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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2016-0060
LOCATION: 3913 Avenue F



1" = 175'

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

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

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CASE # C15-2016-0060
ROW # 15 30263
TAX # 214821 0219060904
TCADV

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 3913 Avenue F, Austin, Texas 78751

LEGAL DESCRIPTION: Subdivision -- W 95.5FT LOT 11 SHADOW LAWN

Lot(s) 11 Block Outlot Division Shadow Lawn

I/We, Lotte Vchko, on behalf of myself/ourselves as authorized agent for William Lloyd & Sara Bircher, affirm that on April 18, 2016, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

xx ERECT ATTACH COMPLETE REMODEL MAINTAIN
A NEW TWO-STORY GARAGE APARTMENT STRUCTURE WITH A REAR PROPERTY
BUILDING SETBACK OF 3'-6"

in a SF-3-NP-NCCD district. SF-3 H-HD-NCCD-NP (Hyde Park)
(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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VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because: Garage apartments are common in Hyde Park, and this property is typical of older homes in the area with garage apartments. However, the specific configuration of the existing house, and the location of several large pecan and oak trees, makes placing a garage apartment within the required setbacks problematic. To place a 20 X 24 garage apartment, which is a common size, within the required setbacks would necessitate removing one or more mature preferred-species trees, or a significant structural alteration of the existing residence.

HARDSHIP:

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

The driveway comes onto the property from 40th Street, and passes through a porte-cochere at the rear of the house. The posts supporting the porte-cochere restrict the maneuverability of standard-sized vehicles, and the location of the trees prevents locating the garage within the setbacks in a way that would accommodate that restriction.

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

The tree location and configuration of the existing house are unique to this specific property.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Garage apartments of this size and style, close to rear lot lines, are common in Hyde Park, so placing the proposed structure at the requested location will not alter the character of the surrounding area. Reducing the rear setback as requested will not impair the use of the adjoining property because there is a swimming pool directly across the common lot line, and the property on that lot is an historic house. Both of these factors make it unlikely that a new building would be placed near the proposed garage apartment in the future. The variance will not impair the purpose of the regulations of the zoning district in which the property is located because the closest existing structure is further from the proposed garage than the setbacks would dictate if the swimming pool didn't exist.

3/4

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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 [Signature] Mail Address 807 PORTER ST.
City, State & Zip TAYLOR TX 76574
Printed LOTTE VEHKO Phone 512-708-0703 Date 4/18/2016

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

Signed Sara M. Bircher Mail Address 3913 AVENUE F
City, State & Zip AUSTIN, TX 78751
Printed Sara M. Bircher Phone 512.380.9445 Date 4/18/2016
William L. Bircher 512.422.9621 4/18/2016

3913 Avenue F

April 18, 2016

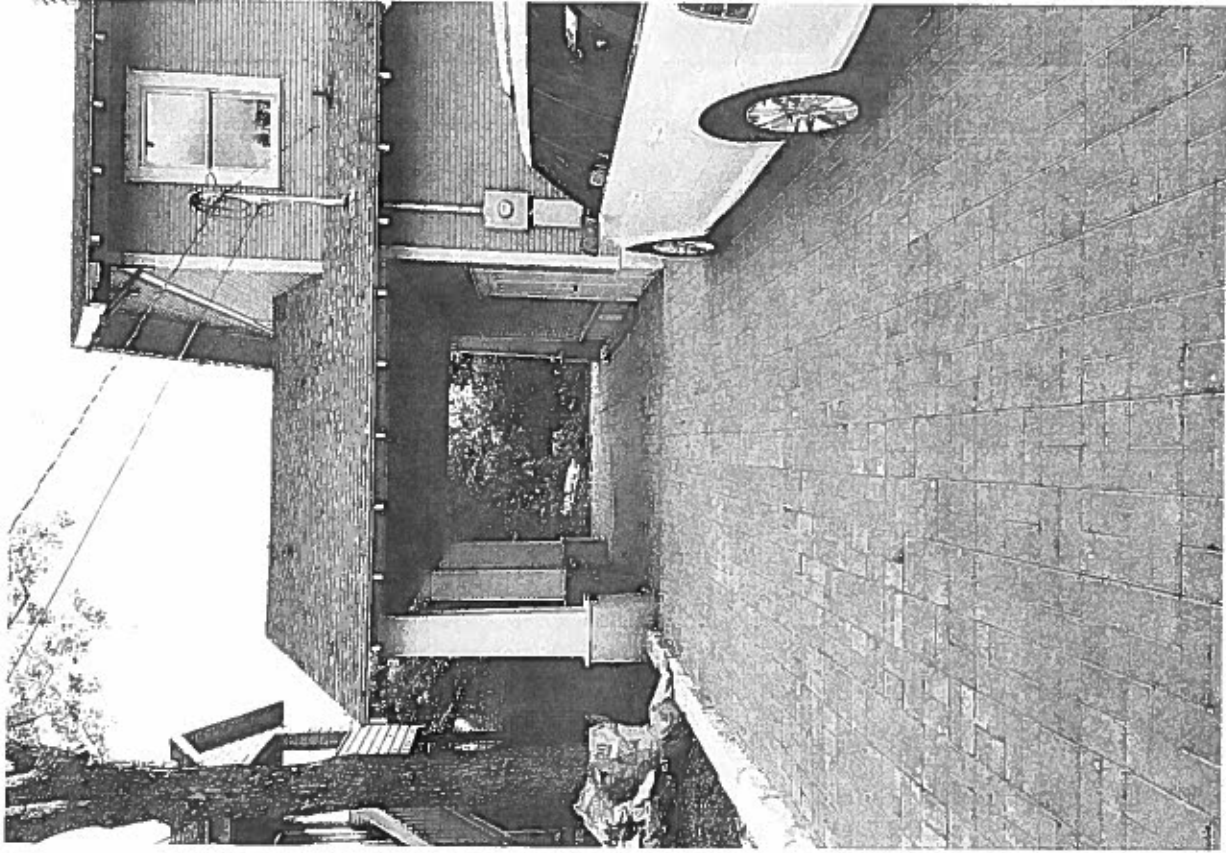


Aerial view showing neighbor's swimming pool and garage

5/31

3913 Avenue F

April 18, 2016



^ Looking south from 40th Street along rear property line



^ Looking north from proposed construction site, toward 40th Street

6/3

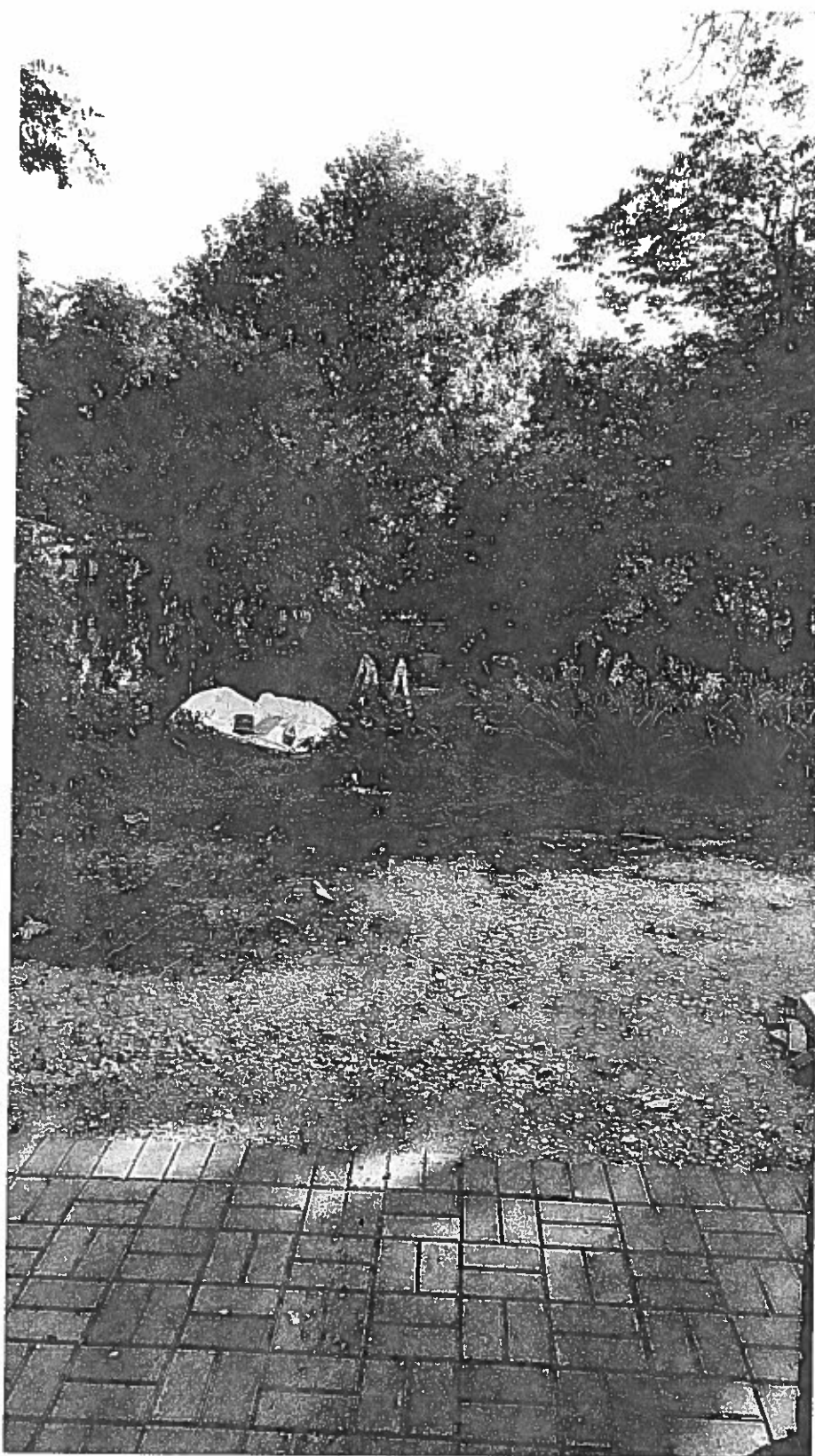


view of proposed construction site
from existing porte-cochere

3913 Avenue F

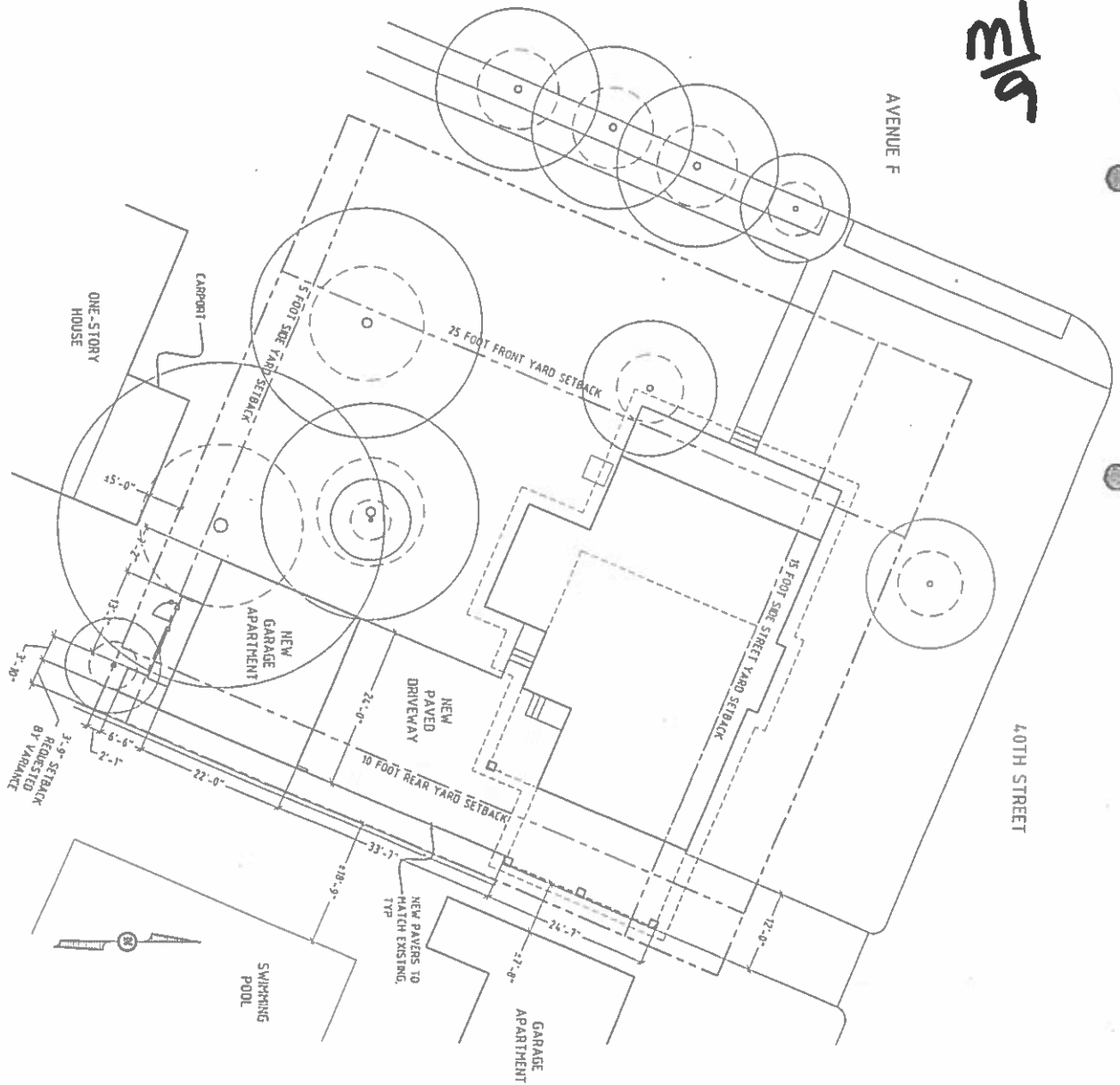
April 18, 2016

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view of proposed construction site
from south end of porte-cochere

AVENUE F



1. UNLESS OTHERWISE NOTED, DIMENSIONS ON THIS SHEET ARE TYPICALLY TO THE FOLLOWING POINTS:

- FACE OF STRUCTURAL ELEMENT (WALL STUD, BRSS, SLAB, ETC.) AT NEW CONSTRUCTION
- FINISHED FACE OF ELEMENT AT EXISTING CONSTRUCTION
- CENTRINE OF COLUMNS, PLUMBING FIXTURES & OPENINGS

1. THE ARCHITECTURAL DRAWINGS ARE NOT AUTHORIZED FOR USE FOR ANY PART OF THE CONSTRUCTION OF THIS PROJECT UNLESS THE ARCHITECT'S SEAL AND SIGNATURE ARE PRESENT, AND THE DRAWINGS ARE DATED "FOR CONSTRUCTION" IN THE TITLE BLOCK.
2. FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK AND REPORT THE ARCHITECT OF CONDITIONS THAT VARY FROM THAT SHOWN ON THE CONSTRUCTION DRAWINGS.
3. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN ARE BY OTHERS. STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS IS GENERALLY IN NATURE, AND FOR DESIGN COORDINATION PURPOSES ONLY.
4. CROSS-REFERENCE ALL CONSTRUCTION DRAWINGS AND NOTIFY THE ARCHITECT OF CONFLICTING INFORMATION PRIOR TO BEGINNING WORK.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS IN CONSTRUCTION DUE TO FAILURE TO ABIDE BY THESE INSTRUCTIONS.

NEW SITE PLAN

DATE: 18 APR 2016

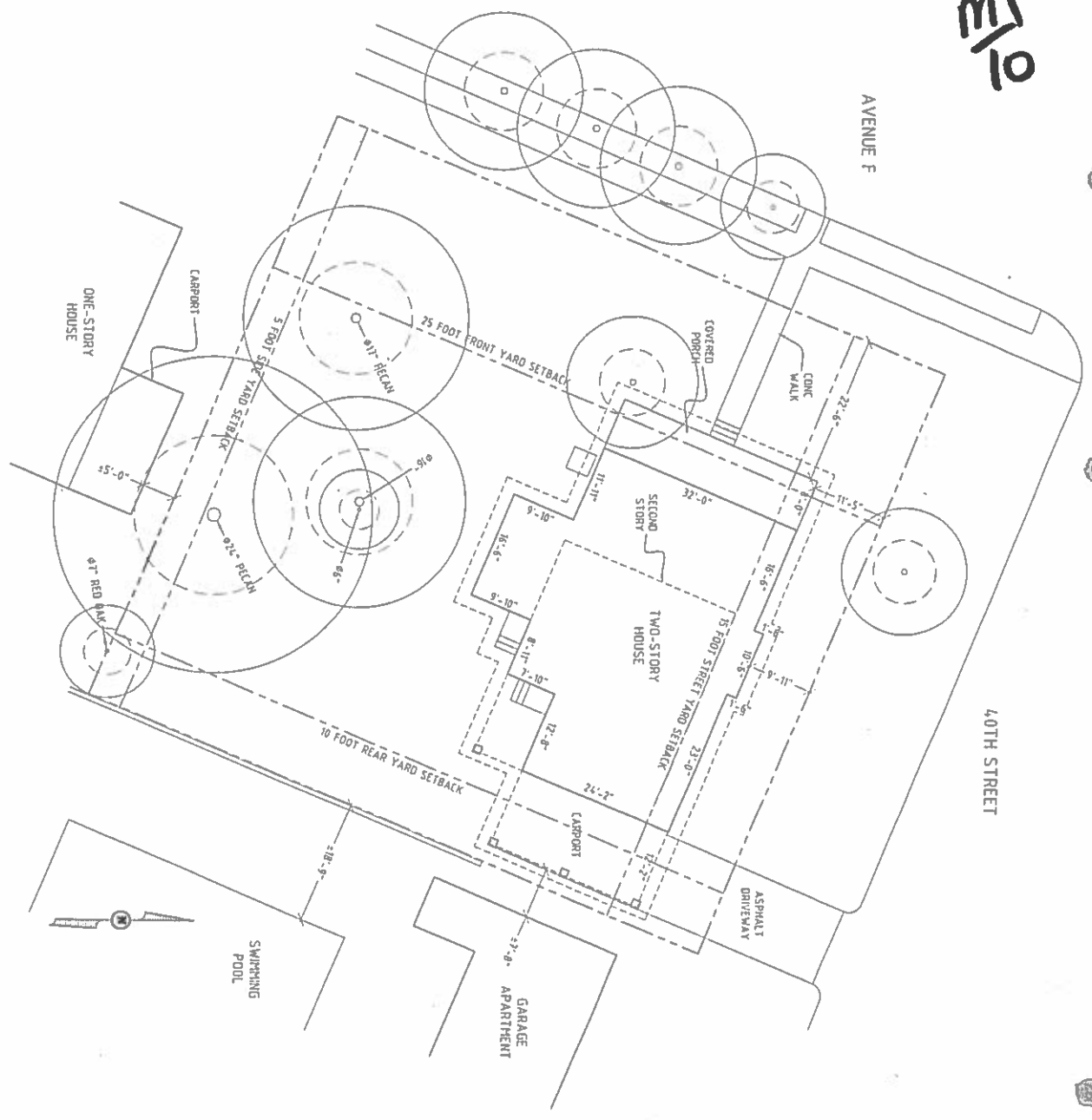
PROJECT NUMBER: 14-325

VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION REVISIONS

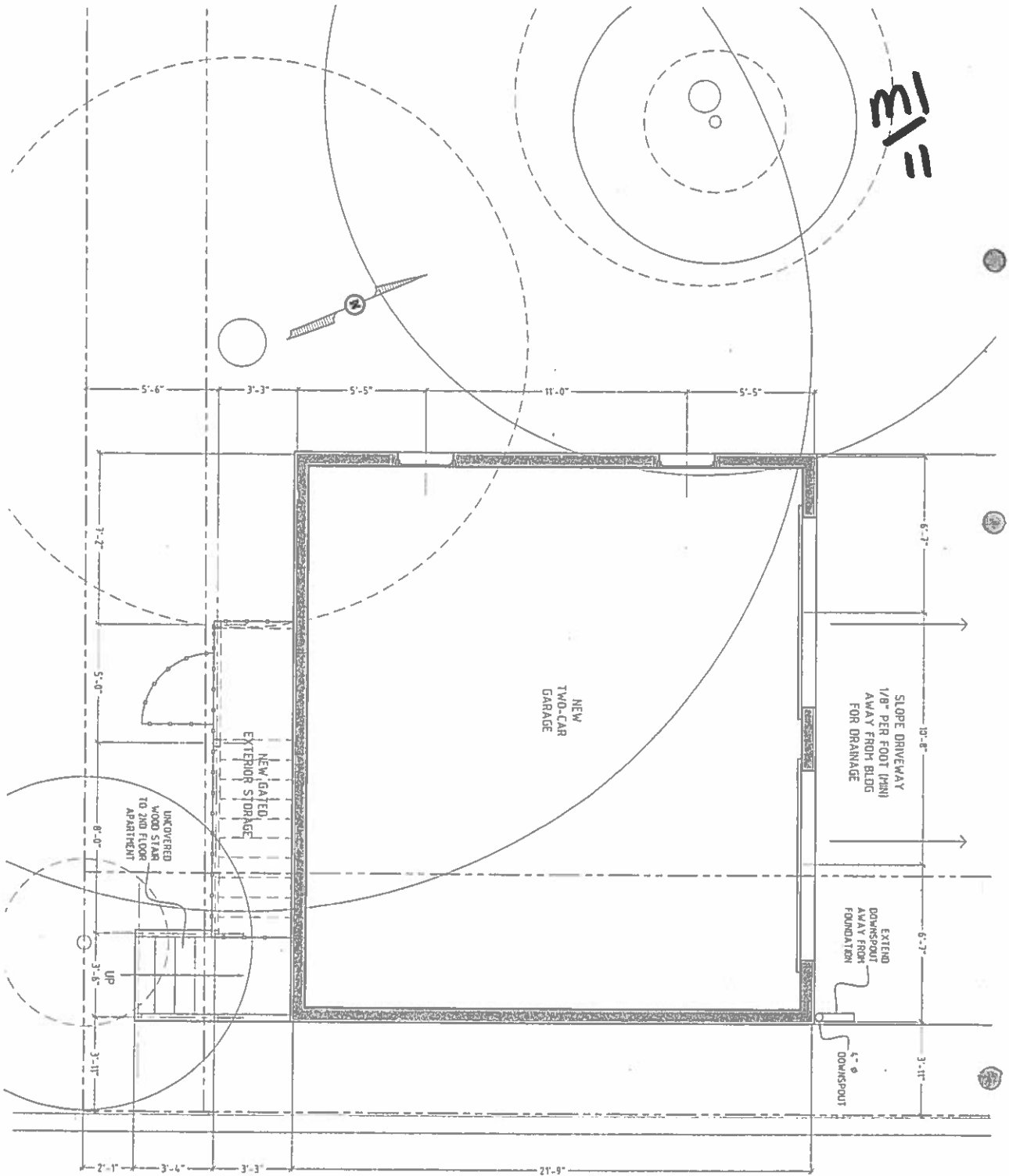
512.708.0703
lotte@vehko.com

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SHEET NOTES	
1. UNLESS OTHERWISE NOTED, DIMENSIONS ON THIS SHEET ARE TYPICALLY TO THE FOLLOWING POINTS: <ul style="list-style-type: none">- FACE OF STRUCTURAL ELEMENT (WALL, STUD, TRUSS, SLAB, ETC.) AT NEW CONSTRUCTION- FINISHED FACE OF ELEMENT AT EXISTING CONSTRUCTION- CENTERLINE OF COLUMNS, PLUMBING FIXTURES & OPENINGS	
PROJECT NOTES	
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EXISTING SITE PLAN & TITLE SHEET	
BIRCHER GARAGE APARTMENT 3913 Avenue F Austin, TX	
DRAWING SCALE: 1/16" = 1'-0"	
DATE: 18 APR 2016	
PROJECT NUMBER: 14-325	
VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION	
REVISIONS:	
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Vehko Architecture	
512.708.0703	
lotte@vehko.com	



- SHEET NOTES**
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FIRST FLOOR PLAN

BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

DRAWING SCALE: 1/4" = 1'-0"

DATE: 18 APR 2016

PROJECT NUMBER: 14-325

VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION REVISIONS.

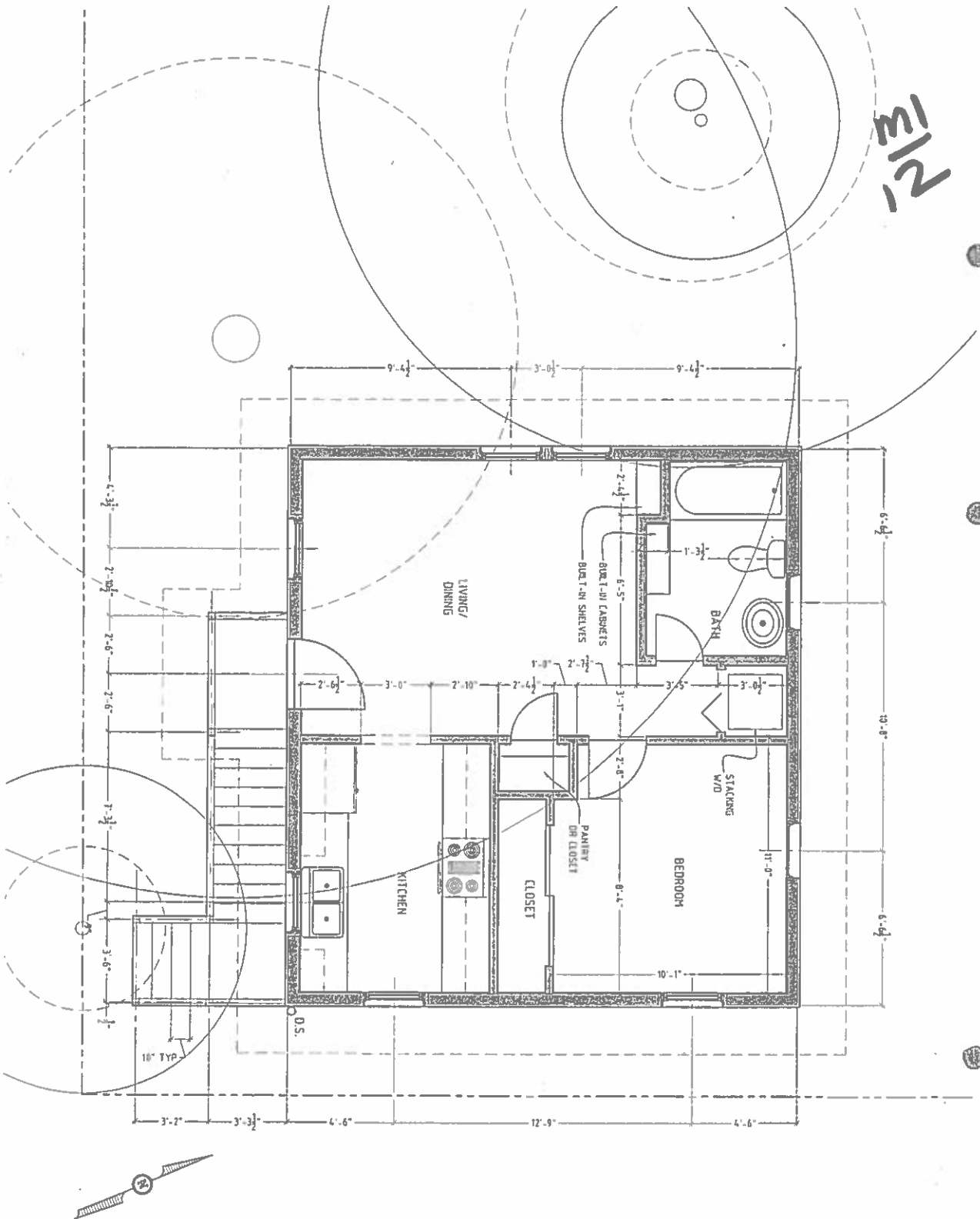
Vehko Architecture



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12/2



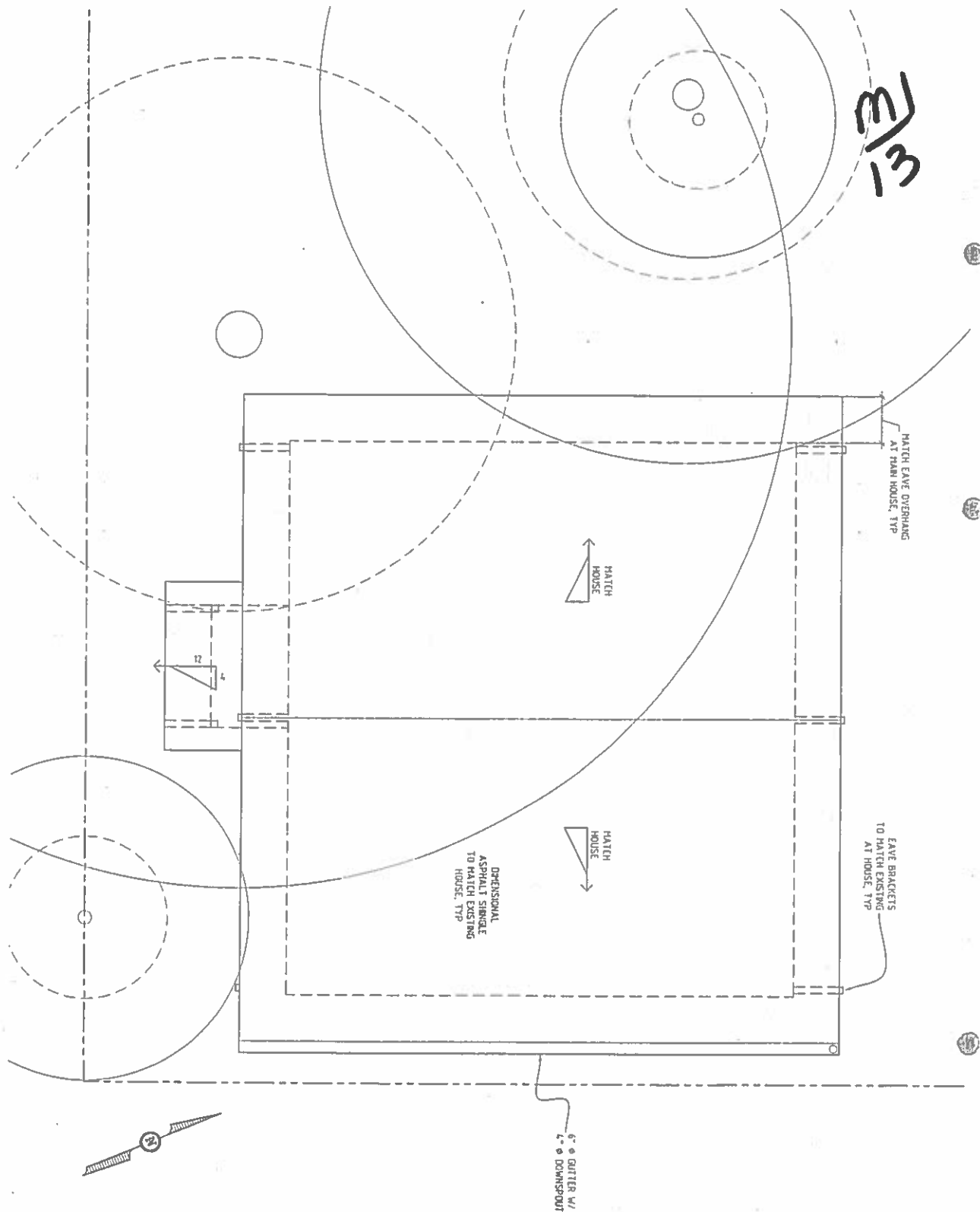
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ROOF PLAN

BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

DRAWING SCALE: 1/4" = 1'-0"

DATE: 18 APR 2016

PROJECT NUMBER: 14-325

VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION

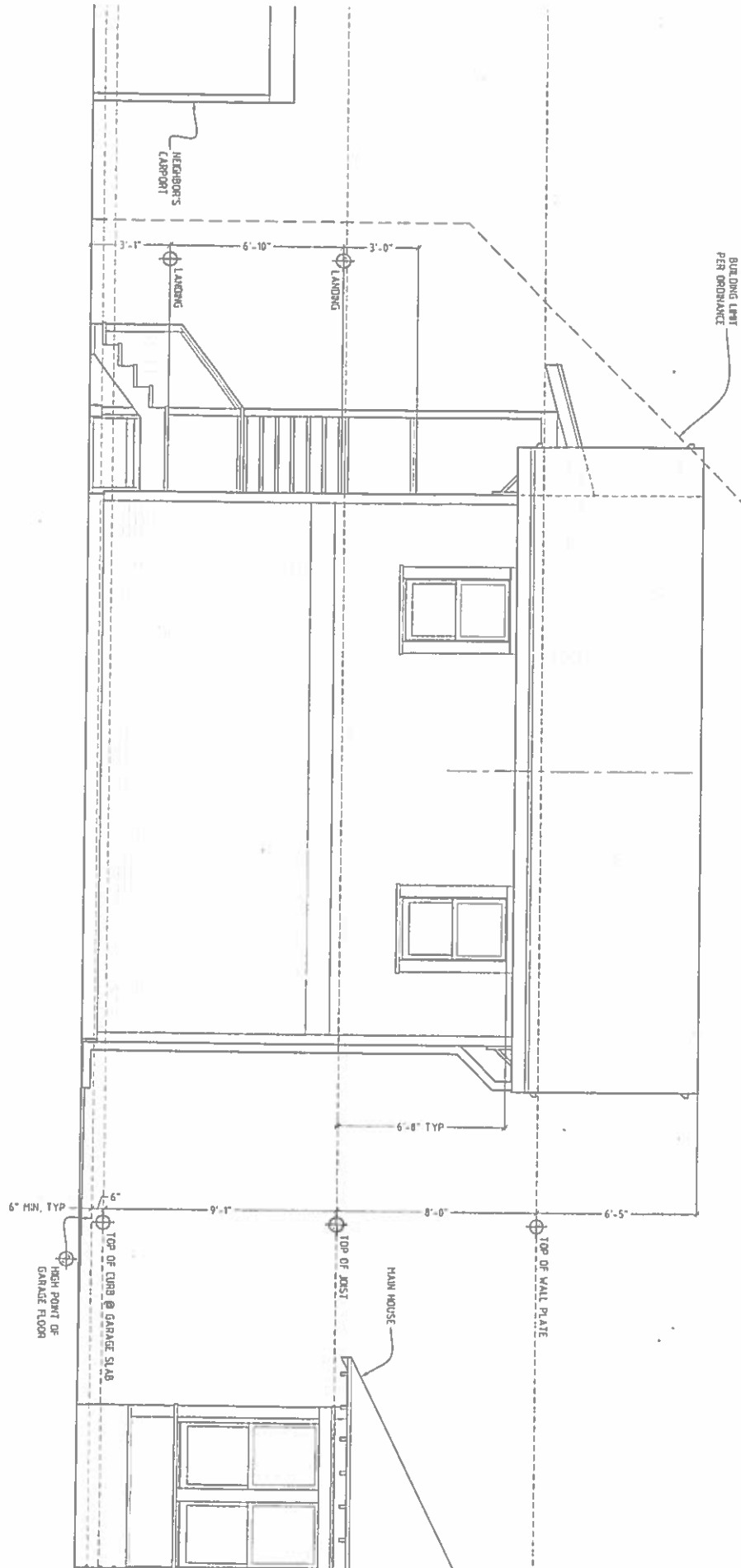
REVISIONS:


Vehko Architecture

512.708.0703
lotte@vehko.com

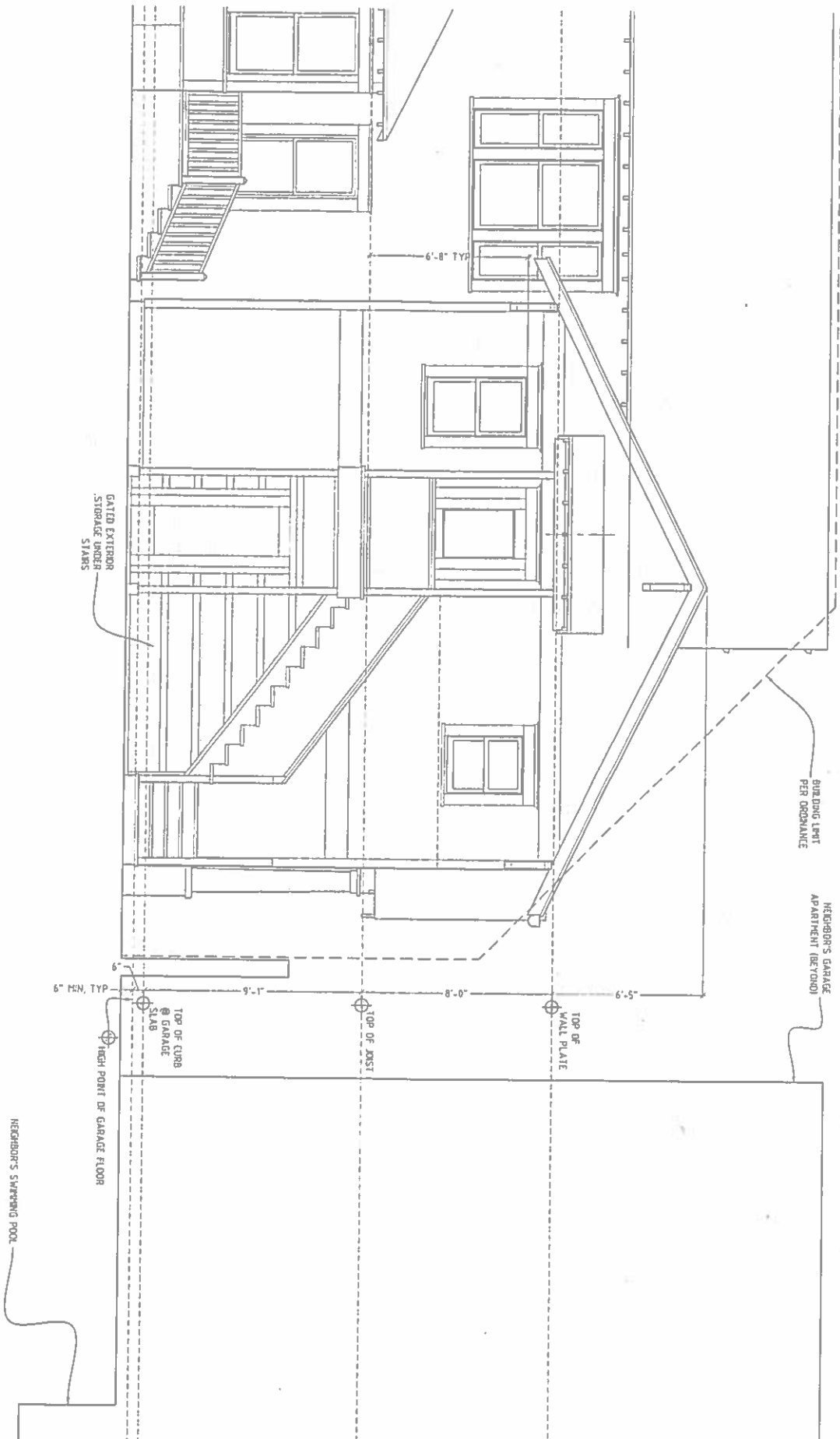
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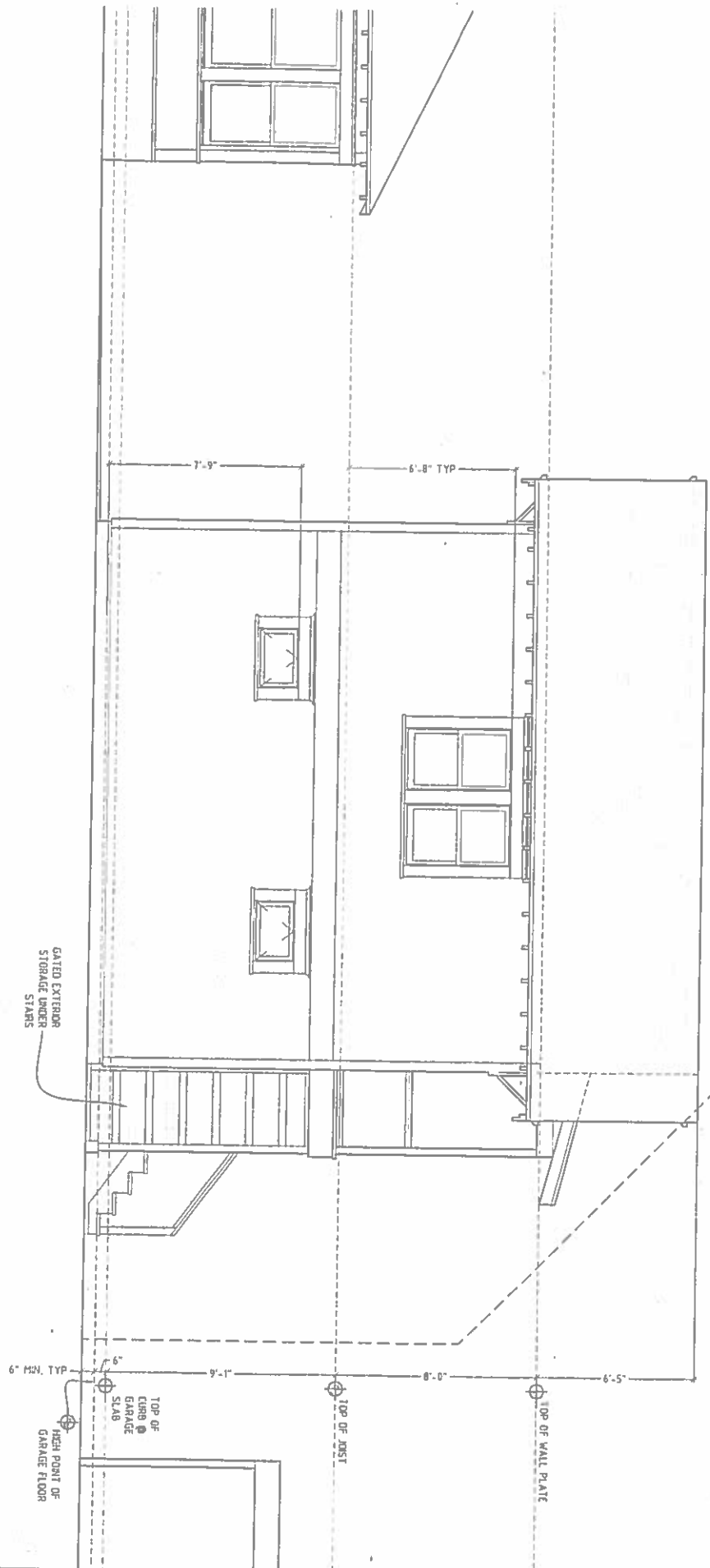
A5.2	EXTERIOR ELEVATION -- EAST		BIRCHGAR APARTMENT 3913 Avenue F Austin, TX		Vehko Architecture	
	DRAWING SCALE: 1/4" = 1'-0"		DATE: 18 APR 2016		512.708.0703	
	VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION		PROJECT NUMBER: 14-325		lotte@vehko.com	
			REVISIONS:			

2/13



A5.3	EXTERIOR ELEVATION -- SOUTH		BIRCHER GARAGE APARTMENT 3913 Avenue F Austin, TX		Vehko Architecture	
	DRAWING SCALE: 1/4" = 1'-0"		DATE: 18 APR 2016		PROJECT NUMBER: 14-325	
	VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION		REVISIONS:		512.708.0703	
					lotte@vehko.com	

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A5.4	EXTERIOR ELEVATION -- WEST		BIRCHER GARAGE APARTMENT 3913 Avenue F Austin, TX	
	DRAWING SCALE: 1/4" = 1'-0"		DATE: 18 APR 2016	PROJECT NUMBER: 14-325
	VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION		REVISIONS:	
			Vehko Architecture 512.708.0703 lotte@vehko.com	

