

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

ROW

CASE # C15-204-0045  
Row # 11103898  
TAX Roll # 0226000231

**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: 2602 La Ronde St, 78731

LEGAL DESCRIPTION: Subdivision - \_\_\_\_\_

Lot(s) 2 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division La Ronde

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

\_\_\_\_\_ affirm that on 2/18/14,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Allow a corner of the new carport to extend into the front setback at SW corner of carport

in a SF2 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:

design of structure and shape of curved lot.

**HARDSHIP:**

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

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

**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:

This variance will not alter the character of adjacent properties nor does it impair the purpose of the regulation as it does not crowd either setback front or side and it does not block any views. It does not present any architectural anomaly, but rather prevents such an anomaly.

**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:

it does not interfere traffic flow.

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

no, all other code requirements have been met.

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 \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

**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 \_\_\_\_\_ Mail Address 2602 La Ronde St.

City, State & Zip Austin, TX 78731

Printed Todd Thompson Phone 305-323-6785 Date 2/18/14

**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:

\_\_\_\_\_

design of structure and shape of curved lot

\_\_\_\_\_

**HARDSHIP:**

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

it is curved lot, the axis of house plan and carport plan push towards our request

\_\_\_\_\_

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

**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:

This variance will not alter the character of adjacent properties, nor  
\_\_\_\_\_ does it

impair the purpose of the regulation, as it does not crowd either setback,  
front, or side, and it does not block any views, it does not present and

**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:

\_\_\_\_\_ does not affect or interfere with \_\_\_\_\_

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

\_\_\_\_\_ no, all other code requirements have been \_\_\_\_\_

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 \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

**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 \_\_\_\_\_ Mail Address 2602 La Ronde St.

City, State & Zip Austin, TX 78731

Printed Todd Thompson Phone 305-323-6785 Date 10/22/13

From: "Kellogg, Eben" <Eben.Kellogg@austintexas.gov>  
Subject: **2602 LA RONDE ST.**  
Date: October 24, 2013 1:01:05 PM CDT  
To: "Todd Thompson" <todd@tthompson.com>  
Cc: "Ramirez, Diana" <Diana.Ramirez@austintexas.gov>, "Walker, Susan" <Susan.Walker@austintexas.gov>  
▶ 1 Attachment, 452 KB

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October 24, 2013

Todd & Ashley Thompson  
2602 La Ronde Street  
Austin, Texas 78731

Re: 2602 La Ronde Street.  
Being Lot 3 and the East 1/2 of Lot 2  
LA RONDE  
Volume 6, Pg. 91  
P.R.T.C.T.

Dear Todd,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting a variance from the front 25' ft. Building setback, in regards to a carport being constructed within said setback, as shown on sketch.

Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch.

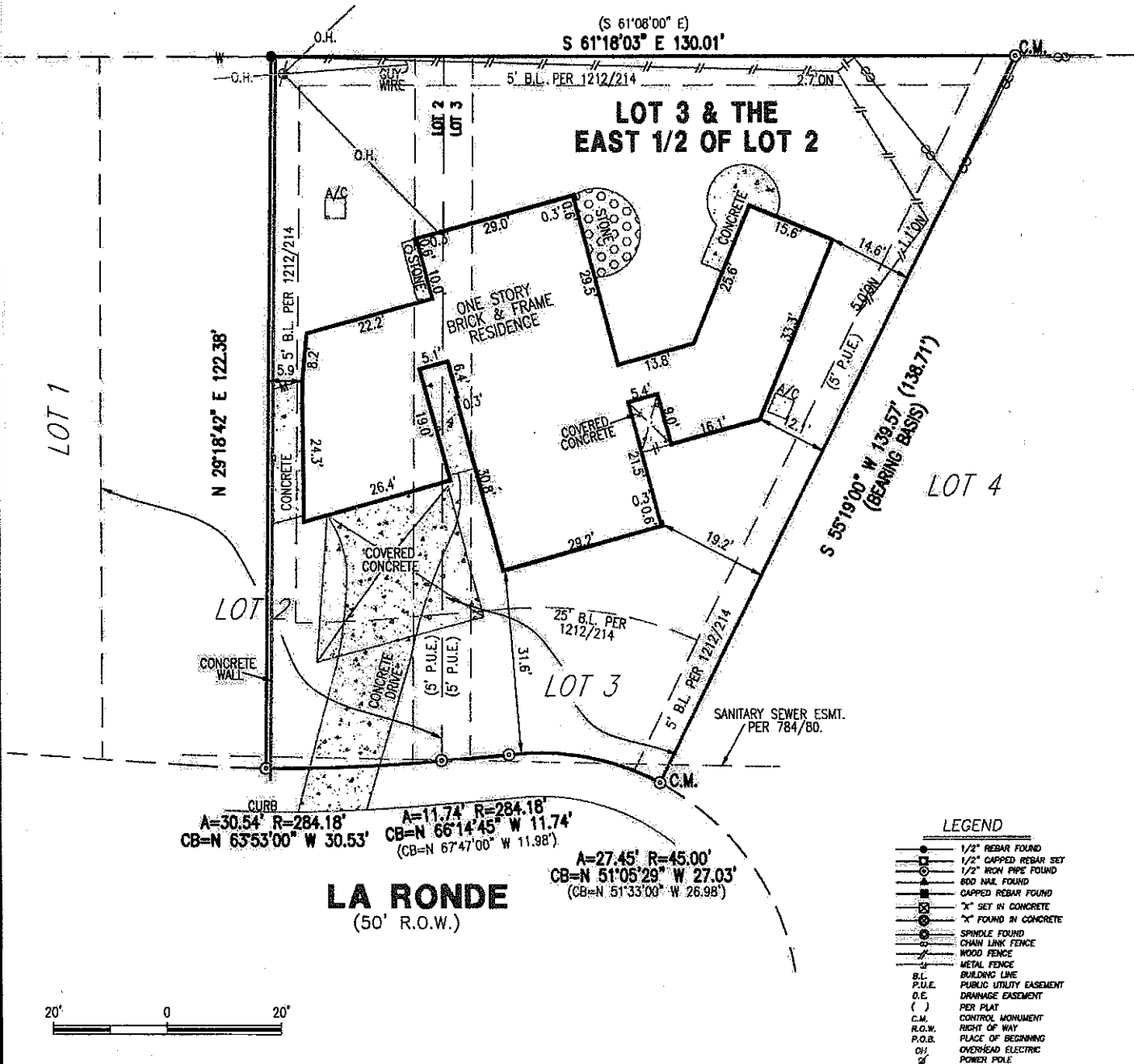
Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6050.

Sincerely,

**Eben Kellogg**  
Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
512.322.6050

Cc: Diana Ramirez and Susan Walker

LOT 47  
SHOAL VILLAGE SECTION 4  
V. 6, PG. 78



Note:

1) Subject to restrictions and easement rights as stated in 1212/214 & 1348/176, Real Property Records and per Plat in Vol. 6, Pg. 91, Plat Records.



TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO  
CAPITOL TITLE OF TEXAS  
FIRST NATIONAL 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 REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0435 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

STREET ADDRESS: 2602 LA RONDE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 3 AND THE EAST 1/2 OF LOT 2 SUBDIVISION: LA RONDE VOL/CAB: 6 PG./SLD: 91 PLAT RECORDS:  
REFERENCE NAME: TODD THOMPSON AND ASHLEY THOMPSON

ROGER UPDATE: 08/26/13

G.F. # 148250-AM



B & G SUR

G. INC.

JOB #: R0809713\_TA  
DATE: 09/19/12

(S 61°08'00" E)  
S 61°18'03" E 130.01'





















CURB  
A=30.54' R=284.18'  
CB=N 63°53'00" W 30.53'

A=11.74' R=284.18'  
CB=N 66°14'45" W 11.74'  
(CB=N 67°47'00" W 11.98')

**LA RONDE**  
(50' R.O.W.)

A=27.45' R=45.00'  
CB=N 51°05'29" W 27.03'  
(CB=N 51°33'00" W 26.98')

LEGEND

- |   |                         |
|---|-------------------------|
|  | 1/2" REBAR FOUND        |
|  | 1/2" CAPPED REBAR SET   |
|  | 1/2" IRON PIPE FOUND    |
|  | 600 NAIL FOUND          |
|  | CAPPED REBAR FOUND      |
|  | "X" SET IN CONCRETE     |
|  | "X" FOUND IN CONCRETE   |
|  | SPINDLE FOUND           |
|  | CHAIN LINK FENCE        |
|  | WOOD FENCE              |
|  | METAL FENCE             |
|  | BUILDING LINE           |
|  | PUBLIC UTILITY EASEMENT |
|  | DRAINAGE EASEMENT       |
|  | PER PLAT                |
|  | CONTROL MONUMENT        |
|  | RIGHT OF WAY            |
|  | PLACE OF BEGINNING      |
|  | OVERHEAD ELECTRIC       |
|  | POWER POLE              |

1) Subject to restrictions and easement rights as stated in 1212/214 & 1348/176, Real Property Records and per Plat in Vol. 6, Pg. 91, Plot Records.



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

CAPITOL TITLE OF TEXAS  
FIRST NATIONAL 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 REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCRoACHMENTS oVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

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STREET ADDRESS: 2602 LA RONDE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 3 AND THE EAST 1/2 OF LOT 2 SUBDIVISION: LA RONDE VOL /CAB: 6 PG/SLD: 91 PLAT RECORDS:  
REFERENCE NAME: TODD THOMPSON AND ASHLEY THOMPSON

ROGER UPDATE: 08/26/13

G.F. #: 12-148250-AM



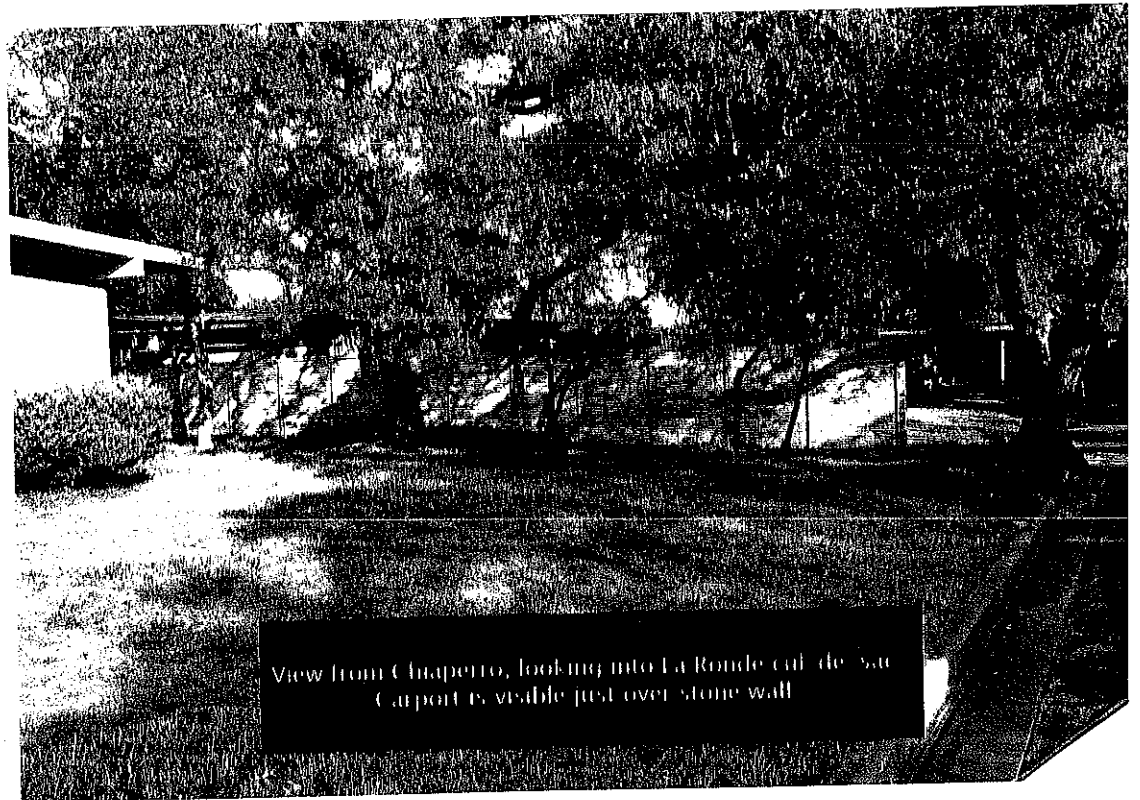
**B & G SURVEYING, INC.**  
**DEWEY H. BURRIS & ASSOCIATES, INC.**  
 Surveyed by: Dewey H. Burris & Associates  
[WWW.BANDGSURVEY.COM](http://WWW.BANDGSURVEY.COM)

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

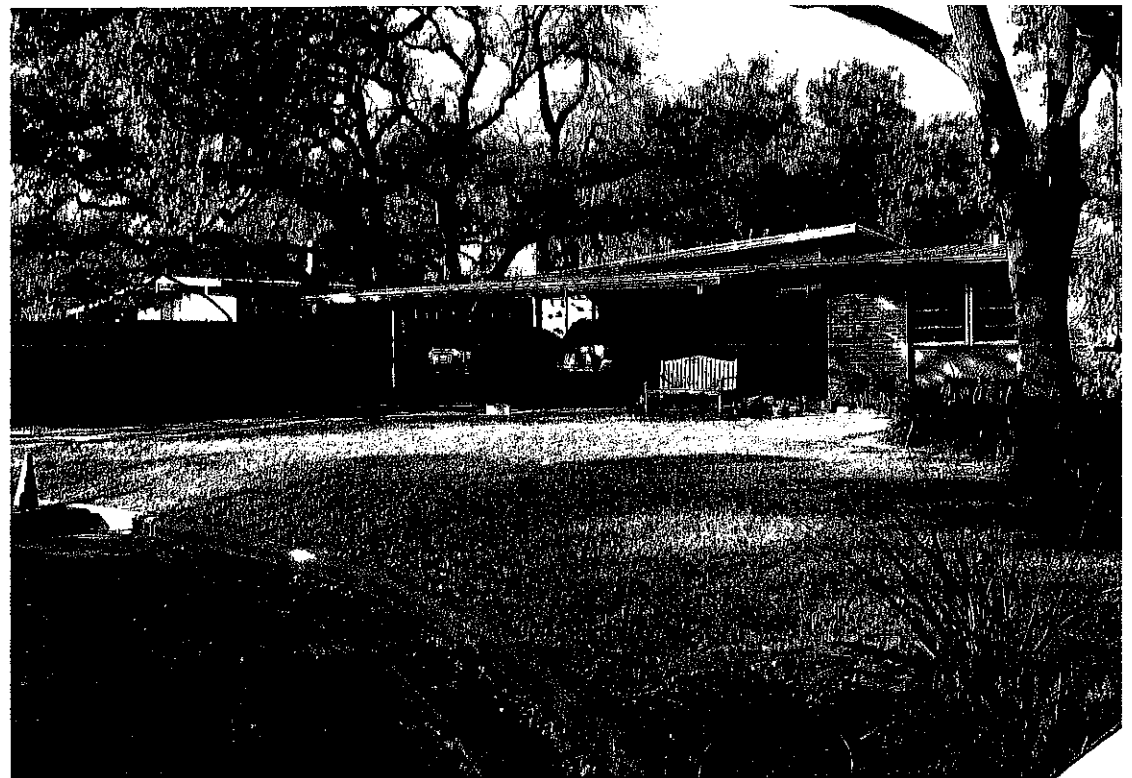
JOB #: R0809713\_TA  
DATE: 09/19/12  
SCALE: 1" = 20'

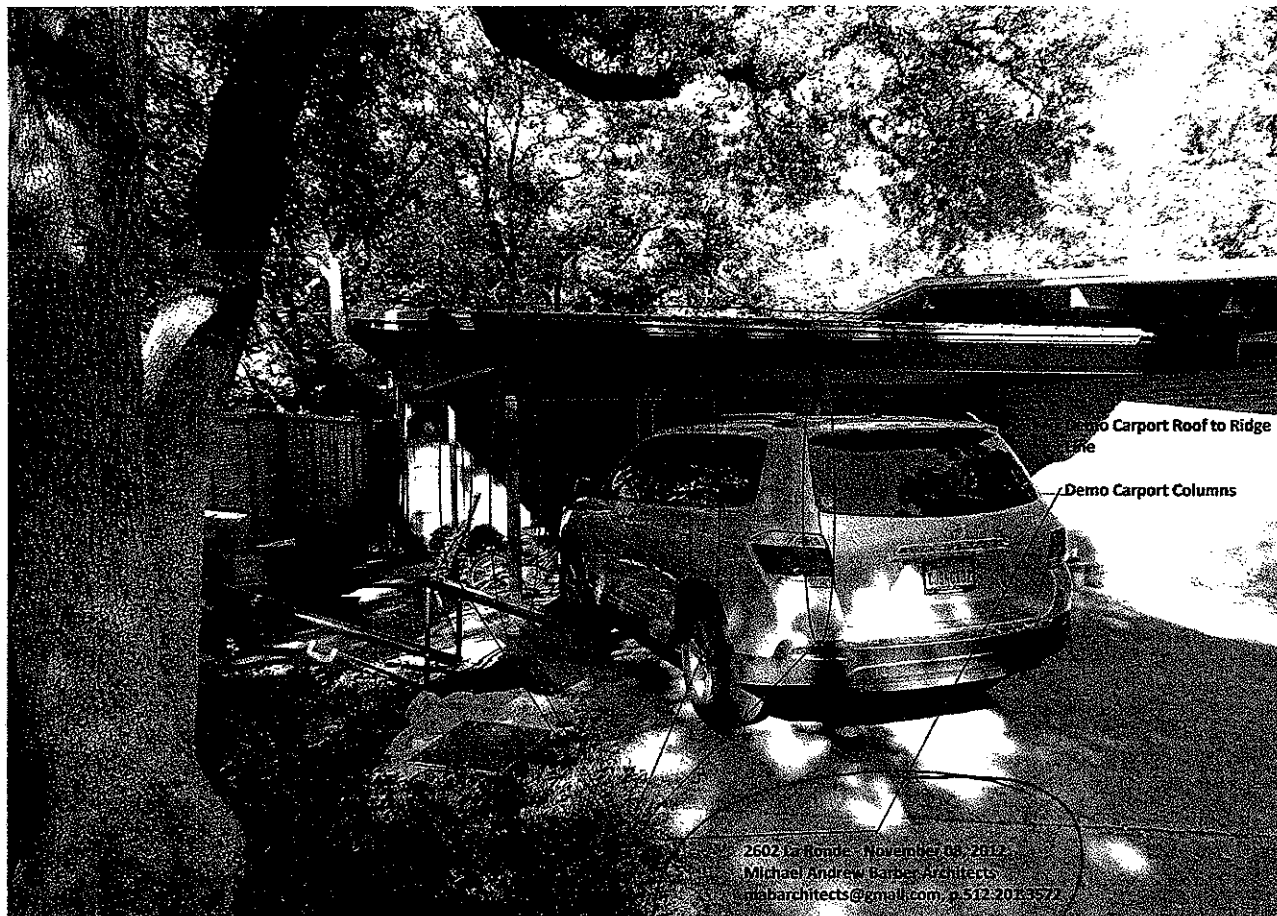
FIELD WORK BY	REESE	08/18/12
CALC'D BY	TONI	09/19/12
DRAFTED BY	JOSE	09/19/12
CHECKED BY	M.L.	09/19/12





View from Chiapetto, looking into La Ronde cul de sac  
Carport is visible just over stone wall

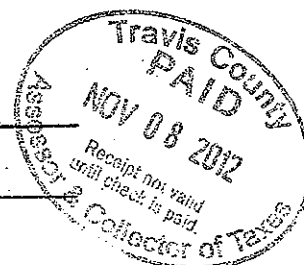


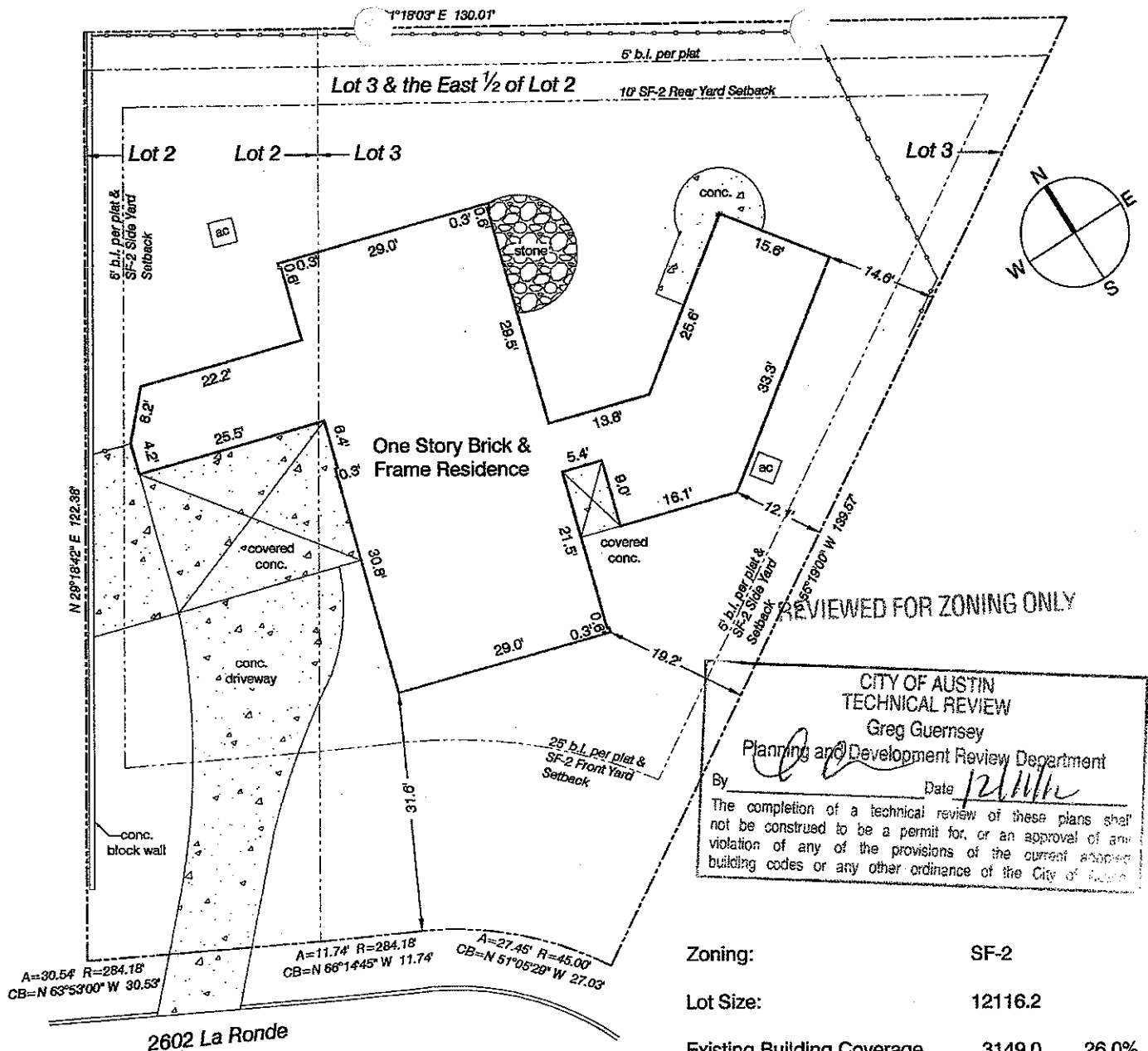


### TAX CERTIFICATE RECEIPT

TAXCERT #: Victor Flores DATE: 11/8/12

AMOUNT: \$10 ☒ CASH / CHECK NO.: \_\_\_\_\_





① **Exist. Site Plan**  
scale: 1" = 20'-0"

# Addition for the Thompson Residence 2602 La Ronde, Austin, TX, 78731

CONSTRUCTION DOCUMENTS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS DOCUMENT IS FOR INTERIM REVIEW - NOT FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES - UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. MICHAEL ANDREW BARBER, #16390.

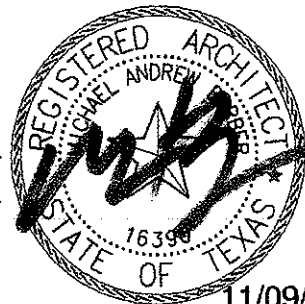
## Michael Andrew Barber Architects

88.5 Rainey Street, Austin, TX 78701 p.512.201.3572, www.mabarch.net

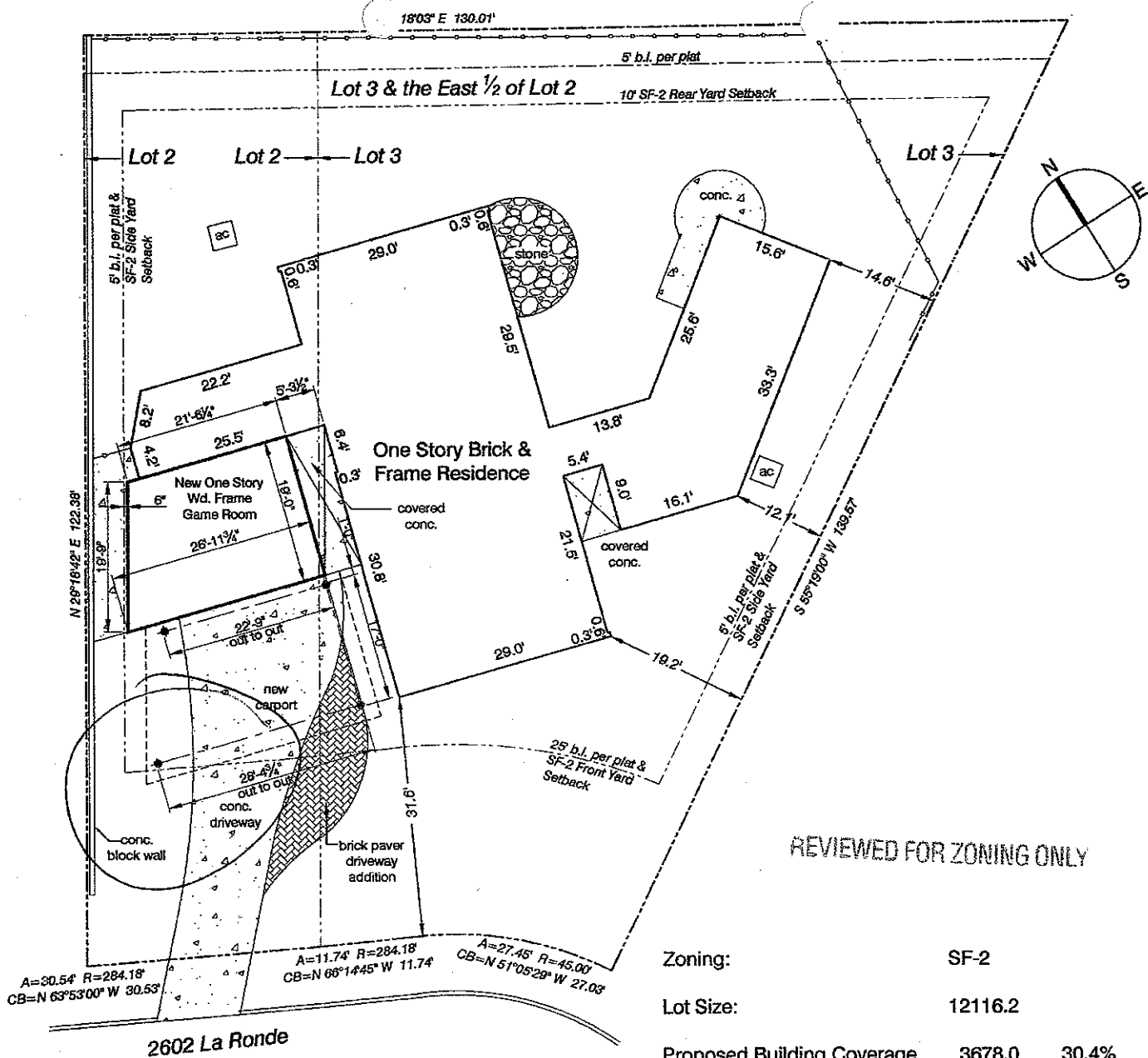
DRAWN BY: MB  
REVISION: 0  
DATE: 11/09/2012

# C1.0

EXP. 02/28/13



11/09/2012



① Site Plan  
scale: 1" = 20'-0"

# Addition for the Thompson Residence 2602 La Ronde, Austin, TX, 78731

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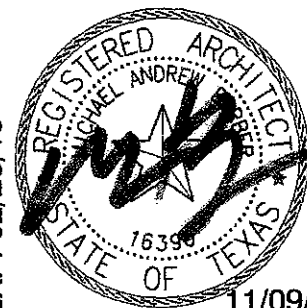
Michael Andrew Barber  
Architects

88.5 Rainey Street, Austin, TX 78701 p.512.201.3572, www.mabarch.net

DRAWN BY: MB  
REVISION: 0  
DATE: 11/09/2012

C1.1

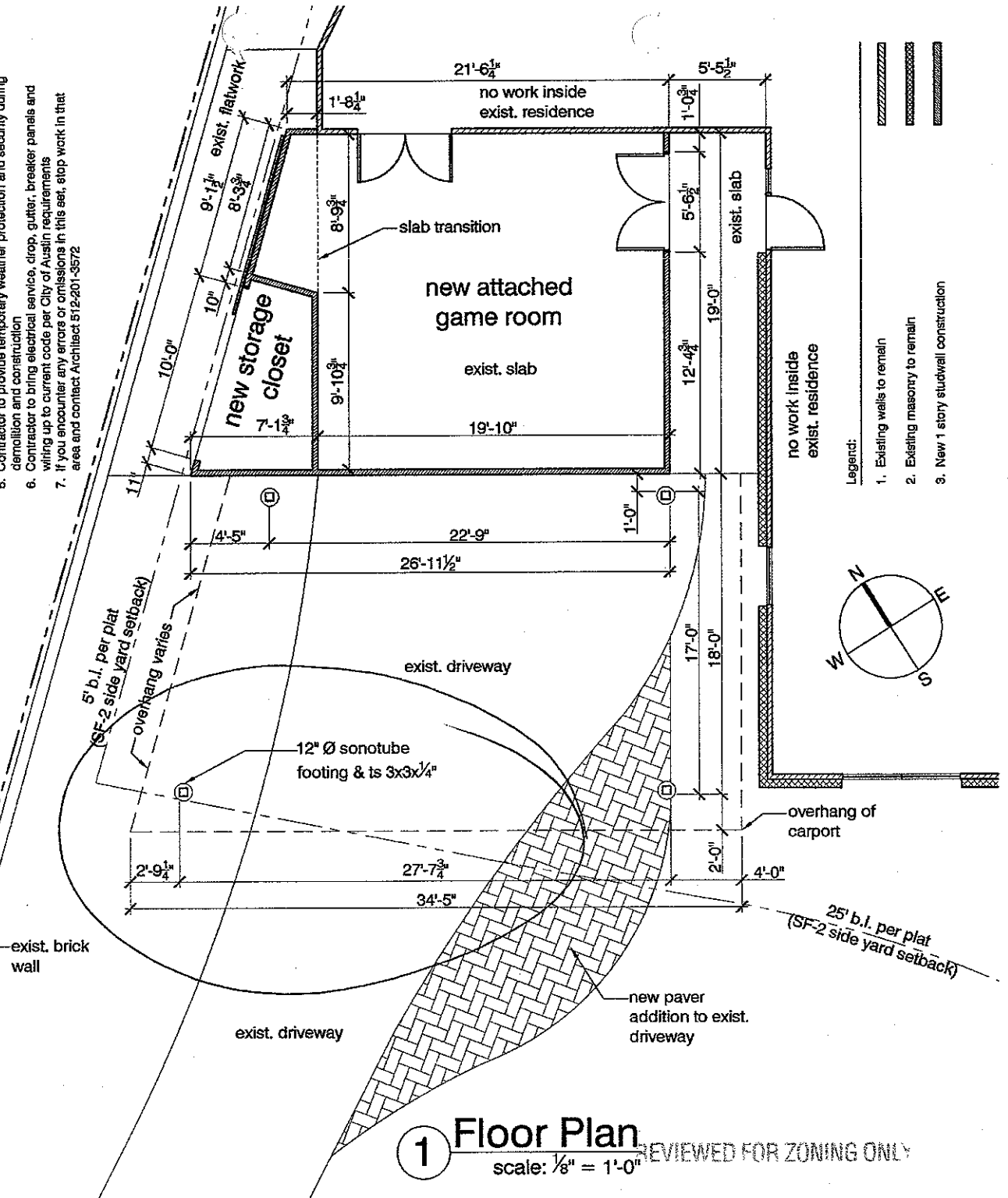
EXP. 02/28/13



11/09/2012

**General Notes:**

1. All dimensions are to face of stud or center line of structure
2. Contractor to field verify all dimensions prior to work
3. Coord. all ext./int. finishes with Owner
4. Contractor to salvage where ever possible all millwork, windows & doors.
5. Coordinate storage of salvage materials with Owner
6. Contractor to provide temporary weather protection and security during demolition and construction
7. Contractor to bring electrical service, drop, gutter, breaker panels and wiring up to current code per City of Austin requirements
8. If you encounter any errors or omissions in this set, stop work in that area and contact Architect 512-201-3572



# Addition for the Thompson Residence 2602 La Ronde, Austin, TX, 78731

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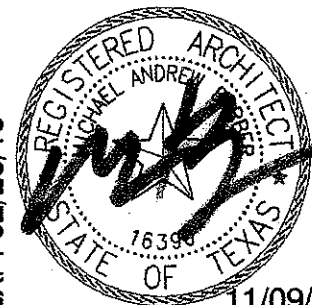
**Michael Andrew Barber  
Architects**

88.5 Rainey Street, Austin, TX 78701 p.512.201.3572, www.mabarch.net

DRAWN BY: MB  
REVISION: 0  
DATE: 11/09/2012

**A2.0**

EXP. 02/28/13



11/09/2012