

CASE # C15-2012-0062

ROW-10767846

TP-030200-13-05

**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: 1701 Brackenridge

LEGAL DESCRIPTION: Subdivision - LSD C8i-2011-0286

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Kari Blachly on behalf of myself/ourselves as authorized agent for

Barbara Wohlgemuth affirm that on March 21, 2012,

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

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

Construct a addition while maintaining an existing two family use. The distance between the proposed garage and the existing secondary unit is 0 feet requiring a variance from 25-2-774(C)(2)(a) that states that the second dwelling unit must be at least 15 feet to the rear of the principal structure

in a SF-3-~~1000~~-NP district.
(zoning district)

Maintain rear structure

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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:

The existing secondary dwelling unit was built in 1986 prior to the current two family use regulations. The second unit was permitted as a duplex at the time and does not meet current duplex regulations. The placement of the proposed addition which includes an attached garage is driven by the current location of the existing home and secondary dwelling unit, two protected trees and the existing driveway approach.

HARDSHIP:

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

The proposed addition which includes an attached garage is driven by the current location of the existing home and secondary dwelling unit, two protected trees and the existing driveway approach.

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

The location of the protected trees on the lot as well as the existing secondary dwelling unit and the existing driveway approach created a narrow envelope of where the addition could be built.

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 property has been a two family use since 1986 and the neighborhood in which this property is situated is one of the older neighborhoods in Austin that has both existing and new two family uses directly adjacent to this property. The property owner intends to maintain the area character by using the existing driveway and preserving the protected trees.

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: 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:

1. 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:

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

3. 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 [Signature] Mail Address 2401 E 6th #4063
City, State & Zip Austin, TX 78702
Printed Kari Blachny Phone 289-0010 Date 4/19/12

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 Barbara Wohlgenuth Mail Address 1006 DANIEL DR
City, State & Zip AUSTIN TX 78704

Printed BARBARA WOHLGEMUTH Phone 512-997-8831 Date 4-13-12

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

Required Findings:

The Board of Adjustment is also required to make findings discussed below in order to grant a variance. Applicants must provide the Board with proposed findings.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 300-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information - Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0062
 LOCATION: 1701 BRACKENRIDGE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SRCC South River City Citizens

SRCC Neighborhood Assoc.
P.O. 40632
Austin, TX 78704
www.srccatx.org

Marc Davis
president@srccatx.org

Carol Martin
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Les Case
treasurer@srccatx.org

Susan Walker
Board of Adjustment
Austin City Hall, City Council Chambers
301 W. 2nd Street
Austin, TX 78701

April 12, 2012

Mrs. Walker,

I wanted to inform the Board of Adjustment that SRCC voted to approve Barbara Wohlgemuth's request for a variance for her property at 1701 Brackenridge St. at our April 2nd General Membership meeting.

Our Zoning and Land Use Committee reviewed the request and determined that, because it was an internal issue (not affecting any adjoining properties) and it allowed for several large trees to be saved, the variance should be supported. The General Membership agreed and voted to approve the variance.

Regards,

Marc Davis
President



City of Austin BUILDING PERMIT

PERMIT NO: 1986-024751-BP

Type: RESIDENTIAL

Status: Final

1701 BRACKENRIDGE ST

Issue Date: 10/08/1986

EXPIRY DATE: 12/30/1986

LEGAL DESCRIPTION Lot: 8 Block: Subdivision:	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY: Add To Exist Res To Create A Duplex	WORK PERMITTED: Addition	ISSUED BY:
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TOTAL SQFT	VALUATION Tot Val Rem: \$.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	120.00	10/8/1986	Electrical Permit Fee	66.00	12/3/1986	Plumbing Permit Fee	45.00	10/28/1986
Fees Total:	231.00							

Inspection Requirements			
Building Inspection	Mechanical Inspection	Plumbing Inspection	Sewer Tap Inspection
Water Tap Inspection			

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments Water & Wastewater Existing. Living Area = 648*** Rel Celeste Temp Gas 90days Per S.H. Temp Elec Rel Fran 12-31-86 Ovhd A&B
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By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin

BUILDING PERMIT

PERMIT NO: 1986-024751-BP
 1701 BRACKENRIDGE ST

Type: RESIDENTIAL Status: Final
 Issue Date: 10/08/1986 **EXPIRY DATE: 12/30/1986**

LEGAL DESCRIPTION Lot: 8 Block: Subdivision:						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: Add To Exist Res To Create A Duplex		WORK PERMITTED: Addition				ISSUED BY:			
TOTAL SQFT		VALUATION Tot Val Rem: \$0.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Type	Date	Status	Comments	Inspector
101 Building Layout	10/30/1986	Pass	MIGRATED FROM PIER.	
102 Foundation	12/22/1986	Pass	MIGRATED FROM PIER.	
103 Framing	12/9/1986	Pass	MIGRATED FROM PIER.	
104 Insulation	12/12/1986	Pass	MIGRATED FROM PIER.	
105 Wallboard	12/15/1986	Pass	MIGRATED FROM PIER.	
111 Energy Final	12/31/1986	Pass	MIGRATED FROM PIER.	
112 Final Building	12/30/1986	Pass	MIGRATED FROM PIER.	
611 Water Tap	1/5/1988	Pass		

G. Helen Glass

1701- Brackenridge St

125 8 No. 21' of lot 9

12G

Fairview Park

Remodel & Repair present Res to create duplex

73192 6/17/59

150.00

O. H. Ludwig

DUPLEX



PERIODIC INSPECTION REQUIRED
 Plans to be used only for the project and location shown. No other use, modification, or reproduction is permitted without the written consent of the architect. The architect shall not be responsible for any errors or omissions on the part of the contractor or any other professional. The architect shall not be responsible for any delays or interruptions in the construction process. The architect shall not be responsible for any conditions or circumstances that may arise during the construction process. The architect shall not be responsible for any conditions or circumstances that may arise during the construction process.

1701 Braekneridge

1701 Braekneridge Austin, Texas 78704

DATE	08/15/2017
PROJECT	1701 BRAEKNERIDGE
OWNER	CLAYTONLUTZ ARCHITECTS
DESIGNER	CLAYTONLUTZ ARCHITECTS
CONTRACTOR	CLAYTONLUTZ ARCHITECTS
ENGINEER	CLAYTONLUTZ ARCHITECTS
ARCHITECT	CLAYTONLUTZ ARCHITECTS
SCALE	AS SHOWN
BY	CLAYTONLUTZ ARCHITECTS

PROJECT NUMBER: 1701
 DESIGN FLOOR PLAN

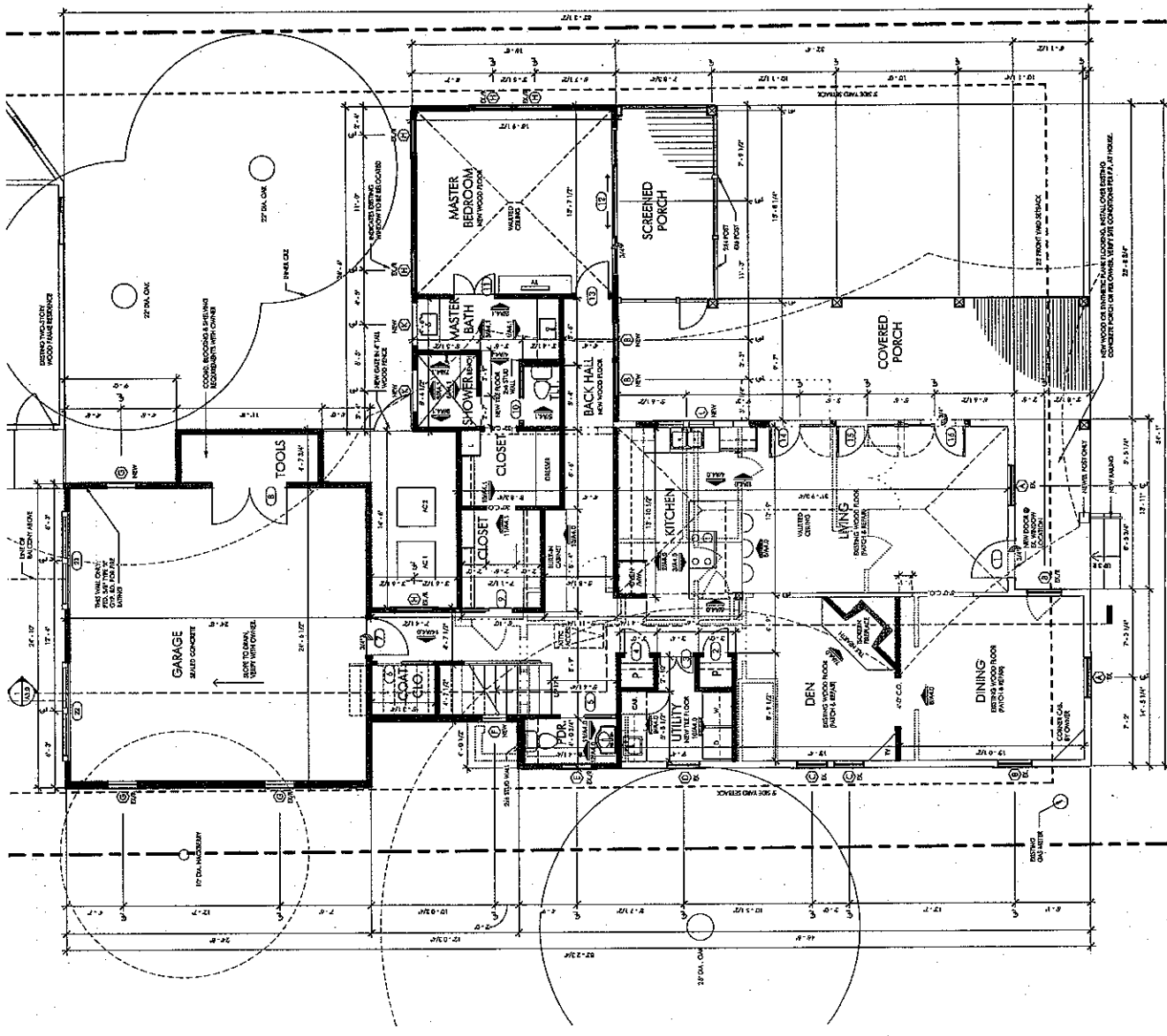
A1.1

WALL LEGEND

- 1/2" CMU
- 1/2" CMU WITH FINISH
- 1/2" CMU WITH FINISH
- 1/2" CMU WITH FINISH
- 1/2" CMU WITH FINISH
- 1/2" CMU WITH FINISH

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

PLAN NORTH
 1 FIRST FLOOR PLAN
 1/4" = 1'-0"





FIELD INSPECTION REQUIRED
Prior to performing any field inspection, the contractor shall verify the location and extent of the work shown on this drawing with the field engineer. The field engineer shall be available to the contractor at all times during the construction process.

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1701 Brackenridge

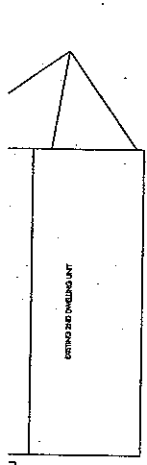
1701 Brackenridge Austin, Texas 78704

DATE	DESCRIPTION
08/15/18	Initial Design
09/01/18	Final Design
09/15/18	Construction Documents
10/01/18	Final Construction Documents
10/15/18	Final Construction Documents

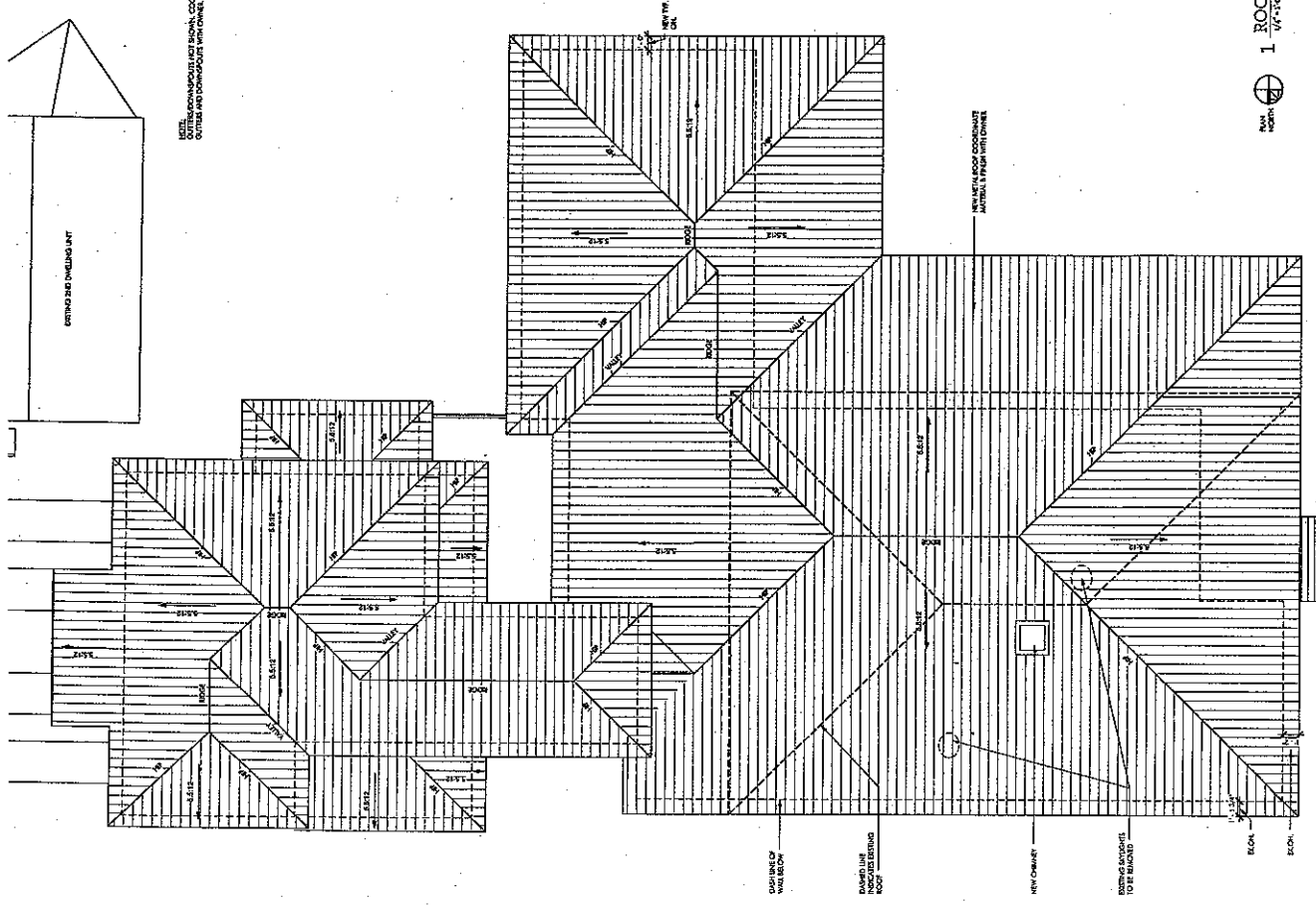
PROJECT NUMBER: 164
ROOF PLAN

A1.3

1 ROOF PLAN
1/4" = 1'-0"



NOTE:
OUTLINES OF ROOF COORDINATE
CORNER AND THROUGHOUT WITH CENTER



DRAINAGE OF WALL MATCH

DRAINAGE OF ROOF MATCHING

NEW CHIMNEY

ROOF SUPPORT TO BE SUPPLIED

ELECTRICAL ROOF COORDINATE CORNER & THROUGHOUT WITH CENTER

NEW TRIFID



PERMISSION REQUIRED
This set of plans is to be used only for the project and location shown on the title block. Any other use, including reproduction, without the written consent of the architect is prohibited.

MARK EXISTING MATERIAL
Mark existing materials to be retained on the drawings with a dashed line. Mark materials to be removed with a solid line. Mark materials to be added with a solid line and the word "NEW".

1701 Brackenridge

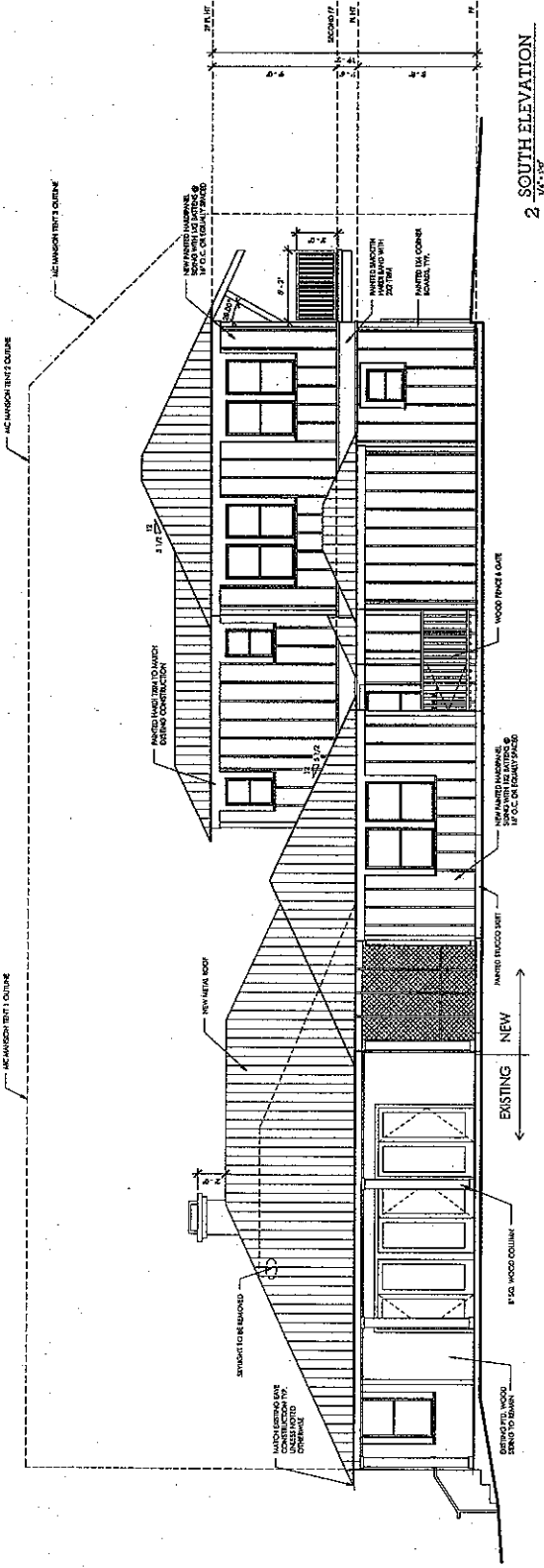
7701 Brackenridge Austin, Texas 77001

DATE	12/31/1999
SCALE	1/4" = 1'-0"
NO.	1701 BRACKENRIDGE
OWNER	1701 BRACKENRIDGE
DESIGNER	Clyde S. Smith
ENGINEER	Clyde S. Smith
ARCHITECT	Clyde S. Smith

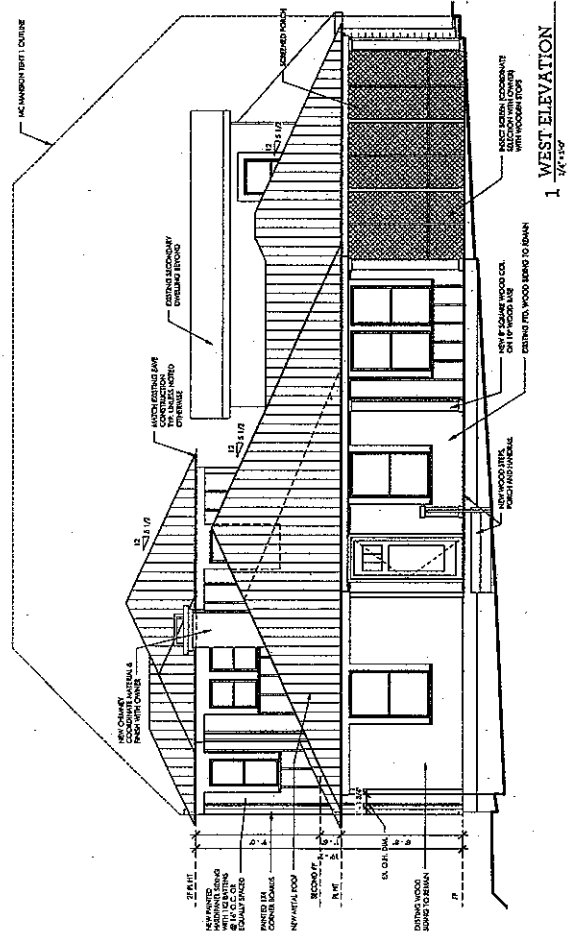
PROJECT NUMBER: 1701

EXTENSION ELEVATIONS

A2.0



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"



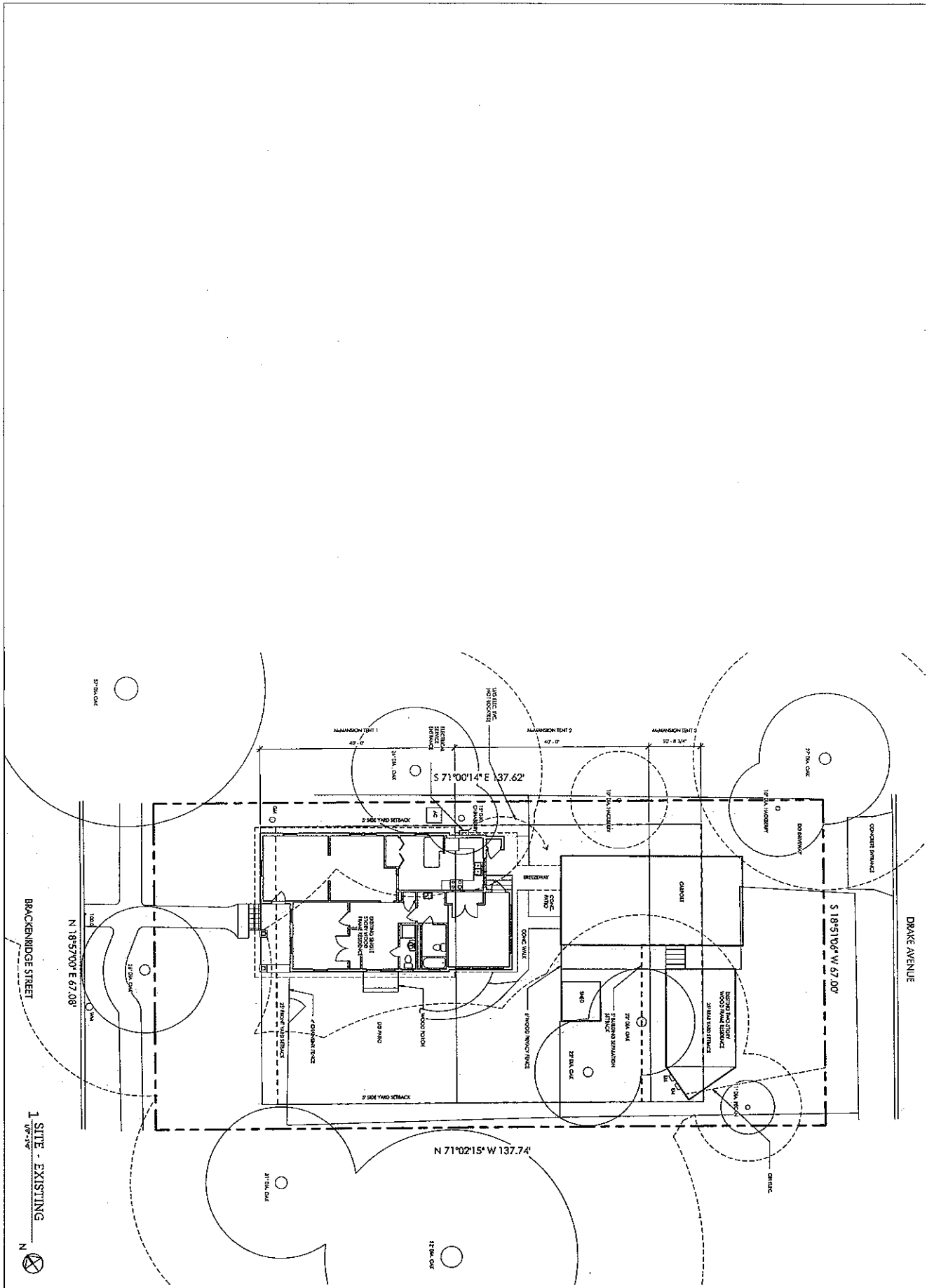
FIELD INSPECTION REQUIRED
 Plans are prepared by the Architect and are subject to the field inspection and approval of the local authority having jurisdiction. The Architect is not responsible for the field inspection or approval of the local authority.

SELECT SYSTEM PRECISE
 Plans are prepared by the Architect and are subject to the field inspection and approval of the local authority having jurisdiction. The Architect is not responsible for the field inspection or approval of the local authority.

1701 Brackenridge

1701 Brackenridge Austin, Texas 78704

DATE	ISSUED FOR
01/11/18	CONSTRUCTION
02/14/18	REVISIONS
03/14/18	REVISIONS
04/11/18	REVISIONS
05/08/18	REVISIONS
06/05/18	REVISIONS
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1 SITE - EXISTING



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BY	...
REVISION	...
DESCRIPTION	...
DATE	...
BY	...
REVISION	...
DESCRIPTION	...

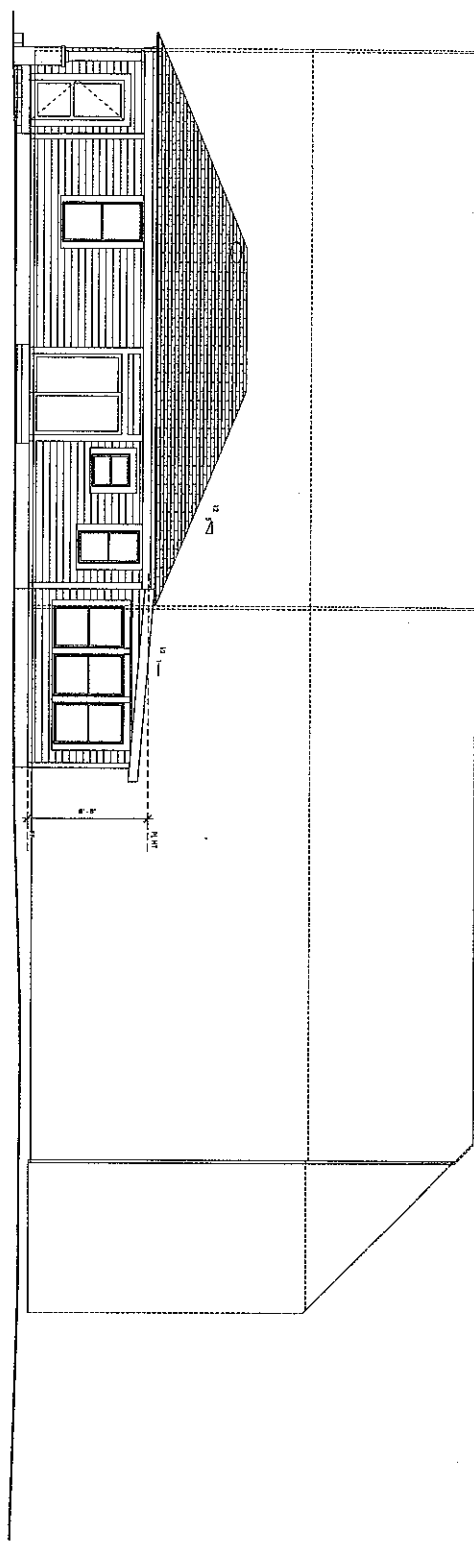
1701 Brackenridge

1701 Brackenridge Austin, Texas 78704

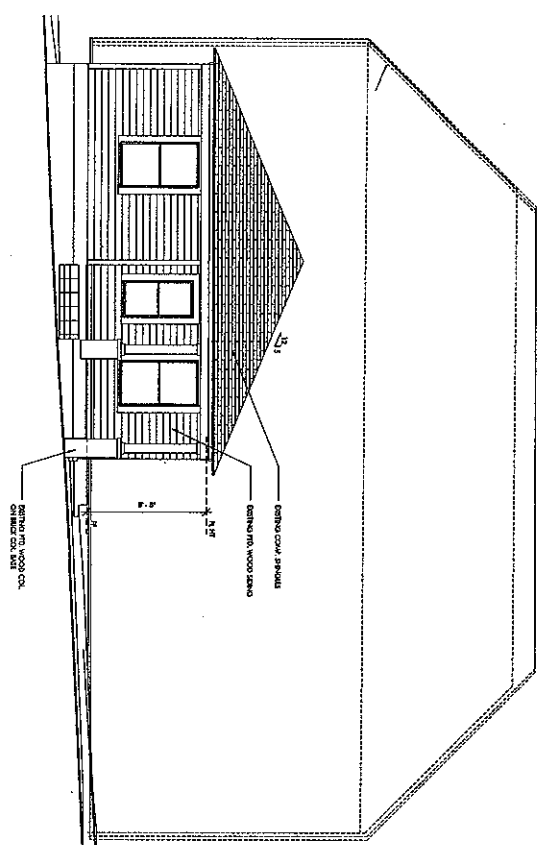
Architects
 Clayco/Alinh
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 512.478.1122
 www.claycoarchitects.com

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FIELD REVISIONS
 This drawing is subject to field changes and modifications. All field changes must be approved by the architect in writing.



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

Architects
Clayton Little

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Austin, Texas 78702
512.477.1111
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DATE	ISSUED FOR
SCALE	OWNER'S USE ONLY
CONTRACT #	PROJECT NUMBER
CLIENT'S NAME	PROJECT NAME
PROJECT NUMBER	

A2.0

