

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C15-2012-0010  
ROW # 10693501  
TP-0129090113

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 4217 Hidden Canyon Cove

LEGAL DESCRIPTION: Subdivision - The Preserve

Lot(s) 14 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Katy Builders Inc on behalf of myself/ourselves as authorized agent for  
Pam & Ed Quinn affirm that on Dec 2 2011

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

A wrought iron decorative fence with stone columns to hold up an existing ornamental wrought iron gate that needs to be moved

in a residential district. LA 714  
(zoning district)

**NOTE: 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 support documents.**

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Four columns are 7'4"

**HARDSHIP:**

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

There is an existing ornamental gate that is being moved. Weight of gate + scale require height

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

This project meets all the neighborhood requirements + fits beautifully

**AREA CHARACTER:**

3. 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:

Scale + architecturally fits in with other gated properties in the Preserve

**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 Section 479 of Chapter 25-6 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 reasonable 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

**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.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Lucy T. Katz Mail Address 7901 Southwest Pkwy #12  
City, State & Zip Austin Texas 78735

Printed LUCY T. KATZ Phone 512-301-6000 Date 12/2/11

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Pamela Quinn Mail Address 4217 Hidden Canyon Pkwy  
City, State & Zip Austin, TX 78746

Printed Pamela Quinn Phone 328-4080 Date 11-30-2011

**GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

**VARIANCE REQUIREMENTS:**



SUBJECT TRACT

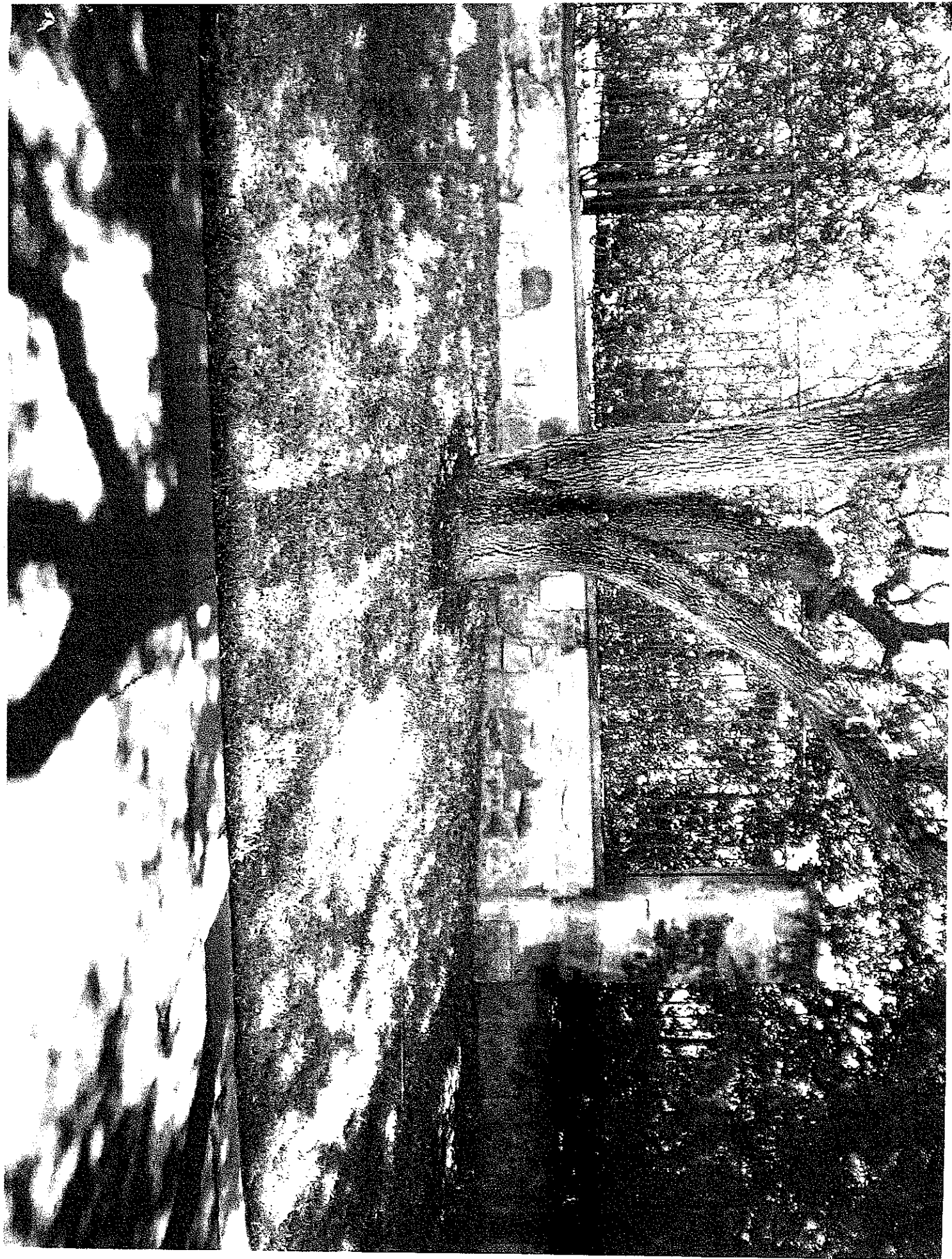
ZONING BOUNDARY

CASE#: C15-2012-0010  
LOCATION: 4217 HIDDEN CANYON COVE



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.

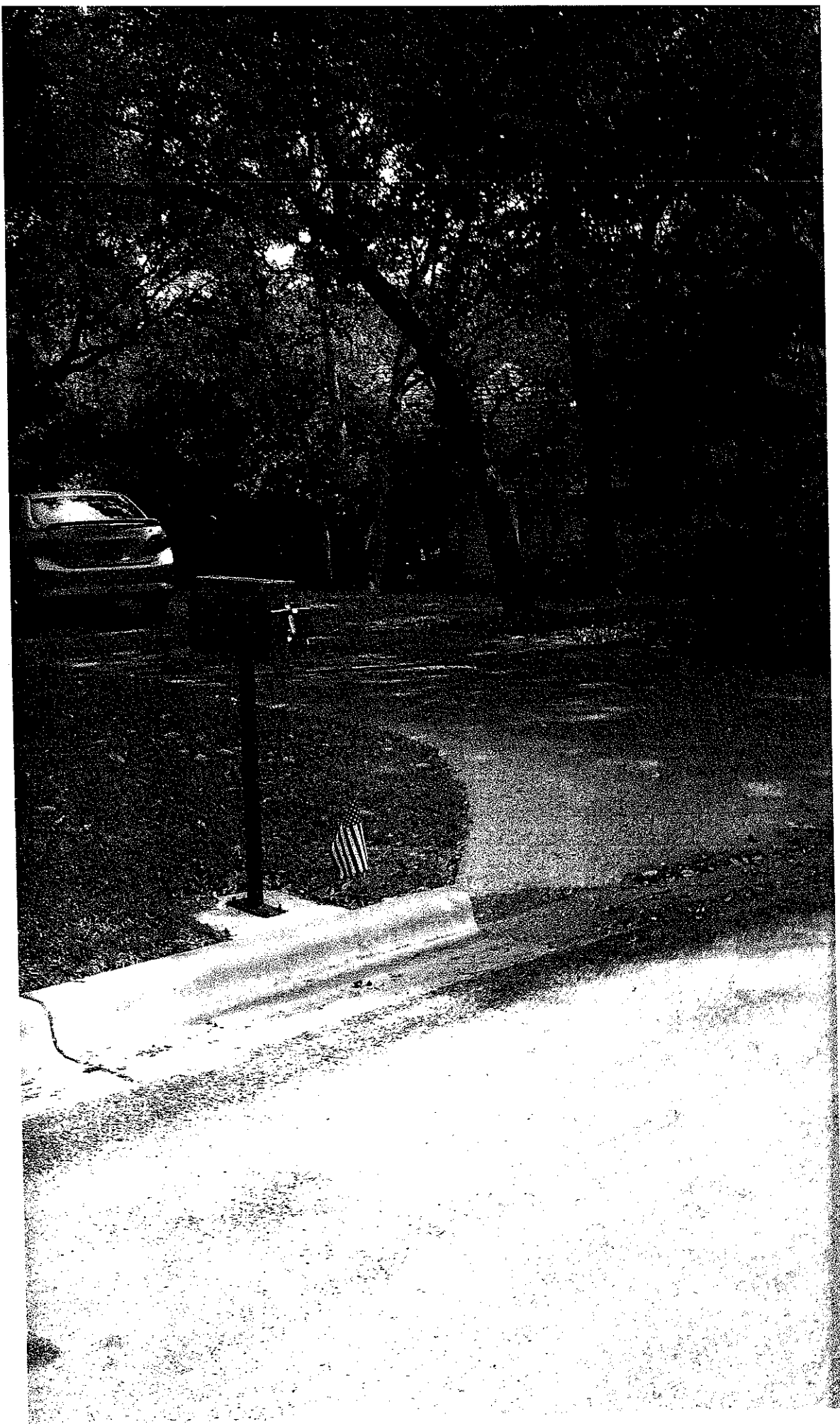
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







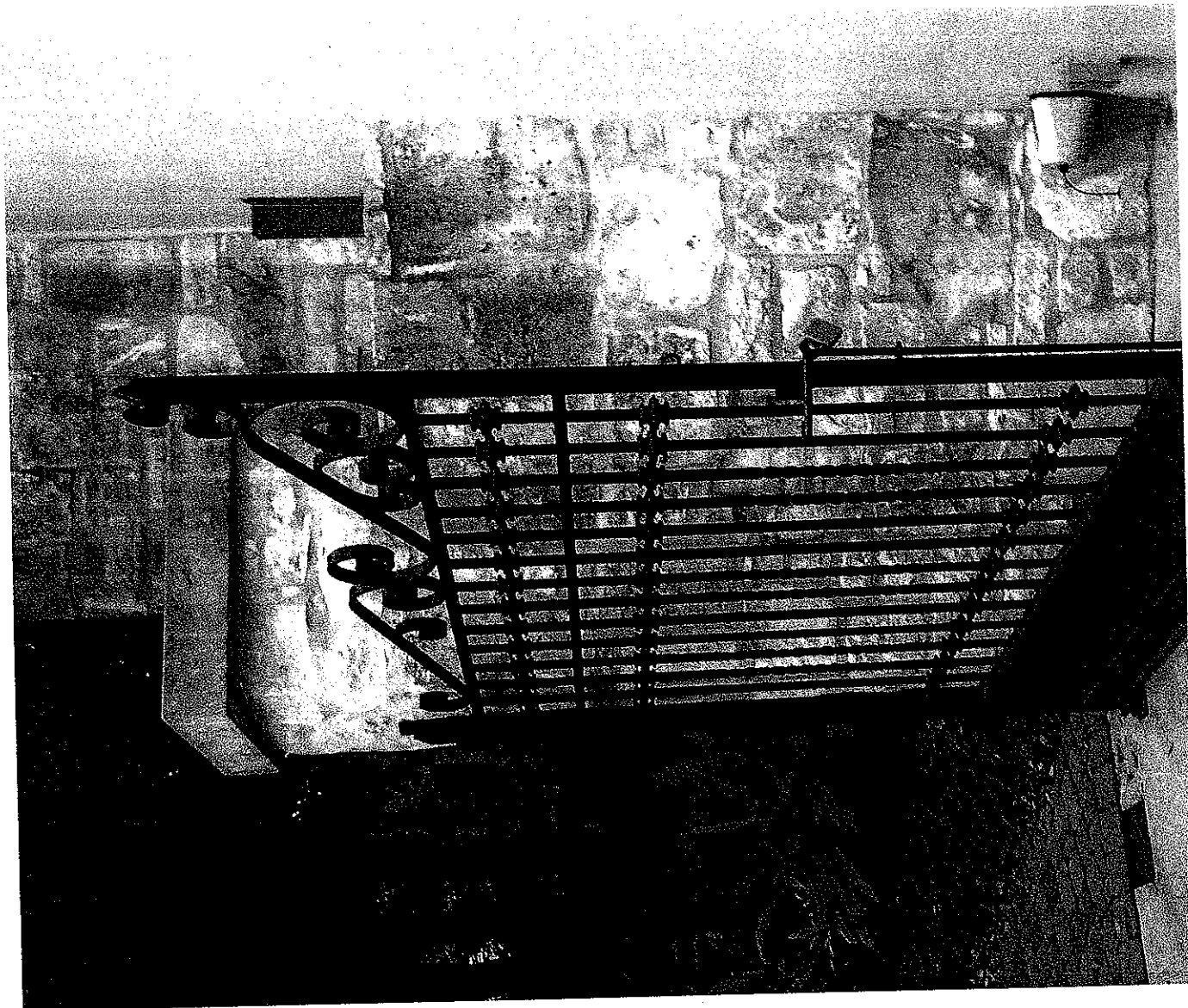
















# **GENERAL FOUNDATION NOTES**

1. SITE PREPARATION AND DIMENSIONING NOTES  
THE 1" ELM. CONTACT STRUCTURAL ENGINEER FOR FOOTING DESIGN  
MODIFICATIONS, IF NEEDED, TO PROTECT TREE ROOTS.
2. ESTABLISH THE DIMENSIONING REFERENCE LINES AS SHOWN ON THE PLAN.  
LOCATIONS.
3. LOCATIONS OF THE 1" ELM. CONTACT STRUCTURAL ENGINEER FOR FOOTING DESIGN  
MODIFICATIONS, IF NEEDED, TO PROTECT TREE ROOTS.
4. THE FOOTINGS AT THE SIDES OF THE LOT ARE PARALLEL AND PERPENDICULAR  
TO THE DIMENSIONING REFERENCE LINES AS SHOWN. ALLOW 1" ELM. CLEARANCE  
BETWEEN THE FACE OF THE REMAINING COLUMN FROM THE PLAIN. BOLLUM  
TO THE DIMENSIONING REFERENCE LINES AS SHOWN ON THE PLAN. BOLLUM  
COLUMN FOOTINGS FROM THE DIMENSIONED FRONT FACE AND CENTER THE 1" ELM.  
WALL FOOTINGS BETWEEN COLUMNS.
5. ALL FOOTINGS SHALL EXTEND A MINIMUM OF 14" INTO UNDISTURBED, NATURAL  
SOLID LIMESTONE, WHICH OCCURS FIRST.
6. ALL GRADES SHALL SLOPE AWAY FROM THE FOOTINGS AND AWAY AFTER  
CONSTRUCTION TO PREVENT WATER FROM PONDING NEAR THE FOOTINGS.

DATE AND QUANTITY COLUMNS  
BY OTHERS TO  
BE SHOWN IN  
CONCRETE  
AT SITE.

NEW STEEL FENCE  
BY OTHERS TO  
MATCH EXISTING  
PROPERTY LINE

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## **FOUNDATION PLAN**

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