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1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0070
LOCATION: 1504 E 13th 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" = 167'



Revised

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

2/3

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 #	0070	ROW #	Tax #
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Section 1: Applicant Statement

Street Address: 1504 E. 13th St, Austin, TX 78702

Subdivision Legal Description:

East 10' of lot 2, all of lot 3, and the west 5.1' of lot 4, Block 8, C.R. Johns & Co. Subdivision of Outlot 36, Division B in the current deed recorded on Mar 10th, 2016.

Lot(s): all of lot 3, and partial of lot 2 and 4. Block(s): 8

Outlot: 36 Division: B

Zoning District: SF-3-NP

I/We Nicole Blair, Studio 512 on behalf of myself/ourselves as
authorized agent for Susan and Mitchell Oringer affirm that on
Month May, Day 10, 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: Remodel existing 1950 duplex, Remodel/Addition existing 1900 house.

3/35

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

§ 25-2-947 - NONCONFORMING USE REGULATION GROUP B.

(B)(2)A person may improve, enlarge, or structurally alter a structure if the cost does not exceed 20 percent of the value of the structure before the improvement.

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:

Zoning is SF-3-NP and existing structures on the site are non-conforming multi-family residential use: 3 bedroom 1156sf house from 1900 and 830sf duplex - 415sf each floor/unit built in 1950. Owner wishes to maintain the existing use, character, charm, total bedroom count (5), and look/feel of the 1900 house and 1950 duplex. Code restricts non-conforming use improvements to 20% of TCAD value. Owner requests variance to spend more than 20% of value to renovate. Duplex: interior remodel - no height, volume or IC increases. House: 1Ksf addition, no height or bedroom increases. IC and building sf will remain well below allowables.

Hardship

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

To bring up to code and maintain the character, look and feel of the existing 1900 house and 1950 duplex structures on the property as they always have been used, a non-conforming multi-family use variance to spend more than 20% of value on the renovation is needed. The owners purchased the property because of the charm of these structures and the property. The property is not in compliance with SF-3 zoning, so a variance must be obtained to renovate.

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

There are not many structures from 1900 and 1950 remaining in the area.

MS4

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:

This variance will allow the owner to properly renovate and maintain the character of the existing property and structures as they were designed and have always been used.

Restoring/maintaining the existing structures to keep up with current codes and standards of health and living - new HVAC, plumbing, appliances, fixtures, roofing, insulation, framing, etc will cost more than 20% of TCAD value of the structures and will help maintain the area character by saving and making safe / renovating these original structures.

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:

The owner does not wish to increase the total number of bedrooms on the property - 3 bedrooms in the main house will remain, one bedroom in each duplex unit will remain, therefore the owner is not requesting a parking variance - as would be required for a multi-family non-conforming use if the owner did wish to increase in the number of bedrooms.

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:

The owner plans to provide at least 4 off-street parking spaces.

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

Granting this variance will maintain the existing use of the structures on the property as they were designed and have been in use since their construction in 1900, 1950. Safety hazards will be eliminated by allowing the owner to renovate the existing structures by more than 20% of their value to bring them up to code while maintaining their charm, appeal, and use.

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: Nicole Blair

Digitally signed by Nicole Blair
DN: cn=Nicole Blair, o, ou, email=nicole@studio512.net, c=US
Date: 2016.05.10 11:57:16 -0500

Date: 05/10/2016

Applicant Name (typed or printed): Nicole Blair

Applicant Mailing Address: 1902 E 11th St

City: Austin

State: TX

Zip: 78702

Phone (will be public information): (512) 970-4497

Email (optional – will be public information): nicole@studio512.net

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: _____

Date: _____

Owner Name (typed or printed): Susan and Mitchell Oringer

Owner Mailing Address: 2907 Oakhurst Drive

City: Austin

State: TX

Zip: 78703

Phone (will be public information): (203) 247-2680

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Nicole Blair, Studio 512

Agent Mailing Address: 1902 E 11th St

City: Austin

State: TX

Zip: 78702

Phone (will be public information): (512) 474-9733

Email (optional – will be public information): nicole@studio512.net

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).

On 5/23 I, Nicole Blair, and Susan Orginger met with Tracy Witte and Nathan Jones, 2 board members of OCEAN. Since Davis Thompson Neighborhood Association (DTNA) and OCEAN met on the same evening this month, OCEAN could not add us to their agenda. They need written approval of the support of variance from DTNA. However, Tracy and Nathan stayed after their

Additional Space (continued)

OCEAN meeting to hear our variance request. They both gave their support for the variance, off the record, and further noted that if a developer had purchased the property, they could have likely subdivided the lot to create 3 urban homes or perhaps even created a net negative situation, and that keeping the existing buildings - home + small duplex, is more in line with the existing and desired land use pattern in the neighborhood.

Per Board of Adjustment request, below is a breakdown of proposed renovation expense. The client hopes to spend much less than this, closer to \$300K, but we don't have bids and figures and selections for everything yet, so this variance request is based on a projected maximum from professional experience instead of the client's current budget.

House:

1156sf existing + 1000sf new = 2156sf total

130K Travis County appraised value. 26K allowed renovation (20% of appraised value)

Projected Max Renovation Cost = \$200/sf (2156sf) = \$431K (332% of appraised value)

Duplex:

830sf existing (415sf unit - one per floor)

88K Travis County appraised value. 17.6K allowed renovation (20% of appraised value)

Projected Max Renovation Cost = \$200/sf (830sf) = \$166K (189% of appraised value)

Combined House + Duplex:

Total new and renovated house and duplex sf = 2156sf + 830sf = 2986sf

218K Travis County appraised value. 43.6K allowed renovation (20% of appraised value)

Projected Max Renovation Cost = \$200/sf (2986sf) = \$597.2K (274% of appraised value)

Request for Variance Application:

Projected Max Renovation Cost = \$600K (275% of appraised value)(roughly \$200/sf)

SAVE

Heldenfels, Leane

From: Nicole Blair [REDACTED]
Sent: Wednesday, May 25, 2016 11:27 AM
To: Heldenfels, Leane
Cc: Word, Daniel
Subject: Re: 1504 E. 13th
Attachments: 512_Logo_email 2.pdf; ATT00001.htm; EPSON017.PDF; ATT00002.htm; 1504 e. 13th 20% nonconforming value.doc; ATT00003.htm; C15-2016-0070.pdf; ATT00004.htm

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Leane,

Attached is the form with figures you requested. This may sound a little odd to neighbors this is sent to, but it is in line with current construction costs (if not under) so the BOA should not be surprised by this. Note: the client is hoping to spend much less than this, closer to \$300K, but we don't have bids and figures and selections for everything yet, so this variance request is based on a projected maximum from my professional experience instead of the client's current budget. I will be revising some language and providing more detail before end of the day 5/30. I will email this to you since I know it is also a holiday.

Breakdown for your understanding:

House:

1156sf existing + 1000sf new = 2156sf total

130K Travis County appraised value. 26K allowed renovation (20% of appraised value)

Projected Max Renovation Cost = \$200/sf (2156sf) = \$431K (332% of appraised value)

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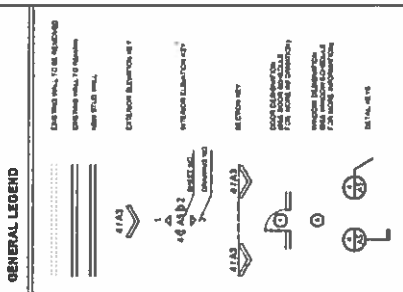
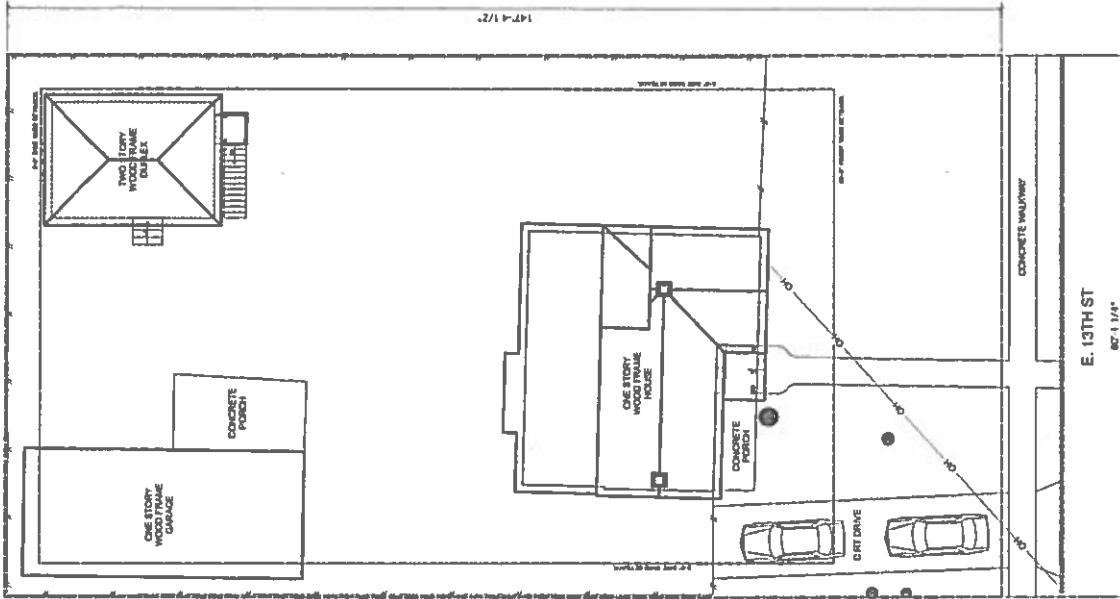
Yes, you have the correct location on the map.

Please let me know if you have any questions.

Thank you!

Nicole Blair
nicole@studio512.net
512.474.9733 (wk)
512.970.4497 (cl)

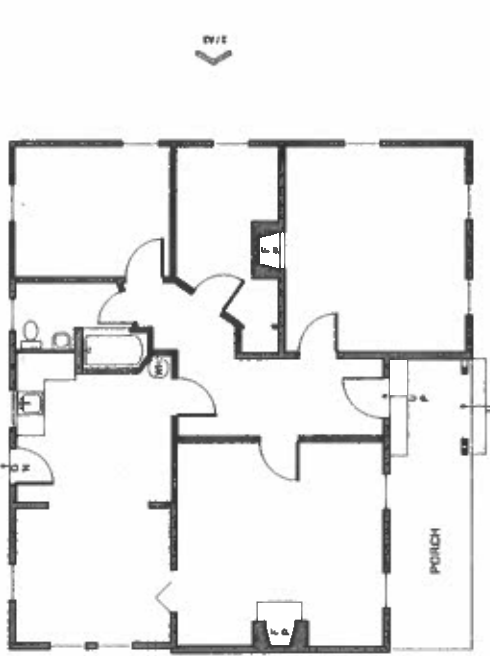
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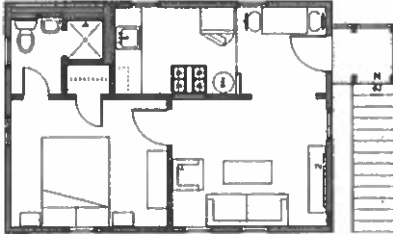
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1	COMPARTMENTS MARKED "A" AND "B" TO BE DEMOLISHED TO EXISTING FOUNDATION FLOOR.
2	DEMOLITION OF EXISTING ROOF TO BE DEMOLISHED TO EXISTING FOUNDATION FLOOR.
3	DEMOLITION OF EXISTING ROOF TO BE DEMOLISHED TO EXISTING FOUNDATION FLOOR.
4	DEMOLITION OF EXISTING ROOF TO BE DEMOLISHED TO EXISTING FOUNDATION FLOOR.
5	DEMOLITION OF EXISTING ROOF TO BE DEMOLISHED TO EXISTING FOUNDATION FLOOR.

DOOR SCHEDULE		
NO.	DESCRIPTION	QTY
1	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
2	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
3	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
4	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
5	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
6	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
7	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
8	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
9	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
10	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
11	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1
12	6'-0" x 2'-0" SWELLER DOOR WITH GLASS INSERT	1

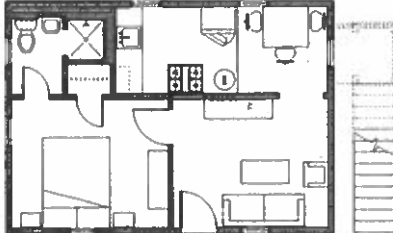
WINDOW SCHEDULE		
NO.	DESCRIPTION	QTY
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2	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
3	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
4	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
5	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
6	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
7	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
8	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
9	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
10	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
11	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1
12	6'-0" x 2'-0" SWELLER WINDOW WITH GLASS INSERT	1



1 EXISTING HOUSE PLAN



2 EXISTING UPPER LEVEL



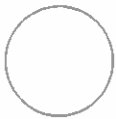
1 EXISTING LOWER LEVEL

STUDIO 512
architecture . products . graphics
1902 E 11TH ST AUSTIN, TX 78702 512 474-0734PH

SUSAN AND MITCH ORINGER RESIDENCE
RENOVATION AND ADDITION
1504 E 13TH STREET, AUSTIN, TX 78702

A2

10/13



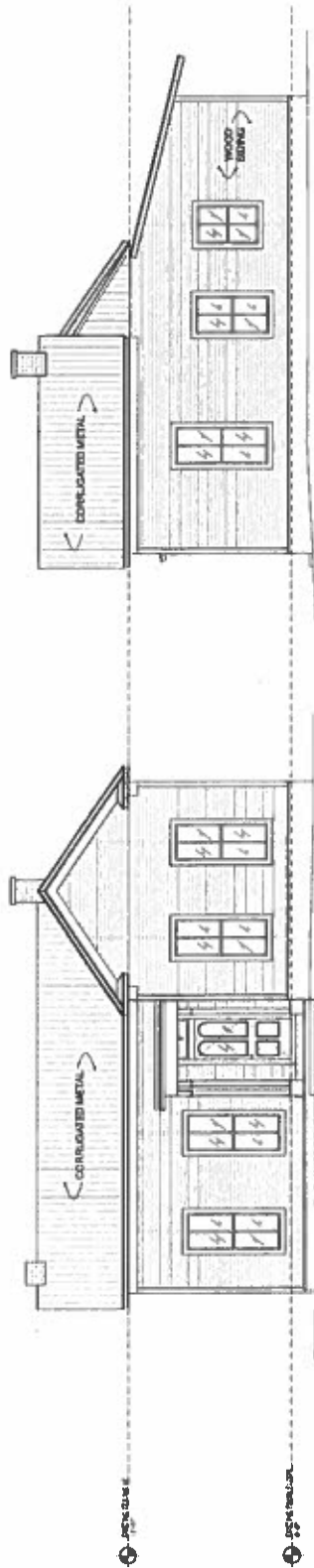
STUDIO 512
architecture . products . graphics
1802 E 11TH ST. AUSTIN, TX 78702 512.474.0728PH

SUSAN AND MITCH ORINGER RESIDENCE
RENOVATION AND ADDITION
1504 E 13TH STREET, AUSTIN, TX 78702

04/23/16

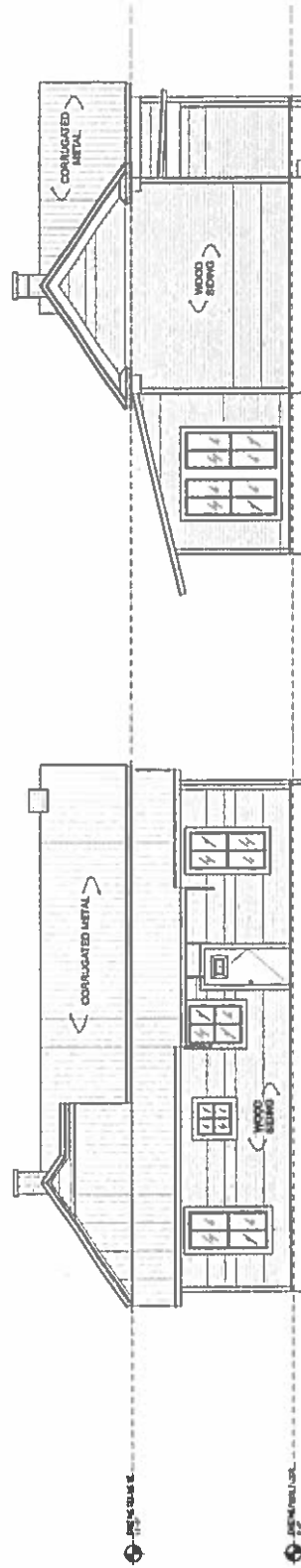
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13



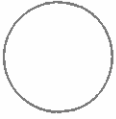
1 EXISTING SOUTH (FRONT) ELEVATION
SCALE 1/8\"/>

2 EXISTING EAST (SIDE) ELEVATION
SCALE 1/8\"/>



3 EXISTING NORTH (BACK) ELEVATION
SCALE 1/8\"/>

4 EXISTING WEST (SIDE) ELEVATION
SCALE 1/8\"/>



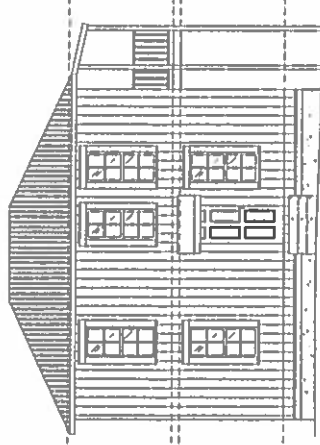
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SUSAN AND MITCH ORINGER RESIDENCE
RENOVATION AND ADDITION
1504 E 13TH STREET, AUSTIN, TX 78702

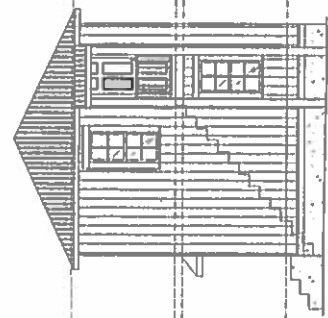
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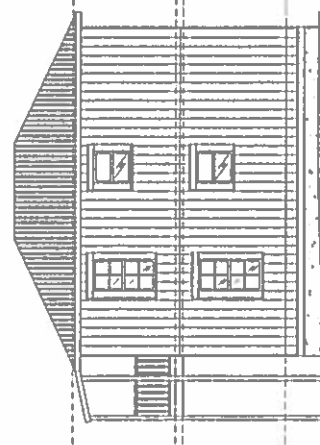
12/3



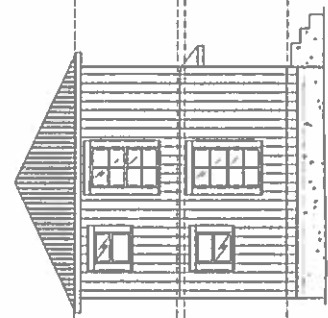
1 EXISTING WEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING EAST (BACK) ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

© JEFF LUNDEN

GENERAL INFORMATION

LOT SIZE..... 11,805 SQFT.

ZONING.....SF-3

MAXIMUM BUILDING COVERAGE.....40% (4,722 SQFT.)

MAXIMUM IMPERVIOUS COVERAGE.....45% (5,312 SQFT. ALLOWED)

EXISTING COVERAGE

TOTAL EXISTING BUILDING COVERAGE: HOUSE (1156 SF), DUPLEX (415 SF), GARAGE (NOT CONDITIONED (776 SF)	TOTAL EXISTING IMPERVIOUS COVERAGE: CONC PORCHES/STEPS (358 SF), WOOD STAIRS/ COVERED PORCH (55 SF) CONCRETE WALKS (151 SF), DIRT DRIVE (467 SF), AC PAD (12 SF)	TOTAL EXISTING IMPERVIOUS COVER:
--	--	----------------------------------

2,347 SQFT

1,043 SQFT

3,390 (28.72%)

PROPOSED PHASE 1 - DUPLEX (PHASE 2 - HOUSE)

TOTAL EXISTING BUILDING COVERAGE	TOTAL NEW BUILDING COVERAGE	TOTAL NEW IMPERVIOUS COVERAGE: WOOD STAIRS/ COVERED PORCH (20 SF)	TOTAL NEW IMPERVIOUS COVER:
----------------------------------	-----------------------------	---	-----------------------------

2,347 SQFT

0 SQFT
(1/2-1000 SQFT)

20 SQFT

3,410 (28.89%) + PHASE 1
4,410 (37.36%) + PHASE 2

PHASE 2 - HOUSE ADDITION

WB

Willie L. Morris 1504-B&C East 13th St
10' of 2
40 West 5' of 4, all of 3 & E. 8 36 E

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14

Frame and box two-story duplex.

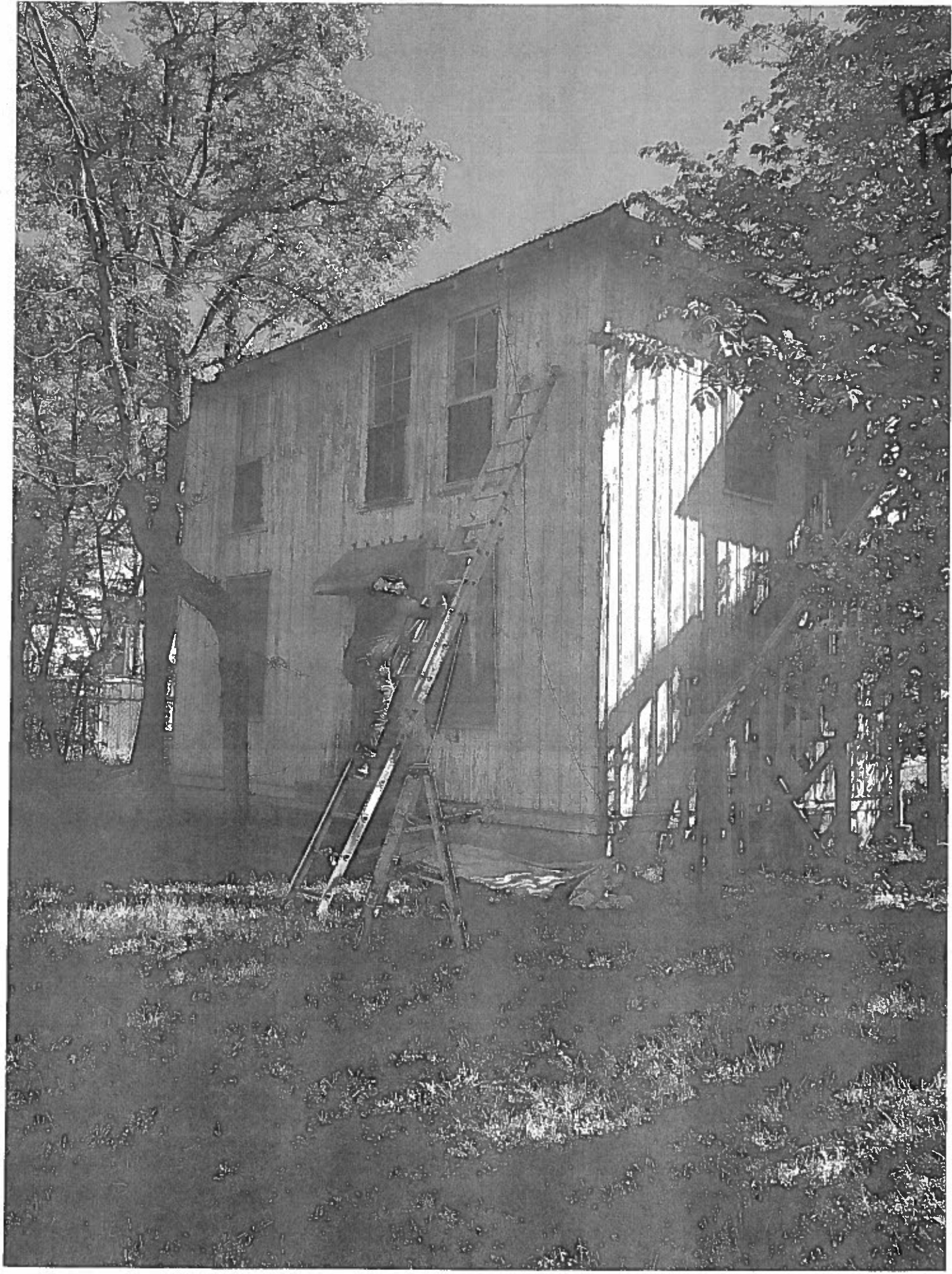
41579 8-1-49

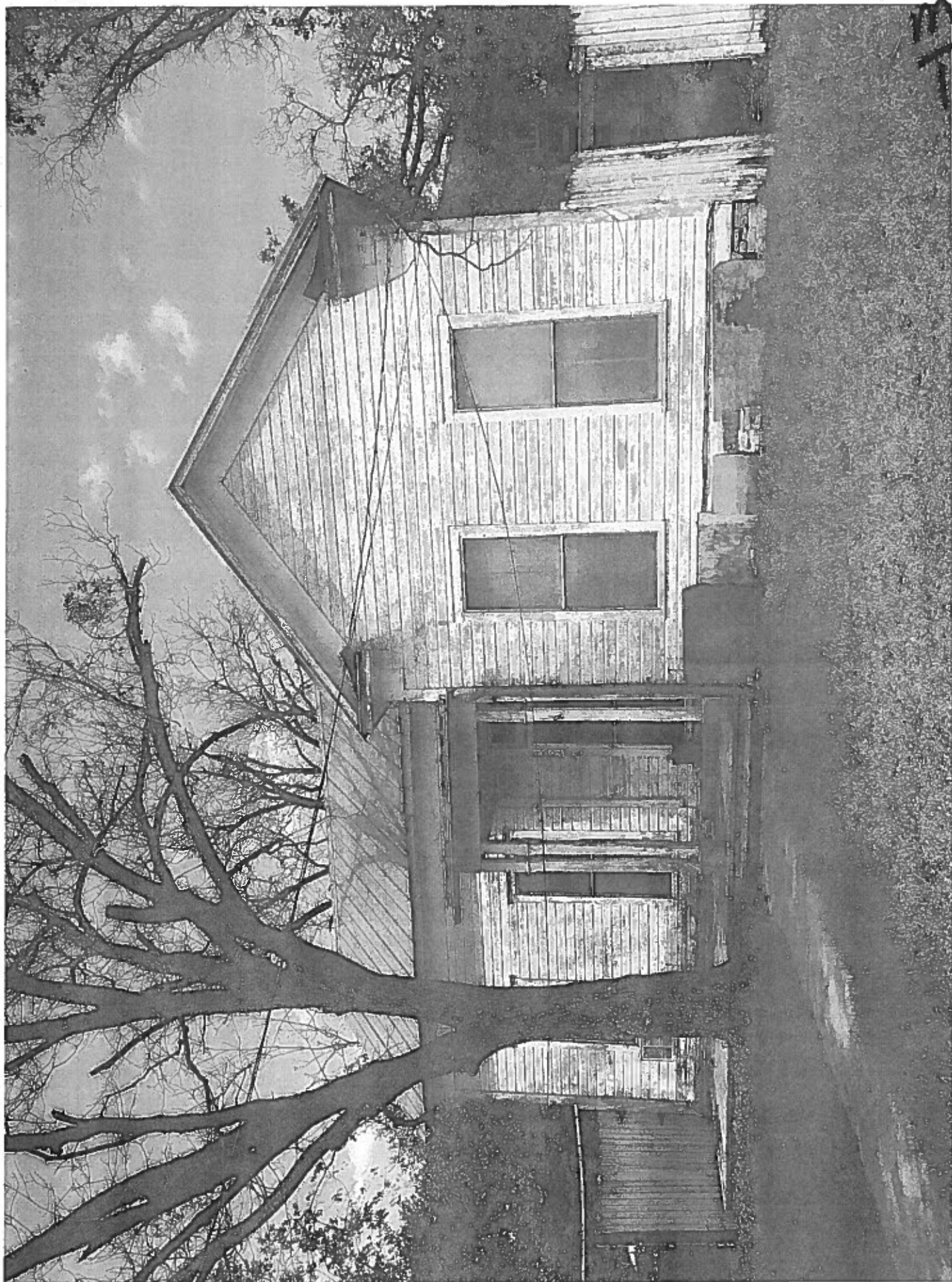
\$700.00

Owner

10

105
18





m5
16

35
17

MAY 30, 2016

DAVIS THOMPSON NEIGHBORHOOD ASSOCIATION

RE: SUPPORT FOR VARIANCE CASE NUMBER C15-2016-0070 1504 E. 13TH ST

Dear Board of Adjustments,

Our neighborhood association met on Monday, May 23rd and heard Nicole Blair and Susan Oringer speak on behalf of their variance request to increase the allowable cost of improvements of the structures at 1504 E. 13th St. which is limited per Section 25-2-947(B)(2): Non-conforming Use Regulations.

Our neighborhood association voted unanimously in support of Nicole Blair and Susan Oringer's variance request. We appreciate the Owner's interest and effort to save these older non-conforming structures which add to the character of our neighborhood and we understand that the cost to bring these buildings into a livable, code compliant state will far exceed the allowable 20% of existing value, per the Land Development Code.

Sincerely,

Davis Thompson Neighborhood Association



Jennifer Reese, President
512-203-2097
jen7reese@gmail.com

Robert Penta, Board Member
617-438-1917
robertpenta@gmail.com

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18

I, Nicole Blair, am applying for a variance from the Board of Adjustment regarding Section 25-2-947 of the L

Development Code. The variance would allow me the ability to improve, enlarge, or structurally alter
a structure if the ^{renovation} cost is in excess 20% of the T-CAD value before
improvement.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Robert E. Penta Jr.	1802 E 14 th St	
ALIX REISSMAN	1407 Leina St 78702	
Alex LaRoche	1407 Leina 78702	
Laura Linger	1504 E 13 th St 78702	
Jennifer Tiller	1701 E 13 th St 78702	
MELAN SLATTERY	1605 E 15 th St 78702	
London Law	1808 E 14 th St 78702	

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Richard Murphy	1405 BL 16th St	R. Murphy
MIKE CARTER	1703 E. 14th St	M. Carter
JANE & JIM RANDOLPH	1309 Concord St	J. Randolph
Jennifer Reese	1100 1/2 14th St	J. Reese
Alex Montoya	1502 E 13th	Alex Montoya
Theresa Ali	1501 E 13th	Theresa Ali

