




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0016
111 ATTAYAC STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 208'

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

DATE: Monday, March 14, 2016

CASE NUMBER: C15-2016-0016

____ Brooke Bailey
____ Michael Benaglio
____ William Burkhardt
____ Eric Goff
____ Melissa Hawthorne
____ Don Leighton-Burwell
____ Rahm McDaniel
____ Melissa Neslund
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume (Alternate)

APPLICANT: Lucy Begg

OWNER: Kevin Fagan

ADDRESS: 111 ATTAYAC ST

VARIANCE REQUESTED: The applicant has requested variance(s) to:

- A. Section 25-2-492 (D) (*Site Development Regulations*) to decrease the front yard setback from 25 feet (required) to 3 feet (requested, existing); and to
 - B. decrease the rear yard setback from 10 feet (required) to 5 feet (requested); and to
 - C. decrease the minimum lot size from 5,750 square feet to 1,650 square feet; and to
 - D. Section 25-2, Sub Chapter F, Section 2.6 (B) (*Rear Setback Plane*) to waive the rear setback plane requirement for the 2nd floor; and to
 - E. Section 25-6, Transportation, Appendix A (*Parking Schedule*) to decrease the minimum number of spaces from 2 required to 1 (requested)
- in order to add a second story to an existing single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

Note: The Holly Neighborhood Plan permits a single family home to be built on a lot as small as 2,500 square feet. In addition, the 80% Urban Core parking reduction has been applied.

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

RENOTIFICATION: The applicant has requested variance(s) to:

4/3

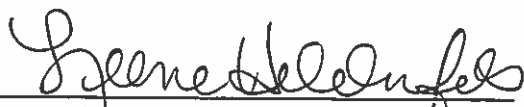
- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 3 feet (requested, existing); and to
- B. decrease the rear yard setback from 10 feet (required) to 5 feet (requested); and to
- C. decrease the minimum lot size from 5,750 square feet to 1,650 square feet; and to
- D. increase the maximum impervious cover from 45% (required/permitted) to 53% (requested); and to
- E. Section 25-2, Sub Chapter F, Section 2.6 (B) (Rear Setback Plane) to waive the rear setback plane requirement for the 2nd floor; and to
- F. Section 25-6, Transportation, Appendix A (Parking Schedule) to decrease the minimum number of spaces from 2 required to 1 (requested) in order to add a second story to an existing single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)


Note: The Holly Neighborhood Plan permits small lots as small as 2,500 square feet and for those small lots permits up to 65% impervious cover. Because the subject lot is smaller than 2,500 square feet it does not receive these administratively approved exemptions.

BOARD'S DECISION: March 14, 2016 POSTPONED TO MAY 9, 2016 BY APPLICANT

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

C15-2016-0016 ^{LY}₄

Heldenfels, Leane

From: Margaret Saunders [REDACTED]
Sent: Monday, February 22, 2016 10:53 AM
To: Heldenfels, Leane; Lucy Begg; ROBERT E GAY
Subject: Re: FW: DRAFT MINUTES FOR BOA FEB 8, 2016

Hi Leane,

I didn't receive updated language for our renotification on Friday. However, we are starting the process of working with the neighborhood planning committee and it won't be possible to get on their agenda before the BOA 3/14 meeting. So we would like to postpone until the following month.

With that in mind, it seems best to wait until we've gotten a recommendation from the neighborhood committee before sending out the renotification. We are expecting to work with them on our requests if they have any serious objections, and would like to avoid renotification a third time.

Please let me know if you need anything further from us now, or if you have any advice on the process.

Thanks,
Margaret

On Thu, Feb 11, 2016 at 10:02 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Greetings Board of Adjustment Applicants from the 2/8 meeting (and those previously postponed to the 3/14 meeting):

Take a look at the attached draft minutes and advise if you feel we've made any errors. Decision sheets with the full motions will be uploaded on our public case and permit info page on 2/29:

https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

At this page input your address of case number and click submit, then open the BA case and scroll down to attachments and you'll find the Final DS doc there to print out and use with any resubmittal or pending permit application you may have.

If your case was postponed to 3/14, additional information can be added to the advance agenda packet by emailing to me up until end of day 2/29 (or provide 9 sets of any full color or large format docs to my mailbox

2/14

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

DATE: Monday, February 8, 2016

CASE NUMBER: C15-2016-0016

<input checked="" type="checkbox"/>	Y	Brooke Bailey	
<input checked="" type="checkbox"/>	Y	Michael Benaglio	
<input checked="" type="checkbox"/>	Y	William Burkhardt	
<input checked="" type="checkbox"/>	Y	Eric Goff	
<input checked="" type="checkbox"/>	Y	Melissa Hawthorne	Motion to PP to March 14, 2016
<input checked="" type="checkbox"/>	Y	Don Leighton-Burwell	
<input checked="" type="checkbox"/>	Y	Rahm McDaniel	
<input checked="" type="checkbox"/>	Y	Melissa Neslund	2 nd the Motion
<input checked="" type="checkbox"/>	Y	James Valadez	
<input checked="" type="checkbox"/>	Y	Michael Von Ohlen	
<input type="checkbox"/>	-	Kelly Blume (Alternate)	

APPLICANT: Lucy Begg

OWNER: Kevin Fagan

ADDRESS: 111 ATTAYAC ST

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 - B. decrease the rear yard setback from 10 feet (required) to 5 feet (requested); and to
 - C. decrease the minimum lot size from 5,750 square feet to 1,650 square feet; and to
 - D. Section 25-2, Sub Chapter F, Section 2.6 (B) (*Rear Setback Plane*) to waive the rear setback plane requirement for the 2nd floor; and to
 - E. Section 25-6, Transportation, Appendix A (*Parking Schedule*) to decrease the minimum number of spaces from 2 required to 1 (requested)
- in order to add a second story to an existing single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

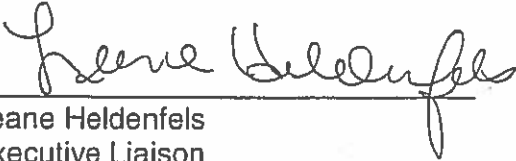
Note: The Holly Neighborhood Plan permits a single family home to be built on a lot as small as 2,500 square feet. In addition, the 80% Urban Core parking reduction has been applied.

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

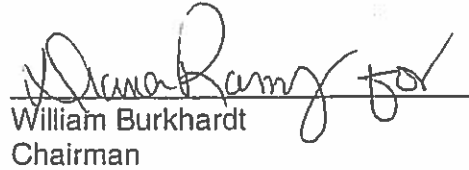
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FINDING:

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

6/14

CASE# C15-2016-0016
ROW# 11469361
TAX# 0204060601

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT TCAD ✓
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: 111 ATTAYAC STREET, AUSTIN, TX 78702

LEGAL DESCRIPTION: Subdivision - _____

S. 35' OF LOT 12

Lot(s) _____ Block 12 Outlot 9 Division O GARY & PECK

I/We LUCY BEGG/THOUGHTBARN on behalf of myself/ourselves as authorized agent for

KEVIN FAGAN & CHRISTINA DIPIERRO affirm that on DEC. 2, 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

PLEASE SEE ATTACHED.

in a SF-3-NP district. (East Cesar Chavez)
(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.

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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:

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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.

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 Lucy Begg THOUGHTBARN 4805 Red Bluff Rd.
Mail Address Studio A
City, State & Zip Austin, TX 78702
Printed Lucy Begg Phone 512.386.1579 12/21/15

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 K. Fagan Mail Address 4805 Red Bluff Rd, Studio A
City, State & Zip Austin TX 78702
Printed Kevin Fagan Phone 858-688-3861 Date 12/11/15

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:

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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.

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 Chaitra Dikara Mail Address 302 Greenwich St. 8G

City, State & Zip New York, NY 10013

Printed Chaitra Dikara Phone 774-253-7447 Date 12/15/15

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 Chaitra Dikara Mail Address 302 Greenwich St. 8G

City, State & Zip New York, NY 10013

Printed Chaitra Dikara Phone 774-253-7447 Date 12/15/15

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111 ATTAYAC STREET
AUSTIN, TX 78702

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WE HEREBY APPLY FOR A HEARING BEFORE THE BOARD OF ADJUSTMENT FOR CONSIDERATION TO:

- A. Decrease the minimum lot size requirement from 5,750 sqft to 1,650 sqft, while limiting the allowable floor area from 2,300sqft to 1,250sqft.
- B. Increase the impervious cover maximum from 45% to 53%
- C. Reduce the front yard setback to 3 feet so that the existing structure is complying and a second story can be added. (LDC 25-2-492, ref. A1.0, A1.1, A1.2)
- D. Reduce parking requirement for single family residence required in LDC 25-6, Appendix A to 1 space. (Ref. A1.1)

VARIANCE FINDINGS:

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
 - A. This legal lot cannot be developed under existing code, because it is less than the minimum lot size requirement form SF-3 zoning. The existing 563 sqft vacant structure is in disrepair and requires an addition to make it usable for a young family, one of the East Cesar Chavez Neighborhood Plan's stated goals.
 - B. The 45% maximum impervious cover required by the zoning does not allow for on-site parking because the allowable area, with the existing structure subtracted, is too small for a parking spot. Additionally, the Small Lot Amnesty (LDC 25-2-1406(5)) provides 65% impervious cover for lots 2,500sqft to 5,750sqft, so a smaller increase for this lot is appropriate.
 - C. There are no adjacent structures with front yards on Attayac St. to complete front yard setback averaging. Without the reduced setback, the owners are unable to add onto the existing structure to create a viable single-family residence. The current buildable area of the site is on 19% of the lot size, compared to 59% for a typical interior lot. (ref. A1.3)
 - D. This site cannot physically accommodate more than one parking space based on required parking dimensions.

HARDSHIP:

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


- A. This is one of three lots in the area under 2,500 sqft (ref A1.2). One of the other lots (205A Attayac Street) and another lot a few blocks away (107 Brushy St.) both received variances to build on the sites under 2,500 sqft. Without a variance this property cannot be altered to support a young family, one of the East Cesar Chavez Neighborhood Plan's stated goals.
- B. This is the only lot in the area under 2,000 sqft, so it is the only one that cannot provide enough impervious cover for parking with the standard requirements and this size structure.
- C. There are no adjoining lots facing Attayac to average the front yard setbacks. This lot is unusually small and it is one of only 3 lots with the front yard facing North/South streets (like Attayac) within, at least, three contiguous blocks (ref. A1.2), causing the depth of the lot to be less than 50 feet.
- D. There is not enough room on the site for two spaces or for a driveway from the street. Only a single parking space from the alley is feasible.

2b. The hardship is not general to the area in which the property is located because:

- A. This is one of only three lots less than 2,500 sqft in the area, therefore it's conditions don't apply to the neighborhood generally.
- B. There are no other lots smaller than 2,000sqft in the area. The Small Lot Amnesty (LDC 25-2-1406(5)) regulation provides 65% impervious cover for lots between 2,500sqft and 5,750sqft and our request is for less than that.
- C. Most lots have adjoining lots facing the same street in order to do front yard setback averaging. In the surrounding six blocks, this is one of three lots under 2,500 sqft and one of three houses facing a N/S street, thereby limiting the lot depth to less than 50 feet.
- D. Most lots in this area are large enough to accommodate two parking spaces.

AREA CHARACTER:

- 2. 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:
 - A. The variance seeks to develop an undersized lot in the character of the neighborhood by updating a dilapidated existing structure, adding a modest second story (ref. A2.0, A2.1, A3.0, A3.1, A3.2, A3.3). We are imposing a stricter floor area limit to make it clear our intent is to respect the scale of the neighborhood.

- 
- B. Bringing the impervious cover limit up to 53% is less than the 65% allowed by Small Lot Amnesty (LDC 25-2-1406(5)) and will therefore not alter the character of the area or impair the adjacent property.
 - C. The adjacent residences are an average of five feet from the property line along Attayac, so the location of the structure is not out of character. There are two other lots facing Attayac, one with a front yard setback of less than 5ft, and the other less than 10 ft. While the structure on this property is *slightly* closer than those examples, it is an existing structure built in 1947 in the same era. And a 3 ft front yard setback would give this lot 52% buildable area, making it comparable to the 59% buildable area of typical interior lots in the neighborhood. (ref. A1.3)
 - D. The variance seeks to accommodate as much on-site parking as physically possible.

PARKING

- 1. Single family residential lots anticipate two cars per residence. However only one parking space can fit between the bounds of the lot and the existing structure.
- 2. The single parking space will not inhibit the flow of traffic, because it reduces existing street parking by one.
- 3. The variance request does not create any safety hazards because it reduces existing street parking.
- 4. The variance will run with the use to which it pertains because it provides off-street parking, to the extent possible, as required by SF-3 zoning.

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OWNER'S AUTHORIZATION LETTER FOR 111 ATTAYAC ST., AUSTIN, TX, 78702

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Owner's Signature, Date

K. W. Fagan 11/17/15

Owner's Printed Name:

Kevin Fagan

Sworn and subscribed before me this 17th day of November, 2015

Joyce C De Castro

Signature of Notary Public

JOYCE C DECASTRO

Notary Public State of New York

No. 01DE8050253

Qualified in New York County

Commission Expires ~~12/30/16~~ 11/27/18

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OWNER'S AUTHORIZATION LETTER FOR 111 ATTAYAC ST., AUSTIN, TX, 78702

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Christina M. DiPierro

Owner's Signature

11/16/15

Date

Christina M. DiPierro

Owner's Printed Name

Sworn and subscribed before me this *18th* day of *March*, 20*15*

[Signature]
Notary Public in and for the State of Texas

My commission expires on: *2-11-16*

111 ATTAYAC STREET
AUSTIN, TX 78702

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WE HEREBY APPLY FOR A HEARING BEFORE THE BOARD OF ADJUSTMENT FOR CONSIDERATION TO:

- A. Decrease the minimum lot size requirement for LDC 25-2-1406 (5) (Small Lot Amnesty) from 2,500 sqft to 1,650 sqft to allow a second floor addition to an existing, long-vacant, single-story house and to increase the impervious cover maximum to 65% so a single parking space can be included on-site.
- B. Reduce parking requirement for single family residence required in LDC 25-6, Appendix A to 1 space. (Ref. A1.1)
- C. Reduce the front yard setback to 3 feet so that the existing structure is complying and a second story can be added. (LDC 25-2-492, ref. A1.0, A1.1, A1.2)
- D. Reduce the rear yard setback to 5 feet to align with adjacent property setbacks. (LDC 25-2-492, ref. A1.0, A1.1, A1.3)
- E. Remove the rear yard setback plane restriction (LDC 25-2, subchapter F, 2.6.B) to allow for a continuous second floor ceiling height up to a 5 foot rear setback.
- F. Allow a gross floor area of 1,485 sqft (or 0.9 FAR) for this 1,650 sqft lot, which is the equivalent to the FAR of the largest allowable gross floor area (2,300 sqft) per LDC Subchapter F, Article 2.1 and smallest allowable lot size (2,500 sqft) under the Small Lot Amnesty (LDC 25-2-1406 (5)).

VARIANCE FINDINGS:

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
 - A. This legal lot cannot be developed under existing code, because it is less than the minimum lot size requirement for the Small Lot Amnesty (LDC 25-2-1406(5)). The existing 563 sqft vacant structure is in disrepair and requires an addition to make it usable for a young family, one of the East Cesar Chavez Neighborhood Plan's stated goals.
 - B. This site cannot physically accommodate more than one parking space based on required parking dimensions.
 - C. There are no adjacent structures with front yards on Attayac St. to complete front yard setback averaging as required by the Small Lot Amnesty. Without the reduced setback, the owners are unable to add onto the existing structure to create a viable single-family residence. The current buildable area of the site is on 19% of the lot size, compared to 43% for a typical corner lot, and 59% for a typical interior lot. (ref. A1.4)

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- D. The current buildable area of the site is on 19% of the lot size, compared to 43% for a typical corner lot, and 59% for a typical interior lot. (ref. A1.4)
- E. Provided a 5 ft rear setback is allowed, the rear setback plane does not allow for a continuous second floor ceiling height. This lot is so small that the rear setback plane restriction places an overbearing burden on the form and function of this structure.
- F. The Small Lot Amnesty is unclear what the guidelines are for maximum FAR, but a 0.4:1 limit does not provide adequate area for a young family.

HARDSHIP:

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

- A. The 45% maximum impervious cover required by the zoning does not allow for on-site parking because the allowable area, with the existing structure subtracted, is too small for a parking spot. Additionally, this is the only lot in the area under 2,000 sqft (ref A1.2) and the structure is in severe disrepair. Without a variance this property cannot be brought into the East Cesar Chavez Neighborhood Plan's stated goals.
- B. There is not enough room on the site for two spaces or for a driveway from the street. Only a single parking space from the alley is feasible.
- C. There are no adjoining lots facing Attayac, per the Small Lot Amnesty, to average the front yard setbacks. This lot is unusually small and it is one of only 3 lots with the front yard facing North/South streets (like Attayac) within, at least, three contiguous blocks (ref. A1.2), causing the depth of the lot to be less than 50 feet.
- D. This is the only property among the four surrounding properties with a 10' rear yard setback, instead of a 5' side yard setback, along the North/South interior property line. (ref. A1.3)
- E. This lot is smaller than the Small Lot Amnesty governs, and it is the only lot in the area under 2,000 sqft (ref A1.2).
- F. This lot is smaller than the Small Lot Amnesty governs, and it is the only lot in the area under 2,000 sqft (ref A1.2).

2b. The hardship is not general to the area in which the property is located because:

- A. This is the only lot less than 2,000 sqft in the area, therefore it doesn't set any precedents.
- B. Most lots in this area are large enough to accommodate two parking spaces.

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- C. Most lots have adjoining lots facing the same street in order to do front yard setback averaging. In the surrounding six blocks, this is the only lot under 2,000 sqft and one of three houses facing a N/S street, thereby limiting the lot depth to less than 50 feet.
 - D. There are only two other properties in the area that have the same orientation as 111 Attayac compared to their adjacent properties. Both appear to violate the 10' setback. So this is the only property in the area with this particular restriction.
 - E. This is the only lot less than 2,000 sqft in the area, therefore it doesn't set any precedents.
 - F. This is the only lot less than 2,000 sqft in the area, therefore it doesn't set any precedents.

AREA CHARACTER:

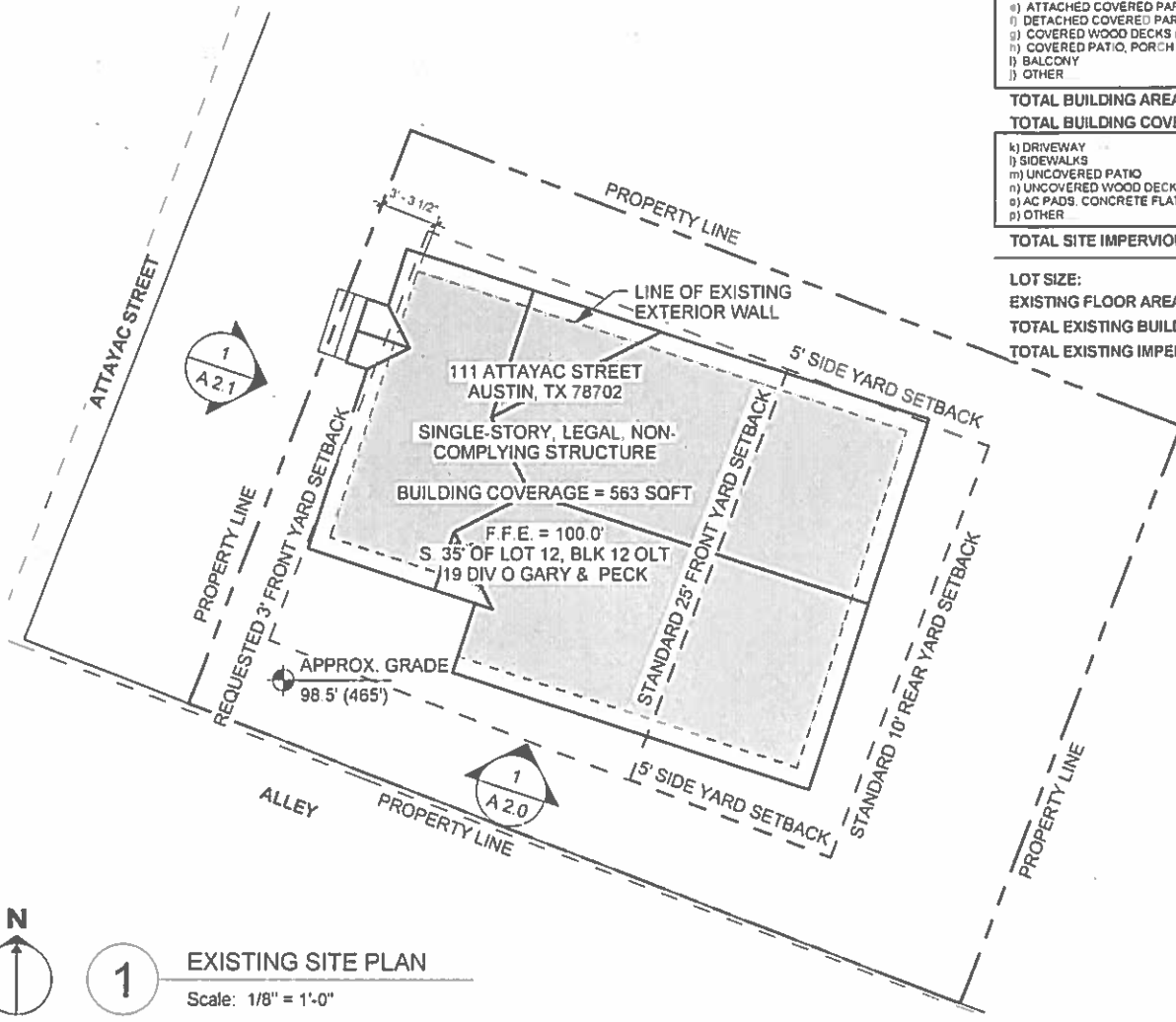
- 2. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
 - A. The variance seeks to develop an undersized lot in the character of the neighborhood by updating a dilapidated existing structure, adding a modest second story (ref. A2.0, A2.1, A3.0, A3.1), and accommodating parking.
A3.2, A3.3
 - B. The variance seeks to accommodate as much on-site parking as physically possible. Another small lot down the street, 205B Attayac St, was permitted alley parking like this one will require (ref. A1.1).
 - C. The adjacent residences are an average of five feet from the property line along Attayac, so the location of the structure is not out of character. There are two other lots facing Attayac, one with a front yard setback of less than 5ft, and the other less than 10 ft. While the structure on this property is *slightly* closer than those examples, it is an existing structure built in 1947 in the same era. And a 3 ft front yard setback, in conjunction with the 5 ft rear yard setback from request (D), would give this lot 59% buildable area, making it comparable to typical interior lots in the neighborhood. (ref. A1.4)
 - D. The 5 ft rear setback will bring this property *into* character with the neighborhood, as that distance will align with the setbacks and structures of the adjacent sites. (ref. A1.3) A 5 ft rear setback, in conjunction with the 3 ft front yard setback from request (C), would give this lot 59% buildable area, making it comparable to typical interior lots in the neighborhood. (ref. A1.4)
 - E. Even with this variance request, the structure is very small compared to the others in the neighborhood and will therefore not violate the neighborhood character.
 - F. The typical maximum FAR in the area is 2,300 sqft, and this modest house at 1,485 sqft would be well within the size of the homes in the area.

PARKING

1. Single family residential lots anticipate two cars per residence. However only one parking space can fit between the bounds of the lot and the existing structure.
2. The single parking space will not inhibit the flow of traffic, because it reduces existing street parking by one.
3. The variance request does not create any safety hazards because it reduces existing street parking.
4. The variance will run with the use to which it pertains because it provides off-street parking, to the extent possible, as required by SF-3 zoning.

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BUILDING AND SITE AREA	EXISTING
a) FIRST FLOOR CONDITIONED	555
b) SECOND FLOOR CONDITIONED	N/A
c) THIRD FLOOR CONDITIONED	N/A
d) BASEMENT	N/A
e) ATTACHED COVERED PARKING	N/A
f) DETACHED COVERED PARKING	N/A
g) COVERED WOOD DECKS (100%)	0
h) COVERED PATIO, PORCH	8
i) BALCONY	N/A
j) OTHER	

TOTAL BUILDING AREA (a through j): 563 S.F.
TOTAL BUILDING COVERAGE (a+e+f+g+h+i+j): 563 S.F.

k) DRIVEWAY	N/A
l) SIDEWALKS	N/A
m) UNCOVERED PATIO	7
n) UNCOVERED WOOD DECKS (50%)	N/A
o) AC PADS, CONCRETE FLATWORK	N/A
p) OTHER	N/A

TOTAL SITE IMPERVIOUS COVER (TBC+k...p): 570 S.F.

LOT SIZE: 1,650 S.F.
EXISTING FLOOR AREA RATIO: 34%
TOTAL EXISTING BUILDING COVERAGE: 563 S.F. (34%)
TOTAL EXISTING IMPERVIOUS COVER: 570 S.F. (35%)



1

EXISTING SITE PLAN

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

ANOTHER EXISTING PROJECT BY
THOUGHTBARN LLC
111 ATTAYAC
EXISTING SITE PLAN
DATE: 3/10/2016
A 1.0

14
19

BUILDING AND SITE AREA	EXISTING
a) FIRST FLOOR CONDITIONED	555
b) SECOND FLOOR CONDITIONED	839
c) THIRD FLOOR CONDITIONED	N/A
d) BASEMENT	N/A
e) ATTACHED COVERED PARKING	N/A
f) DETACHED COVERED PARKING	N/A
g) COVERED WOOD DECKS (100%)	38
h) COVERED PATIO, PORCH	0
i) BALCONY	N/A
j) OTHER	N/A

TOTAL BUILDING AREA (a through j): 1,230 S.F.
TOTAL BUILDING COVERAGE (a+e+f+g+h+j): 591 S.F.

k) DRIVEWAY	212
l) SIDEWALKS	N/A
m) UNCOVERED PATIO	N/A
n) UNCOVERED WOOD DECKS (50%)	83
o) AC PADS, CONCRETE FLATWORK	9
p) OTHER	N/A

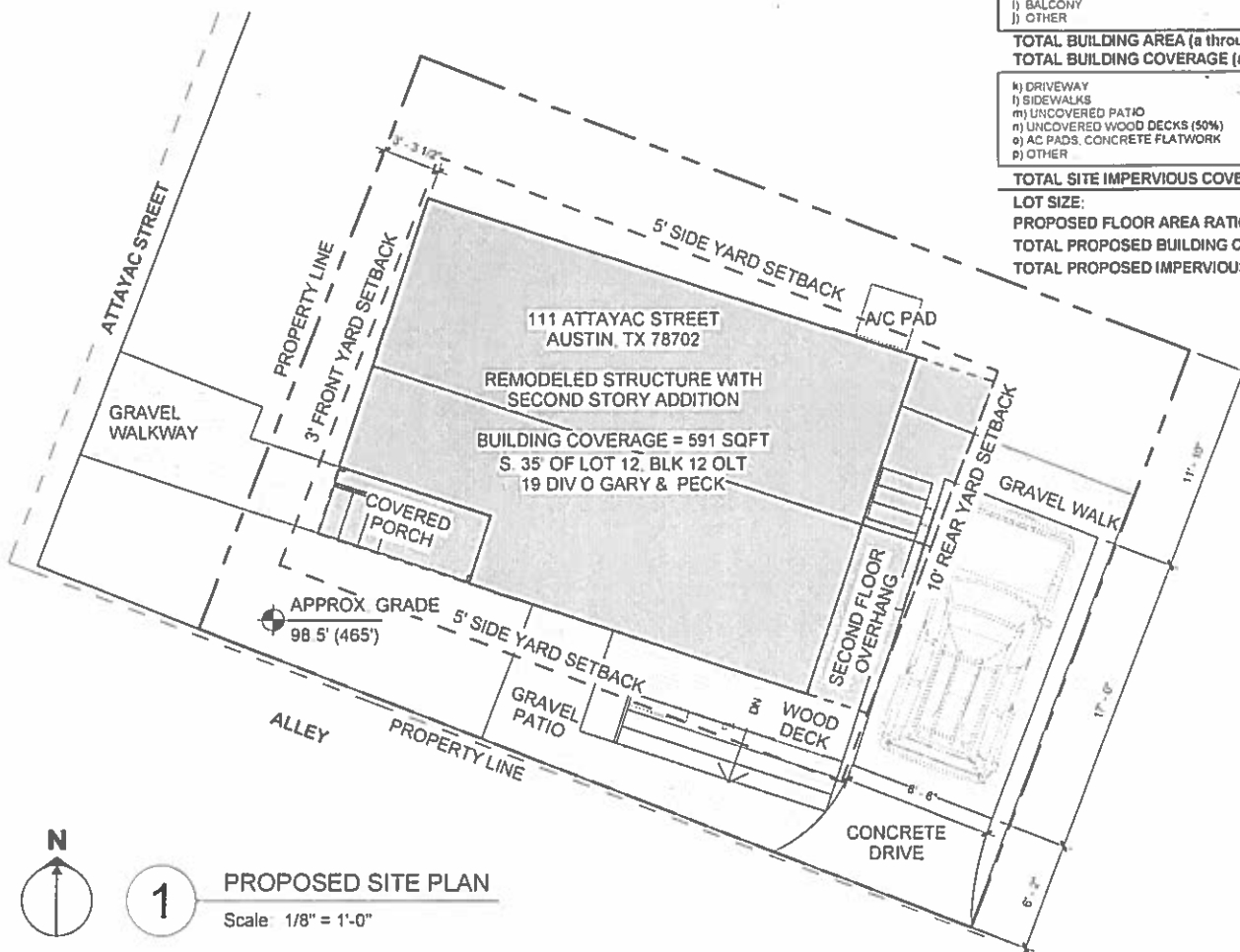
TOTAL SITE IMPERVIOUS COVER (TBC+k...p): 875 S.F.

LOT SIZE: 1,650 S.F.

PROPOSED FLOOR AREA RATIO: 72%

TOTAL PROPOSED BUILDING COVERAGE: 591 S.F. (36%)

TOTAL PROPOSED IMPERVIOUS COVER: 875 S.F. (53%)



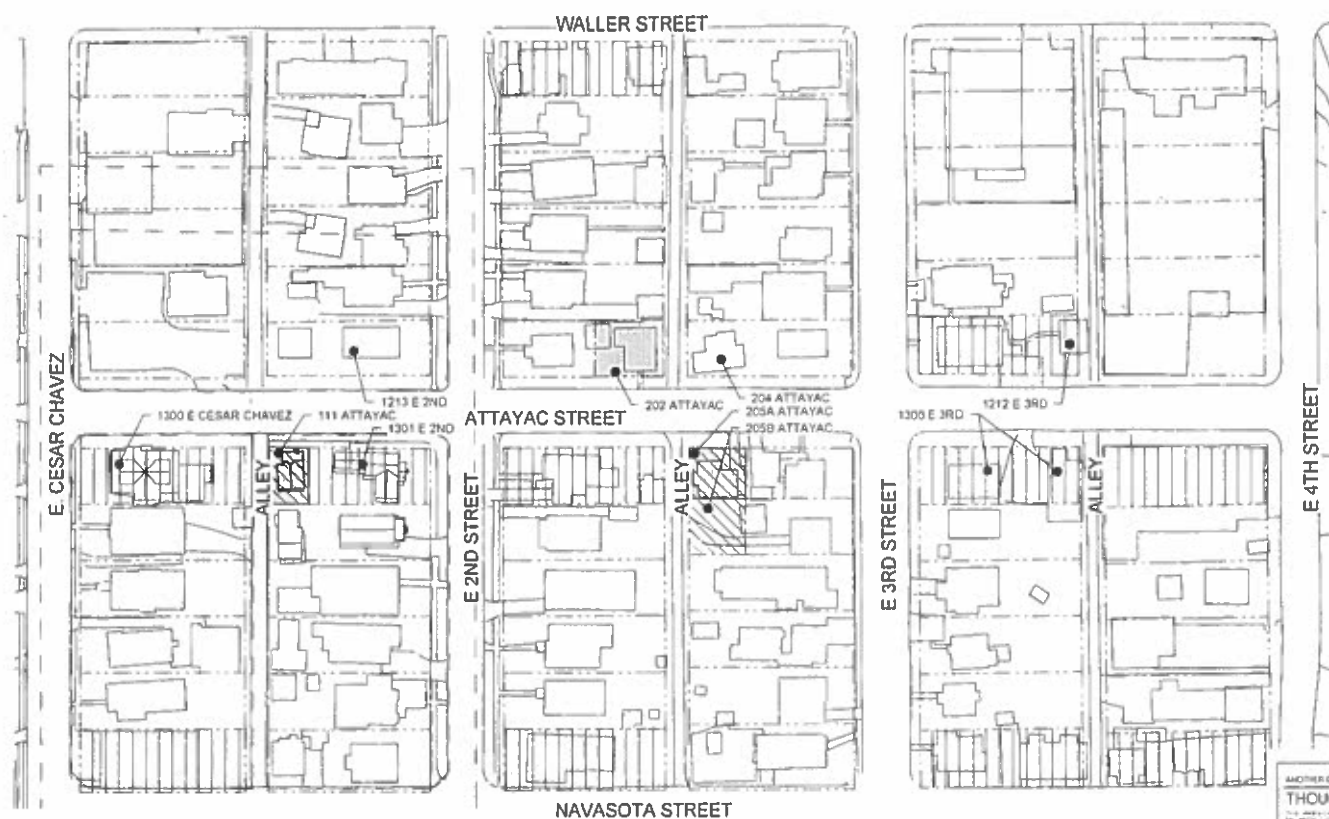
1

PROPOSED SITE PLAN

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

ANOTHER EXISTING PROJECT BY	
THOUGHTBARN LLC	
Project:	
111 ATTAYAC	
Company:	
PROPOSED SITE PLAN	
As Indicated	3/10/2018
A 1.1	

4/20



N 1

FRONT YARD SETBACK ANALYSIS

Scale: 1 = 1440

NOTE: DATA FROM CITY OF AUSTIN 2003, 2013 DATA AND FIELD UPDATES



FRONT YARD ALONG N/S STREETS (eg Attayac)

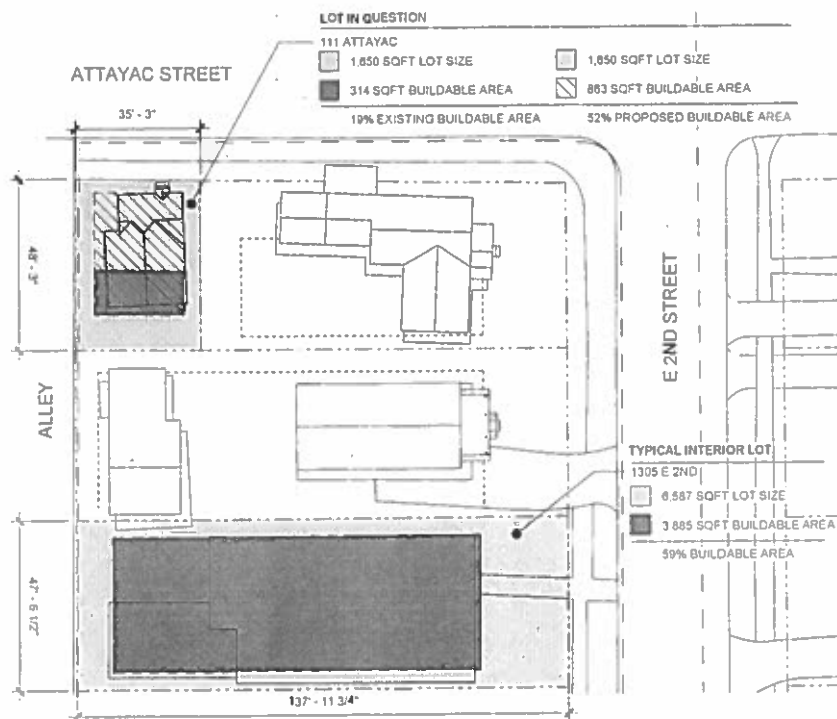
LOT SIZE <2,500 SQFT

FRONT YARD SETBACK < 5FT

STREET SIDE YARD SETBACK <=6FT

ANOTHER EXISTING PROJECT BY	
THOUGHTBARN LLC	
111 ATTAYAC	
SITE COMPARISON	
DATE	DATE
As indicated	3/10/2018
A 1.2	

4/21



1 BUILDABLE AREA ANALYSIS

Scale: 1" = 40'-0"

ANOTHER EXISTING PROJECT BY

THOUGHTBARN LLC

111 ATTAYAC

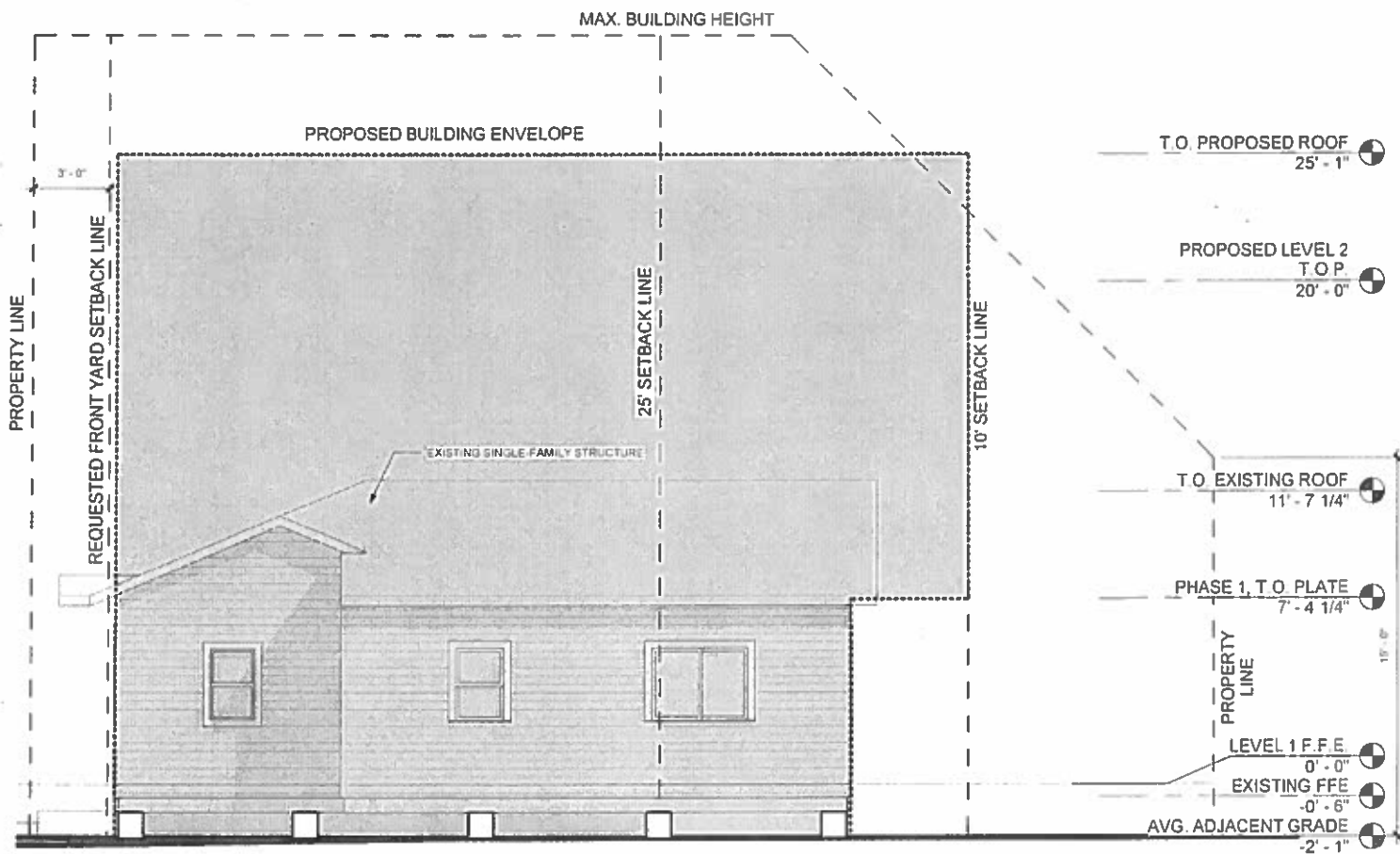
SITE COMPARISON

1" = 40' 0"

3/10/2018

A 1.3

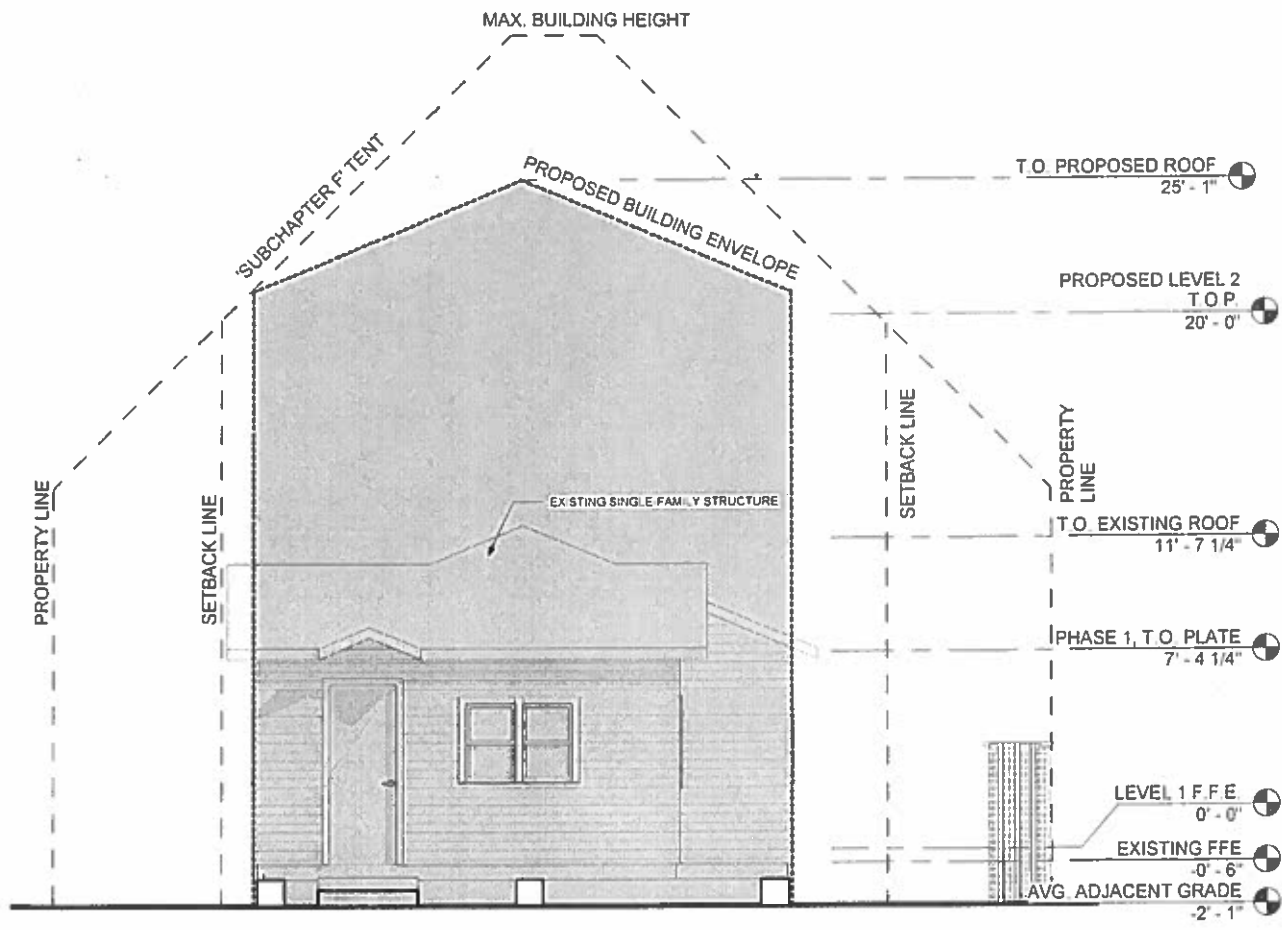
44
22



1 EXTERIOR ELEVATION, SOUTH
Scale: 3/16" = 1'-0"

ANOTHER EXISTING PROJECT BY THOUGHTBARN LLC <small>111 ATTAYAC PROJECT</small>		SHEET NO. ELEVATIONS	
DATE	DATE	DATE	DATE
As Indicated	3/10/2018		
PROJECT 111 ATTAYAC		SCALE A 2.0	

44
23



1 EXTERIOR ELEVATION, WEST
Scale: 3/16" = 1'-0"

ANOTHER LOCAL PROJECT BY
THOUGHTBARN LLC
ARCHITECTS

PROJECT
111 ATTAYAC

DATE
As indicated

DATE
3/10/2016

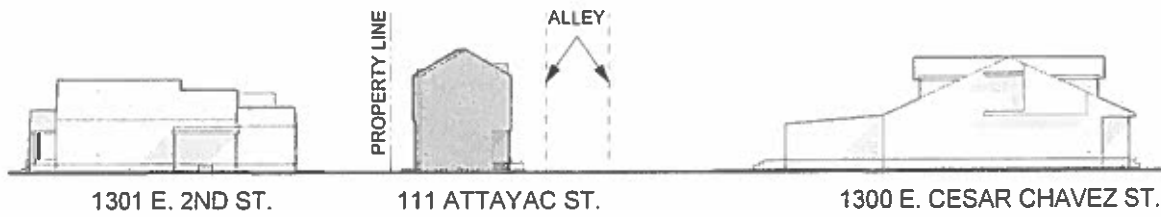
ELEVATIONS

SCALE
1/8" = 1'-0"

DATE
3/10/2016

A 2.1

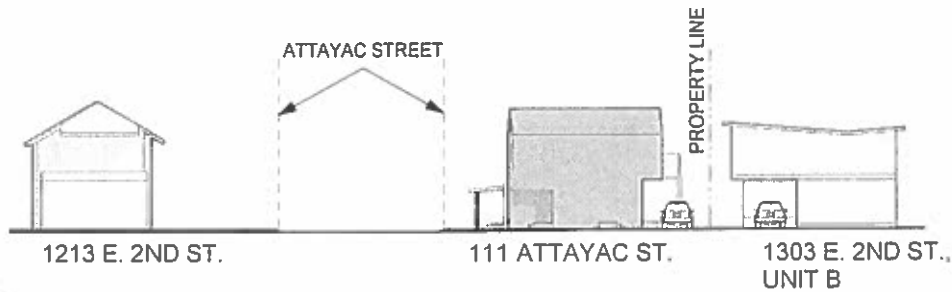
44
24



1

ATTAYAC STREET ELEVATION, EAST

Scale: 1/32" = 1'-0"



2

ALLEY STREET ELEVATION, NORTH

Scale: 1/32" = 1'-0"



3

ATTAYAC STREET ELEVATION, WEST

Scale: 1/32" = 1'-0"

SHEET TITLE THOUGHTBARN LLC <small>ARCHITECTURAL FIRM</small>		SHEET NO. STREET ELEVATIONS	
PROJECT 111 ATTAYAC		SCALE 1/32" = 1'-0"	DATE 3/15/2018
		A 2.2	

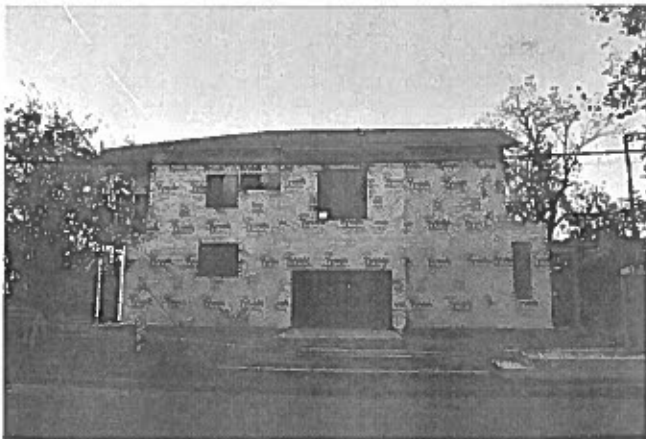
L4
25



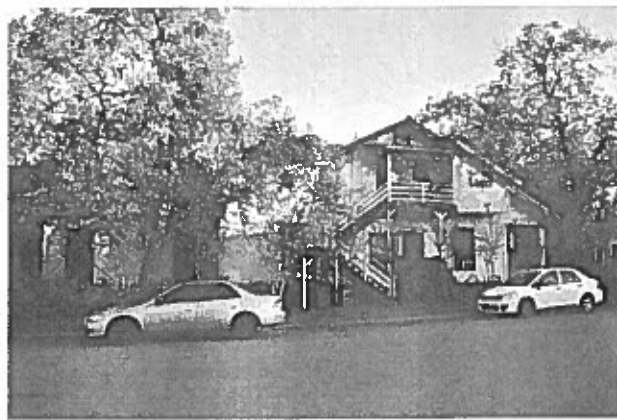
1212 E. 3RD ST.



* 205A ATTAYAC ST. (LOT SIZE VARIANCE, 2007)



1213 E. 2ND ST.

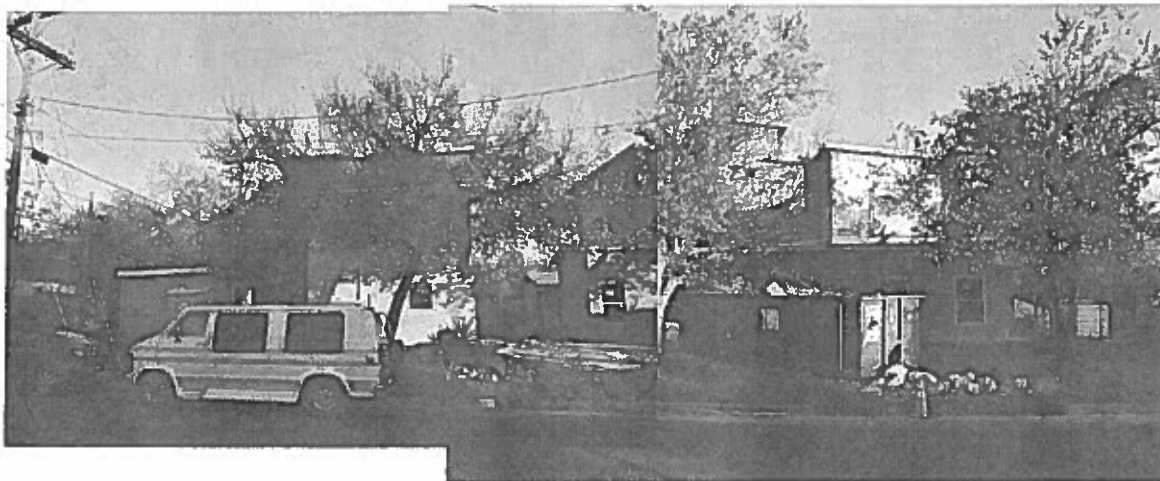


1300 E CESAR CHAVEZ ST. (ADJACENT TO 111 ATTAYAC)

2 STORY STRUCTURES ALONG ATTAYAC ST.

ANOTHER LISTING PROJECT BY	
THOUGHTBARN LLC	
PROJECT	
111 ATTAYAC	
COMMENTS	
PHOTOS	
FILED	DATE
	3/16/2016
FILED BY	FILE NAME
A	3.0

L4
26



1300 E 3RD ST.

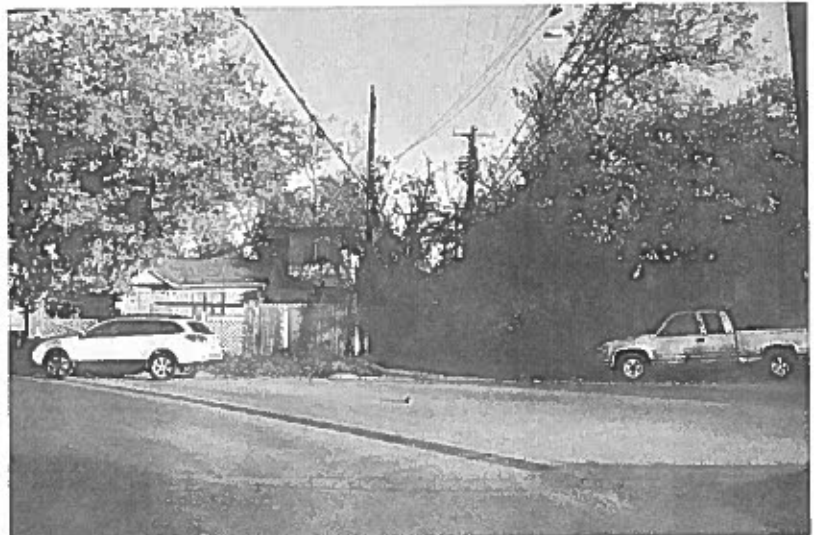
2 STORY STRUCTURES ALONG ATTAYAC ST.

ANOTHER EXISTING PROJECT BY	
THOUGHTBARN LLC	
PROJECT NAME	
111 ATTAYAC	
DATE	
PHOTOS	
DATE	DATE
3/10/2018	
FILE NO.	FILE NO.
A 3.1	

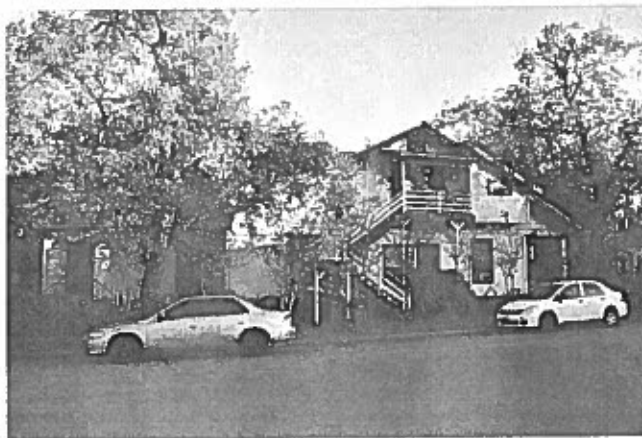
44
27



1301 E 2ND STREET



111 ATTAYAC STREET, AND 1303 E 2ND STREET ACCESSORY DWELLING UNIT BEHIND



1300 E CESAR CHAVEZ STREET

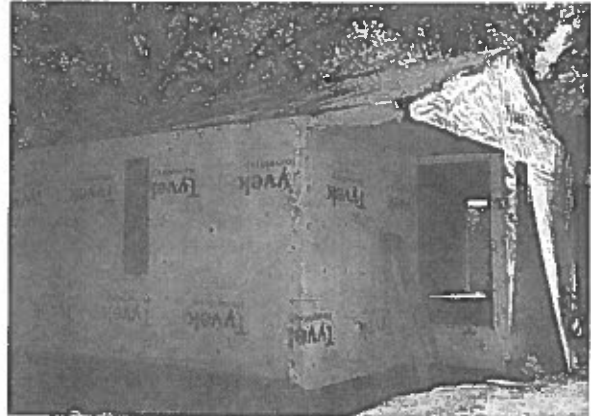
ADJACENT PROPERTIES

AND OTHER EXISTING PROJECT BY	
THOUGHTBARN LLC	
PROJECT 1	
111 ATTAYAC	
PHOTOS	
DATE	3/10/2016
A 3.2	

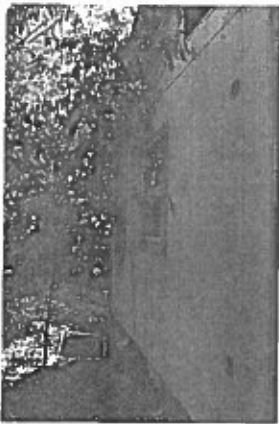
LY
28



EAST ELEVATION



CURRENT REMODEL CONSTRUCTION



NORTH ELEVATION



WEST ELEVATION



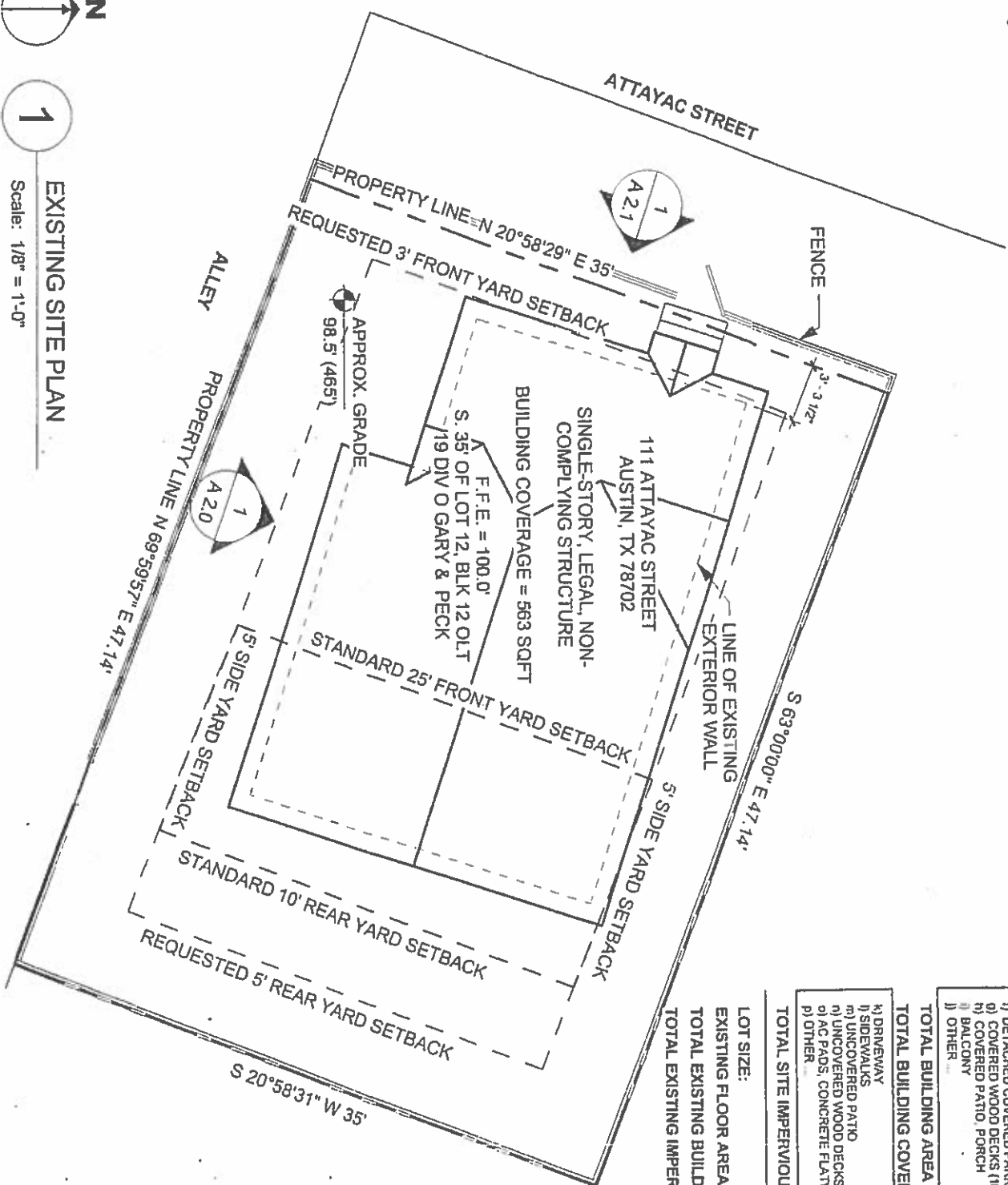
SOUTH ELEVATION

111 ATTAYAC ST., EXISTING CONDITIONS

ANOTHER EXISTING PROJECT BY	
THOUGHTBARN LLC	
PROJECT	
111 ATTAYAC	
DRAWING	
PHOTOS	
DATE	BY
3/10/2018	
A 3.3	

EXISTING SITE PLAN

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



BUILDING AND SITE AREA	EXISTING
a) FIRST FLOOR CONDITIONED	555
b) SECOND FLOOR CONDITIONED	N/A
c) THIRD FLOOR CONDITIONED	N/A
d) BASEMENT	N/A
e) ATTACHED COVERED PARKING	N/A
f) DETACHED COVERED PARKING	N/A
g) COVERED WOOD DECKS (100%)	0
h) COVERED PATIO, PORCH	8
i) BALCONY	N/A
j) OTHER	

TOTAL BUILDING AREA (a through j): 563 S.F.

TOTAL BUILDING COVERAGE (a+e+i+g+h): 563 S.F.

k) DRIVEWAY	N/A
l) SIDEWALKS	N/A
m) UNCOVERED PATIO	7
n) UNCOVERED WOOD DECKS (50%)	N/A
o) AC PADS, CONCRETE FLATWORK	N/A
p) OTHER	N/A

TOTAL SITE IMPERVIOUS COVER (TBC+K...P): 570 S.F.

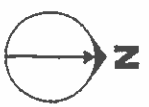
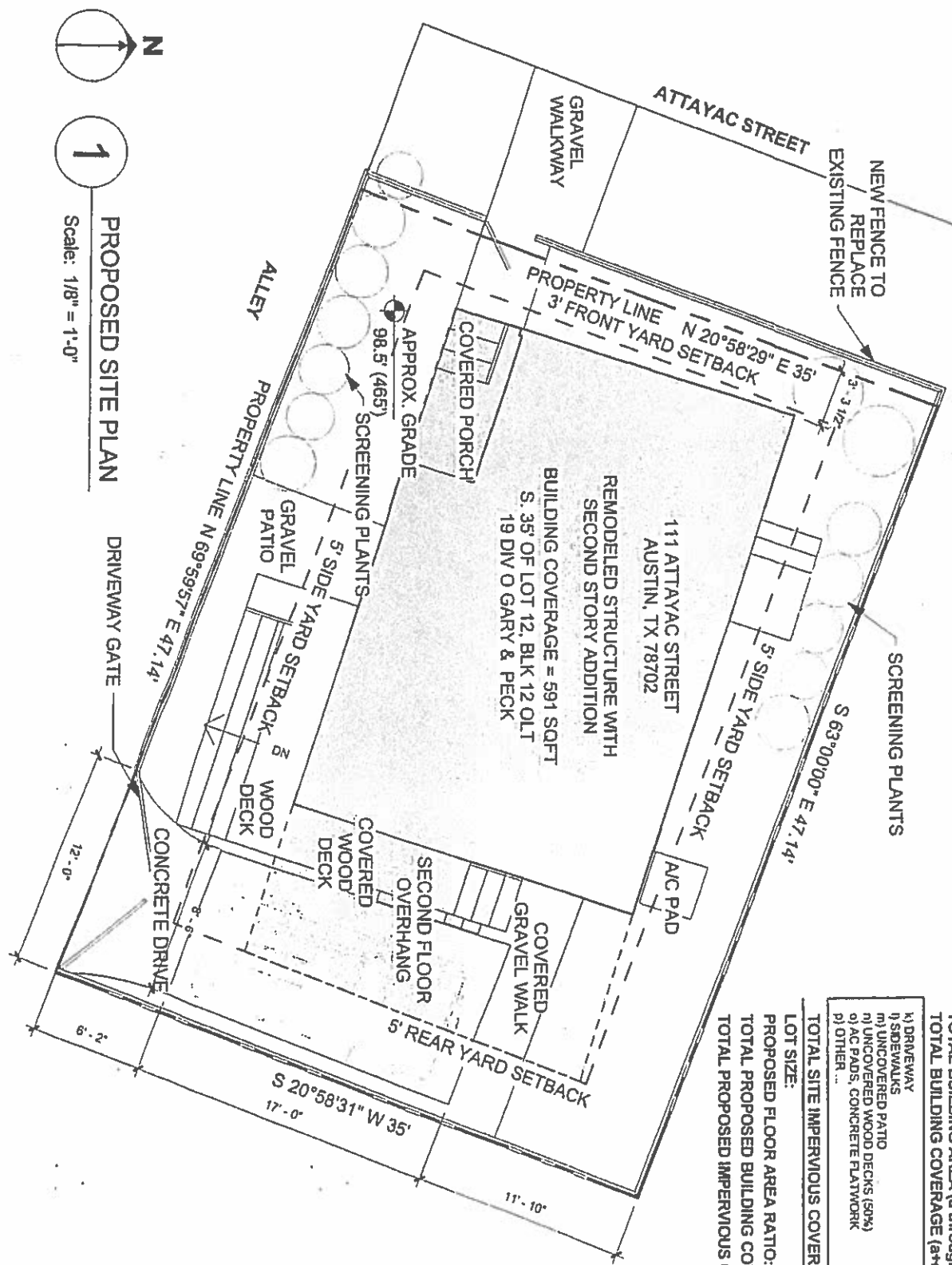
LOT SIZE: 1,650 S.F.

EXISTING FLOOR AREA PAIIO:	347%
-----------------------------------	-------------

TOTAL EXISTING IMPROVEMENTS COVER:	570 S.E. (35%)
TOTAL EXISTING BUILDING COVERAGE:	583 S.F. (34%)

[illegible]

5/30



1

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

BUILDING AND SITE AREA	EXISTING
a) FIRST FLOOR CONDITIONED	555
b) SECOND FLOOR CONDITIONED	665
c) THIRD FLOOR CONDITIONED	N/A
d) BASEMENT	N/A
e) ATTACHED COVERED PARKING	N/A
f) DETACHED COVERED PARKING	N/A
g) COVERED WOOD DECKS (100%)	36
h) COVERED PATIO, PORCH	0
i) BALCONY	N/A
j) OTHER	N/A
TOTAL BUILDING AREA (a through j):	1,256 S.F.
TOTAL BUILDING COVERAGE (a+e+f+g+h+i):	591 S.F.
k) DRIVEWAY	212
l) SIDEWALKS	N/A
m) UNCOVERED WOOD DECKS (50%)	N/A
n) AC PADS, CONCRETE FLATWORK	63
o) OTHER	9
TOTAL SITE IMPERVIOUS COVER (TBC+K..P):	875 S.F.
LOT SIZE:	1,650 S.F.
PROPOSED FLOOR AREA RATIO:	76%
TOTAL PROPOSED BUILDING COVERAGE:	591 S.F. (36%)
TOTAL PROPOSED IMPERVIOUS COVER:	875 S.F. (53%)

ANOTHER EXISTING PROJECT BY

THOUGHTBARIN LLC

111 ATTAVAC

PROJECT

111 ATTAVAC

DATE

12/8/2015

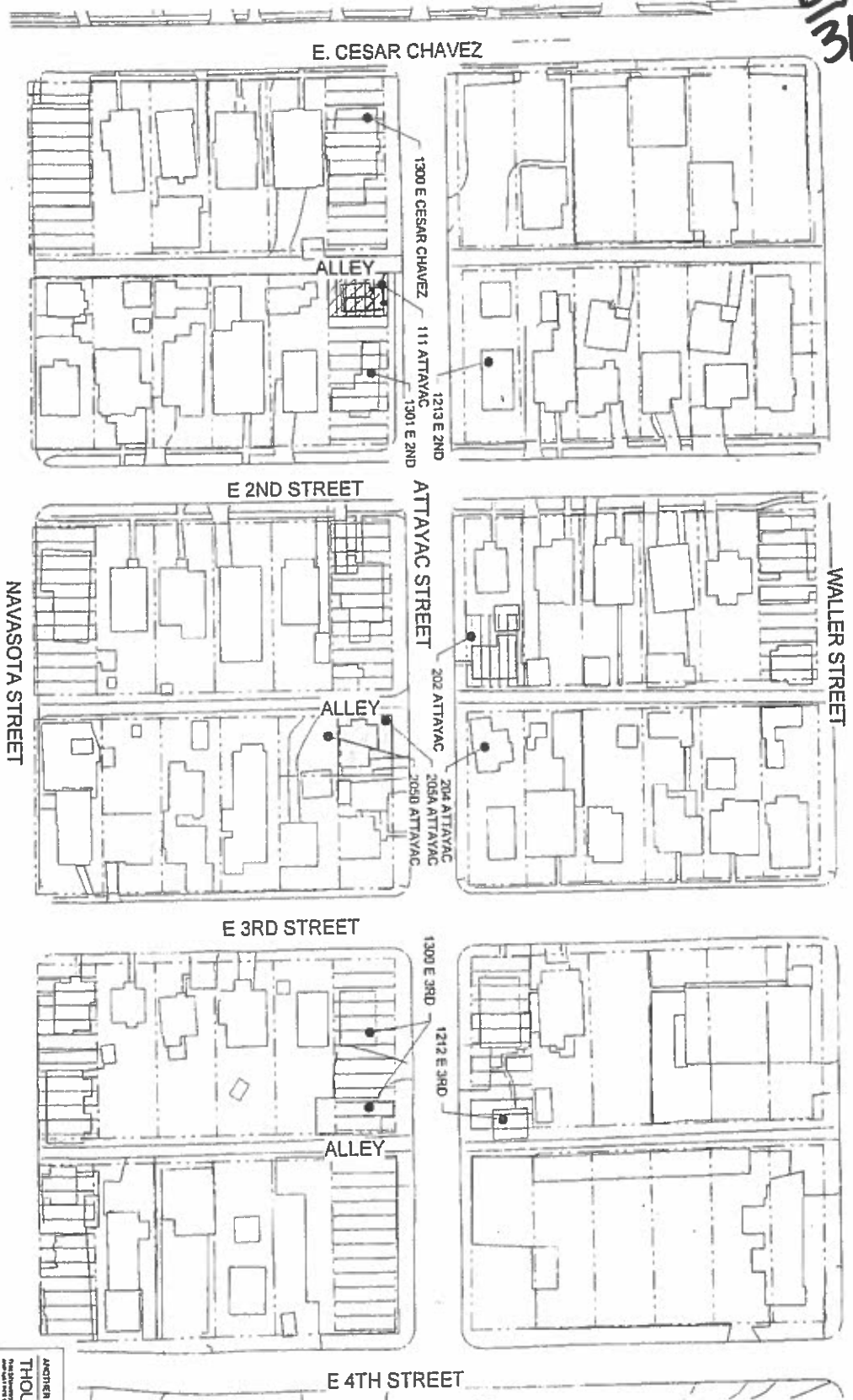
SCALE

As Indicated

PROPOSED SITE PLAN

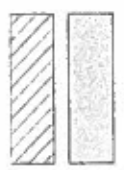
A 1.1

4/31

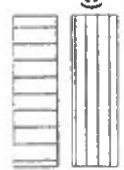


FRONT YARD SETBACK ANALYSIS

Scale: 1 : 1440



FRONT YARD ALONG N/S STREETS (eg. Attayac)
LOT SIZE < 2,000 SQFT

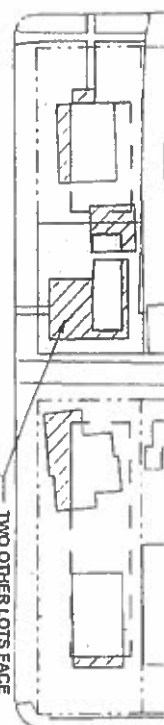
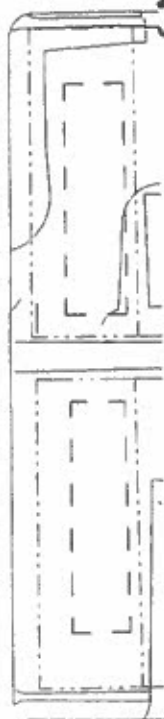


FRONT YARD SETBACK < 5FT
STREET SIDE YARD SETBACK <= 6FT

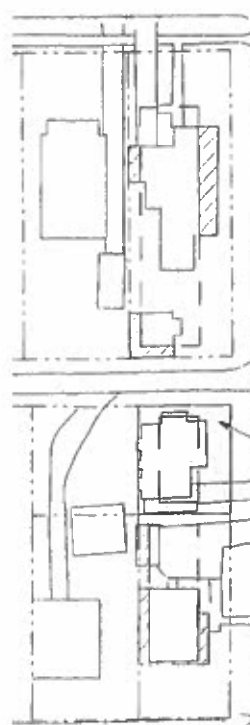
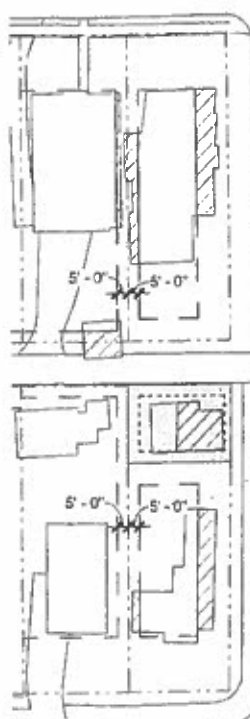
NOTE: DATA FROM CITY OF AUSTIN 2003, 2013 DATA AND FIELD UPDATES

ANOTHER DUTING PROJECT BY THOUGHTBARN LLC <small>THIS DOCUMENT IS THE PROPERTY OF THE FIRM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE FIRM.</small>	
PROJECT 111 ATTAYAC	
PREPARED BY DATE	DATE 12/2015
SCALE As indicated	
SITE COMPARISON	
A 1.2	

5/3/2



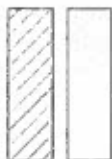
TWO OTHER LOTS FACE
ATTAYAC STREET
BOTH HAVE LESS THAN 10'-0"
REAR YARD SETBACKS



2

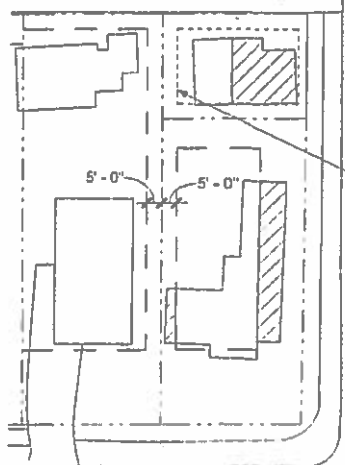
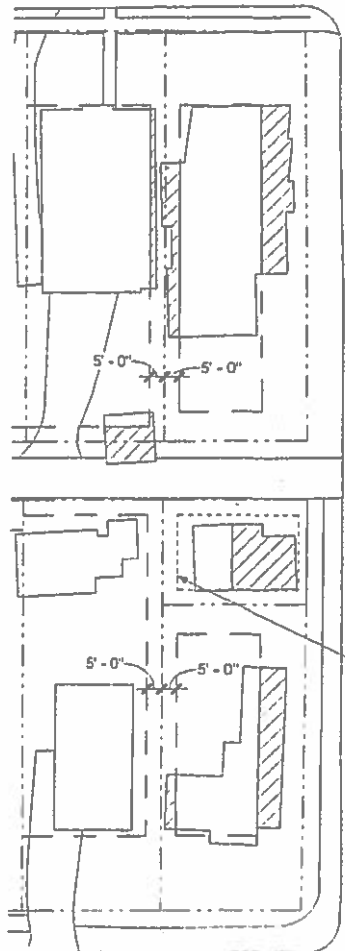
REAR YARD SETBACK ANALYSIS

Scale: 1" = 80'-0"



FRONT YARD ALONG ATTAYAC STREETS

NON-COMPLYING STRUCTURES



PROPOSED 5' REAR YARD SETBACK
WOULD BE CONTIGUOUS WITH
ADJACENT 5' SIDE YARD SETBACKS

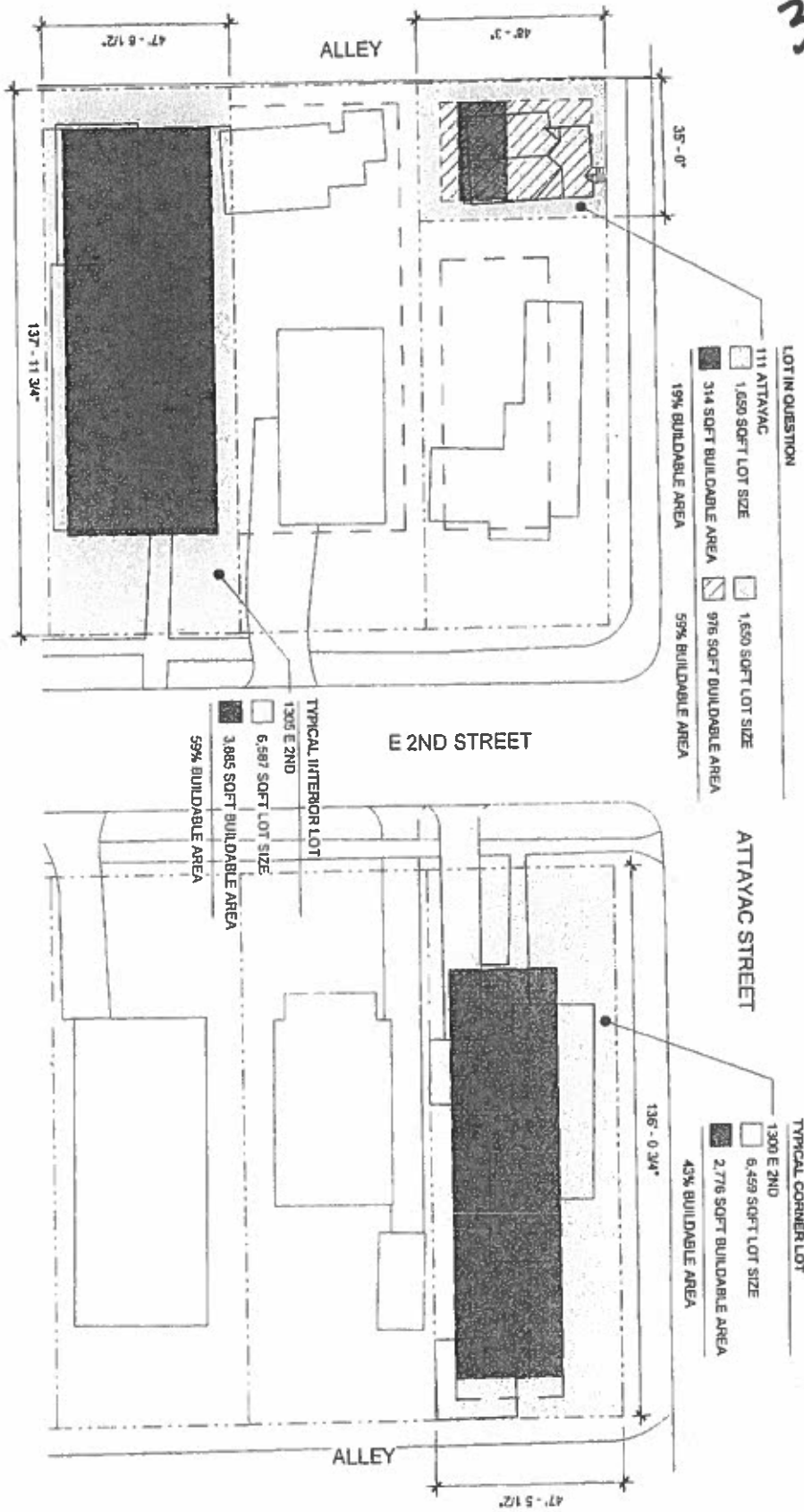
1

REAR YARD SETBACK ANALYSIS

Scale: 1" = 60'-0"

PREPARED BY THOUGHTBARN LLC <small>10000 10TH AVENUE, SUITE 100, DENVER, CO 80202 303.733.8800 WWW.THoughtBARN.COM</small>	
PROJECT 111 ATTAYAC	
DRAWING SITE COMPARISON	DATE 12/20/15
SCALE As indicated	
SHEET A1.3	

LY
33



1

BUILDABLE AREA ANALYSIS

Scale: 1" = 40'-0"

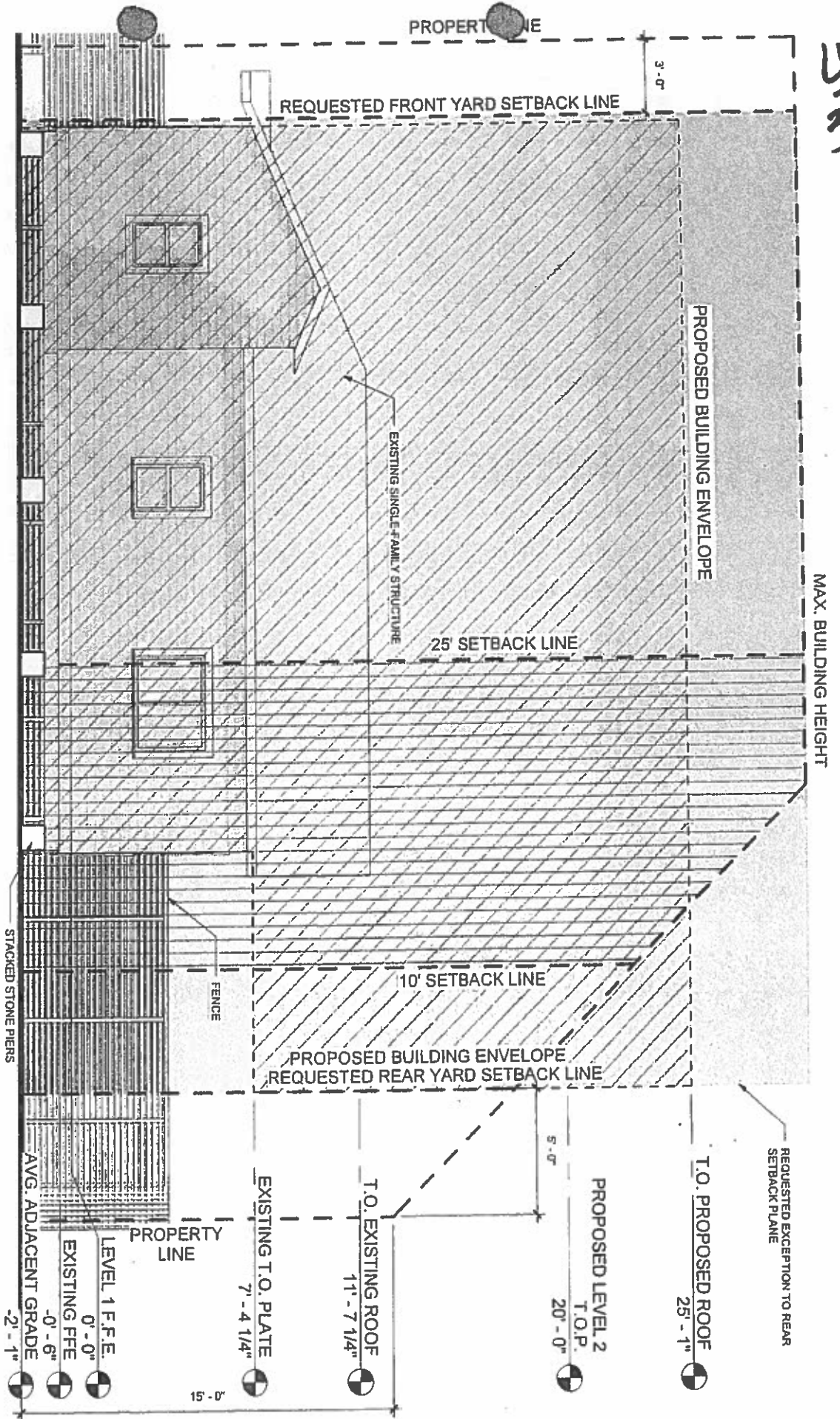
ANOTHER EXCELLENT PROJECT BY
THOUGHTBARN LLC
111 ATTAVAC

DATE: 12/8/2015

SCALE: 1" = 40'-0"

A 1.4

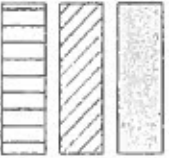
5/3



1

EXTERIOR ELEVATION, SOUTH

Scale: 3/16" = 1'-0"



REQUESTED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING ENVELOPE

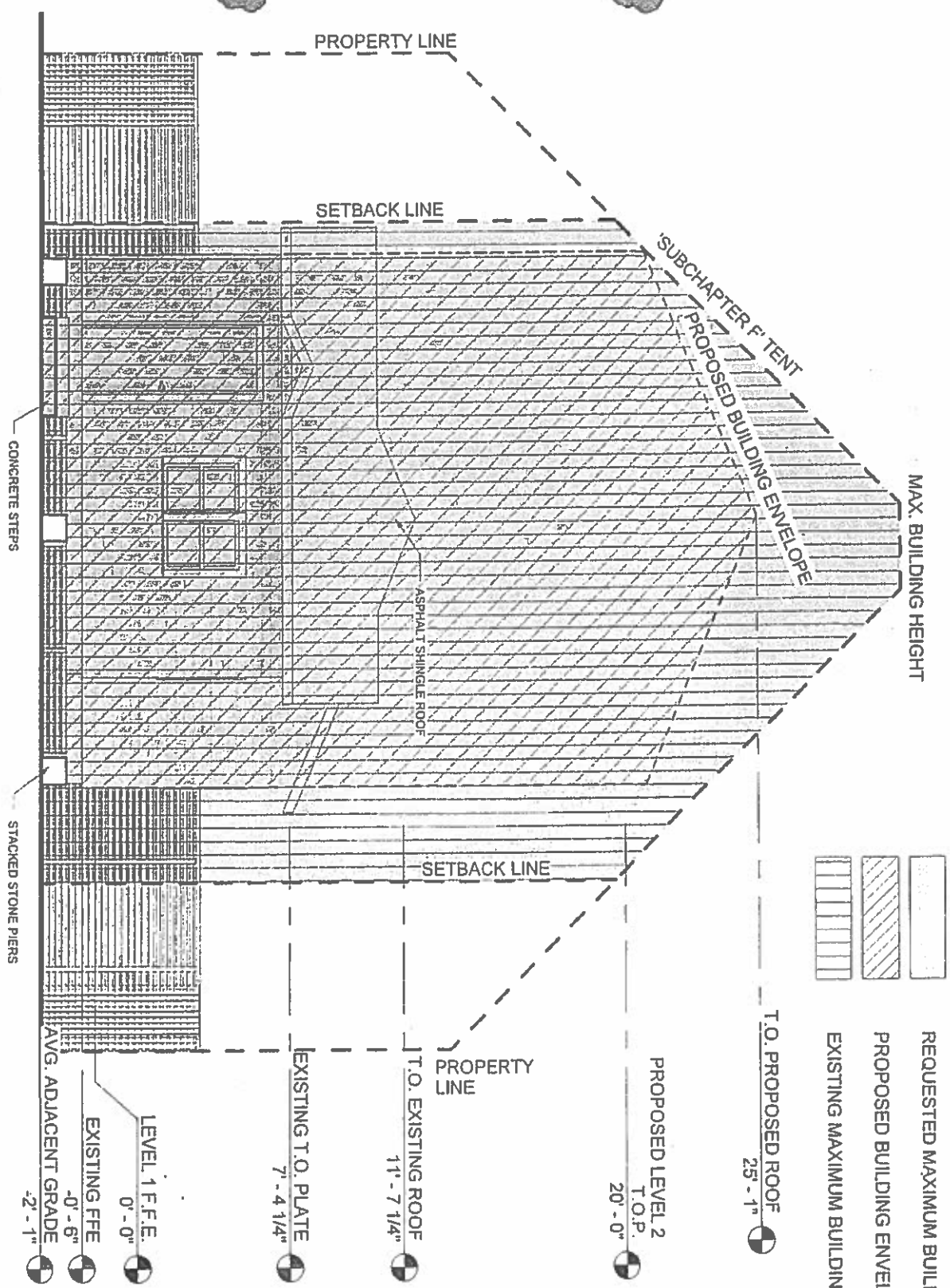
EXISTING MAXIMUM BUILDING ENVELOPE

ARCHITECTURAL PROJECT BY
THOUGHTBARN LLC
111 ATTAVAC

DATE: 12/8/2015

Version: A 2.0

44/35



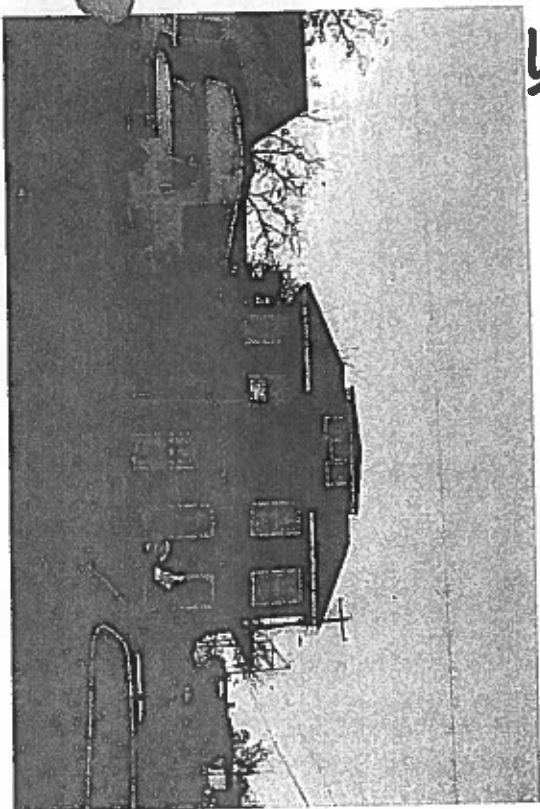
- REQUESTED MAXIMUM BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE
- EXISTING MAXIMUM BUILDING ENVELOPE

1 EXTERIOR ELEVATION, WEST

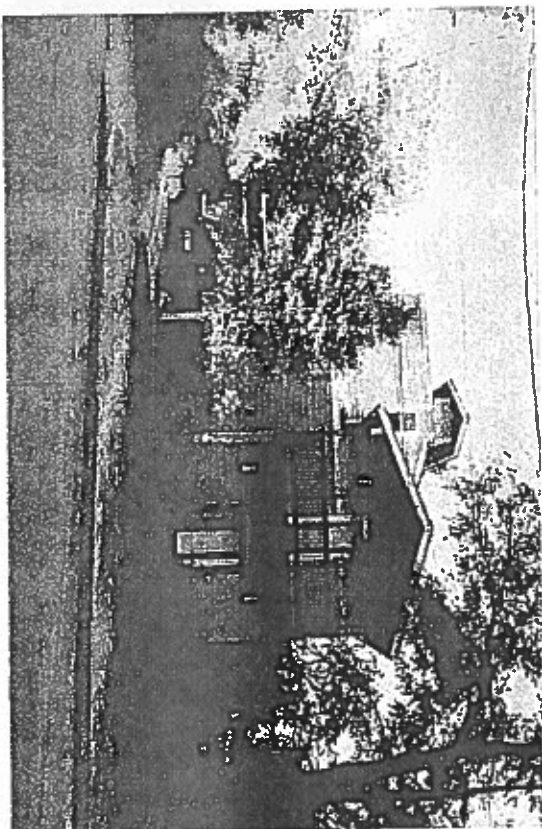
Scale: 3/16" = 1'-0"

ANOTHER EXISTING PROJECT BY
THOUGHTBARN LLC
111 ATTAYAC
ELEVATIONS
DATE 12/3/2015
A2.1

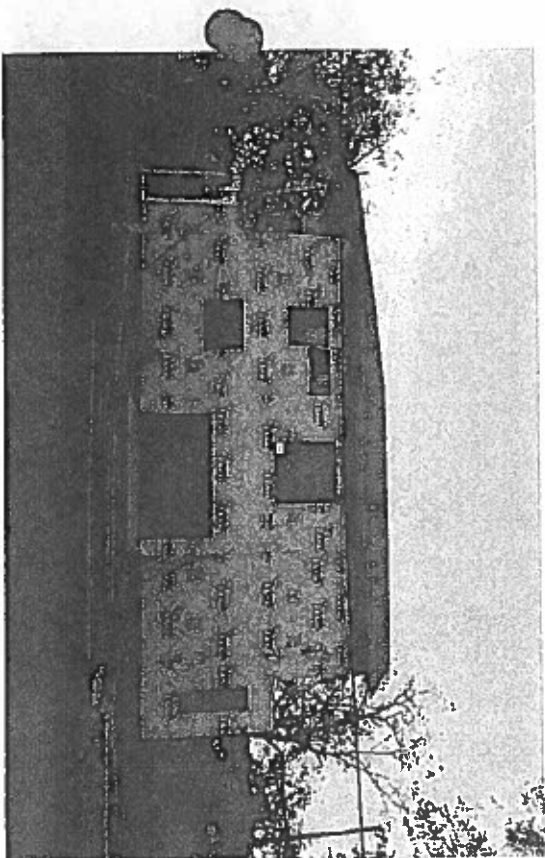
14/36



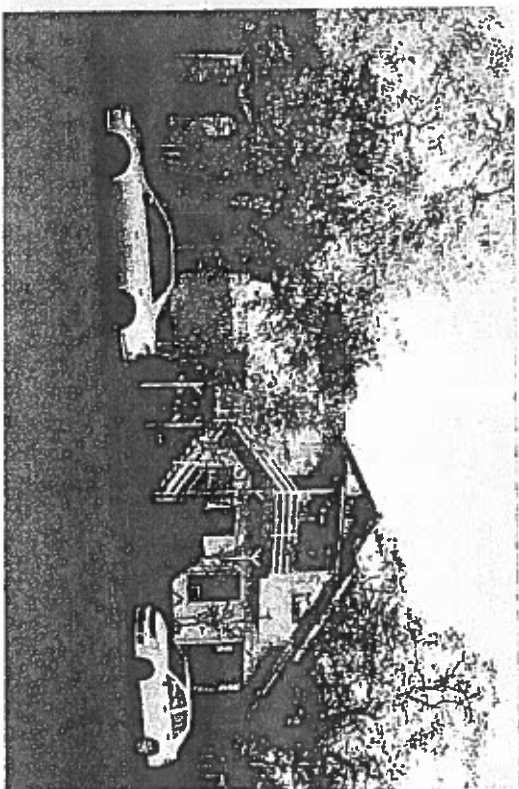
1212 E. 3RD ST.



205A ATTAYAC ST.



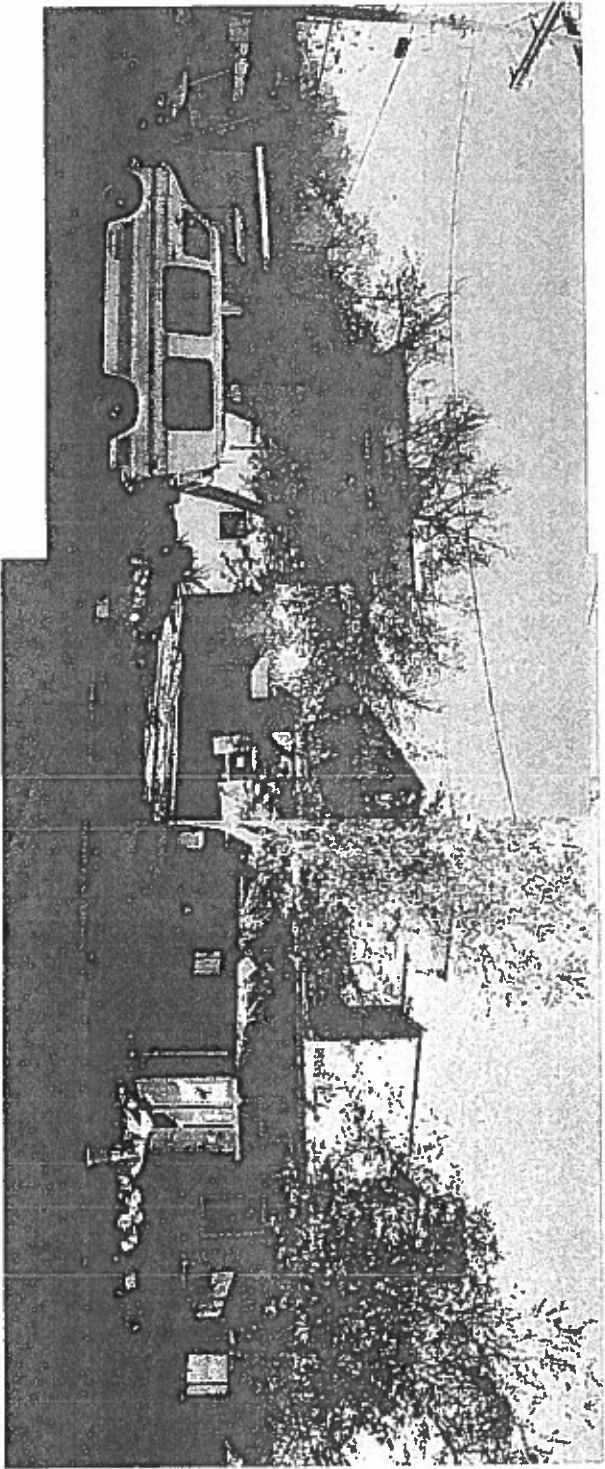
1213 E. 2ND ST.



1300 E CESAR CHAVEZ ST. (ADJACENT TO 111 ATTAYAC)

APRIL 15, 2015 EXISTING PROJECT BY	
THOUGHTBARN LLC	
THIS DRAWING IS THE PROPERTY OF THE FIRM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION.	
PROJECT	111 ATTAYAC
DRAWING	PHOTOS
SCALE	DATE
	12/5/2015
A 3.0	

437



1300 E 3RD ST.

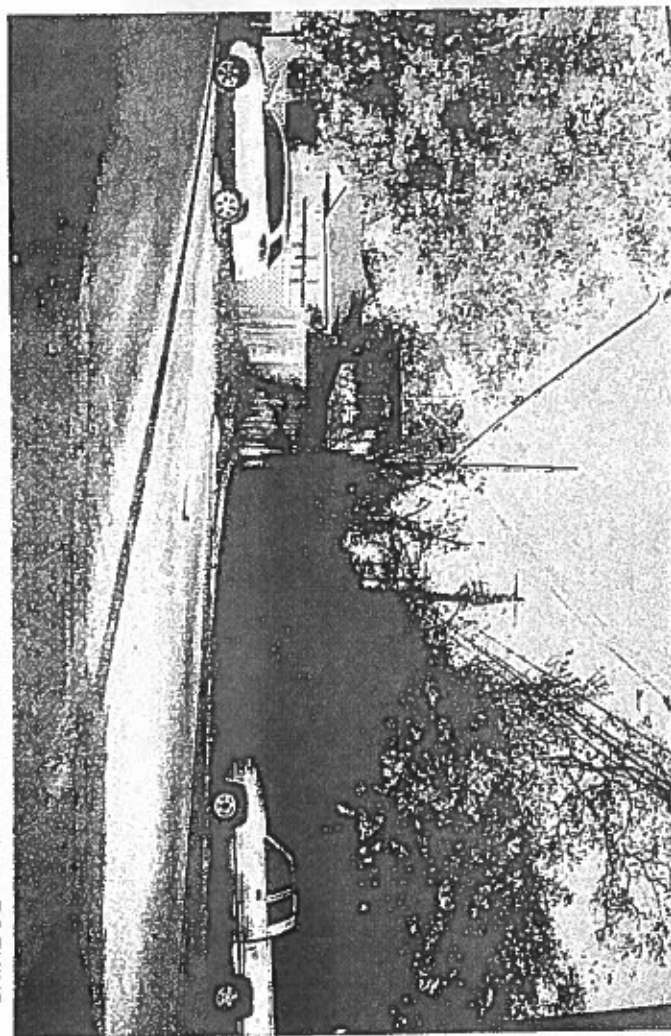
2 STORY STRUCTURES ALONG ATTAYAC ST.

ANOTHER EXCITING PROJECT BY	
THOUGHTBARN LLC	
111 ATTAYAC	
PHOTOS	
DATE	12/2/2015
A 3.1	

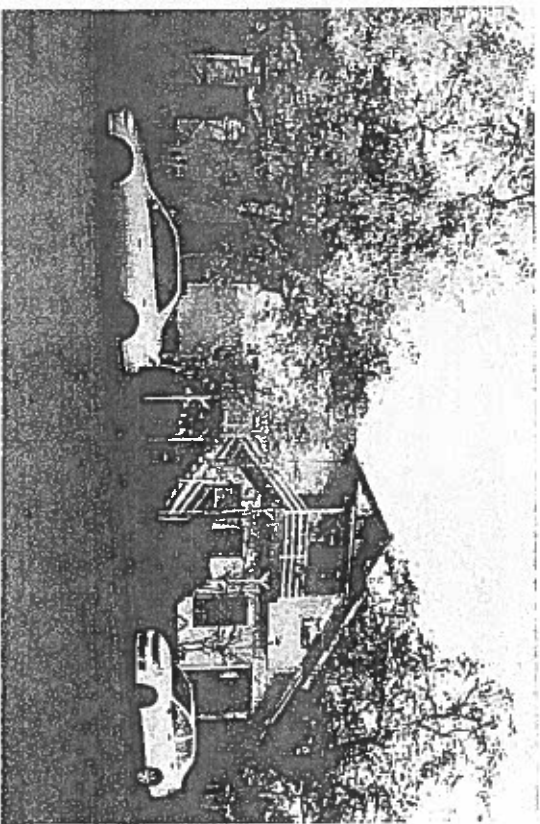
5/28



1301 E 2ND STREET



111 ATTAYAC STREET, AND 1303 E 2ND STREET ACCESSORY DWELLING UNIT BEHIND

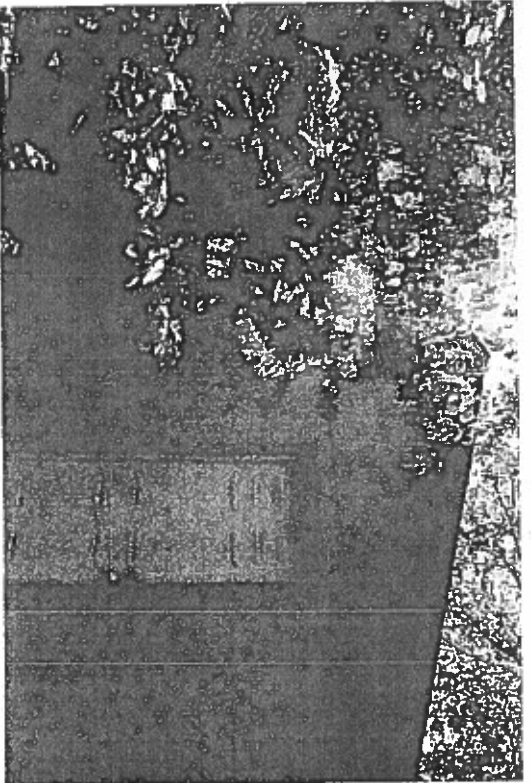


1300 E CESAR CHAVEZ STREET

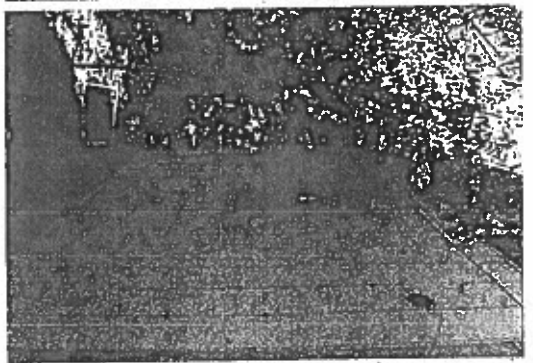
ADJACENT PROPERTIES

AERIAL PHOTOGRAPH PROJECT BY	
THOUGHTBARN LLC	
FOR THE CITY OF ALBUQUERQUE, NEW MEXICO	
PROJECT	
111 ATTAYAC	
OWNER	
PHOTOS	
DATE	DATE
12/28/2015	
A 3.2	

LY
39



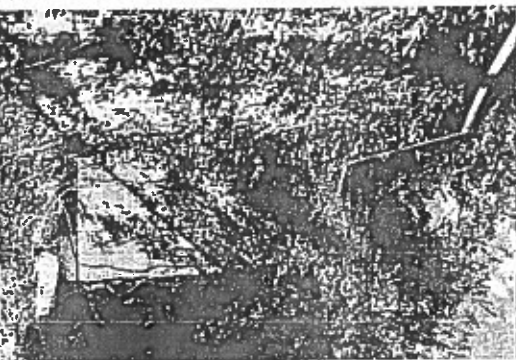
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

111 ATTAYAC ST., EXISTING CONDITIONS

APPROVED EXISTING PROJECT BY	
THOUGHTBARN LLC	
I hereby certify that the information provided in this report is true and correct to the best of my knowledge and belief.	
PROJECT	
111 ATTAYAC	
DRAWING	
PHOTOS	
SCALE	DATE
	12/8/2015
PROJECT NUMBER	
A 3.3	

Heldenfels, Leane

From: Pamela Colloff <[REDACTED]>
Sent: Friday, February 05, 2016 9:57 PM
To: Heldenfels, Leane
Subject: Case # C15-2016-0016

LY
40

Dear Board of Adjustment:

I live around the corner from 111 Attayac, and I am writing to express my opposition to the proposed variance.

While that property—which is quite run-down—would no doubt benefit from being redeveloped, this is a very big ask. Allowing a two-story structure of this magnitude to be built on such a tiny lot would set a dangerous precedent for every other small lot in our neighborhood. A 1,485-square-foot home with virtually no setbacks on a postage-stamp-sized lot does not reflect the character or architecture of our neighborhood. The sheer, two-story rear wall that is proposed would stand just a few feet from the two-story garage apartment at 1303 E. 2nd Street.

Furthermore, the owners have not proven any hardship. Were the BOA to give out a setback variance for this property without proof of hardship, it would set a very bad precedent for our neighborhood.

At a minimum, I would hope that the owners would respect the ten-foot rear setback OR the tent, so that the vertical wall at rear would be less imposing to neighbors. However, I feel strongly that they should respect both the rear setback *and* the tent. Thanks very much for your time and consideration.

Best wishes,
Pamela Colloff (owner of 1305 E. 2nd Street)

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: C15-2016-0016, 111 Attayac Street
 Contact: Léane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
 Public Hearing: Board of Adjustment, February 8th, 2016

☐ I am in favor
☒ I object

Your Name (please print)
 Ruth Ruiz
 1201 E. 3rd St., 78702

Your address(es) affected by this application
 1201 E. 3rd St.
 Signature: *Ruth Ruiz* Date: 2/5/16

Daytime Telephone: 512-477-5476

Comments: *I am my neighbor as is. All homes around the one have had to live with the noise on the 1300s. We have been enough changes - please do not approve this person's request.*

If you use this form to comment, it may be returned by noon the day of the hearing by either:

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

(comments postmarked on the Wednesday prior to the hearing or sooner may not be received by noon the day of the hearing)

Fax: (512) 974-6305
 Email: leane.heldenfels@austintexas.gov

ELC

PUBLIC HEARING INFORMATION

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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

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Case Number: C15-2016-0016, 111 Attayac Street

Contact: Leane Heldenfels, 512-974-2302, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8th, 2016

Tracy R. Bresson

Your Name (please print)

1303 E 2nd Street

Your address(es) affected by this application

1 Feb 16

Date

Daytime Telephone: 512 576 2962

Signature

Comments: THIS PROJECT IS A CLEAR CIRCUMVENTION OF THE HOMESIDE RULES AND VIOLATES A NEW TYPE OF BUILDING. THE POSTAGE STAMP MANSLION! IF THIS IS A COUNCIL THE LOT DIRECTLY NORTH OF THIS LOT CAN BE RECLAIMED, SUBDIVIDED INTO THREE LOTS AND SIMILAR STRUCTURE BUILT. THEY WILL ALL HAVE ACCESS TO ATTAYAC. THIS WILL BE DEVASTATING TO THE NEIGHBORHOOD WSP. WITH STRS

If you use this form to comment, it may be returned by noon the day of the hearing by either:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(comments postmarked on the Wednesday prior to the hearing or sooner may not be received by noon the day of the hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Heldenfels, Leane

From: Barbara Joyce [REDACTED]
Sent: Monday, February 01, 2016 10:33 AM
To: Heldenfels, Leane
Subject: case # C15-2016-0016
[REDACTED]

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Hi Leane,

I'm am the owner of a house across the street from the subject of this Code Variance requests.

I was wondering how I can object to parts or all of these requests.

This property was recently purchased by someone out-of-state with questionable motives. This property is too small for anything but the tiny house that is on it right now. Fixing it up or replacing it with a same-size, height and footprint unit is all that I would want allowed.

Please let me know how to proceed.

Many thanks,

Barbara Joyce
1213 E. 2nd St.

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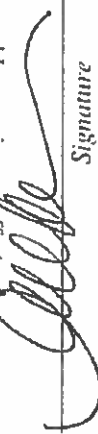
Public Hearing: Board of Adjustment, February 8th, 2016

Amanda Forner
Your Name (please print)

☐ I am in favor
☒ I object

1303 E 2nd Street

Your address(es) affected by this application



Signature

31 Jan 2016
Date

Daytime Telephone: 512-300-3183

Comments: Decrease from 25 ft to 3 is extreme. Rear yard setback decrease to 5 ft eliminates privacy to already cramped lot. We also understand that this lot is to be used for a short term rental property. Decreasing 2nd lot space will be issue in this case. Wanting rear setback plane for 2nd story also increasing on driveway issue for our lot. This neighborhood needs to be taking decisions by noon the day of the hearing by either: these cramped lot variance

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