

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

CASE #

ROW #

C15-2012-00 53

10747304

TP-023707-04-32

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: 7808 Rutgers Ave. Austin, TX 78757

LEGAL DESCRIPTION: Subdivision - Crestview Addition Section 12

Lot(s) 5 Block 7 Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Adam Creasy on behalf of myself/ourselves as authorized agent for

Adam Creasy affirm that on 3/29, 2012,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

A new attached carport with a  
setback reduced from 25 feet to  
20 feet

in a SF3 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:

My one-car garage was converted into a living space before I bought my house. There is no available covered parking any place else on or near the property.

**HARDSHIP:**

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

The previous owner enclosed the garage, and there is no other place to park. The backyard is not accessible either.

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

Most houses in the neighborhood have different parking options than myself (such as garages, carports, or backyard access).

**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 erecting a small carport and only seeking a minimal 5 foot variance. It will minimally change the look of the house. Also, there are several houses in the neighborhood with similar carports.

**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:

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

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

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**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 AC Mail Address 7808 Rutgers Ave.

City, State & Zip Austin, TX 78757

Printed Adam Cressy Phone 512-748-1198 Date 3-29-12

**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 AC Mail Address 7808 Rutgers Ave.

City, State & Zip Austin, TX 78757

Printed Adam Cressy Phone 512-748-1198 Date 3-29-12



SUBJECT TRACT



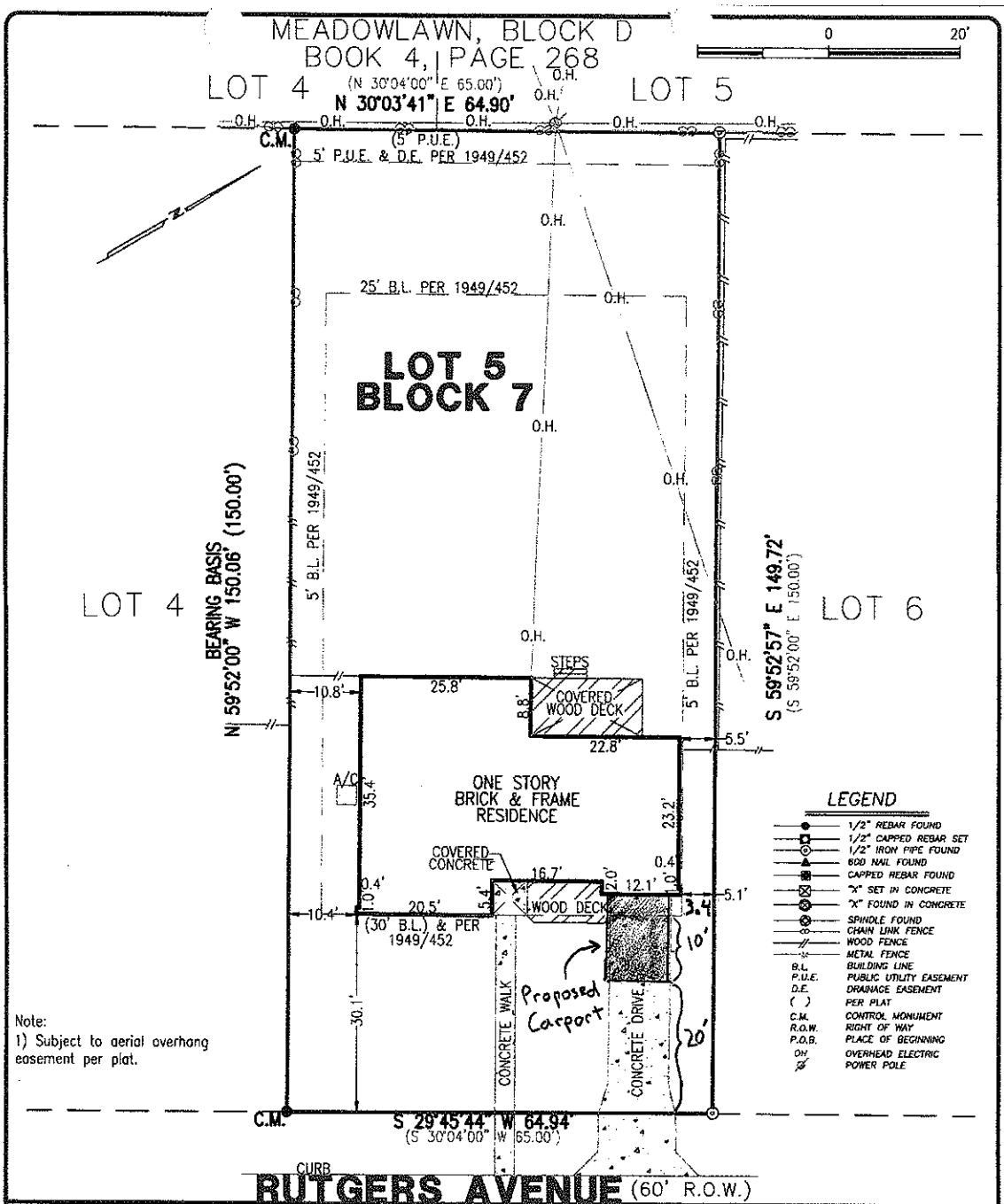
ZONING BOUNDARY

CASE#: C15-2011-0053  
LOCATION: 7808 RUTGERS AVENUE



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.



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

#### 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 DEWEY H. BURRIS AND ASSOCIATES.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0455 H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: **7808 RUTGERS AVENUE** CITY: **AUSTIN** COUNTY: **TRAVIS** STATE OF TEXAS  
LOT: **5** BLOCK: **7** SUBDIVISION: **CRESTVIEW ADDITION SECTION 12** VBL/CAB **8** PG/SLD **147** PLAT RECORDS:  
REFERENCE NAME: **ADAM CREASY**

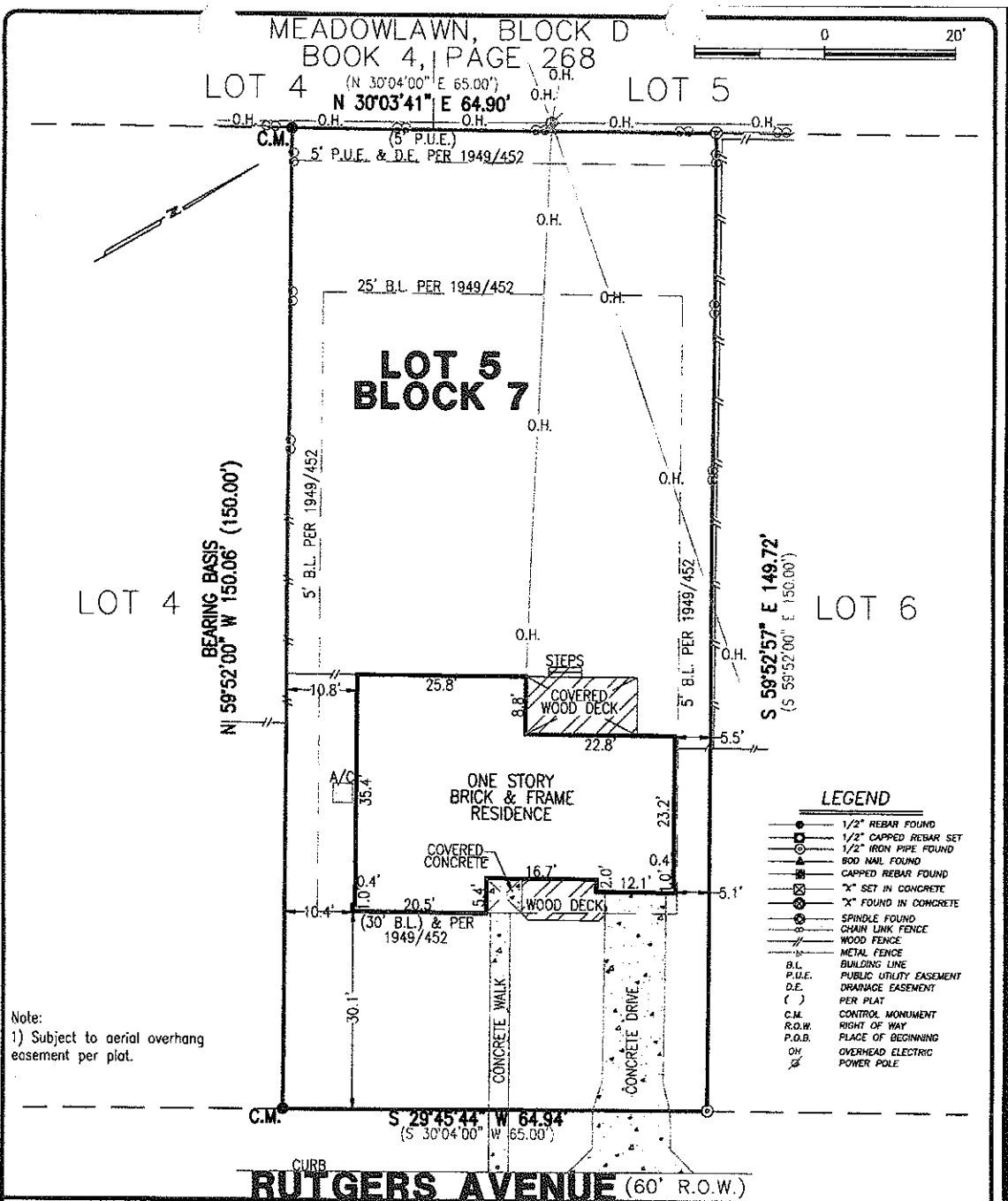


**B & G SURVEYING, INC.**  
**DEWEY H. BURRIS & ASSOCIATES, INC.**  
Surveyed by: **Dewey H. Burris & Associates**

WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd. Austin, Texas 78756  
Office 512\*458-6969, Fax 512\*458-9845

JOB #: **R0103112\_TA**  
DATE: **01/20/12**  
SCALE: **1"= 20'**

FIELD WORK BY	WILLIAM	01/19/12
CALC'D BY	TONI	01/20/12
DRAFTED BY	JOSE	01/20/12
CHECKED BY	M.L.	01/20/12



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STATE OF TEXAS  
REGISTERED  
MICHAEL J. LANCASTER  
5529  
PROFESSIONAL  
LAND SURVEYOR

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP D455 H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

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## City of Austin

*Austin's Community-Owned Electric Utility*

[www.austinenergy.com](http://www.austinenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

March 30, 2012

Adam Creasy  
7808 Rutgers Ave  
Austin, Texas 78757  
Via email to: [Adam.Creasy@athletics.utexas.edu](mailto:Adam.Creasy@athletics.utexas.edu)

Re: 7808 Rutgers Avenue  
Lot 5 BLK 7 Crestview Addition Sec 12

Dear Mr. Creasy,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the front setback from 25 ft to 20 ft in order to erect a new attached carport. Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund", written over the word "Sincerely,".

Lena Lund  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

SECRET

Note:  
1) Subject to aerial overhang  
easement per plat.

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

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THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0485 H, DATED 09/26/06. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SMD MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SMD MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 7808 RUTGERS AVENUE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 5 BLOCK: 7 SUBDIVISION: CRESTVIEW ADDITION SECTION 12 VDL/CAB: 8 PG/SLD: 147 PLAT RECORDS:  
REFERENCE NAME: ADAM CRESAY



**B & G SURVEYING, INC.**  
**DEWEY H. BURRIS & ASSOCIATES, INC.**  
 Surveyed by: Dewey H. Burris & Associates

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FIELD WORK BY	WILLIAM	01/19/12
CALC'D BY	YONI	01/20/12
DRAFTED BY	JOSE	01/20/12
CHECKED BY	M.L.	01/20/12



March 29, 2012

Dear Neighbor,

I, Adam Creasy, who lives at 7808 Rutgers Ave., am applying for a front setback variance from 25 feet to 20 feet so that I may erect a carport over my driveway. The carport will be approximately 13 feet long with a 2-foot overhang. If granted the variance, I will also apply for a permit with the City of Austin.

I respect your desire to keep the neighborhood looking special, and for that reason, I do not want to start this process without your approval. I will do anything I can to make sure that the carport is not an eyesore and that it fits with the character of my house and your houses.

If you support this project, please print your name, your address, and the date below and sign. I appreciate your help.

Sincerely,

Adam

Name: Jackie Burroughs Address: 7804 Rutgers

Signature: Jackie Burroughs Date: 4/1/12

March 29, 2012

Dear Neighbor,

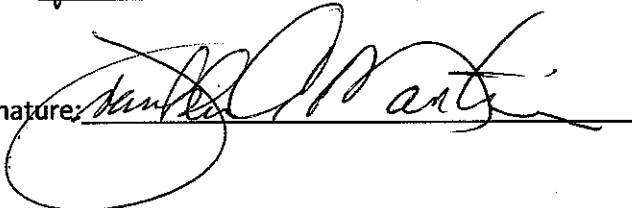
I, Adam Creasy, who lives at 7808 Rutgers Ave., am applying for a front setback variance from 25 feet to 20 feet so that I may erect a carport over my driveway. The carport will be approximately 13 feet long with a 2-foot overhang. If granted the variance, I will also apply for a permit with the City of Austin.

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If you support this project, please print your name, your address, and the date below and sign. I appreciate your help.

Sincerely,

Adam

Name: FRANKLIN MARTIN Address: 7810 RUTGERS AVE  
Signature:  Date: 4-1-12

March 29, 2012

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Sincerely,

Adam

Name: Paul Lange Address: 7812 Rutgers Ave  
Signature: Paul Lange Date: 4-1-2012

March 29, 2012

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If you support this project, please print your name, your address, and the date below and sign. I appreciate your help.

Sincerely,

Adam

Name:

Jamye Coffey

Address:

7806 Rutgers Ave

Signature:

Jamye

Date:

4-1-12

**Exhibit A**



**Back fence on left (south) side of house**

**Exhibit B**



**Back gate on right (north) side of house**

**Exhibit C**



**Driveway that carport will cover. Carport will attach to fascia above garage door.**

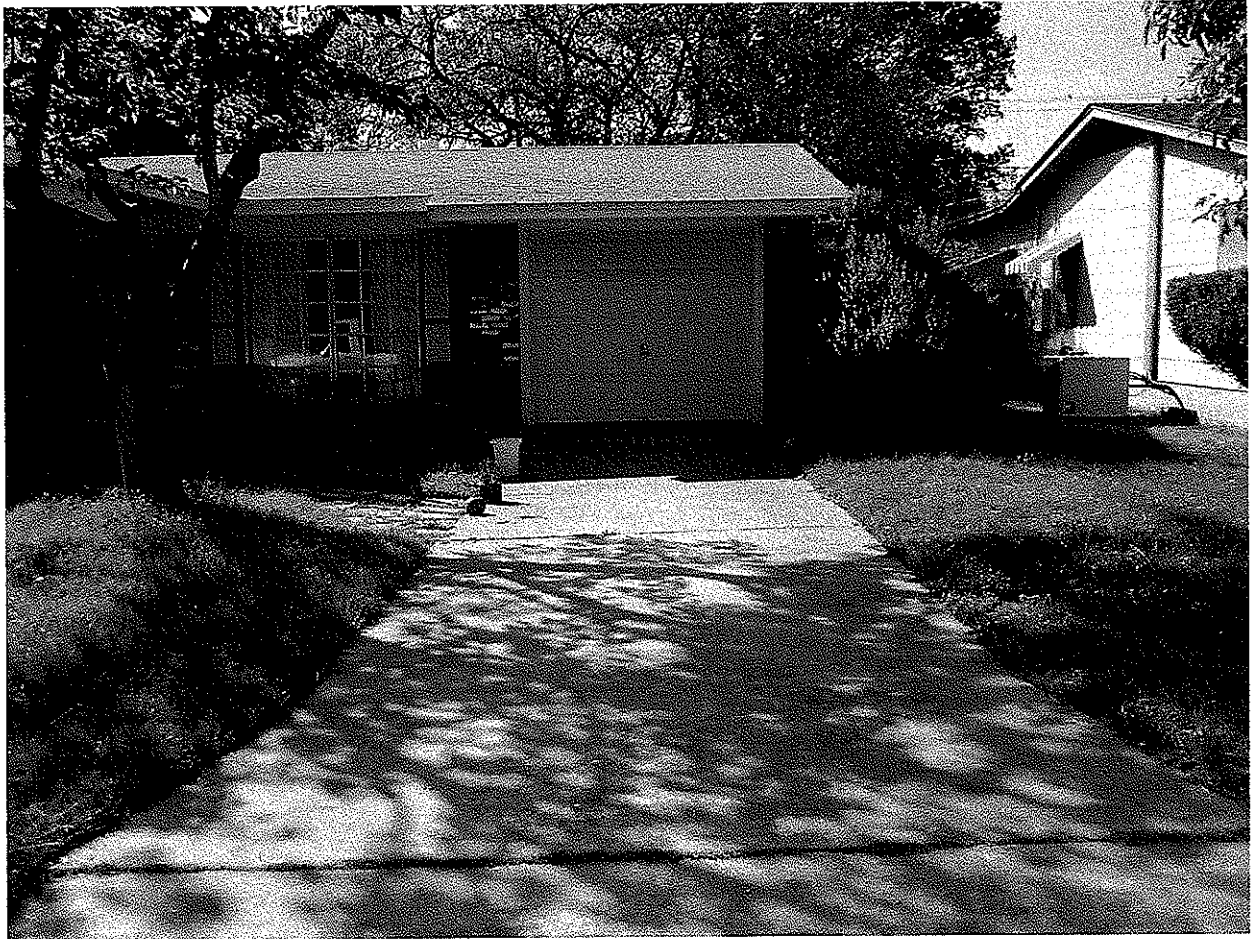
## Exhibit D



- White trash can indicates current setback of 25 feet. The trash can is 8 feet from the garage door.
- Orange potted plant indicates proposed setback of 20 feet. It is also the point where the posts will be anchored. This is 13 feet from the garage door.
- Orange pumpkin indicates 2-foot overhang as allowed under the current code. This will be the end of the carport. It is 15 feet from the garage door.

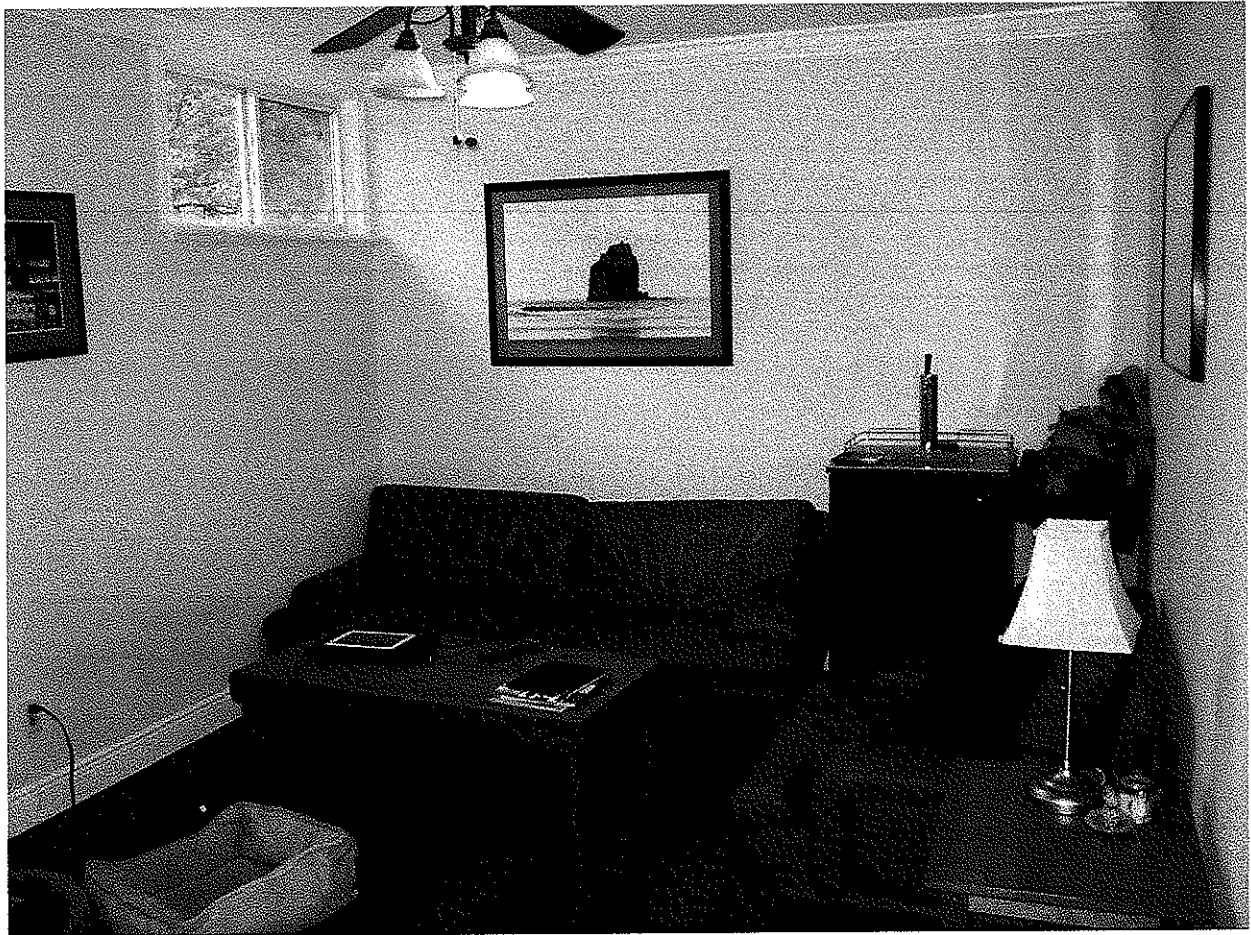


Exhibit E



View from street

Exhibit F



The garage that was converted before I bought the house.