



The City Of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF
THE ZONING BOARD OF ADJUSTMENT
FOR THE CITY OF SAN ANGELO, TEXAS

1:30 p.m. – Monday, October 6, 2014

McNease Convention Center, in Council Chambers
(or South Meeting Room)
501 Rio Concho Drive

THE MCNEASE CONVENTION CENTER IS ACCESSIBLE TO PERSONS WITH DISABILITIES. ACCESSIBLE ENTRIES AND SPECIALLY MARKED PARKING SPACES ARE AVAILABLE AT BOTH MAIN ENTRANCES ON SURBER DRIVE AND RIO CONCHO DRIVE. IF ADDITIONAL ASSISTANCE IS NEEDED TO OBSERVE OR COMMENT, PLEASE NOTIFY THE PLANNING DIVISION OFFICE AT (325) 657-4210 OR IN SAN ANGELO'S DEVELOPMENT SERVICES BUILDING AT 52 WEST COLLEGE AVENUE, AT LEAST 24 HOURS PRIOR TO THE MEETING.

ALL MATTERS LISTED ON THE AGENDA ARE SUBJECT TO INDIVIDUAL DISCUSSION AND ACTION BY THE ZONING BOARD OF ADJUSTMENT.

- I. **Call to order and establish that a quorum is present.**
- II. **Review and take any action related to minute record of the regular meeting held on Monday, September 8, 2014.**
- III. **Consideration of requested variance from zoning regulations.**

**A. ZBA 14-33: Scott and Debbie Phillips.....Mr. Woodfin
(CDM#1 Rodney Fleming)**

A variance in the Ranch and Estate (R&E) Zoning District from Section 501.A of the Zoning Ordinance to allow for a 6 foot side yard setback in lieu of 15 feet for an accessory building located within 10 feet of a principal structure on the following property:

1510 Barbara Avenue, located approximately 430 feet northwest of the intersection of Barbara Avenue and Butler Drive; more specifically occupying Concho Valley Estates, Block F, Tract 10, and Block E, Replat of Tracts 1 and 2, in southeast San Angelo.

**B. ZBA 14-34: Guy and Eva ChoateMr. Carr
(CDM#5 Rodney Elizabeth Grindstaff)**

A variance in the Single Family Residential (RS-1) Zoning District from Section 501.A of the Zoning Ordinance to allow for a maximum Floor Area Ratio of 0.46 (46%) in lieu of 0.40 (40%), on the following the property:

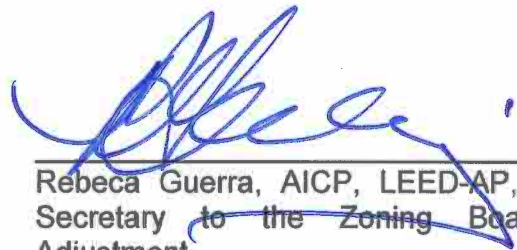
1502 Paseo de Vaca Street, located approximately 345 feet northeast of the intersection of Paseo de Vaca Street and West Avenue L; more specifically occupying the Santa Rita Addition, Block 9, the south 75 feet of Lot 4, in southwest San Angelo.

IV. Next meeting agenda.

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on Monday, November 3rd of 2014 in the McNease Convention Center.

V. Adjournment.

This notice of meeting was posted on the bulletin board at the City of San Angelo's City Hall before 1:30 p.m. on the 1st day of October 2014, in accordance with Chapter 551 in the Government Code of the State of Texas.


Rebeca Guerra, AICP, LEED-AP, CPD,
Secretary to the Zoning Board of
Adjustment

STAFF REPORT



Meeting: October 6, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Staff Planner: Jeff Fisher
Planner

Case: ZBA14-33

Request: Variance from 501 A. of the Zoning Ordinance to allow for a 6-foot side yard setback in lieu of 15 feet for an accessory building that would be located within 10 feet of a principal structure

Location: 1510 Barbara Avenue, generally located approximately 430 feet northwest of the intersection of Barbara Avenue and Butler Drive

Legal Description: Concho Valley Estates, Block F, Tract 10, and Block E, Replat of Tracts 1 and 2

General Information

Future Land Use: Neighborhood
Zoning: Ranch & Estate (R&E)
Existing Land Use: Existing single-family detached residence

Surrounding Zoning/Land Use:

North:	Ranch and Estate (R&E)	Single-family detached residences
West:	Ranch and Estate (R&E)	Single-family detached residences
South:	Ranch and Estate (R&E)	Single-family detached residences
East:	Ranch and Estate (R&E)	Single-family detached residences

District: CMD # 1 Rodney Fleming
Neighborhood: Country Club Neighborhood
Notification Required: Yes
Notifications Sent: 12
Responses in Favor: 0
Responses in Opposition: 0

Recommendation:

The Planning Division recommends **APPROVAL** of a variance for a 6-foot side yard setback in lieu of 15 feet for an existing metal accessory building that would be within 10 feet of the principal building.

History and Background:

The property was annexed into the City on November 17, 1997.

On September 8, 2014, the applicants' submitted an Application for Variance from the required side yard setback under Section 501.A of the Zoning Ordinance for their property which is zoned Ranch and Estate (R&E). The variance would allow a side yard setback of 6 feet for the existing metal accessory building whereas the Zoning Ordinance requires a 15-foot setback where the accessory building is within 10 feet of the principal building. The existing house and accessory structure were constructed in 2002. According to the plans submitted with their Building Permit, The applicants' are proposing to build a new 12' x 16', 192 square foot master bedroom closet addition at the northwest corner of their existing single detached residence. The closet would provide additional household storage space. The distance between the existing residence and the metal accessory building is 13.25 feet. If the proposed closet addition is approved, there would only be 3 feet between the two structures, and the accessory structure would now require a 15 foot side yard setback instead of 2 feet which is normally required for an accessory structure. The proposal complies with all other provisions of the Zoning Ordinance.

Analysis:

Section 207(F) of the Zoning Ordinance requires that an applicant for a Variance must show that a hardship exists and that the Zoning Board of Adjustment make an affirmative finding that each and every one of the following six (6) criteria are met.

- 1. Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial;**

The proposed new closet addition is specifically for the master bedroom which happens to be on the west side of the lot where the existing metal accessory structure is located. The applicants' stated that the closet would provide additional storage space for clothes and accessories. The applicants have indicated that it would be impractical to build the closet on the other side of the house which would be a long distance from the master bedroom.

- 2. These special circumstances are not the result of the actions of the applicant;**

The house was constructed in 2002 and the applicants' now require additional storage space for the master bedroom. In addition, the accessory structure is 6 feet from the west property line which presently complies with the minimum side

yard setback of 2 feet required for accessory buildings where there is at least 10 feet separation between them and the principal building.

- 3. Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship;**

A literal interpretation of the Zoning Ordinance would in this case deprive the applicant of rights enjoyed by its neighbors in the sense that other properties with dissimilar zoning in the immediate area do not require a further setback when an accessory building is within 10 feet of the primary structure. Staff could not find any similar types of variances applied for in the surrounding area.

- 4. Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest, and would carry out the spirit of this Zoning Ordinance and substantial justice;**

The subject property has a street frontage of 180 feet, a lot depth of 250 feet, and a total lot area of 45,000 square feet, which is over 1 acre. The proposed closest of 192 square feet will not appear to have a significant impact on the surrounding neighborhood. Allowing the closet in this location is the minimal action necessary to allow for the addition to be built.

- 5. Granting the variance will not adversely affect adjacent land in a material way;**

The property immediately to the west, 1510 Barbara Avenue, has their driveway on the east side providing further buffering between their home and the structures on the subject property. There is approximately 40 feet between the existing house and the shared property line. This significant setback acts as a substantial buffer so granting a variance does not appear to adversely affect the adjacent land.

- 6. Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**

The proposed addition is anticipated to comply with all other provisions of the Zoning Ordinance and meets the overall intent of the Ordinance.

Action Requested:

The action requested is for the Zoning Board of Adjustment to **APPROVE** Case ZBA14-33.

Effect of Variance:

Per Section 207(H) of the Zoning Ordinance:

1. Issuance of a Variance shall authorize only the particular variation which is approved in the Variance. A Variance shall run with the land.
2. Unless otherwise specified in the Variance, an application to commence construction of the improvements that were the subject of the Variance request must be applied for and approved within 12 months of the date of the approval of the Variance; otherwise, the Variance shall automatically become null and void. Permitted time frames do not change with successive owners. Upon written request, only one (1) extension from the 12-month period may be granted by the Planning Manager if it is determined that conditions of the site and immediately surrounding area are substantially unchanged.

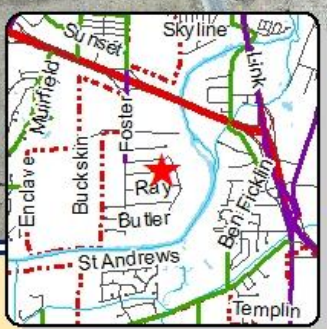
Attachments:

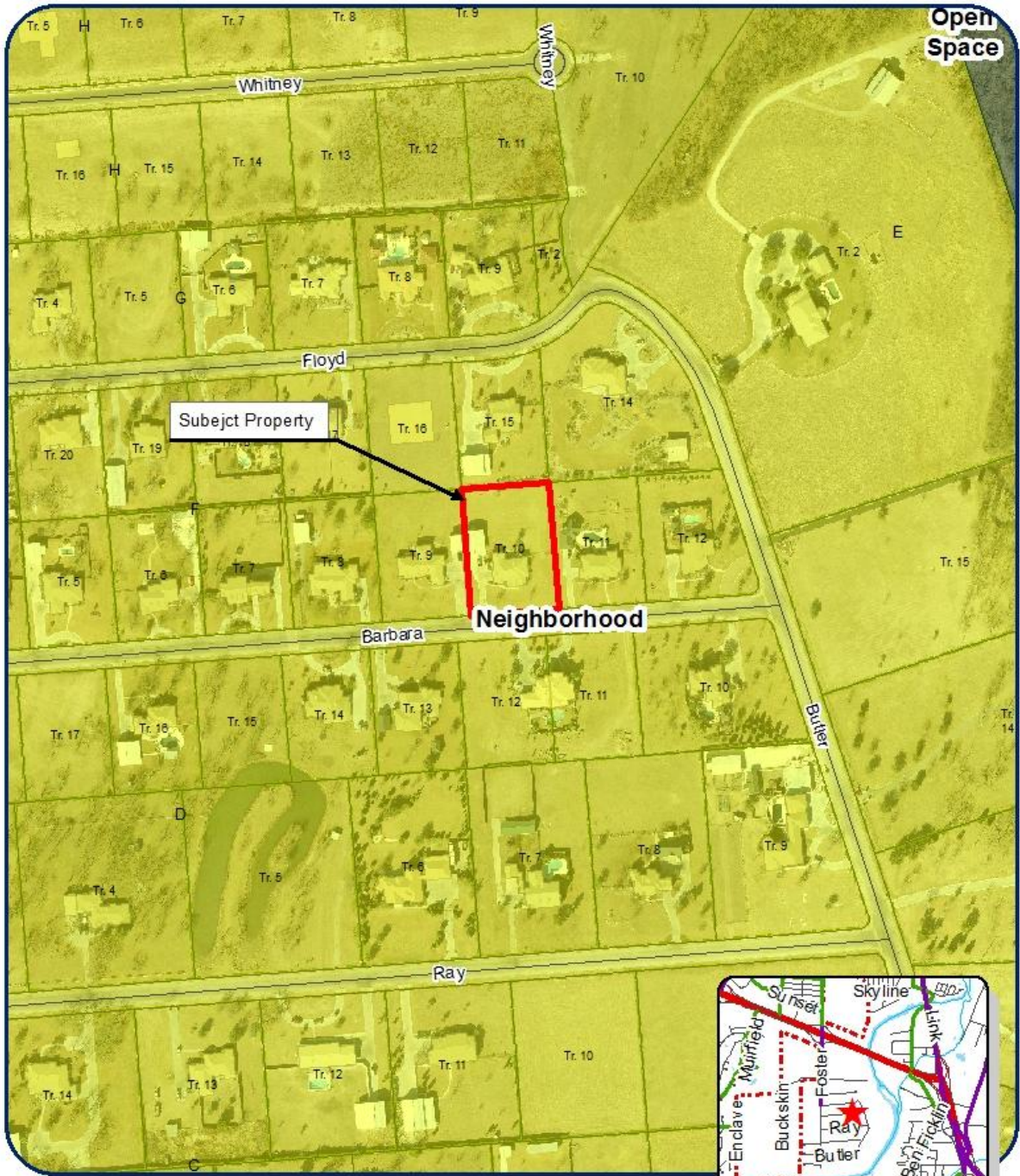
- Aerial Map
- Future Land Use Map
- Zoning Map
- Notification Map
- Site Plan
- Applicants' Responses
- Site Photos



Zoning Case File
Case Z14-33: Phillips
 Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 250 ft
 Subject Property: 1510 Barbara Avenue

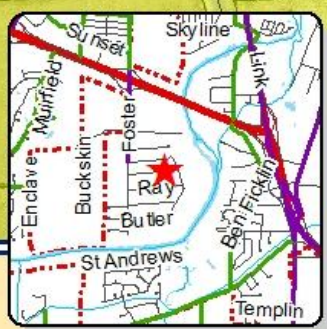
Legend
 Subject Properties: —
 Current Zoning: R&E
 Requested Zoning Change: N/A
 Vision: Neighborhood

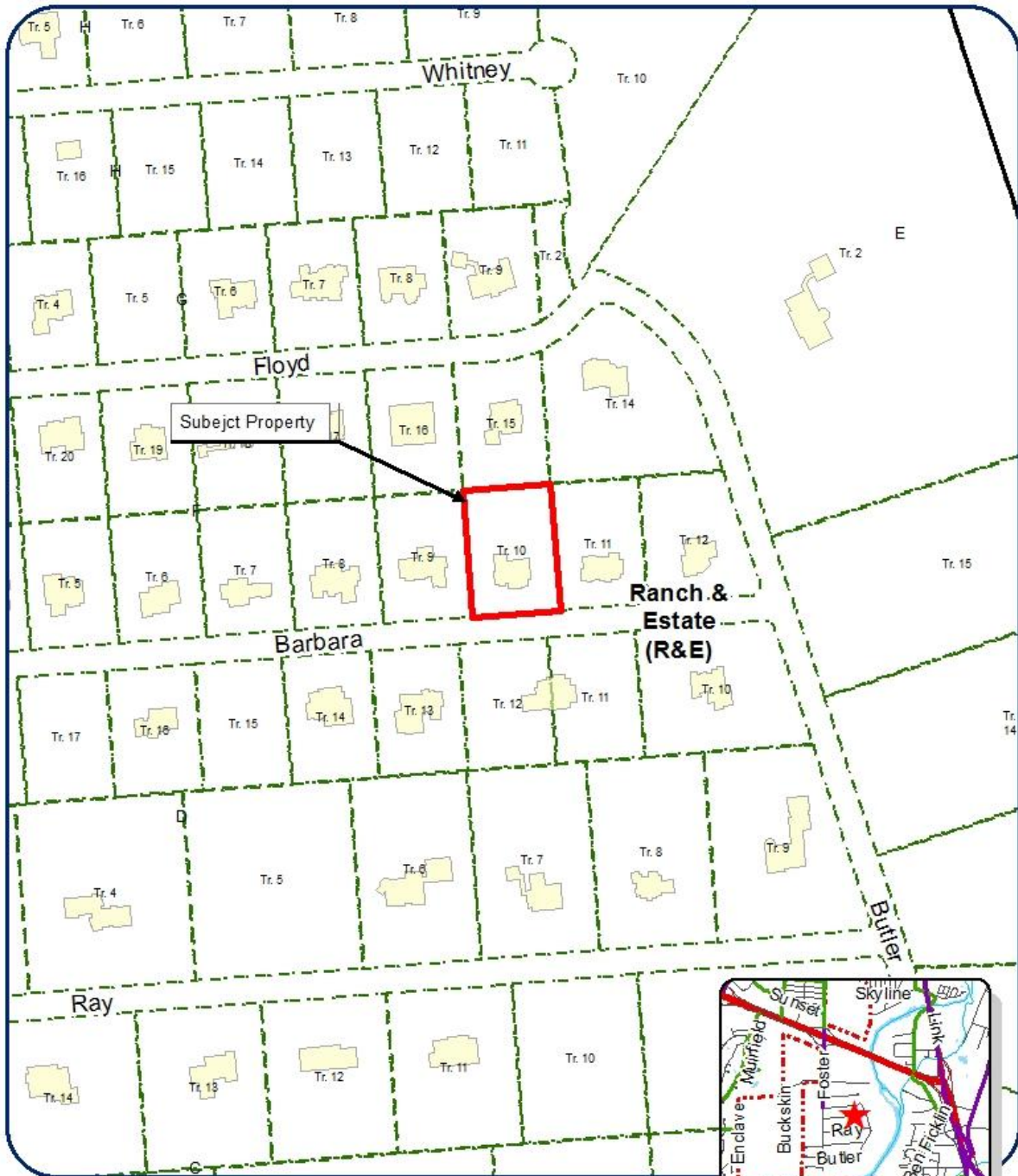




Zoning Case File
Case Z14-33: Phillips
 Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 250 ft
 Subject Property: 1510 Barbara Avenue

Legend
 Subject Properties: —
 Current Zoning: R&E
 Requested Zoning Change: N/A
 Vision: Neighborhood





Zoning Case File

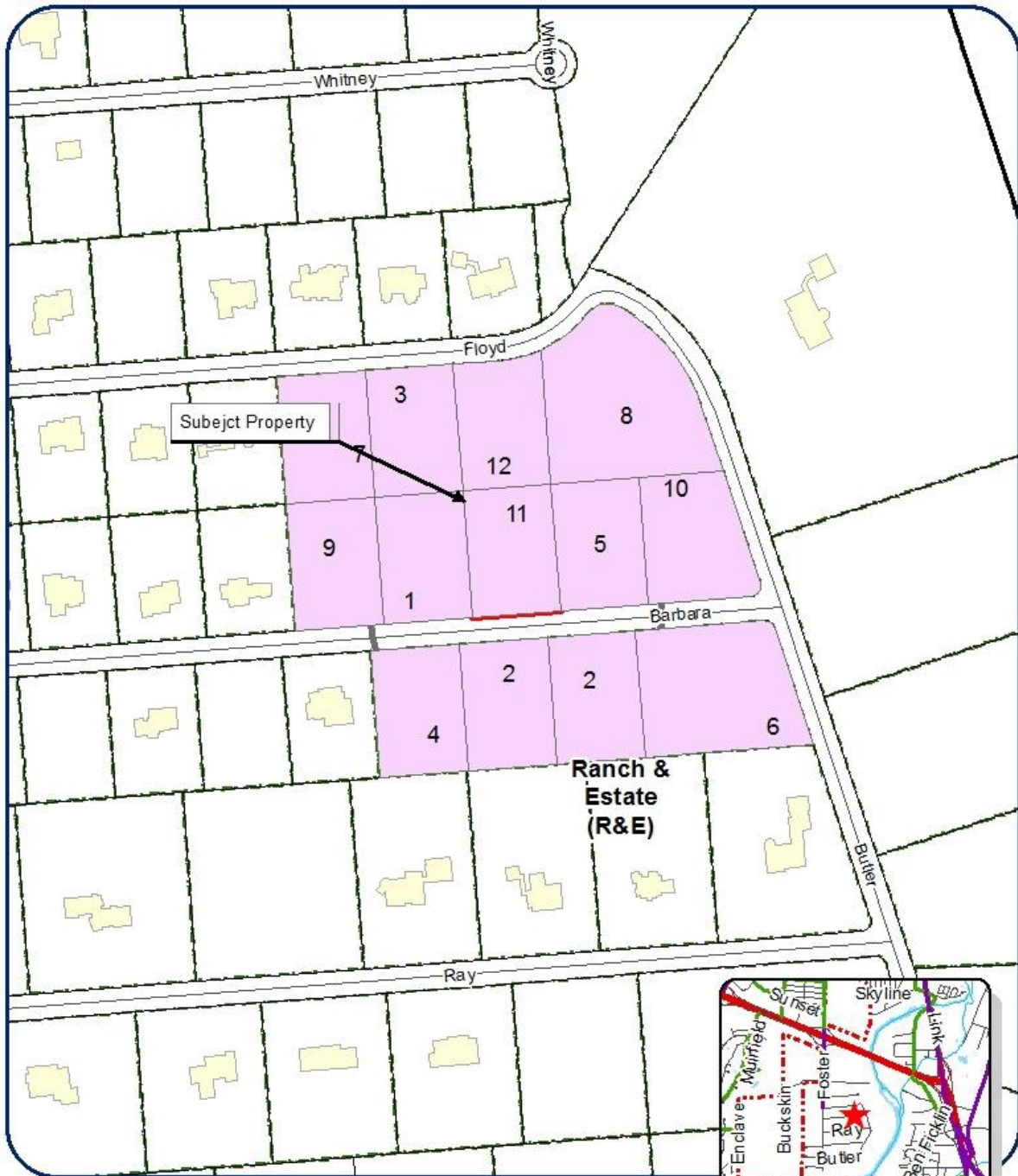
Case Z14-33: Phillips

Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 250 ft
 Subject Property: 1510 Barbara Avenue

Legend

Subject Properties: —
 Current Zoning: **R&E**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**





Zoning Case File

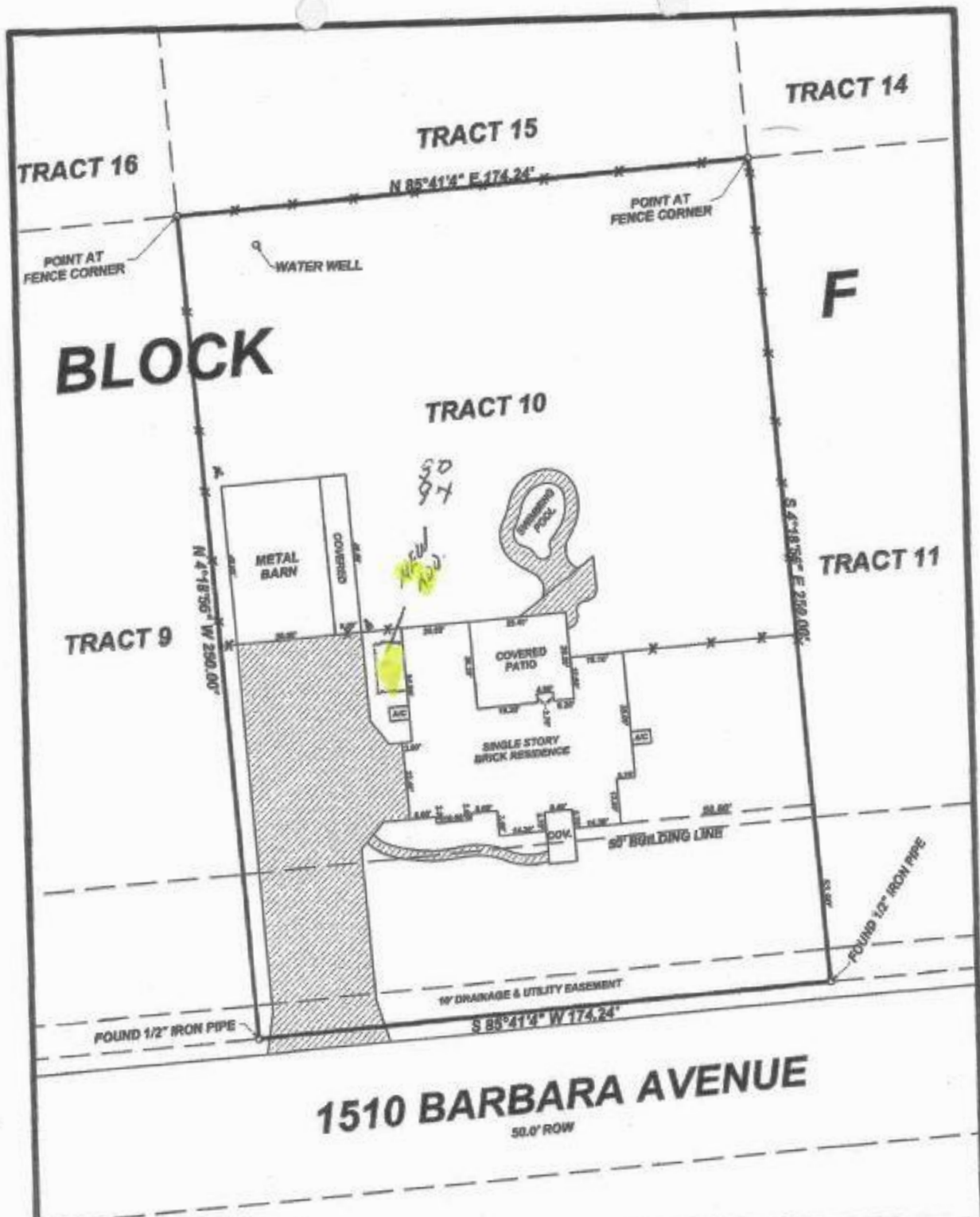
Case Z14-33: Phillips

Council District: Rodney Fleming
 Neighborhood: Country Club
 Scale: 1" approx. = 250 ft
 Subject Property: 1510 Barbara Avenue

Legend

Subject Properties: —
 Current Zoning: **R&E**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**





1510 BARBARA AVENUE
50.0' ROW

SUDDUTH SURVEYING

401 WEST TWOHIG AVENUE SAN ANGELO, TX 76903 (325) 949-2788

LEGAL DESCRIPTION:

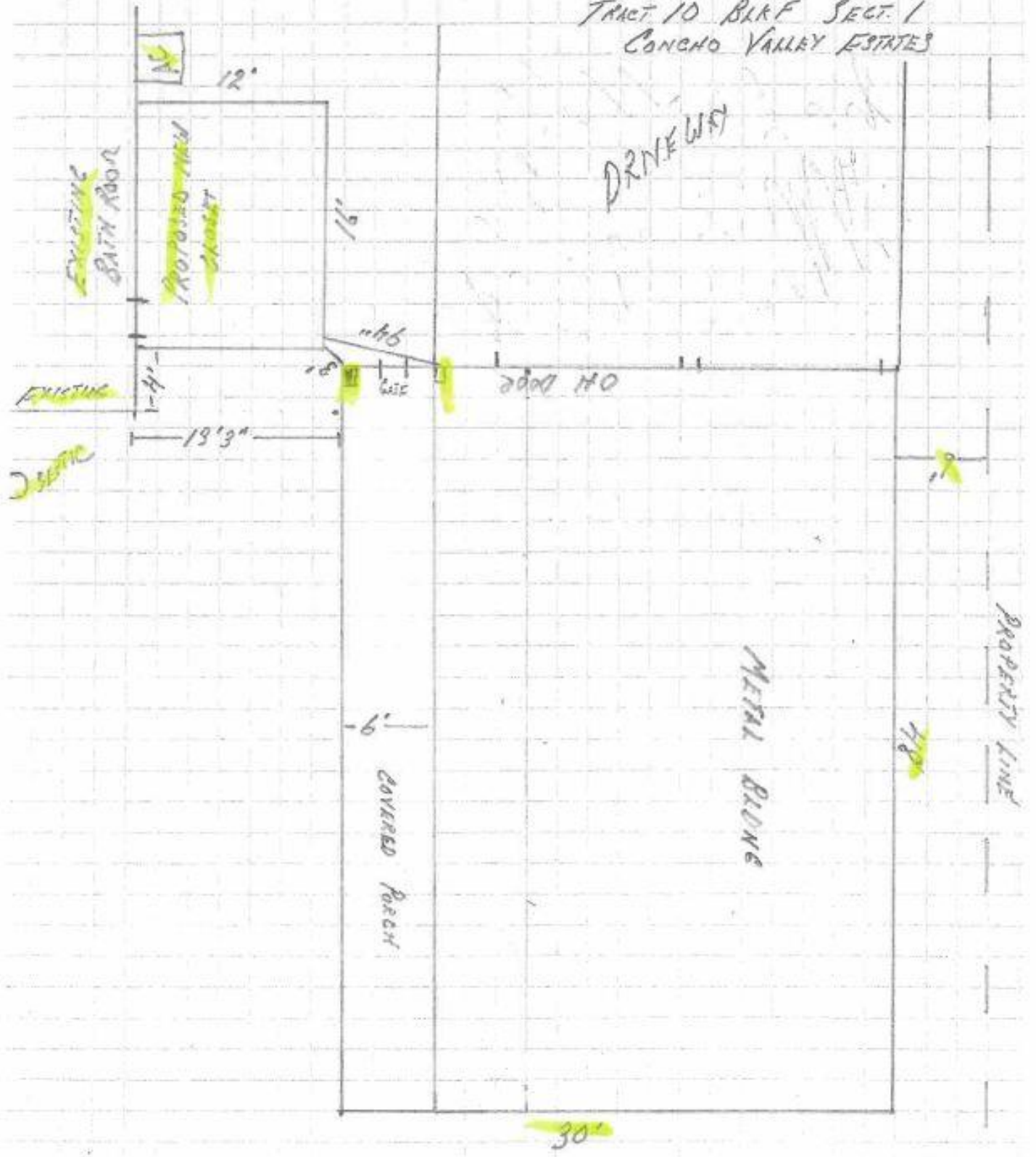
Tract Ten (10), Block F, Section One (1), Concho Valley Estates, according to the replat of all of Tract 1 and all except a 14.995 acre portion of Tract 2, Block E, Section One, Concho Valley Estates, Tom Green County, Texas, according to the map or plat of record in Plat Cabinet E, Slide 116, Plat Cabinet Records, Tom Green County Texas

Surveyor's Notes:

Reference bearing based on Record data.

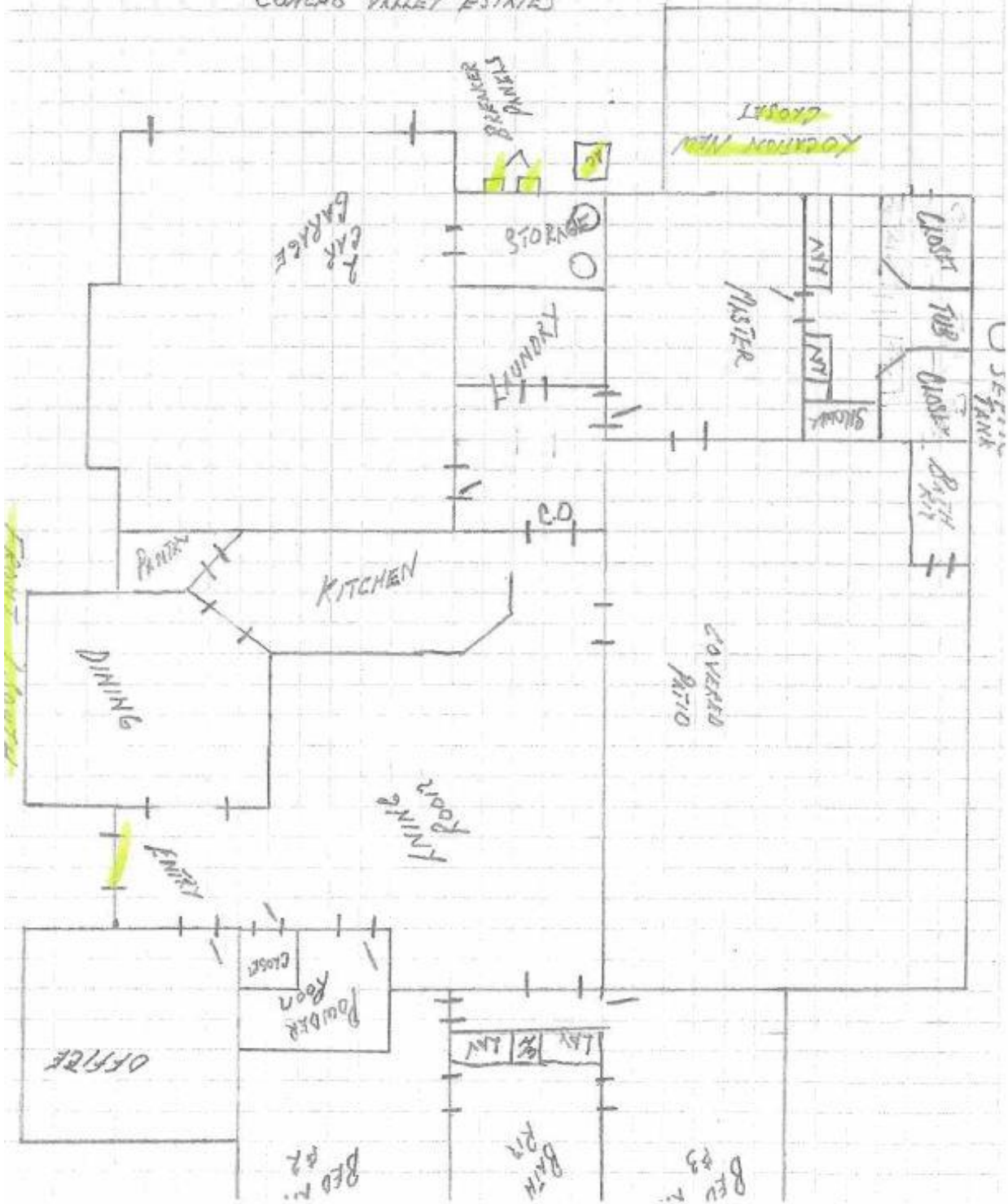
STREET

1510 BARBARA AVE
TRACT 10 BLK F SECT. 1
CONCHO VALLEY ESTATES



FLOOR PLAN
 1516 BARBARA AVE
 TRACT 10 BKF SEC. 1
 CONCHO VALLEY ESTATES

1/8" = 1'



City of San Angelo, Texas - Planning Division
Application for Variance from Zoning Regulations

Name of Applicant(s): SCOTT + DEBBIE PHILLIPS

Owner Tenant Representative (Affidavit required)

Mailing Address: 1510 BARBARA Telephone: (325) 234-2297

City/State/Zip: SAN ANGELO TX. 76901 Fax/other: (325) 651-0726

Email Address: SCOTT PHILLIPS @ SUDDEN LINK . NET

Subject Property Address and/or Location*:
1510 BARBARA AVE. BUTLER FARMS

Legal Description*:
TRACT 10 BLOCK F SECT. 1 CONCHO VALLEY ESTIMAS

Zoning: R+K

Specific Description of Request*:
SIDE SET BACK FROM HOUSE TO ACCESSORY BUILDING
AND SIDE PROPERTY LINE

* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below.

[Signature]
Signature

8-4-14
Date

- I understand that the Zoning Board of Adjustment is bound by criteria established by state law; I further understand that my request is not guaranteed to be approved and that it constitutes an exception from regulations of the City of San Angelo;
- I/We the undersigned acknowledge that the information provided above is true and correct. I/We understand that any variation(s) authorized by the Zoning Board of Adjustment will require me/us to obtain a building permit for that stated variation within **twelve (12) months** of the approval date by the Board, unless the Board has specifically granted a longer period;
- I understand that all drawings, pictures, documents or other information used during your testimony to the Board must be kept in the permanent files of the Planning Division; and
- I understand that any appeal of a decision made by the Zoning Board of Adjustment must be presented to a court of record with a verified petition stating that the decision of the Zoning Board of Adjustment is illegal in whole or in part and specifying the grounds of the illegality. This petition for appeal must be presented within ten (10) days after the date the decision is filed in the board's office.

I assert that my request for variance meets all of the required criteria based on my explanation(s) below:

- Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial;

Explanation: PLACEMENT OF THE METAL ACCESSORY BUILDING, AND EXISTING SEPTIC TANK. THIS IS THE ONLY LOCATION TO DO THIS PARTICULAR ADD-ON

- These special circumstances are not the result of the actions of the applicant;

Explanation: THE ACCESSORY BUILDING WAS EXISTING PRIOR TO DEBBIE ET AL WHEN WE PURCHASED THE PROPERTY. WE CANNOT RELOCATE THE MASTER SUITE.

- Literal interpretation and enforcement of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship;

Explanation: THE EXISTING SIZE OF CLOSET DOES NOT PROVIDE ADEQUATE SPACE FOR STORAGE AND THE LOCATION OF THE CLOSET WORKS BEST IN THIS LOCATION.

- Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest, and would carry out the spirit of the Zoning Ordinance and substantial justice;

Explanation: THIS WOULD IMPROVE THE RESIDENCE AND NOT IMPEAD OR DETRACT FROM THE NEIGHBORHOOD AND WOULD BE THE BEST SOLUTION TO ADD-ON

- Granting the variance will not adversely affect adjacent land in a material way; and

Explanation: THIS WILL IMPROVE THE PROPERTY AND WILL NOT IMPEAD OR DETRACT ADJACENT NEIGHBORS IN ANY WAY

- Granting the variance will be generally consistent with the purposes and intent of the Zoning Ordinance.

Explanation: AFTER CONSIDERING ALL ALTERNATIVE LOCATIONS THIS IS THE ONLY PRACTICAL LOCATION TO DO THE ADD-ON

OFFICE USE ONLY

Case no.: ZBA 14 - 33

Date of application: 9/8/14

Fully-dimensioned site plan:

Nonrefundable fee: \$ 225

Date paid: 9/4/14

Date to be heard by ZBA: 10/6

Received by: Kevin Receipt Number: 234668

Ordinance section(s) from which variance(s) is/are requested:

Site Photos

Proposed location of new closet addition



North looking at subject property



South



West



East



STAFF REPORT



Meeting: October 6, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Staff Planner: Jeff Fisher
Planner

Case: ZBA14-34

Request: Variance in the Single Family Residential (RS-1) Zoning District from Section 501.A of the Zoning Ordinance to allow for a Maximum Floor Area Ratio of 0.46 (46%) in lieu of 0.40 (40%)

Location: 1502 Paseo de Vaca Street, generally located approximately 345 feet northeast of the intersection of Paseo de Vaca Street and West Avenue L

Legal Description: Santa Rita Addition, Block 9, the south 75 feet of Lot 4

General Information

Future Land Use: Neighborhood

Zoning: Single-Family Residential (RS-1)

Existing Land Use: Existing single-family detached residence

Surrounding Zoning/Land Use:

North:	Single-Family Residential (RS-1)	Single-family detached residences
West:	Single-Family Residential (RS-1)	Single-family detached residences
South:	Single-Family Residential (RS-1)	Single-family detached residences
East:	Single-Family Residential (RS-1)	Single-family detached residences

District: CMD # 5 Elizabeth Grindstaff

Neighborhood: Santa Rita Neighborhood

Notification Required: Yes

Notifications Sent: 19

Responses in Favor: 2

Responses in Opposition: 0

Recommendation:

The Planning Division recommends **APPROVAL** of a variance for a Maximum Floor Area Ratio of 46% in lieu of 40%.

History and Background:

The property has been within the City Limits since at least 1940, and has been zoned for single-family residential.

On September 8, 2014, the applicants' representative, Mr. David Mazur, submitted an Application for Variance from the Maximum Floor Area Ratio (FAR) under Section 501.A of the Zoning Ordinance for property which is zoned Single Family Residential (RS-1), to allow an additional 6% FAR (46%) whereas the

maximum permitted in the RS-1 Zone is 40%. The purpose of the request is to allow the applicants' to build an addition onto their existing single family home on the property.

According to the plans submitted with their Building Permit, the applicants' are proposing a one-story addition at the northeast corner of the existing house, which will include a kitchen, craft room, bathroom, and an addition to the existing family room. The existing home is 4,651 square feet, the existing garage and other areas are 499 square feet, and the total floor area of the new addition will be 688 square feet, for a total floor area of 5,150 square feet. The property has a lot frontage of 75 feet along Paseo de Vaca Street, and a lot depth of 150 feet for a total lot area of 11,250 square feet. Section 803.C.3 of the Zoning Ordinance defines FAR as: "the gross floor area of the building divided by the total area of the lot on which it is constructed or proposed." The total floor area of 5,150 square feet divided by the total lot area of 11,250 square feet would generate a FAR of 46%, or 6% more than the allowable Maximum Floor Area Ratio in the RS-1 Zone of 40%. The proposal complies with all other provisions of the Zoning Ordinance.

Analysis:

Section 207(F) of the Zoning Ordinance requires that an applicant for a Variance must show that a hardship exists and that the Zoning Board of Adjustment make an affirmative finding that each and every one of the following six (6) criteria are met.

- 1. Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial;**

The house on the lot immediately to the north, addressed 1434 Paseo de Vaca Street, was erected in 1938 and is owned by William Whitehead who has submitted a letter supporting the applicants' variance. Staff has found that most of the lots on Paseo de Vaca Street have existing ownership lines which match the original lot configurations of 100 feet of frontage, whereas the applicants' only have 75 feet of frontage. Therefore, the applicant's are in a unique situation because their ownership is 3,750 square feet less than what most surrounding property owners enjoy. In addition, the special circumstance is not merely financial as the additional floor area is strictly for the owners themselves for their own family to have additional space including the kitchen, bathroom, craft room, and expanded family room.

- 2. These special circumstances are not the result of the actions of the applicant;**

The applicants' stated that they purchased the property in 1986 and the original home was erected in 1989 according to Tom Green Appraisal District Records. When the property was purchased, it was only 11,250 square feet in size, which is 3,750 square feet less than the other properties in this area. This difference significantly reduces the ability of the property owners to be able to expand their residence.

3. Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship;

A literal interpretation of the Zoning Ordinance would in this case deprive the applicant of rights enjoyed by its neighbors. As mentioned, the average lot size along Paseo de Vaca Street is 100 feet by 150 feet, 15,000 square feet. The applicants' lot is 3,750 square feet less than what most other property owners enjoy.

4. Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest, and would carry out the spirit of this Zoning Ordinance and substantial justice;

Staff conducted a site visit and found an existing painted privacy fence along the north property line between the applicants' property and their neighbor, who is in support of the application. The proposed addition maintains the required 5-foot side yard setback from this property line, extending along the existing building line. It also maintains the same rear yard setback of 43'-4", over double the required rear yard setback of 25 feet. The one-story addition would not appear to impede the adjacent property owner's visibility, or that of any other abutting owners'.

5. Granting the variance will not adversely affect adjacent land in a material way;

Staff does not anticipate this variance to have adverse effects on neighboring properties. Staff reviewed relevant variance approvals within the subject block of Paseo de Vaca Street. 1520 Paseo de Vaca Street was granted variances for a reduced side yard of 2 feet in 2006 (ZBA06-22) and a reduced rear yard of 10 feet (ZBA05-65) in 2005 for a house addition. 1509 Paseo de Vaca Street was granted a variance for an additional 18.5% FAR for a new pool house in 2005 (ZBA 05-37). Planning Staff had recommended denial in the latter case given the excess lot coverage but the ZBA approved the request citing other existing non-conforming buildings with more floor area than allowed on lots in the immediate vicinity.

6. Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.

Staff believes this variance may be consistent with the purposes and intent of Zoning Ordinance. The addition appears to comply in all other respects with the Zoning Ordinance.

Action Requested:

The action requested is for the Zoning Board of Adjustment to **APPROVE** Case ZBA14-34.

Effect of Variance:

Per Section 207(H) of the Zoning Ordinance:

1. Issuance of a Variance shall authorize only the particular variation which is approved in the Variance. A Variance shall run with the land.
2. Unless otherwise specified in the Variance, an application to commence construction of the improvements that were the subject of the Variance request must be applied for and approved within 12 months of the date of the approval of the Variance; otherwise, the Variance shall automatically become null and void. Permitted time frames do not change with successive owners. Upon written request, only one (1) extension from the 12-month period may be granted by the Planning Manager if it is determined that conditions of the site and immediately surrounding area are substantially unchanged.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Notification Map
Site Plan & Building Permit Application
Applicants' Responses
Site Photos

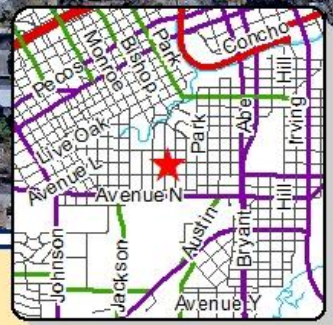


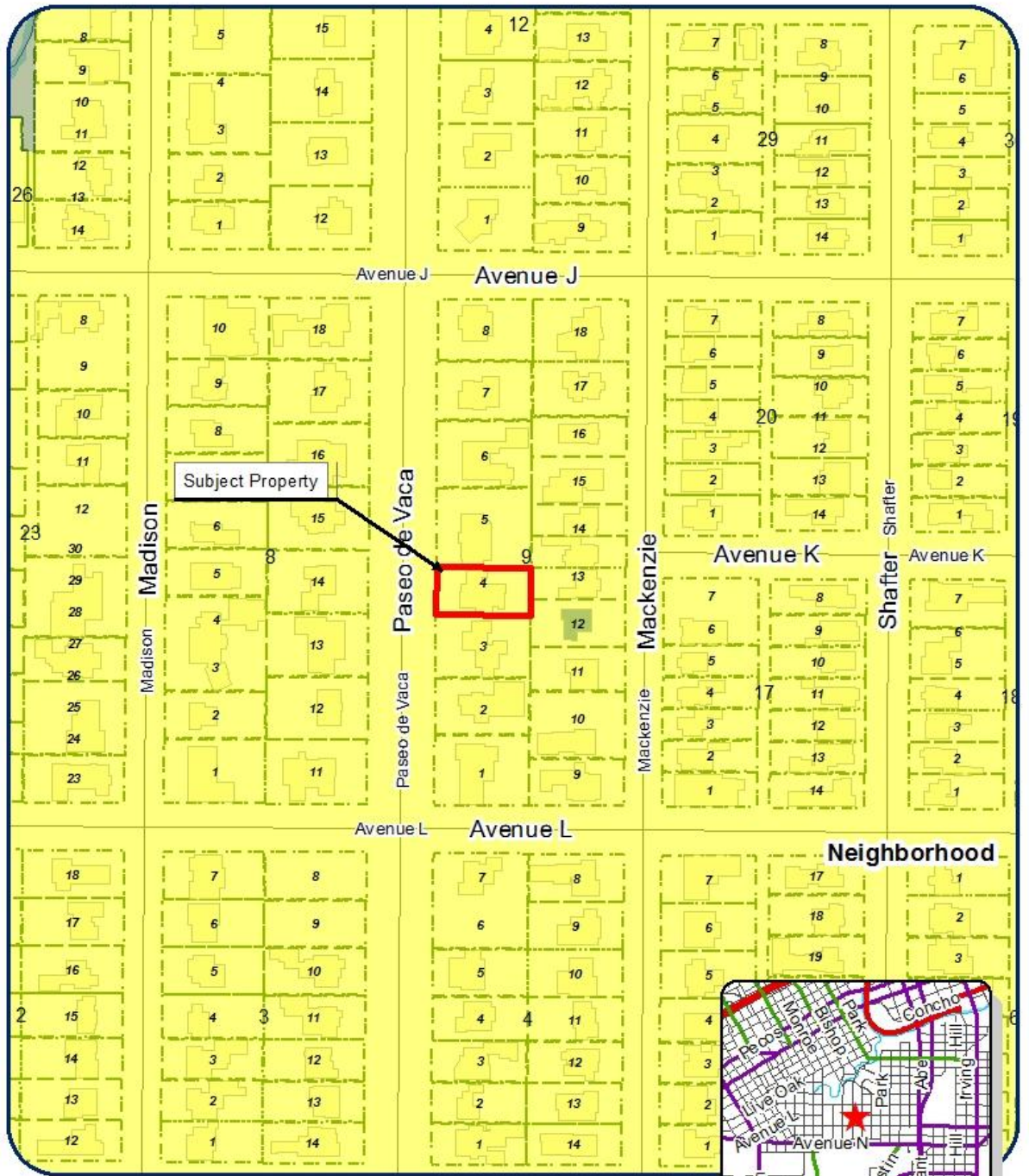
Zoning Case File
Case ZBA14-34: Chaote

Council District: Elizabeth Grindstaff
 Neighborhood: Santa Rita
 Scale: 1" approx. = 200 ft
 Subject Property: 1502 Paseo De Vaca Street

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**





Zoning Case File

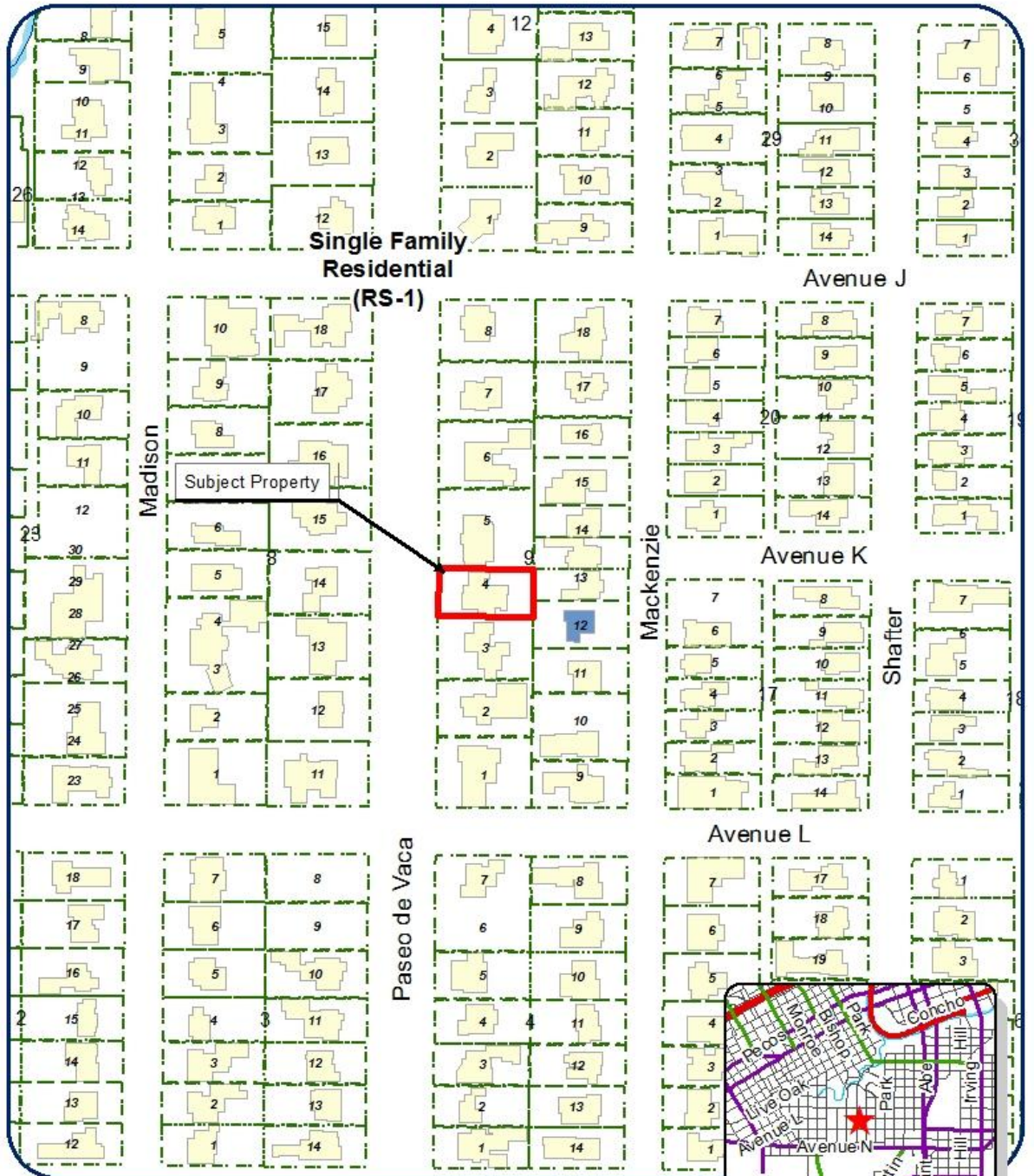
Case ZBA14-34: Choate

Council District: Elizabeth Grindstaff
 Neighborhood: Santa Rita
 Scale: 1" approx. = 200 ft
 Subject Property: 1502 Paseo De Vaca Street

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**




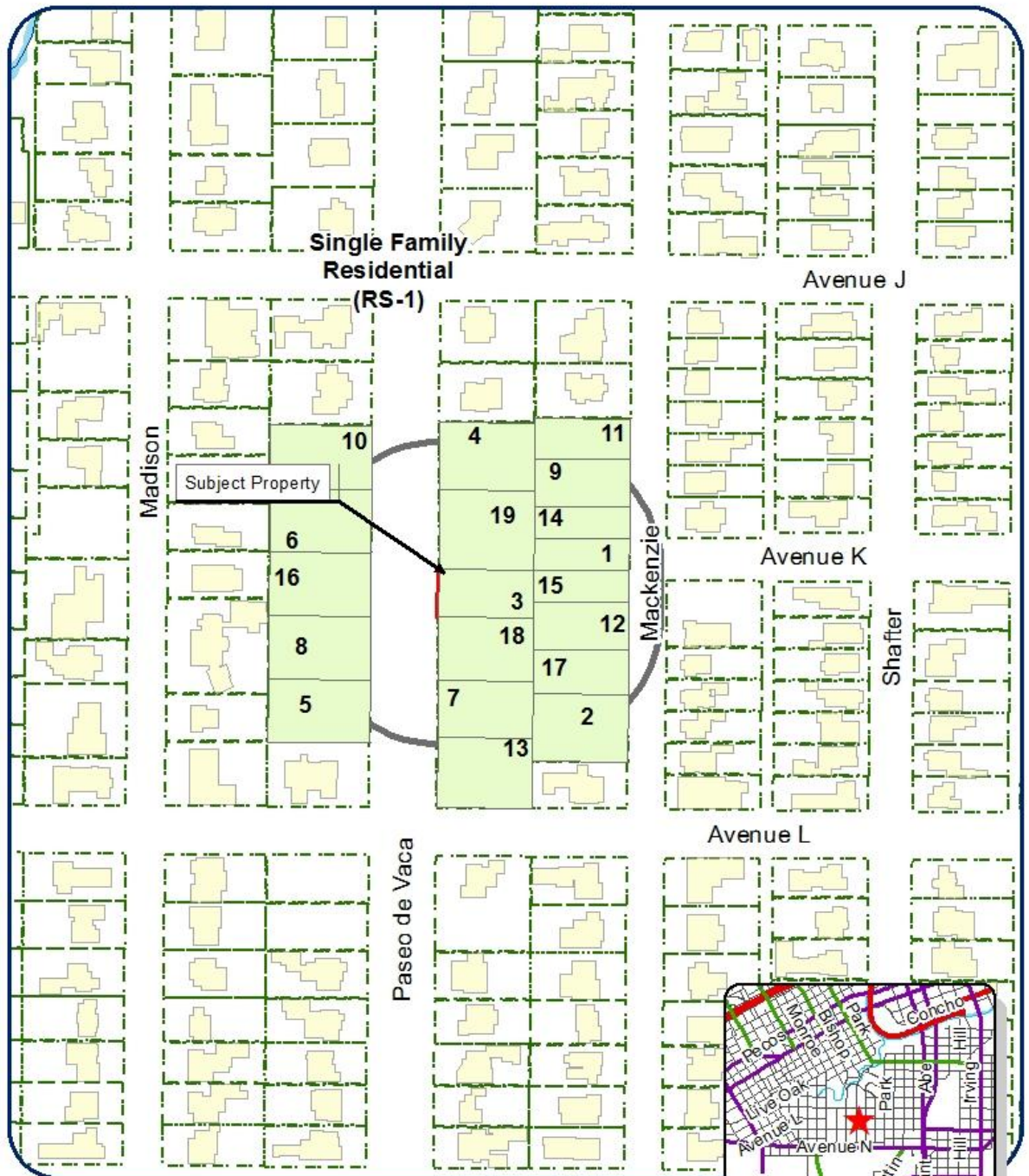


Zoning Case File
Case ZBA14-34: Choate
 Council District: Elizabeth Grindstaff
 Neighborhood: Santa Rita
 Scale: 1" approx. = 200 ft
 Subject Property: 1502 Paseo De Vaca Street

Legend
 Subject Properties:
 Current Zoning: **RS-1**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**

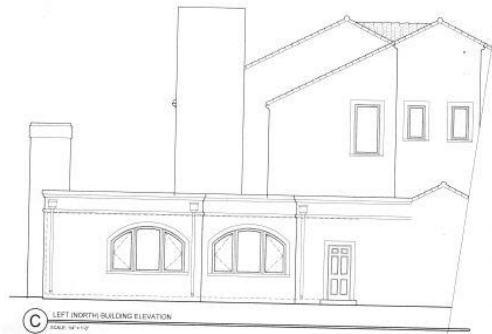
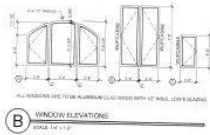
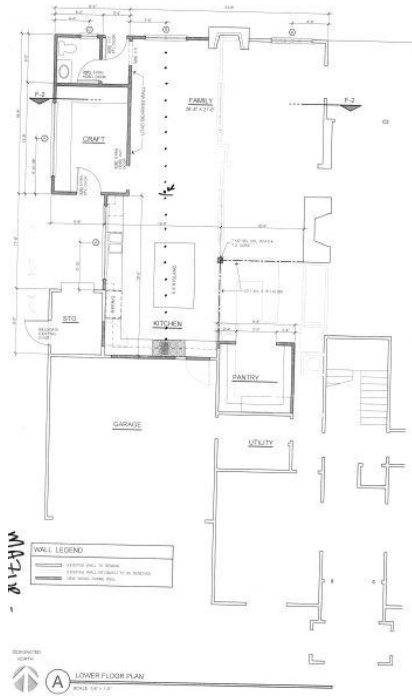
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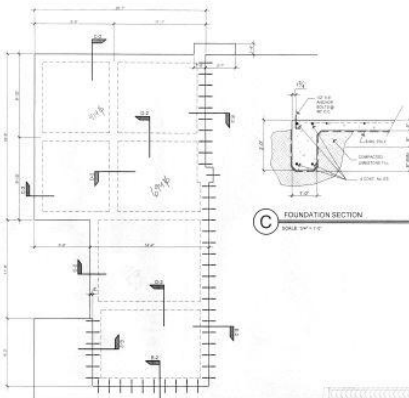
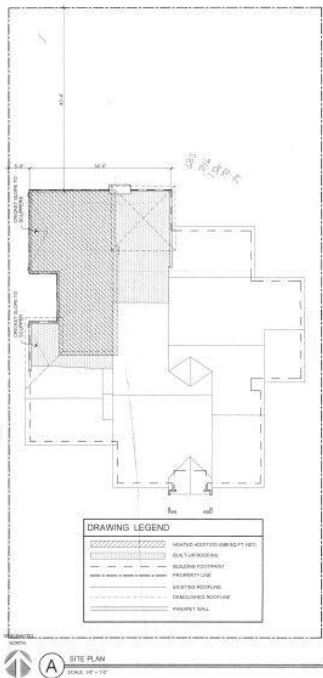
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Case ZBA14-34: Choate
 Council District: Elizabeth Grindstaff
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 Subject Property: 1502 Paseo De Vaca Street

Legend
 Subject Properties: —
 Current Zoning: RS-1
 Requested Zoning Change: N/A
 Vision: Neighborhood

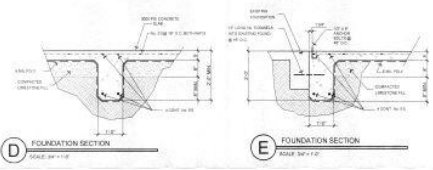
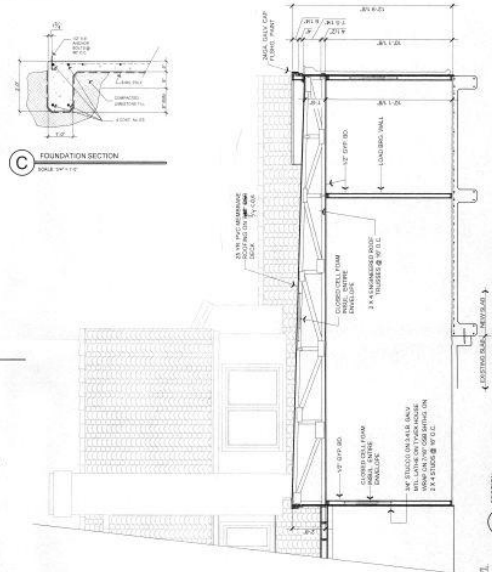


CRONITE CONSULTING
1502 PARKWAY 43, WACO
76798, TEXAS

DATE: 8/24/14
DESIGNER: JAMES F. ROBINSON
SHEET: 1



- FOUNDATION SPECIFICATIONS:**
- CONCRETE IS TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
 - CONCRETE IS TO BE PLACED IN 4" LAYERS WITH 1" SPACING OF PORTLAND CEMENT.
 - REINFORCEMENT IS TO BE 1/2" DIA. OF FIBERGLASS REINFORCED POLYESTER (FRP) TO BE PLACED IN 12" ON CENTER WITH 18" DIA. ANCHORS TO BE PLACED AT 12" ON CENTER.
 - FOUNDATION BEAMS ARE TO BE 12" WIDE 24" DEEP WITH 4 CORNERS 1/2" DIA. WITH NO. 2 STEEL @ 12" O.C.
 - PROVIDE 1/2" X 1/2" ANCHOR BOLTS @ 12" O.C. @ EXTERIOR WALLS.



DRAWING LEGEND

(Symbol)	CONCRETE
(Symbol)	FRP REINFORCEMENT
(Symbol)	STEEL REINFORCEMENT
(Symbol)	FOUNDATION BEAM
(Symbol)	FOUNDATION FOOTING
(Symbol)	FOUNDATION WALL

DATE: 8/24/14
DESIGNER: JAMES F. ROBINSON
SHEET: 2

CITY OF SAN ANGELO
 INSPECTION & PERMITS DEPT.
 P.O. BOX 1751
 SAN ANGELO, TEXAS 76902-1751
 (325) 657-4420

PERMIT APPLICATION

- RESIDENTIAL
- COMMERCIAL
- _____
- CERT. OF OCCUR.

PROJECT ADDRESS 1502 Paseo De Vacca					<input type="checkbox"/> NEW <input type="checkbox"/> REPAIR <input checked="" type="checkbox"/> ADD <input type="checkbox"/> ALTER <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOL.		
PROJECT/BUSINESS NAME (COMMERCIAL ONLY)							
LEGAL DESC.	LOT NO.	BLK NO.	SUBDIVISION	SECTION	LOT SIZE		
	51504	9	Santa Rita Addition	---	75 X 150		
TENANT	CURRENT MAIL ADDRESS			PHONE (DAYTIME)			
	Lot 4						
PROPERTY OWNER		MAIL ADDRESS			PHONE (DAYTIME)		
Guy Choute		1502 Paseo De Vacca			658-7497		
CONTRACTOR		MAIL ADDRESS			PHONE (DAYTIME)		
David Mazur Const		1310 Mckenzie 268			656-7353		
ARCHITECT/ENGINEER		MAIL ADDRESS			PHONE (DAYTIME)		
DESCRIPTION OF WORK AND USE OF PROPERTY							
Addition of Family room and Kitchen, powder bath							
Enlarge Family Rm / Kitchen / Add Craft Rm / Bth							
LAST USE				VALUATION (FAIR MKT. VALUE)			
				200,000			
NOTICE: THE PERMIT HOLDER OR HIS AGENT IS REQUIRED BY LAW TO CONTACT THIS OFFICE FOR INSPECTIONS BEFORE ANY WORK IS CONCEALED. I hereby certify that I have read and searched this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whichever specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any State or Local law regarding construction or the performance of construction. DO NOT OCCUR UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.							
RESIDENTIAL ONLY							
DOES PERSON DOING WORK OWN AND RESIDE AT PERMITTED ADDRESS? YES NO							
<input type="checkbox"/> <input type="checkbox"/>							
HOMESTEAD EXEMPT? <input type="checkbox"/> <input type="checkbox"/>							
ARE YOU TIED TO A SEPTIC TANK? <input type="checkbox"/> <input type="checkbox"/>							
SIGNATURE OF OWNER OR AUTHORIZED AGENT				DATE			
David Mazur				9-4-14			
PRINTED NAME				SIGNATURE			
ADDITIONAL PERMITS/BOARD APPL. REQ'D.	BLDG.	PLBG.	ELEC.	MECH.	G.O.	L.L.	
SQUARE FOOTAGE	GARAGE		OTHER		TOTAL		
4150	475		24		5150		
OCCUPANCY GROUP	APPR. EXITS	NO. STORIES		HEIGHT	NO. DWELLINGS		
R		2		35' max	1		
PARKING REQUIRED		CENSUS TRACT	MAP NO.		APPROVALS		
STD. 344 W. 1st			Aerial		DEPT. DENIED APPVD. DATE		
BUILDING REQUIRED SETBACK		FRONT		SIDE		REAR	
		---		5'		43'4"	
COMMENTS/PERMIT REQUIREMENTS		USE CODE	LOT COVERAGE		R.W.		
FAR - 5150		434	41% REAR 20%		FIRE		
Lot sq. footage 11,250						INSR. BLDG.	
						INSR. ELEC.	
						INSR. PLBG.	
						INSR. MECH.	
						REVIEWED BY	
						SWA 9-2-14	
						APPVD. TO ISSUE	

PROJECT ADDRESS
 PERMIT NO.
 DATE IN
 DATE OUT
 APPLICATION NO. 2014-09-04-001

City of San Angelo, Texas - Planning Division

Application for Variance from Zoning Regulations

Name of Applicant(s): Guy AND EVA Choate

Owner

Tenant

Representative (Affidavit required)

Mailing Address: 1502 Paseo De Uaca Telephone: 658-7497 / 374-1838

City/State/Zip: San Angelo TX 76901 Fax/other: eva.choate@gmail.com

Email Address: _____

Subject Property Address and/or Location*:

1502 Paseo De Uaca ST

Legal Description*:

SANTA Rita addition Block 9 S. 75' of Lot 4

20

Zoning: RS-1

Specific Description of Request*:

Increase lot coverage by 29% above ~~administrative~~
adjustment to 46%

* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below.

Eva Choate - Choate
Signature

9-8-2014
Date

- I understand that the Zoning Board of Adjustment is bound by criteria established by state law; I further understand that my request is not guaranteed to be approved and that it constitutes an exception from regulations of the City of San Angelo;
- I/We the undersigned acknowledge that the information provided above is true and correct. I/We understand that any variation(s) authorized by the Zoning Board of Adjustment will require me/us to obtain a building permit for that stated variation within **twelve (12) months** of the approval date by the Board, unless the Board has specifically granted a longer period;
- I understand that all drawings, pictures, documents or other information used during your testimony to the Board must be kept in the permanent files of the Planning Division; and
- I understand that any appeal of a decision made by the Zoning Board of Adjustment must be presented to a court of record with a verified petition stating that the decision of the Zoning Board of Adjustment is illegal in whole or in part and specifying the grounds of the illegality. This petition for appeal must be presented within ten (10) days after the date the decision is filed in the board's office.

I assert that my request for variance meets all of the required criteria based on my explanation(s) below:

- Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial;

Explanation: The houses built in that area Lost the rear property line because of utility easements between properties.

- These special circumstances are not the result of the actions of the applicant;

Explanation: The properties were Lost that sq Footage back in the 40' + 50's

- Literal interpretation and enforcement of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship;

Explanation: Variances were granted to properties in the same block and neighborhood

- Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest, and would carry out the spirit of the Zoning Ordinance and substantial justice;

Explanation: The added sq Footage would not deter or detract from site line of neighbors or Street Views. ~~It is the~~

- Granting the variance will not adversely affect adjacent land in a material way, and

Explanation: The addition will not even be seen from the street, and not take away from the open concept of the neighborhood

- Granting the variance will be generally consistent with the purposes and intent of the Zoning Ordinance.

Explanation: The purpose of the ZBA is to be consistent AND Fair in their decisions. All property owners should be able to exercise that right AND share in the same rights as their neighbors

OFFICE USE ONLY

Case no.: ZBA 14-34

Date of application: 9/8/14

Fully-dimensioned site plan:

Nonrefundable fee: \$ _____

Date paid: 225.00

Date to be heard by ZBA: 10/6/14

Received by: Jeff Fisher

Receipt Number: 234669

Ordinance section(s) from which variance(s) is/are requested:

S. 501 (A)

Site Photos

Area of Proposed Addition (behind existing house)



Existing fence – north property line



East looking at Property



West



North



South

