

CASE # C15-2013-0125  
ROW # 11048067

TP-022407-07-23

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: 506 W 51<sup>st</sup> St

LEGAL DESCRIPTION: Subdivision – KOENIG PLACE

Lot(s) 77 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We J. Chris Wood on behalf of myself/ourselves as authorized agent for

Designer Updates, LLC affirm that on Oct. 8, 2013,

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

(check appropriate items below)

    ERECT     ATTACH   X   COMPLETE     REMODEL     MAINTAIN

I am requesting permission to complete an apartment behind an existing house.

The apartment was permitted and construction was begun in 2002. It is currently dried  
in and the electrical and plumbing are installed to 2002 code standards. The issue here  
is that by current measurement standards, the total square feet of the rear apartment is  
923 sq. ft. This is a de minimus exception to the 850 sq. ft. maximum currently in place,  
especially if the 41.5 sq. ft. occupied by the 3 carport closets is subtracted.

in a SF3 district.  
(zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE 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 zoning regulations are fine.

**HARDSHIP:**

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

The original plan was approved and a permit was issued in 2002. At that time, the three closets between the kitchen and carport were not included in the measurement since they were not part of the conditioned space. Also the measurement was taken using the inside of the walls instead of the outside of the walls.

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

This hardship is specific to this structure since other structures started on or before 2002 have been completed.

**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 apartment has been dried in and finished on the outside for 10 years and is consistent in architecture and style with the front house. Other than this sq. ft. exception, it is consistent with the neighborhood.

**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:

The apartment is constructed at the back of the lot and over 100 ft. from the street.

Sufficient parking will be provided with the planned carport and double parking spot  
between the buildings.

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

Sufficient parking will be provided with the planned carport and double parking spot  
between the buildings.

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


The structure will be built in compliance with the current building code.

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

This variance will not alter the permitted usage of this property.

**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 291 Greystone Lane

City, State & Zip Cedar Creek, TX 78612

Printed J. Chris Wood Phone 512-304-0898 Date Oct 9, 2013

**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 J. Chris Wood Mail Address 291 Greystone Lane

City, State & Zip Cedar Creek, TX 78612

Printed J. Chris Wood Phone 512-304-0898 Date Oct 9, 2013

## **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.

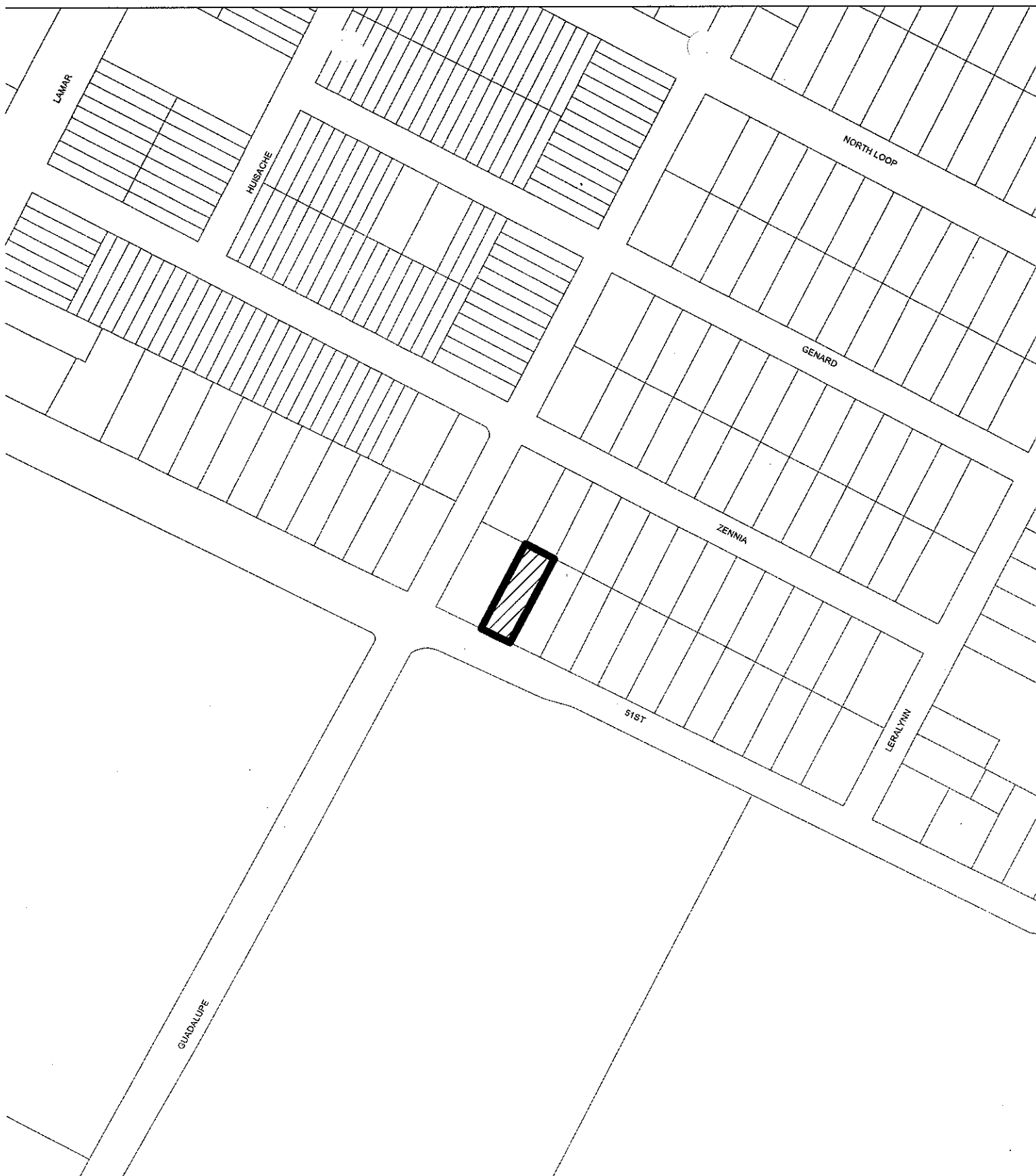
**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (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) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$388. All other zonings - \$688.)
- (4) 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.
- (5) Austin Energy approval

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:**

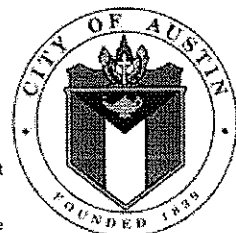


SUBJECT TRACT



ZONING BOUNDARY

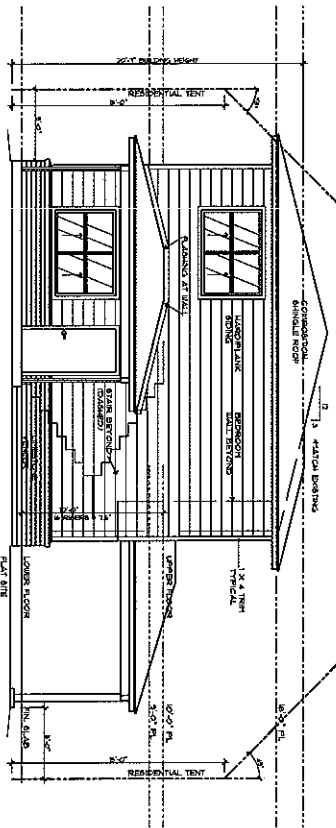
CASE#: C15-2013-0125  
LOCATION: 506 W 51ST STREET



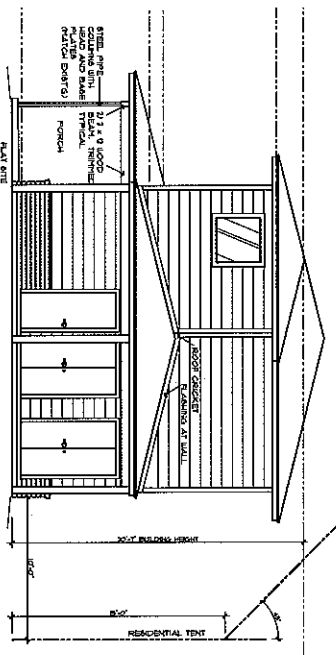
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

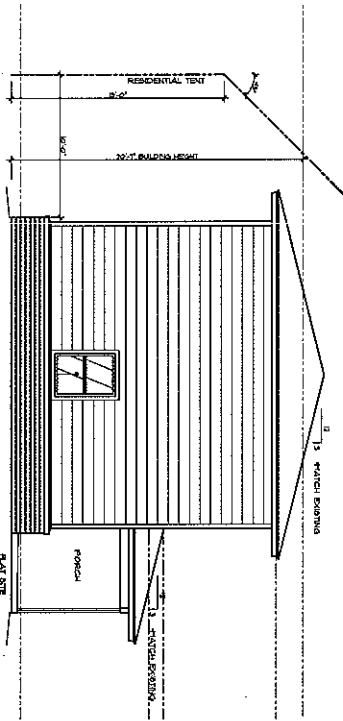




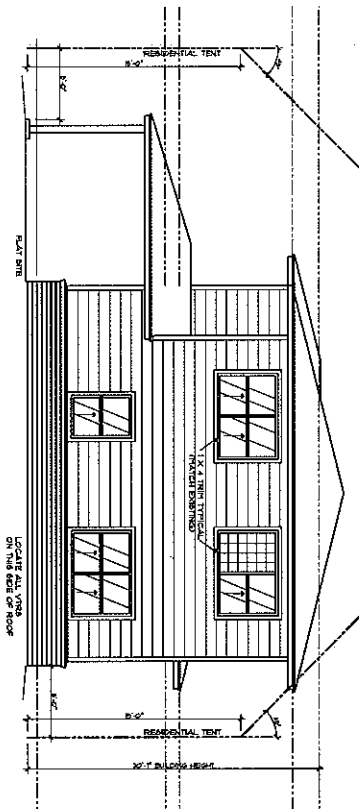
③ SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



④ EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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



⑥ NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**SUGRUE HOUSE**  
506 WEST 51ST STREET  
AUSTIN, TEXAS 78751



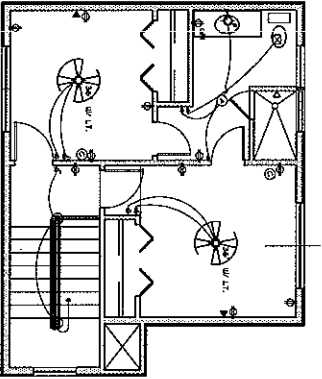
**FAZIO**  
architects  
512.494.0431 TEL 512.494.0941 FAX  
3086 CONGRESS AVE. AUSTIN, TX 78701  
www.fazioarchitects.com

SHEET  
**A2.0**

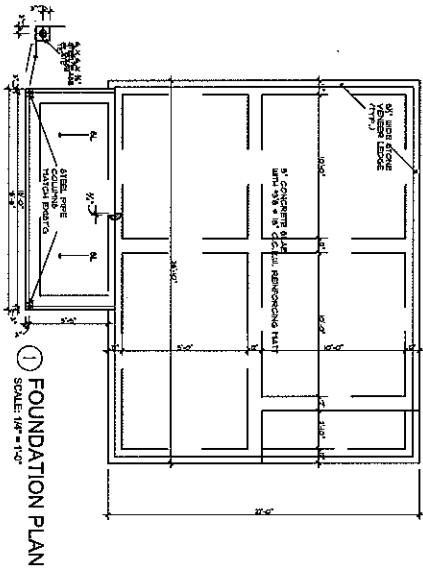
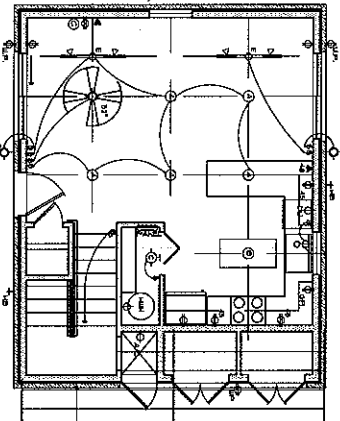
DATE	3/1/10
PROJECT	2011/10
DESIGNER	
ARCHITECT	
ENGINEER	
LANDSCAPE	
INTERIOR	
MECHANICAL	
ELECTRICAL	
PLUMBING	
PAINT	
FINISHES	
CONTRACT	
REVISIONS	

LIGHT FIXTURE SCHEDULE	
A	RECESSED DOWNLIGHT
B	2 X 4 SURFACE FLUORESCENT
C	CERAMIC WITH WIRE CAGE
D	EXTERIOR PORCH LIGHT
E	4" TRACK WITH 2 FIXTURES
F	LAVATORY SURFACE LIGHT

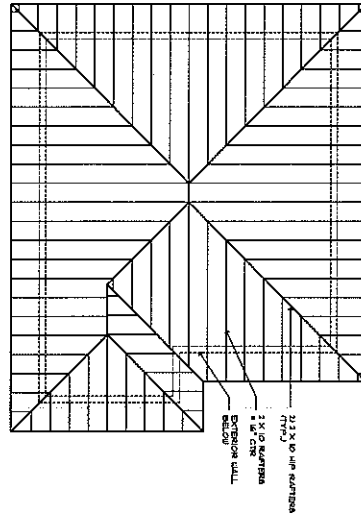
③ UPPER POWER & LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



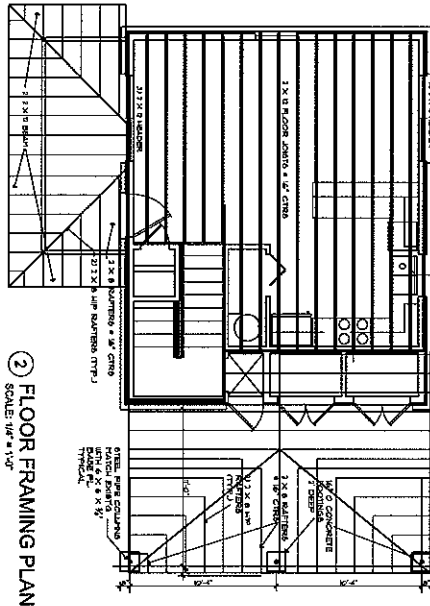
④ LOWER POWER & LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



① FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



③ ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



② FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

**SUGRUE HOUSE**  
506 WEST 51ST STREET  
AUSTIN, TEXAS 78751



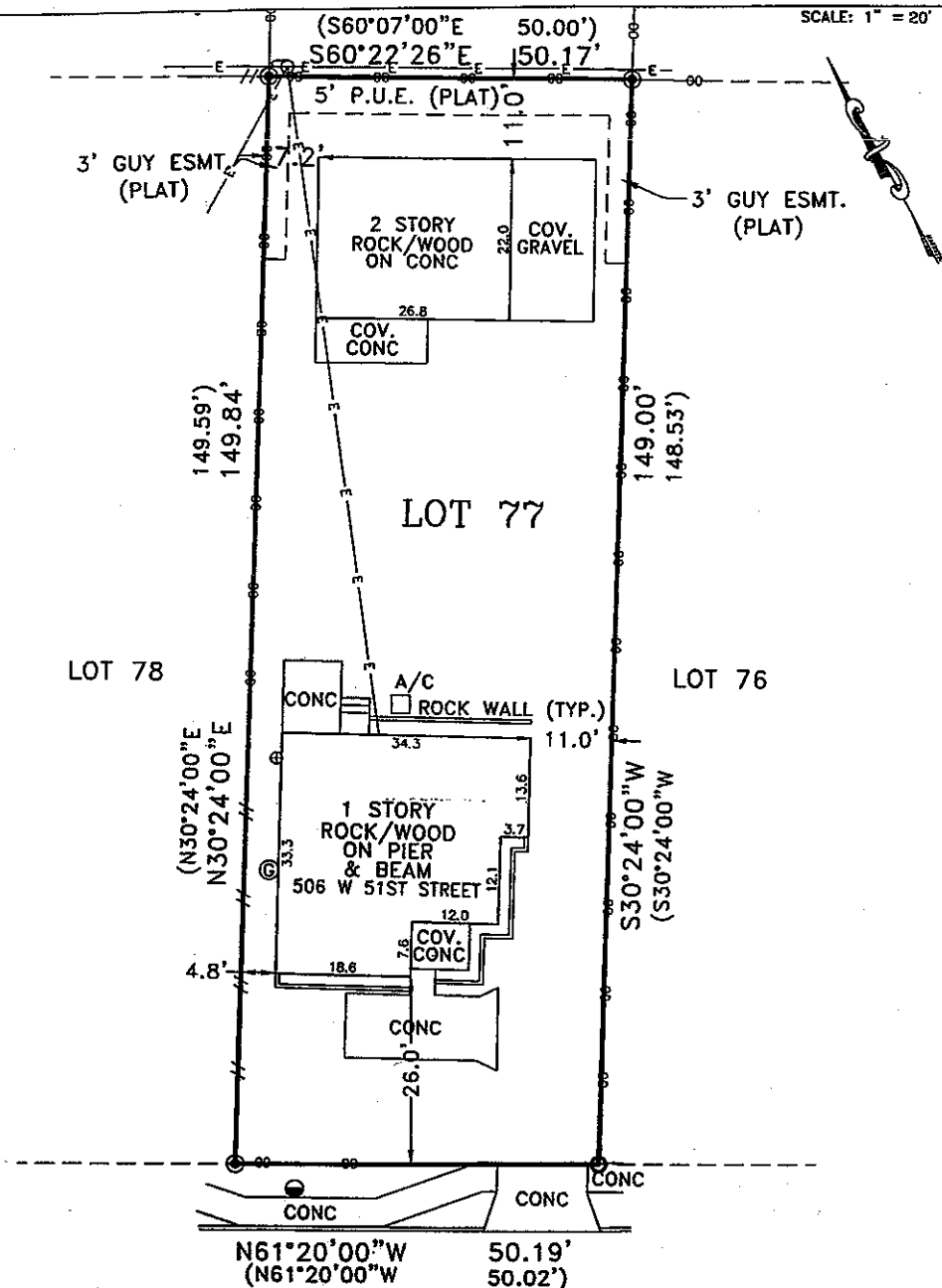
**FAZIO**  
architects  
312.494.2343 TEL 312.494.8041 FAX  
3088 CONGRESS AVE, AUSTIN, TX 78701  
www.fazioarchitect.com

A3.0

SHEET

DATE	07/21/15
ISSUE	
PROJECT	07/21/15
CONTRACT	
OWNER	
ARCHITECT	
ENGINEER	
DATE	

Plot of survey of property at 506 W 51st Street  
described as Lot 77, Block \_\_\_\_\_, of KOENIG PLACE  
a subdivision of record in Map or Plat Volume/Book/Cabinet/Document Number 4 \_\_\_\_\_ of Page(s)/Slide(s) 98  
of the Travis County, Texas Plat records.  
G.F. Number: 9701-13-1328 Dated: June 17, 2013 Reference: Designer Updates, LLC  
Certify To: Title Resources Guaranty Company and Texas American Title Company



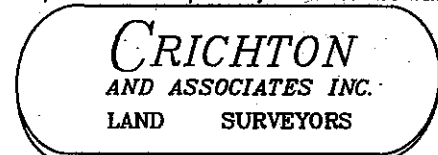
The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X", areas outside of the 500-year floodplain

as shown on Community Panel Number 4845300445H of the Flood Insurance Rate Map prepared for City of Austin by the Federal Emergency Management Agency. Map Dated: Sept. 26, 2008

This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map.

This survey is copyright 2011 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.



6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
PHONE: (512) 244-3395  
FAX: (512) 244-9508

#### LEGEND

- ⊙ 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- △ NAIL FOUND
- ⊕ POWER POLE
- ⌵ GUY WIRE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ SEWER CLEANOUT
- ⊕ UTILITY PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ UG UTILITY WARNING SIGN
- ⊕ CONC. PAD WITH ELEC.
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- ( ) RECORD INFORMATION

JOB NUMBER: 13\_151

DATE: June 17, 2013

## CITY OF AUSTIN - PROJECT PE IIT

Printed: 02 April 2002

PERMIT NO.  
02004517STATUS  
ACTIVETYPE  
RADDRESS  
506 W 51ST STDATE  
02-APR-02

SUBDIVISION KOEINIG PLACE				PERMIT CLERK CORTINAS, D					
PLAT	BLOCK	LOT		GRID					
		77		MK26					
ZONE SF3	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY NEW DETACHED SECONDARY RESID LDC 25-2-774					
SPECIAL PERMIT NO.		TOTAL SQ. FT.	VALUATION	TYPE CONST.	USE. CAT.	GROUP	FLOORS	BLDG	UNITS
		840	\$64,000		R3-1		2	1	
WORK PERMITTED			BASEMENT	BUILDING DIMENSIONS				MIN. STD.	ONR
"			N					N	N

C O N T R A C T O R S	OWNER/CONTR.	DENNIS SUGRUE	PHONE	845-6328	FEE		PAID DATE		REQUIRED INSPECTIONS  BUILDING MECHANICAL ELECTRIC PLUMBING CONCRETE WATER SEWER
	BUILDING	DIGITAL ESTIMATING	845-6328	\$82		04/02/2002			
	ELECTRICAL			\$47					
	MECHANICAL			\$41					
	PLUMBING			\$41					
	SIDEWALK/DRIVE			\$22					
	SIGN								
	ROOF / SIDE								
ELEC SERVICE FEE									
PLAN CHECK FEE									
			ETJ FEE	TOTAL FEE	TOTAL PAID				
				\$233	\$82				

C.O. MAILING ADDRESS

506 WEST 51ST STREET

AUSTIN, TX 78751

REMARKS: IC-2894' 38% BC-1879' 25%.ZON REV.N.BRIONES.

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

## CITY OF AUSTIN PROJECT PERMIT

Printed: 02 April 2002

PERMIT NO.  
02004517STATUS  
ACTIVETYPE  
RADDRESS  
506 W 51ST STDATE  
02-APR-02

KOEINIG PLACE				SUBDIVISION				PERMIT CLERK CORTINAS, D											
PLAT		BLOCK		LOT		GRID													
		77				MK26													
ZONE SF3		HT. & AREA		REQD.		PARKING PROVD.		PROPOSED OCCUPANCY NEW DETACHED SECONDARY RESID LDC 25-2-774											
SPECIAL PERMIT NO.				TOTAL SQ. FT.		VALUATION.		TYPE CONST.		USE. CAT.		GROUP		FLOORS		BLDGS		UNITS	
				840		\$64,000				R3-1				2		1			
WORK PERMITTED				BASEMENT		BUILDING DIMENSIONS										MIN. STD.		ONR	
"				N												N		N	

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout					101
Plumbing Rough					501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					601
Plumbing Top Out					503
Mechanical Rough					401
Mechanical Vent					402
Electrical Slab					301
Electric Rough					302
Wallboard					104
Sidewalk Prepour					201
Driveway Prepour					202
* Final Building					706
* Final Electric					701
* Final Mechanical					703
* Final Plumbing					702
* Final Energy					704
F Final Concrete					705
I Final Sign					707
N Landscaping					
L Engineering					
* Water					
* Sewer					
* Fire					
* Health					

Admin Holds: NONE

Review Date

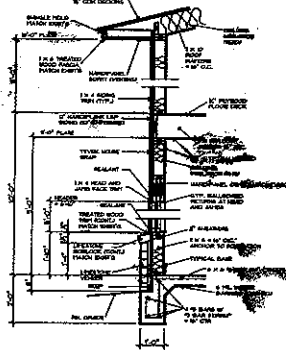
Remarks:

FINAL DATE

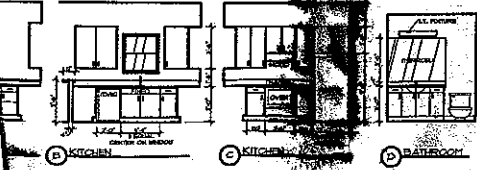
TO SCHEDULE AN INSPECTION, CALL 480-0623.



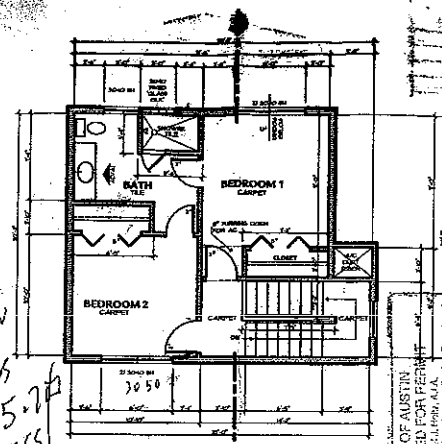
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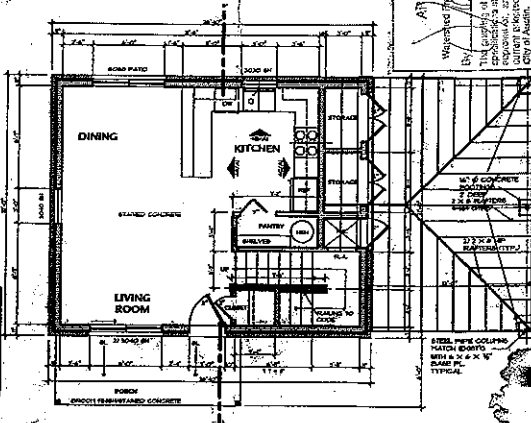
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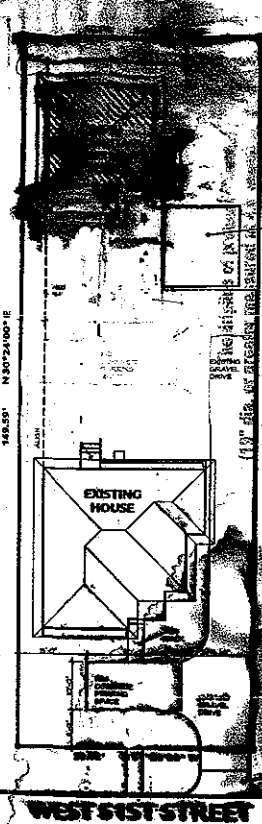
OR ELEVATIONS



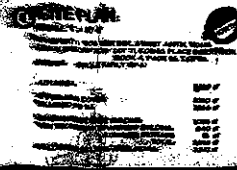
3 UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



WEST 61ST STREET



DETAIL

5-8 x 5/8" of 1" Dia  
5/8" x 5/8" x 5/8"  
5-26  
24/25

CITY OF AUSTIN  
APPROVED FOR PERMIT  
10/10/15 DMS 3-28 2015

Development Restrictions Center for Historic Preservation  
119' dia. or greater (measured at 4' above ground level)  
14' dia. or greater (measured at 4' above ground level)  
14' dia. or greater (measured at 4' above ground level)  
14' dia. or greater (measured at 4' above ground level)



FAZIO & LEA  
ARCHITECTS  
1100 N. LAMAR AVENUE  
AUSTIN, TEXAS 78703



APARTMENT  
1100 N. LAMAR AVENUE  
AUSTIN, TEXAS 78703



**FAZIO & LEA**  
ARCHITECTS  
1000 ARCADE DRIVE  
HOUSTON, TEXAS 77002

**APT. 101**  
10101 ARCADE DRIVE  
HOUSTON, TEXAS 77002

**A2**

③ SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

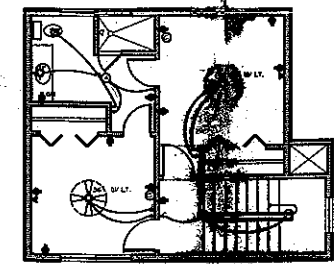
⑧ EAST ELEVATION  
SCALE: 1/4" = 1'-0"

⑦ WEST ELEVATION  
SCALE: 1/4" = 1'-0"

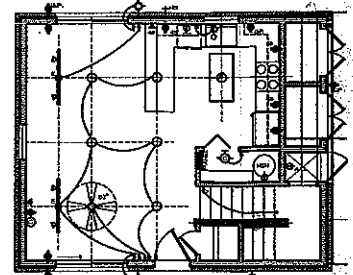
⑥ NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**LIGHT FIXTURE SCHEDULE**

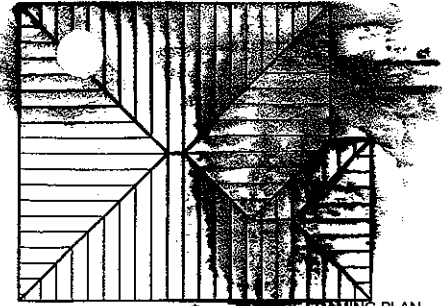
- A RECESSED DOWNLIGHT
- B 2 X 4 SURFACE FLUORESCENT
- C CERAMIC WITH WIRE CAGE
- D EXTERIOR PORCH LIGHT
- E EXTERIOR LIGHT WITH 2 FIXTURES
- F LAMPOON SURFACE LIGHT



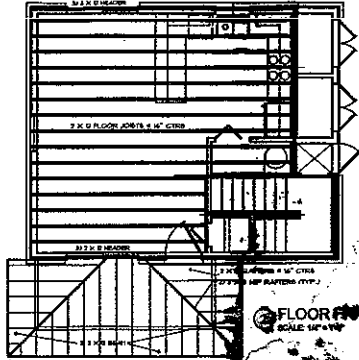
⑤ UPPER POWER & LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



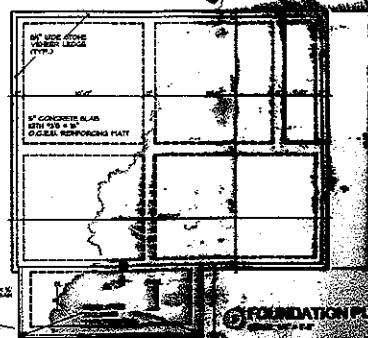
④ LOWER POWER & LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



② ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



③ FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



① FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

# LEVEL BEST FOUNDATION REPAIR

Date

7.22.13

Address

CHRIS WOODS

506 W 51ST

AUSTIN, TEXAS

78751

## OBSERVATIONS

**FOUNDATION:** I OBSERVED NO EXCESSIVE MOVEMENTS, DEFLECTIONS OR ANY OTHER EVIDENCE WHICH WOULD INDICATE A PROBLEM WITH THE FOUNDATION. AND WHILE THERE MAY BE VISUAL INDICATORS (I.e. CRACKS IN DRYWALL OR MASONRY) PRESENT AT THIS TIME, THEY DO NOT APPEAR TO SUGGEST A FAILURE IN THE FOUNDATION.

ELEVATION READINGS WERE TAKEN INSIDE THE HOUSE. I DETERMINED THAT THE FOUNDATION HAS NO GREATER DIFFERENTIAL THAN \_\_\_\_\_ AND THIS IS WITHIN ALLOWABLE TOLERANCE.

NO WORK IS REQUIRED AT THIS TIME.

OTHER NOTES:

Front House 3/4"

Back House 1/2"

I CERTIFY THAT I PERFORMED THIS INSPECTION AND HAVE NO INTEREST, PRESENT OR PROSPECTIVE, IN THIS PROPERTY OR ANYONE INVOLVED WITH THIS PROPERTY. I WARRANT THAT I INSPECTED THE COMPONENTS OF THIS PROPERTY IN A DILIGENT MANNER AND HAVE HONESTLY REPORTED THE FINDINGS AND EXISTING CONDITIONS AND HAVE MADE RECOMMENDATIONS BASED ON MY EXPERIENCE AND OPINION.



**LEVEL BEST  
FOUNDATION REPAIR**

**Mark Knowles**  
Foundation Specialist

9806 Brown Lane  
Austin, Texas 78754

Phone: 512-832-6161  
Cell: 512-608-5868  
Fax: 512-832-6188

9806 Brown Lane  
Austin, Texas 78754

Phone: 512-832-6161  
Fax: 512-832-6188

mark@levelbestaustin.com

**Mark Knowles**

A handwritten signature of Mark Knowles in black ink.

**FOUNDATION INSPECTOR**

601

SF-3-NP

SF-3-NP

MF-2-NP

509

507

505

SF-3-NP

508

5101

506

504

502

500

UNZ

506 W. 51st