

CASE # C15-2014-0063
ROW # 11122991
TAX ROLL# 0416401914

**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: 6900 Gaur Drive, 78749

LEGAL DESCRIPTION: Subdivision - Circle C Ranch Phs A Sec 4

Lot(s) 15 Block M Outlot _____ Division _____

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

Alejandra Fredes affirm that on April 2, 2014,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Covered Patio Room on existing rear patio foundation.

in a SF-2 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:

Impervious coverage and building coverage calculations exceed the city of Austin's requirements.

HARDSHIP:

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

The home was built outside the City of Austin's building and impervious coverage requirements

when home was built.

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

Home was built prior to the city of Austin annexing the portion of the county.

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 room will be built on existing rear patio foundation.

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:

N/A

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 is on the rear of the property.

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


Simple addition built to code.

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

N/A

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.

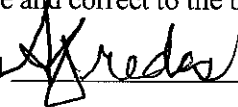
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 9104 Cameron Rd, 100

City, State & Zip Austin, TX 78754

Printed Jeff Moore Phone 512-345-1953 Date 4/2/14

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 6900 Gour DR

City, State & Zip Austin, TX 78749

Printed Alejandra Fredes Phone 512-660-5159 Date 4/2/14



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0063
Address: 6900 GAUR DRIVE



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

LOT 23

S 51°37'23" E 71.34' (ACTUAL TYP.)
S 51°20'43" E 70.73' (RECORD TYP.)

**LOT 15
BLOCK "M"**

101.68'
101.83'

100.00'
99.95'

CONC. PATIO

SINGLE STORY
WOOD FRAME
BRICK VENEER

WOOD FENCE

BEARING BASIS

N 32°10'57" E
N 32°35'02" E

S 38°39'17" W
S 38°39'17" W

15' BLDG. LINE PER PLAT

5' X 10' P.U.E. PER PLAT

5' X 10' P.U.E. PER PLAT

C1

L1

CONC. C & G

GAUR DRIVE

(50' ROW)

NOT AE POWER

AE APPROVED

MAR 17 2014

RLS 76-15

LINE NO.	BEARING & DISTANCE		
L1	ACTUAL	N 51°31'01" W	36.00'
	RECORD	N 51°20'43" W	35.17'
C1	ACTUAL	N 54°30'36" W	C=23.91'
	RECORD	N 54°22'50" W	C=23.83'

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 94, PG. 93, PLAT RECORDS, VOL. 10585, PG. 110, VOL. 10627, PG. 771, VOL. 10729, PG. 1153, VOL. 10961, PG. 851, VOL. 11003, PG. 1060, VOL. 11134, PG. 1045, VOL. 11924, PG. 139, VOL. 12244, PG. 1855, VOL. 12265, PG. 471, VOL. 12403, PG. 495, VOL. 12515, PG. 236 AND VOL. 12515, PG. 241, REAL PROPERTY RECORDS.

CATV ESMNTS. RECORDED IN VOL. 11120, PG. 213 AND VOL. 11606, PG. 196, REAL PROPERTY RECORDS, ARE RESTRICTED TO WITHIN THE R.O.W.S & P.U.E.S SHOWN HEREON.

Survey No. **981340**

PLAT OF SURVEY

SCALE: 1" = 20'

GF 9801593

J Moore
getdmy.com

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 2527 % of lot size: 38.57

Proposed Building Coverage (sq ft): 2683 % of lot size: 40.95

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 2068 % of lot size: 46.84

Proposed Impervious Cover (sq ft): Same % of lot size:

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y ☒ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☒ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 9 ft Number of Floors: 1

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 0 # of spaces provided: 0

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 6-353) Y ☒ N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N

Width of approach (measured at property line): 0 ft Distance from intersection (for corner lots only): 0 ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☒ N

Area Description		Building and Site Area		
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.		Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1 st floor conditioned area		2049		2049
2 nd floor conditioned area				
3 rd floor conditioned area				
Basement				
Covered Parking (garage or carport)		429		429
Covered Patio, Deck or Porch		49	156	205
Balcony				
Other				
Total Building Coverage		2527		2683
Driveway		256		320
Sidewalks		30		72
Uncovered Patio		208	-156	52
Uncovered Wood Deck (counts at 50%)				
AC pads		27		27
Other (Pool Coping, Retaining Walls)				
Total Site Coverage		3068		3068
Pool				
Spa				

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax

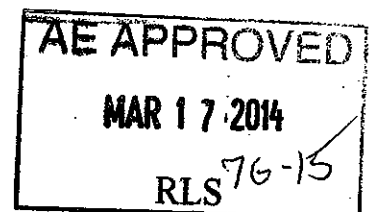


Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only

Responsible Person for Service Request <u>Thomas Kirl</u>		
Email <u>austin@getchampion.com</u> Fax <u>512-945-1954</u> Phone <u>512-345-1953</u>		
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>6900 Gaur Drive</u> OR		
Legal Description <u>Circle C Ranch Pks A Sec 4</u> Lot <u>15</u> Block <u>M</u>		
Who is your electrical provider? <input type="checkbox"/> AE <input checked="" type="checkbox"/> Other <u>PEC</u>		
<input type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter _____		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Addition of Sun room</u>		
NOT AE POWER		
ESPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		
AE Representative _____ Date _____ Phone _____		

Application expires 180 days after the date of approval
(Any change to the above information requires a new ESPA)



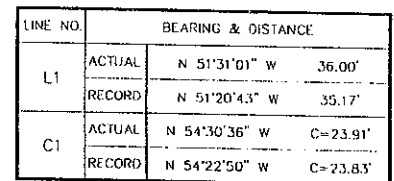
C15-2014-0063



CL5-2014-0063





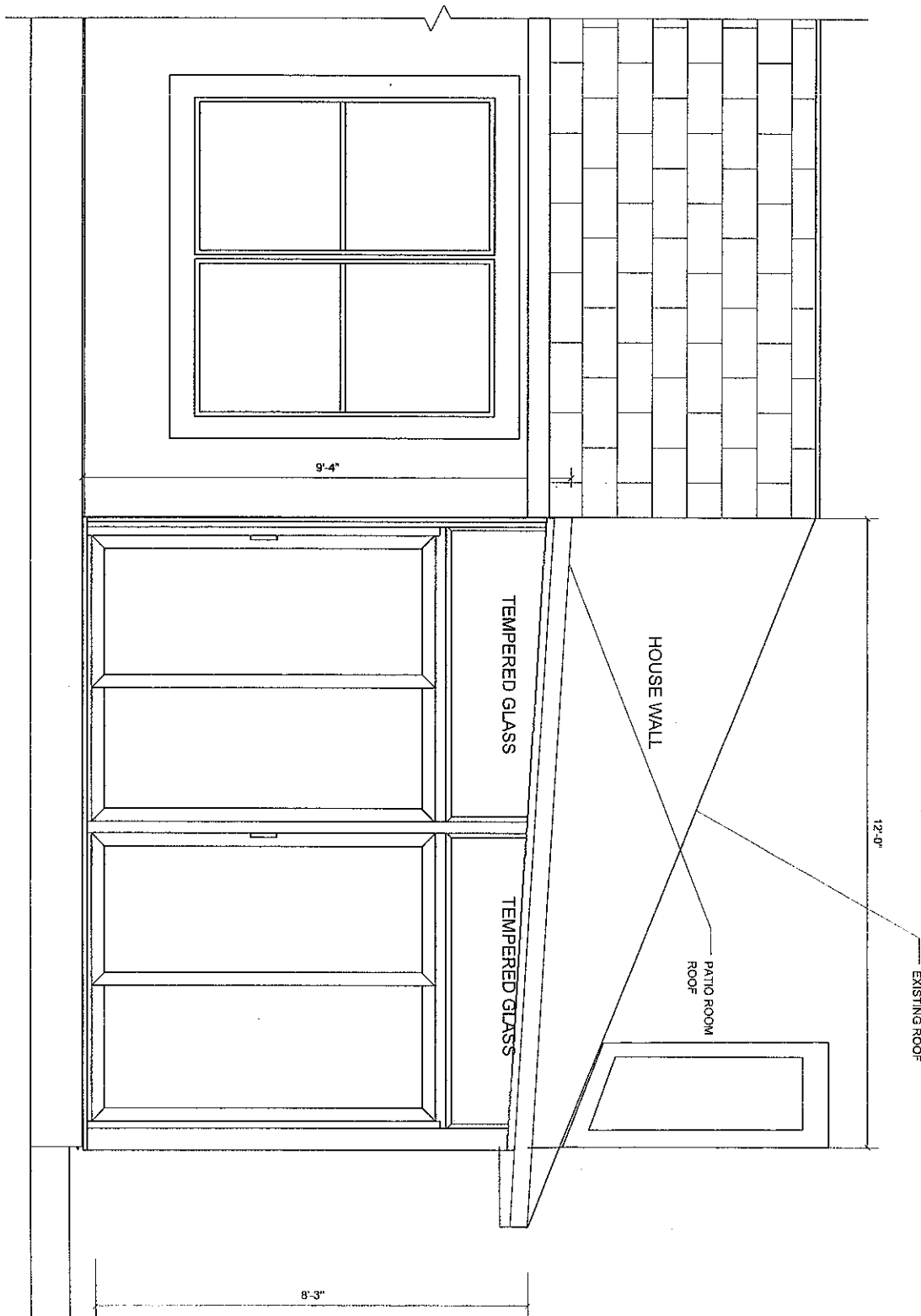


CATV ESMNTS. RECORDED IN VOL. 11120, PG. 213 AND VOL. 11606, PG. 196, REAL PROPERTY RECORDS, ARE RESTRICTED TO WITHIN THE R.O.W.'S & P.U.E.S SHOWN HEREON.

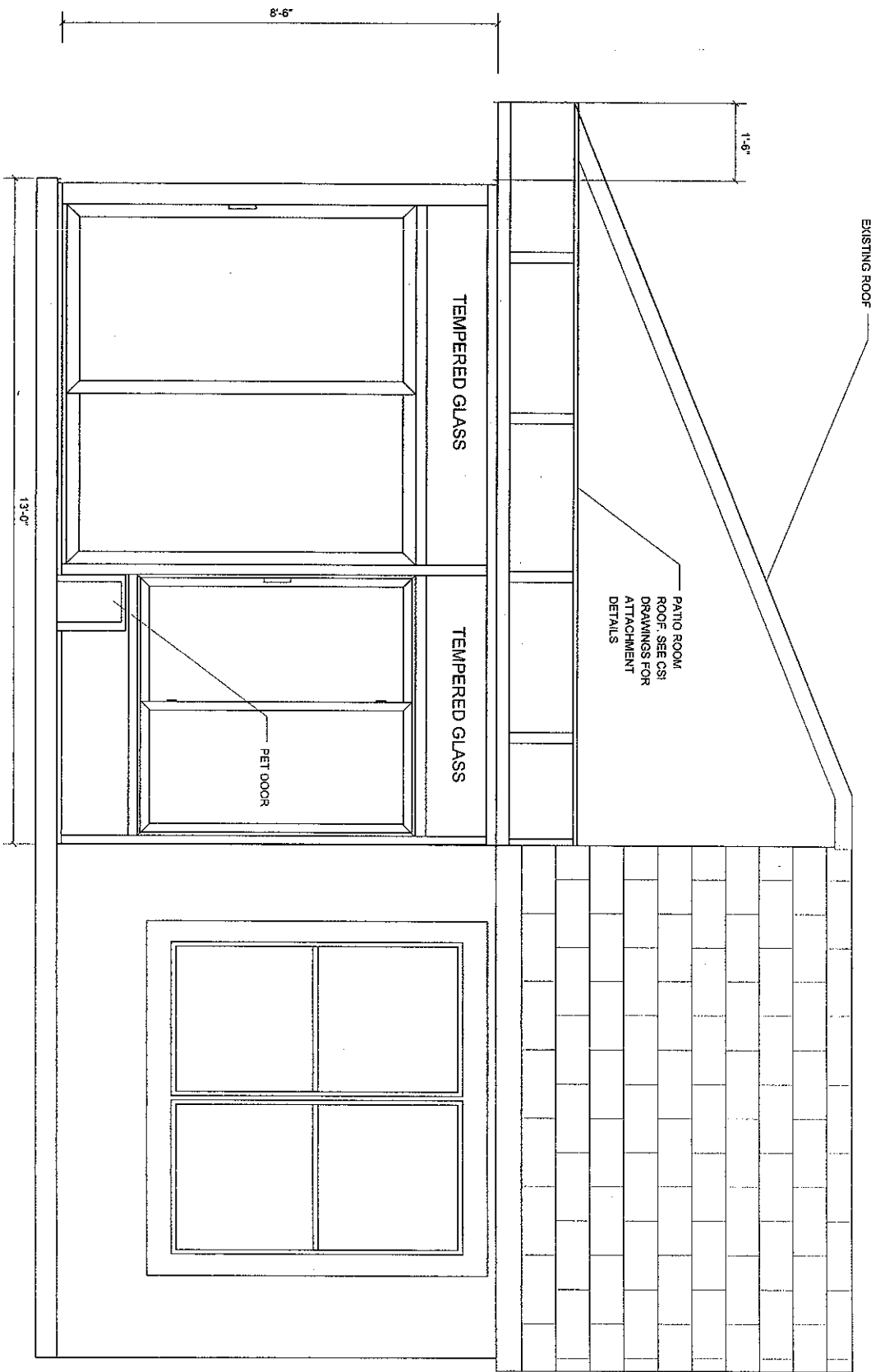
GF 9801593

All corners are iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

Date: 07-15-98



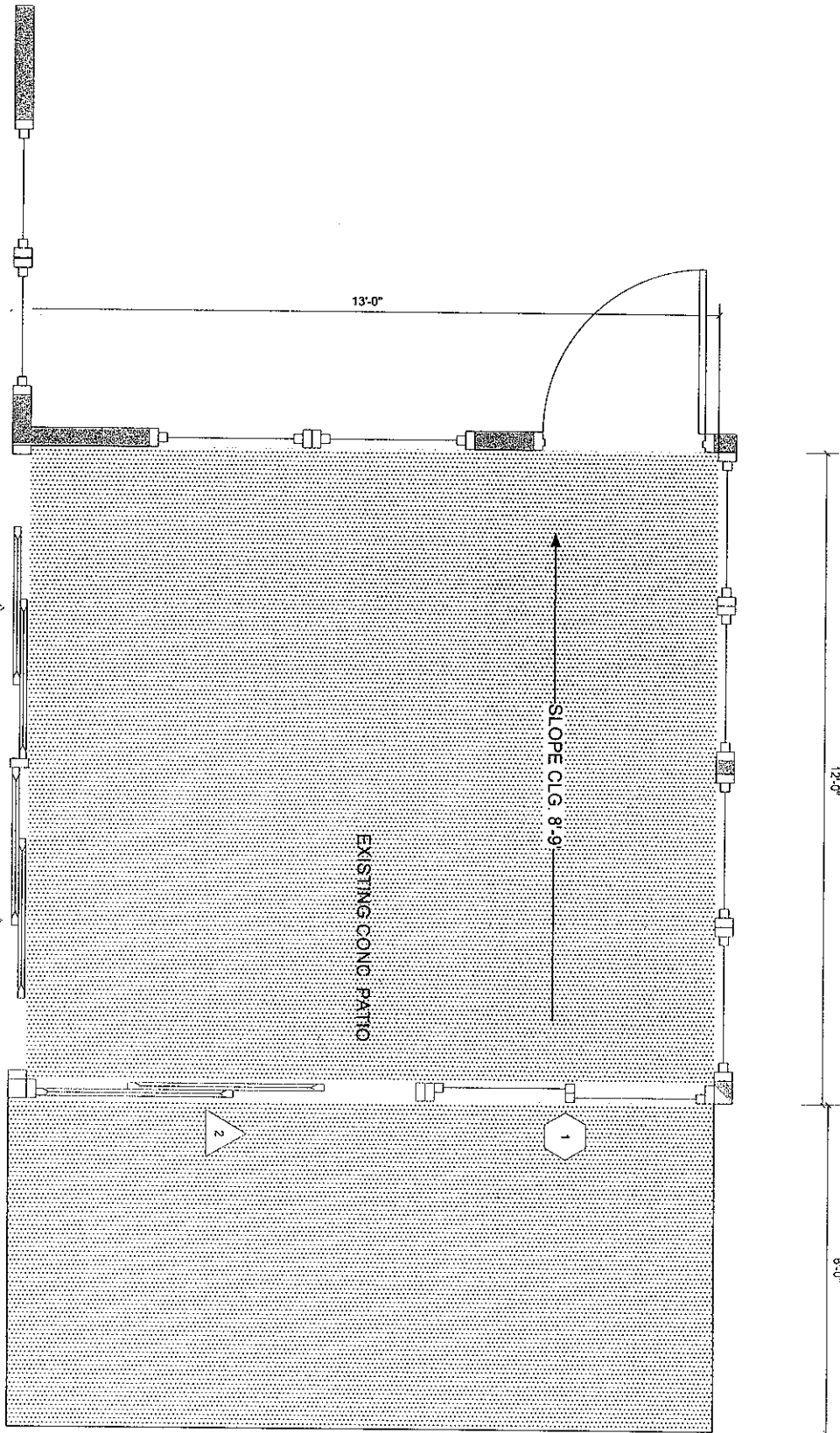
1	Over 75 Locations Nationally - Showroom & Service Locally			
	CHAMPION Windows • Sun Rooms • Home Exteriors			
6900 GAUR DR.	SIZE	FSCM NO	DWG NO	REV
LEFT ELEV.	SCALE 1/2" = 1'-0"	SHEET		1 OF 7



<div style="font-size: 2em; font-weight: bold;">2</div>	Over 75 Locations Nationally - Showroom & Service Locally			
	<div style="font-size: 1.5em; font-weight: bold; letter-spacing: 0.1em;">CHAMPION</div> <div style="font-size: 0.8em; font-weight: bold;">Windows • Sun Rooms • Home Exteriors</div>			
6900 GAUR DR.	SIZE	FSCM NO	DWG NO	REV
FRONT ELEV.	SCALE	1/2" = 1'-0"	SHEET	2 OF 7

Door Schedule			
Number	Width	Height	Type
1	5 ft. 7 in.	80 in.	Single Sliding
2	7 ft.	80 in.	Single Sliding

Window Schedule			
Number	Width	Height	Type
1	5 ft. 4 in.	48 in.	Glider



3

6900 GAUR DRIVE

FLOOR PLAN

Over 75 Locations Nationally - Showroom & Service Locally

CHAMPION

Windows • Sun Rooms • Home Exteriors

SIZE	FSCM NO	DWG NO	REV
SCALE	1/2" = 1'-0"	SHEET	4 OF 7

12'-6"

13'-6"

3"x4" INSULATED ROOF
PANELS. SEE CES
DRAWINGS FOR
ATTACHMENT DETAILS

4

FREDES

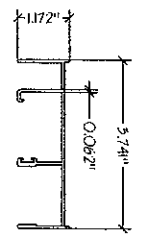
ROOF

Over 75 Locations Nationally - Showroom & Service Locally

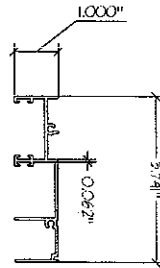
CHAMPION

Windows • Sun Rooms • Home Exteriors

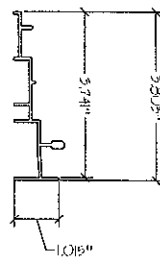
SIZE	FSCM NO	DWG NO	REV
SCALE	1/2" = 1'-0"	SHEET	5 OF 7



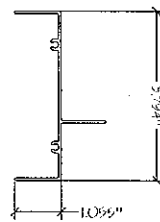
1 WINDOW/DOOR FRAME HEAD



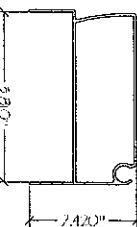
2 WINDOW/DOOR FRAME JAMB



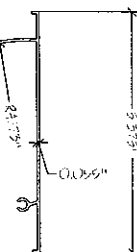
3 WINDOW/DOOR FRAME SILL



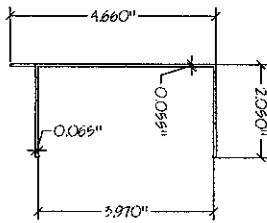
4 TRANSOM FRAME



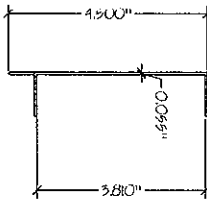
5 HEADER BASE



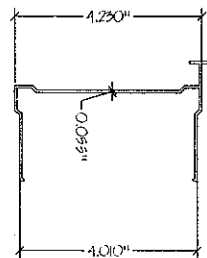
6 HEADER NON



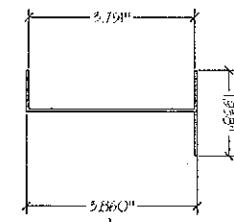
7 4" EXPANDER



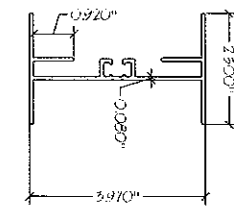
8 4" F-CHANNEL



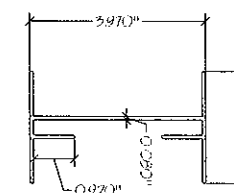
9 4" HANGER BASE



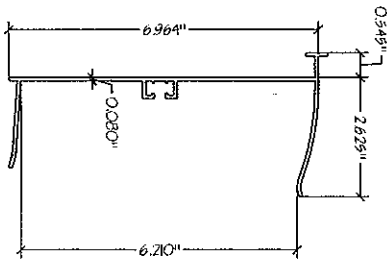
10 4" SILL EXTENSION



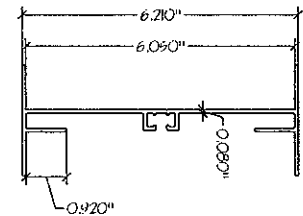
11 4" I-SECTION THERMAL



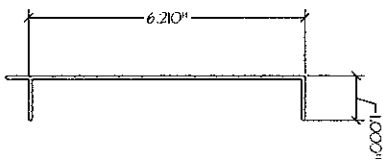
12 4" NON-THERMAL-SECTION



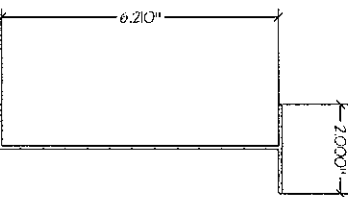
13 6" HANGER BASE



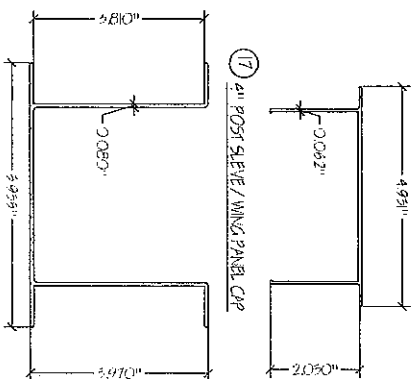
14 6" I-BEAM



15 6" F-CHANNEL

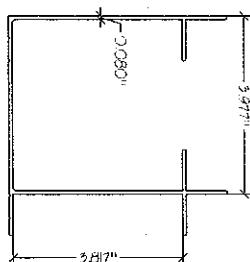


16 6" SILL



17 4" POST SLEEVE/WING PANEL CLIP

18 4" POST SLEEVE



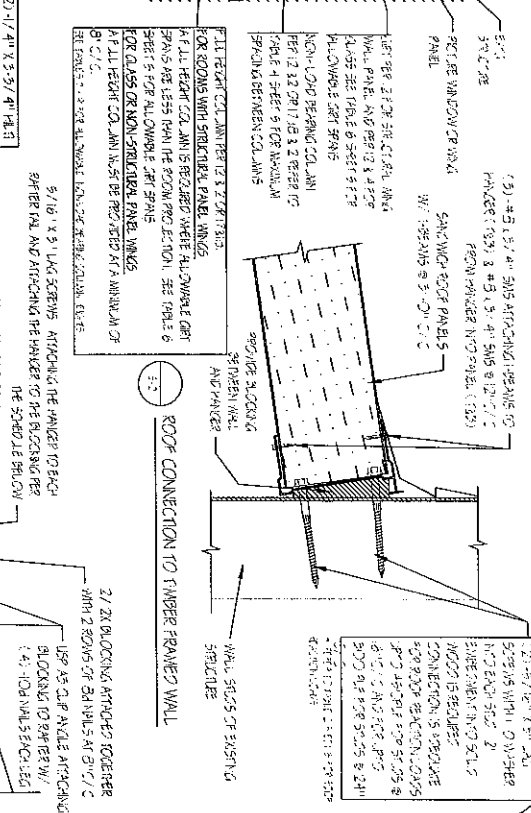
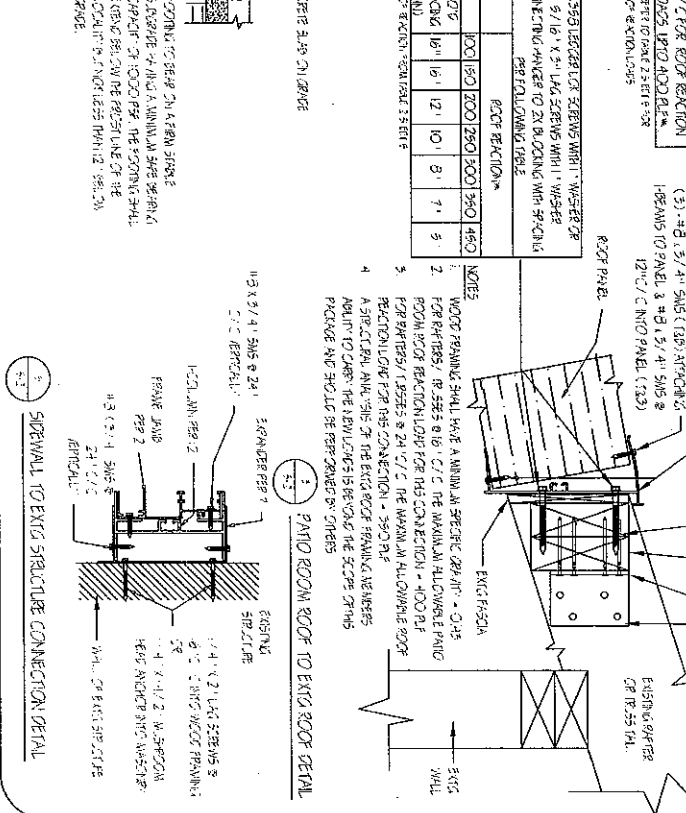
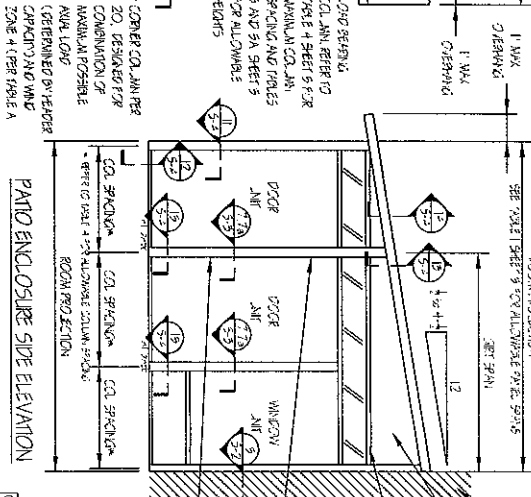
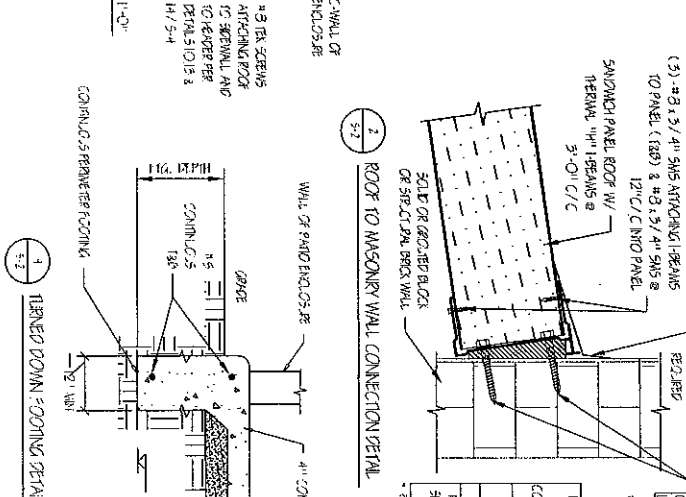
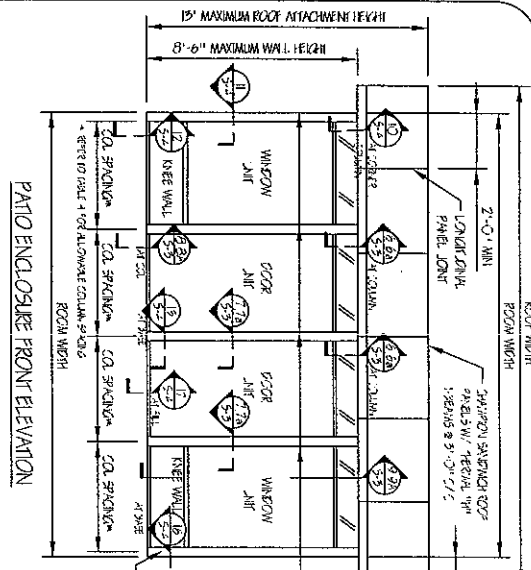
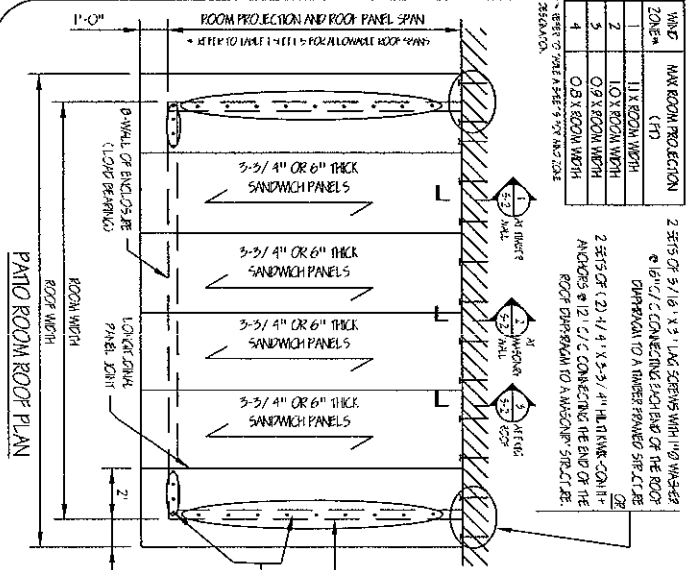
19 CORNER POST

DATE: 1/25/2011
SCALE: NTS
DRAWN BY: M.J.G.
REV: DATE:
SHEET: 1 OF 5

CHAMPION WINDOWS AND PATIO ROOMS
4" Wall System with Studio Style Roof

SECTION DETAILS

CES
CHAMPION ENCLOSURE SUPPLIES
12111 CHAMPION WAY, CINCINNATI, OH 45241
PH: (513) 782-1800 FAX: (513) 782-2663

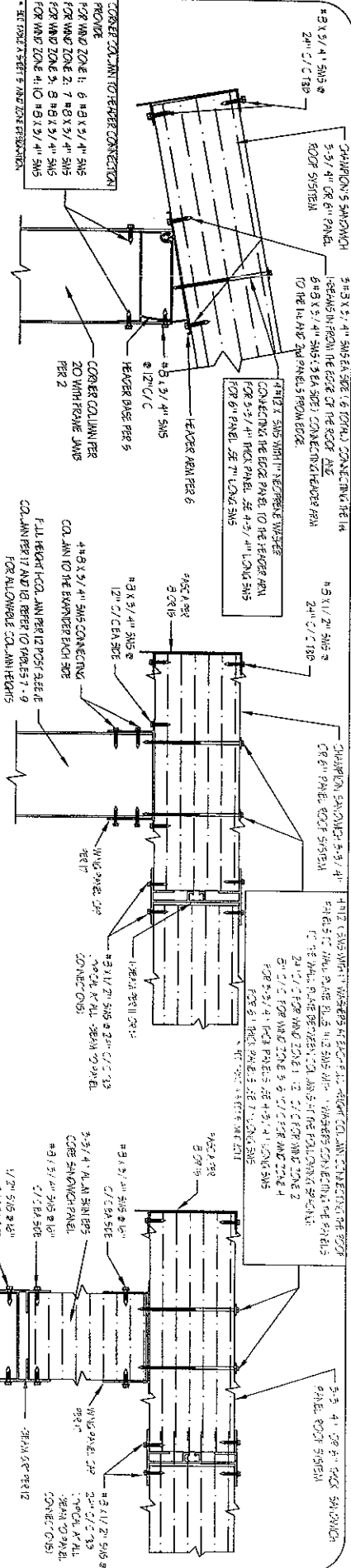


DATE	1/25/2011
SCALE	NIS
DRAWN BY	MIG
REV.	DATE
SHEET	2 OF 5

CHAMPION WINDOWS AND PATIO ROOM
4" Wall System with Studio Style Roof

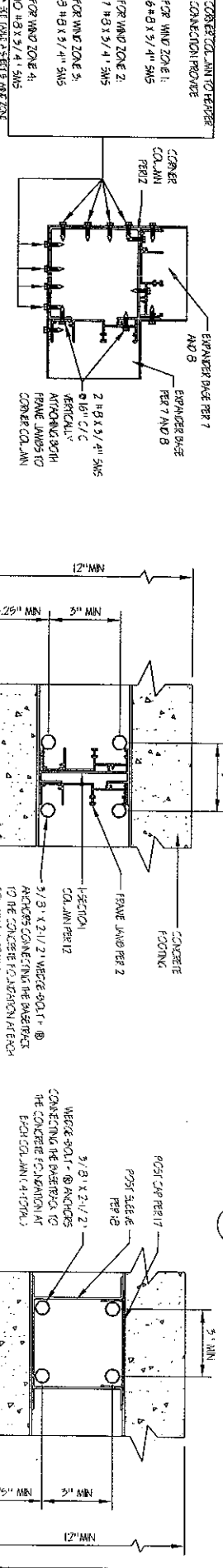
ELEVATION AND SECTION DETAILS

CES
CHAMPION ENCLOSURE SUPPLIERS
 12111 CHAMPION WAY, CINCINNATI, OH 45241
 PH: (513) 782-3900 FAX: (513) 782-3903



1-1 CORNER COLUMN TO ROOF CONNECTION

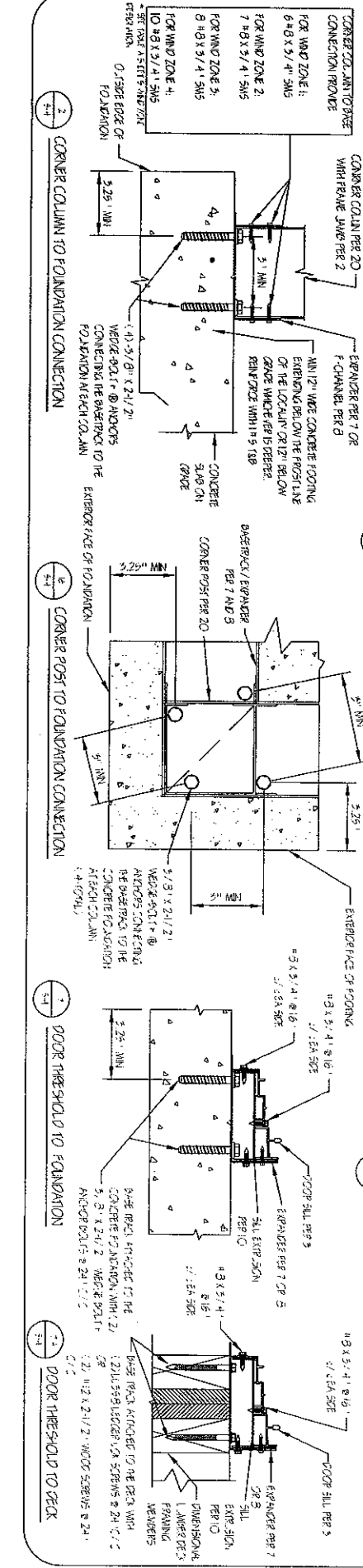
1-2 NON WALL BEARING COLUMN TO ROOF CONNECTION



2-1 CORNER COLUMN TO BASE CONNECTION

2-2 CONNECTION OF CENTER COLUMN PER 12 & 2 TO BASE / FOUNDATION

2-3 CONNECTION OF CENTER COLUMN PER 17 & 18 TO FOUNDATION



3-1 CORNER COLUMN TO FOUNDATION CONNECTION

3-2 CORNER POST TO FOUNDATION CONNECTION

3-3 DOOR THRESHOLD TO FOUNDATION

3-4 DOOR THRESHOLD TO DECK

DATE: 1/25/2011

SCALE: NTS

Drawn by: MUG

REV: DATE:

SHEET: 4 OF 5

CHAMPION WINDOWS AND PATIO ROOM
4" Wall System with Studio Style Roof

SECTION DETAILS

CES
CHAMPION ENCLOSURE SUPPLIERS
12111 CHAMPION WAY, CINCINNATI, OH 45241
PH: (513) 762-3900 FAX: (513) 762-3903

