


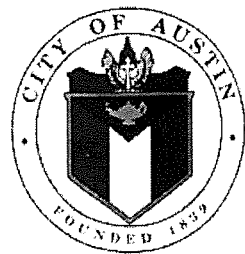




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0040
LOCATION: 1103 E 2nd 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" = 141'



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

mb
2/6

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 # CL5-2016-0040 ROW # 11500595 Tax # 0204051602

Section 1: Applicant Statement

Street Address: 1103 E. 2nd Street

Subdivision Legal Description:

Oshelly NG Subdivision

Lot(s): 2

Block(s): 3

Outlot: _____

Division: _____

Zoning District: SF-3 NP

(East Cesar Chavez)

I/We Lisa Schiller on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month February, Day 18, 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: detached garage with living space above.

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

25-2-492 - SITE DEVELOPMENT REGULATIONS Maximum Floor Area Ratio 4:1 (the new area would have a FAR of 6:1)

ORDINANCE NO. 041118-59 Part 3 (C)7(b) Part 3 Maximum 2nd floor footage of 550 sq. ft.

Our second floor footage is 892 sq. ft.

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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.

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.

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 current regulations do not allow an increase in the Floor Area Ratio calculation. The home with it's current floor area ratio limitations is not sufficient for the owner, who is requesting a 6:1 floor area ratio by adding a detached garage with living space above. The living area would be 892 sq. ft.

Hardship

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

The house that is currently being remodeled is 116 year old. To preserve the integrity and character of this home while updating it, we were not able to make the most efficient use of the allowable floor area ratio. The proper functionality of this home cannot be achieved within the parameters of the remodel and still keep its character. It is a hardship not to be able to expand beyond the limits of this old home to add living space (892 sq. ft.) above a detached garage

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

The hardship is specific to this house because of the design intent in preserving the history of the home while making it more livable. The desire for this property is more living space on the property without damaging the integrity of the existing home. By adding living space and value to the property itself, not just the house.

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:

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Many of the homes in this area have detached garages with living spaces above. The design of the new structure would be in keeping with the architectural style of the specific lot, and in character with the neighborhood as a whole.

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:

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: [Signature] Date: 3-9-16 ^{my 5}
Applicant Name (typed or printed): Lisa Schiller
Applicant Mailing Address: 1103 E. 2nd Street
City: Austin State: TX Zip: 78702
Phone (will be public information): 214-616-8335
Email (optional – will be public information): Lisa@Vintage1999.com

Section 4: Owner Certificate

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

Owner Signature: [Signature] Date: 3-9-16
Owner Name (typed or printed): Lisa Schiller
Owner Mailing Address: 1103 E. 2nd Street
City: Austin State: TX Zip: 78702
Phone (will be public information): 214-616-8335
Email (optional – will be public information): Lisa@Vintage1999.com

Section 5: Agent Information

Agent Name: Same as above
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).

6/3/6

Address:
1103 E 2nd Street

Action item:

New construction for garage/guest house: Requesting approval to increase FAR. Remaining allowable square footage for the lot size to be used for a guest house. Instead of constructing the guest house with partial square footage on 1st floor and remainder on 2nd floor (per code) we would like to request that all 892 sq ft be on the 2nd story over the garage. 1st floor will consist of a garage and interior stairway for the guest house. 1st floor will also consist of a 2 car garage for the main house.

Description:

Because we kept the same footprint, this limited the amount of buildable square footage to less than allowed for the lot size. We would like to build this guest house on top of the garage in order to add back the allowable footage as living space for friends and family when they come to visit.

This house was originally built in 1900, it was one of the few 2-story homes in the area and was an architecturally impressive house for that street in that time. We purchased the home from the Delgado family which was passed down through 4 generations. The grandparents ran a grocery store out of it. To this day there is even a metal ring still set into the curb that patrons tied their horses to when they came to the store. Although the house was not considered Heritage by the City, there was so much of the house that we wanted to keep intact during the remodel, such as the 2 balconies in the front, the pine floors, 11' high ceilings on 1st floor, a club-foot tub that we have restored, etc. After learning of this history, we decided we could no longer do a complete tear down/new build and we would remodel the existing house.

Thank you for your consideration.

Lisa and Richard Schiller

36
17

LOT = 6370 PER TRAVIS CAD

Subchapter F – 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	1267	52		1319
2 nd Floor	504 + 201	404 + 846		1109 1955
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)		892	-450	442
Carport (attached)				
(detached)				
Accessory building(s)				
(detached)				
Ceilings over 15 ft				38
TOTAL GROSS FLOOR AREA				2466 3754

(Total Gross Floor Area /lot size) = 3959 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☐ Y ☒ N
- Is a sidewall articulation required for this project? ☐ Y ☒ N
- Does any portion of the structure extend beyond a setback plane? EXISTING ☒ Y ☐ N
- Are any ceilings over 15 feet in height? ☒ Y ☐ N

☐ Y ☒ N

☐ Y ☒ N

☐ Y ☒ N

☐ Y ☒ N

☐ Y ☒ N

☒ Y ☐ N

☒ Y ☐ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.



3821 Juniper Trace
Suite 105
Bee Cave, Texas 78738
Phone: 512-328-8581
Fax: 512-263-2821
www.venturefour.com

JAMES R. REMORE
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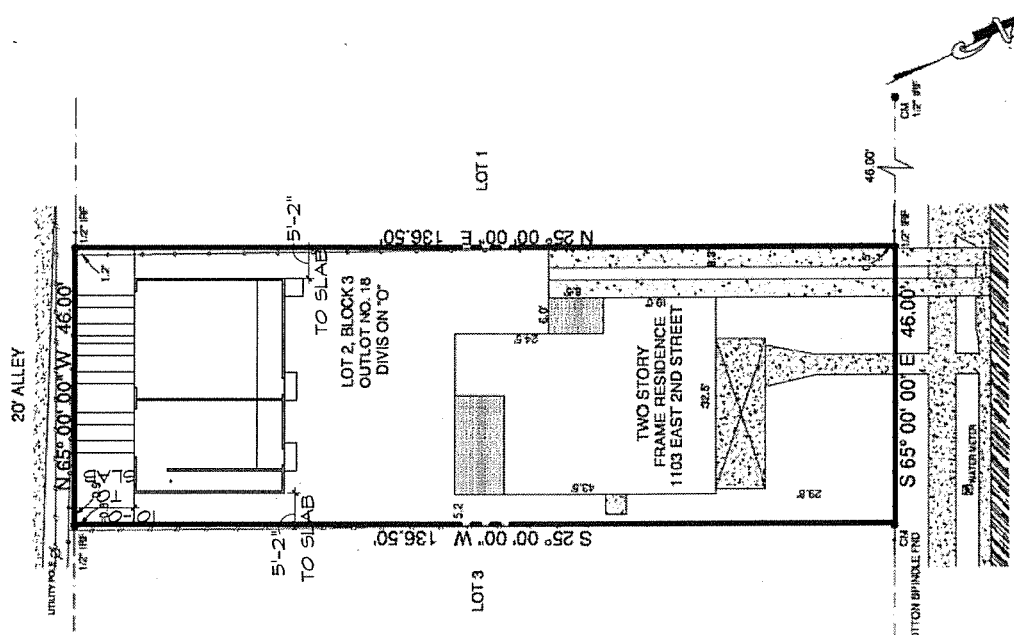
PROJECT.


**A CUSTOM
RESIDENCE FOR**

V4-1321S
Mar 18, 2018 - 12:24pm


SITE PLAN
SCALE: 1" = 20'-0"

PS-1-1

$$\frac{m_4}{8}$$




VENTURE FOUR ARCHITECTS
 731 Cedar Rock Court
 Lakeway, Texas 78734
 Phone: 512-328-8581
 Fax: 512-261-8681
 www.venturefour.com



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PROJECT:

A CUSTOM REMODEL &
 ADDITION FOR
 MELISSA & CRAIG
 WAGENER
 5513 AVENUE G
 AUSTIN, TEXAS 78701

BUILDER:

V4-GARAGE
Mar 19, 2015 - 12:23pm
JFR

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

A-1.2

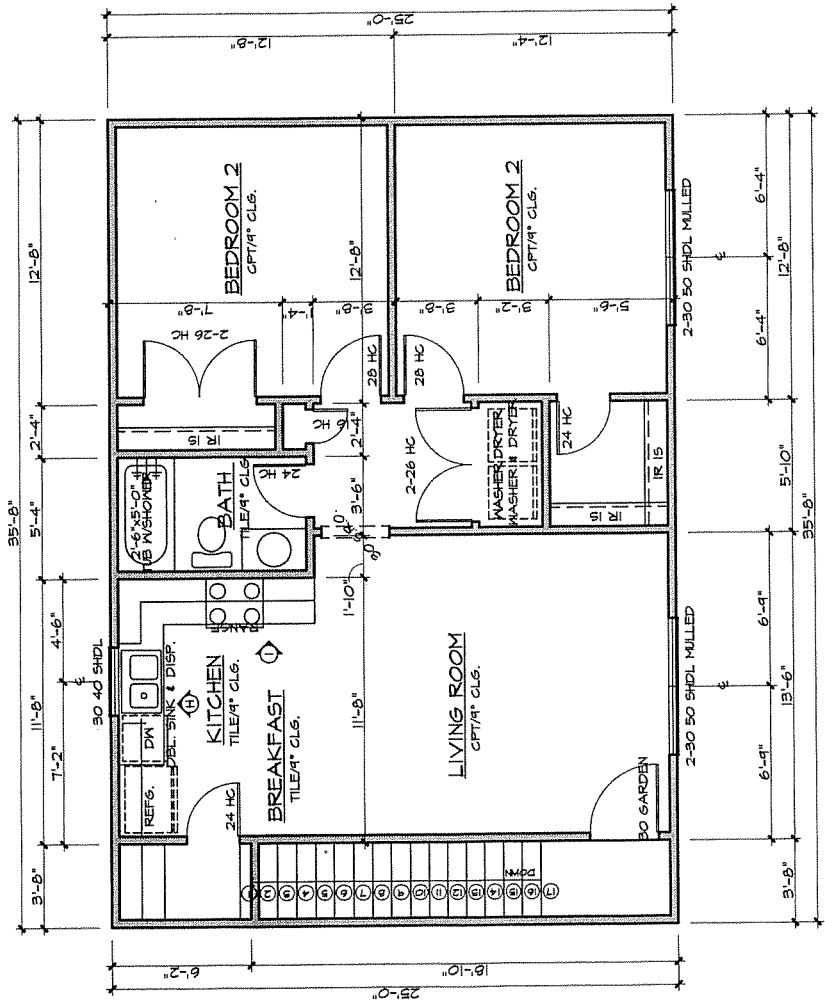
9/26

- NOTES:
- ALL PLATE HEIGHTS ARE 10'-0" UNO. 5'-0" UNO FOR SECOND FLOOR UNO.
 - FIRST FLOOR WINDOW HEADERS TO BE 1'-0" UNO. SECOND FLOOR WINDOW HEADERS TO BE 1'-0" UNO.
 - PROVIDE ONE 8" F. NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
 - BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND AND BREAKFAST ROOMS.
 - SAFETY GLASS PER CODE.


WALL SCHEDULE

NEW CONVENTIONAL 2 X 4 FRAMING	EXISTING FRAMING	DEMO OF EXISTING FRAMING
--------------------------------	------------------	--------------------------


ADDITION/REMODEL SQUARE FOOTAGE	EXISTING	NEW	TOTAL
FIRST FLOOR	###	###	###
SECOND FLOOR	0	846	846
TOTAL HEATED	0	846	846
GARAGE		842	842
COV. PATIO		##	##
COV. PORCH	0	##	0
TOTAL S.F.	0	1738	1738



2ND FLOOR PLAN



VENTURE FOUR ARCHITECTS
 731 Cedar Rock Court
 Lakeway, Texas 78734
 Phone: 512.328.8581
 Fax: 512.261.8681
 www.venturefour.com



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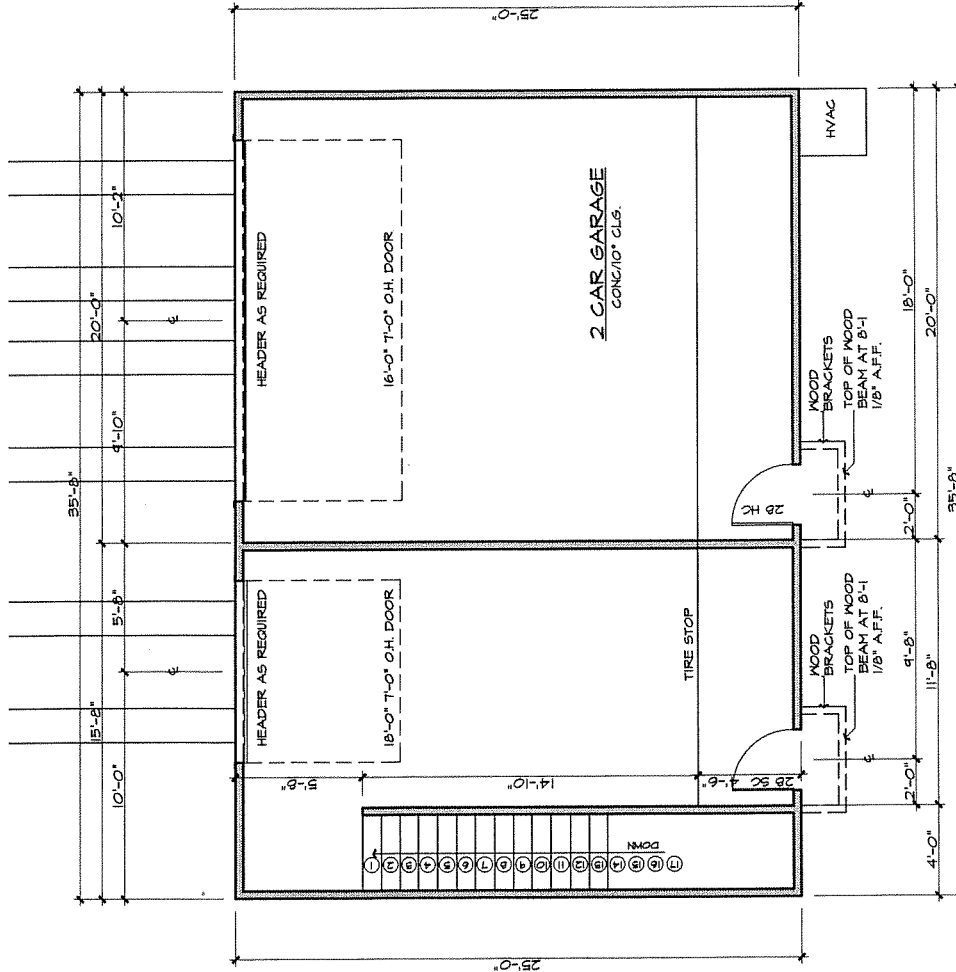
PROJECT:

A CUSTOM REMODEL &
 ADDITION FOR
 MELISSA & CRAIG
 WAGENER

5515 AVENUE G
 AUSTIN, TEXAS 78701

BUILDER:

- NOTES:
- ALL PLATE HEIGHTS ARE 10'-11 1/2" UNO.
 - 5'-11 1/2" FOR SECOND FLOOR UNO.
 - FIRST FLOOR WINDOW HEADERS TO BE 1'-0" UNO. SECOND FLOOR WINDOW HEADERS TO BE 1'-0" UNO.
 - PROVIDE ONE SF. NET AREA OF ATTIC VENTILATION PER 100 SF OF TOTAL COVERED ROOF AREA AS PER CODE.
 - BLOCK FOR CEILING FANS IN ALL BREAKFAST ROOMS.
 - SAFETY GLASS PER CODE.



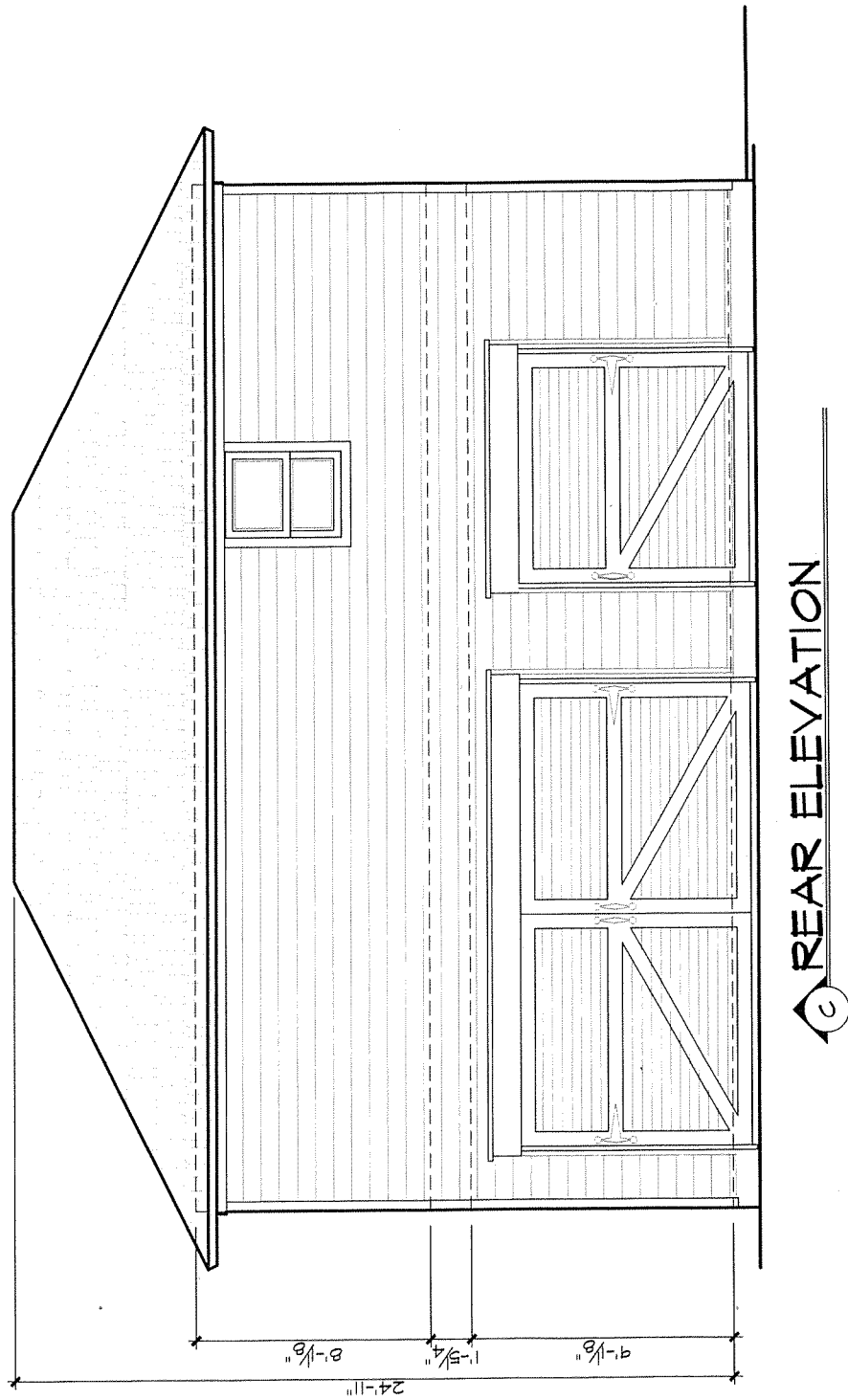
FIRST FLOOR PLAN

V4-GARAGE
 Mar 18, 2016 - 12:23pm
 JFR

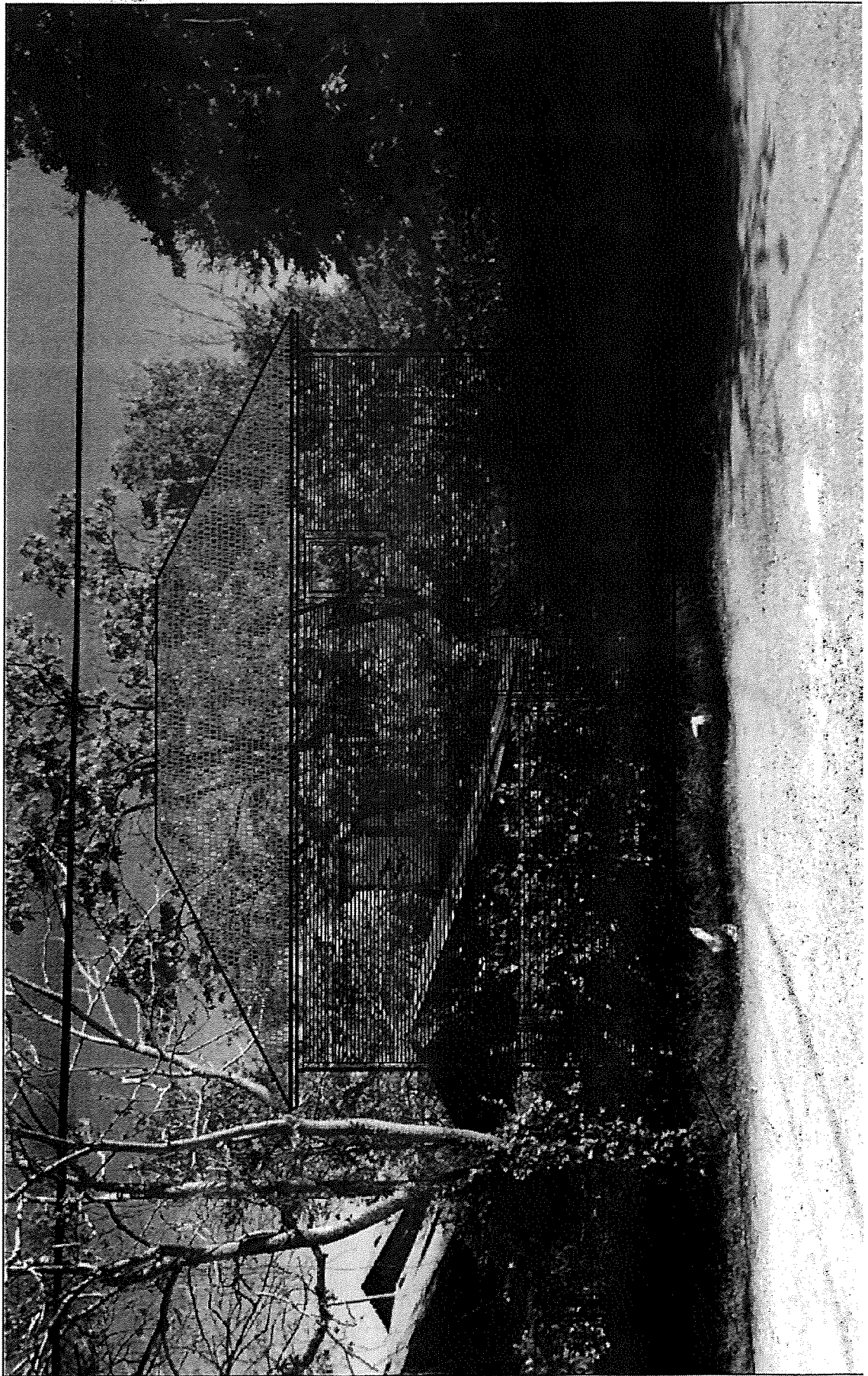
FIRST FLOOR PLAN
 SCALE 3/16" = 1'-0"

A-1.1

ADDITION/REMODEL SQUARE FOOTAGE		EXISTING	NEW	TOTAL
FIRST FLOOR	###	###	###	####
SECOND FLOOR	0	0	846	846
TOTAL HEATED	0	0	846	846
GARAGE			842	842
COV. PATIO			##	##
COV. PORCH	0	0	##	0
TOTAL S.F.	0	0	1738	1738



-1/3/6

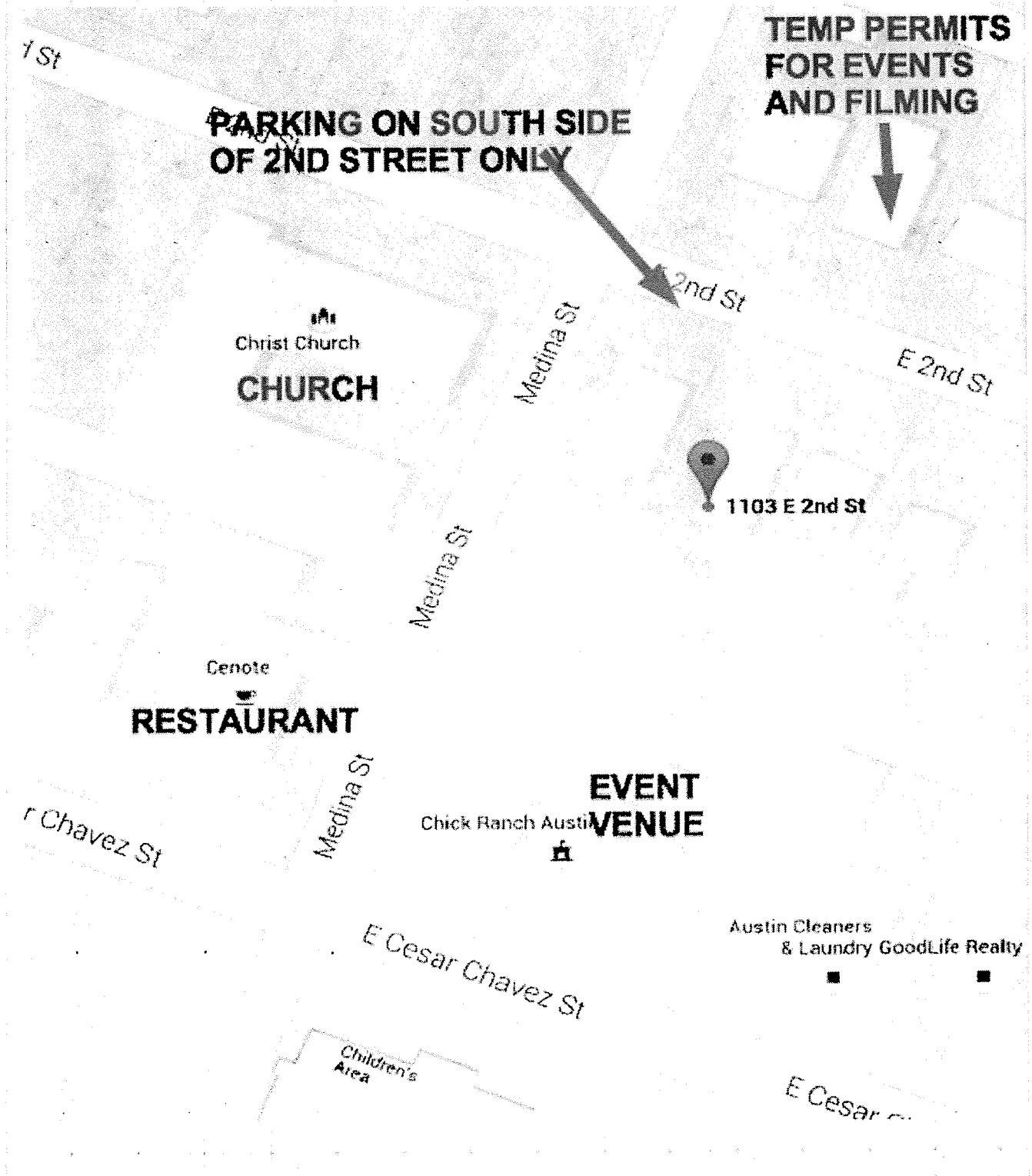


2/2/2

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14

PARKING CHALLENGES

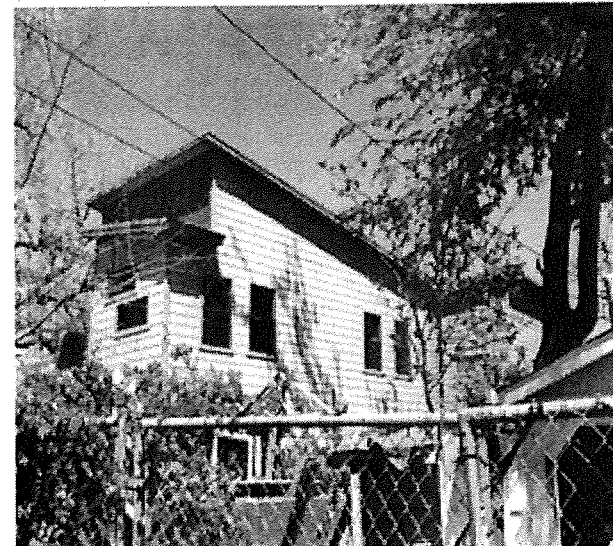
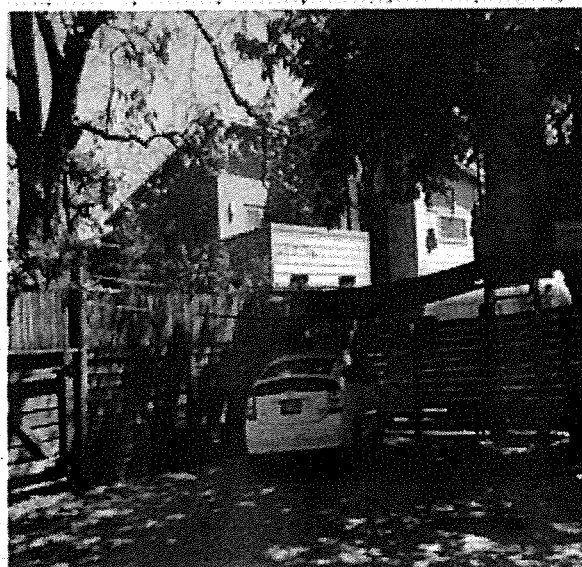
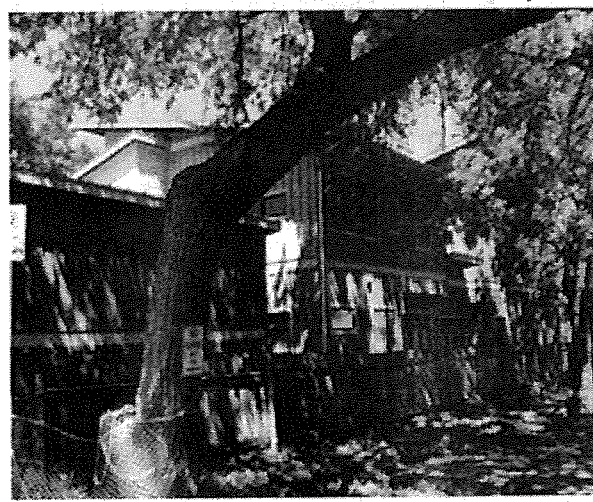
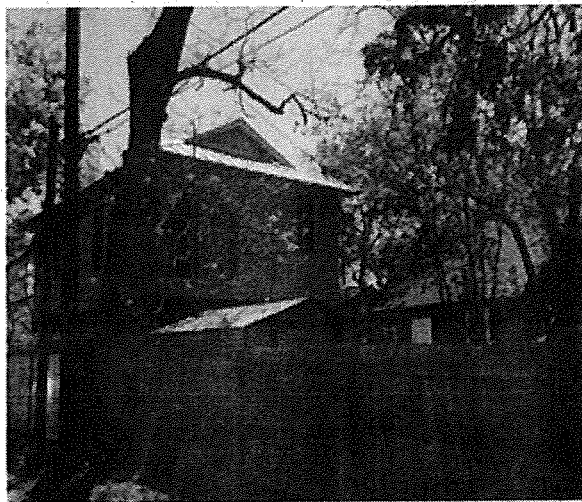
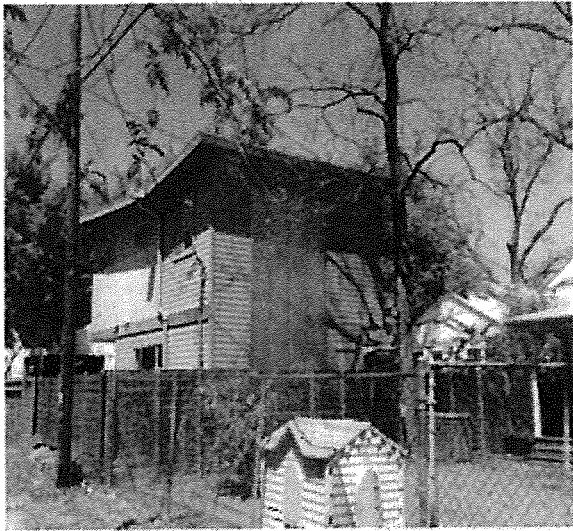
We have an event center directly behind and a restaurant adjacent to our property and neither of them have a parking lot. The church has a parking lot, but it is not sufficient to park all members. Parking on 2nd Street is only on the South side, homes on the North side of the street park their cars on the South side. All of these factors make parking non existent most of the time.



Homes on 2nd Street with 2 story ADU's

Addresses: 1108, 1203, 1207, 1303, 1407, 1409, 1501

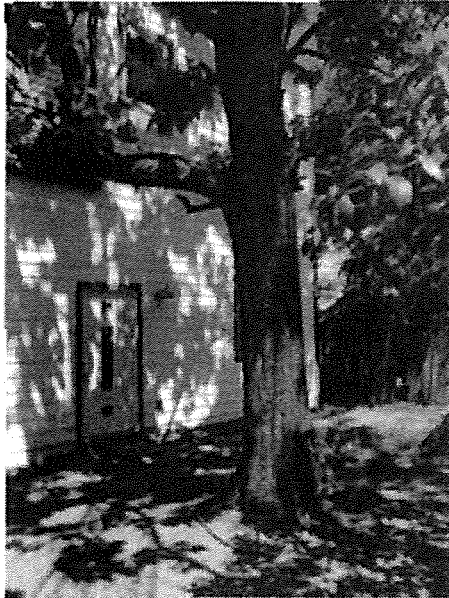
m6
15



Trees

No trees that are protected will need to be removed. There is 1 large tree in the back yard, that will remain. The remainder of the trees are Loquat, Crepe Myrtle, and some other small varieties. No permit will be required to remove any trees.

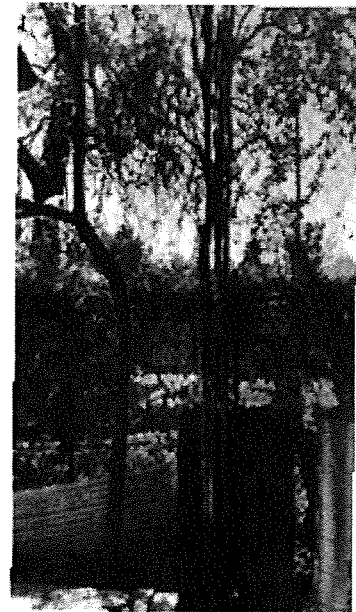
m6
16



This tree will remain



Small trees/shrubs may be cleared if needed



Small trees/shrubs may be cleared if needed

