

M01/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0044

LOCATION: 1105 Plymouth 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" = 167'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

M01/2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # C15-2017-0044 ROW # 11774237 Tax # 0239131010
TCAD

Section 1: Applicant Statement

Street Address: 1105 Plymouth DR. Austin Texas 78758

Subdivision Legal Description:

Jonestown Sec 3

Lot(s): 10

Block(s): F

Outlot:

Division:

Zoning District: SF-3-NPL North Austin Civic Assoc

I/We Simha Behar on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month Select _____, Day Select _____, Year Select _____, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: Existing

Type of Structure: Garport has been in the property for 20 yrs

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Special exception

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

I Do not have any other place in my lot to move the carport to

Hardship

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

All other houses in neighborhood have garage. When home was purchased it did not have a garage. Carport necessary for weather. Most of other examples pictured have a dedicated garage. School zone - people park in front of home.

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

not all homes in the neighborhood has an enclosed garage like my house

Area Character

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:

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NUMBER OF ON STREET PARKING REDUCED BECAUSE
OF INCREASED TRAFFIC TO AREA. NEWLY IMPLEMENTED
PAID PARKING IN NEIGHBORHOOD

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 IN DRIVEWAY, NOT ON PLYMOUTH ST. DIRECTLY.

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

IT HAS BEEN ON PROPERTY SINCE 1997 WITHOUT
ANY INCIDENTS

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

Section 3: Applicant Certificate

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

Applicant Signature: [Signature] Date: 6/02/2017
 Applicant Name (typed or printed): Simha Behar
 Applicant Mailing Address: (Same) 1105 Plymouth Dr
 City: Austin State: Tx Zip: 78758
 Phone (will be public information): _____
 Email (optional – will be public information): _____

Section 4: Owner Certificate

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

Owner Signature: [Signature] Date: 6/02/2017
 Owner Name (typed or printed): Simha Behar
 Owner Mailing Address: Same as above
 City: _____ State: _____ Zip: _____
 Phone (will be public information): _____
 Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____
 Agent Mailing Address: N/A
 City: _____ State: _____ Zip: _____
 Phone (will be public information): _____
 Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

the carport has been in the property for 20 yrs +
is a necessity due to extreme heat & hell in Austin &
Damaging my car & Increasing my Insurance liability.
I also been adding 36 signatures of some neighbors
that agreed with me keeping my Carport & saying that

Additional Space (continued)

my carport does not block the view.

there are another 41 carports on my next 10 streets of my neighborhood they all look alike.

my carport been for 20 yrs. at least, I have been taking care of the paint & minor repairs to keep looking in great condition.

I do not have Garage like some of my neighbors with carports; is a necessity to keep my carport & my car under some shade & protection.

the carport is on my driveway & far from the sidewalk 8 ft. +

I Really Really will appreciate from city of Austin to let me keep my carport like been there for this 20 yrs, I have paid the permissions \$355.00 & if I need to do any changes I will do just in order to keep.

- I Attached some pictures of my neighbors carports on my next streets.
- I Attached 36 signatures of my neighbors having not objection with my carport staying there
- I Attached 4 pictures of my carport
- I Attached addresses of some of many carports on my neighborhood.

Sincerely

Simha Behar

512 415 7203
S. Behar. 2013@gmail.com

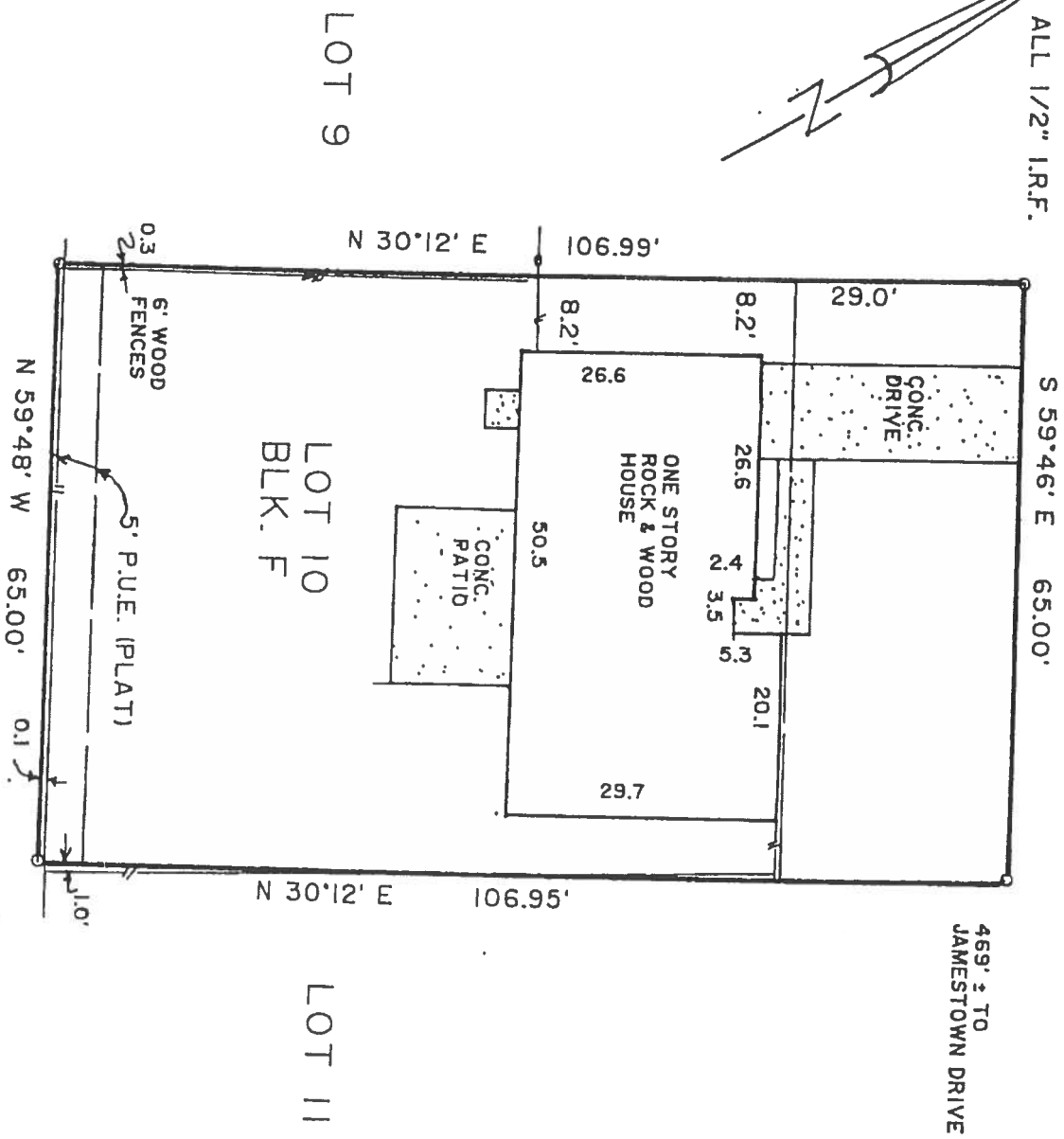
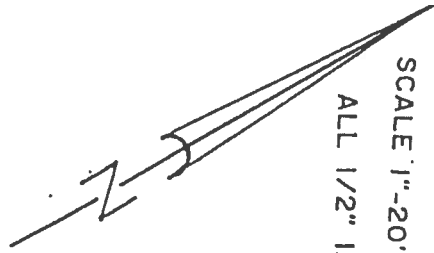
SAVE

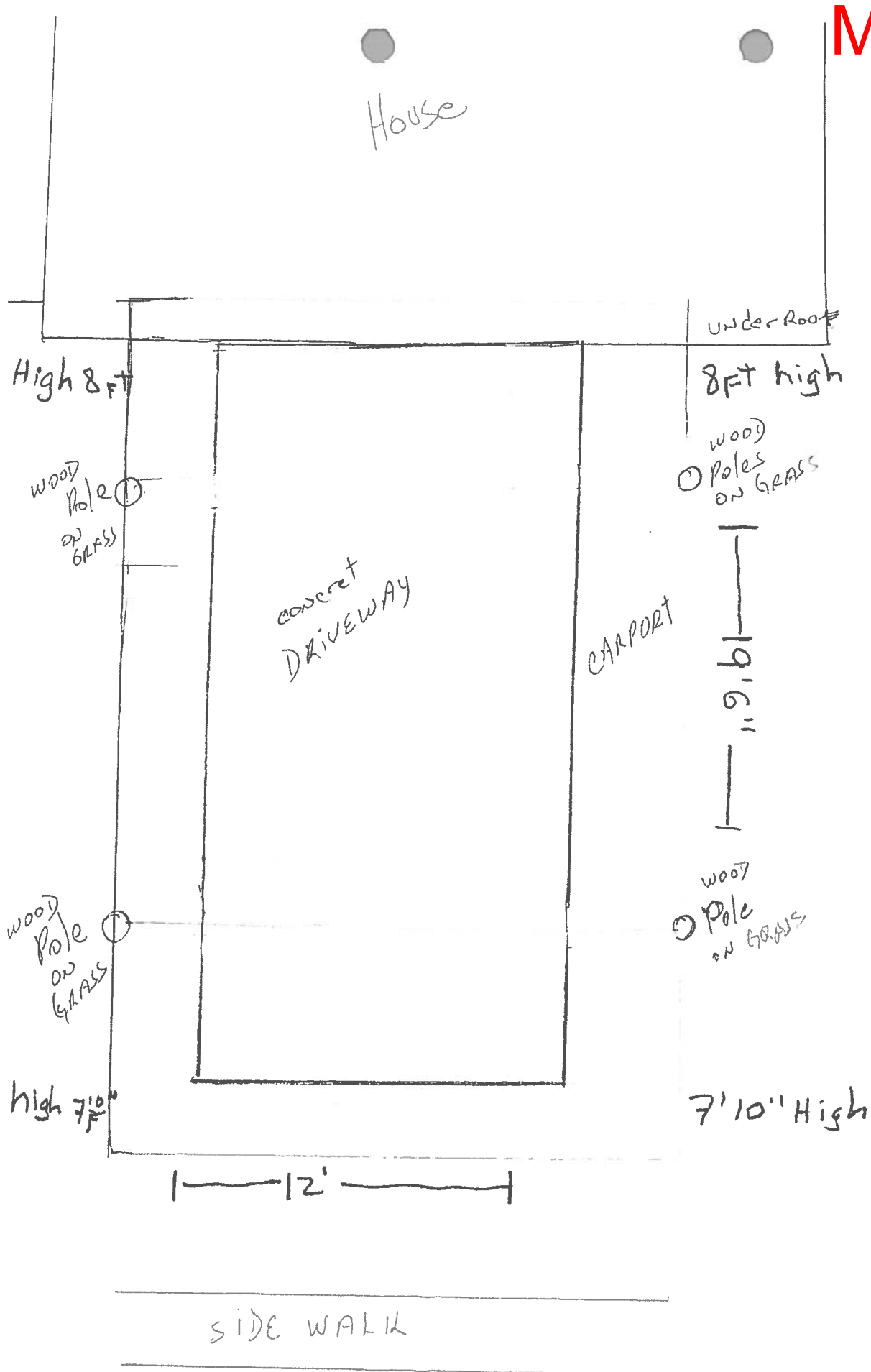
1105 PLYMOUTH DRIVE

(50' R-O-W)

SCALE 1"=20'

ALL 1/2" I.R.F.





M01/9



M01/10



M01/11



M01/12

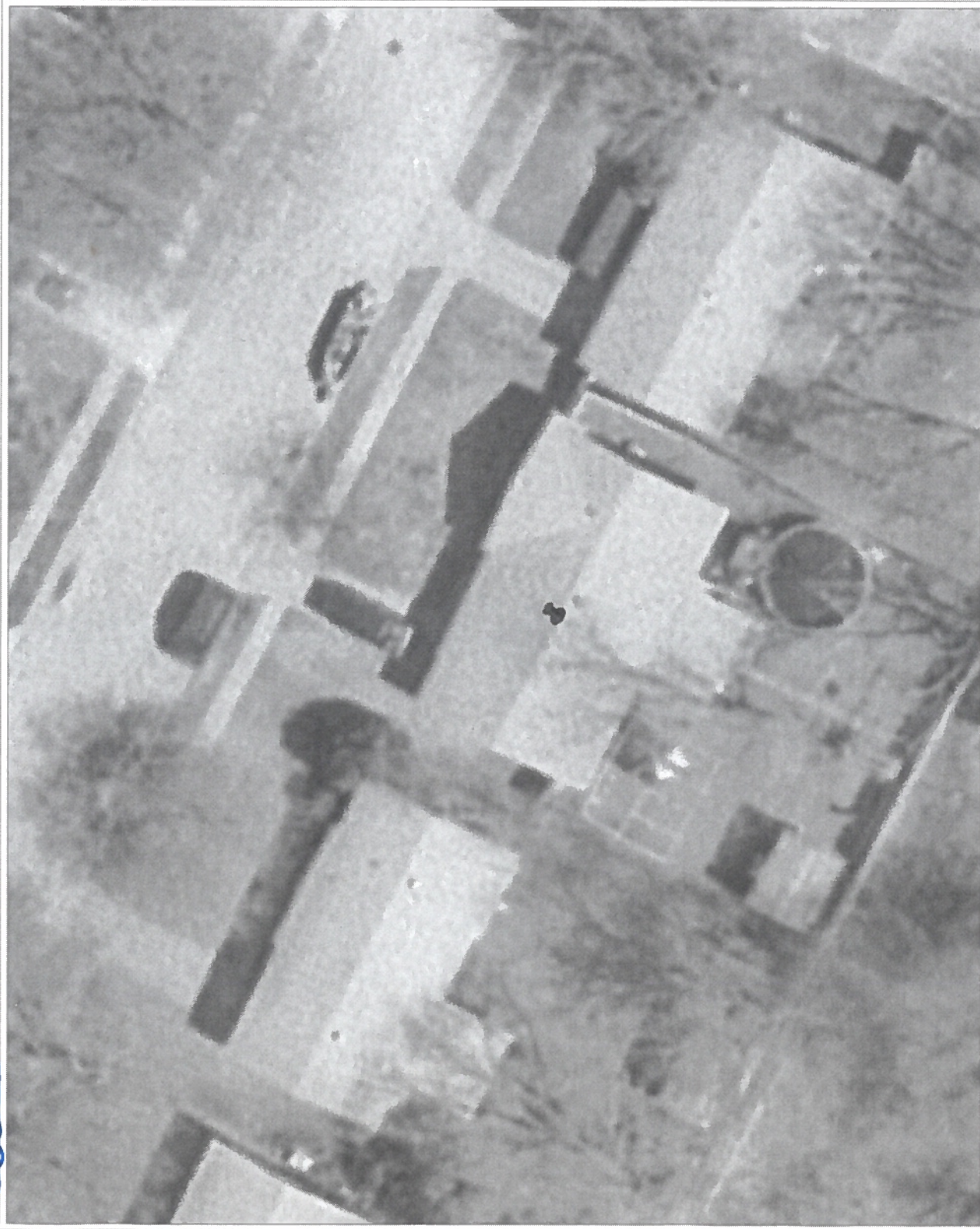


1997

Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

1105 Plymouth



Legend

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

M01/13

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2003
~~2000~~ Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

1105 Plymouth



Legend

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

M01/14

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.

collected 36 neighbors
Signatures



I, Sinha Behar, am applying for a variance from the Board of Adjustment regarding Section 492(D) of the Land

Development Code. The variance would allow me the ability to Retain carpet in front setback,
has been there ~~there~~ for 20 years.

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

Property Owner Name (Printed)	Address	Signature
Rita Copeland	1004 Colony N. Dr. Austin TX 78758	
CHRISTA COCHRAN	1100 " " "	CHRISTA COCHRAN
Rosendo Molina	1102 " Colony North Dr Rosendo Molina	
Monvel Sandoval	1103 " " "	
Leanne	1104 " " "	Leanne
For Wagner	1106 " " "	For Wagner
Patrick Gupp/Korealupp	1107 " Colony North Dr. Gupp	

X Aleksandra Sivolski 1108 " " " Aleksandra Sivolski
 Jennie Pennington 1112 Colony North Jennie Pennington
 not needed

M01/15

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

Property Owner Name (Printed)	Address	Signature
Brian Salik	1110 Colony N. Austin TX 78758	BC
Dorothy Foy	1100 " N.	Dorothy Foy
Norma Garcia	1001 " N.	Norma Garcia
Frederic A. Boman	8506 BRADFORD Austin TX 78758	Frederic Boman
Ellis Carter JARD	8508 "	Ellis Mithelard
DAVID MENDOZA	1103 ALDEN Austin TX 78758	DAVID MENDOZA
Ruth A. Chandler	1105 Alden Austin TX 78758	OC
Robert Godwin	1107 Alden Dr.	Robert Godwin
STEPHEN J POLCOKA	1109 ALDEN DR	Stephen Polcoka
Robert Llamas	1104 Alden dr	Robert Llamas
Bruce Lee	1108 ALDEN DR.	Robert Llamas

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

Property Owner Name (Printed)	Address	Signature
Simha Behar	1105 Plymouth Dr Apt 104 Roxbury	[Signature]
William Barroso	1109 Plymouth Dr	[Signature]
Bra Cheson	1113 PLYMOUTH DR	[Signature]
Adrian Dieranian	1000 Plymouth	Adrian Dieranian
Solene Jorhisa	1002 Alden Dr	[Signature]
Maria Mendera	1002 Plymouth	[Signature]
Lilka Garcia	1106 Plymouth Dr	[Signature]
Juan Alvarez	1005 plymouth Dr	Juan Alvarez
M Calvo	1003 plymouth Dr	M Calvo



M01/18

I, Simba Behar, am applying for a variance from the Board of Adjustment regarding Section 492(D) of the Land Development Code. The variance would allow me the ability to retain carpet in front setback,
has been there for

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

Property Owner Name (Printed)	Address	Signature
<u>David Kronke</u>	<u>1008 Plymouth Dr. 78758</u>	<u>[Signature]</u>
<u>Miss Bridges</u>	<u>1007 "</u>	<u>[Signature]</u>
<u>Guy Swinson</u>	<u>1009 "</u>	<u>[Signature]</u>
<u>Billy Thouts</u>	<u>1100 "</u>	<u>[Signature]</u>
<u>Anne McConigle</u>	<u>1101 "</u>	<u>[Signature]</u>
<u>CORBIN HARWELL</u>	<u>1103 "</u>	<u>[Signature]</u>
<u>SDB monitor</u>	<u>1104 "</u>	<u>[Signature]</u>



I, Simha Beher, am applying for a variance from the Board of Adjustment regarding Section 492.0 of the Land Development Code. The variance would allow me the ability to Retain carport in front set back has been for 20 years.

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

Property Owner Name (Printed)	Address	Signature
SHELLENBECK GLENN VAN	1106 Plymouth Dr. Austin 78758	<i>[Signature]</i>



6

1. Simha Behar am applying for a variance from the Board of Adjustment regarding Section 492 D of the Land Development Code. The variance would allow me the ability to Retain carpet in front set back has been for 20 years

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


Property Owner Name (Printed)	Address	Signature
MINOR JAMES W. & PAMELA R.	1105 ALDEN DR. AUSTIN TX 78758	<i>[Signature]</i> Pamela R. Minor

[Signature]



I, Simba Bekar, am applying for a variance from the Board of Adjustment regarding Section 492 D of the Land Development Code. The variance would allow me the ability to Retain carport in front set back has been for 20 years

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

Property Owner Name (Printed)	Address	Signature
REISTRUP OLAF & JULIE	1006 COLONY NORTH DR AUSTIN TX 78758	

*

CARPORTS & SHADES ON NEIGHBORHOODS

M01/24

RANGER BEND	8400
"	8405
"	8417
"	8434

FARFIELD	1405
"	1406
"	1407

CHEESAPEAKE	1008
Bookiel	8601

MAIN	8417
------	------

CARRIZO	1203
"	1206

BROOKFIELD	8607
"	8525
"	8521
"	8503

PARKFIELD	8509
"	8503
"	1208
Jamestown	8439A

CARPORTS & SHADES ON NEIGHBORHOOD

M01/25

RANGER BEND	8400
"	8405
"	8417
"	8434

FARFIELD	1405
"	1406
"	1407

CHEASAPEAKE	1008
Bookiel	8601

MAIN	8417
------	------

CARRIZO	1203
"	1206

BROOKFIELD	8607
"	8525
"	8521
"	8503

PARKFIELD	8509
"	8503
"	1208
Jamestown	8439A

CARPORTS & SHADES ON MY NEIGHBORHOOD

M01/26

Clearfield 1312

PARKFIELD 8610
" 8802

Redfield 8704

" 8801

" 8803

" 8800

" 1406

Plymouth 1109

~~HO~~

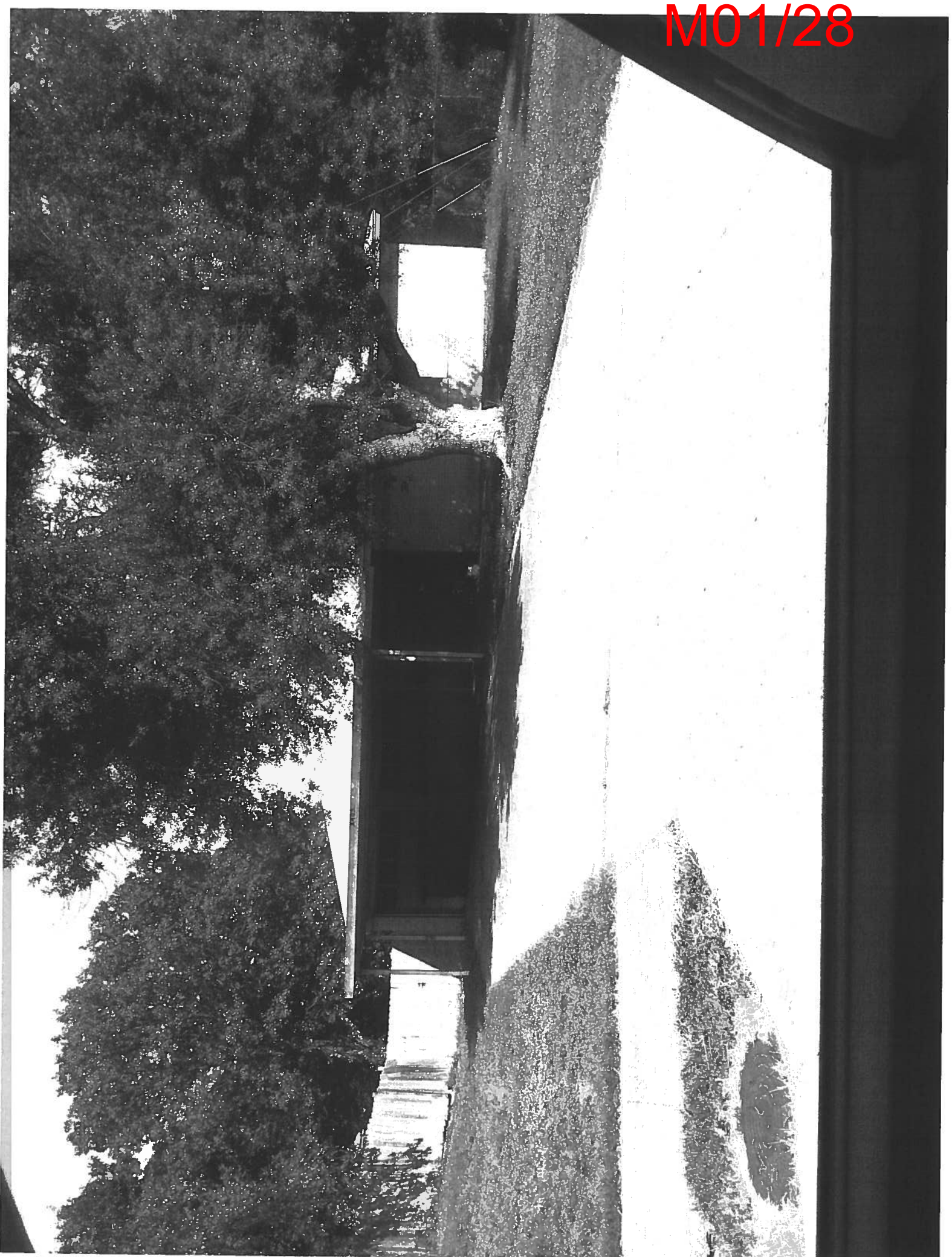
ALDEN 1003 (or 1005)

— this are some addresses for the carports in some of the streets mentioned here that are in my neighborhood, pictures are attached

M01/27



M01/28



M01/29



M01/30



M01/31



M01/32



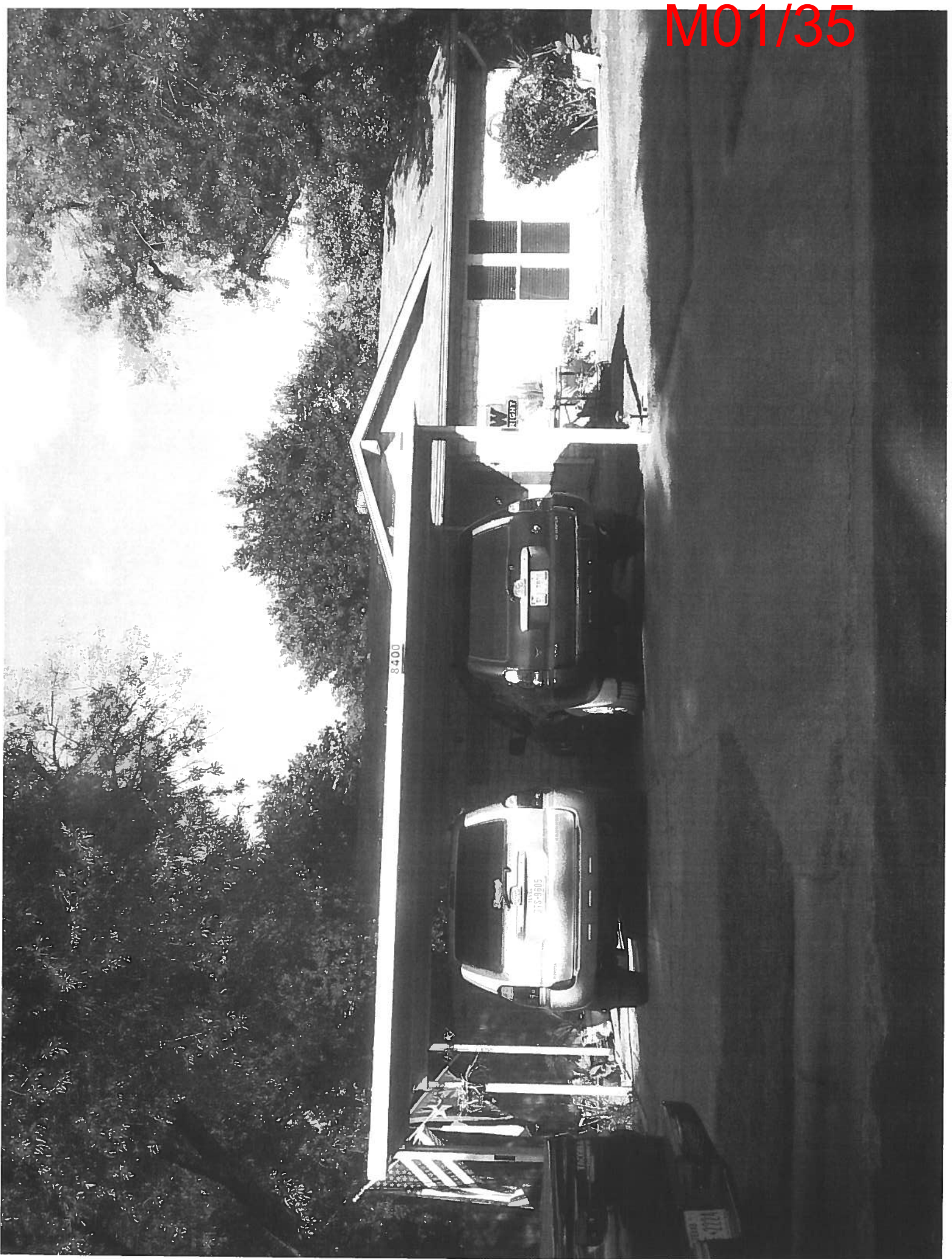
M01/33



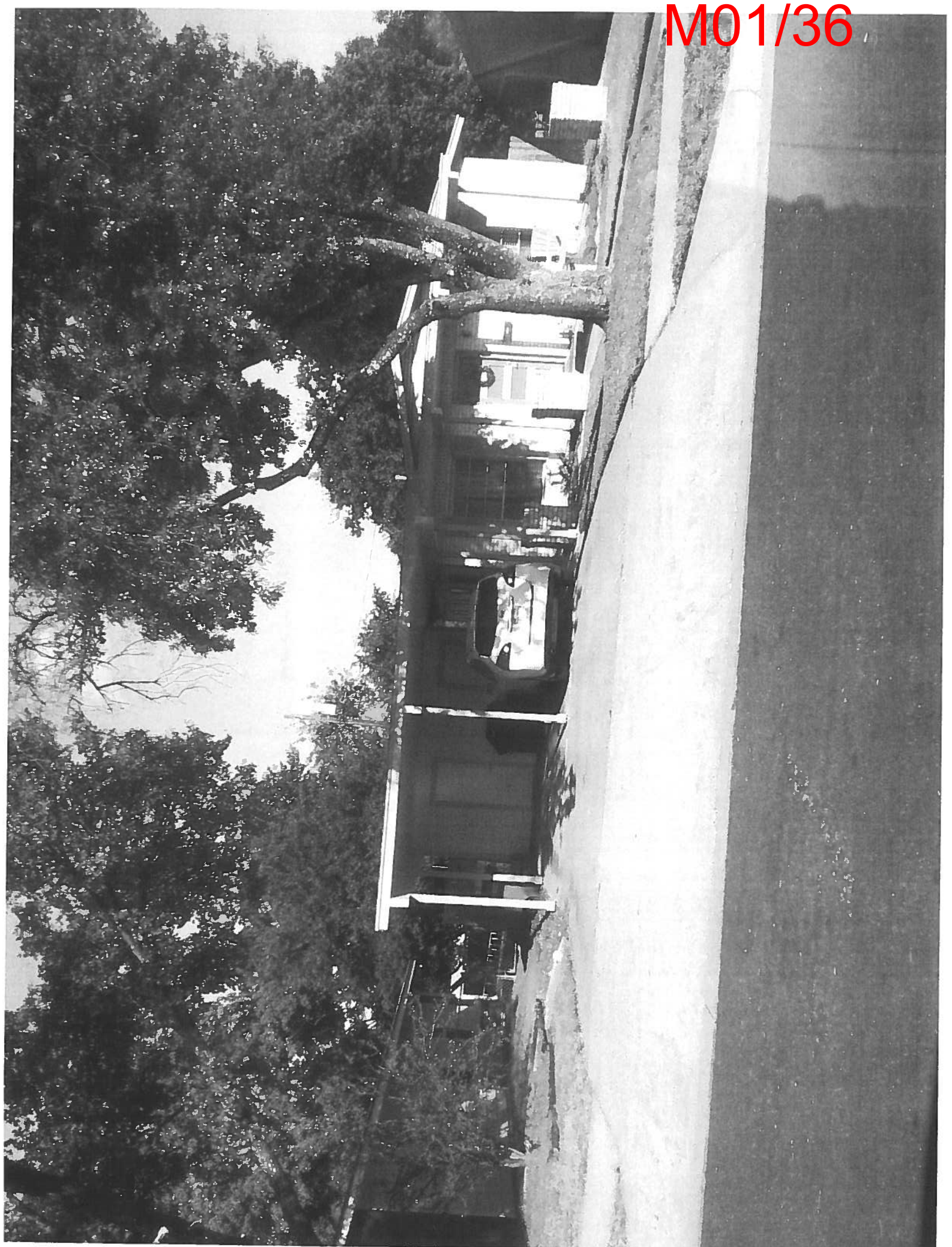
M01/34



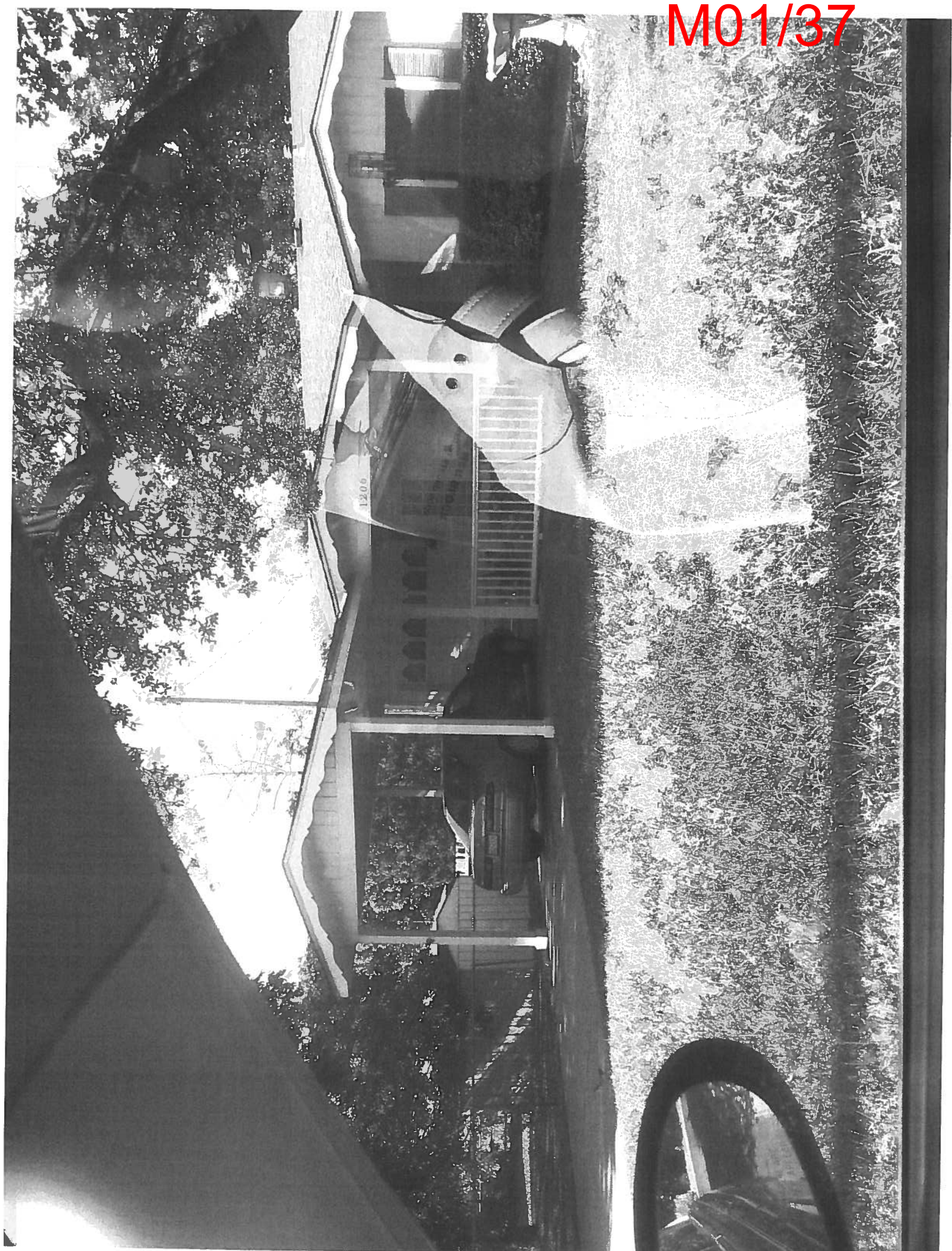
M01/35



M01/36



M01/37



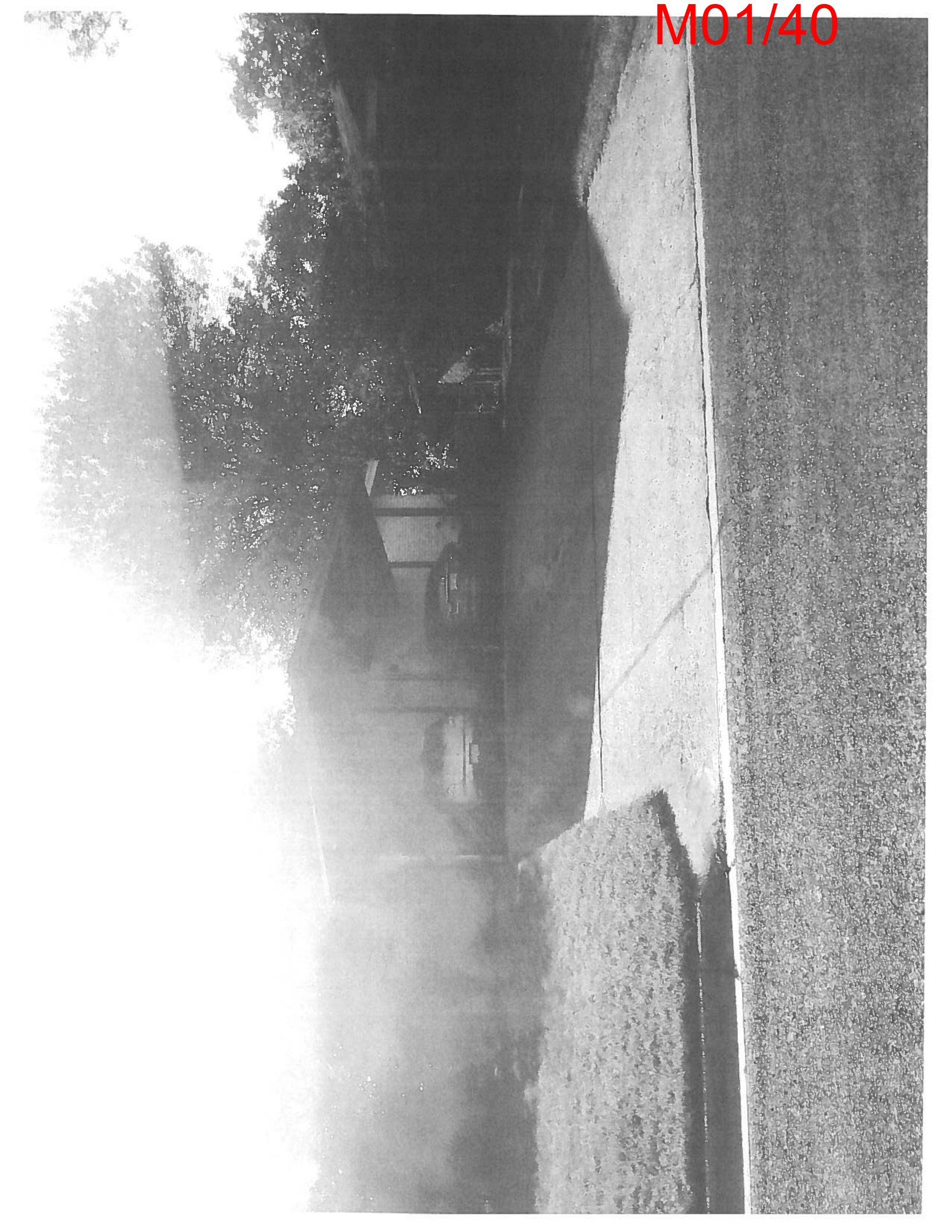
M01/38



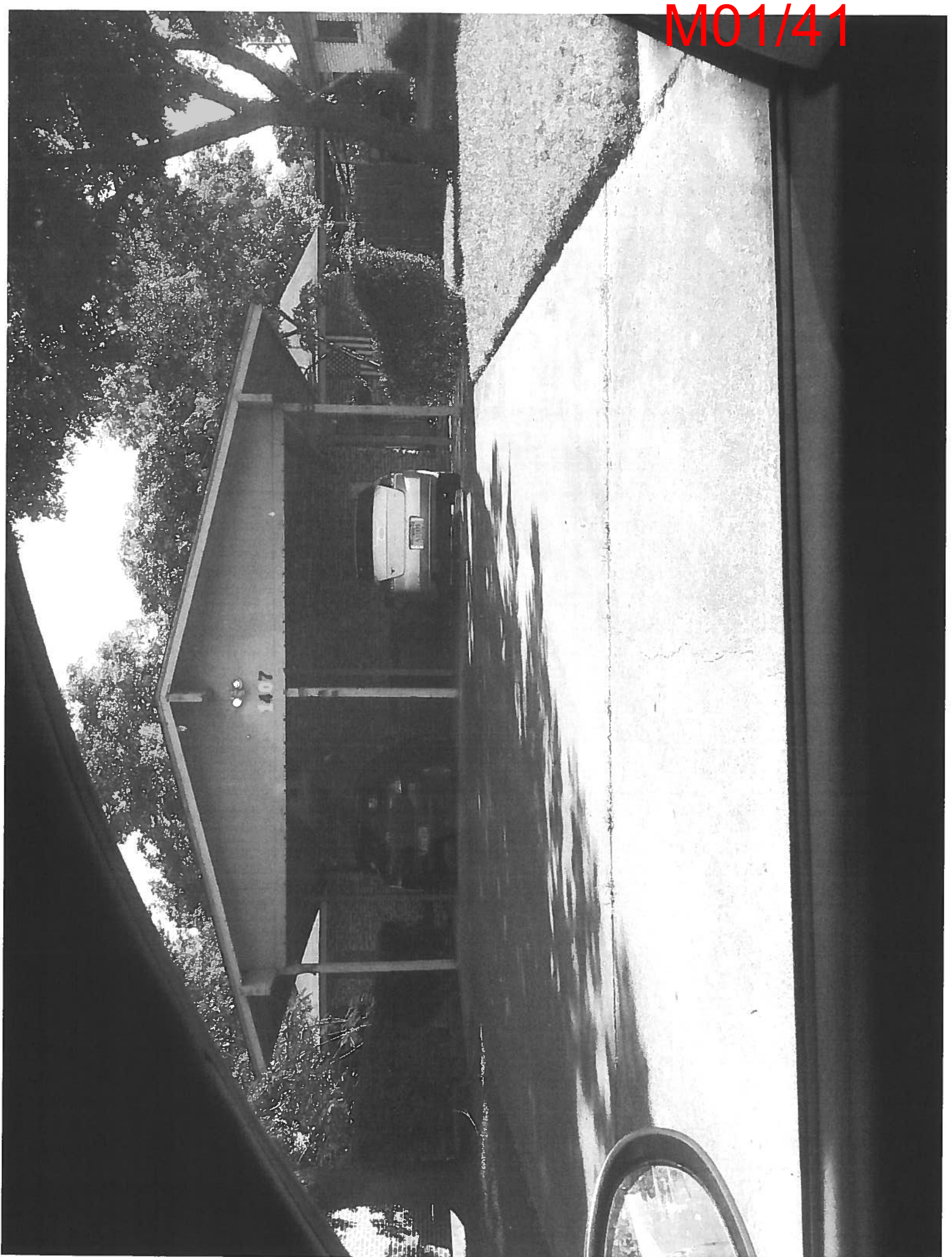
M01/39



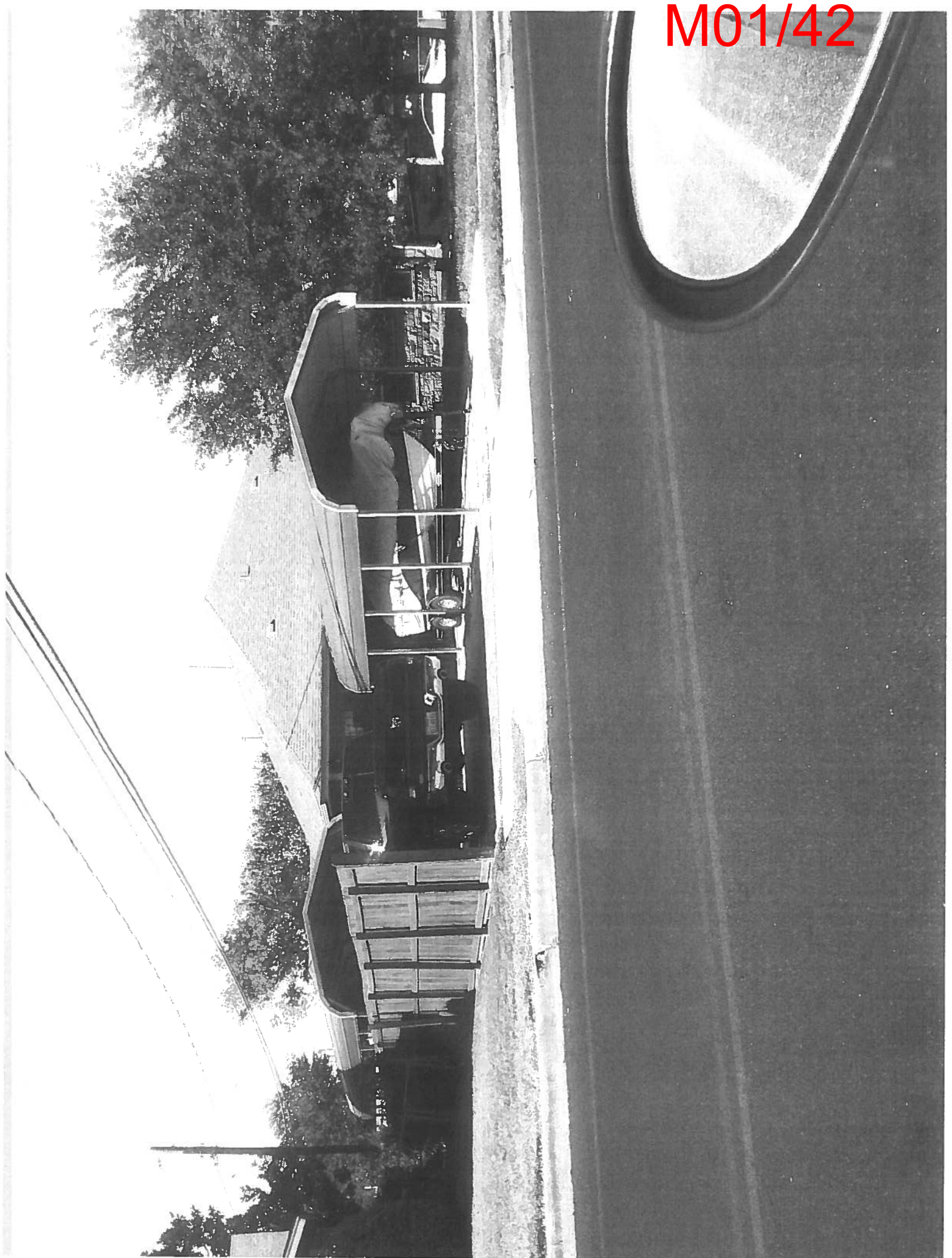
M01/40



M01/41



M01/42



M01/43



M01/44



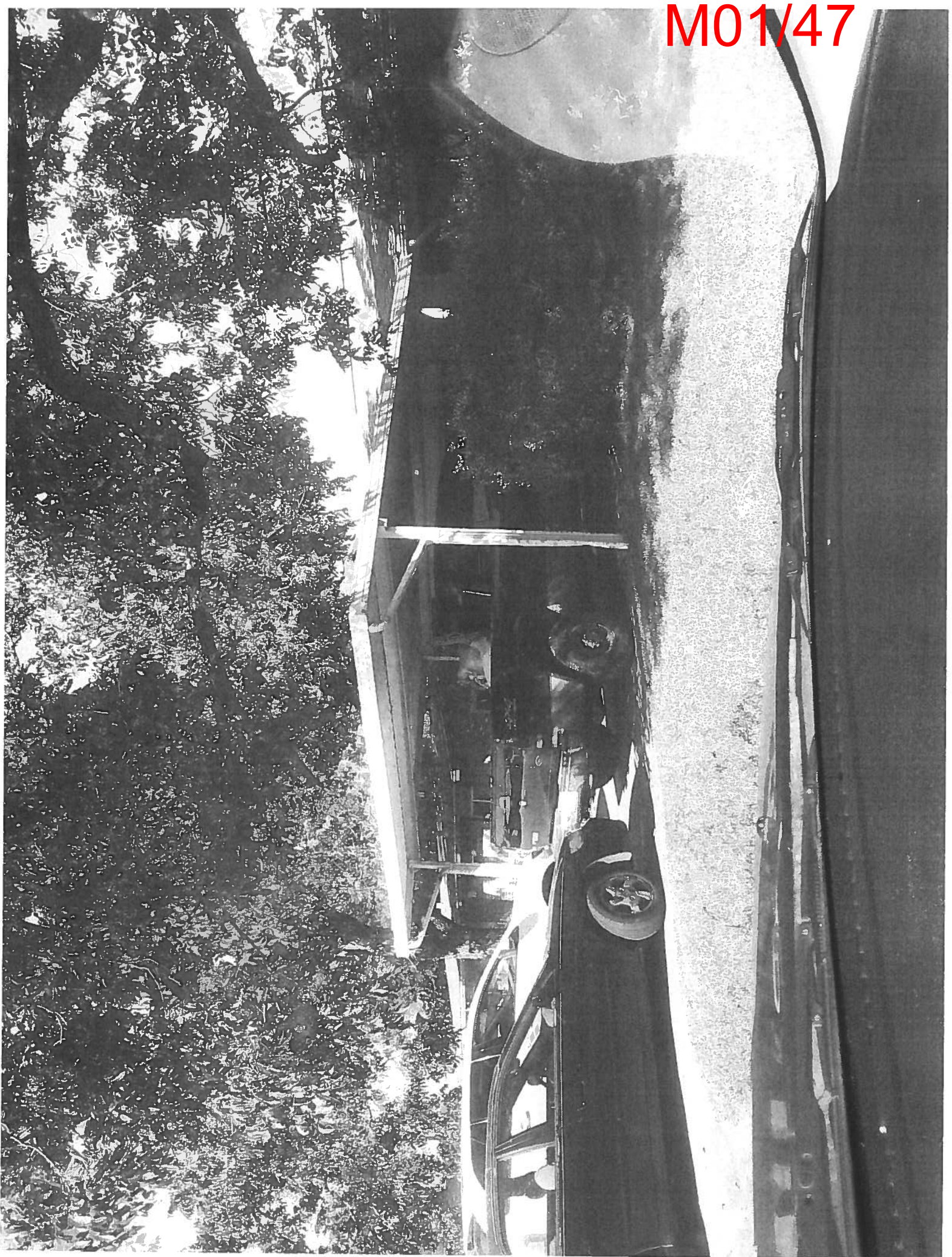
M01/45



M01/46



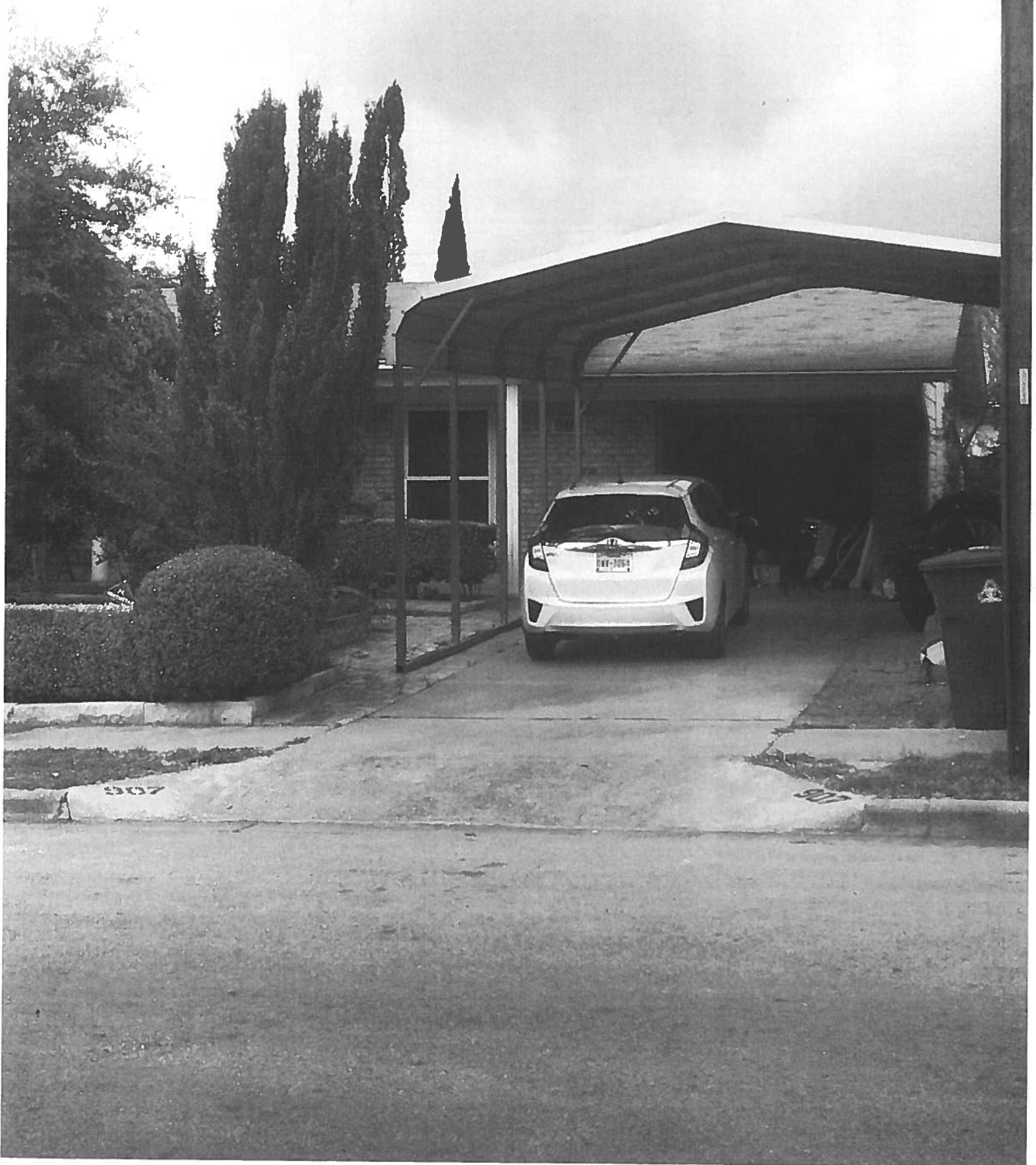
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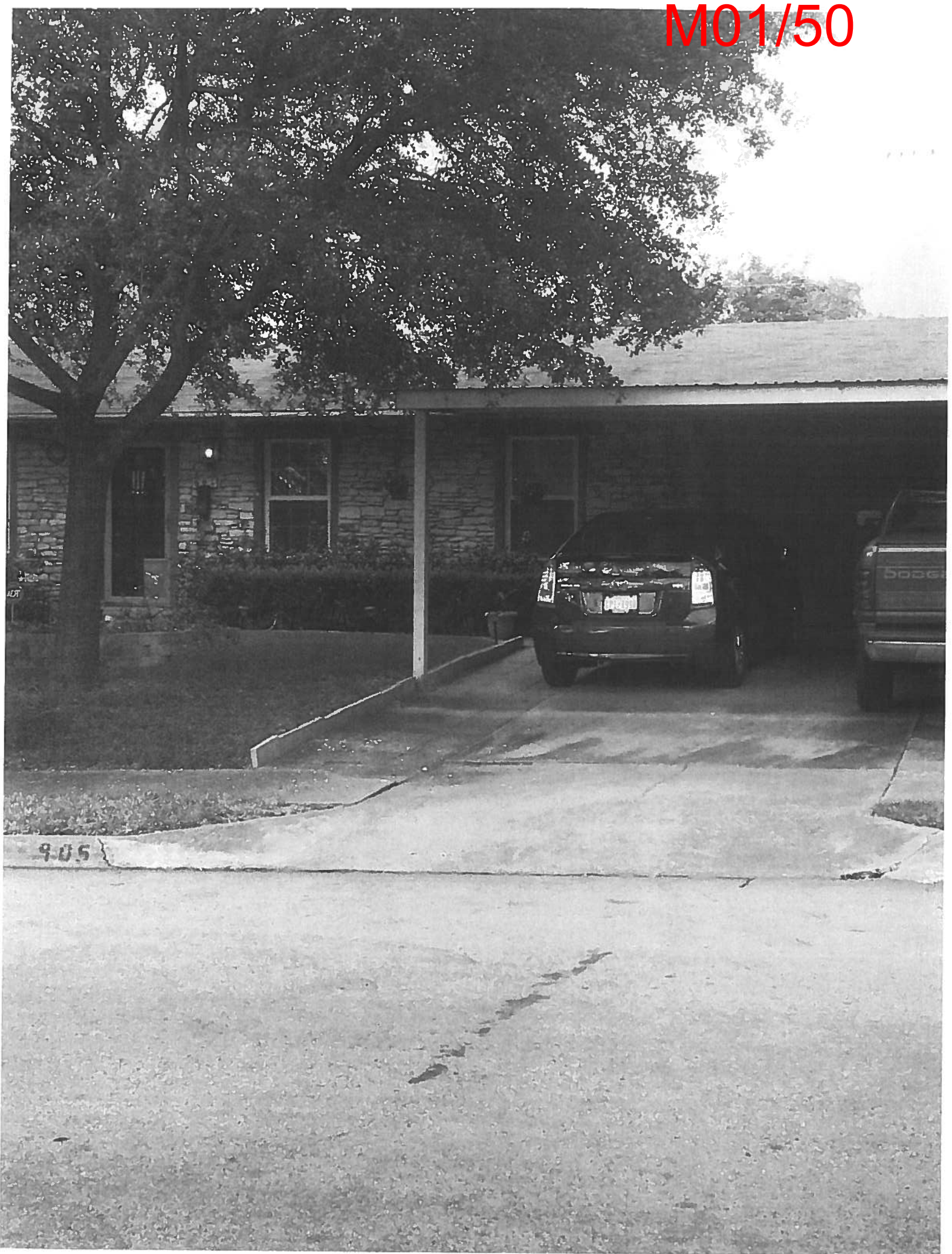
M01/48



M01/49



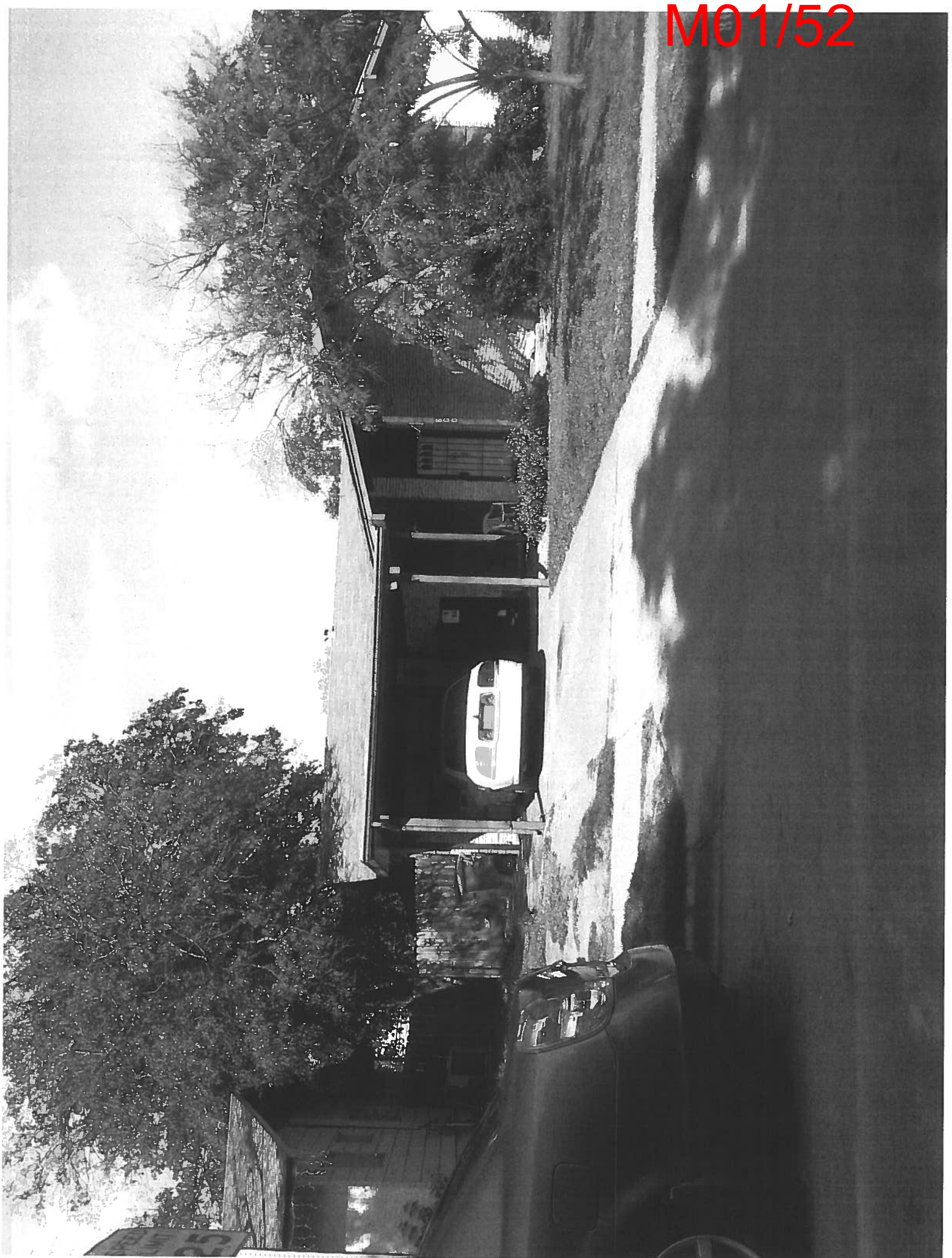
M01/50



M01/51



M01/52

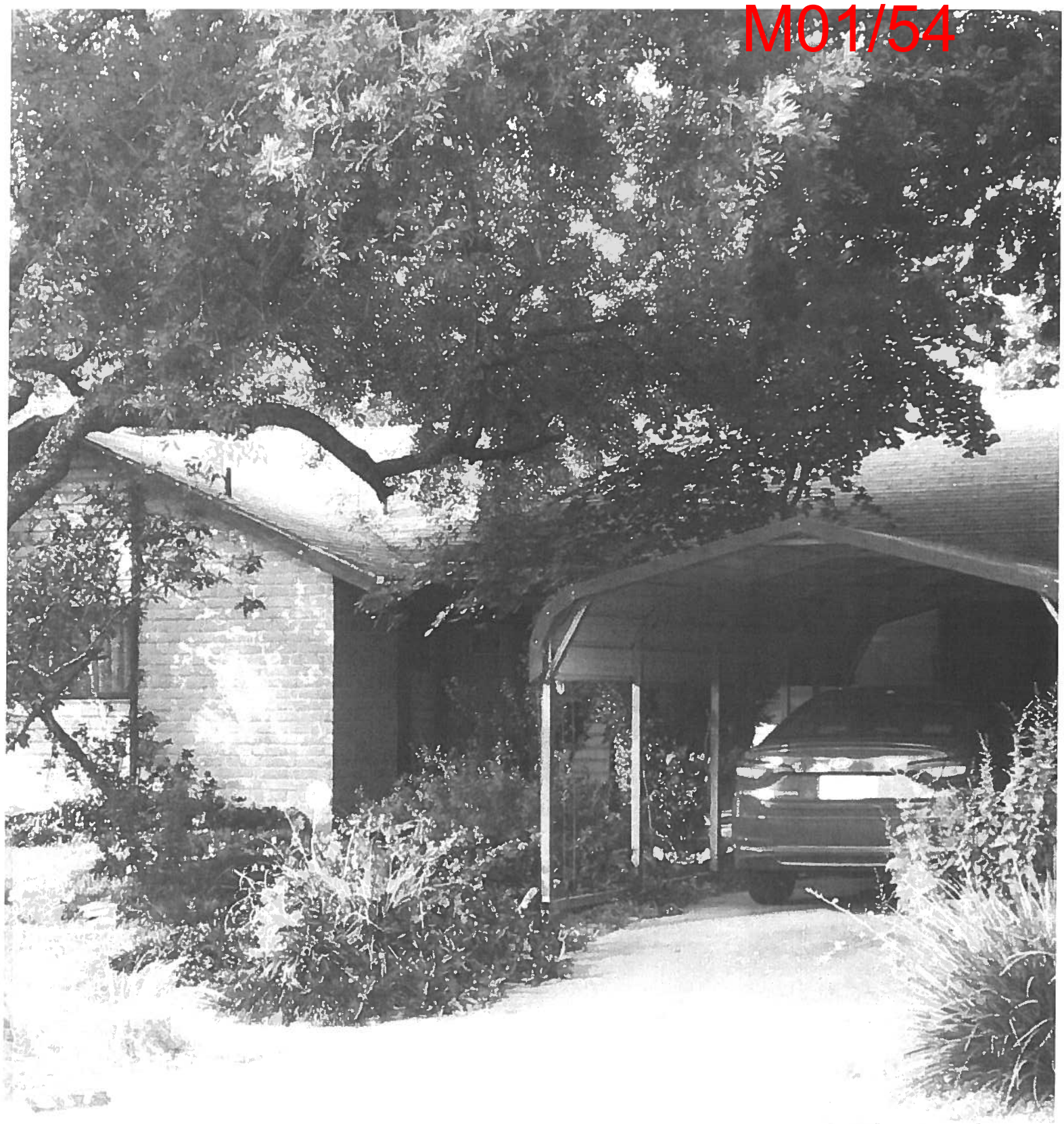


M01/53



10008

M01/54



M01/55

