


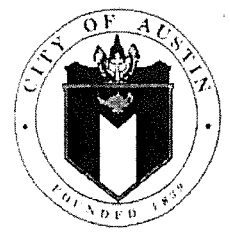


44-1



-  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.

1" = 200'

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made

1813

BRACKENRIDGE

C15-205-0120
Revised

2/14

114
3

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 24th 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.**

44
4

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.

114
5

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.

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 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



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

7/14
6

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:

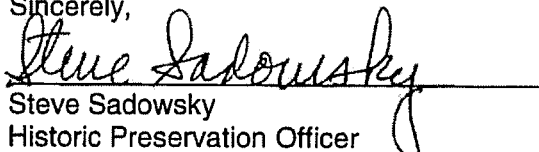
I am writing in support of David West, the owner of the house at 1813 Brackenridge Street, who is seeking a variance to build an auxiliary structure on the property while preserving the ca. 1909 house. In developing the lot, Mr. West will be able to fund the restoration of the historic house.

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

414
7

SRCC South River City Citizens

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

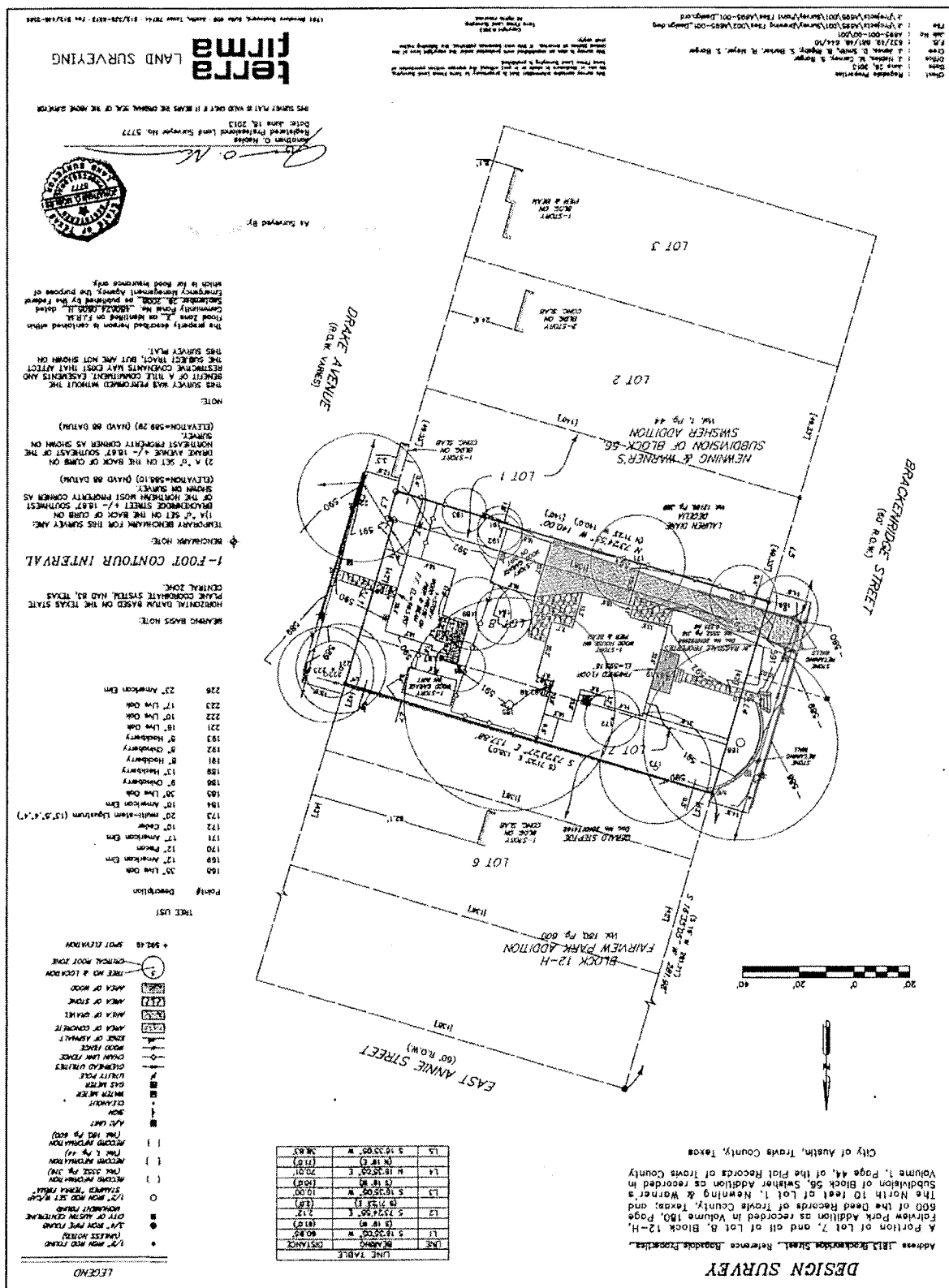


© DIG: A 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

SEPTEMBER 01, 2015

FOR ILLUSTRATIVE PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY



FRONT OF 1813 BRACKENRIDGE
ST. AUSTIN, TX

FOR ILLUSTRATIVE PURPOSES ONLY



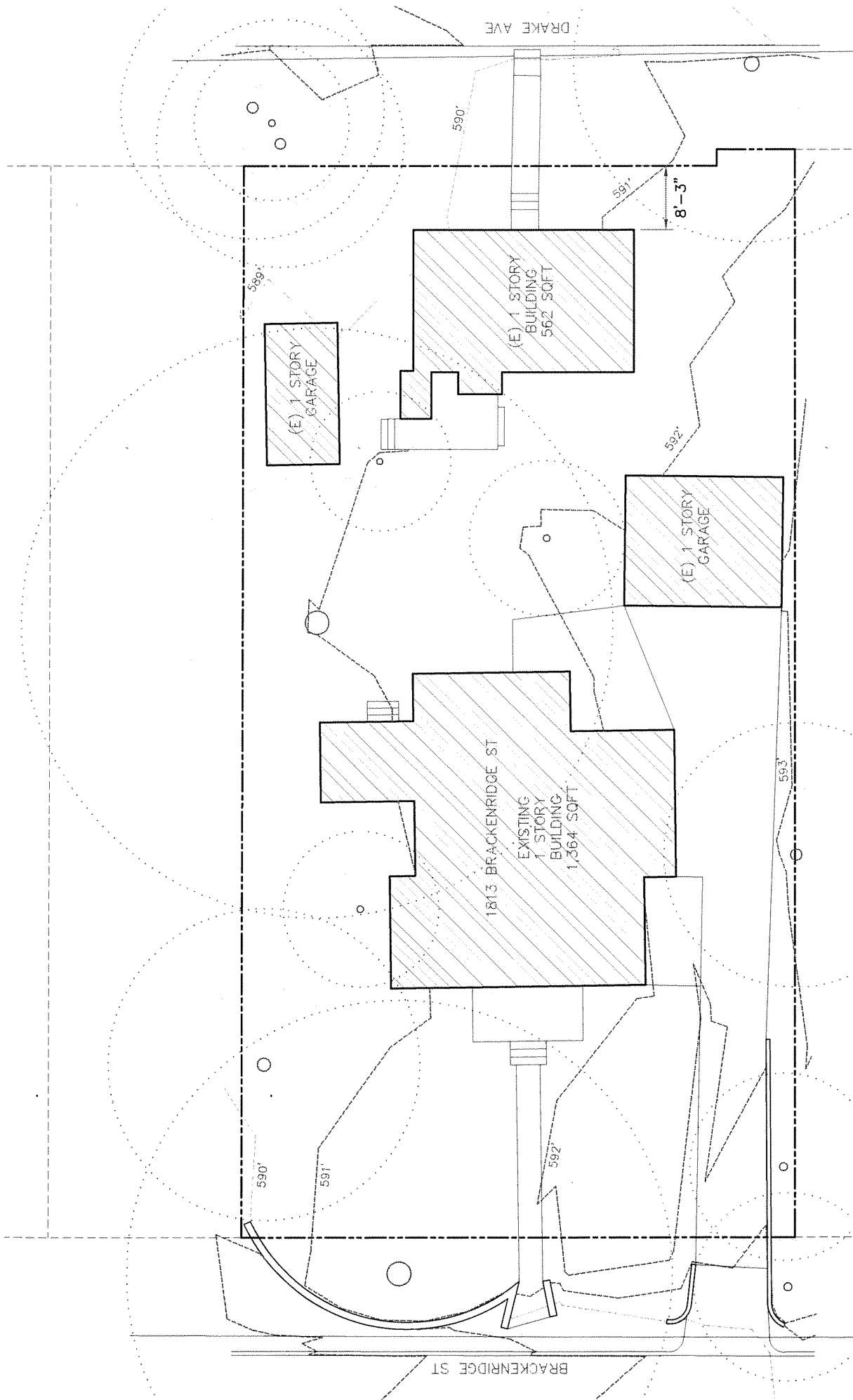
FRONT OF 1813 BRACKENRIDGE
SCALE: 1/4" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

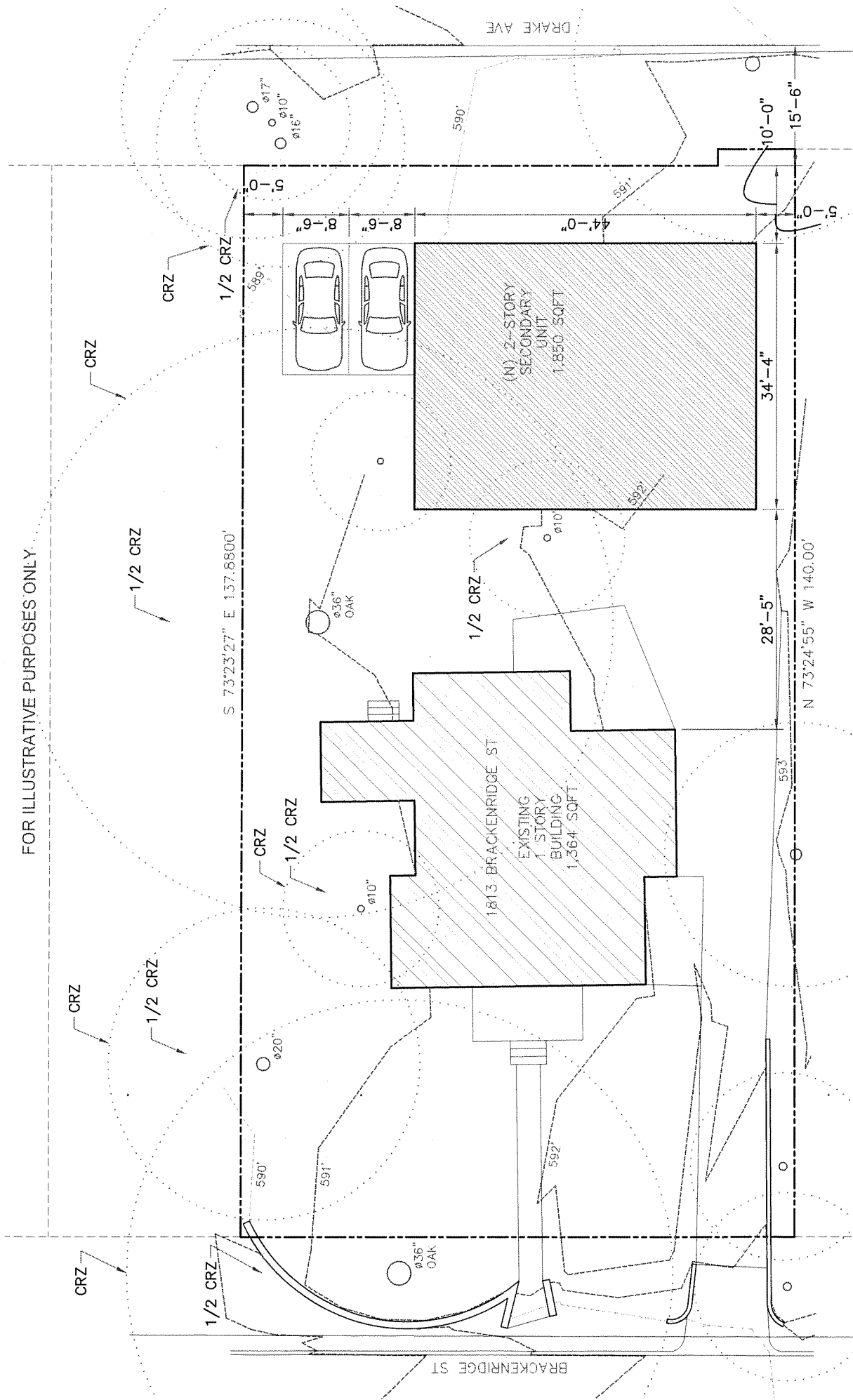


FRONT OF 1813 BRACKENRIDGE
AUSTIN, TX 78704

1374



FOR ILLUSTRATIVE PURPOSES ONLY

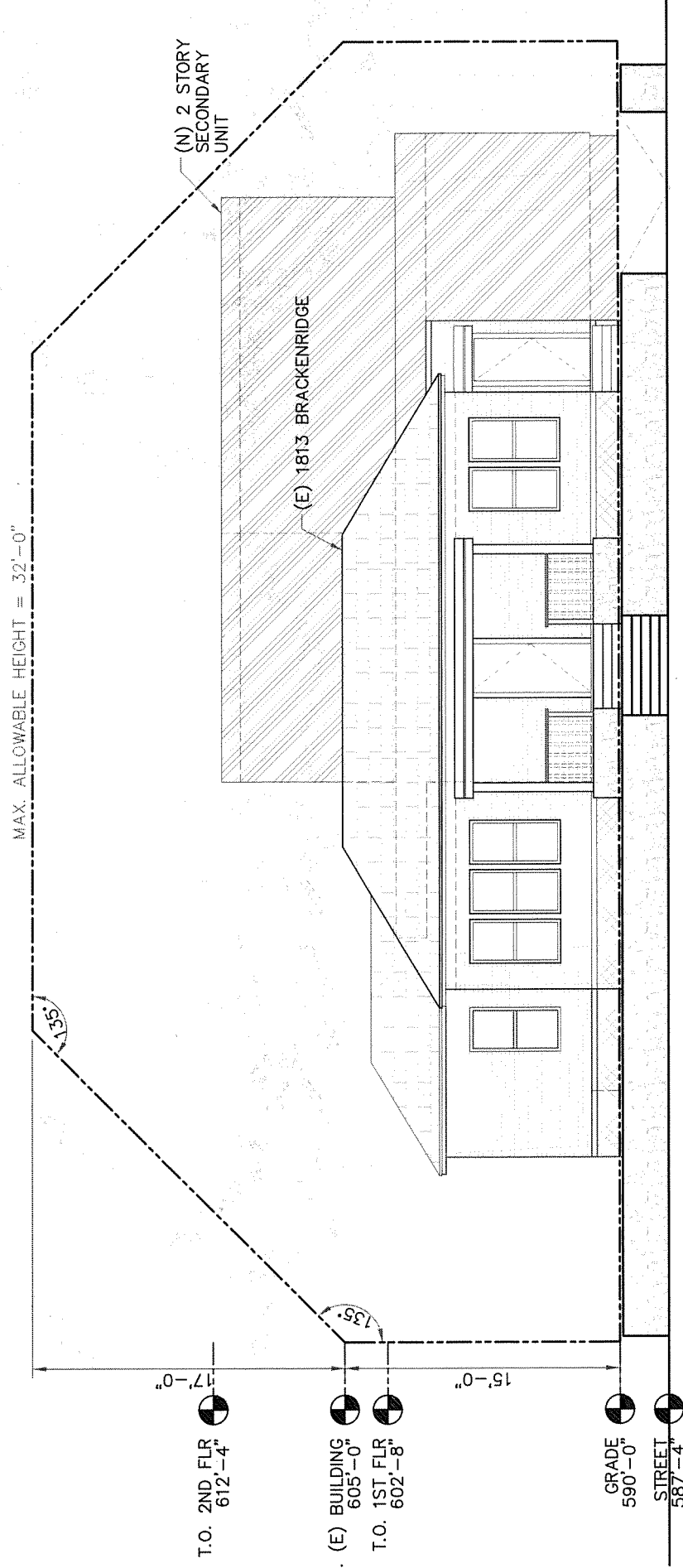


LOT:	9,808 SQFT	100%
(E) BUILDING:	1,364 SQFT	14%
(N) 2ND UNIT:	1,850 SQFT	19%
TOTAL:	550 SQFT	
MAX SECOND FLOOR		

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



FOR ILLUSTRATIVE PURPOSES ONLY



WESLEYAN
SCALE 1"=100'

SEPTEMBER 01, 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

DIG:A
© DIG A 2015

FOR ILLUSTRATIVE PURPOSES ONLY



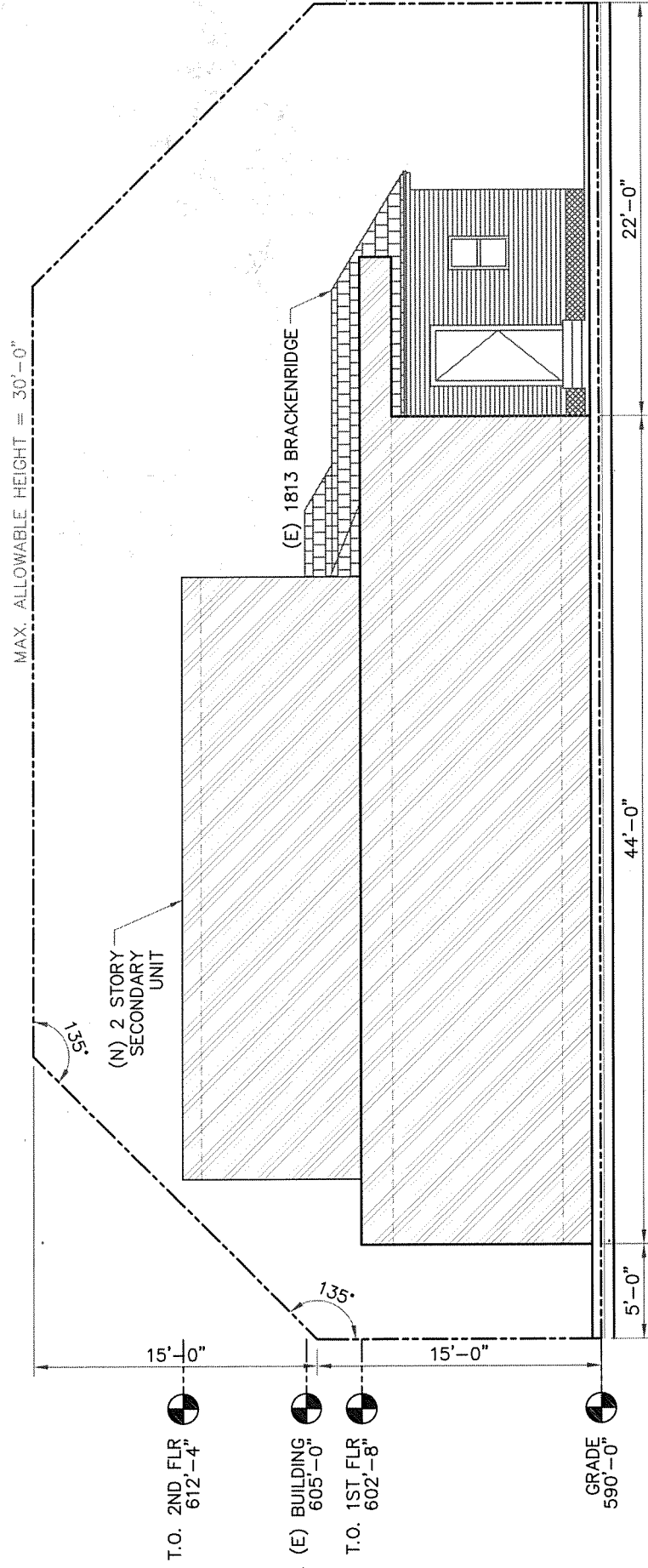
5/6
SECONDARY UNIT PHOTO MONTAGE FROM BRACKENRIDGE
SCALE NTS

1813 BRACKENRIDGE, AUSTIN TX 78704

DIG:A
© DIG:A 2015

SEPTEMBER 01, 2015

FOR ILLUSTRATIVE PURPOSES ONLY



5/15
EARTHQUAKE
SCALE 1:100

MAX. ALLOWABLE HEIGHT = 32'-0"

MAX. ALLOWABLE HEIGHT = 30'-0"

(N) 2 STORY SECONDARY UNIT

(E) 1813 BRACKENRIDGE

PROPERTY LINE

135°

135°

135°

17'-0"

19'-0"

T.O. 2ND FLR 612'-4"

(E) BUILDING 605'-0"

T.O. 1ST FLR 602'-8"

GRADE 590'-0"

North Elevation
Scale 1:200

MAX. ALLOWABLE HEIGHT = 32'-0"

PROPERTY LINE

(E) 1813 BRACKENRIDGE

MAX. ALLOWABLE HEIGHT = 30'-0"

(N) 2 STORY SECONDARY UNIT

PROPERTY LINE

15'-0"

15'-0"

T.O. 2ND FLR 612'-4"

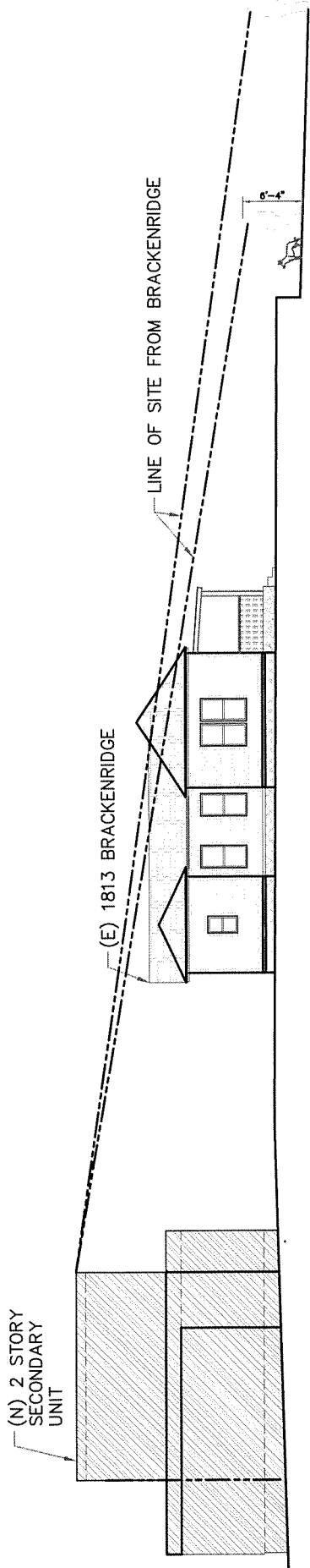
(E) BUILDING 605'-0"

T.O. 1ST FLR 602'-8"

GRADE 590'-0"

SEPTEMBER 01, 2015

FOR ILLUSTRATIVE PURPOSES ONLY



19/5
NORTH ELEVATION
SCALE 1/8" = 1'-0"

h/2

Client: Properties
Date: 2/2/2013
Office: J. Nobles, D. Smith, B. Rogers, S. Borker, R. Meyer, S. Berger
Crew: J. Nobles, D. Smith, B. Rogers, S. Borker, R. Meyer, S. Berger
F.B.: A085-001-001001
F.B.: A085-001-001001
Job No.: A085-001-001001
Project: A085-001-001001
Drawing: A085-001-001001
Design: A085-001-001001

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Terra Firma Land Surveying, Inc.
1701 Directors Boulevard, Suite 400 - Austin, Texas 78744 - 512/312-8373 - Fax 512/445-2388

terra firma LAND SURVEYING

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



As Surveyed By:

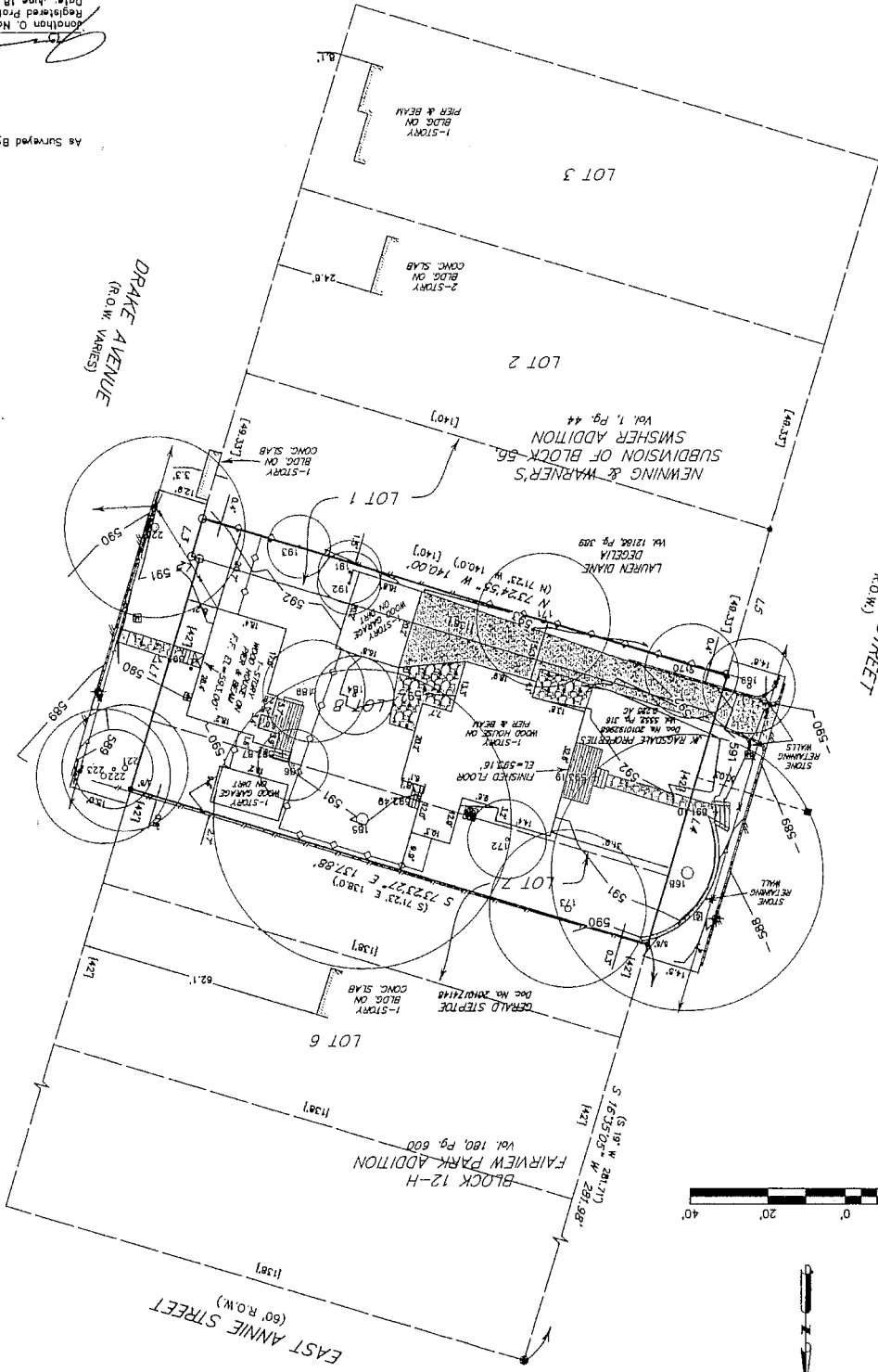
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND RESTRICTIVE COVENANTS MAY EXIST THAT AFFECT THE SUBJECT TRACT, BUT ARE NOT SHOWN ON THIS SURVEY PLAT. BUT ARE NOT SHOWN ON THIS SURVEY PLAT.
The property described herein is contained within Flood Zone X, as identified on F.I.R.M. Community Flood Map No. 180624-0503, H. dated September 26, 2002, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE CENTRAL ZONE.
1-FOOT CONTOUR INTERVAL
BENCHMARK NOTE:
TEMPORARY BENCHMARK FOR THIS SURVEY ARE:
(1) A "d" SET ON THE BACK OF CURB ON BRACKENRIDGE STREET +/- 18.67' SOUTHWEST OF THE NORTHEAST PROPERTY CORNER AS SHOWN ON SURVEY.
(2) A "b" SET ON THE BACK OF CURB ON DRAKE AVENUE +/- 18.67' SOUTHWEST OF THE NORTHEAST PROPERTY CORNER AS SHOWN ON SURVEY.
(ELEVATION=588.10) (NAVD 88 DATUM)
(ELEVATION=589.29) (NAVD 88 DATUM)

Point #	Description
168	35" Live Oak
169	12" American Elm
170	12" Pecan
171	17" American Elm
172	10" Cedar
173	20" multi-stem Ligustrum (13"5"4"4")
104	38" American Elm
186	9" Chisholm
191	13" Hackberry
192	8" Hackberry
193	8" Chisholm
221	16" Live Oak
222	10" Live Oak
223	17" Live Oak
226	23" American Elm

- LEGEND
- 1/2" IRON ROD FOUND
 - 3/4" IRON PIPE FOUND
 - CITY OF AUSTIN CENTERLINE
 - MONUMENT FOUND
 - RECORD INFORMATION (F.M. 180, Pg. 116)
 - RECORD INFORMATION (F.M. 180, Pg. 44)
 - RECORD INFORMATION (F.M. 180, Pg. 600)
 - A/C UNIT
 - SIGN
 - 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
 - + 592.49

LINE	BEARING	DISTANCE
L1	S 16.35°05' W	60.95
L2	S 73.24°55' E	2.12
L3	S 16.35°05' W	10.00
L4	N 18°18' E	(71.01)
L5	S 16.35°05' W	36.83



Address: 1813 Brackenridge Street, Reference: Boggsdale Properties
A Portion of Lot 7, and all of Lot B, 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, Newman & Warner's Subdivision of Block 56, Swisher Addition as recorded in Volume 1, Page 44, of the Plat Records of Travis County City of Austin, Travis County, Texas

DESIGN SURVEY



South River City Citizens

C15-2015-0120

44
31

SRCC Neighborhood Ass'n
P.O. 40632
Austin, TX 78704
www.srccatx.org

Board of Adjustments
City of Austin

Sounthaly Outhavong
president@srccatx.org

Gretchen Otto
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Nancy Byrd
treasurer@srccatx.org

August 7, 2015

RE: 1813 Brackenridge

Dear Members of the Board of Adjustments,

At the August 2015 general meeting of the South River City Citizens (SRCC) Neighborhood Association, the members voted to amend our previous resolution that was passed during our June meeting.

The original resolution:

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.

The amended resolution:

support a 1,000 square foot variance requested by the developer on a proposed accessory dwelling unit, provided that the developer preserves the interior and exterior of the existing Brackenridge house.

We were in favor of allowing the 1,000 square foot variance, 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. We voted to amend the resolution by removing the second part of the original resolution, because the developer is requesting an additional variance on the setback requirement for the additional dwelling unit facing Drake. The primary reason is to avoid the critical root zone of a heritage oak tree which we definitely want to preserve. Even though the city requires that the new ADU be set back 25' from the property line, we believe there is a slight improvement with the developer's proposed setback of 10' (to avoid the CRZ), since an existing structure in that location is presently 8.3' from the property line.

While we hope the developer does not need any further variances, we do support this second, special case in order to preserve the heritage oak tree.

Thank you for your consideration.

Cordially,

Sounthaly Outhavong
SRCC President



I, Daniel West, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to build a 1850 Secondary Unit 10' From The rear property line.

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

Property Owner Name (printed)	Address	Signature
Gerald Scott Steptoe	1811 Brackenridge	<i>Gerald Scott Steptoe</i>
Ann Faulkner	1811 Drake	<i>Ann Faulkner</i>
Jane Tamsand	1901 Drake Ave	<i>Jane Tamsand</i>
Olin Adanson.	1813 Drake Ave.	<i>Olin Adanson</i>
DAN VICKERS	1901 BRACKENRIDGE	<i>DAN VICKERS</i>

To support but doesn't want to sign
she has been here since 1967

22/14

44
23

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, August 10, 2015

CASE NUMBER: C15-2015-0120

☐ - ☐ Angela Atwood (out)
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Vincent Harding
☐ Y ☐ Melissa Hawthorne **Motion to PP to 9-14-15**
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen **2nd the Motion**

OWNER/APPLICANT: David West

ADDRESS: 1813 BRACKENRIDGE ST

VARIANCE REQUESTED: The applicant has requested variance(s) to:

A. Section 25-2-774 (C) (7) (a) (Two- Family Residential Use) to increase the maximum gross floor area of the second dwelling unit from 850 square feet total (required) to 1,850 square feet total (requested); and to

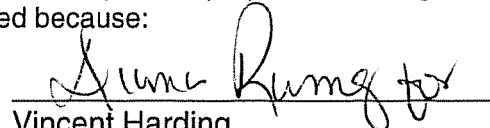
B. Section 25-2-515 (Rear Yard of Through Lot) to decrease the rear through lot yard from 25 feet (required) to 10 feet (requested, 8.3 feet existing) in order to reconstruct a second dwelling unit to the rear of this 9,747 square foot lot and maintain the existing 1,322 square foot primary, historic structure located in the front of the lot in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (South River City)

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to September 14, 2015, Board Member Michael Von Ohlen second on a 7-1 vote (Board member Michael Benaglio nay); POSTPONED TO SEPTEMBER 14, 2015.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Leane Heldenfels
Executive Liaison


Vincent Harding
Chairman

CASE# CL520150120
ROW# _____
TAX# _____

114
24

**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 24th 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.

44
25

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.

114
24

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.

<p>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.</p>

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.

44
27

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:

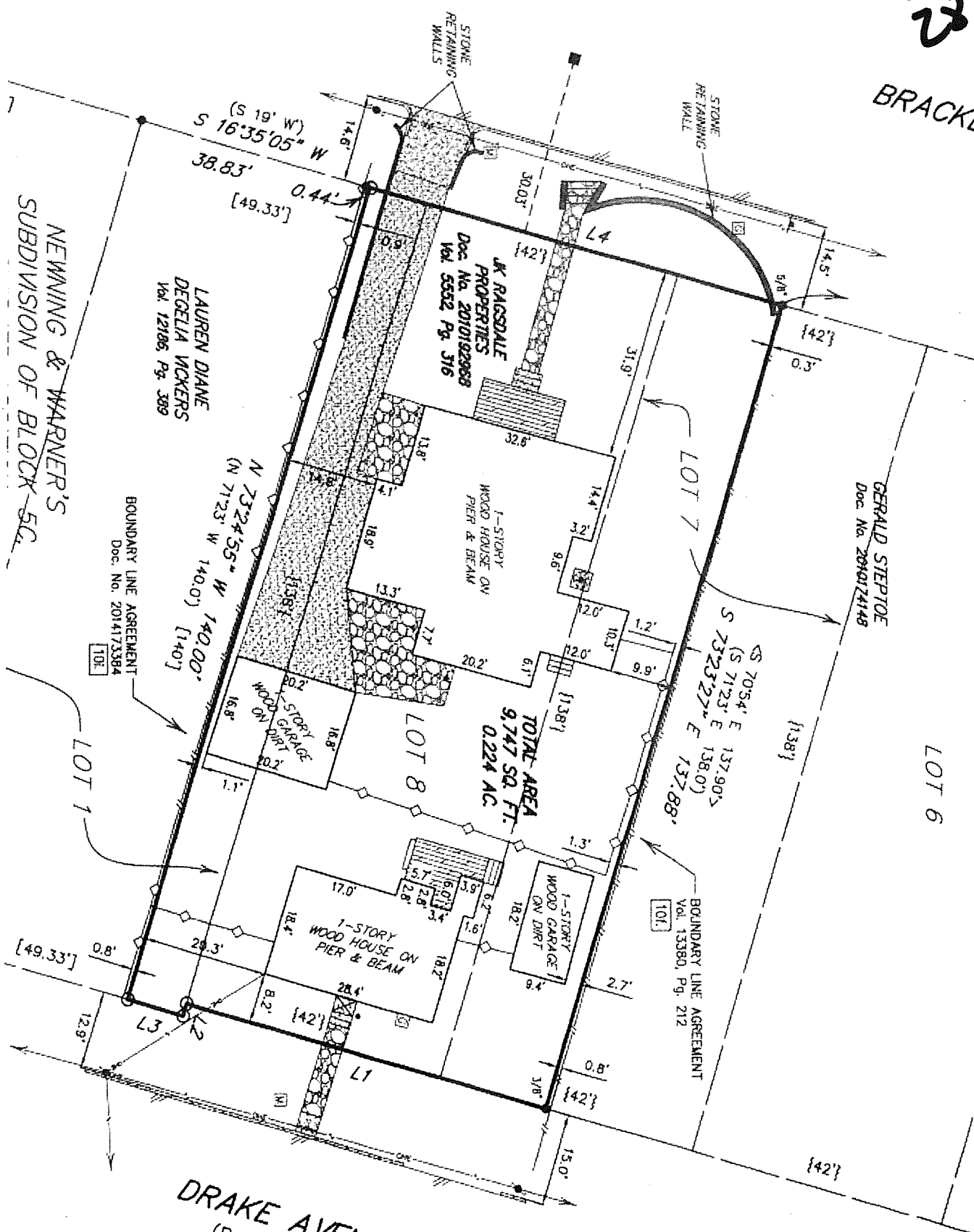
Being a tract or parcel of land containing the North 10 feet of land, more or less, and being a part of Lot 1, Block 5C, NEWNING AND WARNER'S SUBDIVISION OF LOT 5-C, SWISHER ADDITION, according to the map or plat thereof, recorded in Volume 1, Page 44, Plat Records, Travis County, Texas

$$\frac{44}{22}$$

LOT 6

BOUNDARY LINE AGREEMENT
Vol. 13380, Pg. 212
101.

DRAKE AVENUE
(R.O.W. VARIES)



44
29

LOT 6

BOUNDARY LINE AGREEMENT
Vol. 13380, Pg. 212
101.



Proposed design
of new structure
approx.

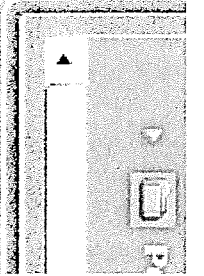
44/30

Surrounding Structures.

1813 Breckinridge

1814
Drake

DRAKE AVE



1813

BRACKENRIDGE

44
31

FOR ILLUSTRATIVE PURPOSES ONLY

1808 BRACKENRIDGE ST

1807 BRACKENRIDGE ST

203 E MARY ST

1806 DRAKE AVE

1805 BRACKENRIDGE ST

1807 DRAKE AVE

203 E MARY ST

1811 BRACKENRIDGE ST

1809 DRAKE AVE

1810 DRAKE AVE

1815 BRACKENRIDGE ST

1811 DRAKE AVE

1814 DRAKE AVE (W-4)

1812 BRACKENRIDGE ST

1811 BRACKENRIDGE ST

1813 DRAKE AVE

1814 BRACKENRIDGE ST

1806 BRACKENRIDGE ST

1804 DRAKE AVE

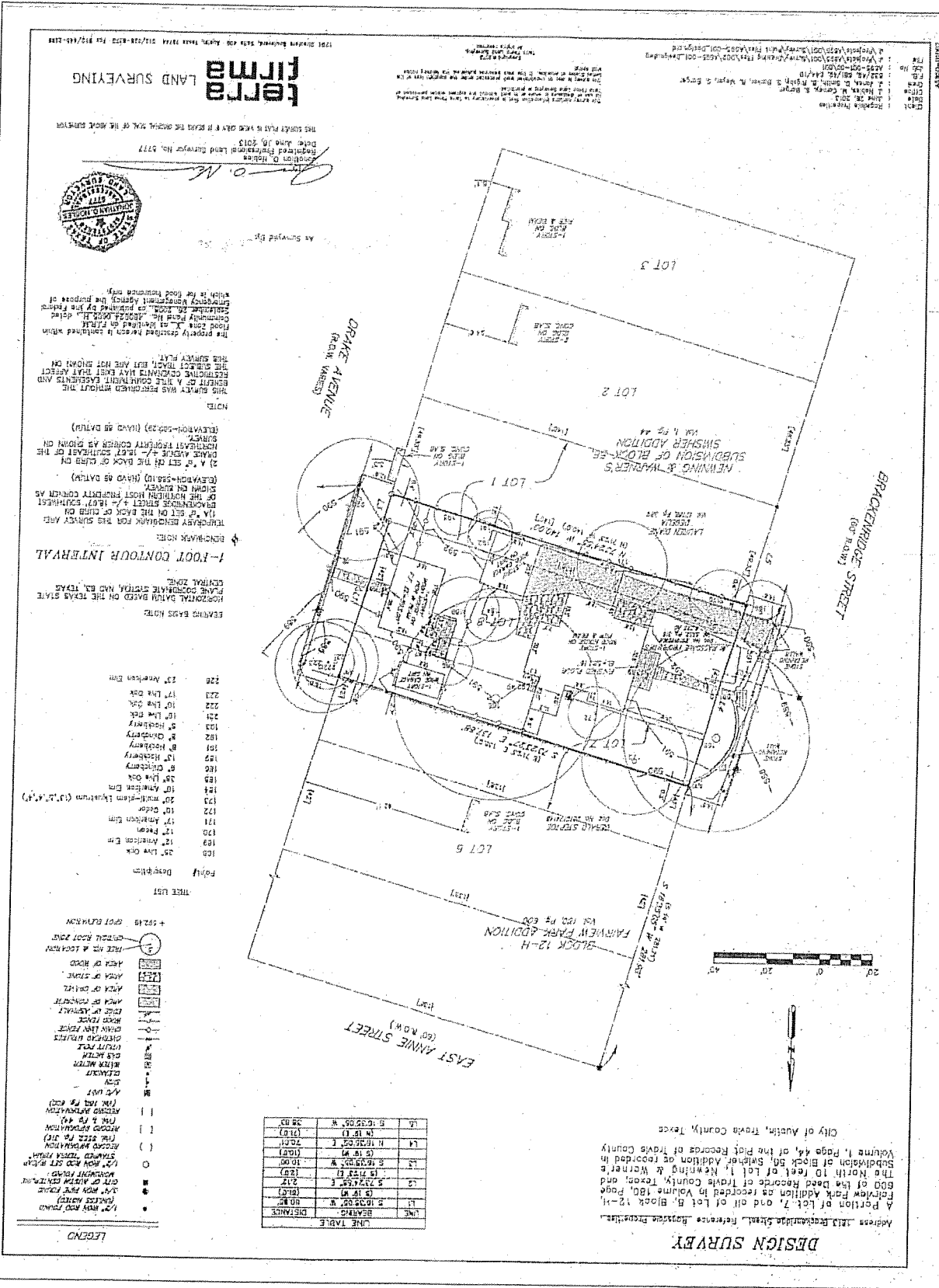
2014 KRAFT DR



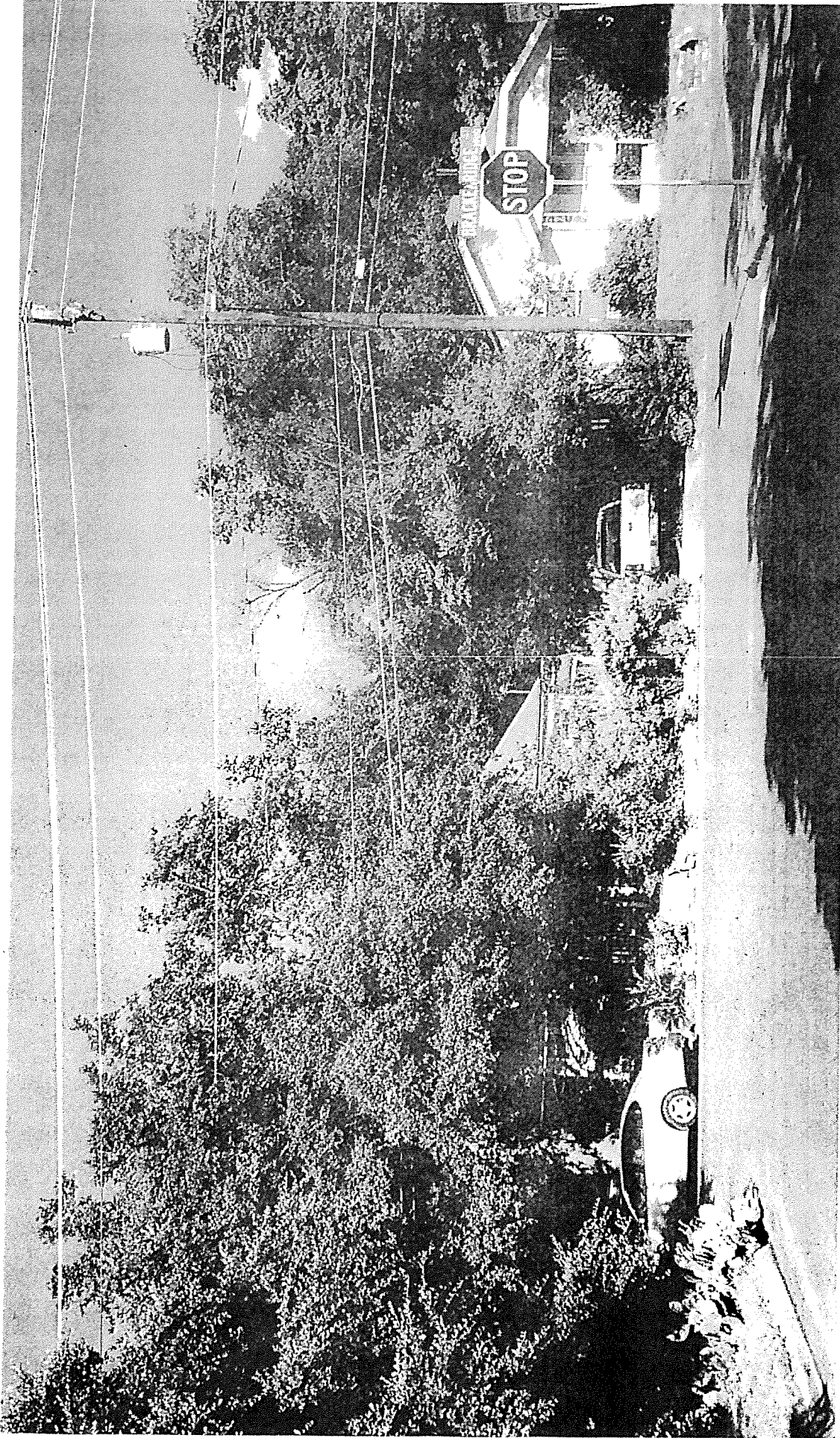
NEIGHBORHOOD PLANNING SCALE 1/8" = 1'

331519

FOR ILLUSTRATIVE PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY



54
34

FRONT OF 1813 BRACKENRIDGE
SCALPETHS

DIG:A
DIG A 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

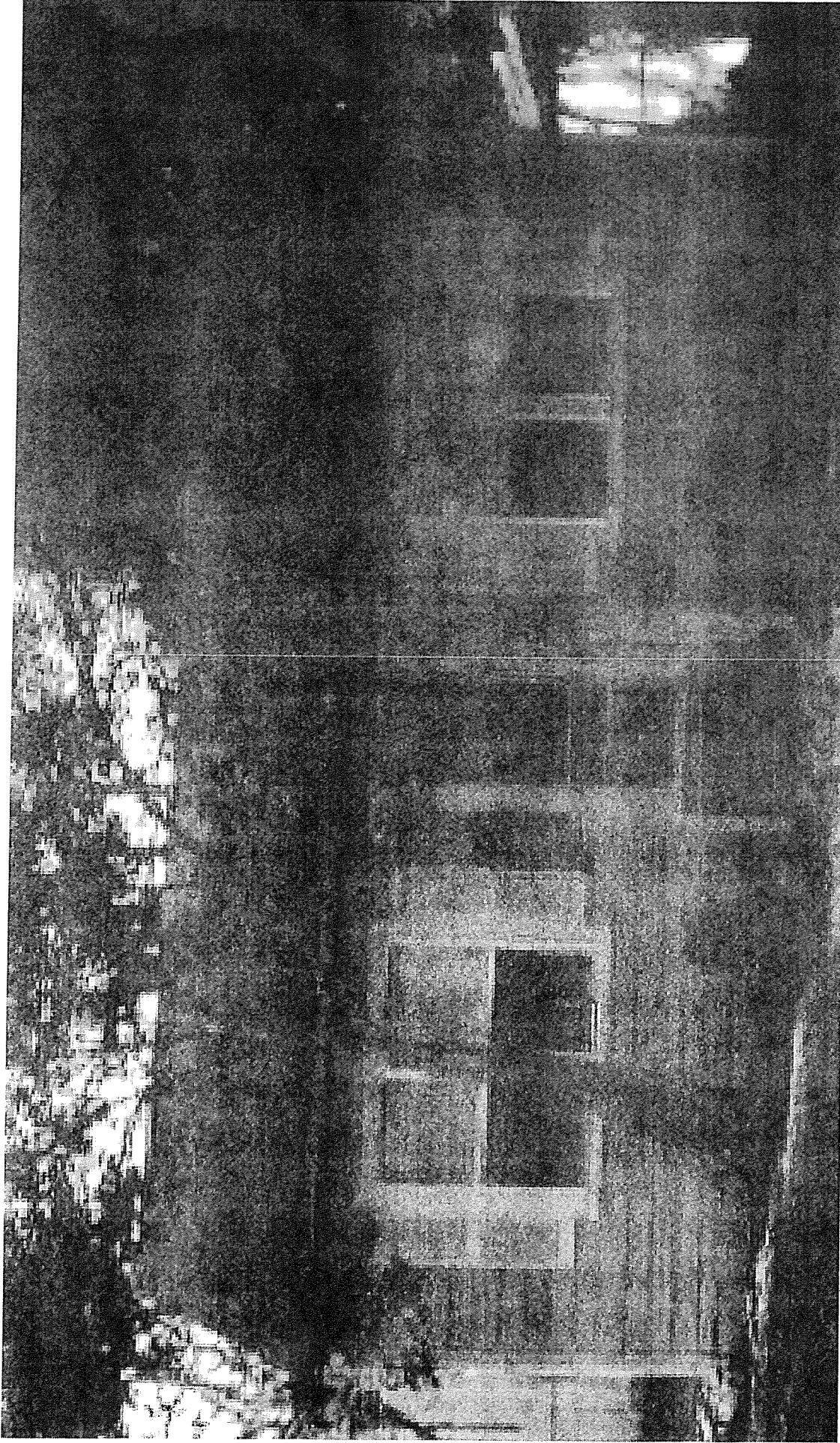
JULY 24, 2015

FOR ILLUSTRATIVE PURPOSES ONLY



44
35
FRONT OF 1813 BRACKENRIDGE
APPLICANTS

FOR ILLUSTRATIVE PURPOSES ONLY



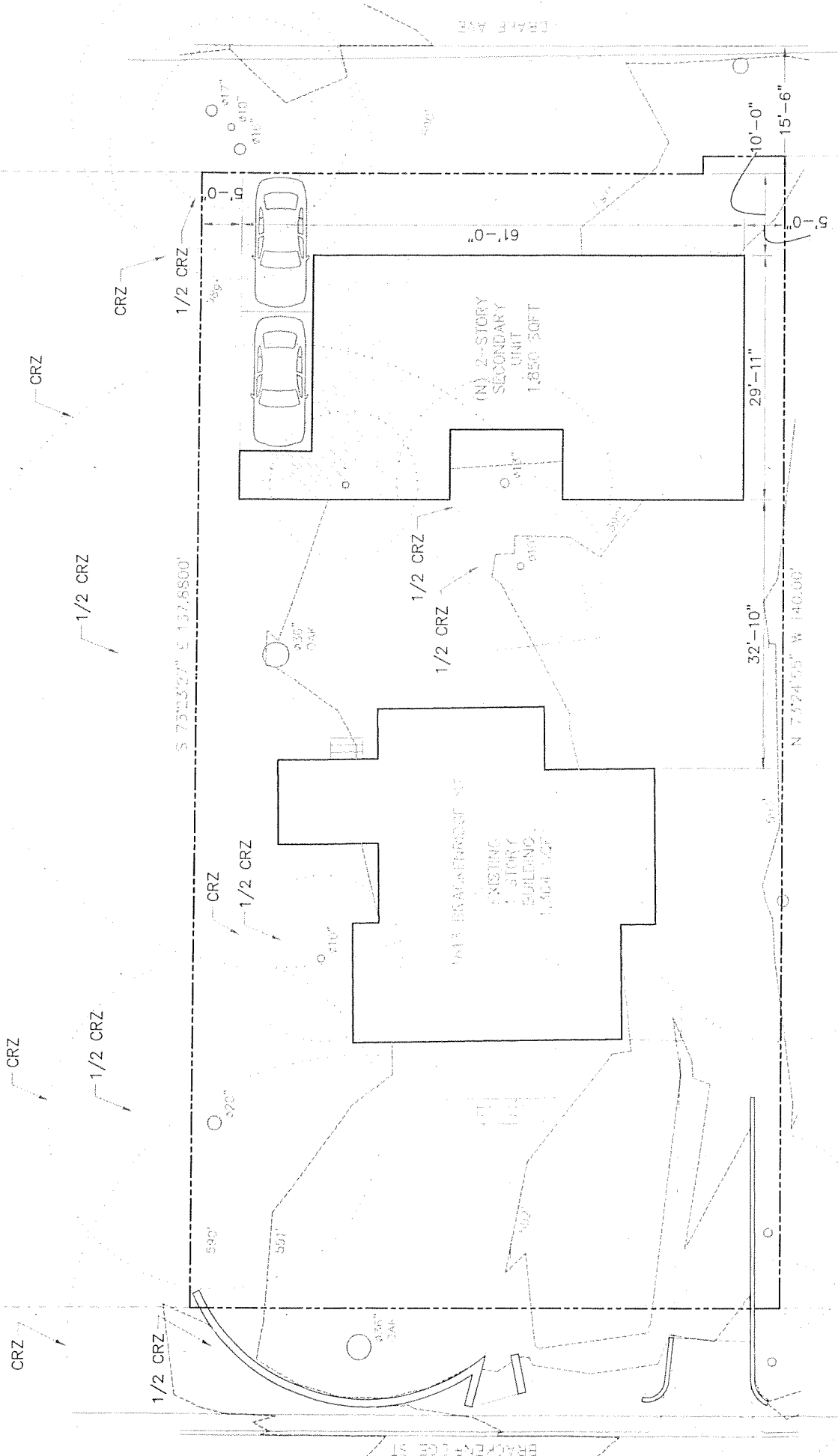
FRONT OF 14 DRAKE
STALMITS

DIG A
© DIG A 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

JULY 24, 2015

FOR ILLUSTRATIVE PURPOSES ONLY.



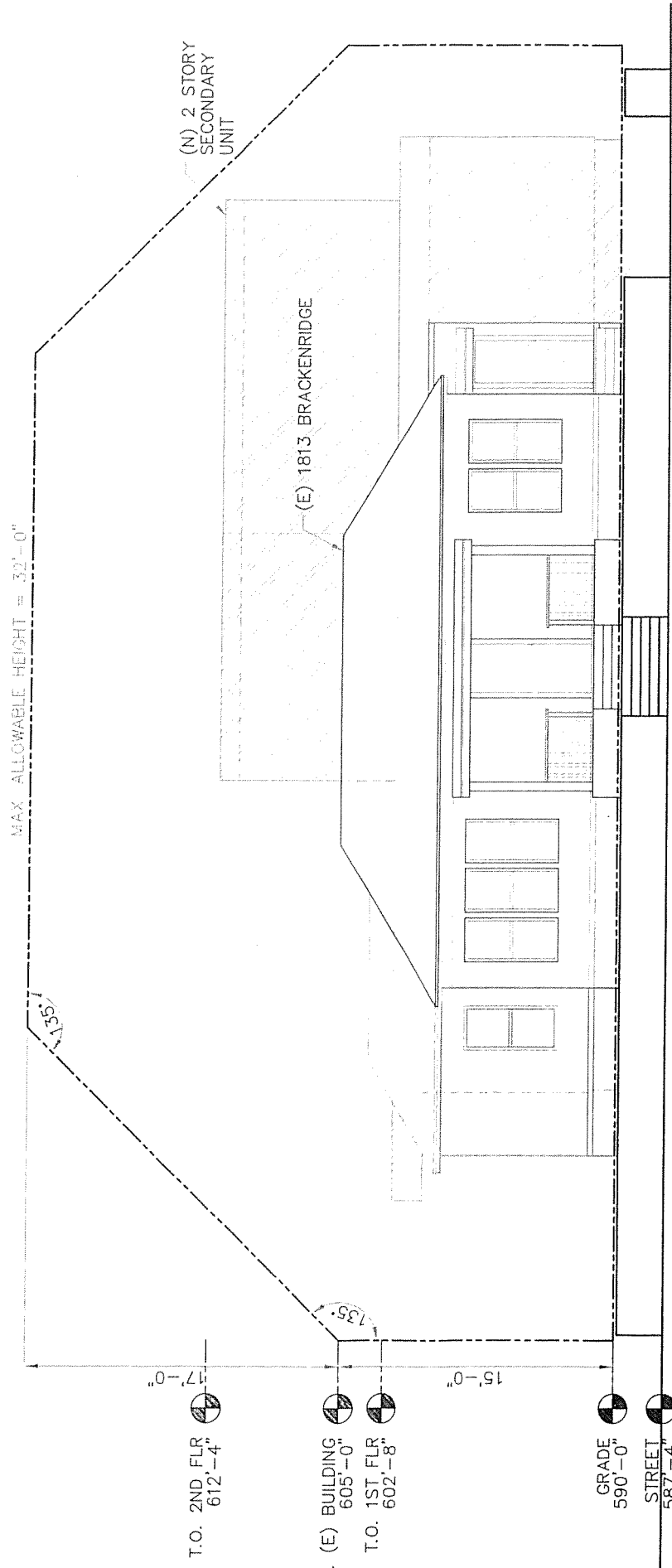
LOT	9,809 SQFT	100%		
(E) BUILDING	1,364 SQFT	14%	TOTAL NEW BUILDING COVERAGE	3,214 SQFT
(N) 2ND UNIT			TOTAL IMPERVIOUS COVERAGE	4,480 SQFT
TOTAL	1,250 SQFT	13%		
MAX SECOND FLOOR	550 SQFT			



PROPOSED SITE PLAN
24
32
55 SALE \$1,200

DIG:A
© DIG A 2015
1813 BRACKENRIDGE, AUSTIN TX 78704
JULY 24, 2015

FOR ILLUSTRATIVE PURPOSES ONLY



WESTERN
SOLUTIONS
32912

JULY 24, 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

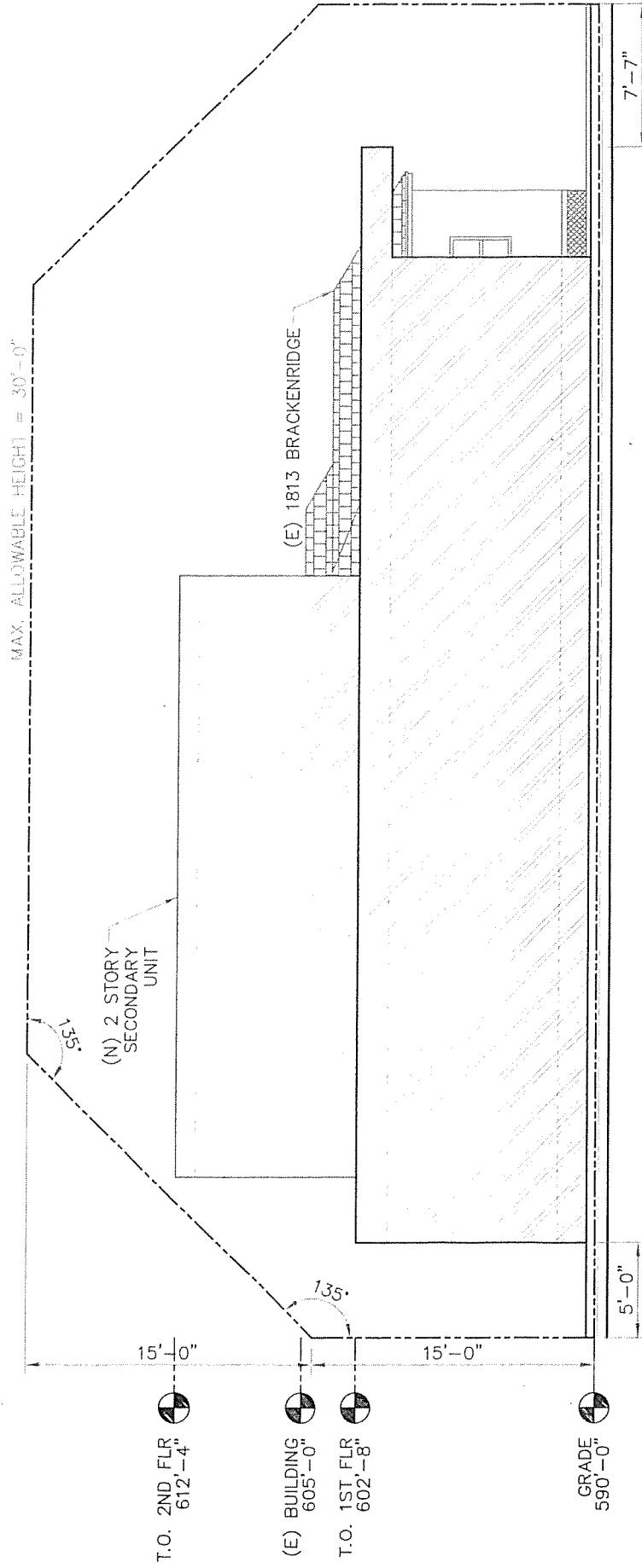
DIG:A
© DIG A 2015

FOR ILLUSTRATIVE PURPOSES ONLY



SECONDARY UNIT PHOTO MONTAGE FROM BRACKENRIDGE
SCALE NTS
8/15

FOR ILLUSTRATIVE PURPOSES ONLY



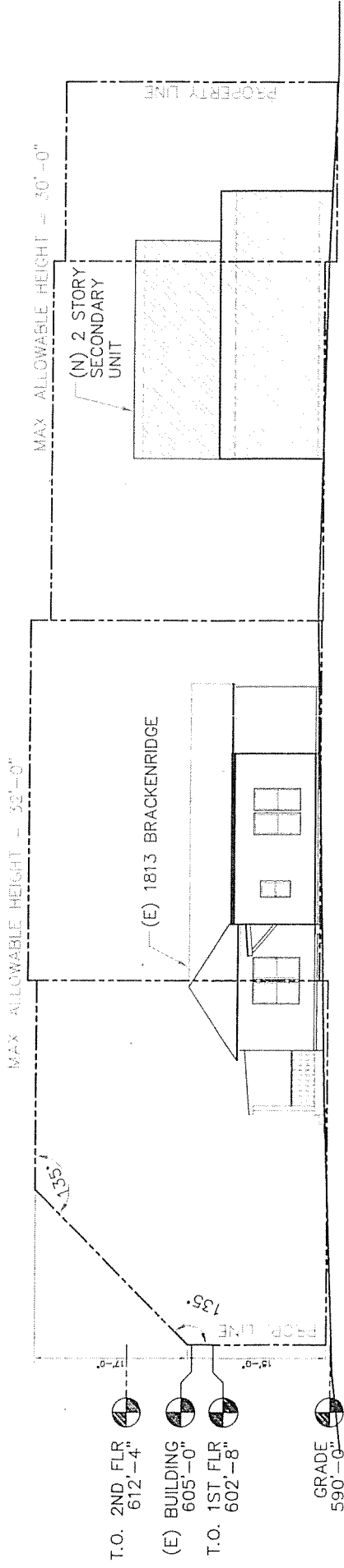
EAST
EAST ELEVATION
SCALE: 1/8" = 1'-0"

JULY 24, 2015

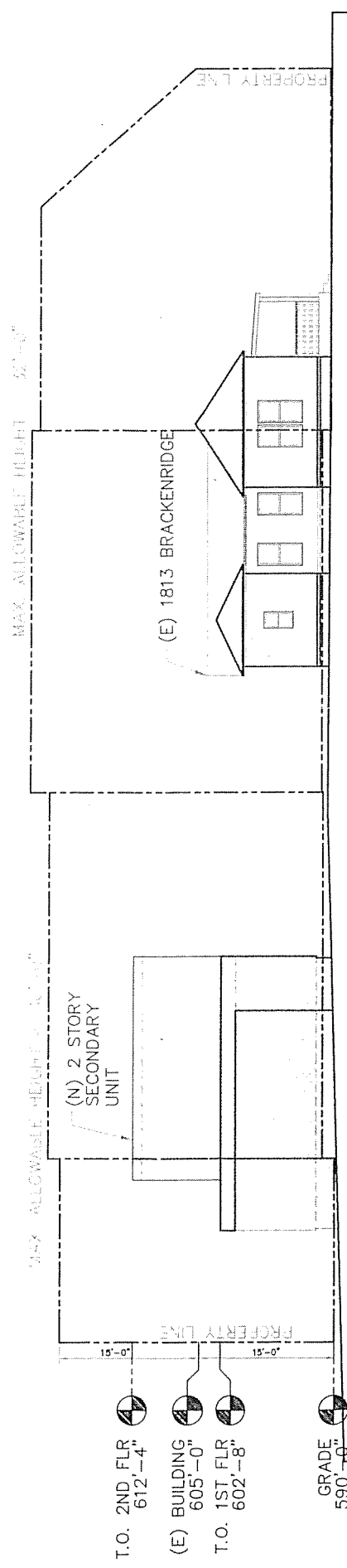
1813 BRACKENRIDGE, AUSTIN TX 78704

DIG-A
© DIG-A 2015

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SOUTH ELEVATION



NO. 13
4/2/19

JULY 24, 2015

1813 BRACKENRIDGE, AUSTIN TX 78704

FOR ILLUSTRATIVE PURPOSES ONLY

(N) 2 STORY
SECONDARY
UNIT

(E) 1813 BRACKENRIDGE

LINE OF SITE FROM BRACKENRIDGE

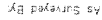
5'-4"

43/19
NORTH ELEVATION
SCALE 1/8" = 1'-0"

This Agency is not authorized to release information from the records of the United States of America. If this case concerns material the copyright laws of the United States protect, it is possible that the release of this information would violate the copyright laws of the United States. In this case, the release of this information would violate the copyright laws of the United States.

701 Orleans Boulevard, Suite 400 Austin, Texas 78744 512/328-8573 Fax 512/445-2286

Donchian Q Nobles



BENCHMARK NOTE:
TEMPORARY BENCHMARK FOR THIS SURVEY ARE:
1) A "C" SET ON THE BACK OF CURB ON
BRACEGRODE STREET +/- 16.67' SOUTHWEST
OF THE NORTHERN MOST PROPERTY CORNER AS
SHOWN ON SURVEY.
(ELEVATION=588.10) (NAD 83 DATUM)
2) A "B" SET ON THE BACK OF CURB ON
DRAKE AVENUE +/- 19.67' SOUTHWEST OF THE
NORTHWEST PROPERTY CORNER AS SHOWN ON
SURVEY.
(ELEVATION=589.29) (NAD 83 DATUM)

168	35" Live Oak
169	12" American Elm
170	12" Pecan
171	
172	10" Cedar
173	20" multi-stem ligustrum (13", 5", 4",
184	10" American Elm
185	38" Live Oak
186	9" Chinoberry
189	13" Hackberry
191	8" Hackberry
192	8" Chinoberry
193	6" Hackberry
221	15" Live Oak
222	10" Live Oak
223	17" Live Oak
226	23" American Elm

ANNIE STREET
(ROW)



DESIGN SURVEY

1/2" IRON ROD FOUND
 (UNLESS NOTED)
 3/4" IRON PIPE FOUND
 1/2" IRON ROD FOUND
 1/2" IRON ROD SET W/ 4" PLATE
 STAMPED "TERMINA INHIA"
 RECORD INFORMATION (Vol. 5552, pg 516)
 RECORD INFORMATION (Vol. 4, pg 44)
 (Vol. 100, pg 600)
 A/C UNIT
 SIGN
 CLEANOUT
 WATER METER
 GAS METER
 UTILITY POLE
 OVERHEAD LINES
 DRAIN LINK PENCE
 HOOK PENCE
 AREA OF ASPHALT
 AREA OF CONCRETE
 AREA OF GABRIEL
 AREA OF STONE
 AREA OF WOOD
 THE NO. 4 LOCATION
 CRITICAL ROOT ZONE
 SPOT ELEVATION
 + 592.49



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

614
45

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:

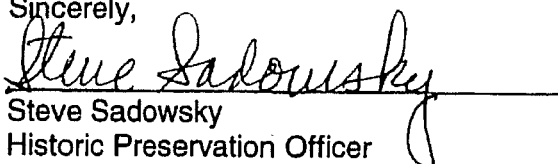
I am writing in support of David West, the owner of the house at 1813 Brackenridge Street, who is seeking a variance to build an auxiliary structure on the property while preserving the ca. 1909 house. In developing the lot, Mr. West will be able to fund the restoration of the historic house.

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



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

414
/44

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

