

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 #

C16-2014-0007

#

1123080

Tax Roll #0226140319

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 SET UP WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 6001 Middle Fiskville Road

LEGAL DESCRIPTION: Subdivision - See attached design

Lot(s) 3 Block _____ Outlot _____ Division Duvall Heights & Brooks

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

Aquilla Commercial

affirm that on 03/24, 14,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

1 (one) 50' OAH Freestanding Sign, 35' permitted

New, not using former structure

In a GR
(zoning district)

district. CS-MU-NP (Highland)

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 elevated highways in proximity to this property do not allow adequate visibility for the multi-use freestanding sign at the 35' allowable height.

HARDSHIP:

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

This property sits back from the IH35 main roadway - Requiring added visibility for the two separate businesses.

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

Most properties adjacent to the IH35 and Hwy 183 elevated roadways, in the area of Hwy 290, have elevated signs for better visibility.

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:

Many of the adjacent businesses in proximity have increased heights on freestanding signs.

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:

N/A

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

The added sign height will allow for better line of site visibility of the sign, therefore more time for drivers to see and respond safely.

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

It specifically addresses the added height to this particular sign structure only.


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.

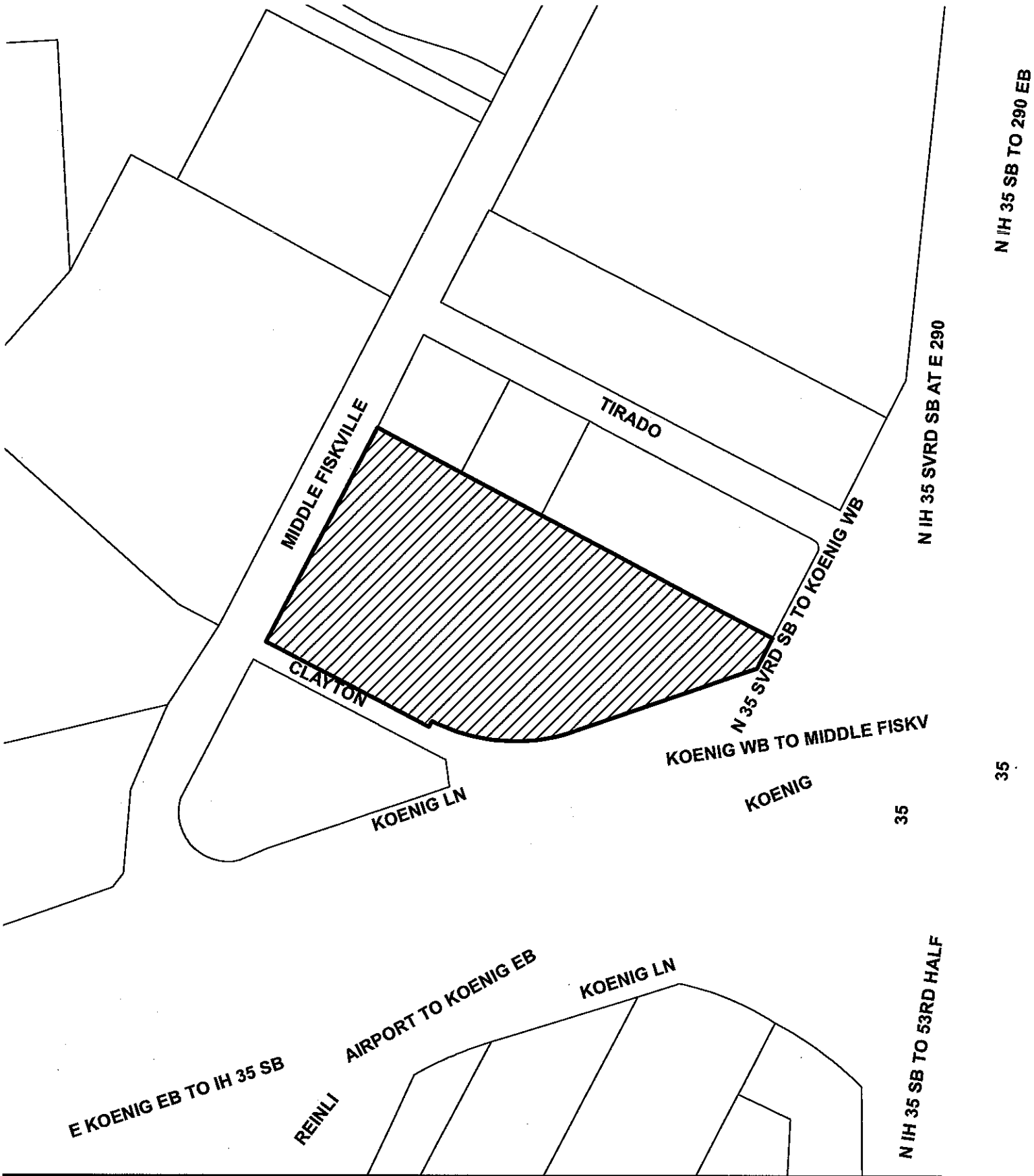
Signed  Mail Address 10212 Metric Blvd Austin, TX 78758
City, State & Zip _____




Printed ROBERT E. STROBECK Phone 512-494-0002 Date 3/31/14

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

X Signed  Mail Address 1712 W. 6th St #30 Austin, TX 78703
City, State & Zip _____

Printed JIM CLARK Phone 512-472-1585 Date 4/1/14



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C16-2014-0007
Address: 6001 Middle Fiskville Road



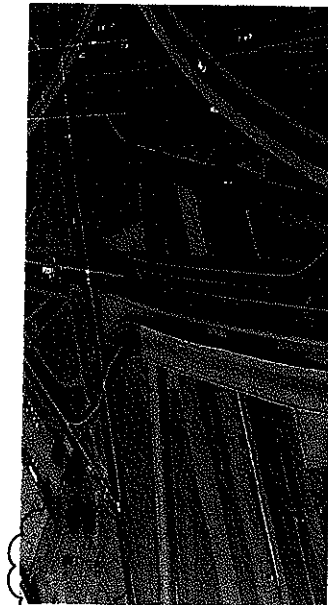
1" = 200'

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.

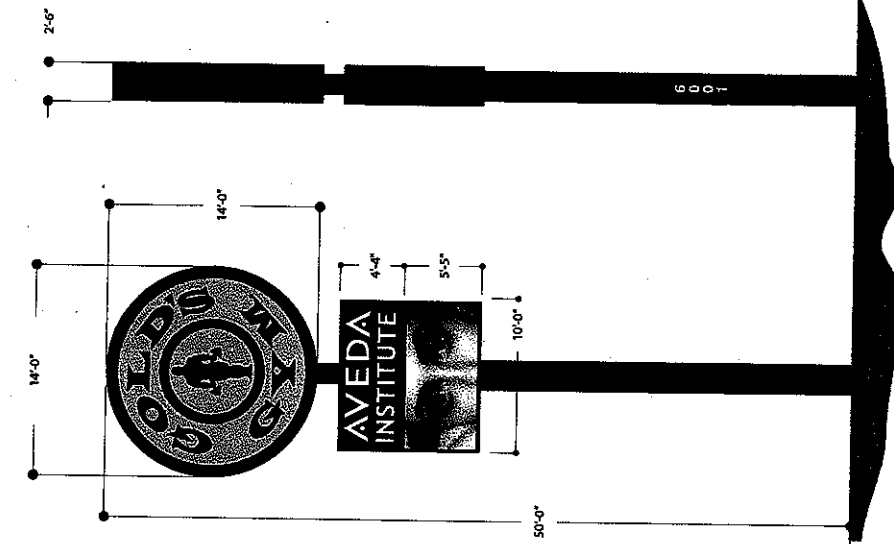


- Fabricate and install two (2) double sided illuminated sign cabinets built to UL specs:
- Welded tubular aluminum cabinet internally illuminated with high output fluorescent;
- Retainers and .060 aluminum sidewalls finished Matthews black;
- Flex faces overlaid with 3M™ translucent Sunflower vinyl and 3M™ black opaque vinyl;
- Cabinet square footage per side: 300.00sf



200 WEST

1-35 NORTH

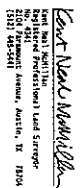


? 300sf ALLOWABLE AREA V
 196' SQUARE BOX
 -OR-
 153.93' CIRCLE
 FACE →

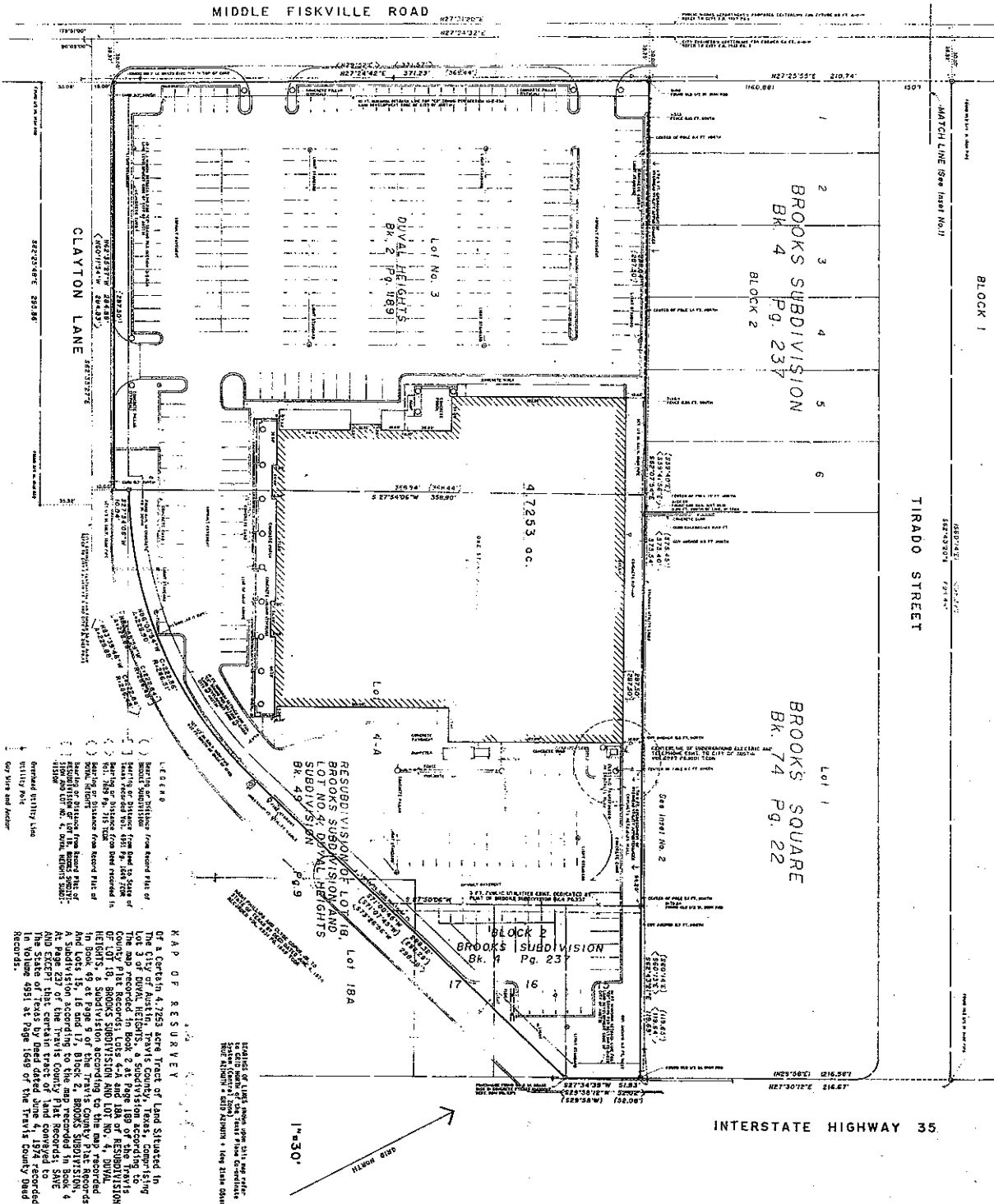
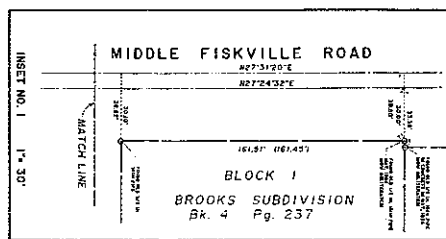
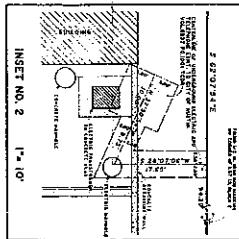
 9'-9\"/>

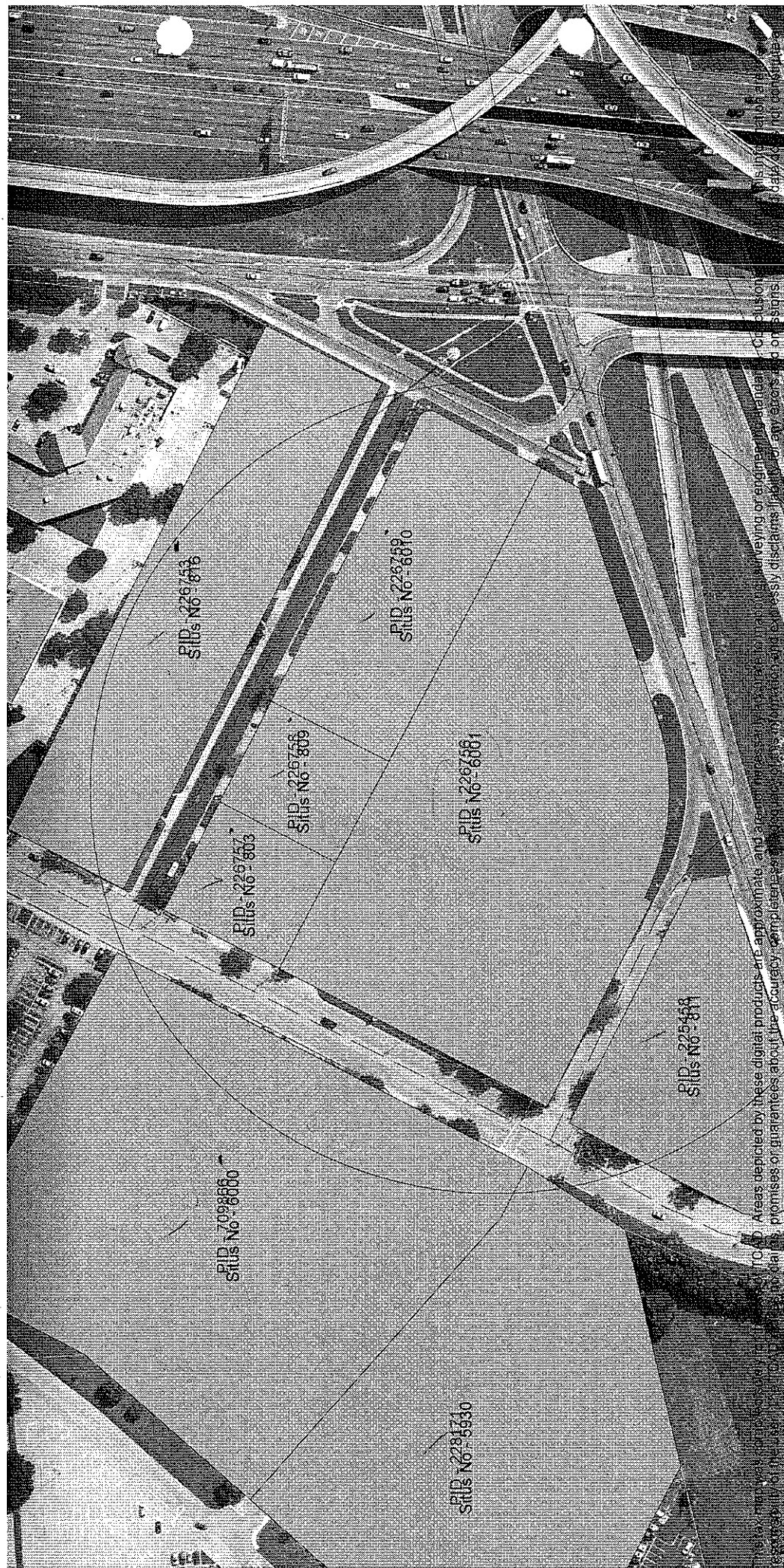
TOTAL SQ FOOTAGE:
 251.43 OR 243.5
 DEPENDING ON MEASUREMENT
 OF "FACE"

| | | | | | | |
|--|---|---|---|---|---|--|
| | Start Date: 05/17/13 Last Revision: 02/14 Drawing: 02/14/13-002 | Design: RGP Site: High Scale: 1/4\"/> | 10212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 • 1-800-327-1104 / 512-494-0002 / www.fsg.com | Client Approval: _____ Date: 3/27/13 RGP | Revisions: * Added dimensions callouts | Changes: Job Item 5110 to 5581 Changed list of Aveda cabinet and GYM callouts - RGP Revisions: RGP, Callouts and job in house supplied at 10/26/14 |
|--|---|---|---|---|---|--|



MIDDLE FISKVILLE ROAD





TV2015CND.org

To Be removed

