

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

CASE # CIS-2012-0062  
# \_\_\_\_\_

ROW

**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 - CGI - 2011 - 0286

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

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

Barbara Wohlgenuth affirm that on \_\_\_\_\_, \_\_\_\_\_,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

Decrease the minimum rear yard of  
a through lot from 25' to 18' to maintain  
a non-complying duplex residential structure

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

South River City N.P.

**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:

**This duplex structure was legally built in 1986 in its current location. The City approved the building plans despite the oversight of the 25 foot rear yard setback of a through lot encroachment. A building permit was issued and the building passed all the required building inspections and the building permit was "finaled" creating a legal non complying structure. There is no proposed work on this duplex structure.**

HARDSHIP:

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

**A building permit was issued for the duplex structure by the City and all subsequent building inspections were approved creating its existing legal non complying classification. The fact that the lot is a through lot was not caught by the City reviewers or inspectors at the time resulting in its legal non complying structure status.**

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

**The oversight of the 25 foot rear yard setback on a through lot by the City and the issuance of the permit resulted in the structure being built 7 feet into the rear yard setback. Any current application for a duplex structure would be required to be built within the 25 foot rear yard setback as required in section 25-2-515**

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:

**This duplex structure was built in 1986 and the immediate neighboring structures at 1710 Drake and 1712 Drake are situated in close proximity to their lot lines and the use has historically been residential which will continue.**

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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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:
- 
- 

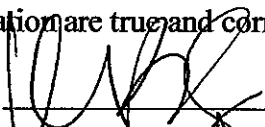
2. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
- 
- 

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



Mail Address

2401 E 6th #4063

City, State & Zip

Austin, TX 78702

Printed

David Blachny

Phone

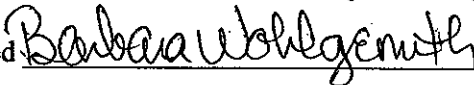
289-0010

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



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.]

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, July 9, 2012

**CASE NUMBER:** C15-2012-0062

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Susan Morrison  
\_\_\_\_ Melissa Hawthorne *Absent - Will Schnier*  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Cathy French (SRB only)  
\_\_\_\_ Dan Graham (SRB only)

**APPLICANT:** Kari, Blachly

**OWNER:** Barbara, Wohlgemuth

**ADDRESS:** 1701 BRACKENRIDGE ST

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum separation requirement of Section 25-2-774 (C) (2) (a) for a two-family residential use from 15 feet to 0 feet in order to construct an addition and maintain a two-family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. The Land Development Code states that for a two-family residential use the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

**BOARD'S DECISION:** June 11, 2012 POSTPONED TO JULY 9, 2012

**BOARD'S DECISION:** POSTPONED TO AUG. 13, 2012 (RENOTIFICATION NEEDED)

The applicant has requested a variance to decrease the minimum rear yard of a through lot setback requirement of Section 25-2-515 from 25 feet to 18 feet in order to maintain a non-complying two-family residential structure in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

**BOARD'S DECISION:** June 11, 2012 Board Member Bryan King motion to Grant, Board Member Will Schnier second on a 7-0 vote (Board Member Melissa Hawthorne recused); GRANTED.

**FINDING:**

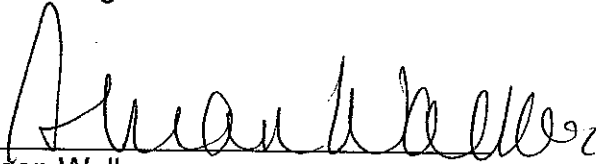
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the existing secondary dwelling unit was built in 1986 prior to the current


two family use regulations, the second unit was permitted as a duplex at the time and does not meet current duplex regulations

2. (a) The hardship for which the variance is requested is unique to the property in that: existing building prior to code change

(b) The hardship is not general to the area in which the property is located because: existing building built prior

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: structure has been in existence for some time and therefore will not change the area of character, the existing secondary residence couldn't be moved west because of existing trees..

  
\_\_\_\_\_  
Susan Walker  
Executive Liaison

  
\_\_\_\_\_  
Jeff Jack  
Chairman

Kari Blachly  
2401 East 6<sup>th</sup> Street #4063  
Austin, TX 78702

July 2, 2012

Ms. Susan Walker  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

RE: C15-2012-0062 1701 Brackenridge

Ms. Walker:

Please allow this letter to serve as my formal request to withdraw the first variance request associated with the above referenced case number and to amend the previously granted variance from a two family residential use to a duplex residential use. We understand that the modification of the previously granted variance will require new notification and we will be heard at the August 13<sup>th</sup> scheduled Board of Adjustment meeting.

This request is the result of an updated interpretation by City Staff as to the legal existing use established for this property.

Thank you for your assistance with this request please contact me directly at [kariblachly@gmail.com](mailto:kariblachly@gmail.com) or at (512) 289-0010 with any additional information you may need.

Sincerely,

Kari Blachly

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, June 11, 2012**

**CASE NUMBER: C15-2012-0062**

☒ Y ☐ Jeff Jack  
☒ Y ☐ Michael Von Ohlen  
☒ Y ☐ Nora Salinas  
☒ Y ☐ Bryan King Motion to Grant 2<sup>nd</sup> variance only  
☒ Y ☐ Susan Morrison  
☒ Y ☐ Will Schnier - Melissa Hawthorne recused 2<sup>nd</sup> the Motion  
☒ Y ☐ Heidi Goebel  
☐ - ☐ Cathy French (SRB only)  
☐ - ☐ Dan Graham (SRB only)

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**OWNER: Barbara, Wohlgemuth**

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**BOARD'S DECISION: POSTPONED TO JULY 9, 2012**

The applicant has requested a variance to decrease the minimum rear yard of a through lot setback requirement of Section 25-2-515 from 25 feet to 18 feet in order to maintain a non-complying two-family residential structure in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

**BOARD'S DECISION:** Board Member Bryan King motion to Grant, Board Member Will Schnier second on a 7-0 vote (Board Member Melissa Hawthorne recused); **GRANTED.**

**FINDING:**

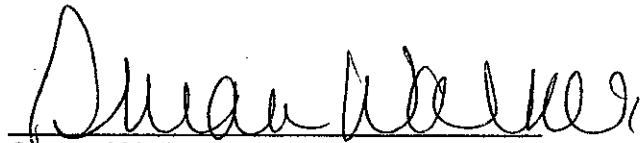
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the existing secondary dwelling unit was built in 1986 prior to the current two family use regulations, the second unit was permitted as a duplex at the time and does not meet current duplex regulations



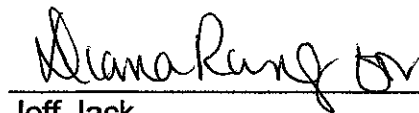
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structure has been in existence for some time and therefore will not change the area of character, the existing secondary residence couldn't be moved west because of existing trees..



Susan Walker  
Executive Liaison



Jeff Jack  
Chairman

C15-2012-0062

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:

**This two family structure was legally built in 1986 in its current location. The City approved the building plans despite the oversight of the 25 foot rear yard setback of a through lot encroachment. A building permit was issued and the building passed all the required building inspections and the building permit was "finaled" creating a legal non complying structure. There is no proposed work on this two family structure.**

HARDSHIP:

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

**A building permit was issued for the two family structure by the City and all subsequent building inspections were approved creating its existing legal non complying classification. The fact that the lot is a through lot was not caught by the City reviewers or inspectors at the time resulting in its legal non complying structure status.**

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**The oversight of the 25 foot rear yard setback on a through lot by the City and the issuance of the permit resulted in the structure being built 7 feet into the rear yard setback. Any current application for a two family structure would be required to be built within the 25 foot rear yard setback as required in section 25-2-515**

AREA CHARACTER:

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**This two family structure was built in 1986 and the immediate neighboring structures at 1710 Drake and 1712 Drake are situated in close proximity to their lot lines and the use has historically been residential which will continue.**

**Walker, Susan**

CS-2012-0062

**From:** Jean mather <jeanmather3@gmail.com>  
**Sent:** Sunday, June 10, 2012 8:06 PM  
**To:** Walker, Susan  
**Cc:** Russell Fraser; Kent Anschutz  
**Subject:** LSD C8i-2011-0286

Dear Susan,

Would you please pass this on to the BOARD?

Board of Adjustment  
City of Austin

Dear Board Members:

The SRCC Zoning Committee met on June 7 to consider a variance accompanying the applicant's request for a variance to decrease the minimum separation for a two-family residential use from 15 to 0 feet in order to construct an addition which we had previously supported.

The second variance was to decrease the minimum rear setback requirement from 25 feet to 18 feet in order to maintain a non-complying two family residential structure. This structure was permitted in 1986. All lots on this section of Brackenridge run through to Drake whose curb has been treated as a rear lot line for many years as evidenced by many existing structures, some as close as ten feet. The Zoning Committee saw no reason to act on this.

Jean Mather, Chair  
SRCC Zoning Committee

## 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).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2012-0062 - 1701 Brackenridge

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 11th, 2012

JOHN WILHELM

Your Name (please print)

1703 Drake Ave

Your address(es) affected by this application

*[Signature]*

Signature

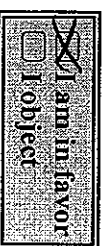
Daytime Telephone: 512-659-7074

6/5/2012

Date

Comments:

Because you are removing parking from the rear of the property, add off-street parking in the event.



If you use this form to comment, it may be returned to:  
City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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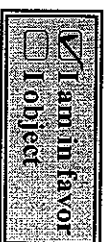
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**Case Number:** C15-2012-0062 - 1701 Brackenkridge

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Board of Adjustment, June 11th, 2012

Your Name (please print) John Barkley



Your address(es) affected by this application ~~3118 S. Hill Street~~ 407 E. Annis

[Signature] Signature

6/2/12 Date

Daytime Telephone: 472-2123

Comments:

We should encourage density  
in this neighborhood. I  
am in favor of the  
variance being granted.

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

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**Case Number: C15-2012-0062 - 1701 Brackenridge**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, June 11th, 2012**

S. Wachsster & Family

Your Name (please print)

1701 Drake

Your address(es) affected by this application

AB Walker

Signature

6/4/2012

Date

Daytime Telephone: 512 445 7531

Comments:

OK w/ retention minimum 3 (three)  
off street impervious parking  
spaces. (currently four)

(I read repeatedly below June 4-7<sup>th</sup> to  
get clarification on family. Received voice  
mail full mail box (S. Walker) assistant's voice  
mail & Susan's voice mail. One call back

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

to my voice mail from S. Walker only  
repeatedly helpful info. on this application

& noted she would be out for rest of week



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**Case Number: C15-2012-0062 - 1701 Brackenridge**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, June 11th, 2012**

**LYNN COX**

*Your Name (please print)*

**1800 Brackenridge St**

*Your address(es) affected by this application*

**Phu Co**

*Signature*

**6-5-2012**

*Date*

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

*Comments:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**Susan Walker**

**P. O. Box 1088**

**Austin, TX 78767-1088**



Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

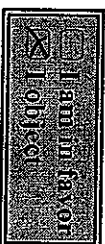
Case Number: C15-2012-0062 - 1701 Brackenridge

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 11th, 2012

Your Name (please print)

Tina Currie



Your address(es) affected by this application

1613 Brackenridge

Signature

Tina Currie

Date

6-7-12

Daytime Telephone:

512-463-0060

Comments:

Case # C15-2012-0062

Board of Adjustment

June 11, 2012

Susan Walker

There is a large oak tree near the back house which should be taken into consideration. It is in between the main & rear house.

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088



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 Lari 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 Blumenthal 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 Neighborhood Assoc.  
P.O. 40632  
Austin, TX 78704  
[www.srccatx.org](http://www.srccatx.org)

Marc Davis  
[president@srccatx.org](mailto:president@srccatx.org)

Carol Martin  
[vicepresident@srccatx.org](mailto:vicepresident@srccatx.org)

Garret Nick  
[secretary@srccatx.org](mailto:secretary@srccatx.org)

Les Case  
[treasurer@srccatx.org](mailto: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																		
PROPOSED OCCUPANCY: Add To Exist Res To Create A Duplex		WORK PERMITTED: Addition				ISSUED BY:																				
<table border="1"> <tr> <td>TOTAL SQFT</td> <td>VALUATION Tot Val Rem: \$ .00</td> <td>TYPE CONST.</td> <td>USE CAT. 434</td> <td>GROUP</td> <td>FLOORS 2</td> <td>UNITS 1</td> <td># OF PKG SPACES</td> </tr> <tr> <td>TOTAL BLDG. COVERAGE</td> <td>% COVERAGE</td> <td>TOTAL IMPERVIOUS COVERAGE</td> <td>% COVERAGE</td> <td># OF BATHROOMS</td> <td colspan="4">METER SIZE</td> </tr> </table>										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			
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
<b>Fees Total:</b>	<b>231.00</b>							

<b>Inspection Requirements</b>			
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.

<p><b>Comments</b></p> <p>Water &amp; Wastewater Existing. Living Area = 648*** Rel Celeste Temp Gas 90days Per S.H.Temp Elec Rel Fran 12-31-86 Ovhd A&amp;B</p>
--

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: \$ .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 Bracken St

125 8 No. 21 of lot 9

126

Fairview Park

Remodel & Repair present Res to create duplex

73192

6/17/59

150.00

O. H. Ludwig

DUPLEX





Shipping is a big factor in determining the overall cost of the product. Shipping is a big factor in determining the overall cost of the product.

**PLANS DESIGN PACKAGE**  
At Owner's bidding, this set of drawings contained a basic design package which provides design intent only. The responsibility for selection of materials, methods and equipment of construction, typical examples of which building codes are the responsibility of the Contractor and for Owner.

1701 Bracklenridge  
1701 Bracklenridge Austin, Texas 78704

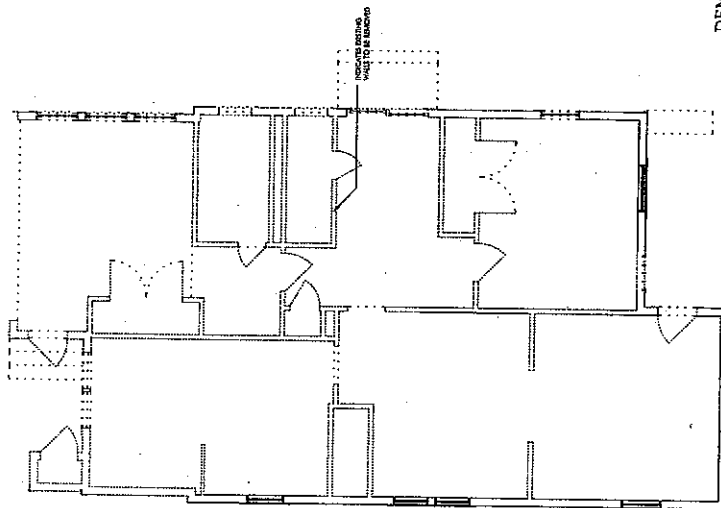
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11/12/11	10.00
11/13/11	10.00
11/14/11	10.00
11/15/11	10.00
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12/24/11	10.00
12/25/11	10.00
12/26/11	10.00
12/27/11	10.00
12/28/11	10.00
12/29/11	10.00
12/30/11	10.00
12/31/11	10.00
TOTAL	365.00

PROJECT NUMBER: 1484

## REFERENCES

**D1.0**

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







Architect  
Copyright © 1994

Project No. 1701  
Austin, Texas 78704  
10/10/94

www.brackenridge.com



**FIELD INSTRUCTIONS REQUIRED**  
Prior to installation, verify that all dimensions and materials are correct. Verify that all materials are of the correct grade and type. Verify that all materials are of the correct grade and type. Verify that all materials are of the correct grade and type.

**ALERT: DESIGN FEATURES**  
This drawing is a preliminary design. It is not intended to be used for construction. It is not intended to be used for construction. It is not intended to be used for construction. It is not intended to be used for construction.

# 1701 Brackenridge

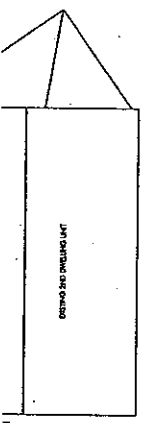
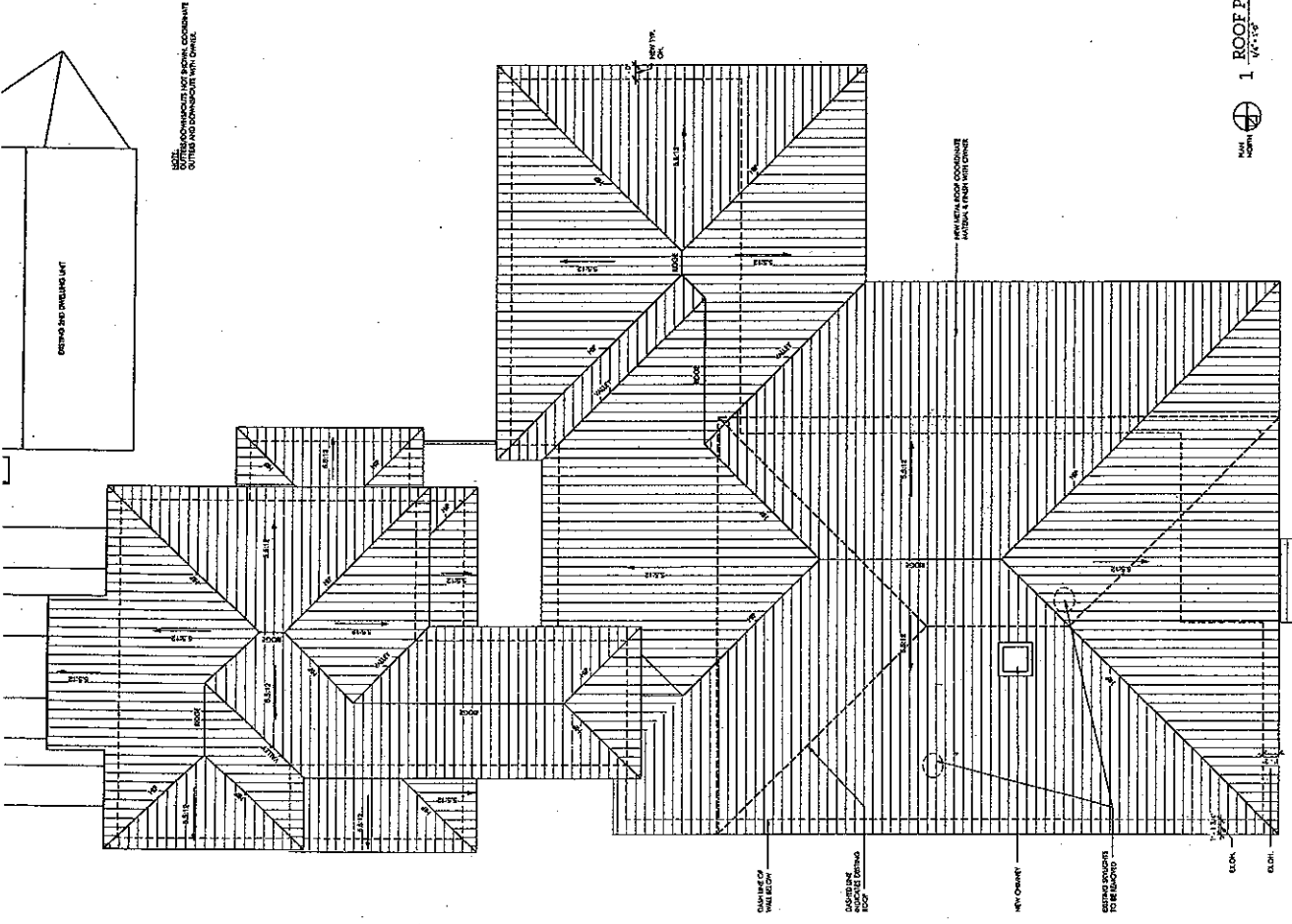
1701 Brackenridge Austin, Texas 78704

DATE	10/10/94
DRAWN BY	BRACKENRIDGE
CHECKED BY	BRACKENRIDGE
DESIGNED BY	BRACKENRIDGE
APPROVED BY	BRACKENRIDGE
SCALE	1/4" = 1'-0"
PROJECT NUMBER	1701

PROJECT NUMBER: 1701  
ROOF PLAN

## A1.3

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



USE  
NOTES AND DIMENSIONS NOT SHOWN. COORDINATE  
NOTES AND DIMENSIONS NOT SHOWN. COORDINATE



Price is pending any holding  
over construction, and/or repairs.  
Contract construction and via the  
five impact all existing  
conditions, and report any  
discrepancies to the architect.

**PLASTIC DESIGN PACKAGE**  
At Quaker's direction, 301 set of drawings imagines a better design package which represents a new design style. The responsibility for selection of materials, methods and techniques of construction, and emphasis on local building codes is the responsibility of the Contractor.

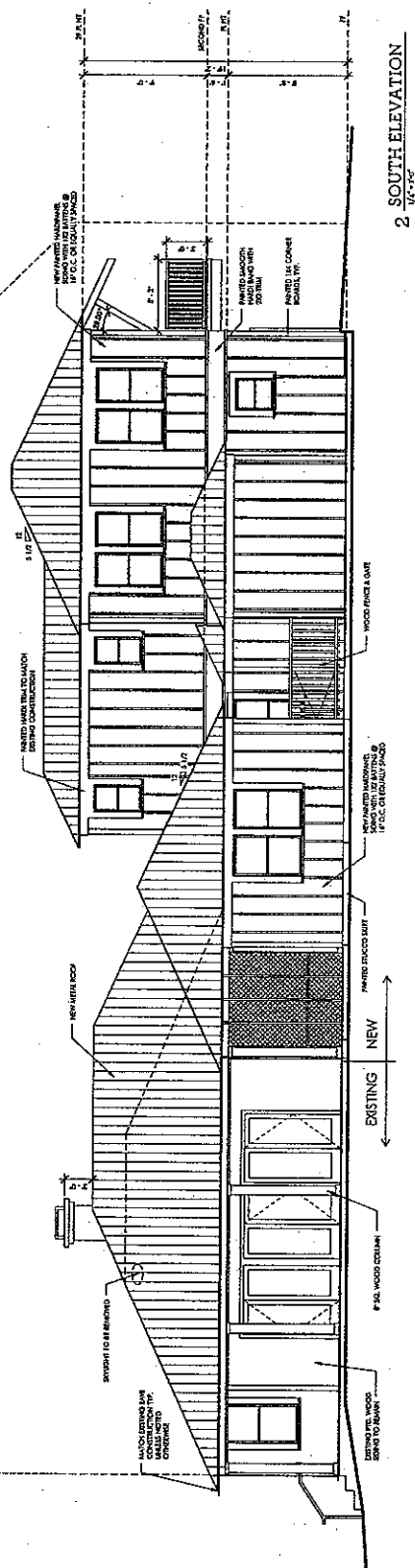
1701 Brackenridge

DATE	SERVED
10/11/11	Substance
10/12/11	Drugs &
10/13/11	Insulin &
10/14/11	Chloroform
10/15/11	Drugs & Substance
10/16/11	Per Capitation

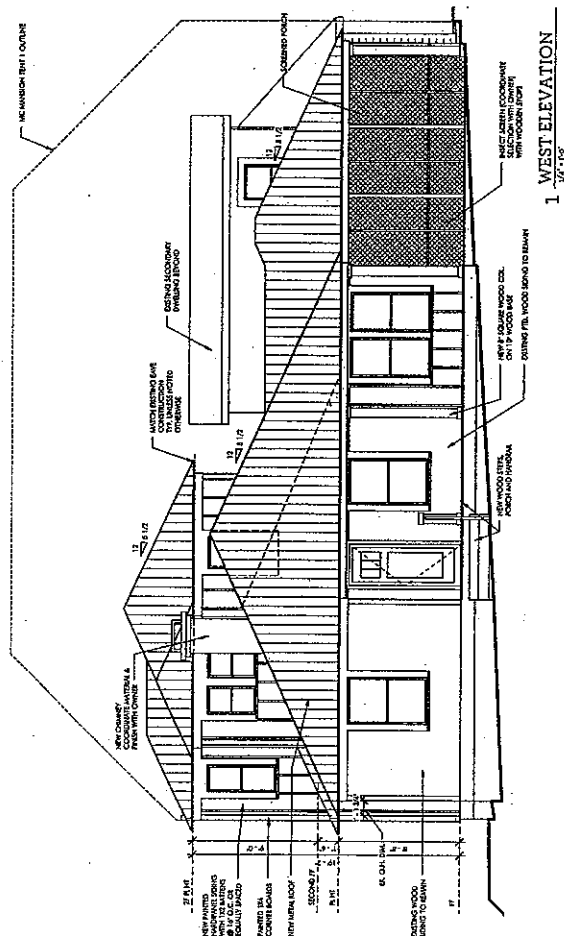
1997-1998

**STUDY IN PROGRESS**

## A2.0



2. SOUTH ELEVATION



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



**FIELD INSPECTION REQUIRED**  
Prior to permitting any building, structural, mechanical, electrical, plumbing, or other work, the field inspector shall verify that the construction is in accordance with the approved plans and specifications, and that the work is being done in accordance with the applicable building codes and standards.

**EXISTING STRUCTURE**  
Existing structure is to be retained and repaired as necessary. The existing structure is to be reinforced with new steel reinforcement bars and concrete. The existing structure is to be reinforced with new steel reinforcement bars and concrete. The existing structure is to be reinforced with new steel reinforcement bars and concrete.

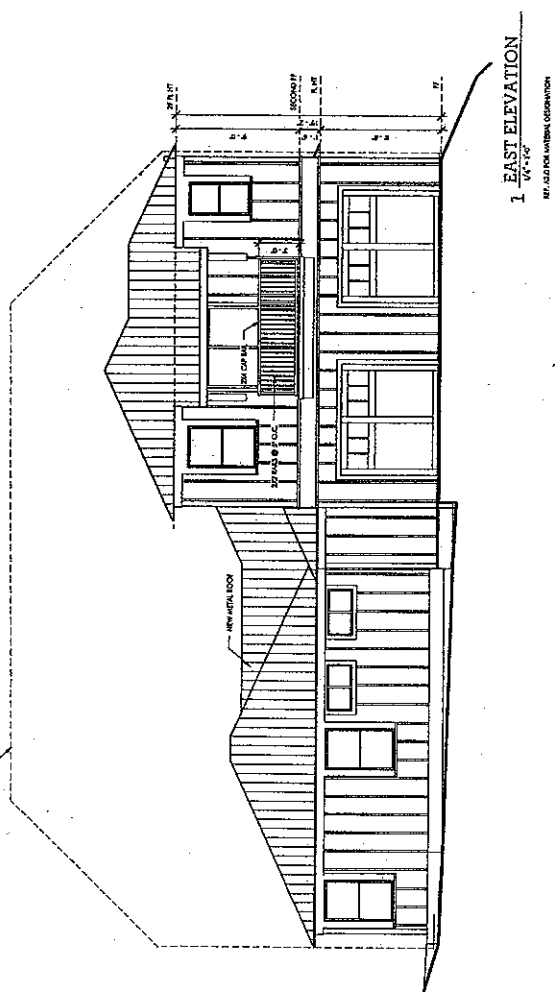
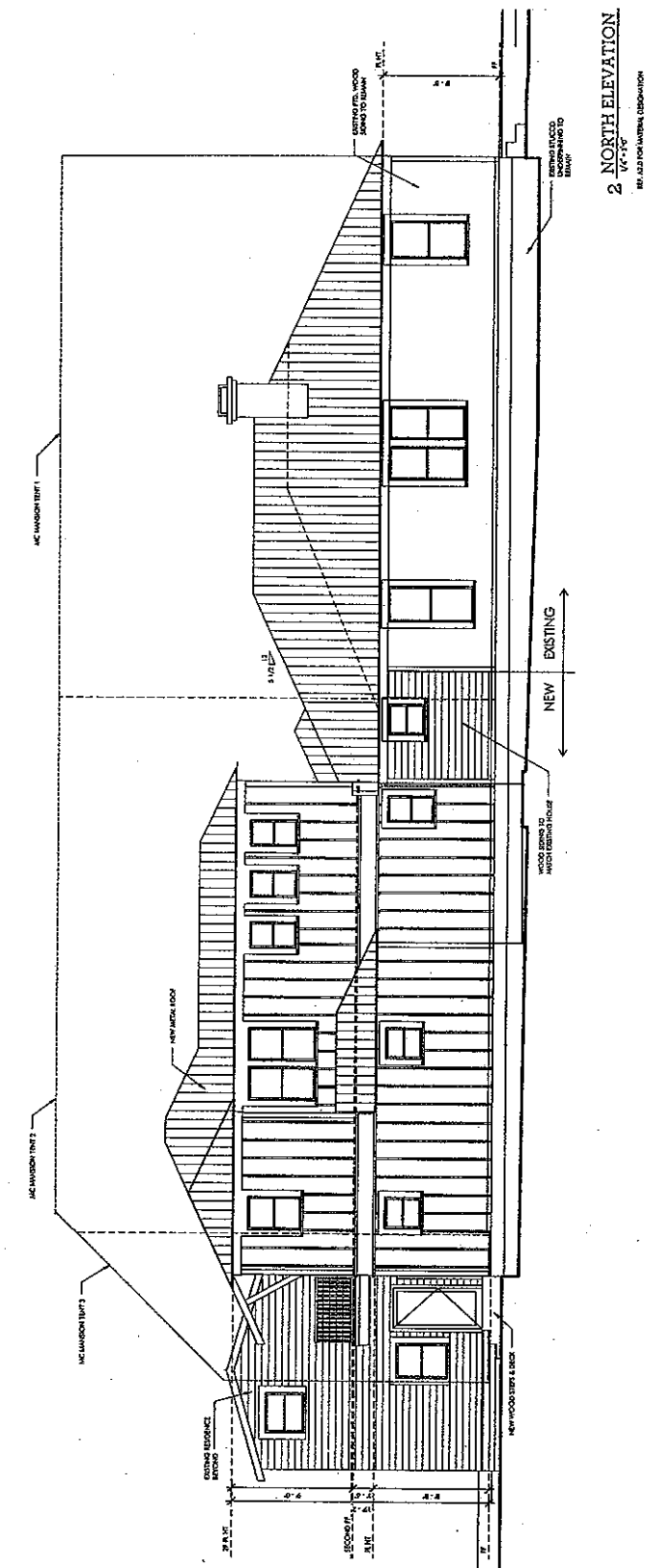
# 1701 Bracklenridge

1701 Bracklenridge Austin, Texas 78704

DATE	02/01/2017
PROJECT	1701 Bracklenridge
OWNER	ChayonArlita
DESIGNER	ChayonArlita
CONTRACTOR	ChayonArlita

PROJECT NUMBER: 004  
EXTENSION ELEVATION

## A2.1



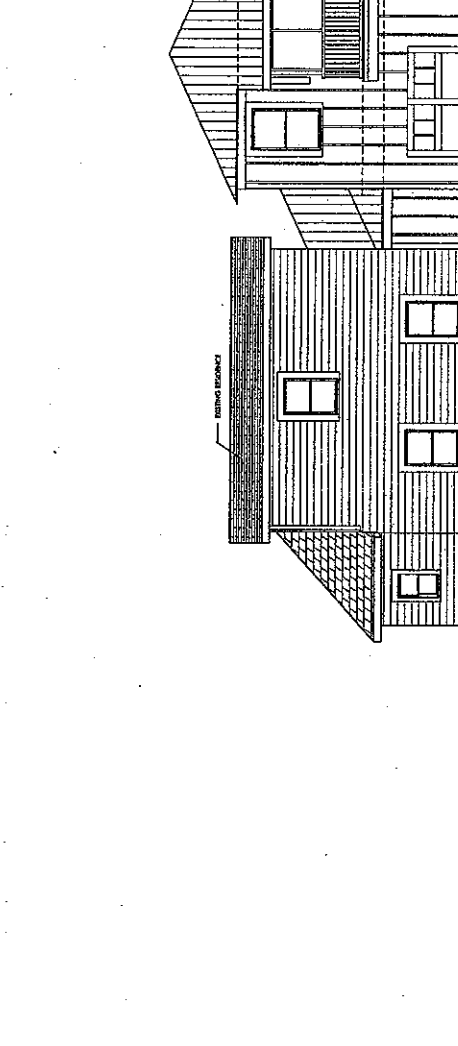


DOOR SCHEDULE

DOOR #	WIDTH	HEIGHT	COMMENTS
1	2'-2"	8'-2"	
2	2'-2"	8'-2"	
3	2'-2"	8'-2"	
4	2'-2"	8'-2"	
5	2'-2"	8'-2"	
6	2'-2"	8'-2"	
7	2'-2"	8'-2"	
8	2'-2"	8'-2"	
9	2'-2"	8'-2"	
10	2'-2"	8'-2"	
11	2'-2"	8'-2"	
12	2'-2"	8'-2"	
13	2'-2"	8'-2"	
14	2'-2"	8'-2"	
15	2'-2"	8'-2"	
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20	2'-2"	8'-2"	
21	2'-2"	8'-2"	
22	2'-2"	8'-2"	
23	2'-2"	8'-2"	

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

NOTE: FOR BUILDING INFORMATION, SEE 1



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

1701 Brackenridge Austin, Texas 78704

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1701 Brackenridge Austin, Texas 78704

1701 Brackenridge Austin, Texas 78704



**FIELD INSTRUCTIONS REQUESTED**

**BALANCE OF PAYMENTS**  
At Queen's University, this use of drawings introduces a trade design pathway which represents a design learning activity. The responsibility for selection of materials, methods and equipment is shared between the students and the instructor, and complements the level building within the first semester of the Construction Management program at Queen's.

1701 Brackenridge  
1701 Brackenridge Austin, Texas 78704

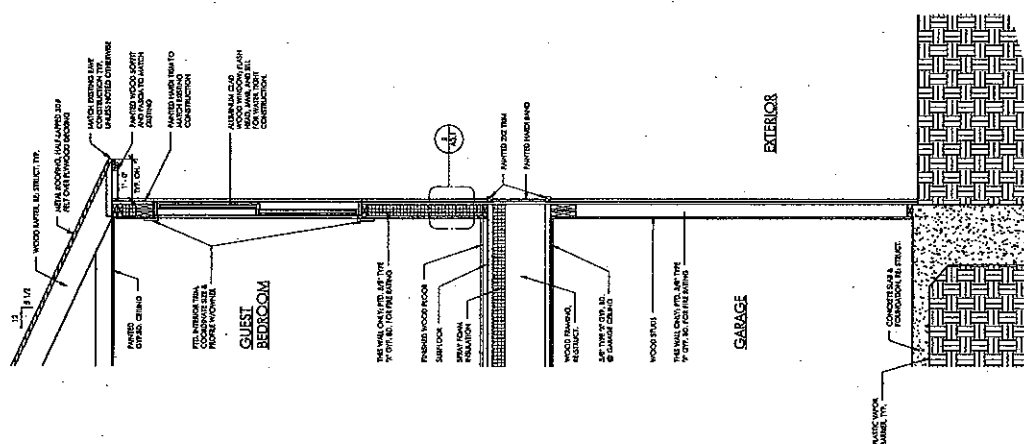
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93.8.11	1000000
94.8.11	1000000
95.8.11	1000000
96.8.11	1000000
97.8.11	1000000
98.8.11	1000000
99.8.11	1000000
100.8.11	1000000

**Product Code: 936**

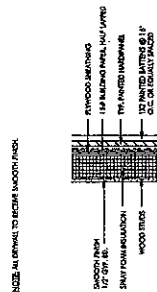
2000-2001

### A3.1

WALL SECTION



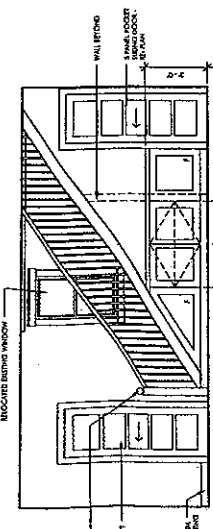
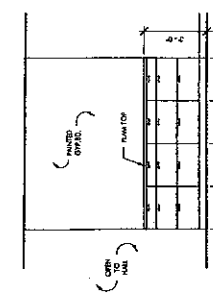
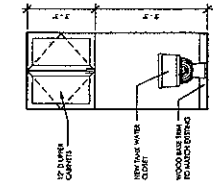
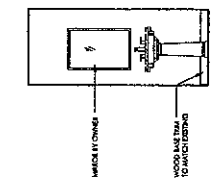
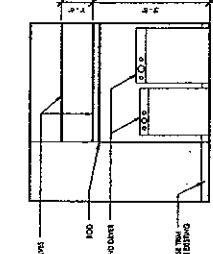
2 TYP, EXT. WALL.  
1/2" x 3/4" x 3/4"





**FIELD INSPECTION REQUIRED**  
Prior to performing any field inspection, the architect shall be provided with a copy of the contract documents and a copy of the field inspection report. The field inspection report shall be completed and signed by the architect and the field inspector. The field inspection report shall be submitted to the architect for review and approval. The field inspection report shall be submitted to the architect for review and approval. The field inspection report shall be submitted to the architect for review and approval.

**NOTES:**  
1. KITCHEN ISLAND - WEST  
2. KITCHEN ISLAND - NORTH  
3. KITCHEN ISLAND - SOUTH  
4. KITCHEN ISLAND - EAST  
5. KITCHEN ISLAND - WEST  
6. KITCHEN ISLAND - NORTH  
7. DEN - SOUTHWEST  
8. DINING - EAST  
9. UTILITY - EAST  
10. UTILITY - WEST  
11. POWDER - WEST  
12. POWDER - EAST  
13. HALL - EAST  
14. HALL - WEST



10 UTILITY - WEST  
3'8" x 10'0"

11 POWDER - WEST  
3'8" x 10'0"

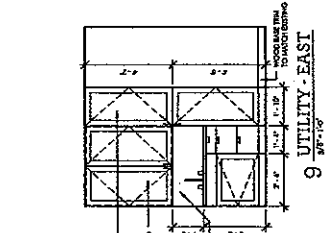
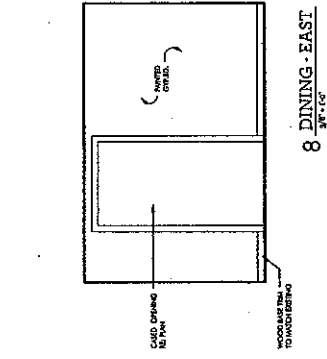
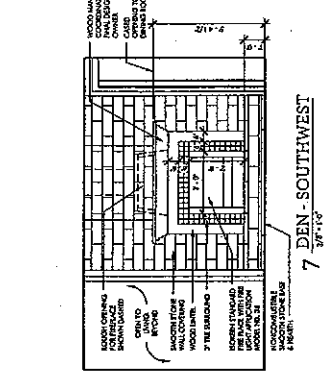
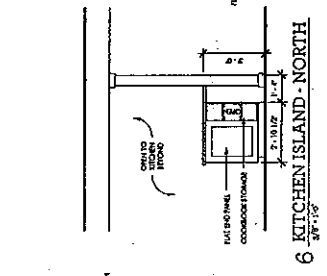
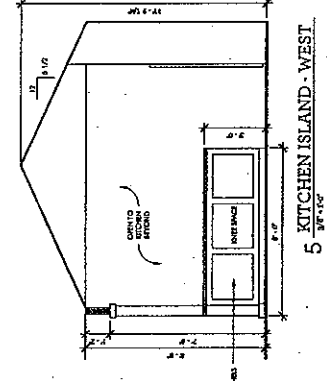
12 POWDER - EAST  
3'8" x 10'0"

13 HALL - EAST  
3'8" x 10'0"

14 HALL - WEST  
3'8" x 10'0"

# 1701 Brackenridge

1701 Brackenridge Austin, Texas 78704



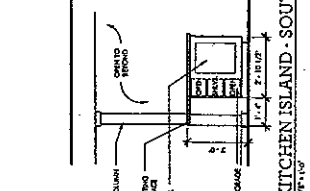
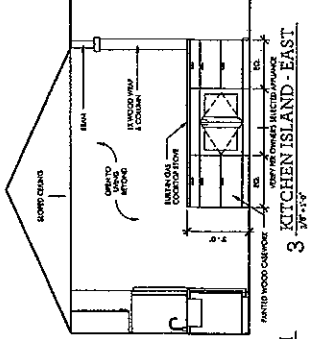
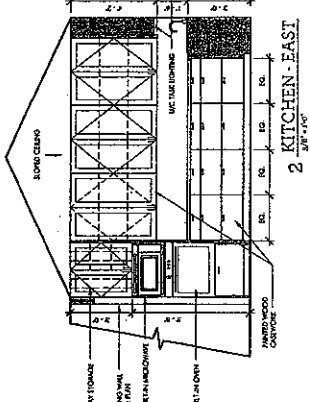
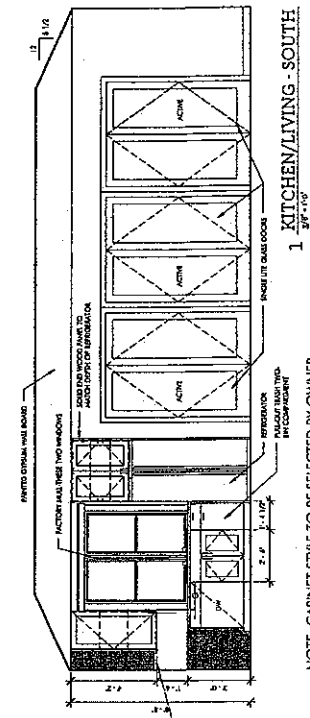
5 KITCHEN ISLAND - WEST  
3'8" x 10'0"

6 KITCHEN ISLAND - NORTH  
3'8" x 10'0"

7 DEN - SOUTHWEST  
3'8" x 10'0"

8 DINING - EAST  
3'8" x 10'0"

9 UTILITY - EAST  
3'8" x 10'0"



1 KITCHEN/LIVING - SOUTH  
3'8" x 10'0"

2 KITCHEN - EAST  
3'8" x 10'0"

3 KITCHEN ISLAND - EAST  
3'8" x 10'0"

4 KITCHEN ISLAND - SOUTH  
3'8" x 10'0"

NOTE: CABINET STYLE TO BE SELECTED BY OWNER.

## A4.0

DATE	REVISION	BY
10/1/04	1	CS
10/1/04	2	CS
10/1/04	3	CS
10/1/04	4	CS
10/1/04	5	CS
10/1/04	6	CS
10/1/04	7	CS
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10/1/04	97	CS
10/1/04	98	CS
10/1/04	99	CS
10/1/04	100	CS



**FIELD INSPECTION REQUIRED**  
These plans are for informational purposes only. The field inspector is responsible for verifying the accuracy of the information provided and for ensuring that the work is completed in accordance with the applicable codes and standards.

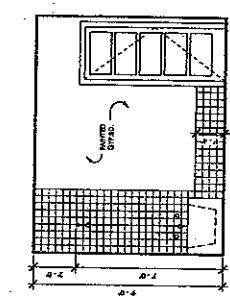
**STATE DESIGN PACKAGE**  
These plans are for informational purposes only. The field inspector is responsible for verifying the accuracy of the information provided and for ensuring that the work is completed in accordance with the applicable codes and standards.

# 1701 Bracklenridge

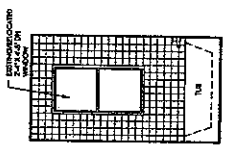
DATE	REVISION
10/10/17	1. Initial Design
10/10/17	2. Final Design
10/10/17	3. Construction
10/10/17	4. Final Review

**INTERIOR REVISIONS**

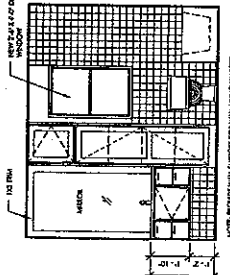
**A4.1**



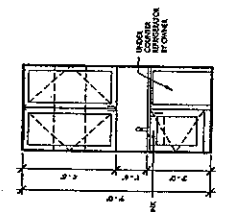
12 GUEST BATH - SOUTH  
3'0" x 1'0"



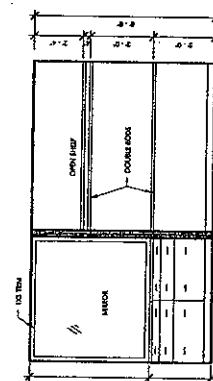
13 GUEST BATH - EAST  
3'0" x 1'0"



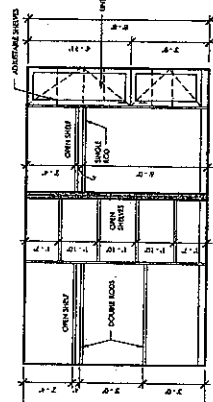
14 GUEST BATH - NORTH  
3'0" x 1'0"



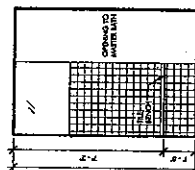
15 BAR  
3'0" x 1'0"



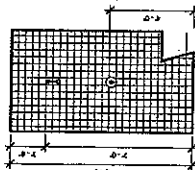
10 CLOSET - WEST  
3'0" x 1'0"



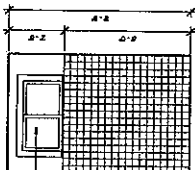
11 CLOSET - EAST  
3'0" x 1'0"



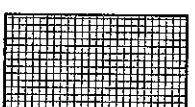
6 M.B. SHOWER - WEST  
3'0" x 1'0"



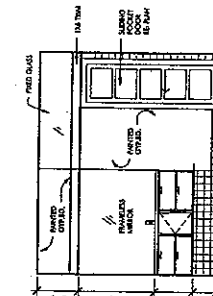
7 M.B. SHOWER - SOUTH  
3'0" x 1'0"



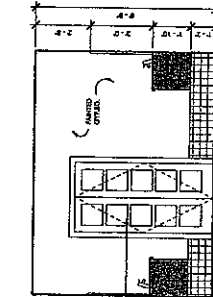
8 M.B. SHOWER - EAST  
3'0" x 1'0"



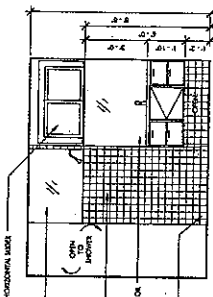
9 M.B. SHOWER - NORTH  
3'0" x 1'0"



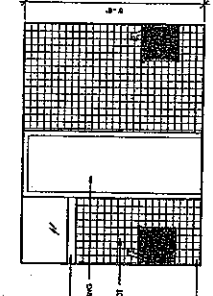
1 MASTER BATH - WEST  
3'0" x 1'0"



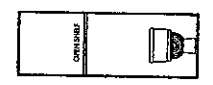
2 MASTER BATH - SOUTH  
3'0" x 1'0"



3 MASTER BATH - EAST  
3'0" x 1'0"



4 MASTER BATH - NORTH  
3'0" x 1'0"



5 M.B. T.T. - SOUTH  
3'0" x 1'0"



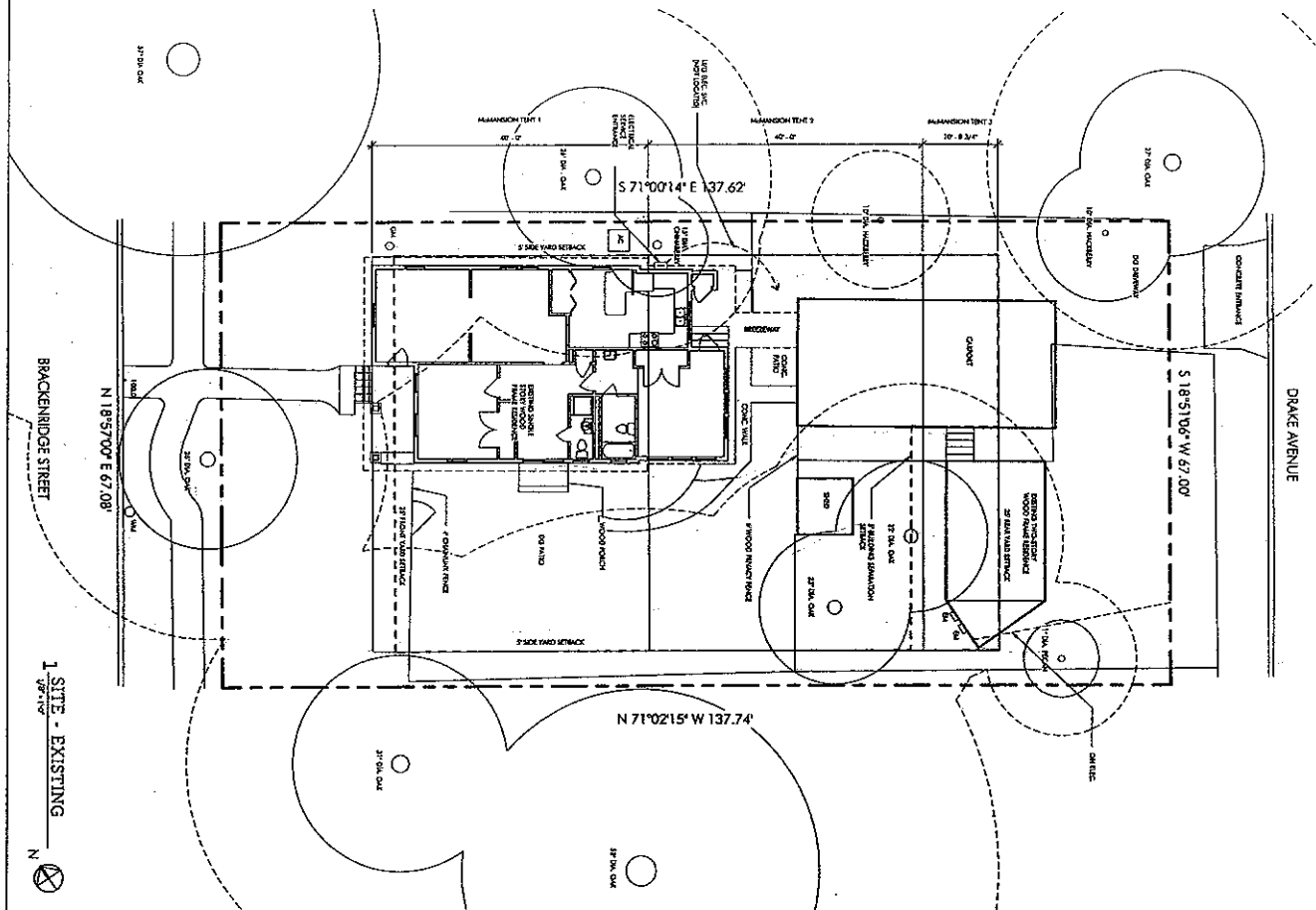
1701 Brackensridge Austin, Texas 78704

**COPYRIGHT © 2011**  
Corydon & Lillian Kocak  
PROJECT NUMBER: 1064

**SITE PLAN**

## A1.0

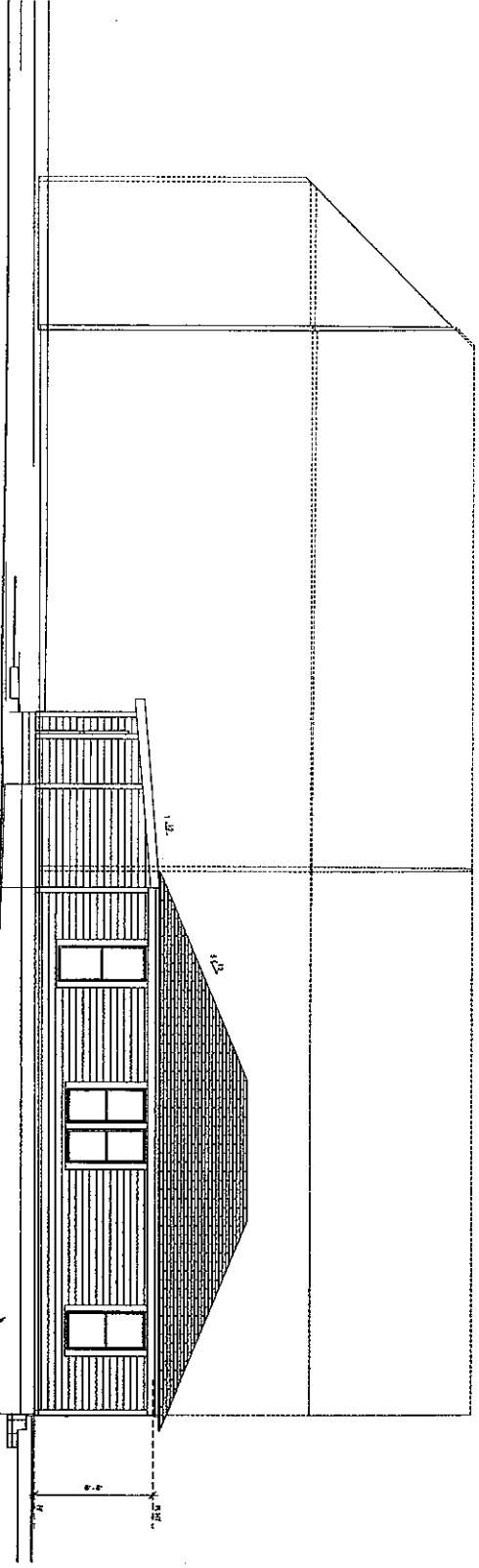
1 SITE - EXISTING  
1/8" = 1' = 0"



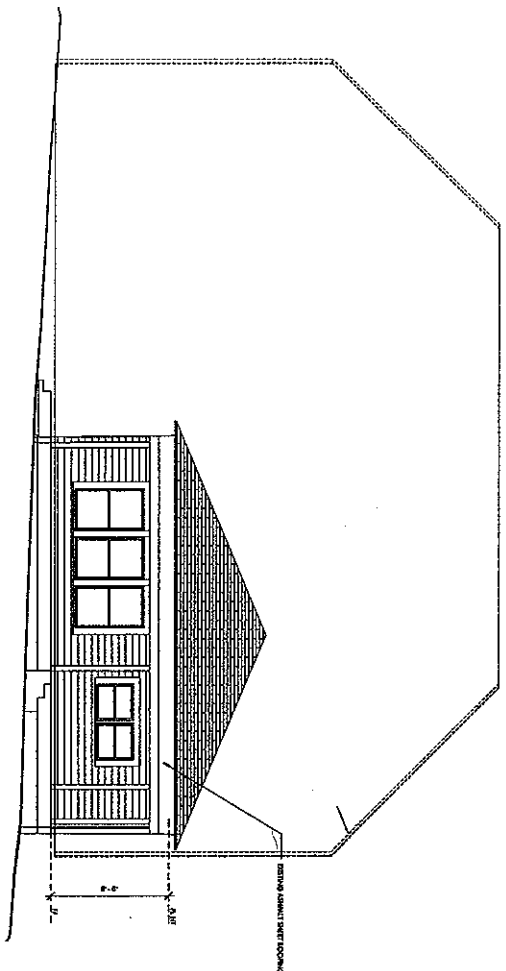








2 NORTH ELEVATION  
1/4\"/>



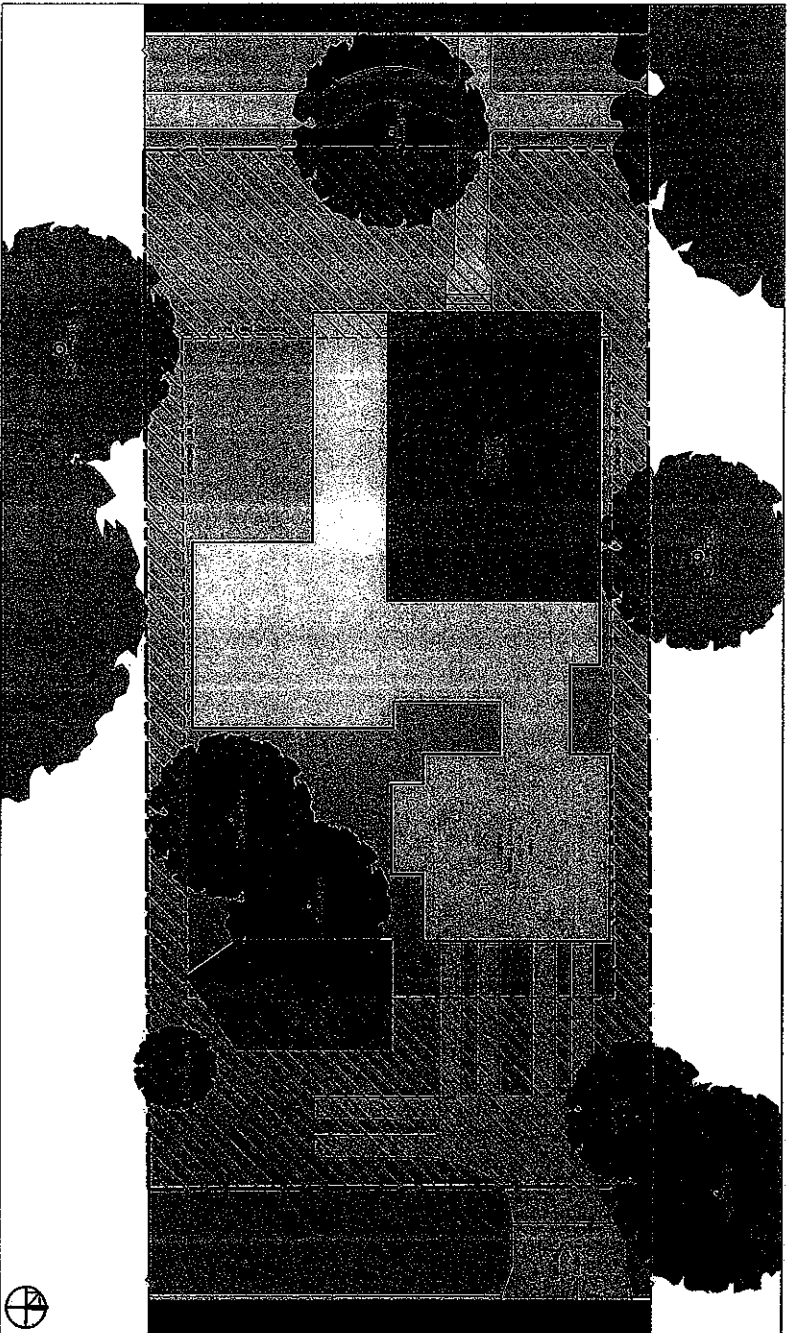
1 EAST ELEVATION  
1/4\"/>

# 1701 Brackenridge

1701 Brackenridge Austin, Texas 78704

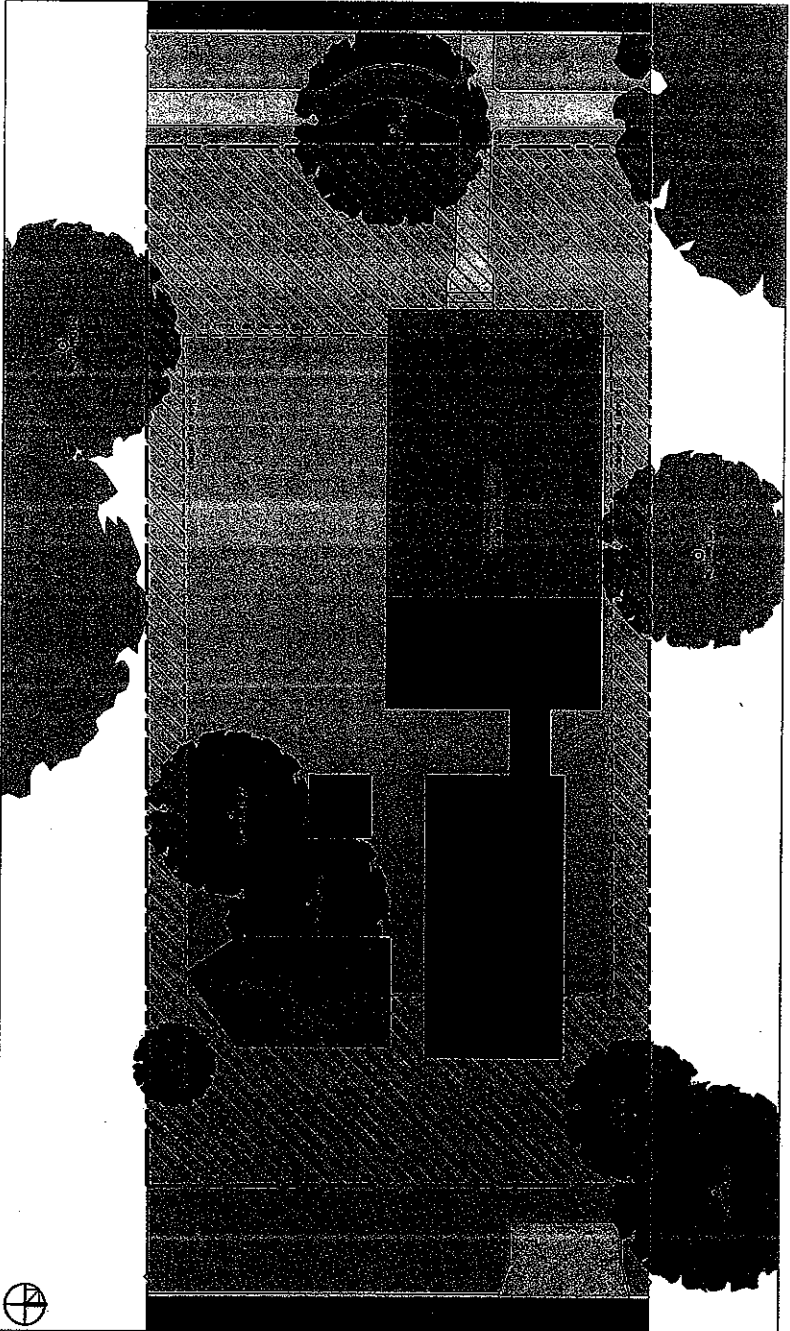
A2.1

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1/1/12	97.0
1/1/12	98.0
1/1/12	99.0
1/1/12	100.0



Residential Addition and Renovation  
Proposed Site Plan  
1701 Broadwinds, Austin, TX 78704

CL5 2012-0062



Residential Addition and Renovation  
Existing Site Plan  
1701 Berkensridge, Austin, TX 78704

0 5 10



Protected Tree Adjacent to Two-Family Structure



Two-Family Structure from Drake Avenue



Existing Home from Brackenridge



Protected Tree Adjacent to Two-Family Structure

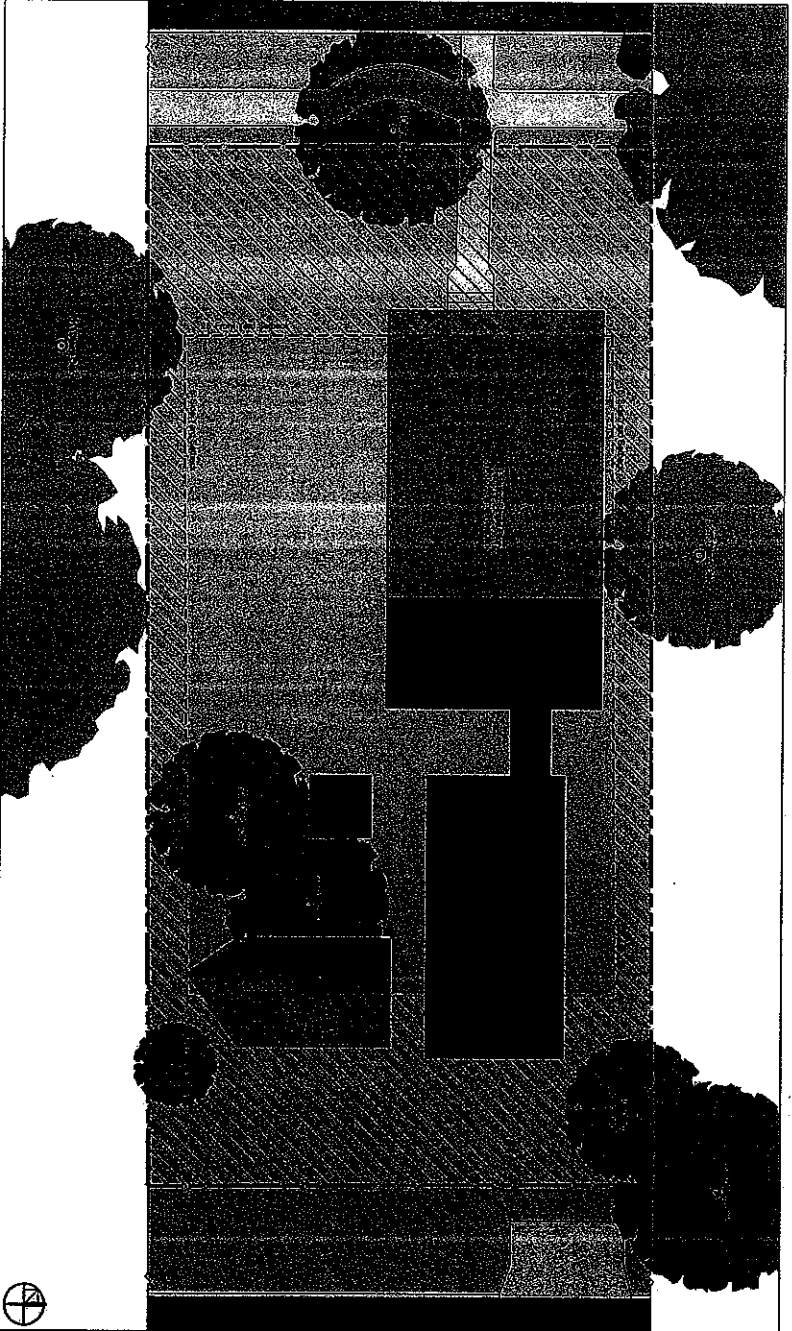


Two Family Structure from Drake Avenue



View of Protected Trees from Brackenridge

Residential Addition and Renovation  
Existing Site Photographs  
1701 Brackenridge, Austin, TX 78704



Residential Addition and Renovation  
Existing Site Plan  
1701 Beckenridge, Austin, TX 78704

0 5 10







1710 Drake Avenue



1710 Drake Avenue

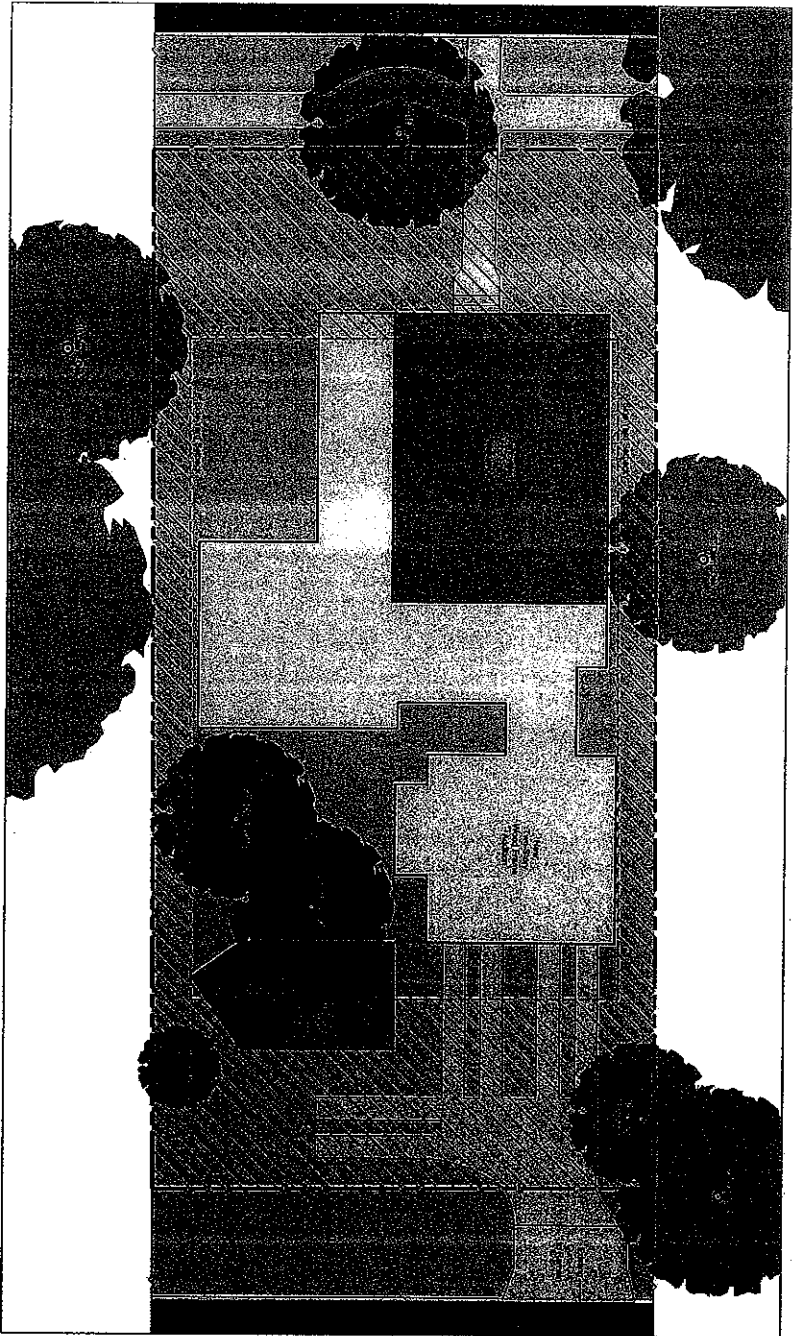


1712 Drake Avenue



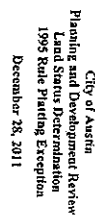
1712 Drake Avenue

Residential Addition and Renovation  
**Adjacent Two-Family Properties**  
1701 Bacclemidge, Austin, TX 78704



Residential Addition and Renovation  
Proposed Site Plan  
1701 Brockleidge Austin, TX 78704





**Address: 1701 BRACKENRIDGE ST**

The Watershed Protection & Development Review has determined that this material is described in the attached document and is not for dissemination.

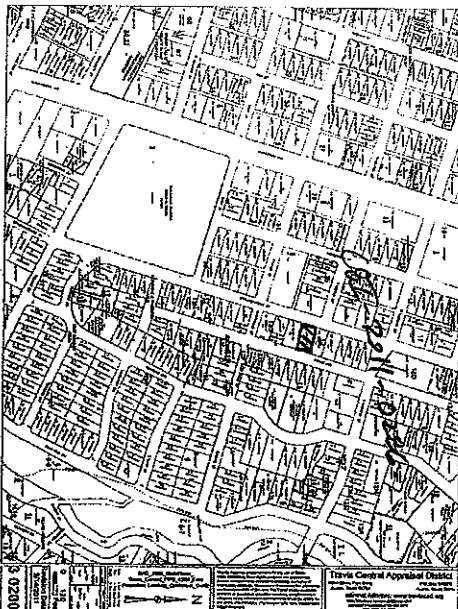
THE REQUIREMENT TO PLAT in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land occupied by the service of five acres, and is described as being Lot 8 and the North 21.0 of Lot 9, Block 13.0, Fairview Park in the current deed, recorded on Aug 05, 2008, in Document #2008132545. This County Parcel Record, The parcel existed in its current configuration on January 1, 1991, as evidenced by a deed recorded on Sep 18, 1986, in Volume 8917, Page 137, Trowell County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 213.02 of the Texas Local Government Code, on January 1, 1995, as evidenced by wastewater service on Oct 1, 1985. The parcel meets the requirements of the Land Development Code for roadway drainage and is located on an existing street.

**Additional Notes/Conditions:**

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: [Signature]  
Daniel Word, Representative of the Director  
Planning and Development Review



**Residential Addition and Renovation  
Land Status Determination**  
1701 Brackemidge, Austin, TX 78704

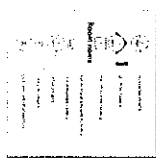
**RESIDENTIAL ADDITION AND RENOVATION**

**1701 Brackenridge**  
Austin, Texas 78704

**OWNER INFORMATION**  
Name: [Redacted]  
Address: [Redacted]  
City: [Redacted]  
State: [Redacted]  
Zip: [Redacted]

**LEGAL DESCRIPTION**  
[Redacted]

**SYMBOL LEGEND**



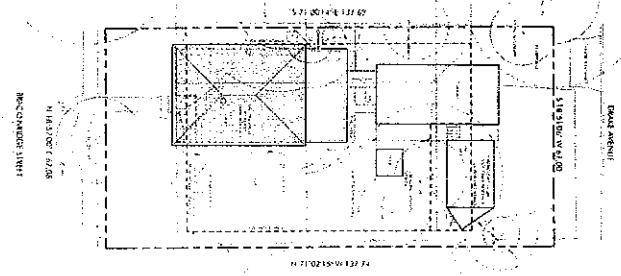
**SITE INFORMATION**  
Project Name: [Redacted]  
Site Address: [Redacted]  
City: [Redacted]  
State: [Redacted]  
Zip: [Redacted]

**ZONING INFORMATION**  
Zoning District: [Redacted]  
Zoning Description: [Redacted]

**CODE ANALYSIS**

Code	Analysis
1. [Redacted]	[Redacted]
2. [Redacted]	[Redacted]
3. [Redacted]	[Redacted]
4. [Redacted]	[Redacted]
5. [Redacted]	[Redacted]
6. [Redacted]	[Redacted]
7. [Redacted]	[Redacted]
8. [Redacted]	[Redacted]
9. [Redacted]	[Redacted]
10. [Redacted]	[Redacted]

**1. SITE EXISTING**



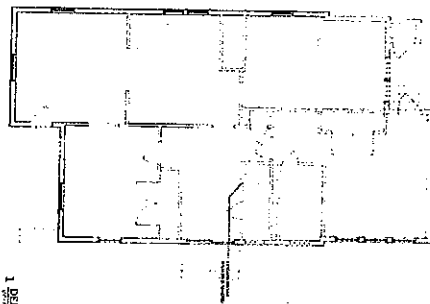
**Residential Addition and Renovation**  
**Existing Site Plan**  
1701 Brackenridge, Austin, TX 78704

**GL.0**

**1701 Brackenridge**  
City of Austin, Texas, Texas 78704



Residential Addition and Renovation  
Demolition Plan  
1701 Brackenridge Austin, TX 78704



1 DEMOLITION PLAN

D1.0

1701 Brackenridge  
1701 Brackenridge Austin, Texas 78704

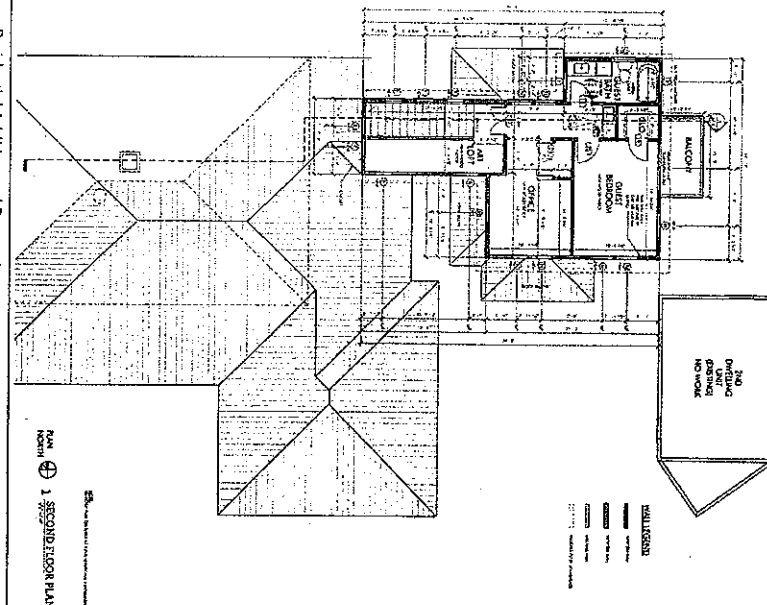
NOTES:  
1. SEE DEMOLITION PLAN FOR  
2. SEE DEMOLITION PLAN FOR  
3. SEE DEMOLITION PLAN FOR



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Residential Addition and Renovation  
**Second Floor Plan**  
 1701 Brackenridge, Austin, TX 78704

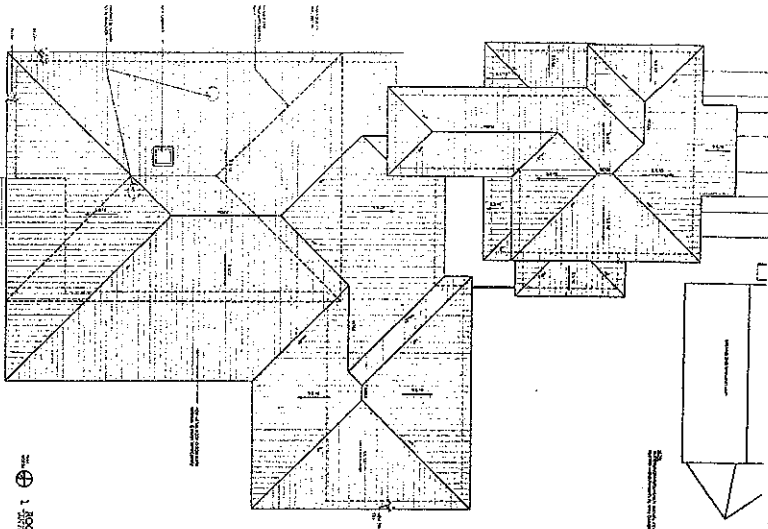


PLAN  
 NORTH  
 1 SECOND FLOOR PLAN

AL.2

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 1701 Brackenridge, Austin, Texas 78704





1:500 PLAN

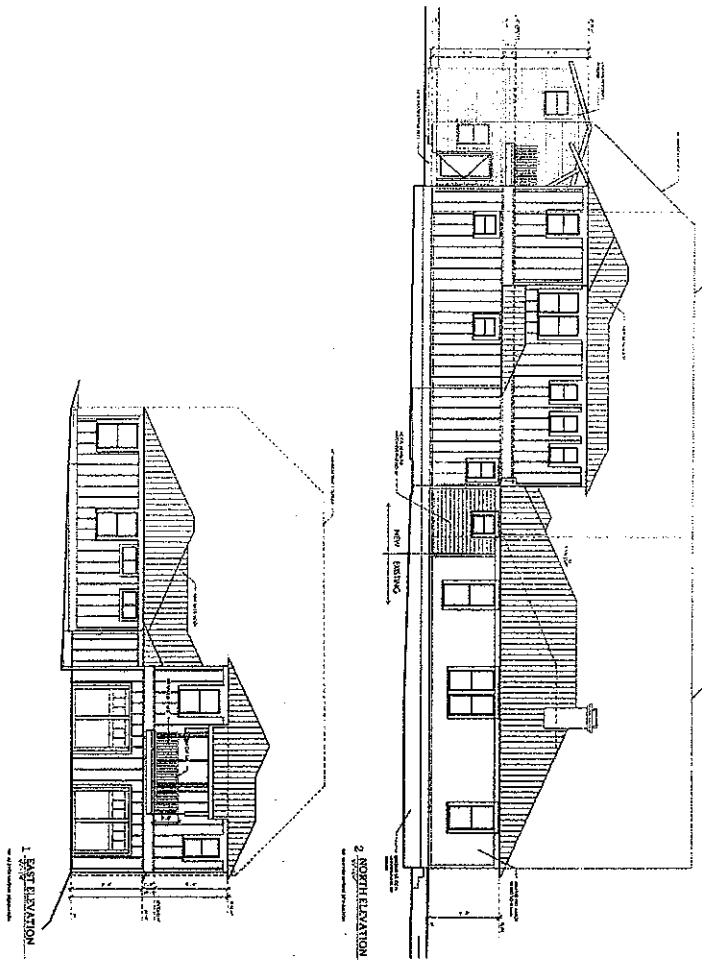
A1.3

1701 Brackenridge

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Residential Addition and Renovation  
Roof Plan  
1701 Brackenridge, Austin, TX 78704

Residential Addition and Renovation  
 North and East Elevations  
 1701 Brackenridge, Austin, TX 78704



A2.1

1701 Brackenridge

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