

Amended

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

C15-2012-0015
ROW-1070424
TP-011609-02-4

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

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

STREET ADDRESS: 1603 Raleigh Ave.

LEGAL DESCRIPTION: Subdivision – Walsh Place

Lot(s) portion of lots 7 & 8 Block 5 Outlot
Division

I/We Mike Brown AIA on behalf of myself/ourselves as authorized agent for

Michael and Judy Kenney affirm that on April, 2, 2012,

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

(check appropriate items below)

 x ERECT x ATTACH COMPLETE REMODEL MAINTAIN

Remove portions of existing driveway and paved sidewalks on the property. Add new ribbon type driveway and construct a new attached covered carport approx. 400 sf in floor area. Existing impervious coverage of 69% to be reduced to 54% by removal of existing concrete driveway and curb cut.

 a zoning 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

REASONABLE USE:

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

The existing home and lot improvements are well over 50 years of age. The original house was constructed in the early 1900's and was moved to this site in 1932. Improvements to the site such as driveways and sidewalks and open porches were added sometime between 1932 and 1950.

With the current impervious coverage at 69% and proposed coverage to be reduce by 15% for a final coverage of 54%, the current use of the property will remain the same. The intent for the site improvements are to maintain the current use and also improve the quality of the single family structure by deleting the entire circular concrete driveway and one curb cut at the street and adding an attached carport and storage area and placing a minimal ribbon concrete driveway for access.

HARDSHIP:

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

Due to the current City of Austin building restrictions and ordinances, the site conditions cannot be improved or added to in any manner without adding square footage for a 2nd floor.

The owner is willing to make a tradeoff by eliminating the entire concrete circular driveway and curb cut and current sidewalks around the house and reduce the impervious coverage by 15% in exchange for a carport, storage and minimal driveway.

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

The current use of the majority of the homes in the neighborhood do have some type of covered parking.

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:

Current property use will remain the same. The new carport would be a design to compliment the existing house and neighborhood.

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. Volume of parking and traffic flow from site will remain the same

3. 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:

The new parking arrangement would allow for off street parking for 3 vehicles.

4. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

The property use will remain the same. The owner is removing the existing circular driveway. This would delete one existing driveway curb cut. One driveway access would remain.

5. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Use of property does not change. By making these alterations on the site, the amount of total coverage on the lot is reduce by approx. 400 sf. Even though this does not meet the required 45% coverage requirement, this is more in line with the 45% impervious coverage requirements.

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 P.O.Box 200794

City, State & Zip Austin, Texas, 78720

Printed Mike R. Brown (AIA)
Phone 512-346-3851

Date: April 2, 2012

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 JA Kerney Mail Address 1603 Raleigh Ave.

City, State & Zip
Austin, Texas, 78703

Printed Judith Kerney Phone 512-480-0413 Date: April 2, 2012

1603 Raleigh Ave.

House — 1934 SF
Porches — 649 SF

Garage Blanks — 1455 SF
4038 SF

Lot Area — 5880 SF

— ALLEY —

69%

Imperial

Wallway

91.65'

Concrete
Circular
Driveway

Front
Porch

one story
house

Walkway

conc.
Patio

EXISTING HOUSE & DRIVEWAY

21.63'

64'

Kenney Residence

Mike Brown AIA.

3/22/12

— 1603 Raleigh Ave. —

House — 1934
Porches — 649
Garport — 400
Driveway — 175

3158 SF

LOT AREA 5880 SF
54%
IMPERVIOUS — ALLEY —

91.65'

removing curb cut

existing curb cut

64'

existing walkway

Ribbon Driveway

New Garport 350 SF
Storage

existing conc. patio

EXISTING ONE STORY

Proposed Site with Garport and Ribbon Driveway

91.63'

Kenny Residence

Mike Brown AIA

3/22/12