

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

ROW

CASE # C15-2014-0003
11061350

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

TP-021604-09-02

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

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

STREET ADDRESS: 3108 Wheeler Street

LEGAL DESCRIPTION: Subdivision - Aldridge Place

Lot(s) 64 Block 6 Outlot _____ Division Austin

I/We Weiss Architecture on behalf of myself/ourselves as authorized agent for
Richard Weiss
Ann Coffin affirm that on 11/12, 2013

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

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL x MAINTAIN

maintain 2 existing side yard setback encroachments

(3.9' from the property line on the North side of the
property and 3.5' on the south side of the property in

order to clear permit history and file for 2nd story addition

(no new construction requires variances) 25-2-492

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 buildings in question were built several years ago
and the encroachments were unintentional and not realized by
the the owners. The neighbors structure also
encroaches on the same property line

HARDSHIP:

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

these are existing constructed conditions that are
unique to the property. The structures fit in with the
character of the neighborhood

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

The owners are not asking to build something that
requires a variance. Only to maintain structures that
have already been constructed

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:

the adjacent property also encroaches on the same property
line on one side. On the other side, there is a survey from
1985 showing the same encroachment. Removing these structures
WOULD alter the character of the 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. 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 [Signature] Mail Address 1905 Cetona CT

City, State & Zip Austin TX 78746

Printed Richard Weiss Phone 512 447-6806 Date 11-12-13

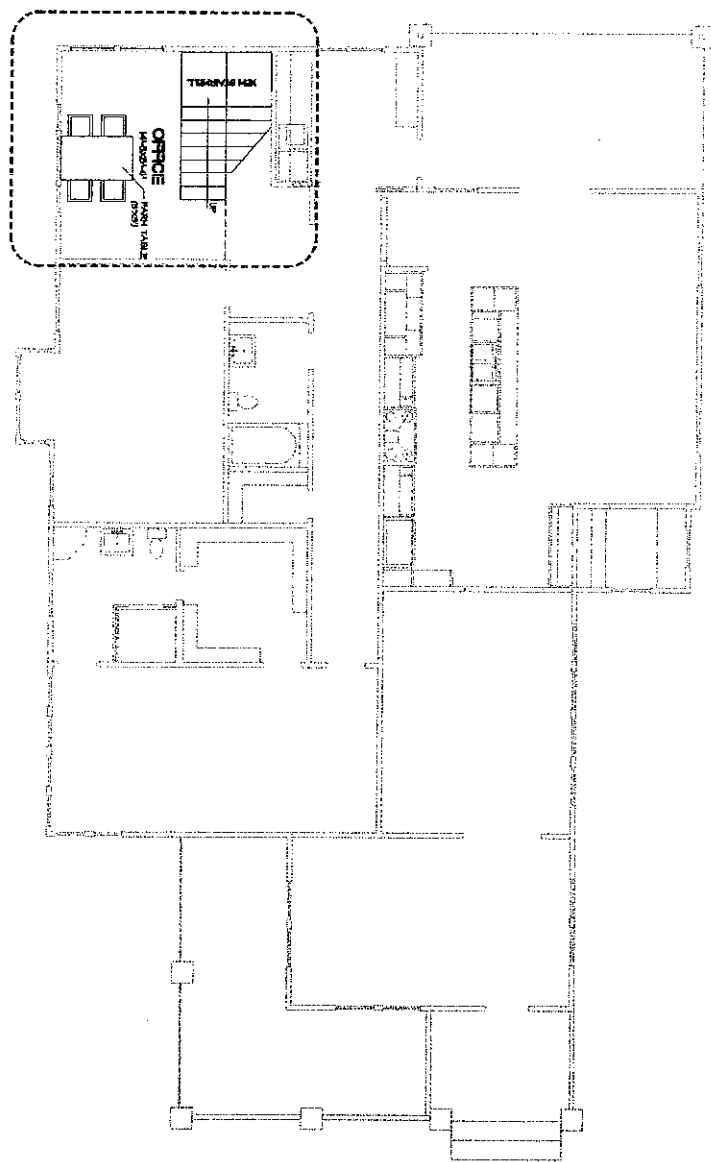
OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 3108 Wheeler

City, State & Zip Austin TX 78705

Printed Ann Coffin Phone 512 879-0900 Date 11-12-13

1ST FLOOR PLAN



PLAN NOTES

KEY NOTES



PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION

SHEET: A1

NO.	DATE	REVISION
1		ISSUED FOR PERMIT
2		
3		

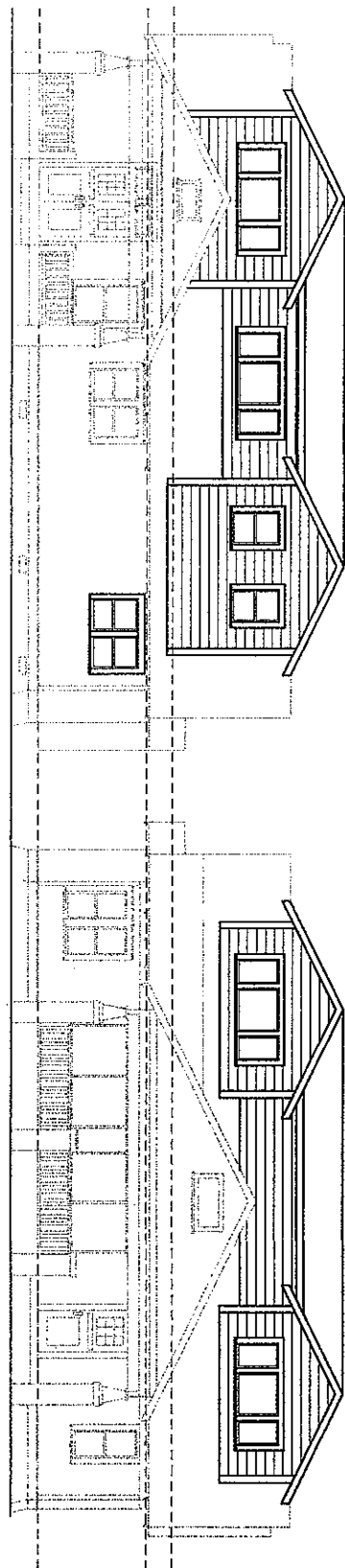
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CHECKED BY: [Name]
DATE: [Date]



PRELIMINARY
FOR PERMITTING
REGULATORY
OR
CONSTRUCTION
ONLY
09.04.13

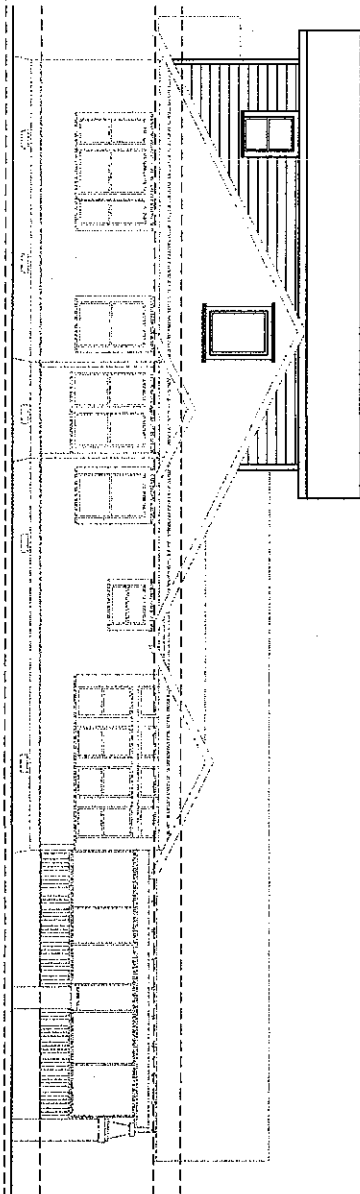
RICHARD WEISS, AIA
1905 CETONA COURT
AUSTIN TX 78746
(512) 447-6806 PHONE
(512) 851-2005 FAX
richard@weissarc.com

COFFIN RESIDENCE
3108 WHEELER STREET
AUSTIN TEXAS 78705

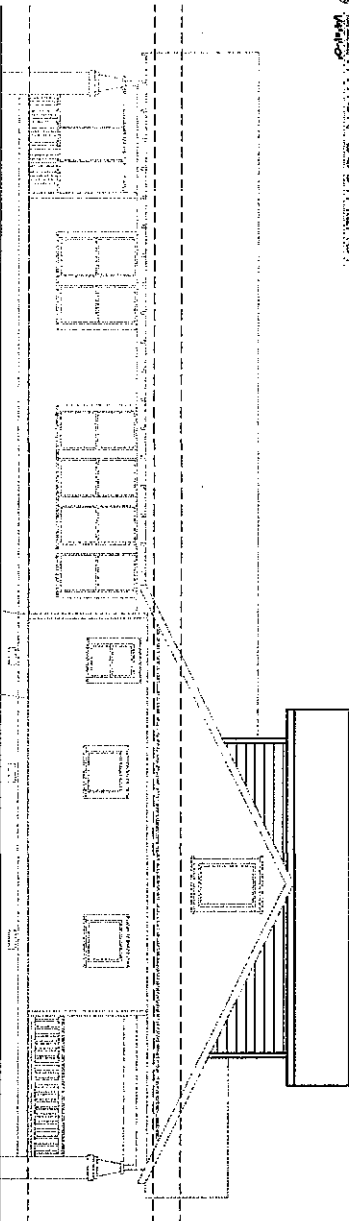


1 ELEVATION: NORTHEAST

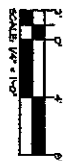
2 ELEVATION: SOUTHWEST



3 ELEVATION: SOUTHEAST



4 ELEVATION: NORTHWEST



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WEISS
ARCHITECTURE

1905 OETONA COURT
AUSTIN TX 78746
(512) 447-6806 PHONE
(512) 851-2005 FAX
richard@weissarc.com

COFFIN RESIDENCE
3108 WHEELER STREET
AUSTIN TEXAS 78705

REVISIONS:

NO.	DATE	DESCRIPTION
1	09.04.13	ISSUED FOR PERMITTING

DATE: 09.04.13
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A3

WEISS
ARCHITECTURE

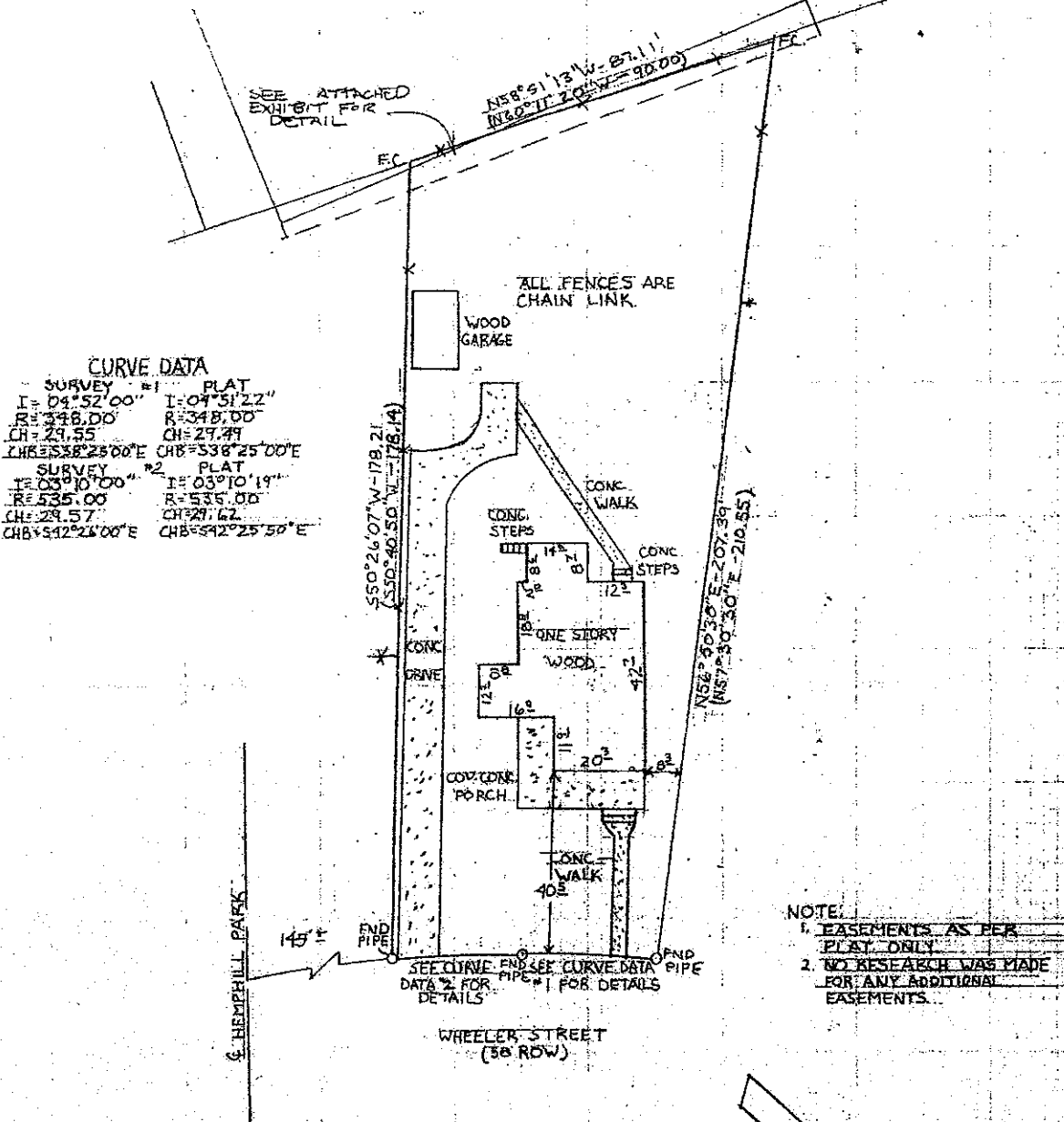
REVISIONS:

NO.	DATE	DESCRIPTION
1	09.04.13	ISSUED FOR PERMITTING

DATE: 09.04.13
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APPROVED BY: [blank]

SURVEY PLAT OF

Local Address: 3108 WHEELER STREET Ref: CHRISTIAN
 Legal Description: Lot No. 64, Block No. 6 ALDRIDGE PLACE
 a subdivision in the City of AUSTIN Texas, of record in Plat Book 2 at
 Page 231 of the TRAVIS County, Texas Plat Records.



NOTE:
 1. EASEMENTS AS PER PLAT ONLY
 2. NO RESEARCH WAS MADE FOR ANY ADDITIONAL EASEMENTS.

STATE OF TEXAS
 COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

SCALE: 1"=30'

Dated this the 14TH Day of MARCH, 1985

FLOOD NOTE: I hereby certify that the property described herein IS IN ZONE "C" within special flood hazard area as identified by the Federal Insurance Administration Department of Housing and Urban Development, the flood hazard area being identified on page No. _____ of the FIA flood hazard boundary map effective PANEL NO. 40624 00458 date SEPT 2, 1981

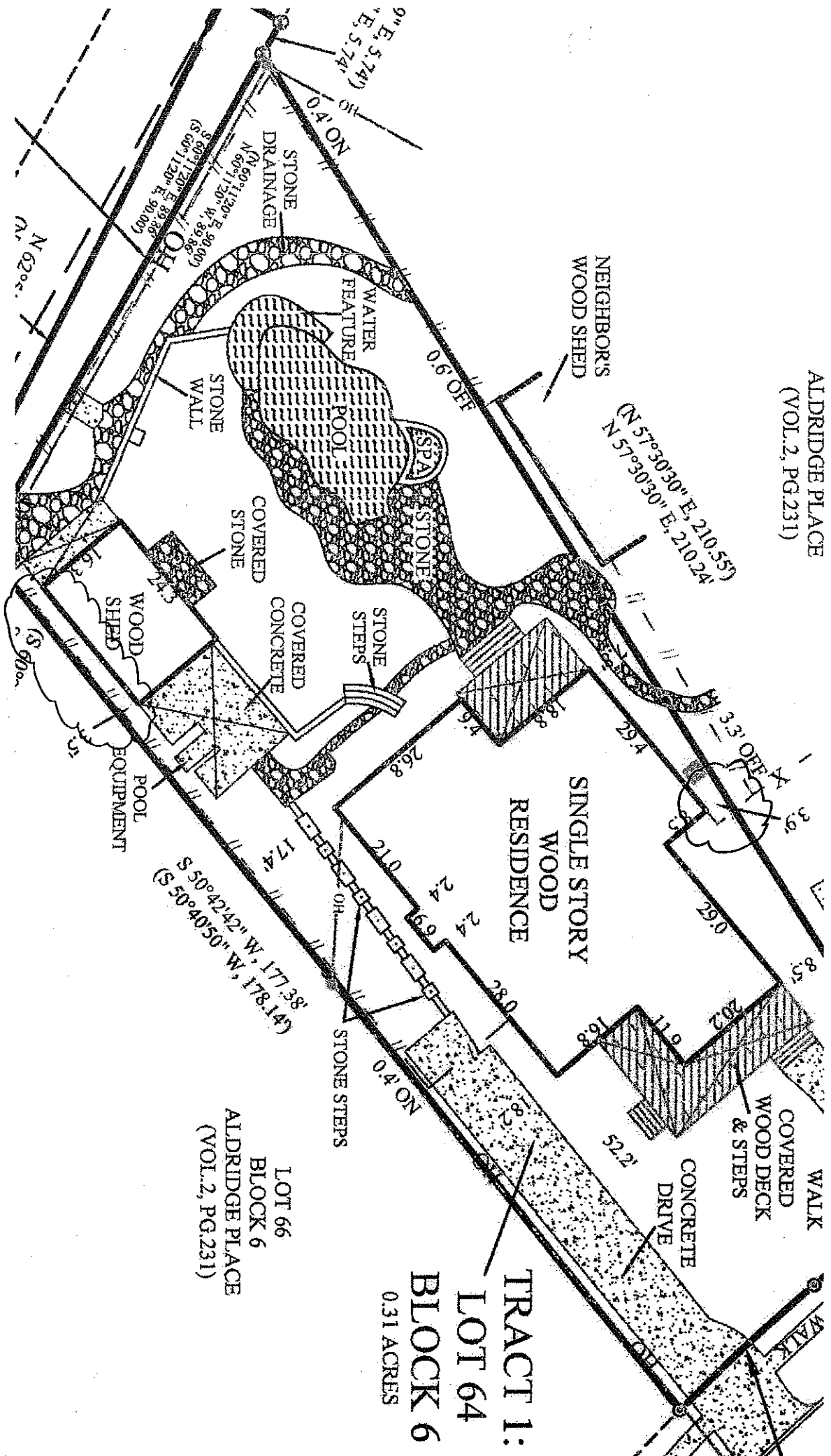
SA

SURVEYING ASSOCIATES, INC.

Roger L. Gray

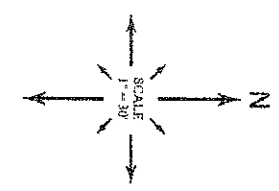
JOB NO. A0942

ALDRIDGE PLACE
(VOL.2, PG.231)



TRACT 1:
LOT 64
BLOCK 6
0.31 ACRES


























































































LOT 66
BLOCK 6
ALDRIDGE PLACE
(VOL.2, PG.231)



RESTRICTIONS
SUBJECT TO RESTRICTIONS IN VOL. 329, PG. 44. (TRACT 1)
SUBJECT TO A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 339, PG. 355. (TRACT 2)
SUBJECT TO A STORM WATER DRAINAGEWAY EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 1062, PG. 214. (TRACT 2)

TRACT 1, LOT 64, BLOCK 6, OF ALDRIDGE PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 231, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. TRACT 2, BEING 896.71 SQUARE FEET OF LAND, BEING A PORTION OF LOT 7, BLOCK 9, FEUTH ADDITION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 157, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN CHRISTOPHER COFFIN AND ANN COFFIN TRACT, RECORDED IN VOLUME 12667, PAGE 1090, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 896.71 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LEGEND

 CALCULATED POINT
 PRO-SAND FILLING
 CORRECTION POINT
 1/2" HOOR PIPE FOUND
 1/2" ROAD FOUND
 WIRE BERRY
 CHAIR CHAIR POINT
 WOOD PINE
 RECOVERED INTERSECTION
 1/2" HOOR PIPE FOUND
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 WIRE BERRY
 CHAIR CHAIR POINT
 WOOD PINE
 RECOVERED INTERSECTION
 1/2" HOOR PIPE FOUND
 1/2" ROAD FOUND
 WIRE BERRY



HERITAGE TITLE COMPANY

TO THE JOINT HOLDERS AND/OR OWNERS OF THE PARCELS SURVEYED AND TO THE NEAREST NEIGHBORS OF THE TRACT, THIS SURVEY WAS MADE ON THE FOLLOWING BASIS:

1. NO HEREDITARY ESTATE IN THE TRACT SURVEY WAS MADE ON THE BASIS OF THE PROPERTY LEGALLY DESCRIBED HEREON AND TO THE BEST OF ANY KNOWLEDGE OF THE SURVEYOR, THERE IS NO OTHER PERSON OR PERSONS WHOSE INTEREST IN THE TRACT SURVEYED IS NOT INDICATED BY THIS CONFLICT, ENCROACHMENT OR VIOLATION OF THE PROPERTY RIGHTS OF THE JOINT HOLDERS AND/OR OWNERS OF THE PARCELS SURVEYED AND OF NEIGHBORS OF THE TRACT SURVEYED.

2. NO HEREDITARY ESTATE IN THE TRACT SURVEY WAS MADE ON THE BASIS OF THE PROPERTY LEGALLY DESCRIBED HEREON AND OF NEIGHBORS OF THE TRACT SURVEYED, EXCEPT AS SHOWN HEREON, AND THERE IS NO OTHER PERSON OR PERSONS WHOSE INTEREST IN THE TRACT SURVEYED IS NOT INDICATED BY THIS CONFLICT, ENCROACHMENT OR VIOLATION OF THE PROPERTY RIGHTS OF THE JOINT HOLDERS AND/OR OWNERS OF THE PARCELS SURVEYED AND OF NEIGHBORS OF THE TRACT SURVEYED.

3. NO HEREDITARY ESTATE IN THE TRACT SURVEY WAS MADE ON THE BASIS OF THE PROPERTY LEGALLY DESCRIBED HEREON, THIS SURVEY WAS EDICATED WITHOUT THE BENEFIT OF A SURVEY OF TITLE.

<p>ALLSTAR Land Overlaying</p> <p>9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5317 FAX WWW.ALLSTARCONSTRUCTION.COM</p>		<p>FILED MAP INFORMATION</p> <p>A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND HAS A ZONE XEER RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS.</p> <p>FILED MAP NO. 44835CM65H PANEL 0455H</p> <p>DATED: 9-26-2008</p> <p>THE CERTIFICATES FOR INTERESTED PARTIES ONLY AND NEW 9.5 GSA ANSWERS THAT THE PROPERTY WILL BE A FLOOD PLAIN ADJACENT TO THE TRACT. THE CURRENT STATUS OF THIS TRACT:</p>	
<p>CHRISTOPHER S. COFFIN AND WIFE, ANN M. COFFIN 3108 WHEELER STREET AUSTIN, TRAVIS COUNTY, TEXAS</p>		<p>ADDRESS</p>	
<p>SURVEY DATE MARCH 32, 2013</p> <p>TITLE CO. HERITAGE TITLE COMPANY</p> <p>C&A NO. 20120069</p> <p>TRB NO. A0811313</p>	<p>PREPARED BY: LAMON HESTON</p> <p>C&A BY: EDWARD ROUSEY</p> <p>TRB BY: DANAH WRIGHT</p> <p>TRB'S CHECK: EDWARD ROUSEY</p>	<p>04/22/2013</p> <p>02/25/2013</p> <p>09/22/2013</p> <p>02/25/2013</p>	

Parsley Coffin Renner

A Limited Liability Partnership

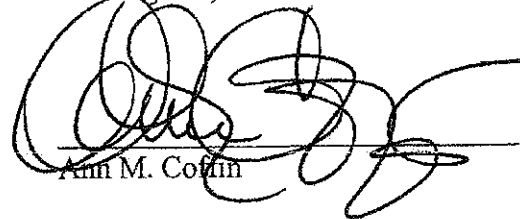
Post Office Box 13366
Austin, Texas 78711
Telephone (512) 879-0900
Fax (512) 879-0912

November 11, 2013

To Whom It May Concern:

We, Christopher and Ann Coffin, are the owners of 3108 Wheeler Street, Austin TX 78705. We authorize Richard Weiss and Weiss Architecture to act as agents in order to apply for entitlements for 3108 Wheeler Austin TX 78705. Please contact me if you have any questions regarding this authorization at 512-879-0915.

Best regards,



Ann M. Coffin