






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**  
**CASE#: C15-2015-0138**  
**LOCATION: 1801 Salina St.**



1" = 218'

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.

CASE# C15-2015-0138  
ROW# 11412689  
TAX# 0209090212

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CITY OF AUSTIN TCAD ?  
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: 1801 Salina Austin, TX  
78702

LEGAL DESCRIPTION: Subdivision – \_\_\_\_\_

Lot(s) x Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Barbara Morgan on behalf of myself/ourselves as authorized agent for

Austin Film Festival affirm that on July 27\_\_, 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

Section 25-2-492 (D)

in a Mixed use district. NO-MU-NP (Central East Austin)  
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence  
supporting the findings described below. Therefore, you must complete each of the applicable  
Findings Statements as part of your application. Failure to do so may result in your application  
being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:  
1801 was sub-divided and is now a half-lot. ADDRESS OF NEXT DOOR, the remaining half of the original full  
lot, is zoned residential. The set-backs required of the residential zoning does not allow enough space for the climate-controlled storage unit to fit in the designated space on our property. These properties were sub-divided long before 1801 Salina was zoned NOMU.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
The climate controlled storage unit would fit within the set-back requirements if the lot was a full-lot size,  
zoned residential. Due to the parking and set-back requirements of the NOMU zoning, the house located at 1801 Salina has no storage structure (i.e. garage) located outside of the original structure.

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

The house located at 1801 Salina is zoned NOMU, while neighboring properties are zoned both residential  
and commercial, depending on location. Neighboring properties, located on full lots, have similar storage structures.

**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 climate controlled storage unit will fit within the yard area of our property enclosed by a large, wooden  
fence. The design of the climate controlled storage unit will be similar to that of the property and the neighborhood. The house located at 1801 Salina, although a neighborhood office, fits within the character design of the neighborhood. If zoned residential instead of NOMU, the climate controlled storage unit would be allowed on the property.

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**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

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

N/A

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

N/A

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1801 Salina

City, State & Zip Austin, TX 78702

Printed Barbara Morgan \_\_\_\_\_ Phone 512-478-4795 \_\_\_\_\_ Date 7/27/15

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1801 Salina

City, State & Zip Austin, TX 78702

Printed Barbara Morgan \_\_\_\_\_ Phone 512-478-4795 \_\_\_\_\_ Date 7/27/15

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**INDEX OF DRAWINGS**

- A1.1 SITE PLAN
- A1.2 EXISTING FLOOR PLAN
- A2.1 BATHROOM

**CONCRETE NOTES**

**DRIVEWAY:**

- 4" THICK W/ 6"x6" WWF
- PROVIDE #3 DOWELS @ 36" O.C. TO EXISTING
- PROVIDE FLUSH TRANSITION

**RAMP:**

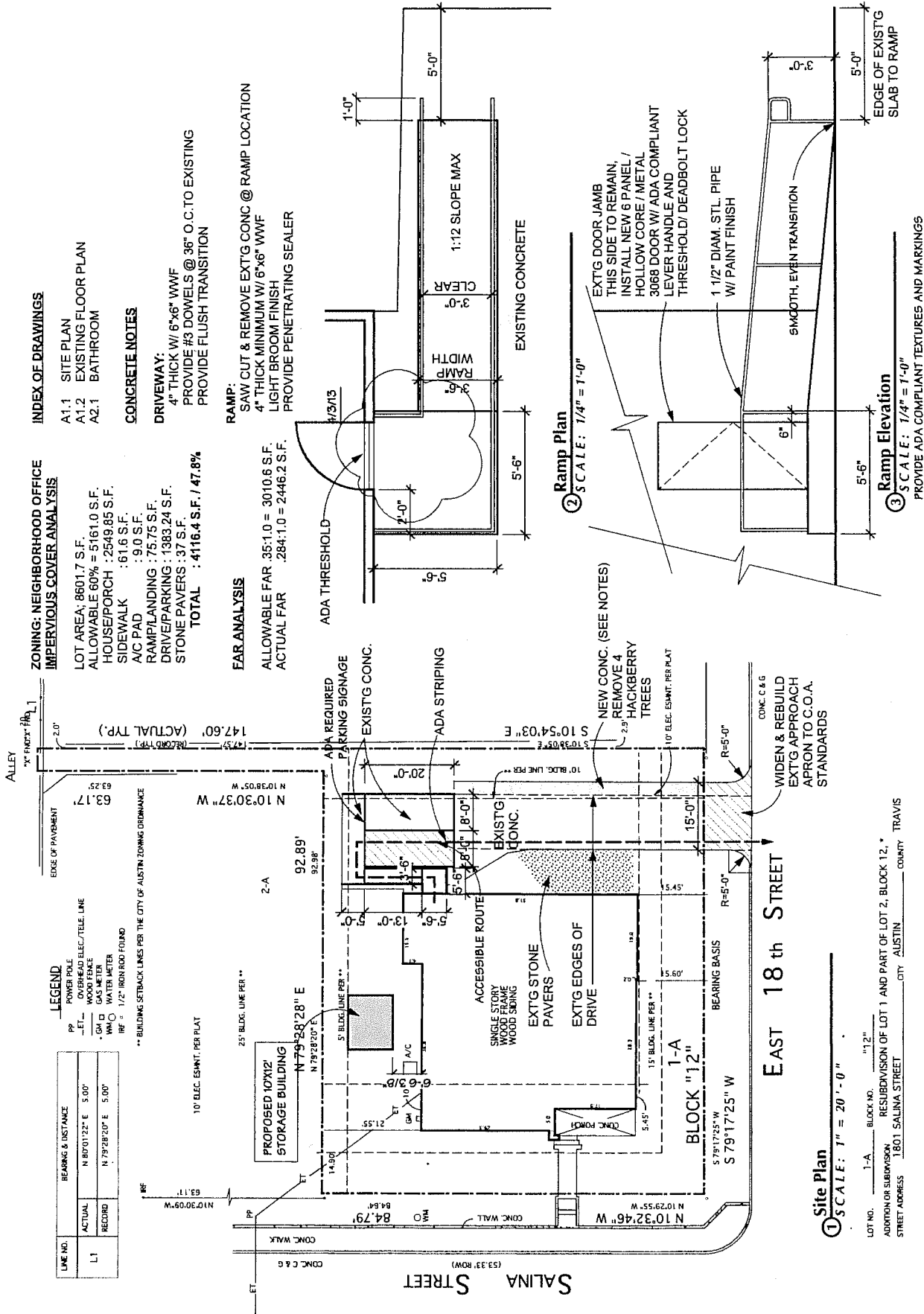
- SAW CUT & REMOVE EXT'G CONC @ RAMP LOCATION
- 4" THICK MINIMUM W/ 6"x6" WWF
- LIGHT BROOM FINISH
- PROVIDE PENETRATING SEALER

**FAR ANALYSIS**

- ALLOWABLE FAR .35:1.0 = 3010.6 S.F.
- ACTUAL FAR .284:1.0 = 2446.2 S.F.

**ZONING: NEIGHBORHOOD OFFICE  
IMPERVIOUS COVER ANALYSIS**

- LOT AREA: 8601.7 S.F.
- ALLOWABLE 60% = 5161.0 S.F.
- HOUSE/PORCH: 2549.85 S.F.
- SIDEWALK: 616 S.F.
- A/C PAD: 9.0 S.F.
- RAMP/LANDING: 75.75 S.F.
- DRIVE/PARKING: 1383.24 S.F.
- STONE PAVERS: 37 S.F.
- TOTAL: 4116.4 S.F. / 47.8%**



5/13

05-205-0138

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September 28, 2015

Planning and Development Review Department  
One Texas Center  
505 Barton Springs Road  
Development Assistance Center/1<sup>st</sup> Floor  
Austin, TX 78767

**BOARD OF ADVISORS**

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**WILLIAM BROYLES**  
Writer

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**JOHN LEE HANCOCK**  
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**RICK PAPPAS**  
Attorney

**DANIEL PETRIE, JR.**  
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**PHILIP ROSENTHAL**  
Writer/Producer/Actor

**WHIT STILLMAN**  
Writer/Producer/Director, Westerly Films

**RANDALL WALLACE**  
Writer/Director, Wheelhouse Entertainment

**RIC ROMAN WAUGH**  
Writer/Director/Producer

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**MARSHA MILAM**  
**BARBARA MORGAN**

To the City of Austin Board of Adjustments:

Austin Film Festival, located at 1801 Salina Street, seeks a compatibility set-back variance from the Board of Adjustments regarding Section 25-2-492 (D) of the Land Development Code. We would like to erect a 10'x12' (120 square foot) climate-controlled storage unit located on the North-East side of our building where a small side yard currently exists.

As a Neighborhood Office zoned NOMU located next to a residentially zoned property we are required to have a set-back of 25 feet from the property line. Unfortunately, the limited amount of yard space we have does not allow for that large of a set-back. The proposed unit would function as a climate controlled storage unit for film and television equipment, editing equipment, and additional archival material that we do not have the space available to house in our main property.

We have connected with the Davis-Thompson Neighborhood Association to notify them of our plans, as well as our neighbors from next door, across the street, and directly behind our property. The residential property owner with whom we share a property line has signed off in approval of the unit. The design of the storage unit will be similar to that of the existing property and surrounding neighborhood, and would be unobtrusively contained in the yard by a large, wooden fence.

We ask that the Board of Adjustments consider allowing this set-back variance as it would greatly benefit the Austin Film Festival and contribute to the success of our annual city-wide event.

Thank you very much for your time and immediate attention to this matter. Please do not hesitate to have your office contact me with any questions you might have. We look forward to discussing this matter further at the October 12<sup>th</sup> meeting.

Warm regards,

Barbara Morgan  
Executive Director

PHONE 512.478.4795 + 800.310.FEST  
OFFICE 1801 SALINA STREET • AUSTIN, TEXAS 78702  
FAX 512.478.6205  
WEBSITE austinfilmfestival.com

**Katy Stewart**

**From:** Kellogg, Eben <Eben.Kellogg@austinenergy.com>  
**Sent:** Tuesday, August 18, 2015 5:26 PM  
**To:** Katy Stewart  
**Cc:** Heldenfels, Leane; Ramirez, Diana  
**Subject:** AE\_BOA\_1801 SALINA ST\_20150818  
**Attachments:** AE\_BOA\_1801 SALINA ST\_20150818.pdf

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Katy Stewart  
Assistant to the Executive Director  
Austin Film Festival  
Austin, Texas 78702

1801 Salina St.  
Lot 1-A, Block No. 12  
Resubdivision of Lot 1 and  
Part of Lot 2, Block 12  
Outlot 36, Division B,  
Johns C. R. Subdivision.

Dear Katy,

August 18, 2015

Austin Energy (AE) has reviewed your application for the above referenced property, requesting a variance from the setbacks in the NOMU zoning district, so you can implement a climate controlled structure to store film equipment at your office.

Austin Energy does not oppose your application for the above variance, which is shown on the attached electronic stamped sketch, provided that any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA.

Any removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop is recommended to be relocated, when you obtain a building permit, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, for the new location of your service.

Please call if you have any further questions,

Thank you,

**Eben Kellogg**  
Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
512.322.6050

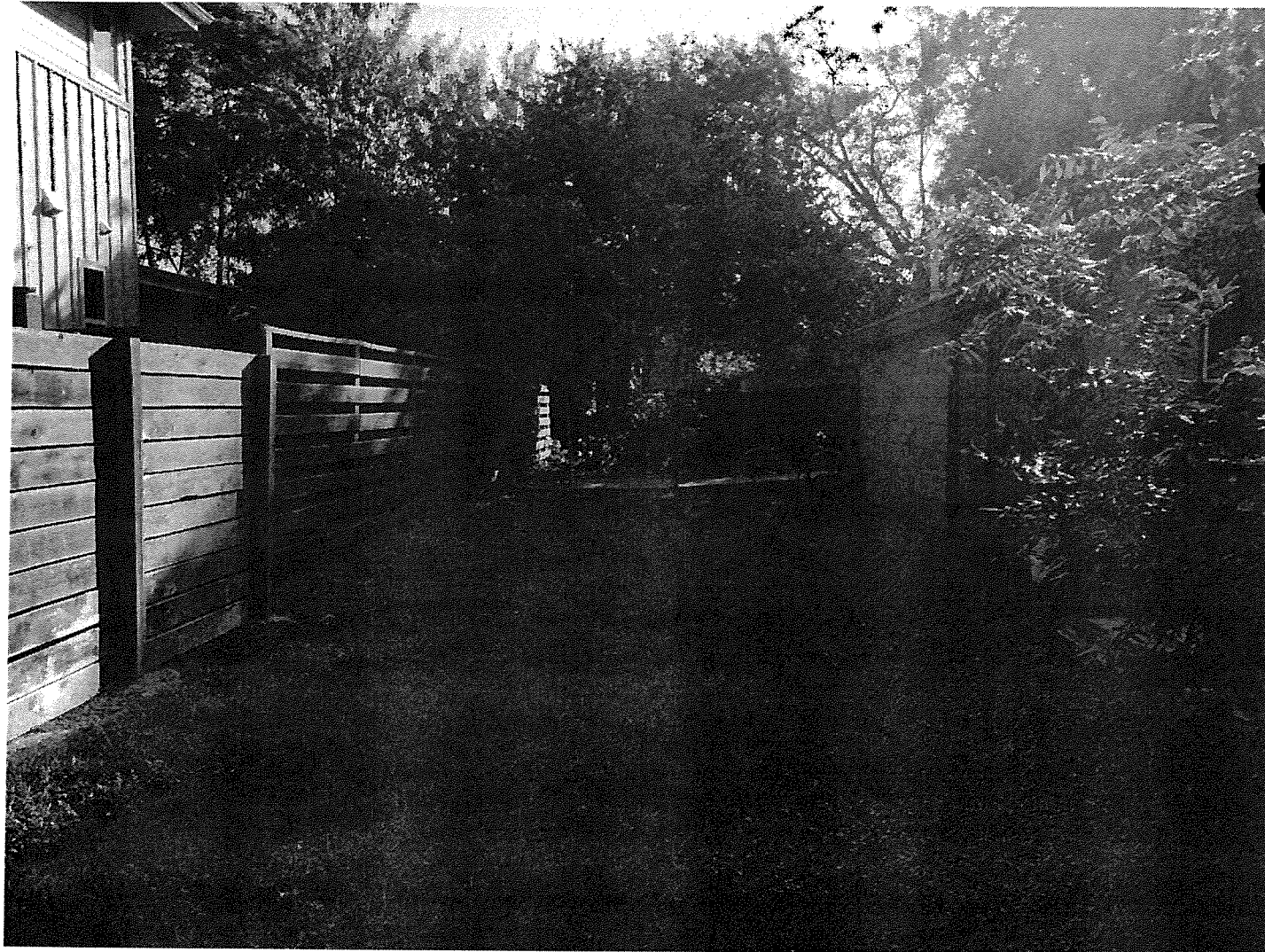




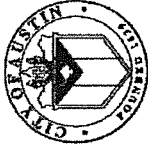
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10/24



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Austin  
I, Film Festival, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land  
(D)  
Development Code. The variance would allow me the ability to erect a climate controlled  
storage unit in our side yard.

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

Property Owner Name (Printed)	Address	Signature
<u>James Dery</u>	<u>1205 Solera St</u>	<u>[Signature]</u>

12/14



