

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 # C15-2011-0068

ROW # 10606130

TP-0221050611

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

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

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

STREET ADDRESS: 4210 Avenue B

LEGAL DESCRIPTION: Subdivision - Hyde Park Addn No. 2

Lot(s) 27-29 Block 1 Outlot N/A Division N/A

I/We Lotte Vehko on behalf of myself/ourselves as authorized agent for

David and Linda Anderson affirm that on April 27, 2011,

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

(check appropriate items below)

XX ERECT ATTACH COMPLETE REMODEL MAINTAIN

A new two story structure, with a two-car garage on the first floor and a secondary apartment on the second floor, 4'-0" from the rear property line, instead of the 20'-0" required by the Hyde Park Neighborhood Conservation Combining District ordinance.

Ord. 020131-20 Part 8 (13)
in a SF-3-HD-NCCD 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 to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

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

N/A

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

N/A

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 [Signature] Mail Address 5414 Avenue F
City, State & Zip AUSTIN TX 78751
Printed LOTTE VEKKO Phone 512 458 9771 Date 4/26/2011

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 [Signature] Mail Address 4210 Avenue B
City, State & Zip Austin, Texas 78751
Printed LINDA ANDERSON Phone 512-297-6374 Date 4/26/2011



UNZ

BOARD OF ADJUSTMENTS

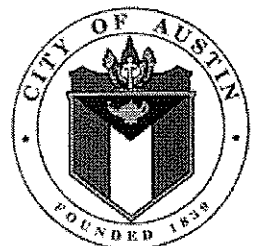
CASE#: C16-2011-0068
 LOCATION: 4210 Avenue B
 GRID: J25
 MANAGER: Susan Walker



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.



4210 Avenue B
Aerial View

Existing house, rear view

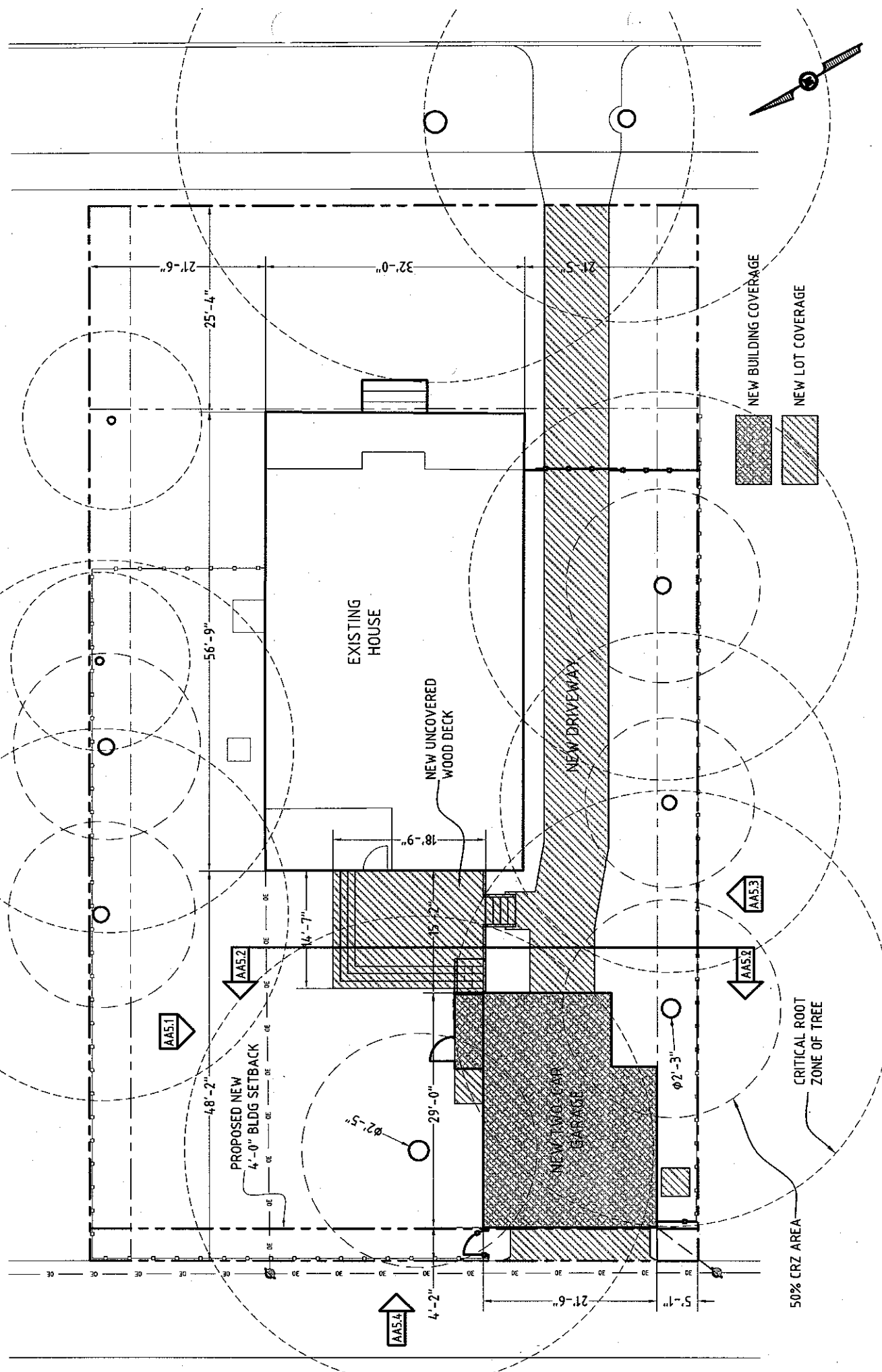




^ Back yard, panoramic view

> Front





Vehko Architecture

512.458.9791

vehko@sbcglobal.net

SITE PLAN

DRAWING SCALE: 1/16" = 1'-0"

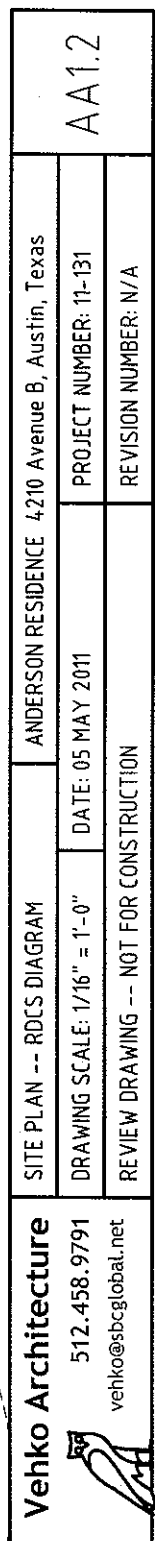
REVIEW DRAWING -- NOT FOR CONSTRUCTION

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

PROJECT NUMBER: 11-131

REVISION NUMBER: N/A

AA1.1

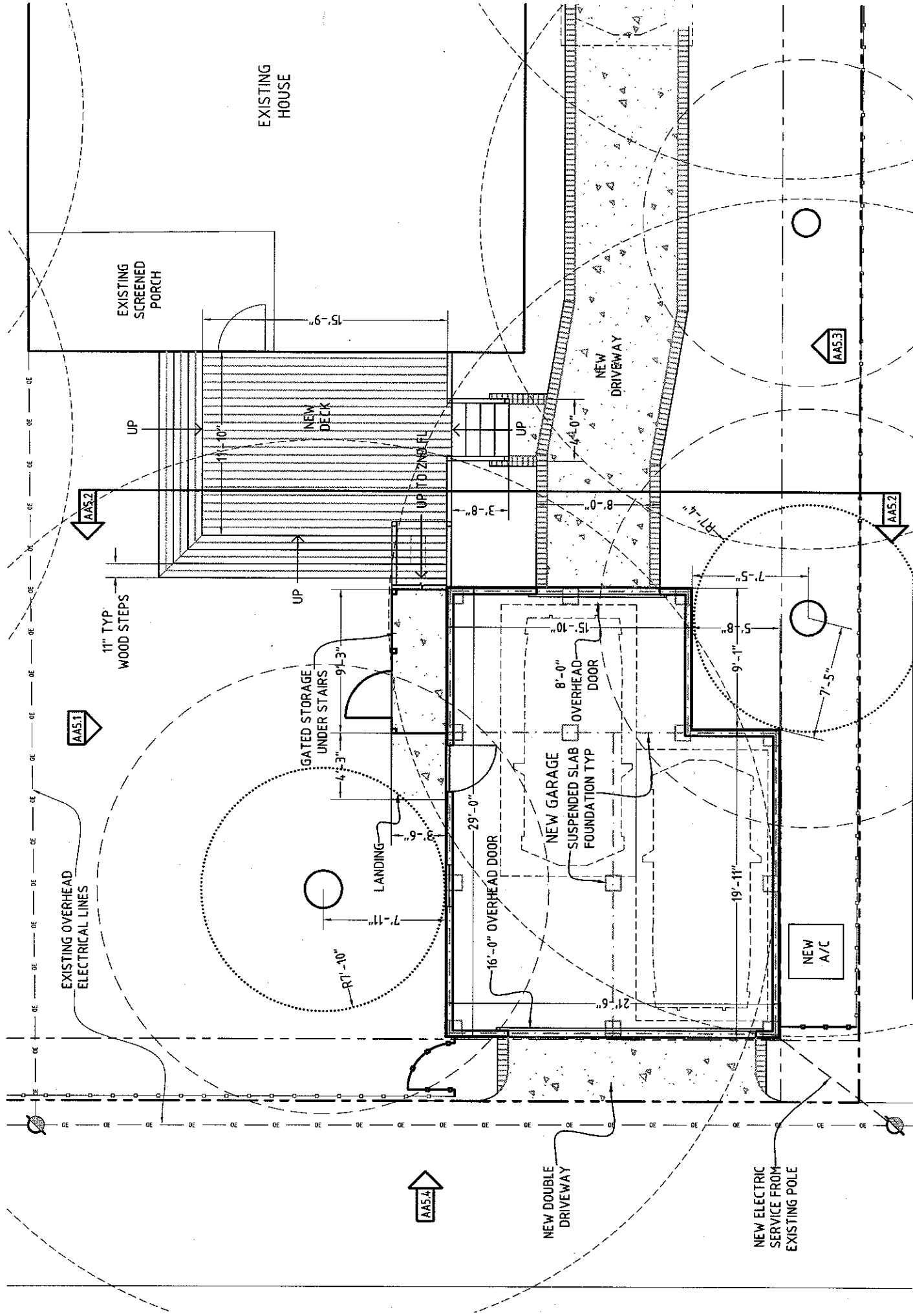


vehko@sbcglobal.net

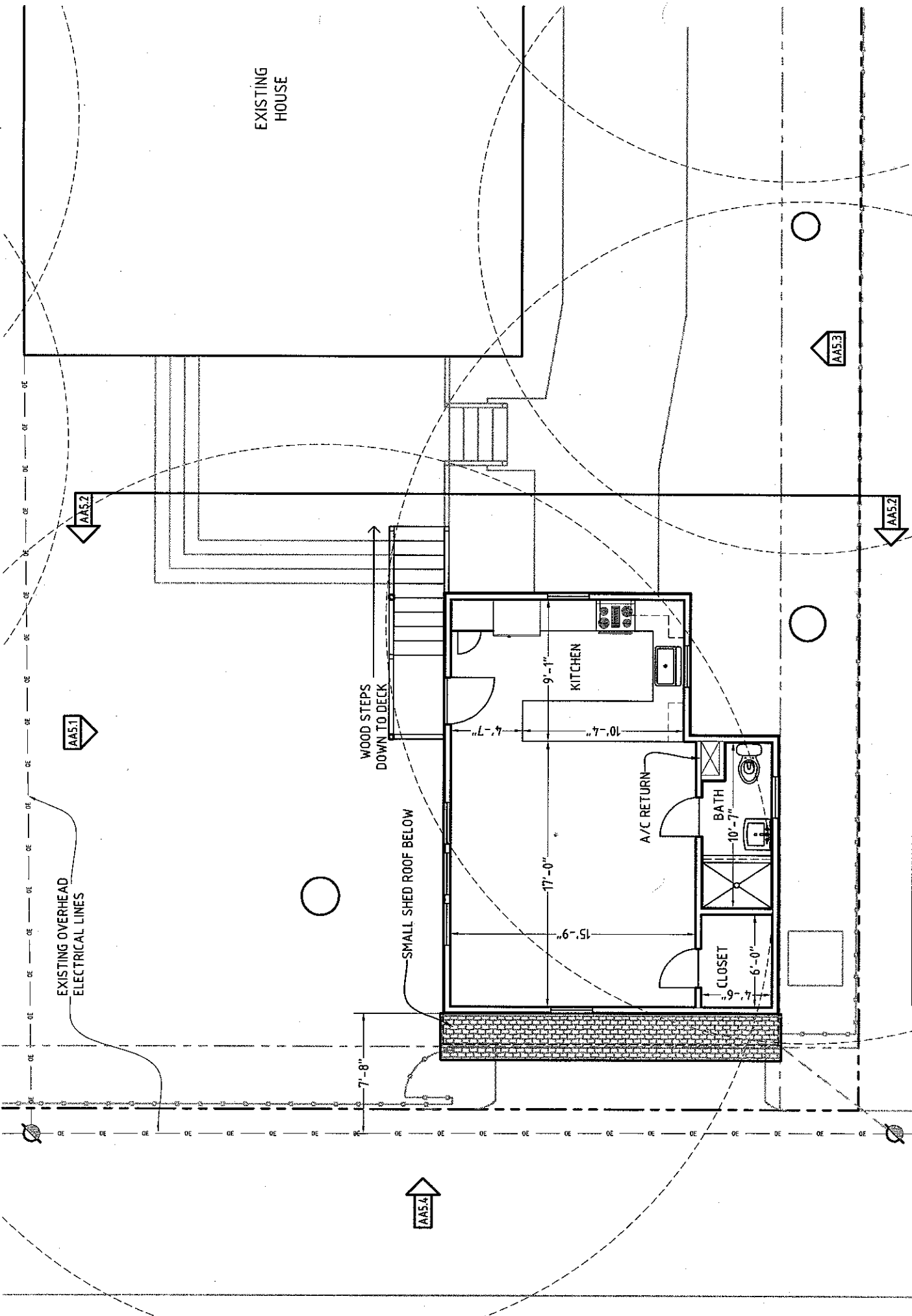
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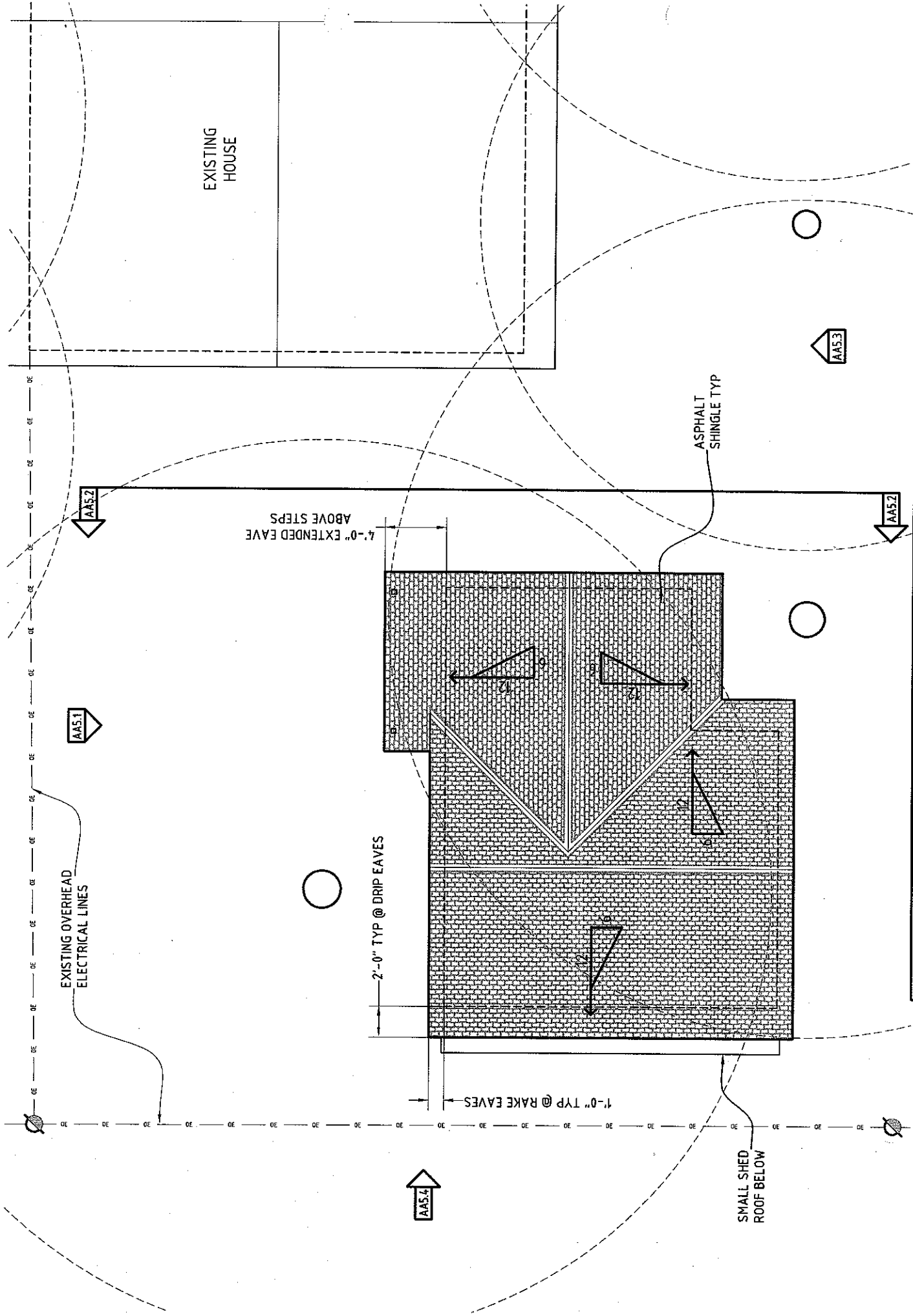
AA1.2



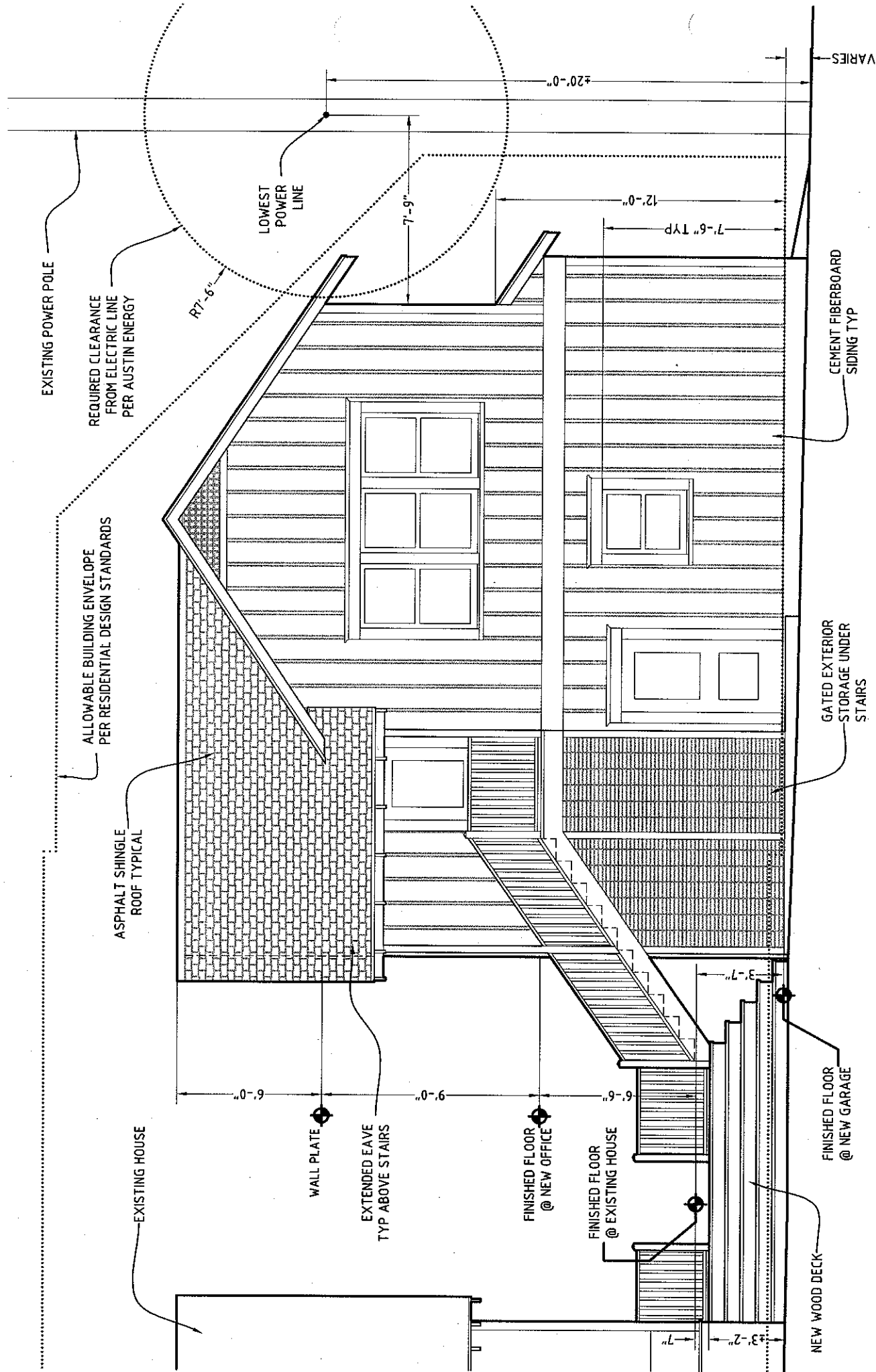
Vehko Architecture 512.458.9791 vehko@sbcglobal.net	FIRST FLOOR PLAN			ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		AA3.1
	DRAWING SCALE: 1/8" = 1'-0"			DATE: 05 MAY 2011		PROJECT NUMBER: 11-131
	REVIEW DRAWING -- NOT FOR CONSTRUCTION					REVISION NUMBER: N/A



Vehko Architecture 512.458.9791 vehko@sbcglobal.net	SECOND FLOOR PLAN		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		AA3.2	
	DRAWING SCALE: 1/8" = 1'-0"		DATE: 05 MAY 2011		PROJECT NUMBER: 11-131	
	REVIEW DRAWING -- NOT FOR CONSTRUCTION				REVISION NUMBER: N/A	



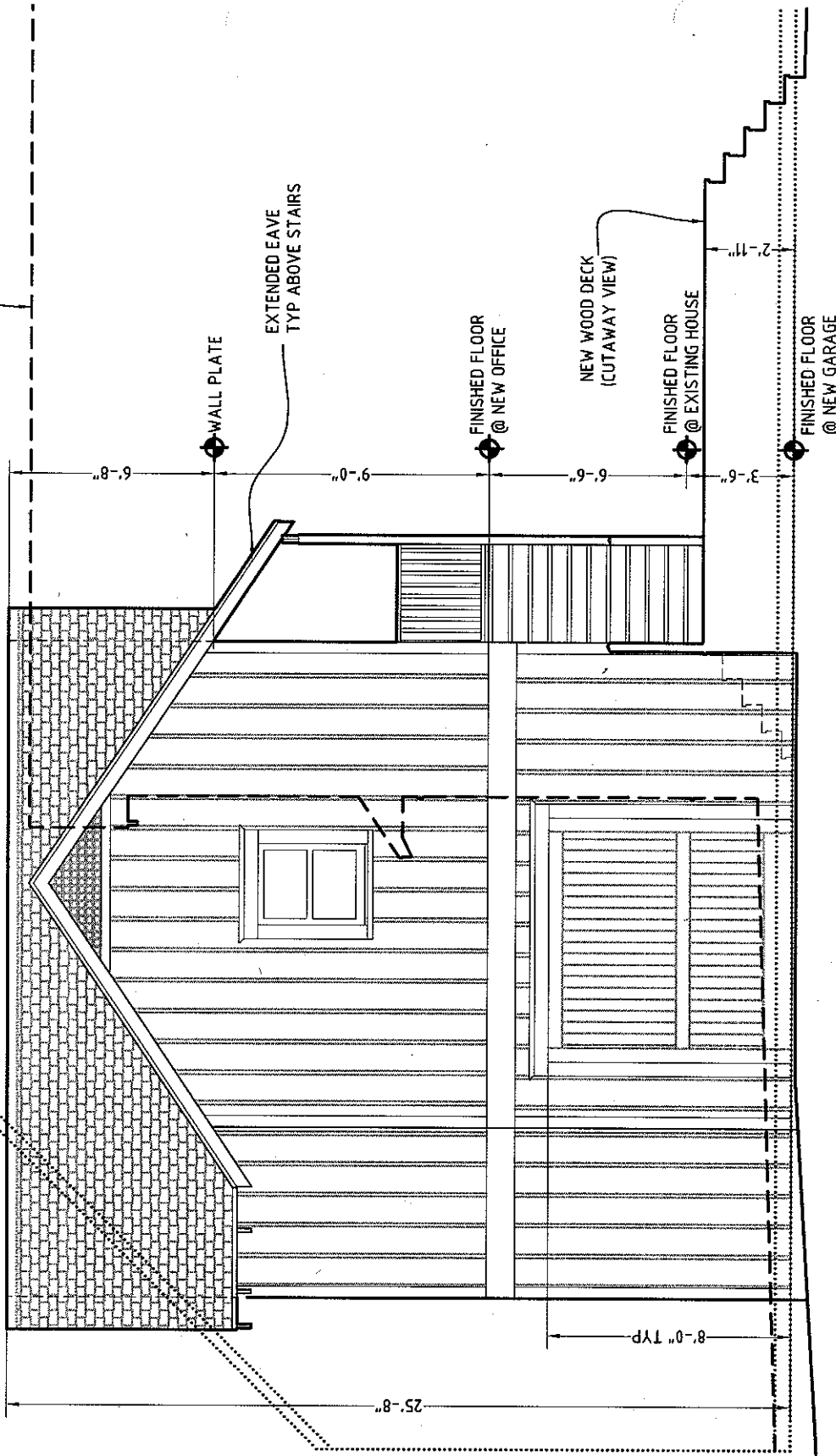
Vehko Architecture 512.458.9791 vehko@sbcglobal.net	ROOF PLAN		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		AA3.3
	DRAWING SCALE: 1/8" = 1'-0"		DATE: 05 MAY 2011		
	REVIEW DRAWING --- NOT FOR CONSTRUCTION		PROJECT NUMBER: 11-131		
			REVISION NUMBER: N/A		



Vehko Architecture 512.458.9791 vehko@sbcglobal.net	EXTERIOR ELEVATION -- NORTH		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		AA5.1	
	DRAWING SCALE: 3/16" = 1'-0"		DATE: 05 MAY 2011		PROJECT NUMBER: 11-131	
	REVIEW DRAWING -- NOT FOR CONSTRUCTION				REVISION NUMBER: N/A	

ALLOWABLE BUILDING
LIMIT PER RESIDENTIAL
DESIGN STANDARDS

EXISTING HOUSE (NOT SHOWN
FOR DRAWING CLARITY)



Vehko Architecture

512.458.9791

vehko@sbcglobal.net



EXTERIOR ELEVATION -- EAST

DRAWING SCALE: 3/16" = 1'-0"

REVIEW DRAWING -- NOT FOR CONSTRUCTION

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

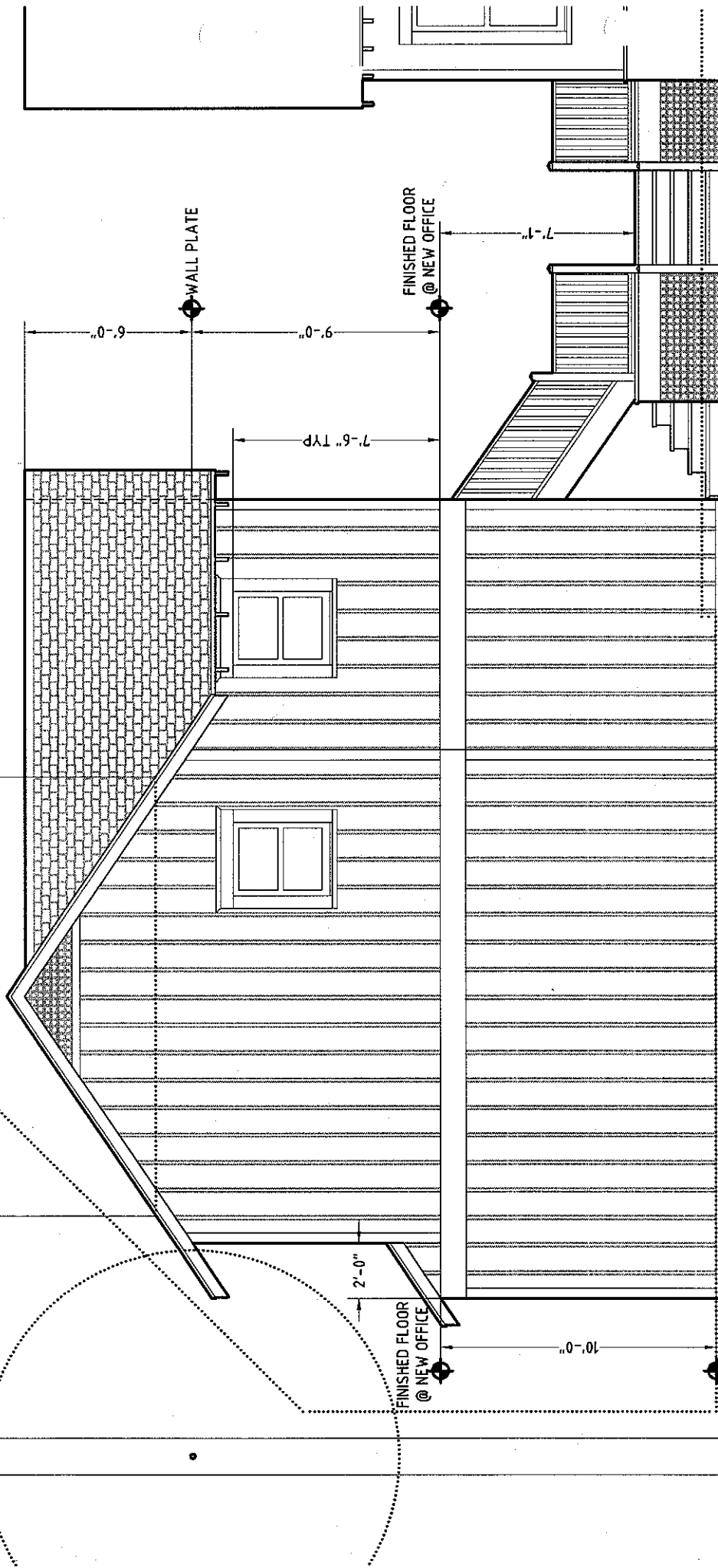
PROJECT NUMBER: 11-131

REVISION NUMBER: N/A

AA5.2

DATE: 05 MAY 2011

15'-11" GABLE PROJECTION
BEYOND BUILDING ENVELOPE
(18'-0" ALLOWED)



FINISHED FLOOR
@ NEW GARAGE

Vehko Architecture

512.458.9791

vehko@sbcglobal.net



EXTERIOR ELEVATION -- SOUTH

DRAWING SCALE: 3/16" = 1'-0"

DATE: 05 MAY 2011

REVIEW DRAWING -- NOT FOR CONSTRUCTION

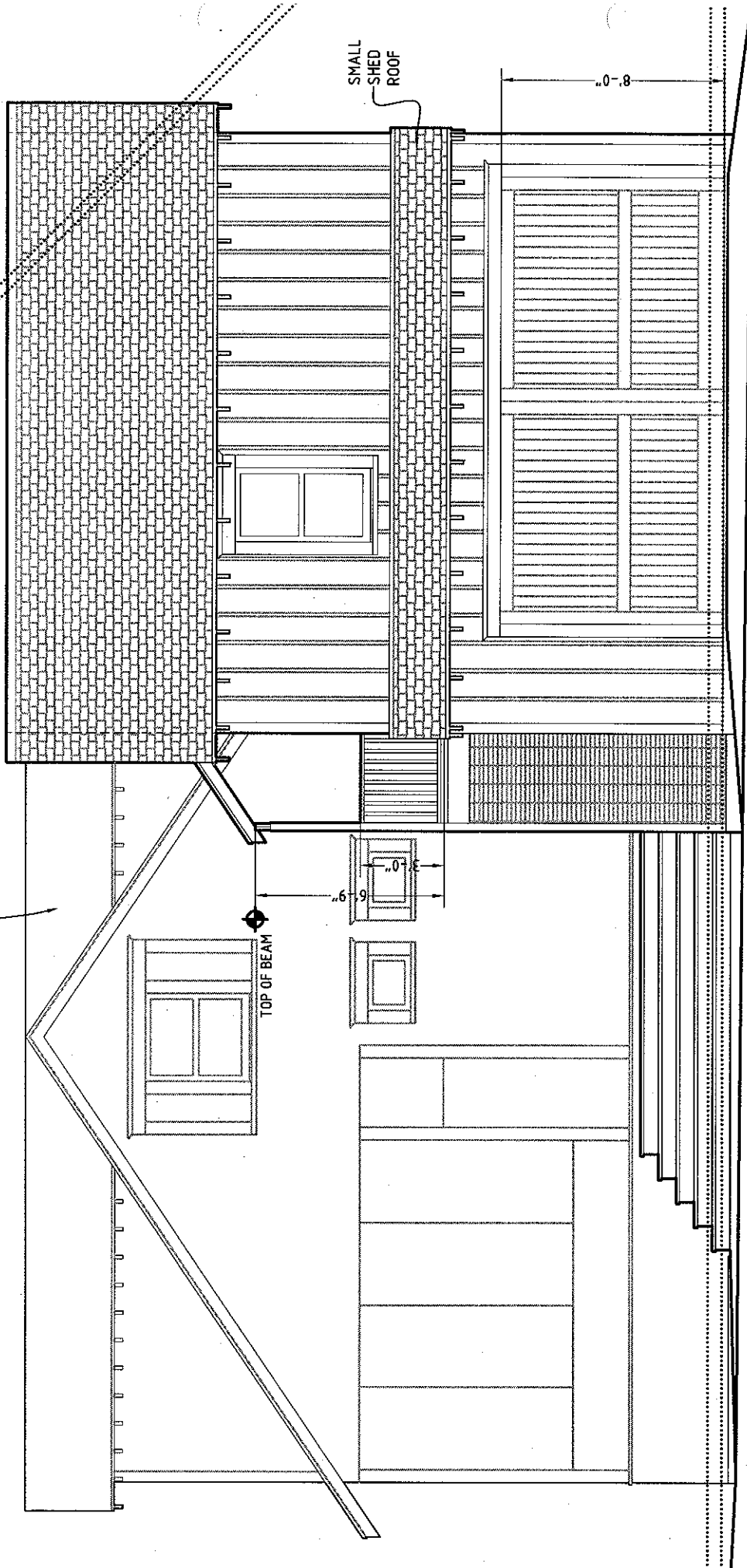
ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

PROJECT NUMBER: 11-131

REVISION NUMBER: N/A

AA5.3

EXISTING HOUSE BEYOND



Vehko Architecture

512.458.9791

vehko@sbcglobal.net



EXTERIOR ELEVATION -- WEST

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

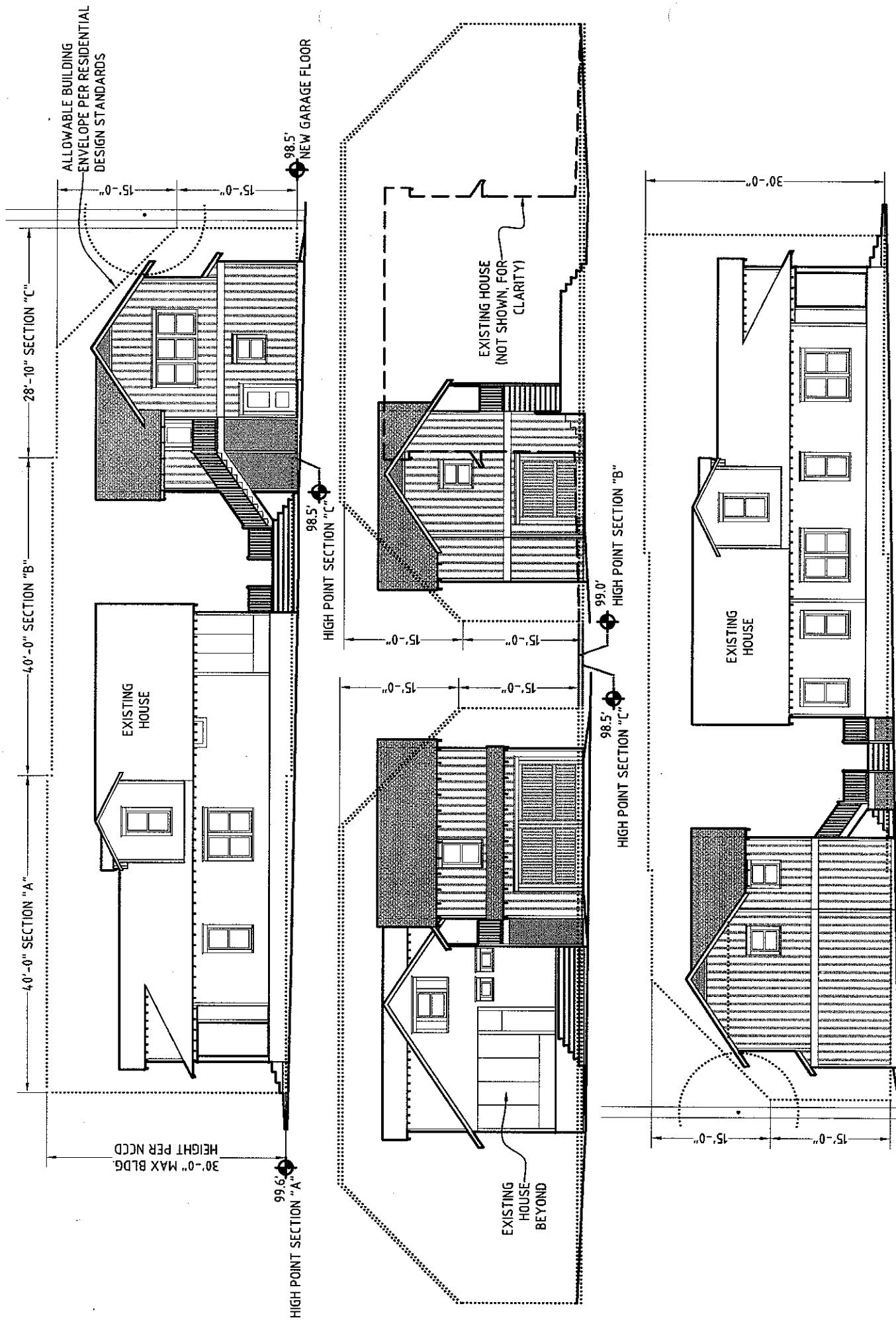
DATE: 05 MAY 2011

PROJECT NUMBER: 11-131

REVIEW DRAWING -- NOT FOR CONSTRUCTION

REVISION NUMBER: N/A

AA5.4



Vehko Architecture 512.458.9791 vehko@sbcglobal.net	CODE DIAGRAMS -- EXTERIOR ELEVATIONS		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		AA5.5	
	DRAWING SCALE: 1/16" = 1'-0"		DATE: 05 MAY 2011		PROJECT NUMBER: 11-131	
	REVIEW DRAWING -- NOT FOR CONSTRUCTION				REVISION NUMBER: N/A	



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

May 9, 2011

Mr. and Mrs. David Anderson
4210 Avenue B
Austin, Texas 78751

Re: 4210 Avenue B
Lots 27-29, Block 1 Hyde Park Addition No 2

Dear Mr. and Mrs. Anderson,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to remodel garage. 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 322-6112.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Esparza". The signature is fluid and cursive, with a long, sweeping horizontal line extending to the right.

Christine Esparza
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

4210 Anne B

SYSTEMS ENERGY

Date _____

5/10/2011



512.458.9791

vehko@sbcglobal.net

DRAWING SCALE: 1/16" = 1'-0"

DATE: 05 MAY 2011

REVIEW DRAWING -- NOT FOR CONSTRUCTION

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

PROJECT NUMBER: 11-131

REVISION NUMBER: N/A

AA1.1

Energy has reviewed this plan for
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ALLOWABLE BUILDING ENVELOPE
 PER RESIDENTIAL DESIGN STANDARDS

EXISTING POWER POLE
 REQUIRED CLEARANCE
 FROM ELECTRIC LINE
 PER AUSTIN ENERGY

LOWEST
 POWER
 LINE

7'-6"

7'-9"

12'-0"

7'-6" TYP

CEMENT FIBERBOARD
 SIDING TYP

GATED EXTERIOR
 STORAGE UNDER
 STAIRS

FINISHED FLOOR
 @ NEW GARAGE

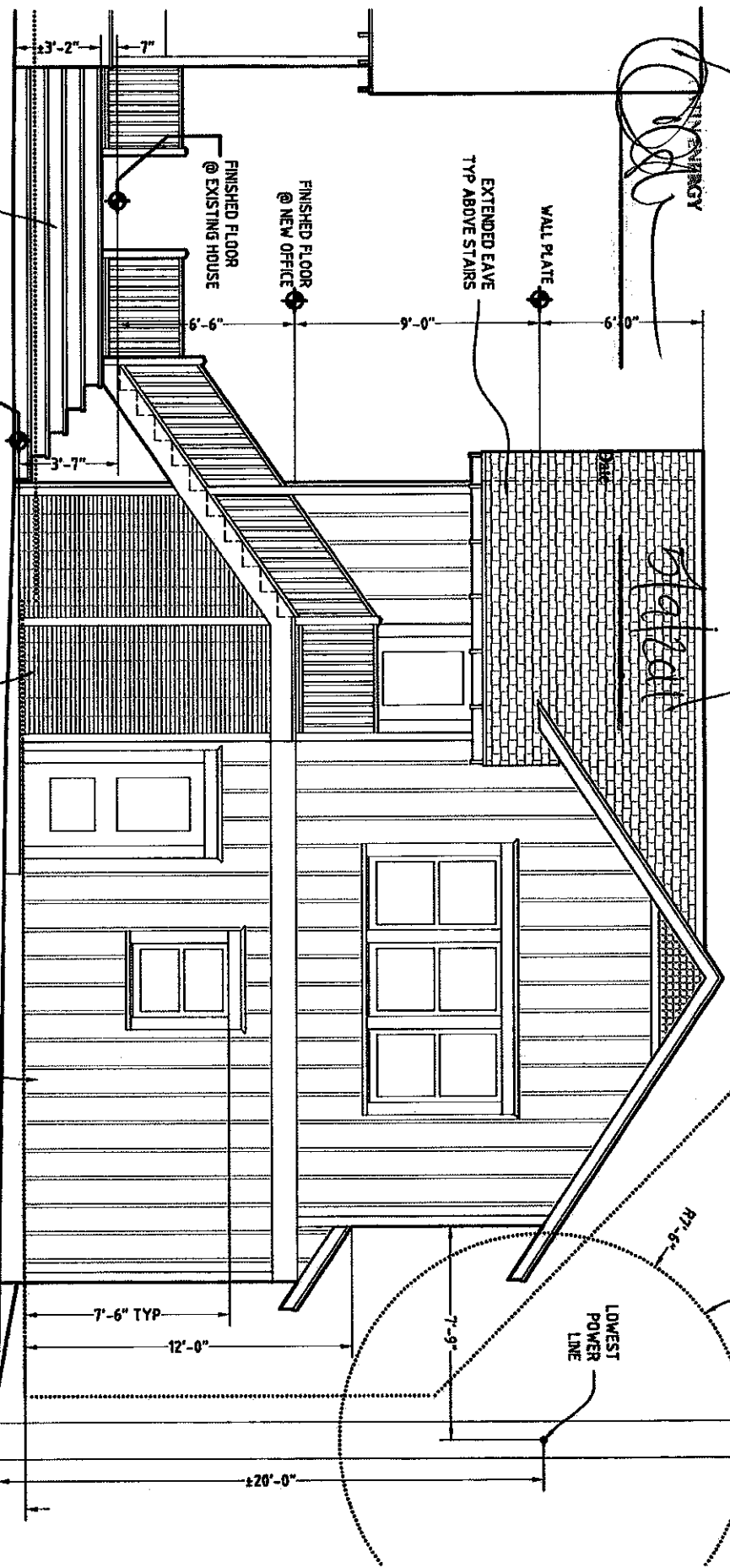
FINISHED FLOOR
 @ EXISTING HOUSE

FINISHED FLOOR
 @ NEW OFFICE

EXTENDED EAVE
 TYP ABOVE STAIRS

WALL PLATE

NEW WOOD DECK



Vehko Architecture

512.458.9791

vehko@sbcglobal.net

EXTERIOR ELEVATION -- NORTH

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

DRAWING SCALE: 3/16" = 1'-0"

DATE: 05 MAY 2011

PROJECT NUMBER: 11-131

REVIEW DRAWING -- NOT FOR CONSTRUCTION

REVISION NUMBER: N/A

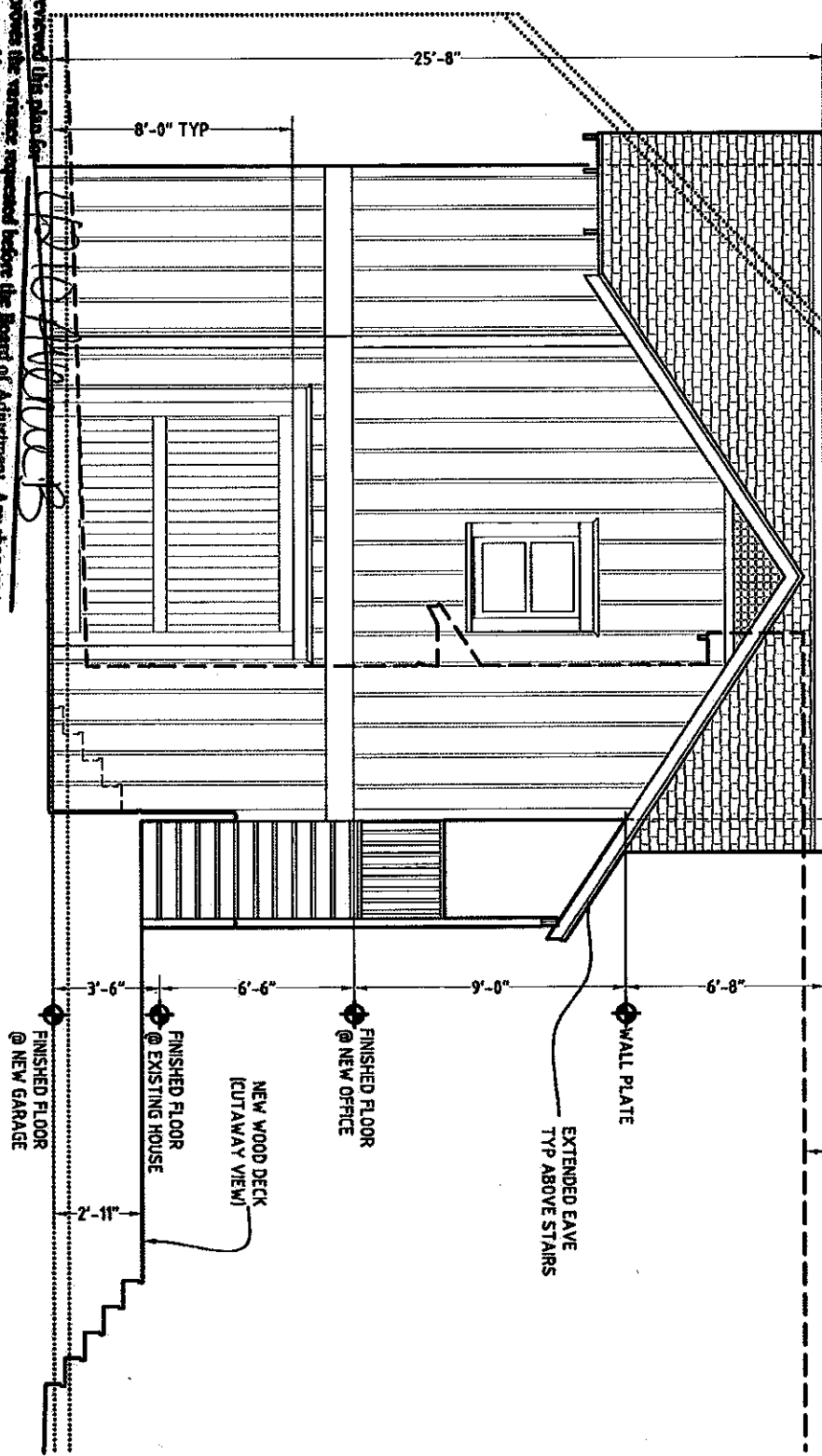
AA5.1

ALLOWABLE BUILDING
LIMIT PER RESIDENTIAL
DESIGN STANDARDS

EXISTING HOUSE (NOT SHOWN
FOR DRAWING CLARITY)

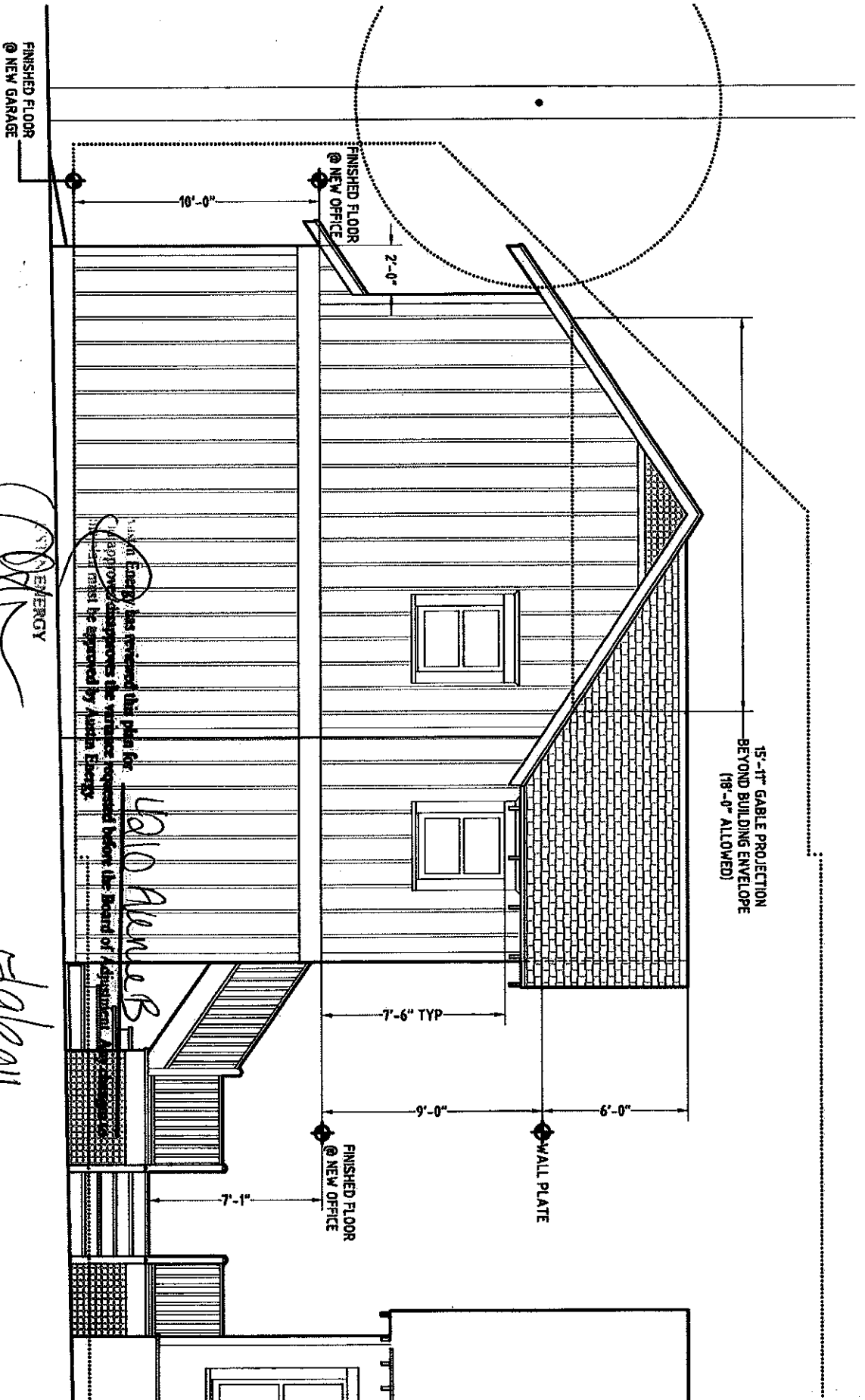
Austin Energy has reviewed this plan for
approval. It approves the variance requested before the Board of Adjustment. Any changes to
this plan must be approved by Austin Energy.

AUSTIN ENERGY



5/9/2011

Vehko Architecture 512.458.9791 vehko@spcglobal.net	EXTERIOR ELEVATION -- EAST	ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas	AA5.2
DRAWING SCALE: 3/16" = 1'-0"	DATE: 05 MAY 2011	PROJECT NUMBER: 11-131	REVISION NUMBER: N/A
REVIEW DRAWING -- NOT FOR CONSTRUCTION			



[Signature]
 ENERGY

Date 5/9/2011

 Venko Architecture 512.458.9791 venko@docglobal.net		EXTERIOR ELEVATION -- SOUTH		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		AA5.3
DRAWING SCALE: 3/16" = 1'-0"		DATE: 05 MAY 2011		PROJECT NUMBER: 11-131		
REVIEW DRAWING -- NOT FOR CONSTRUCTION				REVISION NUMBER: N/A		

EXISTING HOUSE BEYOND

TOP OF BEAM

SMALL
SHED
ROOF

AUSTIN ENERGY has reviewed this plan for
and approved the proposed structure requested before the Board of Adjustment. Any changes to
this plan must be approved by Austin Energy.

AUSTIN ENERGY

[Signature]

Date 5/9/2011

4210 Avenue B

0'-0"

Vehko Architecture

512.458.9791

vehko@sbcglobal.net

EXTERIOR ELEVATION -- WEST

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

DRAWING SCALE: 3/16" = 1'-0"

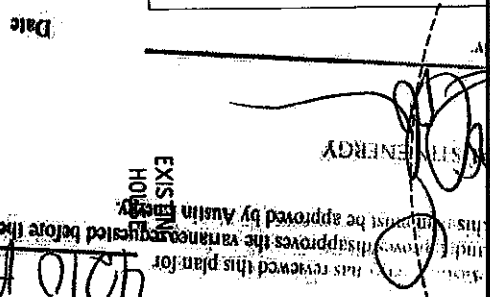
DATE: 05 MAY 2011

PROJECT NUMBER: 11-131

REVIEW DRAWING -- NOT FOR CONSTRUCTION

REVISION NUMBER: N/A

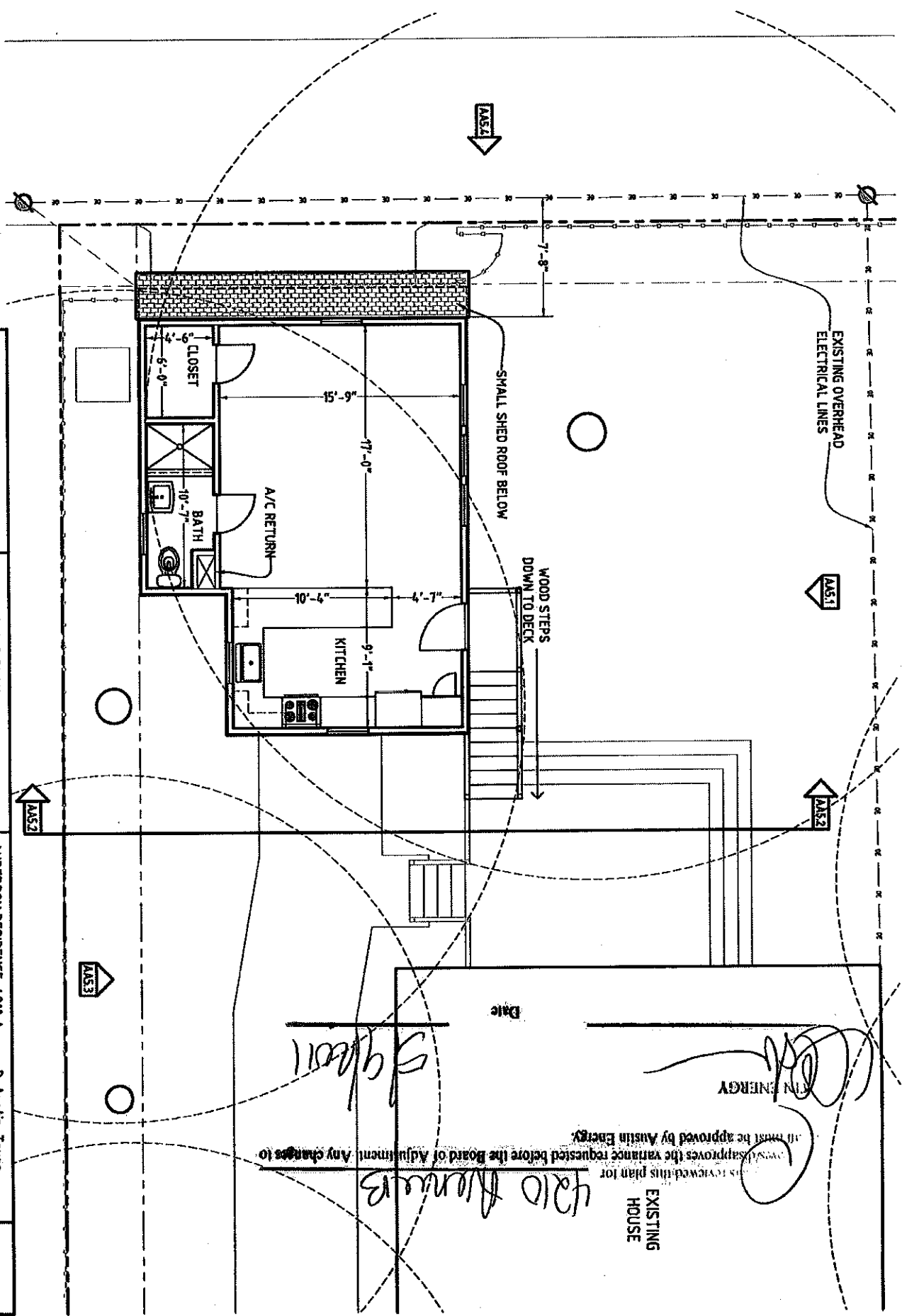
AA5.4



AA3.1

REVIEW DRAWING -- NOT FOR CONSTRUCTION

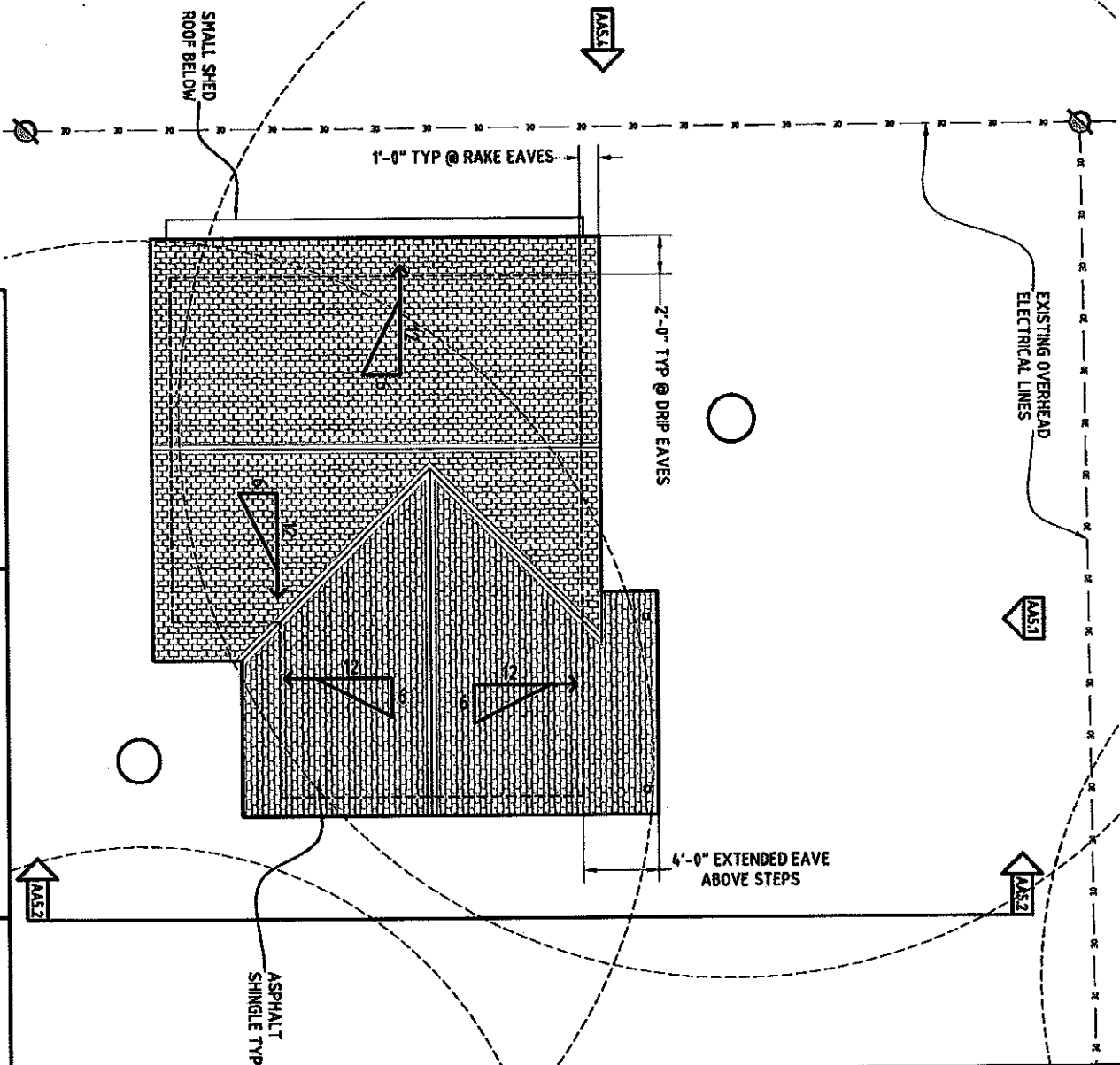
PROJECT NUMBER: 11-131



Vehko Architecture 512.458.9791 vehko@sbcglobal.net		SECOND FLOOR PLAN		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		PROJECT NUMBER: 11-131		AA3.2	
DRAWING SCALE: 1/8" = 1'-0"		DATE: 05 MAY 2011		REVISION NUMBER: N/A		REVIEW DRAWING -- NOT FOR CONSTRUCTION			

4210 Avenue B
 Austin, Texas
 Date _____
 Signature _____
 Austin Energy
 I have reviewed this plan for _____
 and I approve the variance requested before the Board of Adjustment. Any changes to _____
 must be approved by Austin Energy.

EXISTING HOUSE



4210 M...
 Date: 5/9/2011
 This plan has been reviewed by the Board of Adjustment. Any changes to this plan must be approved by Austin Energy.
 Austin Energy
 5/9/2011

Vehko Architecture 512.458.9791 vehko@sbcglobal.net		ROOF PLAN DRAWING SCALE: 1/8" = 1'-0" DATE: 05 MAY 2011 REVIEW DRAWING -- NOT FOR CONSTRUCTION		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas PROJECT NUMBER: 11-131 REVISION NUMBER: N/A	AA3.3
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