

CASE # C15-2012-0069
ROW# 10768092
TP-041113-13-01

**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: 1800A Jentsch Court

LEGAL DESCRIPTION: Subdivision – Unit 12 Mira Monte

Lot(s) Block Outlot Division

I/We Ann Kitchen on behalf of myself/ourselves as authorized agent for

Primrose Kitchen affirm that on Aug, 6, 2012

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL X MAINTAIN

1. Rear sunroom encroachment into 10' rear setback 6.6 from rear PL

2. 41.5% FAR due to sunroom addition

3. Maintain 4557 % Impervious Cover or 51% IC

in a SF 3 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:

Addition is for a "sunroom" use only. The prior owner built site to max impervious cover. Sunroom is a reasonable use in SF3 zoning. FAR – FAR did not apply at time of construction (2004) Relocating unit to side yard reduces rear yard area

HARDSHIP:

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

Sunroom built prior to McMansion /FAR regulations. Sunroom is attached, demo required to move out of rear setback. HOA prohibits ribbons or CG for drives / walkways

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

No other known issues similarly found in neighborhood

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:

Addition is not visible from street. Does not increase parking. No known objections or adverse impact to surrounding lots

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:

NA

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 Ann Kitchen Mail Address 2401 Briargrove

City, State & Zip - Austin, Texas 78704

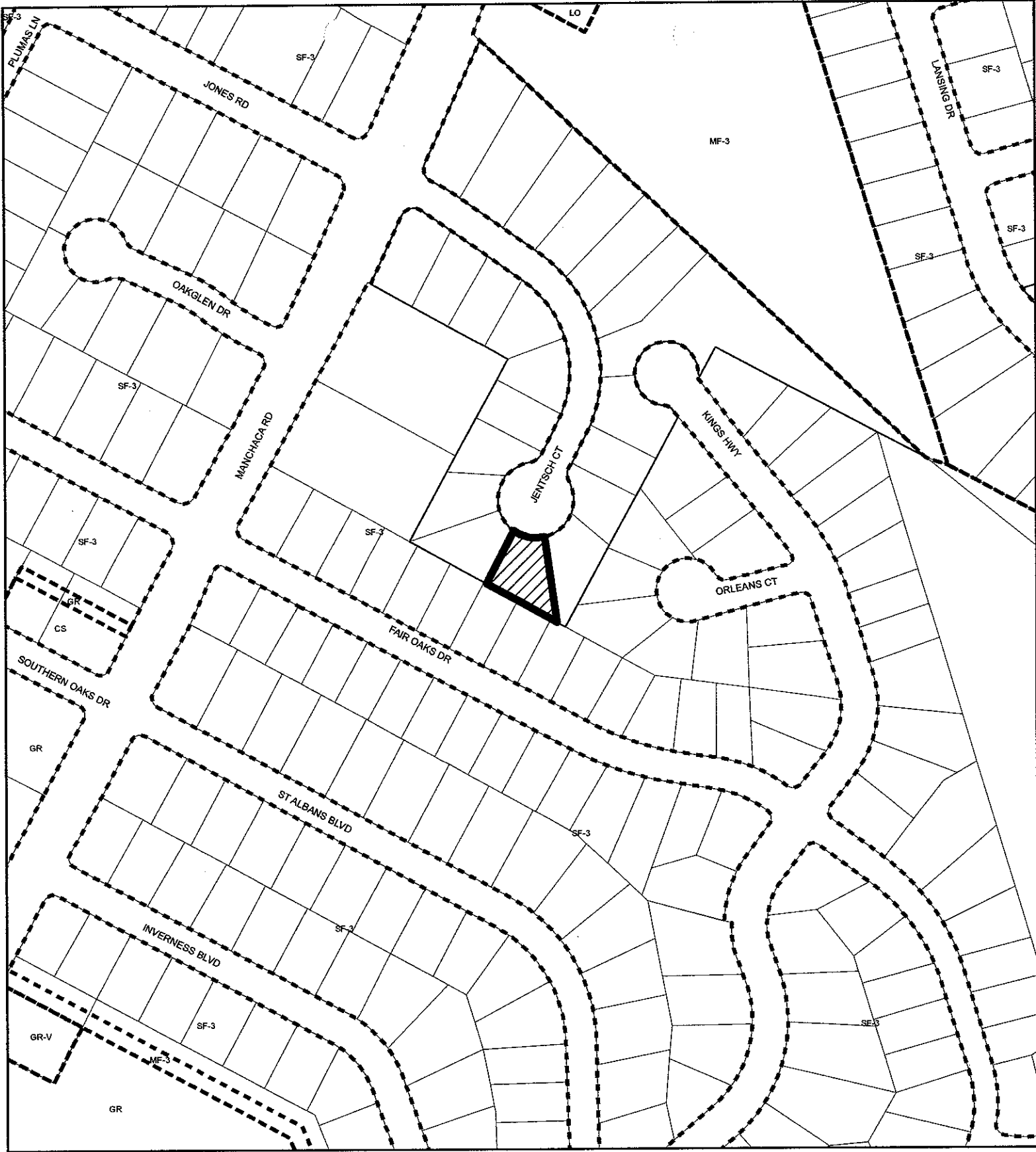
Printed Ann Kitchen Phone 228-1645 Date 8/6/12

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 Primrose A. Kitchen Mail Address _____

City, State & Zip _____



Printed _____ Phone _____ Date _____



BOARD OF ADJUSTMENTS

CASE #: C15-2012-0069
LOCATION: 1800 A JENTSCH COURT



-  SUBJECT TRACT
-  ZONING BOUNDARY



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.

JENTSCH COURT

(50' R.O.W.)

CB=N 89°22'30" W 30.46'
L = 30.80' R=60.00'
(A=30.70')

CB=S 64°40'23.7335" E 20.83'
L=20.84' R=60.00'
(A=20.87')

AE APPROVED

MAR 14 2012
74-200
JGM

UNIT 12-B

All structures etc. must maintain 75'
clearance from AE energized power
lines. Enforced by AE & NESC codes.

UNIT 12-A

UNIT 11

LOT 7

FROM A CAPPED REBAR SET AT THE PROPERTY CORNER
A 1/2" REBAR FOUND BEARS N 72°22'29" W 1.84'

DEER PARK, SECTION ONE, BK.14, PG.74

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/4" IRON PIPE FOUND
- 800' WVC FOUND
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "A" FOUND IN CONCRETE
- SPRINKLE FOUND
- CHURN LAMP PENCE
- MUD FENCE
- WELD FENCE
- BUILDING LINE
- P.U.E.
- D.E.
- PER BEAT
- CONTR. MONUMENT
- POINT OF WAY
- PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- PAPER POLE

20' 0 20'

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 B & G SURVEYING.



