

51-



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

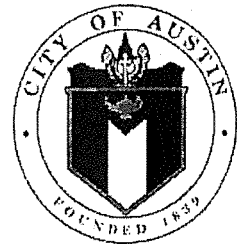
1" = 333'

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.



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

DATE: Monday, February 8, 2016

CASE NUMBER: C15-2016-0011

___Y___ Brooke Bailey Motion to PP to March 14, 2016
___Y___ Michael Benaglio
___Y___ William Burkhardt
___Y___ Eric Goff 2nd the Motion
___Y___ Melissa Hawthorne
___Y___ Don Leighton-Burwell
___Y___ Rahm McDaniel
___Y___ Melissa Neslund
___Y___ James Valadez
___Y___ Michael Von Ohlen
___-___ Kelly Blume (Alternate)

APPLICANT: Jim Bennett

OWNER: Jeff Bridgewater

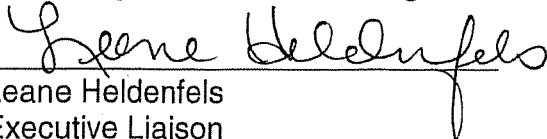
ADDRESS: 3406 17TH ST

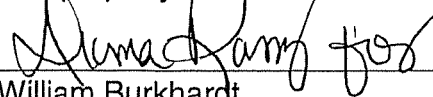
VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1063 (B) (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

BOARD'S DECISION: FEB 8, 2016 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to March 14, 2016, Board Member Eric Goff second on a 10-0 vote; POSTPONED TO MARCH 14, 2016.

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


William Burkhardt
Chairman

Revised

CASE# _____
ROW# _____
TAX# _____

41
3

**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.



41
4

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.

5/5

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

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Jeff Bridgewater <jeff@bridgewaterhomesinc.com>

3406_E17th_ST_AE_BOA_20160122

2 messages

Kellogg, Eben <Eben.Kellogg@austinenergy.com>

Fri, Jan 22, 2016 at 2:44 PM

To: Jesus Prairie, [REDACTED]
Cc: Jeff Bridgewater, [REDACTED], "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>, "Ramirez, Diana" <Diana.Ramirez@austintexas.gov>

Jesus Prairie, Managing Member

SHED Design

9600 Escarpment Blvd.

Suite 745, PMB 129

Austin Texas 78749

512.757.7192

For - Jeff Bridgewater

Bridgewater Custom Homes -

Re: 3406 E. 17th Street

Austin TX, 78721

Dear Jesus,

January 22, 2016

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variances from the following land development regulations; Site Compatibility - (25-2-1063) - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

1. to decrease the minimum side yard building line of 25' (required) to 5' (requested);
2. to decrease the minimum rear yard building line of 25' (required) to 10'

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(requested);

3. to increase the height limit from 30' (required) from to 32' (requested) in order to erect eighteen (18) single town homes, located in the "MF-3-NP" district. (MLK)

Austin Energy does not oppose your application for the above variances, 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.

It is recommended, due to the nature of this proposed use, that you contact Austin Energy's design lead, **Jim Rowin**, at 512-505-7665, (St. Elmo Service Center) who will be able to delineate the clearance requirements of Austin Energy, NESC and OSHA, in order for AE to safely provide service to your project.

(Below is the link for our clearances.)

https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you have any further questions, please contact our office.

Thank you,

Eben Kellogg | Property Agent

Austin Energy

Public Involvement | Real Estate Services

2500 Montopolis Drive

Austin, TX 78741

512.322.6050

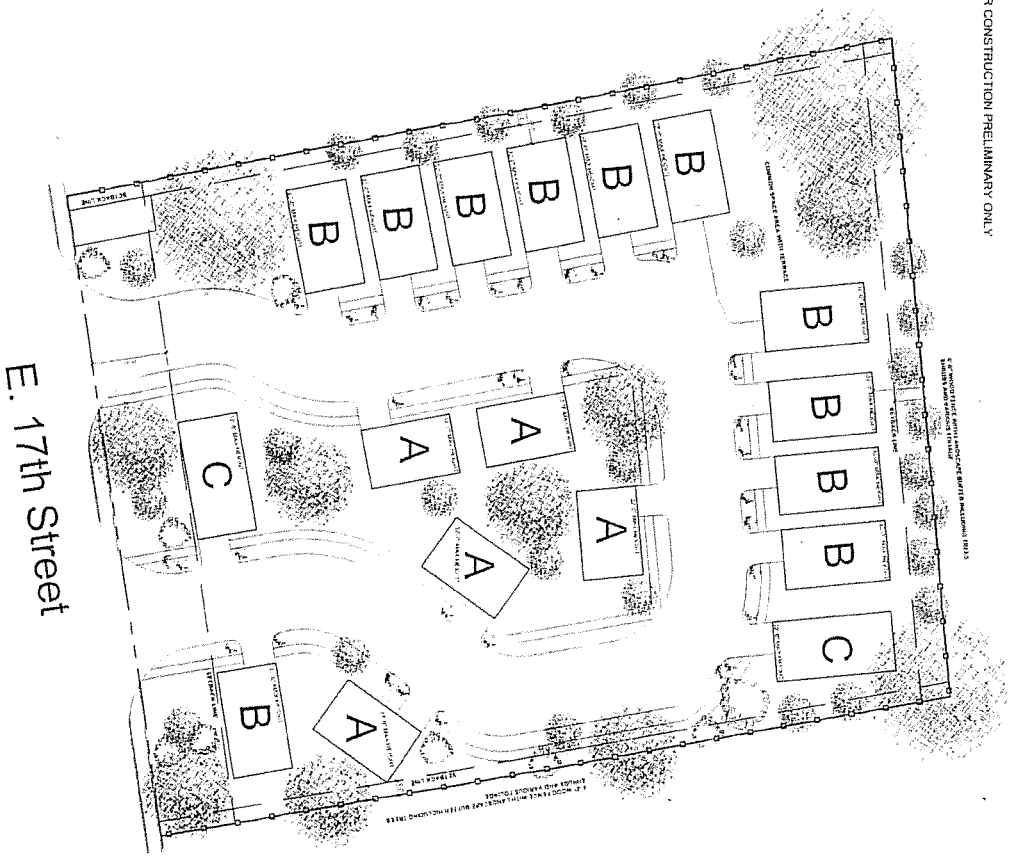
312

NOT FOR CONSTRUCTION PRELIMINARY ONLY

REVIEWED
By Ellen Keellogg at 2:28 pm, Jan 22, 2015

APPROVED BY
AUSTIN ENERGY
FOR BOA

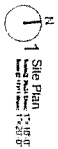
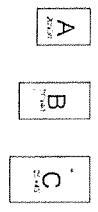
DATE: *[Signature]*



E. 17th Street

UNITS

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

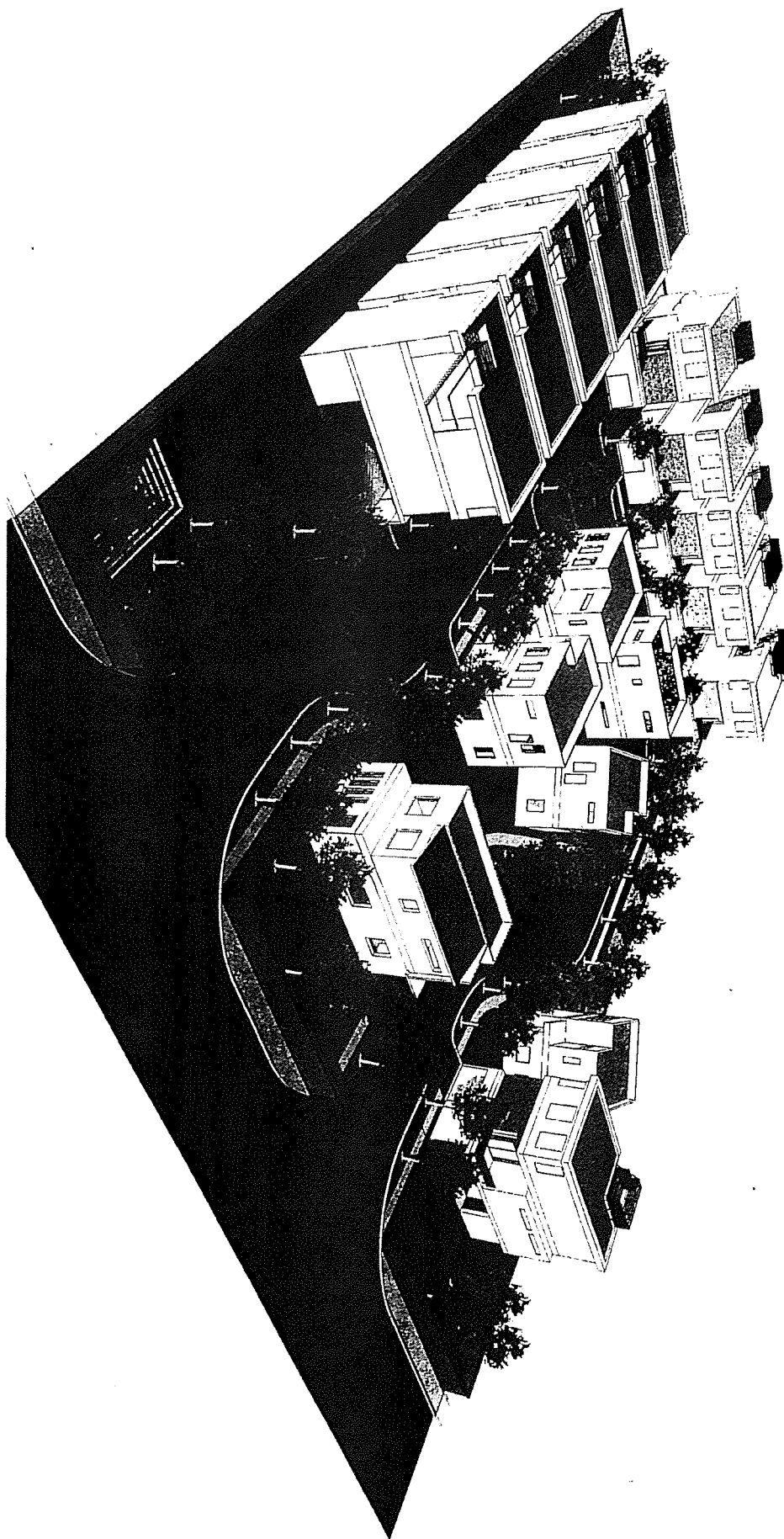


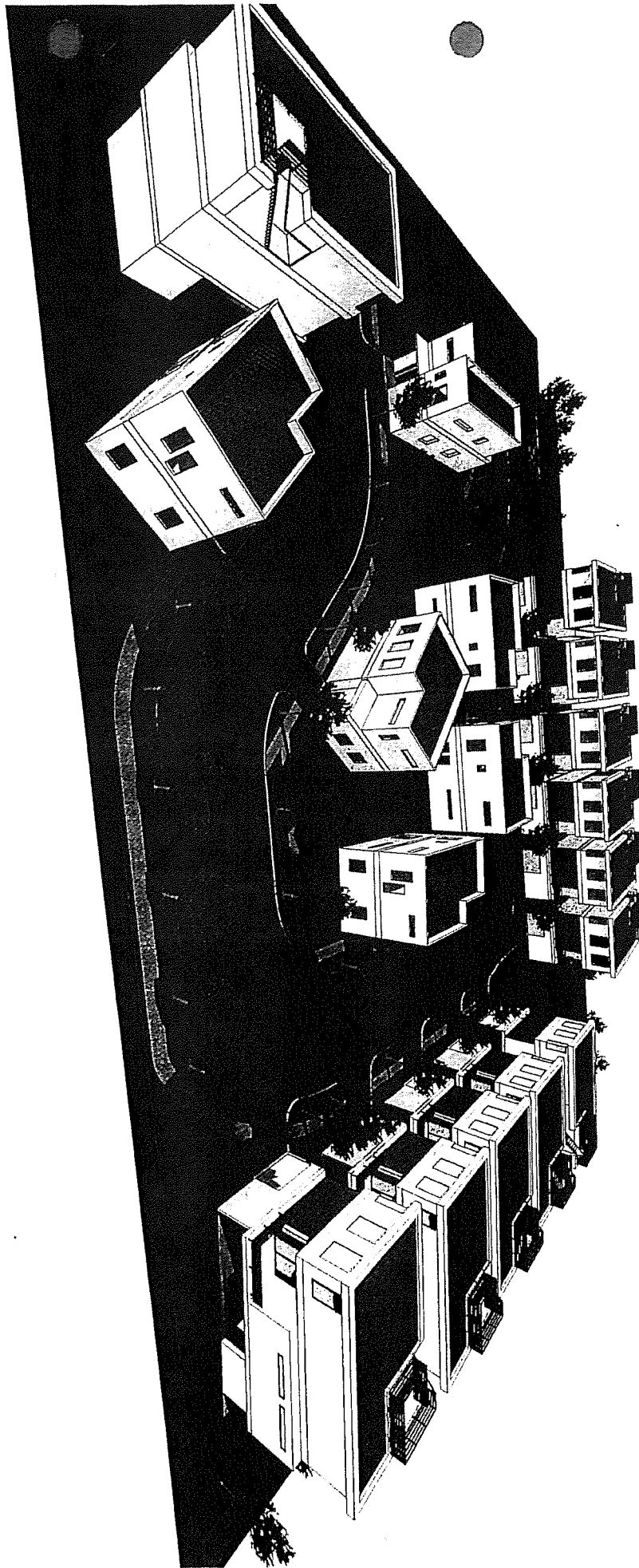
SHED
design + consulting Co

A1.0

Preferred
Site Plan #1

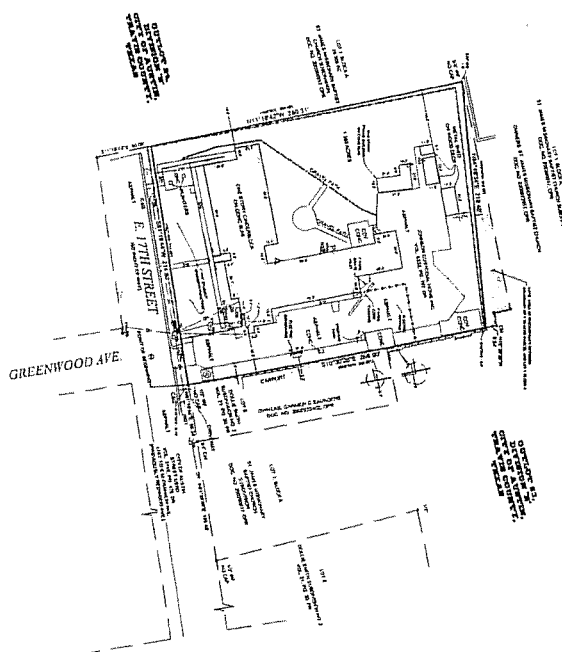
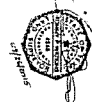
Project
Bridgewater Homes
3406 E. 17th Street
Austin, TX 78721
November XX, 2015





710

Journal

[illegible][illegible]

ALTA/ACSM LAND TITLE SURVEY OF 1.36 ACRES
OUT OF OUTLOT 23 DIVISION B,
TRAVIS COUNTY, TEXAS

CA

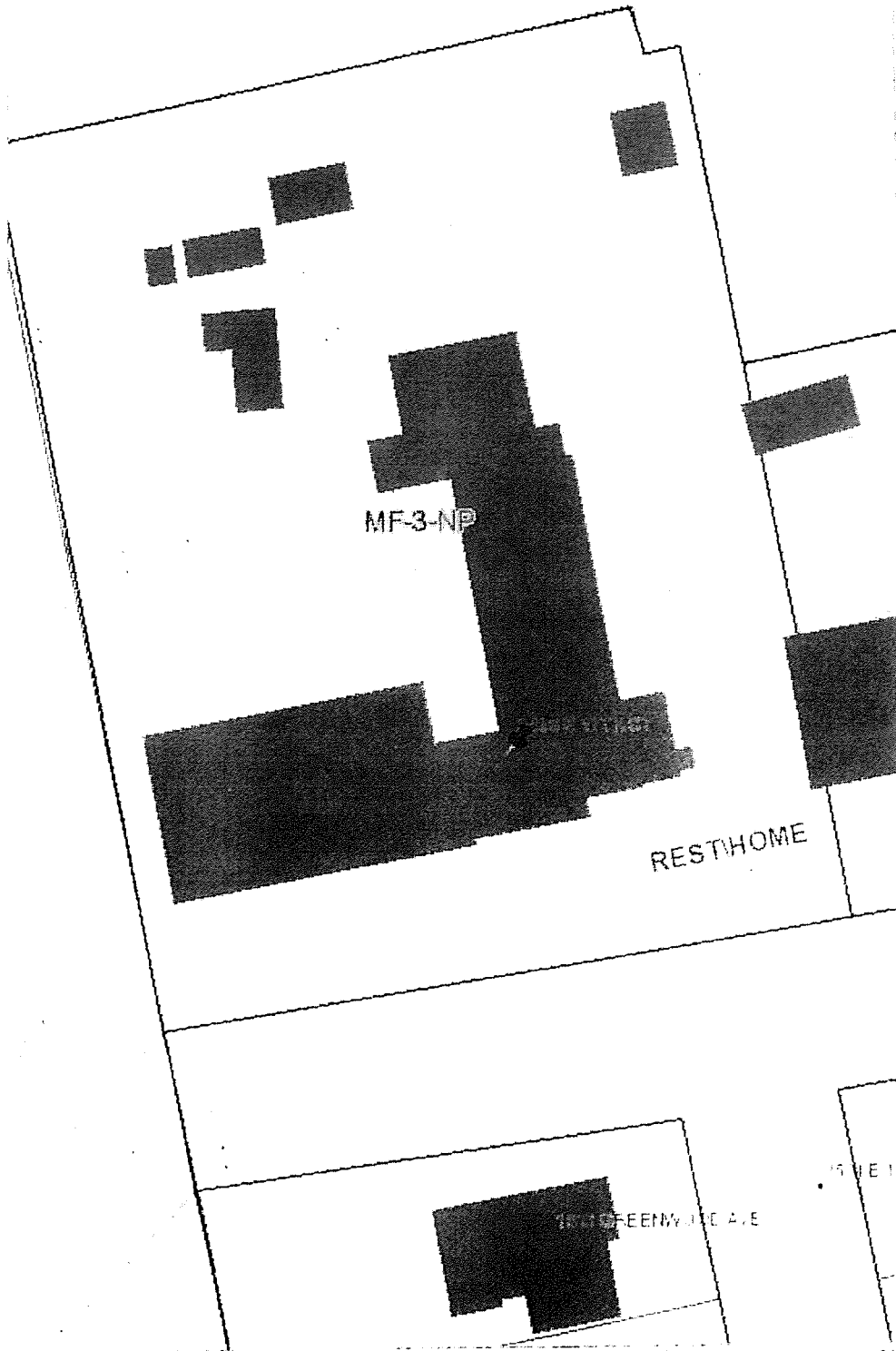
Cunningham & Allen, Inc.
Engineers • Surveyors • Planners
Tel. (512) 327-1946
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For Registration: TSPS • P-284 TSPIS • U-10000
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DATE 03/201

SHEET
1 OF 1

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CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

Building Footprints Year :

■ Combo Inlet

■ Curb Inlet

Grate Inlet

Drainage Pipe

— StormDrain

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.

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Property Search Results > 202489 JOHNSON CUSTODIAL HOME INC for Year 2014

Property

Account

Property ID: 202489 Legal Description: 1.36AC OF OLT 23 DIVISION B
 Geographic ID: 0211170401 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 3406 E 17 ST Mapsco: 586K
 TX 78721
 Neighborhood: 75NUR Map ID: 021011
 Neighborhood CD: 75NUR

Owner

Name: JOHNSON CUSTODIAL HOME INC Owner ID: 185696
 Mailing Address: % Ownership: 100.000000000000%
 3406 E 17TH ST
 AUSTIN , TX 78721-1106

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$382,166	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$103,674	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$485,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$485,840	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$485,840	

Taxing Jurisdiction

Owner: JOHNSON CUSTODIAL HOME INC
 % Ownership: 100.000000000000%
 Total Value: \$485,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.222000	\$485,840	\$485,840	\$5,936.96
02	CITY OF AUSTIN	0.480900	\$485,840	\$485,840	\$2,336.41
03	TRAVIS COUNTY	0.456300	\$485,840	\$485,840	\$2,216.88
0A	TRAVIS CENTRAL APP DIST	0.000000	\$485,840	\$485,840	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.126400	\$485,840	\$485,840	\$614.10
68	AUSTIN COMM COLL DIST	0.094200	\$485,840	\$485,840	\$457.67
Total Tax Rate:		2.379800			

Taxes w/Current Exemptions: \$11,562.02
 Taxes w/o Exemptions: \$11,562.02

4
15**Improvement / Building**

Improvement #1: REST/NURSE HOME State Code: F1 Living Area: 10452.0 sqft Value: \$382,166

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1970	10452.0
011	PORCH OPEN 1ST F	* - 4		1970	42.0
011	PORCH OPEN 1ST F	* - 2+		1970	100.0
051	CARPORT DET 1ST	* - 2		1970	400.0
320	OBS DRIVEWAY	SDA - *		1970	1.0
491	SPRINKLER HEADS	* - *		1970	10452.0
531	OBS FENCE	CSL - *		1970	1.0
551	PAVED AREA	AA - *		1970	3000.0
581	STORAGE ATT	M - 2		1970	25.0
SO	Sketch Only	SO - *			140.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.3600	59242.00	0.00	0.00	\$103,674	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$383,712	\$177,726	0	561,438	\$0	\$561,438
2014	\$382,166	\$103,674	0	485,840	\$0	\$485,840
2013	\$380,897	\$103,674	0	484,571	\$0	\$484,571
2012	\$380,713	\$103,674	0	484,387	\$0	\$484,387
2011	\$399,042	\$103,674	0	502,716	\$0	\$502,716

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/20/2015	SW	SPECIAL WARRANTY DEED	AUSTIN RP-FOUR LTD	BRIDGEWATER CUSTOM HOMES INC			2015134319
2	4/28/2015	SW	SPECIAL WARRANTY DEED	JOHNSON CUSTODIAL HOME INC	AUSTIN RP-FOUR LTD			2015065513
3	7/30/1976	WD	WARRANTY DEED	JOHNSON JOE	JOHNSON CUSTODIAL HOME INC	05533	00767	

Questions Please Call (512) 834-9317

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Website version: 1.2.2.3

Database last updated on: 12/14/2015 1:36 AM

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16**§ 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.

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CASE# C15-2016-0011
ROW# 11460764
TAX# 0211170401

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18

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:

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. 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.

7/20

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

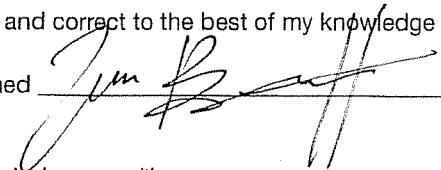
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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

11/2

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. 4424 GAINES RANCH Loop 431

Signed Jeffrey D. Bridgewater Mail Address _____

City, State & Zip Austin, Texas 78735

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

12/14/2015

Google Maps

Google Maps



4
23

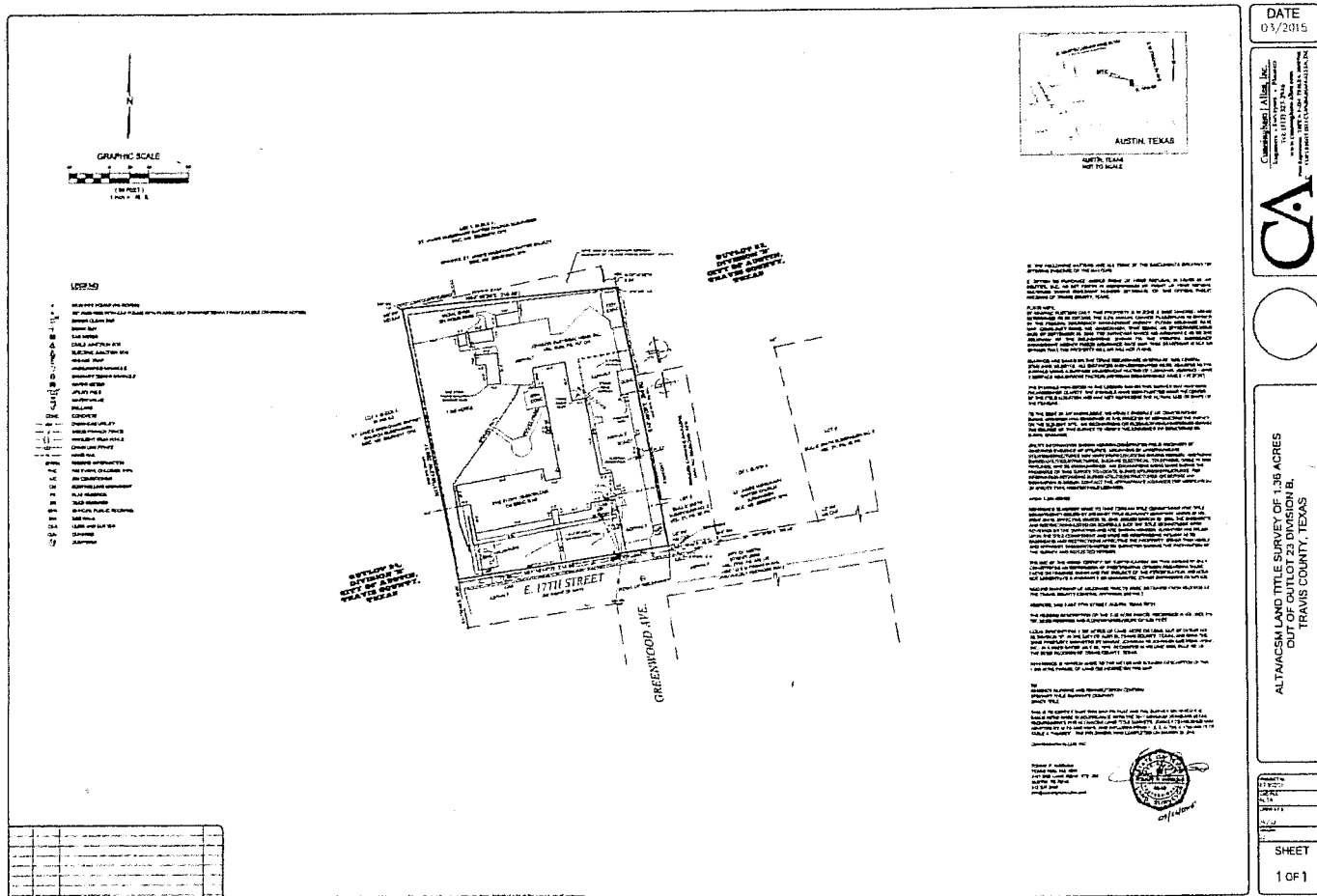
CITY OF AUSTIN DEVELOPMENT WEB MAP



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.



[illegible]

Control

Find

page 2 of 5

Project
BridgeWater Homes
3405 E. 17th Street
Austin, TX, 78721
Est
November XX, 2015

70 Series

 red dot, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2

Drawing title

Preferred
Site Plan #1

Days

A1.0



design • computing • culture

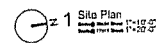
2000

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



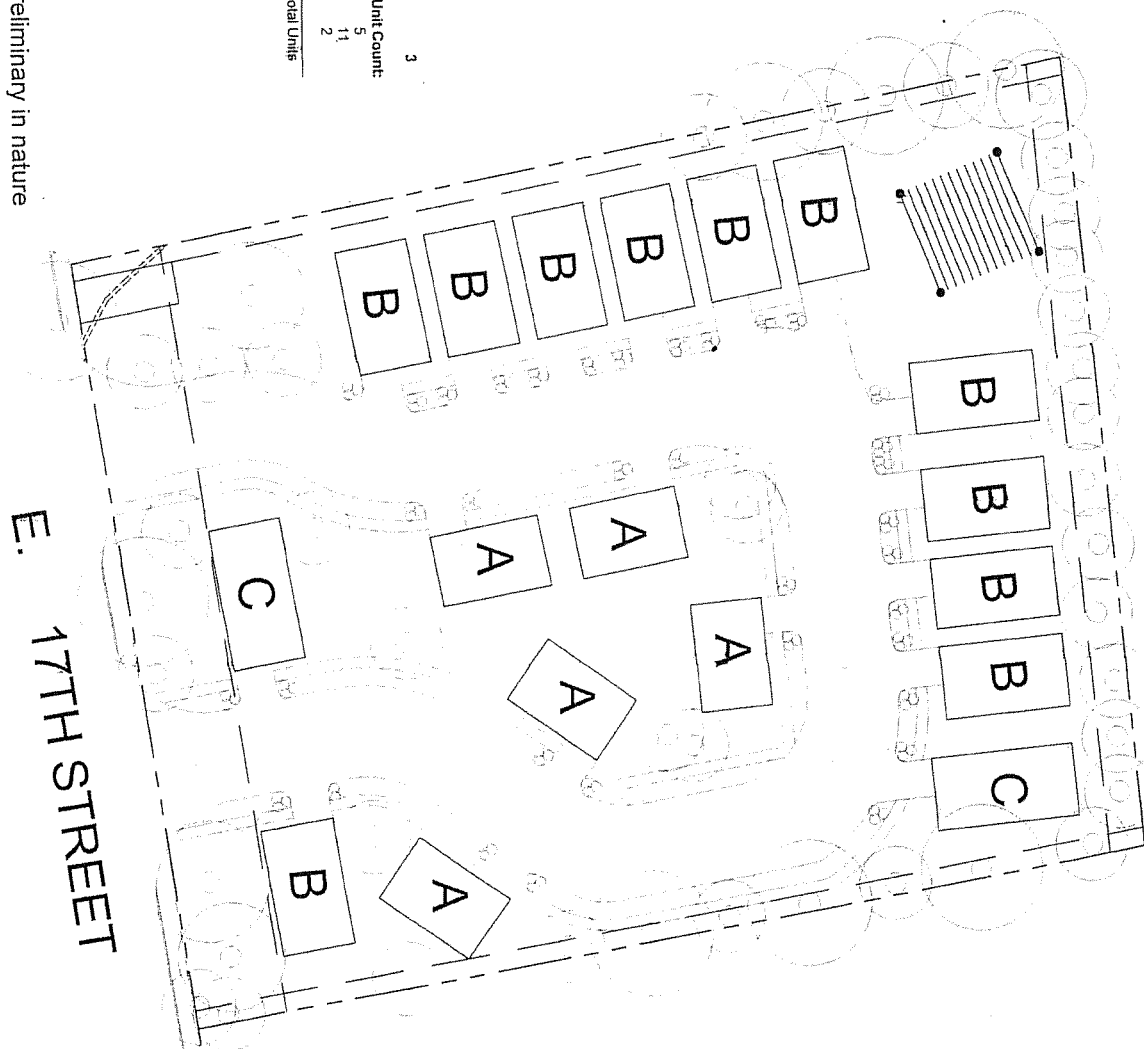
not for construction, preliminary in nature

E. 17TH STREET



not for construction, preliminary in nature

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



17TH STREET
E.

Site Plan
1"=10'-0"
Scale: 12/11/11 Drawn

[illegible]

See!

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

Preferred
Site Plan #1

A1.0

SHEED
design + consulting Co.

The design and construction industry has been hit hard by the economic downturn. The industry is facing a significant loss of revenue and a sharp decline in new projects. The industry is in a state of crisis and needs a solution to survive.

At SHEED, we understand the challenges facing the industry and have developed a comprehensive solution to help you survive and thrive in this difficult market. Our solution is based on a combination of innovative design, efficient construction, and strategic marketing.

By working with SHEED, you will be able to:

- Increase your revenue by 10-20% through innovative design and construction.
- Reduce your costs by 5-10% through efficient construction and strategic marketing.
- Increase your market share by 10-20% through strategic marketing and innovative design.

For more information, please contact us at 1-800-555-1234 or visit our website at www.sheed.com.

Language • 100% Staff • International

LINE TABLE		
LINE	HEARING	LENGTH
L1	S 10°30'00" E	0.16'
(L1)	(S 10°30'00" E)	(0.16')
L2	S 10°30'28" E	0.60'
(L2)	(S 10°30'28" E)	(0.60')
L3	N 09°19'57" W	9.35'
(L3)	(N 10°30'26" W)	(9.54')
L4	N 49°33'13" W	19.07'

LOT 1, BLOCK A
ST. JAMES MISSIONARY BAPTIST
CHURCH SUBDIVISION
(DOC. NO. 200200217)

N 84°46'34" E 219.40
N 34°46'34" E 219.40

LOT 1, BLOCK A
THE MISSIONARY BAPTIST
CHURCH SUBDIVISION
DOC. NO. 200200217)

LEGEND

	CALCULATED POINT
	1/2" ROD FOUND
	1/2" ROD NOT FOUND
	RECHING INFORMATION
	UTILITY POLE
	OVERHEAD UTILITY LINES
	DOWN GUY
	WATER METER
	MANHOLE
	POINT OF BEGINNING
	TREE
	ADJUT. STAINED TREE

NO RESTRICTIONS LISTED IN TITLE COMMITMENT

LEGAL DESCRIPTION

BEING 1.36 ACRES OUT OF OUTLOT NO. 23, DIVISION A, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN BRIDGEWATER CUSTOM HOMES INC. 1.36 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2013104319, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1, BLOCK A
ST. JAMES
MISSIONARY BAPTIST
CHURCH
SUBDIVISION
(DOC. NO. 200200217)

EAST 17TH STREET
(S/F R.O.W.)

FBI
 TOP OF
 MONUMENT
 31.FY.. 516.
 NAVD 1983
 DATUM

ALLSTAR
Land surveying

AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TRF'S FIRM NO. 10111000

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAP F.I.E.M. MAP NO. 48132C06151 PANEL. 04631

ADDRESS

BRIDGEWATER CUSTOM HOMES, INC.

AUSTIN, TRAVIS COUNTY, TEXAS

SUBJECT DATE	SEPTEMBER 11, 2015	FILED BY	EDWARD RUSKEY	09/09/2015
TITLE CD	CRACK TITLE	CRACK BY	CRMS 207FR	09/09/2015
CF NO.	00121310	DRAWN BY	SEAN SUTTON	09/11/2015
FORM NO.	ADD 0715	ROL'S CHECK BY	EDWARD RUSKEY	09/11/2015

[illegible]

GRACY TITLE

TO THE TEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

BAFTIST
CHURCH
SUBD



2. 091E

2118

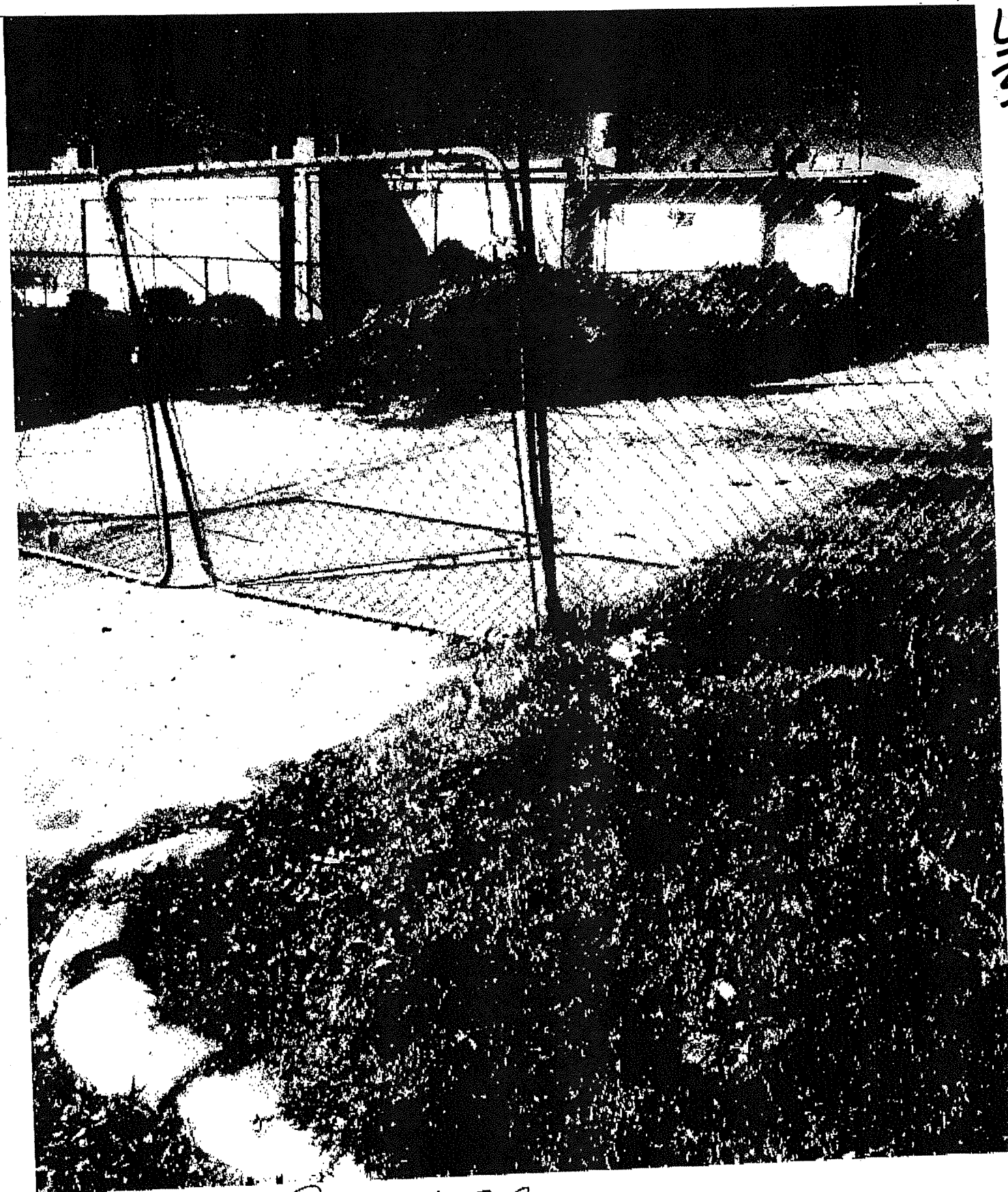
Main Telephone Number (512) 834-9317 Approximate Number (512) 834-9318
Fax Number (512) 835-5171 TDD (512) 835-1128

AC.C.
AGTBT TD
CT* CT AGSTN
TRAYS COOULT

SECRET

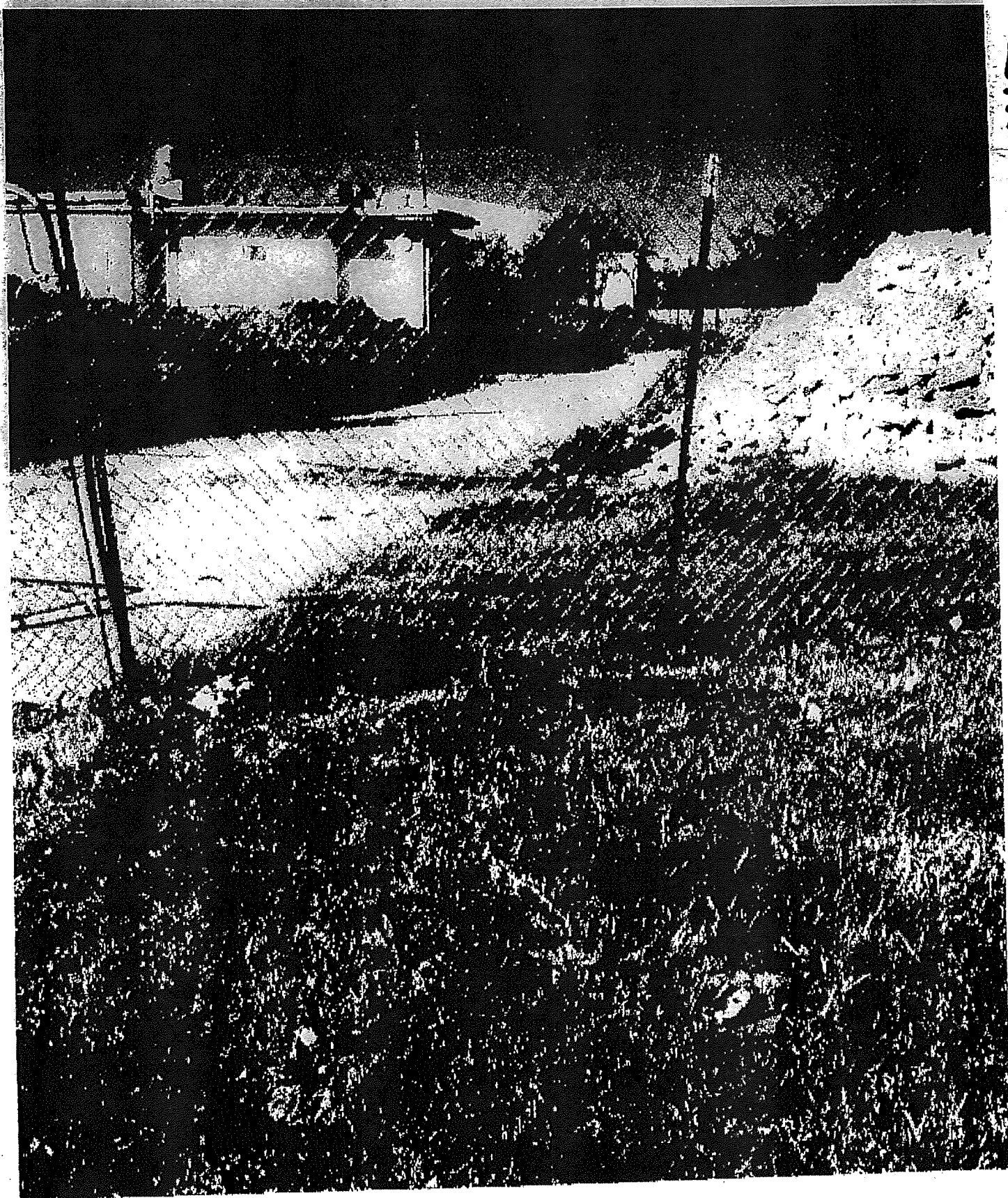
REFERENCE

41
31



Left to Right 1 of 3

4
32



2083

LI
33



3073 3406 E. 17th

Drive Way
for 3500 E. 17th

Heldenfels, Leane

From: sara schmidt [REDACTED]
Sent: Monday, March 14, 2016 7:51 AM
To: Heldenfels, Leane
Subject: Board of Adjustment, March 14, 2016

LI
34

Case Number: C15-2016-0011, 3406 17th St.
Contact: Leane Heldenfels
Public Hearing: Board of Adjustment, March 14, 2016

My name is Sara Schmidt, I live at 1603 E M Franklin Ave, and am **opposed** to the variance requested by Jim Bennett for 3406 E 17th St. I have been involved with the majority of the neighborhood meetings since the February variance hearing and find the development proposed by Bridgewater Homes to be against the interest of my neighborhood.

Bridgewater claims that the property owned by St. James Missionary Baptist Church presents a hardship and adversely affects the property. This is untrue and is evident in Bridgewater Homes' Preliminary Site Plan #1 presented to the MLK Neighborhood Association, which indicates construction of 31 units on this property within the setbacks required by the conformity requirements. The property owned by St. James Church to the west and east of the proposed site is undeveloped and could be sold and developed as single family homes in the future. Furthermore, there is an existing house located adjacent to the proposed development that needs to have their privacy and property value protected by maintaining the 25' setback and 30' height restrictions.

Although it is true that existing Johnson Custodial Home is an eyesore for the neighborhood, the proposed variance would allow a density and height of homes that is inappropriate and damaging to the surrounding neighbors. Greenwood Ave climbs in elevation to the North from 12 St., with this property located at the top of hill. The proposed height of 32 foot units with the additional height of the rooftop decks will be towering over the small 1 story homes that make up this neighborhood, which will be even more dramatic by the change in elevation. This will invade privacy, damage property values, and block skyview of the surrounding neighbors. The reduced setbacks would allow for more developable area which will likely result in more density negatively impacting the neighborhood with increased traffic and parking issues.

The claim that this development will bring affordable housing to the area is false. The units are proposed to be at a cost of \$300K-\$500K for 2 br units between 1000 and 1300 sq ft.

Bridgewater Homes presentation of information and the short timeline has made it difficult for the neighborhood to understand the project and come to a good compromise. As recently as March 7th, the Neighborhood was presented with plans that had conflicting information on sizes and dimensions of units and we have never been provided with drawings showing floorplans, parapets, and guardrails as instructed by The Board. Currently, the proposed development Preferred Site Plan #2 would include 3 story units 50 ft or less from the property line and closer than 10' to each other. This would not be allowed by the conformity requirements even if the variance is granted. This has put the neighborhood in the position to try to negotiate concessions on a proposed project that isn't feasible. I think that it may be possible for the neighborhood and Bridgewater to come to a good compromise, but more time and information would be needed.

Sincerely,

PUBLIC HEARING INFORMATION

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C15-2016-0011, 3406 17th St.

Contact: Leane Heldenfels, 512-974-2202, leanc.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, March 14th, 2016

CARMEN SAUNDERS

☐ I am in favor
☒ I object

Your Name (please print)

3500 E. 17th St. AUSTIN 78721

Your address(es) affected by this application

Carmen Saunders

3/13/2016

Signature

Date

Daytime Telephone: (512) 927-8722

Comments: *Driveway Congestion concern due to dead-end driveway issue due to 3406 E 17th is higher than 3500 E 17th. Several piles of dirt & rubble at 3406 E 17th St. Also, keep restricted zoning to keep at 25' instead of 5' away from 3500 E 17th St.*

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: comments postmarked on the TH prior to the hearing or sooner may not be received timely for this hearing)

Fax: (512) 974-6305

Email: leanc.heldenfels@austintexas.gov

Heldenfels, Leane

From: Jef Page <[REDACTED]@yahoo.com>
Sent: Monday, February 08, 2016 10:42 AM
To: Heldenfels, Leane
Subject: Case C15-2016-0011
Attachments: C15-2016-0011.pages.zip

4
36

5 FEBRUARY 2016
CASE NUMBER: C15-2016-0011, 3406 E. 17TH ST
CONTACT: LEANE HELDENFELS

TO WHOM IT MAY CONCERN:

My name is Jef Page and I live at 1601 E M Franklin Ave and I am **opposed** to the variance requested at 3406 E 17th street by Jim Bennett and Jeff Bridgewater.

First of all, from a landscape contractor's standpoint, the proposed development is very dense and contains a lot of impervious cover. Based on the site plan I don't see any water diversion or containment ponds or catchment. This development is at the top of a hill and the problems it creates will be sent to all the neighbors downhill. With recent flooding events, and the promise of more flooding to come, this density poses a risk for the entire neighborhood.

Secondly, I think allowing this variance puts an unplanned stress on the city's infrastructure. City planners don't expect developers to try and build more densely than allowed; that is one reason we have these rules, so that others can make plans based on expected outcomes. Allowing the additional units puts unplanned and unnecessary stress on the infrastructure that the developer doesn't care about, but that the citizens will have to pay for in the long run. Personally, I don't want to pay additional taxes to build or replace infrastructure because developers were allowed to break the rules and stress the system.

I personally think that these developers should simply follow the rules that are outlined by the code. I am personally tired of developers parading around as if they're doing the city a favor by providing housing; they are building densely for their own self-interest, namely, to line their pockets with more profit. If you hear the excuse 'We simply can't make the numbers work', then realize that as a complete lie. As a contractor, I know that building profitably while following the rules is possible; if they can't make the numbers work, they are simply bad at their job.

Finally, if the City still believes this project to be in our best interest, we should attach additional requirements to the construction. If we allow them a variance, we should ACTUALLY get something in return — the developers should build something we're proud of. As a compromise to my position of opposition, I would be in favor of a variance if this developer participated in the Austin Energy Green Building Program and met the 5-Star LEED Platinum Standard requirements. Additionally, require them to build a net zero structure — install a full solar PV array for electricity, solar thermal array for hot water, and a rainwater catchment system for landscape irrigation. In addition, all employees and subcontractors, and subcontractors of subcontractors would be paid a living wage of \$15 minimum per hour and should have worker's compensation insurance.

Sincerely,

Jef Page
1601 E M Franklin Ave
512.576.9564

A signed copy is attached.

PUBLIC HEARING INFORMATION

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- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Ellen Hutchison
Your Name (please print)

1410 Greenwood Ave.
Your address(es) affected by this application

[Signature]
Signature

2/6/16
Date

Daytime Telephone: 940-368-8570

Comments:

Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:

Mail (Note – comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

3/1/16

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, lean.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Gustavo Simplicis

Your Name (please print)

1410 Greenwood Ave - Austin 78721

Your address(es) affected by this application



Signature

02/06/16

Date

Daytime Telephone: (512) 619-0778

Comments:

Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:

Mail (Note – comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: lean.heldenfels@austintexas.gov

3815

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

TONY MENDEZ

Your Name (please print)

3505 E. 17th A.

Your address(es) affected by this application

Mr. Tony MENDEZ 2-6-16

Signature

Date

Daytime Telephone:

Comments: please please or have

NO CHANGE IN MY LIVING AREA

which my home

NO MORE NEW

HOUSE OR APARTMENT

CONDOS

Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:

Mail (Note - comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Heather Ray
Your Name (please print)

1411 Greenwood

Your address(es) affected by this application

[Signature]
Signature

2/6/16
Date

Daytime Telephone: 512-831-0227

Comments: This neighborhood is not well suited for more traffic. Most of the streets are turning streets, the capacity of the apartments would put undue stress on the neighborhood. Please do not allow such a large complex to be built. Houses would be OK but apartments would be excessive.

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4/40

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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Ms. Cynthia Lynn Mendez

Your Name (please print)

3505 E. 17th A

Your address(es) affected by this application

Ms. Cynthia Lynn Mendez 2-6-16

Signature

Date

Daytime Telephone: 512-820-4859

Comments: I would like my

Area which I been in for

61 years. I Love my

Friends and the Area

I Live in just the It

is.

Thanks

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

MR. Rodney Hilliard

Your Name (please print)

3505 E. 17th B[#]

Your address(es) affected by this application

112 Rodney Hilliard

Signature

Date

Daytime Telephone: 512-792-1173

Comments:

DONOT WANT NOTHING
CHANGE IN MY LIVING AREA
I BEEN LIVING IN MY
HOME FOR 60 YRS
AND LIKE IT TO STAY
SAME
PLEASE PLEASE DONOT CHANGE

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

FMSY EARLS

Your Name (please print)

☐ I am in favor ☒ I object
--

1600 Greenwood Ave

Your address(es) affected by this application

Emily Earls

Signature

7-6-2016

Date

Daytime Telephone: *(512) 926 4353*

Comments:

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Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Frances M. Fletcher
Your Name (please print)

☐ I am in favor
☒ I object

7100 North East Dr
Your address(es) affected by this application

Leane M. Heldenfels
Signature

Jan 2015
Date

Daytime Telephone: *(512) 709-2497*

Comments: *I love Progress but I'm 100% against this building project in my family's neighbor hood. It does not benefit any one but the Corp or builder's organization that will gain a profit for themselves the Apts. Won't be affordable for the hard working poor people. Thanks*
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P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

44/11

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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Mr Sammie A. Eppright

Your Name (please print)

1107 Greenwood Ave

Your address(es) affected by this application

Mr Sammie A. Eppright

Signature

Daytime Telephone: (512) 925-6921

Date

Comments: I am in favor for progress but

not at the expense of pricing out

the working poor and poor. I am

not in favor of making East Austin

the new West Austin.

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Email: leana.heldenfels@austintexas.gov

5/1/11

5 FEBRUARY 2016
CASE NUMBER: C15-2016-0011, 3406 E. 17TH ST
CONTACT: LEANE HELDENFELS

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TO WHOM IT MAY CONCERN:

My name is Jef Page and I live at 1601 E M Franklin Ave and I am **opposed** to the variance requested at 3406 E 17th street by Jim Bennett and Jeff Bridgewater.

First of all, from a landscape contractor's standpoint, the proposed development is very dense and contains a lot of impervious cover. Based on the site plan I don't see any water diversion or containment ponds or catchment. This development is at the top of a hill and the problems it creates will be sent to all the neighbors downhill. With recent flooding events, and the promise of more flooding to come, this density poses a risk for the entire neighborhood.

Secondly, I think allowing this variance puts an unplanned stress on the city's infrastructure. City planners don't expect developers to try and build more densely than allowed; that is one reason we have these rules, so that others can make plans based on expected outcomes. Allowing the additional units puts unplanned and unnecessary stress on the infrastructure that the developer doesn't care about, but that the citizens will have to pay for in the long run. Personally, I don't want to pay additional taxes to build or replace infrastructure because developers were allowed to break the rules and stress the system.

I personally think that these developers should simply follow the rules that are outlined by the code. I am personally tired of developers parading around as if they're doing the city a favor by providing housing; they are building densely for their own self-interest, namely, to line their pockets with more profit. If you hear the excuse 'We simply can't make the numbers work', then realize that as a complete lie. As a contractor, I know that building profitably while following the rules is possible; if they can't make the numbers work, they are simply bad at their job.

Finally, if the City still believes this project to be in our best interest, we should attach additional requirements to the construction. If we allow them a variance, we should ACTUALLY get something in return — the developers should build something we're proud of. As a compromise to my position of opposition, I would be in favor of a variance if this developer participated in the Austin Energy Green Building Program and met the 5-Star LEED Platinum Standard requirements. Additionally, require them to build a net zero structure — install a full solar PV array for electricity, solar thermal array for hot water, and a rainwater catchment system for landscape irrigation. In addition, all employees and sub-contractors, and subcontractors of subcontractors would be paid a living wage of \$15 minimum per hour and should have worker's compensation insurance.

Sincerely,



Jef Page
1601 E M Franklin Ave
512.576.9564

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016 5:30 PM

CARMEN G. SAUNDERS

Your Name (please print)

3500 E. 17th ST., AUSTIN, TX 78721 *OFF 7-730P

Your address(es) affected by this application

Carmen G. Saunders 2/2/2014

Signature

Date

Daytime Telephone: (512) 927-8722

Comments: *Driveway Congestion Concern due to dead end. Concern about drainage since 3406 E. 17th is a bit higher than 3500 E. 17th and there are several piles of dirt on 3406 E. 17th St's property being moved there from 4 other houses project down the street on E. M. Franklin.*

PHOTOGRAPHS ATTACHED
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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Leane Heldenfels

Your Name (please print)

1606 Delaney

Your address(es) affected by this application

1/31/16

Signature

Daytime Telephone: *512-981-7627*

Comments: *The area is already too condensed*

with homes. Squeezing additional occupants into smaller areas will negatively impact the well-being of the community.

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

4/48



St. James
MISSIONARY BAPTIST CHURCH
THE COMMUNITY.

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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

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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:

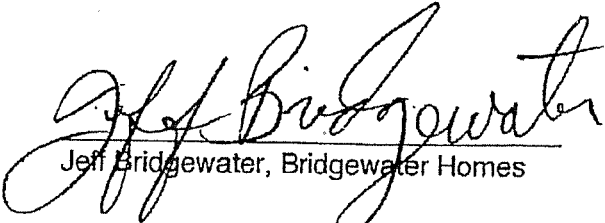
- 1 Developer will provide assistance including consulting and project management, seek out donated materials and supplies needed to build out space at Peace Lutheran Church for use by the church and Foundation for the homeless Interfaith Hospitality family shelter program. The resulting built out space 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

Paul & Venessa Robichaux

Austin, TX,



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 RHO Venessa Pena-Robichaux

Paul Robichaux & Venessa Pena-Robichaux

PHONE

317-309 5050

EMAIL

[REDACTED]

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Alexa Villalobos

Your Name (please print)

1411 Greenwood Ave

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: *(217) 649-8591*

Comments: *This street is not a through street, road is 17th St. We have no sidewalks. Allowing the 20 ft setback variance will increase the number of people living in a space that has no infrastructure to support that. I am not opposed to development, but that location is terrible for something that size. This will result in such an increase in traffic and this affects all down safety since we have no sidewalks we have to walk in the street.*

Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:

Mail (Note - comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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