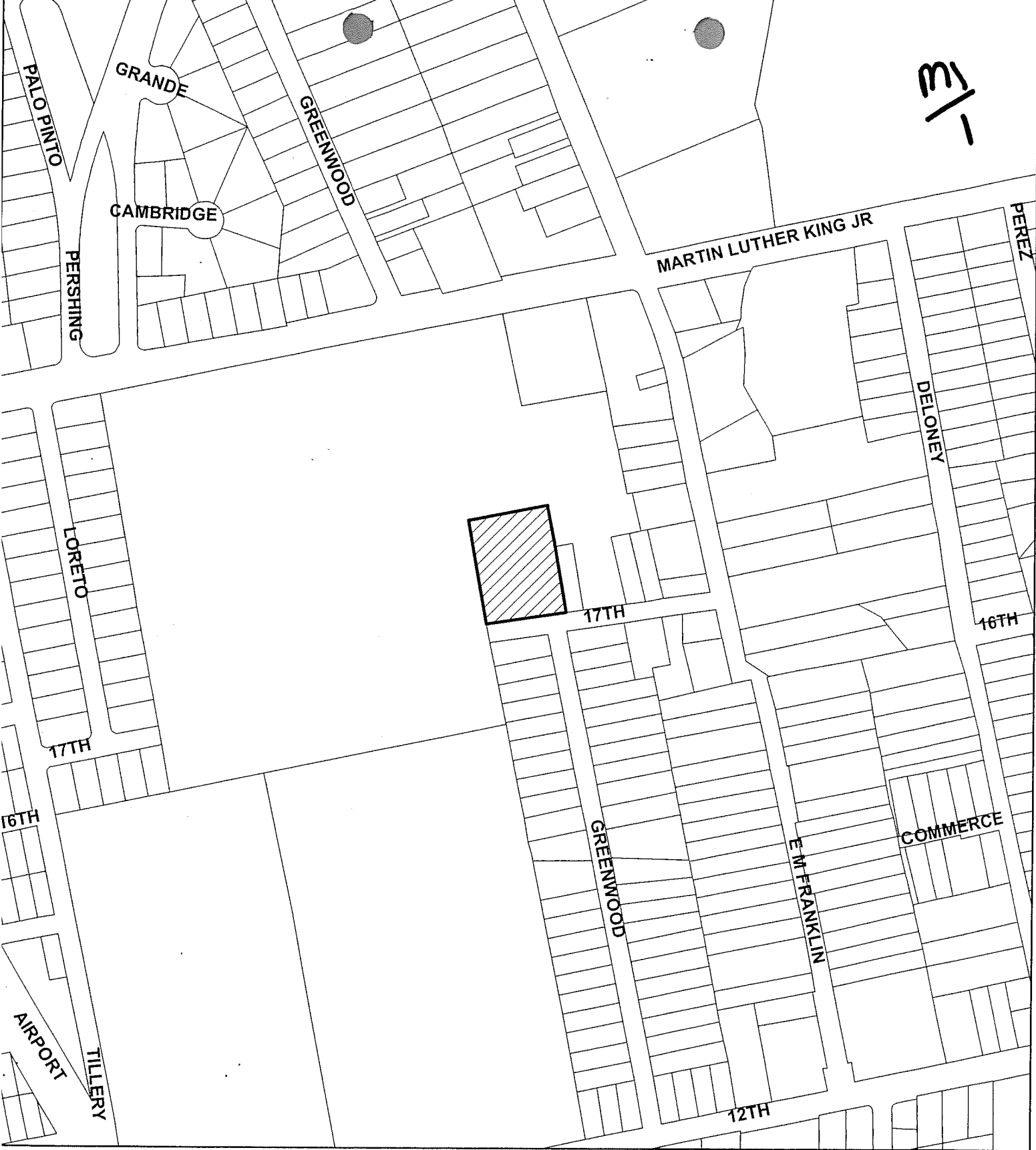


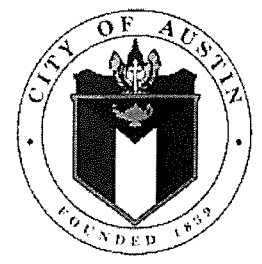
31-



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 333'

NOTIFICATIONS
CASE#: C15-2016-0011
3406 E 17TH 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.

Revised

CASE# C19-2016-0011
ROW# 114160764
TAX# 0211170401
TCAD ✓

M/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: 3406 E. 17th Street Austin Texas 78721

LEGAL DESCRIPTION: Subdivision – 1.36AC OF OLT 23 DIVISION B

Lot(s) 6 Block _____ Outlot 23 Division B I/

Bridgewater Homes Inc. on

behalf of myself/ourselves as authorized agent for

Bridgewater Homes Inc. affirm that on Dec. 7, 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)

☒ ERECT _____ ATTACH _____ COMPLETE _____ REMODEL _____ MAINTAIN

18 Boutique style Town Homes, with 3 distinct types ranging from 1000 to 1350 square feet,
replacing the existing Johnson Custodial Home Structure which has outlasted its useful life.

in a MF-3 - NP district. (MLK)
(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.

From:
SHED design+consulting co.
cc: Jesus Prairie, Managing Member
9600 Escarpment Blvd. Suite 745, PMB 129 Austin Texas 78749
jesus.prairie@shedatx.com
www.shedatx.com
512.757.7192

December 17, 2015

On Behalf of:
Bridgewater Custom Homes
cc: Jeff Bridgewater
4424 Gaines Ranch Loop #431 Austin Texas 78749
512.809.9109
jeff@bridgewaterhomesinc.com

To: City of Austin Board of Adjustment
cc: **Leane Heldenfels**
One Texas Center
505 Barton Springs Road, Austin, Tx. 78735
512.974.2202
leane.heldenfels@austintexas.gov

For:
Consideration for the variance and removal of the Subchapter F Compatibility Standards (25-2-1063) imposed on the developers MF-3 zoned property located at **3406 E. 17th Street, Austin Texas 78721.**

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:

HARDSHIP: The Property Located at 3406 E. 17th Street is zoned (MF-3-NP) Multi-Family, the said property is surrounded on 2-1/4 sides by St. James Missionary Baptist Church, the zoning in which is SF-3-NP. Due to the nature and Civic reality of the Church, the current property adversely affects the property at 3406 E. 17th Street.

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

The church being Civic in nature with a zoning of SF-3-NP presents a non-typical effect on the MF-3-NP property, because St. James Missionary Baptist Church is civic in nature and adjacent to the MF-3-NP property the compatibility standards implied in 25-2-1063 should not be enforced. The Compatibility Standards in effect are to protect adjacent SF-3 properties from larger developments, the church will not be affected by the removal of the 25'-0" no-build set backs including the height limitations that would indeed comply with the neighborhood plan.

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

The property at 3406 E. 17th Street was previously occupied by Johnson Custodial Home; a 10,452 Square Foot nursing home that was conditionally and appropriately outlasted its useful life. The neighboring properties and neighborhood is majority Single Family Residences.

12/31

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 New Boutique, affordable housing, Town Homes will be private in nature and will overlook the green space to the west of the property, the Town Home design and development will compliment all adjacent properties. In addition this new development will complement the neighboring properties by removing the previous building previously occupied by Johnson Custodial Home, this building is an eye sore to the neighborhood. The new development will also bring more affordable housing to the area.

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:

Parking will be on site and structure specific

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:

Agreed, parking will be on site and structure specific

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

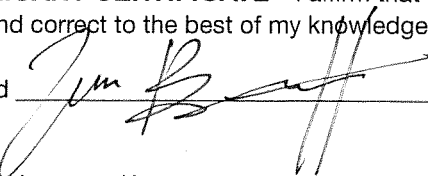
Parking will be on site and structure specific

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

N/A

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 9600 Escarpement Blvd. STE 745 PMB 129

m/s

City, State & Zip Austin Texas 78749

Printed Jim BENNETT Phone 512.282.3079 Date 12/15/2015
512.784.4961

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 Jeffrey D. Bridgewater Mail Address 4424 GAINES Ranch Loop 431

City, State & Zip Austin, Texas 78735

Printed Jeffrey D. BRIDGEWATER Phone 512-801-9109 Date 12-15-15

Revised

CASE# _____
ROW# _____
TAX# _____

m/c

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: 3406 E. 17th Street Austin Texas 78721

LEGAL DESCRIPTION: Subdivision – 1.36AC OF OLT 23 DIVISION B

Lot(s) 6 Block _____ Outlot 23 Division B I/

Jim Bennett

for

Bridgewater Custom Homes Inc. affirm that on Dec, 17, 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)**

☒ ERECT _____ ATTACH _____ COMPLETE _____ REMODEL _____ MAINTAIN

18 boutique detached condos providing a comparability set back of 10'-0" on the rear and 5'-0" on the side of property, and providing a compatibility height of 32'-0" on the rear property and 28'-0" on the east and west property lines.

in a MF-3 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.



From:

December 17, 2015

SHED design+consulting co.

cc: Jesus Prairie, Managing Member
9600 Escarpment Blvd. Suite 745, PMB 129 Austin Texas 78749
jesus.prairie@shedatx.com
www.shedatx.com
512.757.7192

On Behalf of:

Bridgewater Custom Homes

cc: Jeff Bridgewater
4424 Gaines Ranch Loop #431 Austin Texas 78749
512.809.9109
jeff@bridgewaterhomesinc.com

To: City of Austin Board of Adjustment

cc: **Leane Heldenfels**

One Texas Center
505 Barton Springs Road, Austin, Tx. 78735
512.974.2202
leane.heldenfels@austintexas.gov

For:

Consideration for the variance and removal of the Subchapter F Compatibility Standards (25-2-1063) imposed on the developers MF-3 zoned property located at **3406 E. 17th Street, Austin Texas 78721.**

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:

HARDSHIP: The Property Located at 3406 E. 17th Street is zoned (MF-3-NP) Multi-Family, the said property is surrounded on 2-1/4 sides by St. James Missionary Baptist Church, the zoning in which is SF-3-NP as well. Due to the Civic reality of the Church, the current property adversely affects the property at 3406 E. 17th Street.

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

The church being Civic with a zoning of SF-3-NP presents a non-typical effect on the MF-3-NP property, because St. James Missionary Baptist Church is civic and adjacent to the MF-3-NP property the compatibility standards implied in 25-2-1063 should not be enforced. The Compatibility Standards in effect are to protect adjacent SF-3 properties from larger developments, the church will not be affected by the removal of the 25'-0" no-build set backs including the 32'-0" height limitations that would indeed comply with the neighborhood plan. The intent of the compatibility standards is to protect adjacent residential use zoned properties and NOT CIVIC USE.

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

The property at 3406 E. 17th Street was previously occupied by Johnson Custodial Home; a 10,452 Square Foot nursing home that was conditionally and appropriately outlasted its useful life. The neighboring properties and neighborhood is majority Single Family Residences.

12/8

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 New Boutique, affordable housing. Condos will be private in nature and will overlook the green space to the west of the property. the Condo design and development will compliment all adjacent properties. In addition this new development will complement the neighboring properties by removing the previous building previously occupied by Johnson Custodial Home. this building has become an eye sore in the neighborhood. The new development will also bring more affordable housing to the area.

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 11505 Ridge Drive

City, State & Zip Austin Texas 78748

Printed Jim Bennett Phone 512-282-3079 Date January 19, 2016

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 Jeff Bridgewater Mail Address 4424 Gaines Ranch Loop #431

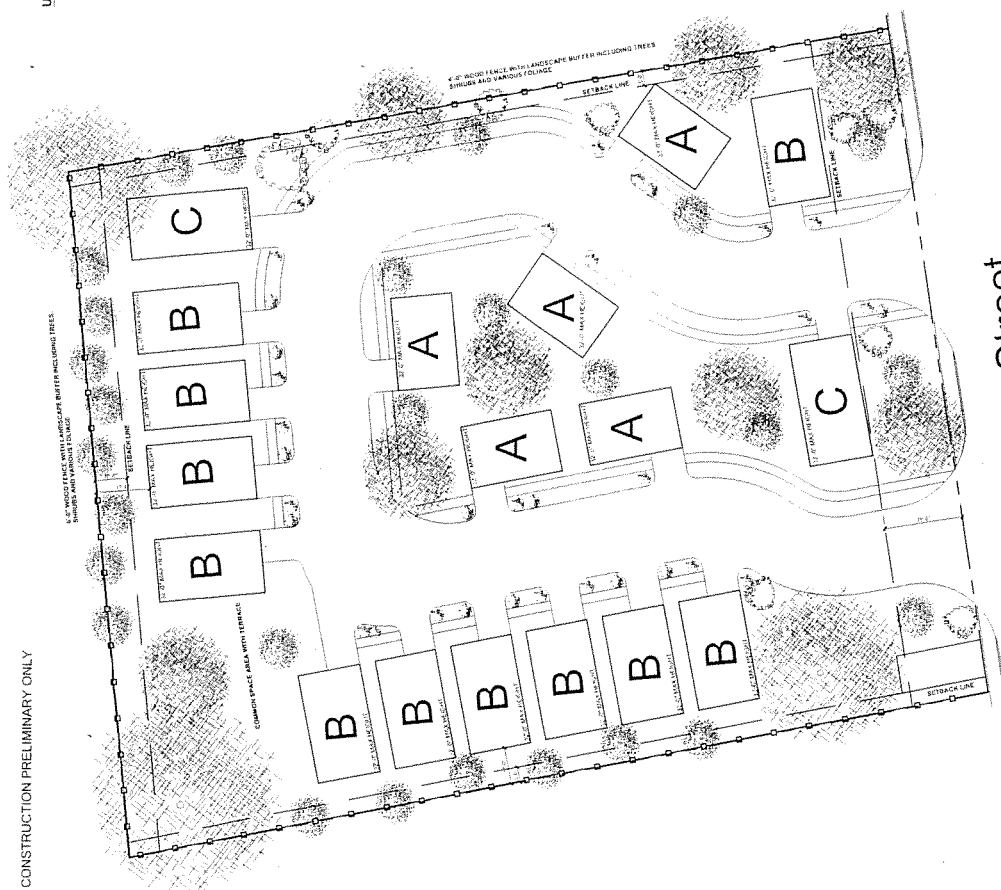
City, State & Zip Austin Texas 78735

Printed Jeff Bridgewater Phone 512-809-9109 Date January 19, 2016

NOT FOR CONSTRUCTION PRELIMINARY ONLY

UNITS

Number of Unit Types	3
Unit Count:	
Type A 1000sf	5
Type B 1200sf	11
Type C 1350 sf	2
Totals	18 Total Units



E. 17th Street

REVIEWED
By: Ebon Kellings at 2:29 pm, Jan 22, 2016

APPROVED BY
AUSTIN ENERGY
FOR BOA

DATE:

N 1 Site Plan
Scale: 1/8" = 1'-0"

Preferred
Site Plan #1

A1.0

SHED
design + consulting, CP

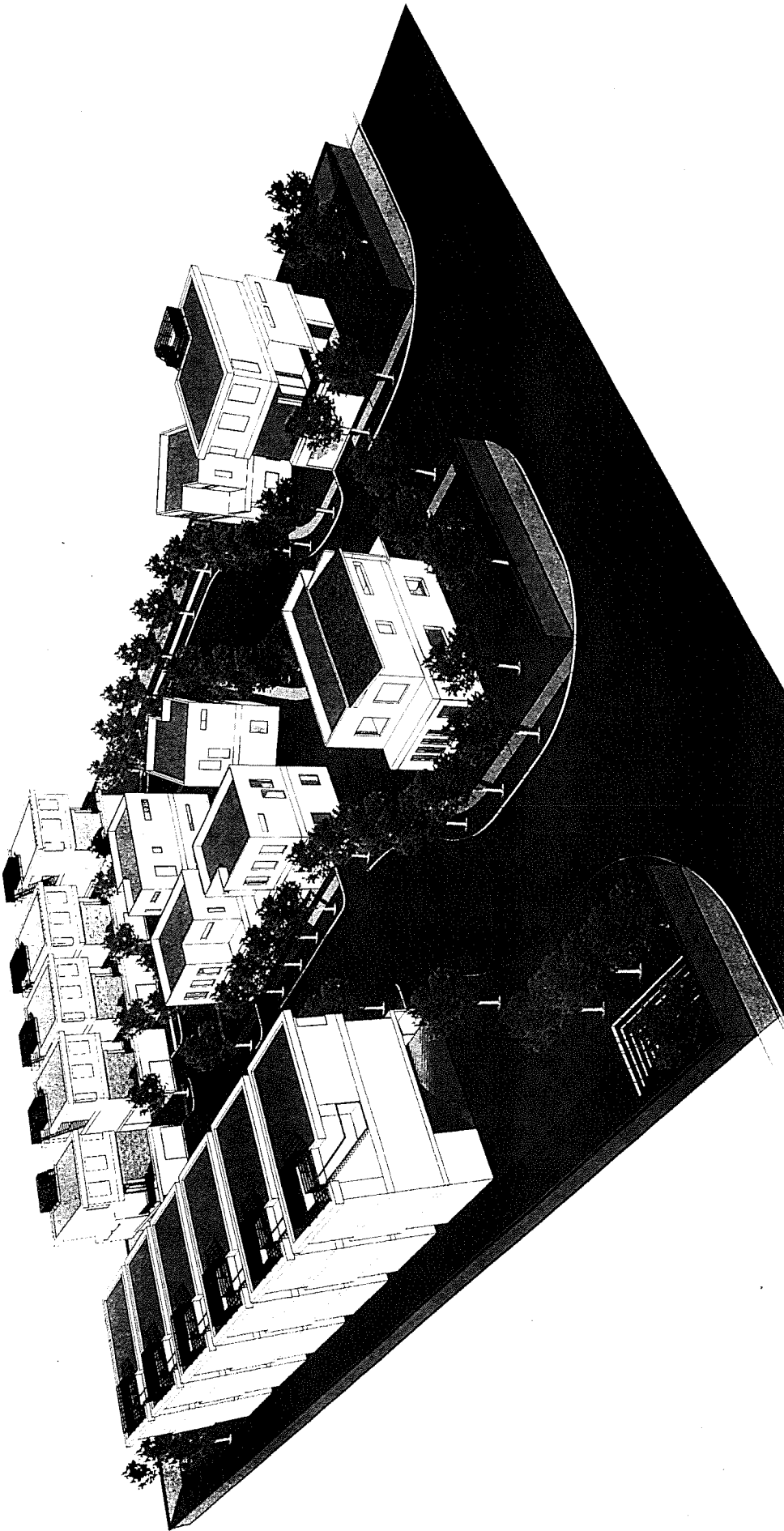
Copyright © 2016, SHED Design + Consulting, CP

Project
Bridgewater Homes
3406 E. 17th Street
Austin, TX 78721
November XX, 2015

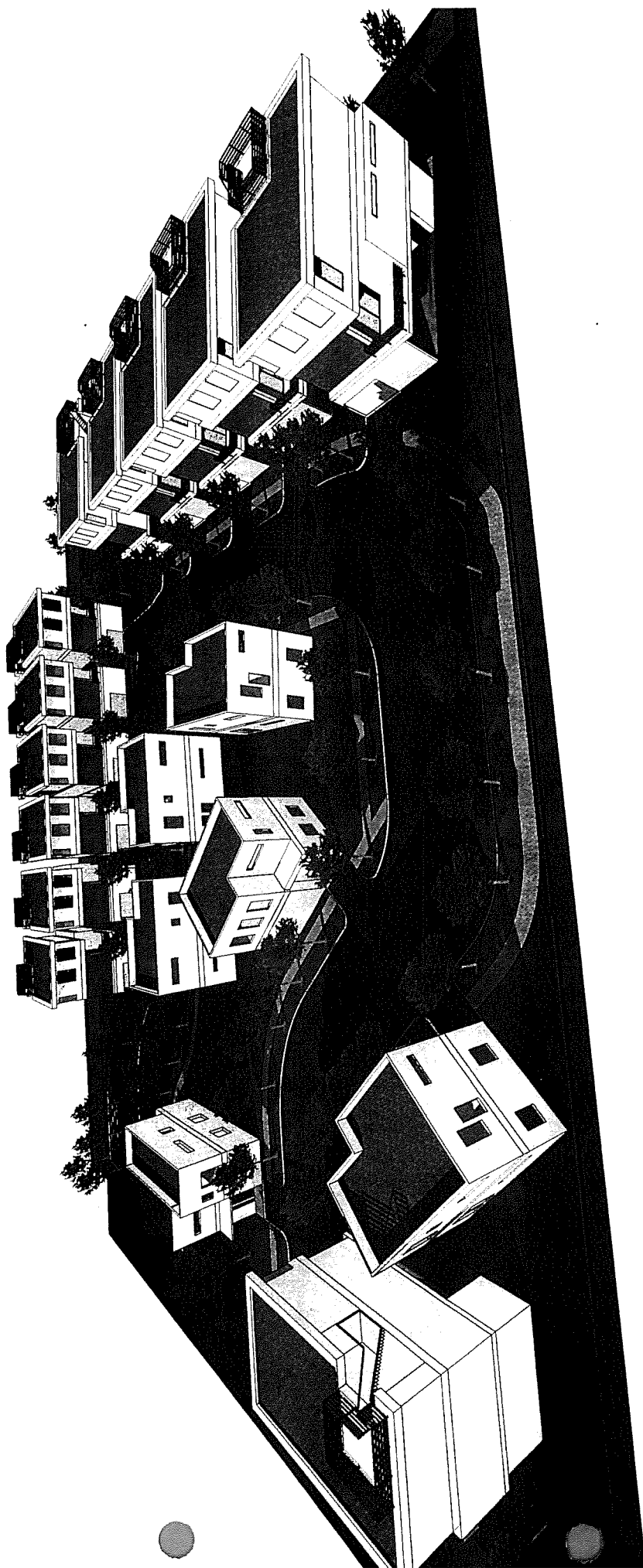
Sheet
1 of 1

2/3

3/10

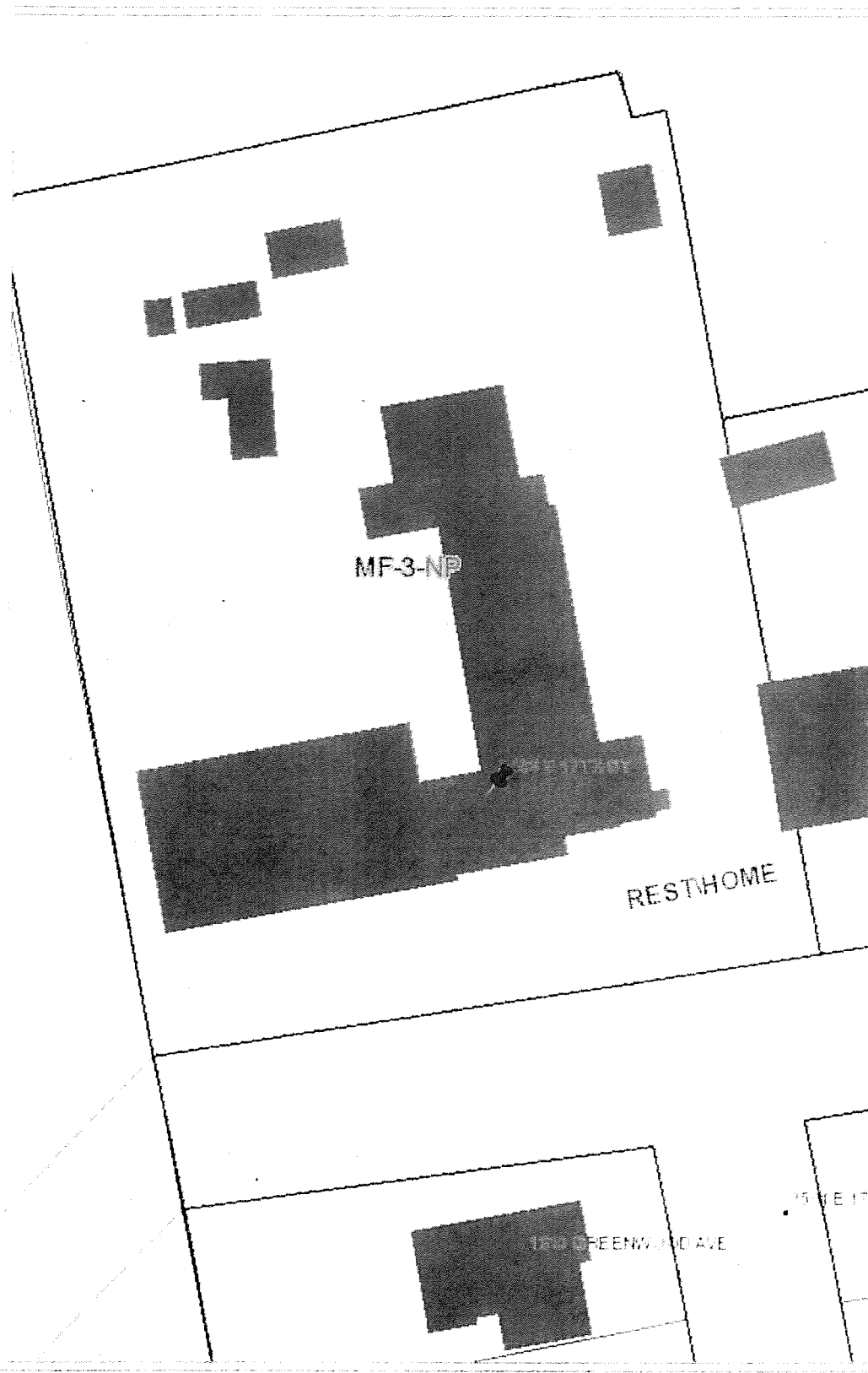


2/1



CITY OF AUSTIN DEVELOPMENT WEB MAP

3/14



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Building Footprints Year :
 - Combo Inlet
 - Curb Inlet
 - Grate Inlet
- Drainage Pipe
 - Storm Drain
 - Culvert
 - Lateral
 - Manhole
- City of Austin Maintained
- Privately Maintained Pond
- Address Points
- Lot ID
- Block ID
- Lot Line
- Easement Annotation
- Easement Lines
- Zoning (Large Map Scale)

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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

M/15

§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(A) This section applies to a site that has:

- (1) an area that exceeds 20,000 square feet; or
- (2) a street frontage that exceeds 100 feet.

(B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

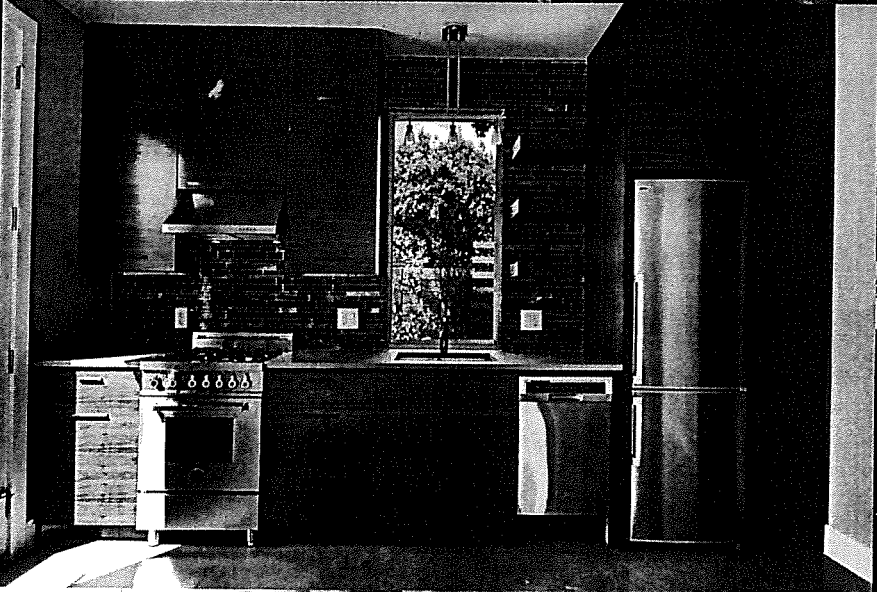
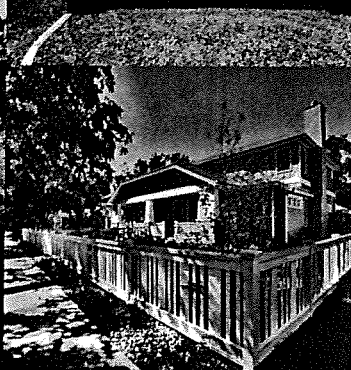
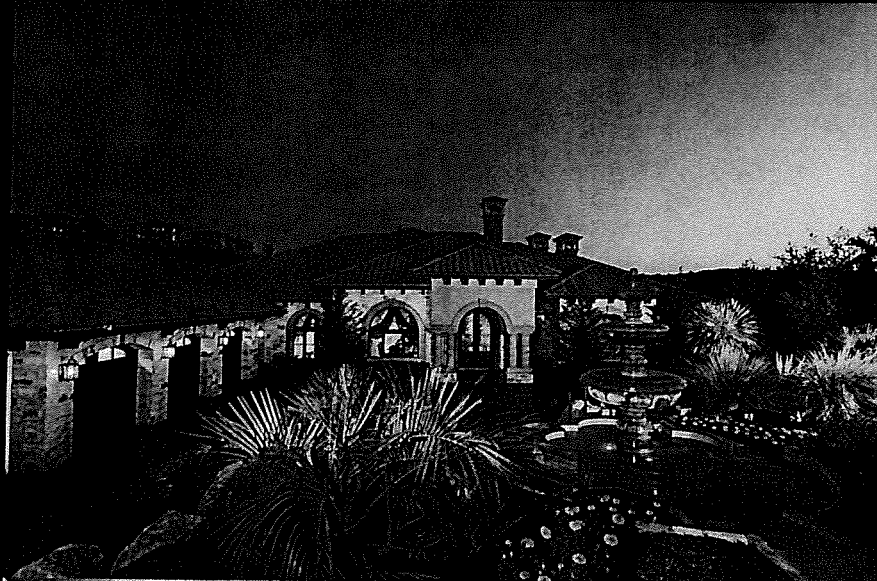
(C) The height limitations for a structure are:

- (1) two stories and 30 feet, if the structure is 50 feet or less from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or
- (2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located;
- (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or
- (4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

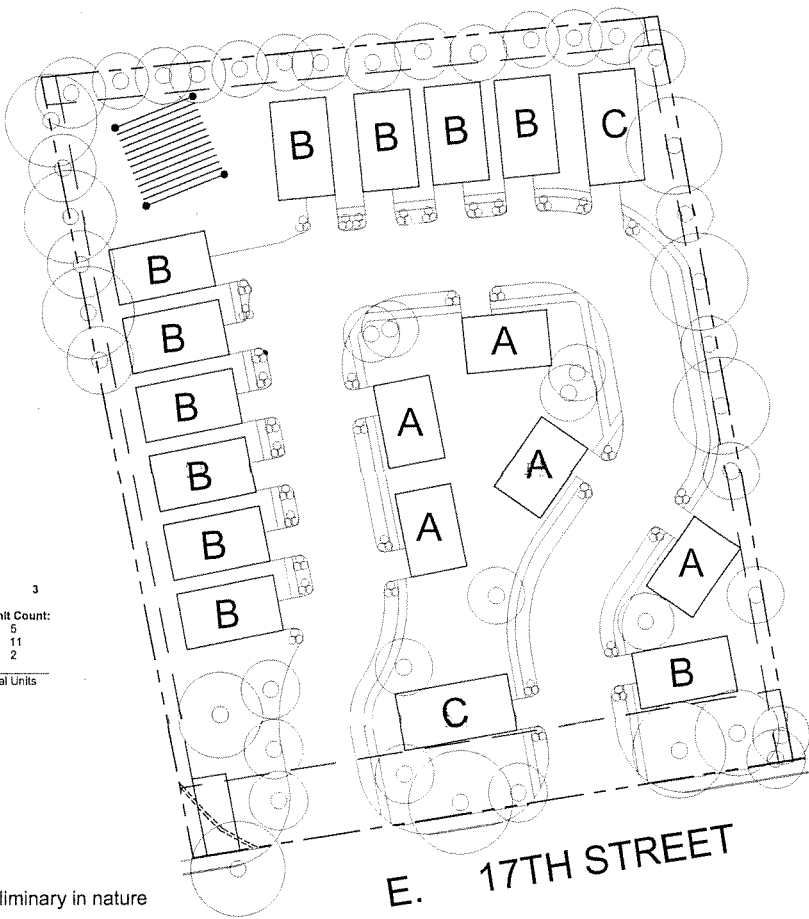
Source: Section 13-2-734; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11; Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20131017-046.

Bridgewater Custom Homes, Inc.

12/16



ML
17



UNITS

Description:	Unit Count:
Type A 1000sf	5
Type B 1200sf	11
Type C 1350 sf	2
Totals	18 Total Units



not for construction, preliminary in nature

- General Site Notes**
1. See Submittal for all structural framework locations.
 2. See Submittal for all yard wall locations.
 3. Provide all required EOP property lines for duration of construction or until site walls are built.
 4. Utilities shall be located in closest trenches, whenever possible.
 5. Limits of clearing & grading shall be the property lines or +/- 10' from perimeter of home.
 6. Provide permanent driveway and roadway surface where possible for city use, and use of concrete or asphalt.
 7. Provide new sidewalks as required.
 8. Where applicable, all streets shall be per designated sector development plan.
 9. "NO DISTURBANCE" zones shall be created at fencing or flagging, and located as close to street to protect vegetation and sensitive areas on the lot from construction activity.
 10. Contractor and home owner are responsible for landscaping and maintaining a positive drainage slope around entire structure.
 11. In accordance with any local ordinance for this property shall take appropriate care any modifications in this set of drawings.
 12. All setbacks and lotting per DCP.
 13. Contractor to verify and adjust natural grade prior to any concrete being poured. Contractor to coordinate with Engineer.
 14. Contractor to verify all size and development conditions.

Consultant

Seal

DATE: 11/20/15

Project:
Bridgewater Homes
3408 E. 17th Street
Dallas, TX 75221
November XX, 2015

Issue:
1. 11/20/15, 11/20/15
2. 11/20/15, 11/20/15

Drawing Title

Preferred
Site Plan #1

Sheet

A1.0

SHED
design + consulting CO
10000 North Central Expressway, Suite 1000
Dallas, Texas 75243
Tel: 214.416.1000
Fax: 214.416.1001
www.shedco.com

1 Site Plan
Scale: 1"=10'-0"
North Arrow

General Site Notes

1. Site Builder for all exterior network locations.
2. Site Builder for all yard wall locations.
3. All exterior network locations shall be located in the property area for duration of construction.
4. All exterior network locations shall be located in the property area for duration of construction.
5. All exterior network locations shall be located in the property area for duration of construction.
6. All exterior network locations shall be located in the property area for duration of construction.
7. All exterior network locations shall be located in the property area for duration of construction.
8. All exterior network locations shall be located in the property area for duration of construction.
9. All exterior network locations shall be located in the property area for duration of construction.
10. All exterior network locations shall be located in the property area for duration of construction.
11. All exterior network locations shall be located in the property area for duration of construction.
12. All exterior network locations shall be located in the property area for duration of construction.
13. All exterior network locations shall be located in the property area for duration of construction.
14. All exterior network locations shall be located in the property area for duration of construction.

Sheet 1 of 1

Project
Bridgewater Homes
3406 E. 17th Street
Austin, TX, 78721
November XX, 2015

Scale
1" = 10'-0"
1/8" = 1'-0"

Drawing Title

Preferred
Site Plan #1

Sheet

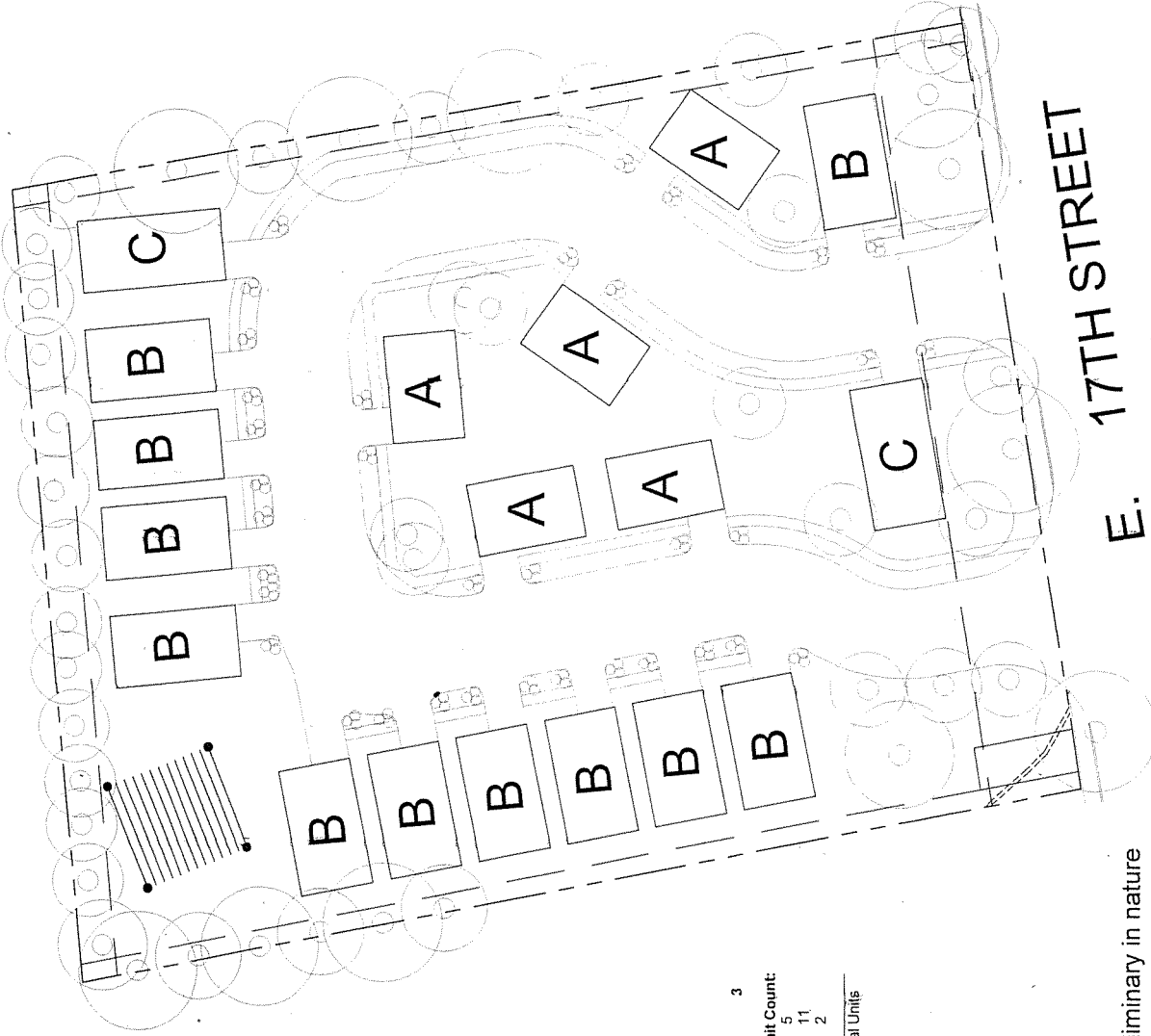
A1.0

SHED
design + consulting Co

1" = 10'-0"
1/8" = 1'-0"

Copyright © 2015 SHED Design + Consulting

1" = 10'-0"
1/8" = 1'-0"



UNITS		3
Number of Unit Types		
Description:	Unit Count:	
Type A 1000sf	5	
Type B 1200sf	11	
Type C 1350 sf	2	
Totals	18 Total Units	



not for construction, preliminary in nature


2/3

21/20

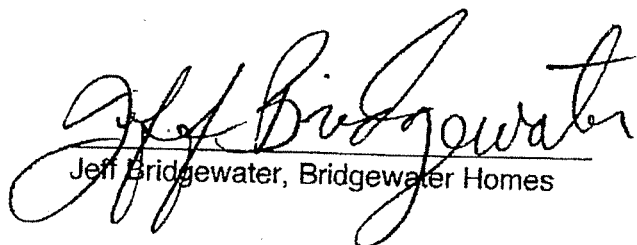
The Martin Luther King Neighborhood Association does hereby support the request from Bridgewater Homes, (Hereafter referred to as Developer,) for the development project within our organization boundaries at 3406 E. 17th Street, Austin Tx. 78721 with a variance of the required compatibility setback and height standards initiated by the adjacent properties with SF-3 zoning. Limitations within the standards should be removed including the 25'-0" side and rear setbacks. We agree that the existing, outdated nursing home facility needs to be removed, allowing the developer to be compliant with the planned detached condo development. We agree that the adjacent SF-3 zoning creates a hardship for the developer and that surrounding property is not usable for additional SF-3 development. Support for this development from the Martin Luther King Neighborhood Association includes the mutual agreement to the following provisions to be completed by developer:

- 1 Developer will provide assistance including consulting and project management, seek out donated materials and supplies needed to build out space at Peace Lutheran Church for use by the church and Foundation for the homeless Interfaith Hospitality family shelter program. The resulting built out space within an existing structure on the property at Peace Lutheran Church shall include six new rooms, a kitchen and a bathroom.
- 2 Developer will participate in the Better Builder Program with the Workers Defense fund as demonstrated by allowing reasonable breaks for workers during the work day without financial penalty, a commitment to maintaining a safe job site for all workers, and to pay workers within a timely manner with a prevailing wage.
- 3 Developer will not exceed 18 units of sizes "A, B, and C" as listed and placed on project sheet attached. Height of structures any structure not to exceed 32 feet.
- 4 Will seek approval from Neighborhood Association before initiating any major deviation from this agreement or attached plan.

Agreed to by:


Andrew Bucknall, Vice Chairman,
Martin Luther King Neighborhood Association

12/19/15
Date


Jeff Bridgewater, Bridgewater Homes

12-19-15
Date



St. James
MISSIONARY BAPTIST CHURCH
THE COMMUNITY

1/21

To Whom It May Concern:

My name is Thomas J. Owens and I am the representative of the St. James Missionary Baptist Church located at 3417 E Martin Luther King Jr. Blvd., Austin, TX 78721. Our church property abuts the west (left property line facing the property from 17th Street), north (rear property line facing the property from 17th Street), and 1/4 % of the east property line towards the rear of the property (right property line facing the property from 17th Street). Our property is one of two properties neighboring 3406 E. 17th Street.

We hereby support the request from Bridgewater Custom Homes, Inc., (hereafter referred to as Developer) for their development project planned next to our property. We support the developer and his request for a variance of the required Compatibility Standards Setbacks and height initiated by the adjacent properties SF-3 zoning. All limitations within the standards should be removed including the 25'-0" side and rear setbacks. We agree that the existing outdated nursing home facility needs to be removed thereby allowing the developer to compliment the neighborhood with a planned detached condo development. With our church, the St. James Missionary Baptist Church, zoned as an SF-3 and being "civic" in nature, we agree the zoning provides the unnecessary hardship the developer is asking the variance to address. We realize that there is land to the west of this property that has no structures whatsoever that should be considered, a substantial distance of the rear property line to the actual church building which far exceeds 25' and no structures whatsoever on the rear portion of the east property line. The developer has presented his 18 detached unit planned development for our review. We support the variance request and the 18 detached unit planned development.

Agreed to by:

Thomas J. Owens

Representative of St. James Missionary Baptist Church

Thomas J. Owens

Print above name in this space please.

Jeff Bridgewater

Jeff Bridgewater, Bridgewater Custom Homes, Inc.

Date 1-21-2016

Title Church Administrator

Date 1-21-16

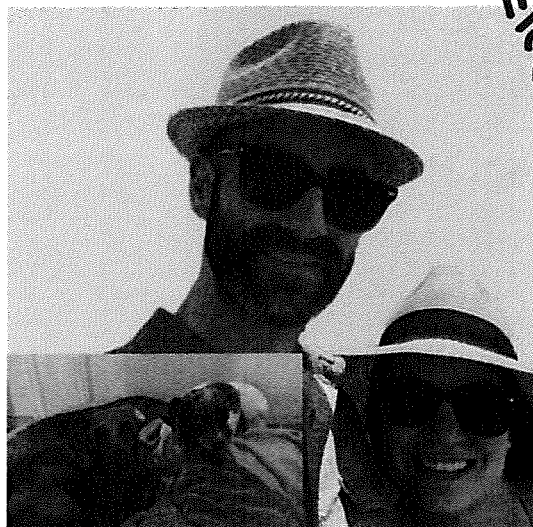
Paul & Venessa Robichaux

Austin, TX

M/22

Dear 3111 Powell Cir Owner:

Thanks for the opportunity to view your beautiful home! We loved all the carefully thought out features from the exposed ceiling beams to the quality finishings and the perfectly architected backyard. We've seen a lot of houses in Austin and your attention to every detail did not go unnoticed. From the first step through the red door, we knew you had developed our ideal home!



We are a young couple with Texas roots searching for our first home. After 10 years of living in Boston, Philadelphia, and Detroit, we are happy to say we are finally home. A little more about us: we're from Texas and Louisiana, we have two small rescue dogs (Oscar & Mini), moved to Austin last year, and are ready to never move again! As a hard-working couple, we've been searching for a place that we can come home to everyday and find a respite from the busy world (while making our Austin friends just a little jealous). We love to cook, barbecue, and hang out with family—with the open kitchen and backyard it feels like everyday will be a vacation in your house! And finally, we no longer have to worry about visiting friends or family (we'll certainly enjoy not sharing a bathroom with both our in-laws, haha!). At your house, we're looking forward to hosting holiday gatherings, sipping a frosty beer on the back porch, and having a slow Saturday morning coffee at the kitchen island. After living in cold, dark places for 10 years, we absolutely love the massive amount of natural light brought in by all the windows. We hope our future children feel the same!

In short, we love the house you built and want to call 3111 Powell Cir our home. Please sell it to us and we promise to fill it with all the love and care you've already put into it!

Sincerely,

Paul Robichaux *Venessa Pena-Robichaux*

Paul Robichaux & Venessa Pena-Robichaux

PHONE

337 309 5050

EMAIL

prrobichaux@gmail.com/venessa.pena-robichaux@gmail.com

