


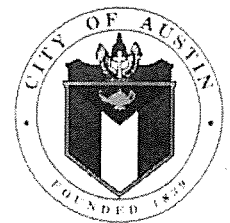


PALMA  
*ma*  
14TH



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0089  
Address: 1704 W 10TH ST



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

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

1" = 200'

Revised

CASE# C15-2015-0089  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

m2  
2

**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: 1704 W 10th Street, Austin TX 78703

LEGAL DESCRIPTION: Subdivision – Maas Addition

Lot(s) 5 Block 14 Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Sharon Miller on behalf of myself/ourselves as authorized agent for

Sharon Miller affirm that on May 4th 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 X ATTACH \_\_\_\_\_ COMPLETE X REMODEL X MAINTAIN

22-1-211 - maintain current 5ft setback for first 5ft of historically contributing house in

a NRHD and add an additional second story utilizing the same 5ft setback and allow  
tent penetration for roof to mimic current historic house and allow for over hang of  
south facing windows for energy efficiency

in a SF3 - NP 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):

m2  
3

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The house is zoned SF3 but is considered a small lot at 4,443 sq, it also has a historically contributing house on the lot and a protected tree in the middle of the lot

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: the lot is both sub-standard and has a historically contributing home out of setbacks as well as a protected tree in the middle of the lot

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

Most SF3 houses fit the minimum requirement of 5,750 sq ft and 50ft width - my lot is 4,443 sq and 44 ft width. Other houses are not historically contributing, nor do residents have a large protected tree in the middle of a small lot

**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 house is going to remain in the same footprint that it's been in since 1935, new construction will match old materials (cedar batt and board and metal roof) and with tent penetration I can keep the roofline the same as the old house and allow for overhang of south facing windows for energy efficiency- 3 next neighbors have 2 story houses with 5ft side setback

**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:

m2  
4

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:

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

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

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**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 1704 w 10th st

City, State & Zip Austin, TX 78703

Printed Sharon Miller Phone 512.439.9459 Date May 4th, 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 Same as a bove Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

5/13/22

revised



## Variance Request

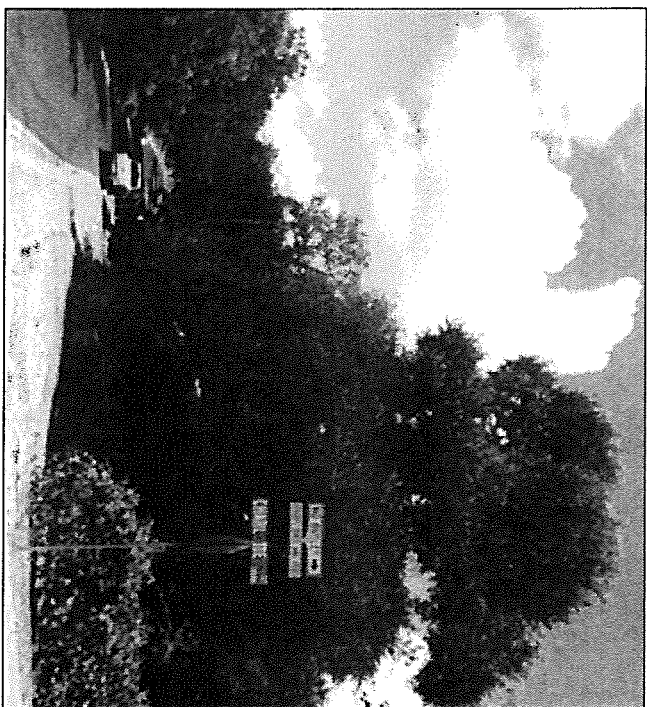
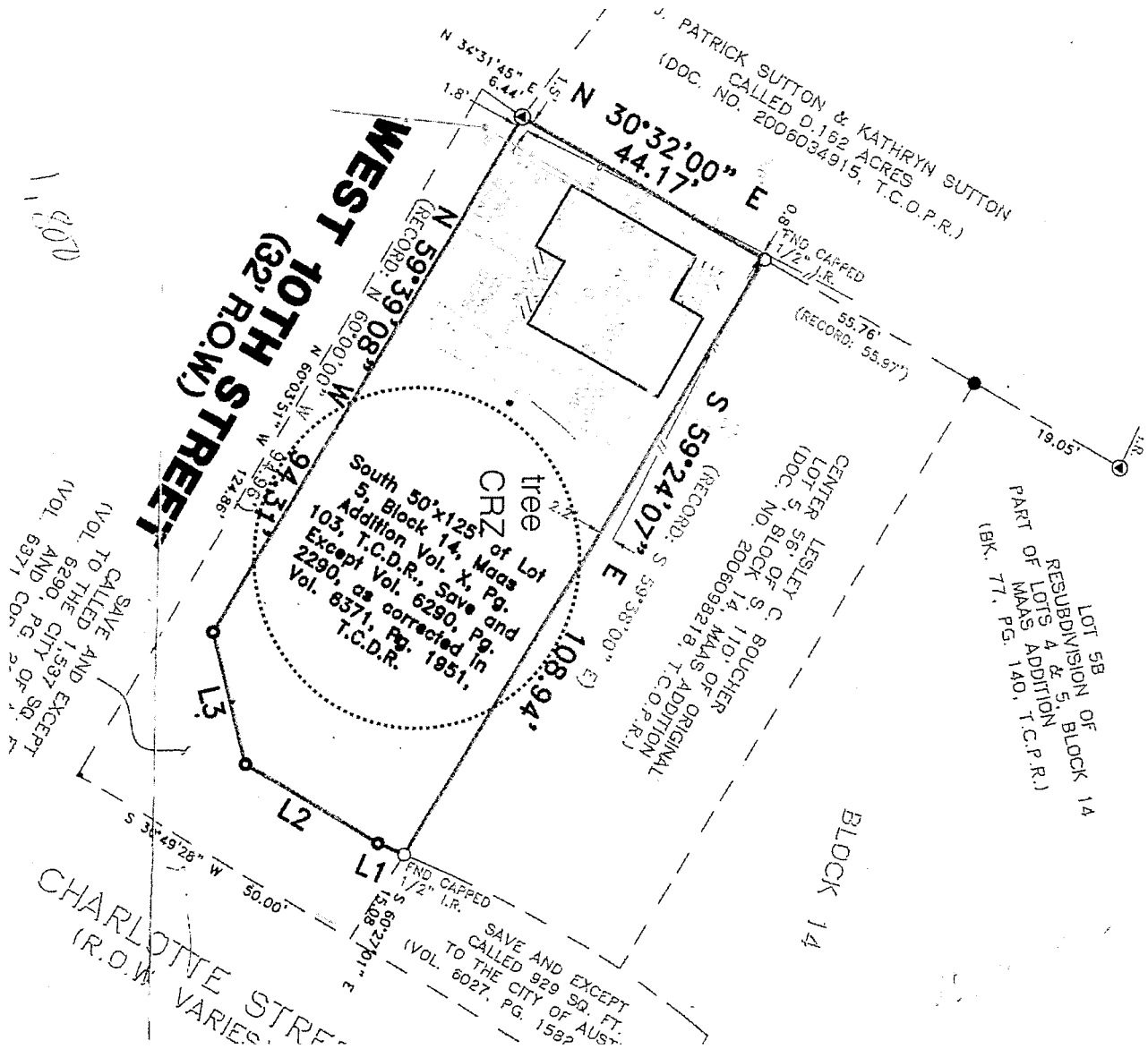
1704 W 10th Street - 78703

Owned and lived here for 8 years

Sharon Miller

1704 W 10th Street - 78703  
Variance Request - Hardships

1704 W 10th Street - 78703



- ~ Sub-standard small lot - 4,656 sq ft zoned SF3
- 44 ft depth - current house is 450 sq ft
- ~ No rear garden for addition at back - property line 3.5 ft from back of property
- ~ Keep off of 50% CRZ of protected heritage tree
- ~ HPO encouraged keeping first 5ft of historic property and porch facing the street and using a gabled roof to integrate with current structure - built 1935

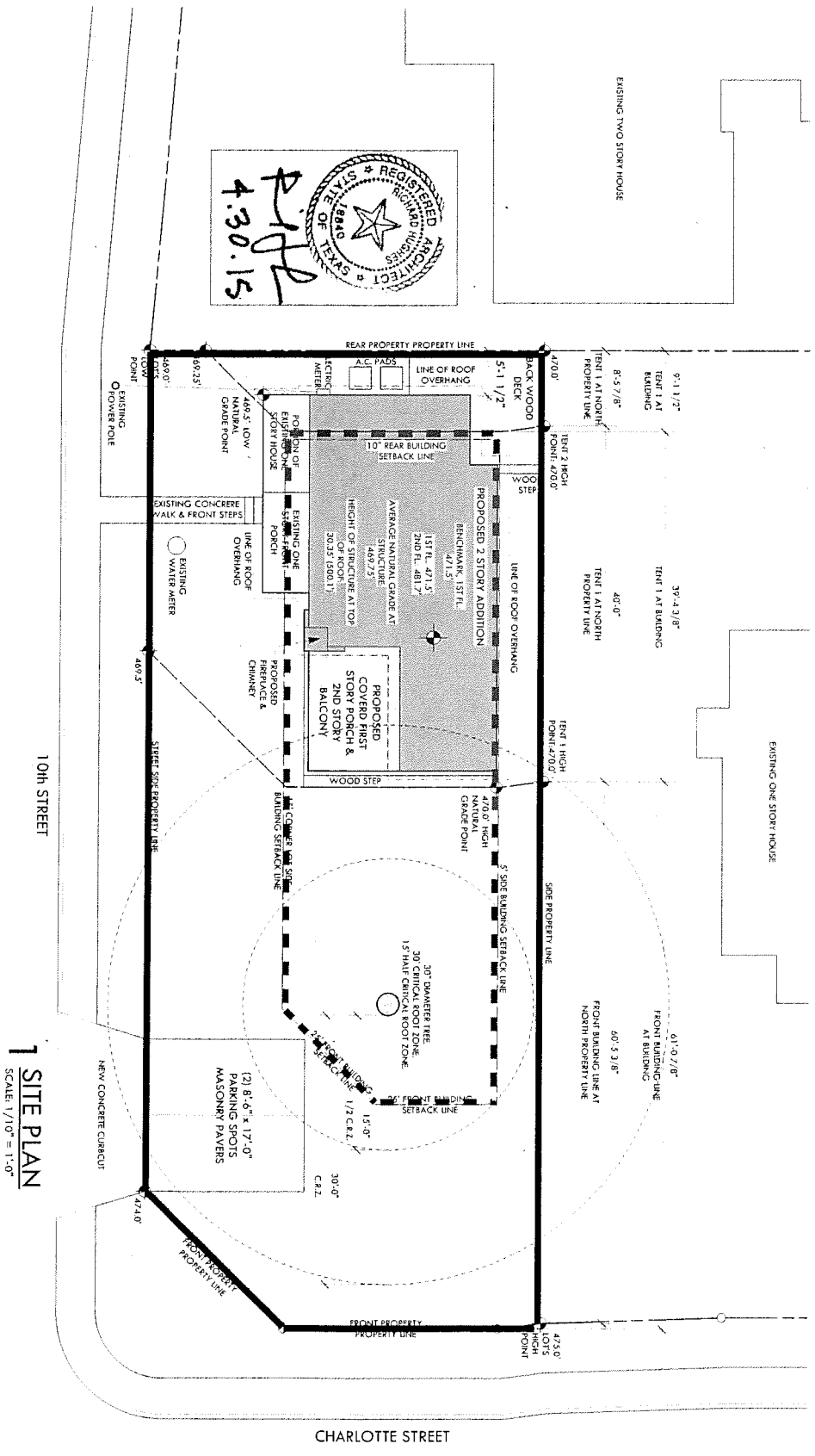
2/15

1704 W 10th Street - 78703

# Variance Request - New Construction

City building reviewer told me to apply set-backs utilizing Charlotte street as the front of the property. What was the side now requires a 10ft back setback and I am requesting a variance to utilize the 5ft setback to attach new addition to current historic facade and porch

Historic Landmark Commission has approved the permit (June 22nd)  
Adjacent neighbors and other near neighbors are in support of the house variance and design (see attached list of 20 signatures)

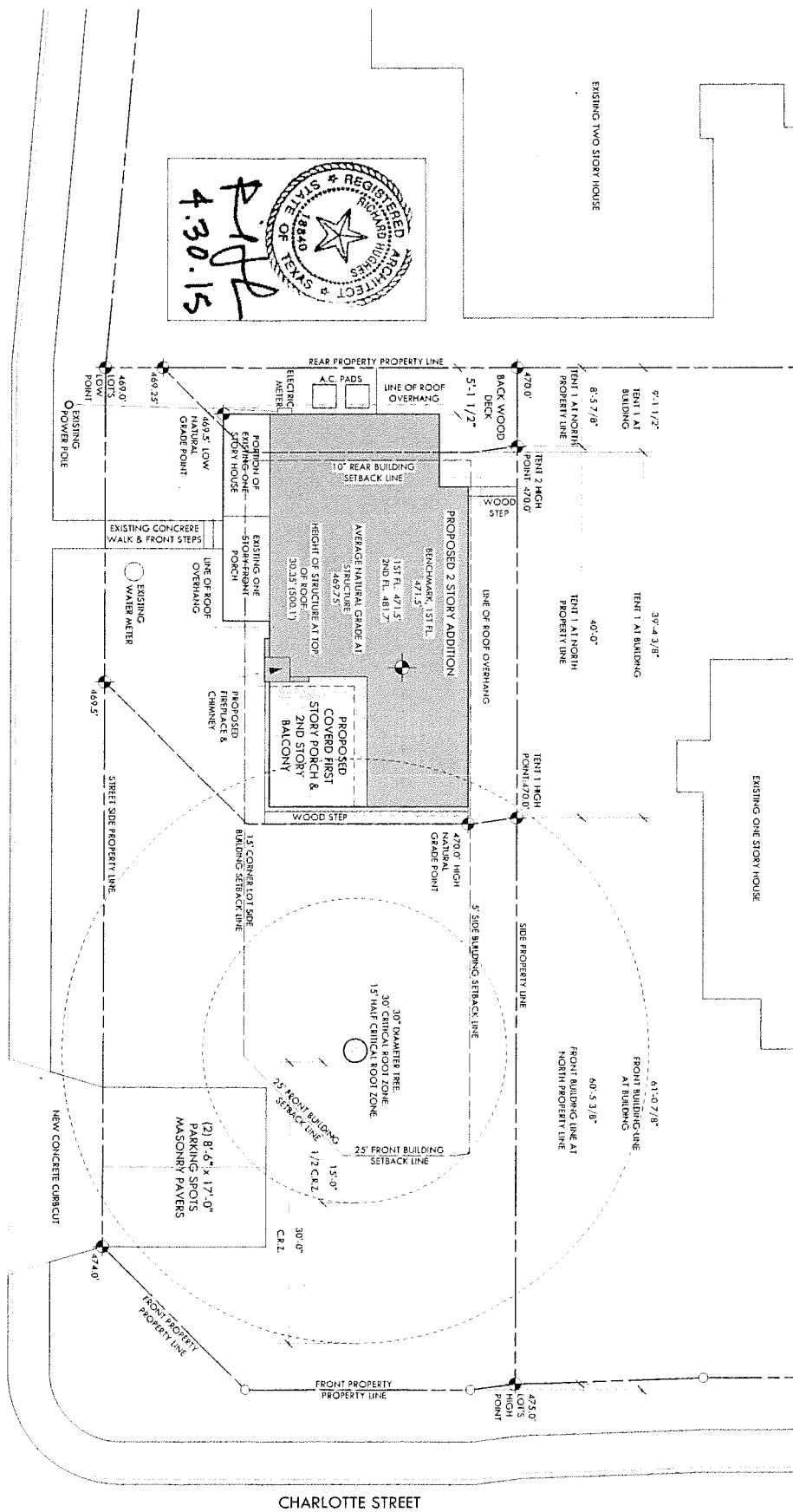


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1704 W 10th Street - 78703

# New Construction

- ~ Total building coverage 982 sq ft - 22%
- ~ Total impervious coverage 1,427 sq ft - 33%
- ~ House square footage is 1,352 sq ft



## 1 SITE PLAN

SCALE 1/10" = 1'-0"

1	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	ELEMENTAL ARCHITECTURE www.elementalarchitecture.com	2124 EAST 6th ST., SUITE 106, AUSTIN, TX 78705 512.473.8228
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26  
26

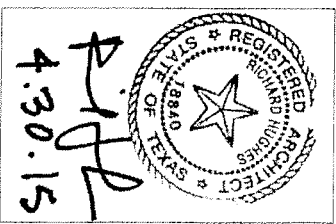
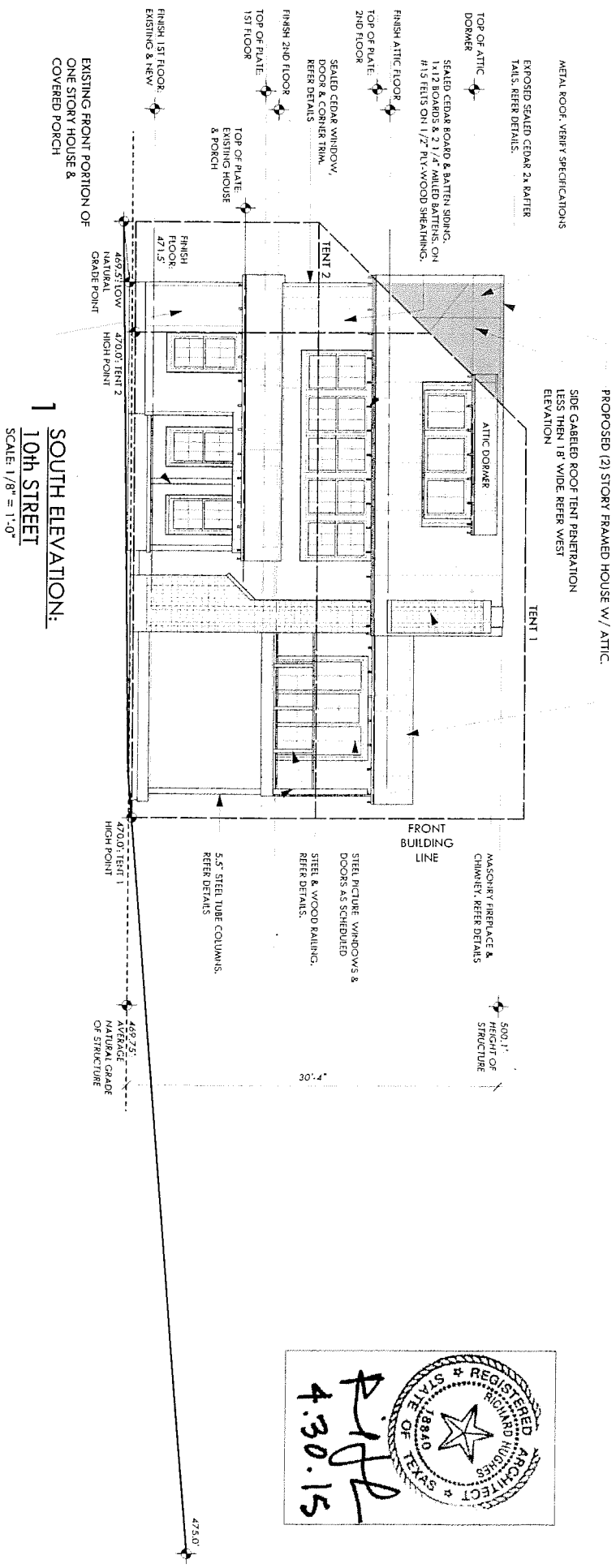
1704 W 10th Street - 78703

## **Variance Request**

Maintain current 5ft (now back) setback for first 5ft of historic house in a NHRD and add a second story in current footprint utilizing the same 5ft setback

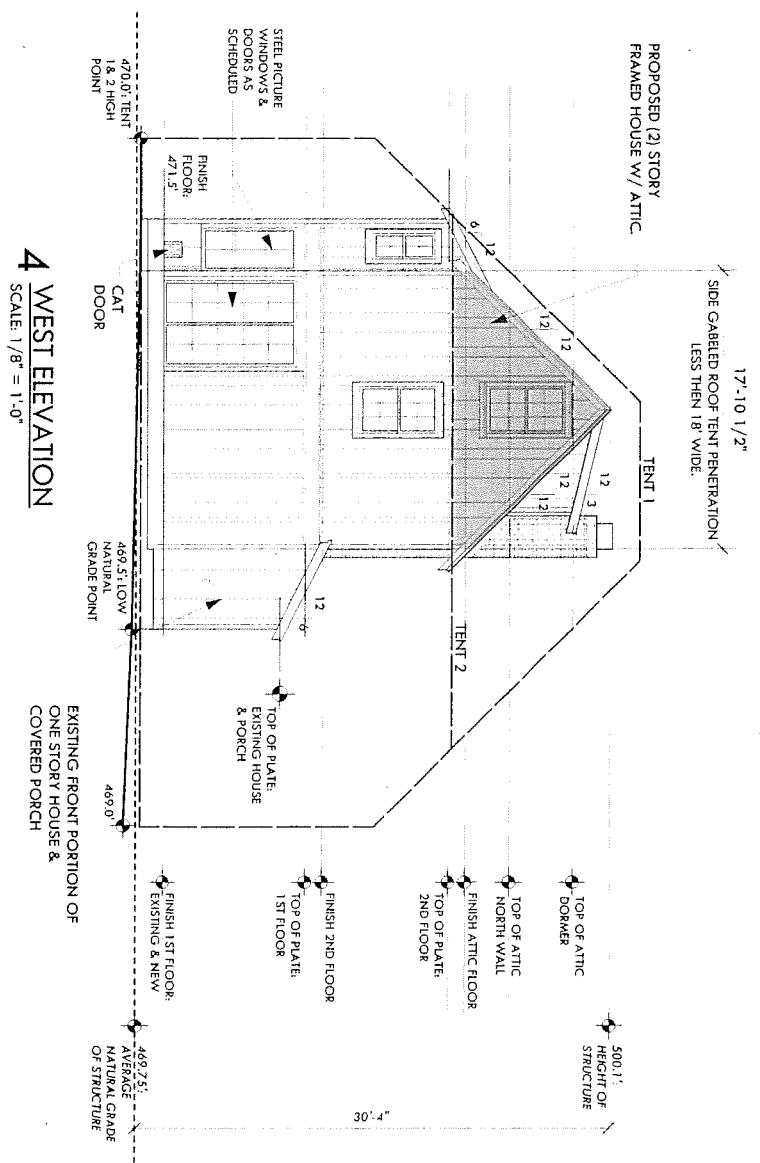
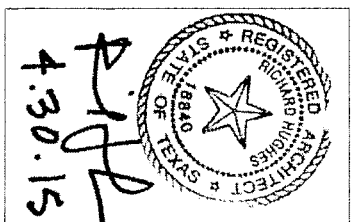
Allow penetration of tent to keep gable roof cohesion with historic house and allow overhang on south facing windows for energy efficiency

# *4/15* 1704 W 10th Street - 78703 **New Construction**



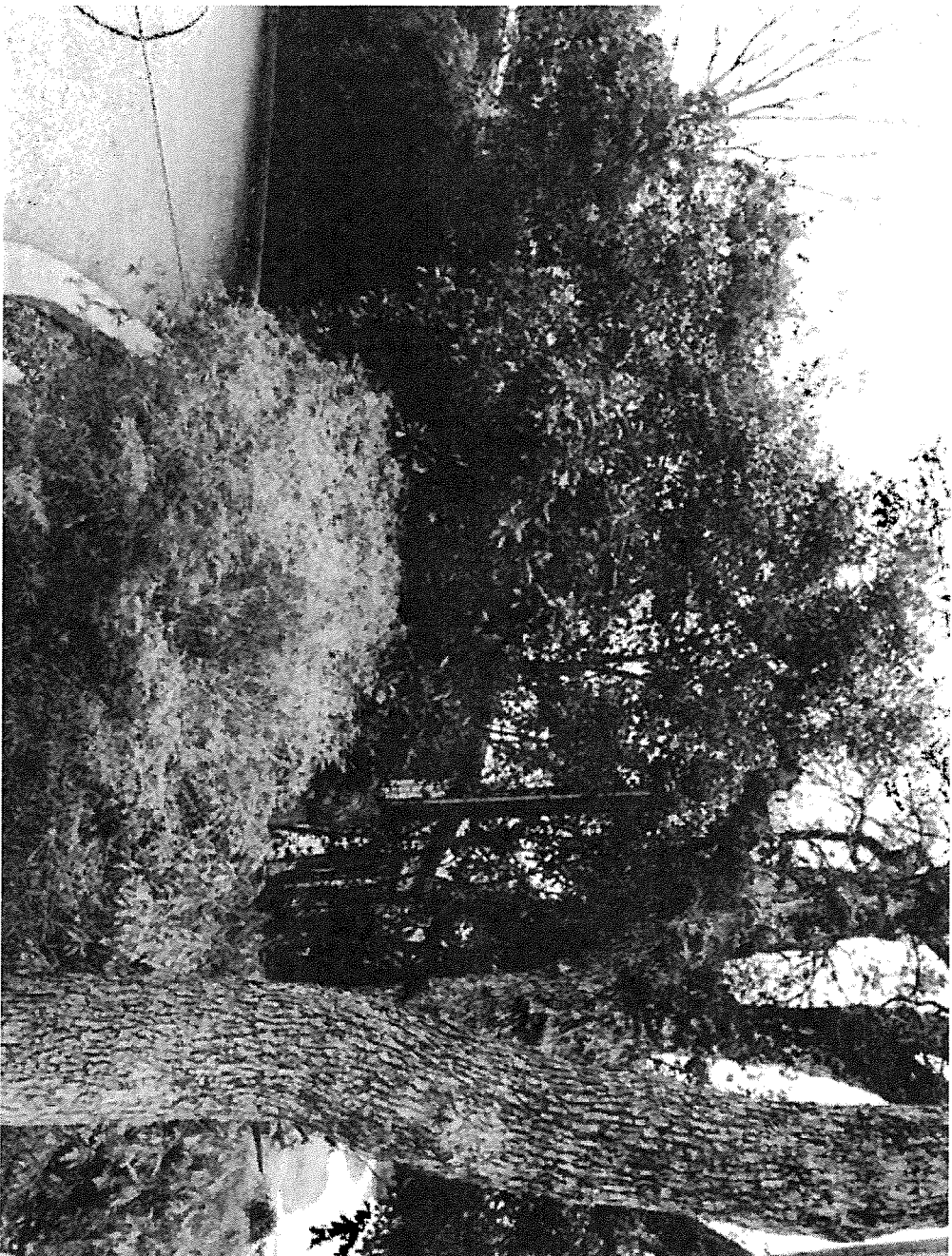
4	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	<div> <div>5</div> <div>A</div> </div> ELEMENTAL ARCHITECTURE www.elemental5architecture.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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1704 W 10th Street - 78703  
New Construction



7	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	E S A ELEMENT5 ARCHITECTURE www.element5architecture.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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2/2-13



1704 W 10th Street - 78703

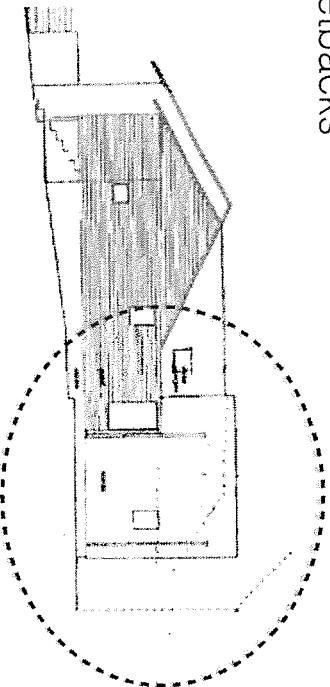
West side currently at 5ft, mostly obscured by trees  
very little impact to neighbor

23-  
31-

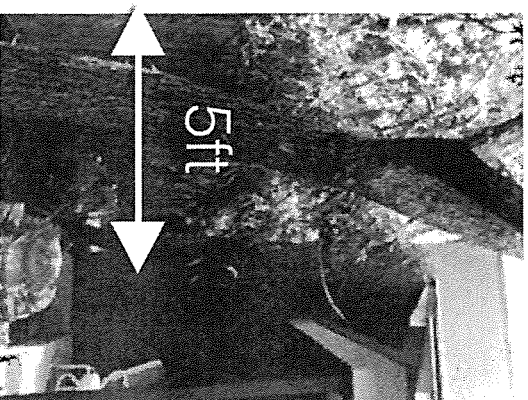
1704 W 10th Street - 78703

## Variance Request - Character of the neighborhood

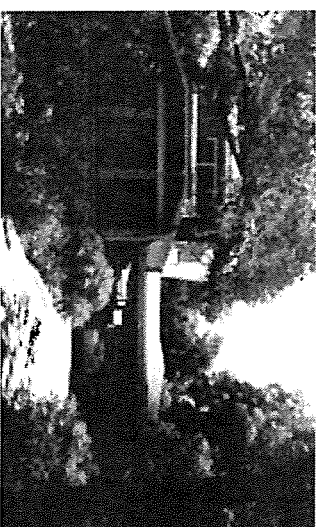
One neighbor (3 houses along from me) on a small lot has a 5ft rear setback for a new addition. My 3 next door neighbors on my block have two story houses with 5ft side setbacks



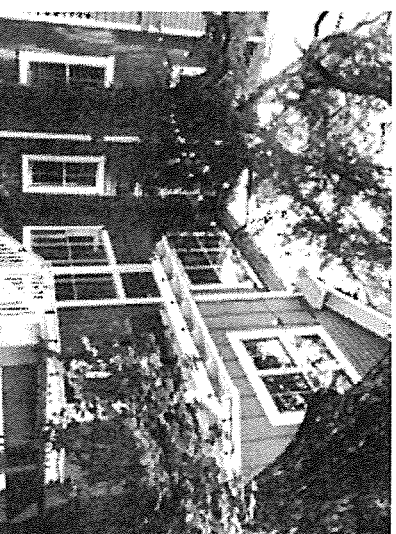
5ft back setback



1617 W 10th



1706 W. 10th



1710 W. 10th



1708 W. 10th

2021

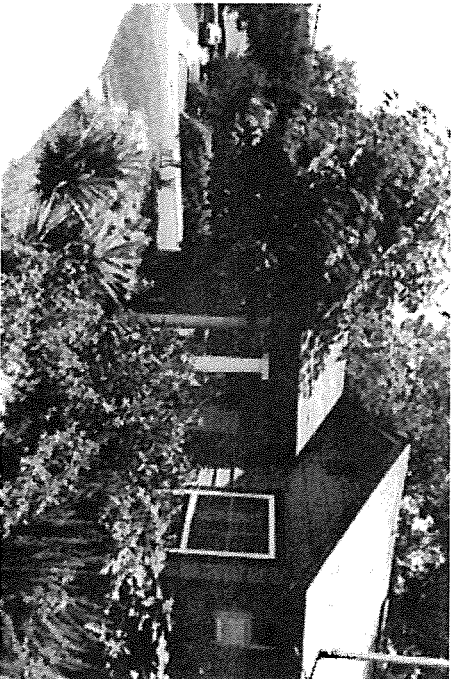
1704 W 10th Street - 78703

## **Variance Request - Character of the neighborhood**

There is a wide variety of types of houses and various setbacks on 10th street



1002 Charlotte Street



1623 W 10th

1624 W 10th



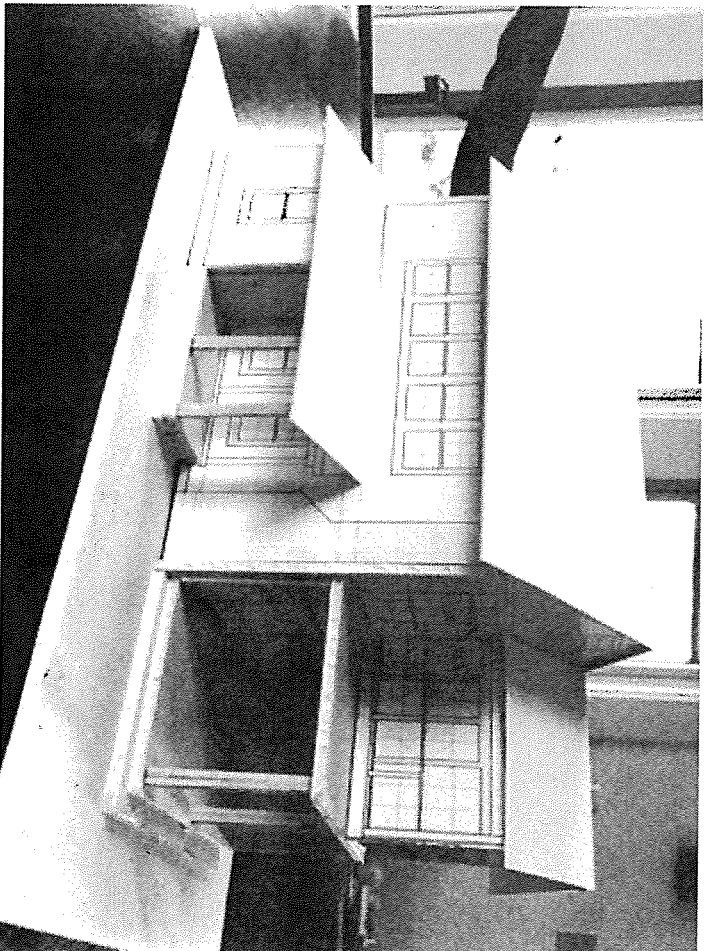
2/15

1704 W 10th Street - 78703

## **Variance Request - Character of the neighborhood**

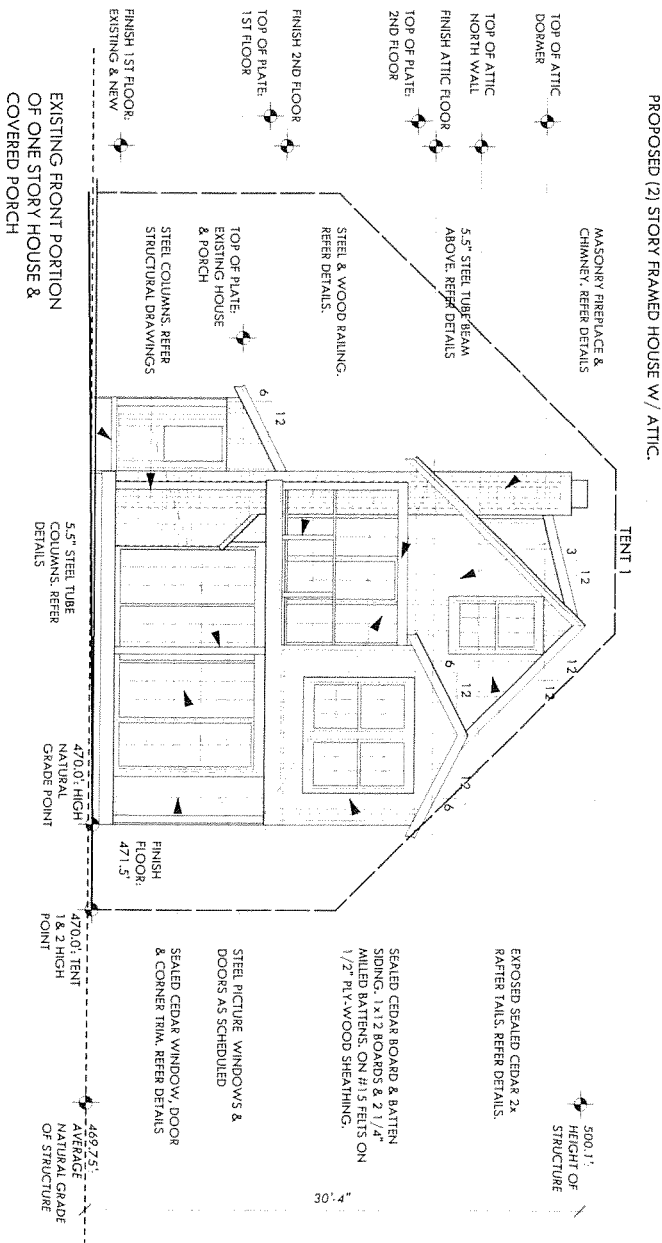
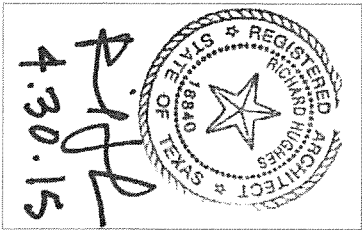
New construction will utilize the same materials as current house; cedar batt and board with a metal roof. These are common materials used in the neighborhood.

New construction will bring the total square footage to approx. 1,352 sq ft. The house will still be the smallest house on our block.



312

1704 W 10th Street - 78703  
New Construction



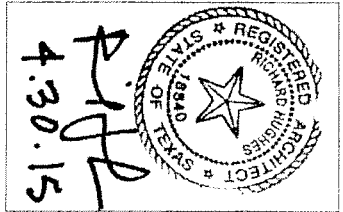
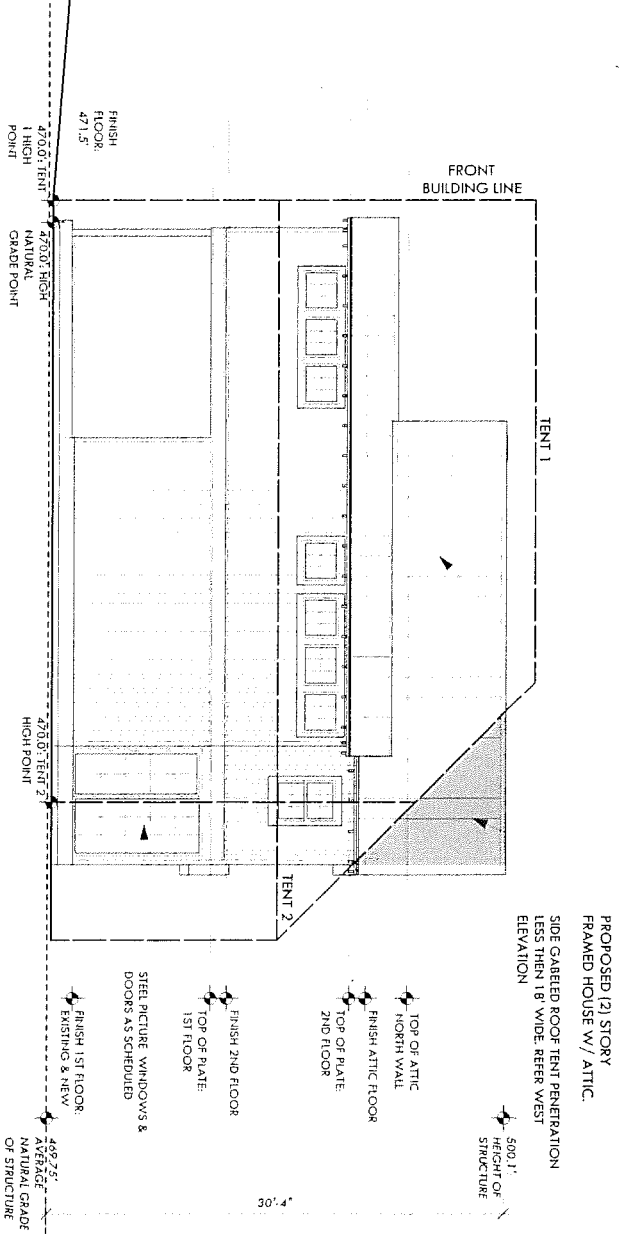
2 EAST ELEVATION:  
2 CHARLOTTE STREET  
SCALE: 1/8" = 1'-0"

5	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	ELEMENTIVE ARCHITECTURE www.elementivearchitecture.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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2/15

# 1704 W 10th Street - 78703 New Construction



6	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	EL 5 A ELEMENTAL ARCHITECTURE www.elementalarchitecture.com	2124 EAST 6th ST., SUITE 100 AUSTIN TX 78705 512.473.8228
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*CEP*

1704 W 10th Street - 78703

## Variance Request - Clarksville Community Development

While 20 of my neighbors are in support of the remodel. Clarksville Community Development was not. I reached out to CCDC to review the plans and ask for support with the variance. I met with a designated CCDC reviewer who thought the plans were good and gave it her blessing

• RE: 1704 W 10th St

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brooke.bailey  
To: sharon.miller

Sharon,  
Thanks for showing me your plans. I have forwarded them to Mary with my support and will let you know what her response is.

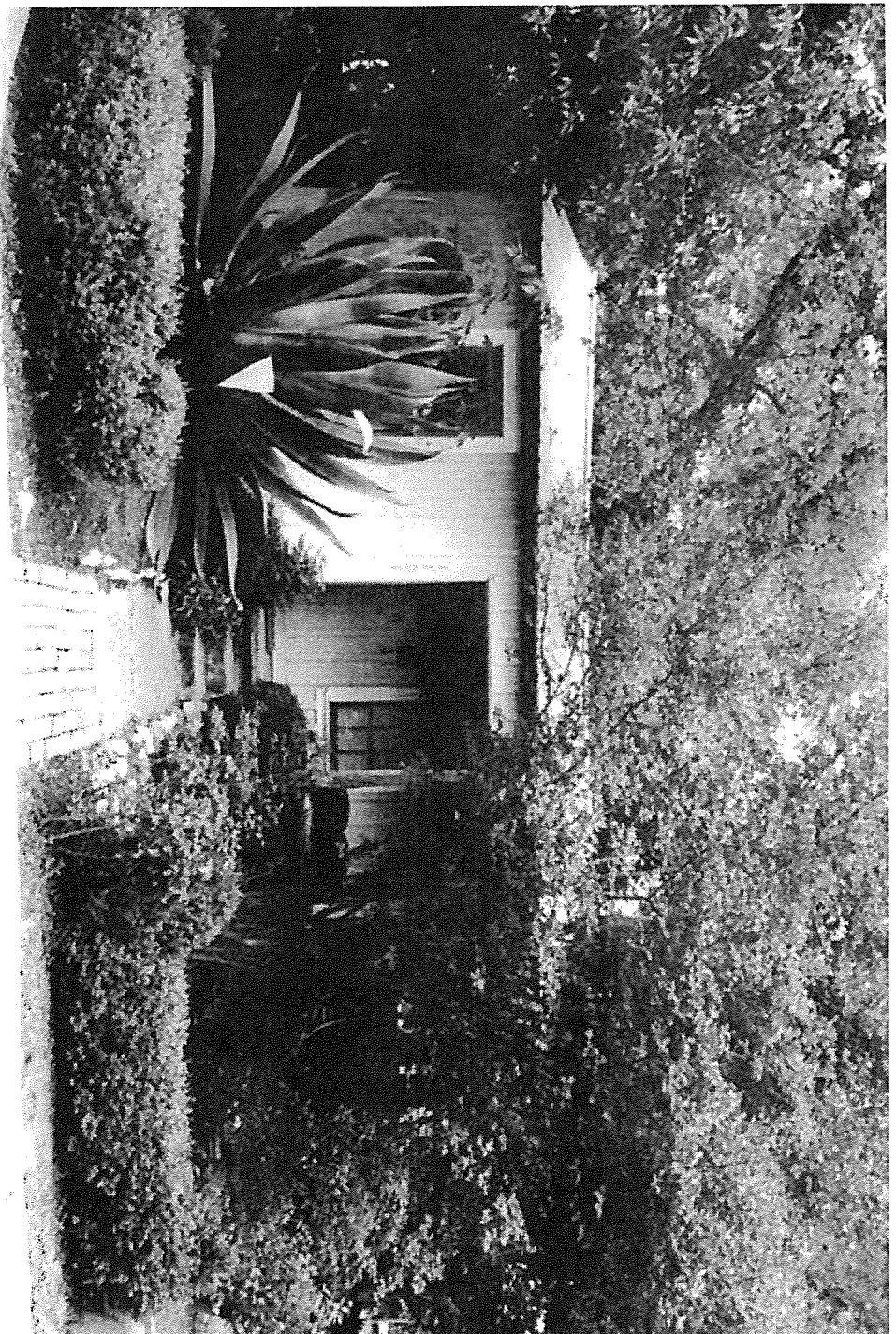
Later, CCDC decided they could not support the variance because the first 15 feet of the property needs to be intact to maintain contributing property status. Their suggestion was to leave most of the property intact and build additional square footage on the side (which would cover the CRZ of the protected tree)

From: Mary Reed <[REDACTED]>  
To: sharon.miller <[REDACTED]>  
Sent: Tuesday, March 10, 2015 2:58 PM  
Subject: Plans for your home

Hi Sharon:

We had our historic preservation consultant look at your plans and she confirmed what we thought -- your addition will make your home, which currently contributes to the Clarksville National Register District, a noncontributing structure. Therefore, given that one of the CCDC's missions is to preserve the history of historic Clarksville, which includes its traditional architecture, it's very unlikely that we can support your plans before the HLC or support your variance request. Sorry to be the bearer of such news.

32  
18

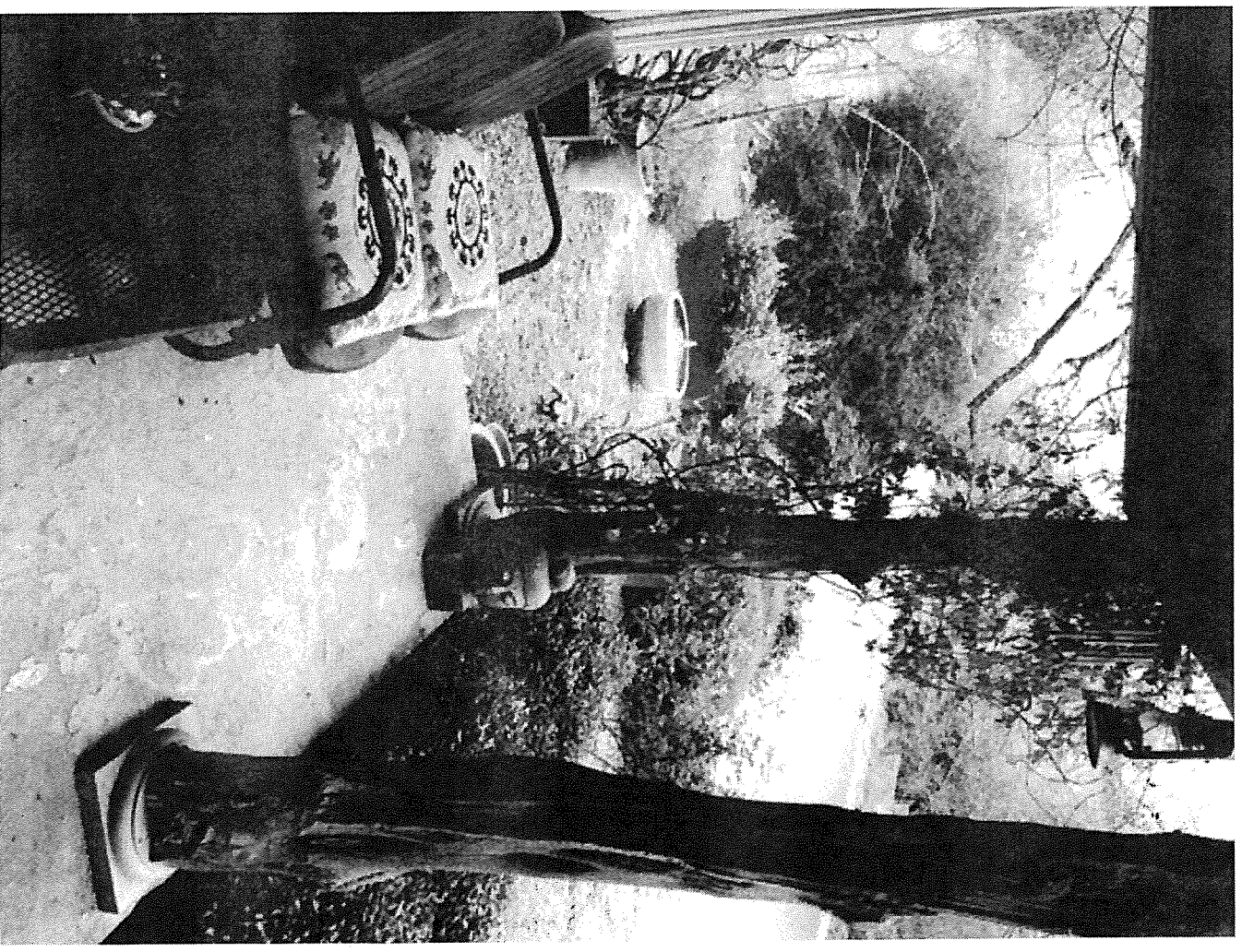


1704 W 10th Street - 78703

Front 5ft and porch to be maintained, upper  
story starts 5ft back from front of house

4/15

1704 W 10th Street - 78703  
Porch to be kept as is





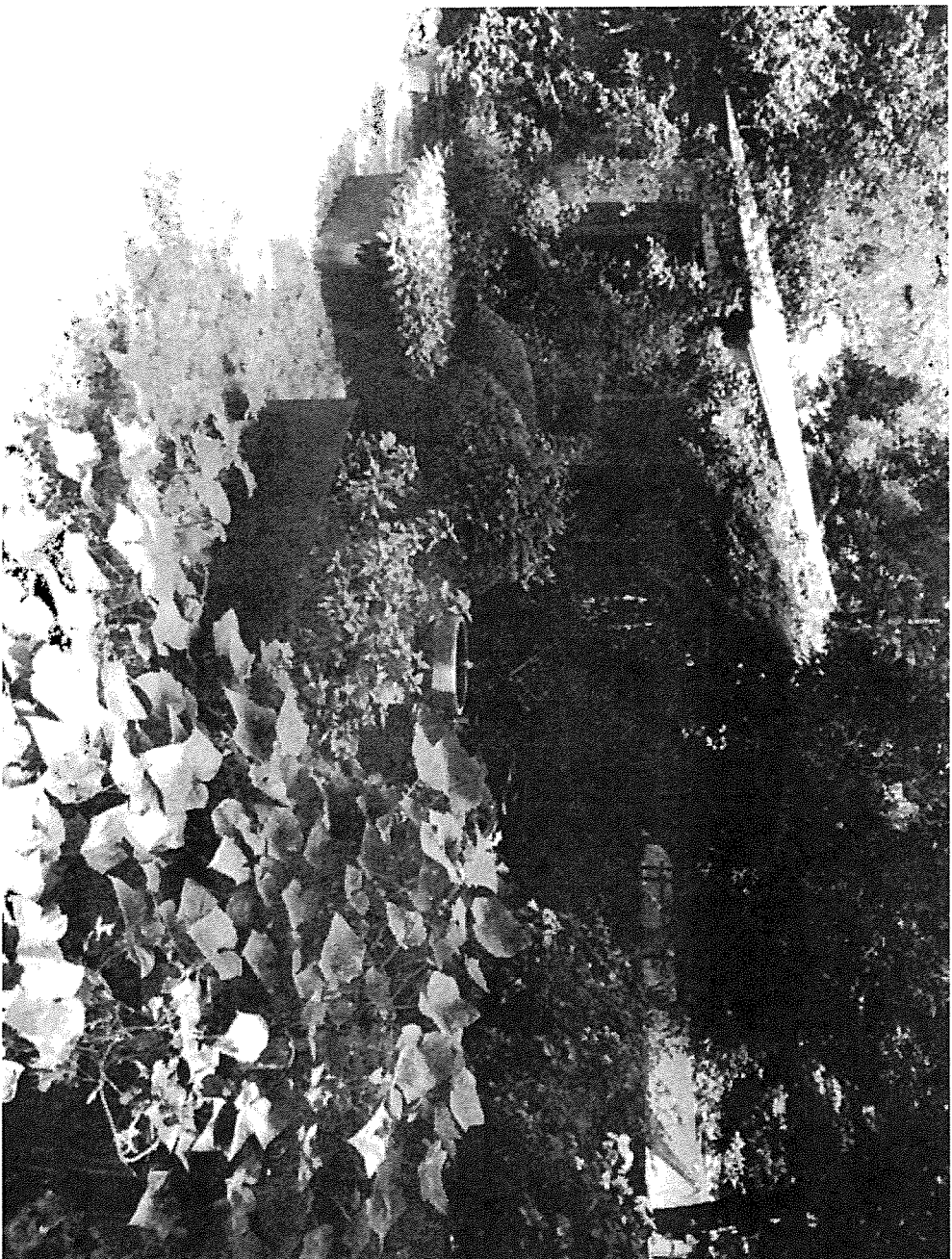
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1704 W 10th Street - 78703

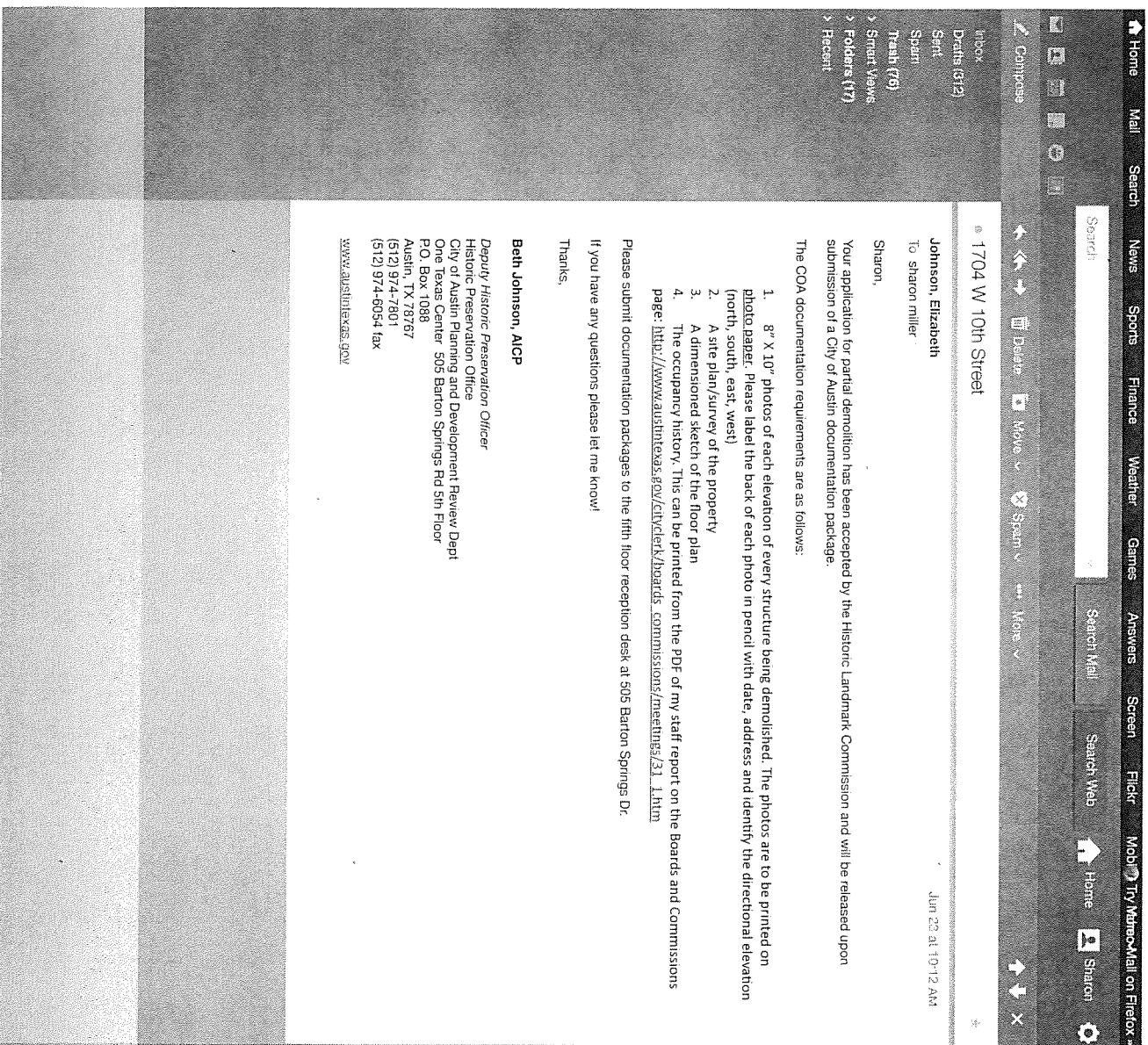
If house stays at current 5ft, new construction will  
be clear of CRZ of the large cedar elm (at right)

2/3/2



1704 W 10th Street - 78703  
Maintain garden space

# Historic Landmark Commission - Approval June 22nd 2015



m2  
2/3

City of Austin Residential Permit Application

# Master Comment Report



**Property:** 1704 W 10TH ST

**Case #:** 2015-053337 PR

**Case Manager:** Shahin Moezzi

**Original Submittal Date:** May 6, 2015

**Application Expiration:** November 2, 2015

**Comment-report Sent:** June 8, 2015

**Comment-report #:** 1

**Manager Contact:** Shahin.Moezzi@austintexas.gov

*This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, and/or information.*

**The application will be approved when ALL comments from each review discipline have been addressed.** Your application is considered disapproved until the update process occurs. *(Additional comments may be generated as a result of information or design changes provided in your update.)*

Please contact your case manager or appropriate reviewer(s) if you have any questions, concerns, or require additional information about this report to **schedule an appointment** so that your concerns can be addressed. **Please understand that you CANNOT meet with your reviewer(s) during General Information Walk-In Hours** – we **DO NOT** take walk-ins for projects under review; you must **schedule an appointment with your reviewer**.

## Requirements:

- Prepare a separate document **OR** use this report to explain how each comment is being addressed. **Include the document with this Master Comment Report upon time of re-submittal.**
- Submit 3 separate sets of updated drawings (assembled and stapled) – correctly sized and to-scale *(according to original intake requirements)*.
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application with the appropriate revisions.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

## Update Fees and Submittal:

It is required that you submit all documents requested for the update together. Residential Review will **NOT** accept informal updates for any case – NO EXCEPTIONS. If there are remaining comments to be addressed on this comment report, it will be **REJECTED** which will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1<sup>st</sup>) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2<sup>nd</sup>) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

## Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline. Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

## Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Tree Ordinance Review – Jim Gobel jim.gobel@austintexas.gov



15. No further comments at this time.
16. Staff strongly advises that the applicant contact their Zoning Reviewer to set up a meeting to go over Zoning Review rejection comments with their Design Professional prior to submitting any future updates.
17. For submittal of next update: submit 3 complete plan sets (2 full-size sets and 1 small-size or 3 complete sets on 11"x17" sheets) drawn to scale and Sealed by your Design Professional. Complete plan sets include both architectural and structural drawings.
18. If you have questions regarding the comments or would like to make an appointment with the Zoning Reviewer, please contact Paul Yadro at Paul.Yadro@austintexas.gov or via phone at 512-974-3553. Note: I do not take walk-ins during walk-in general information hours on Monday, Wednesday, and Friday (8am to 11am) for projects under review; you must set an appointment or you will be turned away at the Intake window.
- 32  
24

Historic Review - Historic Review -  
- 4-2727 / 4-7801

THIS PROPERTY IS IN A NATIONAL REGISTER HISTORIC DISTRICT AND A NRHD APPLICATION NEEDS TO BE SUBMITTED TO THE CITY HISTORIC PRESERVATION OFFICE, ALONG WITH THE HISTORIC REVIEW FEE OF \$104.00. WE ARE LOCATED ON THE 5<sup>TH</sup> FLOOR OF 505 BARTON SPRINGS RD.

PLEASE EMAIL .PDFS OF THE PLANS AND PICTURES OF THE EXISTING STRUCTURE TO [BETH.JOHNSON@AUSTINTEXAS.GOV](mailto:BETH.JOHNSON@AUSTINTEXAS.GOV) AND [KALAN.CONTRERAS@AUSTINTEXAS.GOV](mailto:KALAN.CONTRERAS@AUSTINTEXAS.GOV).

IF THE SCOPE OF YOUR PROJECT REQUIRES REVIEW BY THE HISTORIC LANDMARK COMMISSION, AN ADDITIONAL FEE OF \$503.36 WILL BE INCURRED.

PLEASE CONTACT US FOR FURTHER INFORMATION IF NECESSARY.  
THANK YOU,

*Kalan Contreras, M.S.H.P.*

HISTORIC PRESERVATION PLANNER  
CITY OF AUSTIN PLANNING AND ZONING DEPARTMENT  
505 BARTON SPRINGS ROAD, 5TH FLOOR  
AUSTIN, TEXAS 78704

LINK TO APPLICATION:

[HTTP://WWW.AUSTINTEXAS.GOV/SITES/DEFAULT/FILES/FILES/PLANNING/APPLICATIONS\\_FORMS/HISTORIC-REVIEW-NRHD.PDF](http://WWW.AUSTINTEXAS.GOV/SITES/DEFAULT/FILES/FILES/PLANNING/APPLICATIONS_FORMS/HISTORIC-REVIEW-NRHD.PDF)

Technical Building Code Review - Paul Yadro - 512-974-3553

I have reviewed the above noted application and have the following comments that must be addressed before a plan review approval may be granted:

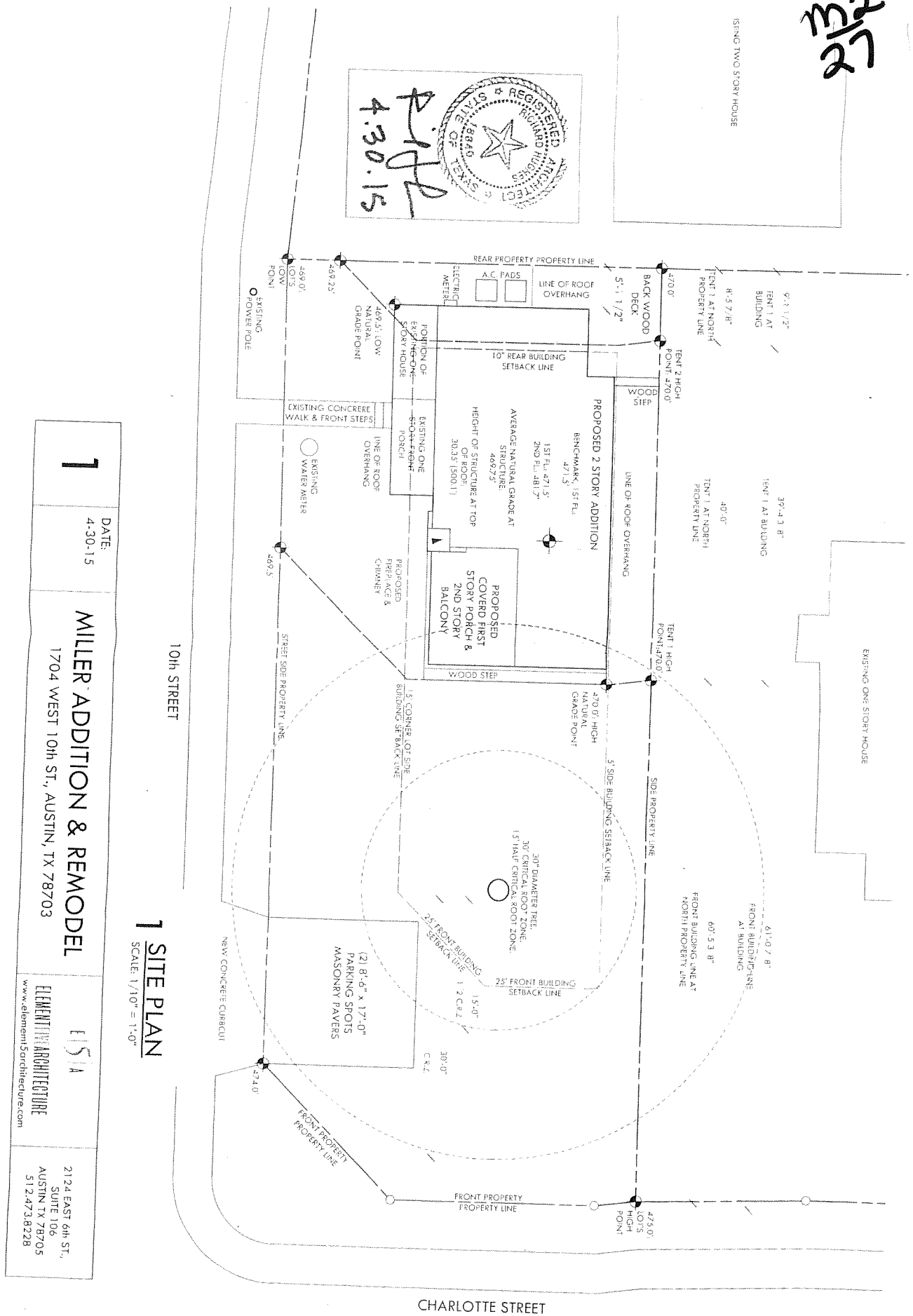
4:30.15

2/3/2

## Residential Zoning Review - Paul Yadro - 512-974-3553

I have reviewed the above noted application and have the following comments that must be addressed before a plan review approval may be granted:

1. FYI: Applicant and property owner along with the Design Professional would have benefited immensely had they requested a paid Planner Consultation prior to submitting this plan review.
2. Staff cannot provide a complete and 100% accurate review for Zoning compliance on this submitted plan review for multiple reasons and staff will elaborate with comments. The majority of the review is for obvious issues and noncompliance with zoning regulations that are applicable.
3. The proposed new type 1 apron (its location) does not comply with the Transportation technical criteria manual. See Transportation TCM Section 5.3.1.J - Type 1 driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 50 feet, whichever is less. ~~Revisions required.~~
4. Applicant submitted on Page 1 of the PR application that the lot size is 4,384sf - this is what TCAD has - this is not always accurate. Per Plot plan - it looks like about 4,683sf and per COA GIS - it looks to be about 3,476sf.
5. Staff requests a recent Scaled Survey prepared by a Texas PLS with metes and bounds on it, an area calculation in square feet, one foot contours, a benchmark or TBM, and an accurate survey of existing conditions - building footprints, all recorded easements on the property along with depicted any overhead electric lines, all adjacent utilities (water/sewer meters, telephone poles, etc).
6. Staff will not approve a plot plan that I cannot verify setbacks on without a Scaled Source survey with metes and bounds that match up with the requested source survey.
7. As submitted, the plot plan is providing spot elevations between 469' and 475' - my GIS 2012 contour don't match up. Thus, this is why I am requesting a Source Survey with 1' contours and a benchmark or TBM to verify your topo data and Sub-Chapter F compliance exhibits.
8. As submitted, the plot plan has no metes and bounds on it - this is required. Thus, I am requesting a Source survey.
9. As submitted, the plot plan does not depict or an additional exhibit was not provided for with the submittal to demonstrate where the existing structure is and its exact location for staff to complete a review for compliance with 25-2-963. Thus, cannot provide comments at this time.
10. Per Demolition plan and using Google Street view - what you are proposing to demolish (noncomplying setback s) and build back does not comply with 25-2-963. (Once you demolish a noncomplying wall or any portion of it - you must comply with the applicable rear, street side yard, or interior side yard setbacks. Board of Adjustment Variances will be required or substantial revisions will be needed.
11. All new 2<sup>nd</sup> and 3<sup>rd</sup> (habitable attic) must comply with setbacks or Board of Adjustment Variance will be required.
12. Your claiming an Attic Exemption but no Habitable Attic exhibits were submitted that demonstrate compliance with BOA Interpretation C15-2011-0110 - Motion sheet dated January 9<sup>th</sup> 2012. At minimum - A scaled Section and floor plan must be submitted along with the calculation of the area with Ceiling Heights between 5 feet and just less than 7 feet and the area with Ceiling Heights over 7 feet. You must demonstrate that your attic has a complying ratio. Note: the Building Criteria Manual Online discusses this and outlines what is required. Exhibits must be Scaled, signed and dated. Submit with your next Update within the plan set.
13. Dimension (font size of text) on the floor plans is not legible and is unacceptable - revise accordingly.
14. No shed or gable roof projections are allowed within the Rear Setback plane. They are only allowed within the Side Setback planes. Substantial revisions are required or a Board of Adjustment Variance will be required.



4.30.15

REGISTERED ARCHITECT  
RICHARD HUGHES  
12840  
STATE OF TEXAS

Architectural drawing of a building elevation, showing a cross-section and exterior details. The drawing includes a gabled roof with a chimney, multiple windows, and a porch. Annotations specify materials like cedar, steel, and plywood, and structural details like rafters and sheathing. Dimensions for height and width are provided.

**Annotations:**

- TOP OF ATTIC DORMER
- TOP OF ATTIC NORTH WALL
- FINISH ATTIC FLOOR
- TOP OF PLATE
- 2ND FLOOR
- FINISH 2ND FLOOR
- TOP OF PLATE
- 1ST FLOOR
- FINISH 1ST FLOOR
- EXISTING & NEW
- MASONRY FIREPLACE & CHIMNEY. REFER DETAILS
- 5.5" STEEL TUBE BEAM ABOVE REEF. DETAILS
- STEEL & WOOD RAILING. REFER DETAILS.
- TOP OF PLATE, EXISTING HOUSE & PORCH
- STEEL COLUMNS. REFER STRUCTURAL DRAWINGS
- 5.5" STEEL TUBE COLUMNS. REFER DETAILS
- 47'-0" HIGH NATURAL GRADE POINT
- 18'-2" HIGH NATURAL GRADE POINT
- 500.3' HEIGHT OF STRUCTURE
- SEALED CEDAR BOARD & BATTEN SIDING, 1"x12 BOARDS & 2" 4" MILLED BATTENS ON #15 PELTS ON 1" 2" PLYWOOD SHEATHING.
- STEEL PICTURE WINDOWS & DOORS AS SCHEDULED
- SEALED CEDAR WINDOW, DOOR & CORNER TRIM. REFER DETAILS
- EXPOSED SEALED CEDAR 2"x4" RAFTER TAILS. REFER DETAILS

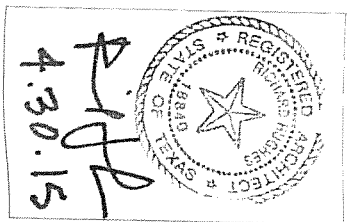
**Dimensions:**

- 47'-0" HIGH NATURAL GRADE POINT
- 18'-2" HIGH NATURAL GRADE POINT
- 500.3' HEIGHT OF STRUCTURE

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

5	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	EST 51A ELEMENTARY ARCHITECTURE www.element5architectur.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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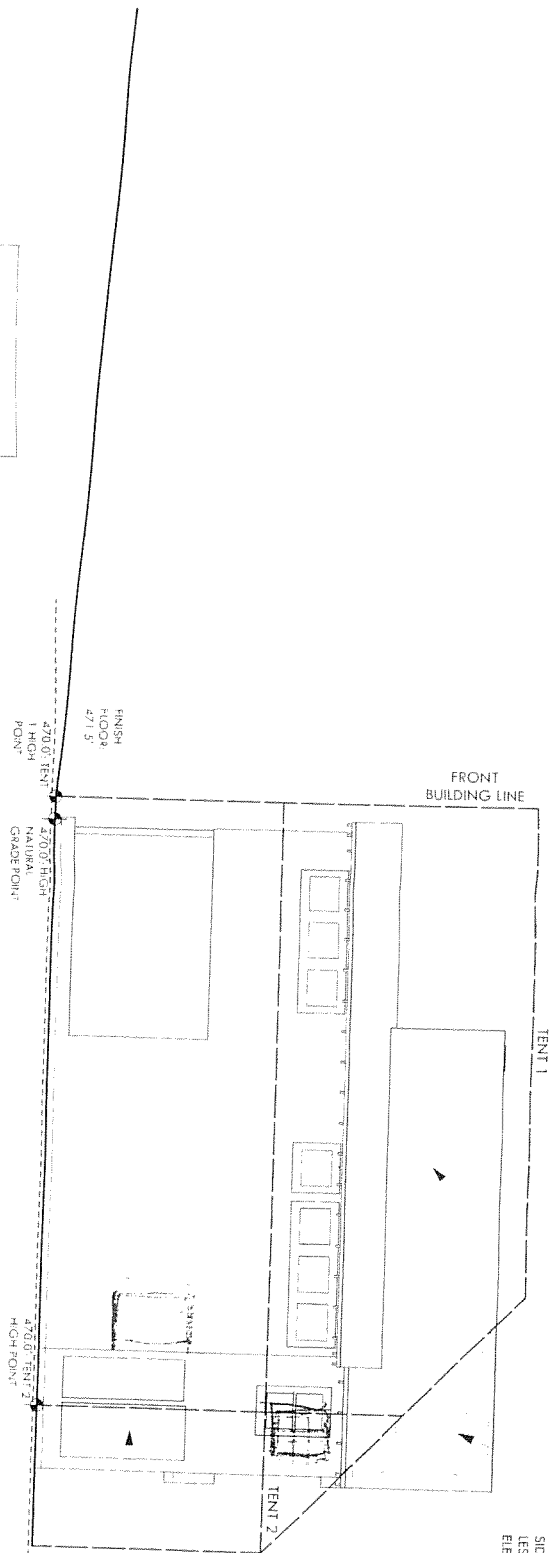
2/2/92



6	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	EISA ELEMENTIVE ARCHITECTURE	2124 EAST 6th ST., SUITE 106 AUSTIN, TX 78705 512.473.4024

### 3 NORTH ELEVATION

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

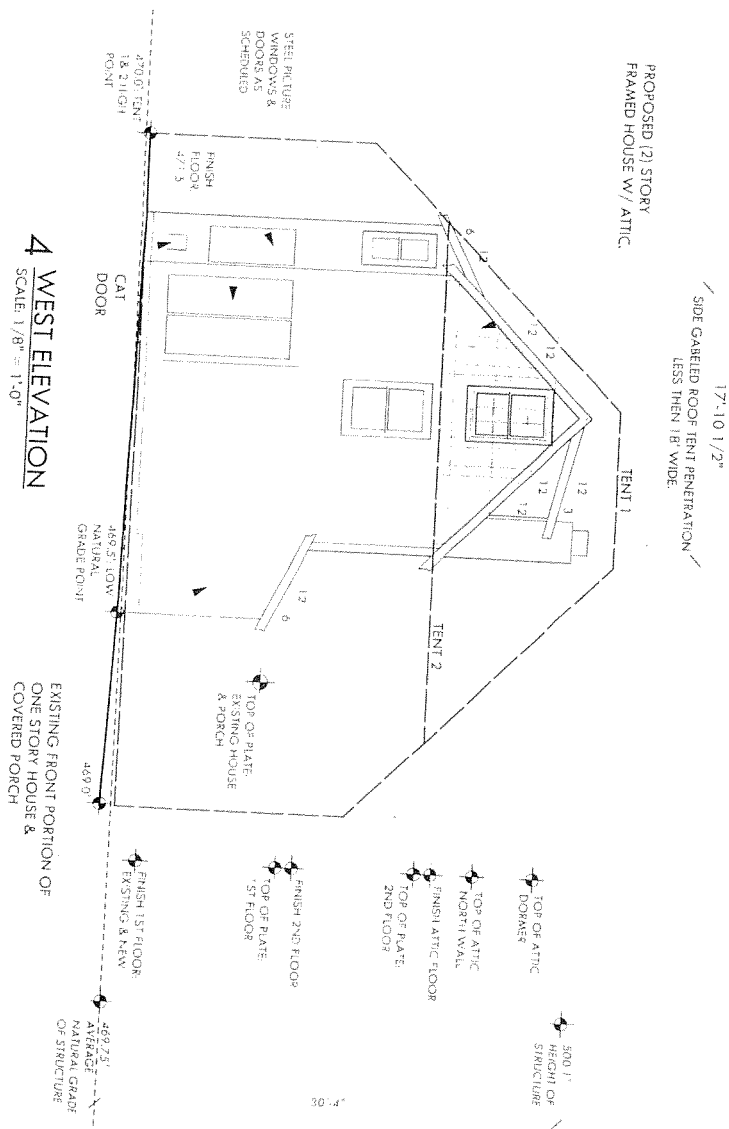
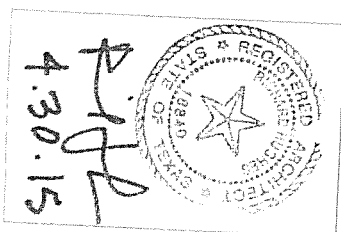


PROPOSED (2) STORY  
FRAMED HOUSE W/ ATTIC.  
SIDE GABLED ROOF TENT PENETRATION  
LESS THEN 18" WIDE. REFER WEST  
ELEVATION

500.1'  
HEIGHT OF  
STRUCTURE

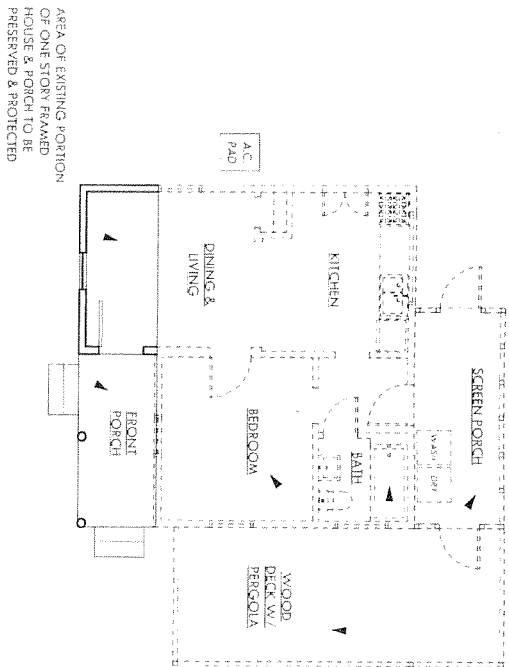
30' = 4"

32  
30



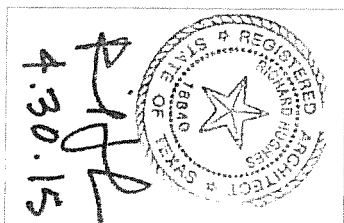
7	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	ELISA PLANNING & INTERIORS	2124 EAST 6th ST., SUITE 106
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3/2  
3/15



## 2 DEMO. PLAN

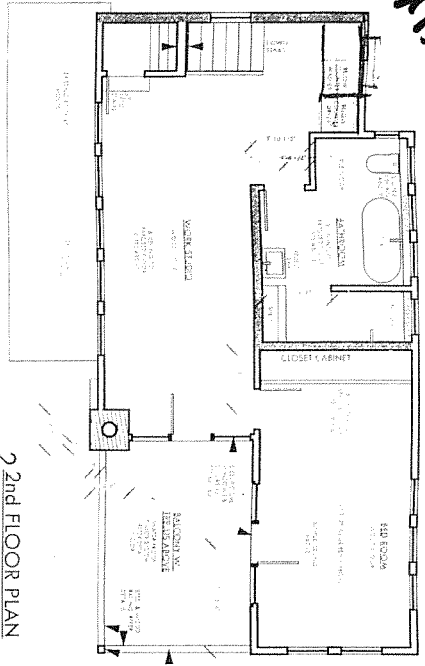
SCALE: 1/8" = 1'-0"



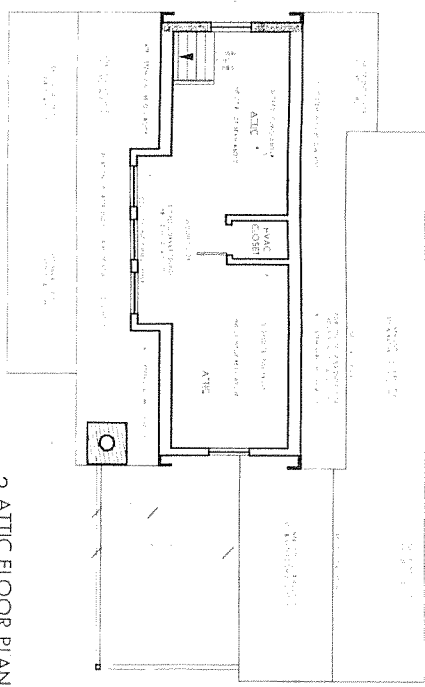
2	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	ESIA ELEMENT ARCHITECTURE www.element5architecture.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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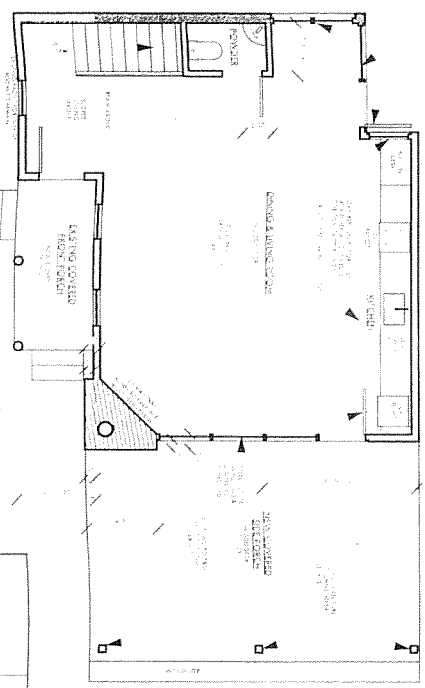
232



2nd FLOOR PLAN  
SCALE 1/8" = 1'-0"



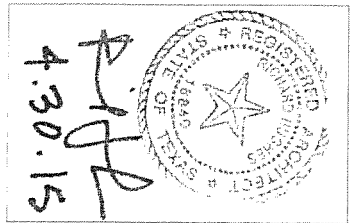
ATTIC FLOOR PLAN  
SCALE 1/8" = 1'-0"



1st FLOOR PLAN  
SCALE 1/8" = 1'-0"



FLOOR PLAN LEGEND	
	EXISTING FRAMED WALL TO REMAIN
	NEW 2x4 FRAMED WALL
	NEW 2x6 FRAMED WALL



3	DATE: 4-30-15	MILLER ADDITION & REMODEL 1704 WEST 10th ST., AUSTIN, TX 78703	ELEMENT 5 ARCHITECTURE www.element5architecture.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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2/2/20

1704 W 10th Street - 78703




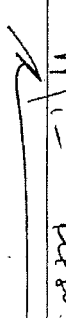

# Variance Request - Neighbor Support

Please sign.



I, Sharon Miller, am applying for a variance from the Board of Adjustment regarding Section 25-1-211 of the Land Development Code. The variance would allow me the ability to add a second story to the house utilizing it's current side/back setback of 5 ft. It has been in this configuration since 1935.

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

Property Owner Name <small>(Printed)</small>	Address	Signature
Caren Troutman	1619 W. 10th St.	
Tina SNEED	1623 W. 10th St	Tina E. SNEED
Mary Kelly	725 Patterson	
Richard Lowme	725 Patterson	
Michelle Kelso	1718 W. 10th St	M. Kelso
Bill Kelso	1718 W. 10th St	
Amy ASAY	1705 W. 11th	

Across the street  
Neighbors

2/15

1704 W 10th Street - 78703

# Variance Request - Neighbor Support

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

Property Owner Name (Printed)	Address	Signature
Kris Hooker	1608 W. 10th St	
Craig Kotars	1005 CHARLOTTE ST.	
Traci Kashner Thomas	1508 Palma Plaza	
HAIR - EUGENIA HARRIS	717 PATTERSON AVE	
<del>CHRISTINE ? Howard</del>	<del>1002 Charlotte Street</del>	<del></del>
Susan Bollhoff	1716 W 10th St	
Katherine Brait	1020 W. 10th St.	
BALFRIEDMAN	811 PATTERSON AVE	
STAN FRIEDMAN	813 PATTERSON AVE	
Steve Aske /	1617 W. 10th St	
Local W. 10th	1615 W. 10th St	
MARK KIRKPATRICK	719 PATTERSON AVE	
Kathryn Sutton	1706 W. 10th	

Adjacent Neighbor

Adjacent Neighbor

**Heldenfels, Leane**

132  
35

**From:** sharon miller [REDACTED]  
**Sent:** Tuesday, June 23, 2015 5:24 PM  
**To:** Heldenfels, Leane  
**Subject:** Fw: 1704 W 10th Street - Historic Landmark approval

Leane,  
Here is the official approval from the Historic Landmark Commission hearing June 22nd.

I will be sending you a replacement packet and will include this as an appendix.

Best  
Sharon  
512.439.9459

----- Forwarded Message -----

**From:** "Johnson, Elizabeth" [REDACTED]  
**To:** sharon miller [REDACTED]  
**Sent:** Tuesday, June 23, 2015 10:11 AM  
**Subject:** 1704 W 10th Street

Sharon,

★ Your application for partial demolition has been accepted by the Historic Landmark Commission and will be released upon submission of a City of Austin documentation package. ★

The COA documentation requirements are as follows:

1. 8" X 10" photos of each elevation of every structure being demolished. The photos are to be printed on photo paper. Please label the back of each photo in pencil with date, address and identify the directional elevation (north, south, east, west)
2. A site plan/survey of the property
3. A dimensioned sketch of the floor plan
4. The occupancy history. This can be printed from the PDF of my staff report on the Boards and Commissions page: [http://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/31\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/31_1.htm)

Please submit documentation packages to the fifth floor reception desk at 505 Barton Springs Dr.

If you have any questions please let me know!

Thanks,

**Beth Johnson, AICP**

*Deputy Historic Preservation Officer*  
Historic Preservation Office  
City of Austin Planning and Development Review Dept  
One Texas Center 505 Barton Springs Rd 5th Floor

**Heldenfels, Leane**

36

**From:** Mary Reed [REDACTED]  
**Sent:** Monday, June 15, 2015 2:59 PM  
**To:** Heldenfels, Leane  
**Subject:** Re: Are you the contact for this variance request?

The board of directors of the Clarksville Community Development Corporation, (CCDC), the neighborhood organization for Clarksville, voted unanimously at its May board meeting to oppose the variance request applied for by Sharon Miller, owner of 1704 West 10th. My understanding is that the request will be considered by the BOA in July.

As background to our opposition, 1704 West 10th is a contributing structure in the Clarksville NRHD.

The owner wants to build a 2-story addition, and part of the 2nd story will be located essentially on top of most of the existing house subsuming it and making the house non-contributing. Representatives of the CCDC met with Ms. Miller to discuss her plans and to suggest that she gain the additional living space she wants by building a second structure to the East of her home and connecting the two. She has a very large yard to the East, so there is plenty of room to do what we suggest and doing so would not cause Ms Miller to lose all of the yard. However, she refused to even consider our proposal.

Now as to her variance request, the CCDC voted unanimously to oppose it for two reasons: 1. The variance is not essential to the owner's addition; 2. We believe that without the variance, at least some of the historic structure will be distinguishable from the addition.

Please get in touch if you have any questions.

Mary Reed  
President, CCDC

Mary Reed  
MR•PR  
1101 Charlotte Street  
Austin, TX 78703  
512 441 5212  
[www.get-your-message-out.com](http://www.get-your-message-out.com)  
<http://www.linkedin.com/pub/mary-reed/2/b10/387>

On Tue, Jun 2, 2015 at 3:37 PM, Mary Reed [REDACTED] wrote:  
Thanks so much.

Mary

Mary Reed  
MR•PR  
1101 Charlotte Street  
Austin, TX 78703