


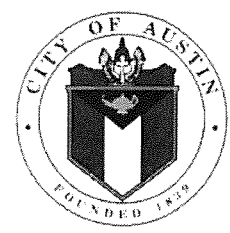




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0040
Address: 1210 CASTLE HILL STREET



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.

CASE# C15-2015-0040
ROW# 11308312
TAX# 0110010404

CITY OF AUSTIN CLAD ✓
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: 1210 Castle Hill Street, Austin TX 78703

LEGAL DESCRIPTION: Subdivision – ENFIELD A

Lot(s) 36 Block Outlot 6 Division Z

I/We Clayton&Little Architects on behalf of myself/ourselves as authorized agent for
Christy and J.C Butler affirm that on Feb 6, 2015,

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 REMODEL MAINTAIN

To erect a guest house within the 25'-0" setback.

Single Family House
in a Zoned MF-3 district. (Old West Austin)
(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 combination of the 25'-0" setback with the existing heritage tree CRZs restrict buildable area to our proposed location. Neighboring lots along Windsor Road have structures within this 25'-0" setback.

HARDSHIP:

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

The proposed building site is the most appropriate area for building on the property to maintain current and future health of existing heritage trees.

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

There is an existing precedent along Windsor Road, as neighboring lots along have built very similar structures within this 25'-0" setback.

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:

Due to topographical conditions of the site, the proposed building nestles into the hillside and will not be visible from Windsor Road.

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:

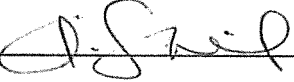
N/A

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

N/A

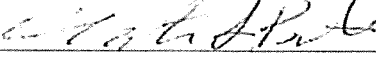
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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  Mail Address 1001 East 8th Street
City, State & Zip Austin, Texas 78702

Printed Annie-Laurie Grabiell Phone 512.477.1727 x208 Date 2.6.15

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  Mail Address 1210 Castle Hill Street
City, State & Zip Austin, TX 78703

Printed Christy Butler Phone 512.966.2260 Date 2.6.15

OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION

February 10, 2015

Board of Adjustment
City of Austin

Re: 1210 Castle Hill Street; Case No. 2015 0067

The Old West Austin Neighborhood Association (OWANA) supports the variance request in the above-referenced case. The property is a through lot, extending from Castle Hill Street to Windsor Road. That portion of the lot fronting on Windsor is subject to a 25-foot setback requirement. The owner plans to construct a guest house at the rear of the property. In order to avoid and protect heritage oaks on the property, the owner is seeking a variance to reduce the Windsor Road 25-foot setback to 13.5 feet. The proposed detached unit is consistent with the Neighborhood Plan, which encourages the addition of moderately-priced housing to maintain social and economic diversity in the neighborhood. In addition, nearby neighbors support the request.

On February 2, 2015, the OWANA Steering Committee voted to support the variance request to provide for a 13-foot setback on the property fronting Windsor Road.

If you have any questions regarding OWANA's position regarding the variance request please do not hesitate to contact me by email, seals@gsfpc.com, or by telephone, (512) 773-9464.

Thank you for your consideration,



Paul Seals, Chair, OWANA Steering Committee



January 26th 2015

RE: 1210 Castle hill garage addition

The currently proposed garage apartment location is the best for long term viability of the 39" Heritage Live oak and garage as it is further from the base of the tree than it would be if the building would follow the current 25 ft setback requirements. Thus, I am in support of the proposed location.

Sincerely,

Vincent Debrock

1/26/2015

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Manager
512-618-2625
vincent@txheritagetreecare.com
Certified Arborist #TX 1336-A
Commercial Pesticide Applicator License #035886
International Society of Arboriculture

Heritage Tree Care LLC • 100 W. Hillcrest Drive San Marcos, TX 78666
www.txheritagetreecare.com • 512-921-8452
State of the art, affordable tree care for Central Texas

Letter of Support

My name is Chris Anderson and I live at ~~1200~~ 1208 Castle Hill St.

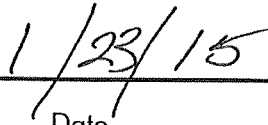
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Thank you,



Signature



Date

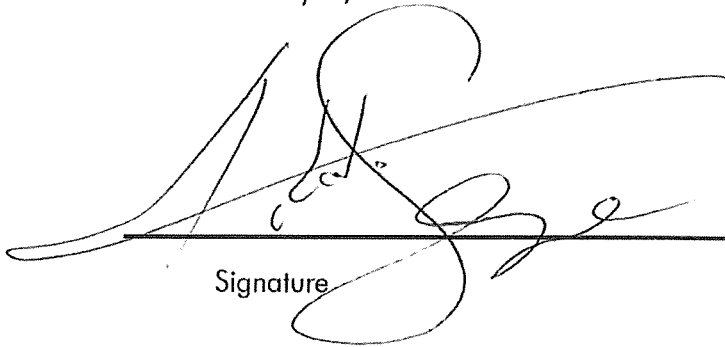
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I have no objection to their proposed garage apartment to be located within the 25' rear setback and am in support of the requested variance.

Thank you,



Signature

1-26-15

Date

Letter of Support

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Austin, Texas 78703

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Thank you,

Kirsten Tollefson

Signature

1/24/15

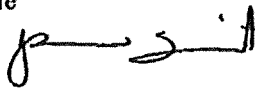
Date

Letter of Support

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Thank you,

Signature



Date

23 Jan 15

Letter of Support

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Thank you,



01.24.2015

Signature

Date

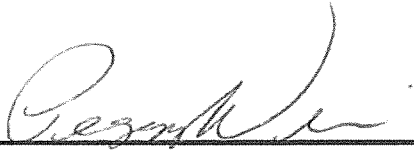
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Signature

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Date

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Thank you,

Fran Magee 1/22/15

Signature Date

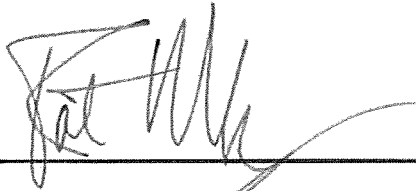
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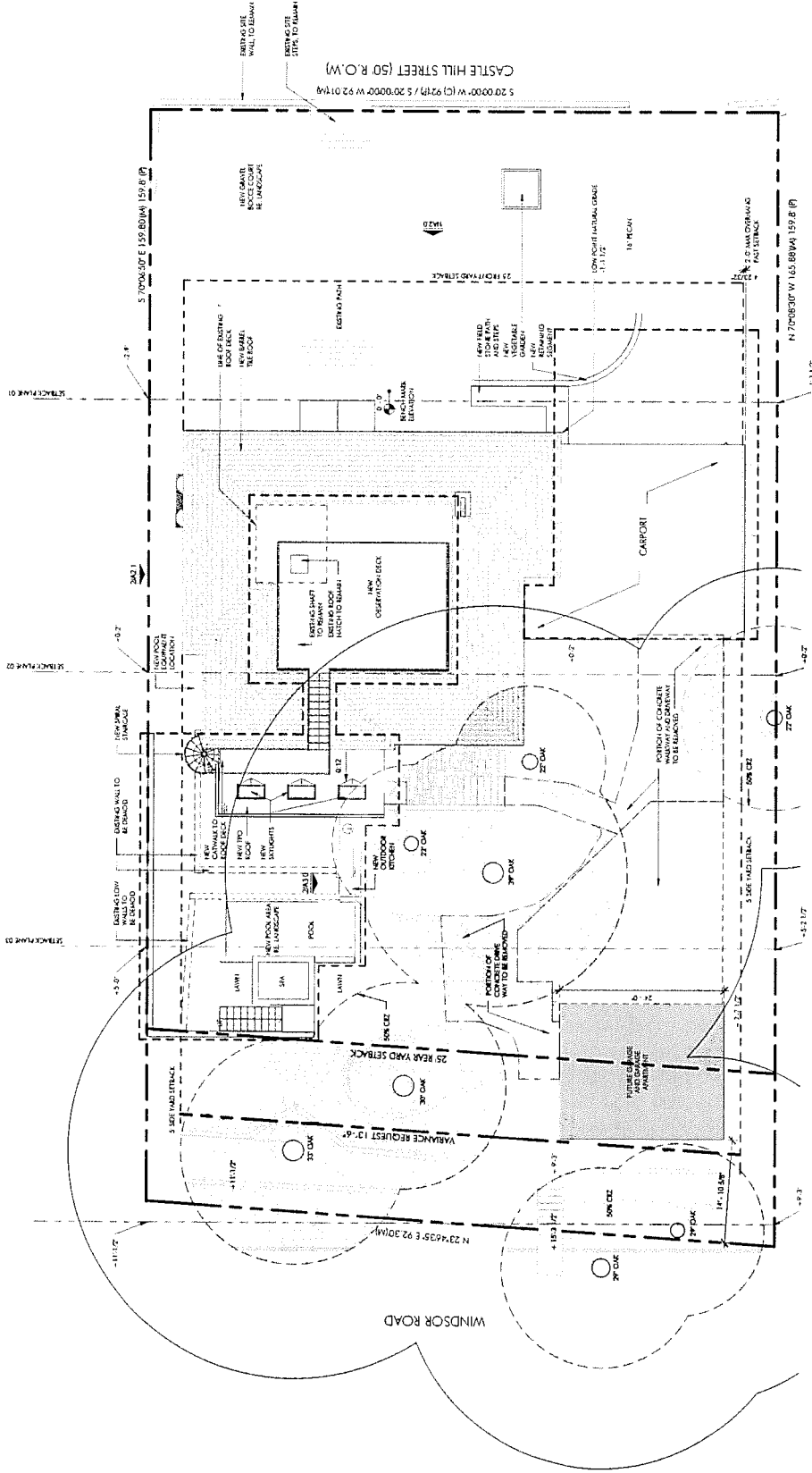
A handwritten signature in dark ink, appearing to read 'Bob Wynn', written over a horizontal line.

Signature

1.25.15

Date

15-2015-0040



Architects
Clayton & Little

EXISTING HERITAGE TREES ON SITE

VARIANCE REQUEST FOR WINDSOR STREET SETBACK

1210 CASTLE HILL STREET

BOARD OF ADJUSTMENT MEETING 4.13.2015

WINDSOR RD

0'-0"
WINDSOR RD



0'-0"



PROPOSED
STRUCTURE

13'-6"



12'-6"



SITE

PARKWAY

CASTLE HILL ST

8'-0"



7'-0"



0'-0"

W 12TH ST

W 13TH ST

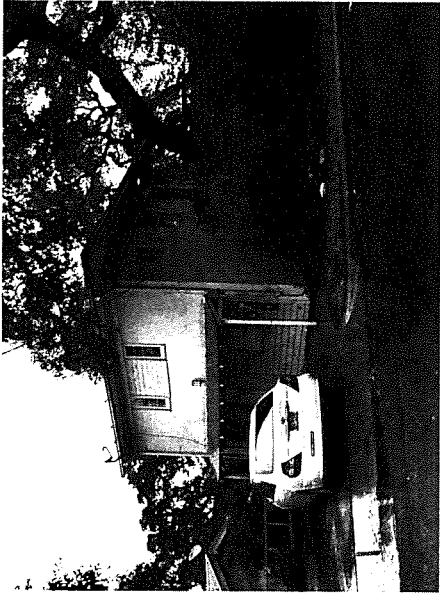
NEIGHBORING STRUCTURES WITHIN THE 25' SETBACK

VARIANCE REQUEST FOR WINDSOR STREET SETBACK

1210 CASTLE HILL STREET
BOARD OF ADJUSTMENT MEETING 4.13.2015

CLAYTON & LITTLE

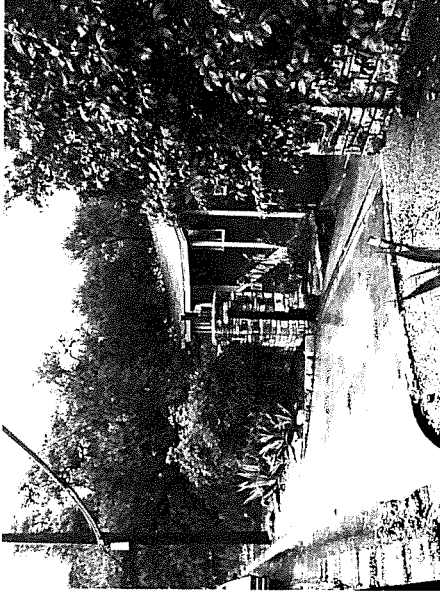
Clayton & Little



A
1403 WINDSOR ROAD



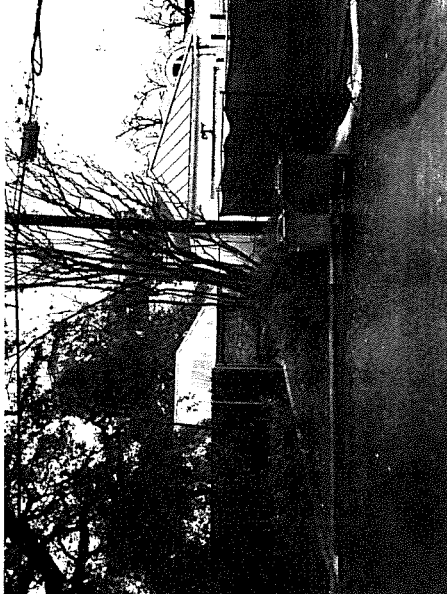
B
1401 WINDSOR ROAD



C
1409 WINDSOR ROAD



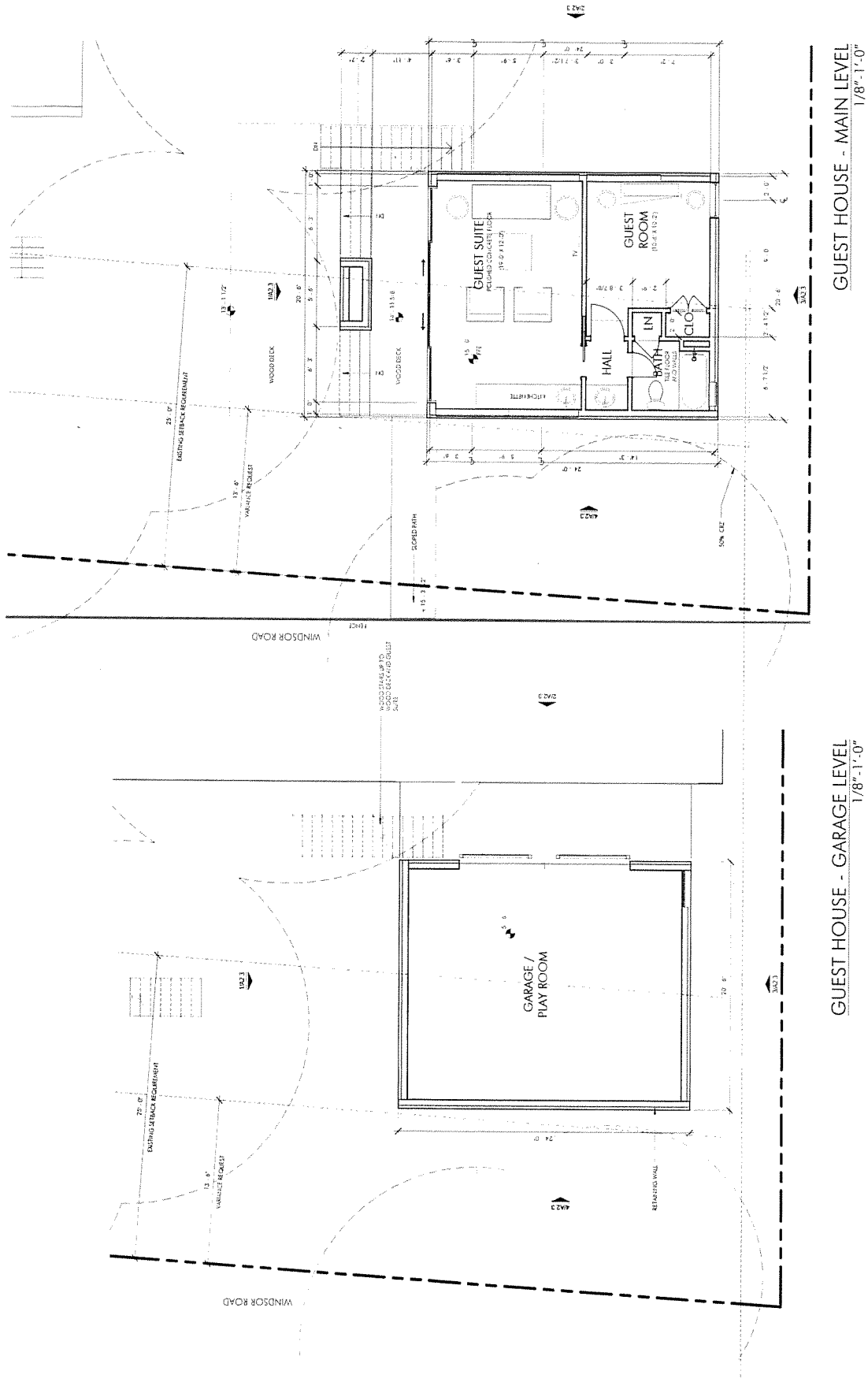
D
1204 CASTLEHILL STREET



E
1204 CASTLEHILL STREET

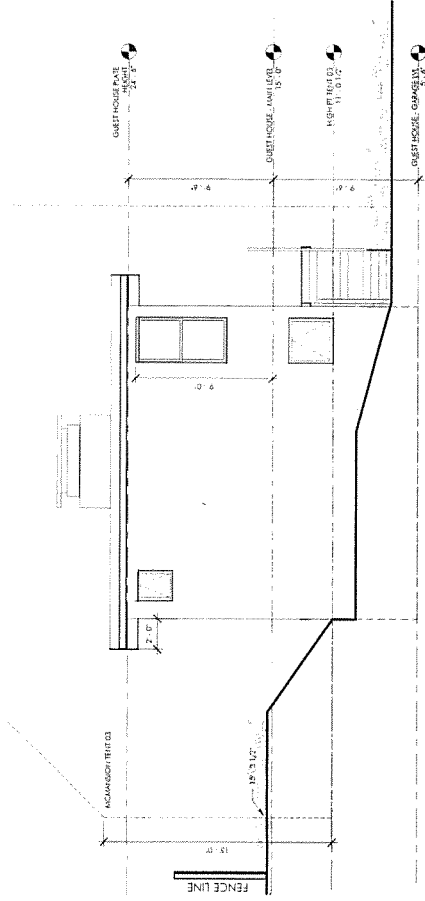


F
1202 CASTLEHILL STREET



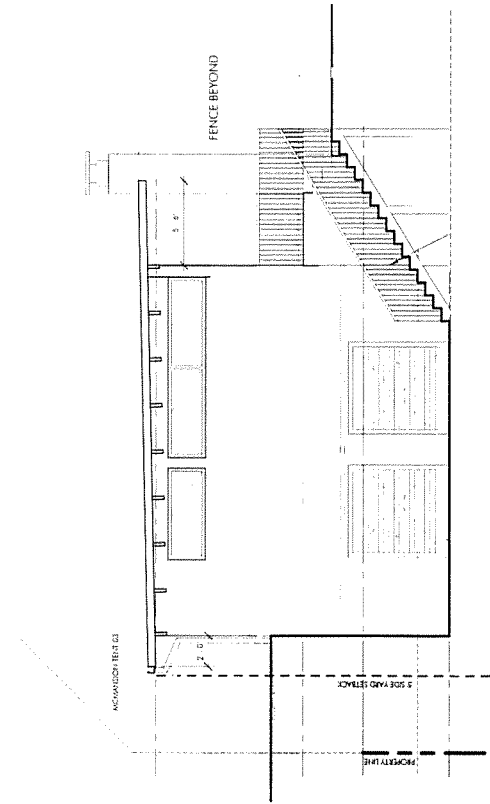
1210 CASTLE HILL STREET
 BOARD OF ADJUSTMENT MEETING 4.13.2015

VIEW OF PROPOSED GARAGE APARTMENT FLOOR PLANS
 VARIANCE REQUEST FOR WINDSOR STREET SETBACK

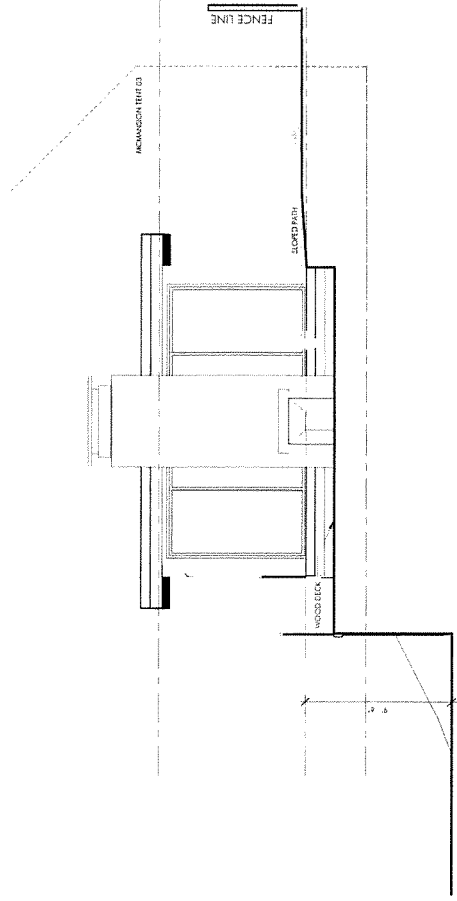


WEST ELEVATION
VIEW FROM WINDSOR ROAD
1/8" = 1'-0"

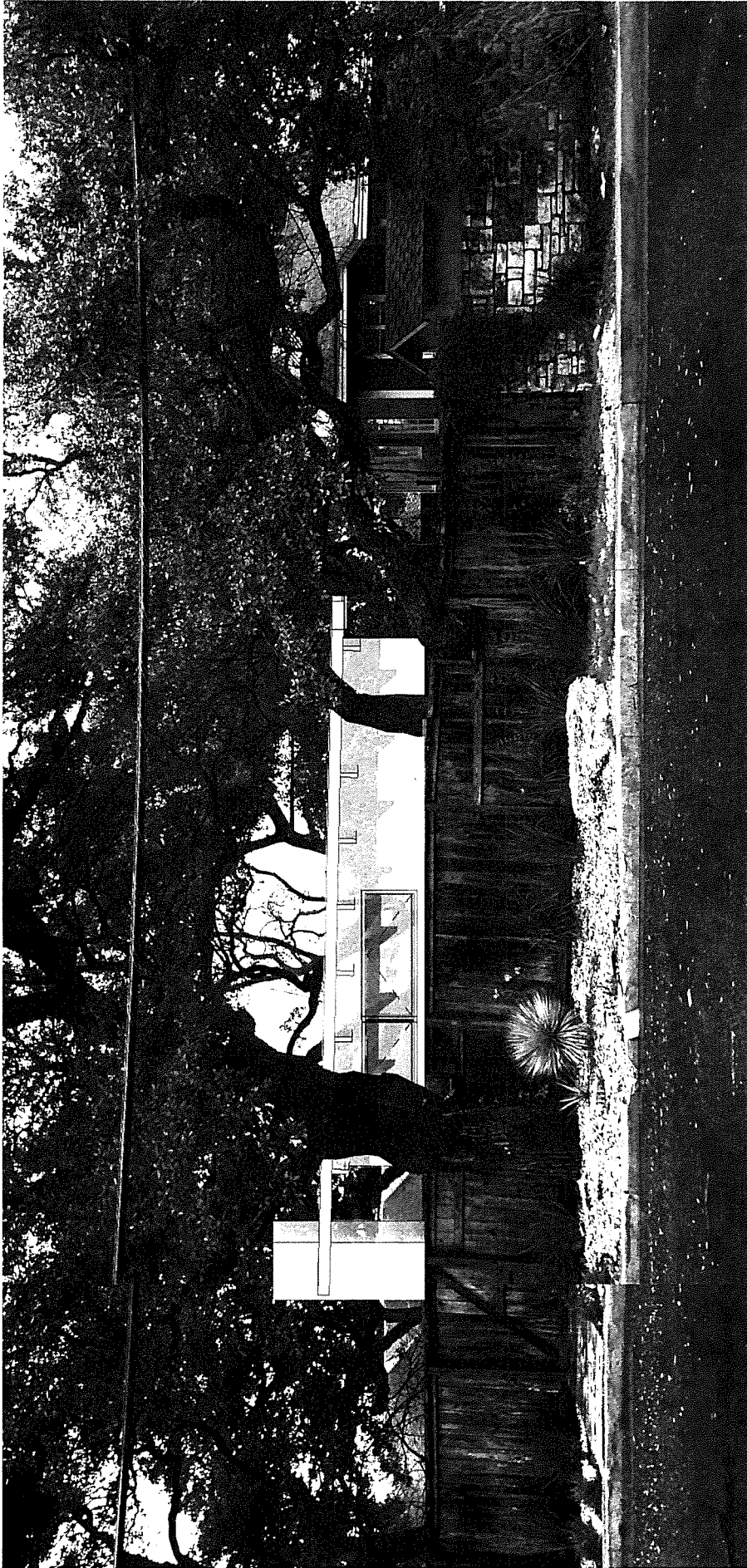
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

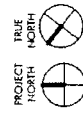


VIEW OF PROPOSED GARAGE APARTMENT FROM WINDSOR
VARIANCE REQUEST FOR WINDSOR STREET SETBACK

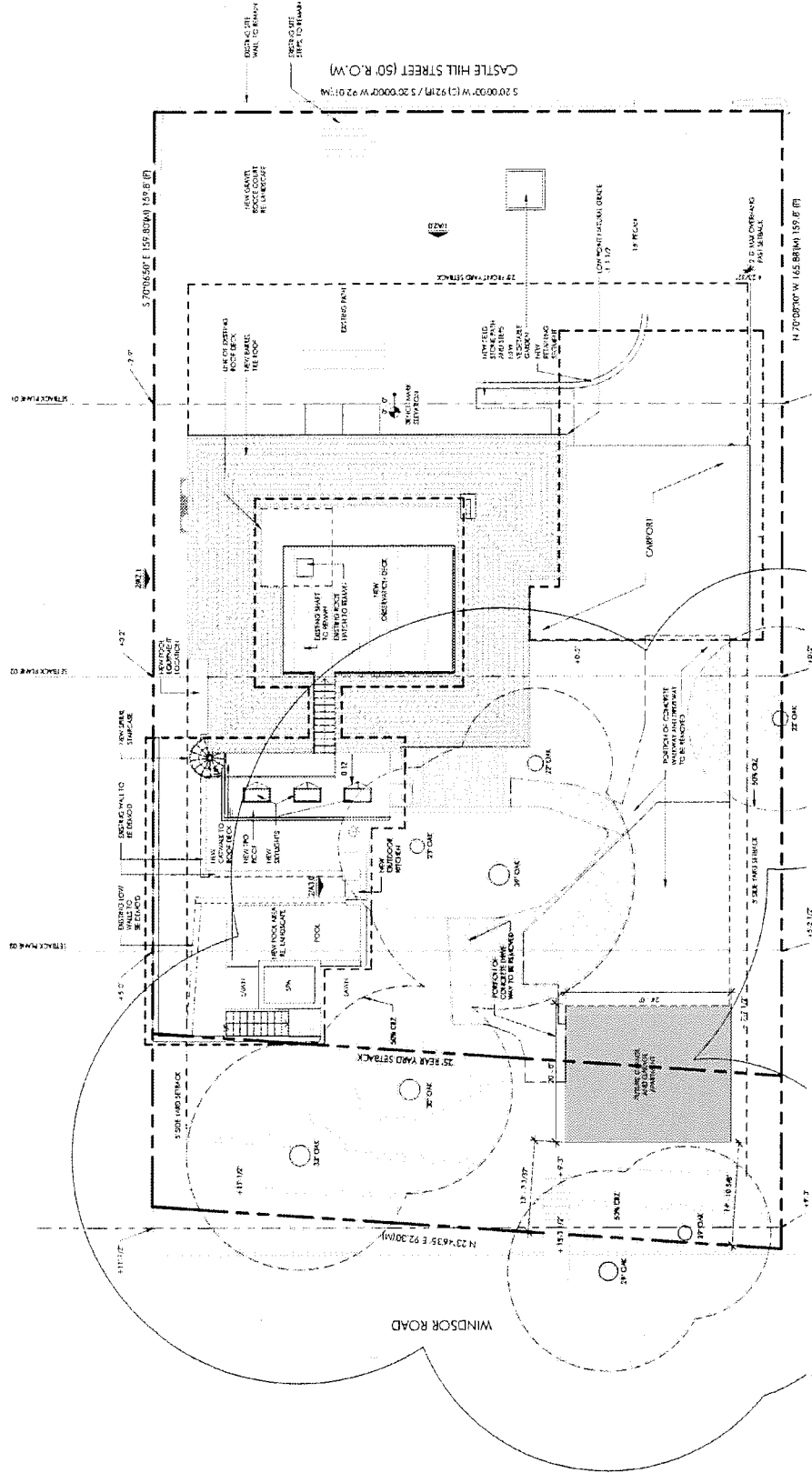
1210 CASTLE HILL STREET
BOARD OF ADJUSTMENT MEETING 4.13.2015

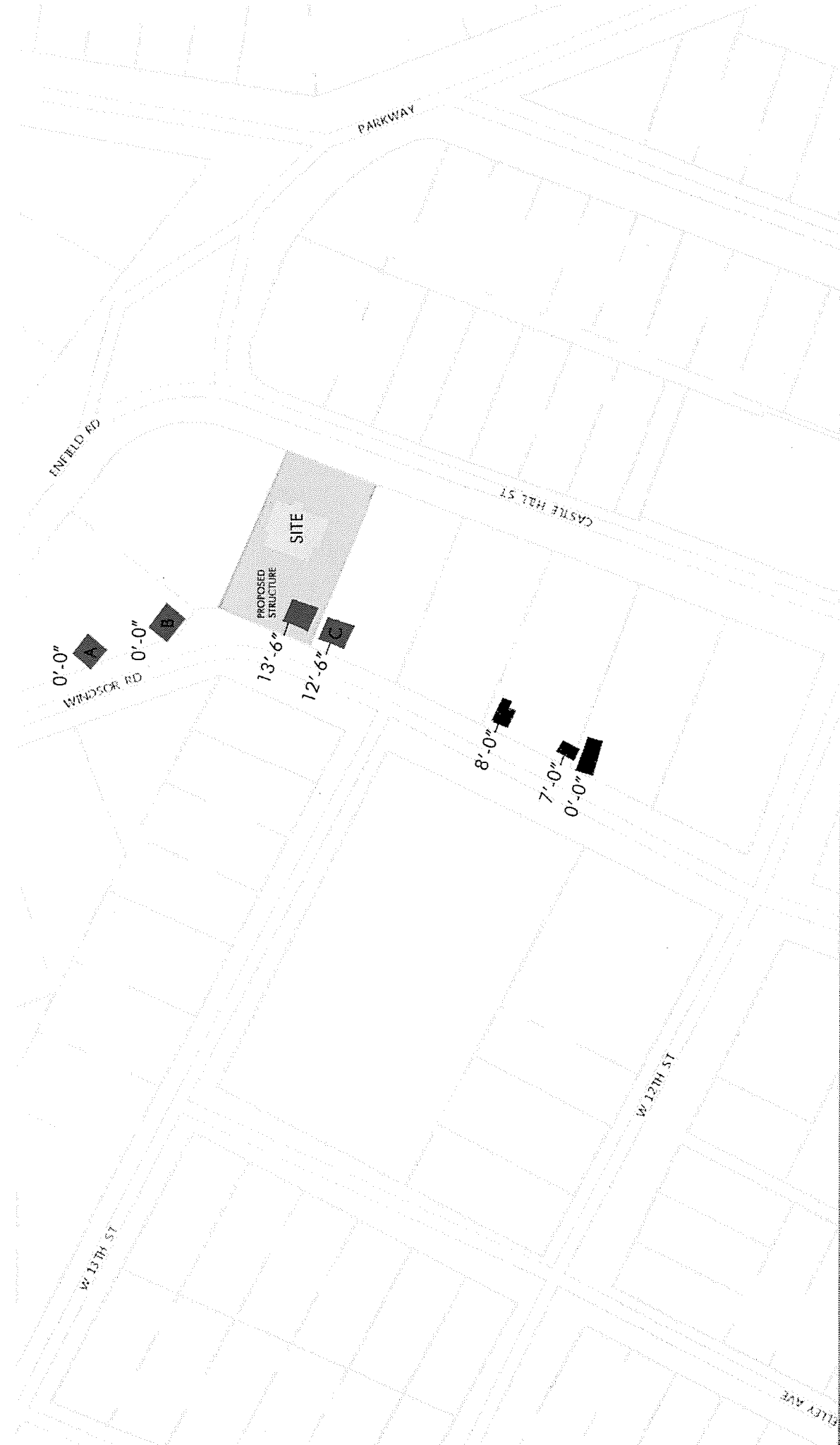
EXISTING HERITAGE TREES ON SITE
VARIANCE REQUEST FOR WINDSOR STREET SETBACK

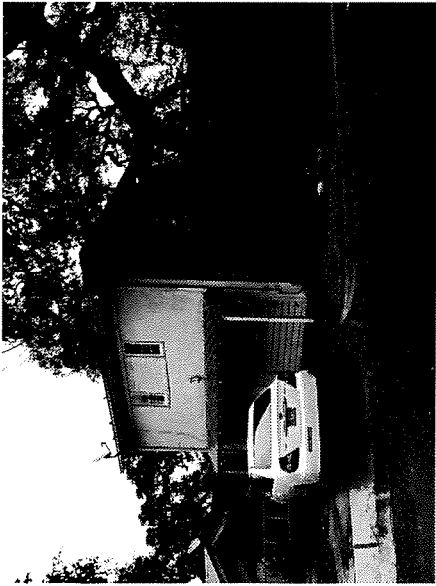
1210 CASTLE HILL STREET
BOARD OF ADJUSTMENT MEETING 3.9.2015



SCALE 1/16" = 1'-0"



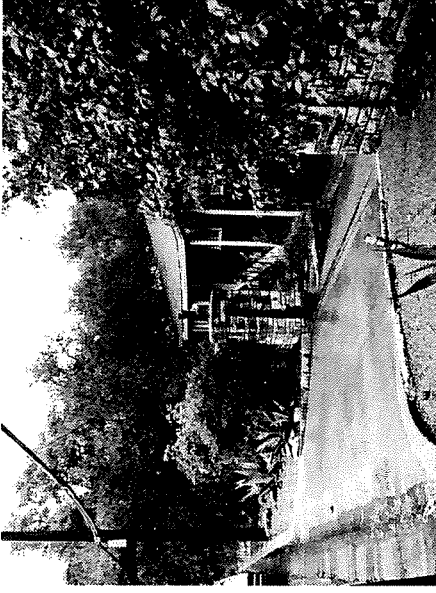




A
1403 WINDSOR ROAD



B
1401 WINDSOR ROAD



C
1409 WINDSOR ROAD



D
1204 CASTLEHILL STREET



E
1204 CASTLEHILL STREET

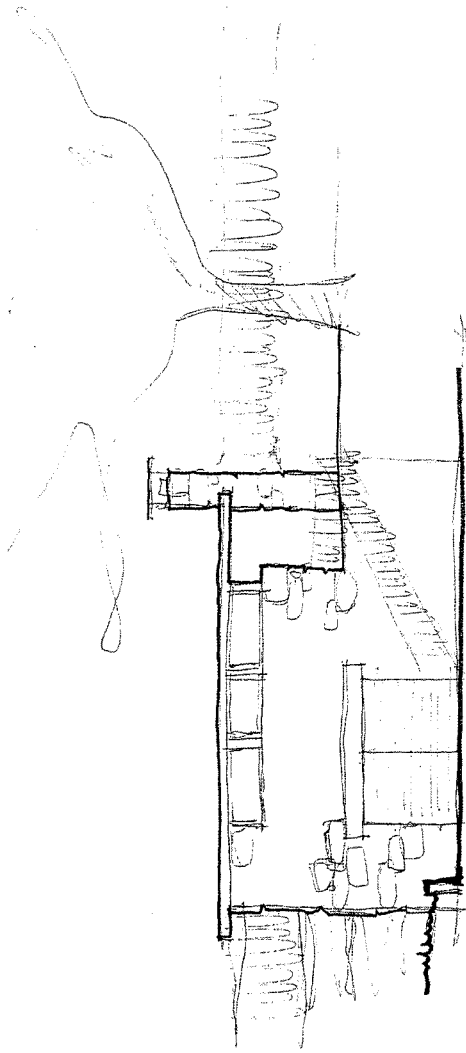


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1202 CASTLEHILL STREET

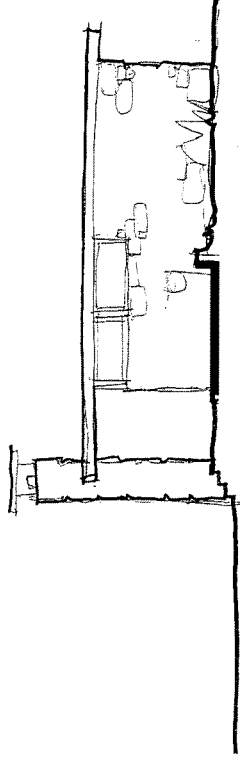
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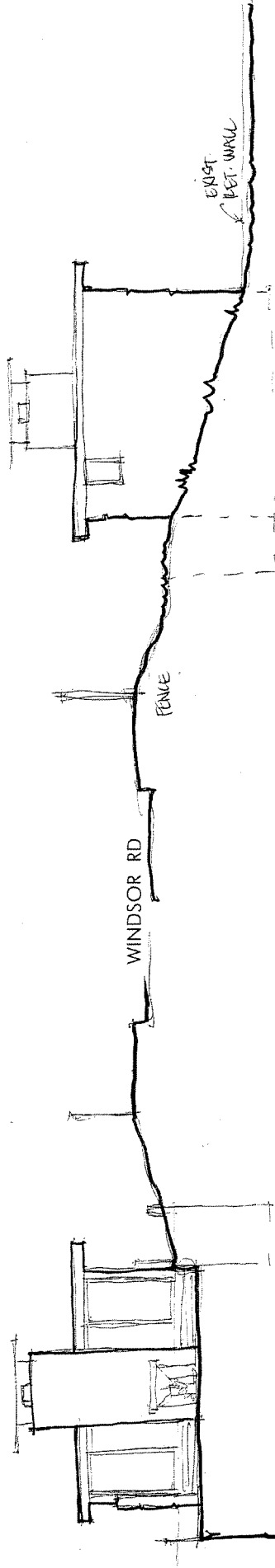
1210 CASTLE HILL STREET
BOARD OF ADJUSTMENT MEETING 3.9.2015



EAST ELEVATION



WEST ELEVATION
VIEW FROM FROM WINDSOR ROAD



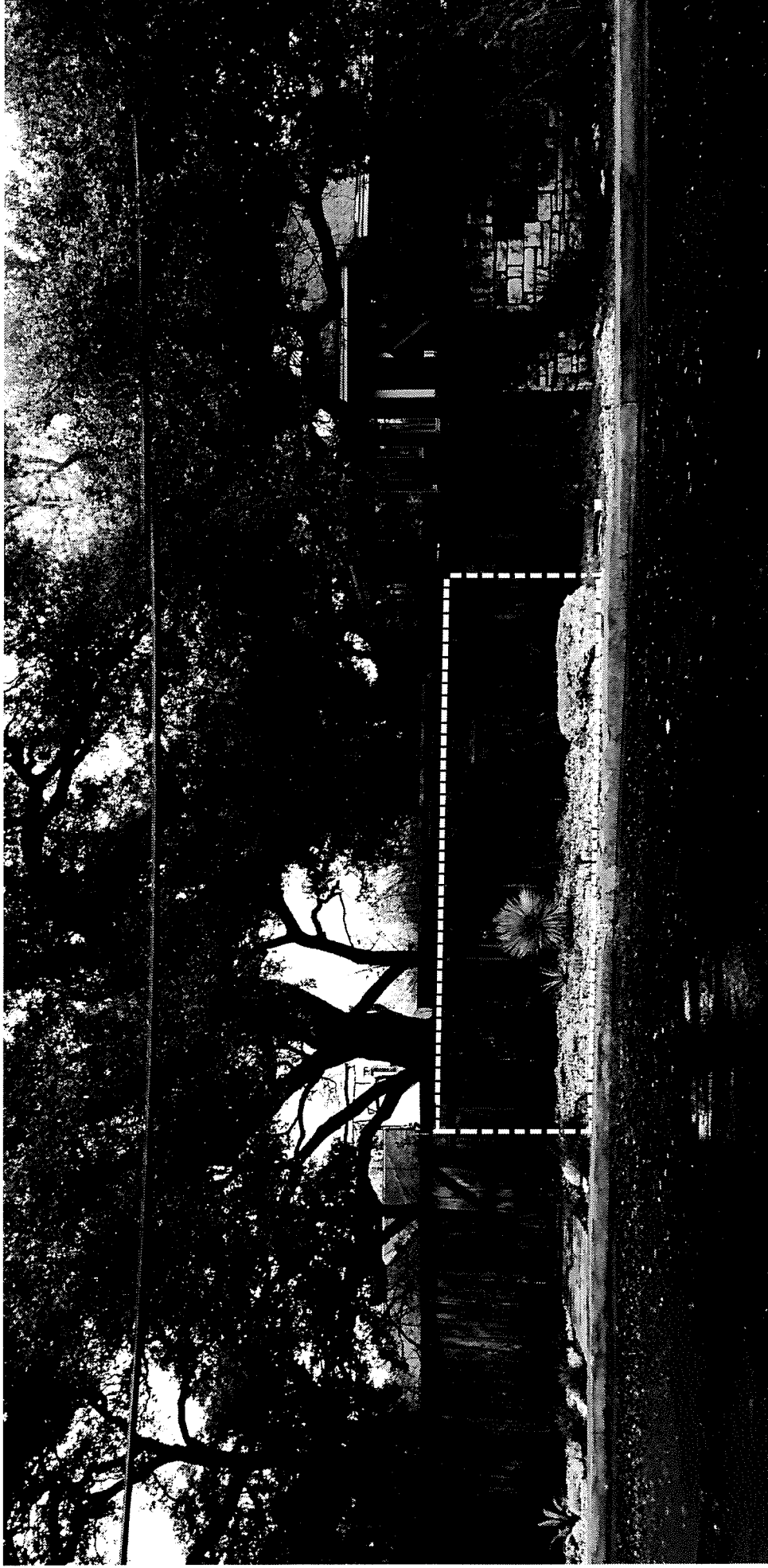
EAST ELEVATION

SOUTH ELEVATION

PROPOSED BUILDING ELEVATIONS
VARIANCE REQUEST FOR WINDSOR STREET SETBACK

1210 CASTLE HILL STREET
BOARD OF ADJUSTMENT MEETING 3.9.2015

Architects
Clayton & Little



1210 CASTLE HILL STREET
BOARD OF ADJUSTMENT MEETING 3.9.2015

VIEW OF PROPOSED GARAGE APARTMENT FROM WINDSOR
VARIANCE REQUEST FOR WINDSOR STREET SETBACK

Architects
Clayton & Little



January 26th 2015

RE: 1210 Castle hill garage addition

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Sincerely,

Vincent Debrock

1/26/2015

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Manager
512-618-2625
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Certified Arborist #TX 1336-A
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State of the art, affordable tree care for Central Texas

Letter of Support

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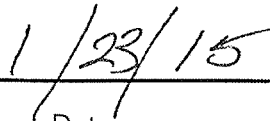
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Signature



Date

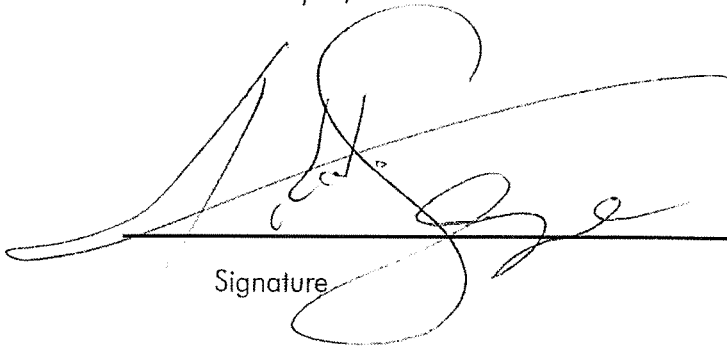
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My name is Hedda Payne and I live at 1212 Castle Hill #12

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Signature

1-26-15

Date

Letter of Support

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Thank you,

Kirsten Tollefson

Signature

1/24/15

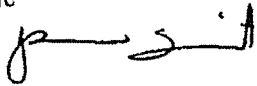
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Signature



Date

23 Jan 15

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01.24.2015

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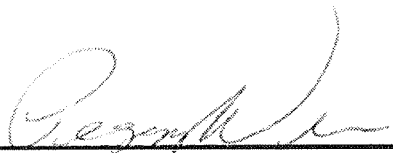
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01-24-2015

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Thank you,

<u>Fran Magee</u>	<u>1/22/15</u>
Signature	Date

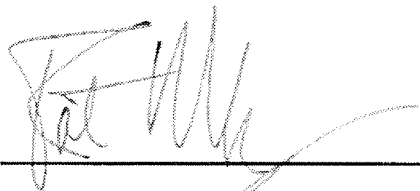
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Signature

1.25.15

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February 10, 2015

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City of Austin

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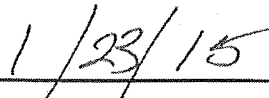
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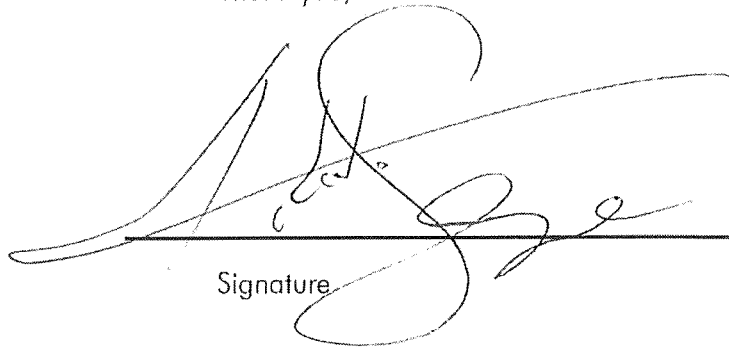
Letter of Support

My name is Hedda Payne and I live at 1212 Castle Hill #12.

My neighbors, Christy and J.C. Butler who live at 1210 Castle Hill Street, are requesting a variance to the existing rear Windsor Street setback due to the unique constraints of the site.

I have no objection to their proposed garage apartment to be located within the 25' rear setback and am in support of the requested variance.

Thank you,



Signature

1-26-15

Date

Letter of Support

My name is Kirsten Tollefson and I live at 1402 Windsor Road
Austin, Texas 78703

My neighbors, Christy and J.C. Butler who live at 1210 Castle Hill Street, are requesting a variance of the existing street rear yard setback due to the unique constraints of the site. I have no objection to their proposed garage apartment to be located within the rear yard setback and am in support of the requested variance.

Thank you,

Kirsten Tollefson

Signature

1/24/15

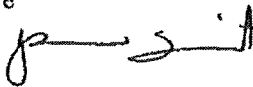
Date

Letter of Support

My name is JOHN TEINERT and I live at 1404 WINDSOR RD. My neighbors, Christy and J.C. Butler who live at 1210 Castle Hill Street, are requesting a variance of the existing street rear yard setback due to the unique constraints of the site. I have no objection to their proposed garage apartment to be located within the rear yard setback and am in support of the requested variance.

Thank you,

Signature



Date

23 JAN 15

Letter of Support

My name is RON WEISS and I live at 1105 ENFIELD Rd.

My neighbors, Christy and J.C. Butler who live at 1210 Castle Hill Street, are requesting a variance to the existing rear Windsor Street setback due to the unique constraints of the site.

I have no objection to their proposed garage apartment to be located within the 25' rear setback and am in support of the requested variance.

Thank you,



01.24.2015

Signature

Date

Letter of Support

My name is Peggy Weiss and I live at 1105 ENFIELD.

My neighbors, Christy and J.C. Butler who live at 1210 Castle Hill Street, are requesting a variance to the existing rear Windsor Street setback due to the unique constraints of the site.

I have no objection to their proposed garage apartment to be located within the 25' rear setback and am in support of the requested variance.

Thank you,

Peggy Weiss 01-24-2015

Signature Date

Letter of Support

My name is FRAN Magee and I live at 1219 Castle Hill St.. My neighbors, Christy and J.C. Butler who live at 1210 Castle Hill Street, are requesting a variance of the existing street rear yard setback due to the unique constraints of the site. I have no objection to their proposed garage apartment to be located within the rear yard setback and am in support of the requested variance.

Thank you,

Fran Magee

Signature

1/22/15

Date

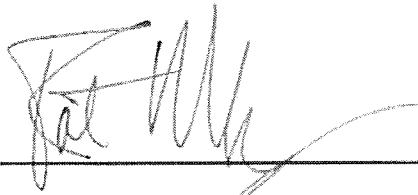
Letter of Support

My name is BOB WYNN and I live at 1209 CASTLE HILL.

My neighbors, Christy and J.C. Butler who live at 1210 Castle Hill Street, are requesting a variance to the existing rear Windsor Street setback due to the unique constraints of the site.

I have no objection to their proposed garage apartment to be located within the 25' rear setback and am in support of the requested variance.

Thank you,



Signature

1.25.15

Date



January 26th 2015

RE: 1210 Castle hill garage addition

The currently proposed garage apartment location is the best for long term viability of the 39" Heritage Live oak and garage as it is further from the base of the tree than it would be if the building would follow the current 25 ft setback requirements. Thus, I am in support of the proposed location.

Sincerely,

Vincent Debrock

1/26/2015

Vincent Debrock
Manager
512-618-2625
vincent@txheritagetreecare.com
Certified Arborist #TX 1336-A
Commercial Pesticide Applicator License #035886
International Society of Arboriculture

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