C-5 PRESENTATION PART1/1

PRESENTATION AGENDA FOR BOA HEARING

Speaker - Mr. Stephen Valdez (contractor for Mr./Mrs. Sparks)
Job Address: 6004 Sierra Grande Drive, Austin, TX 78759
Case # C15-2020-0059
Phone Number: 512-971-6637
Email: valdez_s69@yahoo.com
Although I am the primary speaker, Mr. and Mrs. Sparks are available for any questions. Their phone number is 713-443-5652 and their email is rsparks444@aol.com.

- INTRODUCTION
  - Consistency in design (Exhibit 1)
- EXPLANATION OF HARDSHIP ON HOMEOWNERS
  - Extreme heat conditions caused by location of garage with no protection from afternoon sun.
  - Energy consumption/savings
  - Mr. Sparks 80% Veteran's Disability Rating and other Disability
  - (Exhibit 2)
  - Mrs. Sparks age
  - Handicap Accessibility – no other options
- EXPLANATION OF UNIQUE GEOGRAPHY AND LAYOUT OF HOUSE ON THE LOT (Exhibit 3)
- GRANTING this variance will allow the structure so that Mr. and Mrs. Sparks can continue to enjoy their home safely and comfortably for many years to come.
- THANK YOU for your time!
  - Questions or Clarification?

C-5 PRESENTATION PART1/2

PRESENTATION (LIMITED TO 5 MINUTES) FOR BOA HEARING

Speaker will be - Mr. Stephen Valdez (contractor for Mr./Mrs. Sparks)
Job Address: 6004 Sierra Grande Drive, Austin, TX 78759
Case # C15-2020-0059
Phone Number: 512-971-6637
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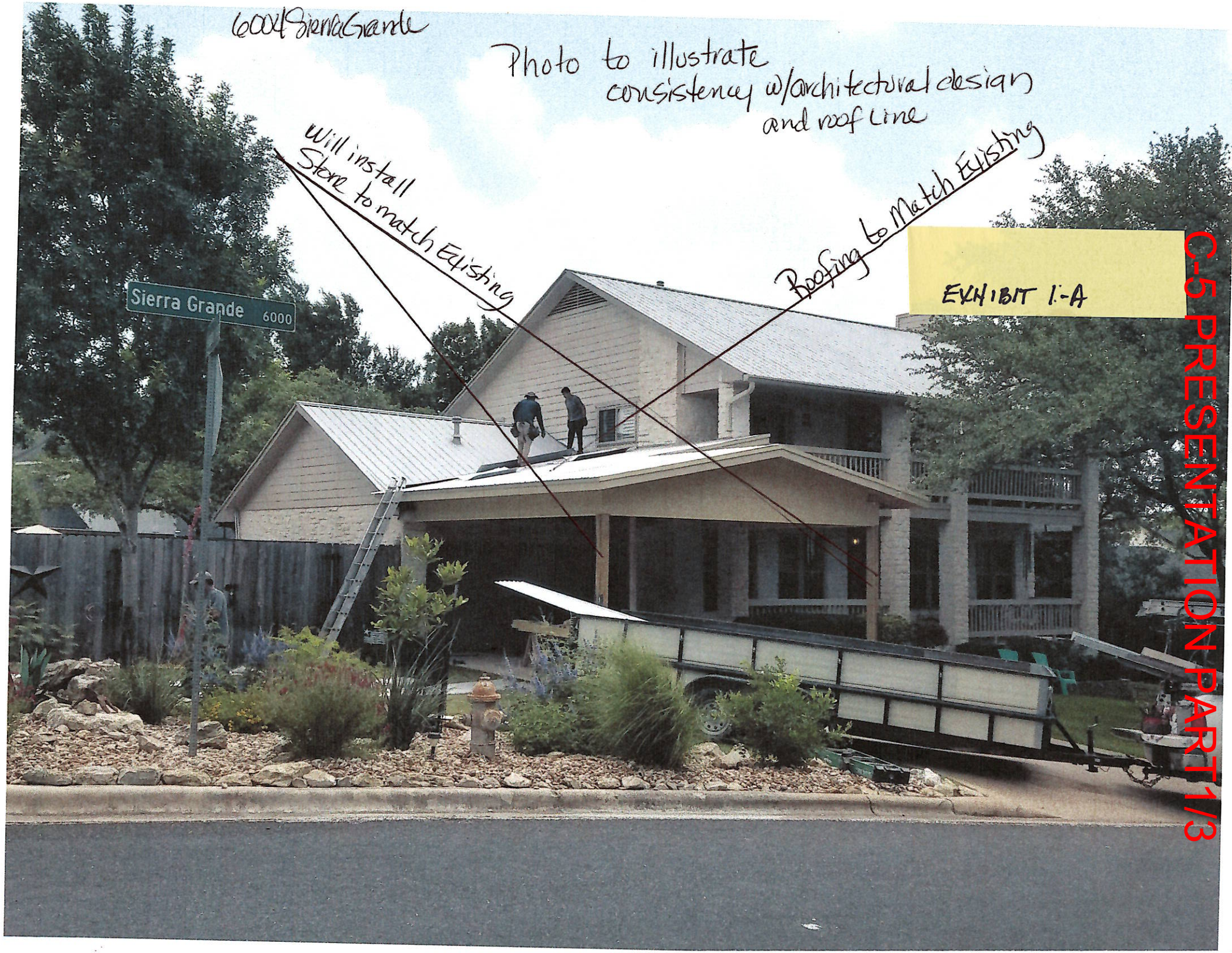
Although I am the primary speaker, Mr. and Mrs. Sparks can also be available for any questions. Their phone number is 713-443-5652 and their email is rsparks444@aol.com.

Good afternoon, my name is Stephen Valdez. I have been a contractor in the greater Austin area for over 20 years and have designed this custom structure for Mr. and Mrs. Sparks at 6004 Sierra Grande Drive. As indicated on the application for a variance, the open structure is over the existing concrete drive. The design and finish are consistent with the existing architecture and design of the home. (see Exhibit 1) I am requesting a variance from the Land Development Code Section 25-2-492 Site Development Regulations for a SF-3-NP residential property for a front yard setback (required) of 25 feet to 15 feet (requested) which includes a 2' overhang. Actual structure building line would reflect a 10' building line variance because of the unique circumstances to this property.

The hardship on Mr. and Mrs. Sparks is two-fold. First is the fact that the afternoon sun creates a direct hit to the west end of the house and garage. The structure in question would significantly block the sun and result in reduced energy consumption required to cool the house and keep the garage at a bearable temperature. Most significant is that Mr. Sparks is an 80% Disabled American Veteran and is 76 years of age. In addition to service-related injuries, he suffers from Acute Rheumatoid Arthritis and a future ramp will be necessary to access the step up to the house either/or at the front door or step into the house from garage. I have included photos to show you where all entrances to the house requires stepping up. There are no level entrances (see Exhibit 2). The carport would be tremendously helpful and useful to the health and well-being of both Mr. and Mrs. Sparks based on their age and handicap accessibility. Only an open sided carport can achieve this for them. The existing garage is too narrow and closed in not to mention the weather protection the carport will provide as my clients enter and exit their vehicles allowing them a safe coverage to take as much time as they need to enter or leave their home and avoid any accidents or injuries.

The geography and layout of this parcel and the home structure are quite unique. The left side of the house is much closer than the right side of the house to the street. It is sitting angular to the street. This was probably done when the house was built so as not to infringe on the easement on the right back of the house (see Exhibit 3). The driveway approach is not perpendicular to the street. It is situated at an angle.

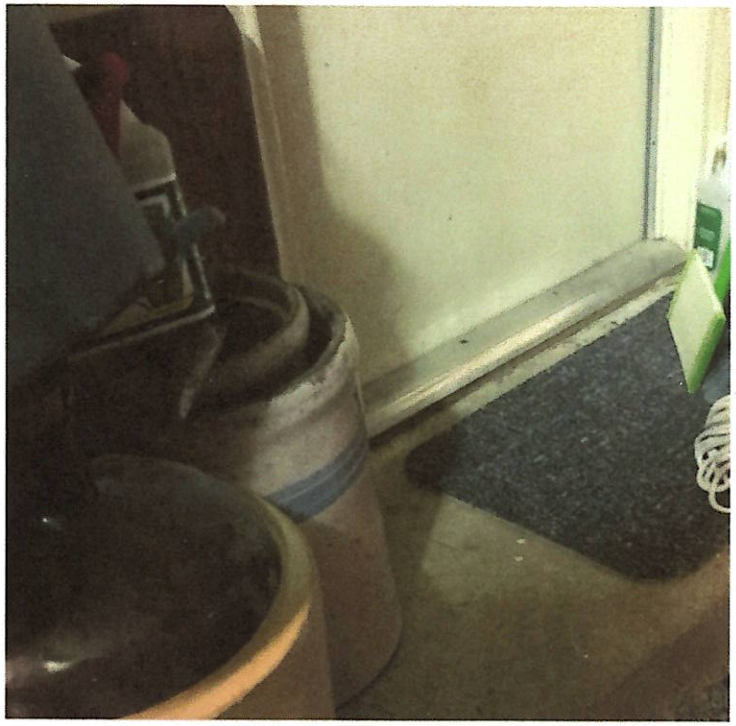
Granting this variance will allow the structure so that Mr. and Mrs. Sparks can continue to enjoy their home safely and comfortably for many years to come. I thank you for your time..... Please let me know if you have any questions or need further clarification.



C-5 PRESENTATION PART 1/3

C-5 PRESENTATION PART1/4

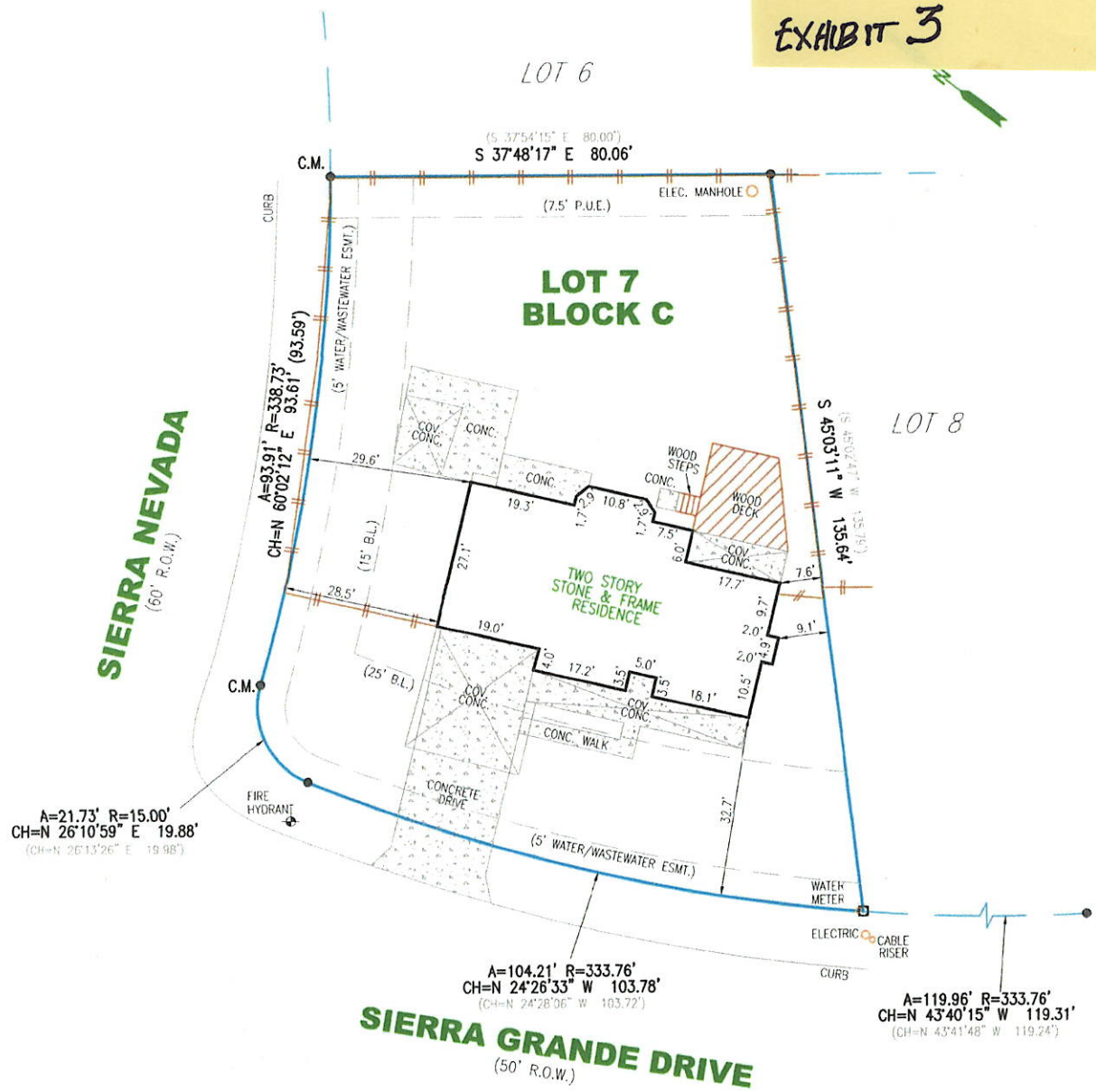
EXHIBIT 2



C-5 PRESENTATION PART 1/5

C-5 PRESENTATION PART 1/6

EXHIBIT 3



LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- POWER POLE
- AC AIR CONDITIONER
- BREAK IN SCALE

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, LLC.
Building dimensions are approximate.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 4740

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

STREET ADDRESS: 6004 SIERRA GRANDE DRIVE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 7 BLOCK: C SUBDIVISION: SIERRA VISTA I VOL/CAB 84 PG/SLD 124B PLAT RECORDS
REFERENCE NAME: PATRICIA SPARKS

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 – Office 512*458-6969

JOB #: B0801520_TA
DATE: 08/12/20
SCALE: 1"= 20'

FIELD WORK BY	JAVI	08/12/20
CALC'D BY	JOSE	08/12/20
DRAFTED BY	PR	08/12/20
CHECKED BY	VG/ML	08/12/20