

To: Board of Adjustment  
City of Austin  
Re: Case Number C15-2012-0019

The Zoning Committee of South River City Citizens met on December 9, 2011 with Melissa Schenker to discuss the variances she requires:

- Side yard setback of 4.4 on north side, 4.6 on south side instead of required 5'
- Floor area of 884 (rather than 550 allowed under McMansion and 850 allowed when it was built)
- Lot size of 6,954 (rather than 7,000)
- FAR of .62
- 2.5 ft. height encroachment into tent
- one ft. setback for deck on south side

The first variances involve the two story garage apartment, constructed in 2002. Ms. Schenker purchased the property in 2004 and it wasn't until her HVAC needed replacing that she learned the permits had expired, that she wasn't in compliance and needed several variances.

The real estate agent, Kenny Hilbig, has left the state and can't be located.

The original survey for that section of the neighborhood has since been altered (corrected?) and many older houses are over or on the lot line as you can see here which might account for the undersized lot.

SRCC didn't meet in January. The February general meeting is after the deadline for this submittal therefor we offer the Zoning Committee decision that Ms. Schenker faced undue hardship and should be granted the required variances.

Jean Mather, Chair  
Zoning Committee  
SRCC

December 2011

Re: Variance Requests at 1802 Brackenridge St., Austin, Texas

We, the undersigned, understand and hereby support the variance requests by Melissa Schenker of 1802 Brackenridge St to allow for the existing garage/apartment to be maintained on the property.

Robert L Russell  
1804 Brackenridge St.  
78704

Bret Claude  
1807 Nickerson St.  
78704

Ken Schuf  
1905 Brackenridge 78704

Rheba Lyngnes  
1809 Nickerson St. 78704

Quincy  
1800 Brackenridge 78704  
John A. Vohs III

Paul S  
1810 BRACKENRIDGE ST  
AUSTIN, TX 78704

1805 Nickerson St.

Phillip Morris / Gerald Steptoe  
1811 Brackenridge St  
AUSTIN, TX 78704  
Gerald Steptoe

Ken Apostol  
1805 BRACKENRIDGE ST.

Carrice Marcovich  
1803 Nickerson St.  
78704