

CASE# 45-2015-0059  
ROW# 11327655  
TAX# 0219060403

**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: 4005 Avenue D, Austin, TX 78751

LEGAL DESCRIPTION: LOT 11-12 BLK 33 HYDE PARK ADDN NO 1

I/We on behalf of myself/ourselves as authorized agent for Steven and Susie Roselle

affirm that on March 9th, 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)**

xx ERECT    xx ATTACH       COMPLETE       REMODEL    xx MAINTAIN

Construct an addition to the existing 2-2 house to enlarge it to 3-2, increasing the lot coverage from

68% to 70% (exception to LDC 25-2-492 - Site Development Regulations) in a SF-3-HD-NCCD-NP

district.

*(Hyde Park)*

**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:

They do not take into account the location of the property within the central city area, where more building density is desired, or the historic status of the property and the area in which it is located (Hyde Park).

**HARDSHIP:**

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

The topography of the lot is such that rainwater and other runoff from adjoining lots pools in the yard(s) of the subject property.

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

This topography is unique to the subject property.

**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 yard(s) of the subject property have been paved with salvaged vintage brick in order to direct runoff into a sump pump, which routes the water off the lot and into the city drainage system. This prevents water from pooling in the yard(s) of the subject property and causing damage to the foundations of the historic house and other structures, providing habitat for undesirable insects and mold growth, and preventing the owners from being able to use their yard during wet weather. Leaving this drainage system in place will not alter the character of the area because no changes are proposed. It will not impair the purpose of the zoning regulations because the existing drainage system performs the same purpose that limitations on lot coverage are intended to perform (protects ground water quality).

**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: (Not Applicable)
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: (Not Applicable)
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: (Not Applicable)
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: (Not Applicable)

**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 [Signature] Mail Address 110 E 37th #108

City, State & Zip Austin, TX 78705

Printed Name Lotte Vehko Phone 512-708-0703 Date March 9, 2015

**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 [Signature] Mail Address 4005 Avenue D

City, State & Zip Austin, TX 78751

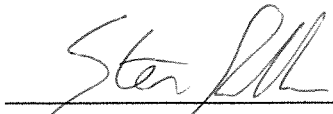
Printed Name Steven Roselle Phone 512-452-8456 Date 3/9/15

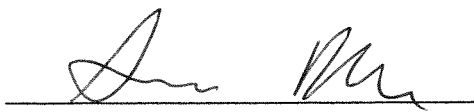
March 9, 2015

City of Austin  
Residential Building Review  
505 Barton Springs Road  
Austin, Texas

To whom it may concern:

This is to certify that we, the owners of 4005 Avenue D,  
Austin, Texas, authorize Lotte Vehko of Vehko Architecture  
to act as our agent with the city of Austin regarding the  
construction project "Roselle Residence" (Vehko  
Architecture project number 14-1006).

  
\_\_\_\_\_  
Steve Roselle

  
\_\_\_\_\_  
Susie Roselle

  
\_\_\_\_\_  
Date

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

NO 2246972

ACCOUNT NUMBER: 02-1906-0403-0000

PROPERTY OWNER:

ROSELLE STEVEN T L & SUSAN M L  
SUSAN M LEVITSKY  
4005 AVENUE D  
AUSTIN, TX 78751-4615

PROPERTY DESCRIPTION:

LOT 11-12 BLK 33 HYDE PARK ADDN NO  
1

ACRES

.1370 MIN%

.000000000000 TYPE

SITUS INFORMATION: 4005 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            | *ALL PAID* |
|                   | CITY OF AUSTIN (TRAV) | *ALL PAID* |
|                   | TRAVIS COUNTY         | *ALL PAID* |
|                   | TRAVIS CENTRAL HEALTH | *ALL PAID* |
|                   | ACC (TRAVIS)          | *ALL PAID* |
| TOTAL SEQUENCE 0  |                       | *ALL PAID* |
| TOTAL TAX:        |                       | *ALL PAID* |
| UNPAID FEES:      |                       | * NONE *   |
| INTEREST ON FEES: |                       | * NONE *   |
| COMMISSION:       |                       | * NONE *   |
| TOTAL DUE ==>     |                       | *ALL PAID* |

TAXES PAID FOR YEAR 2014 \$8,582.17

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 03/10/2015

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 

ROSELLE RESIDENCE  
4005 AVENUE D  
AUSTIN, TEXAS

Vehko Architecture  
512.458.9791  
vehko@sbcglobal.net

LIST OF DRAWINGS

LEGEND

12 ROOF SLOPE

1 KEYED NOTE

PI TYPICAL ASSEMBLY

101 DOOR NUMBER

101 WINDOW NUMBER

101.5 HEIGHT

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 11-12 BLK 33  
HYDE PARK ADDN NO 1  
TAX PROPERTY ID NUMBER: 214757

ZONING: SF-3-HD-MCD-NP

ZONING OVERLAYS: HYDE PARK  
NATIONAL REGISTER HISTORIC  
DISTRICT, HYDE PARK NEIGHBORHOOD  
PLANNING AREA, RESIDENTIAL DESIGN  
STANDARDS

ADOPTED NEIGHBORHOOD PLAN TOOLS:  
SMALL LOT AMNESTY INFILL

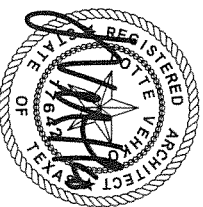
HISTORIC STATUS: NATIONAL REGISTER  
DISTRICT CONTRIBUTING PROPERTY

ELEVATION VIEW  
AT NUMBER/SHEET  
INDICATED

SECTION VIEW  
AT NUMBER/SHEET  
INDICATED

COMMON ABBREVIATIONS:

AFF ABOVE FINISHED FLOOR  
CL CENTER LINE  
SIM SIMILAR  
ETR EXISTING TO REMAIN  
TYP TYPICAL  
EQ EQUAL - DIVIDE  
AVAILABLE SPACE  
EQUALLY

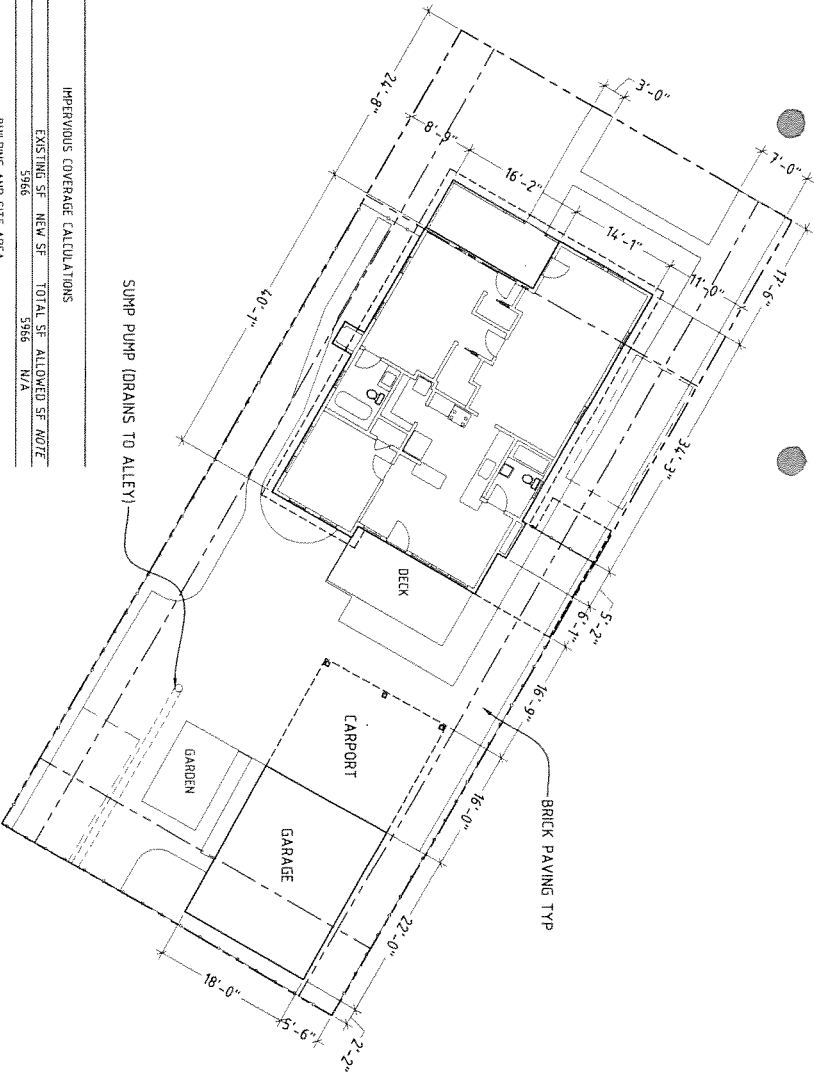


TITLE SHEET  
DRAWING SCALE: AS NOTED  
PERMITTING / CONSTRUCTION DRAWING

ROSELLE RESIDENCE | 4005 Avenue D | Austin, Texas  
DATE: 09 MAR 2015

PROJECT NUMBER: 14-1006

REVISIONS:



SUMP PUMP (DRAINS TO ALLEY)

BRICK PAVING TYP

1 EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"

IMPERVIOUS COVERAGE CALCULATIONS

| EXISTING SF | NEW SF | TOTAL SF | ALLOWED SF |
|-------------|--------|----------|------------|
| 5966        |        | 5966     | N/A        |

BUILDING AND SITE AREA

|                         |      |      |      |
|-------------------------|------|------|------|
| 1ST FLOOR GROSS AREA    | 1291 | 287  | 1578 |
| COVERED FRONT PORCH     | 117  | 0    | 117  |
| NORTH CARPORT           | 863  | -163 | 0    |
| DETACHED GARAGE         | 395  | 0    | 395  |
| REAR CARPORT            | 288  | -288 | 0    |
| TOTAL BUILDING COVERAGE | 2254 | -164 | 2090 |

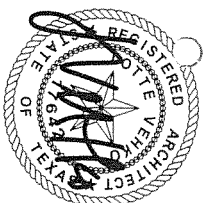
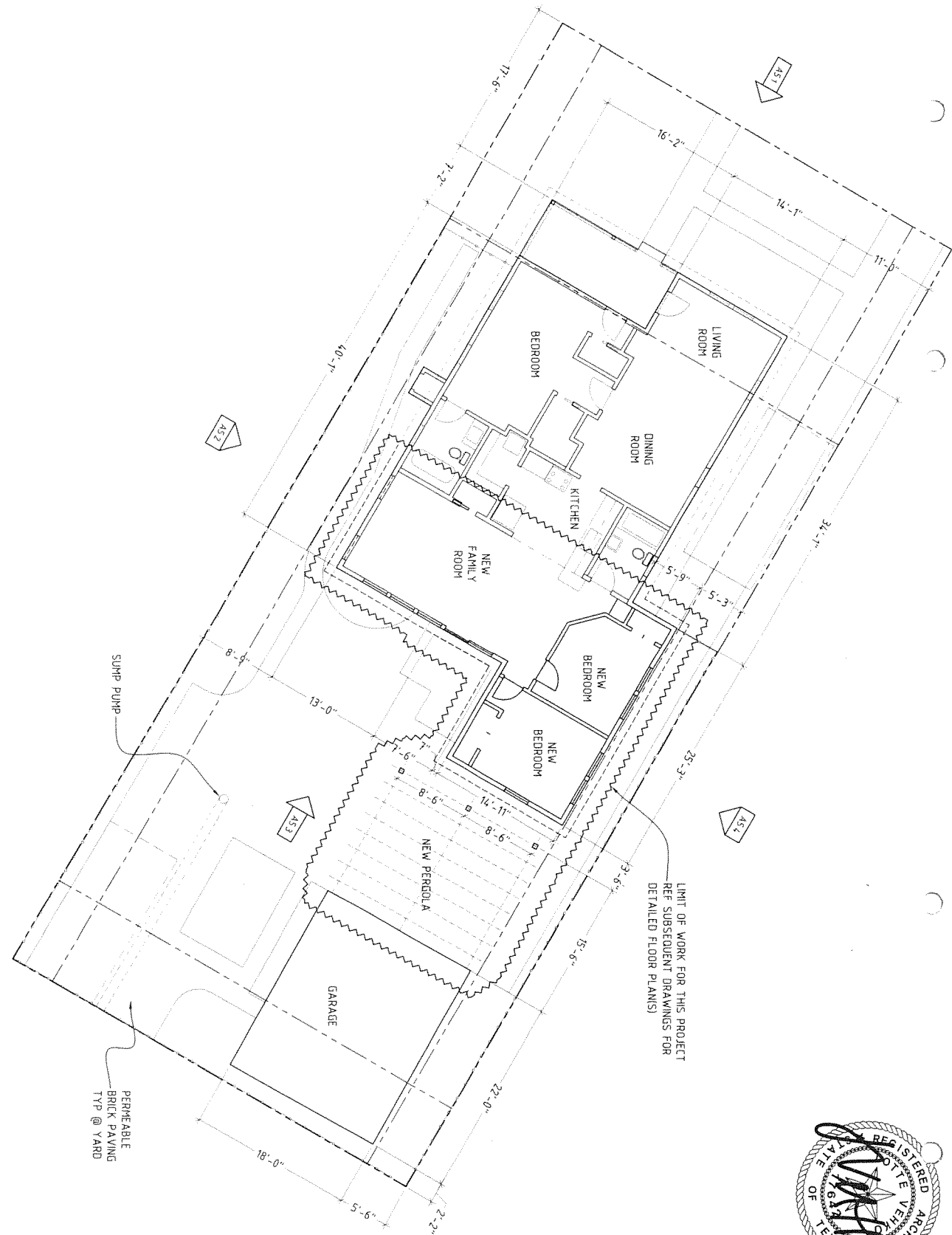
|                        |      |     |       |
|------------------------|------|-----|-------|
| FRONT DRIVE & WALKWAY  | 420  | 81  | 501   |
| REAR YARD BRICK PAVING | 1350 | 227 | 1577  |
| A/C UNITS              | 9    | 0   | 9     |
| TOTAL SITE COVERAGE    | 4033 | 114 | 4147  |
|                        | 6752 |     | 70.0% |


FLOOR TO AREA RATIO

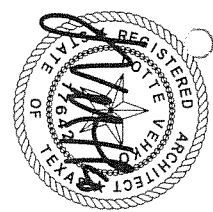
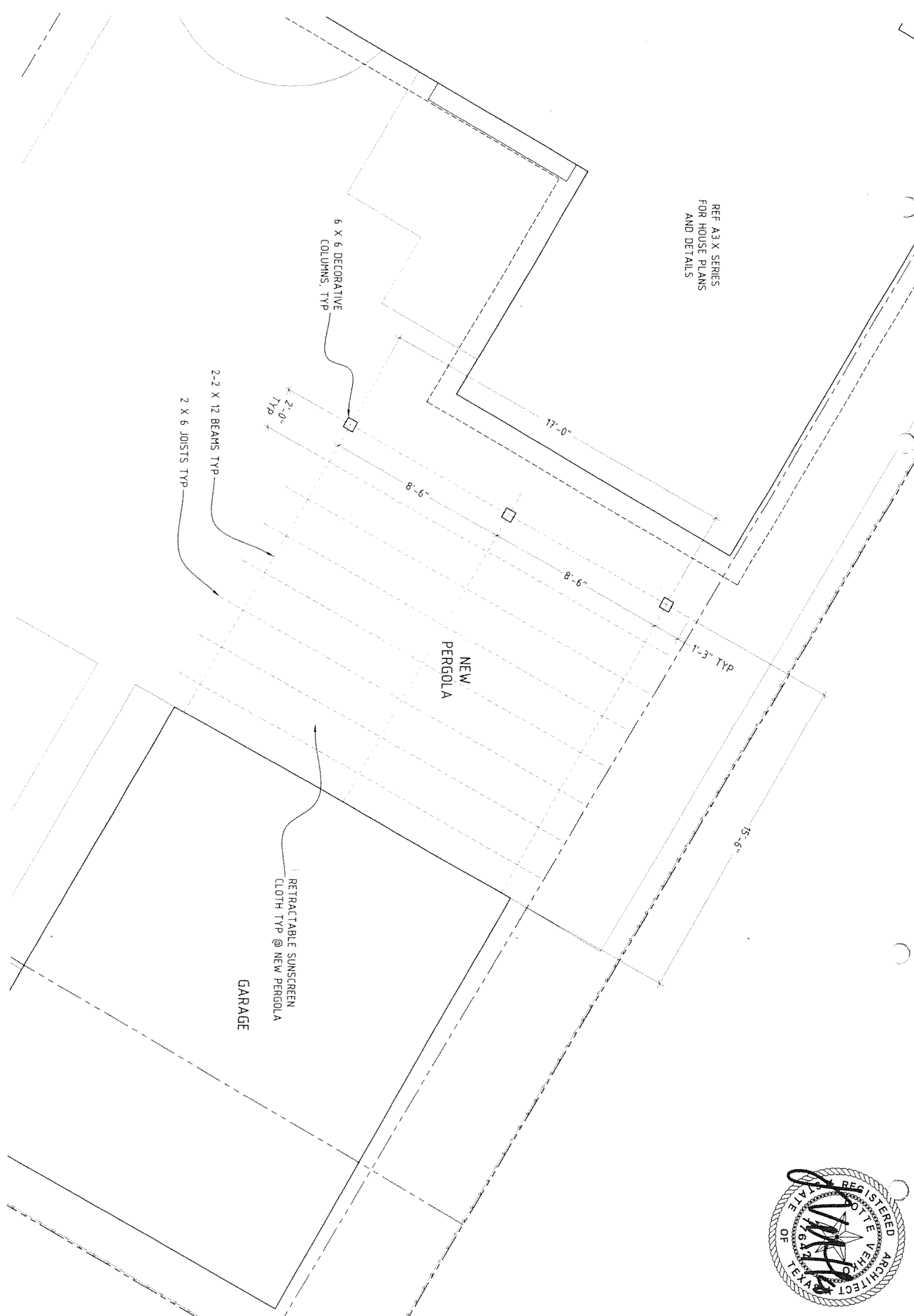
| EXISTING SF                  | NEW SF | TOTAL | ALLOWED SF |
|------------------------------|--------|-------|------------|
| 1ST FLOOR GROSS AREA (HOUSE) | 1291   | 287   | 1578       |
| DETACHED GARAGE              | 395    | 0     | 0          |
| TOTAL GROSS FLOOR AREA       | 1686   | 287   | 1973       |
| F.A.R.                       | 0.28   |       | 0.40       |

PARKING CALCULATION

|                             |      |  |
|-----------------------------|------|--|
| REQD FOR SF RESIDENCE       | 200  | 1.450 SF EXHIBIT B2R LOT 25-2-F-3.2.2      |
| SUBTOTAL                    | 200  | 2. "NEW" REFERS TO BRICK PAVING PREVIOUSLY |
| REDUCTION PER LOT 25-6-4.7B | 0.80 | COVERED BY DETACHED CARPORT'S              |
| SUBTOTAL                    | 160  |  |
| TOTAL PARKING SPACES REQD   | 2    |  |

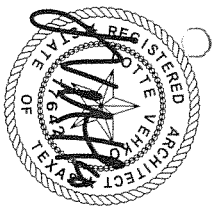
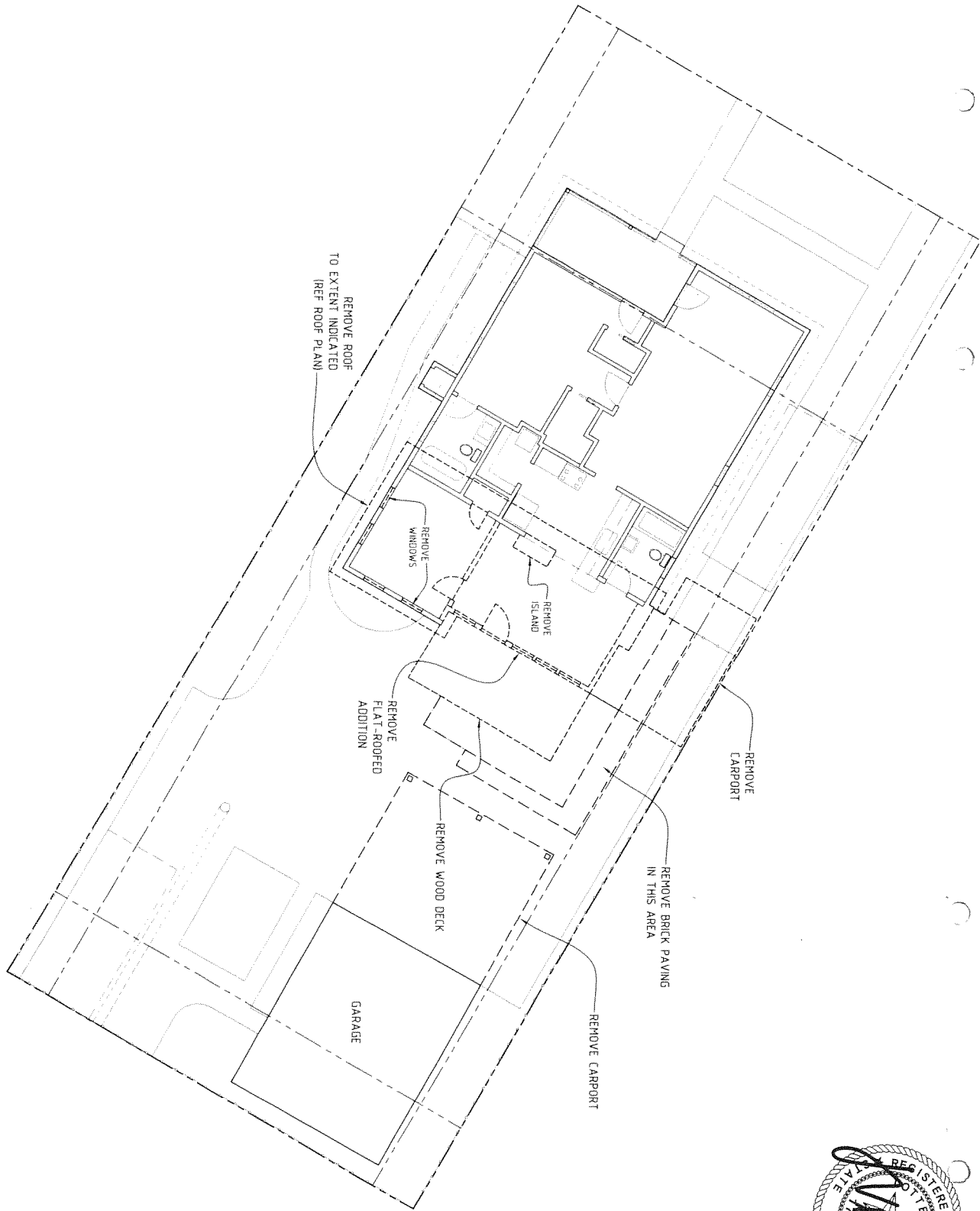



|      |                                   |  |   |  |   |                         |
|------|-----------------------------------|--|---|--|---|-------------------------|
| A1.1 | NEW SITE PLAN                     |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |  | <br><b>Vehko Architecture</b><br>512.458.9791<br>vehko@sbcglobal.net |                         |
|      | DRAWING SCALE: 1" = 10'-0"        |  | DATE: 09 MAR 2015                                 |  |   | PROJECT NUMBER: 14-1006 |
|      | PERMITTING / CONSTRUCTION DRAWING |  | REVISIONS   |  |   |                         |

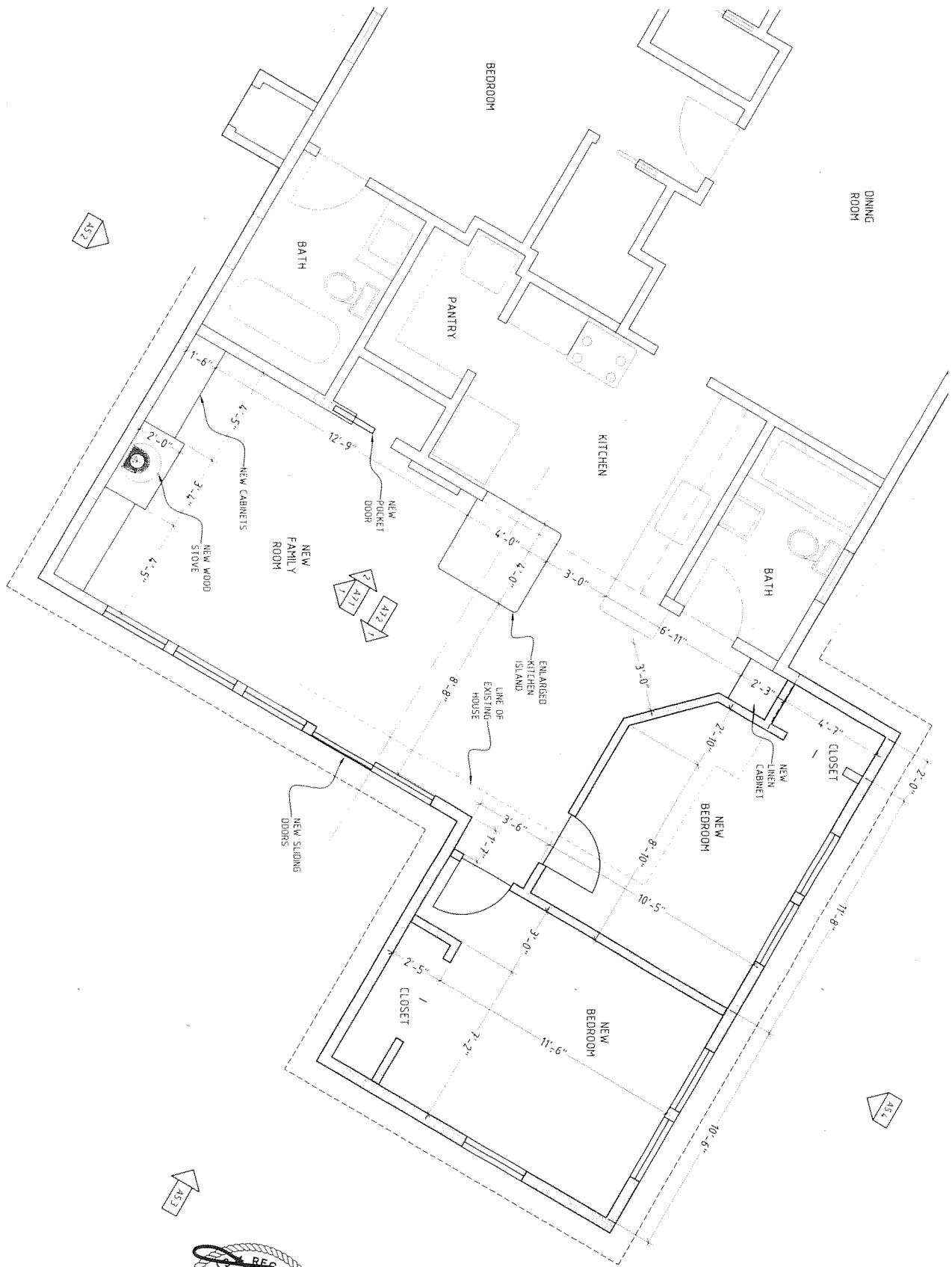



|      |                                   |  |   |  |  |                         |
|------|-----------------------------------|--|---|--|--|-------------------------|
| A1.2 | SITE PLAN DETAIL                  |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |  | <div>Vehko Architecture</div> <div>512.458.9791</div> <div>vehko@sbcglobal.net</div> |                         |
|      | DRAWING SCALE: 1/4" = 1'-0"       |  | DATE: 09 MAR 2015                                 |  |  | PROJECT NUMBER: 14-1006 |
|      | PERMITTING / CONSTRUCTION DRAWING |  | REVISIONS   |  |  |                         |

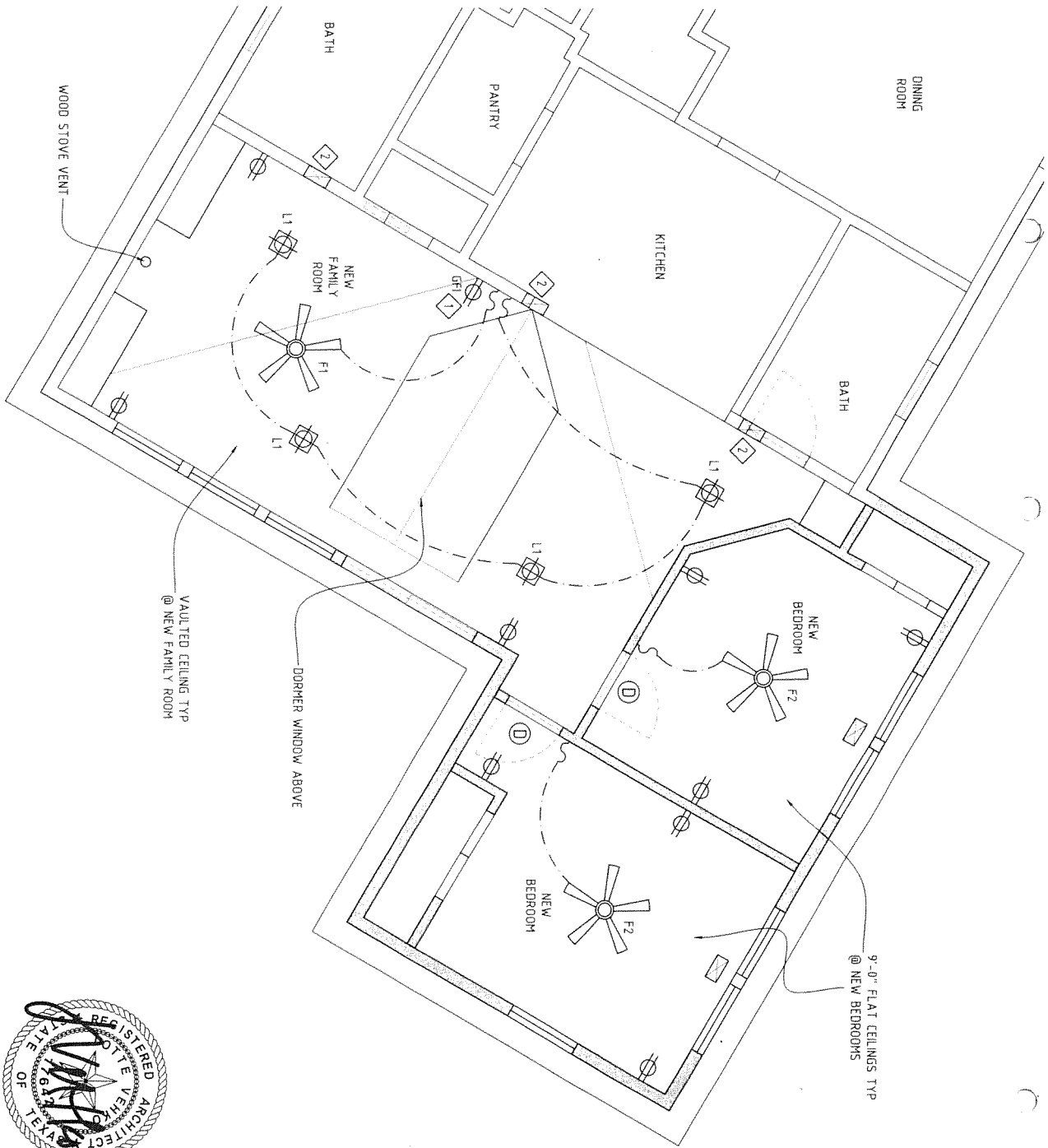




|      |                                   |  |   |            |   |                         |
|------|-----------------------------------|--|---|------------|---|-------------------------|
| A2.1 | DEMOLITION PLAN                   |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |            | <div>Vehko Architecture</div> <div><div>512.458.9791<br/>vehko@sbcglobal.net</div></div> |                         |
|      | DRAWING SCALE: 1" = 10'-0"        |  | DATE: 09 MAR 2015                                 |            |   | PROJECT NUMBER: 14-1006 |
|      | PERMITTING / CONSTRUCTION DRAWING |  |   | REVISIONS: |   |                         |



|      |                                   |   |  |
|------|-----------------------------------|---|--|
| A3.1 | FLOOR PLAN DETAIL 1ST FLOOR PLAN  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas | <b>Vehko Architecture</b><br> 512.458.9791<br>vehko@sbcglobal.net |
|      | DRAWING SCALE: 1/4" = 1'-0"       | DATE: 09 MAR 2015                                 |  |
|      | PERMITTING / CONSTRUCTION DRAWING | REVISIONS:  |  |



# FIGURE SCHEDULE

NOTE: ALL FIXTURES ARE AS SELECTED BY OWNER

|    |                                |
|----|--------------------------------|
| L1 | RECESSED FLUORESCENT DOWNLIGHT |
| F1 | 54" CEILING FAN                |
| F2 | 48" CEILING FAN                |

## LEGEND

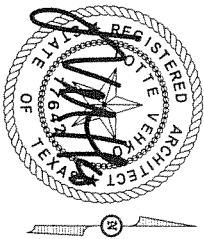
|     |  |
|-----|--|
| ⊕   | ELECTRICAL OUTLET MOUNTED 12" A.F.F.     |
| ⊕GH | OUTLET ON GROUND FAULT INTERRUPT CIRCUIT |
| ⌞   | LIGHT SWITCH MOUNTED 54" A.F.F.          |
| ⌞D  | LIGHT SWITCH ON DIMMER                   |
| ⌞3  | THREE-WAY SWITCH                         |
| Ⓢ   | TELEPHONE / CABLE OUTLET                 |
| Ⓢ   | THERMOSTAT                               |
| Ⓢ   | SMOKE DETECTOR                           |
| Ⓢ   | HVAC SUPPLY                              |

## KEYED NOTES

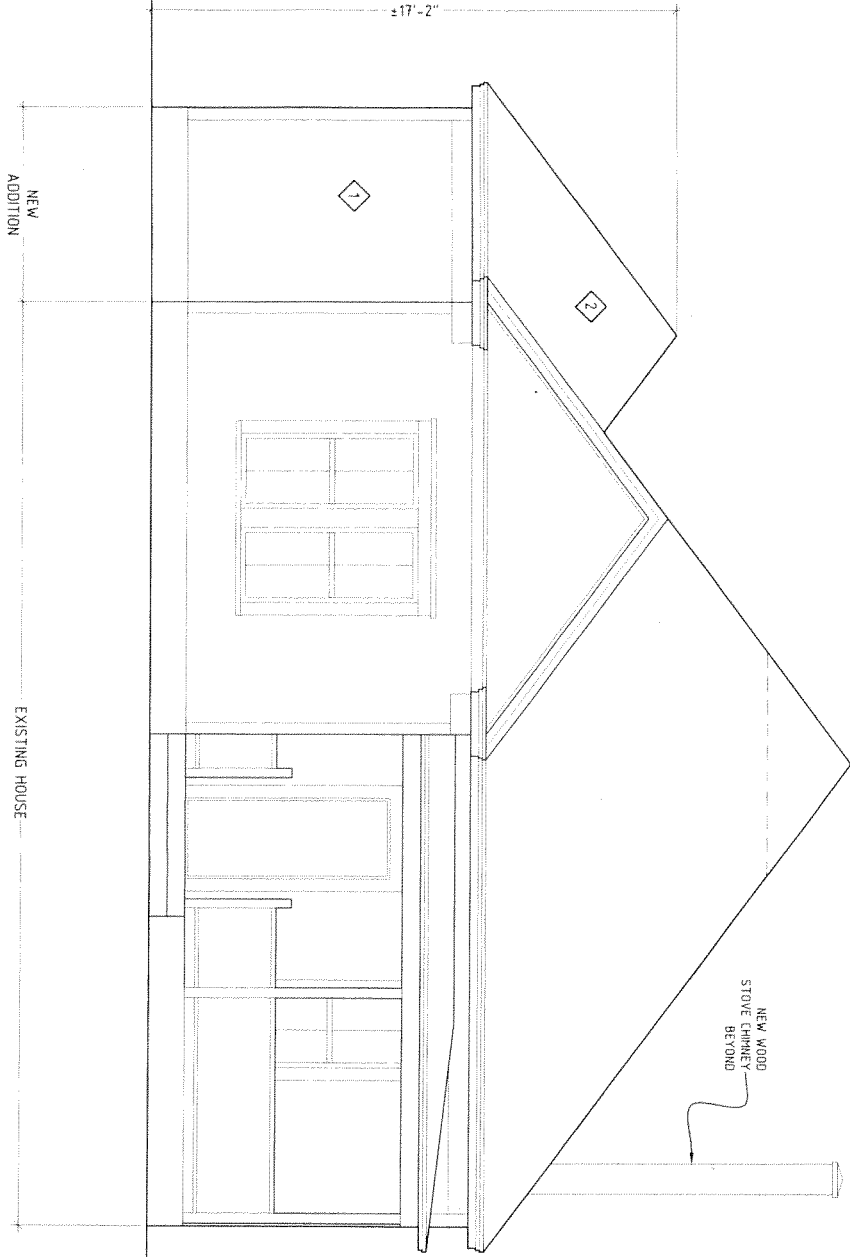
NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS, AND NOTE NUMBERS MAY VARY FROM SHEET TO SHEET

1 OUTLET MOUNTED ABOVE COUNTER TOP

2 A/C SUPPLY GRILLE MOUNTED HIGH UP IN WALL --- REF INTERIOR ELEVATIONS



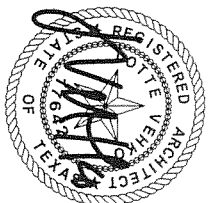
|      |                                   |  |   |  |
|------|-----------------------------------|--|---|--|
| A4.1 | REFLECTED CEILING PLAN            |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |  |
|      | DRAWING SCALE: 1/4" = 1'-0"       |  | PROJECT NUMBER: 14-1006                           |  |
|      | DATE: 09 MAR 2015                 |  | REVISIONS:  |  |
|      | PERMITTING / CONSTRUCTION DRAWING |  |   |  |



# KEYED NOTES

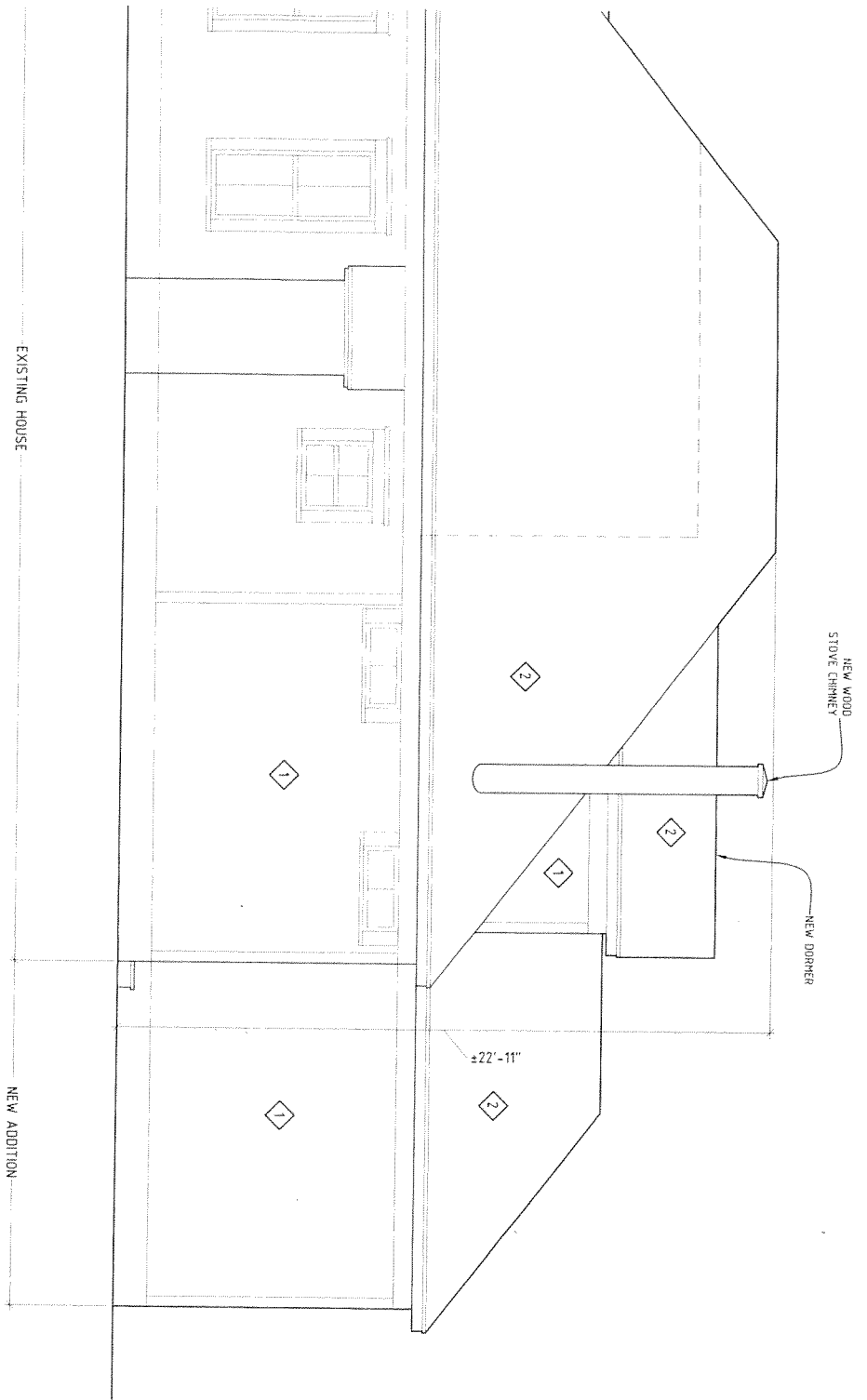
NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS.  
AND NOTE NUMBERS MAY VARY FROM SHEET TO SHEET

- 1 PAINTED LAPPED SIDING TO MATCH EXISTING HOUSE
- 2 METAL ROOFING TO MATCH EXISTING HOUSE
- 3 MATCH SHINGLE / TRIM / SIDING DETAILS FROM EXISTING GABLES



|      |                                   |  |   |                         |
|------|-----------------------------------|--|---|-------------------------|
| A5.1 | EXTERIOR ELEVATION -- WEST        |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |                         |
|      | DRAWING SCALE: 1/4" = 1'-0"       |  | DATE: 09 MAR 2015                                 | PROJECT NUMBER: 14-1006 |
|      | PERMITTING / CONSTRUCTION DRAWING |  | REVISIONS:  |                         |

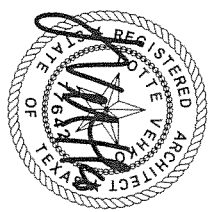
**Vehko Architecture**  
 512.458.9791  
vehko@sbcglobal.net




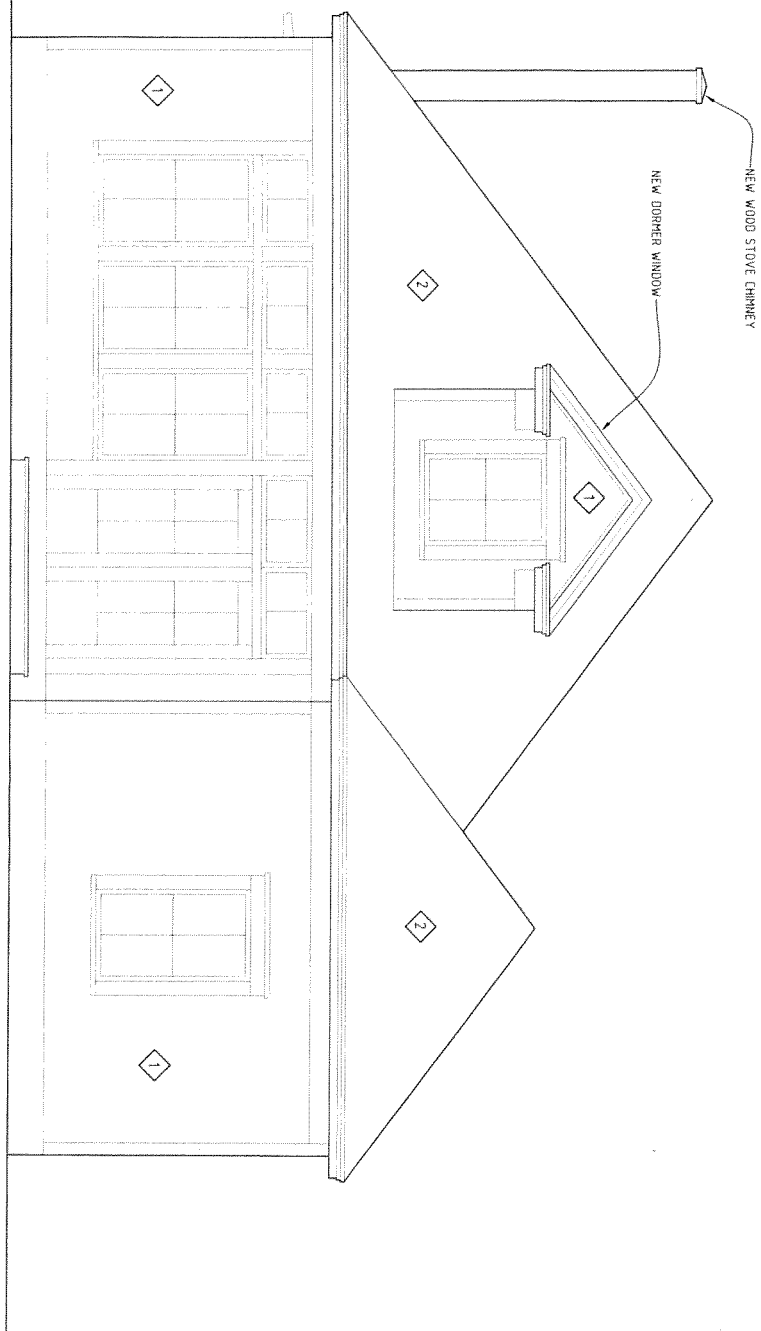
KEYED NOTES

NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS. AND NOTE NUMBERS MAY VARY FROM SHEET TO SHEET

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- 2 METAL ROOFING TO MATCH EXISTING HOUSE
- 3 MATCH SHINGLE / TRIM / SIDING DETAILS FROM EXISTING GABLES



|      |                                   |  |                   |            |               |                         |               |  |   |
|------|-----------------------------------|--|-------------------|------------|---------------|-------------------------|---------------|--|---|
| A5.2 | EXTERIOR ELEVATION -- SOUTH       |  | ROSELLE RESIDENCE |            | 4005 Avenue D |                         | Austin, Texas |  | <br><b>Vehko Architecture</b><br>512.458.9791<br>vehko@sbcglobal.net |
|      | DRAWING SCALE: 1/4" = 1'-0"       |  | DATE: 09 MAR 2015 |            |               | PROJECT NUMBER: 14-1006 |               |  |   |
|      | PERMITTING / CONSTRUCTION DRAWING |  |                   | REVISIONS: |               |                         |               |  |   |
|      |                                   |  |                   |            |               |                         |               |  |   |




KEYED NOTES

NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS.  
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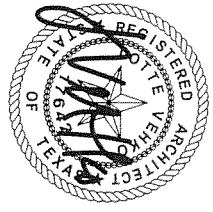
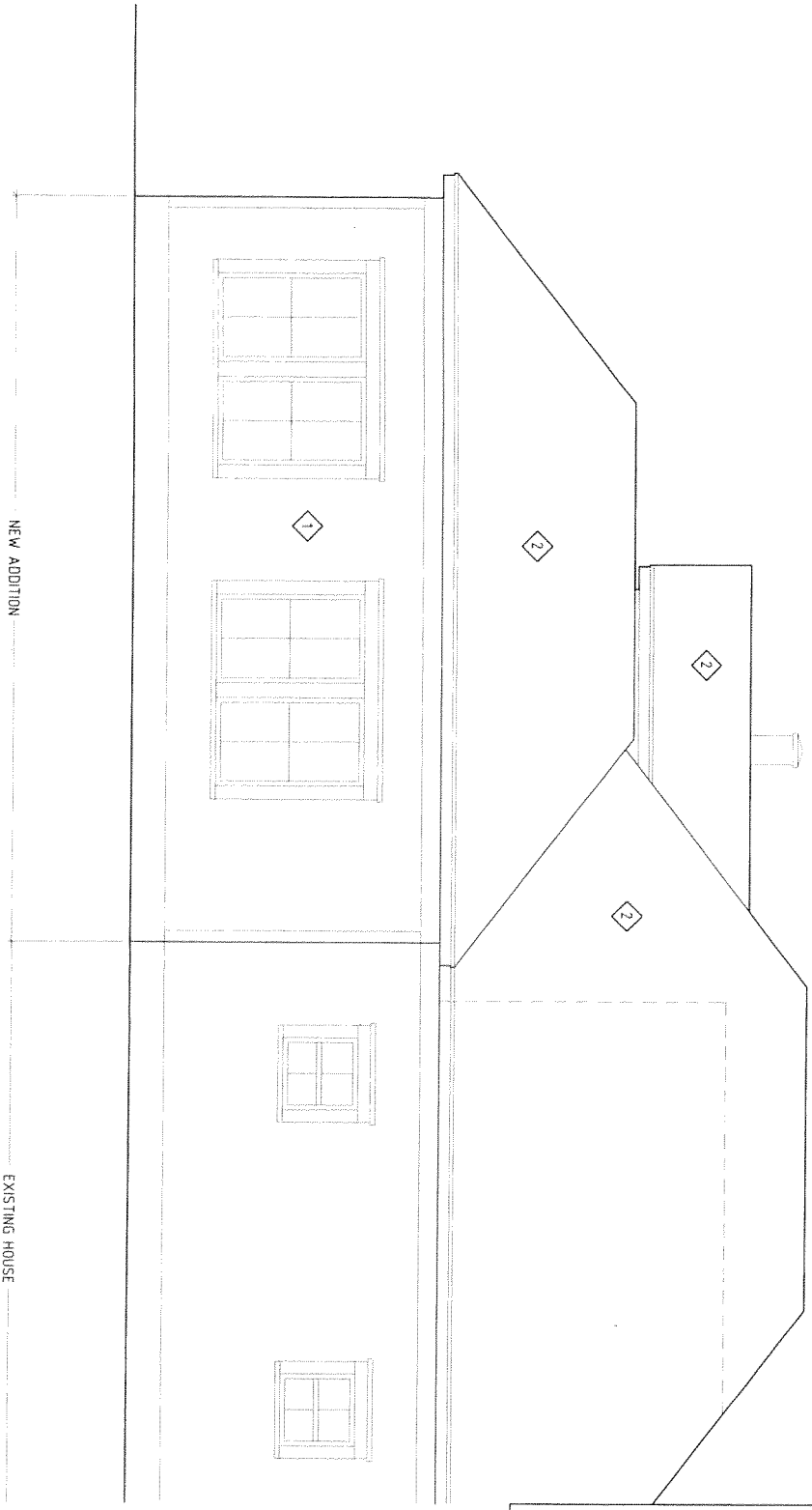



|      |                                   |  |   |  |                         |  |
|------|-----------------------------------|--|---|--|-------------------------|--|
| A5.3 | EXTERIOR ELEVATION -- EAST        |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |  |                         |  <b>Vehko Architecture</b><br>512.458.9791<br>vehko@sbcglobal.net |
|      | DRAWING SCALE: 1/4" = 1'-0"       |  | DATE: 09 MAR 2015                                 |  | PROJECT NUMBER: 14-1006 |  |
|      | PERMITTING / CONSTRUCTION DRAWING |  | REVISIONS   |  |                         |  |

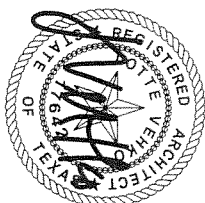
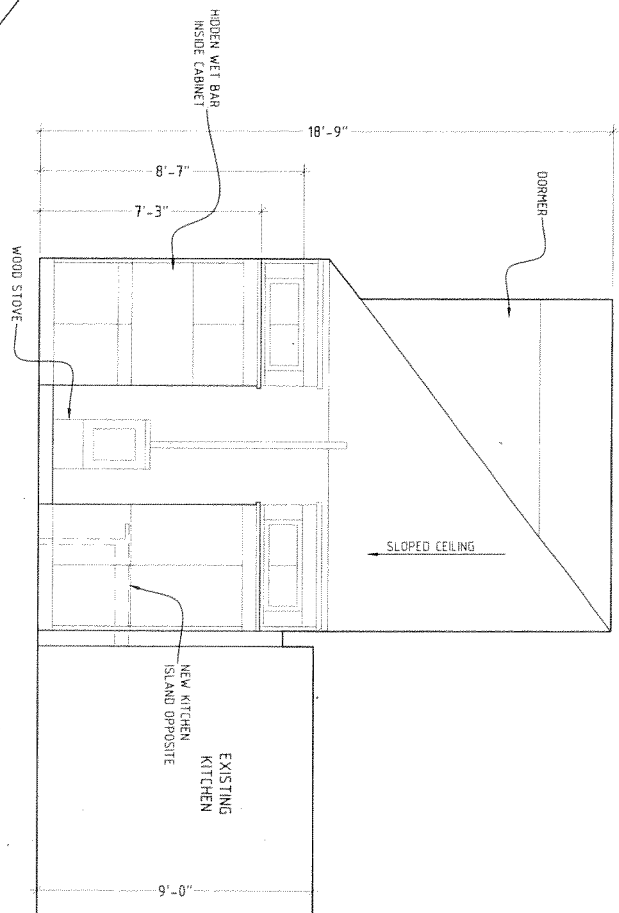
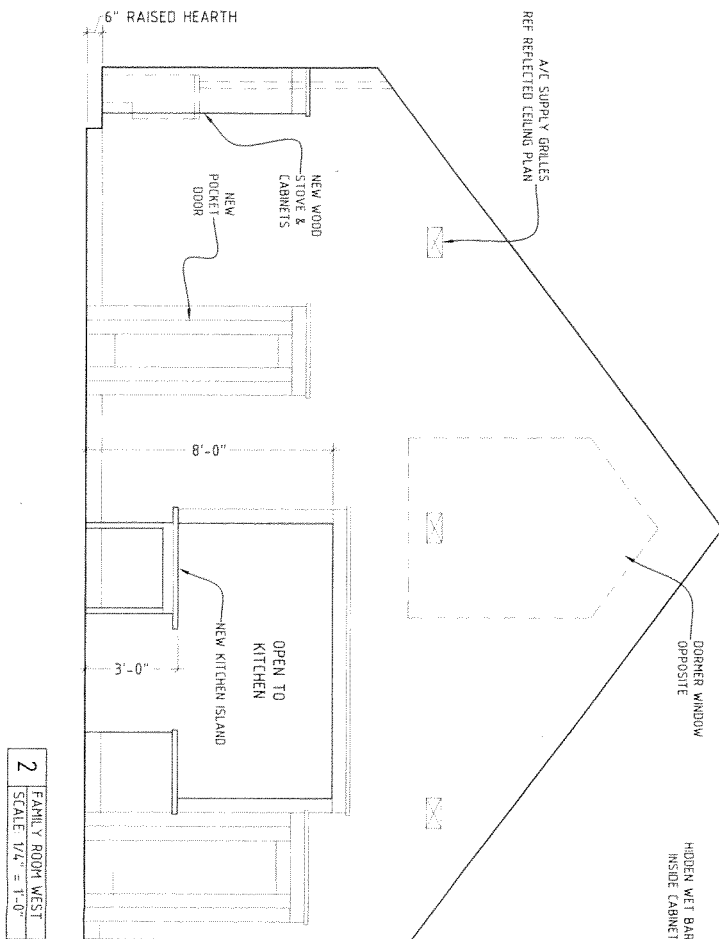
KEYED NOTES

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- 2 METAL ROOFING TO MATCH EXISTING HOUSE
- 3 MATCH SHINGLE / TRIM / SIDING DETAILS FROM EXISTING GABLES



|      |                                   |  |   |  |  |                         |
|------|-----------------------------------|--|---|--|--|-------------------------|
| A5.4 | EXTERIOR ELEVATION -- NORTH       |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |  | <b>Vehko Architecture</b><br> 512.458.9791<br>vehko@sbcglobal.net |                         |
|      | DRAWING SCALE: 1/4" = 1'-0"       |  | DATE: 09 MAR 2015                                 |  |  | PROJECT NUMBER: 14-1006 |
|      | PERMITTING / CONSTRUCTION DRAWING |  | REVISIONS:  |  |  |                         |

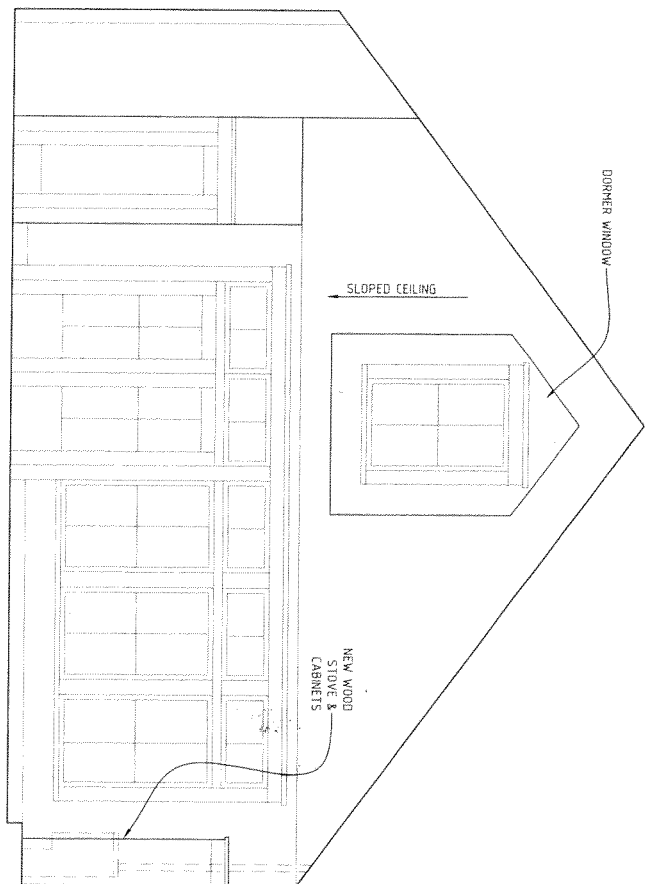



|      |                                   |  |   |                         |
|------|-----------------------------------|--|---|-------------------------|
| A7.1 | INTERIOR ELEVATIONS               |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |                         |
|      | DRAWING SCALE: AS NOTED           |  | DATE: 09 MAR 2015                                 | PROJECT NUMBER: 14-1006 |
|      | PERMITTING / CONSTRUCTION DRAWING |  | REVISIONS:  |                         |





1 FAMILY ROOM EAST  
SCALE 1/4" = 1'-0"



|      |                                   |  |   |  |  |                         |
|------|-----------------------------------|--|---|--|--|-------------------------|
| A7.2 | INTERIOR ELEVATIONS               |  | ROSELLE RESIDENCE   4005 Avenue D   Austin, Texas |  |  <b>Vehko Architecture</b><br>512.458.9791<br>vehko@sbcglobal.net |                         |
|      | DRAWING SCALE: AS NOTED           |  | DATE: 09 MAR 2015                                 |  |  | PROJECT NUMBER: 14-1006 |
|      | PERMITTING / CONSTRUCTION DRAWING |  | REVISIONS   |  |  |                         |