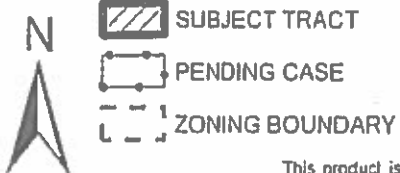




NOTIFICATIONS

CASE#: C15-2016-0040
LOCATION: 1103 E 2nd St.



1" = 141'

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.



46
2

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 9, 2016

CASE NUMBER: C15-2016-0040

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne **Motion to PP to June 13, 2016**
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ - ☐ Melissa Neslund **OUT**
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen **2nd the Motion**
☐ Y ☐ Kelly Blume (Alternate)

OWNER/APPLICANT: Lisa Schiller

ADDRESS: 1103 2ND ST

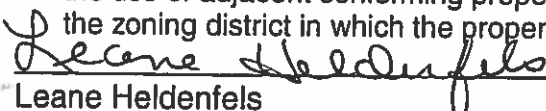
VARIANCE REQUESTED: The applicant has requested variance(s) to:

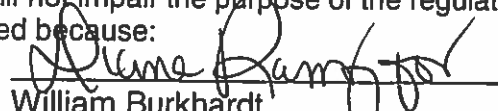
- A. Section 25-2-774 Two-Family Residential use (Secondary Apartment Regulations) (C) (5) (b) to increase the maximum square feet on a 2nd story from 550 (required/permitted) to 892 square feet (requested); and to**
B. Section Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the floor-to-area ratio from .4 to 1 (required/permitted) to .6 to 1 (requested) in order to add a second dwelling unit above a new garage structure in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

BOARD'S DECISION: The public hearing was closed on Board Member Eric Goff motion to Postpone to May 9, 2016, Board Member Michael Von Ohlen second on a 10-0 vote; POSTPONE TO MAY 9, 2016. MAY 9, 2016 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to June 13, 2016, Board Member Michael Von Ohlen second on a 10-0 vote; POSTPONED TO JUNE 13, 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

46
3

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 11, 2016

CASE NUMBER: C15-2016-0040

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff **Motion to PP to May 9, 2016**
☐ O ☐ Melissa Hawthorne (OUT)
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen **2nd the Motion**
☐ Y ☐ Kelly Blume (Alternate)

OWNER/APPLICANT: Lisa Schiller

ADDRESS: 1103 2ND ST

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

A. Section 25-2-774 Two-Family Residential use (Secondary Apartment Regulations) (C) (5) (b) to increase the maximum square feet on a 2nd story from 550 (required/permitted) to 892 square feet (requested); and to

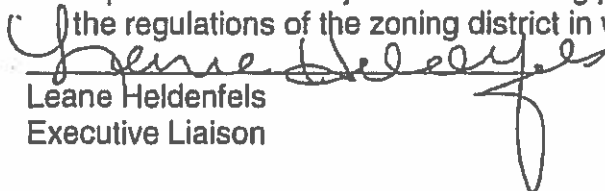
B. Section Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the floor-to-area ratio from .4 to 1 (required/permitted) to .6 to 1 (requested)

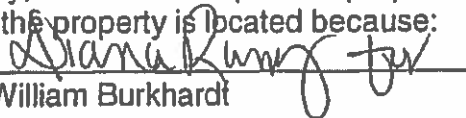
in order to add a second dwelling unit above a new garage structure in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

BOARD'S DECISION: The public hearing was closed on Board Member Eric Goff motion to Postpone to May 9, 2016, Board Member Michael Von Ohlen second on a 10-0 vote; POSTPONE TO MAY 9, 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



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

44/4

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 # C15-2016-0040 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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5

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.

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6

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:

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

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).

16
8

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

EAST 2ND STREET

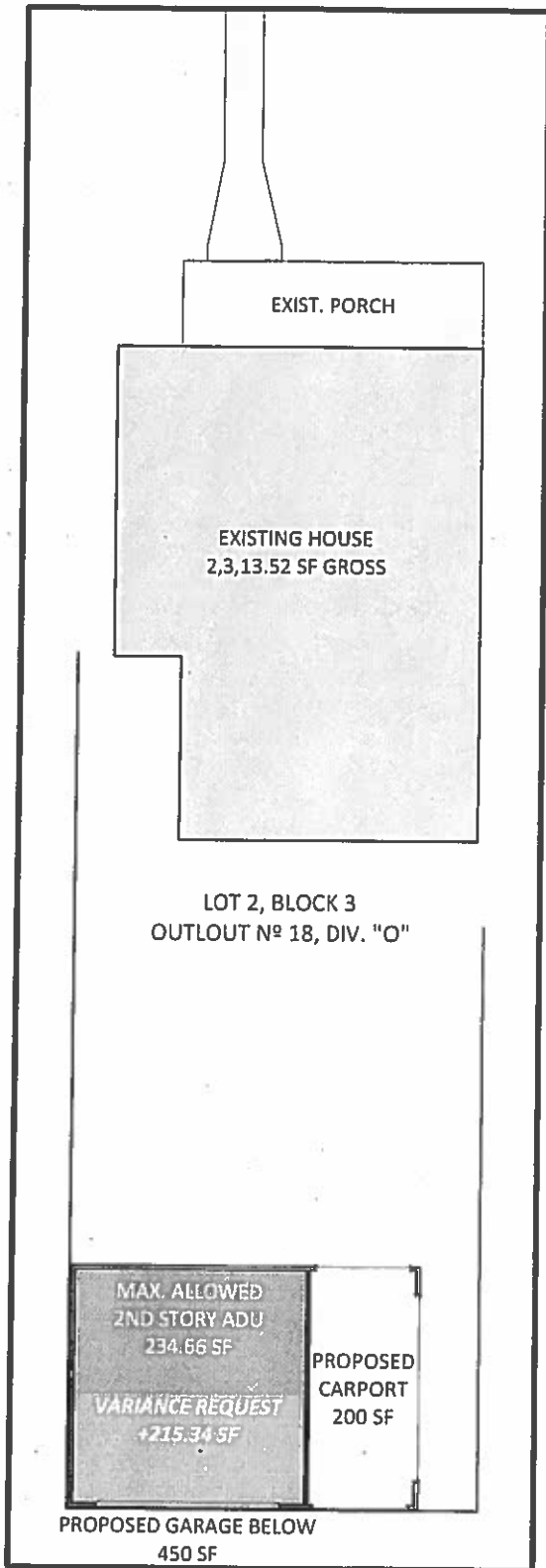
FAR CALCULATIONS — NO VARIANCE

	EXISTING	PROPOSED	EXEMPT	TOTAL
FIRST FLOOR	1,300.17 SF	0.00 SF	0.0 SF	1,300.17 SF
SECOND FLOOR	1,013.35 SF	0.00 SF	0.0 SF	1,013.35 SF
SECOND FLOOR ADU	0.00 SF	234.66 SF	0.0 SF	234.66 SF
CARPORT (DETACHED)	0.00 SF	200.00 SF	-200.0 SF	0.00 SF
GARAGE (DETACHED)	0.00 SF	450.00 SF	-450.0 SF	0.00 SF
TOTAL GROSS FLOOR AREA	2,313.52 SF	884.66 SF	-650.00 SF	2,548.18 SF
LOT SIZE PER TCAD				6,370.46 SF
FLOOR AREA RATIO				40.00%
MAX GROSS FLOOR AREA ALLOWED:				2,548.18 SF

49

FAR CALCULATIONS — REQUESTED VARIANCE

	EXISTING	PROPOSED	EXEMPT	TOTAL
FIRST FLOOR	1,300.17 SF	0.00 SF	0.00 SF	1,300.17 SF
SECOND FLOOR	1,013.35 SF	0.00 SF	0.00 SF	1,013.35 SF
SECOND FLOOR ADU	0.00 SF	450.00 SF	0.00 SF	450.00 SF
CARPORT (DETACHED)	0.00 SF	200.00 SF	-200.00 SF	0.00 SF
GARAGE (DETACHED)	0.00 SF	450.00 SF	-450.00 SF	0.00 SF
TOTAL GROSS FLOOR AREA	2,313.52 SF	1,100.00 SF	-650.00 SF	2,763.52 SF
LOT SIZE PER TCAD				6,370.46 SF
FLOOR AREA RATIO				43.38%
MAX GROSS FLOOR AREA ALLOWED:				2,548.18 SF
VARIANCE REQUESTED:				215.34 SF



NOTE

EXACT POSITION OF GARAGE/CARPORT
+ DRIVEWAY LENGTH T.B.D. PENDING
POWER LINE SURVEY

ALLEY



1

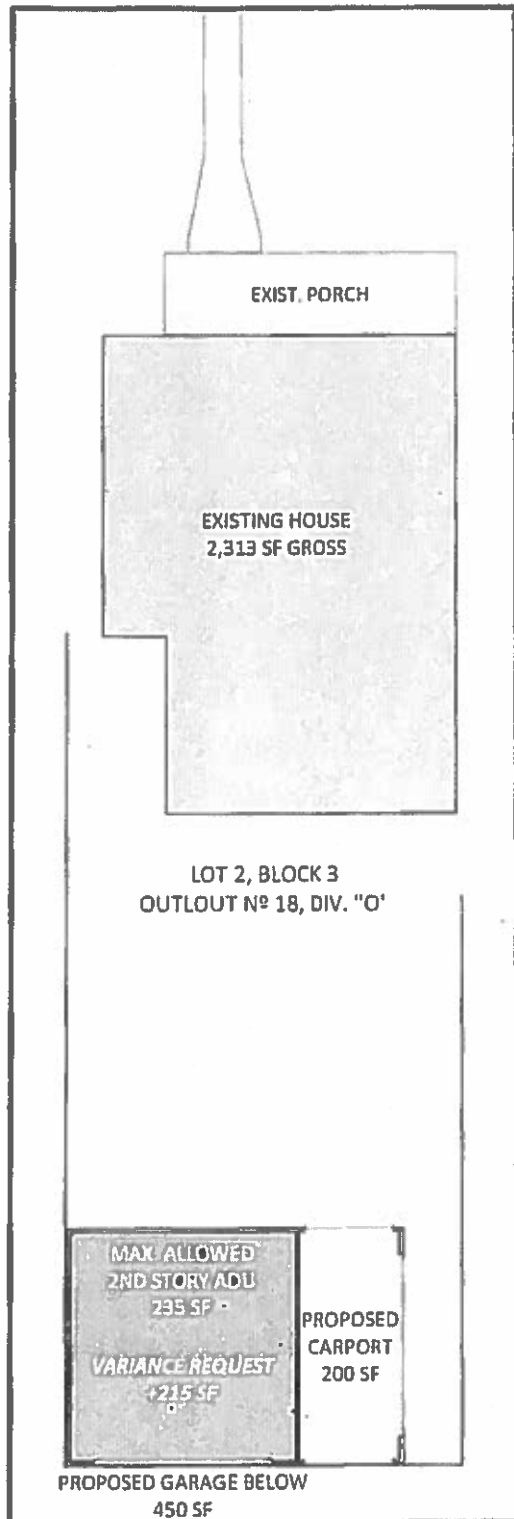
SITE DIAGRAM

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

15-2016-0040

44
TO

EAST 2ND STREET



FAR CALCULATIONS — NO VARIANCE

	EXISTING	PROPOSED	EXEMPT	TOTAL
FIRST FLOOR	1,300 SF	0 SF	0 SF	1,300 SF
SECOND FLOOR	1,013 SF	0 SF	0 SF	1,013 SF
SECOND FLOOR ADU	0 SF	235 SF	0 SF	235 SF
CARPORT (DETACHED)	0 SF	200 SF	-200 SF	0 SF
GARAGE (DETACHED)	0 SF	450 SF	-450 SF	0 SF
TOTAL GROSS FLOOR AREA	2,313 SF	885 SF	-650 SF	2,548 SF
LOT SIZE PER TCAD				6,370.46 SF
FLOOR AREA RATIO				40.0%
MAX GROSS FLOOR AREA ALLOWED:				2,548 SF

FAR CALCULATIONS — REQUESTED VARIANCE

	EXISTING	PROPOSED	EXEMPT	TOTAL
FIRST FLOOR	1,300 SF	0 SF	0 SF	1,300 SF
SECOND FLOOR	1,013 SF	0 SF	0 SF	1,013 SF
SECOND FLOOR ADU	0 SF	450 SF	0 SF	450 SF
CARPORT (DETACHED)	0 SF	200 SF	-200 SF	0 SF
GARAGE (DETACHED)	0 SF	450 SF	-450 SF	0 SF
TOTAL GROSS FLOOR AREA	2,313 SF	1,100 SF	-650 SF	2,763 SF
LOT SIZE PER TCAD				6,370.46 SF
FLOOR AREA RATIO				43.4%
MAX GROSS FLOOR AREA ALLOWED:				2,548 SF
VARIANCE REQUESTED:				215 SF

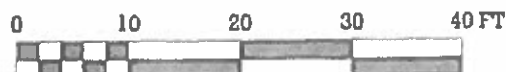
NOTE

EXACT POSITION OF GARAGE/CARPORT
+ DRIVEWAY LENGTH T.B.D. PENDING
POWER LINE SURVEY

ALLEY



1 SITE DIAGRAM
Scale: 1/16" = 1'-0"



44
11

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) = 3459 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

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.



**VENTURE FOUR
ARCHITECTS**
3185 W. 13th Ave.
Suite 103
Denver, CO 80202
Phone: 313.324.6581
Fax: 313.303.2421
www.venturefour.com

JAMES R. REMORE
NOT FOR REGALATORY
APPROVAL
ON CONSTRUCTION

CRD-5671
**A CUSTOM
RESIDENCE FOR:**

V4-13215
Date: 04.29.13 12:54pm

SITE PLAN
Scale: 1" = 30'-0"

SP-1.1

$$\frac{44}{12}$$



VENTURE FOUR ARCHITECTS
 731 Cedar Rock Court
 Lakeway, Texas 78734
 Phone: 512 328 8581
 Fax: 512 261 8881
 www.venturefour.com



PROJECT

A CUSTOM REMODEL &
 ADDITION FOR
 MELISSA & CRAIG
 MAGENER

5513 AVENUE 6
 AUSTIN, TEXAS 78701

REMARKS

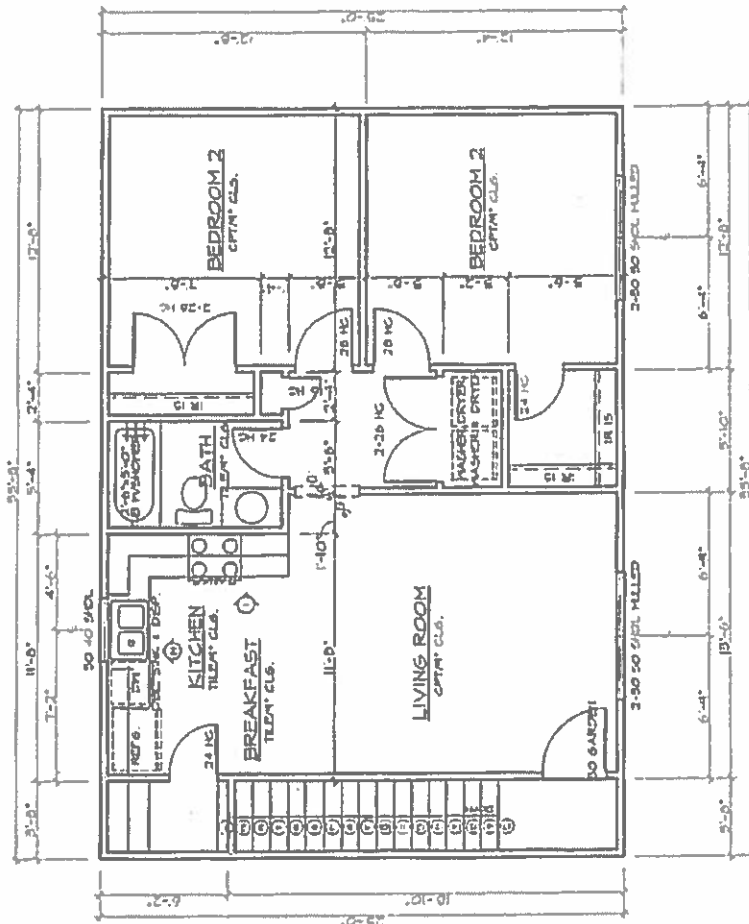
- NOTES:
- 1. ALL REMODEL AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS TO BE TYPED AND
 - 2. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 3. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 4. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 5. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 6. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 7. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 8. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 9. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.
 - 10. PROVIDE ONE (1) NET AREA OF ATTIC VENTILATION PER 100 S.F. OF TOTAL ATTIC AREA.

WALL SCHEDULE

DEMO OF EXISTING
 FRAMING

EXISTING FRAMING

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



2ND FLOOR PLAN

V4-GARAGE
 MAY 12, 2011 11:22AM
 JMK

SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"
A-1.2

13/56

**VENTURE FOUR
ARCHITECTS**
731 Cedar Rock Court
Lakeway, Texas 78734
Phone: 512.378.8581
Fax: 512.361.8081
www.venturefour.com

PRO. 831.

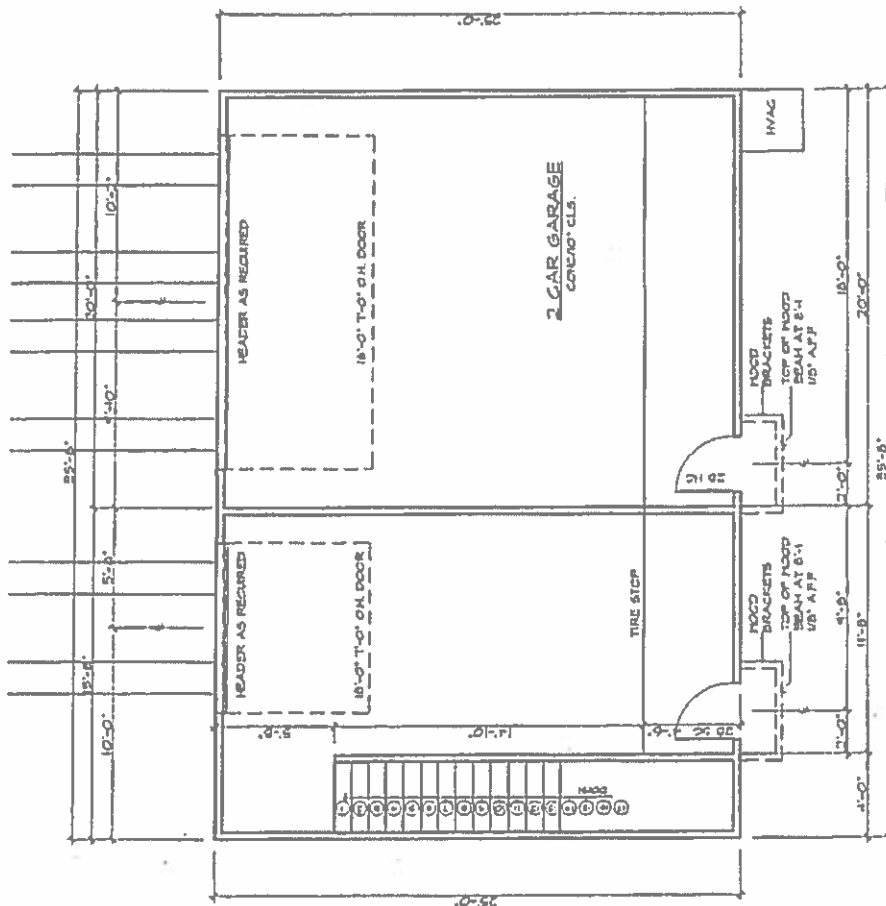
A CUSTOM REMODEL &
ADDITION FOR
MELISSA & CRAIG
WAGNER

5513 AVENUE 6
AUSTIN, TEXAS 78701

इतिहास

Psalms

- ALL PLATE HEIGHTS ARE INDICATED.
FIRST FLOOR ROOMS LEADING TO THE
ICE AND SECOND FLOOR ROOMS
LEADING TO THE 7TH FLD.
PROJECT ONE 3P NET AREA OF ATTE
VENTILATION FOR 100 SF OF TOTAL
COVERED FOOT AREA AS PER CODE.
BLOCK FOR COLUMN PANS IN ALL
BEDROOMS, LIVING, HALLS, AND
DINING AND BATH.
SAFETY GLASS PER CODE.



FIRST FLOOR PLAN

V4-GARAGE
 1000 100 200 1000
 1000 100 200 1000

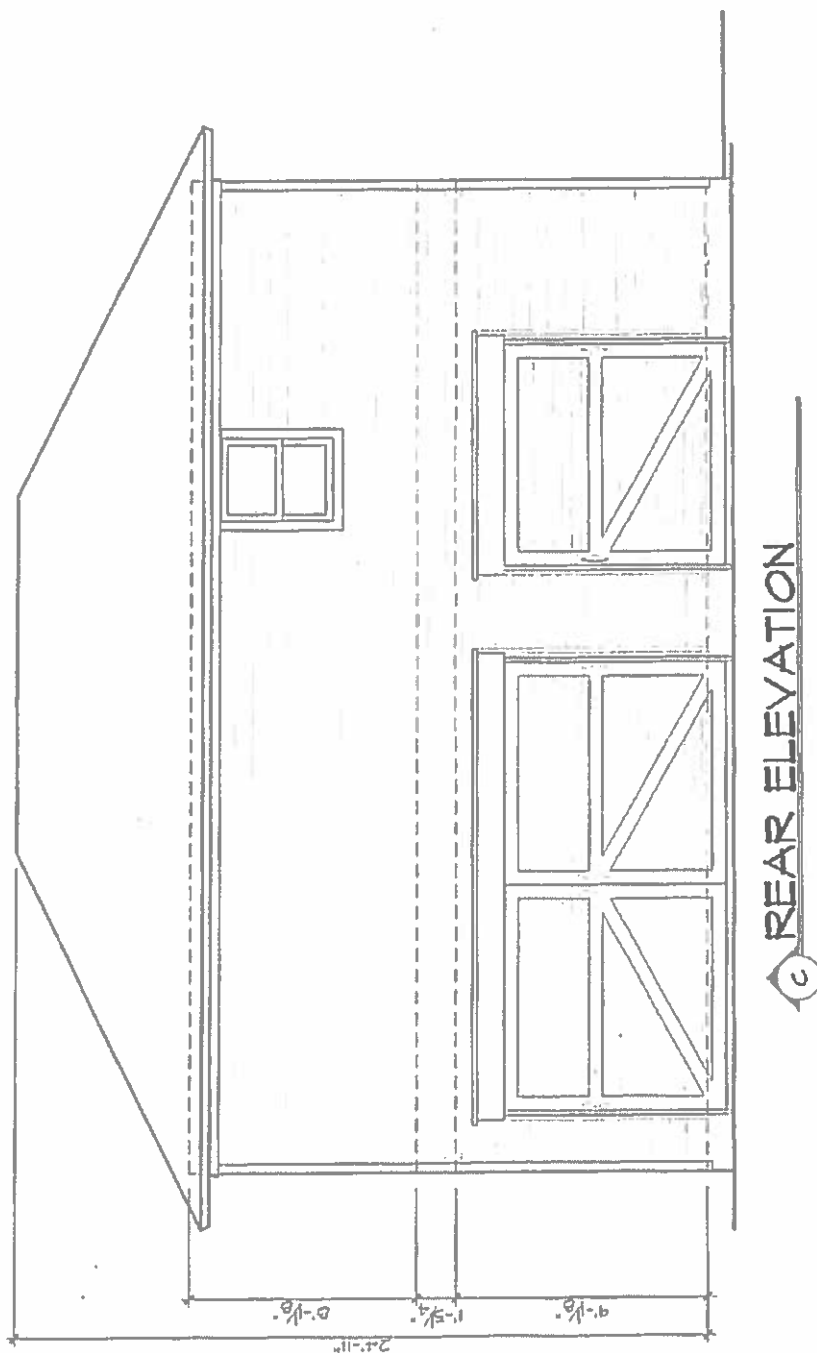
FIRST FLOOR PLAN
SCALE 3/8" = 1'-0"

A-1.1

	EXISTING	NEW	TOTAL
FIRST FLOOR	8498	8498	8498
SECOND FLOOR	0	B-16	B-16
TOTAL HEATED	0	B-16	B-16
GARAGE		B-12	B-12
COV PATIO		818	818
COV PORCH	0	818	0
TOTAL SQ	0	1738	1738

$$\frac{66}{14}$$

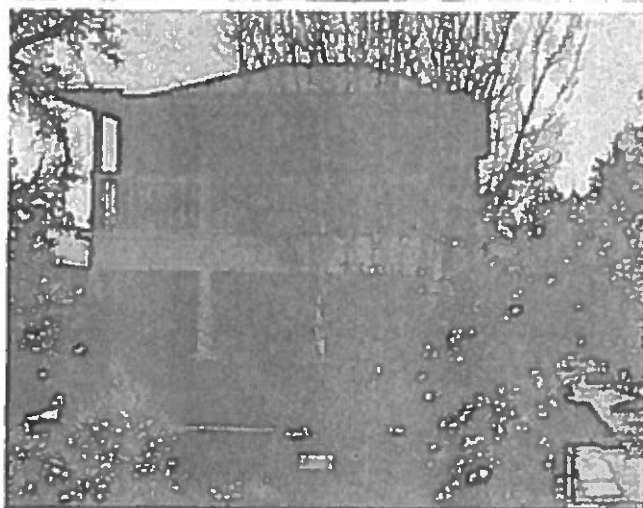
4/15



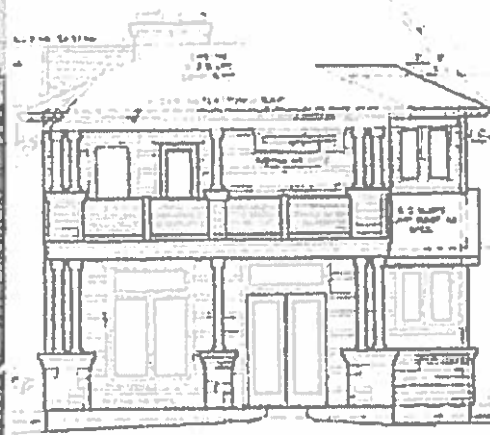
2/12



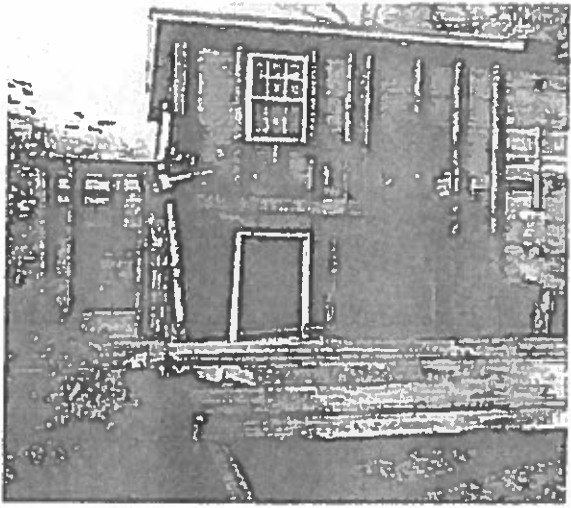
3/15



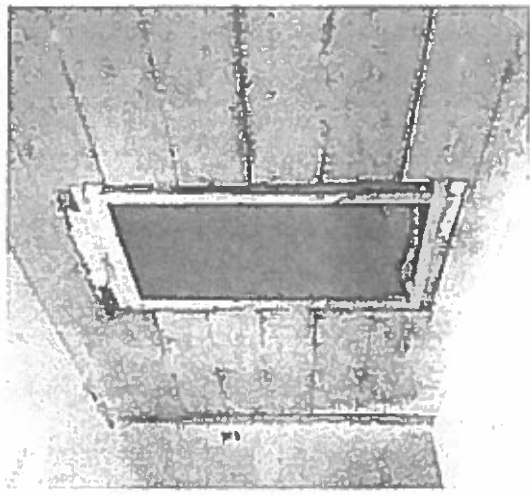
Old house



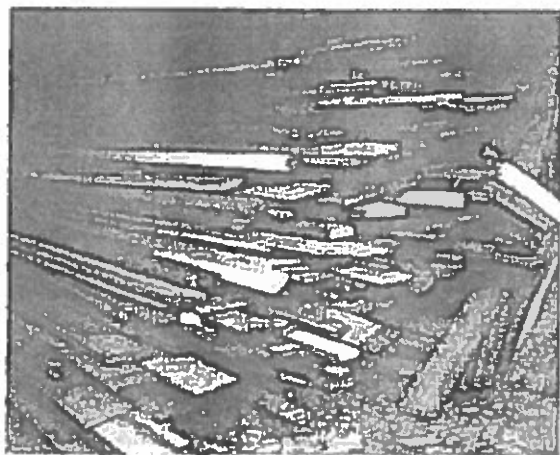
New house



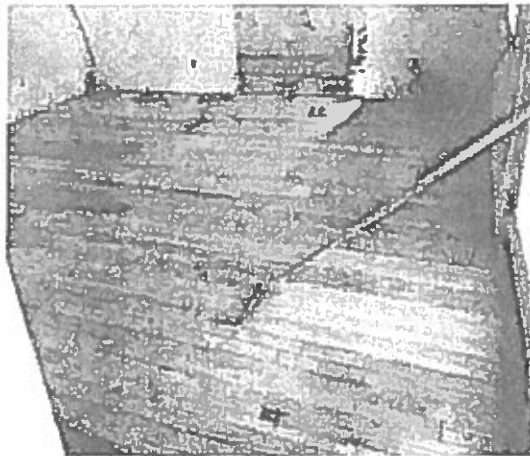
Used frame of existing house



Left original wood Ceilings



Reclaimed all interior wood



Used reclaimed for flooring

46
18

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.

1st St

PARKING ON SOUTH SIDE
OF 2ND STREET ONLY

TEMP PERMITS
FOR EVENTS
AND FILMING



Christ Church
CHURCH

Medina St

2nd St

E 2nd St



1103 E 2nd St

Medina St

Congio
RESTAURANT

**EVENT
VENUE**

Chick Ranch Austin

Chavez St

Medina St

E Cesar Chavez St

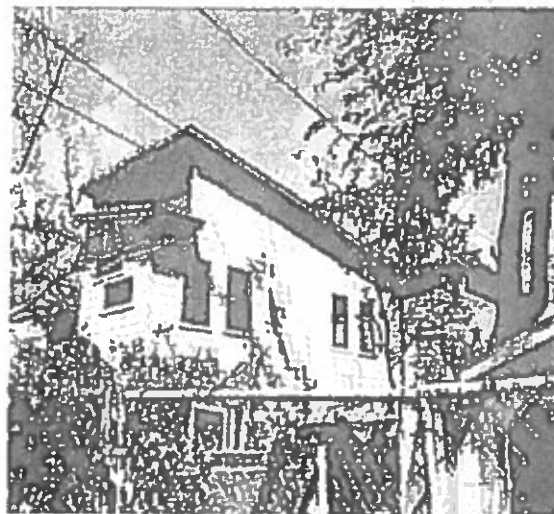
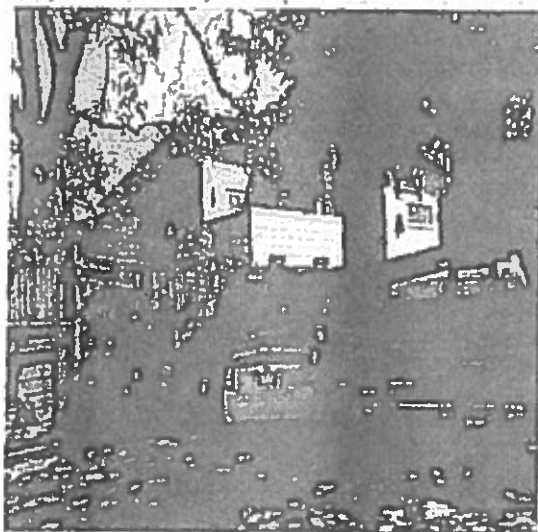
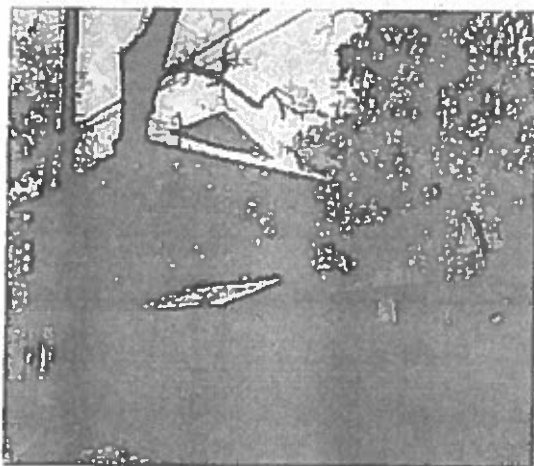
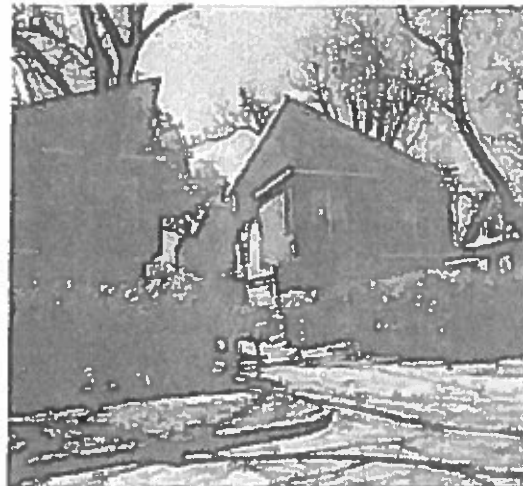
Children's
Area

Austin Cleaners
& Laundry GoodLife Realty

E Cesar Chavez St

Homes on 2nd Street with 2 story ADU's
Addresses: 1108, 1203, 1207, 1303, 1407, 1409, 1501

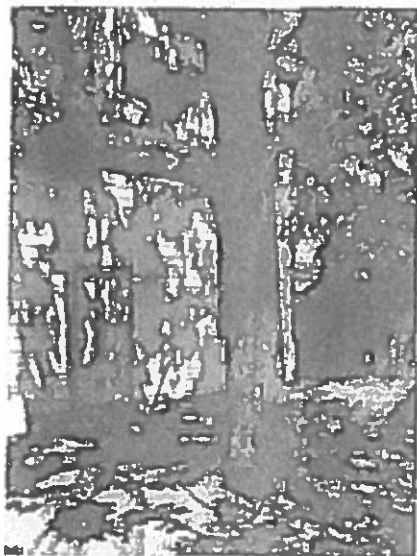
3/5



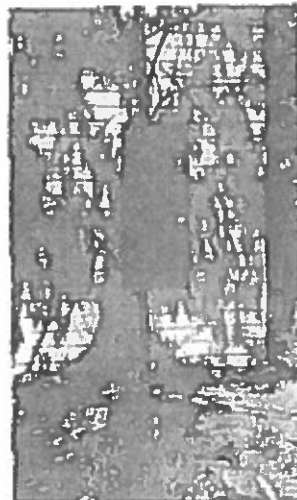
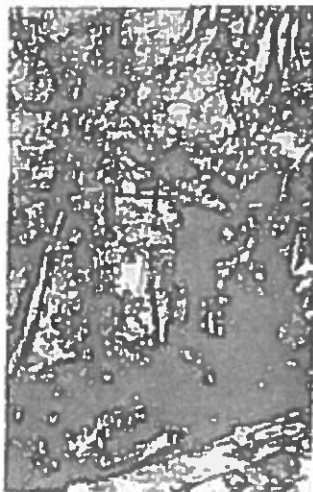
46
20

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.



This tree will remain



Small trees/shrubs may be cleared if needed



Small trees/shrubs may be cleared if needed

14
21

Variance Request

Re: 1103 E 2nd Street
Austin, TX 78702

March 28, 2016

It has come to my attention that the new property owners (Schiller' s) at 1103 E. 2nd St. would like to get a variance on their property to include an apartment and garages. They are requesting to increase the square footage of the apartment to 892 sf and increase the FAR ratio to 59%.

I own the house next door to the Schiller' s at 1101 E 2nd Street, and I give my support to their request for a variance.

Richard Delgado



Property Owner - 1101 E 2nd street

4-5-16

Date:

NOTICE OF PUBLIC HEARING ZONING CODE VARIANCE

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.

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An appeal of 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 has standing to appeal the decision. The body holding a public hearing will announce 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 property, or who communicates an interest in a property.

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An interested party is defined as a person who is the applicant or record owner of the property, or who communicates an interest in a property.

A written statement to the board or commission before or during a public hearing that generally identifies the issues of the application and is delivered to the contact person listed on the notice.

For the record at the public hearing.

Residence that is within 500 feet of the subject property;

Property within 500 feet of the subject property;

Environmental or neighborhood organization that has declared boundaries are within 500 feet of the proposed development.

Be filed with the director of the responsible department within 10 days after the decision. An appeal form may be obtained from the responsible department.

For more information on the City of Austin's land development process, visit www.austintexas.gov/development.

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: C-15-2016-0040, 1103 E. 2nd Street

Contact: Leane Heldenfels, 512-974-6305, leane.heldenfels@cityofaustin.org

Public Hearing: Board of Adjustment, April 11th, 2016

Selena Smider
Your Name (please print)
Hector E. Cesar Chavez
Your Address (street address) affected by this application

Selena Smider
Signature
Date: 4-4-16

☒ I am in favor
☐ I object

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: C-15-2016-0040, 1103 E. 2nd Street

Contact: Leane Heldenfels, 512-974-6305, leane.heldenfels@cityofaustin.org

Public Hearing: Board of Adjustment, April 11th, 2016

Selena Smider
Your Name (please print)
Hector E. Cesar Chavez
Your Address (street address) affected by this application

Selena Smider
Signature
Date: 4-4-16

☒ I am in favor
☐ I object

Daytime Telephone: 310 433 5216

Comments:

If you use this form to comment, it may be returned via:

Mail: City of Austin-Development Services Department/
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

16
23

Variance Request

Re: 1103 E 2nd Street
Austin, TX 78702

March 28, 2016

It has come to my attention that the new property owners (Schiller' s) at 1103 E. 2nd St. would like to get a variance on their property to include an apartment and garages. They are requesting to increase the square footage of the apartment to 892 sf and increase the FAR ratio to 59%

I own the restaurant adjacent to the Schiller' s at 1010 E Cesar Chavez, and I Cody Symington, give my support to their request for a variance.

Cody Symington



Property Owner - Cenote 1010 E Cesar Chavez

3-29-16

Date:

44
24

1103 E 2nd Street is requesting a variance to build a garage with 2nd story apartment in the back of the property. They are requesting to increase the square footage of the apartment to 892 sf and increase the FAR ratio to 59%.

As a property owner next to the Schiller's at 1103 E. 2nd St, I give my support for their request for a variance.

NAME: RYAN LOBB ADDRESS: 1104 E 2ND ST

SIGNATURE: [Signature] DATE: 04/02

NAME: John Witt ADDRESS: 1104 E 2nd St

SIGNATURE: [Signature] DATE: 04/02

NAME: Josie Ragolia ADDRESS: 1100 A E 2nd St

SIGNATURE: Josie Ragolia DATE: 4/2/16

NAME: Clara Christ Church ADDRESS: 112 Medina St.

SIGNATURE: [Signature] DATE: 4/4/16

NAME: _____ ADDRESS: _____

SIGNATURE: _____ DATE: _____

NAME: _____ ADDRESS: _____

SIGNATURE: _____ DATE: _____

NAME: _____ ADDRESS: _____

SIGNATURE: _____ DATE: _____

NAME: _____ ADDRESS: _____

SIGNATURE: _____ DATE: _____

NAME: _____ ADDRESS: _____

SIGNATURE: _____ DATE: _____

NAME: _____ ADDRESS: _____

SIGNATURE: _____ DATE: _____

Attachment: Variance Application

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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.

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.

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Case Number: C15-2016-0040, 1103 E. 2nd Street

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

Public Hearing: Board of Adjustment, April 11th, 2016

Monte Davis

Your Name (please print)

115 Waller Austin 78762

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 585 0043

Comments:

4/4/16

☒ I am in favor ☐ I object

If you use this form to comment, it may be returned via:

Mail: 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

Note: comments received after noon the day of the hearing will not be seen by the Board at this hearing, mailed comments postmarked on the TH prior to the hearing or later will not be received timely.

2575

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0040, 1103 E. 2nd Street

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

Public Hearing: Board of Adjustment, April 11th, 2016

Selena Sanders
Your Name (please print)

☒ I am in favor
☐ I object

1102 E. Cesar Chavez

Your address(es) affected by this application

Selena Sanders
Signature

4-4-16
Date

Daytime Telephone: 310 433 5716

Comments:

If you use this form to comment, it may be returned via:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Email: lane.heldenfels@austintexas.gov

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2/16

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Case Number: C15-2016-0040, 1103 E. 2nd Street

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

Public Hearing: Board of Adjustment, April 11th, 2016

Selema Sanders
Your Name (please print)

☒ I am in favor
☐ I object

1104 E. Cesar Chavez

Your address(es) affected by this application

Selema Sanders
Signature

4-4-16
Date

Daytime Telephone: 310 433 5216

Comments:

If you use this form to comment, it may be returned via:

Mail: 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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