

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 #

C15-2012-0028

10722456

TP-041009-03-01

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: 4615 BANISTER LANE

LEGAL DESCRIPTION: Subdivision - LOT 8 FOREST OAKS

Lot(s) 8 Block J Outlot _____ Division _____

I/We Florence Spalding on behalf of myself/ourselves as authorized agent for

_____ affirm that on Jan, 24th

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

(check appropriate items below)

 ERECT ATTACH COMPLETE ✓ REMODEL ✓ MAINTAIN

An accessory dwelling providing a
five foot rear yard set back and
variance from sub chapter F article 2
subsection 2.6

in a SF-3 district.
(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:

The building built in ^{either 1984 or 1987} 1989 as a two storey structure. Permit is expired. It was built with a 5' setback that now has to be a 10' setback

HARDSHIP:

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

Pre-existing structure taxed as a fully complete garage apartment. I am unable to use the structure for the purpose it was built.

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

the building is a unique structure. The building was already built.

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:

I am not making any changes to the building. I am not touching the facade on this side

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:

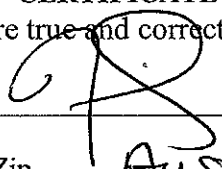
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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:

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 4615 BANISTER LANE

City, State & Zip AUSTIN TX 78745

Printed FLORENCE SPALDING Phone 512-417-2717 Date 1-24-12

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 _____ 

Printed _____ Phone _____ Date _____



City of Austin BUILDING PERMIT

PERMIT NO: 1989-014923-BP

4615 BANISTER LN

Type: RESIDENTIAL

Issue Date: 08/10/1989

Status: **Expired**

EXPIRY DATE: 04/14/1990

LEGAL DESCRIPTION Lot: 8 Block: J Subdivision: FOREST OAKS						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: Detached Garage & 2nd Floor Storage Rm (Res)		WORK PERMITTED: New				ISSUED BY:			
TOTAL SQFT		VALUATION Tot Job Val: \$15,000.00		TYPE CONST.	USE CAT. 438	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	158.00	8/10/1989						
Fees Total:	158.00							

Inspection Requirements	
Building Inspection	Mechanical Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin

BUILDING PERMIT

PERMIT NO: 1989-014923-BP

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Type	Date	Status	Comments	Inspector
103 Framing	10/16/1989	Fail	MIGRATED FROM PIER.	

TaxNetUSA: Travis County Property Information

Property ID Number: 313830 Ref ID2 Number: 04100903010000

Owner's Name **SPALDING FLORENCE C****Property Details**

Mailing Address 4615 BANISTER LN
AUSTIN, TX 78745-1805

Location 4615 BANISTER LN AUSTIN 78745

Legal LOT 8 BLK J FOREST OAKS

Deed Date 05052010

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.3658

Block J

Tract or Lot 8

Docket No. 2010066170TR

Abstract Code S04724

Neighborhood Code J1294

Value Information**2011 Certified**

Land Value

Improvement Value

AG Value

AG Productivity Value

Timber Value

Timber Productivity Value

Assessed Value

10% Cap Value

Total Value

Data up to date as of 2012-01-03

☐ AGRICULTURAL (1-D-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREEPORT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM

☐ PRINTER FRIENDLY REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST					
01	AUSTIN ISD	1.227000				
02	CITY OF AUSTIN	0.457100				
03	TRAVIS COUNTY	0.465800				
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900				
68	AUSTIN COMM COLL DIST	0.095100				

Improvement Information

Improvement ID	State Category	Description
421711		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
421711	305525	1ST	1st Floor	WW4-	1953	944
421711	4257523	2ND	2nd Floor	WW4-	1984	900
421711	4283290	011	PORCH OPEN 1ST F	*4-	1953	24
421711	4283291	011	PORCH OPEN 1ST F	*4-	1953	56
421711	4283293	251	BATHROOM	**	1953	1
421711	4283295	031	GARAGE DET 1ST F	WW4-	1984	900
Total Living Area						1,844

Lot Size: 15.934 Φ

1615 Banister Ln

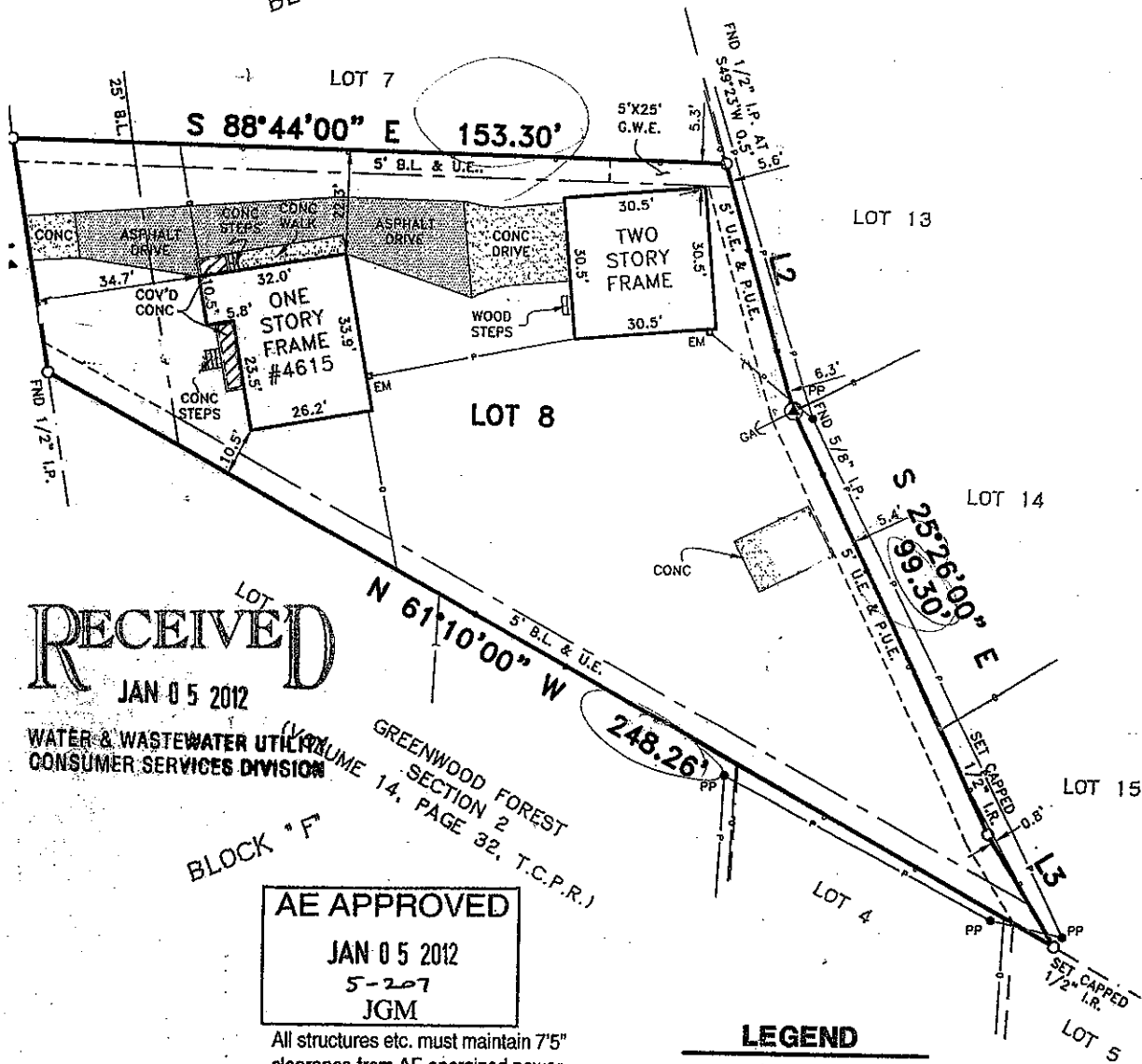
LINE TABLE

LINE	DISTANCE	BEARING
L1	50.51'	N09°06'00"W
L2	54.88'	S15°53'00"E
L3	27.84'	S31°29'00"E

LOT 2
LOT 3

319.49'

BLOCK "J"



RECEIVED
JAN 05 2012

WATER & WASTEWATER UTILITIES
CONSUMER SERVICES DIVISION

GREENWOOD FOREST
SECTION 2
VOLUME 14, PAGE 32, T.C.P.R.)
BLOCK "F"

AE APPROVED

JAN 05 2012

5-207

JGM

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

COVENANTS BY VOLUME 1254, PAGE 193,
E 3, T.C.P.R.

NR) BY VOLUME 1254, PAGE 193, T.C.R.P.R.

NS. BY VOLUME 1254, PAGE 193, T.C.R.P.R.

MENT (EAST) TO THE CITY OF AUSTIN BY
C.R.P.R.

LEGEND

- EM - ELECTRIC METER
- GAC - GUY ANCHOR
- PP - POWER POLE
- WM - WATER METER
- W - WROUGHT IRON FENCE
- C - CHAINLINK FENCE
- P - OVERHEAD POWER LINE
- B.L. - BUILDING LINE
- G.W.E. - GUY WIRE EASEMENT
- U.E. - UTILITY EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- ⊙ - CONTROL MONUMENT

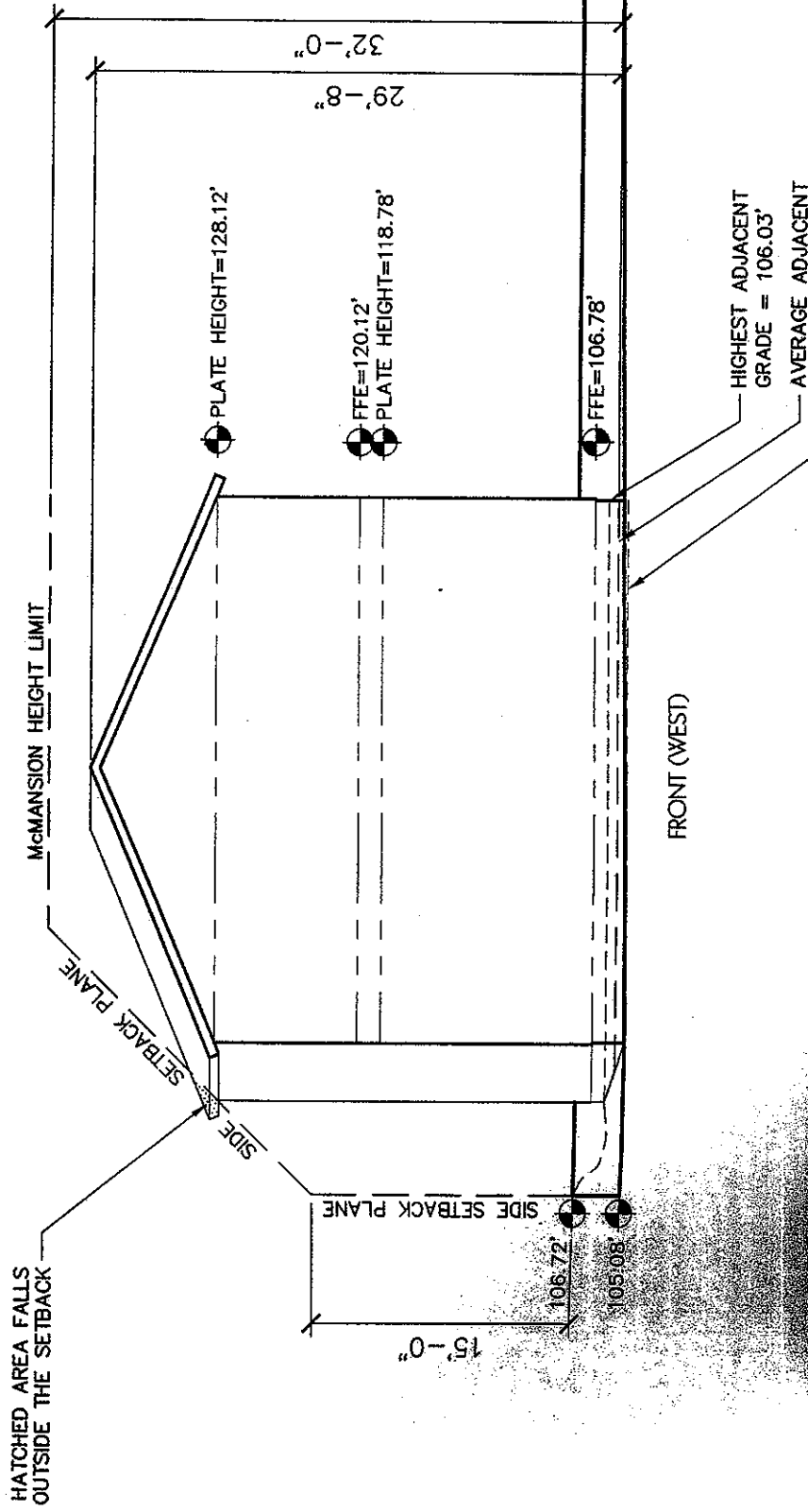
SURVEY OF

LOT 8, BLOCK "J", FOREST OAKS, AN ADDITION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT RECORDED IN BOOK 6, PAGE 3, OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.

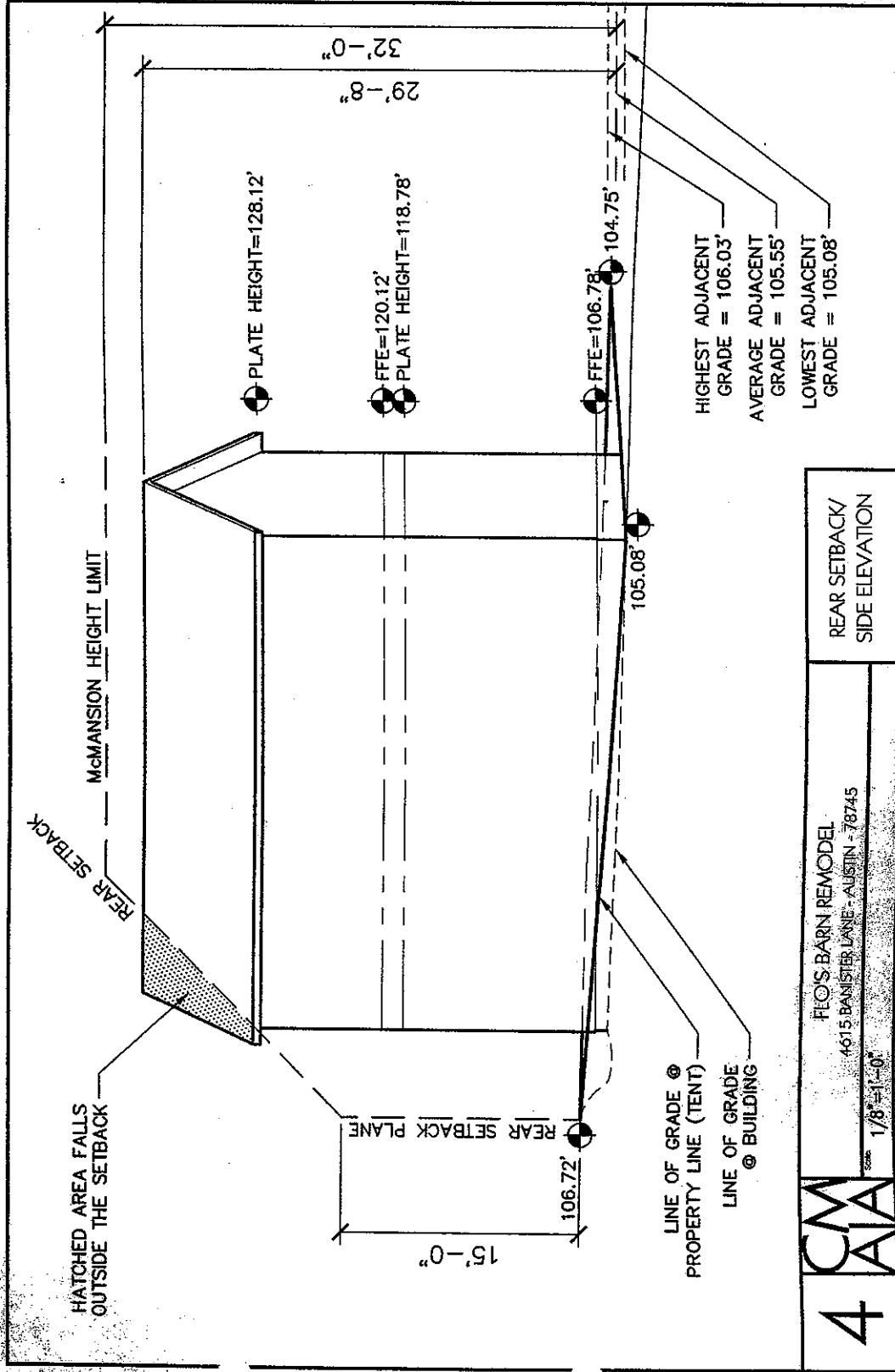
THIS TRACT IS LOCATED WITHIN FLOOD
ZONE "X(UNSHADED)" ACCORDING TO THE
FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOOD INSURANCE RATE MAP (FIRI)
COMMUNITY PANEL NO. 480624 0210
REVISED JUNE 16, 1993.
FLOOD ZONE DETERMINED BY GRAPHIC
PLOTTING ONLY. WE DO NOT ASSUME
RESPONSIBILITY FOR EXACT DETERMINATION.

1	FLO'S BARN REMODEL 4615 BANISTER LANE - AUSTIN - 78745	PROJECT INFORMATION
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NA



NOT PERTINENT TO THIS PROJECT ARE
NOT SHOWN.



4 CM AIA

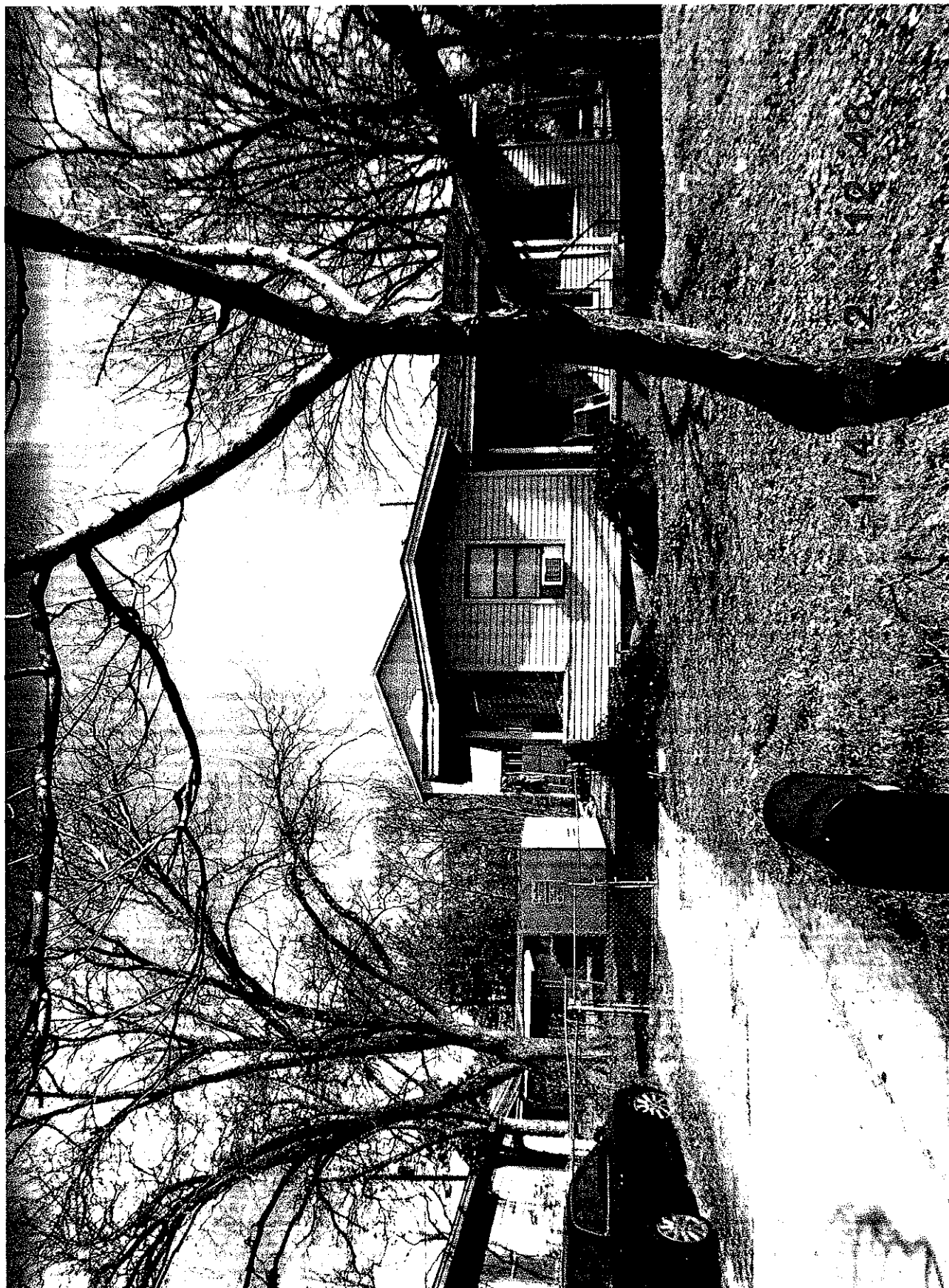
FLO'S BARN REMODEL
4615 BANISTER LANE - AUSTIN - 78745
1/8"=1'-0"

REAR SETBACK/
SIDE ELEVATION

DATE:	1/20/2012
DRAWN BY:	CM
CHECKED BY:	
FILE NAME:	
NOTES:	

DRAWING NO.

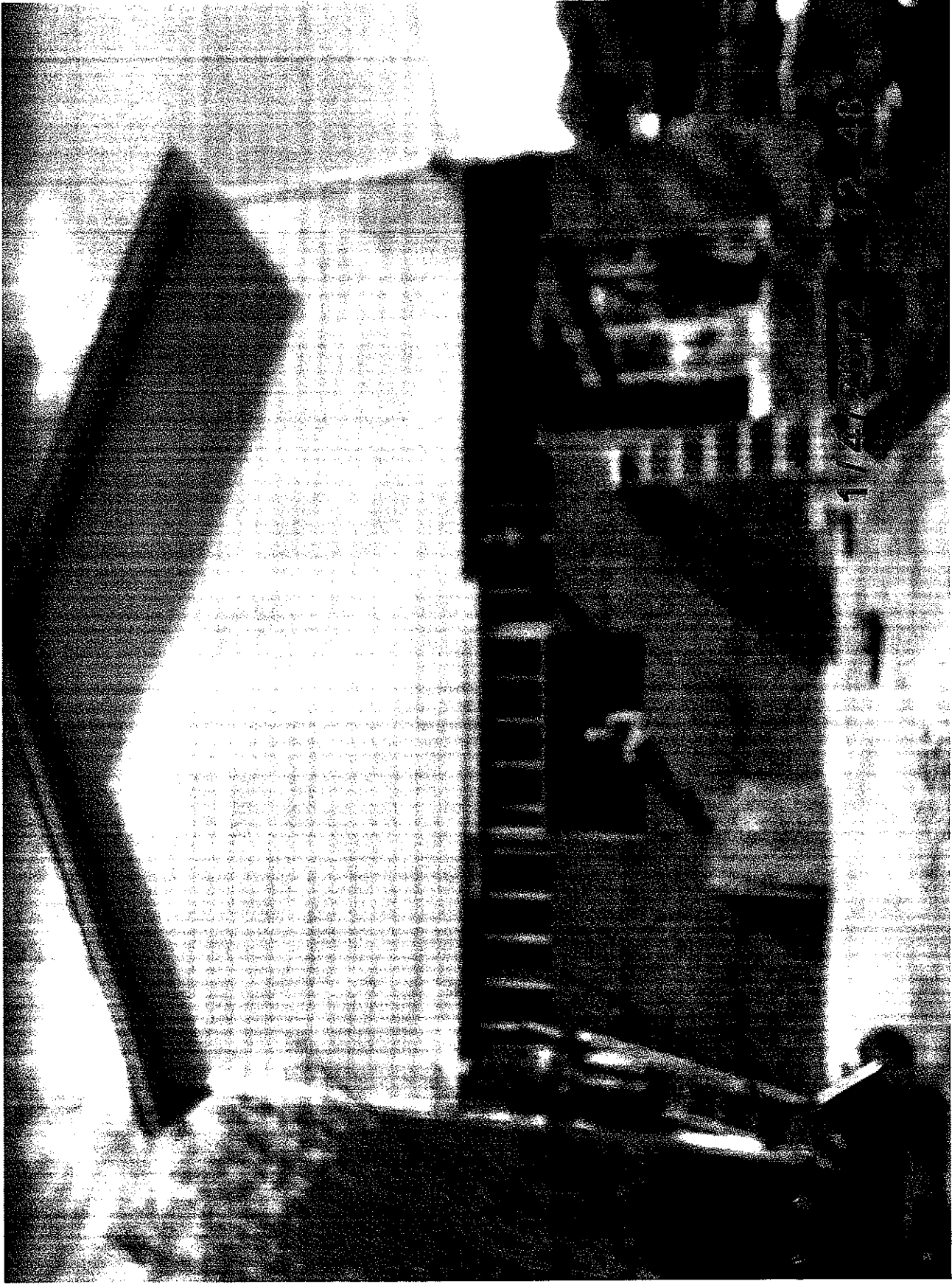
A101



Date: January 4, 2012

Location: 4615 Banister Lane

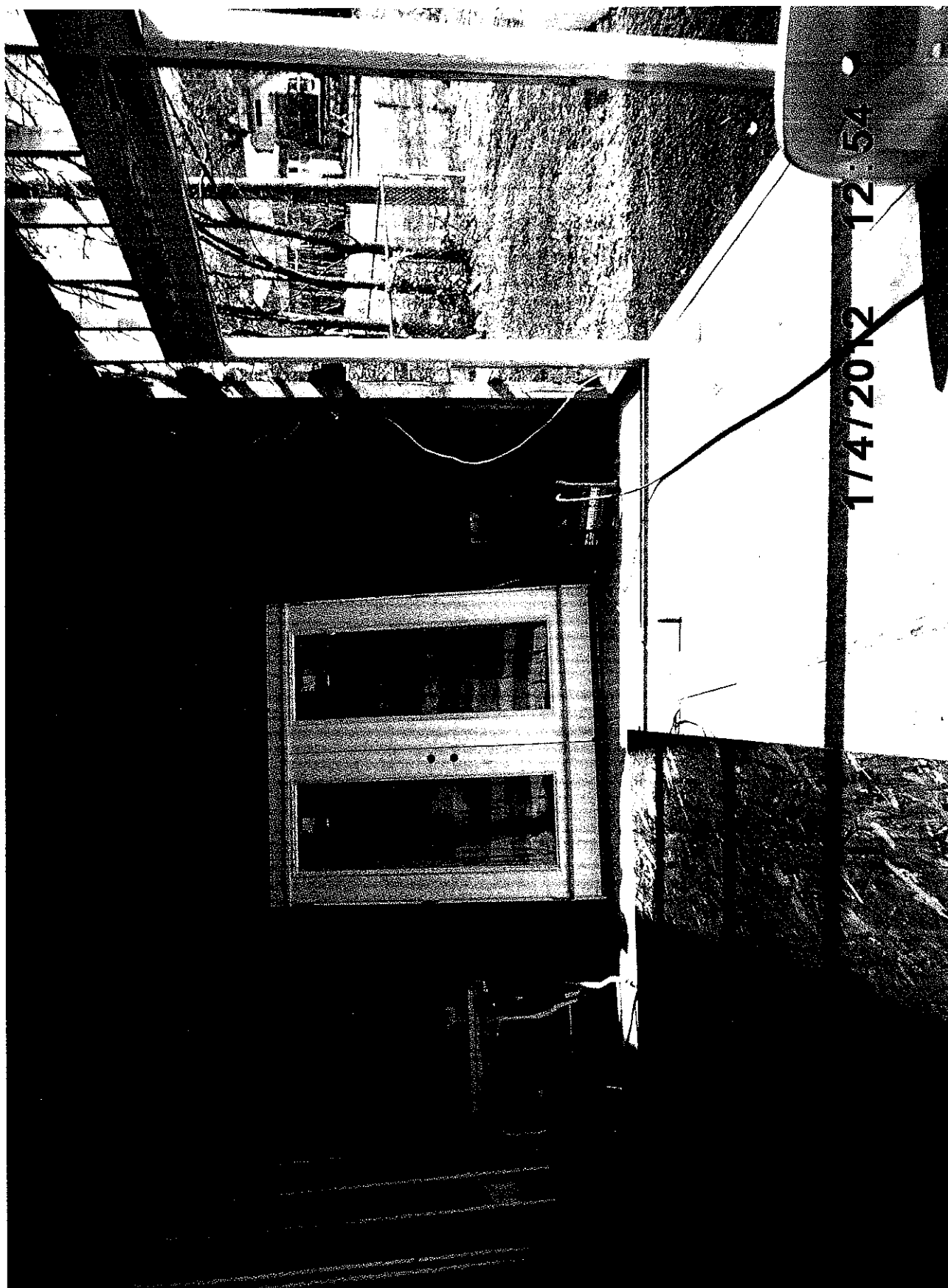
Photos by Malcolm Mills



Date: January 4, 2012

Location: 4615 Banister Lane

Photos by Malcolm Mills



Date: January 4, 2012

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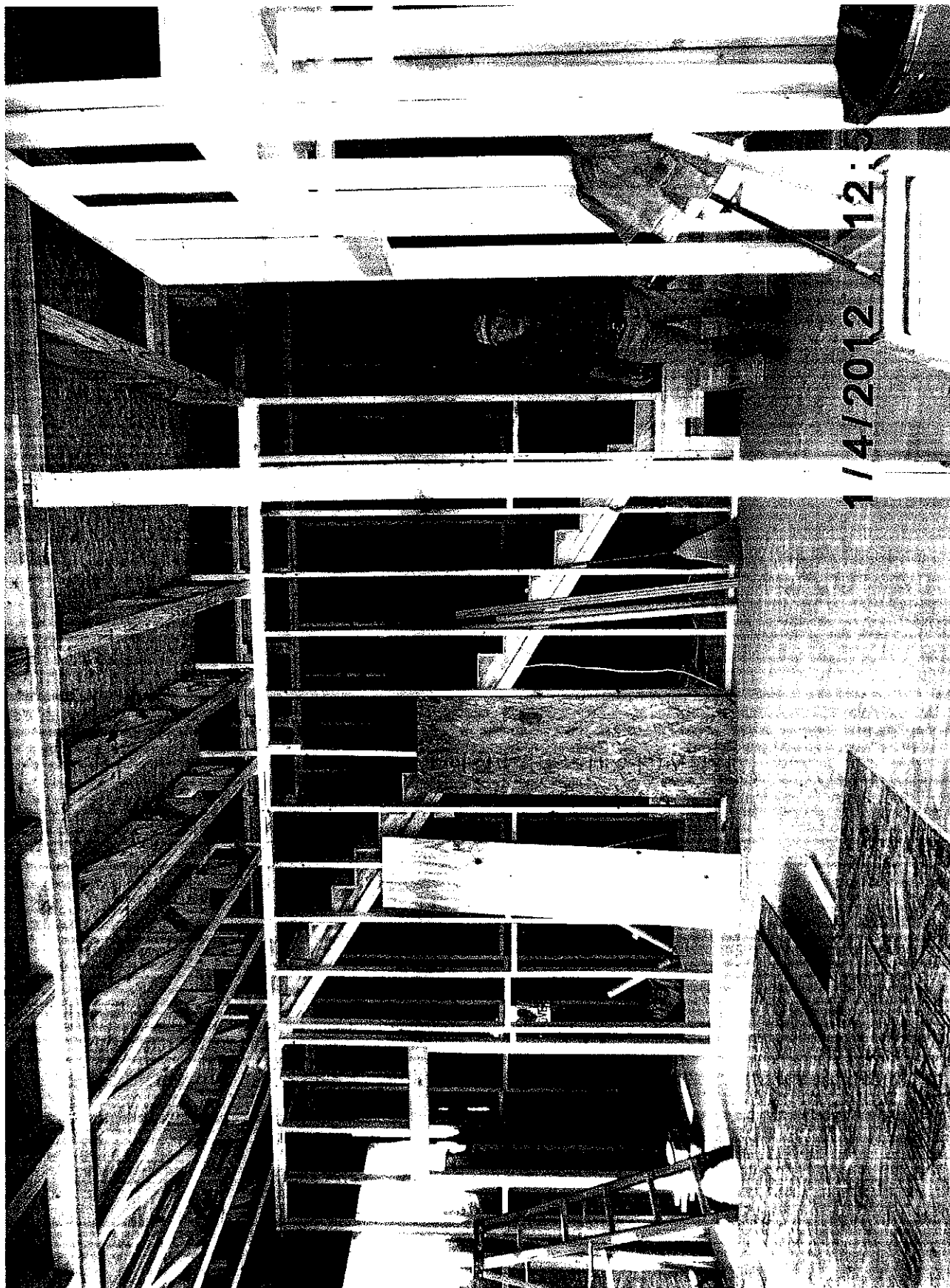
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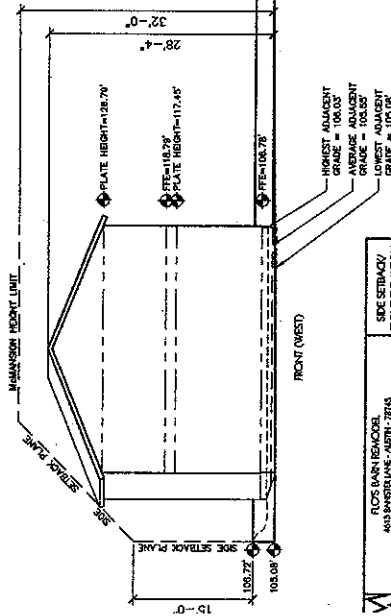
Location: 4615 Banister Lane

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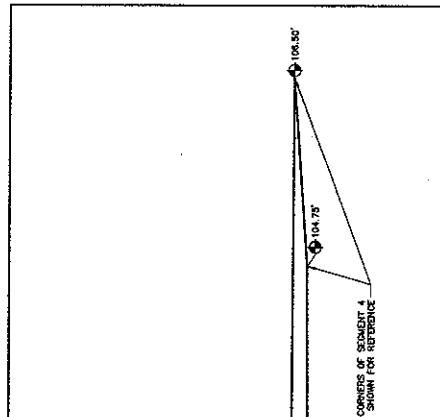
ZONING: SF3, FAMILY RESIDENCE, (2) SEPARATE LIVING UNITS ALLOWED.

EM	ELECTRIC METER
GA	GUY ANCHOR
PP	POWER POLE
WM	WATER METER
WF	WROUGHT IRON FENCE
CL	CHARLINK FENCE
PL	OVERHEAD POWER LINE
BL	BUILDING LINE
WE	GUY WIRE EASSENT
UE	UTILITY EASSENT
UE	PUBLIC UTILITY EASSENT
UE	CONTROL MOVEMENT

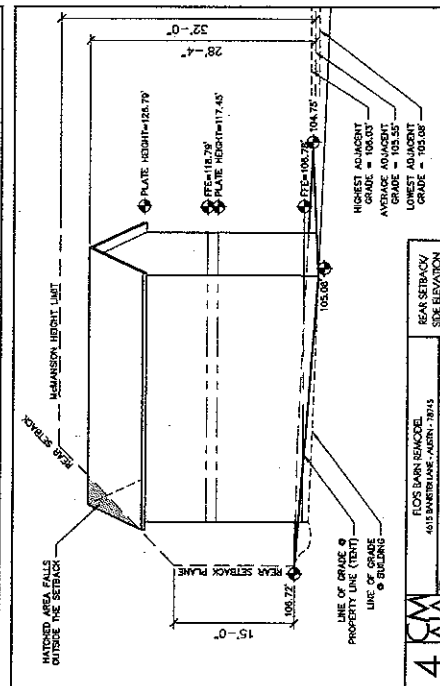
INFORMATION
SA



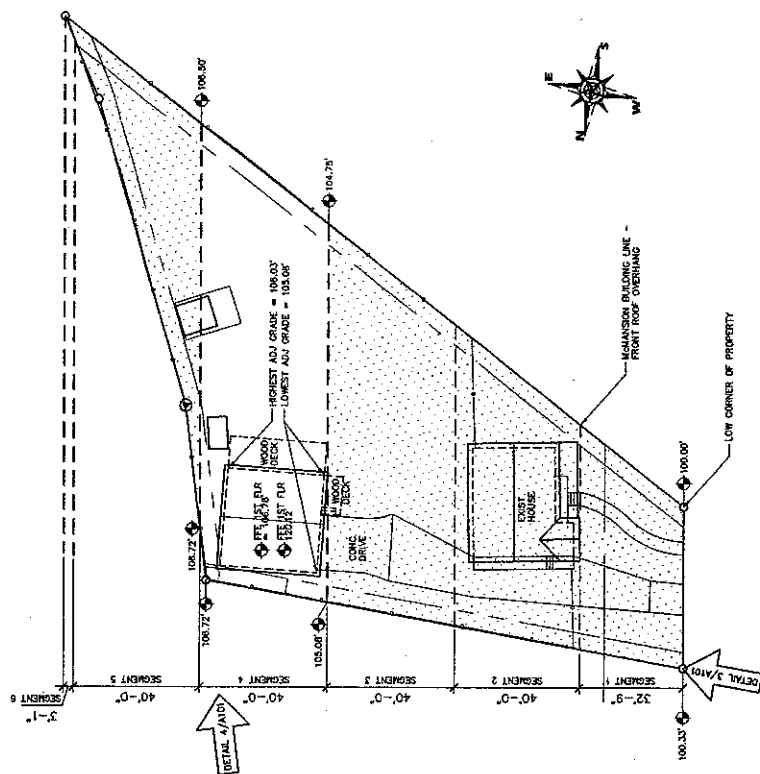
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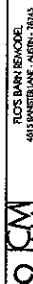


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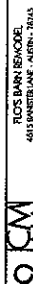


NOTE:
THE EXISTING BUILDING FALLS ENTIRELY
WITHIN SEGMENT 4. CORNER ELEVATIONS
NOT PERTINENT TO THIS PROJECT ARE
NOT SHOWN.

CM	FLO'S BARN REMODEL 4615 BANISTER LANE, AUSTIN, TEXAS	TENT SURVEY
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CM
FLO'S BARN REMODEL
4615 BANISTER LANE • AUSTIN • 78745



THE PROJECT CONSISTS OF FINISHING-OUT AN EXISTING BUILDING. THE ORIGINAL PERMIT HOLDER PASSED AWAY AFTER THE BUILDING WAS CLOSED IN, AND THE PERMIT SUBSEQUENTLY EXPIRED.

ADDRESS: 4615 BANISTER LANE, AUSTIN TEXAS 78745

ZONING: SF3, FAMILY RESIDENCE, (2) SEPARATE LIVING UNITS ALLOWED.

04	ELECTRIC METER
05	DAY ANCHOR
06	POWER POLE
07	WATER METER
08	WROUGHT IRON FENCE
09	CHAIRLIFT
10	OVERHEAD POWER LINE
11	BUILDING LINE
12	DAY WISE EASEMENT
13	UTILITY EASEMENT
14	PUBLIC UTILITY EASEMENT
15	CONTROL MONUMENT

