




37-1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0143
2805 WARREN ST. UNIT B



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" = 208'

Revised

CASE# C15-205-0143
ROW# _____
TAX# _____

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2

**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: 2805 WARREN ST. UNIT B

LEGAL DESCRIPTION: Subdivision - WARREN CONDOMINIUMS AMENDED

S. 78.84 FT OF Lot(s) 8 Block _____ Outlot _____ Division MONT-DALE

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

LEE ANN CONCIENNE affirm that on AUGUST, 19,

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)**

____ ERECT ____ ATTACH ____ COMPLETE ____ REMODEL X MAINTAIN

EXISTING POOL AND WOOD DECK AT REAR PORTION OF LOT. LDC 25-8-63 TO EXCEED IMPERVIOUS

COVER ALLOWED 45% TO 55.85%. WOOD DECK CONSTRUCTED OVER 10FT REAR SETBACK AND 5FT

SIDEYARD SETBACK PER PLAN REVIEW COMMENTS.

in a SF-3-NP 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):

M/3

REASONABLE USE:

2. The zoning regulations applicable to the property do not allow for a reasonable use because:
ZONING DOES NOT TAKE EXISTING SITE TOPOGRAPHY INTO ACCOUNT THAT WOULD ALLOW REASONABLE
USE OF BACKYARD. DECK SPANS SLOPING BACKYARD AND CREATES OUTDOOR SPACE.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
ADJACENT LOTS HAVE FLATTER TERRAIN THAT ALLOW GREATER USABLE SPACE AT REAR PORTION OF
LOT.

(b) The hardship is not general to the area in which the property is located because:
MOST OF THE LOTS IN SUBDIVISION HAVE SINGLE FAMILY HOME AND NOT DUPLEX.

AREA CHARACTER:

2. 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:
POOL IS IN FENCED BACKYARD THAT CANNOT BE SEEN FROM ADJACENT NEIGHBORS.

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

12/5

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:

N/A

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 Phil Moncada Mail Address 1301 S. IH 35 STE 204

City, State & Zip AUSTIN TEXAS 78741

Printed PHIL MONCADA Phone 512-627-8815 Date 8-19-15

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 Lee Ann Conciennie Mail Address 2807 WARREN ST

City, State & Zip AUSTIN TEXAS 78703

Printed LEE ANN CONCIENNE Phone 512-940-2100 Date _____

RESTRICTIONS

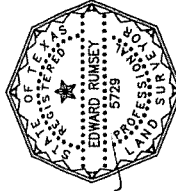
-RESTRICTIONS-
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THIS PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY; NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

UNITS A & B, 2805 WARREN CONDOMINIUMS, RECORDED IN DOCUMENT NUMBER 2006205642, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTICE

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



TO THE LIES HELDER AND/OR OWNERS OF THE PREMISES SURVEYED (GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

IMPERVIOUS COVERAGE CALCULATIONS

UNIT A RESIDENCE: 1720.94 SQ. FT.
COVERED AREAS: 192.01 SQ. FT.
DRIVEWAY: 471.46 SQ. FT.
STONE PATIO: 201.25 SQ. FT.
CONCRETE PADS: 48.00 SQ. FT.
AC PAD: 4.00 SQ. FT.
TOTAL: 2637.66 SQ. FT.

UNIT B RESIDENCE: 1865.17 SQ. FT.
COVERED AREAS: 146.53 SQ. FT.
DRIVEWAY: 438.86 SQ. FT.
POOL TRIM: 62.86 SQ. FT.
EQUIP. PAD: 9.60 SQ. FT.
AC PAD: 4.00 SQ. FT.
STONE WALLS & COLUMNS: 51.44 SQ. FT.
CONCRETE COURT YARD: 208.70 SQ. FT.
WOOD DECK: 1143.08 + 2 = 571.54 SQ. FT.
TOTAL: 3420.22 SQ. FT.

BRICK WALL: 44.16 SQ. FT.

TOTAL IMPERVIOUS COVERAGE: 6102.04 SQ. FT.
BOUNDARY: 10926.26 SQ. FT.

PERCENTAGE OF IMPERVIOUS COVERAGE: 55.85%

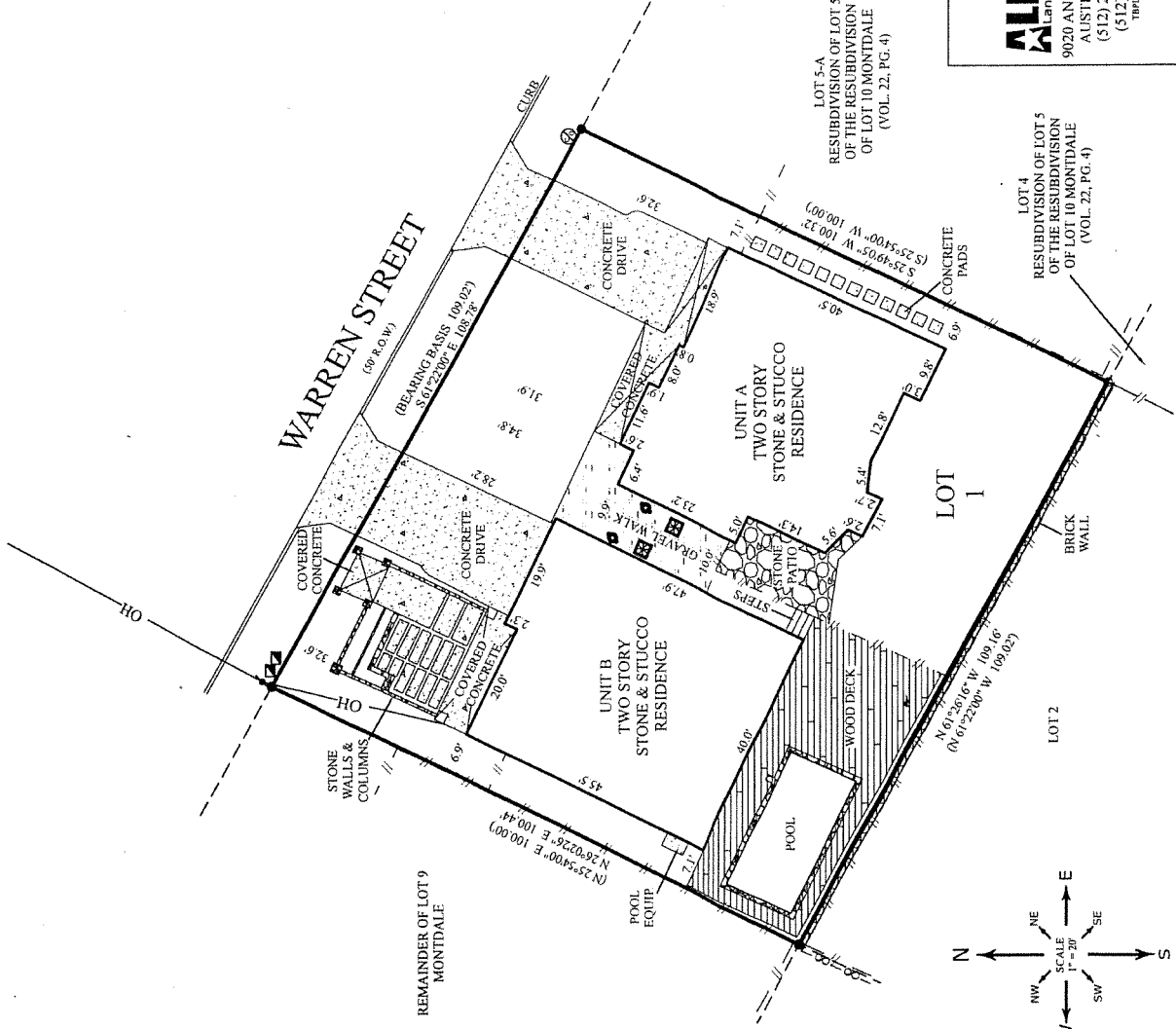
F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FIRM MAP NO. 44537C044SH PANEL 044SH DATED: 9-26-2008 THIS CERTIFICATION IS FOR THE PROPERTY ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. THE SURVEYOR HAS NO FIRM MAP NO. 44537C044SH STATUS OF THIS TRACT.

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBL'S FIRM NO. 1015000

LEE ANN CONCENNE
2805 / 2807 WARREN STREET
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 10, 2015	FILED BY:	EDWARD RAMSEY	08/10/2015
TITLE CO.:		CALC. BY:	EDWARD RAMSEY	07/30/2004
G.F. NO.:		DRAWN BY:	SEAN BUTTON	08/10/2015
JOB NO.:	A071115 - A087666 - A070804	PLS CHECK:	EDWARD RAMSEY	08/10/2015



51327

See revised

CASE# C15-2015-043
ROW# 11412732
TAX# 0121040801
TEAD?

m/6

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EXISTING POOL AND WOOD DECK AT REAR PORTION OF LOT. LDC 25-8-63 TO EXCEED IMPERVIOUS
COVER ALLOWED 45% TO 51.71%.

in a SF-3-NP district. (West Austin Neighborhood Group)
(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.

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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

M/8

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:

N/A

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

N/A

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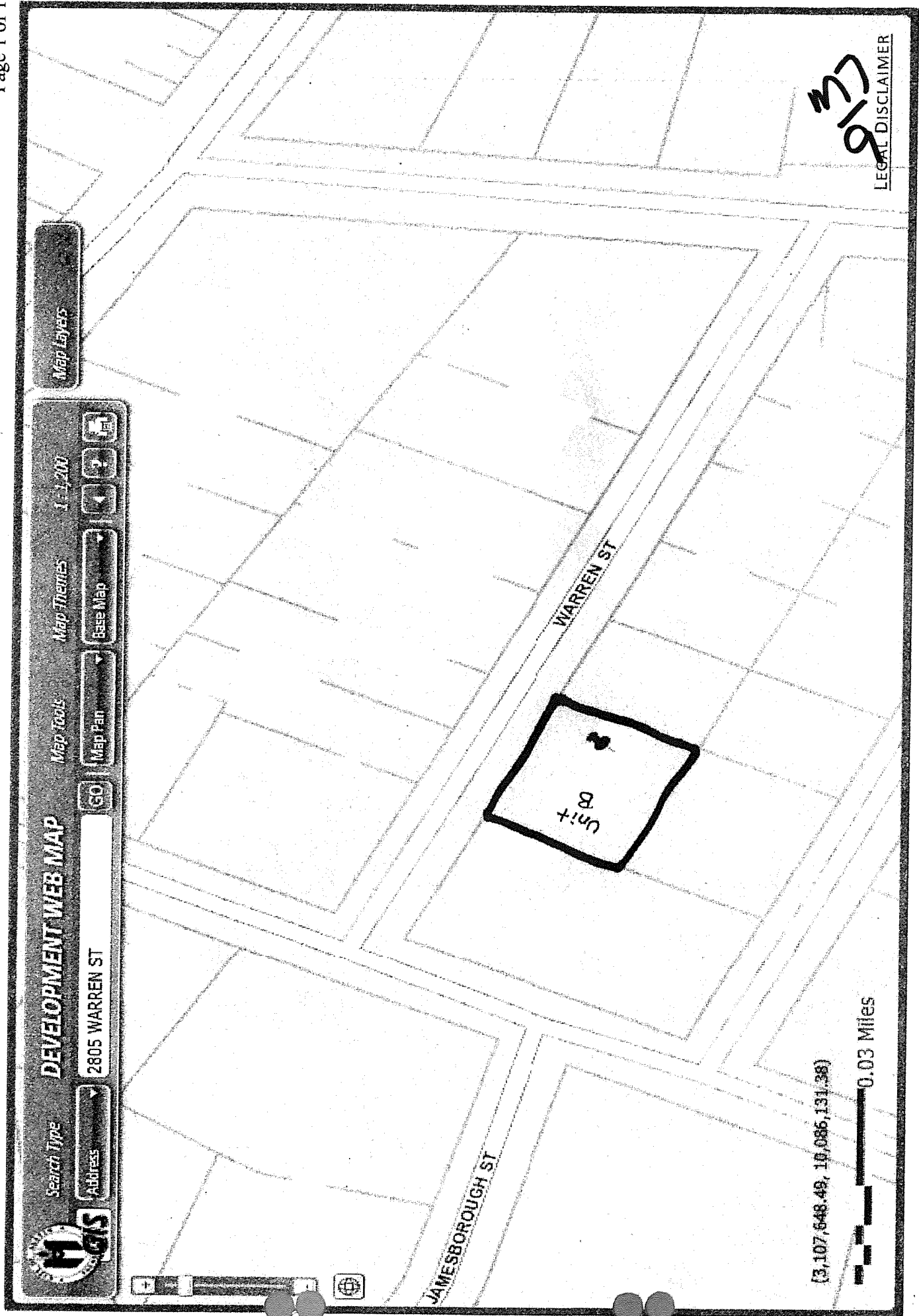
Printed PHIL MONCADA Phone 512-627-8815 Date 8-19-15

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Signed [Signature] Mail Address 2807 WARREN ST

City, State & Zip AUSTIN TEXAS 78703

Printed LEE ANN CONCIENNE Phone 512-940-2100 Date _____



See Revised

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10

CASE# _____
ROW# _____
TAX# _____

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