



Gonzalez Residence Variance Request

C15-2010-0060

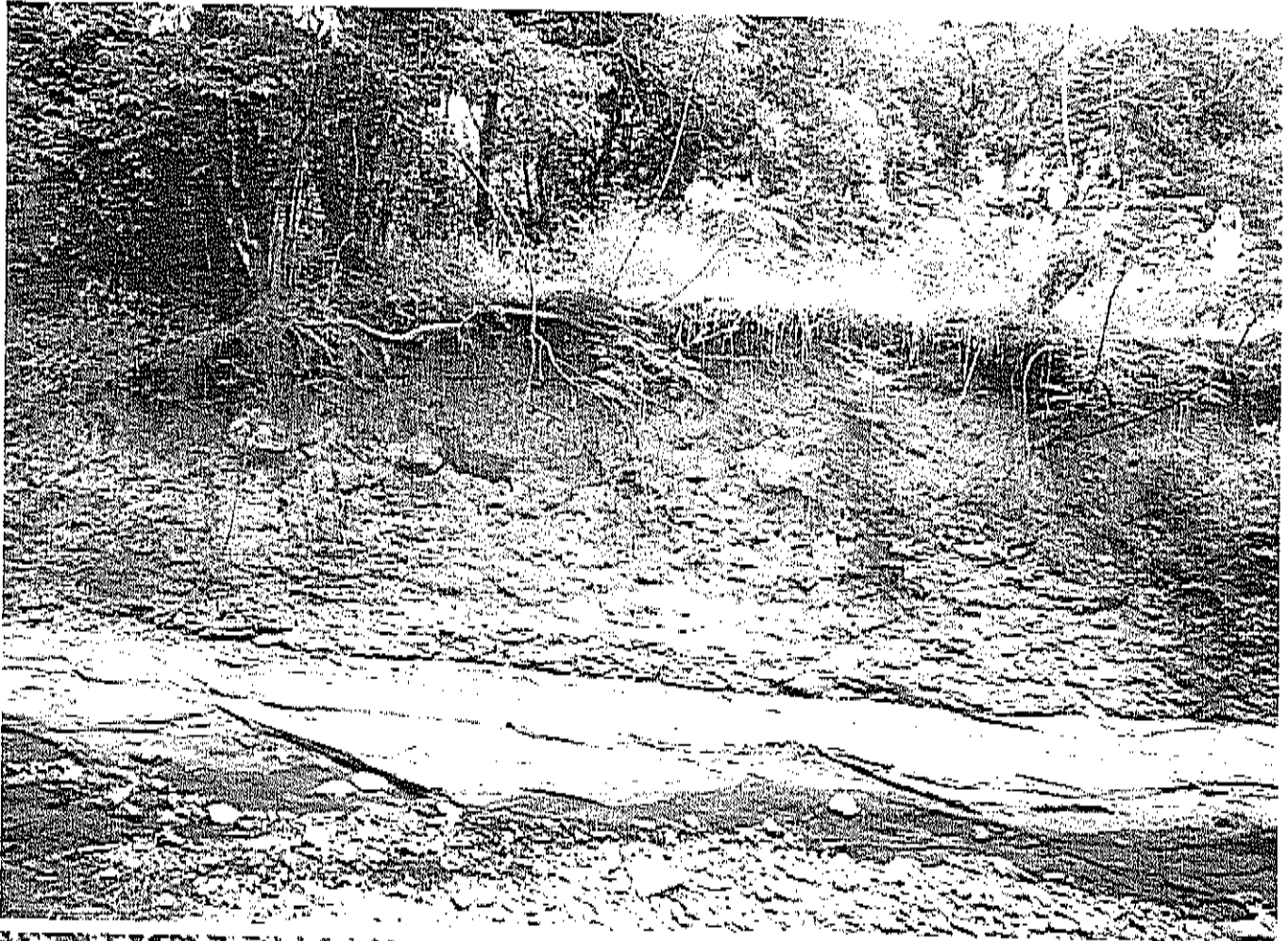
Kelly & Carlos Gonzalez

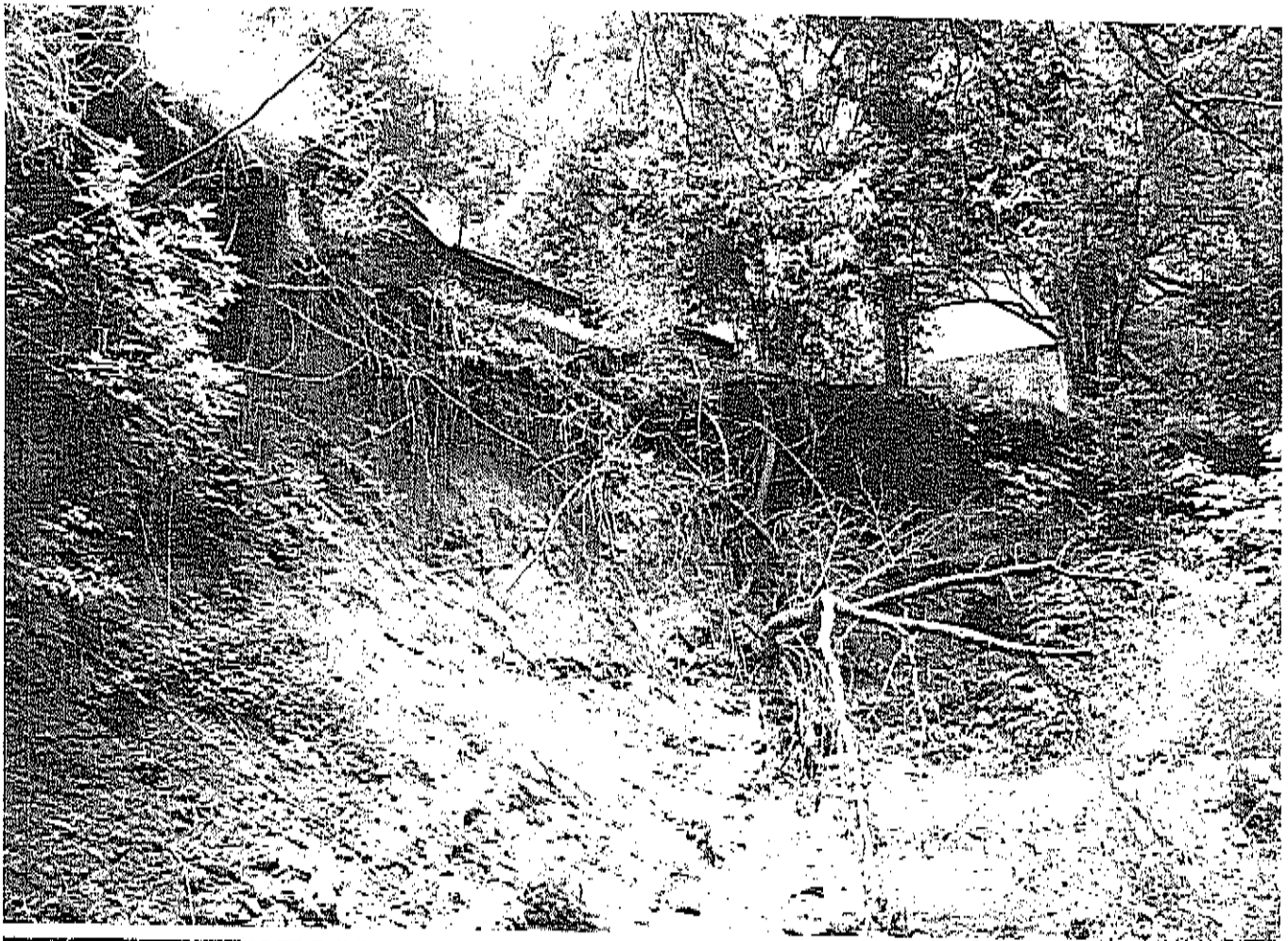
1700 S. 6th Street

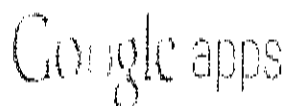
Austin, TX 78704

In applying for a Variance to the Front Yard Setback as well as the North Side Yard Setback for the property at 1700 S. 6th Street, we would like to highlight the following items:

- The plan attempts to minimize the impact of the building on Bouldin Creek by moving the house closer to the street.
- The plan respects the setback requirements laid out by the City of Austin Arborist Michael Embesi for the 24" Live Oak in the middle of the property, by deliberately and conscientiously designing the house around the tree both in plan and elevation.
- The plan uses the unowned Excess Zone to the North of the property to the best advantage by building in the adjacent side yard in order to alleviate the building restrictions caused by Bouldin Creek and the Live Oak.
- The project maintains a low-profile street facing elevation in order to maintain the context of the neighborhood.
- The project will be attempting to achieve at minimum a 3-star rating with the Austin Energy Green Building program.







Carina Coel <carina@restructurestudio.com>

1700 S. 6th St. Tree Permit

Embese, Michael <Michael.Embese@ci.austin.tx.us>
To: Carina Coel <carina@restructurestudio.com>

Thu, May 20, 2010 at 10:29 AM

Thank you for your email and for attempting to minimize tree impacts by shifting the development as far from the tree as possible. Please ensure that all interested parties are aware that the Heritage Tree Ordinance requires a 12-foot buffer zone for a 24" diameter Live Oak tree. I have "Statutorily Denied" your request based upon possibilities to shift the development away from the tree. This possibility would include impacting areas within a setback and is to be assessed by the Board of Adjustment. Depending on the outcome of their assessment, and in consideration of the challenges of constructing a home on this property, a pier-and-beam (above grade) is encouraged to minimize impacts to the protected root zone; ensuring that no more than one pier is located at 9 feet from the tree trunk and all remaining impacts are further than 12-feet from the tree trunk. This type of modification allows foundation construction with negligible tree impacts. Additionally, if this tree preservation plan is approved, other requirements will include:

- a prescribed soil treatment from a certified arborist;
- any required pruning (no more than 10% of the live canopy) is to be performed by a certified arborist;
- any required underground utility trenching is to be a minimum of 20 feet from the tree trunk; and
- tree protection (i.e. 5-foot chain-link fencing) is to remain throughout the entirety of development activities.

Thank you for your time and please contact me if I can assist you further,

Michael Embese

City of Austin - Planning and Development Review Department

City Arborist

505 Barton Springs Road

Austin, TX 78704

Phone (512) 974-1876

Fax (512) 974-3010

Web Site www.ci.austin.tx.us/tree



Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor
Phone: (512) 974-1876 Fax: (512) 974-3010
Email: Michael.Embosi@ci.austin.tx.us Website: www.ci.austin.tx.us/troas

ROW I.D. 104558-96
Mapscor Grid 6142

Application request* (specify all that apply):

- Tree removal
- Development exceeding allowable standards for encroachment in the tree's critical root zone;
- Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1700 S. LTH STREET 78704

Name of owner or authorized agent: CARLOS GONZALEZ

Building permit number (if applicable): N/A

Telephone #: 512-961-8127 Fax #: 512-301-2811 E-mail: SEÑOR GATO FRESCO @ GMAIL.COM

Type of Tree: LIVE OAK Tree location on lot: MIDDLE FRONT

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) 24"

General tree condition: Good / Fair / Poor / Dead

Reason for request: DESIGNING A SINGLE FAMILY RESIDENCE AROUND TREE, REQUESTING 4' 9-0" SETBACK PER MICHAEL EMBOSI'S REVIEW 02/13/09.

C.R. 05/14/10
Owner/ Authorized Agent Signature Date

- Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

- Approved
- *Approved With Conditions
- Denied
- Statutory Denial (more information required) MC

Comments: ASSESS POSSIBILITIES TO SHEET UNIT INTO SETBACK AREAS.

Heritage Tree(s) A heritage tree variance is required: Administrative / Land Use Commission

Conditions of Approval: None or As described within Arborist Comments (see above); and

- Applicant agrees to plant _____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Dessert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.
- No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature Date City Arborist Signature Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

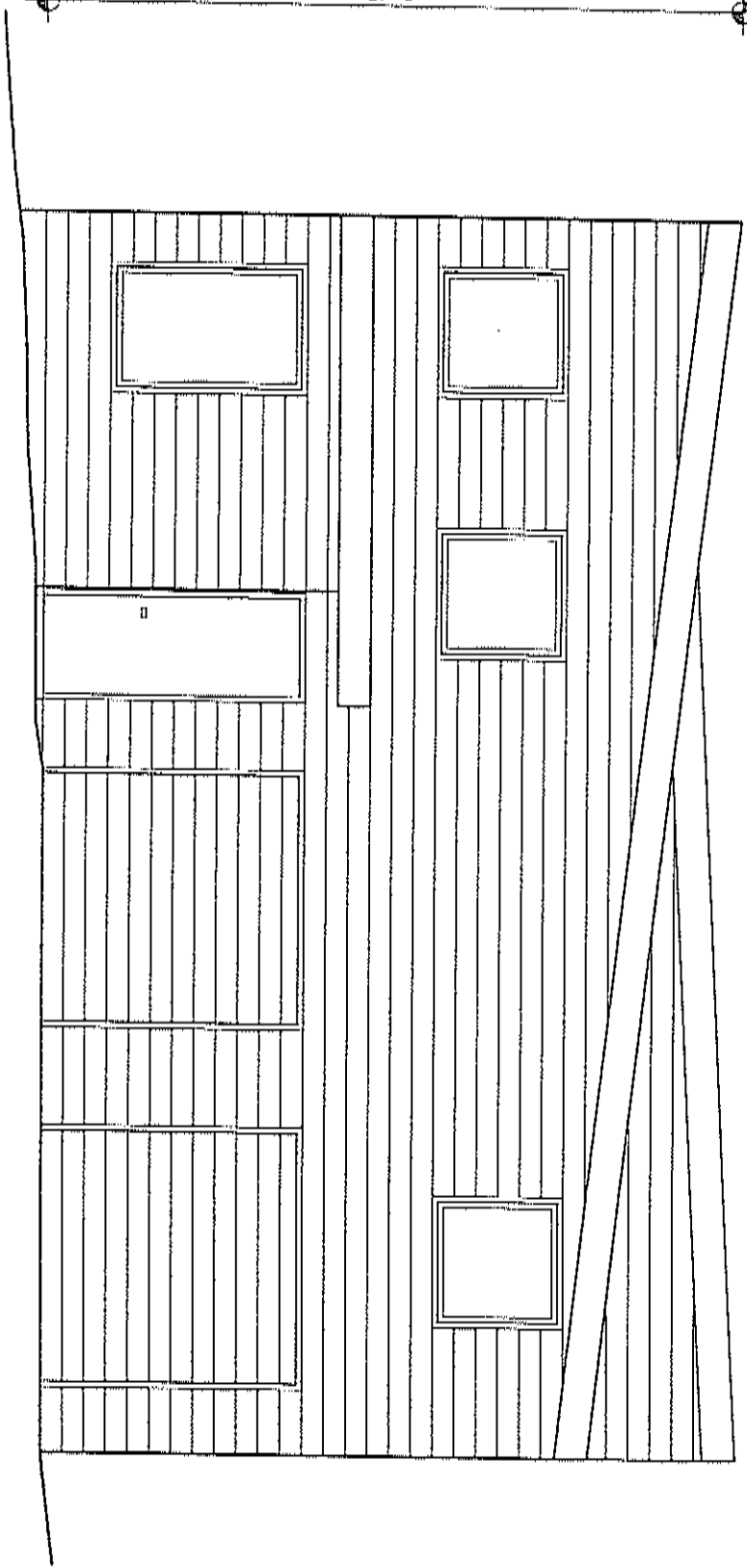
MAX BLDG HGT
(PER MCMANISCA)

4'-7"

H.P. HOUSE

21'-3"

FIRST FLOOR
TOFF



**STREET FACING
ELEVATION**

GONZALEZ, RESIDENCE
1700 S. 6TH ST.
AUSTIN, TX 78704

DATE: JUNE 4, 2010.

RESTRUCTURESTUDIO

P 512.669.6594 F 512.301.2811
7500 Lorde's Lane Austin, TX 78749



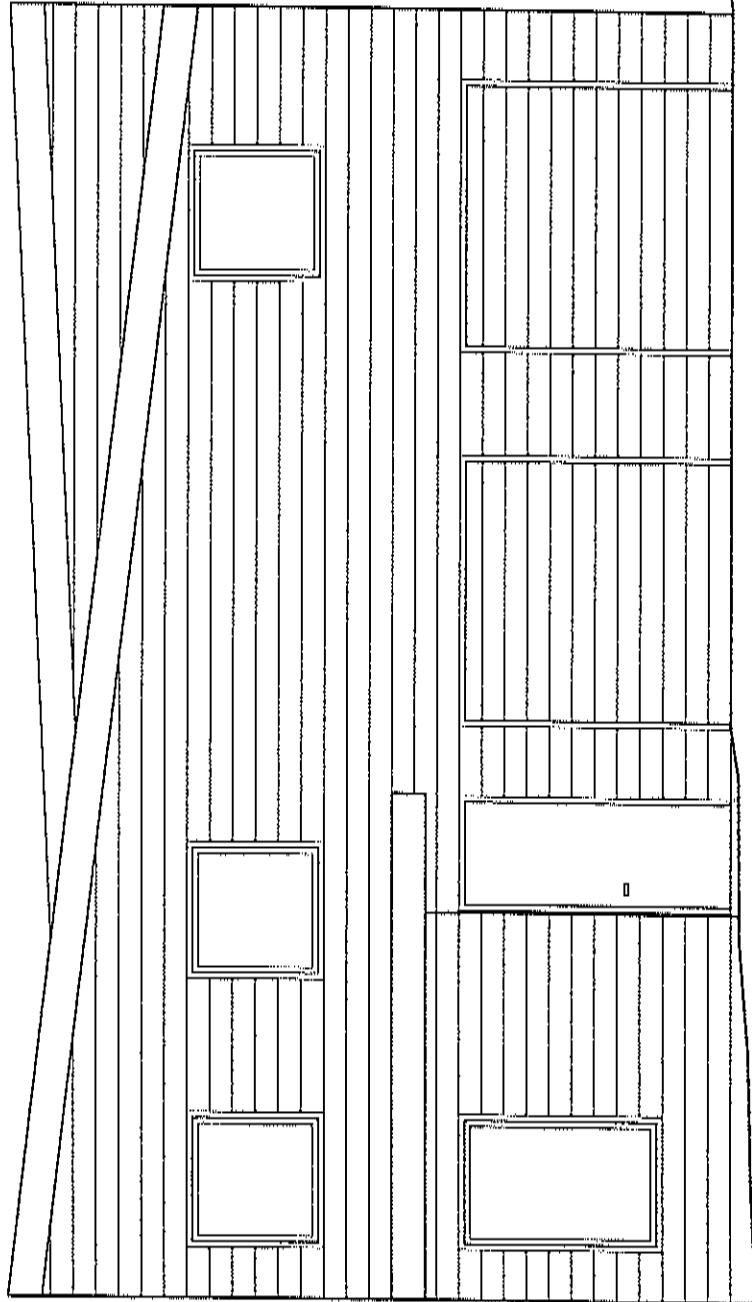
MAY BLDG HGT
(PER ACMANSON)

4'-7"

K.P. HOUSE

21'-3"

FIRST FLOOR
10FT



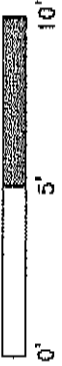
**STREET FACING
ELEVATION**

GONZALEZ RESIDENCE
1700 S. 6TH ST.
AUSTIN, TX 78704

DATE: JUNE 4, 2010.

RESTRUCTURESTUDIO

P 512.689.6684 F 512.301.2811
7500 Lodi Lane Austin, TX 78749
www.restructurestudio.com



Dear Neighbor,

Thank you for supporting our request to obtain a setback variance on our non-standard lot. We believe the modest request is both environmentally conscious and civically sensitive.

I am supportive of the variance request by the property owners at 1700 S. 6th Street of a 15-foot setback on the east side and a 6" setback on the north side of the property.

1. John Gallagher 1708 S. 6th St. 526533894
2. Kyle Ozaki 1011 W. Milton St. 444 245 1350
3. Jay Ad 1014 W Milton St 512-931-0950
4. Mary Leydenker 1704 S. 6th
5. Ed Septo 1611 S 6th St 78704 745-9324
6. Will J. McMan 805 W. Mary 78704 817 935-1334
7. J McMan 805 W Mary 78704 817-228-8514
8. Blake Stone 1017 A W MILTON 903 2627490
9. Katharine Stone 1017 A W. Milton 903-245-5292
10. DELIA TAYLOR TOWNESTON 1611 S. 6th 65
11. Jessy Reed 1707 South 6th St 78704
12. Jon Nelson 1707 South 6th St 78704
13. Kate Bauer 1002 W. Milton St 78704
14. Kyla Romero 1002 W. Milton St 78704
15. Beni Fe 1009 W. Milton St. 78704
16. Pat Hammer 1705 S 6th 78704
17. Walter J. J. 1102 W. Annie 78704
18. Janet Kasper 1804 S. 6th St 78704
19. Janet Oberst 1012 W. Mary St 78704

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20. Eric Anderson 1018 W. Milton St 251 8129

21. Connie Cockram 1108 W. Annie 658 3849

22. Sal Selina's 1023 W. Milton 619-6696

23. _____

24. _____

25. _____

26. _____

27. _____

28. _____

29. _____

30. _____

31. _____

32. _____

33. _____

34. _____

35. _____

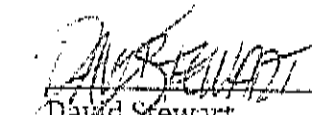
36. _____

37. _____

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David Stewart


(1702 S. 6th St.)

2944 CEDAR CREST (E. ROUND ROCK TX 78665
Street Address Phone #
512 423-2110

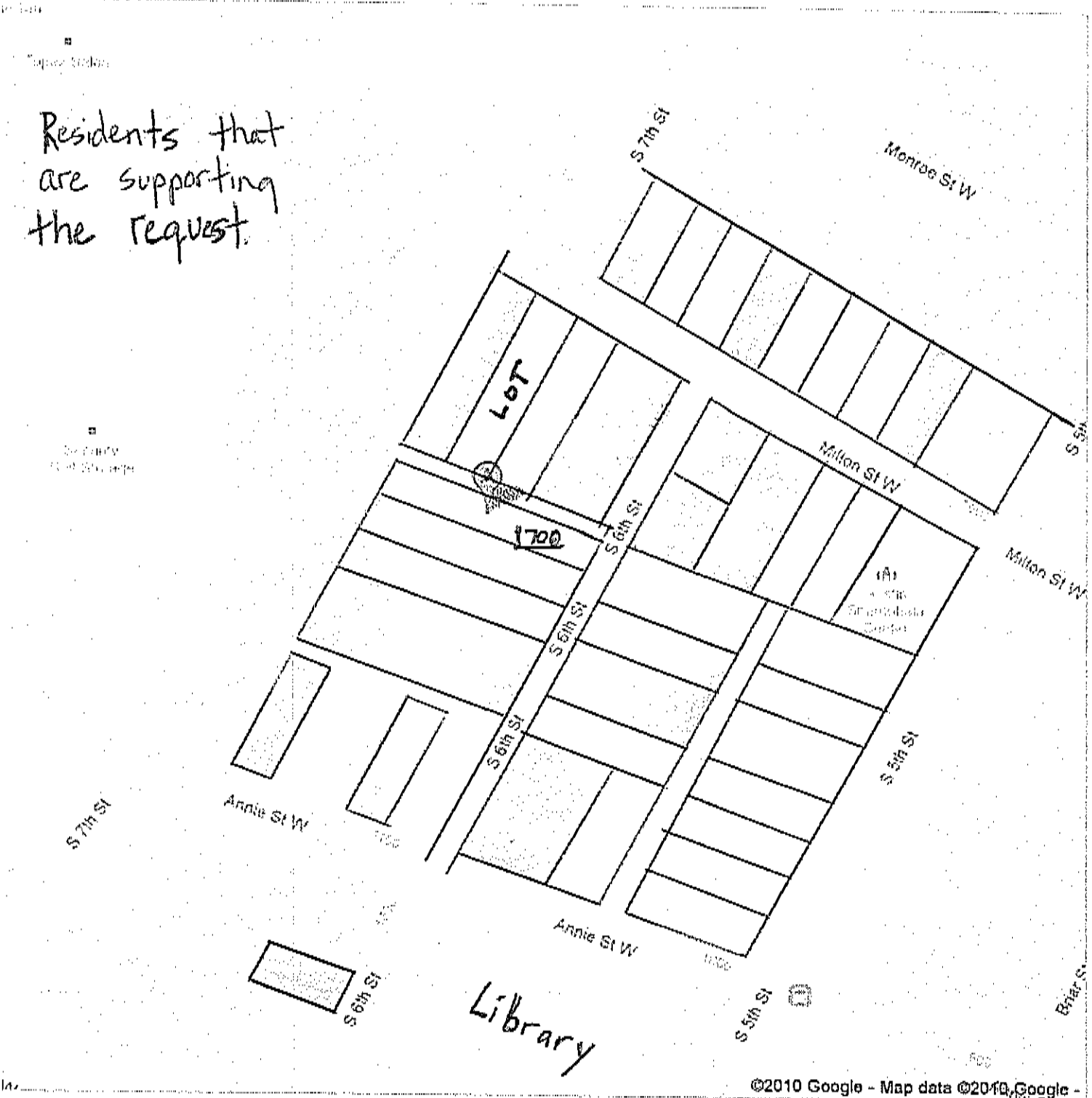
Google maps

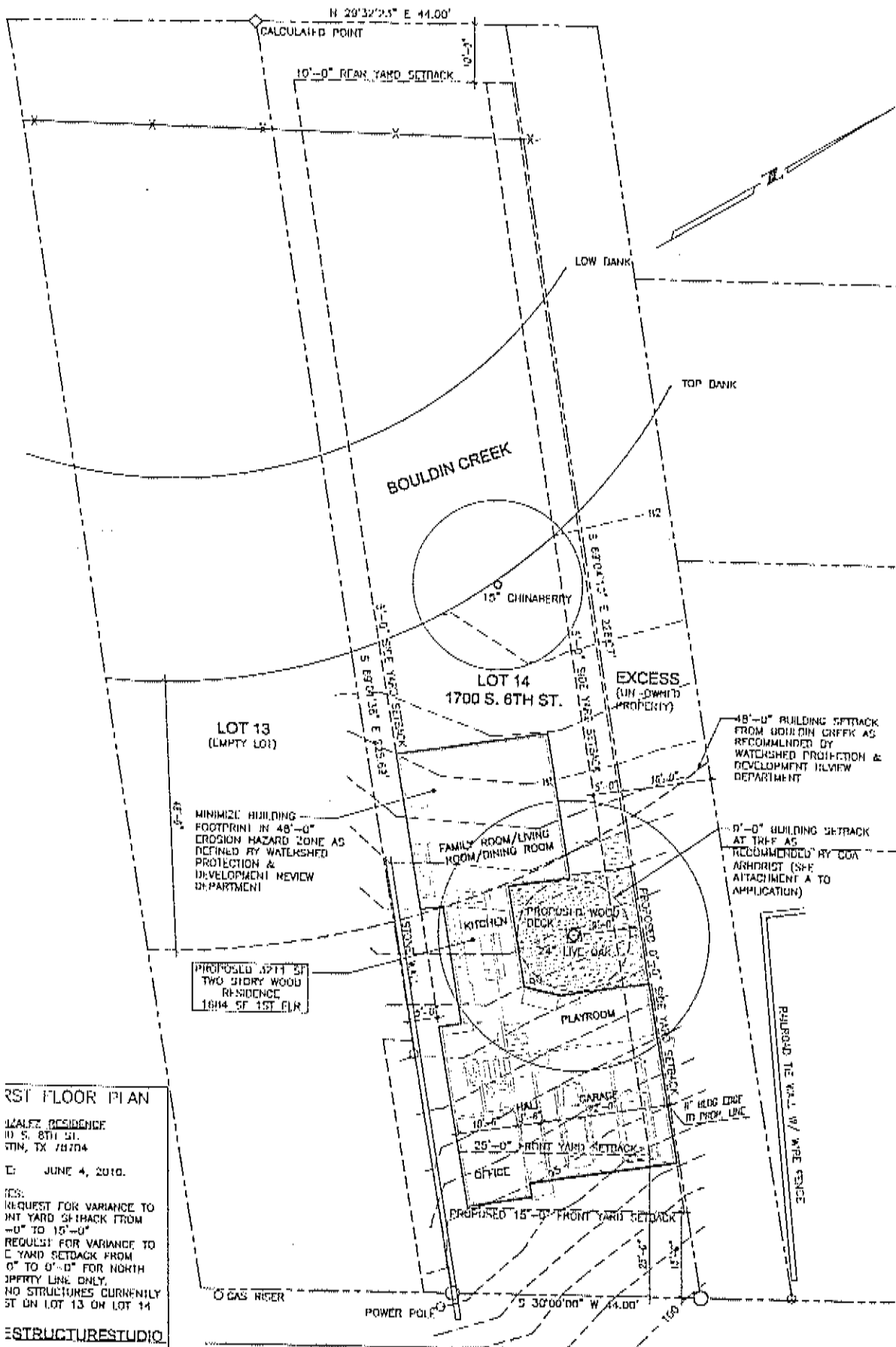
Address 1700 S 6th St
Austin, TX 78704

Get Google Maps on your phone
Text the word "GMAPS" to 486453



Residents that
are supporting
the request.





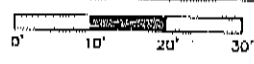
FIRST FLOOR PLAN

WALFZ RESIDENCE
 11 S. 8TH ST.
 STN, TX 76704

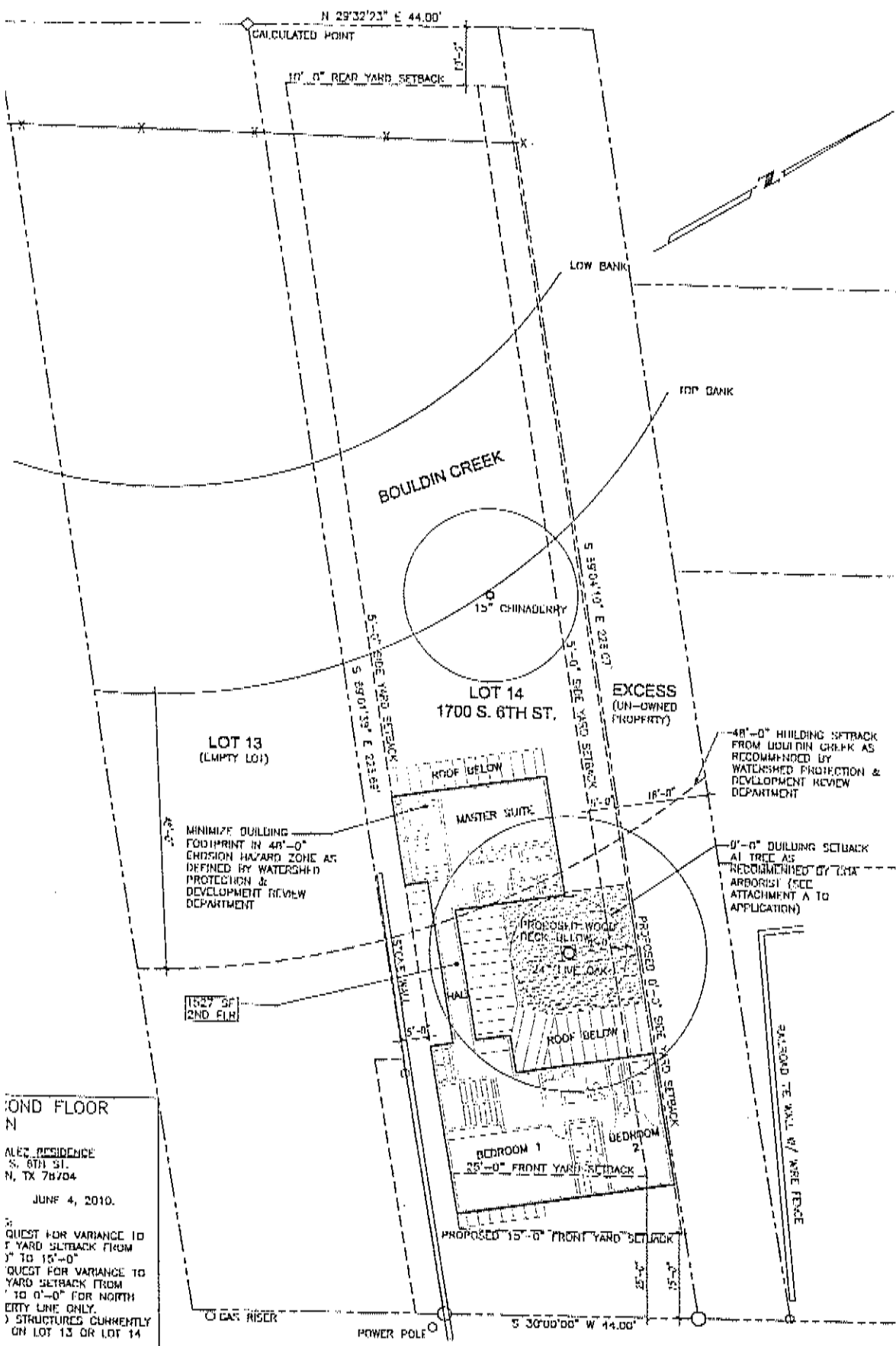
D: JUNE 4, 2010.

DES:
 REQUEST FOR VARIANCE TO
 REAR YARD SETBACK FROM
 10'-0" TO 15'-0"
 REQUEST FOR VARIANCE TO
 FRONT YARD SETBACK FROM
 0" TO 15'-0" FOR NORTH
 PROPERTY LINE ONLY.
 NO STRUCTURES CURRENTLY
 SET ON LOT 13 OR LOT 14

STRUCTURESTUDIO
 112.888.0684 F 512.301.2811
 10 Lottie Lane Austin, TX 78748
 s.m@structurestudio.com

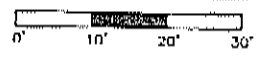


SOUTH 6TH STREET
 (50' R.O.W.)



SECOND FLOOR PLAN
 ALEC RESIDENCE
 S. 6TH ST.
 N. TX 78704
 JUNE 4, 2010.
 REQUEST FOR VARIANCE TO
 15' YARD SETBACK FROM
 3' TO 15'-0"
 REQUEST FOR VARIANCE TO
 YARD SETBACK FROM
 1' TO 0'-0" FOR NORTH
 CITY LINE ONLY.
 STRUCTURES CURRENTLY
 ON LOT 13 OR LOT 14

STRUCTURESTUDIO
 5000.8884 F 512.301.2811
 Suite 106 Austin, TX 78740
 www.structurestudio.com



SOUTH 6TH STREET
 (50' R.O.W.)