

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

CASE # C15-2014-0037
ROW # 11087928
TAX ROLL # 0202100729

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: 2411 EAST 2ND ST.

LEGAL DESCRIPTION: Subdivision - RESUB OF LOTS 1 & 12 OF ALFF ADDITION

Lot(s) 12 A Block _____ Outlot _____ Division _____

I/We GEORGE ENSLE on behalf of myself/ourselves as authorized agent for

RICARDO D. ROJO affirm that on _____,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☒ MAINTAIN

CHANGE OF USE FROM EXISTING GARAGE
TO ADD 2ND FLOOR OPERATING SECONDARY APARTMENT
NOT TO EXCEED 550/SF. ON 2ND FLOOR

in a SF-3-N-P-Hwy 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.

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

_____ affirm that on _____, _____,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☒ MAINTAIN

Change of use from existing Garage to add second floor creating Secondary apartment not to exceed 550 Square Feet on second floor and 850 Square Feet total.

in a SF-3-NP-Holly district.
(zoning district)

2/18 updated
findings
sent
via
email

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:

Zoning regulations do not allow for any expansion of existing Garage footprint, and if moved 3.4 feet to meet the 10' rear lot setback, it would require the driveway to be moved as well, creating additional impervious cover in the root zone of the existing tree east of the House.

~~Due to the small size of lot, the Secondary apartment cannot be located 15' to the rear of the principal structure.~~

HARDSHIP:

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

Relocation of the Garage and driveway 3.4 feet would impact the root zone of existing tree and the rear entrance to the existing house.

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

The lot is considerably smaller than typical in the area.

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:

There is a tall existing commercial structure to the rear of the property with a solid wall, and there are several two-story residences and apartment complexes in close proximity to the property.

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:



2406

2404

2402

2402

2410

MF-5-NP

204

202

206

208

SF-3-NP

2407

2409

SF-3-NP

2411

114

2501

SF-3-NP

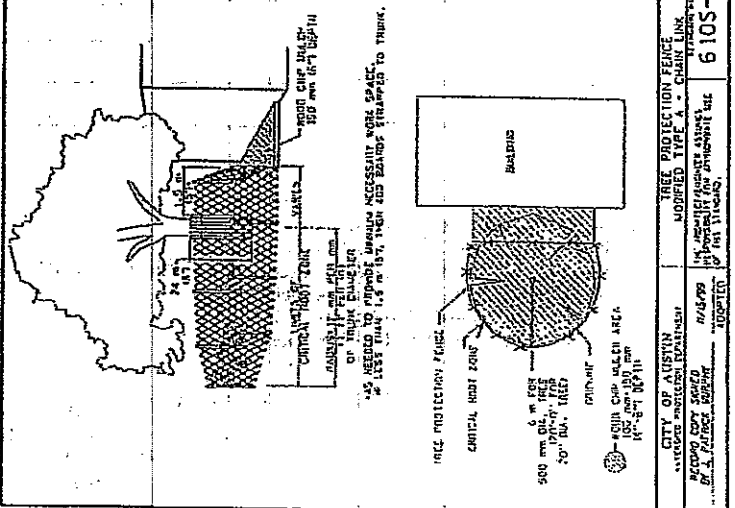
CS-CO-MU-NP

Environmental Criteria Manual Tree Preservation Design Criteria

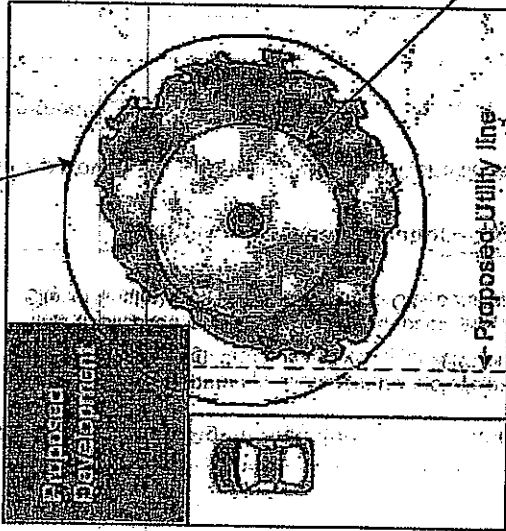
Example: a tree with a 20-inch diameter trunk has a 20-foot CRZ, and a 30-foot ½ CRZ.

In order to assure that trees are adequately preserved, tree protection fencing is required for trees within the limits of construction. Fencing should protect the entire critical root zone (CRZ) area. Fencing is required to be chain-link mesh at a minimum height of five feet. A 6-Inch layer of mulch within the entire available root zone area is required for trees which have any disturbance indicated within any portion of the critical root zone.

For more information visit www.claustin.tx.us/trees or contact the City Arborist at (512) 974-1876 or Michael.Embresi@claustlin.tx.us.



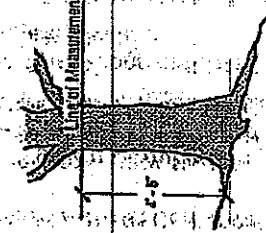
One foot from the tree trunk for each diameter inch of trunk size.



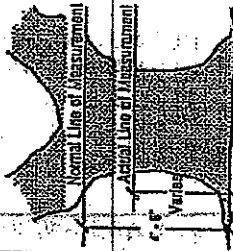
Example: a tree with a 20-inch diameter trunk has a 20-foot CRZ, and a 30-foot ½ CRZ.

A tree's root system ranges well beyond the dripline. The CRZ has been established to set a practical limit beyond which any loss of roots would not have a significant impact on a tree's survival. Design constraints often dictate that trees slated for preservation have some encroachment on their critical root zone. Weighing this fact with what appears to be an acceptable degree of risk to most trees, the following minimum design criteria (maximum allowable impacts) have been established:

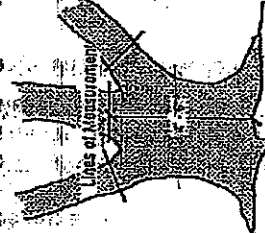
- A minimum of 50% of the CRZ must be preserved at natural grade, with natural ground cover, and
- No cut or fill greater than four (4) inches will be located closer to the tree trunk than the $\frac{1}{2}$ CRZ.



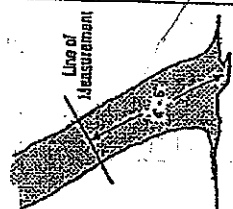
ON A SLOPE



IRREGULAR SWELLING
(Hogwarts Discretion)



MULTI-STEMMED TREE



LEARNING TREE

WOD :आवागमन

LOT 11
ALFF ADDITION,
BOOK 4, PAGE 57

APPROVED BY
AUSTIN ENERGY
FOR BOA

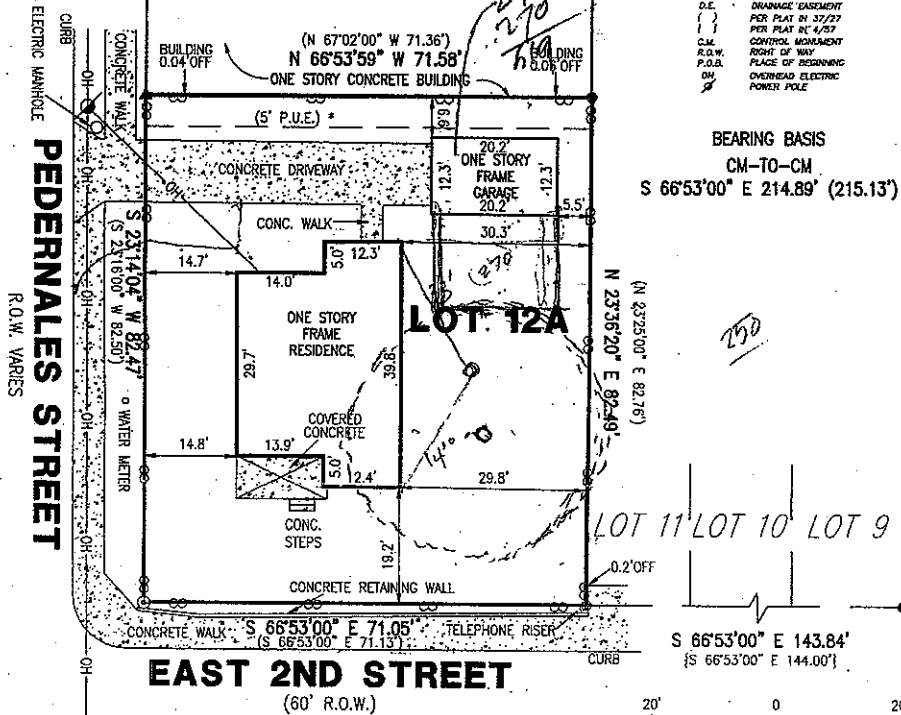
DATE: FEB 5, 2014

[Signature]

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- PUNCH HOLE FOUND
- CONCRETE NAIL FOUND
- CAPPED REBAR FOUND
- 2" SET IN CONCRETE
- 2" FOUND BY CONCRETE
- SPINDLE SET
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- FOR PLAT IN 37/07
- PER PLAT IN 4/07
- CONTROL MONUMENT
- RIGHT OF WAY
- P.O.B.
- PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- POWER POLE

BEARING BASIS
CM-TO-CM
S 66°53'00" E 214.89' (215.13')



* = Per Plat, the rear 5' of all lots is dedicated as an easement for Public Utilities.

TO THE OWNER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENCE TITLE COMPANY
NATIONAL INVESTORS TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCE HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 08084, DATED 08/26/08. 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 DAPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 2411 EAST 2ND STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 12A BLOCK: SUBDIVISION: RESUBDIVISION OF LOTS 1 & 12 OF ALFF ADDITION VOL/CAB 37 PG/SLD 27 PLAT RECORDS
REFERENCE NAME: RICARDO ROJO

G.F. #: 1304282-BOK



B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
Surveyed by: B & G Surveying, Inc.

JOB #: B0303713_TA
DATE: 3-14-13
SCALE: 1" = 20'

FIELD WORK BY	REESE	3-13-13
CALCD BY	TK	3-14-13
DRAFTED BY	AKS	3-14-13
CHECKED BY	ML	3-14-13

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

- * APPLICANT WOULD LIKE TO PUT AN ADDITIONAL 2ND FLOOR (APT.) BEING A TOTAL OF 24' FT. ON ONE STORY GARAGE LABELED "ONE STORY FRAME GARAGE"
- ANY PROPOSED OR EXISTING IMPROVEMENTS MUST BE IN COMPLIANCE WITH AUSTIN ENERGY CLEARANCE CRITERIA REQUIREMENTS, THE NATIONAL ELECTRIC SAFETY CODE, AND OSHA.
- ANY REMOVAL OR RELOCATION OF EXISTING FACILITIES WILL BE AT OWNERS/APPLICANTS EXPENSE,
- IF OUR SERVICE DROP IS RECOMMENDED TO BE RELOCATED WHEN YOU OBTAIN A BUILDING PERMIT, PLEASE SPEAK W/ OUR DISTRIBUTION CONSTRUCTION LEADER, JOAN WILLIAMS @ 512-505-7604