

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

ROW #

C15-2010-0060

10439917

TP-0400041005

CITY OF AUSTIN

APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

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

04-0004-1001

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1700 S. 6th Street Austin, TX 78704

LEGAL DESCRIPTION: Subdivision - North Extension to Bouldin Addition

Lot(s) 14 Block 3

I/We Carlos and Kelly Gonzalez on behalf of ourselves as authorized agent for

1700 S. 6th Street affirm that on May 14, 2010,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a new residence with a variance for a front yard set-back of 15'-0" and a side yard setback on the north side of the property for 0'-0", for the property listed at 1700 S. 6th S t .

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):

**REASONABLE USE:**

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

We are requesting a front yard and side yard setback variance with the aim of minimally disrupting the erosion hazard zone of Bouldin Creek and to preserve a large Live Oak in the center of our lot.

**HARDSHIP:**

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

1700 S. 6<sup>th</sup> Street has Bouldin Creek running through the middle of the property, which has been documented to contain significant erosion issues. Per Jay Baker with the Department of Watershed Protection & Development Review Department, the recommended formula for determining the appropriate setback marking the erosion hazard zone for a residential home is 4ft back from the creek edge for every 1ft of creek depth. This will require us to set the majority of the home approximately 48ft from the creek, which only leaves us a length of 115ft of usable land. We have also been working with the City of Austin arborist, Michael Embesie to preserve a large Live Oak tree in the center of the lot. Per Mr. Embesie's feedback after he visited the property, he requested that we allow a 9ft radius around of base of the tree. (Please see Attachment A). Due to these unique hardships in constructing our home, we are requesting a variance to the front yard setback from the required 25'-0" to 15'-0" from the property line. Additionally, there is a portion of unclaimed land adjacent to the North property line which has been explained by Kevin Autry of The Watershed Protection & Development Review Department as a surveying error dating back to 1900. We are requesting a side yard setback variance on the northern side only from the required 5'-0" to 0'-0", as we would not be encroaching on another property owner.

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

We are requesting your consideration because the compounding challenges surrounding 1700 S. 6<sup>th</sup> make it circumstantially unique.

**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 portion of unclaimed land to the north of our lot remains unused and is in disrepair. We intend to maintain and care for this portion of unclaimed land, as it is adjacent to our property. None of the neighbors will be impacted as the side yard setback variance requested from 5'-0" to 0'-0" will still leave the additional 16'-0" "excess zone" between our property and the back of the adjacent properties. Additionally, the surrounding houses on S. 6th Street have various front yard setbacks, some of which are less than the current 25'-0" front yard setback requirement. Therefore, the requested front yard setback variance will not alter the character of the area.

**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:

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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:

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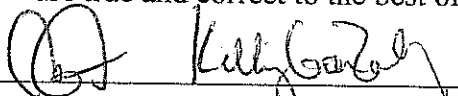
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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:


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 1815 E. 40<sup>th</sup> ST.  
City, State & Zip AUSTIN, TEXAS 78722  
Printed CARLOS + KELLY GONZALEZ Phone 512.981.8127 Date 05.13.2010

**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 1815 E. 40<sup>th</sup> ST.  
City, State & Zip AUSTIN, TEXAS 78722  
Printed CARLOS GONZALEZ Phone 512.981.8127 Date 05.13.2010



## BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0060  
 LOCATION: 1700 S 6TH ST  
 GRID: H21  
 MANAGER: SUSAN WALKER



SUBJECT TRACT



ZONING BOUNDARY



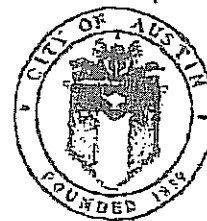
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# Attachment A

# Tree Ordinance Review Application

## City of Austin

Founded by Congress, Republic of Texas, 1839  
 Watershed Protection and Development Review Department  
 One Texas Center, 505 Barton Springs Road  
 P.O. Box 1088, Austin, Texas 78767  
 Phone: (512) 974-1876 Fax: (512) 974-3010



Paid: Yes/No  
 Receipt Number: \_\_\_\_\_  
 Inspection Date: \_\_\_\_\_

This application requests<sup>1</sup> (specify all that apply):

- ☐ a removal of a protected-size tree;  
☒ proposed development exceeding allowable standard; for encroachment within the critical root zone of a protected-size tree;  
☐ removal of more than 30% of a protected-size tree's crown.

<sup>1</sup> Additional tree information may be obtained from the Land Development Code (25-8), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (<http://www.ci.austin.tx.us/trees/>).

Please attach an aerial drawing that includes the location of trees, proposed development, and utilities. The application and payment (check to the City of Austin for \$25 per tree) can be mailed or delivered to the above address. Payment must be made prior to City personnel completing this application. If relevant, indicate the amount to withdraw if an escrow payment is available.

Address of Property (including zip code): 1700 S. 6<sup>th</sup> STREET, AUSTIN TX 78704  
 Name(s) of Owner and Applicant: BILL KELLAS / APPLICANT: CARLOS GONZALEZ

Building Permit Number (if applicable): \_\_\_\_\_

Telephone Number: 817 903 8127

Fax Number: 817.922.9928

Type of Tree: LIVE OAK

Location on Lot: MIDDLE FRONT

Tree Trunk(s) Circumference at 4 1/2 Feet Above Ground (inches): UNKNOWN

General Condition: AVERAGE

Reason for Request: LOOKING @ PUTTING (1) SINGLE FAMILY RES WOULD LIKE TO KEEP TREE (BUILT AROUND) BUT WOULD LIKE TO KNOW TREE SET BACK REQ. THANKS

Owner/Applicant Signature: \_\_\_\_\_

Date: 02.13.09

TO BE COMPLETED AFTER DETERMINATION FROM CITY ARBORIST PROGRAM PERSONNEL

Resolution: Approved ☒ Approved With Conditions ☐ Denied ☐ Statutory Denial ☐ More Information Required ☐

Arborist Comments: PLEASE PROVIDE PROPOSED SETBACK PERMITS 1. PAY APPLICATION FEE  
2. NO IMPACTS WITHIN 9- FEET OF TREE TRUNK 3. PRESCRIBED TREATMENT  
AND ANY REQUIRED PRUNINGS TO BE PERFORMED BY A CERTIFIED ARBORIST.

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

☒ Applicant agrees to plant NA container grown, City of Austin Class 1 tree (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy. Trees are to be a minimum of two inches in caliper width. Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (minimum five-foot, chain-link type) providing the utmost root zone protection.

Owner/Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

City Arborist Signature: \_\_\_\_\_

Date: 20 FEB 09



**City of Austin**

*Austin's Community-Owned Electric Utility*

[www.austinenergy.com](http://www.austinenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

May 14, 2010

Carlos and Kelly Gonzalez  
1700 South Sixth St.  
Austin, Texas 787304

Re: 1700 South Sixth St.  
Lot 14, Block 3, North Extension to Bouldin Addition

Dear Customers:

Austin Energy (AE) has reviewed your application for the above referenced property requesting a 15 foot front yard set back and 0 feet side yard set back. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6522.

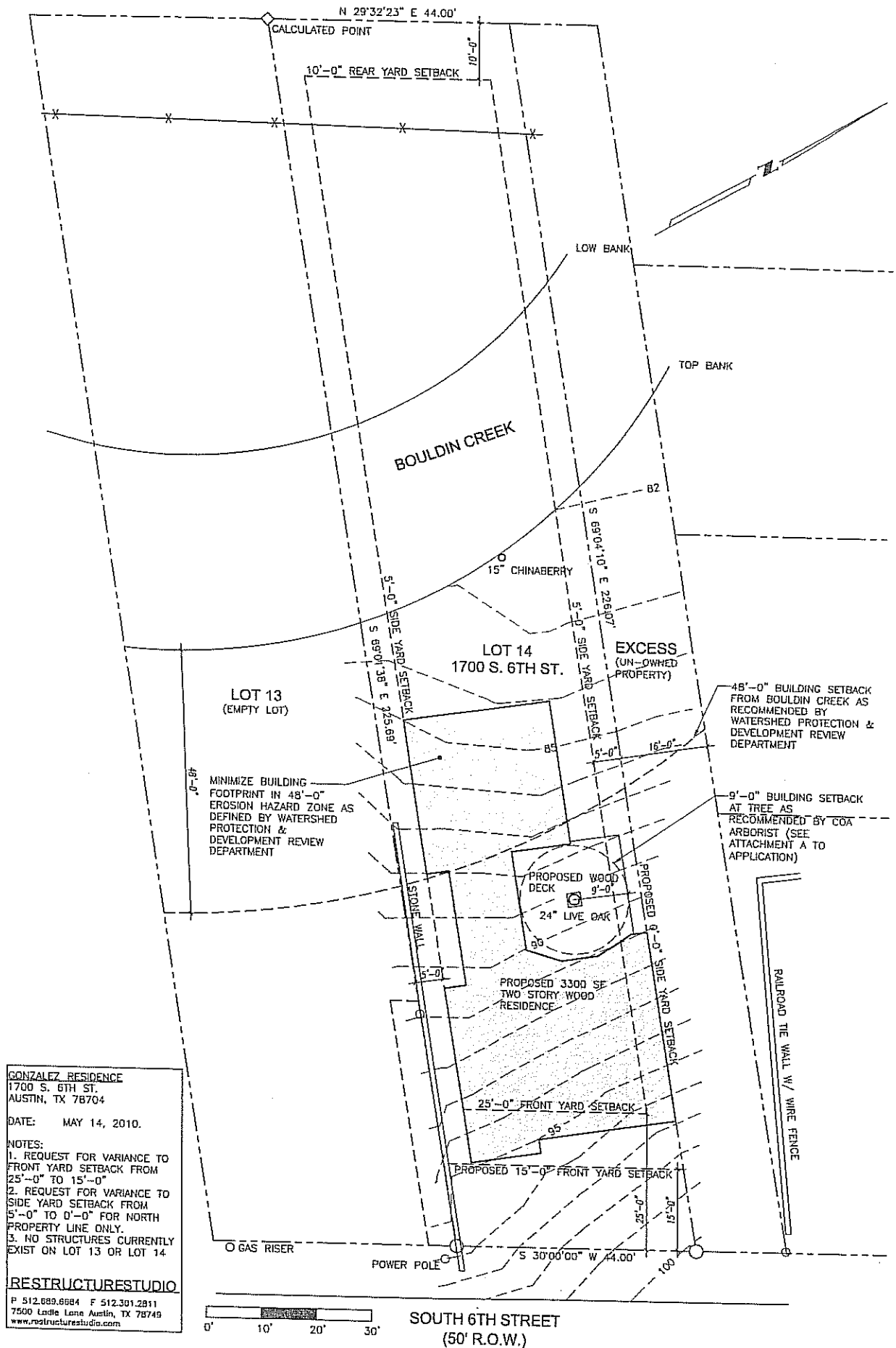
Sincerely,

A handwritten signature in cursive script that reads "Robert K. Long, Jr.".

Robert K. Long, Jr.  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



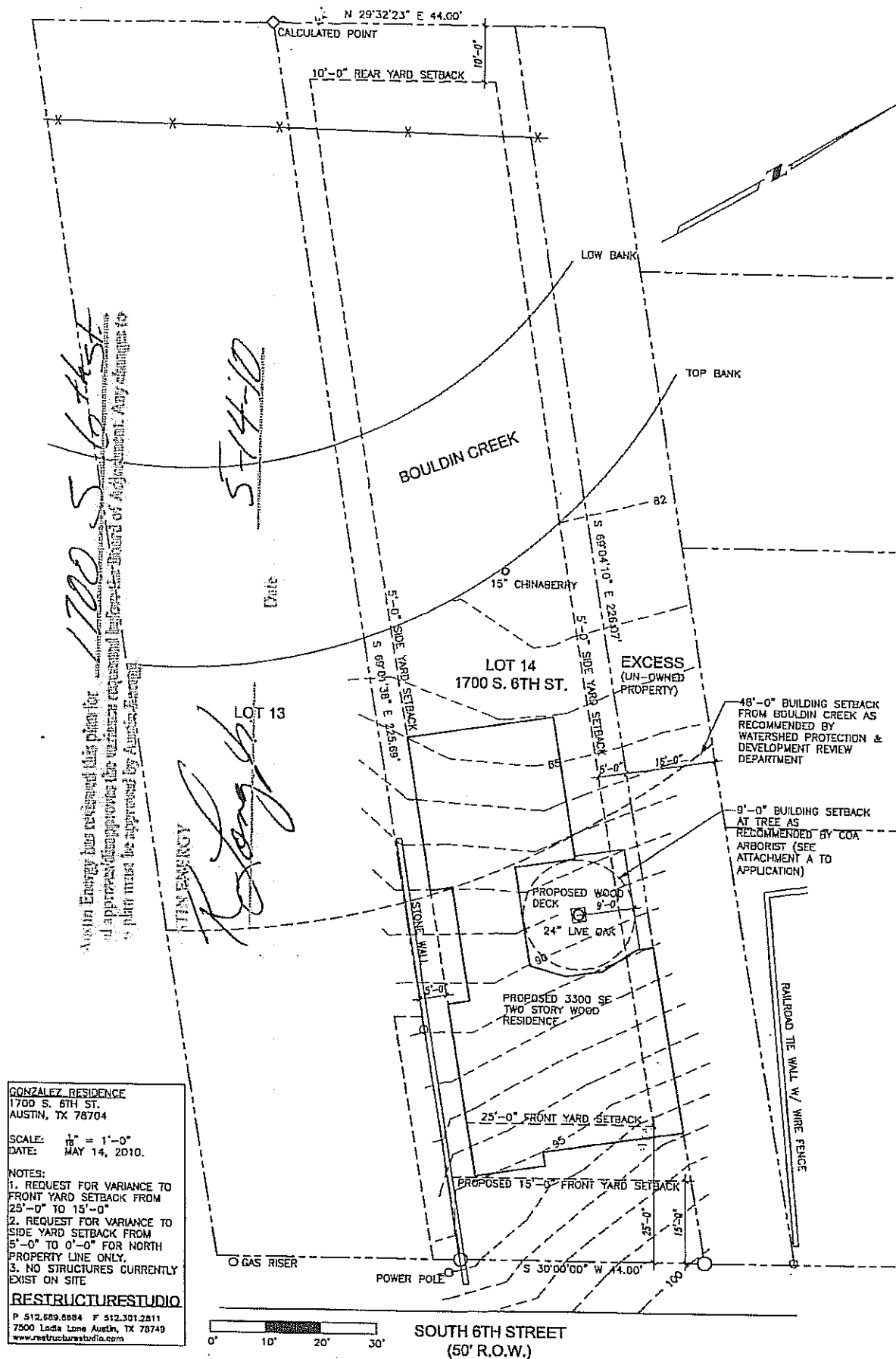


**GONZALEZ RESIDENCE**  
 1700 S. 6TH ST.  
 AUSTIN, TX 78704

DATE: MAY 14, 2010.

NOTES:  
 1. REQUEST FOR VARIANCE TO FRONT YARD SETBACK FROM 25'-0" TO 15'-0"  
 2. REQUEST FOR VARIANCE TO SIDE YARD SETBACK FROM 5'-0" TO 0'-0" FOR NORTH PROPERTY LINE ONLY.  
 3. NO STRUCTURES CURRENTLY EXIST ON LOT 13 OR LOT 14

**RESTRUCTURESTUDIO**  
 P 512.689.6684 F 512.301.2811  
 7500 Ladle Lane Austin, TX 78749  
 www.restructurestudio.com



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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Case Number: C15-2010-0060 – 1700 S 6<sup>th</sup> Street  
 Contact: Susan Walker 512-974-2202  
 Public Hearing: Board of Adjustment, Jun 14, 2010

*MAUREEN SMITH*

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*1005 WEST MARY*

Signature

Date

Daytime Telephone: \_\_\_\_\_

Comments:

*she has a setback for a  
 fence. she put it there  
 enough for a large fence  
 with behind the variance*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor  
 C/O Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-8810

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Case Number: C15-2010-0060 - 1700 S 6<sup>th</sup> Street  
Contact: Susan Walker 512-974-2202  
Public Hearing: Board of Adjustment, Jun 14, 2010

Ellen Gibbs

Your Name (please print)

1701 S. 6th

Your address(es) affected by this application

1700 S. 6th

06-08-2010

Signature

Daytime Telephone:

495-4425

Date

Comments:

There has never been a

sign posted on the property announcing

the hearing. \* We cannot see what

the hardship is in this case, since

owners must have been aware of the

nature of the lot when they bought it.

The we applied for their intention to save a

protected tree, we don't see how that is guaranteed.

\* Some neighbors felt they received too little notice

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City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

**Walker, Susan**

**From:** Bradford Patterson [bradfordpatterson04@yahoo.com]  
**Sent:** Wednesday, June 09, 2010 9:48 AM  
**To:** Walker, Susan  
**Subject:** 1700 South 6th St. C15-2010-0060, Neighborhood Assoc. Comments

Ms. Walker  
 Below is an email to the applicants for case C15-2010-0060 to be heard at the June 14th Board of Adjustment meeting. **We do not oppose the front setback variance proposed however we do oppose the granting of a variance to eliminate the side setback.** It should also be noted that the property identified on the notification map is not the subject parcel which may have impacted who was notified and their understanding of the variance application.

Bradford Patterson  
 Chair, Zoning Committee  
 Bouldin Creek Neighborhood Association

--- Forwarded Message ---

**From:** Bradford Patterson <bradfordpatterson04@yahoo.com>  
**To:** KELLY GONZALEZ <carlosandkelly@me.com>  
**Sent:** Wed, June 9, 2010 12:43:07 AM  
**Subject:** 1700 South 6th St. C15-2010-0060

Kelly & Carlos,  
 Thank you for meeting with our Zoning Committee regarding the variance application for 1700 South 6th. Subsequent to our conversations we have been contacted by a nearby property owner who intend to oppose the variances. We have also seen that the notice sent by the city contains a map that does not identify the correct property that is subject to the variance. We have also been told that the required signage has not been posted at the site but this is not an aspect that we are in a position to confirm. Both of these items could be an issue with the board hearing the case as currently posted.

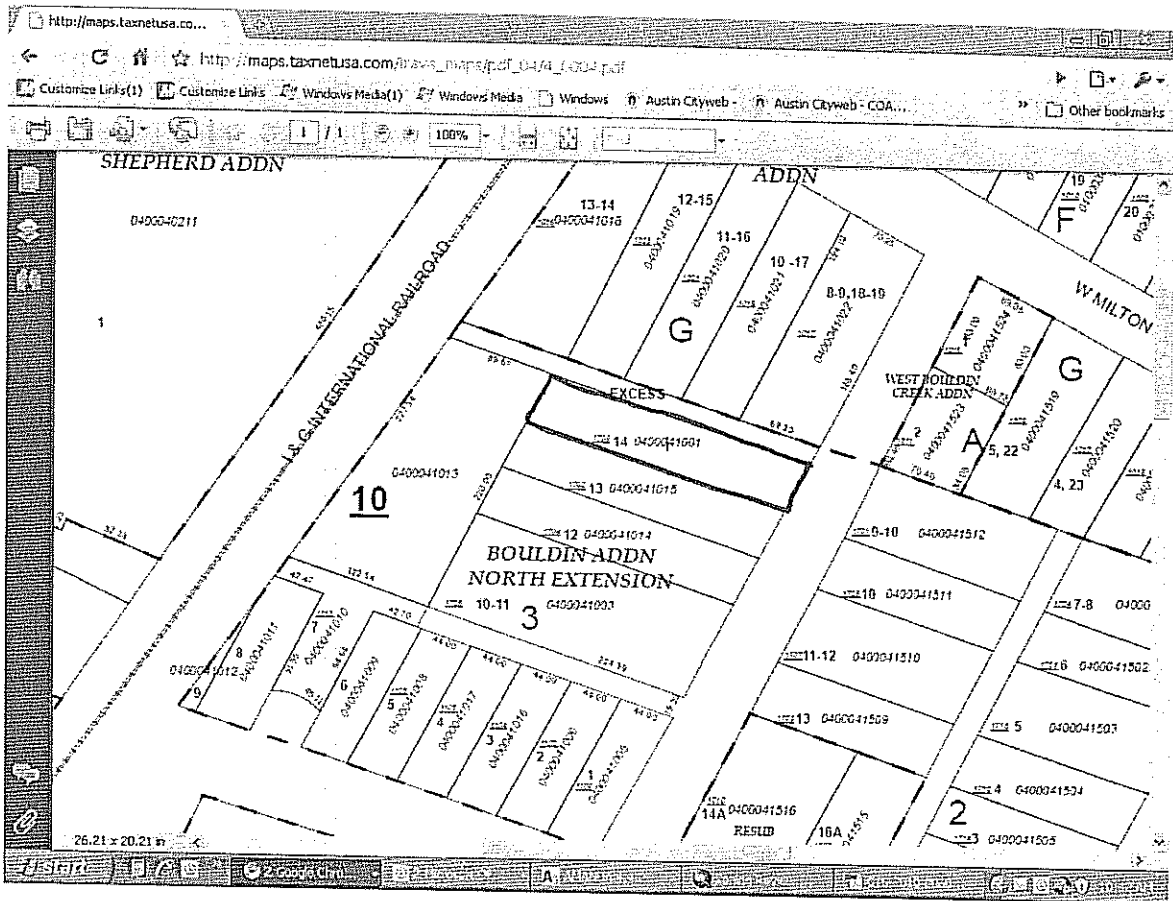
We have discussed your application with both the Zoning Committee and Steering Committee of the Bouldin Creek Neighborhood Association. While we are familiar with the site, we do not have extensive information regarding the specific design of the single family residence you propose. It is our understanding that the variances are being requested in order to construct the residence as far from the creek as possible and to protect the substantial live oak tree on the parcel. Although we are not conclusively convinced for the need of the front variance we do not oppose the front setback variance as proposed at 15', provided it results in the preservation of the oak tree and construction further from the creek versus just larger construction.

We are however opposed to the granting of the variance for the side setback. We do not believe that the creek or tree create a hardship to warrant elimination of the side yard setback. At 44 feet in width, the site is typical for the neighborhood. Although odd, the fact that there is an unclaimed 16 foot wide parcel of land immediately adjacent to the subject track is more of an opportunity than a hardship. We are concerned about precedent being set by the elimination of a side yard setback for new construction on a parcel with a typical width. Given the circumstances with the size of the unclaimed parcel and the creek location, it may be unlikely that it will ever be developed unless clear title is determined. However we still have issues with the construction of a residence right up to the shared property line and thus oppose the side setback variance.

We enjoyed meeting you and hope that you are able to work out your plans well enough that we can welcome you to the neighborhood in the far future. We appreciate that you took the time to discuss the case with us even if you didn't receive the exact feedback that you desired.

Bradford Patterson  
 Chair, Zoning Committee  
 Bouldin Creek Neighborhood Association (BCNA)

6/9/2010



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 Contact: Susan Walker 512-974-2202  
 Public Hearing: Board of Adjustment, Jun 14, 2010

Sandra + Tony DeLeon

Your Name (please print)

1101 W. Annie

Your address(es) affected by this application

Sale Ole

Signature

Date

Daytime Telephone: 512-443 4572

Comments: We have no problem at all with this

variance as long as the permit is

granted for a single family residence.

We just ask that the home construction

be completed in the time allowed.

There are two construction sites

in our neighborhood that are vacant

and have been for a long time. The

home building has stalled and this

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

we agree, we  
why doesn't the city enforce the  
completion of these 2 homes

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
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Case Number: C15-2010-0060 – 1700 S 6<sup>th</sup> Street  
 Contact: Susan Walker 512-974-2202  
 Public Hearing: Board of Adjustment, Jun 14, 2010

TIMOTHY ZIEGLER  
 Your Name (please print)

☐ I am in favor  
☐ I object

1610 W. ANNIE ST  
 Your address(es) affected by this application

*[Signature]* June 9  
 Signature Date

Daytime Telephone: 512/497-4683

Comments: *I oppose this variance as I strongly believe in following the neighborhood's zoning laws to keep the character of the neighborhood and also support the neighborhood association guidelines in this. I believe that granting this variance would set a bad precedent.*

If you use this form to comment, it may be returned to:  
 City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor  
 C/O Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-8810



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## 1700 S. 6th St. Tree Permit

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Embese, Michael <Michael.Embese@ci.austin.tx.us>

Thu, May 20, 2010 at 10:29 AM

To: Carina Coel <carina@restructurestudio.com>

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/trees](http://www.ci.austin.tx.us/trees)

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# 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.Embesi@ci.austin.tx.us Website: [www.ci.austin.tx.us/trees](http://www.ci.austin.tx.us/trees)

ROW I.D. 10439896

Mapsco Grid 614L

## 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. 6TH STREET 78704

Name of owner or authorized agent: CARLOS GONZALEZ

Building permit number (if applicable): N/A

Telephone #: 512-981-8127 Fax #: 512-301-2811 E-mail: SENORGATOFRESCO@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 A 9'-0" SETBACK PER MICHAEL EMBESI'S REVIEW 02/13/09.

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)

Comments: ASSESS POSSIBILITIES TO SHIFT WET 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.

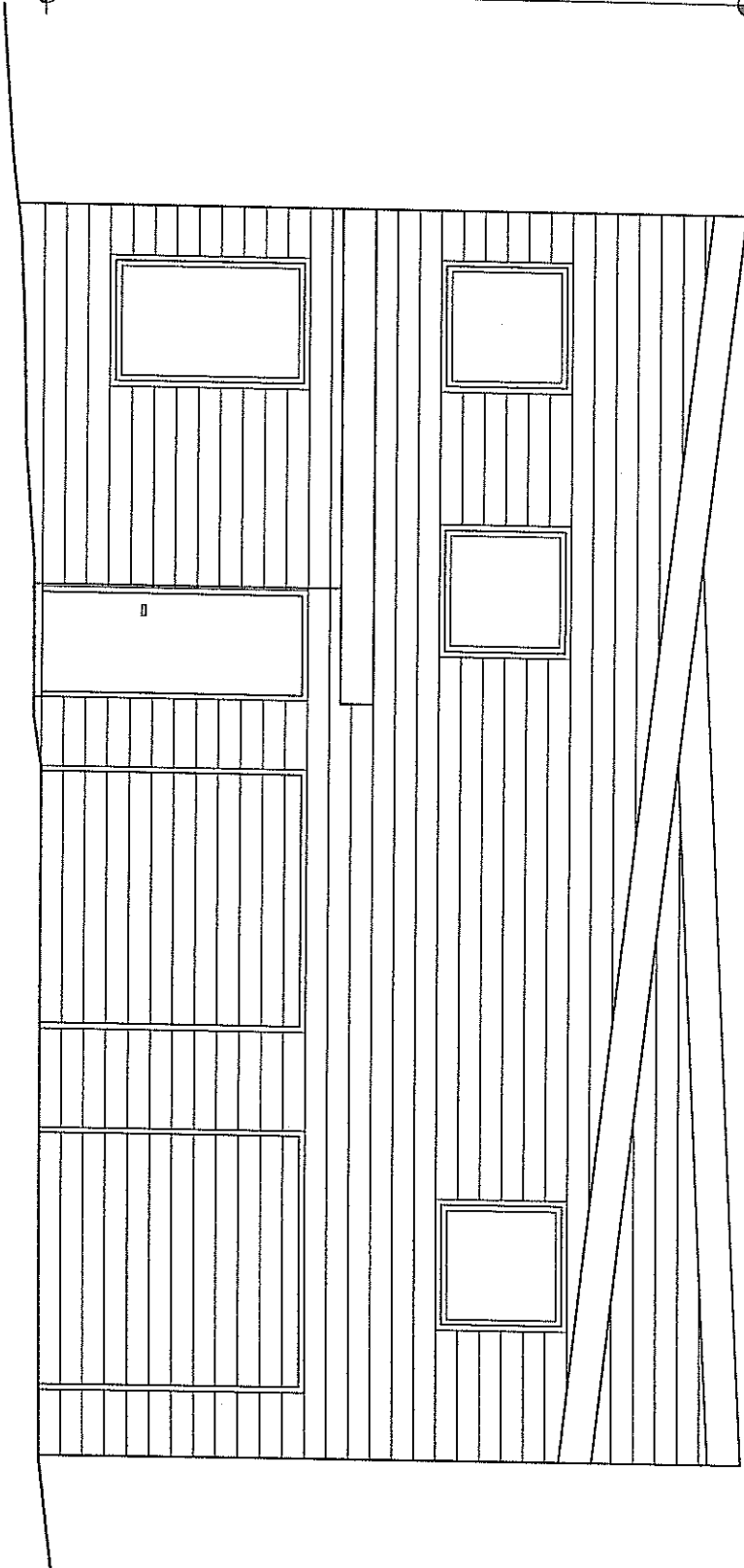
MAX BLDG HGT  
(PER MCMAHSON)

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 512.689.6684 F 512.301.2811  
7500 Ladle Lane Austin, TX 78749



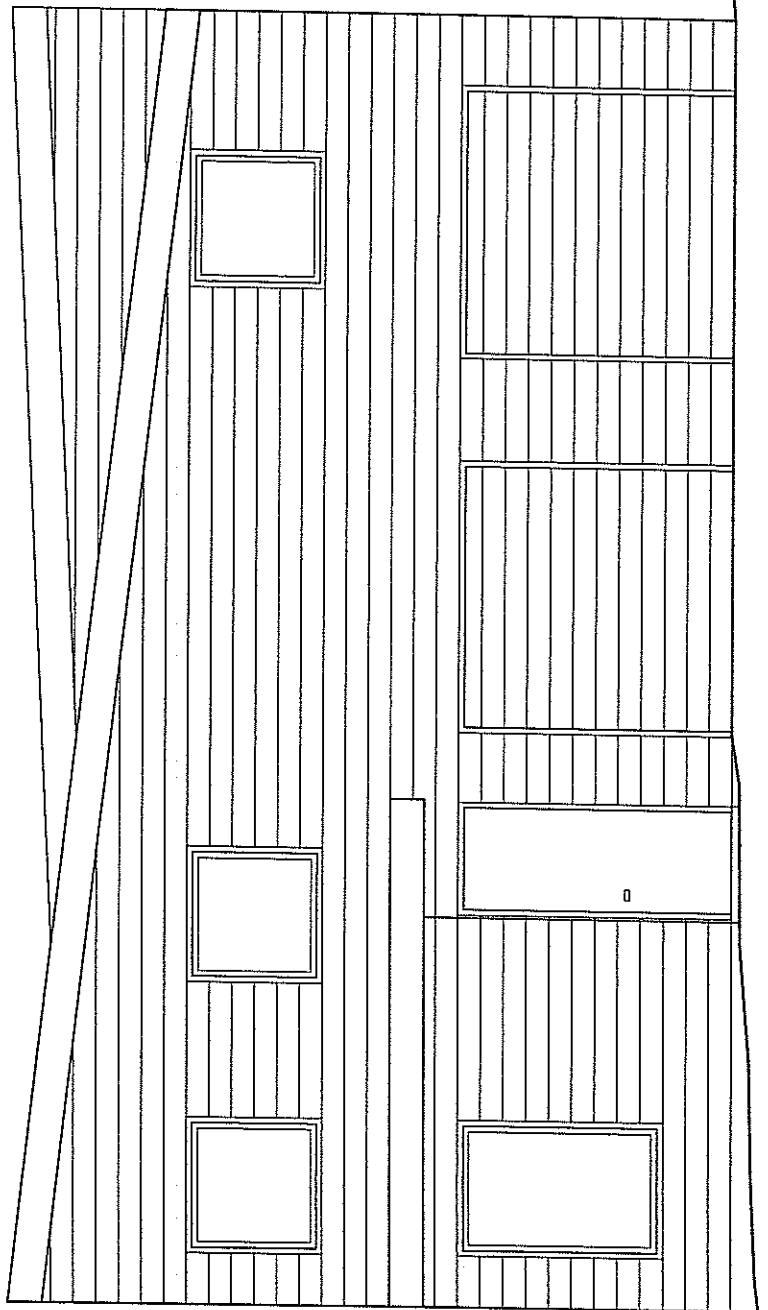
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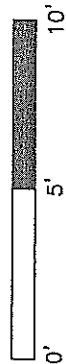
STREET FACING  
ELEVATION

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

DATE: JUNE 4, 2010.

RESTRUCTURESTUDIO

P 512.689.6684 F 512.301.2811  
7500 Ladle 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. 6<sup>th</sup> 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. 6<sup>th</sup> St. 526533894
2. Kyle Ozaki 1011 W. Milton St. 911 295-7350
3. ~~John~~ 1014 W Milton St 512-921-0950
4. Mary Leprinder 1704 S. 6<sup>th</sup>
5. Ed Septo 1611 S 6<sup>th</sup> 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 903 262-7490
9. Katharine Stone 1017 A W. Milton 903-245-5292
10. ~~Blake~~ TAYLOR TOWNEHOUSE 1611 S. 6<sup>th</sup> 65
11. Jessy Reed 1707 South 6<sup>th</sup> St 78704
12. Don Nelson 1707 South 6<sup>th</sup> St 78704
13. Kate Bauer 1002 W. Milton St. 78704
14. Kyla Romero 1002 W. Milton St. 78704
15. ~~Kevin~~ 1009 W. Milton St. 78704
16. ~~Pat~~ Hammer 1705 S. 6<sup>th</sup> 78704
17. ~~Wendy~~ 1102 W. Annie 78704
18. ~~Paul~~ 1804 S. 6<sup>th</sup> St 78704
19. ~~Paul~~ Ober 1012 W. Mary St 78704

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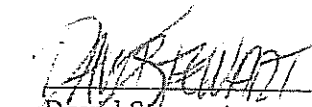
20. Eric Anderson 1018 W. Milton St 751 8129  
21. Connie Cockeram 1108 W. Annie 658 3849  
22. Sal Salinas 1023 W. Milton 619-6696

23. \_\_\_\_\_  
24. \_\_\_\_\_  
25. \_\_\_\_\_  
26. \_\_\_\_\_  
27. \_\_\_\_\_  
28. \_\_\_\_\_  
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37. \_\_\_\_\_

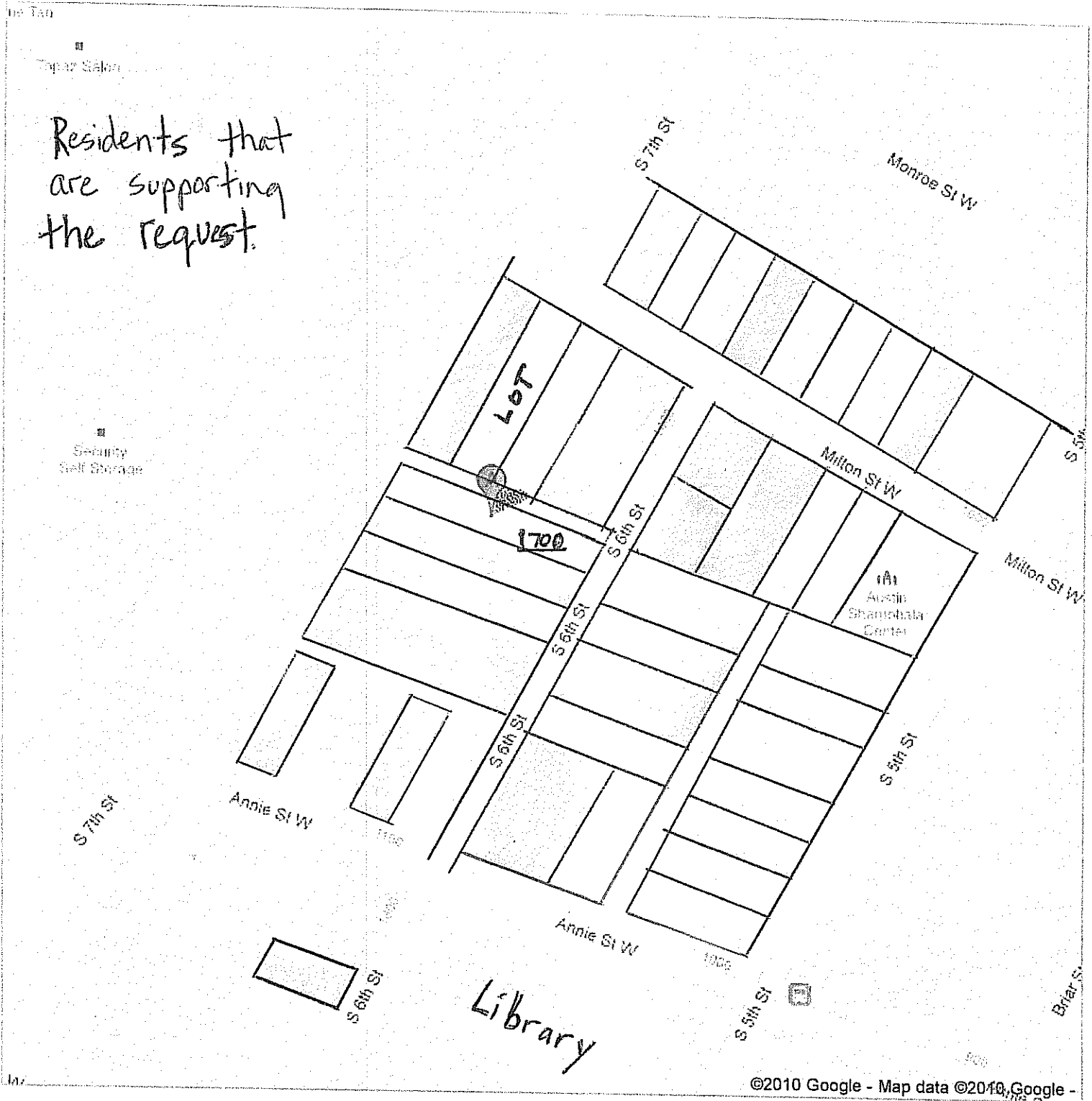
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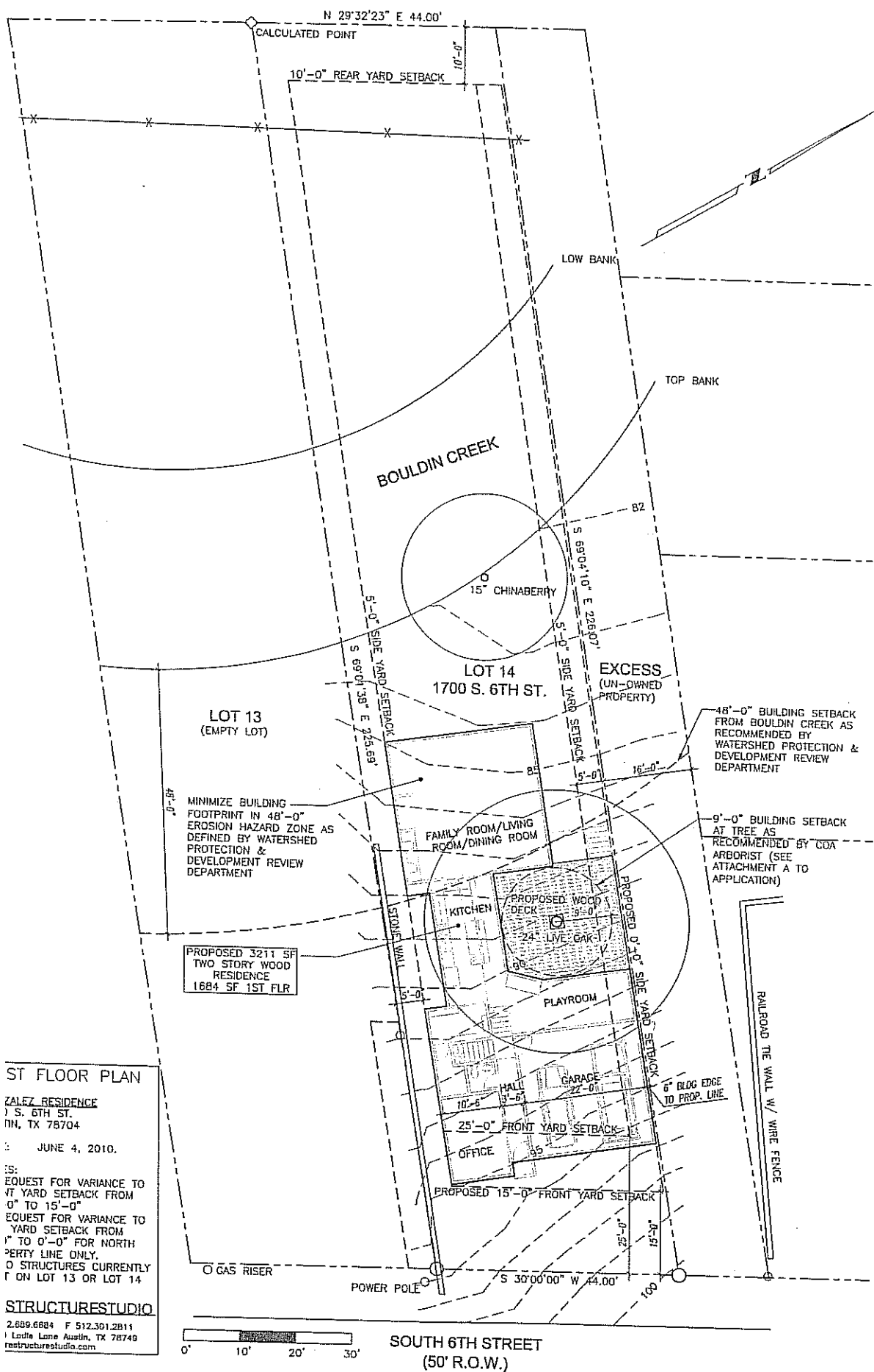
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David Stewart

(1702 S. 6<sup>th</sup> St.)  
2944 CEDAR CREST DR. ROUND ROCK TX 78665  
Street Address Phone #  
512 423-2110







# ST FLOOR PLAN

ZALEZ RESIDENCE  
 1 S. 6TH ST.  
 DALLAS, TX 75204

DATE: JUNE 4, 2010.

REQUEST FOR VARIANCE TO  
 YARD SETBACK FROM  
 0' TO 15'-0"  
 REQUEST FOR VARIANCE TO  
 YARD SETBACK FROM  
 1' TO 0'-0" FOR NORTH  
 PROPERTY LINE ONLY.  
 NO STRUCTURES CURRENTLY  
 ON LOT 13 OR LOT 14

## STRUCTURESTUDIO

2.689.6884 F 512.301.2811  
 1 Lottie Lane Austin, TX 78740  
 restructurestudio.com

