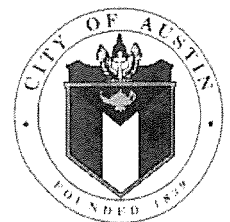




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0076
Address: 10500 WALPOLE LN



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.

CASE# C15-2015-0076
ROW# 11345802
TAX# 0422440426
TCAD ✓

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: 10500 Walpole Ln. Austin, TX 78739

LEGAL DESCRIPTION: Subdivision – Circle C Ranch

Lot(s) 20 Block P Outlot _____ Division _____

I/We Odindu and Suzy Okere, on behalf of myself/ourselves as

authorized agent for

The above address affirm that on March 20, 2015,

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

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

X ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

We are petitioning the Board to erect a sunroom on the existing concrete porch in the
backyard. No new concrete is being added. By doing so, we will be able to add more rain
gutters to the property that we will incorporate into a rain collection system for watering the
front and backyard as well as garden areas.

(492.D - Building Cover)

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:

We are petitioning the Board to consider the special circumstances of this property. The property, including the existing concrete porch, was built before Circle C was annexed into the Austin city limits. Therefore, this property was not subject to the same regulations (ie. building cover) as Austin homes at the time the concrete footprint for the porch was created. Since Circle C was not subject to the Austin building cover regulations at the time the concrete porch footprint was built, it was reasonable for the builders to build the concrete porch footprint to allow homeowners to enclose the porch in the future and still remain within the existing building cover regulations. Circle C homeowners that enclosed their porches prior to the annexation to Austin did not have to meet the Austin building cover regulations. Now that Circle C is subject to the Austin building cover regulations, we are limited in our ability to enclose a porch even on the original existing concrete footprint that otherwise we would have been able to according to the regulations in existence at the time the concrete porch was built. For this reason, we are requesting the Board consider these special circumstances of this property, as the regulations "deprive the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested."

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:

The Circle C HOA has considered these factors and has given written approval for this project (see attached). In addition, as this is a corner lot, there are only 2 adjacent neighbors. These adjacent neighbors have signed a petition supporting the building of the sunroom (see attached). The sunroom being added will not be higher than the first level of this two level house and will be constructed of glass windows and doors. Therefore this structure will not alter the character of the area. Gutters will be included on this sunroom as part of a rain collection system, to water the front and back yards as well as the garden. Finally, no additional concrete is being added to the property – the sunroom will be located on the original existing concrete footprint.

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.

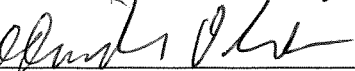
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 10500 Walpole Ln

City, State & Zip Austin, TX. 78739

Printed Odindu Okere Phone (512) 6651409 Date 03/20/15

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 10500 Walpole Ln

City, State & Zip Austin, TX. 78739

Printed Odindu Okere Phone (512) 6651409 Date 03/20/15



Circle C Ranch

Customer Care: (512) 288-8663 Fax: (512) 288-6488

Website: www.circlecranch.info

Date: March 04, 2015

Project Ref: [35263256] 10500 Walpole Ln

Suzanna & Odindu Okere
10500 Walpole Ln
Austin TX 78739

Dear **Suzanna & Odindu**,

I am pleased to inform you that the Circle C Architectural Committee has approved your application for the listed project item(s):

Patio Room

The approval is contingent upon compliance with the specifications set forth in the approved application. Your project may require a permit from the city, county or state. It is the responsibility of the homeowner to obtain any required permits.

Please retain this letter in your files. If you have any questions regarding this matter, please contact us at acc@circlecranch.info

Sincerely,
Circle C

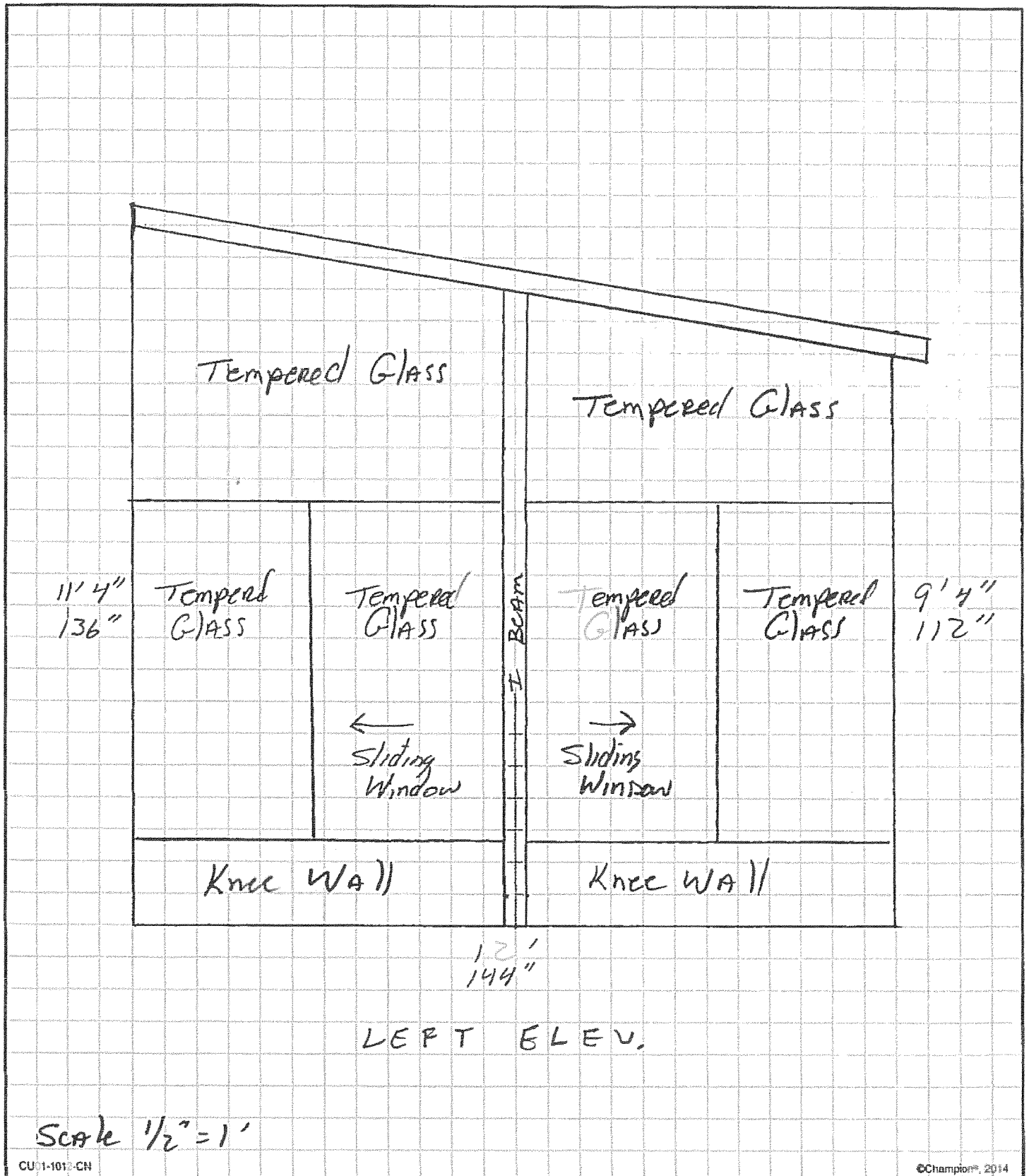
I, edinde Okere, am applying for a variance from the Board of Adjustment regarding Section of the La
Development Code. The variance would allow me the ability to build a sun room on the back
porch

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Wenue Appleton	10502 Walpole Ln	
Emily Kinger	6807 Aldhams Lane	
Wesley Robinson	10501 Oak Park Lane	

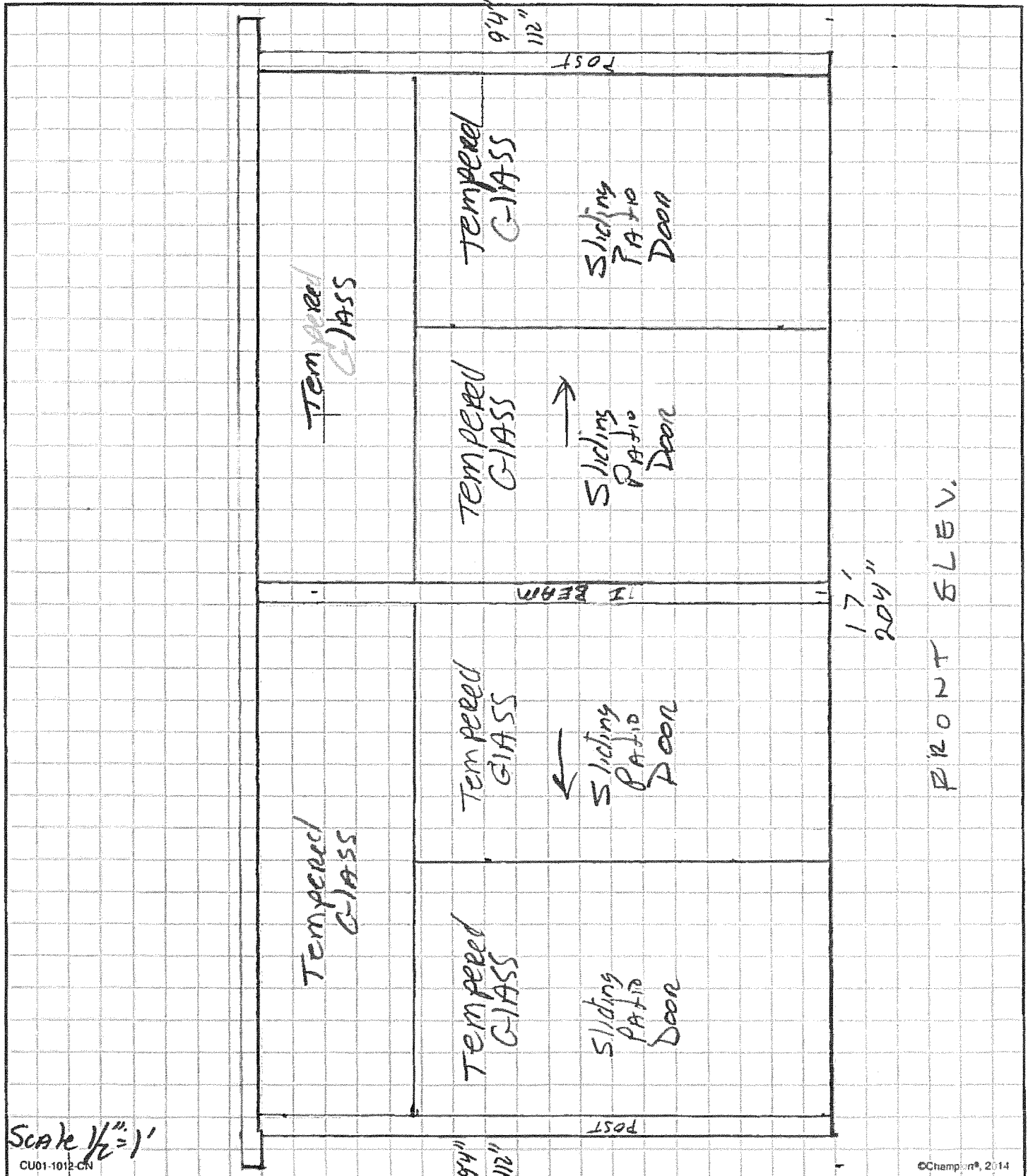
To: _____ From: _____

Date: 0 Kern Subject: A Wall



To: _____ From: _____

Date: OKerc Subject: B-WALL

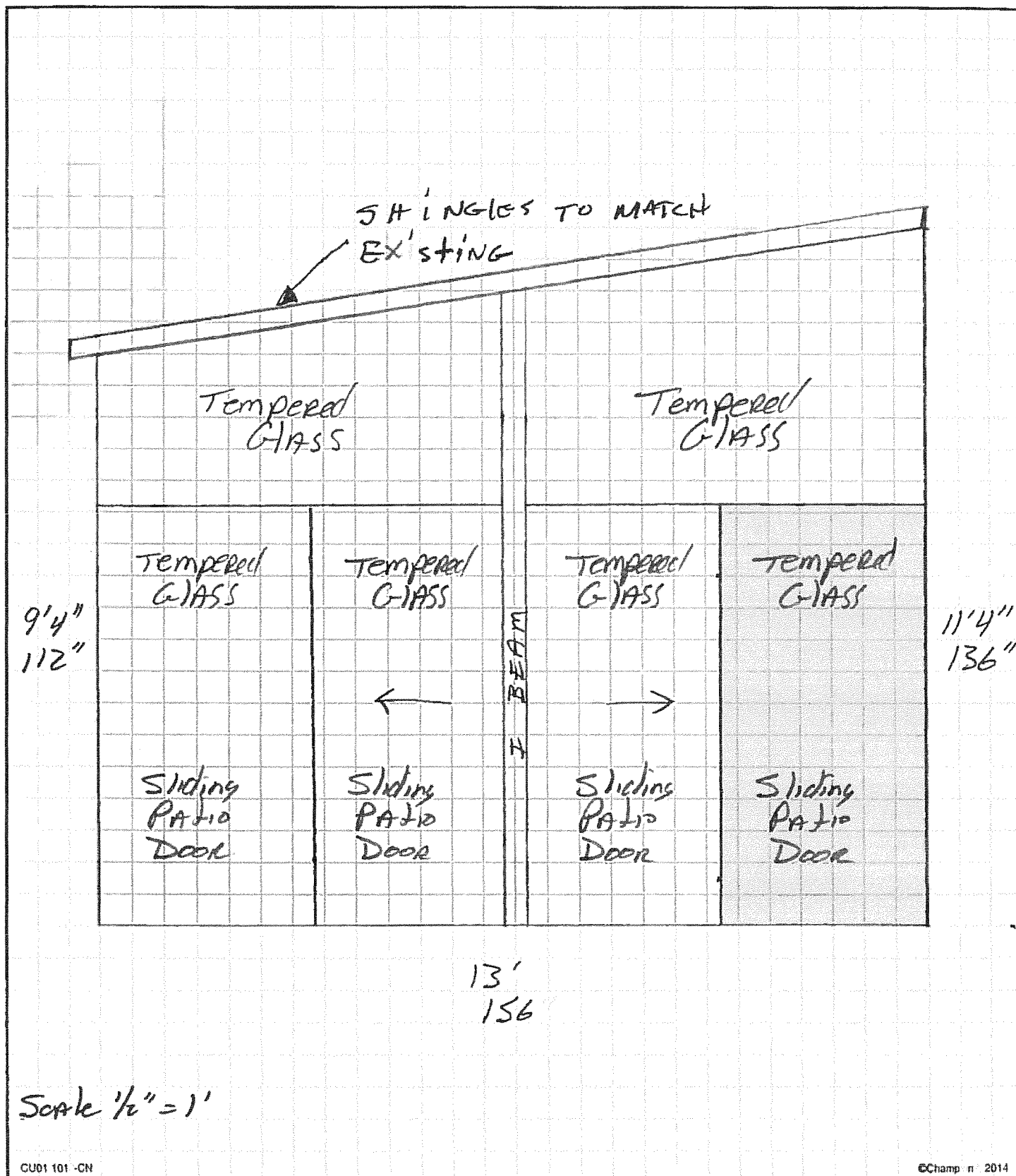


To: _____ From: _____

Date: 07/09/17 Subject: C WALL

CHAMPION

Windows • Sunrooms • Roofs • Home Exteriors

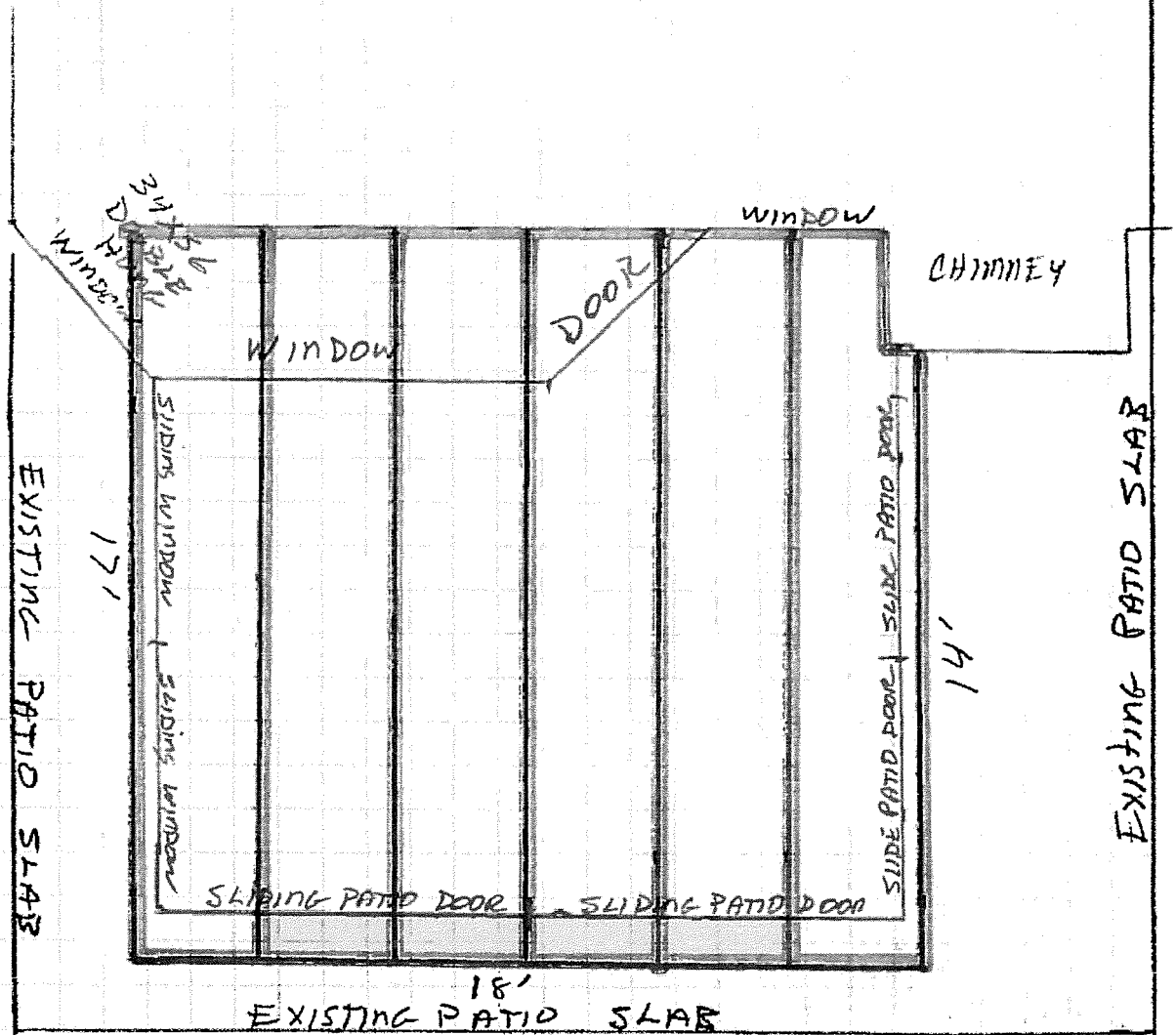


CU01 101 -CN

©Champion 2014

To: _____ From: _____

Date: Okere Subject: Roof Layout



Roof panels are 3' wide

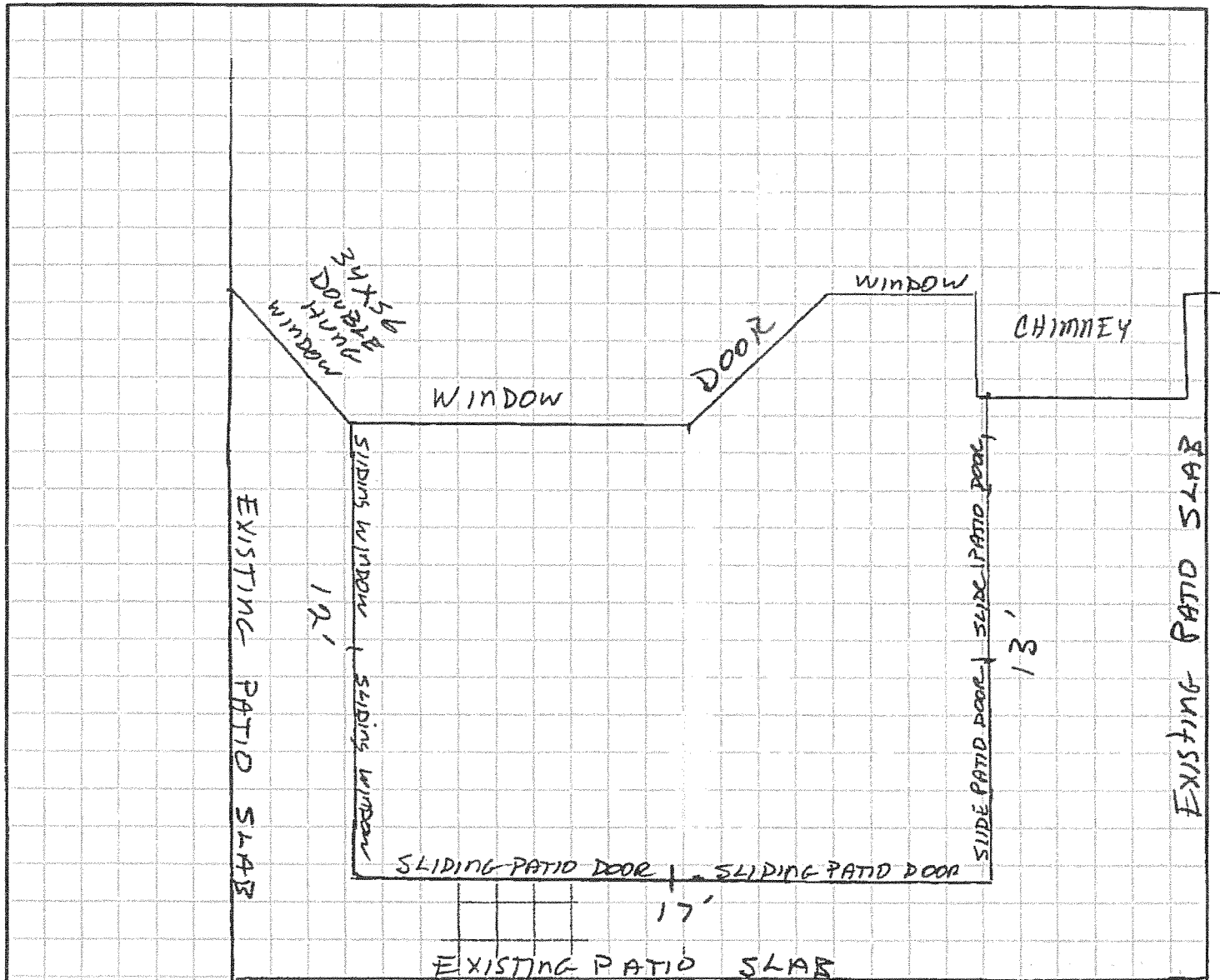
Scale $\frac{1}{4}'' = 1'$

CU01-1012-CN

©Champion®, 2014

To: _____ From: _____

Date: Okere Subject: LAYOUT



FLOOR PLAN

Scale $\frac{1}{4}'' = 1'$

CU01-1012-CN

©Champion®, 2014



CITY OF AUSTIN DEVELOPMENT WEB MAP

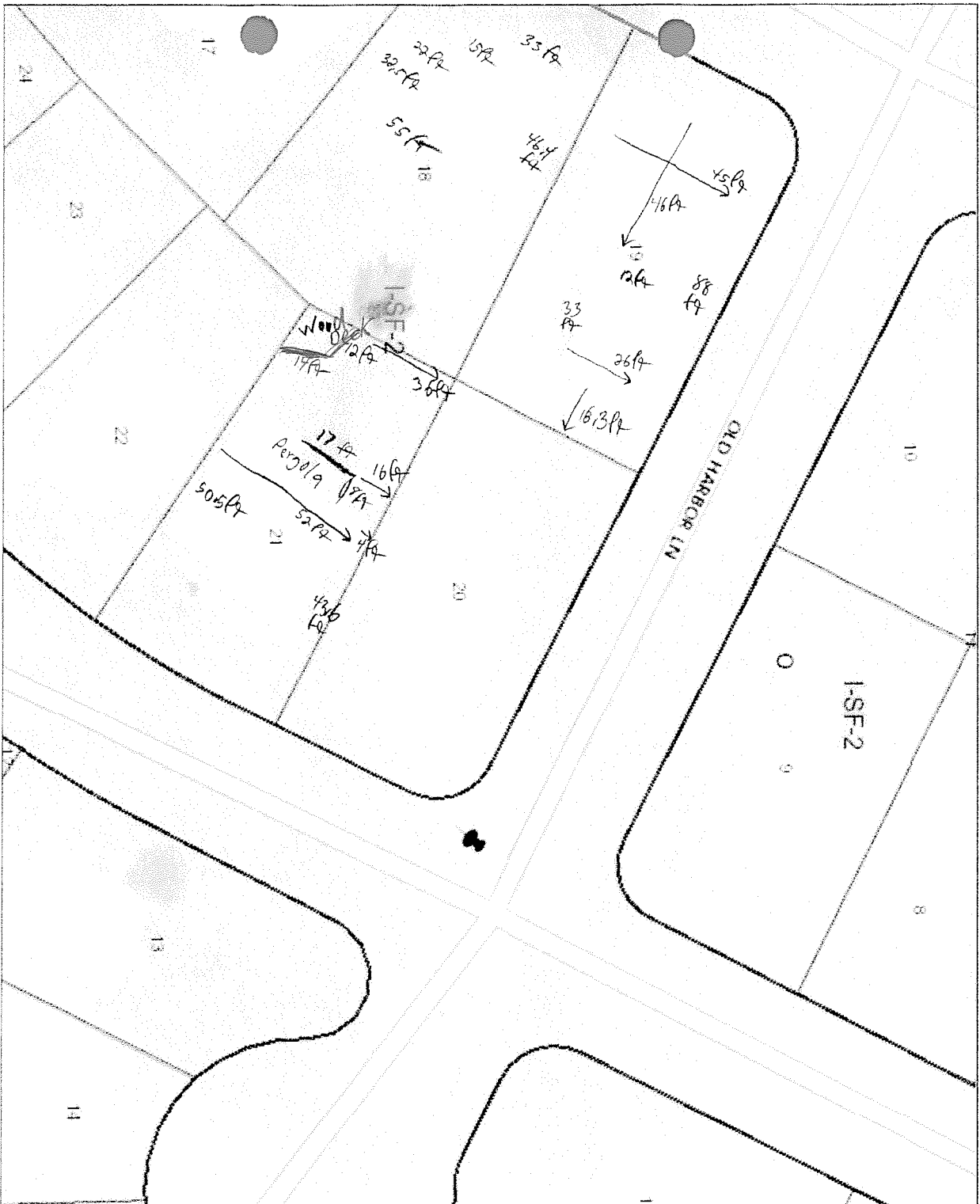


Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

CITY OF AUSTIN DEVELOPMENT WEB MAP



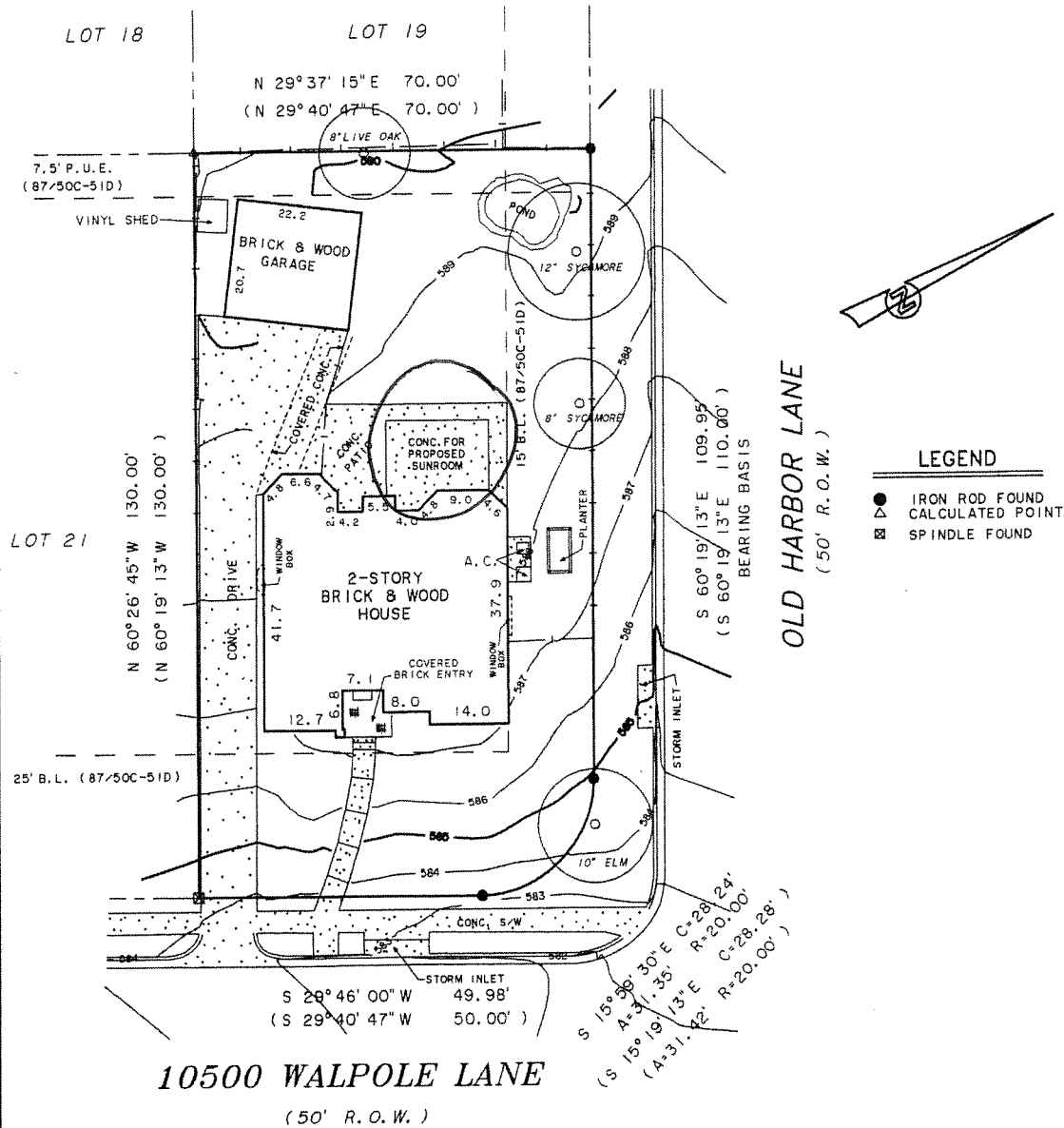
Legend

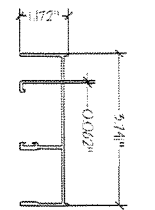
- ☐ Lot Lines
- ☐ Streets
- ☐ Building Footprints
- ☐ Named Creeks
- ☐ Lakes and Rivers
- ☐ Parks
- ☐ County
- ☐ Lot ID
- ☐ Block ID
- ☐ Lot Line
- ☐ Zoning Text
- ☐ Zoning (Large Map Scale)

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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

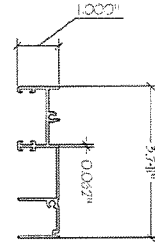
OWNERS: SUZANNA DOUGHERTY OKERE AND ODINDU C. OKERE

LEGAL DESCRIPTION: LOT 20, BLOCK P, OF CIRCLE C RANCH, PHASE B, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 87, PAGES 50C-51D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 10500 WALPOLE LANE, AUSTIN, TEXAS.

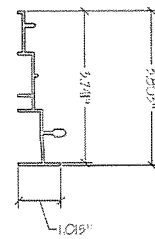




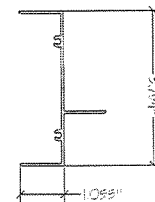
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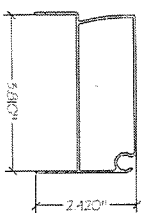
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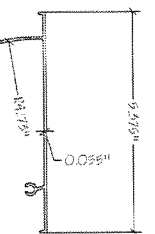
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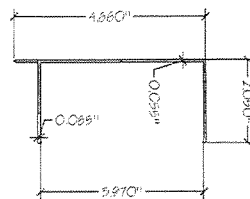
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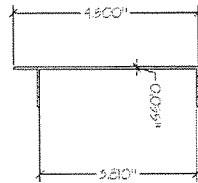
⑤ WINDOW FRAME



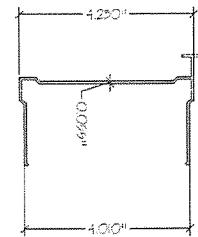
⑥ WINDOW FRAME



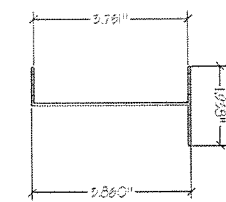
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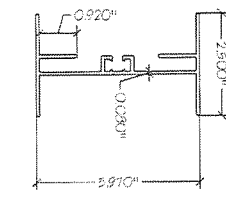
⑧ 4" F-CHANNEL



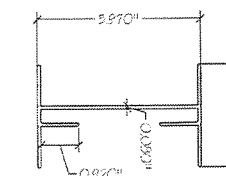
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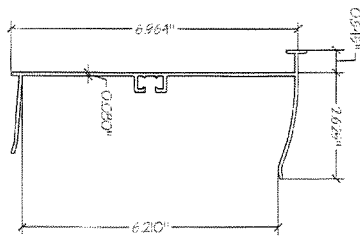
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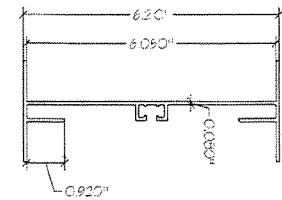
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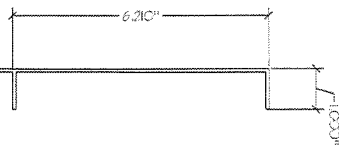
⑫ 4" NON-THERMAL SECTION



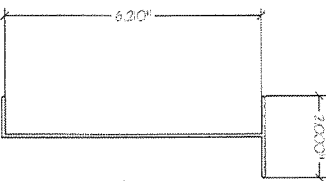
⑬ 6" I-BEAM



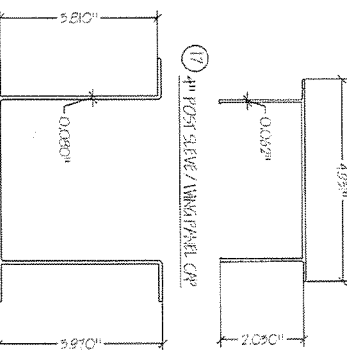
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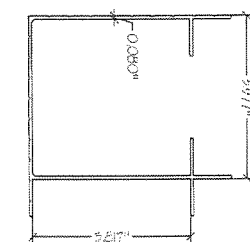
⑮ 6" F-CHANNEL



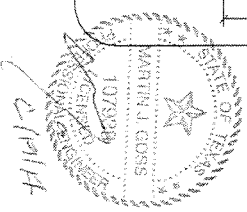
⑯ 6" I-BEAM



⑰ 4" POST SLEEVE



⑱ 4" POST SLEEVE

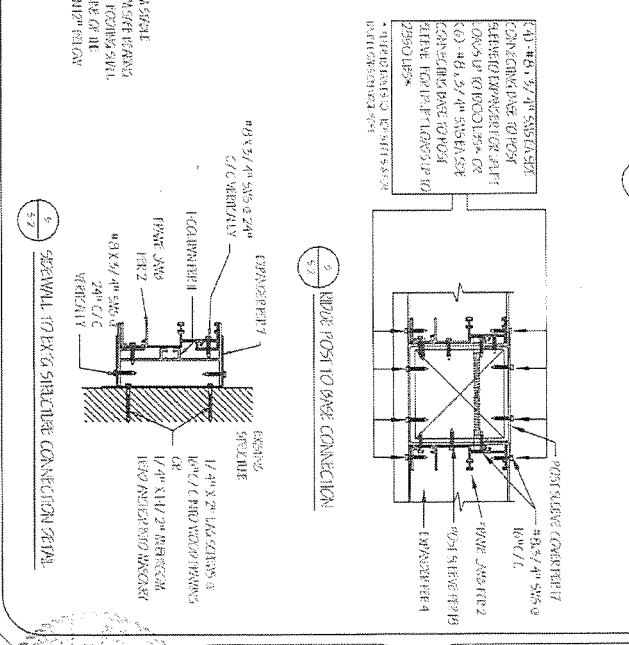
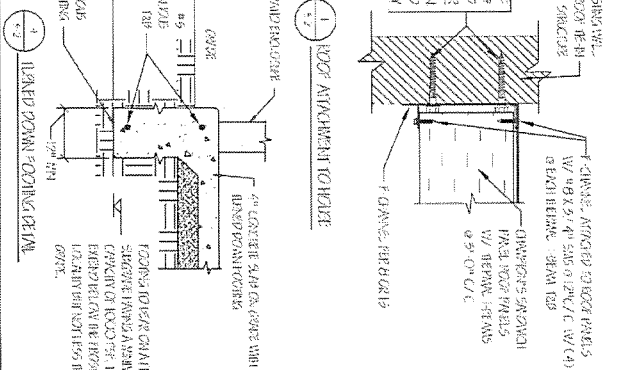
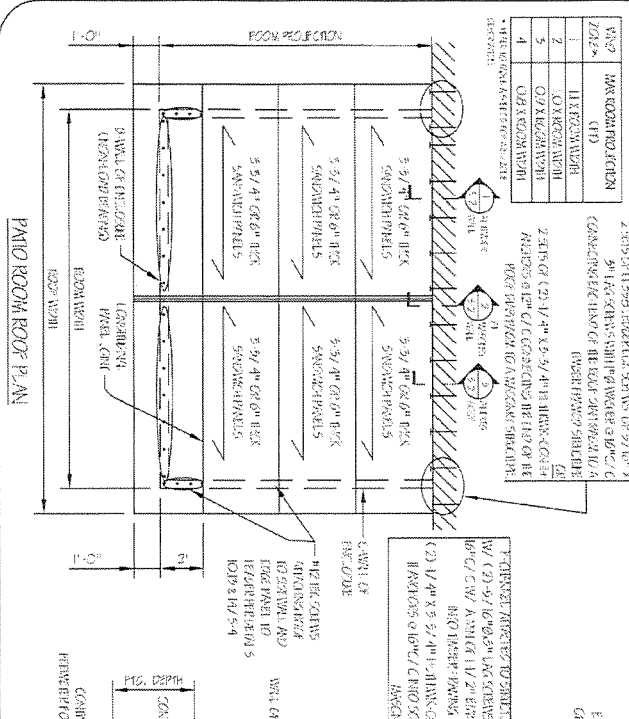
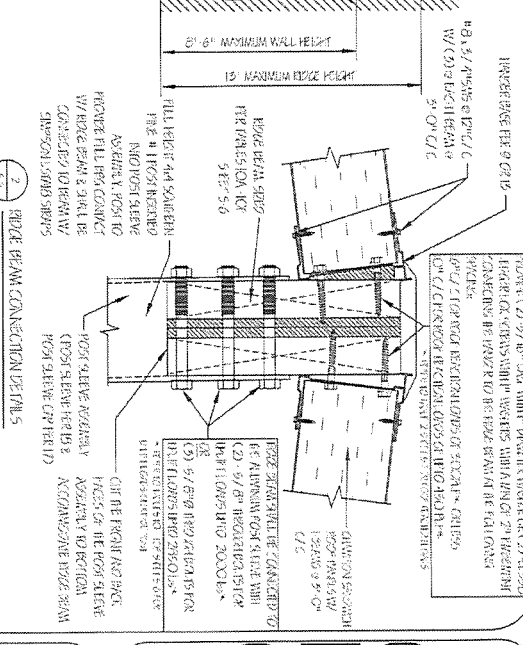
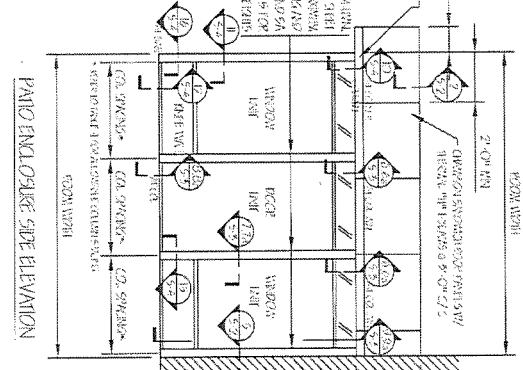
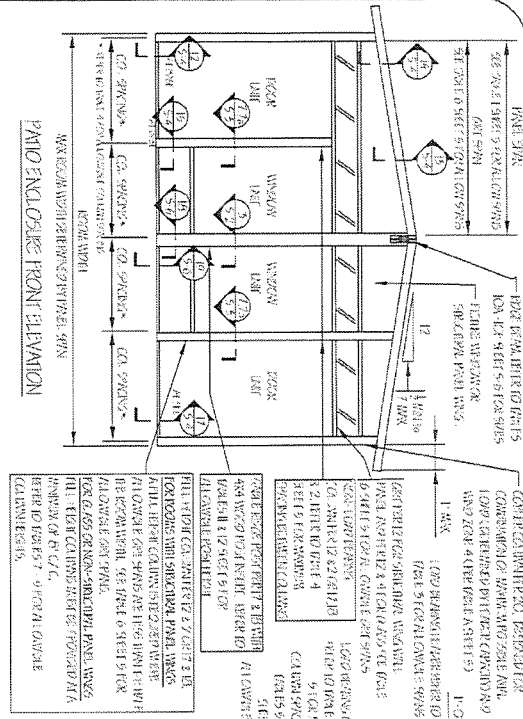


DATE: 11/14/13	SCALE: NIS	DRAWN BY: MJS
REV: DATE:		

SHEET 1 OF 6

CHAMPION WINDOWS AND PATIO ROOMS
4" Wall System with Gable Style Roof
PARTS AND COMPONENTS

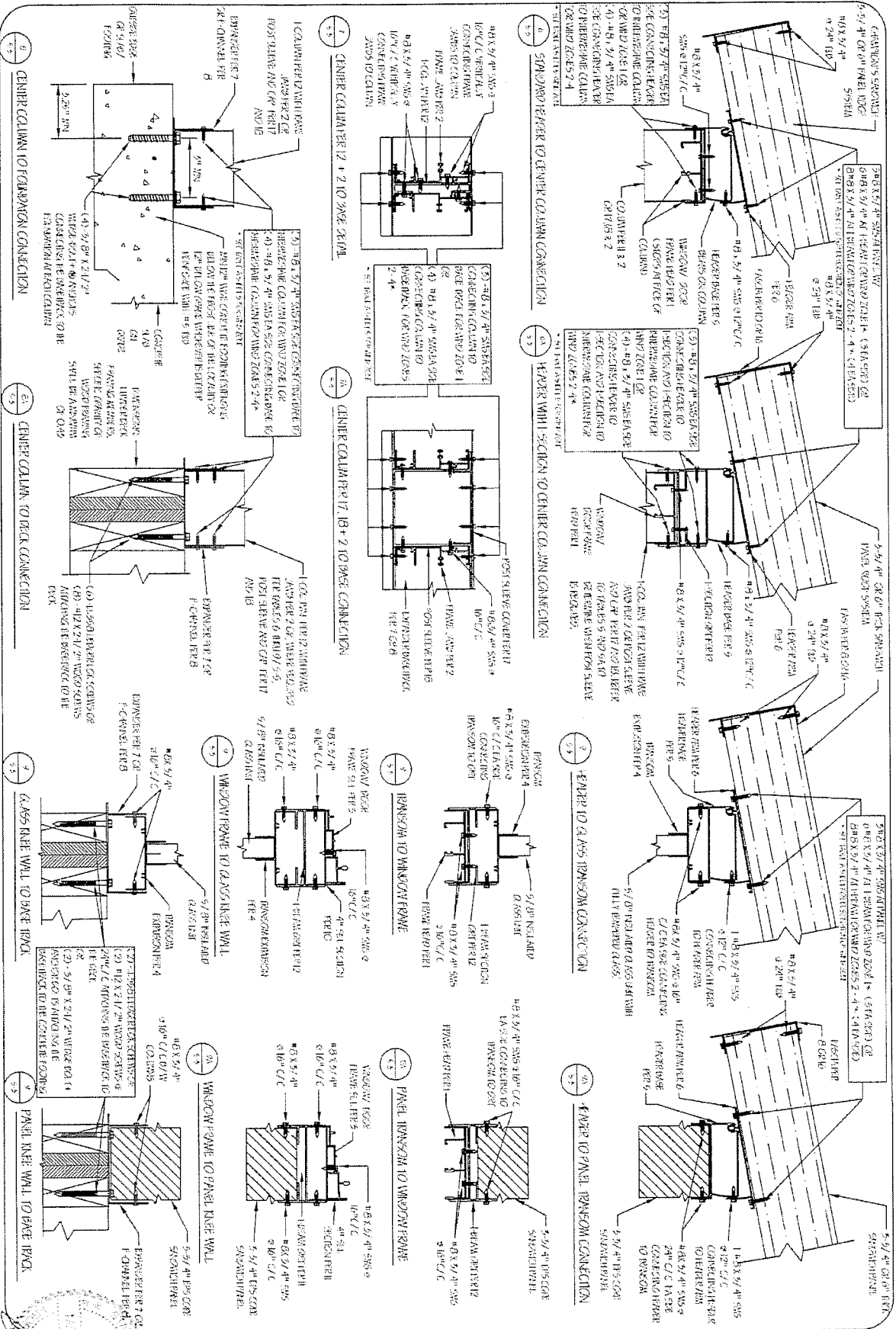
CES
CHAMPION ENCLOSURE SUPPLIERS
12111 CHAMPION WAY, CINCINNATI, OH 45241
PH: (513) 782-3900 FAX: (513) 782-3903



DATE: 11/14/13
 SCALE: NTS
 Drawn by: MJS
 REV: DATE:
 SHEET: 2 OF 6

CHAMPION WINDOWS AND PATIO ROOM
 4" Wall System with Gable Style Roof
 ELEVATION AND SECTION DETAILS

CES
 CHAMPION ENCLOSURE SUPPLIERS
 12111 CHAMPION WAY, CINCINNATI, OH 45241
 PH: (513) 782-2900 FAX: (513) 782-3903



DATE: 11/14/13
 SCALE: NTS
 DRAWN BY: MIG
 DATE:
 REV:
 SHEET: 3 OF 6

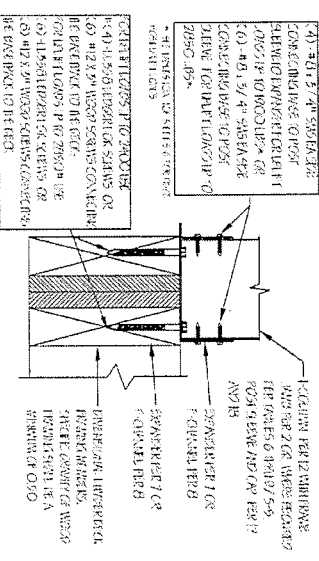
CHAMPION WINDOWS AND PATIO ROOM
 4" Wall System with Gable Style Roof
 SECTION DETAILS

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

[illegible][illegible][illegible]

5. **DATA SET 2:** THE **CONDOLORE** OF THE **MANAGED PORTFOLIO**. LOG-OBSERVED RETURNS WITH ANNUAL RETURNS. THE FIRST FOUR LOG RETURNS ARE CAPTIVELY EQUAL, THE DEPENDENT VARIABLE **CONDOL** = 9999.

6. **DATA SET 3:** **DEFLECTION** = $(1/240)$.

[illegible]

12	5552
15	2376

BESTILL AV RIDEPOST TIL FOLKEMØNDET

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

TABLES AND SECTION DETAILS

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