

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

DATE: Monday, March 9, 2015

CASE NUMBER: C15-2015-0002

____ Jeff Jack - Chair
____ Michael Von Ohlen
____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding
____ Will Schnier - Alternate
____ Stuart Hampton - Alternate

OWNER/APPLICANT: Mary Gonzales

ADDRESS: 1105 BRASS ST

VARIANCE REQUESTED: The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an "SF-3-NP", Family Residence Zoning District. (Govalle)

BOARD'S DECISION: POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST; FEB 9, 2015 POSTPONED TO March 9, 2015 FOR LIFE SAFETY REPORT BY THE BOARD; MARCH 9, 2015 POSTPONED TO APRIL 13, 2015 AT THE APPLICANT'S REQUEST

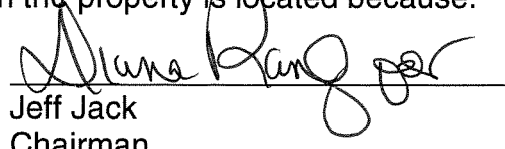
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0002

Address: 1105 BRASS 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.



Tucker Engineering, Inc.
Suite 303 at 1311 Chisholm Trail
Round Rock, TX 78681
(512) 255-7477 FAX (512) 244-3366
www.TuckerEngineering.net

CARPORT COVERING CERTIFICATION

November 6, 2014

Reference No.28596

Martin & Mary Gonzales
1105 Brass Street
Austin, TX 78702

Location of Property: 1105 Brass Street, Austin, TX

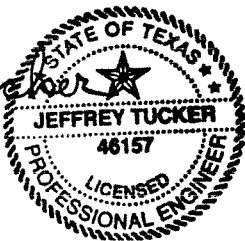
INSPECTION

November 5 – The carport was covered with a heavy corrugated steel shed roof supported on steel channel beams connected to four 3x3 galvanized steel posts, which were bearing on concrete footings.

CERTIFICATION

This is to certify that the concrete footings and the carport frame are properly constructed and structurally sound.

Jeffrey L. Tucker

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, there is a five-pointed star at the top, the name "JEFFREY TUCKER" in the center, and the license number "46157" below the name. The word "LICENSED" is written in a smaller arc below the license number.

Jeffrey L. Tucker, P. E.
Structural Engineer

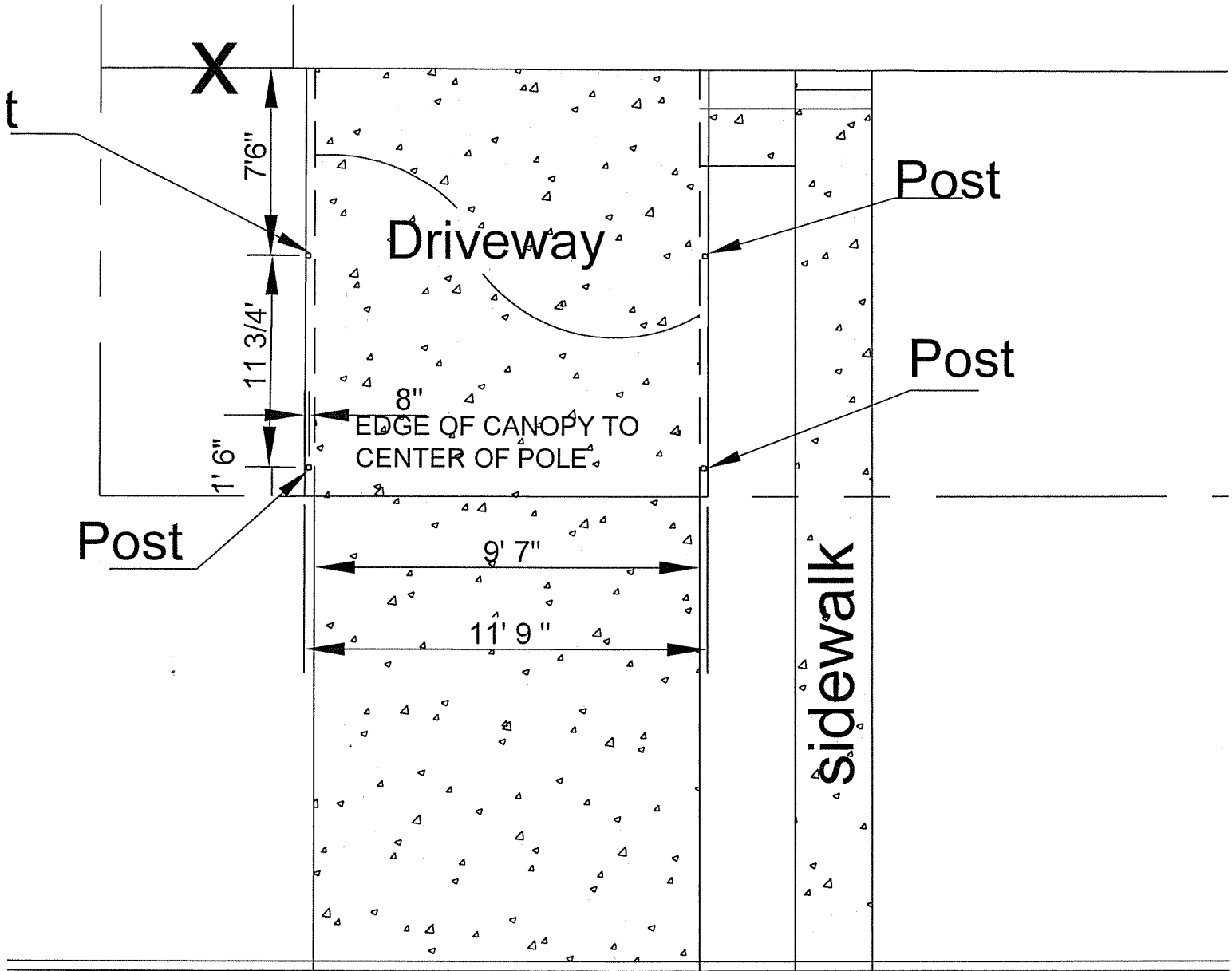
turn in w/ Special
exception



I, MARTIN R. GONZALEZ am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to _____

By signing this form, I understand that I am declaring my support for the variance being requested.

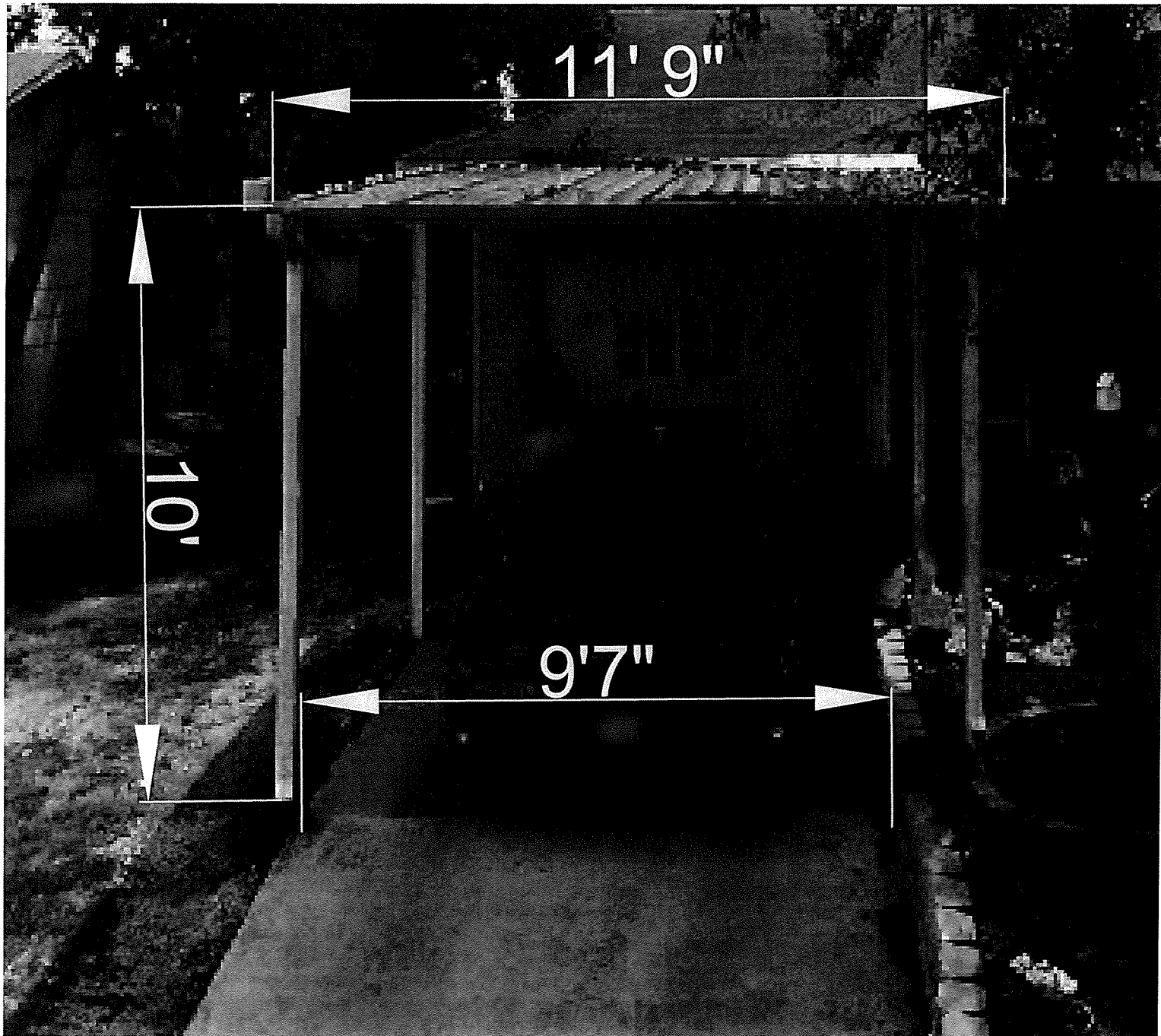
Property Owner Name (Printed)	Address	Signature
FIDEL HERRERA	1100 BRASS ST	Bill Herrera
Gloria Ruiz	1101 BRASS ST	Gloria Ruiz
Aracld Maldonado	1101 BRASS ST	Aracld Maldonado
Alexandro Diaz	1102 BRASS ST	Alex
Olivia Orellana	1103 1/2 BRASS ST.	Jim Orellana
SAVANNA RUCCIO	1103 BRASS ST.	Angela
glenn Kucelle	1103 BRASS ST.	Glenn



11' 9"

10'

9' 7"



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

DATE: Monday, February 9, 2015

CASE NUMBER: C15-2015-0002

____ Jeff Jack - Chair
____ Michael Von Ohlen
____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding
____ Will Schnier - Alternate
____ Stuart Hampton - Alternate

OWNER/APPLICANT: Mary Gonzales

ADDRESS: 1105 BRASS ST

VARIANCE REQUESTED: The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an "SF-3-NP", Family Residence Zoning District. (Govalle)

BOARD'S DECISION: POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST; FEB 9, 2015 POSTPONED TO March 9, 2015 FOR LIFE SAFETY REPORT BY THE BOARD

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman

Tucker Engineering, Inc.

Suite 303 at 1311 Chisholm Trail

Round Rock, TX 78681

(512) 255-7477 FAX (512) 244-3366

www.TuckerEngineering.net

CARPORT COVERING CERTIFICATION

November 6, 2014

Reference No.28596

Martin & Mary Gonzales

1105 Brass Street

Austin, TX 78702

Location of Property: 1105 Brass Street, Austin, TX

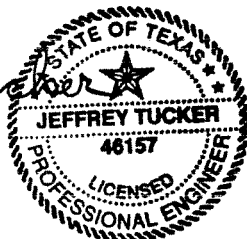
INSPECTION

November 5 – The carport was covered with a heavy corrugated steel shed roof supported on steel channel beams connected to four 3x3 galvanized steel posts, which were bearing on concrete footings.

CERTIFICATION

This is to certify that the concrete footings and the carport frame are properly constructed and structurally sound.

Jeffrey L. Tucker



Jeffrey L. Tucker, P. E.
Structural Engineer

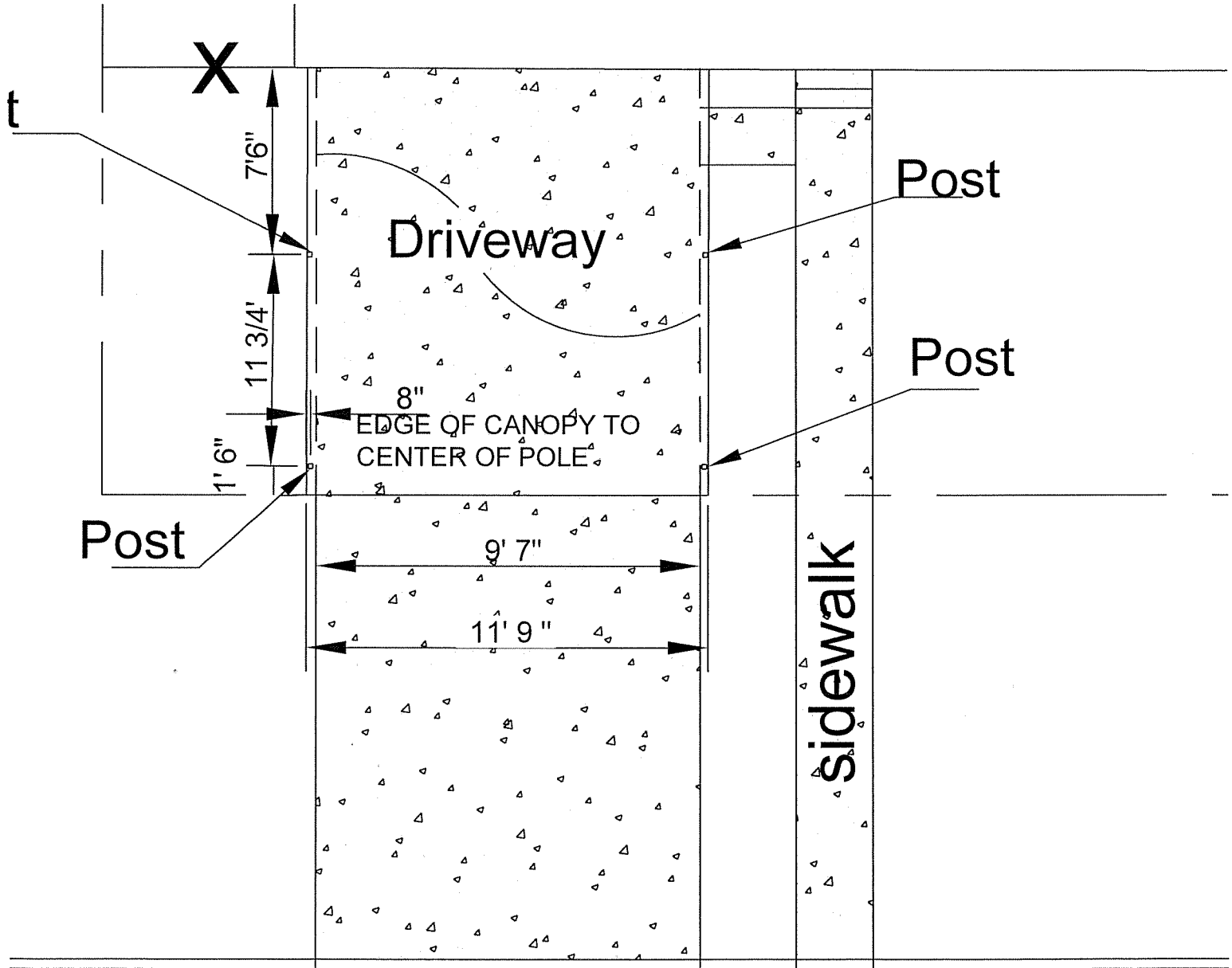
turn in w/ Special
Exception

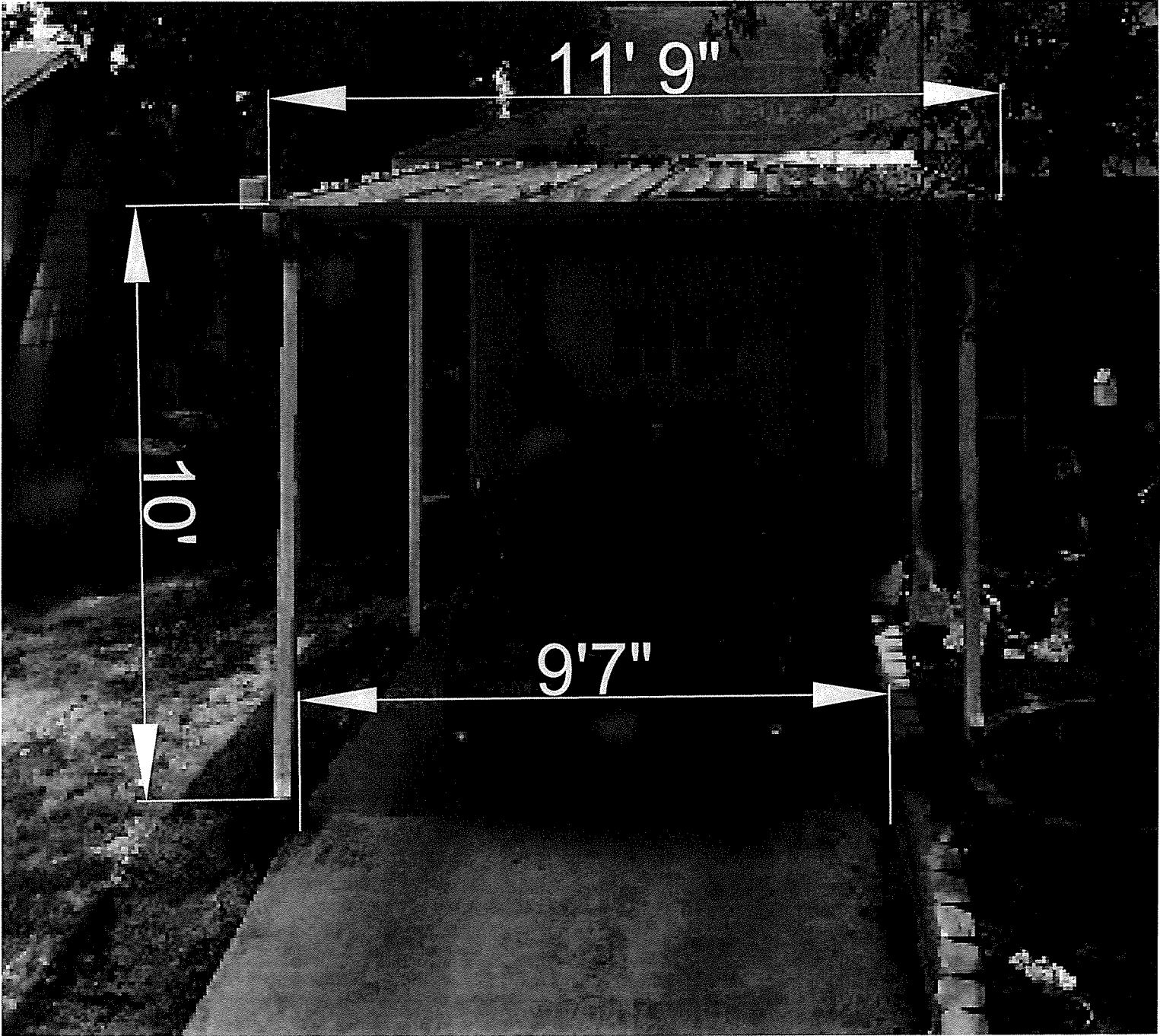


I, MARTIN R. GUNZAK am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to _____

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Fidel Herrera	1100 Brass St	Bill Herrera
Gloria Ruiz	1101 Brass St	Gloria Ruiz
Anad Maldonado	1101 Brass St	Anad Maldonado
Alexandro Diaz	1102 Brass St	Alex
Olivia Orellana	1103 1/2 Brass St.	Jim Orellana
Savanna Fucello	1103 Brass St.	Fucello
Gavin Fucello	1103 Brass St.	Gavin





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 application. 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 will be sent.

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.austintexas.gov/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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0092, 1105 Brass St.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@shcglobal.net

Public Hearing: Board of Adjustment, February 9th, 2015

Jason Finkoff
Your Name (please print)

1001 Brass St

Your address(es) affected by this application

[Signature] 2/3/15
Signature Date

Daytime Telephone: 512-627-9150

Comments: A SETBACK FOR A GAME OF
AM-PAK IS OUT OF CONTEXT
FOR THE NEIGHBORHOOD.

☐ I am in favor
☒ Object

Note: all comments received will become part of the public record of this case

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

Or scan and email to leana.heldenfels@austintexas.gov

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

DATE: Monday, January 12, 2015

CASE NUMBER: C15-2015-0002

____ Jeff Jack - Chair
____ Michael Von Ohlen
____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding

OWNER/APPLICANT: Mary Gonzales

ADDRESS: 1105 BRASS ST


VARIANCE REQUESTED: The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain an existing carport constructed more than 10 years ago in an "SF-3-NP", Family Residence Zoning District. (Govalle)

BOARD'S DECISION: POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST

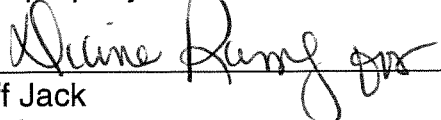
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

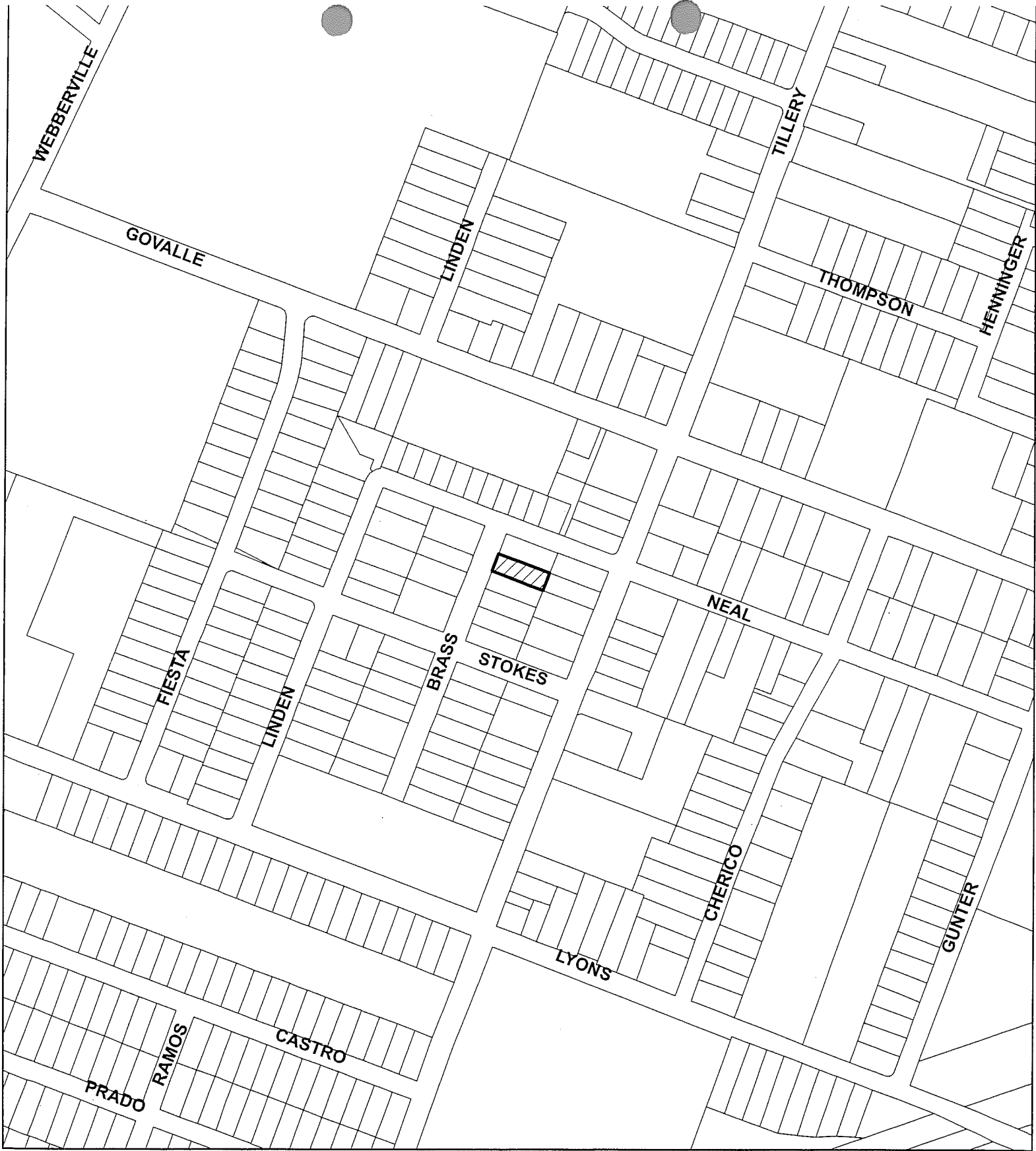
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman



SUBJECT TRACT

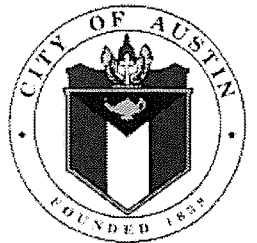


PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0002
Address: 1105 BRASS STREET



1" = 333'

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.

Special Exception

CASE# C15-2015-0002
ROW# 11260520
TAX# ~~0206130411~~
TCAD 0206130411 ✓

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: 1105 BRASS ST.

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) 8 Block 1 Outlot _____ Division ABURATTIN Cherico

I/We Martin Gonzalez on behalf of myself/ourselves as authorized agent for

Self affirm that on Nov 72 2014

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ☒ MAINTAIN

Carport 1999 (constructed)
No driveway available

in a SF-3-NP district. (Goralle)
(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:

Special Exception

HARDSHIP:

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

Special exception

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

Special exception

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:

special exception

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:

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 Mary Gonzales Mail Address 1105 Brass St
City, State & Zip Austin Texas 78702
Printed MARY Gonzales Phone 512-771-3160 Date 11-12-2014

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 Mary Gonzales Mail Address Same
City, State & Zip Same
Printed Same Phone _____ Date _____

Tucker Engineering, Inc.

Suite 303 at 1311 Chisholm Trail

Round Rock, TX 78681

(512) 255-7477 FAX (512) 244-3366

www.TuckerEngineering.net

CARPORT COVERING CERTIFICATION

November 6, 2014

Reference No.28596

Martin & Mary Gonzales
1105 Brass Street
Austin, TX 78702

Location of Property: 1105 Brass Street, Austin, TX

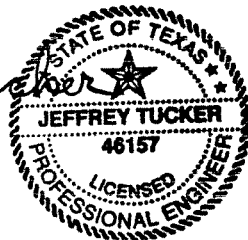
INSPECTION

November 5 – The carport was covered with a heavy corrugated steel shed roof supported on steel channel beams connected to four 3x3 galvanized steel posts, which were bearing on concrete footings.

CERTIFICATION

This is to certify that the concrete footings and the carport frame are properly constructed and structurally sound.

Jeffrey L. Tucker



Jeffrey L. Tucker, P. E.
Structural Engineer

turn in w/ Special
Exception



I, MARTIN R. GONZALEZ am applying for a variance from the Board of Adjustment regarding Section _____ of the Land
Development Code. The variance would allow me the ability to _____

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Fidel Herrera	1100 Brass St	Bill Herrera
Gloria Ruiz	1101 Brass St	Gloria Ruiz
Anad Maldonado	1101 Brass St	Anad Maldonado
Alexandro Diaz	1102 Brass St	Ale
Olivia Orellana	1103 1/2 Brass St.	Jim Orellana
Savanna Fucello	1103 Brass St.	Fengallo
Glenn Fucello	1103 Brass St.	Glenn

By signing this form, I understand that I am declaring my support for the variance being requested.

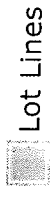
Property Owner Name (Printed)	Address	Signature
Sylvia Casiano	1105 1/2 BRASS	S. Casiano
THEP TAN	3012 NEAL ST	T. Tan
GUSTAVO T. CAPASERINO	1102 BRASS	Gustavo T. Capasero
Larmer Hoveno	1102 1/2 BRASS	Larmer Hoveno
Ashish Patel	3104 Neal St	Ashish Patel
Shannon Simmons	3104 Neal St.	Shannon Simmons
Carrie Holmerson	3014 Neal St	Carrie Holmerson
Rebecca Younger	3014 Neal Street	Rebecca Younger
Mat Koo	5511 Jeff Davis Ave Unit B	Mat Koo
Emilie Yeager	3014 Neal St	Emilie Yeager

CITY OF AUSTIN DEVELOPMENT WEB MAP

2003 Aerial



Legend



Lot Lines



Streets



Building Footprints



Named Creeks



Lakes and Rivers



Parks



County

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.