




N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0060
Address: 2012 HAMILTON AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

CASE# 0152015-0060
ROW# 11327474
TAX# 0206100409

CITY OF AUSTIN **TEAD** ✓
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 2,277.97 sf lot with 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 with permission to interpret the lot line at 56 degrees to the street as a side property line.

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. (Central East 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:

A) Under present zoning regulations nothing can be built on this lot:

i).The lot is 2,288.97 sf and has a frontage of 29.99 ft. It was established in 1916 and once had a modest residence on it. It is 222.03 sf below the 2,500 threshold covered by the December 13, 2001 CEANP small lot amnesty.

ii) With a variance this lot can support an approximately 1,600 sf residence constructed in accordance with the City of Austin Land Development Code Subchapter F regulations, and would be more “compatible and complimentary with the single-family uses adjacent to the lot” (See CEANP Goal #9) than the currently vacant lot.

iii)Objective 2.2 of the Central East Austin Neighborhood Plan (“CEANP”) adopted by City Council on December 13, 2001, to increased the amount of housing units available in the East Austin Neighborhood, is integral to the CEANP. Thus, among other changes, small lot amnesty was allowed for lots over 2,500SF under CEANP Objective 2.2 Action 11 (See also Ordinance No. 011213-42 Part 4).

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

i) It is noted that due to the 25 ft. front set-back the front lot impervious cover will be less than 35% and below the front yard provision of 40%. This means that the way that the proposed residence presents to Hamilton Avenue will 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. If this property line is interpreted as a ‘rear’ property line with 10 ft. set-back the available buildable area on the site is reduced by 152 sf or 19%

i) this property line is interpreted as a side property line with 5 ft. set-back on the adjacent lots. It seems reasonable that the same interpretation be afforded to 2012 Hamilton Avenue.

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 sub chapter F requirement for side wall articulation is requested.

i) The longest proposed side wall is 45’ 8”

ii) Due to the slope on the site the longest proposed side wall has vertical articulation at approximately 29’ 3 where the roof profile changes.

iii) Side walls are not imposing at a maximum of 17’ 6” above ground floor level.

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 2 -3 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 2,500SF and 5,750 SF in the area benefitting from small lot amnesty.

C) A relatively small percentage of lots with less than 2,500 SF exist with existing housing on them. Vacant legal lots with slightly less than 2,500 SF, 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 16th.

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

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:

College Heights 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 Sub chapter 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.

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, 03/17/15

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, 03/17/15

2012 HAMILTON AVENUE

SHEET LIST	
#	SHEET NAME
01	COVER
02	GIS KEY MAP
03	2012 GIS AERIAL OF SITE
04	SITE SURVEY
05	SITE GRADING SURVEY
06	VIEW TO N OF SITE
07	VIEW E SIDE OF SITE
08	VIEW W SIDE OF SITE
09	VIEW SE OF SITE
10	VIEW SW OF SITE
11	SF-3 LOT ANALYSIS
12	SF-3 IMPERVIOUS COVER
13	SUB CHAPTER F CALS
14	FLOOR PLANS
15	3D VIEWS LOOKING NE

NOT FOR CONSTRUCTION



3/17/15

Board of Adjustment Application for 2012 Hamilton Avenue

W. Scott Admire
W. Scott Admire

COVER

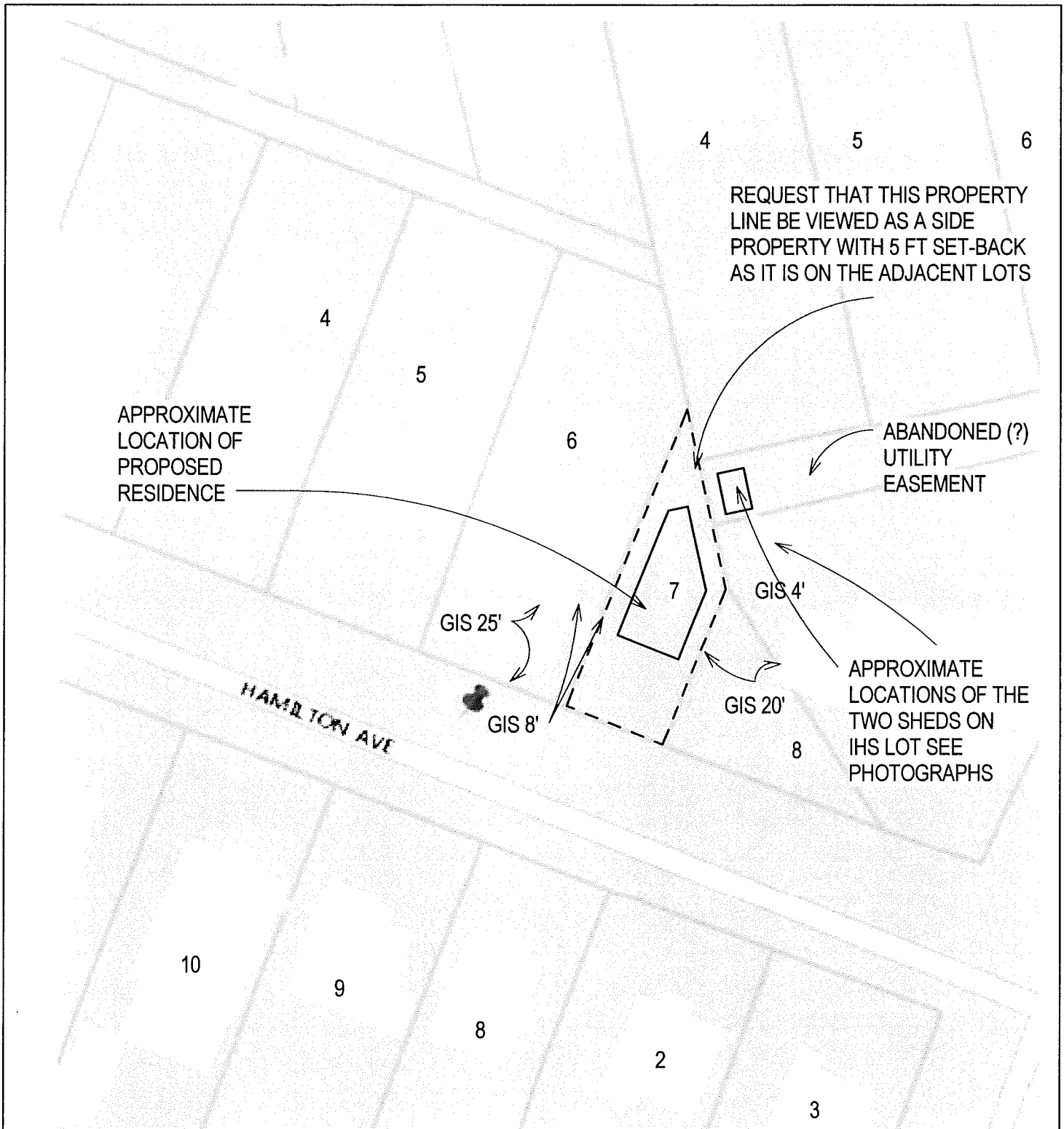
Scale

Date

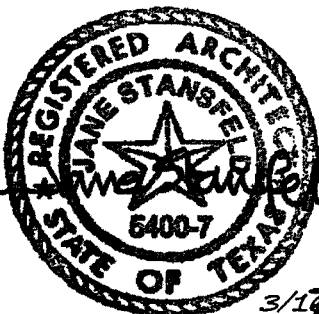
MARCH 17, 2015

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3/17/15

Board of Adjustment Application for 2012 Hamilton Avenue

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GIS KEY MAP

Scale

Date

MARCH 17, 2015

02

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SEE PHOTOGRAPHS FOR NEW 2 STORY ON THIS SITE

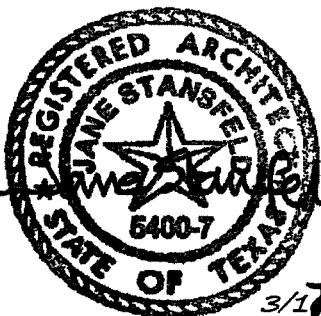


LARGE TREE ON SITE HAS SINCE
FALLEN DOWN

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

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2012 GIS AERIAL OF SITE

Scale

Date

MARCH 17, 2015

03

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CELCO SURVEYING

REG. # 19183973
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY

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

SCALE
1" = 20'



SAMMIE JOE WILLIAMS, JR.
DOC. NO. 2011079368

LOT 6

AUSTIN HOUSING FINANCE CORP.
12764/58

WOOD
FRAME

LOT 7

HELEN C. ELLIOTT
DOC. NO. 2012183232

HAMILTON AVENUE

CONC. SIDEWALK
N70°49'51"W
29.99'
(30.00')

(98.80')
98.63'

N19°15'56"E

S14°20'37"E
54.01'

(53.80')
53.60'

N19°10'01"S

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 SUBDMISION 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.

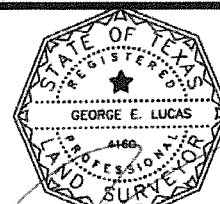
CERTIFICATION

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: DECEMBER 16, 2014



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

THIS SHEET IS HELD FOR SUBSTITUTION OF
THE SITE GRADING AND SET-BACK SURVEY
WHEN IT IS COMPLETED BY THE SURVEYOR.



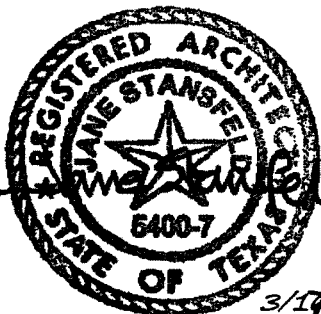
VIEW ACROSS LOT TO NORTH

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.

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Board of Adjustment Application for 2012 Hamilton Avenue

W. Scott Admire
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VIEW TO N OF SITE

Scale

Date

MARCH 17, 2015

06

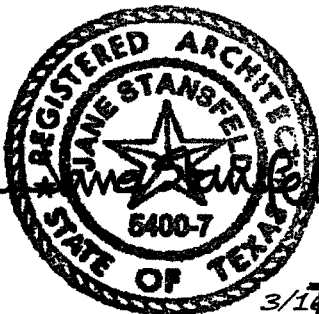
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VIEW DOWN N SIDE OF HAMILTON

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

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W. Scott Admirer
W. Scott Admirer

VIEW E SIDE OF SITE

Scale

Date

MARCH 15, 2015

07

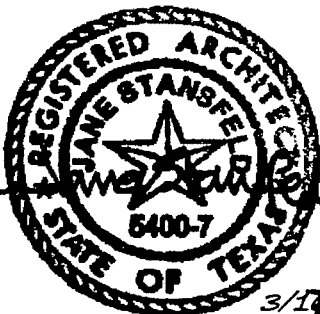
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VIEW ACROSS FRONTAGE TO HOUSE TO THE WEST.

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

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VIEW W SIDE OF SITE

Scale

Date

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08

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VIEW ACROSS HAMILTON TO SE

VIEW SHOWS FROM LEFT TO RIGHT

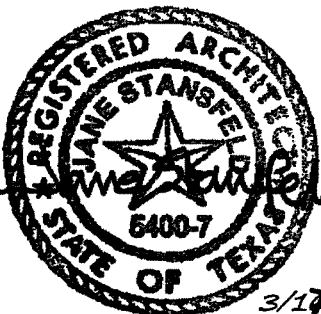
NEW TWO STORY AT SW CORNER OF PROSPECT AVENUE AND HAMILTON AVENUE,

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.

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Board of Adjustment Application for 2012 Hamilton Avenue

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VIEW SE OF SITE

Scale

Date

MARCH 17, 2015

09

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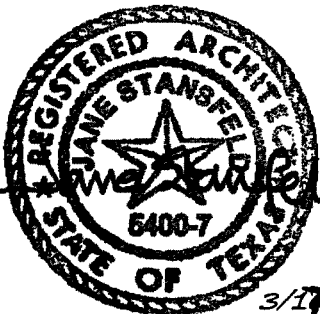
VIEW SW DOWN HAMILTON AVENUE

HOUSES LEFT TO RIGHT

HOUSE ON LOT 10 SOUTH SIDE OF HAMILTON AVENUE

HOUSE ON LOT 11 SOUTH SIDE OF HAMILTON AVENUE

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VIEW SW OF SITE

Scale

Date

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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 REAR PROPERTY LINE BE INTERPRETED AS A 'SIDE'
PROPERTY LINE WITH SET-BACK OF 5'. THIS IS HOW IT APPEARS TO BE
INTERPRETED IN THE ADJACENT PROPERTIES.

SF-3 MAXIMUM BUILDING COVERAGE

SF-3 MAXIMUM BUILDING COVERAGE 40%

REAR SET BACK 5FT

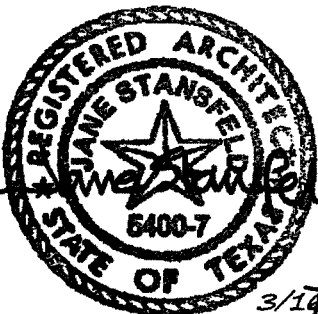
BUILDING COVERAGE 807 SF 35.42%

REAR SET BACK 10 FT

BUILDING COVERAGE 655 SF OR 28.75%

WITH THE REAR SECTIONOS NARROW THAT IT IS UNUSEABLE.

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Board of Adjustment Application for 2012 Hamilton Avenue

[Signature]
W. Scott Admire

SF-3 LOT ANALYSIS

Scale	1/4" = 1'-0"
Date	MARCH 12, 2015

11

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

FRONT YARD IMPERVIOUS COVER

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 14.87 SF AT 50% 8 SF
COMPRESSOR PAD 12 SF
TOTAL IMPERVIOUS 1,079 SF
RATIO 47.36%

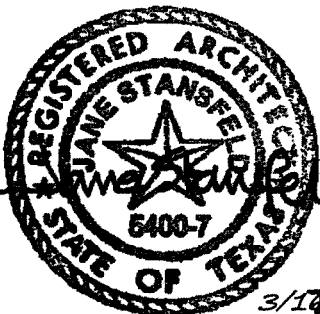
IMPERVIOUS COVER WITH A 10 FT 'REAR' SET-BACK

BUILDING FOOTPRINT AREA 655 SF
FRONT YARD IMPERVIOUS COVER 252 SF
REAR DECK ACCESS STEPS 14.87 SF AT 50% 8 SF
COMPRESSOR PAD 12 SF
TOTAL IMPERVIOUS 927 SF
RATIO 40.70%

MAXIMUM BUILDING COVERAGE

BUILDING FOOTPRINT INCLUDING PORCHES 807 SF
BUILDING COVERAGE 35.42%

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3/13/15

Board of Adjustment Application for 2012 Hamilton Avenue

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SF-3 IMPERVIOUS COVER

Scale 1/4" = 1'-0"
Date MARCH 17, 2015

12

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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%

AREAS IF 'REAR' SET BACK OF 10 FT IS IMPOSED

GROUND LEVEL LESS PORCH 5' BY 5'	630 SF
SECOND FLOOR	655 SF
TOTAL FLOOR AREA IS	1,285 SF
RATIO	56.41%

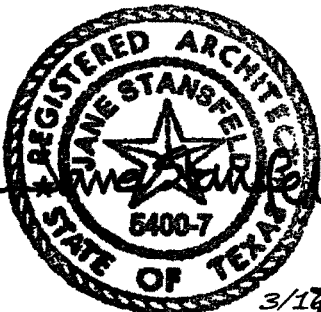
MAXIMUM HEIGHT 32'

MAXIMUM PROPOSED HEIGHT LESS THAN 32'

SIDE WALL ARTICULATION EVERY 36 FT

REQUEST VARIANCE FOR 40 FT SIDEWALL WITHOUT ARTICULATION

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Board of Adjustment Application for 2012 Hamilton Avenue

W. Scott Admire

SUB CHAPTER F CALS

Scale	1/4" = 1'-0"
Date	MARCH 17, 2015

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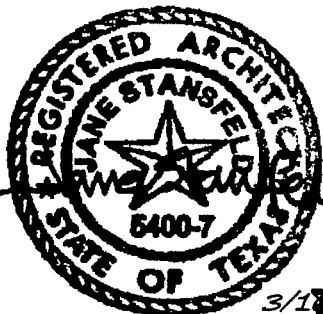
Architectural site plan of a house with the following dimensions and features:

- Overall Dimensions:**
 - Left side: 36'-0" (total), 9'-8" (top section), 40'-0" (middle section), 5'-0" (bottom section).
 - Right side: 26'-1" (total), 5'-0" (bottom section).
 - Top right: 5'-0" (horizontal), 5'-0" (vertical).
 - Interior: 32'-0" (width of main living area), 18'-7 15/16" (width of dining area).
- Landscaping Features:**
 - PARKING BANDS FOR TWO CARS:** Indicated by two curved arrows pointing to the left side of the property.
 - CRUSHED GRANITE PATH:** A path leading from the parking area towards the house.
 - MULCH TREE ROOT PROTECTION:** A textured area along the right side of the property, adjacent to the house.
- House Details:**
 - The house has a gabled roof with a 5'-0" overhang on the right side.
 - Rooms include a kitchen, living area, dining area, and a bathroom.
 - A staircase is located on the right side of the house.

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1/16 1-0

1710-1-0

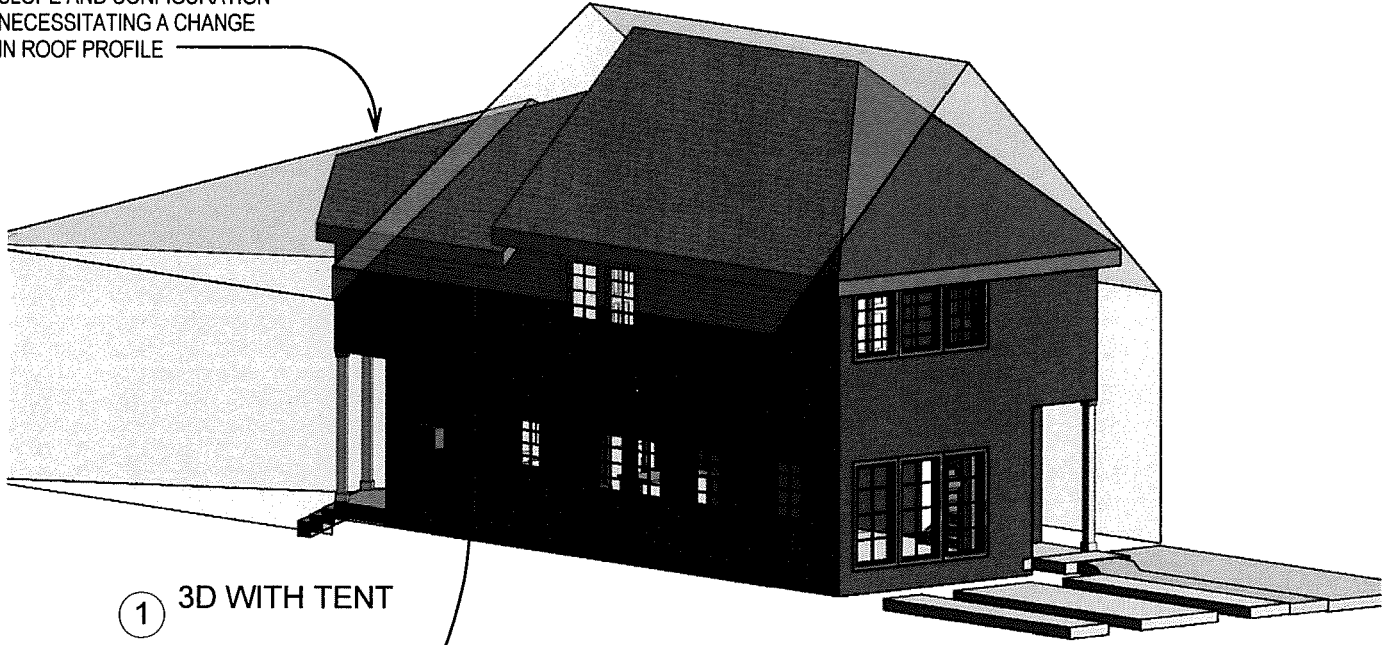


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Scale	1/16" = 1'-0"
Date	MARCH 18, 2015

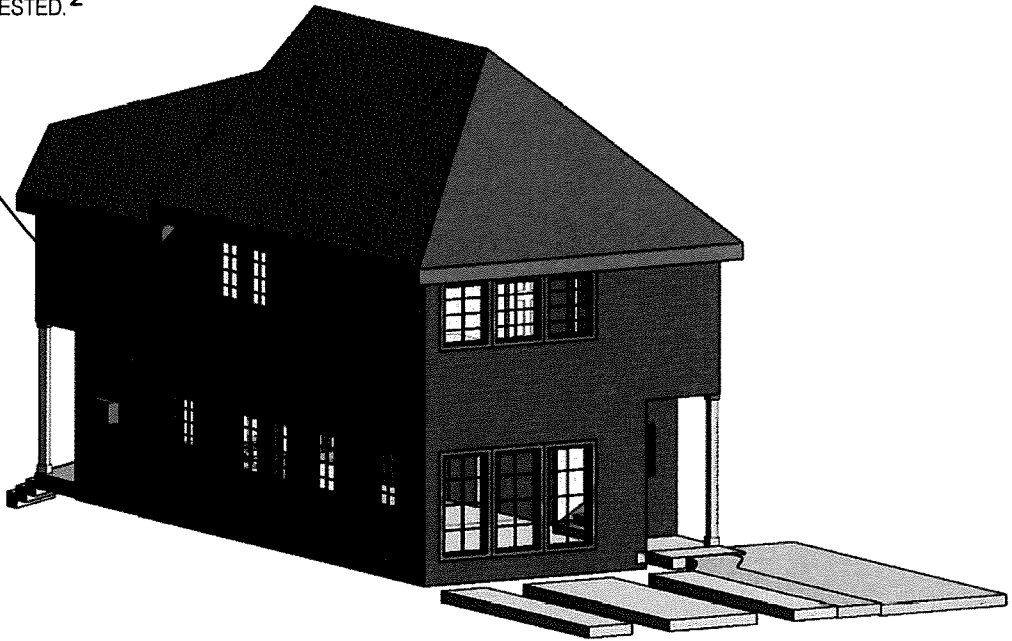
14

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



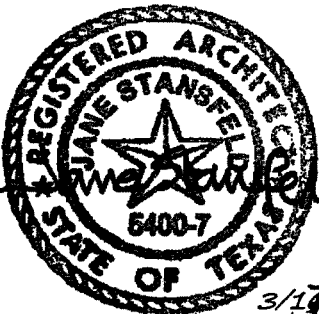
① 3D WITH TENT

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



② 3D WITHOUT TENT

NOT FOR CONSTRUCTION



3/17/15

Board of Adjustment Application for 2012 Hamilton Avenue

W. Scott Admire
W. Scott Admire

3D VIEWS LOOKING NE

Scale

Date

MARCH 18, 2015

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