


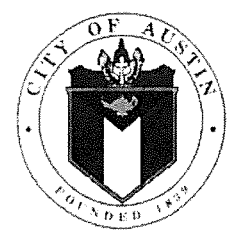




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0120  
 Address: 1813 BRACKENRIDGE STREET



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'

m12  
2

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: 1813 Brackenridge Street Austin, Texas 78704

LEGAL DESCRIPTION: Subdivision-

Tract 1: Lot 8 and the South 27 feet of Lot 7, Blk 12H Fairview Park.

Tract 2: North 10 Feet of Lot 1 BLK 5C Newning and Warner's Subdivision of Lot 5C,  
Swisher Addition

I/We David West on behalf of myself/ourselves as authorized agent for Developing West  
LLC. affirm that on July 24<sup>th</sup> 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

Erect 1850 Square Feet Secondary Unit at 1814 Drake ave to enable preservation of  
historic structure at 1813 Brakenridge Street.

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.**

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3

**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) A new duplex structure would require 50% shared wall requiring the demolition of the existing historic structure at 1813 Brackenridge Street.
  - b) A secondary Unit only allows 850 total Square Feet.
  - c) Rear setback for a through lot is 25' from property line

**HARDSHIP:**

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

We are working with Neighborhood and The City of Austin Historical Preservation to preserve and restore the 1813 Brackenridge structure and need to enlarge the size of the secondary dwelling unit and establish the rear setback at 10' to make the project viable.

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

The Neighborhood association and Historical Preservation has requested that this house be saved due to its prominent location as an entry point into Travis Heights at the dead end of Mary Street. This house typifies the character of Early 1900 Architecture in the neighborhood and owner is amicable to make all attempts to save the house. The viability of this pursuit is dependent on building a larger secondary Unit on the Drake side of the property with a 10' setback from the property line.

**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 proposed plan will be more conforming with the surrounding neighborhood. Not only due to the preservation of the Brackenridge house, but the fact that this lot stretches through to Drake, a larger secondary Unit fronting Drake would be a more complete addition to the Drake street scape. The House on Drake will be 25' from street, two feet further from the street than where the current house sits in order to minimize the impact on the heritage oak and on the view from Brackenridge.

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4

**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:

All setback and parking codes are being followed

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:

No it will not

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

No it will not

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

The variance sought runs with the current use.

<b>NOTE:</b> 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 1810 Frazier Ave.

City, State & Zip: Austin Texas 78704

Printed David West Phone (917)744-6238 Date 7.24.2015

**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



Mail Address 1810 Frazier Ave.

City, State & Zip: Austin Texas 78704

Printed David West Phone (917)744-6238 Date 7.24.2015

1813 Brackenridge entire legal description.

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5/15

Tract 1:

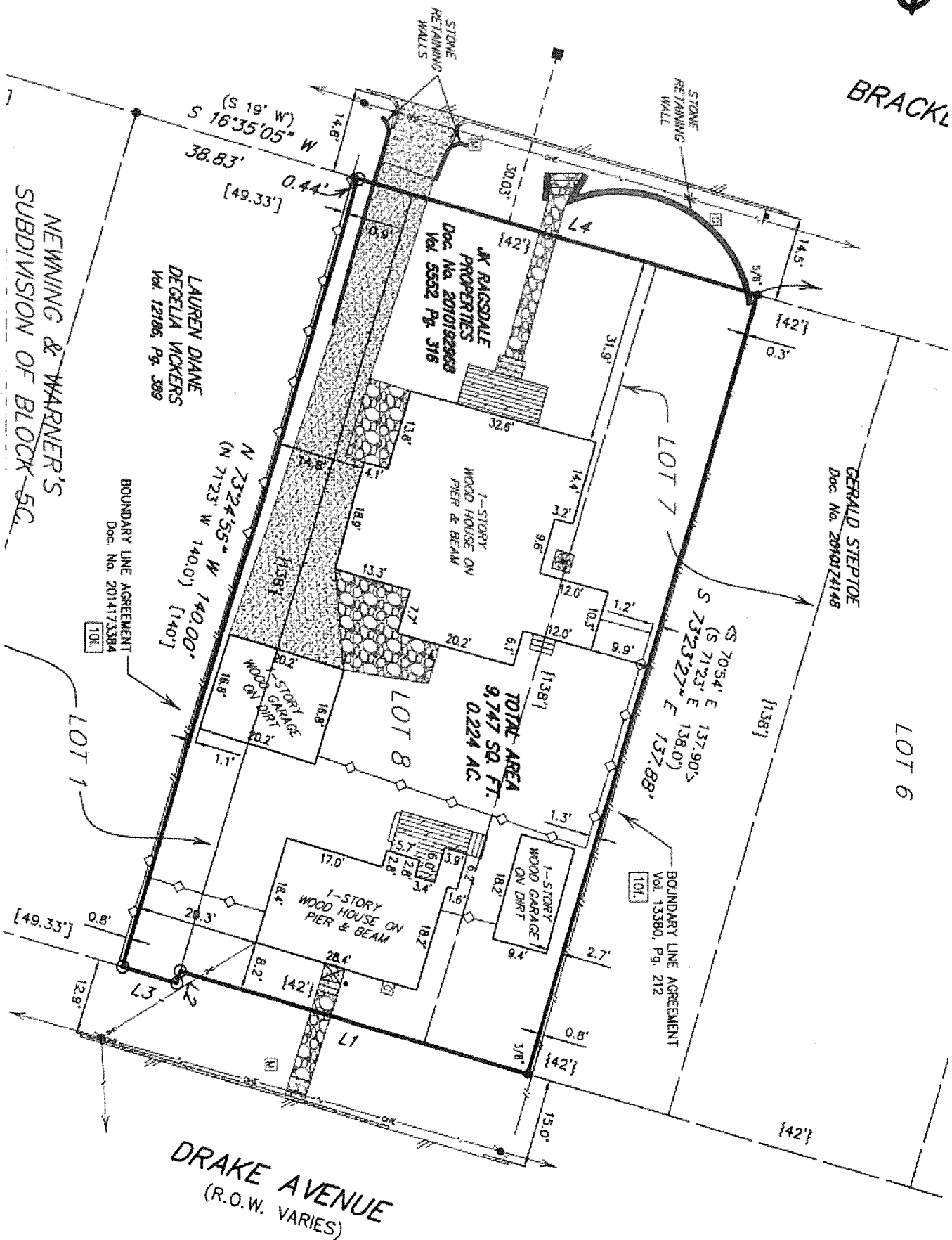
Lot 8 and the South 27 feet of Lot 7, Block 12H, FAIRVIEW PARK, according to the map or plat thereof, recorded in Volume 180, Page 597, Deed Records, Travis County, Texas.

Tract 2:

Being a tract or parcel of land containing the North 10 feet of land, more or less, and being a part of Lot 1, Block 5C, NEWNING AND WARNER'S SUBDIVISION OF LOT 5-C, SWISHER ADDITION, according to the map or plat thereof, recorded in Volume 1, Page 44, Plat Records, Travis County, Texas

Existing.  
3/2/9

BRACKL

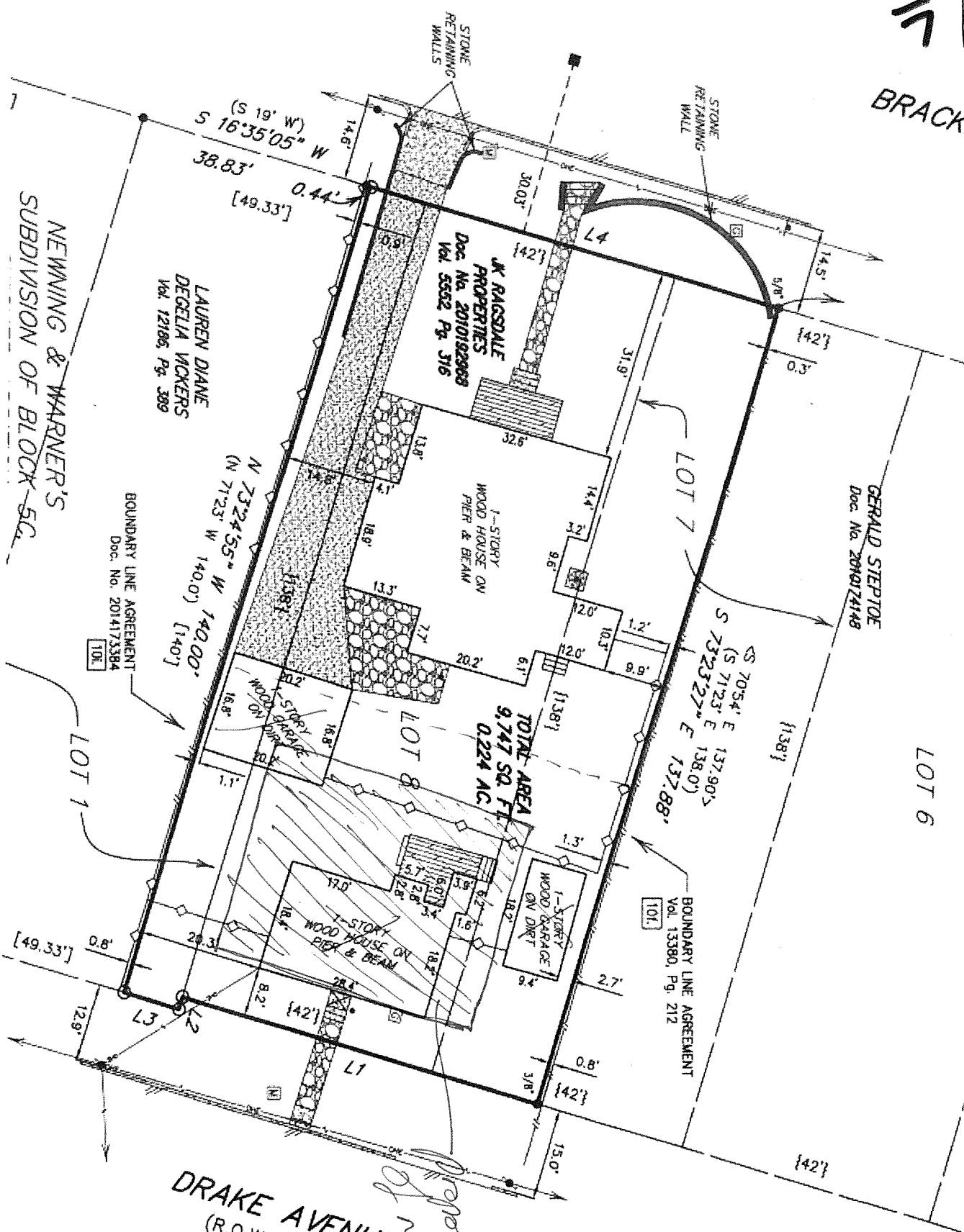


DRAKE AVENUE  
(R.O.W. VARIES)

*Proposed - Please note - more detailed massing plans will be provided before meeting.*

*11/2*

*BRACK*



**DRAKE AVENUE**  
(R.O.W. VARIES)

*Proposed for new structure approx.*

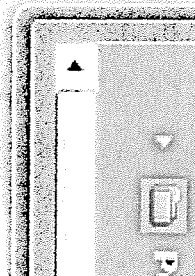
2/18

Surrounding Structures.

1813 Breckinridge

1814  
Drake

DRAKE AVE





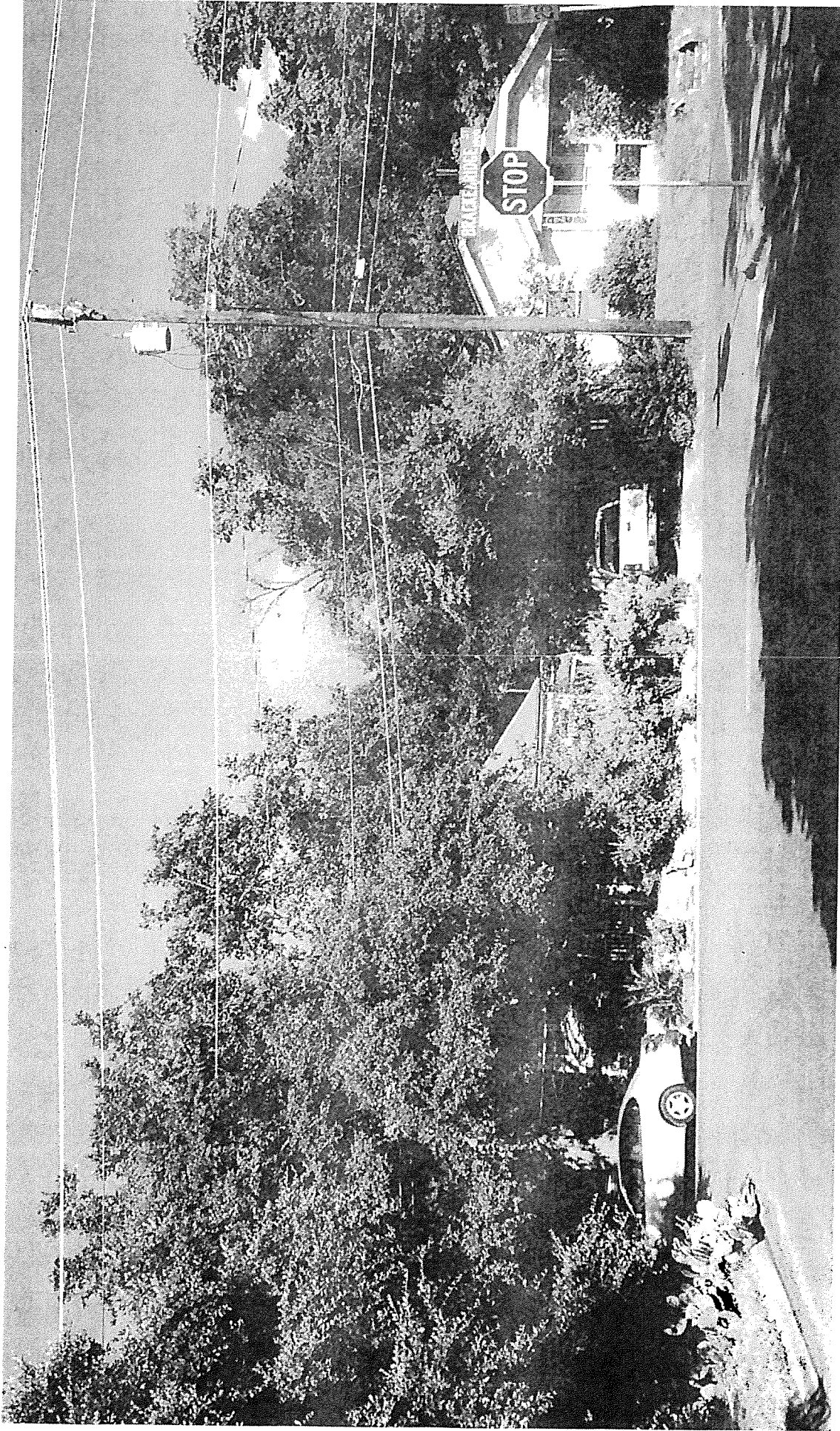
# 1813 BRACKENRIDGE

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9

© DIG: A 2015

5-2-63

FOR ILLUSTRATIVE PURPOSES ONLY



FRONT OF 1813 BRACKENRIDGE  
AUSTIN, TX 78704

3/2/15

1813 BRACKENRIDGE, AUSTIN TX 78704

DIG.A  
© DIG.A 2015

JULY 24, 2015



FOR ILLUSTRATIVE PURPOSES ONLY

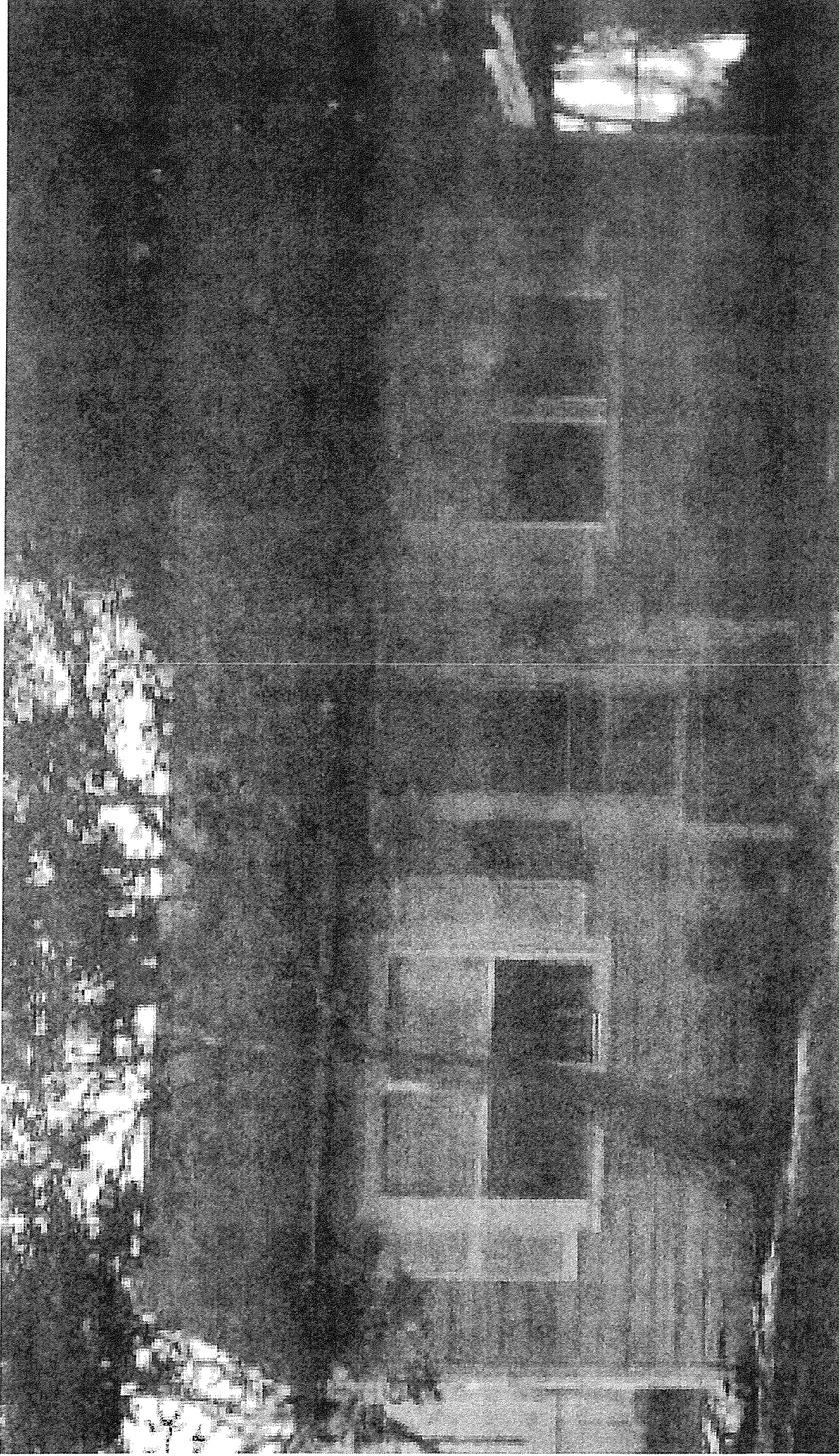


FRONT OF 1813 BRACKENRIDGE  
SCHEMATIC  
JUL 1, 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

DIG-A  
© DIG-A 2015

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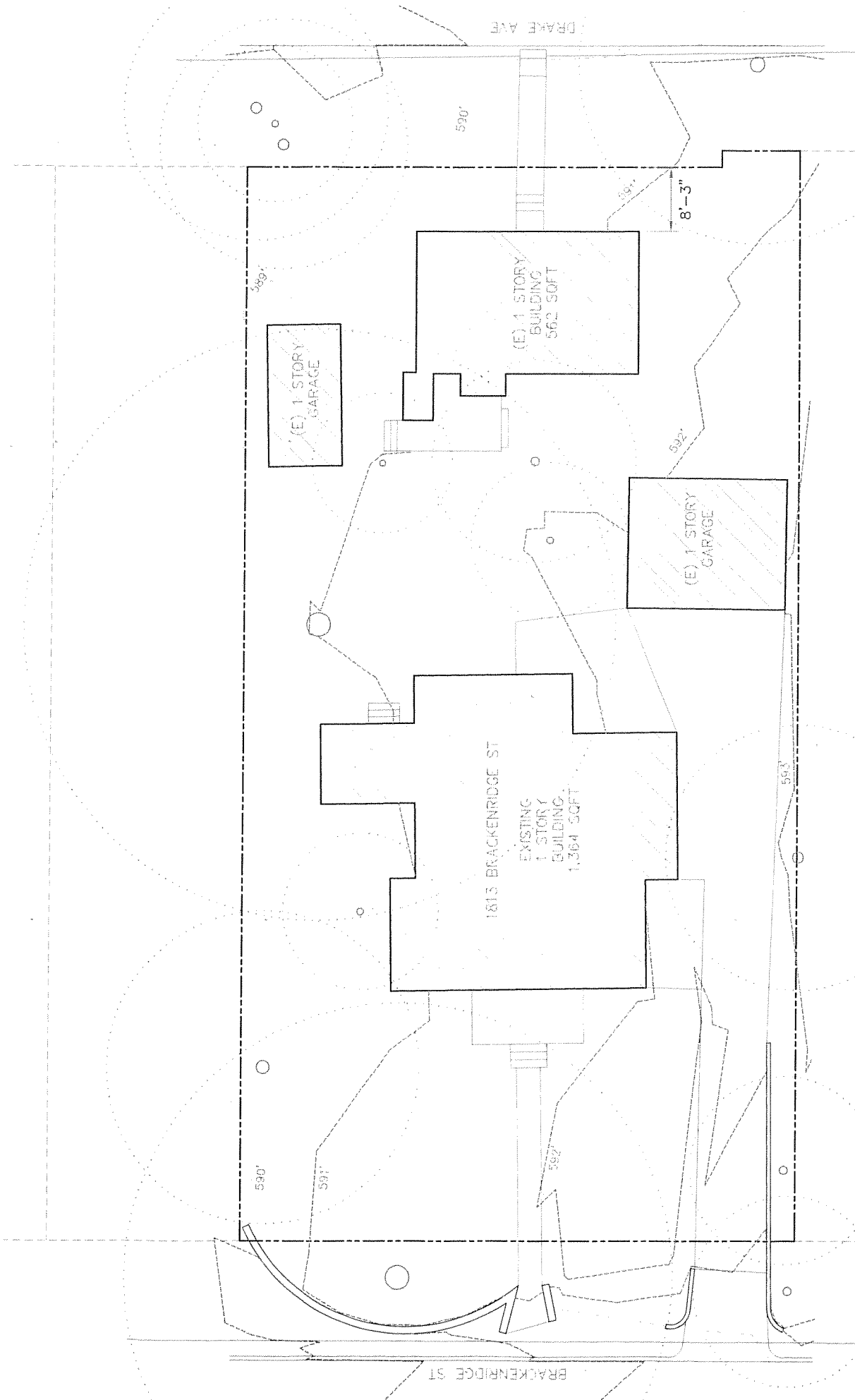
FRONT OF 1814 D BRAKE  
SCALES NTS

5-12-15  
JULY 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

DIG A  
© DIG A 2015



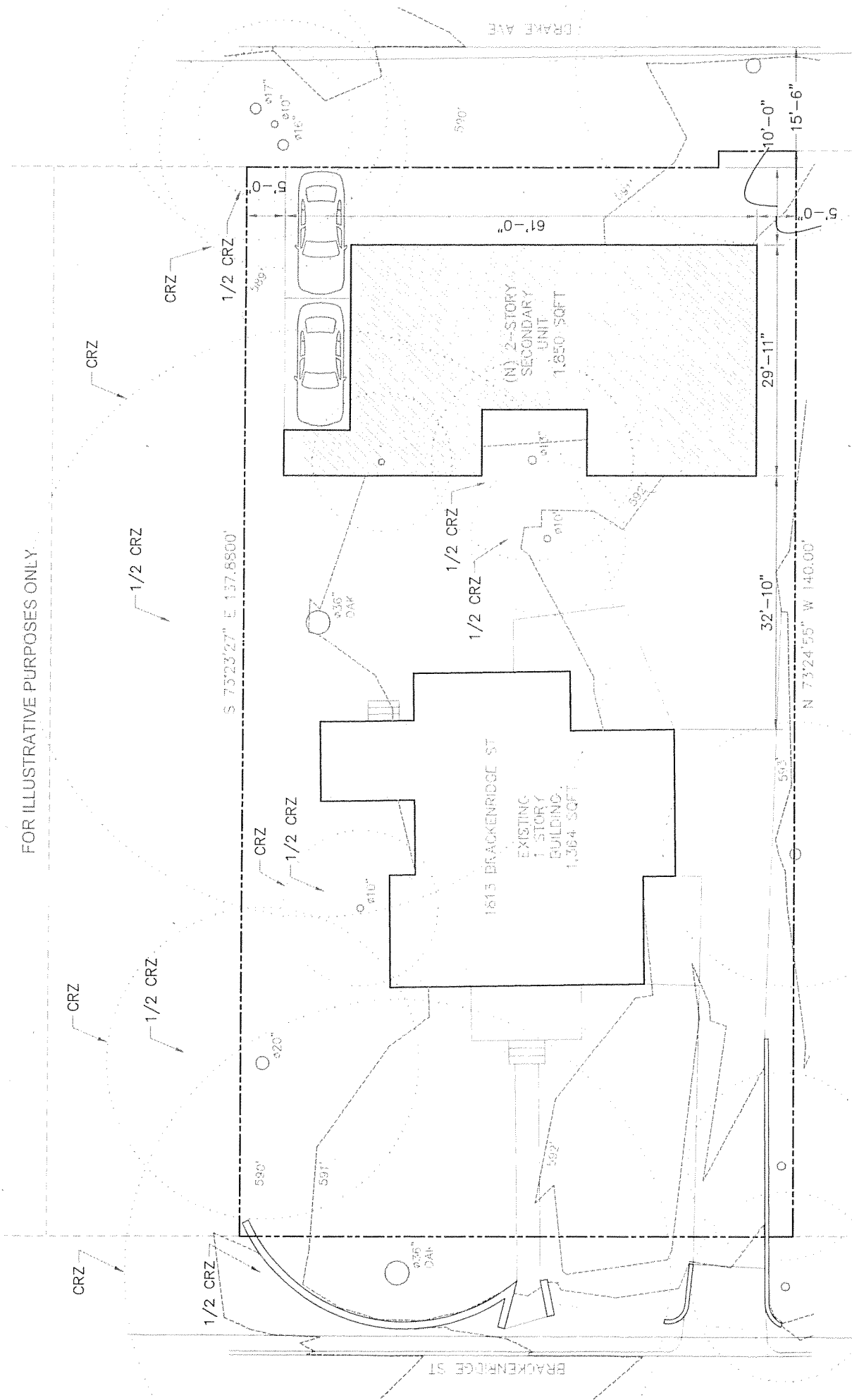


EXISTING SITE PLAN  
 SCALE 1/2" = 1'-0"

*Handwritten:* mp  
 May 24, 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

FOR ILLUSTRATIVE PURPOSES ONLY



LOT:

(E) BUILDING:	2,808 SQFT	100%
(N) 2ND UNIT:	1,364 SQFT	14%
TOTAL:	1,850 SQFT	19%
MAX SECOND FLOOR:	500 SQFT	

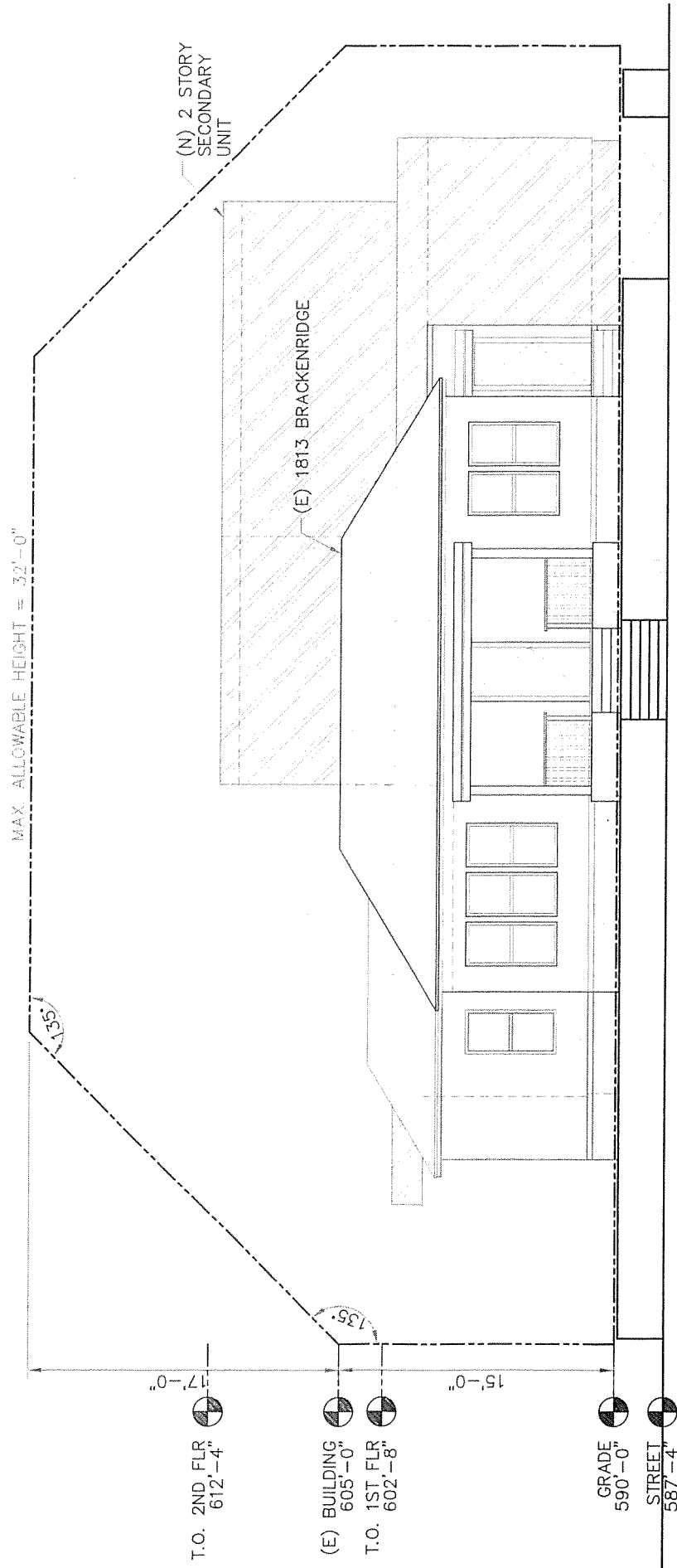
TOTAL NEW BUILDING COVERAGE:	3214 SQFT	33%
TOTAL IMPERVIOUS COVERAGE:	4400 SQFT	35%



PROPOSED SECOND UNIT  
FOOTPRINT 1,850 SQFT



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WEST ELEVATION  
3/12/12  
SCALE 1/8"=1'-0"  
JULY 24, 2013

1813 BRACKENRIDGE, AUSTIN TX 78704

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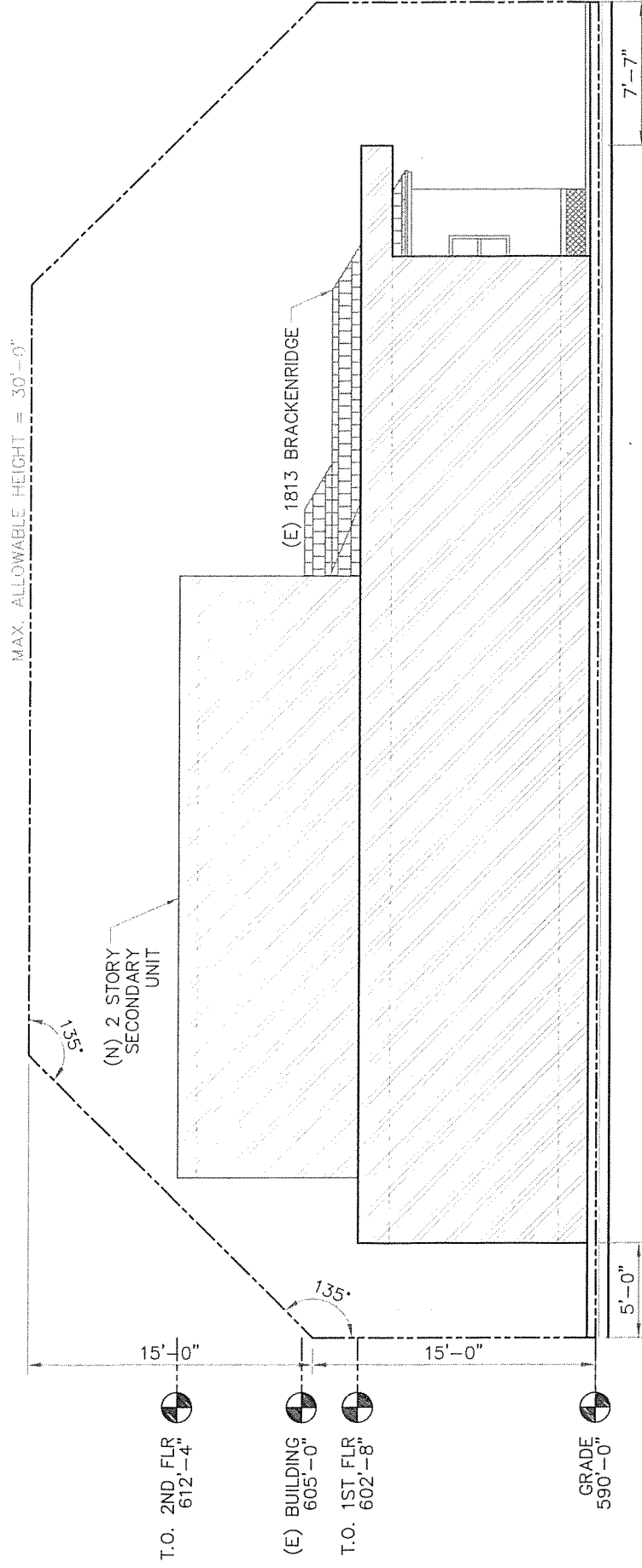
SECONDARY UNIT PHOTO MONTAGE FROM BRACKENRIDGE  
CALCULATED

1813 BRACKENRIDGE, AUSTIN TX 78704

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JULY 24, 2015

FOR ILLUSTRATIVE PURPOSES ONLY



EAST ELEVATION  
SCALE 1/8"=1'-0"  
JULY 24, 2015  
10/31/15

1813 BRACKENRIDGE, AUSTIN TX 78704

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© DIG:A 2015

Site plan of 1813 Brackenridge. The plan shows the building footprint, setbacks, and property lines. Key dimensions and labels include:

- MAX. ALLOWABLE HEIGHT = 32'-0"** (indicated by a dashed line across the top)
- MAX. ALLOWABLE HEIGHT = 30'-0"** (indicated by a dashed line across the bottom)
- PROPERTY LINE** (indicated by a dashed line on the right)
- (N) 2 STORY SECONDARY UNIT** (indicated by a dashed line pointing to the shaded area on the right)
- (E) 1813 BRACKENRIDGE** (indicated by a dashed line pointing to the building footprint)
- 135°** (indicated by an arc at the bottom right corner)
- 135°** (indicated by an arc at the bottom left corner)
- 17'-0"** (indicated by a dimension line at the bottom left)
- 13'-0"** (indicated by a dimension line at the bottom left)
- Grade** (indicated by a dashed line at the bottom left)
- T.O. 2ND FLR 612'-4"** (indicated by a dashed line at the bottom left)
- (E) BUILDING 605'-0"** (indicated by a dashed line at the bottom left)
- T.O. 1ST FLR 602'-8"** (indicated by a dashed line at the bottom left)
- 590'-0"** (indicated by a dimension line at the bottom left)

Site plan showing building footprints, property lines, and height restrictions. The plan includes a north arrow and a scale bar.

Building Footprints and Dimensions:

- (N) 2 STORY SECONDARY UNIT: 612'-4" (T.O. 2ND FLR)
- (E) BUILDING: 605'-0" (T.O. 1ST FLR)
- 1ST FLR: 602'-8" (T.O. 1ST FLR)
- GRADE: 590'-0"

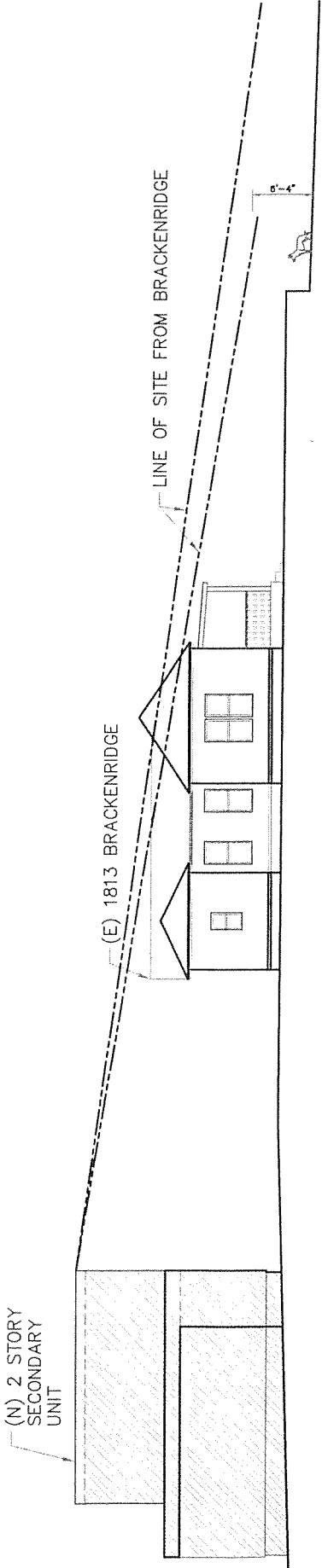
Property Lines and Height Restrictions:

- MAX ALLOWABLE HEIGHT = 30'-0"
- MAX ALLOWABLE HEIGHT = 32'-0"
- PROPERTY LINE

372  
SCALE 1/2"=1'-0"  
JULY 24, 2015

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NORTH ELEVATION  
SCALE: 1/8"=1'-0"  
JULY 24, 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

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2000-05589

6/16

Project: A695\001\Survey\Drawings\Files\A695-001.Dwg  
Job No: A695-001-001  
F.B. No: 632/49.681/49.644/10  
Client: J. Jones, D. Smith, B. Rigby, S. Barker, R. Meyer, S. Berger  
Date: June 25, 2013  
Revised Properties

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**Terra Firma**  
LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8575 Fax 512/445-2308

THIS SURVEY PLAN IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR  
Date: June 18, 2013  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

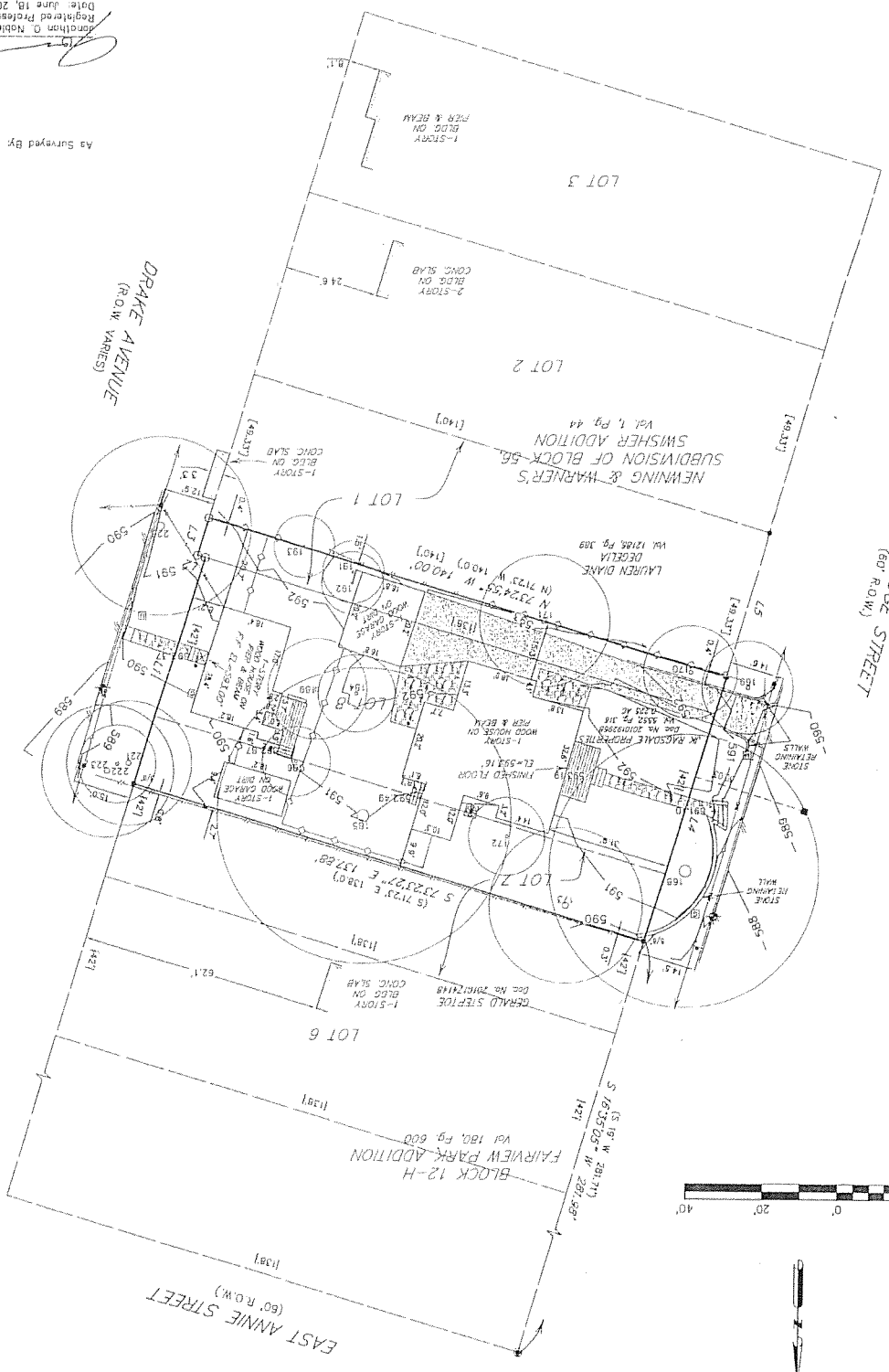


NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT EASEMENTS AND RESTRICTIONS COVENANTS MAY EXIST THAT AFFECT THIS SUBJECT TRACT, BUT ARE NOT SHOWN ON THIS SURVEY PLAN.  
The property described herein is contained within Flood Zone "X" as identified on FIRM, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

BEARING BASIS NOTE:  
HORIZONTAL DATA BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE  
1-FOOT CONTOUR INTERVAL  
BENCHMARK NOTE:  
TEMPORARY BENCHMARK FOR THIS SURVEY ARE:  
1) A "2" SET ON THE BACK OF CURB ON BRACKENRIDGE STREET 4'-19.67' SOUTHEAST OF THE NORTHEAST PROPERTY CORNER AS SHOWN ON SURVEY.  
2) A "2" SET ON THE BACK OF CURB ON DRAKE AVENUE 4'-19.67' SOUTHEAST OF THE NORTHEAST PROPERTY CORNER AS SHOWN ON SURVEY.  
(ELEVATION=589.10) (NAVD 83 DATUM)  
(ELEVATION=589.29) (NAVD 83 DATUM)

Point #	Description
226	23" American Elm
223	17" Live Oak
221	10" Live Oak
193	8" Hackberry
192	8" Hackberry
191	8" Hackberry
189	13" Hackberry
186	9" Hackberry
185	38" Live Oak
184	10" American Elm
173	20" multi-stem Ligustrum (13"5"4"4")
172	10" Cedar
171	17" American Elm
170	12" Pecan
169	12" American Elm
168	35" Live Oak

- LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 3/4" IRON PIPE FOUND
  - CITY OF AUSTIN CENTERLINE
  - MONUMENT FOUND
  - 7/8" IRON ROD SET IN CONCRETE
  - RECORD INFORMATION (Vol. 552, Pg. 316)
  - RECORD INFORMATION (Vol. 1, Pg. 44)
  - RECORD INFORMATION (Vol. 180, Pg. 600)
  - A/C UNIT
  - Sign
  - Cleanout
  - Water Meter
  - Gas Meter
  - Utility Pole
  - Overhead Utilities
  - Chain Link Fence
  - Wood Fence
  - Edge of Asphalt
  - Area of Concrete
  - Area of Gravel
  - Area of Stone
  - Area of Wood
  - Tree No. & Location
  - Spot Elevation



LINE	BEARING	DISTANCE
L1	S 16.35°05' W	60.95'
L2	(S 19° W)	(61.0')
L2	S 73.24°55' E	2.12'
L3	(S 71.25° E)	(2.0')
L3	S 16.35°05' W	10.00'
L4	(S 19° W)	(10.0')
L4	N 16.35°05' E	70.01'
L5	(N 19° E)	(71.0')
L5	S 16.35°05' W	38.83'

Address: 1813 Brackenridge Street, Reference: Roadside Properties  
A Portion of Lot 7, and all of Lot 8, Block 12-H, Fairview Park Addition as recorded in Volume 180, Page 600 of the Deed Records of Travis County, Texas; and The North 10 feet of Lot 1, Newning & Warner's Subdivision of Block 56, Swisher Addition as recorded in Volume 1, Page 44, of the Plot Records of Travis County City of Austin, Travis County, Texas



## City of Austin

Founded by Congress, Republic of Texas, 1839  
Historic Preservation Office  
Planning and Zoning Department  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767

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July 13, 2015

Board of Adjustment, City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Re: Variance request for 1813 Brackenridge Street; David West

Dear Board of Adjustment Members:

I am writing in support of David West, the owner of the house at 1813 Brackenridge Street, who is seeking a variance to build an auxiliary structure on the property while preserving the ca. 1909 house. In developing the lot, Mr. West will be able to fund the restoration of the historic house.

The house at 1813 Brackenridge Street is not a landmark, but it is a significant house in Travis Heights, which is working on historic district status. It is important for its turn-of-the century architecture, and its history represents the traditional residents of the neighborhood. Loss of this house would be very detrimental to the historic character of the neighborhood, and after much negotiation, the owner has agreed to restore the house, which has suffered from deterioration as a rental property over the years.

It is extremely important that the City provide a means to develop central-city properties in ways that allows for the preservation of historic-age houses that may not rise to the level of historic landmarks, but are still very important to preserve. Our central city neighborhoods are undergoing such radical changes, that whenever we have an owner who is amenable to preservation of a historic-age house, but needs a variance to develop the lot to make the restoration and preservation of the existing house worthwhile, that we do everything we can to help make that happen. We can no longer afford to look at the preservation of individual houses on a case-by-case basis – the rate of change in our older neighborhoods is too rapid for that luxury, and we are losing the character of our central-city neighborhoods too quickly. Preservation of this house will maintain the architectural and historic character of this neighborhood, and I support Mr. West's request for a variance for the further development of this lot. This is a unique situation, and conditions call for the granting of a variance to make this project a success for both the applicant and the interests of historic preservation. In all of the City's existing and potential historic districts, we encourage preserving the historic streetscape to the greatest extent possible. I hope that you will agree that the preservation of this house, as well as the integrity and character of Travis Heights merits the granting of a variance in this case.

Please let me know if you have any questions, or if we can assist in any other way.

Sincerely,

  
Steve Sadowsky  
Historic Preservation Officer



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24

SRCC Neighborhood Assoc.  
P.O. 40632  
Austin, TX 78704  
www.srccatx.org

Historic Landmark Commission  
City of Austin

Sounthaly Outhavong  
president@srccatx.org

Gretchen Otto  
vicepresident@srccatx.org

Garret Nick  
secretary@srccatx.org

Nancy Byrd  
treasurer@srccatx.org

June 8, 2015

RE: 1813 Brackenridge (HDP-2015-0126-1813)

Dear Commissioners,

At the June 2015 general meeting of the South River City Citizens (SRCC) Neighborhood Association, the members voted to support a 1,000 square foot variance requested by the developer on a proposed accessory dwelling unit, provided that 1) the developer preserves the interior and exterior of the existing Brackenridge house and 2) the developer receives no additional variances. We were in favor of this solution, because the combined square footage of both structures on the property would not exceed the original maximum allowed square footage of 3,900 square feet, and because the developer agreed to restore the original house inside and outside.

Thank you for your consideration.

Cordially,

Sounthaly Outhavong  
SRCC President