

CASE # C15-2013-0013

TP-0118011714

Row - 10884219

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: 1400W. 30<sup>th</sup> Street

LEGAL DESCRIPTION: Subdivision - Brykerwood

Lot(s) E. 50 ft. of lot 54 Block Outlot Division

I Jim Bennett as authorized agent for Colleen Hobbs and David Woodruff

affirm that on 1/11/13 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

An addition to an existing residence providing a side street setback of 12 ft.

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

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 Christine Esparza with Austin Energy at 322-6112 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 strict interpretation of the ordinance will not allow for the proposed screened porch to align with the existing structure.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: The existing structure was constructed when a 10 ft. side street setback was a requirement. The existing and proposed structure will both provide a 12ft. setback, which will be a minimal departure from the current requirements.

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

The majority of the corner lots in this older neighborhood were developed when a 10ft. side street setback was required. This proposed addition at 12 ft. will exceed that previous requirement and allow an enhancement to the property .

**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 addition will not encroach nor interfere with adjoining properties because the encroachment is into the side stree setback. The enclosed screened porch wil allow for interaction between property owners and neighbors.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

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

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

\_\_\_\_\_

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

\_\_\_\_\_

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive  
City, Austin State TX Zip 78748

Printed Jim Bennett Phone 282-3079 Date 1/11/13

**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 Colleen Hobbs & David Woodruff Mail Address 1400 W. 30 th Street  
City, Austin State TX Zip 78703

Printed Colleen Hobbs & David Woodruff Phone 4749741 Date 1/11/13

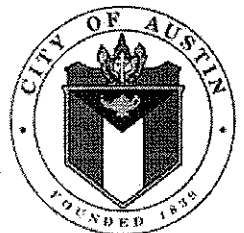


SUBJECT TRACT



ZONING BOUNDARY

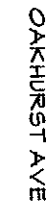
CASE#: C15-2013-0013  
LOCATION: 1400 W 30TH STREET



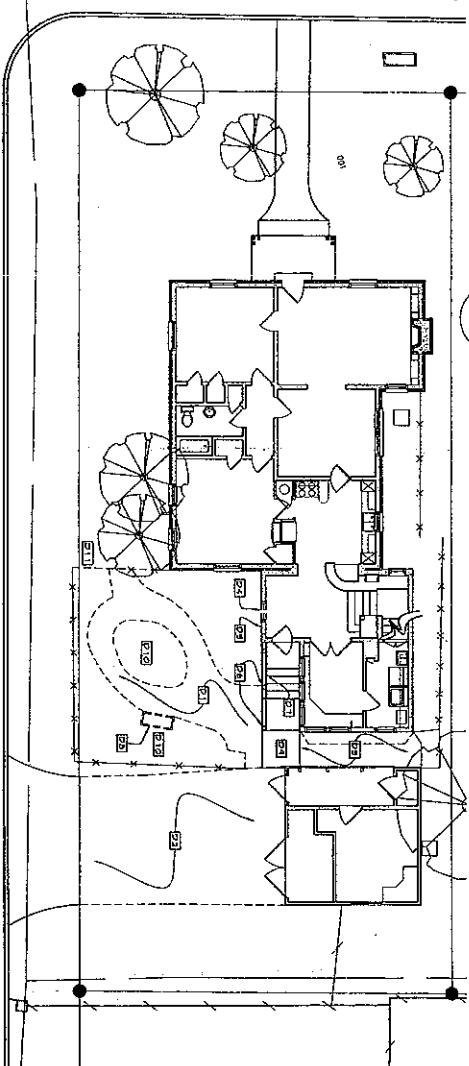
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

WEST TH STREET



1 SITE PLAN



2 DEMO PLAN  
SCALE: 1/8" = 1'-0"

- D-1 DEMOLISH EXISTING BLASTSTONE PATIO
- D-2 SALVAGE STONE/ OR REUSE
- D-3 DEMO EXISTING CONCRETE DRIVEWAY
- D-3 DEMO EXISTING FLAGSTONE
- D-4 REMOVE EXISTING WINDOW.
- D-5 CUT OPENING FOR NEW DOOR. PROVIDE SIKING HEADER AS REQUIRED.
- D-6 DEMO EXISTING COLLARS, SHORE AS REQUIRED.
- D-1 DEMO BRICK CAP - SALVAGE FOR RE-USE
- D-8 RELOCATE PLANTER AS DIRECTED BY OWNER
- D-4 CUT BACK PATIO 1' WALKWAY TO LEAVEN THIS RECTANGULAR LANDING.
- D-10 REMOVE EXISTING CHERRY LAUREL, IN REMOVED TREES - OR OWNER TRANSPLANT, OR BEFORE CONSTRUCTION
- D-11 REPAIR CHAIN LINK FENCE

APPLICABLE CODE:			
THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL CODE FOR ONE OR TWO FAMILY DWELLINGS, 2006 EDITION.			
INDEX OF DRAWINGS:			
A.1.1	SITE PLAN 1	PROJECT INFORMATION	
A.2	DEVELOPMENT PLAN AND LEVEL 1 PLAN		
A.4	ELEVATIONS AND WALL SECTIONS/DETAILS		
S.1.0	STRUCTURAL NOTES		
S.2.0	FOUNDATION PLAN, FRAMING PLAN, DETAILS		
<p><b>OWNER:</b> COLLEEN HOBBS AND DAVID WOODRUFF (512) 474-9341</p> <p><b>ADDRESS:</b> 1400 WEST 30TH ST. AUSTIN, TX 78705</p> <p><b>LEGAL DESCRIPTION:</b> E 50 FT OF LOT 54 BRYNER WOODS</p> <p><b>PROJECT SCOPE:</b> SCREENED PORCH ADDITION AND DRIVEWAY REPLACEMENT.</p> <p><b>SOONING:</b> SP-3</p>			
<p><b>DATE:</b> 10/20/2006</p> <p><b>PROJECT LOCATION:</b> 1400 WEST 30TH ST, AUSTIN, TX 78705</p> <p><b>PROJECT TYPE:</b> SCREENED PORCH ADDITION AND DRIVEWAY REPLACEMENT</p> <p><b>PROJECT DESCRIPTION:</b> THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL CODE FOR ONE OR TWO FAMILY DWELLINGS, 2006 EDITION.</p>			
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## DESIGN-BUILD

402 Corral Lane  
Austin, TX 78745  
Office: 512-444-1580  
Fax: 444-1790

SCREENED  
PORCH ADDITION  
AT THE

HOBS-WOODRUFF  
RESIDENCE

1400 W. 90TH ST.  
AUSTIN TX 78705



CONTRACT  
DOCUMENTS

DESIGNED BY:                       
 DRAWN BY:                       
 DATE: 09/24/2012

**SITE PLAN #**  
**PROJECT INFO**

→

C15-2013-0013  
1400 W 30th St

# SCREENED PORCH ADDITION AT THE HOBBBS-WOODRUFF RESIDENCE

## PROJECT INFORMATION

OWNERS:  
COLLEEN HOBBBS AND DAVID WOODRUFF  
(512) 474-8741

ADDRESS:  
1400 WEST 30TH ST.  
AUSTIN, TX 78705

LEGAL DESCRIPTION:  
E 50 FT OF LOT 54 BRYNER WOODS

PROJECT SCOPE:  
SCREENED PORCH ADDITION AND DRIVEWAY  
REPLACEMENT.

ZONING:  
SF-3

APPLICABLE CODE:  
THIS PROJECT HAS BEEN DESIGNED UNDER THE  
INTERNATIONAL RESIDENTIAL CODE FOR ONE OR TWO  
FAMILY DWELLINGS, 2006 EDITION.

## INDEX OF DRAWINGS

- A1.1 SITE PLAN & PROJECT INFORMATION
- A2 DEMOLITION PLAN AND LEVEL, 1 PLAN
- A3 ELEVATIONS AND WALL SECTIONS/DETAILS
- A4 INTERIOR ELEVATIONS
- S1.0 STRUCTURAL NOTES
- S2.0 FOUNDATION PLAN, FRAMING PLAN DETAILS

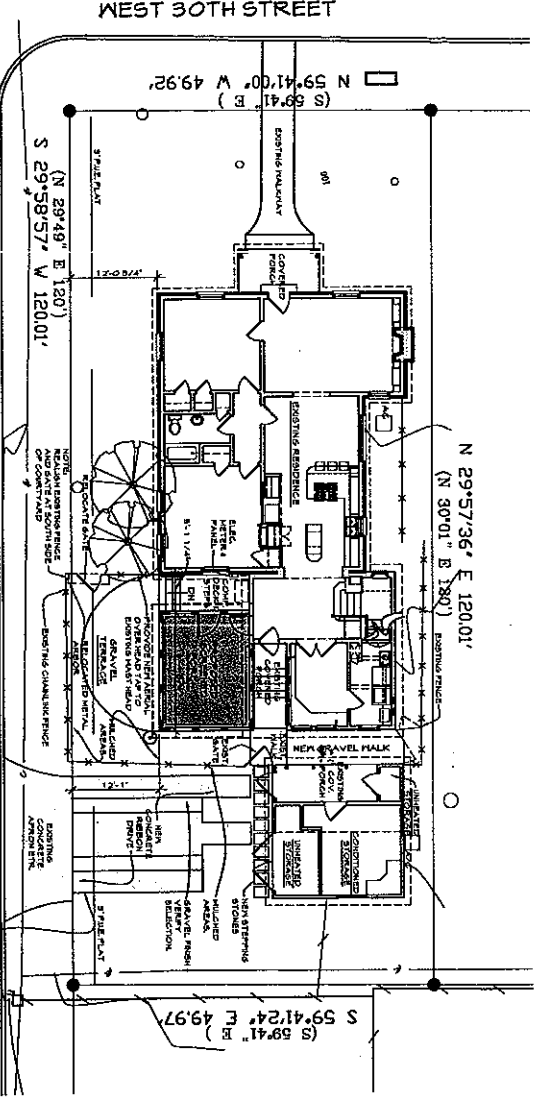


## CONTRACT DOCUMENTS

DESIGN BY: DW  
DATE: 02/23/2011

## SITE PLAN & PROJECT INFO

A1

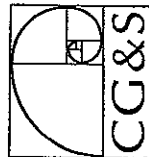


1 SITE PLAN  
SCALE 1/8" = 1'-0"

2 DEMO PLAN  
SCALE 1/8" = 1'-0"

- ### KEYED DEMOLITION NOTES
- D-1 DEMOLISH EXISTING FLASSTONE PATIO.
  - D-2 SALVAGE STONE FOR REUSE.
  - D-3 DEMO EXISTING CONCRETE DRIVEWAY.
  - D-4 REMOVE EXISTING FLASSTONE.
  - D-5 CUT OPENING FOR NEW DOOR - PROVIDE SHORING HEADER AS REQUIRED.
  - D-6 DEMO EXISTING COLUMNS, SHORE AS REQUIRED.
  - D-7 DEMO BRICK CAP - SALVAGE FOR RE-USE.
  - D-8 RELOCATE PLANTER AS DIRECTED BY OWNER.
  - D-9 CUT BACK PATIO & WALKWAY TO LEAVE THIS RECTANGULAR LANDING.
  - D-10 REMOVE EXISTING CEMENT PANEL & KID TRANSPIRANT BEFORE CONSTRUCTION.
  - D-11 REINSTALL CHAIN LINK FENCE.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	DEMOLITION OF EXISTING PATIO	1	LOT	120.01	120.01
2	DEMOLITION OF EXISTING DRIVEWAY	1	LOT	49.97	49.97
3	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
4	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
5	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
6	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
7	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
8	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
9	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
10	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
11	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
12	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
13	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
14	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
15	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
16	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
17	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
18	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
19	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
20	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
21	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
22	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
23	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
24	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
25	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
26	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
27	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
28	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
29	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
30	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
31	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
32	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
33	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
34	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
35	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
36	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
37	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
38	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
39	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
40	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
41	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
42	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
43	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
44	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
45	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
46	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
47	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
48	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
49	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
50	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
51	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
52	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
53	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
54	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
55	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
56	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
57	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
58	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
59	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
60	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
61	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
62	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
63	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
64	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
65	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
66	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
67	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
68	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
69	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
70	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
71	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
72	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
73	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
74	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
75	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
76	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
77	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
78	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
79	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
80	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
81	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
82	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
83	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
84	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
85	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
86	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
87	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
88	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
89	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
90	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
91	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00
92	DEMOLITION OF EXISTING DRIVEWAY	1	DRV	0.00	0.00
93	DEMOLITION OF EXISTING COLUMNS	4	COL	13.00	52.00
94	DEMOLITION OF EXISTING BRICK CAP	1	CAP	0.00	0.00
95	DEMOLITION OF EXISTING SHORING	1	SHR	0.00	0.00
96	DEMOLITION OF EXISTING CEMENT PANEL	1	PAN	0.00	0.00
97	DEMOLITION OF EXISTING CHAIN LINK FENCE	1	FEN	0.00	0.00
98	DEMOLITION OF EXISTING PLANTER	1	PLN	0.00	0.00
99	DEMOLITION OF EXISTING WALKWAY	1	WAL	0.00	0.00
100	DEMOLITION OF EXISTING PATIO	1	PAT	0.00	0.00



DESIGN-BUILD

402 Coral Lane  
Austin, TX 78745  
Office: 512-444-1880  
Fax: 444-1792

SCREENED  
PORCH ADDITION  
AT THE

HOBBS-WOODRUFF  
RESIDENCE

1400 W. 30TH ST  
AUSTIN TX 78705

8.15.12

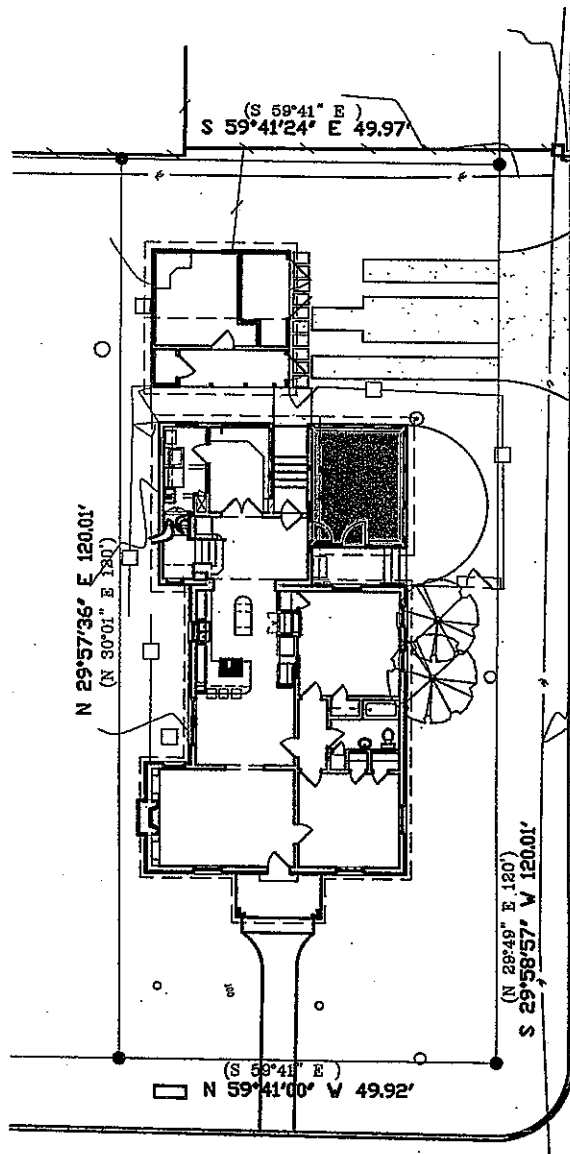
CONSTRUCTION  
DOCUMENTS

DESIGN BY:  
DRAWN BY:  
DATE:

SITE PLAN

A1

# SCREENED PORCH ADDITION AT THE HOBBS-WOODRUFF RESIDENCE



1"=20'



SITE PLAN  
SCALE 1/4"=10'

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.

AE APPROVED

AUG 16 2012

RLS 229-7

## Ramirez, Diana

---

**From:** Joyce Basciano [REDACTED]  
**Sent:** Monday, March 04, 2013 3:38 PM  
**To:** Walker, Susan; Ramirez, Diana  
**Cc:** Sita Lakshminarayan  
**Subject:** C15-2013-0013 1400 W 30th St

**Importance:** High

Susan and Diana,  
Please put this email in the BOA packets.  
Thanks,  
Joyce Basciano

Dear Chairman Jack and Members of the BOA of Adjustment,

Re: C15-2013-0013 1400 W 30<sup>th</sup> St

**The Bryker Woods Neighborhood Association Board of Directors voted to not oppose this variance request** for a side yard setback reduction from 15'0" to 12'0". The existing house was built in 1938. The east wall of the house is 12' from the side yard property line. There is a question as to the necessity for a variance if the proposed porch wall is in line, but not continuous with the existing east wall.

Thank you for your service to the community.

Joyce Basciano  
Bryker Woods Neighborhood Association

Cc: Sita Lakshminarayan, President