

NOTIFICATIONS
CASE#: C15-2016-0025
LOCATION: 4815 Red River St.



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" = 167'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 4815 Red River Street, Austin, TX 78751

Subdivision Legal Description:

All of Lot 21, Block 13 and a portion of Lot 20, Block 13, "Ridgetop Annex"

Lot(s): 21 and part of Lot 20

Block(s): 13

Outlot: _____

Division: Ridgetop Annex

Zoning District: SF-3

I/We Patricia and John Kneten on behalf of myself/ourselves as

authorized agent for (ourselves) _____ affirm that on

Month February ☒, Day 9 ☒, Year 2016 ☒, 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: existing second floor apartment which exceeds 550 sqft.

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

25-2-1463 Secondary Apartment Regulations - limiting sqft on 2nd story of an ADU to 550sqft and maximum impervious cover to 45%

25-2-492 Site Development Regulations - requiring minimum side yard setback of 5' and impervious cover to 45%

my
3

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 2nd story unit has been there since 1947 and, if limited to 550sqft, would not otherwise allow for a primary structure to be added to this lot. The existing structure limits the impervious cover available for the primary structure. The City of Austin easement limits the building envelope which is a problem when relocating a vintage home.

Hardship

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

The square footage that exceeds the current 2nd story sqft limitation is the top unit of an existing duplex. Not all buildable lots have existing structures which would prevent adding a primary structure. Other SF-3 lots have side yard easements of 5'/side; the utility easement doubles that on one side.

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

We are one of the few lots in the area with an existing structure set far back on the lot which could function as an ADU to a single family home. Most properties in the area being redeveloped are not doing so by an saving existing structure on the property nor by a moving vintage home onto it. Both create limitation and challenges and require flexibility to work.

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:

The unit has already existed as a residential dwelling for over 50 years. Currently it is the second floor of a duplex. We have no plans to change the exterior of the second floor unit however, we will convert the downstairs unit back into a garage and shop. The new primary structure will be a home of the construction period, size and style typical of this neighborhood.

my
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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 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:

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:

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

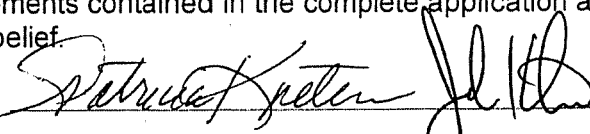
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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: 02/09/2016

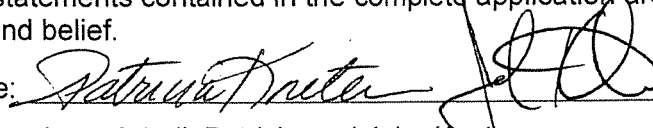
Applicant Name (typed or printed): Patricia and John Kneten

my
5

Applicant Mailing Address: 4813 Red River St
City: Austin State: TX Zip: 78751
Phone (will be public information): (512) 897-8819
Email (optional – will be public information): _____

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: 02/09/2016

Owner Name (typed or printed): Patricia and John Kneten

Owner Mailing Address: 4813 Red River St

City: Austin State: TX Zip: 78751

Phone (will be public information): (512) 897-8819

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

John & Patricia Kneten

4813 Red River
Austin, Texas 78751

my
2

February 29, 2016

Dear Board of Adjustments,

We are proposing to add a house on the front the lot at 4815 Red River St.. Currently there sits a duplex far back on the lot which my wife and I purchased from my grandmother's estate in 1995. We purchased this property in order to have control over who lived there since my widowed mother lived alone next door at 4813 Red River, the house in which she grew up. The duplex was built in 1947 by my grandfather, a carpenter, as his garage and workshop with an apartment above. He and his partner built many homes in this neighborhood including my mother's home where my wife and I currently reside.

Since the duplex is located where a garage would normally be on the lot, we always imagined building a house on the front of this lot. I imagine that was my grandfather's plan too. We don't know how long we will own this property since my mother passed away earlier this year. But we would like to help retain the character of this neighborhood by preventing uncharacteristic redevelopment on this lot which it is particularly vulnerable to since it has frontage on two streets.

We are not home builders but do have a history of remodeling vintage homes in central Austin including others on Red River St., so we decided it would make sense for us to try and find a home to move onto the lot which is something we have done twice before with great success. It is very satisfying to save a house from demolition and to give it new life in a new neighborhood, one that can still accommodate smaller single-family homes.

If we are able to find a home that fits the size and style of the neighborhood, we would move it to the front of the lot at 4815 Red River then convert the downstairs unit of the duplex back into a garage and workshop, leaving the upstairs unit intact. We believe doing so would enhance both the property and its street appeal giving it a more typical look for the neighborhood.

In order to successfully pull this off we require three things:

- 1) We need a variance to continue to use the upstairs unit of our duplex (what will become the garage apartment). This unit is roughly 735sqft total but that is more than what is currently allowed on the second story of what the city refers to as an "accessory dwelling unit" (ADU). The current rules allow an ADU to be as large as 1100sqft but no more than 1/2 that square footage (550sqft) on the 2nd floor.

- 2) We need the flexibility to increase the building envelope a bit since we do not yet know what house we will ultimately move. Houses are being torn down so fast that we would be hard pressed to find one now that will still be standing at the end of March, the earliest we would be able to get a permit to do so. Because of this, we can't know the exact size, footprint or shape of the house will end up moving.

My
✓

The north side of our lot has a City of Austin utility easement that effectively increases our setback on that side of the lot from 5' to 11'. We are seeking a variance that would allow us to recoup some of that loss on the other side by encroaching (no more than 3' max) on the south side yard setback closest to our home at 4813 Red River only if the house we move requires it. Because a driveway runs down the entire side of our house (4813 Red River), any new structure would still have a minimum 10' separation which is what the current setback rules assure for any new construction.

- 3) Lastly, we would like the flexibility to increase the impervious cover to a maximum of 51% only if we need it in order to add a front porch to help the "new" house blend in and to create additional off street parking. Although we are not required by the city to add any additional parking since we are within ¼ mile of a transportation corridor, we believe the extra parking will keep one or two extra cars off Red River St. which is something our neighbors heartily support.

Obviously, the property could be developed without these variances by demolishing the existing structure and adding either a large single family home or a two-unit condo. Either way, the property would almost assuredly be developed by someone who is far less sensitive to the impact of their development on this neighborhood or the concerns of our neighbors.

Your support is greatly appreciated.

Please do not hesitate to contact us if you have any questions.

Sincerely,

John and Patricia Kneten
jkneten@gmail.com
pkneten@gmail.com
512-897-8819 (Patricia's cell)

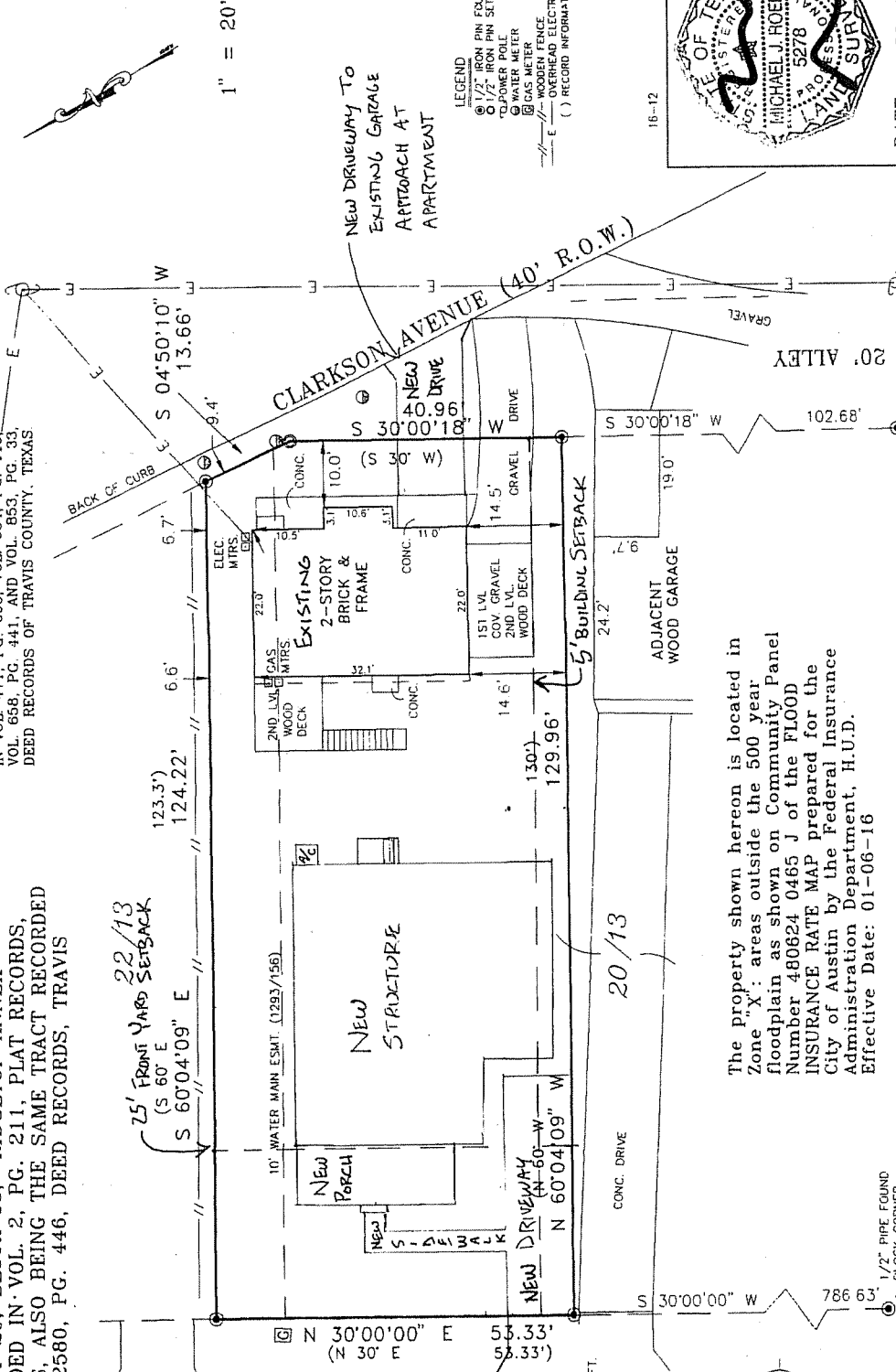
4815 RED RIVER STREET

SURVEY OF 0.158 ACRES, BEING ALL OF LOT 21, BLOCK 13, AND A PORTION OF LOT 20, BLOCK 13, "RIDGETOP ANNEX" A SUBDIVISION RECORDED IN VOL. 2, PG. 211, PLAT RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT RECORDED TO KNETEN IN VOL. 12580, PG. 446, DEED RECORDS, TRAVIS COUNTY, TEXAS.

NOTE: SUBJECT TO RESTRICTIONS RECORDED IN VOL. 471, PG. 595, VOL. 634, PG. 116, VOL. 658, PG. 441, AND VOL. 853, PG. 33, DEED RECORDS OF TRAVIS COUNTY, TEXAS

25' FRONT YARD SETBACK
22/13

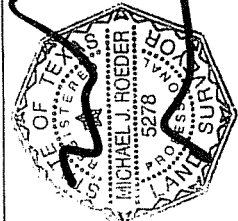
RED RIVER STREET (50' R.O.W.)



The property shown hereon is located in Zone "X": areas outside the 500 year floodplain as shown on Community Panel Number 480624 0465 J of the FLOOD INSURANCE RATE MAP prepared for the City of Austin by the Federal Insurance Administration Department, H.U.D. Effective Date: 01-06-16

3705 VINELAND DRIVE
AUSTIN, TEXAS 78722
(512) 478-7673
FIRM #10094400

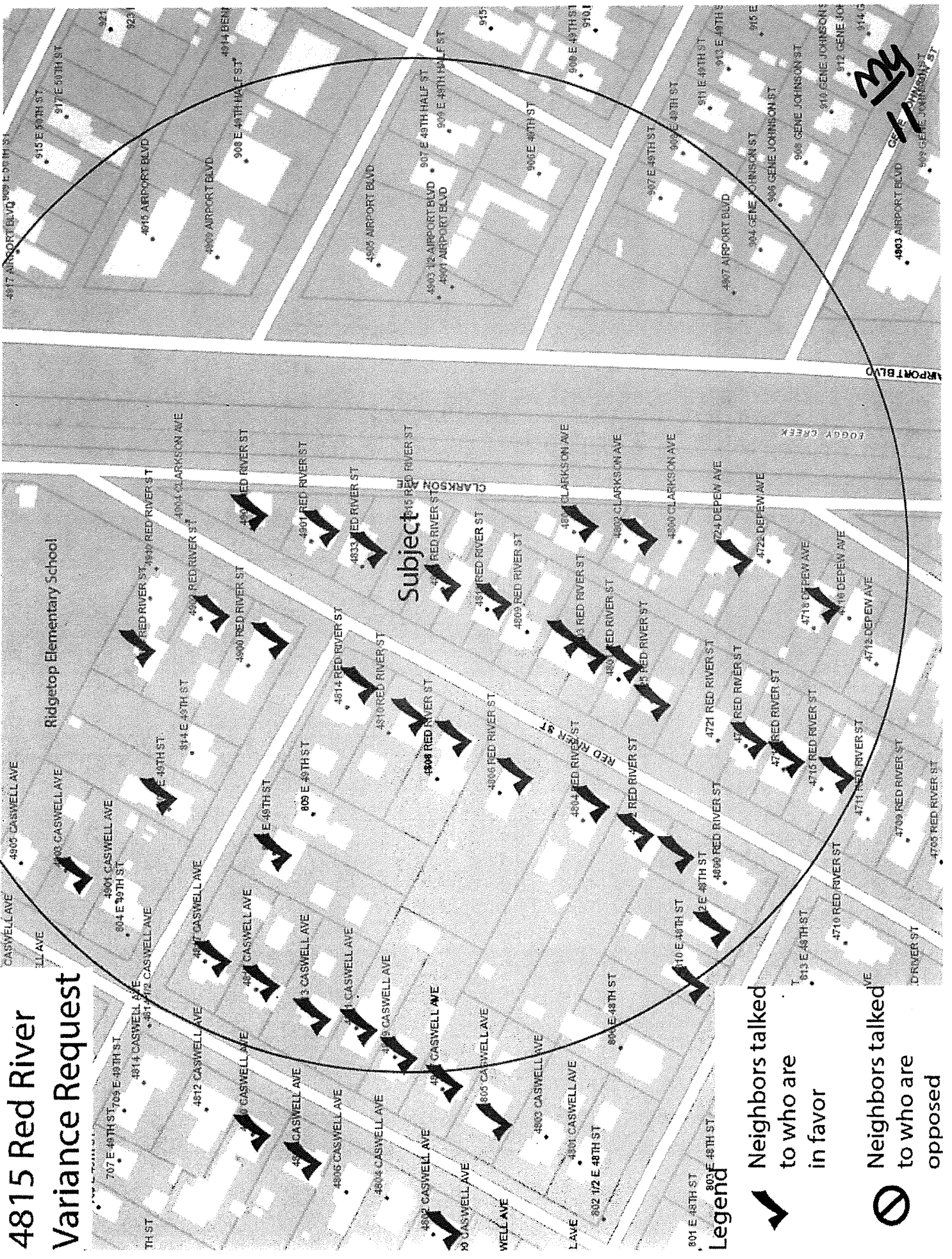
ROEDER SURVEYING



DATE: 1-29-16

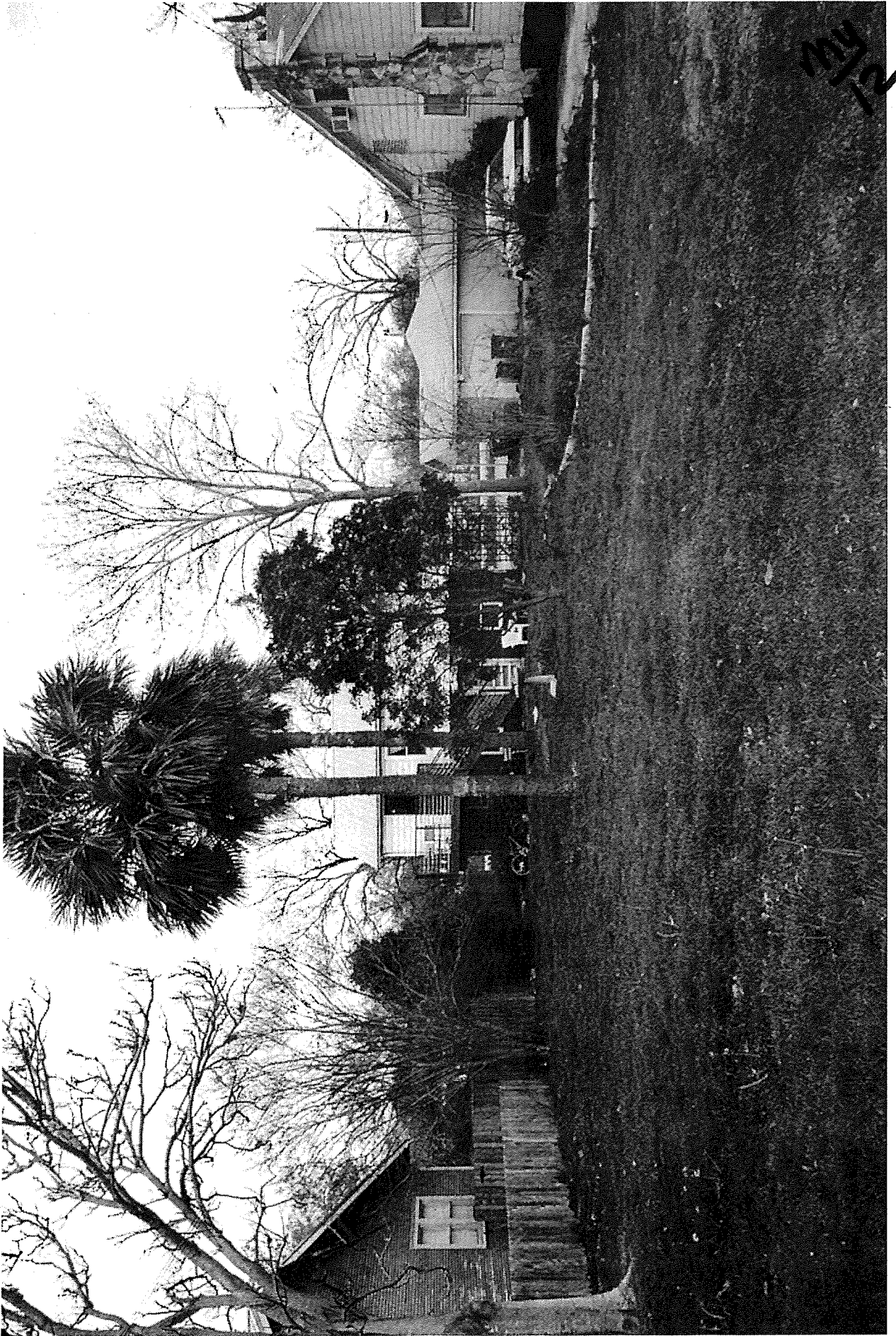
249

4815 Red River Variance Request

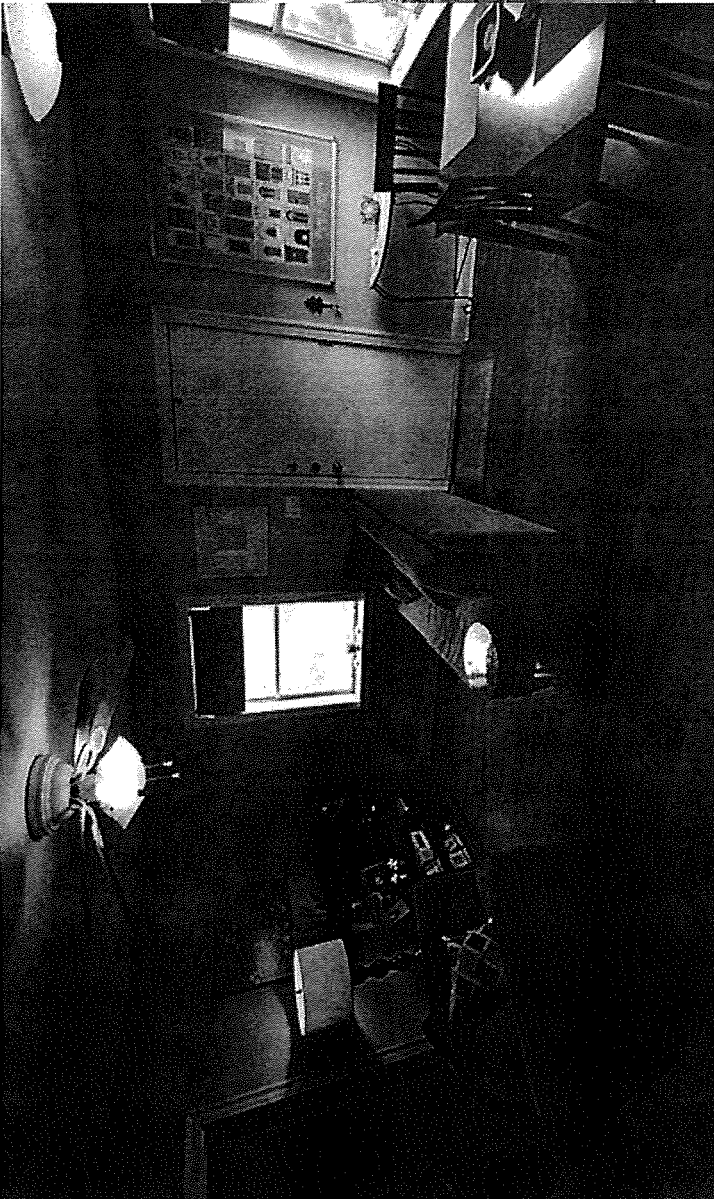
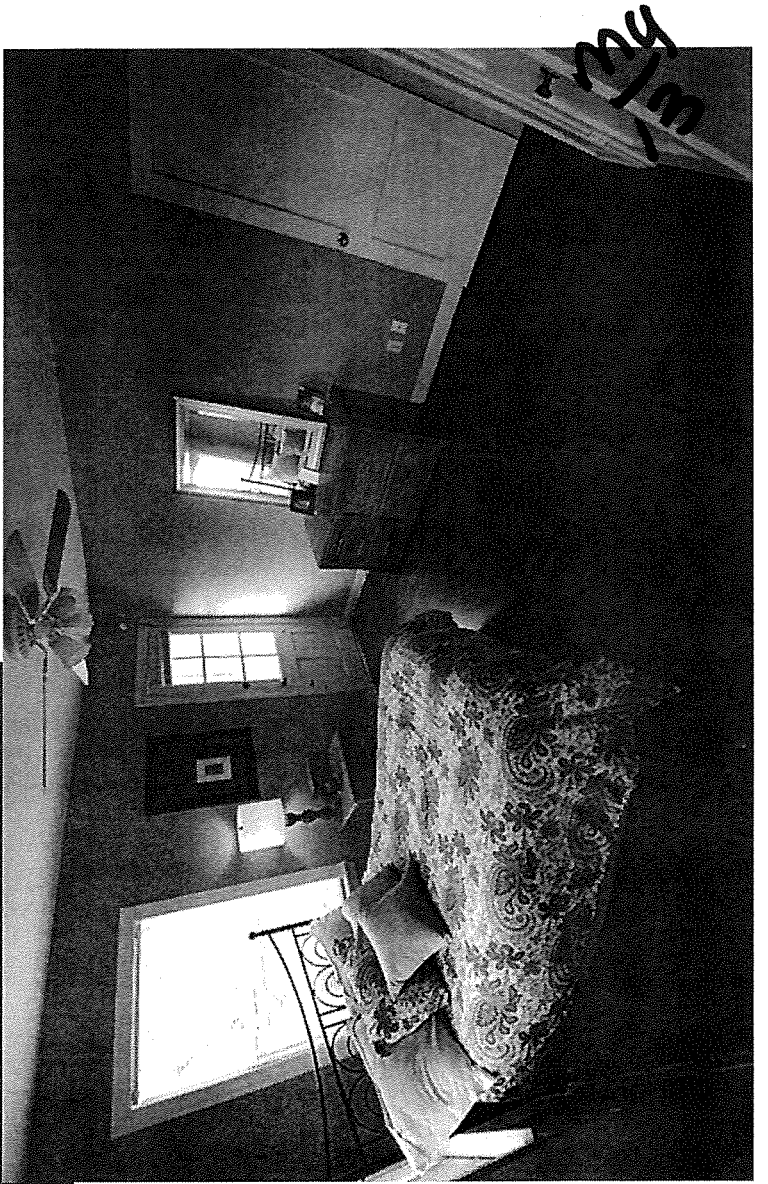


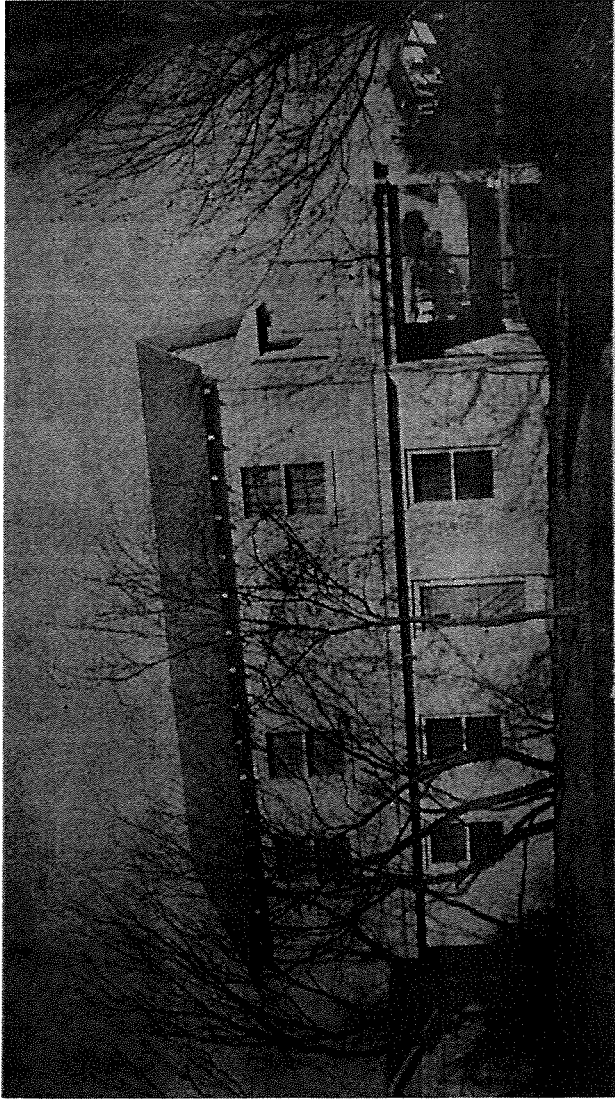
Legend

- ✓ Neighbors talked to who are in favor
- ⊘ Neighbors talked to who are opposed

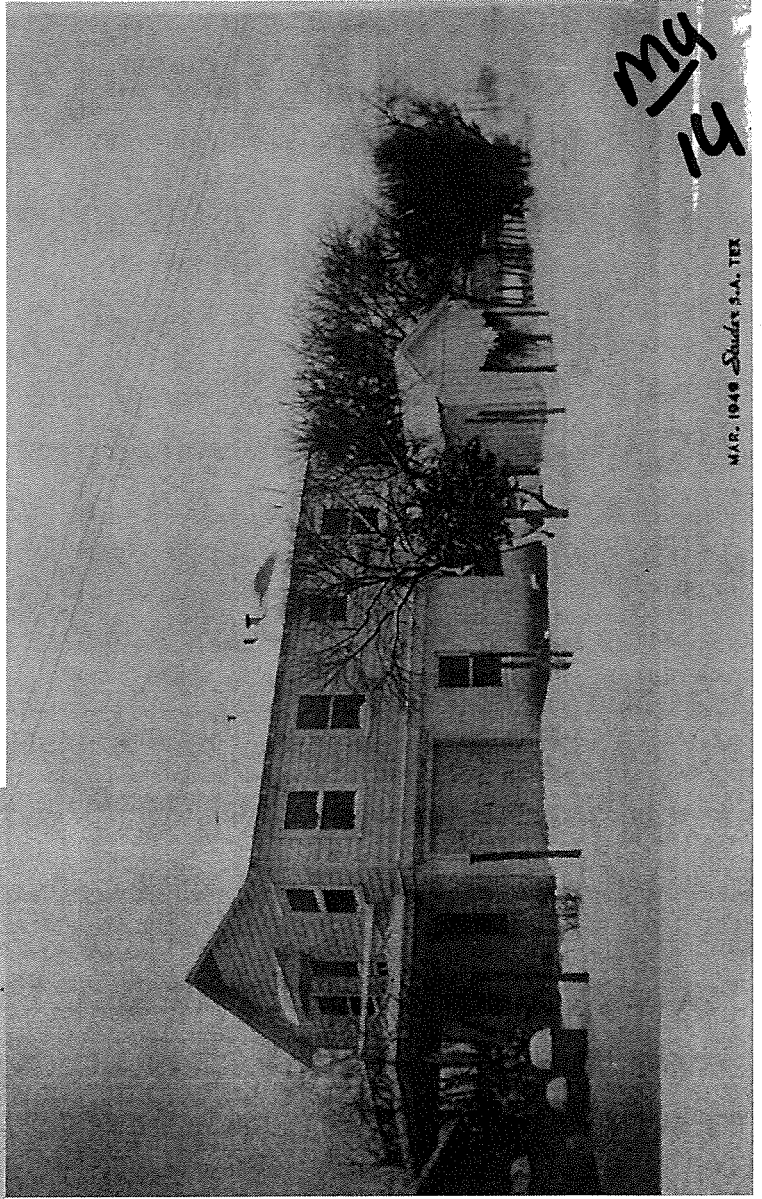


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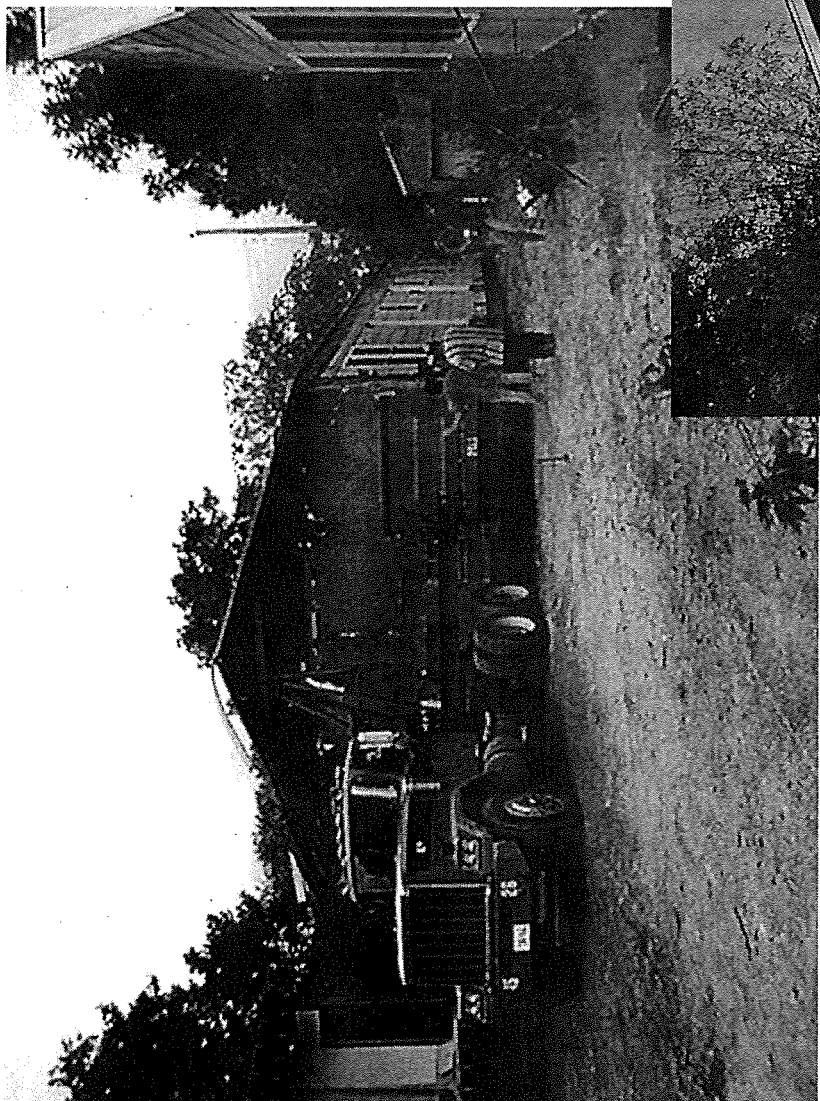
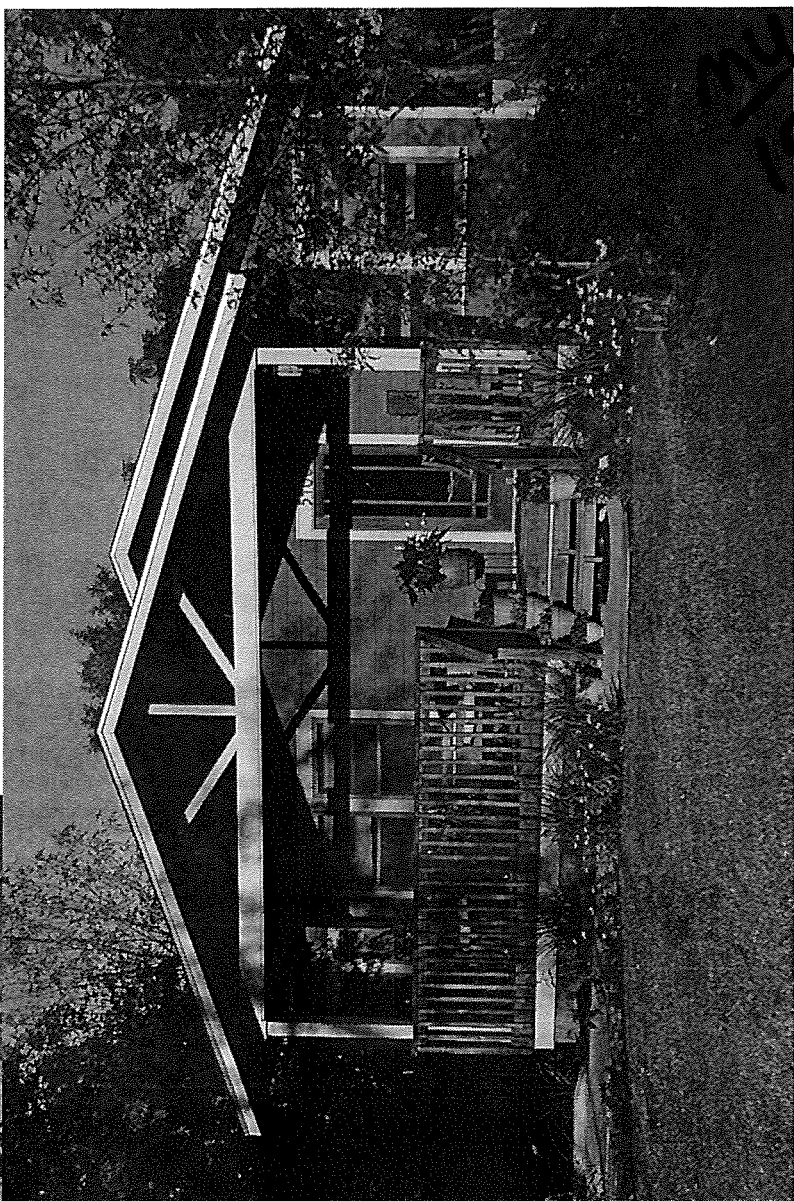


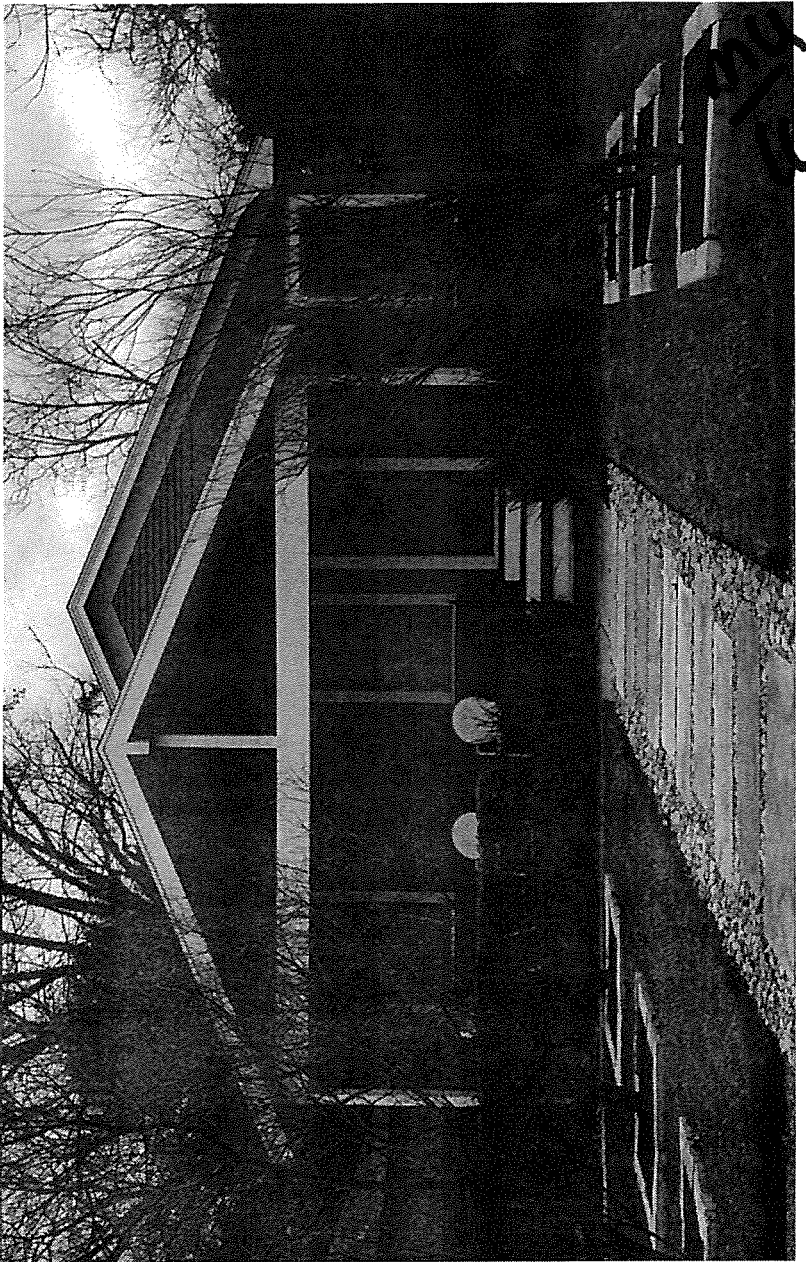
APRIL 1948 STUDER S.A. TEX.

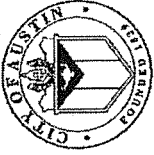


MAR. 1948 STUDER S.A. TEX.

139







I, Ratna Prater, am applying for a variance from the Board of Adjustment regarding Section 25-2-1463 of the Land Development Code. The variance would allow me the ability to add a primary structure on an infill lot and convert the current structure from a duplex to a secondary apartment.

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

Property Owner Name (Printed)	Address	Signature
NICHOLAS CLOUTIER	4933 RED RIVER ST. AUSTIN TX 78751	<i>Nicholas Cloutier</i>
KETH SNOODGRASS	4901 RED RIVER	<i>Keth Snodgrass</i>
Brian Landry	807 E 49	<i>Brian Landry</i>
COREY HILL	800 E 49th St.	<i>Corey Hill</i>
RANJIT KAPILA	61903 CASWELL AVE	<i>Ranjit Kapila</i>
Anna Steinhauer	4725 Red River St.	<i>Anna Steinhauer</i>
Stephen Marshall	4719 Red River St	<i>Stephen Marshall</i>










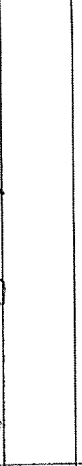
12/34

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

Property Owner Name (Printed)	Address	Signature
Gwen Flory	4810 Caswell Ave #A 78751	Gwen Flory
Anne L Cook	4804 Clarkson 78751	Anne L Cook
Subby McMahon	4818 Depew Ave	Subby McMahon
Edward Henson	4724 Depew Ave	E. Henson
KATHERINE ARENS	4806 Red River 78751	K. Arens
Elizabeth Frye	4801 Red River 78751	Elizabeth Frye
Sumina Bhatti	4717 Red River	Sumina Bhatti
DAWSON WILLIAMS	4402 RED RIVER 78751	Dawson Williams
Kathryn Ehler	4400 Red River 78751	Kathryn Ehler
Matthew Bohoslav	4815 Caswell Ave 78751	Matthew Bohoslav
Claire McDermogh	4815 Caswell Ave. 78751	Claire McDermogh
Ash Nelson	4813 Caswell Ave 78751	Ash Nelson
Charles Roettke	4811 Caswell Ave 78751	Charles Roettke

9/3

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

Property Owner Name (Printed)	Address	Signature
Brandon Hodge	4809 Caswell Ave, 78751	
Jesse Lettwich	4817 Caswell	
Michael Knudsen	4810 Caswell Ave ^B 78751	
Nick Litterski	812 E 48th St 78751	
Lindsey Jones	4715 Red River St #B	
Cristina Zach Meisner	4808A Red River #A	
Laura Bryant	4909 Red River	
Grace Edsel	4903 Red River	
Claire Eamon	4811 Red River St ⁷⁸⁷⁵¹	
Timothy Magee	4802 Clarkson Ave	

2/29



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

see Revised

my
2/1

Board of Adjustment General/Parking Variance Application

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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 # C15-2016-0025 ROW # 11483843 Tax # 02201614
TCAD ✓

Section 1: Applicant Statement

Street Address: 4815 Red River Street

Subdivision Legal Description:

All of Lot 21, Block 13 and a portion of Lot 20, Block 13, "Ridgetop Annex"

Lot(s): 21 and part of lot 20

Block(s): 13

Outlot: _____

Division: Ridgetop Annex

Zoning District: SF-3 - NPC (Hyde Park)

I/We Patricia and John Kneten on behalf of myself/ourselves as
authorized agent for ourselves affirm that on

Month February ☒, Day 9 ☒, Year 2016 ☒, 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: existing second floor apartment which exceeds 550sqft.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:
the square footage limitation of 550sqft on the second story of an ADU
25-2-1463 Secondary Apartment Regulations

my
22

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 structure has been there since 1947 and, if limited to 550sqft, would otherwise not allow for a primary structure to be added to this lot.

Hardship

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

The apartment already exists on this property as the second floor of a duplex. Not all buildable lots have existing structures on them which would prevent one from adding a primary structure.

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

We are one of the few lots in the area with an existing structure that is set far back on the lot which could function as an ADU to a single family home.

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:

The unit is already a residential dwelling and has been for over 50 years. Currently it is the second floor unit of a duplex. We have no plans to change the exterior of the second floor unit however, we will convert the downstairs unit back to a garage and shop. The new primary structure will be a home of the construction period, size and style typical of this neighborhood.

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:

my
23

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:

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:

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

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

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: Patricia Kneten Date: 2/5/16

Applicant Name (typed or printed): Patricia Kneten

Applicant Mailing Address: 4813 Red River St.
City: Austin State: TX Zip: 78751
Phone (will be public information): (512) 897-8819
Email (optional – will be public information): _____

my
24

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: Patricia Fowler Date: 2/5/16
Owner Name (typed or printed): Patricia Kneten
Owner Mailing Address: 4813 Red River St
City: Austin State: TX Zip: 78751
Phone (will be public information): (512) 897-8819
Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____
Agent Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone (will be public information): _____
Email (optional – will be public information): _____

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).

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:

my
25

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:

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:

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

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

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: 02/09/2016

Applicant Name (typed or printed): John Kneten

Applicant Mailing Address: 4813 Red River St
City: Austin State: TX Zip: 78751
Phone (will be public information): (512) 897-8819
Email (optional – will be public information): _____

my
24

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: 02/09/2016

Owner Name (typed or printed): Patricia and John Kneten

Owner Mailing Address: 4813 Red River St

City: Austin State: TX Zip: 78751

Phone (will be public information): (512) 897-8819

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

5/28

4815 RED RIVER STREET
 SURVEY OF 0.158 ACRES, BEING ALL OF LOT 21, BLOCK 13,
 AND A PORTION OF LOT 20, BLOCK 13, "RIDGETOP ANNEX",
 A SUBDIVISION RECORDED IN VOL. 2, PG. 211, PLAT RECORDS,
 TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT RECORDED
 TO KNEEN IN VOL. 12580, PG. 446, DEED RECORDS, TRAVIS
 COUNTY, TEXAS.

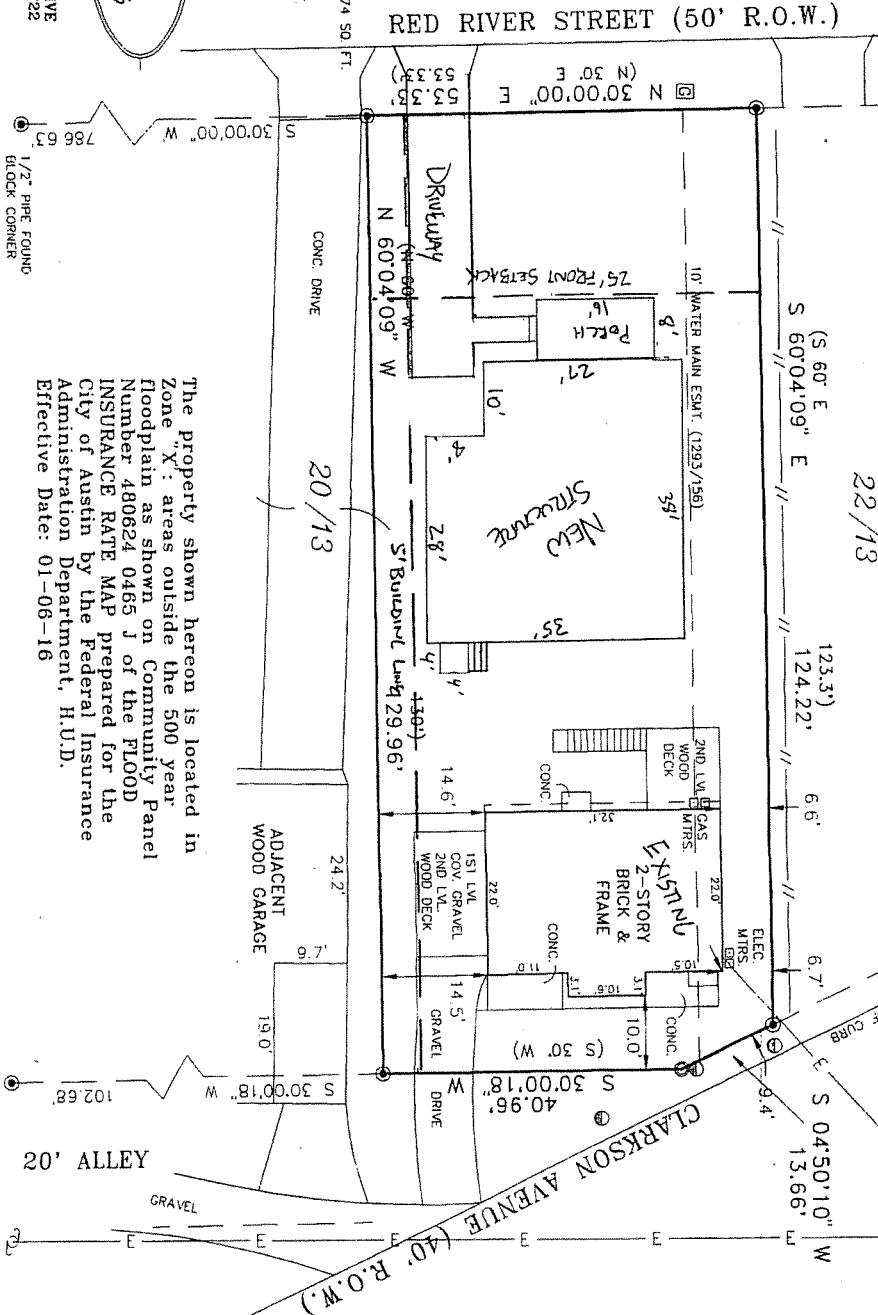
NOTE:
 SUBJECT TO RESTRICTIONS RECORDED
 IN VOL. 471, PG. 595, VOL. 634, PG. 116,
 VOL. 658, PG. 441, AND VOL. 853, PG. 33,
 DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:
 WOOD DECKS COUNTED AS
 50% IMPERVIOUS COVER.

IMPERVIOUS COVER:
 BUILDING 729 SQ. FT.
 WOOD DECK & STEPS - 147/2 - 74 SQ. FT.
 CONC. PAD - 10 SQ. FT.
 CONC. @ FRONT - 114 SQ. FT.
 WOOD DECK - 167/2 - 84 SQ. FT.
 2ND LVL. OVERHANG - 32 SQ. FT.
 TOTAL - 1053
 LAND - 6898
 1052/6898 - 15.3%

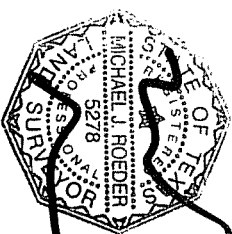
3705 VINELAND DRIVE
 AUSTIN, TEXAS 78722
 (512) 478-7673
 FIRM #10084400

ROEDER
 SURVEYING



The property shown hereon is located in
 Zone "X": areas outside the 500 year
 floodplain as shown on Community Panel
 Number 480624 0465 J of the FLOOD
 INSURANCE RATE MAP prepared for the
 City of Austin by the Federal Insurance
 Administration Department, H.U.D.
 Effective Date: 01-06-16

DATE: 1-29-16



LEGEND
 1/2" IRON PIN FOUND
 1/2" IRON PIN SET
 POWER POLE
 WATER METER
 GAS METER
 WOODEN FENCE
 RECORD INFORMATION

1" = 20'

