

CASE # C15-2014-015
Row# 11198690
TAXROLL# 0119000101

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: 3200 Glenview Ave.

LEGAL DESCRIPTION: Subdivision – Bryker Woods D

Lot(s) 1 Block 2 Outlot _____ Division _____

I Jim Bennett as authorized agent for Kenneth C Gorence

_____ affirm that on 7/2/14 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

To reconstruct an existing noncomplying accessory structure including a second story addition providing a rear street of ~~8.7~~ 10'

_____ in a SF-3-NP district. (Windsor Road)
(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

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
An accessory structure currently exist in the proposed location where the garage has always been located _____

HARDSHIP:

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

The existing garage originally constructed in its current location since 1939 does not meet the current through lot setback requirement, and is considered non-complying. The existing developed condition of the site including the landscaping, trees, and location of the existing house dictate the proper replacement of the structure. This lot has frontage on three streets which compound the placement

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

This lot has frontage on three streets, requiring three street yard setbacks which further complicates the placement of the structure.

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 proposed garage will be constructed in the same location where it has been since 1939 garage is currently located in the same location _____

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:

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:

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 Dr
City, State & Zip Austin, TX 78748




Printed Jim Bennett Phone 512-282-0959 Date 5/21/14

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 Kenneth Mail Address 3200 Glenview Avenue
City, State & Zip Austin, TX 78703

Printed Kenneth C. Gorence Phone (830) 660-9735 Date 5/14/14



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0115
 Address: 3200 GLENVIEW AVE



1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Kenneth C. Gorence
3200 Glenview Avenue
Austin, TX 78703

February 26, 2014

Jake & Mary Silverstein
3202 Glenview Avenue
Austin, TX 78703

RE: Garage Remodel with Guest Suite

Dear Jake & Mary:

I am writing to you as my neighbor in order to inform you of my desire to reconstruct my dilapidated garage to include a small guest suite as a second story. I have attached hereto a brief project description prepared by Leland Decker, my architect.

My garage has the typical neighborhood set back of ten (10) feet from Jefferson Avenue, and unfortunately at this point in time, it represents both an eyesore and a potential hazard due to its age and state of disrepair. It is my understanding from the City of Austin that I need to seek a code variance even to reconstruct it on the same footprint, which is what I desire to do. During the reconstruction process, I would like to add a small (360+/- square feet) guest suite to utilize as a home office or for guest accommodations. I have no immediate or future plans to rent this space; it is for the use of myself and my family.

I will be presenting my plans to our neighborhood association, and I will then go forward and seek the required variance with the City of Austin. It is my belief that the new structure will represent an improvement to the neighborhood and will maintain the integrity of our existing neighborhood garage set backs.

I have included below a signature and date block regarding your thoughts about this project. If you are so inclined, I would sincerely appreciate your approval or rejection of the project and/or any comments you may have. I have also included a stamped self-addressed envelope for your reply. Thank you for your time.

I/we approve/disapprove (please circle one choice) of the above referenced project.

Additional comments:

Signed: MARY [Signature] Date: 3/2/14

By: MARY + JAKE SILVERSTEIN
(Please print name)
3202 GLENVIEW

Kenneth C. Gorence
3200 Glenview Avenue
Austin, TX 78703

February 26, 2014

Patrick Rosenthal & Jamie Lynn Novak
3204 Glenview Avenue
Austin, TX 78703

RE: Garage Remodel with Guest Suite

Dear Patrick & Jamie Lynn:

I am writing to you as my neighbor in order to inform you of my desire to reconstruct my dilapidated garage to include a small guest suite as a second story. I have attached hereto a brief project description prepared by Leland Decker, my architect.

My garage has the typical neighborhood set back of ten (10) feet from Jefferson Avenue, and unfortunately at this point in time, it represents both an eyesore and a potential hazard due to its age and state of disrepair. It is my understanding from the City of Austin that I need to seek a code variance even to reconstruct it on the same footprint, which is what I desire to do. During the reconstruction process, I would like to add a small (360+/- square feet) guest suite to utilize as a home office or for guest accommodations. I have no immediate or future plans to rent this space; it is for the use of myself and my family.

I will be presenting my plans to our neighborhood association, and I will then go forward and seek the required variance with the City of Austin. It is my belief that the new structure will represent an improvement to the neighborhood and will maintain the integrity of our existing neighborhood garage set backs.

I have included below a signature and date block regarding your thoughts about this project. If you are so inclined, I would sincerely appreciate your approval or rejection of the project and/or any comments you may have. I have also included a stamped self-addressed envelope for your reply. Thank you for your time.

I approve disapprove (please circle one choice) of the above referenced project.

Additional comments:

Signed: Patrick Rosenthal

Date: 3.2.14

By: Patrick Rosenthal

(Please print name)

Kenneth C. Gorence
3200 Glenview Avenue
Austin, TX 78703

February 26, 2014

Edward & Miriam Freiter
3210 Parkdale Drive
Kingwood, TX 77339

> owners of 3108 Glenview

RE: Garage Remodel with Guest Suite

Dear Edward & Miriam:

I am writing to you as my neighbor in order to inform you of my desire to reconstruct my dilapidated garage to include a small guest suite as a second story. I have attached hereto a brief project description prepared by Leland Decker, my architect.

My garage has the typical neighborhood set back of ten (10) feet from Jefferson Avenue, and unfortunately at this point in time, it represents both an eyesore and a potential hazard due to its age and state of disrepair. It is my understanding from the City of Austin that I need to seek a code variance even to reconstruct it on the same footprint, which is what I desire to do. During the reconstruction process, I would like to add a small (360+/- square feet) guest suite to utilize as a home office or for guest accommodations. I have no immediate or future plans to rent this space; it is for the use of myself and my family.

I will be presenting my plans to our neighborhood association, and I will then go forward and seek the required variance with the City of Austin. It is my belief that the new structure will represent an improvement to the neighborhood and will maintain the integrity of our existing neighborhood garage set backs.

I have included below a signature and date block regarding your thoughts about this project. If you are so inclined, I would sincerely appreciate your approval or rejection of the project and/or any comments you may have. I have also included a stamped self-addressed envelope for your reply. Thank you for your time.

I/we approve/disapprove (please circle one choice) of the above referenced project.

Additional comments:

Signed: M Freiter

Date: 3-4-2014

By: Miriam Freiter

(Please print name)

Kenneth C. Gorence
3200 Glenview Avenue
Austin, TX 78703

February 26, 2014

Carlos Thames
3111 Glenview Avenue
Austin, TX 78703

RE: Garage Remodel with Guest Suite

Dear Carlos:

I am writing to you as my neighbor in order to inform you of my desire to reconstruct my dilapidated garage to include a small guest suite as a second story. I have attached hereto a brief project description prepared by Leland Decker, my architect.

My garage has the typical neighborhood set back of ten (10) feet from Jefferson Avenue, and unfortunately at this point in time, it represents both an eyesore and a potential hazard due to its age and state of disrepair. It is my understanding from the City of Austin that I need to seek a code variance even to reconstruct it on the same footprint, which is what I desire to do. During the reconstruction process, I would like to add a small (360+/- square feet) guest suite to utilize as a home office or for guest accommodations. I have no immediate or future plans to rent this space; it is for the use of myself and my family.

I will be presenting my plans to our neighborhood association, and I will then go forward and seek the required variance with the City of Austin. It is my belief that the new structure will represent an improvement to the neighborhood and will maintain the integrity of our existing neighborhood garage set backs.

I have included below a signature and date block regarding your thoughts about this project. If you are so inclined, I would sincerely appreciate your approval or rejection of the project and/or any comments you may have. I have also included a stamped self-addressed envelope for your reply. Thank you for your time.

I/we approve disapprove (please circle one choice) of the above referenced project.

Additional comments:

Signed: 

Date: 2/28/14

By: Carlos Thames

(Please print name)

good luck!

Kenneth C. Gorence
3200 Glenview Avenue
Austin, TX 78703

February 26, 2014

Naamah, Inc.
908 Jewel Street
Austin, TX 78704

> owners of 1700 W. 32nd St.

RE: Garage Remodel with Guest Suite

To Whom It May Concern:

I am writing to you as my neighbor in order to inform you of my desire to reconstruct my dilapidated garage to include a small guest suite as a second story. I have attached hereto a brief project description prepared by Leland Decker, my architect.

My garage has the typical neighborhood set back of ten (10) feet from Jefferson Avenue, and unfortunately at this point in time, it represents both an eyesore and a potential hazard due to its age and state of disrepair. It is my understanding from the City of Austin that I need to seek a code variance even to reconstruct it on the same footprint, which is what I desire to do. During the reconstruction process, I would like to add a small (360+/- square feet) guest suite to utilize as a home office or for guest accommodations. I have no immediate or future plans to rent this space; it is for the use of myself and my family.

I will be presenting my plans to our neighborhood association, and I will then go forward and seek the required variance with the City of Austin. It is my belief that the new structure will represent an improvement to the neighborhood and will maintain the integrity of our existing neighborhood garage set backs.

I have included below a signature and date block regarding your thoughts about this project. If you are so inclined, I would sincerely appreciate your approval or rejection of the project and/or any comments you may have. I have also included a stamped self-addressed envelope for your reply. Thank you for your time.

I/we approve disapprove (please circle one choice) of the above referenced project.

Additional comments:

Signed:

*Alj...
Alejandro Fernandez*

Date:

3-18-14

By:

Alejandro Fernandez

(Please print name)

Kenneth C. Gorence
3200 Glenview Avenue
Austin, TX 78703

February 26, 2014

Chase & Andrea Hamilton
3006 Glenview Avenue
Austin, TX 78703

RE: Garage Remodel with Guest Suite

Dear Chase & Andrea:

I am writing to you as my neighbor in order to inform you of my desire to reconstruct my dilapidated garage to include a small guest suite as a second story. I have attached hereto a brief project description prepared by Leland Decker, my architect.

My garage has the typical neighborhood set back of ten (10) feet from Jefferson Avenue, and unfortunately at this point in time, it represents both an eyesore and a potential hazard due to its age and state of disrepair. It is my understanding from the City of Austin that I need to seek a code variance even to reconstruct it on the same footprint, which is what I desire to do. During the reconstruction process, I would like to add a small (360+/- square feet) guest suite to utilize as a home office or for guest accommodations. I have no immediate or future plans to rent this space; it is for the use of myself and my family.

I will be presenting my plans to our neighborhood association, and I will then go forward and seek the required variance with the City of Austin. It is my belief that the new structure will represent an improvement to the neighborhood and will maintain the integrity of our existing neighborhood garage set backs.

I have included below a signature and date block regarding your thoughts about this project. If you are so inclined, I would sincerely appreciate your approval or rejection of the project and/or any comments you may have. I have also included a stamped self-addressed envelope for your reply. Thank you for your time.

I approve disapprove (please circle one choice) of the above referenced project.

Additional comments:

Signed:

By:

(Please print name)

Date:

3/1/14

Kenneth C. Gorence
3200 Glenview Avenue
Austin, TX 78703

February 26, 2014

Chris & Carol Adams
2905 Glenview Avenue
Austin, TX 78703

RE: Garage Remodel with Guest Suite

Dear Chris & Carol:

I am writing to you as my neighbor in order to inform you of my desire to reconstruct my dilapidated garage to include a small guest suite as a second story. I have attached hereto a brief project description prepared by Leland Decker, my architect.

My garage has the typical neighborhood set back of ten (10) feet from Jefferson Avenue, and unfortunately at this point in time, it represents both an eyesore and a potential hazard due to its age and state of disrepair. It is my understanding from the City of Austin that I need to seek a code variance even to reconstruct it on the same footprint, which is what I desire to do. During the reconstruction process, I would like to add a small (360+/- square feet) guest suite to utilize as a home office or for guest accommodations. I have no immediate or future plans to rent this space; it is for the use of myself and my family.

I will be presenting my plans to our neighborhood association, and I will then go forward and seek the required variance with the City of Austin. It is my belief that the new structure will represent an improvement to the neighborhood and will maintain the integrity of our existing neighborhood garage set backs.

I have included below a signature and date block regarding your thoughts about this project. If you are so inclined, I would sincerely appreciate your approval or rejection of the project and/or any comments you may have. I have also included a stamped self-addressed envelope for your reply. Thank you for your time.

I/we approve disapprove (please circle one choice) of the above referenced project.

Additional comments:

Signed: *Carol Adams* Date: 3-2-14
CAROL S. ADAMS
By: CHRIS ADAMS
(Please print name)

Frank & Theresa Smith
3201 Glenview Avenue
Austin, TX 78703

January 16, 2014

City of Austin
Board of Adjustments

Dear Representative:

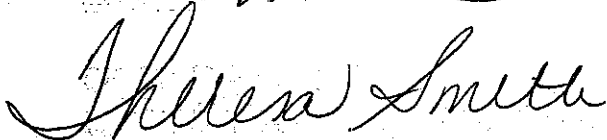
I am writing in response to a request by my neighbor (Ken Gorence, 3200 Glenview Avenue) regarding his desire to reconstruct his rear garage (fronting Jefferson Avenue) to include a home office structure above it on the same footprint.

Theresa, my wife, and myself, have known Ken for many years, and we have absolutely no objection to his plans regarding his garage. In fact, it is our opinion that this renovation would significantly improve the appearance of his somewhat "dilapidated" garage.

Thank you for this opportunity to comment on our neighbor's planned improvements.

Yours very truly,


Frank Smith, Jr.

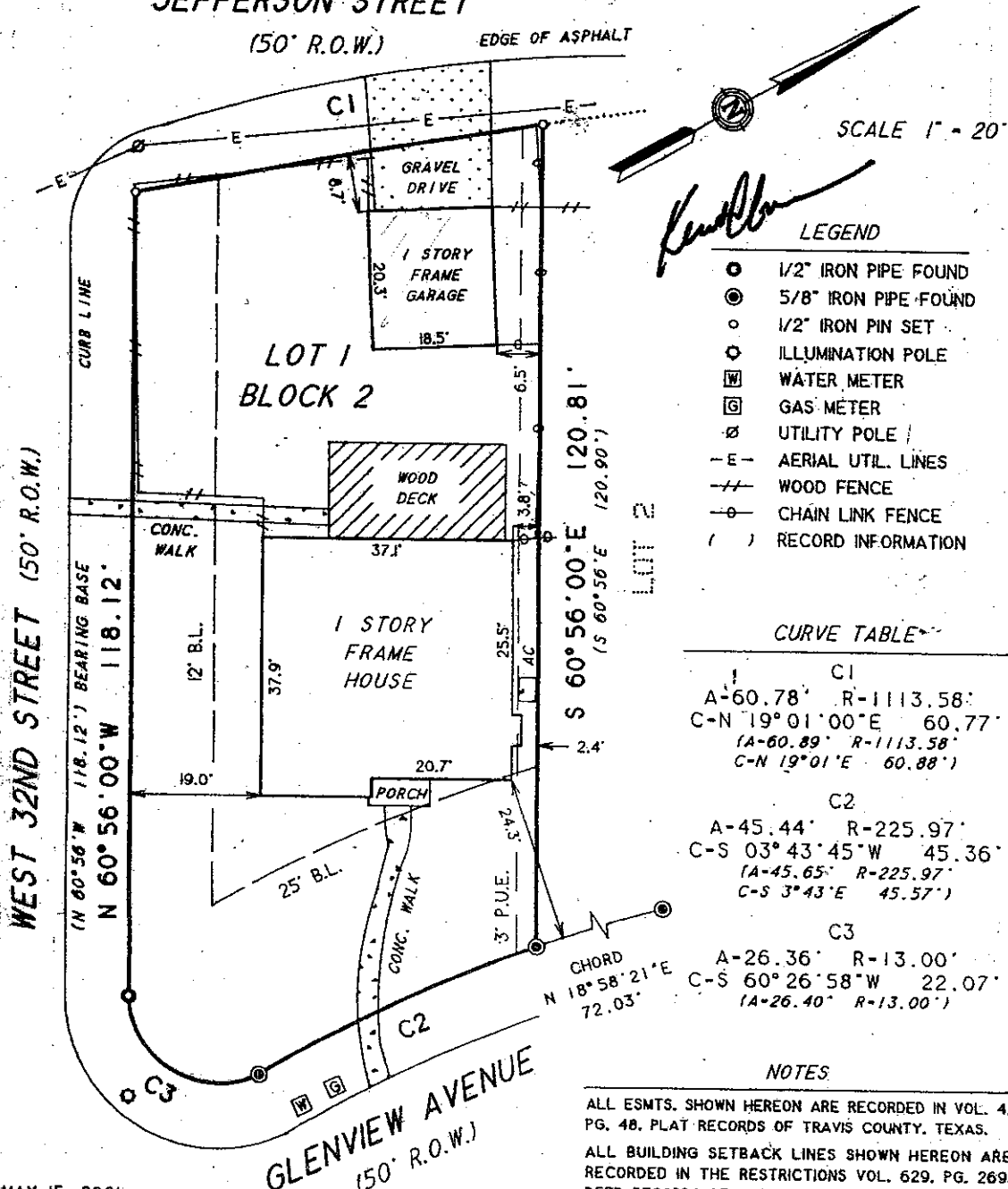

Theresa Smith

SURVEY PLAT

LEGAL DESCRIPTION: LOT 1, BLOCK 2, BRYKER WOODS "D", AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 3200 GLENVIEW AVENUE, AUSTIN, TEXAS.

JEFFERSON STREET

(150' R.O.W.) EDGE OF ASPHALT



Kendall

SCALE 1" = 20'

LEGEND

- 1/2" IRON PIPE FOUND
- ⊙ 5/8" IRON PIPE FOUND
- 1/2" IRON PIN SET
- ⊕ ILLUMINATION POLE
- ⊞ WATER METER
- ⊠ GAS METER
- ⊘ UTILITY POLE
- - - AERIAL UTIL. LINES
- ⊥ WOOD FENCE
- ⊕ CHAIN LINK FENCE
- () RECORD INFORMATION

CURVE TABLE

Curve	A	R	C-Bearing	C-Distance
C1	60.78'	1113.58'	N 19°01'00"E	60.77'
	60.89'	1113.58'	N 19°01'E	60.88'
C2	45.44'	225.97'	S 03°43'45"W	45.36'
	45.65'	225.97'	S 3°43'E	45.57'
C3	26.36'	13.00'	S 60°26'58"W	22.07'
	26.40'	13.00'	S 60°26'58"W	22.07'

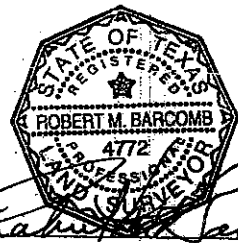
NOTES

ALL ESMTS. SHOWN HEREON ARE RECORDED IN VOL. 4, PG. 48, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
 ALL BUILDING SETBACK LINES SHOWN HEREON ARE RECORDED IN THE RESTRICTIONS VOL. 629, PG. 269, DEED RECORDS OF SAID COUNTY.

MAY 15, 2001

EXCLUSIVELY TO KENNETH C. GORENCE, AND THE LIEN HOLDERS, AND TO GRACY TITLE COMPANY PER GF NO. 01052738 (05/17/01).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0205 E DATED JUNE 16, 1993. VALID ONLY FOR ORIGINAL BLUELINE COPY WITH BLACK INK SIGNATURE AND SEAL.



ROBERT M. BARCOMB, R.P.L.S. NO. 4772



8906 WALL STREET
 SUITE 302
 AUSTIN, TEXAS 78754
 (512) 832-1232