


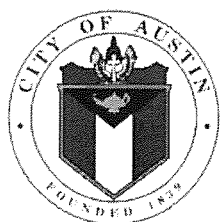




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0041
Address: 4406 AVENUE D



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.

1" = 200'

revised

CASE# 0520150041
ROW# 11308335
TAX# 0221051614

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: 4406 Avenue D Austin, Tx 78751

LEGAL DESCRIPTION: Subdivision – Hyde Park Addition 1

Lot(s) 23 Block 6 Outlot- N12Ft lot 22 Division Hyde Park Addition 1

I/We Troy Alexander on behalf of myself/ourselves as authorized agent for

Anita & Scott Crase affirm that on _____, _____,

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

To add 596 sqft. To a non complying lot that will extend the kitchen/ dinning area, 1 bedroom, 1 bathroom and 1 utility

Room. Remodel the existing kitchen by removing the old cabinets and create a walk through to the existing living room. All the materials and design will be consistent with the existing style and appearance.

Lot width, impervious cover

in a SF3NP 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:

A minor addition proposed is not allowed due to the lot size that was portioned many years ago.

HARDSHIP:

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

This lot was configured slightly different from the other lots in the surrounding area lots.

The existing impervious coverage is almost at it's max allotment. For the off street parking purpose we are asking for a additional 2% add to the max 45% impervious coverage to bring it to 47% so that we can add 2 three feet wide parking strips at the right elevation of the home.

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

The addition brings the sqft. size to the average size of other homes in the surrounding areas.

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 to the house will be similar to others in the area and the addition will not change the front ____ appearance of the home.

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:

N/A



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

RECEIVED
NOV 12 2014
Planning & Development Review

Permit Information

For Office Use Only	BP- _____ PR- _____	C14H/LHD- <u>2014-0030</u>
	Property Name or LHD: <u>Hyde Park LHD</u>	
	Contributing/Non-contributing _____	
	<input checked="" type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____	
Fee Paid: \$ _____ <u>Steve Salomsky</u> HISTORIC PRESERVATION OFFICE		DATE: <u>2-2-15</u>

Property Information

Address: 4406 Ave D, Austin, TX 78751

Scope of Work

Remove covered Rear enclosure patio. Add a 26.4 x 22.7 Room Addition
 poured beam foundation with a concrete underpinning.

Applicant

Name: Troy Alexander
 Address: 610 C.R. 273 Leander, TX 78641
 City/Zip: Leander, TX 78641
 Phone: 512-762-3599
 Email: troy@roofcrafters.com

Owner

Name: Scott & Anita Crase
 Address: 4406 Ave. D
 City/Zip: Austin, TX 78751
 Phone: 512-947-9497
 Email: _____

Architect or Contractor Information

Company: Roofcrafters Inc.
 Address: 610 C.R. 273
 City/Zip: Leander, TX 78641
 Phone: 512-762-3599

Owner's Signature

Date

Applicant's Signature

Date

11-12-14



Demolition Application

Adopted December 2012

Application type: Commercial ☐

Residential ☒

Fee paid: \$

SF-3-HD-NCCD-NP
"Hyde Park"

DATE of SUBMISSION:

PDRD/CHPO
NOV 21, 2012

Permit Information

FOR OFFICE USE ONLY

BP- _____ PR- 14-123124 LHD_NRD_HDP - 14-0030 Ca. _____

REFERRED BY: PAUL VADRO

NRHD/LHD: HYDE PARK C

☒ RELEASE PERMIT

☐ DO NOT RELEASE PERMIT

☐ HLC REVIEW— _____

Steve Salowsky
HISTORIC PRESERVATION OFFICE

2-2-13

DATE

Property Information

Address: 4400 Avenue D.

City/Zip: Austin, TX 78751

Current use: Single Family

Demolition Type

☐ Total

☒ Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Rear covered patio and siding on the exterior wall only.

Applicant

Name: Trey Alexander

Address: 610 County Road 273

City/Zip: Leander, TX 78641

Phone: 512-762-3599

Email: trey@roofcrafters.com

Owner

Name: _____

Address: 4400 Avenue D.

City/Zip: Austin, TX 78751

Phone: 512-947-9497

Email: _____

Demolition Contractor Information

Company: Roofcrafters Inc

Address: 610 County Road 273

City/Zip: Leander, TX 78641

Phone: 512-762-3599

Structural Information

Square Feet: 84

Building Materials: wood

Foundation Type: Pre-d beam

Estimated cost of demolition: \$700-

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

Built 1933 per TCAD

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2244780

ACCOUNT NUMBER: 02-2105-1614-0000

PROPERTY OWNER:

CRASE SCOTT K & ANITA R
4406 AVENUE D
AUSTIN, TX 78751-3715

PROPERTY DESCRIPTION:

LOT 23 * & N12 FT OF LOT 22 BLK 6 H
YDE PARK ADDN NO 1

ACRES

.1072 MIN%

.000000000000 TYPE

SITUS INFORMATION: 4406 AVENUE D

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2014	AUSTIN ISD	3,917.74
	CITY OF AUSTIN (TRAV)	1,613.91
	TRAVIS COUNTY	1,225.08
	TRAVIS CENTRAL HEALTH	339.36
	ACC (TRAVIS)	311.43
TOTAL SEQUENCE 0		7,407.52
TOTAL TAX:		7,407.52
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		7,407.52

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2014 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

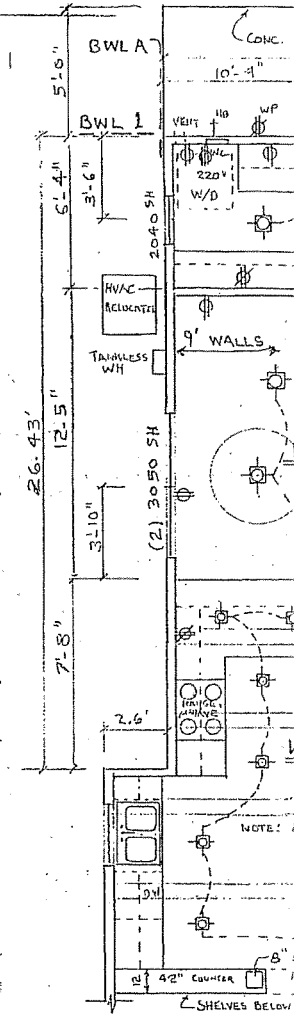
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/21/2014

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

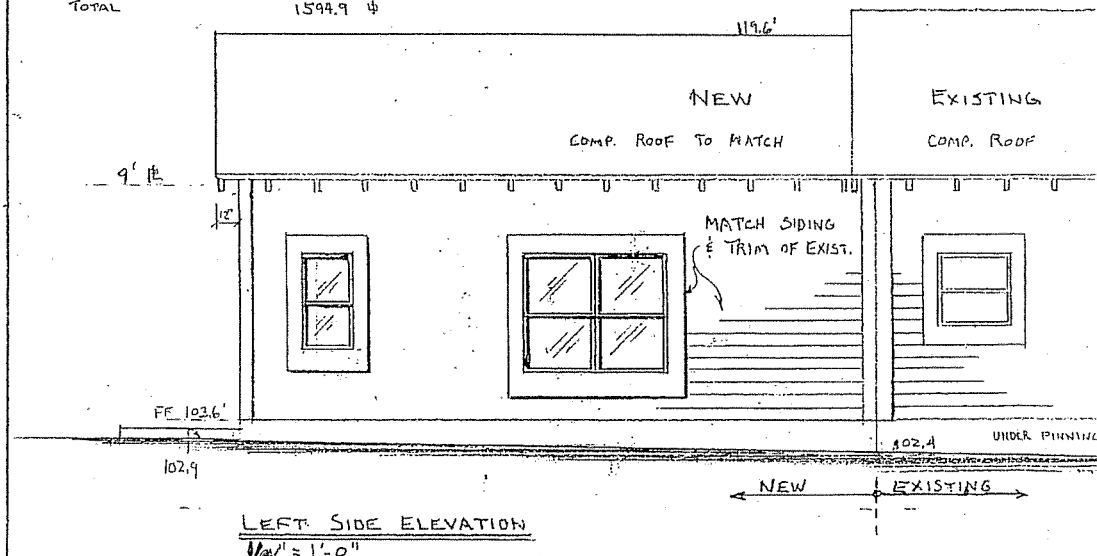
By: 

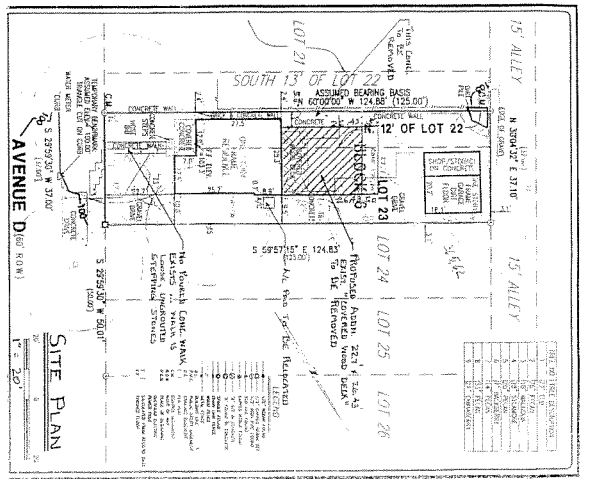


EXISTING HOUSE (HEATED)	773.39	¢
COVERED FRONT PORCH	84	
A/C PAD	9	
FRONT STEPS	15	
PROPOSED ADDN. (HEATED)	600	
PROPOSED OPEN PATIO	113.5	
EXIST. GARAGE/SHOP	365.6	
TOTAL	1594.9	¢

LOT 4667.99 I.C. RATIO = $\frac{1594.9}{4667.99} = 34.1\%$

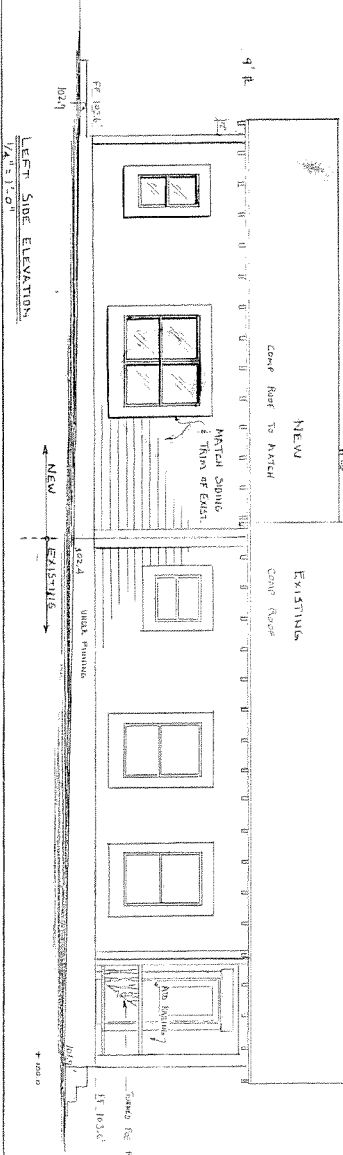
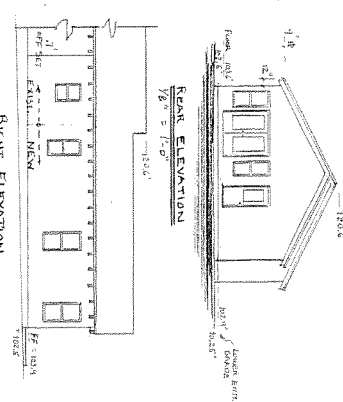
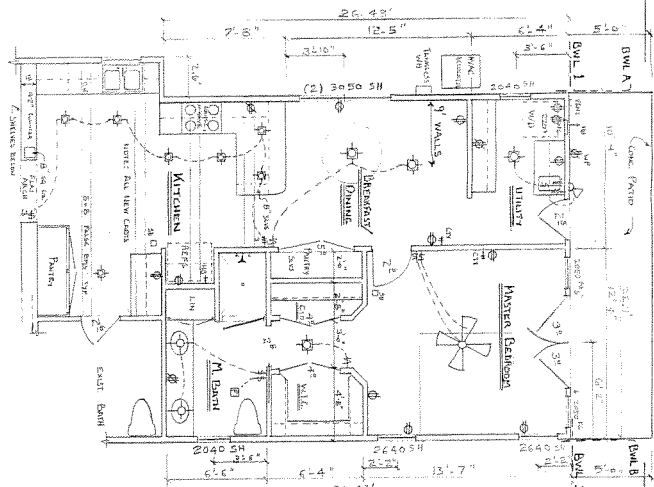
TCAD IS INCORRECT ABOUT "1ST FLOOR 721 SF"
AND, THERE IS NO "CARPORT". THE 2' x 20'
(120 SF) "COVERED WOOD DECK" IS BEING REMOVED/
REPLACED. ALSO, THERE IS NO "CONCRETE WALK".

$$1' - 0''$$




AREAS:
 EXISTING HOUSE (PARTIAL) 713.31 sq ft
 EXISTING FRONT PORCH 84 sq ft
 EXISTING PORCH 13 sq ft
 EXISTING REAR PORCH 113.5 sq ft
 EXISTING DRIVE 365.6 sq ft
 TOTAL 1594.1 sq ft

NOTES:
 1. LOT 21, 22, 23, 24, 25, 26
 2. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.
 3. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.
 4. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.
 5. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.



RIGHT ELEVATION
 1/2" = 1'-0"

NOTES:
 1. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.
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 3. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.
 4. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.
 5. THE HOUSE IS TO BE REMODELED TO A 1 1/2 STORY HOUSE.

A REMODELING ADDITION for SCOTT & ANITA CRASE

SCALE: 1/8" = 1'-0"

DATE: OCT '14

4406 AVE. D, AUSTIN, TX, 78751

TRAVIS COUNTY, TEXAS

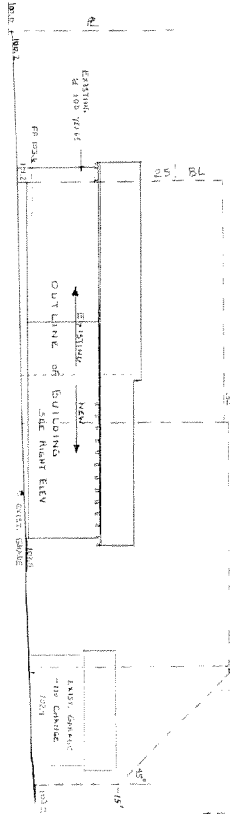
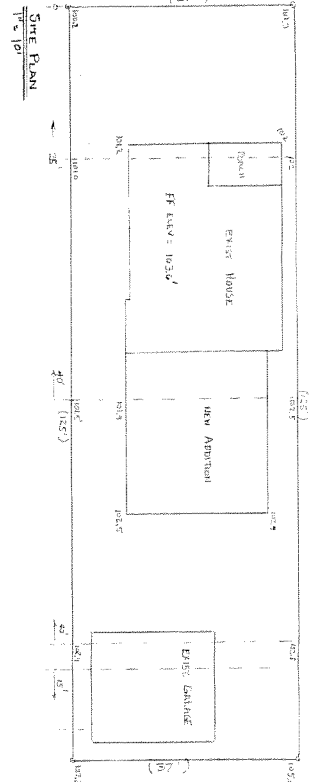
DESIGNED BY: ALB

DRAWING NUMBER: P. 1 OF 2

Alan Baldwin
 Interior Design Services and Drafting

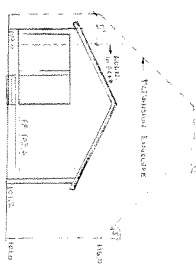
6659 Ephraim Rd.
 Austin, TX 78717

Phone (512) 255-9555
 Mobile (512) 507-6572

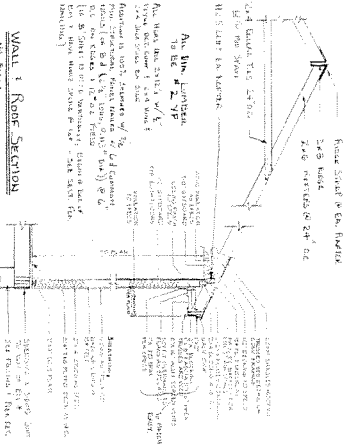


SITE SECTION
RIGHT SIDE

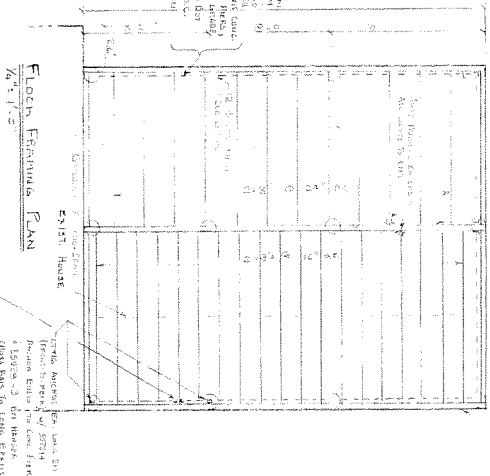
MANUSION SET BACK PLANS
ENVELOPES



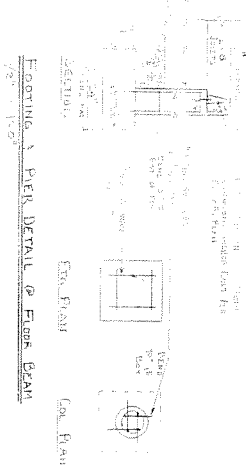
WALL & ROOF SECTION
100' SCALE



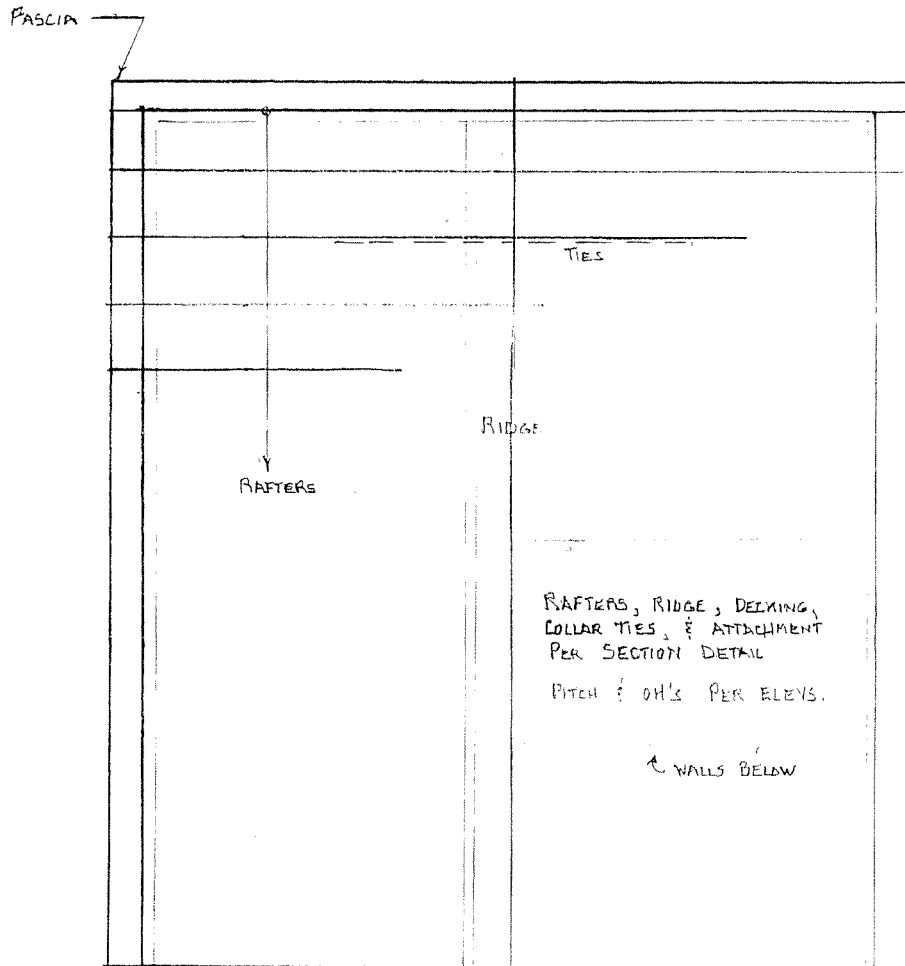
FLOOR FRAMING PLAN
1/4" = 1'-0"



FOOTING & PIER DETAIL @ FLOOR BEAM
1/2" = 1'-0"



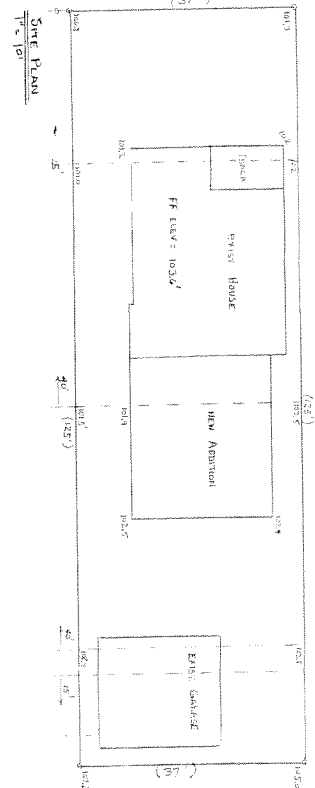
A. RENDALL
OCT 14
406 AVE. D. AUSTIN, TX 78751
P. 2 OF 2



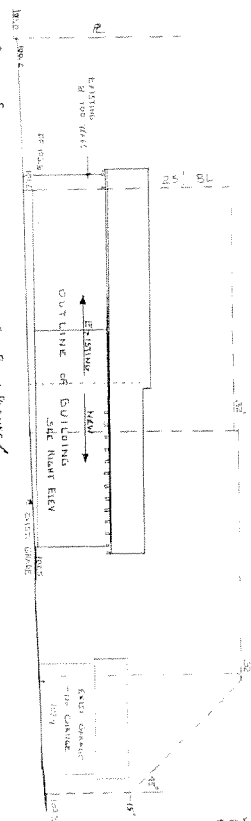
ROOF FRAMING PLAN

$\frac{1}{4}'' = 1'-0''$

encrypted message: use this sheet only if an individual lacks the visionary skills to interpret the roof as presented adequately elsewhere in the plans.

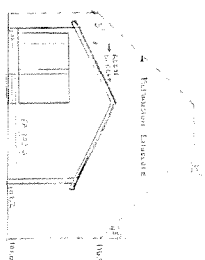


Sire Plan
1st 101

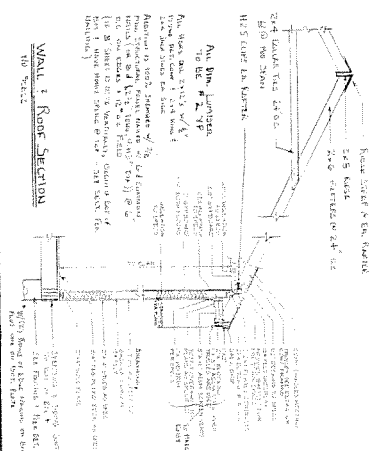


SITE SECTION

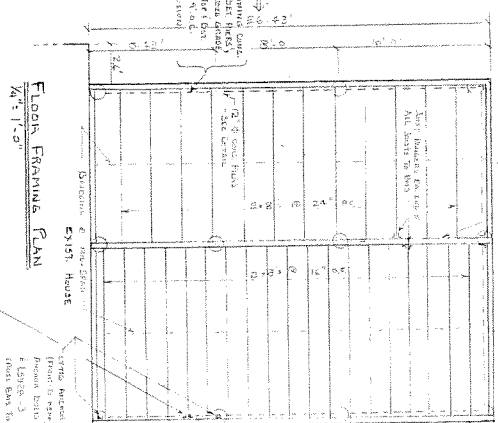
McMansion Set Back Plans



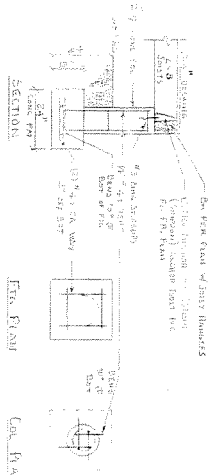
SITE SECTION - FRONT
1" = 10'




WALL & ROOF SECTION



FLOOR FRAMING PLAN
 $\frac{1}{4}" = 1' - 0"$



FOOTING & PIER DETAIL @ FLOOR BEAM



 IDEAL FOR THE HORSEMAN
 AND RANGER

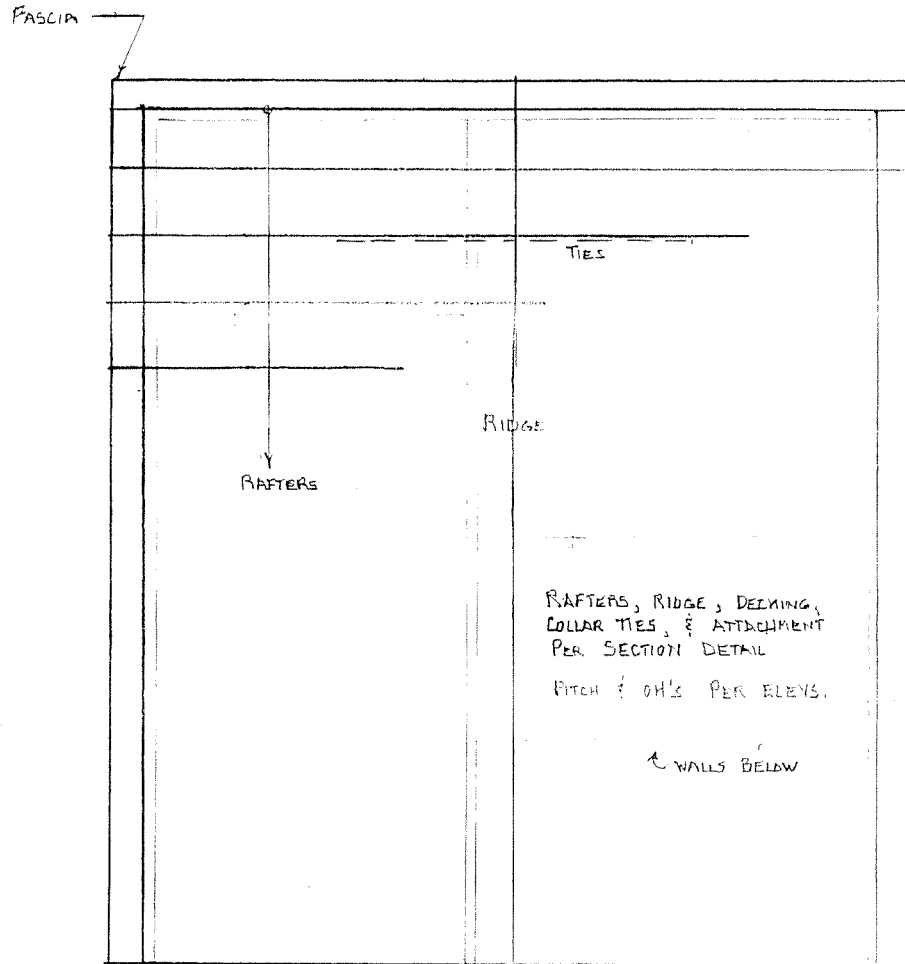
 "Chin Nodden"
 Western

 4265 FARMER, RD
 AUSTIN, TX 78717

A. RENOLDING AUBURN for
 SCOTT & ANITA GRANT
 OCT '14

4486 AVE. D, AUSTIN, TX. 78751
 TRAVIS COUNTY, TEXAS

P. L. 08



ROOF FRAMING PLAN

$\frac{1}{4}'' = 1'-0''$

encrypted message: use this sheet only if an individual lacks the visionary skills to interpret the roof as presented adequately elsewhere in the plans.

See Revised

CASE# C15-2015-0041
ROW# 11308335
TAX# 0221051614
TCAD ✓

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: 4406 Avenue D Austin, Tx 78751

LEGAL DESCRIPTION: Subdivision – Hyde Park Addition 1

Lot(s) 23 Block 6 Outlot- N12Ft lot 22 Division Hyde Park Addition 1

I/We Troy Alexander on behalf of myself/ourselves as authorized agent for

Anita & Scott Crase affirm that on _____, _____,

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)**

 x ERECT ATTACH COMPLETE x REMODEL MAINTAIN

To add 596 sqft. To a non complying lot that will extend the kitchen/ dinning area, 1 bedroom, 1 bathroom and 1 utility

Room. Remodel the existing kitchen by removing the old cabinets and create a walk through to the existing
living room. All the materials and design will be consistent with the existing style and appearance.

in a SF3 ~~NP~~ - HD - NCCD - NP (Hyde Park) 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:

A minor addition proposed is not allowed due to the lot size that was portioned many years ago.

HARDSHIP:

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

This lot was configured slightly different from the other lots in the surrounding area lots.

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

The addition brings the sqft. size to the average size of other homes in the surrounding areas.

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 to the house will be similar to others in the area and the addition will not change the front appearance of the home.

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:

N/A

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:

N/A

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

N/A

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

N/A

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 Troy Alexander Mail Address 610 CR. 273

City, State & Zip Leander TX 78641

Printed Troy Alexander Phone 512-762-3598 Date 1-24-15

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 Amita Cruse Mail Address 4406 Ave D.

City, State & Zip Austin TX 78751

Printed Amita Cruse Phone 512-947-9497 Date 1-27-15

CITY OF AUSTIN DEVELOPMENT WEB MAP

Anita Crase

4400 Ave D. Austin Tx 78751

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.



Heldenfels, Leane

From: lweidlich <lweidlich@mail2sevenseas.com>
Sent: Wednesday, March 04, 2015 3:37 PM
To: Heldenfels, Leane
Subject: 4406 Ave. D room addition - 2014-123124 PR

Hello Leane,

I am writing to confirm that the Hyde Park Neighborhood Association is not in opposition to granting a special exception or issuing a building permit for this room addition to 4406 Avenue D.

Lorre Weidlich
Co-President, Hyde Park Neighborhood Association

<-----Original Message----->

From: 'David Conner' via DevelopmentReview [developmentreview@googlegroups.com]
Sent: 3/4/2015 3:16:33 PM
To: developmentreview@googlegroups.com
Subject: Fw: RE: Re: 4406 Ave. D room addition - 2014-123124 PR

They came to DRC with plans last year and BOA wants Special exception to allows existing house to remain,,,they want to add small addition to back...HLC approved it,,but Paul Yadro city reviewer wants to make sure all ok from HP,,I am OK but someone from SC-Lorre needs to write email to Leane - this does not need to go to full HPNA - or even DRC anymore, they have been working on this permit for over 6 months now and is getting a little ridiculous from city staff.

david conner

See email from Leane below.

--- On Wed, 3/4/15, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

> From: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
> Subject: RE: Re: 4406 Ave. D room addition - 2014-123124 PR
> To: "David Conner" <davidcon@yahoo.com>
> Date: Wednesday, March 4, 2015, 2:02 PM
> Well, rather than a
> variance he's actually requesting a Special Exception to
> allow the existing encroaching structures to remain - but
> they can't be rebuilt. They could be added onto, but
> the addition upwards would have to meet setback requirements
> and outward is limited to 50% of the existing wall length.
> I'm not positive what the pending remodel application is



I, SCOTT K CRASE, 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 add a 1 story 500 sq ft addition at
the rear of my home, using all material to match the existing style.

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

Property Owner Name (Printed)	Address	Signature
Dena Childs	4401 AVENUE D, AUSTIN, TX 78751	Dena R. Childs
SERGIO H. LUNA	4408 AVENUE D, AUSTIN, TX 78751	Sergio H. Luna
DEVIN THOMAS	4402 AVENUE D, AUSTIN, TX 78751	Devin Thomas
Karin Cates	4410 AVENUE D, AUSTIN, TX 78751	Karin W. Cates







