

Ms. Leane Heldenfels  
Board of Adjustment Liaison  
Planning and Development Review Department  
505 Barton Springs Road, 1<sup>st</sup> Floor  
Development Assistance Center  
Austin, Texas 78704

April 21, 2015

Re: Lot 7 Block F Outlot 8-9&62  
2012 Hamilton Avenue  
Board of Adjustment Variance Request

Dear Ms. Heldenfels:

At our Blackshear – Prospect Hill neighborhood meeting on March 26, 2015 our neighborhood group gave our support to the variance request which William Scott Admire (“Owner”), represented by Jane Stansfeld (“Owner’s Agent”), are submitting to the City of Austin Board of Adjustment (“Board”) for their May 11<sup>th</sup> 2015 meeting. We support the variance request due to the special circumstances of the property discussed below. We believe that it does not grant the Owner special privileges inconsistent with the limitation on other properties in the surrounding area.

The variance request covers the following to:

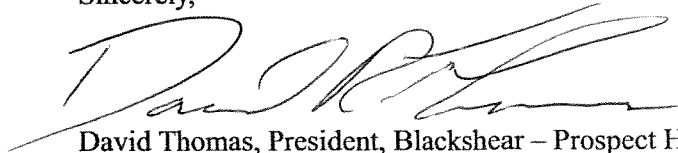
- A. Allow for a single-family home on this 2,283 sf Lot, though it falls slightly below the 2,500 sf minimum lot size.
- B. Allow for a negligible increase in the maximum impervious cover from 45% to 50% to accommodate the required off-street parking.
- C. Allow for a minimum set-back of 5 feet for the property line that runs at a 56 degree angle to Hamilton Avenue and the front property line to allow for appropriate use of the rear of the lot.
- D. Allow for relief from the side wall articulation requirement of Subchapter F due to the unique configuration of the lot.

The granting of these waivers would allow for the construction of a modest residence in keeping with the character of the neighborhood.

I attach more detailed descriptions of the proposed variances as they are being submitted to the Board.

A copy of this letter confirming our approval is being sent to Mr. Stanton Strickland, President, Organization of Central East Austin Neighborhoods (“OCEAN”)

Sincerely,



David Thomas, President, Blackshear – Prospect Hill

Attachment

Lot 7 Block F Outlot 8-9&62  
2012 Hamilton Avenue  
Board of Adjustment Variance Request

The Variance is necessary to develop Lot 7 Block F Outlot 8-9&62, located at 2012 Hamilton Avenue, (collectively, "Lot") due to the following findings:

## **FINDINGS**

### **A. Under present zoning regulations, nothing can be built on the Lot.**

The Lot was platted in its current configuration on December 16, 1916. It is currently an undeveloped lot zoned as SF-3-NP. The Central East Austin Neighborhood Plan ("CEANP") and Ordinance No. 011213-42 allow for SF-3-NP lots of at least 2,500 sf to be developed as single-family residences. The CEANP allowed for this relaxation in lot size from the requirements of SF-3 designation (5,750 sf) to fulfill a major objective of the plan, to fill in empty and undeveloped lots in East Austin with housing "compatible and complimentary with the single-family uses" of adjacent homes (See CEANP Goal #9).

The Lot measures 2,283 sf in area per the survey prepared by Celco Surveying on December 16, 2014. Since the lot is 217 sf below the minimum developable lot size, nothing can be built on the lot under a strict application of Ordinance No. 011213-42 and the Land Development Code regulations. If a variance were allowed for the negligible difference in lot size between the actual lot size (2,283 sf) and the minimum allowed for development (2,500 sf), the lot could support a modest sized home of no more than 1,600 sf constructed in accordance with the Land Development Code Subchapter F regulations and in keeping with the area's character.

### **B. Under present zoning regulations, an SF-3 lot must have overall impervious cover of 45% or less.**

The Lot is not serviced by an alleyway in the rear. At 29.99 feet wide, it is also not wide enough to accommodate a front-facing garage accessed from Hamilton Avenue within the footprint of the proposed improvement, which would be out of character with the surrounding area. Therefore, the two

off-street parking spaces required by the Land Development Code will be located in the front of the Lot out of necessity. The additional impervious cover required for the on-site parking would require an increase in the allowable impervious cover to no more than 50% (an extra 114 sf above the 45% limitation). The Lot is subject to Land Development Code Subchapter F and would be fully in keeping with its provisions with the increase to the impervious cover limitation. Specifically, the front lot impervious cover will be less than 35% and below the front yard provision of 40%. The proposed residence, as it presents to Hamilton Avenue, would be in keeping with the other houses on the street.

**C. The Lot is a strange configuration with one property line at a 56 degree angle to Hamilton Avenue.**

The NE back property line of the Lot, which resembles a side property line functionally, runs at a 56 degree angle to the front property line. This property line is interpreted as a side property line (not rear) for the lots adjacent to the Lot. Subjecting this property line to a 10 ft. set-back significantly reduces the buildable area and does not allow for a reasonable use in the rear of the lot. If this property line were interpreted as a side property line, the required 5 ft. set-back would mirror the minimum set-back for the lots that share the property line. It seems reasonable that the same interpretation be afforded to the Lot as to the lots that share the property line.

**D. Due to the width and configuration of the Lot at 36 ft. back from the from set-back plane, the available width of the site is only 8 ft. wide with the interpretation requested under C. above. Therefore, a relief from the Subchapter F requirement for side wall articulation is requested.**

Land Development Code Subchapter F requires side wall articulation at 36 ft. for a continuous wall. The articulation must be at least four feet from the plane of the original wall. Due to the unique property line discussed in C. above, an articulation at that point on the western facing wall would not be possible for any functional use at the rear of the structure. Should this variance be granted, the longest proposed side wall would be no more than 45' 8". Due to the slope on the site the longest proposed side wall would also have vertical articulation at approximately 19'3" where the roof profile changes. Also, side walls would not be imposing at a maximum of 17'6" above ground floor level.

The Owner's Agent is available should further information be needed at:

Jane M. Stansfeld, FAIA  
J. Stansfeld & Associates  
4705 Foster Ranch Road  
Austin, Texas 78735  
512.653.3007  
jstansfeld@austin.rr.com

**VIA HAND DELIVERY**

April 28, 2015

Ms. Leane Heldenfels  
Board of Adjustment Liaison  
Planning and Development Review Department  
505 Barton Springs Road, 1<sup>st</sup> Floor  
Development Assistance Center  
Austin, Texas 78704

Re: Lot 7 Block F Outlot 8-9&62  
2012 Hamilton Avenue  
Board of Adjustment Variance Request

Dear Ms. Heldenfels:

I, William Scott Admire ("Owner"), represented by Jane Stansfeld ("Owner's Agent"), do hereby submit the enclosed Application for General Variance ("Application") and Exhibits to the City of Austin Board of Adjustment ("Board") pursuant to the Board's procedural requirements. The Variance is necessary to develop Lot 7 Block F Outlot 8-9&62, located at 2012 Hamilton Avenue, (collectively, "Lot") due to the special circumstances of the property discussed below and will not grant the Owner special privileges inconsistent with the limitation on other properties in the surrounding area.

**FINDINGS****A. Under present zoning regulations, nothing can be built on the Lot.**

The Lot was platted in its current configuration on December 16, 1916. It is currently an undeveloped lot zoned as SF-3-NP. The Central East Austin Neighborhood Plan ("CEANP") and Ordinance No. 011213-42 allow for SF-3-NP lots of at least 2,500 sf and 25 feet width to be developed as single-family residences. The CEANP allowed for this relaxation in lot size and width from the requirements of SF-3 designation (5,750 sf and 50 feet, respectively) to fulfill a major objective of the plan, to fill in empty and undeveloped lots in East Austin with housing "compatible and complimentary with the single-family uses" of adjacent homes (See CEANP Goal #9). Although the width of Lot exceeds the minimum allowed for small lot amnesty, the area falls under the minimum requirement.

The Lot measures 2,278 sf in area and 29.99 feet in width per the survey prepared by Celco Surveying on December 16, 2014. Since the lot is 222 sf below the minimum developable lot size, nothing can be built on the lot under a strict application of Ordinance No. 011213-42 and the Land

Development Code regulations. If a variance were allowed for the negligible difference in lot size between the actual lot size (2,278 sf) and the minimum allowed for development (2,500 sf), and for the lot width of 29.99 feet, the lot could support a modest sized home of no more than 1,600 sf constructed in accordance with the Land Development Code Subchapter F regulations and in keeping with the area's character.

**B. Under present zoning regulations, an SF-3 lot must have overall impervious cover of 45% or less.**

The Lot is not serviced by an alleyway in the rear. At 29.99 feet wide, it is also not wide enough to accommodate a front-facing garage accessed from Hamilton Avenue within the footprint of the proposed improvement, which would be out of character with the surrounding area. Therefore, the two off-street parking spaces required by the Land Development Code will be located in the front of the Lot out of necessity. The additional impervious cover required for the on-site parking would require an increase in the allowable impervious cover to no more than 50% (an additional 114 sf above the 45% limitation). The Lot is subject to Land Development Code Subchapter F and would be fully in keeping with its provisions with the increase to the impervious cover limitation. Specifically, the front lot impervious cover will be less than 35% and below the front yard provision of 40%. The proposed residence, as it presents to Hamilton Avenue, would be in keeping with the other houses on the street.

**C. The Lot is a strange configuration with one property line at a 56 degree angle to Hamilton Avenue.**

The NE back property line of the Lot, which resembles a side property line functionally, runs at a 56 degree angle to the front property line. This property line is interpreted as a side property line (not rear) for the lots adjacent to the Lot. Subjecting this property line to a 10 ft. set-back, as required for rear property lines under SF-3 zoning, significantly reduces the buildable area and does not allow for a reasonable use in the rear of the lot. If the setback for this property line were reduced from 10 ft. to 5 ft., the set-back would mirror the minimum set-back for the lots that share the property line. It seems reasonable that the same set-back interpretation be afforded to the Lot as to the lots that share the property line.

**D. Due to the width and configuration of the Lot at 36 ft. back from the from set-back plane, the available width of the site is only 8 ft. wide with the interpretation requested under C. above. Therefore, a relief from the Subchapter F requirement for side wall articulation is requested.**

Land Development Code Subchapter F requires side wall articulation at 36 ft. for a continuous wall. The articulation must be at least four feet from the plane of the original wall. Due to the unique property line discussed in C. above, an articulation at that point on the western facing wall would not be possible for any functional use at the rear of the structure. Should this variance be granted, the longest proposed side wall would be no more than 45' 8". Due to the slope on the site, the longest proposed side wall would also have vertical articulation at approximately 19'3" where the roof profile changes. Also, side walls would not be imposing at a maximum of 17'6" above ground floor level.

## CONCLUSION

Based on the Findings above, Owner requests a variance for relief from a strict application of relevant regulations for the following:

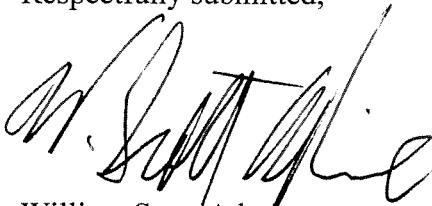
- A. Allow for a single-family home on this 2,278 sf Lot, though it falls slightly below the 2,500 sf minimum lot size allowed under small lot amnesty.
- B. Allow for a single-family home on this 29.99 ft wide Lot, though it falls below the 50 ft minimum lot width allowed for SF-3 zoning. (Note: Although the lot width falls below the 50 ft requirement for SF-3 zoning, it is greater than the minimum allowed for small lot amnesty.)
- C. Allow for a negligible increase in the maximum impervious cover from 45% to 50% to accommodate the required off-street parking.
- D. Allow for a minimum set-back of 5 feet for the property line that runs at a 56 degree angle to Hamilton Avenue to allow for appropriate use of the rear of the lot.
- E. Allow for relief from the side wall articulation requirement of Subchapter F due to the unique configuration of the lot.

The granting of these waivers would allow for the construction of a small residence in keeping with the character of the neighborhood. Out of respect for the residence of the Blackshear – Prospect Hill neighborhood and the East Austin community at large, Owner and Owner's Agent presented this proposal to the Blackshear – Prospect Hill neighborhood association on March 26, 2015, and to OCEAN on April 27, 2014. Both organizations lent their support for the project.

If you have any questions regarding this filing, please contact the Owner's Agent at:

Jane M. Stansfeld, FAIA  
J. Stansfeld & Associates  
4705 Foster Ranch Road  
Austin, Texas 78735  
512.653.3007  
jstansfeld@austin.rr.com

Respectfully submitted,



William Scott Admire  
Owner

Enclosures

cc: Jane Stansfeld, Principal – J. Stansfeld & Associates

CASE# \_\_\_\_\_  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

**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: 2012 Hamilton Avenue

LEGAL DESCRIPTION: Subdivision – Grandview Place

Lot(s) 7 Block F Outlot 8-9&62 Division B

I/We Jane Stansfeld on behalf of myself/ourselves as authorized agent for  
William Scott Admire affirm that on March 16, 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

A waiver to the definition of City of Austin Land Development Code section 25-2-57 SF-3  
to enable construction of a single family home on a 2,283.69 sf lot

A waiver to the definition of City of Austin Land Development Code section 25-2-57 SF-3  
to enable construction of a single family home on a 29.99 ft. frontage.

A waiver to the City of Austin Land Development Code definition of SF-3 to increase the  
permissible overall impervious cover on this lot from 45% to 50%.

A waiver to strict interpretation of City of Austin Land Development Code definition of SF-  
3 to enable the setback from the lot line at 56 degrees to the street (rear lot line) from 10  
feet to 5 feet.

A waiver to omit City of Austin Land Development Code Subchapter F Residential Design  
and Compatibility Standard article 2.7.1 requirement for side wall articulation.

in a SF-3-NP 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) Under present zoning regulations, nothing can be built on this lot. The lot is 2,277.97 sf. It is 222.03 sf below the 2,500 sf threshold covered by the December 13, 2001 CEANP small lot amnesty.

B) Under present zoning regulations, nothing can be built on this lot. The lot is 29.99 feet wide. Although this width exceeds the minimum allowed under small lot amnesty (i.e. 25 feet), since the lot does not qualify for small lot amnesty due to its area, the lot width falls below the 50 feet minimum width required for SF-3 zoning.

B) Under present zoning regulations, an SF-3 lot must have overall impervious cover of 45% or less. An increase to 50% (that is, an extra 114 sf) would enable construction of a modest residence of less than 1,600 sf on two floors in accordance with City of Austin Land Development Code Subchapter F.

C) The lot is a strange configuration with one property line at a 56 degree angle to Hamilton Avenue. This property line is a side property line for the adjacent lots that share this property line. If the minimum property line setback were reduced from 10 ft. to 5 ft. (i.e. the minimum setback for adjacent property along this property line), the reduced setback would afford reasonable development standards for the rear of the lot.

D) Due to the width and configuration of the 2012 Hamilton Avenue lot at 36 ft. back from the front set-back plane, the available width of the site, with the interpretation requested under C) above, is only 8 ft. wide. Therefore, a relief from the Subchapter F requirement for side wall articulation is requested.

**HARDSHIP:**

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

Under present City of Austin regulations, nothing can be constructed on this vacant lot which was platted on December 16, 1916. The lot has a strange configuration with the NE back property line at 56 degrees to the street reducing the available width of the buildable area. The lot slopes approximately 6-7 ft. towards the rear.

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

A) Most lots are of typical size, 5,750 sf or larger

B) There are numerous lots between 2,500 sf and 5,750 sf, exceeding 25 feet in width, in the area benefitting from small lot amnesty.



C) A relatively small percentage of lots with less than 2,500 sf and 25 feet width exist with existing housing on them. Vacant legal lots slightly below these size threshold, like this lot, are rare. Examples of other lots in the area that have been granted a variance to reduce the minimum lot size below 2,500 sf include 205 Attayac, 208 Salina, 1713 Rosewood, and 2507 East 16<sup>th</sup>.

D) Virtually all the lots along Hamilton Avenue are orthogonal whereas the 2012 Hamilton Avenue lot is a strange configuration with the property lines coming together at a 34 degree angle at the rear.

E) Most lots in the area are serviced by a rear alley.

### **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 Blackshear/Prospect Hill community is a diverse neighborhood of differing architectural styles, age of lot improvements, and construction materials. Homes in the neighborhood are mostly small to moderate size, with new construction covered by Subchapter F. The variance will not alter the character of the area and will not impair the use of adjacent properties because the proposed residence will be small and blend well with the adjacent houses.

If approved, these waivers facilitate the construction of a small (less than 1,600 sf) residence, ergo one which is more affordable, close to the CBD.

---

**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 Jane Stansfeld Mail Address 4705 Foster Ranch Rd

City, State & Zip Austin, Texas 78735

Printed Jane Stansfeld Phone (512) 653-3007 Date 03/16/15

**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 W. Scott Admire Mail Address 2105 Keepsake

City, State & Zip Austin, Texas 78745

Printed William Scott Admire Phone (940) 390-2550 Date 03/16/15

# 2012 HAMILTON AVENUE

SHEET LIST	
#	SHEET NAME
01	COVER
02	GIS KEY MAP
03	2012 GIS AERIAL OF SITE
04	1916 ORIGINAL PLAT
05	SITE SURVEY
06	SITE GRADING SURVEY
07	VIEW E SIDE OF SITE
08	VIEW W SIDE OF SITE
09	VIEW SE OF SITE
10	VIEW SW OF SITE
11	VIEW TO N OF SITE
12	SF-3 LOT ANALYSIS
13	SUB CHAPTER F CALS
14	SF-3 IMPERVIOUS COVER
15	SITE / FLOOR PLANS
16	1/8" GROUND FLOOR PLAN
17	1/8 SECOND FLOOR PLAN
18	3D VIEWS LOOKING NE
19	SMALL LOT EXAMPLE A
20	SMALL LOT EXAMPLE B
21	SMALL LOT EXAMPLE C
22	SMALL LOT EXAMPLE D
23	AUSTIN ENERGY APPROVAL
24	BLACKSHEAR SUPPORT 1 OF 3
25	BLACKSHEAR SUPPORT 2 OF 3
26	BLACKSHEAR SUPPORT 3 OF 3

NOT FOR CONSTRUCTION



4/24/15

## Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admirer*

W. Scott Admirer 4/24/15

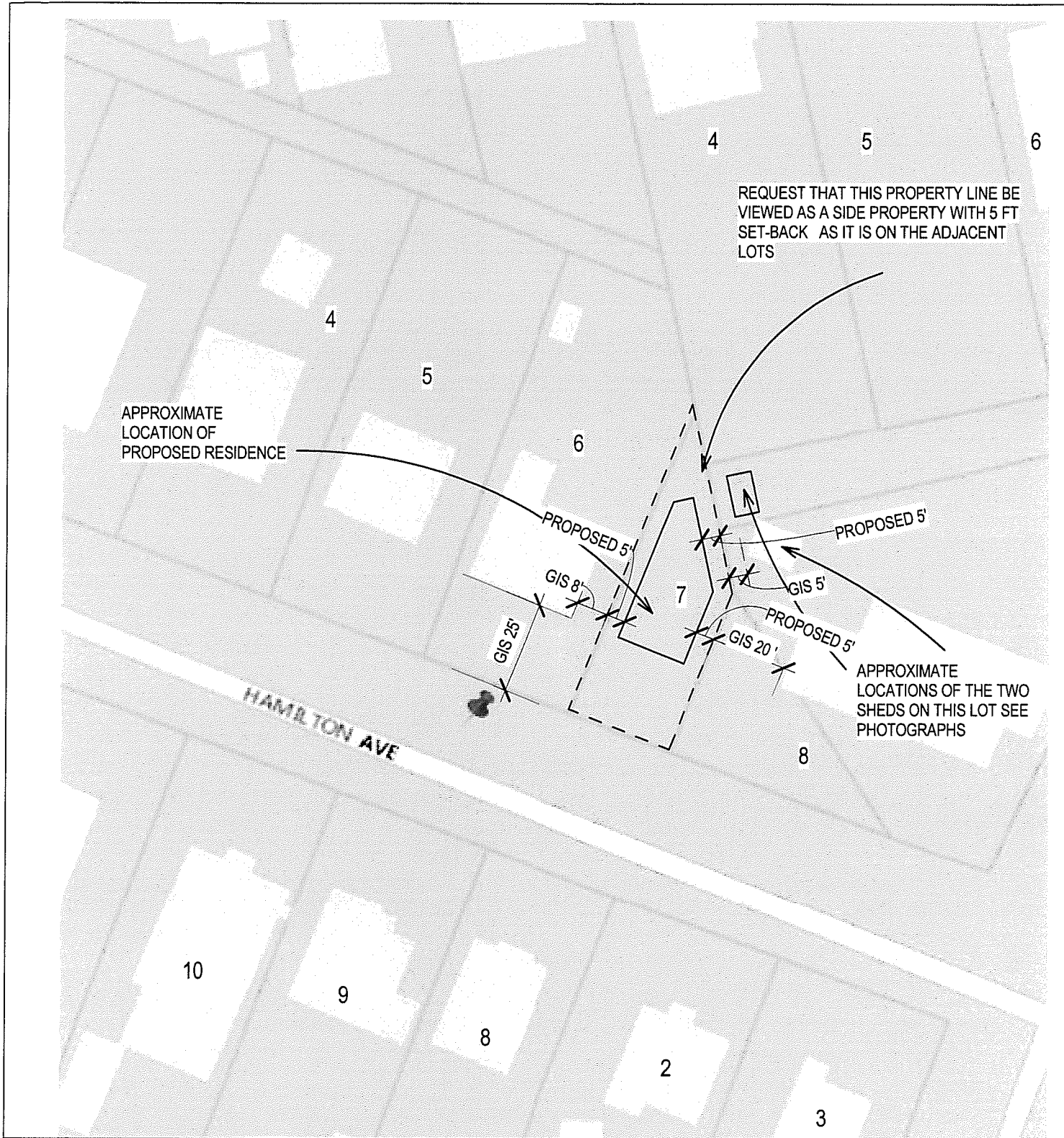
COVER

Scale  
Date

MARCH 16, 2015

01

4/24/2015 3:37:08 PM



NOT FOR CONSTRUCTION



4/24/15

# Board of Adjustment Application for 2012 Hamilton Avenue

*[Signature]*  
W. Scott Admire

## GIS KEY MAP

Scale

Date

MARCH 16, 2015

02

4/24/2015 3:37:08 PM

SEE PHOTOGRAPHS FOR NEW 2 STORY ON THIS SITE

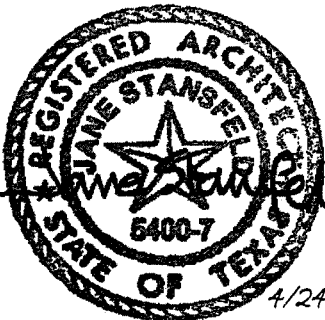


LARGE TREE ON SITE HAS SINCE  
FALLEN DOWN

SEE PHOTOGRAPHS FOR NEW 2 STORY ON  
THIS SITE

LARGE TREE ON ADJACENT LOT WITH CRITICAL ROOT  
ZONE TO BE PROTECTED

NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

2012 GIS AERIAL OF SITE

W. Scott Admire

Scale

Date

MARCH 16, 2015

03

4/24/2015 3:37:08 PM

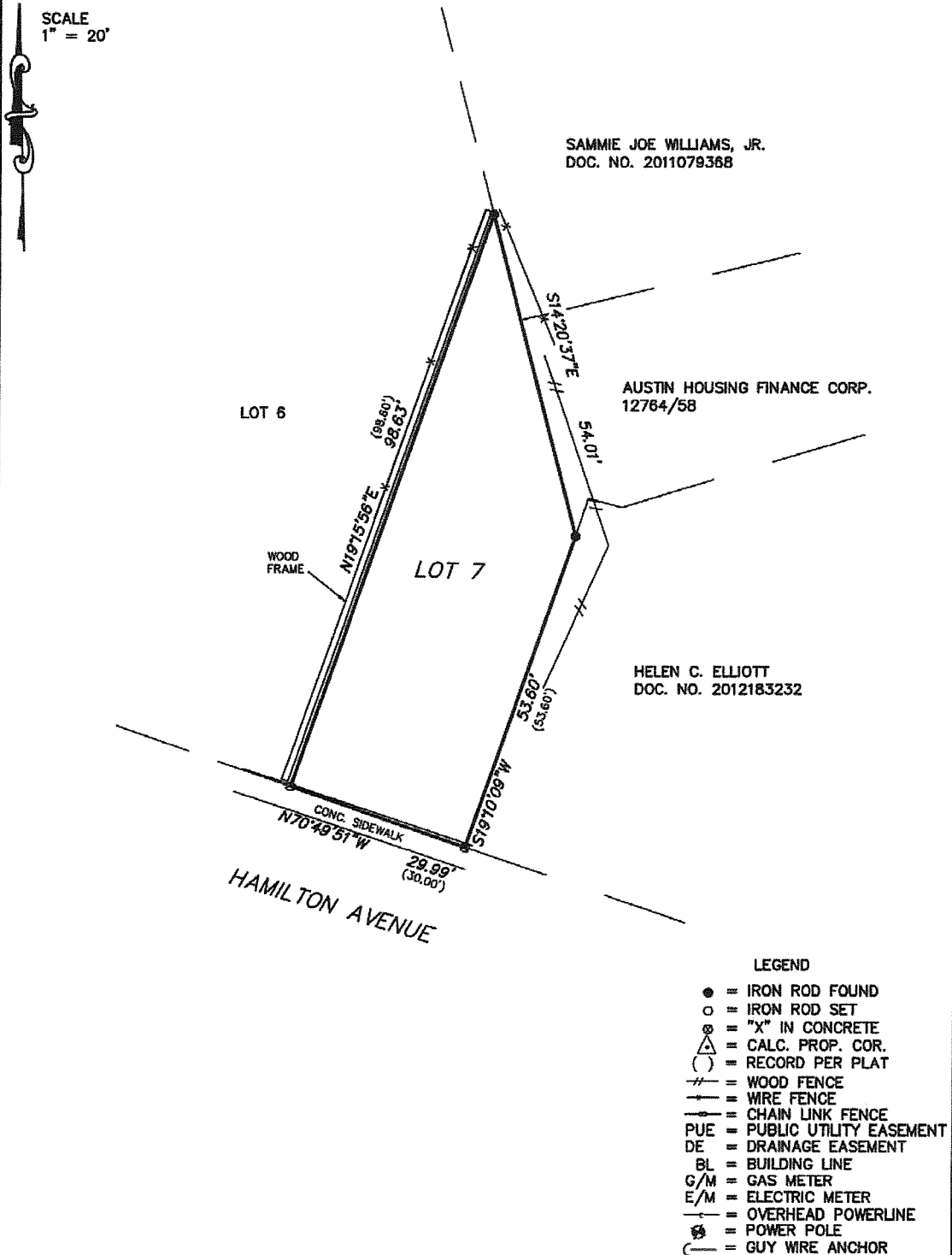


CELCO SURVEYING  
REG. # 10183075  
TEL: 830-214-5109  
FAX: 866-571-8323

# SURVEY

2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
eddie@celcosurveying.com

SCALE  
1" = 20'



ADDRESS: 2012 HAMILTON AVENUE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 7, BLOCK F, COLLEGE HEIGHTS, A SUBDIVISION OF OUTLOT NUMBERS 8, 9, AND 62, DIVISION "B", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 4, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

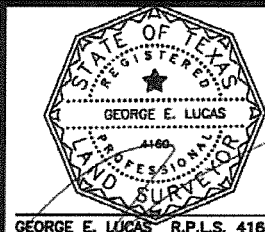
## CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: WILLIAM ADMIRE  
TITLE CO: INDEPENDENCE TITLE COMPANY  
G.F.#: 1428001-80K EFF: NOV. 5, 2014 LENDER: UNIVERSITY FEDERAL CREDIT UNION

PLAN No.: 2014-1939

SURVEY DATE: DECEMBER 16, 2014



GEORGE E. LUCAS R.P.L.S. 4160

4/24/2015 3:37:10 PM  
4/24/15

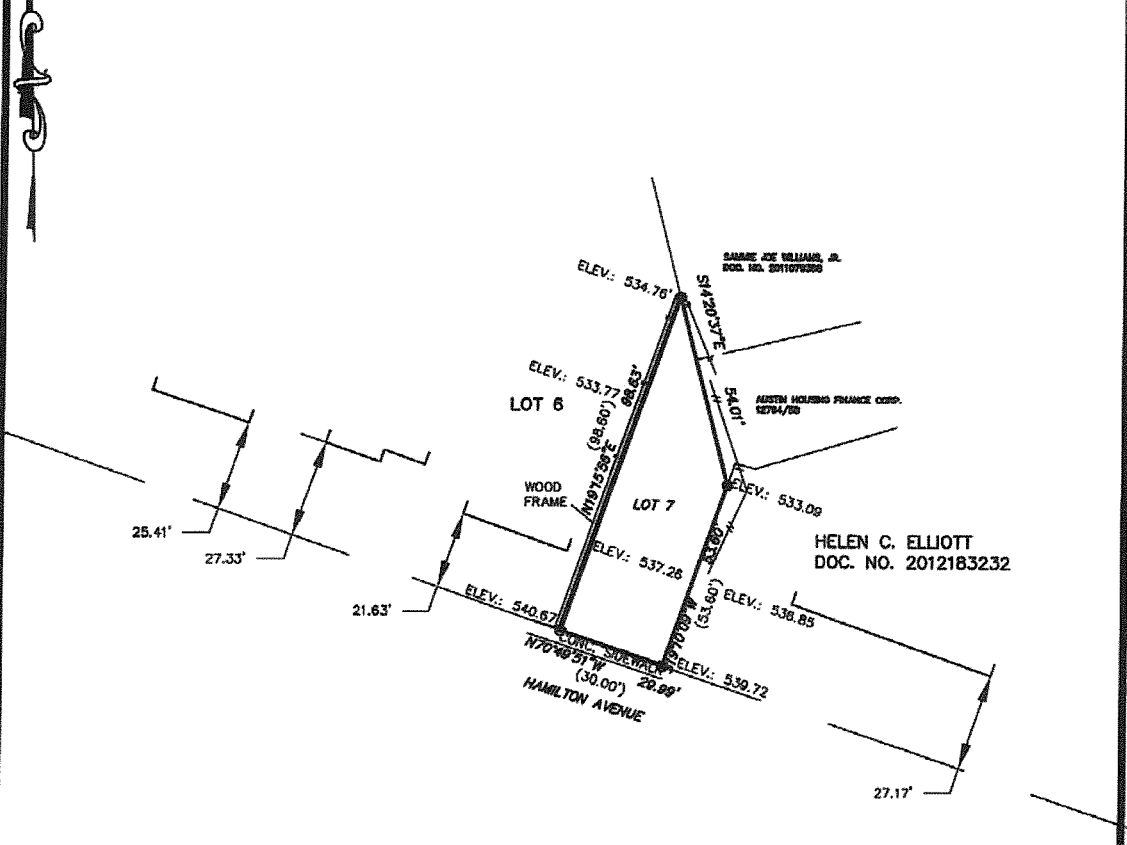


CELCO SURVEYING  
REG. # 10193975  
TEL: 830-214-5109  
FAX: 866-571-8323

# SURVEY

2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
eddie@celcosurveying.com

SCALE  
1" = 40'



## LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- ( ) = RECORD PER PLAT
- = WOOD FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- G/M = GAS METER
- E/M = ELECTRIC METER
- = OVERHEAD POWERLINE
- ⊕ = POWER POLE
- = GUY WIRE ANCHOR

ADDRESS: 2012 HAMILTON AVENUE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 7, BLOCK F, COLLEGE HEIGHTS, A SUBDIVISION OF OUTLOT NUMBERS 8, 9, AND 62, DIVISION "B", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 4, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

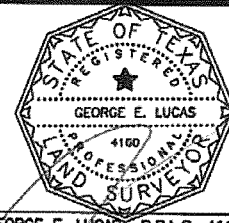
## CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: WILLIAM ADMIRE  
TITLE CO: INDEPENDENCE TITLE COMPANY  
G.F.#: 1428001-BOK EFF: NOV. 5, 2014 LENDER: UNIVERSITY FEDERAL CREDIT UNION

PLAN No.: 2014-1939

SURVEY DATE: MARCH 14, 2015



GEORGE E. LUCAS R.P.L.S. 4160

4/24/2015 3:37:11 PM 4/24/1



## VIEW DOWN NORTH SIDE OF HAMILTON

VIEW SHOWS SINGLE STORY HOUSE ON EAST SIDE OF SITE IS TO THE WEST OF THE TWO TREES  
(LEFT HAND SIDE THIS PHOTOGRAPH)

NOT FOR CONSTRUCTION



## Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admiré*  
W. Scott Admiré 4/24/15

### VIEW E SIDE OF SITE

Scale

Date

MARCH 16, 2015

07

4/24/2015 3:37:11 PM



## VIEW ACROSS FRONTAGE TO HOUSE TO THE WEST.

WHITE SINGLE STORY WITH PORCH AHEAD OF THE 25 FT SET BACK.

NOT FOR CONSTRUCTION



## Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admire*  
4/24/15  
W. Scott Admire

VIEW W SIDE OF SITE

Scale

Date

MARCH 16, 2015

08

4/24/2015 3:37:14 PM



## VIEW ACROSS HAMILTON TO SE

VIEW SHOWS FROM LEFT TO RIGHT

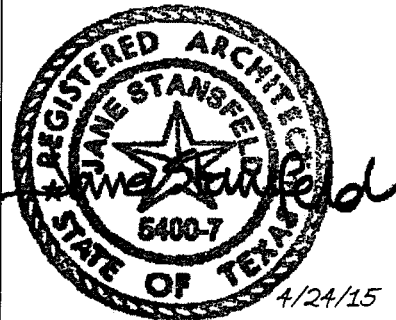
NEW TWO STORY AT SW CORNER OF PROSPECT AVENUE AND HAMILTON AVENUE,

HOUSE ON LOT 2 SOUTH SIDE OF HAMILTON AVENUE.

HOUSE ON LOT 8 SOUTH SIDE OF HAMILTON AVENUE.

HOUSE ON LOT 9 SOUTH SIDE OF HAMILTON AVENUE.

NOT FOR CONSTRUCTION



## Board of Adjustment Application for 2012 Hamilton Avenue

*[Signature]*  
W. Scott Admire  
4/24/15

### VIEW SE OF SITE

Scale

Date

MARCH 16, 2015

09

4/24/2015 3:37:16 PM





## VIEW SW DOWN HAMILTON AVENUE

HOUSES LEFT TO RIGHT  
 HOUSE ON LOT 10 SOUTH SIDE OF HAMILTON AVENUE  
 HOUSE ON LOT 11 SOUTH SIDE OF HAMILTON AVENUE

NOT FOR CONSTRUCTION



## Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admire* 4/24/15  
 W. Scott Admire

### VIEW SW OF SITE

Scale

Date

MARCH 16, 2015

10

4/24/2015 3:37:18 PM



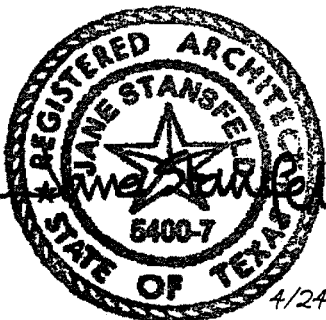
## VIEW ACROSS LOT TO NORTH

VIEW ACROSS LOT TO NORTH ACROSS REAR OF SITE

NOTE LARGE TWO GRAY STORY IDENTIFIED AS LOT 5 ON S SIDE OF PEOPLES ON KEY MAP

NOTE TWO SHEDS TO E OF SITE CORNER LOT ON POQUITO AND HAMILTON AVENUE.

NOT FOR CONSTRUCTION



## Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admire*  
W. Scott Admire 4/24/15

VIEW TO N OF SITE

Scale

Date

MARCH 16, 2015

11

4/24/2015 3:37:20 PM

## SF-3 LOT AREA AND WIDTH

SF-3 MINIMUM LOT AREA 5,750 SF

SF-3 MINIMUM LOT WIDTH 50 FT

2012 HAMILTON AVENUE LOT AREA 2,277.97 SF

2012 HAMILTON AVENUE LOT WIDTH 29.99 FT

REQUEST VARIANCE SINCE LOT WAS PLATTED IN 1916

## SF-3 SET-BACKS

SF-3 FRONT SET-BACK 25' OR AVERAGE OF ADJACENT HOUSES

SF-3 SIDE SET-BACKS 5'

SF-3 REAR SET-BACK 10'

PROPOSED PLAN MEETS FRONT AND SIDE SET-BACKS

REQUEST THAT THE 56 DEGREE NORTH EAST PROPERTY LINE BE

INTERPRETED AS A 'SIDE' PROPERTY LINE WITH SET-BACK OF 5'. THIS IS

HOW IT APPEARS TO BE INTERPRETED ON THE ADJACENT PROPERTIES.

## SF-3 MAXIMUM BUILDING COVERAGE

SF-3 MAXIMUM BUILDING COVERAGE 40%

WITH NORTH EAST PROPERTY WITH 5' SET- BACK  
BUILDING COVERAGE 807 SF 35.42%.

NOT FOR CONSTRUCTION



## Board of Adjustment Application for 2012 Hamilton Avenue

*[Signature]*  
W. Scott Admire

### SF-3 LOT ANALYSIS

Scale 1/4" = 1'-0"

Date MARCH 16, 2015

12

4/24/2015 3:37:20 PM

## SUB CHAPTER F

MAXIMUM DEVELOPMENT 0.4 - 1.0 FLOOR AREA RATIO OR 2,300 SF

### PROPOSED AREA WITH SET BACKS AS REQUESTED

GROUND LEVEL LESS PORCH 5' BY 5'	782 SF
SECOND FLOOR	807 SF
TOTAL FLOOR AREA IS	1,589 SF
RATIO	69.75%
WITHIN REQUIREMENTS	

MAXIMUM HEIGHT 32"  
MAXIMUM PROPOSED HEIGHT LESS THAN 32'

SIDE WALL ARTICULATION EVERY 36 FT  
REQUEST VARIANCE FOR 40 FT SIDEWALL WITHOUT ARTICULATION

NOT FOR CONSTRUCTION



Board of Adjustment  
Application for 2012 Hamilton Avenue

SUB CHAPTER F CALS

W. Scott Admire

Scale

1/4" = 1'-0"

Date

MARCH 16, 2015

13

4/24/2015 3:37:20 PM



# SF-3 IMPERVIOUS COVER

TOTAL LOT AREA	2,277.97 SF
SF-3 MAX IMPERVIOUS COVER @ 45%	1,025.08 SF
CODE FRONT YARD IMPERVIOUS COVER 40%	
MAXIMUM BUILDING COVERAGE @ 40%	911.18 SF
<u>FRONT YARD IMPERVIOUS COVER</u>	

FRONT YARD AREA WITH 25 FT SETBACK	749.75 SF
FRONT PARKING STRIPS	204 SF
FRONT STOOP 5 BY 3	15 SF
FRONT ACCESS PATH 66.15 SF @50%	33.SF
TOTAL FRONT YARD IMPERVIOUS COVER	252 SF
IMPERVIOUS COVER RATIO	33.61 %

## REQUESTED IMPERVIOUS COVER WITH SET-BACK AS REQUESTED

BUILDING FOOTPRINT INCLUDING PORCHES	807 SF
FRONT YARD IMPERVIOUS COVER	252 SF
REAR DECK ACCESS STEPS 18.71 SF AT 50%	10 SF
COMPRESSOR PAD	12 SF
TOTAL IMPERVIOUS	1,081 SF
RATIO	47.75%

## REQUEST VARIANCE TO ALLOW 50% IMPERVIOUS COVER FOR AN ADDITIONAL 114 SF OF IMPERVIOUS COVER TO ALLOW PARKING OF TWO CARS

<u>MAXIMUM BUILDING COVERAGE</u>	
BUILDING FOOTPRINT INCLUDING PORCHES	807 SF
BUILDING COVERAGE	35.42%

NOT FOR CONSTRUCTION



Board of Adjustment  
Application for 2012 Hamilton Avenue

SF-3 IMPERVIOUS COVER

W. Scott Admire

Scale

1/4" = 1'-0"

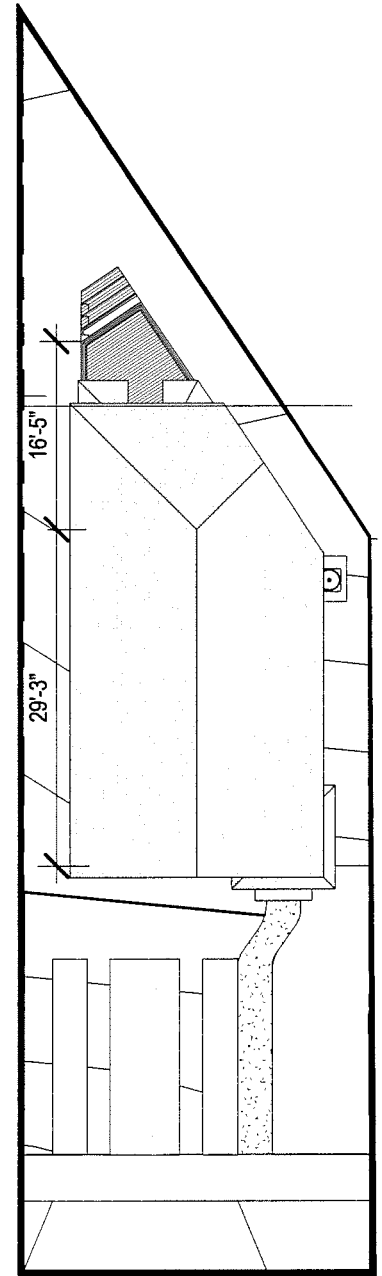
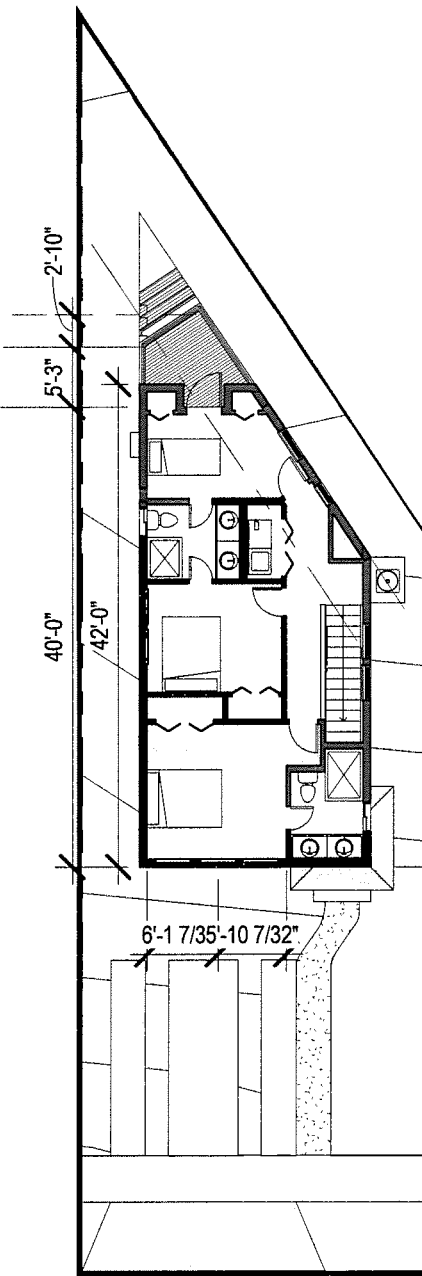
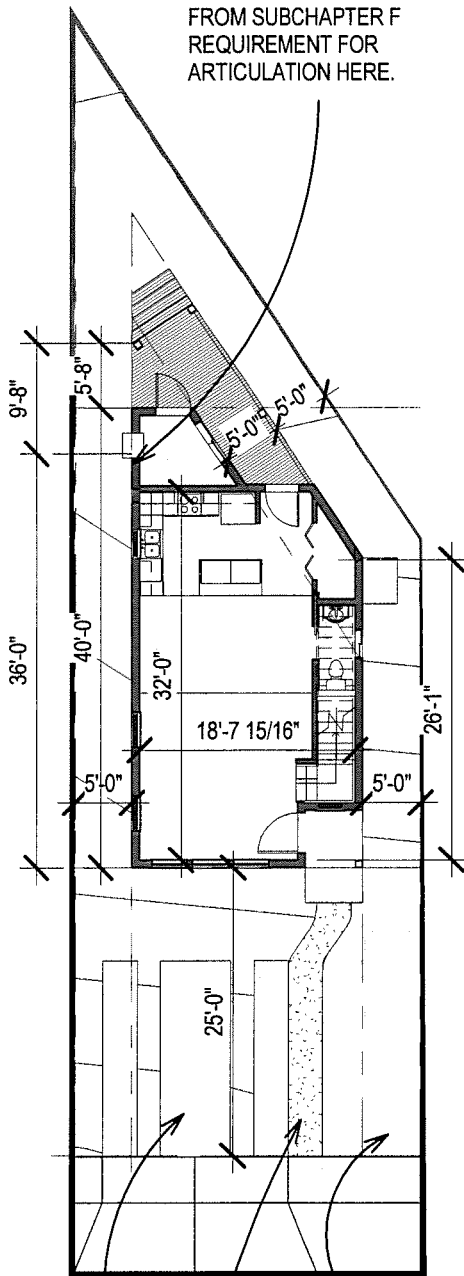
Date

MARCH 16, 2015

14

4/24/2015 3:37:20 PM

REQUEST RELAXATION  
FROM SUBCHAPTER F  
REQUIREMENT FOR  
ARTICULATION HERE.



1 GROUND FLOOR  
1/16" = 1'-0"

2 SECOND  
1/16" = 1'-0"

3 ROOF  
1/16" = 1'-0"

NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

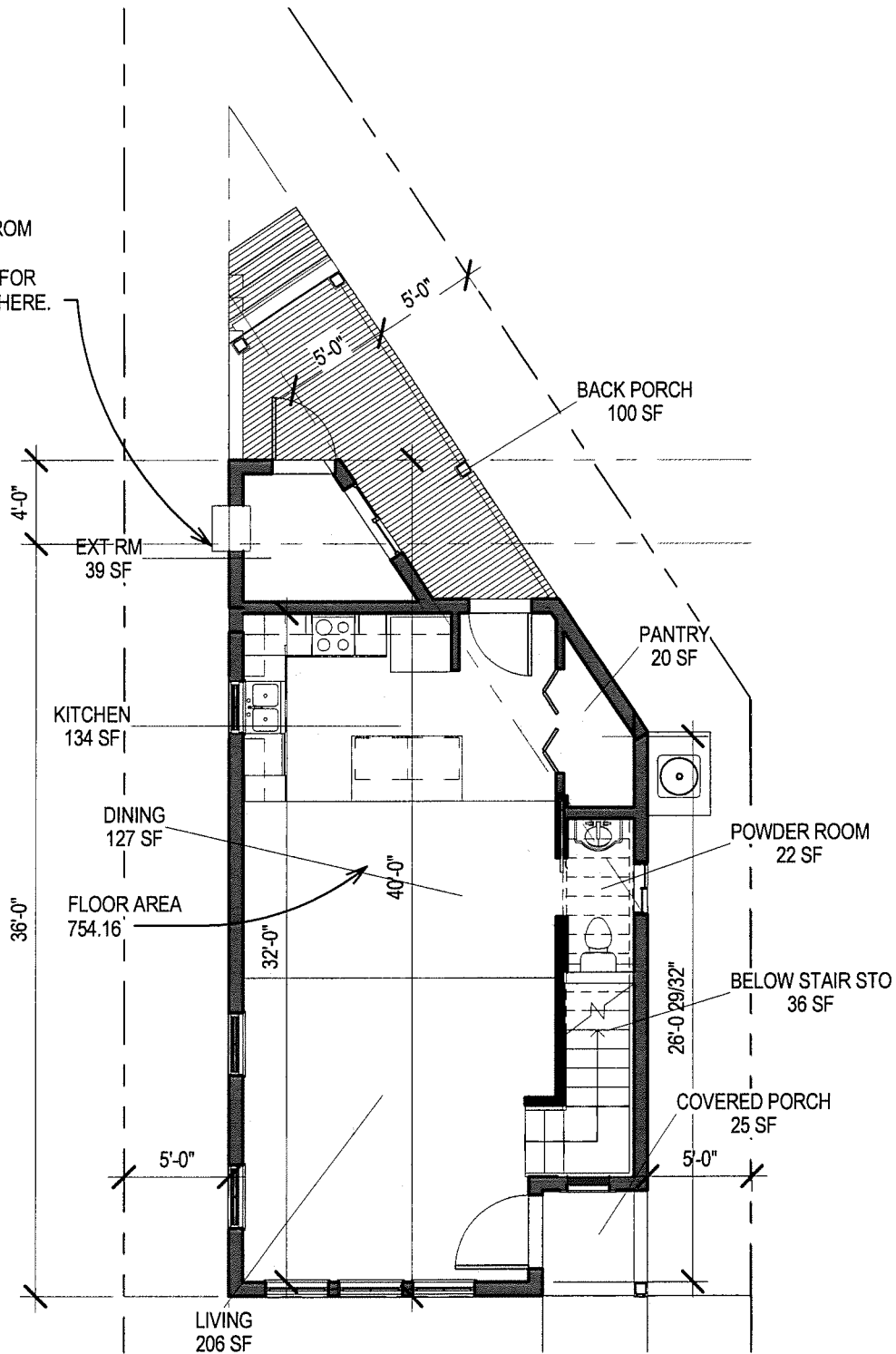
*W. Scott Admire*  
W. Scott Admire 4/24/15

SITE / FLOOR PLANS

Scale 1/16" = 1'-0"  
Date MARCH 16, 2015

15

REQUEST  
RELAXATION FROM  
SUBCHAPTER F  
REQUIREMENT FOR  
ARTICULATION HERE.



NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admire*  
W. Scott Admire  
4/24/15

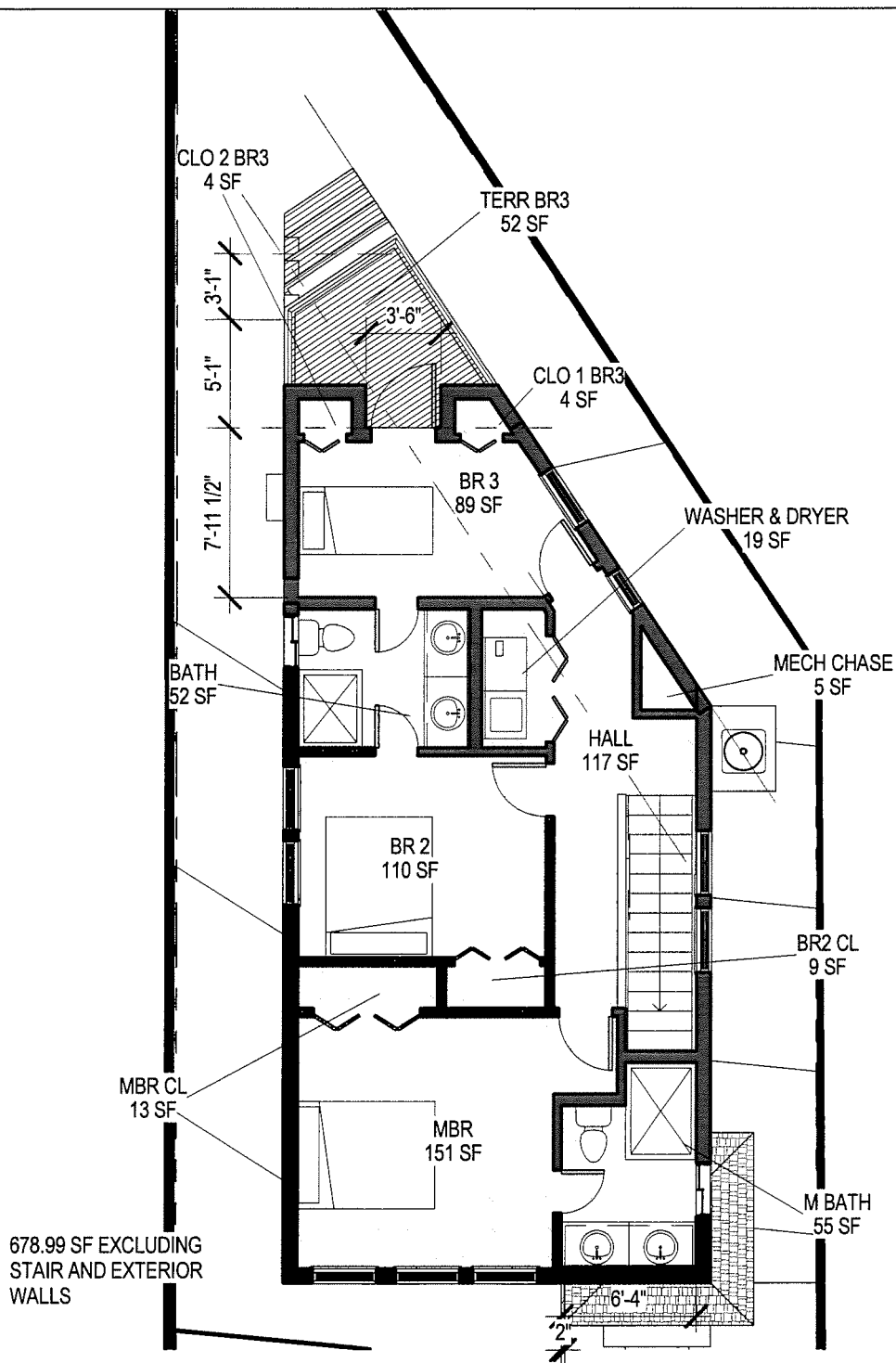
1/8" GROUND FLOOR PLAN

Scale 1/8" = 1'-0"

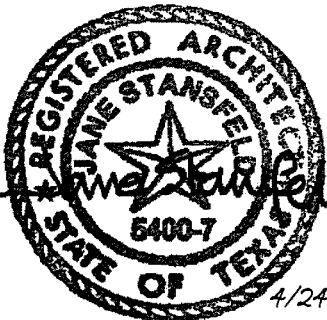
Date MARCH 16, 2015

16

4/24/2015 3:37:23 PM



NOT FOR CONSTRUCTION



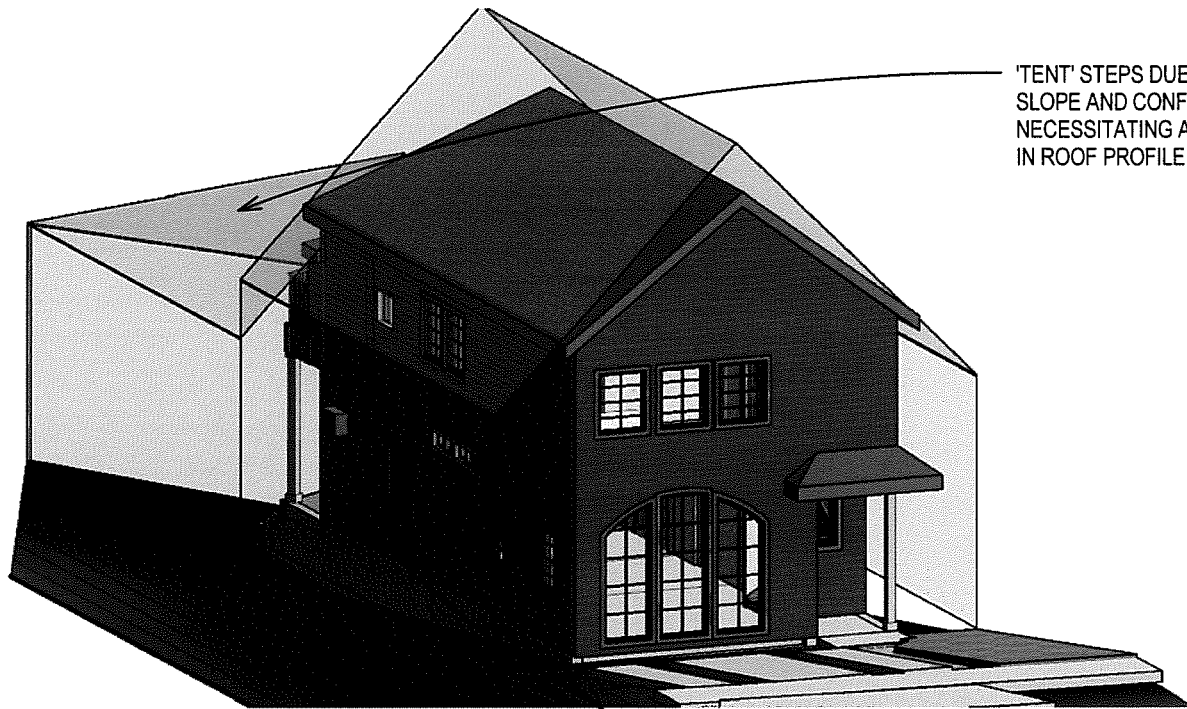
# Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admire*  
W. Scott Admire

4/24/15 1/8 SECOND FLOOR PLAN

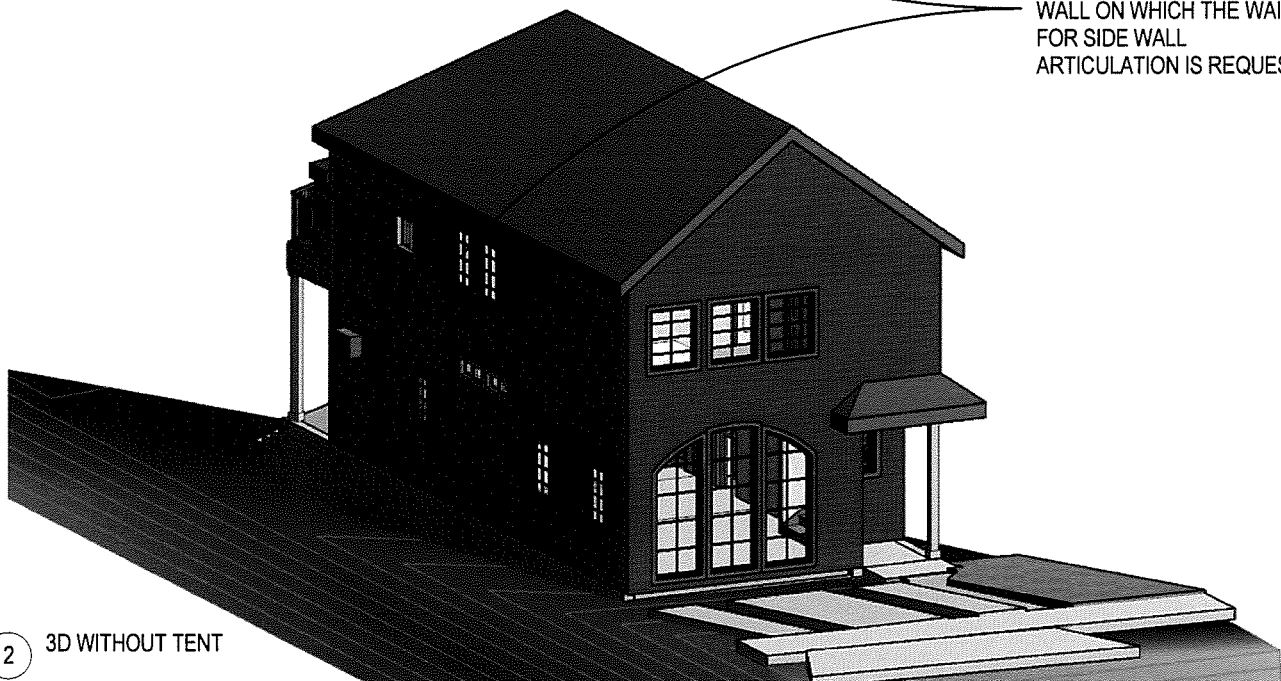
Scale	1/8" = 1'-0"
Date	MARCH 16, 2015

17



'TENT' STEPS DUE TO SITE SLOPE AND CONFIGURATION NECESSITATING A CHANGE IN ROOF PROFILE

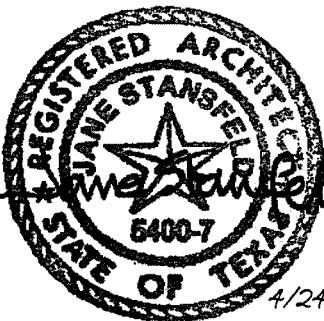
1 3D WITH TENT



WALL ON WHICH THE WAIVER FOR SIDE WALL ARTICULATION IS REQUESTED.

2 3D WITHOUT TENT

NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admire* 4/24/15  
W. Scott Admire

3D VIEWS LOOKING NE

Scale

Date

MARCH 16, 2015

18

4/24/2015 3:37:25 PM



NEIGHBORHOOD SMALL LOT EXAMPLE A  
205 ATTAYAC

NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

SMALL LOT EXAMPLE A

W. Scott Admire

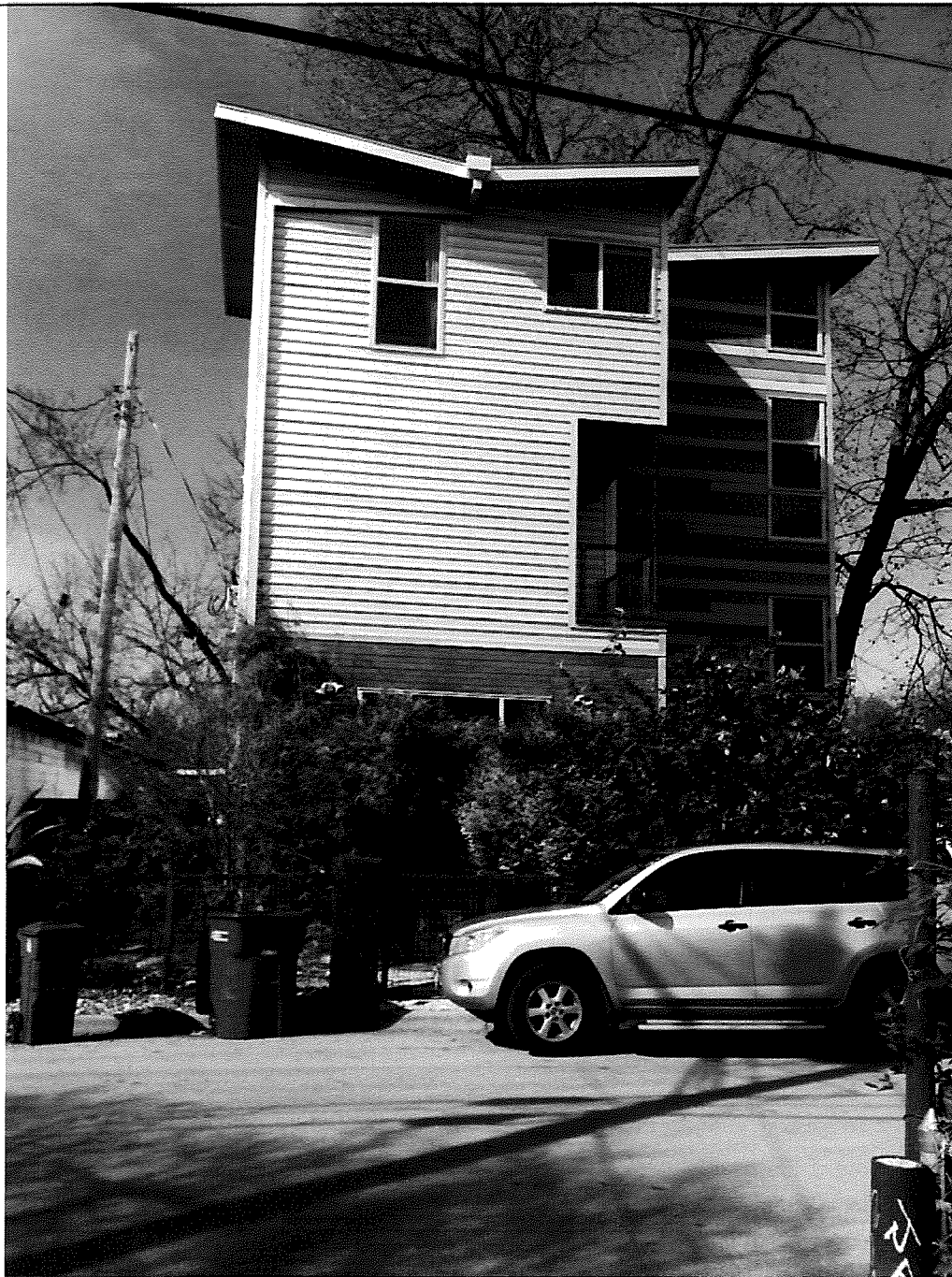
Scale

Date

MARCH 16, 2015

19

4/24/2015 3:37:26 PM



NEIGHBORHOOD SMALL LOT EXAMPLE B  
208 SALINA

NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

*W. Scott Admire*  
W. Scott Admire  
4/24/15

SMALL LOT EXAMPLE B

Scale

Date

MARCH 16, 2015

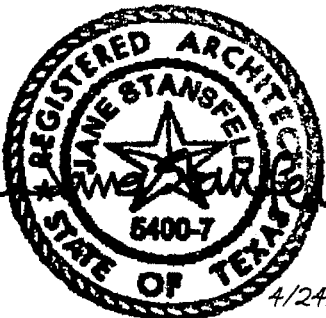
20





NEIGHBORHOOD SMALL LOT EXAMPLE C  
1713 ROSEWOOD

NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

SMALL LOT EXAMPLE C

W. Scott Admire

Scale

Date

MARCH 16, 2015

21





NEIGHBORHOOD SMALL LOT EXAMPLE D  
2507 EAST 16TH

NOT FOR CONSTRUCTION



# Board of Adjustment Application for 2012 Hamilton Avenue

SMALL LOT EXAMPLE D

W. Scott Admire

Scale

Date

MARCH 16, 2015

22

4/24/2015 3:37:27 PM

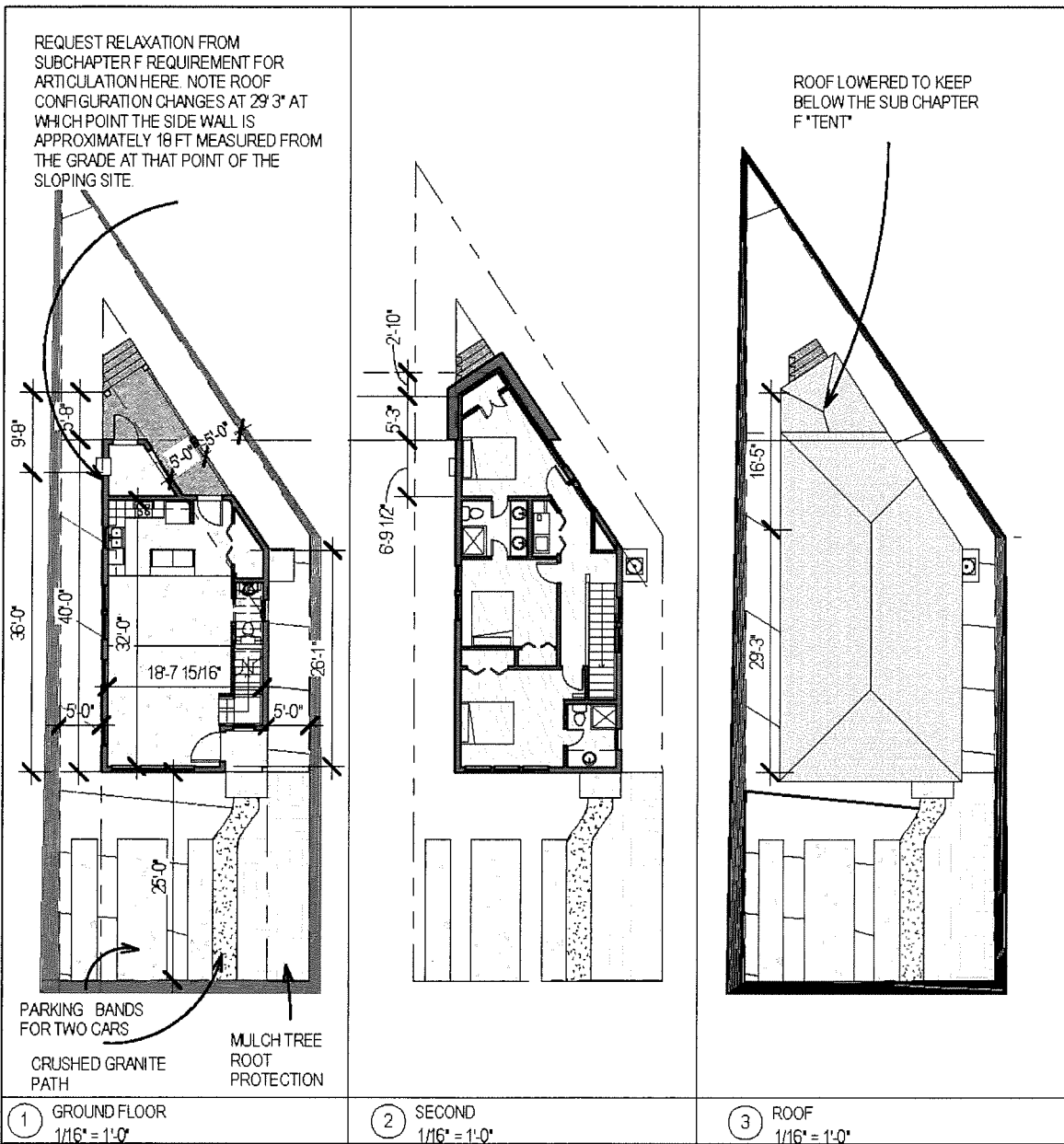
**REVIEWED**

By Eben Kellogg at 3:50 pm, Apr 23, 2015

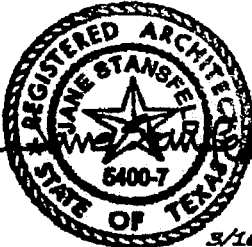
**APPROVED BY  
AUSTIN ENERGY  
FOR BOA**

DATE:

*[Signature]*



NOT FOR CONSTRUCTION



**Board of Adjustment  
Application for 2012 Hamilton Avenue**

*[Signature]*  
W. Scott Admire

**FLOOR PLANS**

Scale 1/16" = 1'-0"  
Date MARCH 16, 2015

14

Ms. Leane Heldenfels  
Board of Adjustment Liaison  
Planning and Development Review Department  
505 Barton Springs Road, 1<sup>st</sup> Floor  
Development Assistance Center  
Austin, Texas 78704

April 21, 2015

Re: Lot 7 Block F Outlot 8-9&62  
2012 Hamilton Avenue  
Board of Adjustment Variance Request

Dear Ms. Heldenfels:

At our Blackshear – Prospect Hill neighborhood meeting on March 26, 2015 our neighborhood group gave our support to the variance request which William Scott Admire (“Owner”), represented by Jane Stansfeld (“Owner’s Agent”), are submitting to the City of Austin Board of Adjustment (“Board”) for their May 11<sup>th</sup> 2015 meeting. We support the variance request due to the special circumstances of the property discussed below. We believe that it does not grant the Owner special privileges inconsistent with the limitation on other properties in the surrounding area.


The variance request covers the following to:

- A. Allow for a single-family home on this 2,283 sf Lot, though it falls slightly below the 2,500 sf minimum lot size.
- B. Allow for a negligible increase in the maximum impervious cover from 45% to 50% to accommodate the required off-street parking.
- C. Allow for a minimum set-back of 5 feet for the property line that runs at a 56 degree angle to Hamilton Avenue and the front property line to allow for appropriate use of the rear of the lot.
- D. Allow for relief from the side wall articulation requirement of Subchapter F due to the unique configuration of the lot.

The granting of these waivers would allow for the construction of a modest residence in keeping with the character of the neighborhood.

I attach more detailed descriptions of the proposed variances as they are being submitted to the Board.

A copy of this letter confirming our approval is being sent to Mr. Stanton Strickland, President, Organization of Central East Austin Neighborhoods (“OCEAN”)

  
4/24/2015 3:37:28 PM

Sincerely,

David Thomas, President, Blackshear – Prospect Hill

Attachment

Lot 7 Block F Outlot 8-9&62  
2012 Hamilton Avenue  
Board of Adjustment Variance Request

The Variance is necessary to develop Lot 7 Block F Outlot 8-9&62, located at 2012 Hamilton Avenue, (collectively, "Lot") due to the following findings:

## **FINDINGS**


### **A. Under present zoning regulations, nothing can be built on the Lot.**

The Lot was platted in its current configuration on December 16, 1916. It is currently an undeveloped lot zoned as SF-3-NP. The Central East Austin Neighborhood Plan ("CEANP") and Ordinance No. 011213-42 allow for SF-3-NP lots of at least 2,500 sf to be developed as single-family residences. The CEANP allowed for this relaxation in lot size from the requirements of SF-3 designation (5,750 sf) to fulfill a major objective of the plan, to fill in empty and undeveloped lots in East Austin with housing "compatible and complimentary with the single-family uses" of adjacent homes (See CEANP Goal #9).

The Lot measures 2,283 sf in area per the survey prepared by Celco Surveying on December 16, 2014. Since the lot is 217 sf below the minimum developable lot size, nothing can be built on the lot under a strict application of Ordinance No. 011213-42 and the Land Development Code regulations. If a variance were allowed for the negligible difference in lot size between the actual lot size (2,283 sf) and the minimum allowed for development (2,500 sf), the lot could support a modest sized home of no more than 1,600 sf constructed in accordance with the Land Development Code Subchapter F regulations and in keeping with the area's character.

### **B. Under present zoning regulations, an SF-3 lot must have overall impervious cover of 45% or less.**

The Lot is not serviced by an alleyway in the rear. At 29.99 feet wide, it is also not wide enough to accommodate a front-facing garage accessed from Hamilton Avenue within the footprint of the proposed improvement, which would be out of character with the surrounding area. Therefore, the two

  
4/24/2015 3:37:28 PM

off-street parking spaces required by the Land Development Code will be located in the front of the Lot out of necessity. The additional impervious cover required for the on-site parking would require an increase in the allowable impervious cover to no more than 50% (an extra 114 sf above the 45% limitation). The Lot is subject to Land Development Code Subchapter F and would be fully in keeping with its provisions with the increase to the impervious cover limitation. Specifically, the front lot impervious cover will be less than 35% and below the front yard provision of 40%. The proposed residence, as it presents to Hamilton Avenue, would be in keeping with the other houses on the street.

**C. The Lot is a strange configuration with one property line at a 56 degree angle to Hamilton Avenue.**

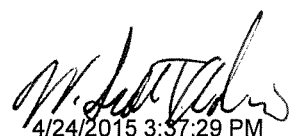
The NE back property line of the Lot, which resembles a side property line functionally, runs at a 56 degree angle to the front property line. This property line is interpreted as a side property line (not rear) for the lots adjacent to the Lot. Subjecting this property line to a 10 ft. set-back significantly reduces the buildable area and does not allow for a reasonable use in the rear of the lot. If this property line were interpreted as a side property line, the required 5 ft. set-back would mirror the minimum set-back for the lots that share the property line. It seems reasonable that the same interpretation be afforded to the Lot as to the lots that share the property line.

**D. Due to the width and configuration of the Lot at 36 ft. back from the front set-back plane, the available width of the site is only 8 ft. wide with the interpretation requested under C. above. Therefore, a relief from the Subchapter F requirement for side wall articulation is requested.**

Land Development Code Subchapter F requires side wall articulation at 36 ft. for a continuous wall. The articulation must be at least four feet from the plane of the original wall. Due to the unique property line discussed in C. above, an articulation at that point on the western facing wall would not be possible for any functional use at the rear of the structure. Should this variance be granted, the longest proposed side wall would be no more than 45' 8". Due to the slope on the site the longest proposed side wall would also have vertical articulation at approximately 19'3" where the roof profile changes. Also, side walls would not be imposing at a maximum of 17'6" above ground floor level.

The Owner's Agent is available should further information be needed at:

Jane M. Stansfeld, FAIA  
J. Stansfeld & Associates  
4705 Foster Ranch Road  
Austin, Texas 78735  
512.653.3007  
jstansfeld@austin.rr.com

  
4/24/2015 3:37:29 PM