

C15-2012-0004



STELLA VENTURES, LLC
III ADAM CHAPA, LLC
3000 S. IH-35, STE. 225
AUSTIN, TEXAS 78704
512.550.9687

Ms. Susan Walker
Via Hand Delivery

RE: BOA request, 111 Adam L. Chapa, Sr. St.

Dear Ms. Walker:

Attached hereto please find my completed BOA request form for the above-referenced property, as well as the proposed site plan depicting proposed construction and existing structures, and existing structures on the adjacent lot. Ms. Lund at Austin Energy asked me to send her a copy of the BOA application and proposed site plan for evaluation, which I have done as well. Also enclosed is a check for the application fees.

Should you have any questions or need further information, please feel free to call me at (512) 550-9687 or email me at turnerlaw2000@yahoo.com. Thank you for your courtesy and cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sam Turner".
Sam Turner
ST/enc.

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

CASE #

ROW #

C15-2012-0004

10693290

TP-0202081001

02-02081012

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: 111 Adam L. Chapa, Sr. St.

LEGAL DESCRIPTION: Subdivision - Fairgrounds Addition

Lot(s) 7 Block 2 Outlot Division

I/We Sam Turner on behalf of myself/ourselves as authorized agent for

111 Adam Chapa, LLC affirm that on 11/18, 2011,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a single family residence within the 15' side setback

for the lot.

SF-3-1P
in a residential district.
(zoning district)

Holly N.P.

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:
the 15' side setback does not allow adequate flexibility of
of usable space and will cause elimination of two large trees
unless changed.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
the two large trees which would be saved by the change are
unique to the property. The trees are a pecan and an elm.

(b) The hardship is not general to the area in which the property is located because:
the two trees are specific to the lot in question.

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:

Many/most of the side lots in the neighborhood have structures
that do not conform to the 15' setback, including the grandfathered
garage apartment at the back of this lot.

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  Mail Address 3000 S. IH-35, Ste. 225

City, State & Zip Austin, Texas 78704

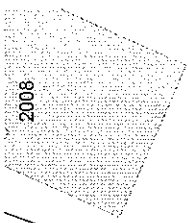
Printed SAN TURNER Phone 550-9687 Date 11/18/2011

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

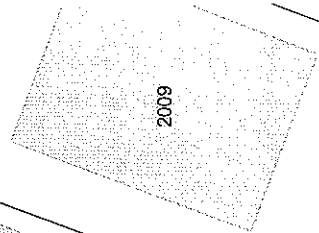
Signed _____ Mail Address _____

City, State & Zip _____ Same

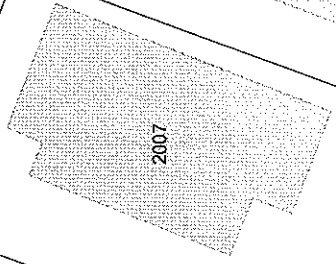
Printed _____ Phone _____ Date _____



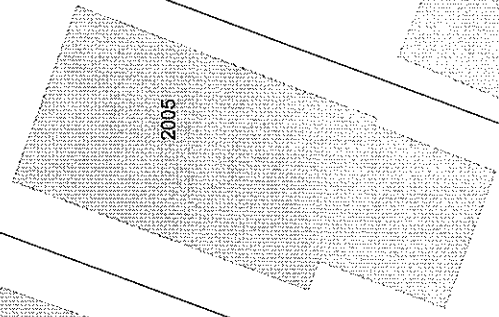
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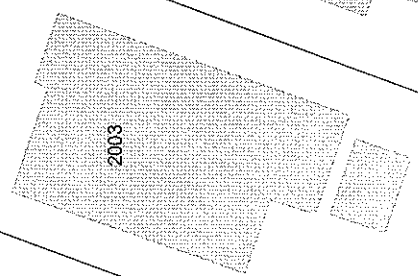
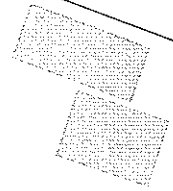
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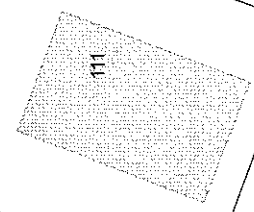
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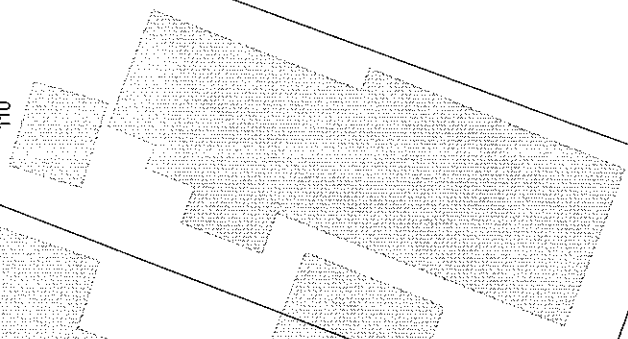
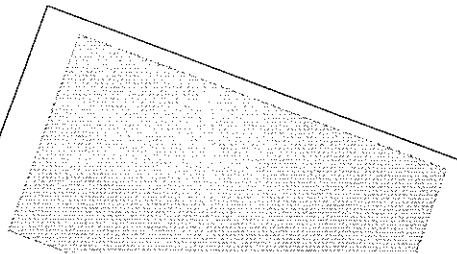
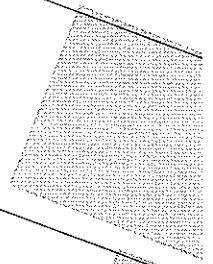
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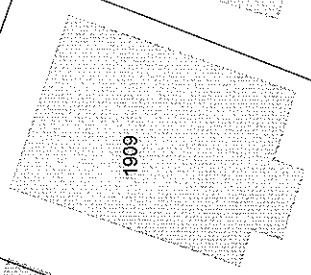
111

E 2ND ST

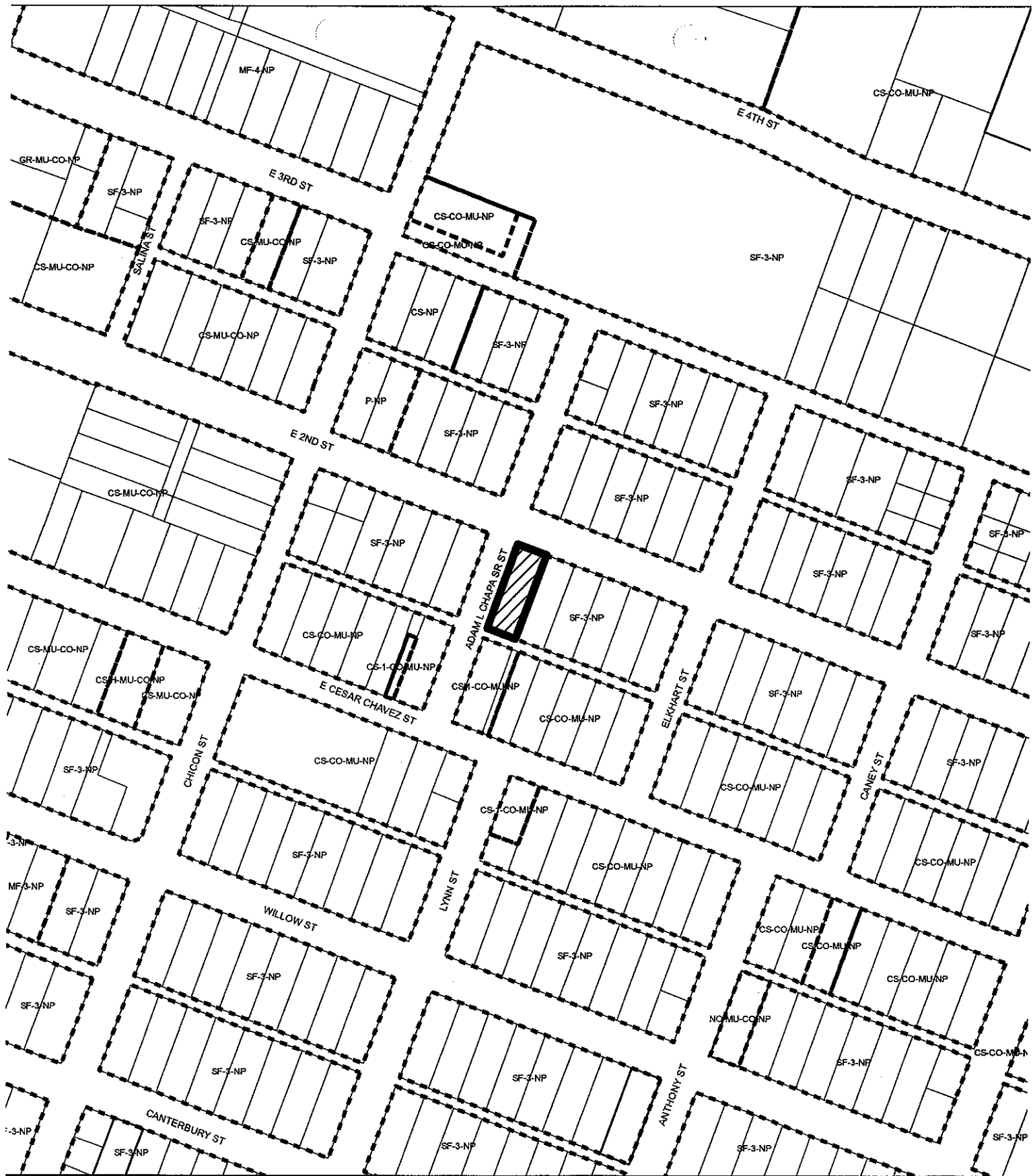
ADAM L CHAPA SR ST



110



1909



BOARD OF ADJUSTMENTS



SUBJECT TRACT

ZONING BOUNDARY

CASE#: C15-2012-0004
 LOCATION: 111 ADAM L CHAPA SR STREET
 GRID: K 21
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXISTING ADJACENT
SINGLE-FAMILY RESIDENCE

Averaging

