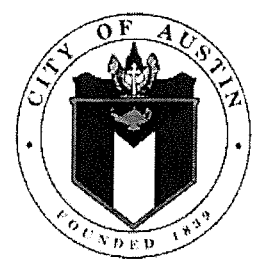


M2
1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

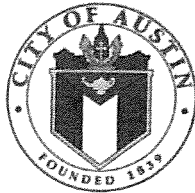
NOTIFICATIONS
CASE#: C15-2016-0014
1612 WEST 11TH STREET



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" = 208'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

112
2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # CG-2015-0014 ROW # 11469308 Tax # 0111030410

TCAD - 411

Section 1: Applicant Statement

Street Address: 1612 West 11th Street

Subdivision Legal Description:

ABS 697 SUR 7 SPEAR G W BLK 15 ARC 0.0830

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3, Old West Austin

I/We Jeff & Katie Bulard on behalf of myself/ourselves as
authorized agent for Richard Hughes affirm that on
Month December, Day 10, Year 2015, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☒ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Renovation and addition to a 2 story single family residence.

32
3

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25' Front Yard Setback

Section 2: Variance Findings

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 supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

The existing West 11th Street cul-de-sac's shape prohibitively encroaches on this undersized property's 25' front yard setback.

Hardship

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

In trying to preserve a portion of an existing Clarksville home, the shape of the street causes a hardship to constructing an addition.

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

The other similar neighboring properties do not front the encroaching portion of the West 11th Street cul-de-sac.

Area Character

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:

Other renovated homes along West 11th street have similar setback proportions to the design we propose for our project. The neighbors are all in support of the project and fully understand the properties unique site condition.

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1/4

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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:

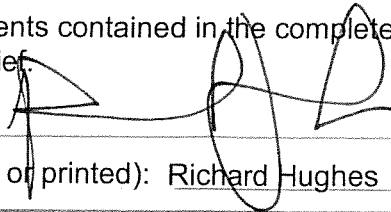
N/A

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.

Section 3: Applicant Certificate

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

Applicant Signature:



Date:

12.10.15

Applicant Name (typed or printed): Richard Hughes

m2
5/2

Applicant Mailing Address: 2124 East 6th Street, Suite 106

City: Austin

State: TX

Zip: 78702

Phone (will be public information): (512) 789-6959

Email (optional – will be public information): richard@element5architecture.com

Section 4: Owner Certificate

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

Owner Signature: _____ Date: _____

Owner Name (typed or printed): Jeff Bullard

Owner Mailing Address: P.O. Box 303427

City: Austin

State: TX

Zip: 78703

Phone (will be public information): (512) 638-1514

Email (optional – will be public information): jeff@avanuebdev.com

Section 5: Agent Information

Agent Name: Richard Hughes

Agent Mailing Address: 2124 East 6th Street, Suite 106

City: Austin

State: TX

Zip: 78702

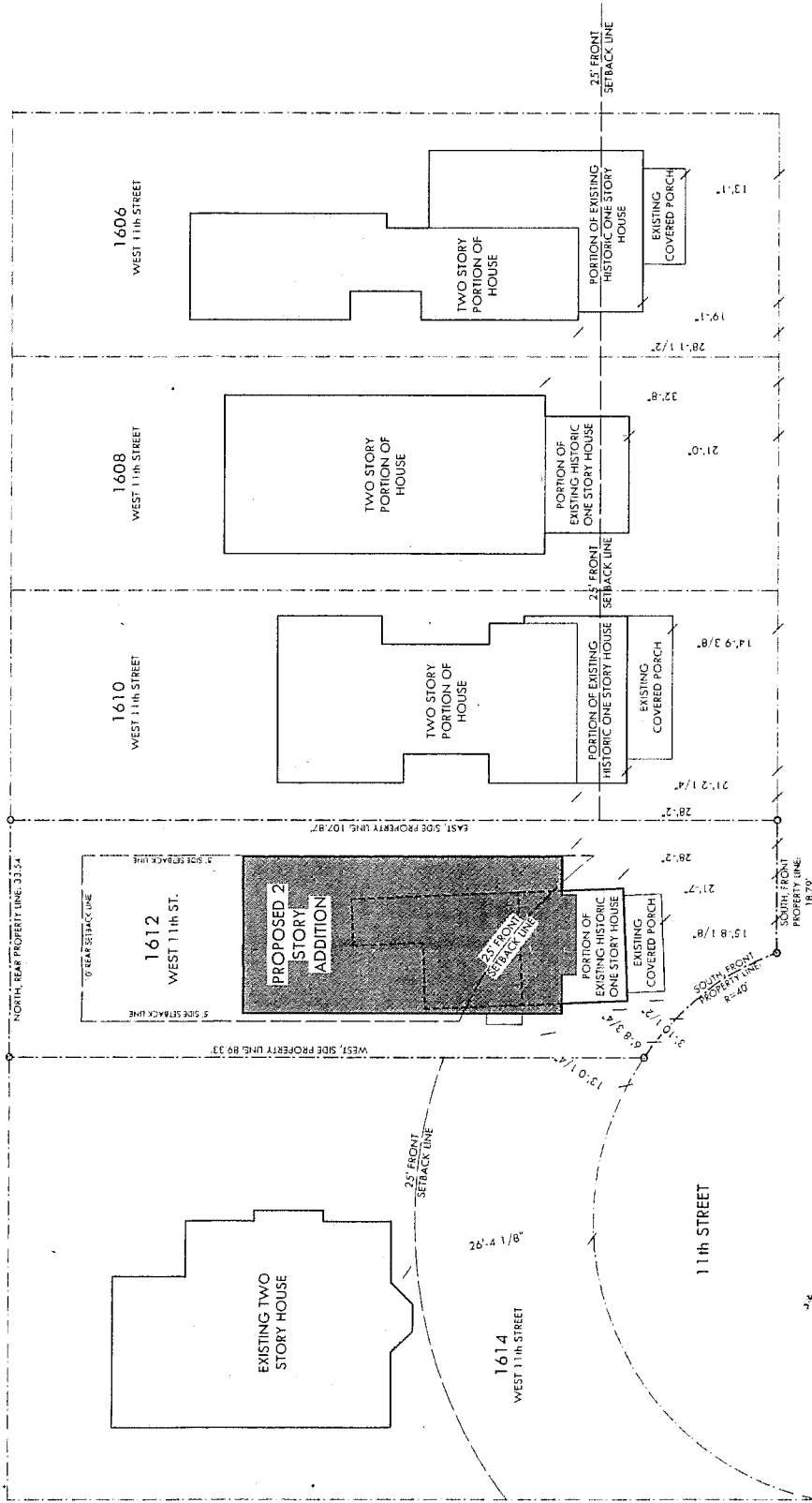
Phone (will be public information): (512) 789-6959

Email (optional – will be public information): richard@element5architecture.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

ALLEY



1 FRONT PROPERTY SETBACK LINE DIAGRAM

SCALE: 1/16" = 1'-0"

AVERAGE FRONT YARD SETBACK CALCULATIONS
 AVERAGE COVERED FRONT PORCH, FRONT YARD SETBACK: 13.9'
 AVERAGE ONE STORY, FRONT YARD SETBACK: 20.4'
 AVERAGE TWO STORY, FRONT YARD SETBACK: 28.8'

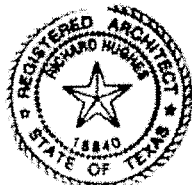
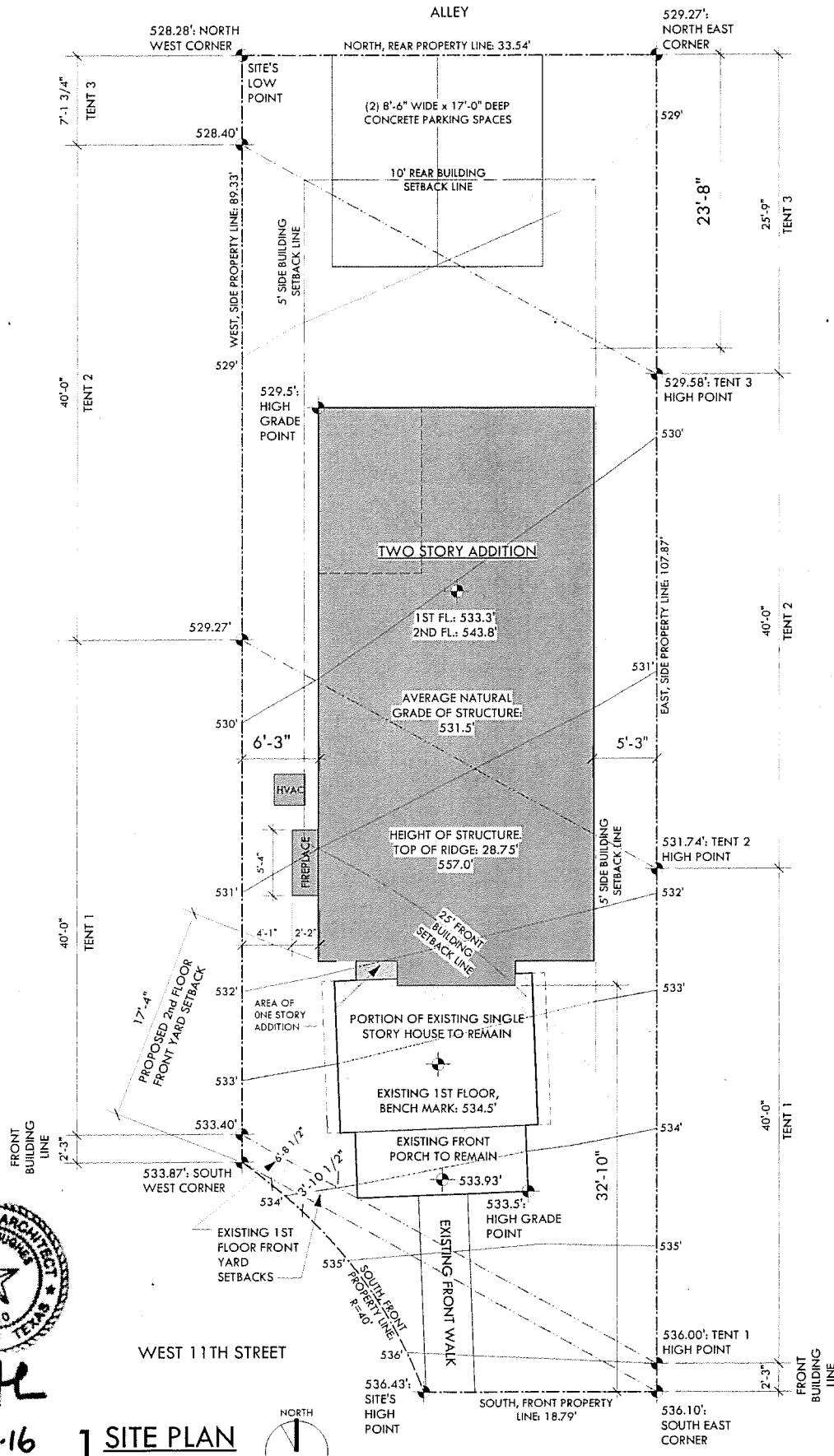


PKL
 12-1-15

BOA	DATE: 12-9-15	BULLARD RESIDENCE 1612 WEST 11th STREET, AUSTIN, TX 78703	 ELEMENTAL ARCHITECTURE	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78702 512.473.8228
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6/12

13/2



R.H.

1-15-16

1 SITE PLAN

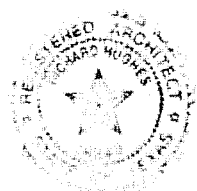
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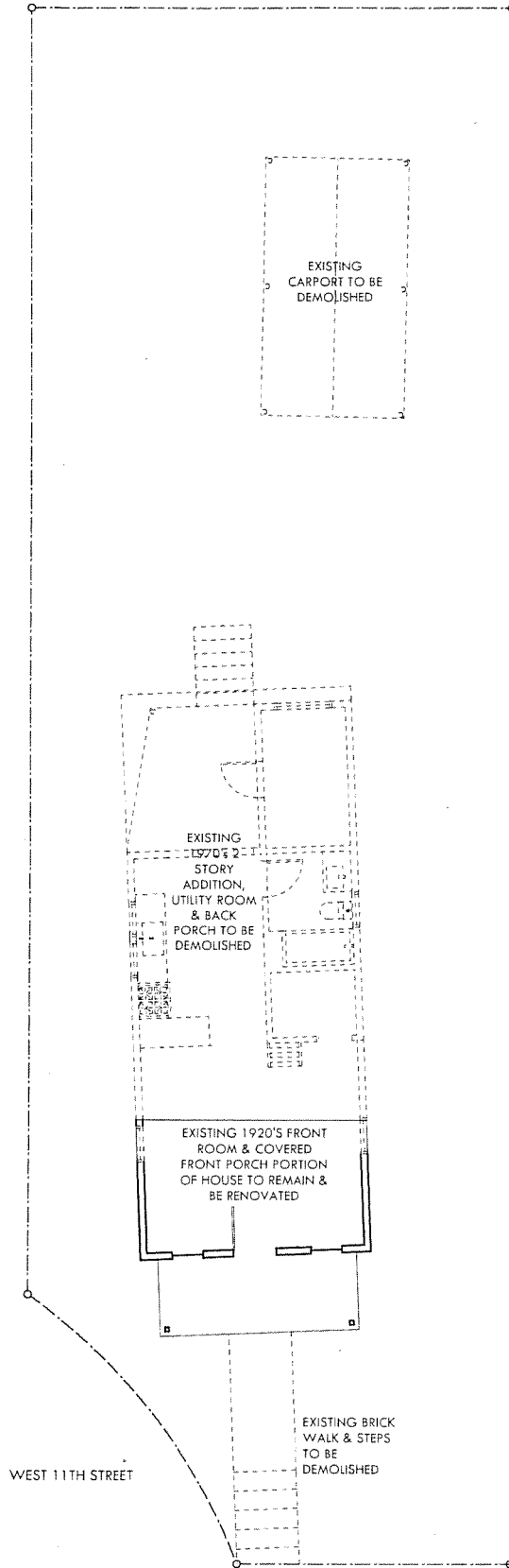
1	DATE: 1-15-16 BULLARD RESIDENCE 1612 WEST 11th STREET, AUSTIN, TX 78703	E S A ELEMENTFIVEARCHITECTURE	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78702 512.473.8228
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ALLEY

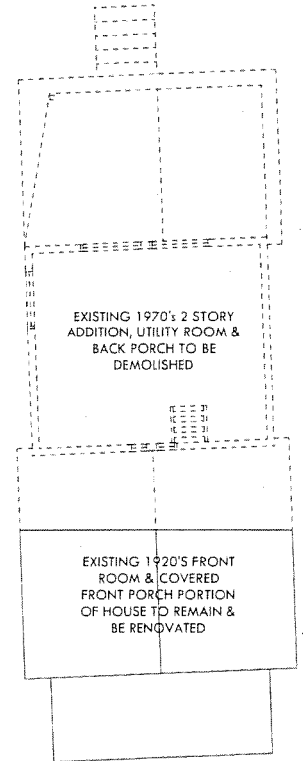
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12-9-15

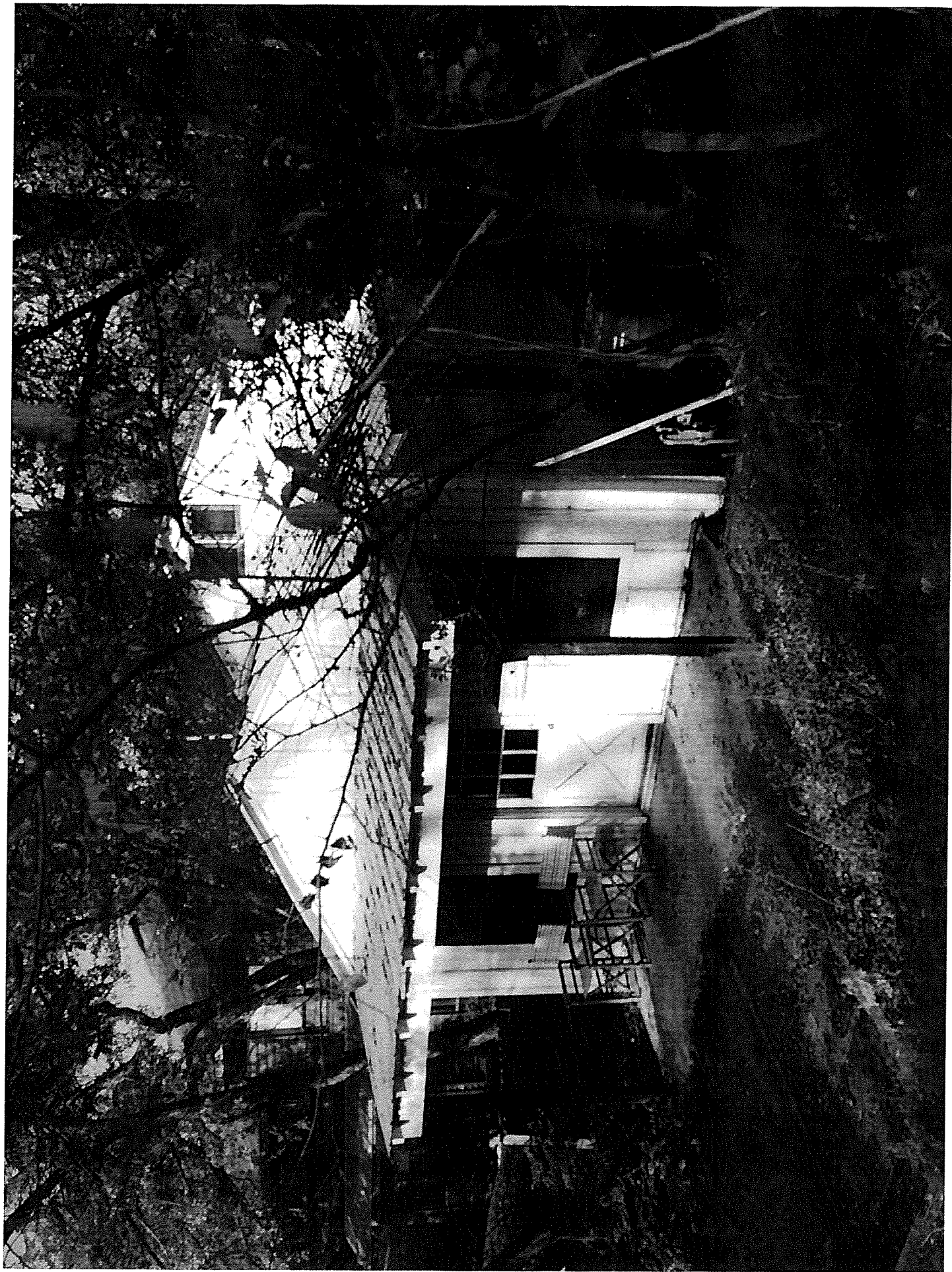


1 1st FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

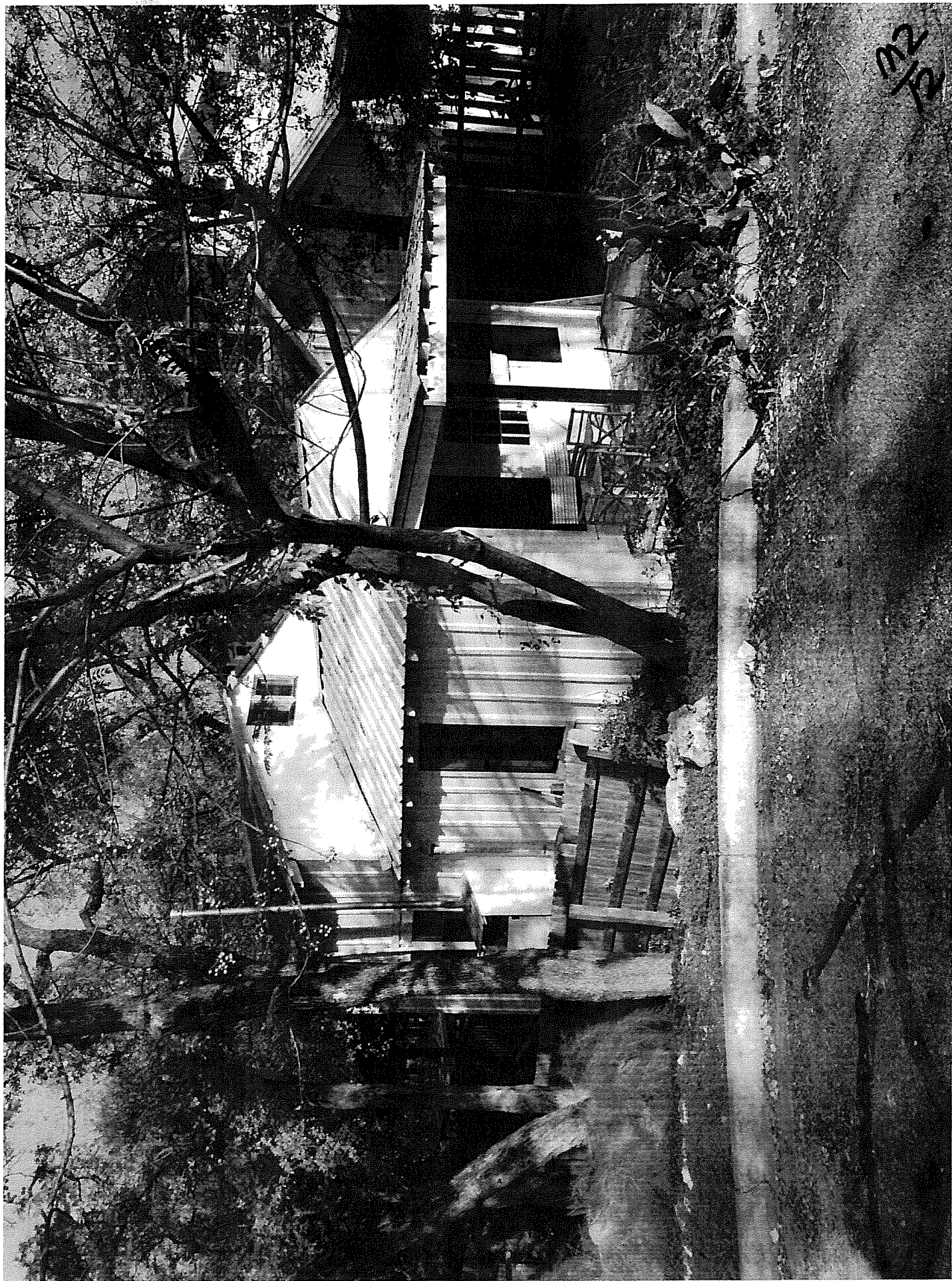


2 2nd FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"





1612 West 11th St.



22

1612 West 11th St.



1610 West 11th St.



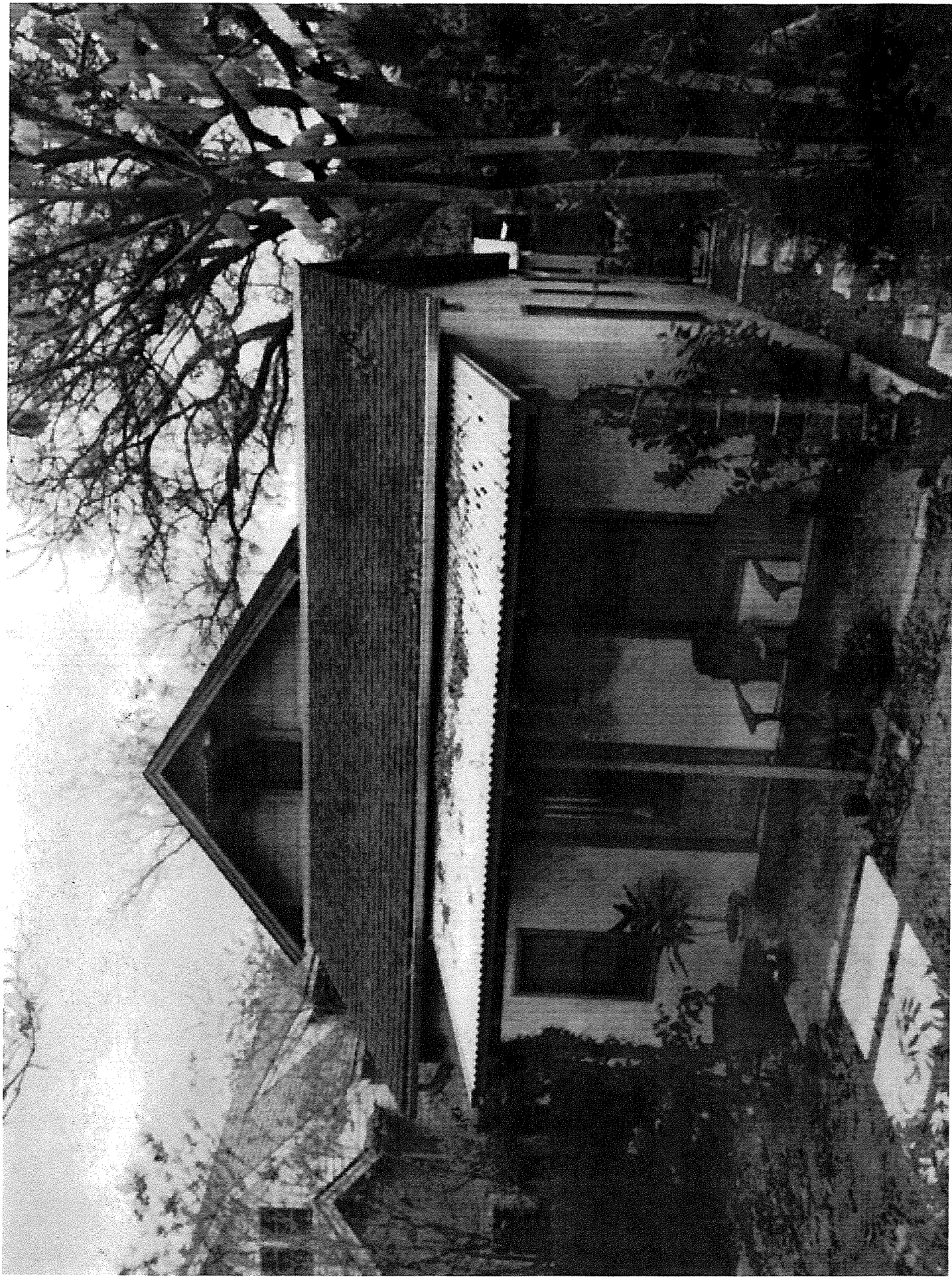
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1/4

1614 West 11th St.



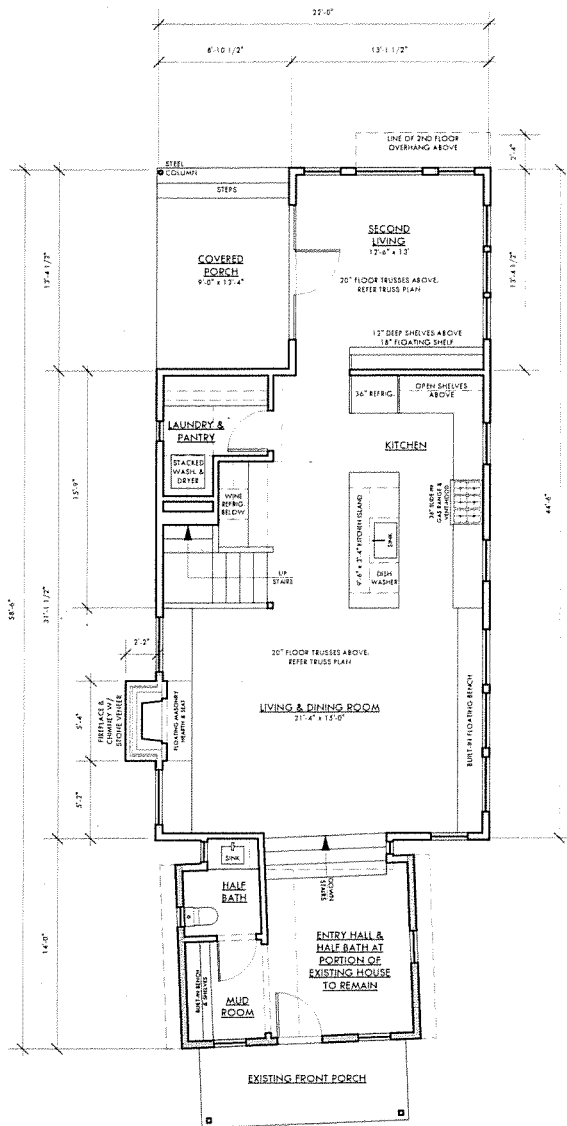
15/32

1608 West 11th St

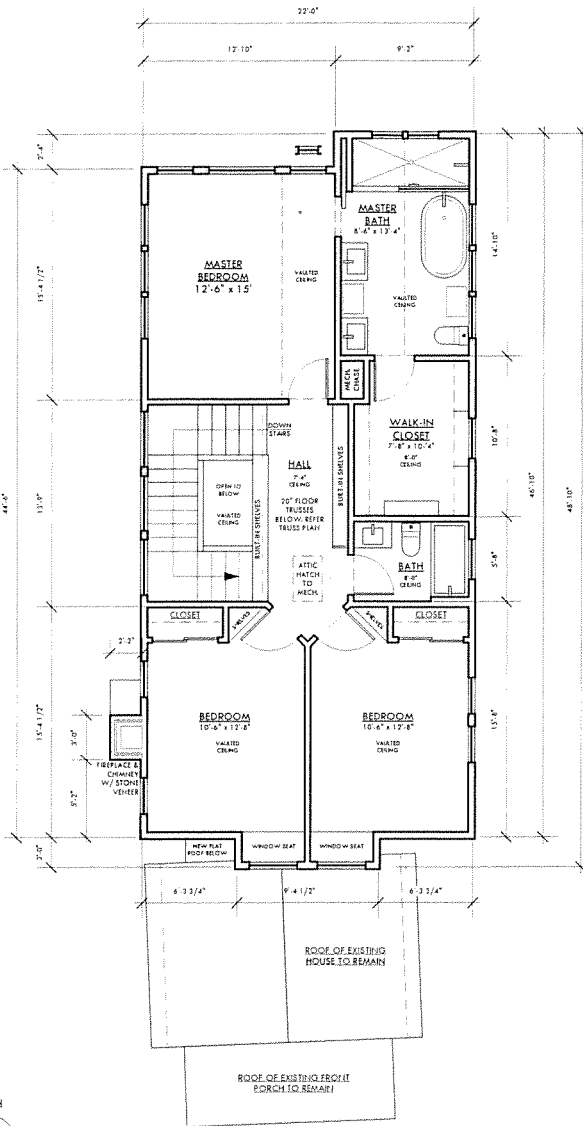


1606 West 11th St

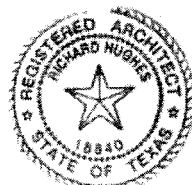
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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

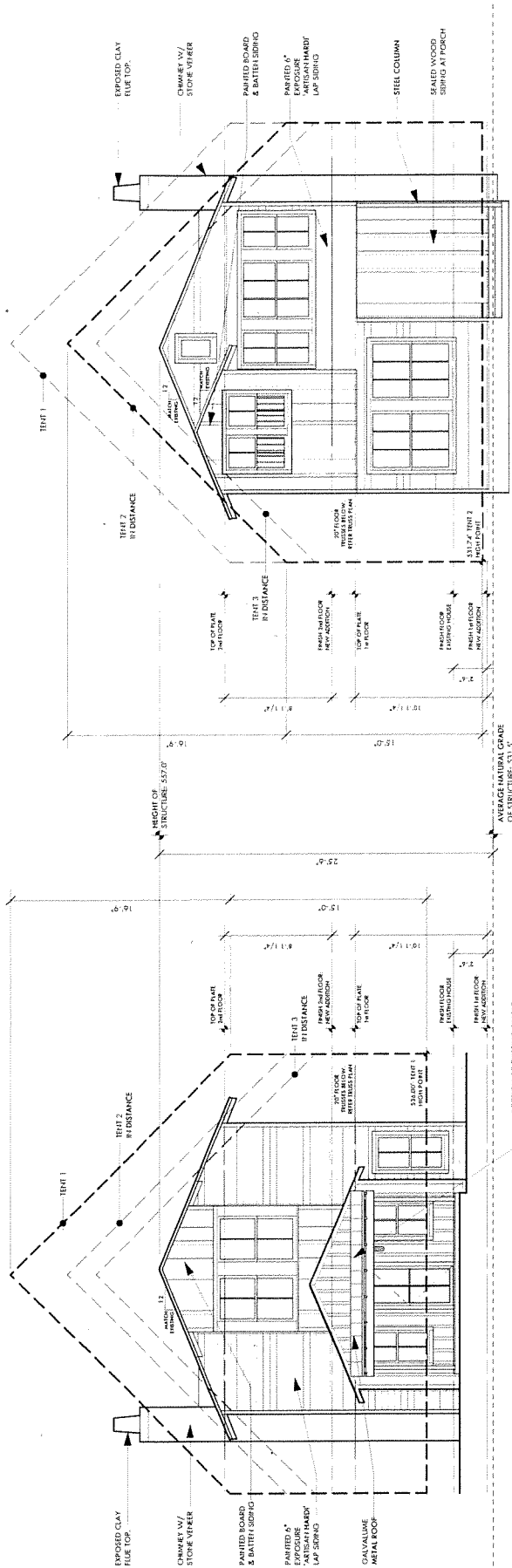


2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



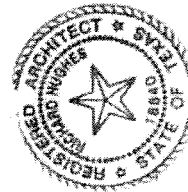
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1-15-16

3	DATE: 1-15-16	BULLARD RESIDENCE 1612 WEST 11th STREET, AUSTIN, TX 78703	E 5 A ELEMENTIVEARCHITECTURE	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78702 512.473.8228
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

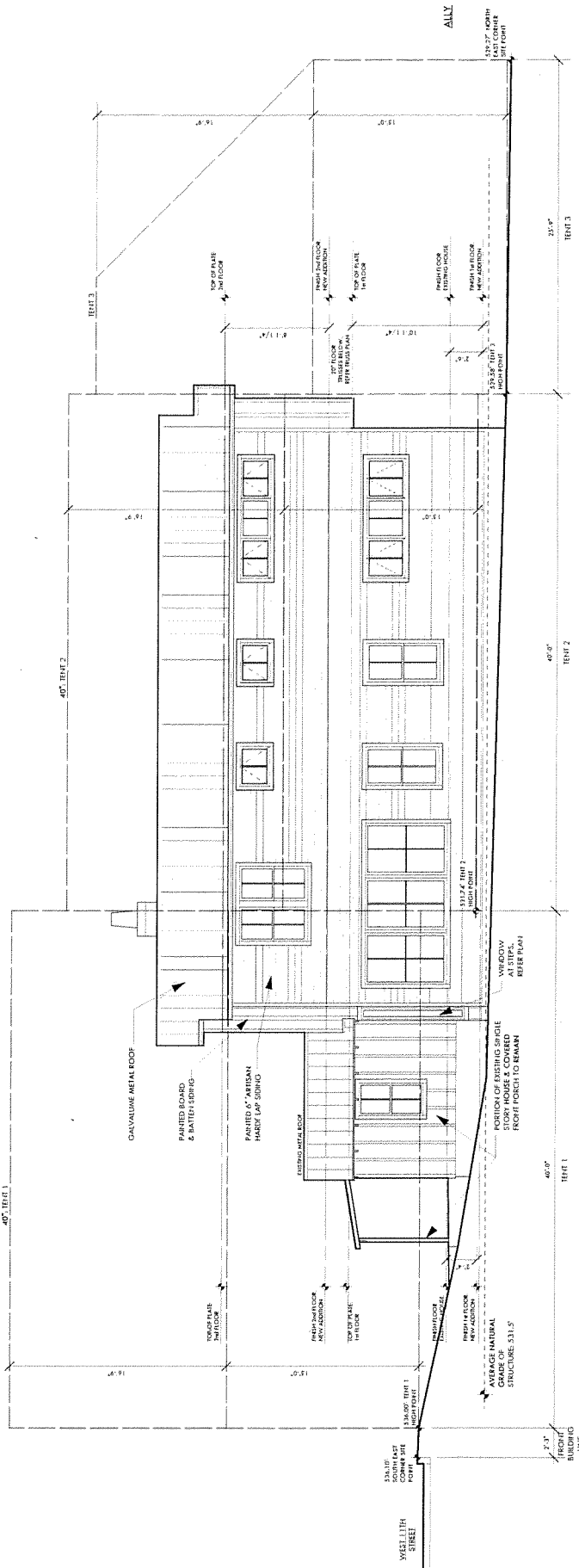
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



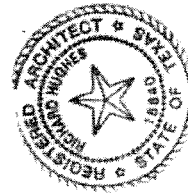
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1-15-16

4	DATE: 1-15-16	BULLARD RESIDENCE 1612 WEST 11th STREET, AUSTIN, TX 78703	E151A ELEMENTARY ARCHITECTURE	2124 EAST 6th ST., SUITE 106 AUSTIN, TX 78702 512.473.8228
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18/32



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



P.H.
1-15-16

5	DATE: 1-15-16	BULLARD RESIDENCE 1612 WEST 11th STREET, AUSTIN, TX 78703	E 5 A ELEMENTIV ARCHITECTURE	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78702 512.473.8226
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1-15-16

