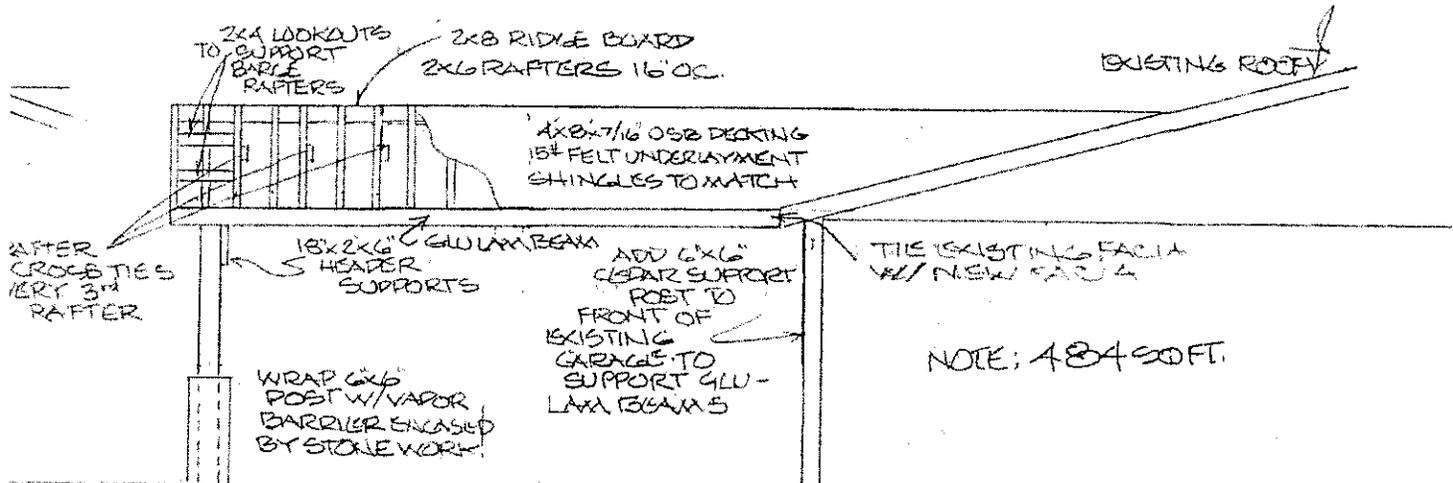
*Caprock Construction*

Notes *clar code*

Examples of carports located on or immediately adjacent to Princeton Ave.



NOTE: ENGINEERED GLU LAM BEAMS TO BE USED ON EACH SIDE OF CARPORT TO SUPPORT RAFTERS  
 3/4" EXT. PLYWOOD WILL BE PLACED ON EXISTING ROOF MAIN 12" WIDE TO SUPPORT NEW RAFTERS  
 ALSO, VALLEY FLASHING PER CODE WILL BE APPLIED

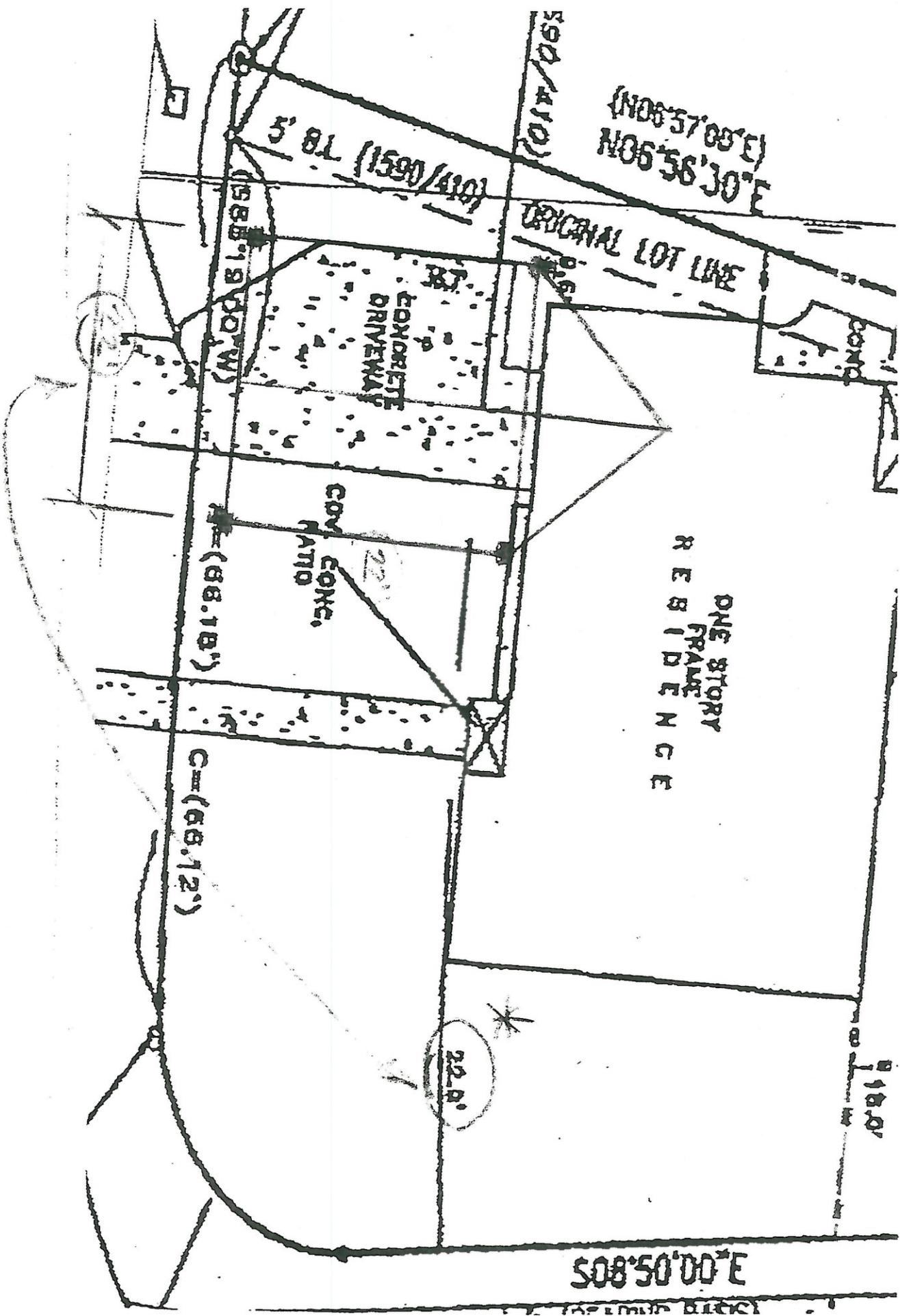


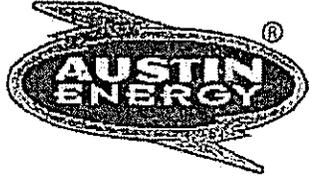
PROPOSED RIGHT SIDE ELEVATION

DRAWN FOR: SEAN LITTLE
PROPOSED CARPORT
1500 PRINCETON AVE. 512-2934313
SCALE 1/4" = 1'-0" DATE: 9/26/2017
DRAWN BY: DON SEVALL



PROPOSED CASIOKT (TO SALES)  
Site Plan





**AUSTIN ENERGY**

One Texas Center | 505 Barton Springs Road  
Phone: (512) 974-2632, (512) 974-9112  
Email: [aebspaespa@austinenergy.com](mailto:aebspaespa@austinenergy.com)

**Building Service Planning Application (BSPA)**

*This form to be used for review of Building Permit only  
For use in DAC only*

Responsible Person for Service Request: Sean Little  
Email: [REDACTED] Fax: \_\_\_\_\_ Phone: 512-293-4313

Residential    Commercial    New Construction    Remodeling

Project Address: 1500 PRINCETON Ave Austin, TX 78755 -OR-

Legal Description: Lot 17 Block 3 Crestview Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Who is your electrical provider?  AE    Other: Addison

Overhead Service    Underground Service    Single-Phase (1Ø)    Three-Phase (3Ø)

Location of meter: Back yard

Number of existing meters on gutter: 1 (show all existing meters on riser diagram)

Expired permit #: N/A

Comments: New Circuit AE APPROVED

OCT 12 2017  
285-122  
CDC

Sean Little 512-293-4313  
BSPA Completed by (print name) Phone

Sean Little 10-12-17  
BSPA Completed by (signature) Date

Application expires 180 days after the date of approval  
(Any change to the above information requires a new BSPA)

**SAVE Form**

**Office Use Only**

	Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	Date	Phone
AE Representative			

From: Sean Little

02-26-18

Homeowner: 1500 Princeton Ave.

Austin, Texas 78757

I have been the homeowner at 1500 Princeton Ave. since April 1998. In October of 2017, I went to the City of Austin attempting to obtain permit approval to construct a carport structure to match the existing architectural style of my 1955 built home. I planned this carport to match the style and design of my older home so that it blends in with the neighborhood as well as making it an attractive and functional addition. Carports in my neighborhood and surrounding streets are a common feature among property owners.

To obtain my objective of building a carport has become very complicated. I have been to the City of Austin no less than 7 times both making triplicate copies of requested application documents and incurring \$1300 in costs. As of this date, my application still has not been approved. This latest time the plan was rejected due to the city of Austin's strict application of the land development code's 25 foot setback from my front property line. First, the initial rejection of my application was that my Professional Draftsman's drawing did not have an engineer's stamp and sign off on my plans. Second, the plan was rejected because of a simple mathematical error in calculating impervious cover. Lastly the plan was rejected because the city employee (Reviewer) admitted that he had made a mistake and had failed to notice that my building plan encroached on the 25 ft setback from my property line toward the garage - a rule from an old land development code regulation established many years ago in Austin. My home is 45 feet from the setback to the front of my home -- more than others in the neighborhood. The city reviewer should have noticed the setback violation immediately when I first made the application October 13, 2017. Instead, I incurred the expense of a professional engineer and revision of my draftsman's drawing, and seven trips to the city.

I have spoken to and gathered the support of my neighbors with 20 signatures (approximately a 300 ft radius around my home. When I went door to door during the weekend of January 20-21<sup>st</sup> to explain my proposal for the construction of the carport, no one that I have petitioned in person was against my carport plan. After obtaining neighbor's support, I attending the Crestview Home Owners Association

meeting February 12<sup>th</sup>. I presented my proposal to a room full of neighborhood association members. I received a favorable response and was invited to attend the officers meeting the following Monday February 19<sup>th</sup>. There were 9 board members present and after I answered their questions concerning my plan, they voted unanimously in favor of my application to obtain a city permit.

There are numerous carports of various sizes, construction materials and qualities of construction throughout this immediate neighborhood and further out on streets from Anderson Lane to Koenig. The majority of these constructed carports were either done without a permit or grandfathered before the City of Austin became involved in interpreting or enforcing the land development code. Many are inexpensive metal kit type carports. A carport of much less quality than what I propose to construct is right next door as well as many more down my street. Many examples in my area were constructed within 15 feet or less of their property frontage encroaching onto the building setback line on their lots.

My carport design was prepared by a professional draftsman and carpenter with the concept to match with the existing architecture of my house and would be constructed of quality materials adding to the local neighborhood appeal. I have designed my plan based upon newer carports that I have seen in my neighborhood and surrounding areas. There are two newer construction carports that are on my street (Princeton Ave.) and the next street over (Barbara St) that were of particular interest to me. Both of these are two car carports that were constructed of materials that were similar to the house design adding to the value and architectural appeal of the house from the street. The first is a carport at 1701 Princeton that was built with a roof line that matches the home. The garage to curb distance is 45 feet which is the same as my driveway, 45 feet garage to curb. The front carport columns are about 23 ft from post to street. This distance is the same as I am attempting to achieve with my carport construction. This carport was constructed within the last three years and was done so without a permit. The carport at 1801 Barbara St. is an attractive 2 car carport built with a hip roof using the same shingles as the home and attractive cedar carport post supports. This carport has a 15 foot setback. This carport was also constructed without a permit. Both of these carports demonstrate that my carport should be built with a granted variance.

I have submitted my architectural drawings, approved and stamped by the engineer. My carport building design and construction was approved by the city's technical code reviewer. I now hope that the board of adjustments will notice the quality of carport that I would like to have constructed and understand that

there will be approximately 24.5 feet from front carport column to curb. I do not have a city sidewalk in front of my yard.

Thank you for your consideration of my variance request. I have worked diligently and patiently since October 2017 to go through the steps necessary to obtain permit approval from the City of Austin.

Sincerely,

Sean Little

Cell: 512.293.4313

████████████████████

# Variance Request

**Sean and Deborah Little**

1500 Princeton Ave.

Austin, Texas 78757



# 1500 Princeton Ave.



## **Proposed Carport Design**

Carport will match the gable on the right side of house.  
Posts will have stone that matches the white cut stone on the house.



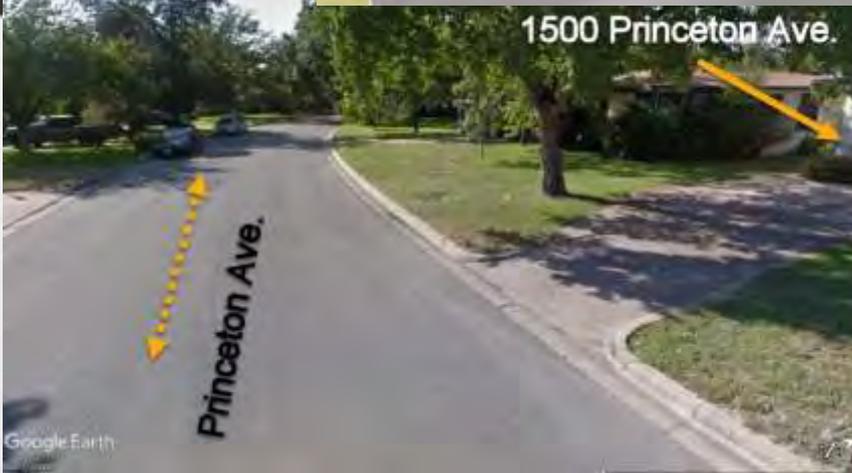
1500 Princeton Ave. Corner Lot



Princeton Ave Street View  
Princeton Ave from Woodrow Street View

Google Earth

Legend



1500 Princeton Ave.

Princeton Ave.

Google Earth



1500 Princeton Ave.

Woodrow Ave.

Google Earth

Princeton Ave. View

Woodrow Ave. View.

1500 Princeton Ave.  
Side views

Right View



Left View





Proposed Carport Variance



Proposed Carport Variance  
Flag shows 15 feet from lot line

**1502 Princeton Ave.  
Next door Neighbor with metal 2 car carport**



1502 Princeton Ave.



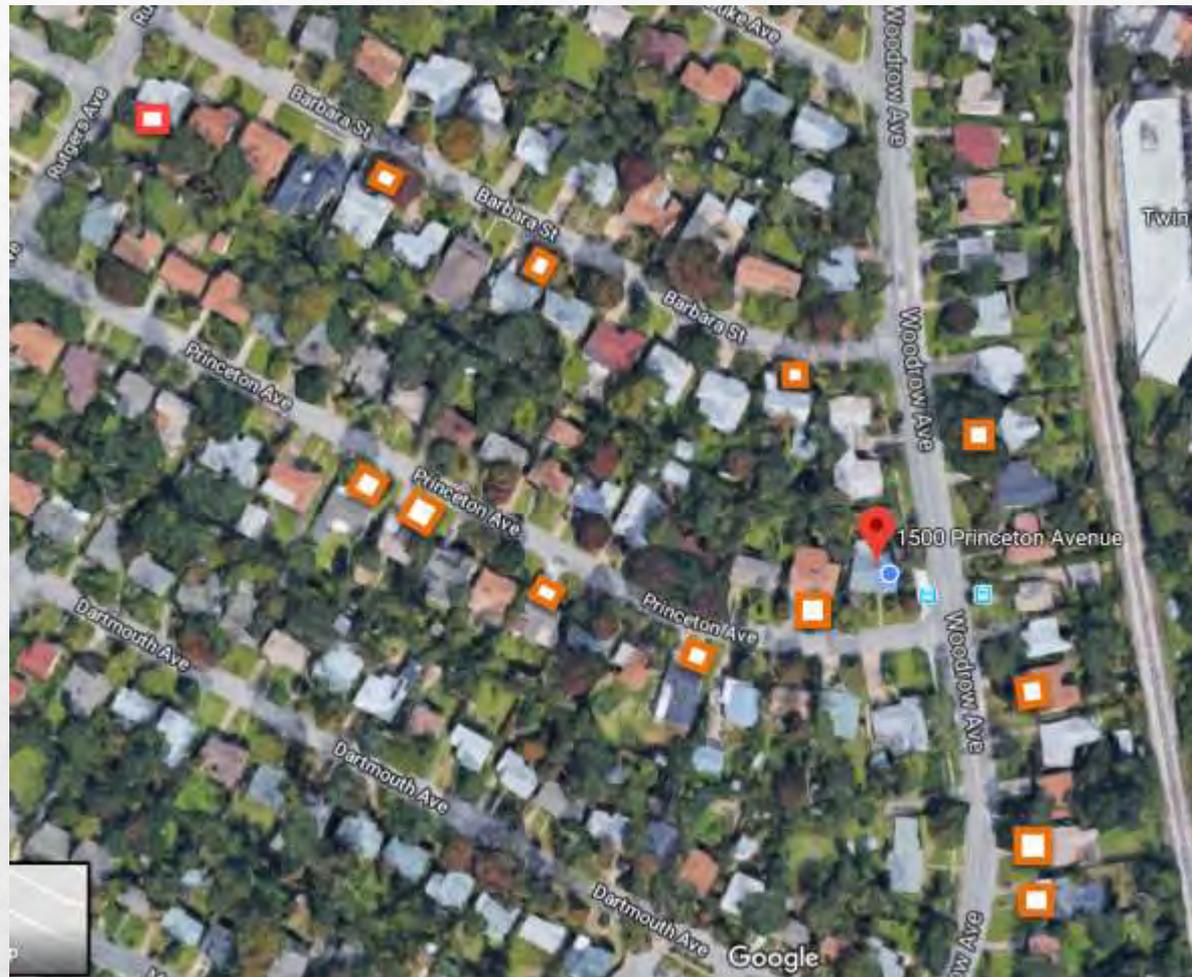
1502 Princeton Ave.  
Metal Carport

### Comparison of 1502 Princeton Ave. setback to 1500 Princeton setback





Carports in my neighborhood and surrounding streets are a common feature among property owners.



Other Carports on Princeton Ave.

Varying sizes: 1 to 2 car carports

Varying styles: Materials used for construction – wood and/or metal

**Designed for functionality  
rather than architectural appeal.**



Carports on Princeton Ave.



1709 Princeton Ave.  
Metal Carport

## Carport at 1701 Princeton Ave.

Recently constructed 2 car carport with architectural appeal.  
The front of home and carport were updated so that the style matches.



It has an attractive design which blends with the front of the house, has matching wood and stone posts and has gutters.

**This carport has a 15 foot setback.**



Carports on Barbara St.  
Varying styles and sizes



Setback on 1503 Barbara St. is only 6 ft from lot line.

## Carport at 1801 Barbara St.

Newly constructed 2 car carport on the front of home  
– matches style of the home.



Carport at 1801 Barbara St.  
with 15 foot setback





1801 Barbara St.  
(street behind me)

1809 Barbara St. (corner of Rutgers and Barbara St.)  
with garage 15 feet from lot line



Carports on Woodrow



Carports on Morrow St.  
Varying sizes and styles



## Hardship: 1500 Princeton Ave.

### 1. Location in Backyard

No curb cut on Woodrow.

60 year old pecan tree in center of back yard

Measured 7 ft. 10 in. circumference

Critical root zone extends 45 ft. from the tree

Would have to back out onto busy Woodrow Ave.

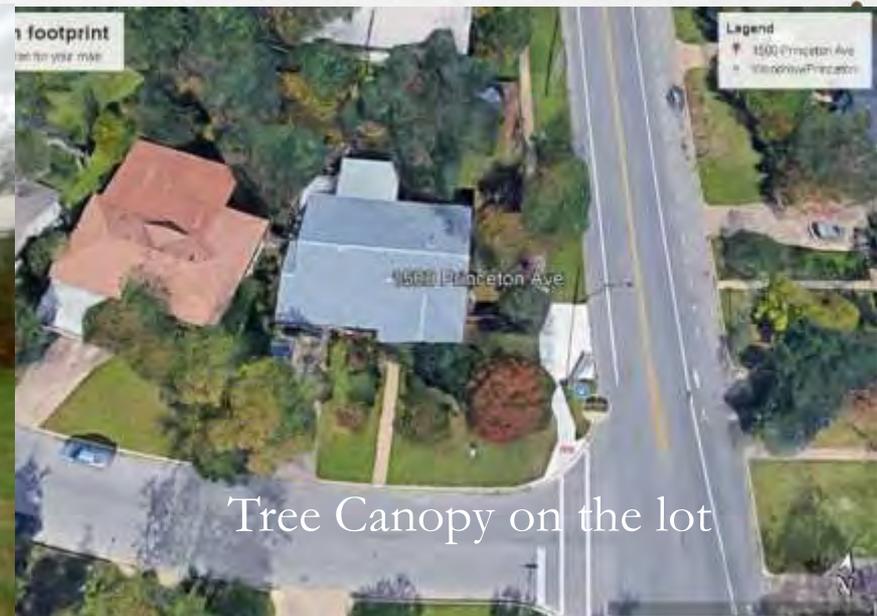
Lack of access to back door entry.

Bike lane on our side of street on Woodrow Ave.

Bus stop at the corner of our lot on Woodrow Ave.



Old Pecan tree in back yard



Tree Canopy on the lot

## Hardship: 1500 Princeton Ave.

### 2. One car garage in front of home

Functionally obsolete parking situation with only one car garage

Vast majority of homes in this neighborhood were built in the 50's with one car garages which is why home owners have added carports since construction.

Cars park in front of our home because they can no longer park on other side of the street in front of their homes on Woodrow



# Variance Request

**Sean and Deborah Little**

**1500 Princeton Ave.  
Austin, Texas 78757**



Proposed Carport Design

H04/45



H04/46



H04/47



H04/48



H04/49



H04/50



H04/51



H04/52



H04/53





2/21/2019

attn: The City of Austin Board of Adjustment

The officers of the Crestview Neighborhood Association have reviewed Sean Little's carport design plan and the documentation he provided showing the agreement of his nearby neighbors. We support his decision to petition the Board of Adjustments at The City of Austin to accept his design proposal and to grant the variance necessary in order for the city to issue the building permit.

Sincerely,

Mike Lavigne  
President  
Crestview Neighborhood Association

**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: Sean Little Date: 02/07/2018

Applicant Name (typed or printed): Sean Little

Applicant Mailing Address: 1500 Princeton Ave.

City: Austin State: Texas Zip: 78757

Phone (will be public information): (512) 293-4313

Email (optional – will be public information): [REDACTED]

**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: Sean Little Date: 02/07/2018

Owner Name (typed or printed): Sean Little

Owner Mailing Address: 1500 Princeton Ave.

City: Austin State: Tx Zip: 78757

Phone (will be public information): (512) 293-4313

Email (optional – will be public information): [REDACTED]

**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).

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