





12  
1



 **N**

 **SUBJECT TRACT**

 **PENDING CASE**

 **ZONING BOUNDARY**

**NOTIFICATIONS**  
**CASE#: C15-2016-0016**  
**111 ATTAYAC STREET**

1" = 208'

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.



L2  
2

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

**DATE: Monday, May 9, 2016**

**CASE NUMBER: C15-2016-0016**

☐ Y ☐ Brooke Bailey 2<sup>nd</sup> the Motion  
☐ Y ☐ Michael Benaglio  
☐ Y ☐ William Burkhardt  
☐ Y ☐ Eric Goff  
☐ Y ☐ Melissa Hawthorne  
☐ Y ☐ Don Leighton-Burwell  
☐ Y ☐ Rahm McDaniel  
☐ - ☐ Melissa Neslund OUT  
☐ Y ☐ James Valadez  
☐ Y ☐ Michael Von Ohlen Motion to PP to June 13, 2016  
☐ Y ☐ 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 2<sup>nd</sup> 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:**

L2  
3

**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

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- 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 2<sup>nd</sup> 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:

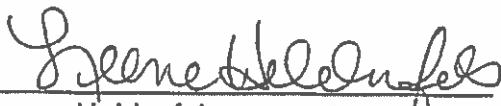
12  
4


- 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/permited) 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

L2  
5

Heldenfels, Leane

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From: Margaret Saunders  
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](mailto: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](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

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

**DATE:** Monday, February 8, 2016

**CASE NUMBER:** C15-2016-0016

☒ Y \_\_\_\_\_ Brooke Bailey  
☒ Y \_\_\_\_\_ Michael Benaglio  
☒ Y \_\_\_\_\_ William Burkhardt  
☒ Y \_\_\_\_\_ Eric Goff  
☒ Y \_\_\_\_\_ Melissa Hawthorne Motion to PP to March 14, 2016  
☒ Y \_\_\_\_\_ Don Leighton-Burwell  
☒ Y \_\_\_\_\_ Rahm McDaniel  
☒ Y \_\_\_\_\_ Melissa Neslund 2<sup>nd</sup> the Motion  
☒ Y \_\_\_\_\_ James Valadez  
☒ Y \_\_\_\_\_ Michael Von Ohlen  
☐ - \_\_\_\_\_ 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 2<sup>nd</sup> 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)

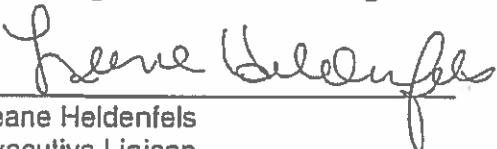
**Note:** The Holly Neighborhood Plan permits a single family home to be built on a lot as small as 2,500 square feet. In addition, the 80% Urban Core parking reduction has been applied.

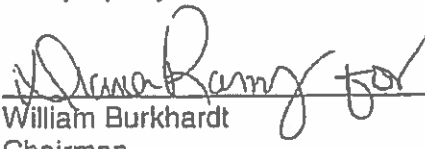
**BOARD'S DECISION:** FEB 8, 2016 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to March 14, 2016, Board Member Melissa Neslund second on a 10-0 vote; POSTPONED TO MARCH 14, 2016.

L2  
7

**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

12/8

CASE# C15-2016-0016  
ROW# 11469316  
TAX# 0204060001

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: 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. (just 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.



12/9

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 <sup>THOUGHTBARN</sup> Mail Address 4805 Red Bluff Rd. Studio A  
City, State & Zip Austin, TX 78702  
Printed Lucy Begg Phone 512.386.1879 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 Kevin 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

L2  
10

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 [Signature] Mail Address 308 Broadway St 9G

City, State & Zip Albany, NY 12242

Printed Christina DiPietro Phone 518-255-0777 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 [Signature] Mail Address 308 Broadway St 9G

City, State & Zip New York, NY 10013

Printed Christina DiPietro Phone 518-255-0777 Date 12/15/15

L2  
11

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

Kevin Fagan 11/17/15

Owner's Printed Name:

Kevin Fagan

Sworn and subscribed before me this 17<sup>th</sup> day of November, 2015

Joyce C De Castro

Signature of Notary Public

JOYCE C DECASTRO

Notary Public State of New York

No. 01DE6050253

Qualified in New York County

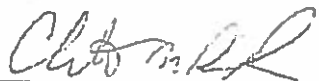
Commission Expires 11/27/18

Kings

62  
12

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

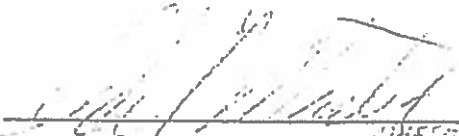
I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation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

  
Owner's Signature

11/16/15  
Date

Christina M. DiPierro  
Owner's Printed Name

Sworn and subscribed before me this 15 day of November, 2015.

  
Notary Public in and for the State of Texas

My commission expires on: 2-1-16

5/27/16

Revised

111 ATTAYAC STREET  
AUSTIN, TX 78702

L2  
13**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 1,100sqft.
- 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 555 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.

Revised

5/27/16

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14

**HARDSHIP:**

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

- A. This is one of three lots in six contiguous blocks around 111 Attayac 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. The small size of this lot, with the area of the existing structure, does not provide enough impervious cover for the parking required under the standard SF3 zoning.
- 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 six contiguous blocks surrounding the property, therefore its conditions don't apply to the neighborhood generally.
- B. Of those three lots, this is one has the smallest 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:**

- 1. 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,

Revised

5/27/16

L2  
15

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.

Revised

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	0
g) COVERED WOOD DECKS (100%)	8
h) COVERED PATIO, PORCH	N/A
i) BALCONY	N/A
j) OTHER	N/A

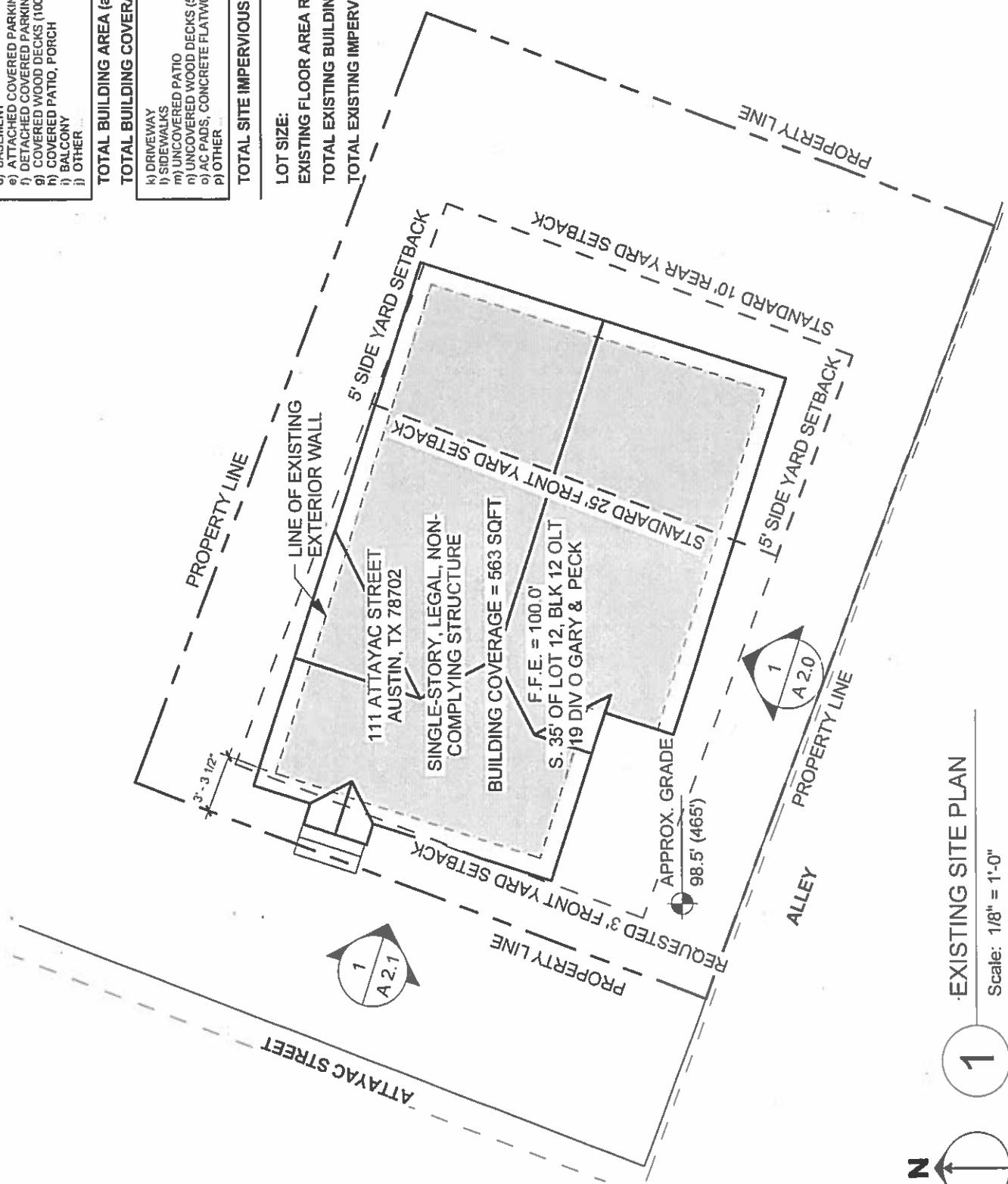
TOTAL BUILDING AREA (a through j): 563 S.F.

TOTAL BUILDING COVER (a+e+f+g+h+i):	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.

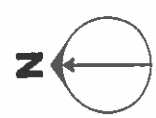
LOT SIZE: 1,650 S.F.  
 EXISTING FLOOR AREA RATIO: 34%  
 TOTAL EXISTING BUILDING COVERAGE: 563 S.F. (34%)  
 TOTAL EXISTING IMPERVIOUS COVER: 570 S.F. (35%)

ANOTHER EXISTING PROJECT BY <b>THOUGHTBARN LLC</b> 111 ATTAYAC STREET, AUSTIN, TX 78702 512.455.1111	
PROJECT	111 ATTAYAC
DATE	5/27/2016
SCALE	As indicated
SHEET	A 1.0
EXISTING SITE PLAN	



EXISTING SITE PLAN

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



1

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16



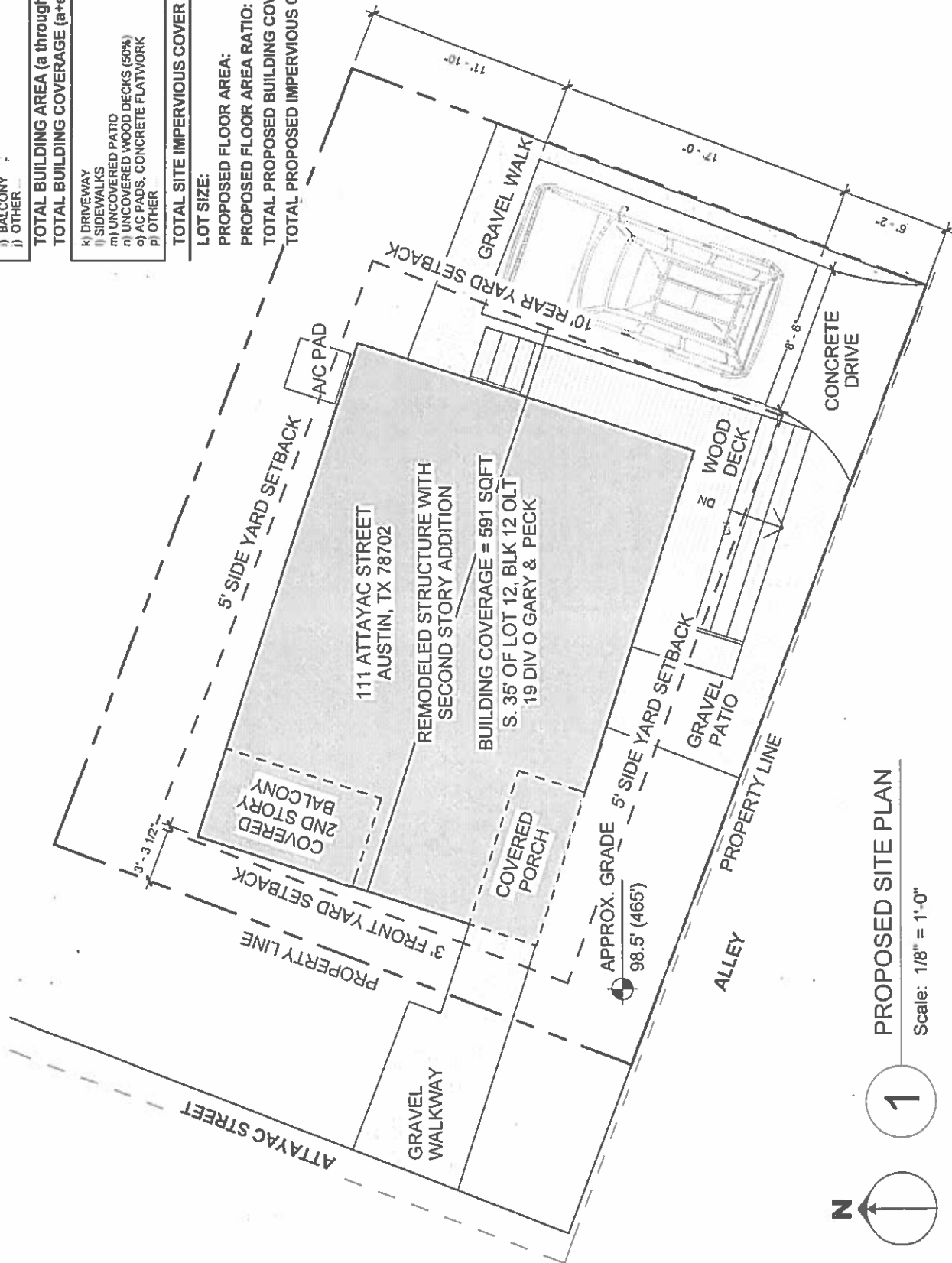
Revised

BUILDING AND SITE AREA	PROPOSED
a) FIRST FLOOR CONDITIONED	555
b) SECOND FLOOR CONDITIONED	545
c) THIRD FLOOR CONDITIONED	N/A
d) BASEMENT	N/A
e) ATTACHED COVERED PARKING	N/A
f) DETACHED COVERED PARKING	36
g) COVERED WOOD DECKS (100%)	0
h) COVERED PATIO, PORCH	48
i) BALCONY	N/A
j) OTHER	N/A

TOTAL BUILDING AREA (a through j): 1,184 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%)	63
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: 1,100 S.F.  
 PROPOSED FLOOR AREA RATIO: 67%  
 TOTAL PROPOSED BUILDING COVERAGE: 591 S.F. (36%)  
 TOTAL PROPOSED IMPERVIOUS COVER: 875 S.F. (53%)



ANOTHER EXISTING PROJECT BY  
 THOUGHTBARN LLC  
 THESE PLANS ARE THE PROPERTY OF THOUGHTBARN LLC AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THOUGHTBARN LLC

PROJECT: 111 ATTAYAC

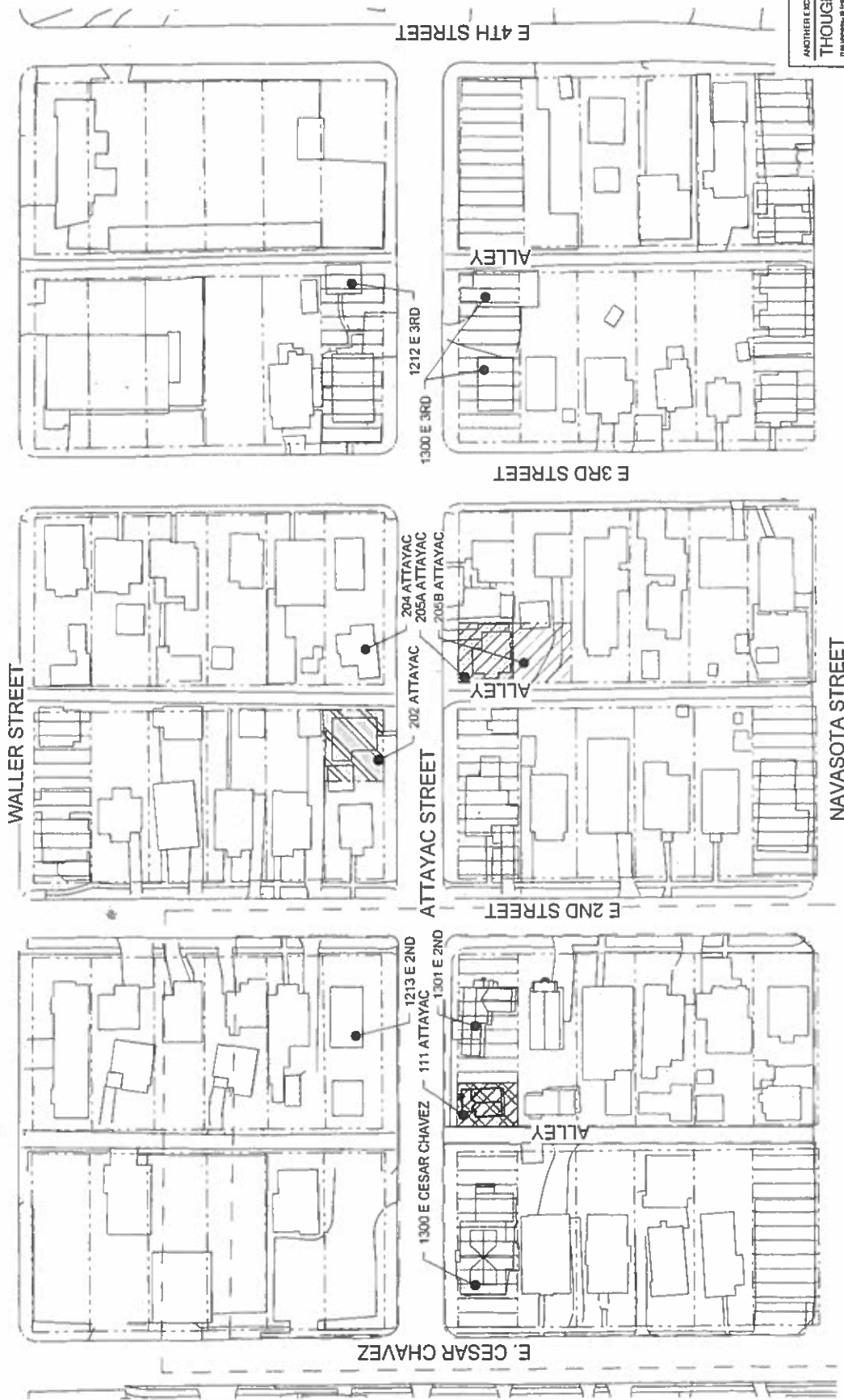
DATE: 5/27/2016

SCALE: As indicated

SECTION: A1.1

PAGE NAME: 1



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



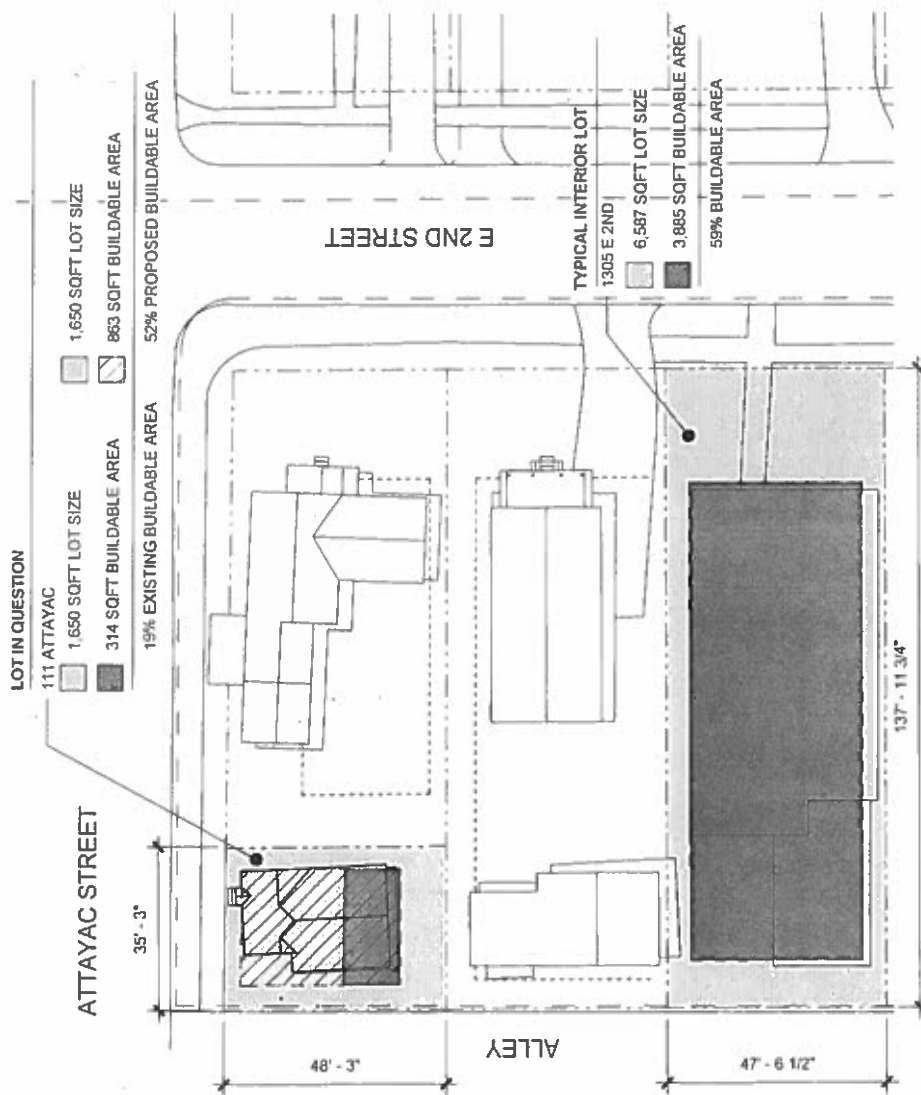
## FRONT YARD SETBACK ANALYSIS

Scale: 1 : 1440

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

FRONT YARD SETBACK < 5FT	FRONT YARD SETBACK > 5FT
	

ANOTHER EIGHT INC PROJECT BY THOUGHTBARN LLC	111 ATTAYAC	DATE 5/27/2016	A1.2
1000 S. UNIVERSITY BLVD. SUITE 100, RICHMOND, VA 23261 804.771.1111 WWW.THOUGHTBARN.COM	111 ATTAYAC RICHMOND, VA 23261 804.771.1111	DATE 5/27/2016 AS NOTICED	
PROJECT	COLLUMS	SECTION	



# 1 BUILDABLE AREA ANALYSIS

Scale: 1" = 40'-0"

ANOTHER EXCITING PROJECT BY  
**THOUGHTBARN LLC**  
1000 Lakeside at the Park, Suite 100, Dallas, Texas 75244  
Phone: 214.416.1111 | Fax: 214.416.1112 | Email: info@thoughtbarn.com

PROJECT  
**111 ATTAYAC**

DRAWING  
**SITE COMPARISON**

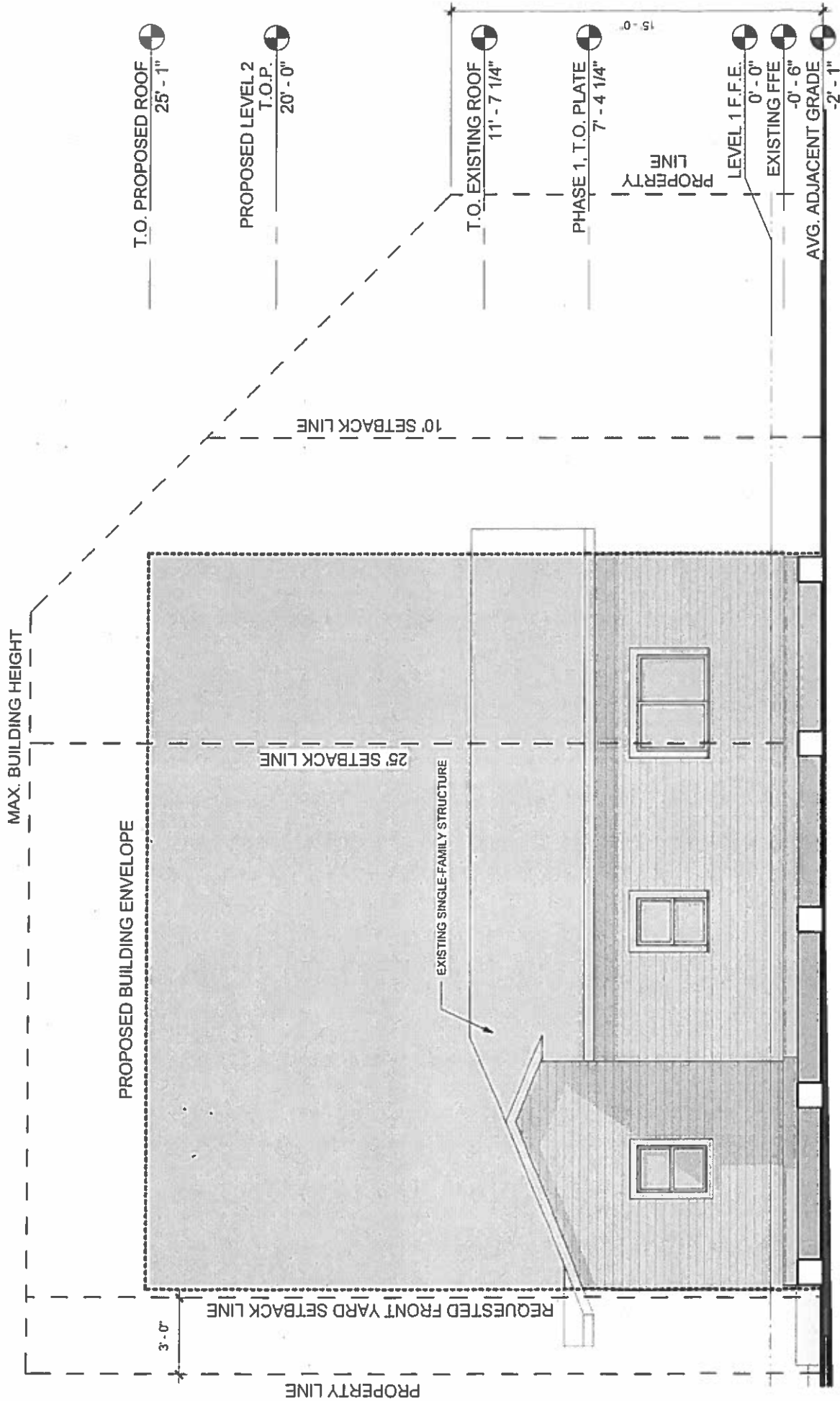
SCALE  
**1" = 40'-0"**

DATE  
**5/27/2018**

SECTION  
**111 ATTAYAC**

**A 1.2**

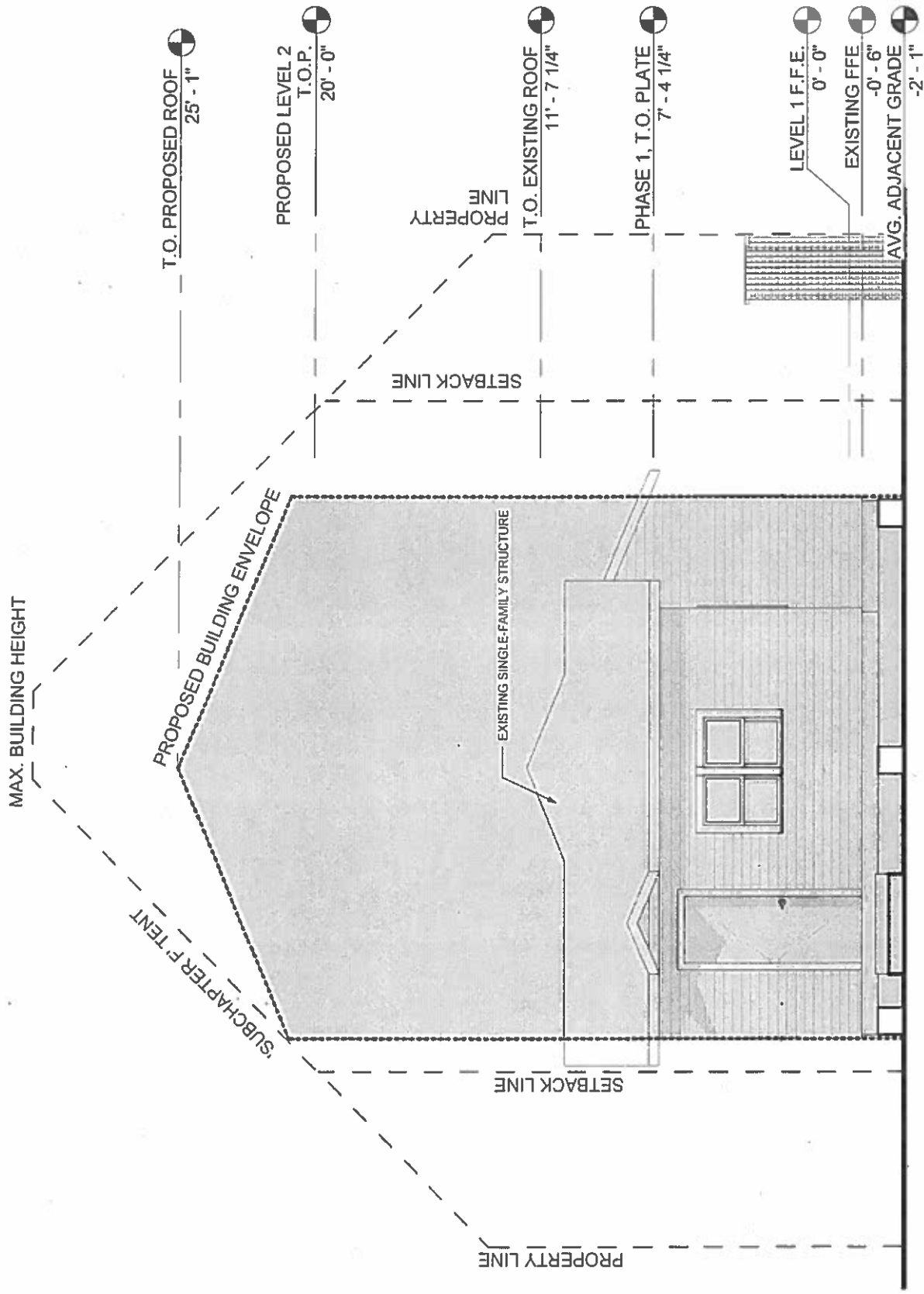
**5/11/18**



# 1 EXTERIOR ELEVATION, SOUTH

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

DRAWING		ELEVATIONS	
ANOTHER EXISTING PROJECT BY <b>THOUGHTBARN LLC</b> <small>THOUGHTBARN LLC IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, SEX, OR SEXUAL ORIENTATION.</small>		SCALE As indicated	DATE 5/27/2018
PROJECT <b>111 ATTAYAC</b>		<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">A 2.0</div> <div style="margin-left: 10px;">2015</div> </div>	



# 1 EXTERIOR ELEVATION, WEST

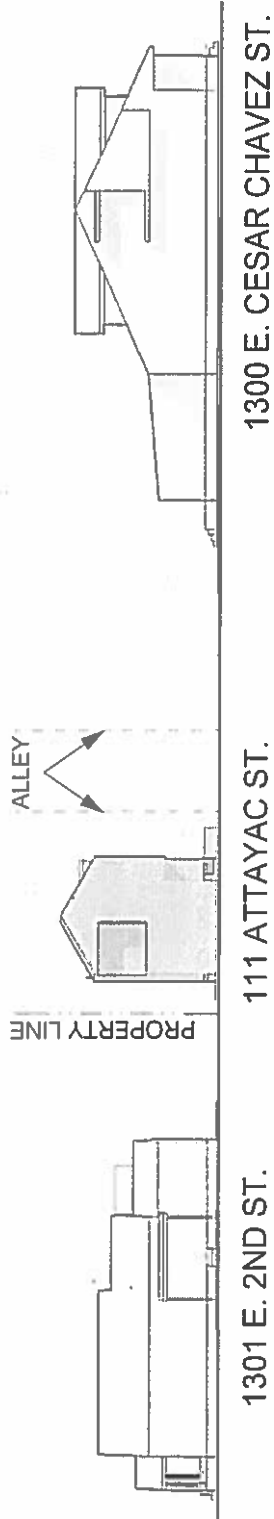
Scale: 3/16" = 1'-0"

ANOTHER EXCITING PROJECT BY  
THOUGHTBARN LLC  
111 ATTAYAC

DATE: 5/27/2018  
SCALE: 3/16" = 1'-0"

ELEVATIONS

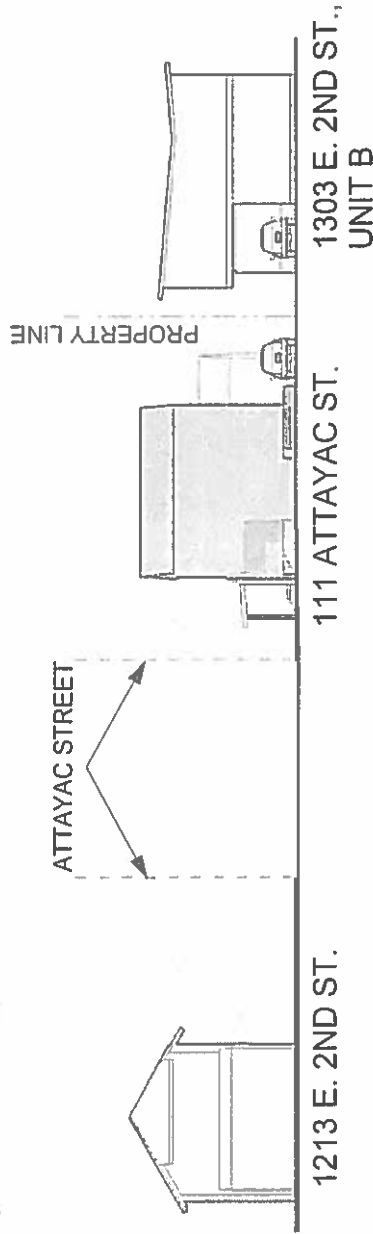
A 2.1



1

ATTAYAC STREET ELEVATION, EAST

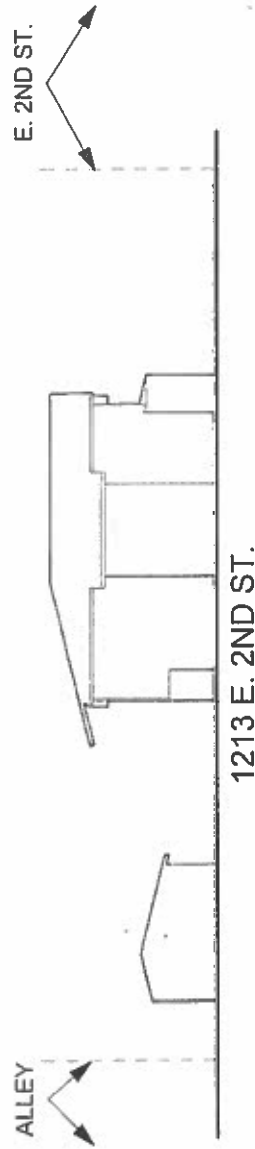
Scale: 1/32" = 1'-0"



2

ALLEY STREET ELEVATION, NORTH

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



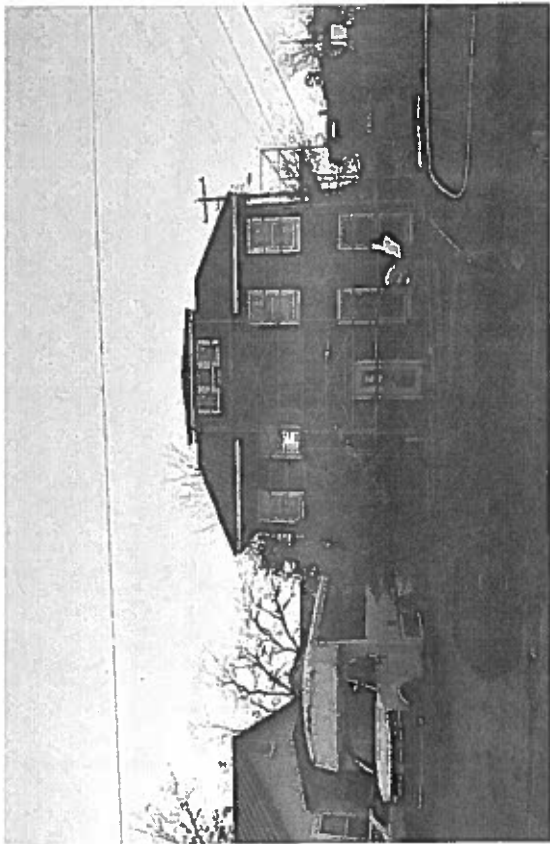
3

ATTAYAC STREET ELEVATION, WEST

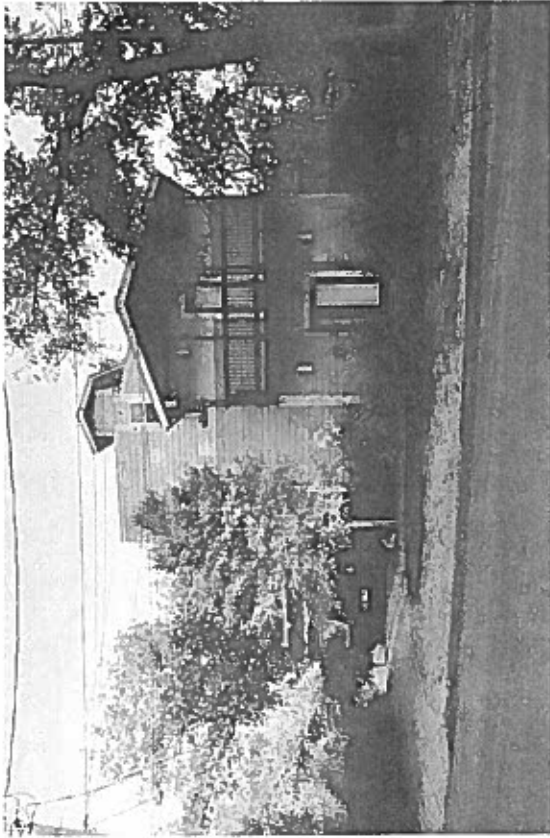
Scale: 1/32" = 1'-0"

ANOTHER EXISTING PROJECT BY <b>THOUGHTBARN LLC</b>		STREET ELEVATIONS	
DATE 5/27/2016		SCALE 1/32" = 1'-0"	
PROJECT 111 ATTAYAC		SHEET A22-2	

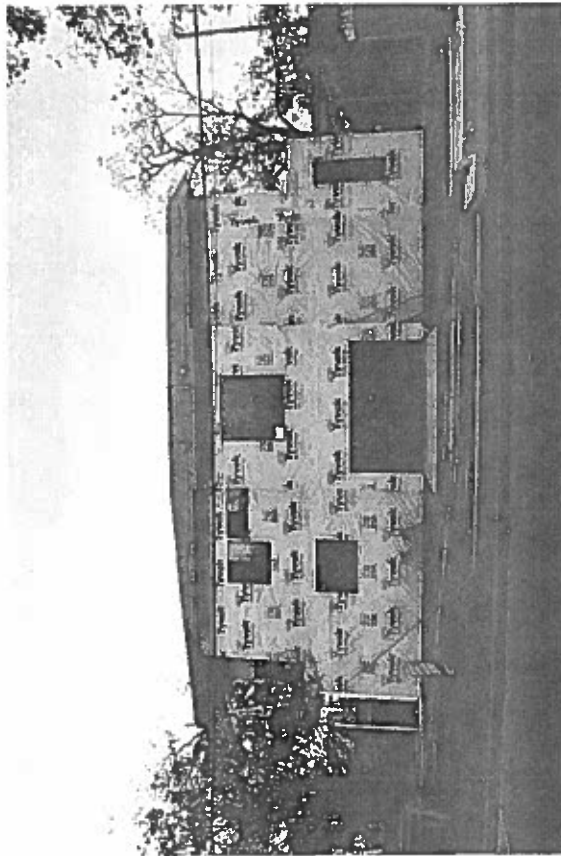
2112 2112



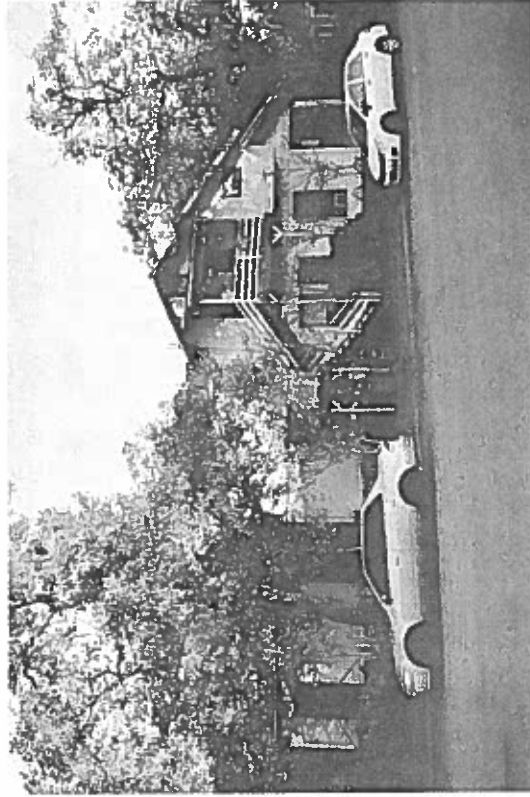
1212 E. 3RD ST.



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



1213 E. 2ND ST.



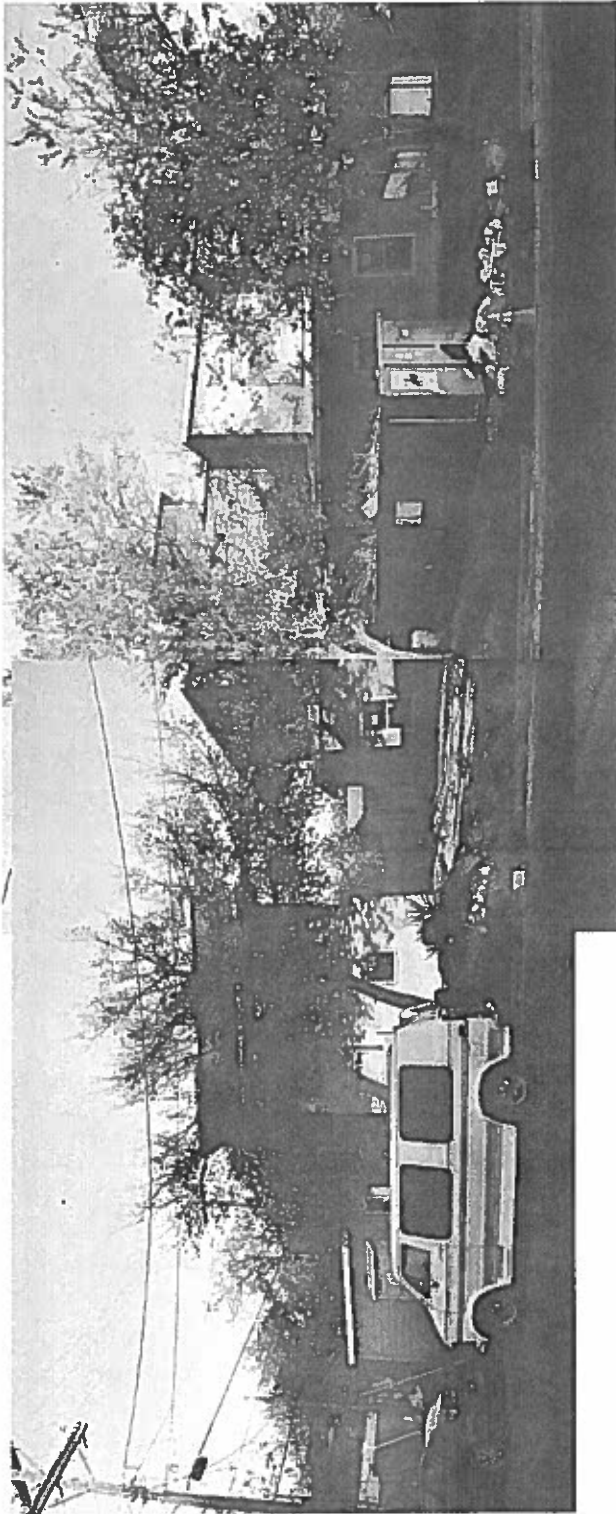
1300 E CESAR CHAVEZ ST. (ADJACENT TO 111 ATTAYAC)

ANOTHER ELECTRIC PROJECT BY <b>THOUGHTBARN LLC</b> <small>1000 10TH AVE. SUITE 1000 DENVER, CO 80202          303.733.1111 OR 781.860.0000          WWW.THUGHTBARN.COM</small>	
PROJECT <b>111 ATTAYAC</b>	DATES 5/27/2016
PHOTOS	
SCALE 1" = 10'	SECTION 111 ATTAYAC
<b>A 3.0</b>	

2 STORY STRUCTURES ALONG ATTAYAC ST.

2367





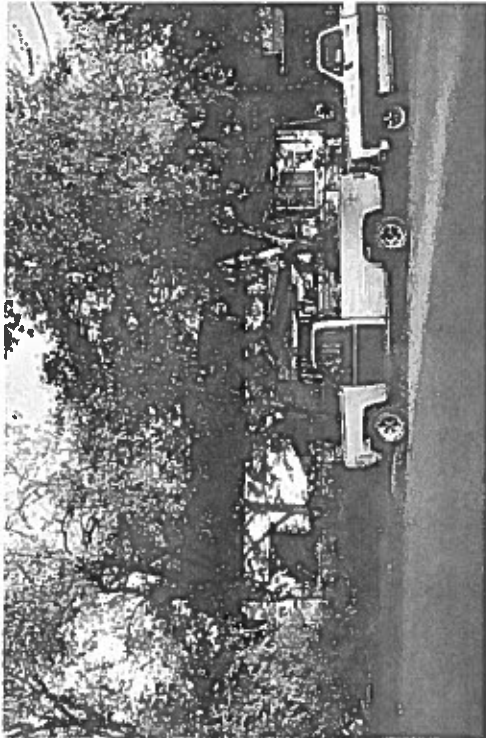
1300 E 3RD ST.

2 STORY STRUCTURES ALONG ATTAYAC ST.

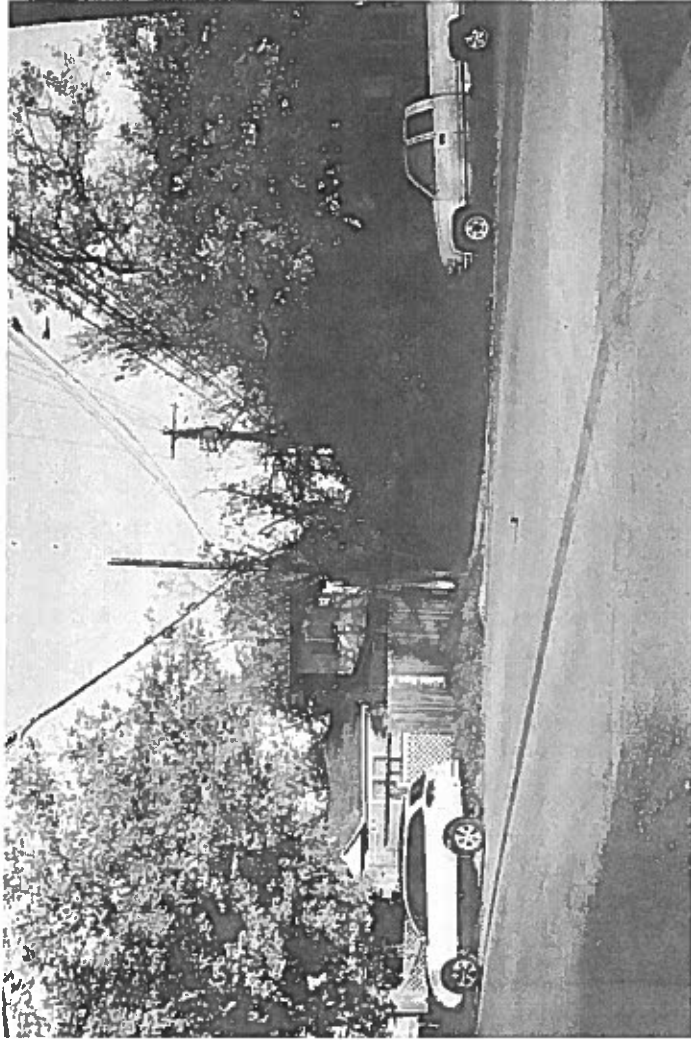
ANOTHER EXISTING PROJECT BY <b>THOUGHTBARN LLC</b> <small>THOUGHTBARN LLC IS THE PROPERTY OF THE CLIENTS AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT</small>	
PROJECT	<b>111 ATTAYAC</b>
DRAWING	<b>PHOTOS</b>
SCALE	DATE <b>5/27/2016</b>
SECTION	PAGE NUMBER
<b>A 3.1</b>	

24/2

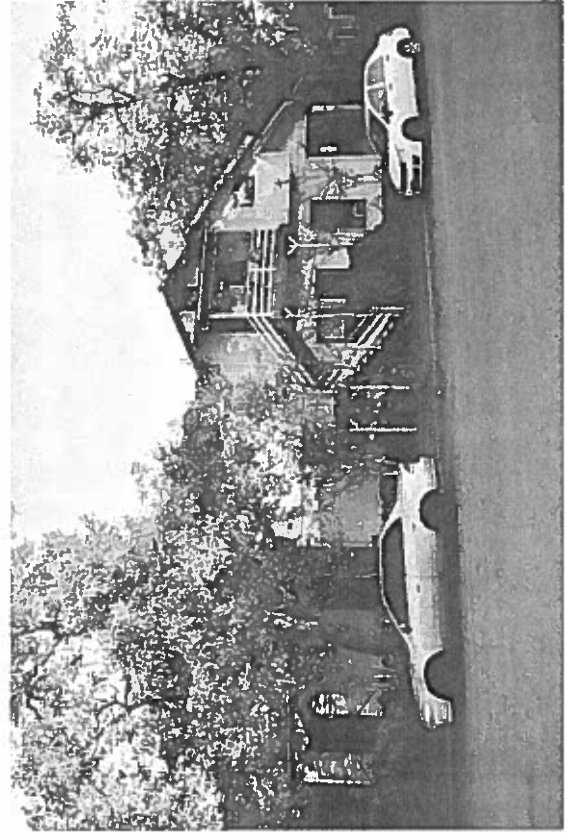




1301 E 2ND STREET



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

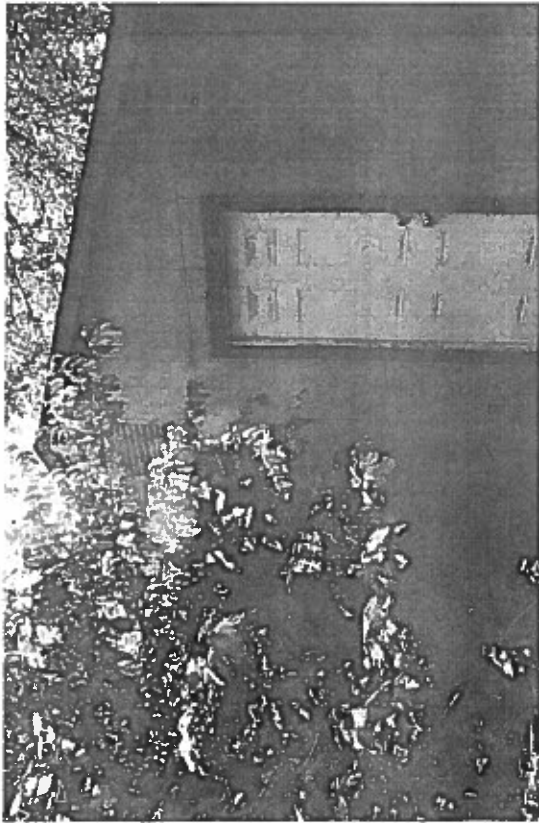


1300 E CESAR CHAVEZ STREET

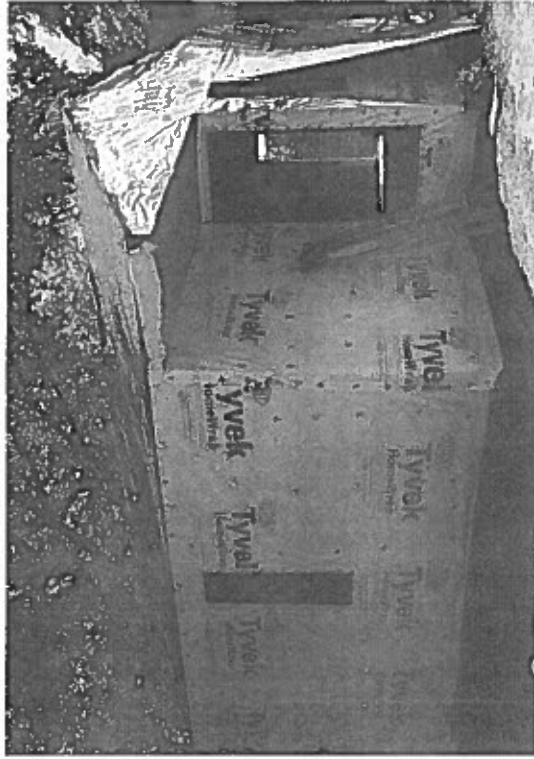
# ADJACENT PROPERTIES

25/2

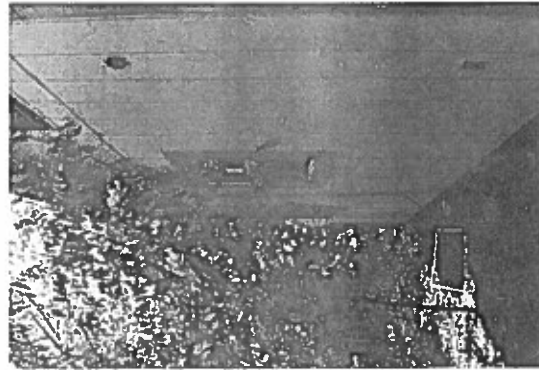
ANOTHER EXISTING PROJECT BY <b>THOUGHTBARN LLC</b> <small>THOUGHTBARN LLC IS AN AFFILIATE OF THE THOUGHTBARN GROUP 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202 PH: 303.733.8888</small>	
PROJECT <b>111 ATTAYAC</b>	DATE <b>5/27/2018</b>
DRAWING <b>PHOTOS</b>	
SCALE	SECTION <b>A 3.2</b>



EAST ELEVATION



CURRENT REMODEL CONSTRUCTION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ANOTHER EXISTING PROJECT BY <b>THOUGHTBARN LLC</b> <small>THOUGHTBARN, A DIVISION OF THE MARIANNE          GROUP, IS A REGISTERED SERVICE MARK OF THE MARIANNE          GROUP, INC. © 2016 MARIANNE GROUP, INC.</small>	
PROJECT <b>111 ATTAYAC</b>	DRAWING <b>PHOTOS</b>
SCALE 1/8" = 1'-0"	DATE 5/27/2016
SECTION <b>A 3.3</b>	

111 ATTAYAC ST., EXISTING CONDITIONS

2/1/2

# 111 Attayac Structural Calcs

## Floor Framing

### (E) 2x6 Floor Joists

span	6 ft
spacing	24 in
material	DFL No2
wet service	Yes
DL	20 psf
LL	40 psf
max LL defl	L/360
max TL defl	L/240
Mmax	540 ft-lb
Vmax	360 lb
	<u>OK</u>

(N) 4x10 Girder (controlling condition) or 1.75x9.5" 1.55E LSL alternative	
span	9.67 ft
trib width	68.0 in
material	DFL No1
wet service	Yes
DL	20 psf
LL	40 psf
max LL defl	L/360
max TL defl	L/240
Mmax	3976 ft-lb
Vmax	1645 lb
	<u>OK</u>

## Roof Framing

### (N) 2x6 Roof Joists \*

span	9.67 ft
spacing	24 in
material	DFL No2
wet service	No
DL	15 psf
LL	20 psf
max LL defl	L/360
max TL defl	L/240
Mmax	818 ft-lb
Vmax	338 lb
	<u>OK</u>

(N) 4x10 Ridge (controlling condition) or 3.5x5.5" 1.3E LSL alternative	
span	7.00 ft
trib width	120.0 in
material	DFL No1
wet service	No
DL	15 psf
LL	20 psf
max LL defl	L/360
max TL defl	L/240
Mmax	2144 ft-lb
Vmax	1225 lb
	<u>OK</u>

\* conservative design, (E) Joists sistered to (E) 2x4 @ 24"o/c joists, and no slope correction

\*\* conservative design, no live load reduction, no slope correction

### (N) 3.5x5.5" 1.3E LSL Portico Cant.

Cantilever	4 ft
Trib Area	20 sf
DL	20 psf
LL	20 psf
Mmax	1600 ft-lb

(N) 4x10 Valley (if needed) or 3.5x5.5" 1.3E LSL alternative	
span	13.50 ft
trib width	38.0 in
material	DFL No1
wet service	No
DL	15 psf
LL **	20 psf
max LL defl	L/360
max TL defl	L/240
Mmax	2525 ft-lb
Vmax	748 lb
	<u>OK</u>

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## Foundation

### Interior Footings

Item	Dist Load	Area	Total Load	Notes
Floor DL	20 psf	110 sf	2200	assume future 2nd flr *
Roof DL	10 psf	55 sf	550	
Floor LL	40 psf	110 sf	4400	assume future 2nd flr *
Roof LL	20 psf	55 sf	1100	no reduction (conserv)
Int Wall Wt	15 psf	120 sf	1800	assume future 2nd flr *
Conc Wt	150 pcf	18 cf	2700	assume soil wt = conc wt
			12750	lbs

Sq Ftg Size 3.0 ft Qbearing 1417 psf <1500psf\* OK  
 Cont Ftg 2'x6'ft Qbearing 1063 psf <1500psf\* OK

### Exterior Footings

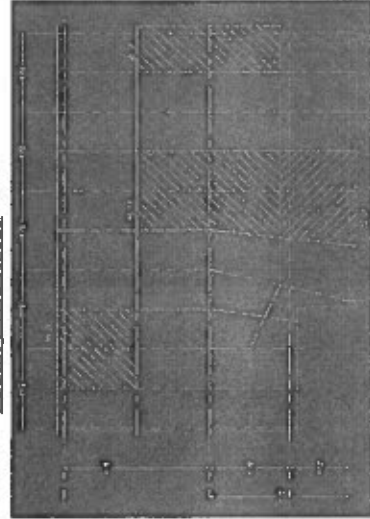
Item	Dist Load	Area	Total Load	Notes
Floor DL	20 psf	66 sf	1320	assume future 2nd flr *
Roof DL	10 psf	33 sf	330	
Floor LL	40 psf	66 sf	2640	assume future 2nd flr *
Roof LL	20 psf	33 sf	660	no reduction (conserv)
Int Wall Wt	15 psf	60 sf	900	assume future 2nd flr *
Conc Wt	150 pcf	18 cf	2700	assume soil wt = conc wt
			8550	lbs

Sq Ftg Size 2.5 ft Qbearing 1368 psf <1500psf\* OK  
 Cont Ftg 1.5'x6'ft Qbearing 713 psf <1500psf\* OK

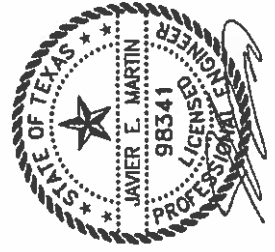
\* No planned 2nd floor. Conservatively designing foundation for potential future addition.

\*\* No soils report. Experience shows type SC soil in area. Conservatively using the allowable Q per 1804.2 for CL type soil.

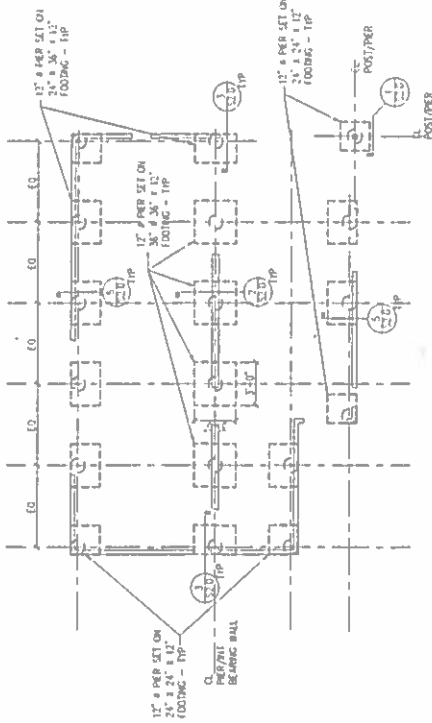
### Footings Trib Areas



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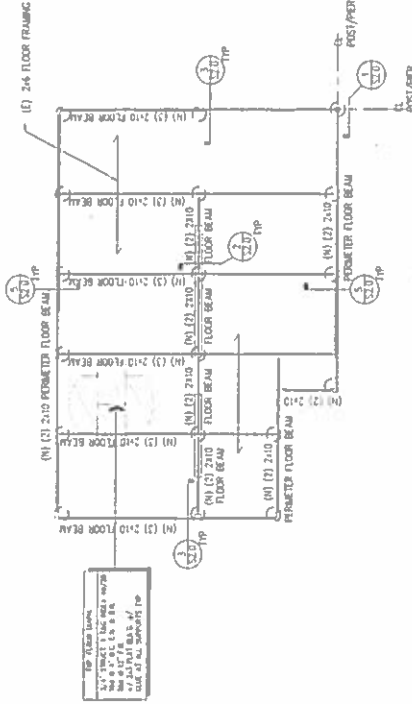


12/29



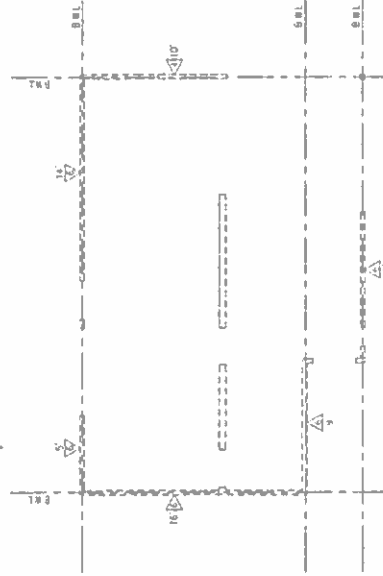
FOUNDATION PLAN

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



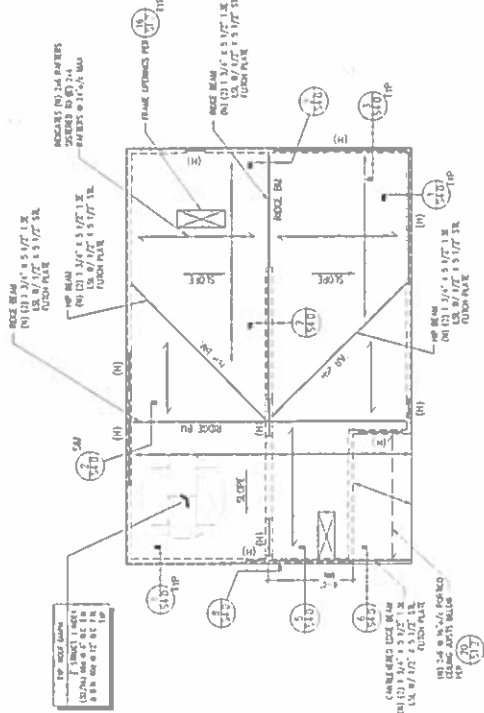
FIRST FLOOR FRAMING PLAN

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



BRACED WALL PLAN

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



ROOF FRAMING PLAN

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

Notes

1. REFER TO SHEETS S10 TO S12 FOR GENERAL NOTES & STANDARD DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE. WHEN SPECIFICALLY NOTED OTHERWISE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
  - A. ALL EXTERIOR WALLS
  - B. ALL INTERIOR WALLS
  - C. ALL NON-BEARING WALLS
3. 12' x 24' PER SET ON FOOTING - 1P
4. 12' x 12' PER SET ON FOOTING - 1P
5. 12' x 24' PER SET ON FOOTING - 1P
6. ALL EXTERIOR WALLS ARE 24" x 16" O.C.
7. SPACE DOUBLE TOP PLATES PER 517.2
8. 12' x 24' PER SET ON FOOTING - 1P
9. FOR POSTS, POST TO BEAM CONNECTION SEE 517.2
10. FOR BEAMS, BEAM TO BEAM CONNECTION SEE 517.2
11. 12' x 24' PER SET ON FOOTING - 1P

12. B.W.L. INDICATES BRACED WALL LINE
13. 12' x 24' PER SET ON FOOTING - 1P

C15-2016-0016

111 ATTAYAC STREET  
AUSTIN, TX 78702

see revised

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30

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 Amrresty (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:**

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.

*see revised*

*62  
31*

Go revised

L2  
32

- 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.



111 ATTAYAC STREET  
AUSTIN, TX 78702

See Revised  
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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)

get revised

L2  
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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.

see revised  
L2  
35

- 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.

see revised.

L2  
36

See Revised

12  
37

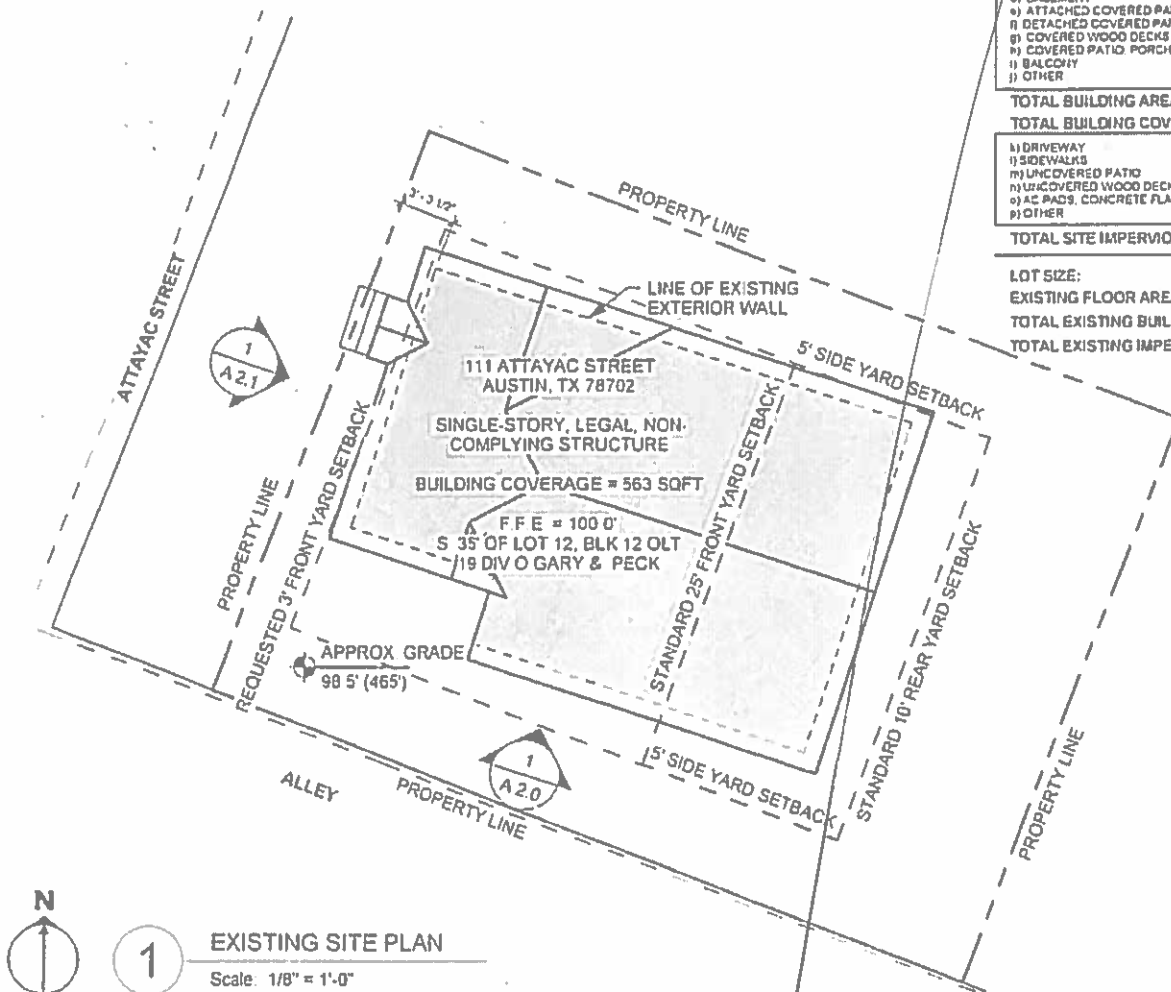
BUILDING AND SITE AREA	EXISTING
a) FIRST FLOOR CONDITIONED	553
b) SECOND FLOOR CONDITIONED	N/A
c) THIRD FLOOR CONDITIONED	N/A
d) BASEMENT	N/A
e) ATTACHED COVERED PARKING	N/A
f) DETACHED COVERED PARKING	0
g) COVERED WOOD DECKS (100%)	0
h) COVERED PATIO, PORCH	N/A
i) BALCONY	0
j) OTHER	N/A

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 PLATWORK	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%)



SAATCHI & SAATCHI PROJECT BY  
THOUGHTBARN LLC

111 ATTAYAC

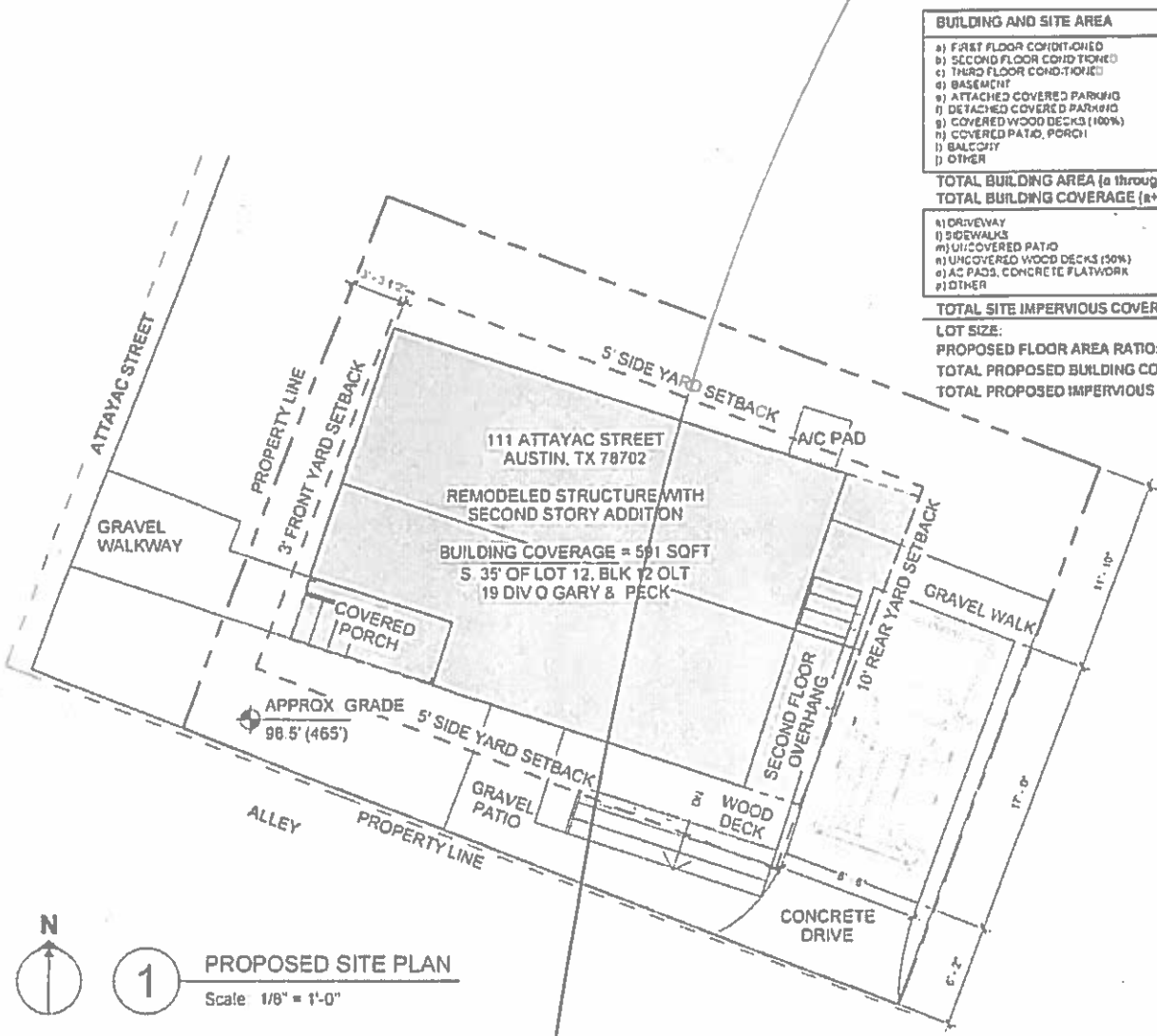
EXISTING SITE PLAN

As indicated 5/10/10

**A 1.0**

*see revised*

*12/38*



BUILDING AND SITE AREA	EXISTING
a) FIRST FLOOR CONDITIONED	833
b) SECOND FLOOR CONDITIONED	833
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	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%)	0
o) AC PADS, CONCRETE PLATWORK	0
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%)

ANOTHER EXISTING PROJECT BY  
THOUGHTBARN LLC

111 ATTAYAC

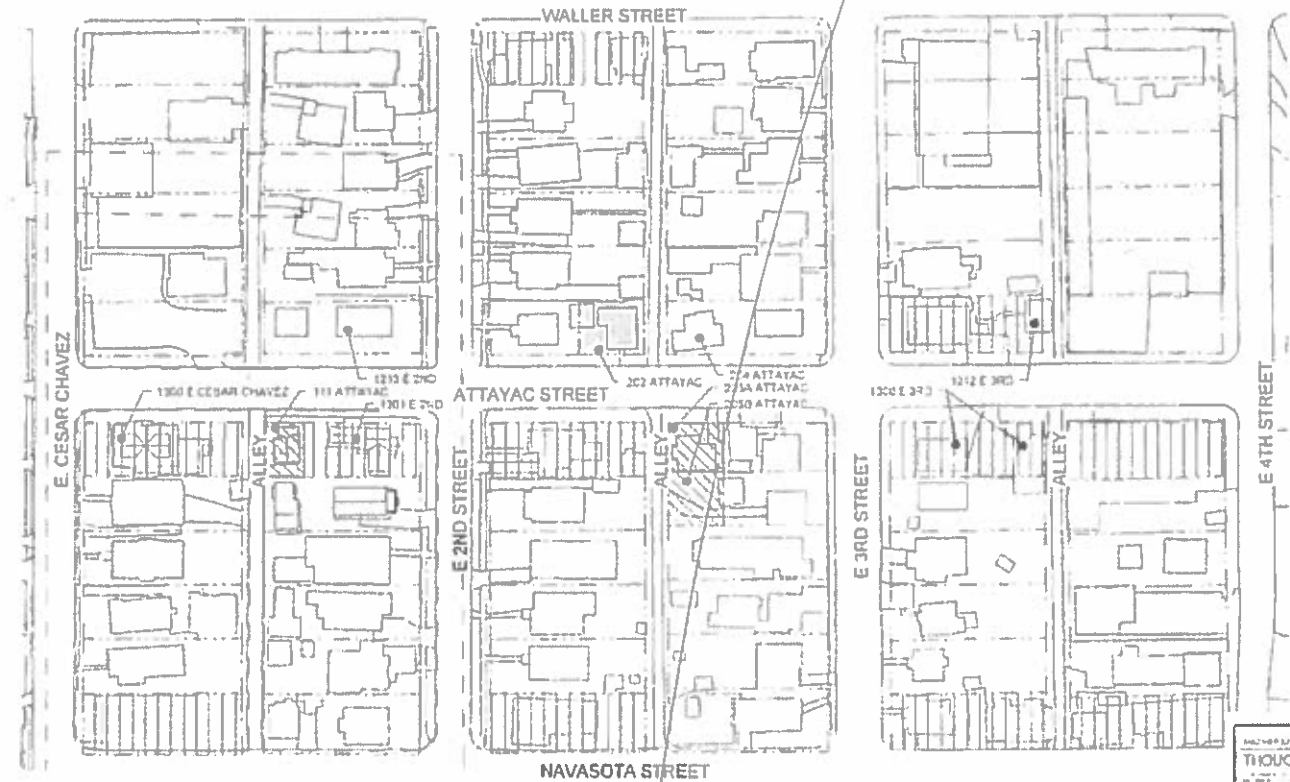
PROPOSED SITE  
PLAN

As Indicated 9/14/2016

**A 1.1**

see revised

L2  
39



**N 1 FRONT YARD SETBACK ANALYSIS**  
Scale: 1 1440

- FRONT YARD ALONG N/S STREETS (eg Attayac)
- LOT SIZE <2,500 SQFT
- FRONT YARD SETBACK < 5FT
- STREET SIDE YARD SETBACK <=6FT

NOTE: DATA FROM CITY OF ALBUQUERQUE 2013 DATA AND FIELD UPDATES

ANALYSIS PREPARED BY  
THOUGHTBARN LLC

111 ATTAYAC

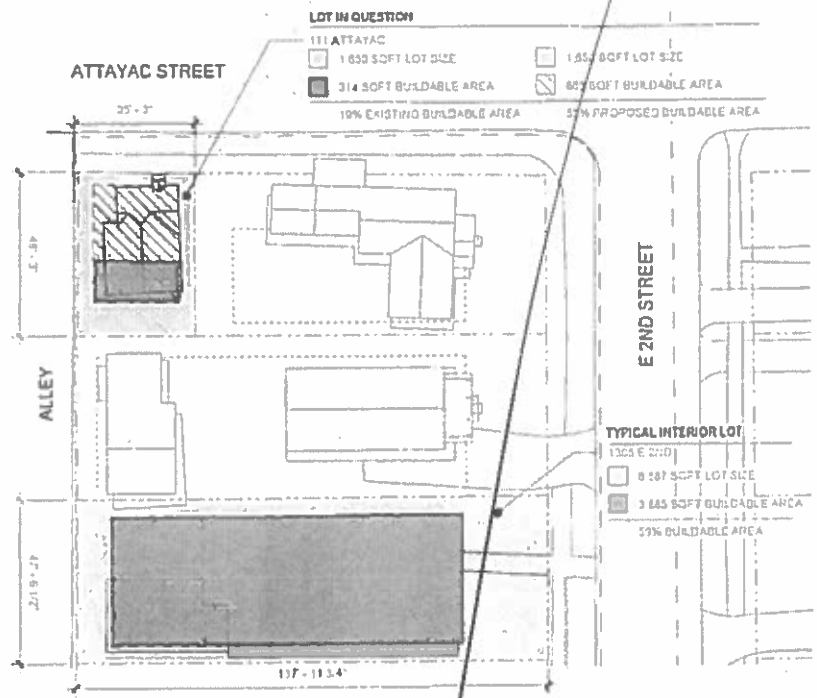
SITE COMPARISON

As of 06/01/16

**A 1.2**

see revised

L2  
40



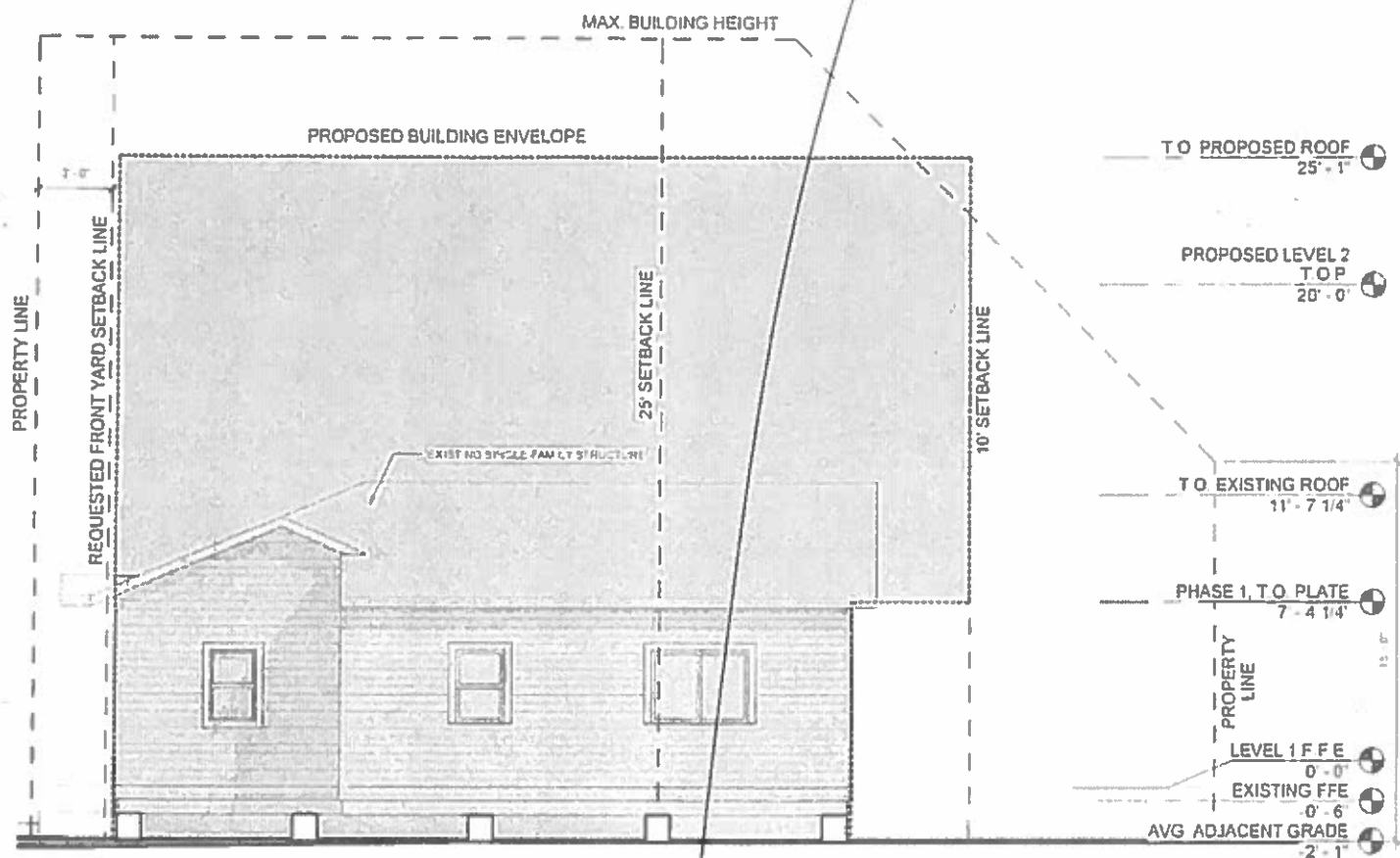
1 BUILDABLE AREA ANALYSIS  
Scale 1" = 40'-0"

ANOTHER LOT PROJECT BY	
THOUGHTBARN LLC	
111 ATTAYAC	
SITE COMPARISON	
1" = 40'	5-10-2018
A 1.3	



4/2

see revised

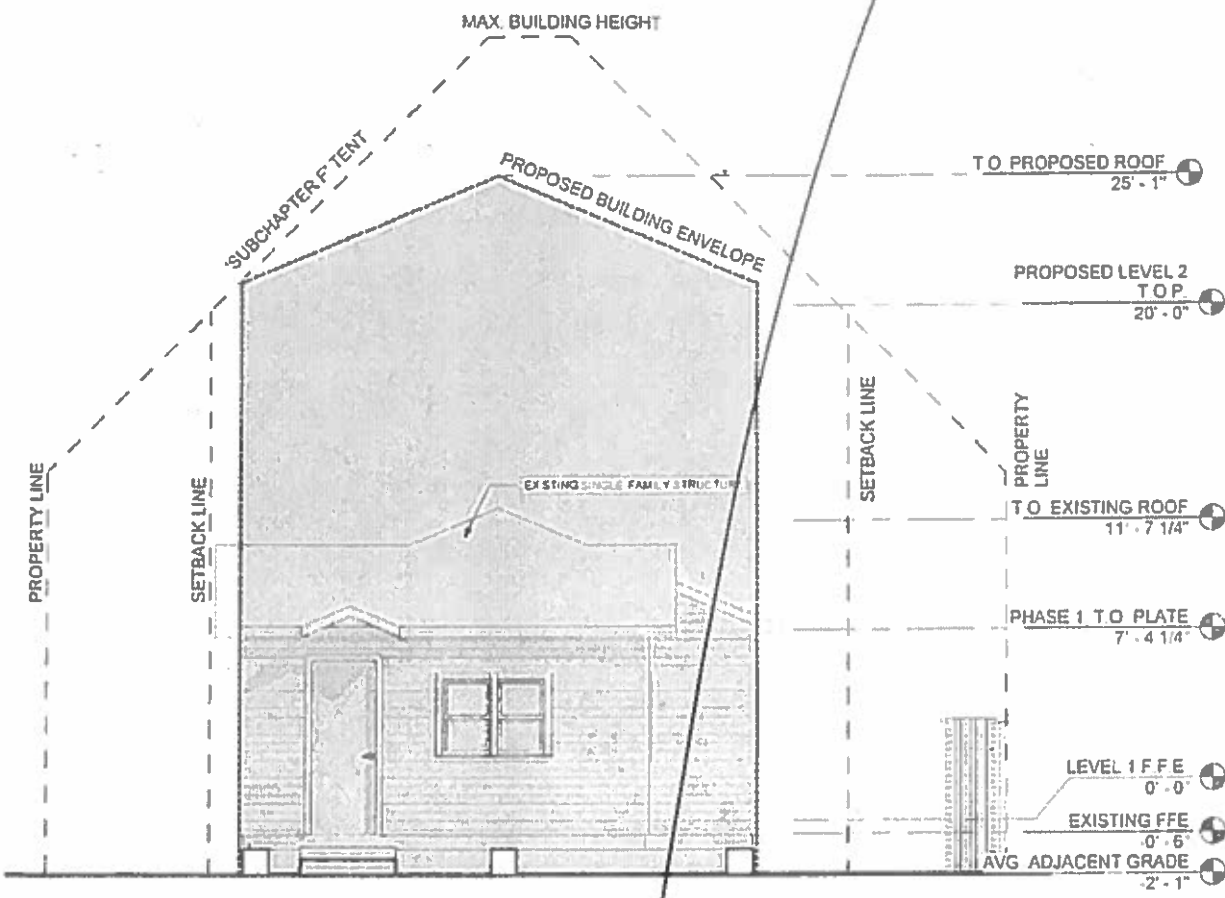


1 EXTERIOR ELEVATION, SOUTH  
Scale 3/16" = 1'-0"

THOUGHTBARN LLC		ELEVATIONS	
111 ATTAYAC		A 2.0	

see revised

12  
42

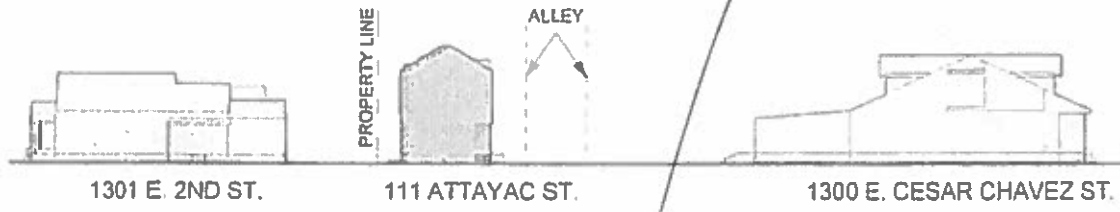


1 EXTERIOR ELEVATION, WEST  
Scale 3/16" = 1'-0"

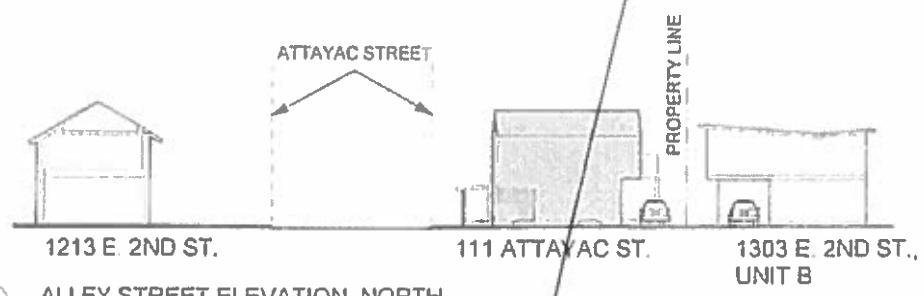
ARCHITECTURAL PROJECT BY THOUGHTBARN LLC	
PROJECT 100 ATTAYAC	
ELEVATIONS	
Sheet A 2.1	Date 10/22/18

See Revised

L2  
43



1 ATTAYAC STREET ELEVATION, EAST  
Scale: 1/32" = 1'-0"



2 ALLEY STREET ELEVATION, NORTH  
Scale: 1/32" = 1'-0"

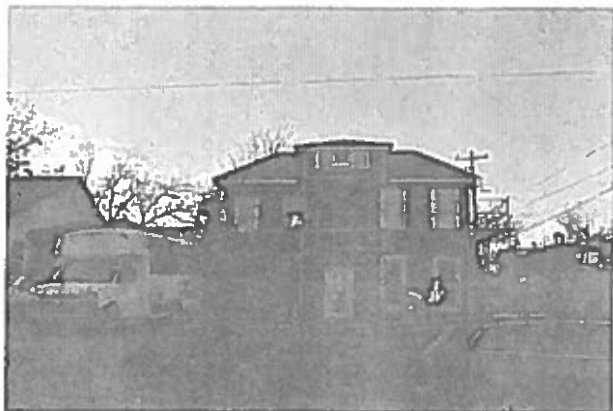


3 ATTAYAC STREET ELEVATION, WEST  
Scale: 1/32" = 1'-0"

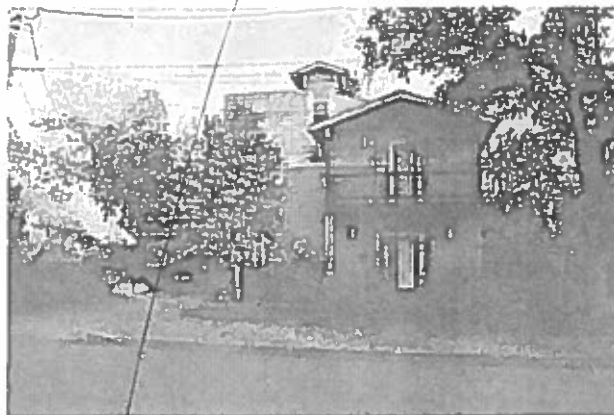
THOUGHTBARN LLC		STREET ELEVATIONS	
111 ATTAYAC		1/32" = 1'-0"	3/15/2018
		<b>A 2.2</b>	

see revised

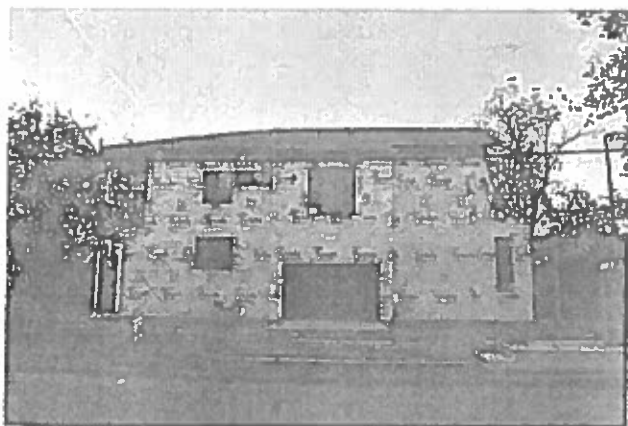
62  
44



1212 E 3RD ST



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



1213 E 2ND ST



1000 E CESAR CHAVEZ ST (ADJACENT TO 111 ATTAYAC)

2 STORY STRUCTURES ALONG ATTAYAC ST.

THOUGHTBANK LLC	
111 ATTAYAC	
PHOTOS	
A 3.0	

see revised

L2  
45



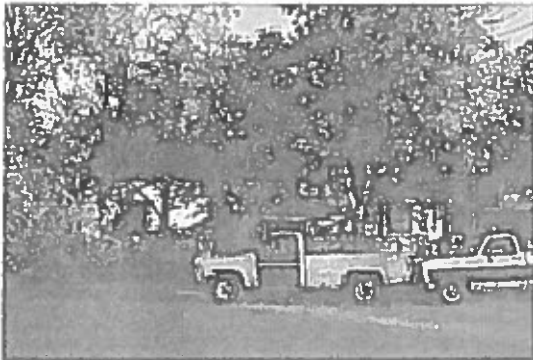
1300 E 3RD ST

2 STORY STRUCTURES ALONG ATTAYAC ST.

THOUGHTBARN LLC	
PHOTOGRAPHY	
111 ATTAYAC	
PHOTOS	
DATE	3/17/2016
STOP	PHOTO
A 3.1	

See  
(revised)

L2  
46



1301 E 2ND STREET



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



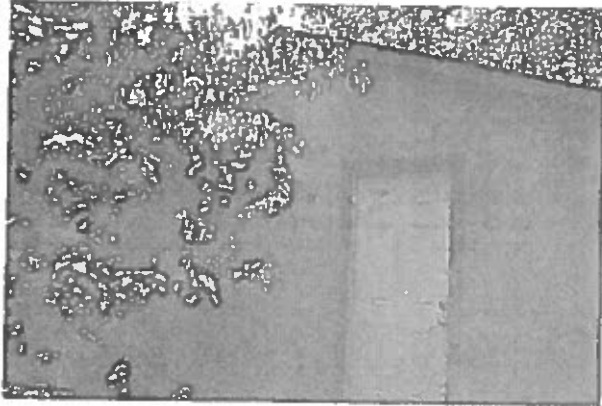
1300 E CESAR CHAVEZ STREET

ADJACENT PROPERTIES

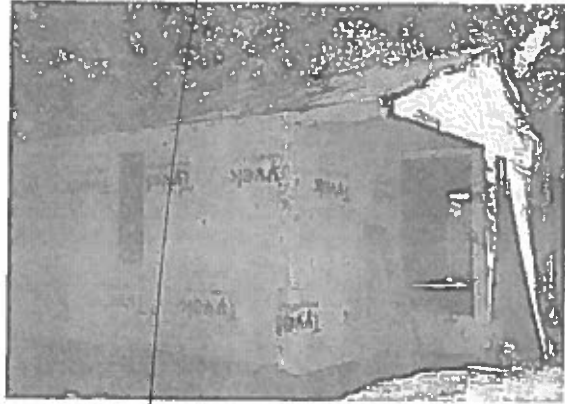
PROPERTY LOCATION: 111 ATTAYAC	
THOUGHTBARN LLC	
PHOTOS	
DATE: 1/10/2019	TIME: 10:00 AM
A 3.2	

see revised

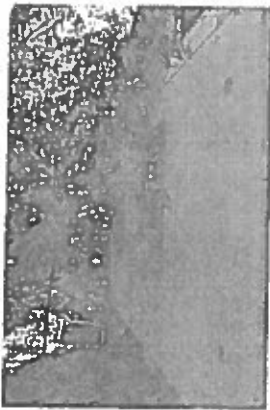
42  
47



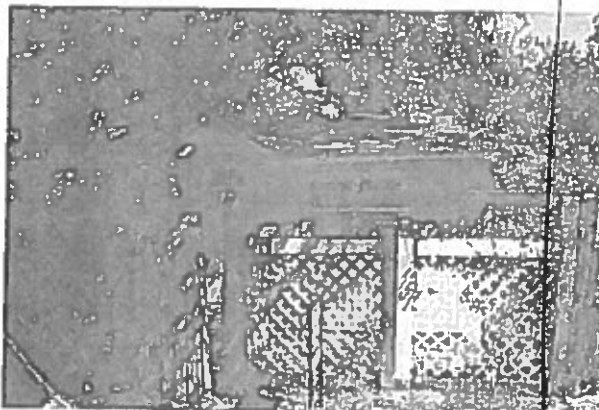
EAST ELEVATION



CURRENT REMODEL CONSTRUCTION



NORTH ELEVATION



WEST ELEVATION



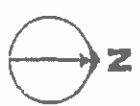
SOUTH ELEVATION

111 ATTAYAC ST., EXISTING CONDITIONS

ACCELERATING VALUE FOR THOUGHTBARN LLC	
111 ATTAYAC	
PHOTOS	
A 3.3	

12/48

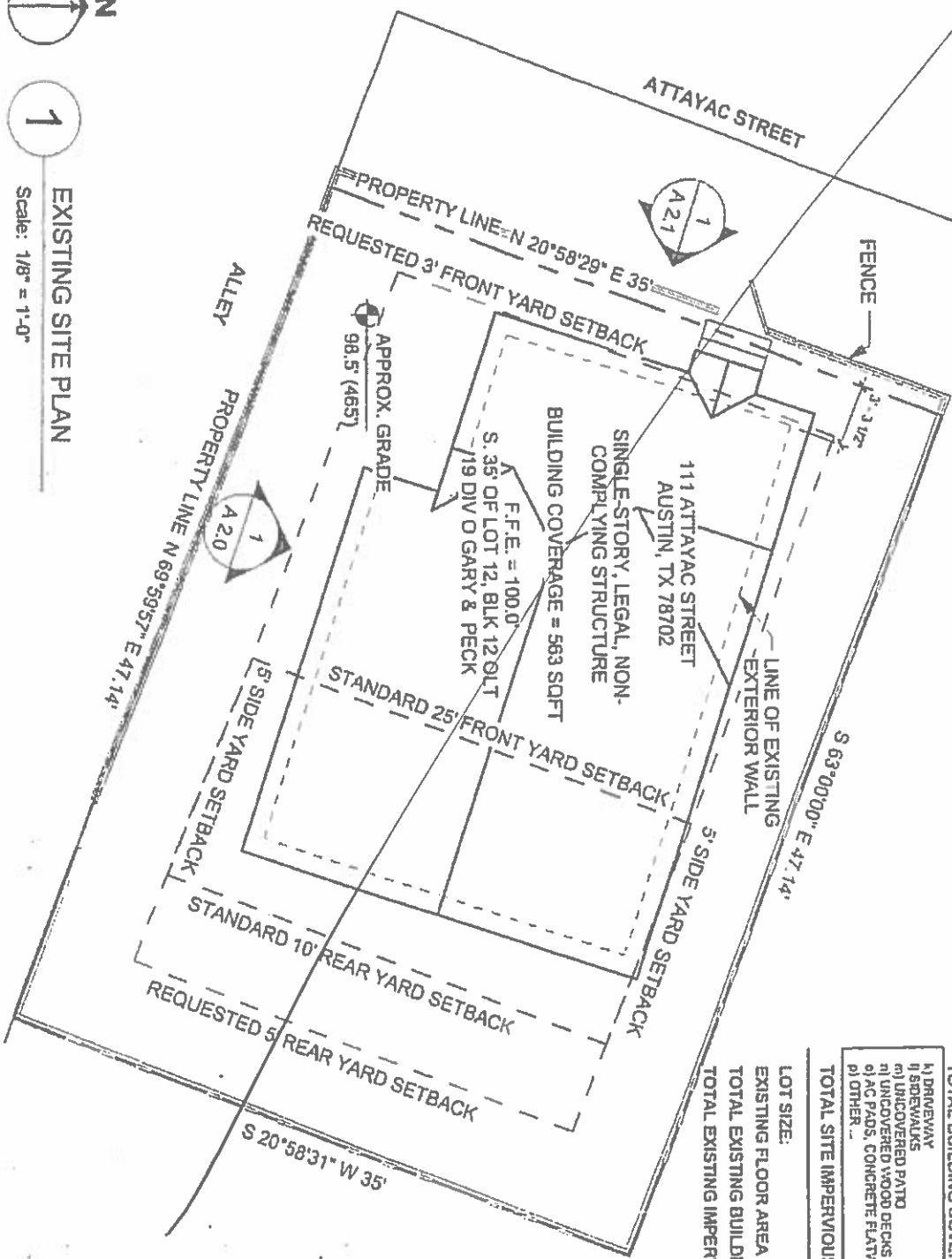
see revised



1

# EXISTING SITE PLAN

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



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

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

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

h) DRIVEWAY	N/A
i) SIDEWALKS	N/A
m) UNCOVERED WOOD DECKS (50%)	7
n) AC PADS, CONCRETE FLATWORK	N/A
o) OTHER ...	N/A

TOTAL SITE IMPERVIOUS COVER (TIBC+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%)

ARCHITECT: THOUGHTBARN LLC

111 ATTAYAC

EXISTING SITE PLAN

DATE: 12/5/2015

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

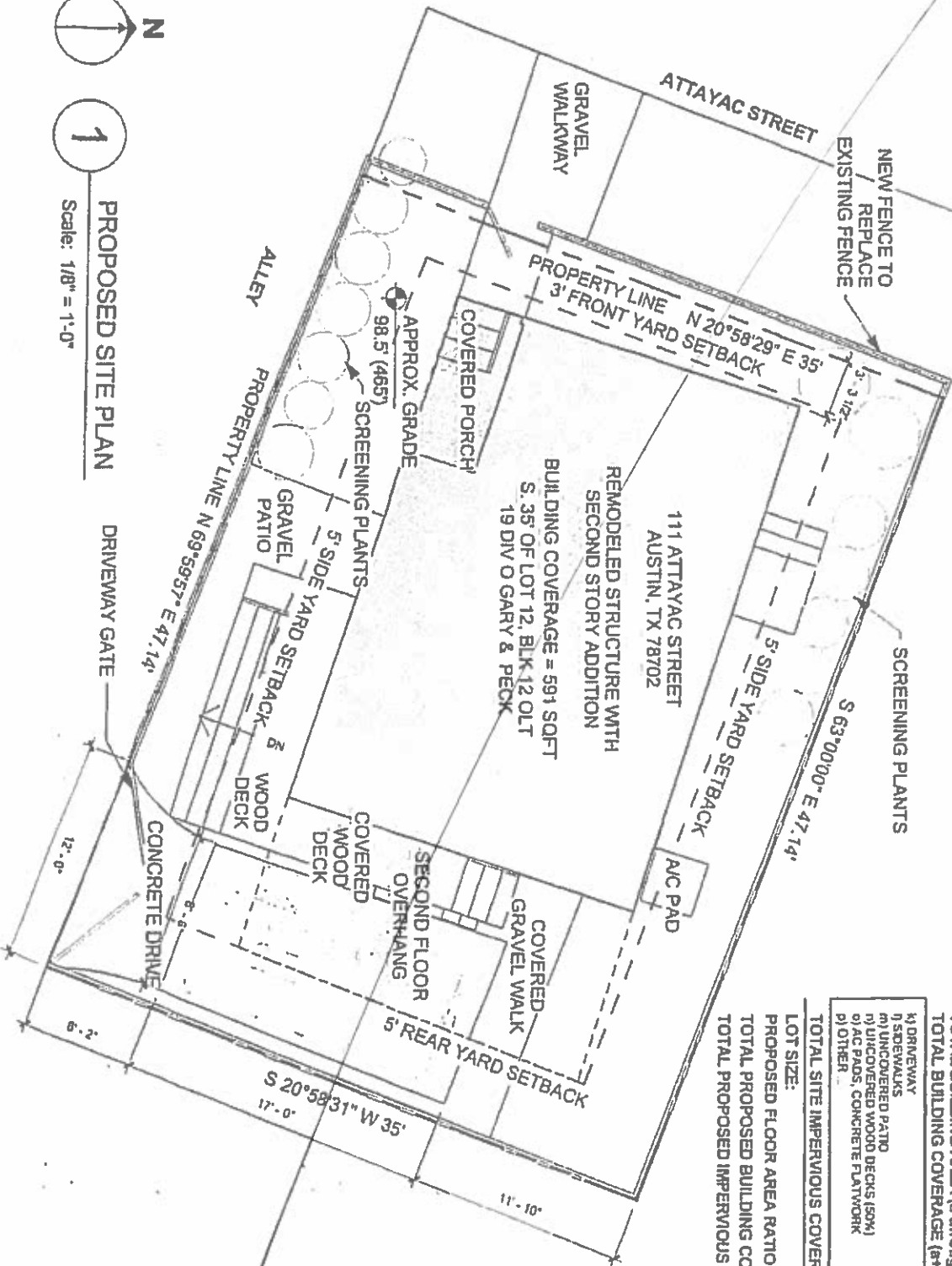
**A 1.0**



$$\frac{12}{49}$$


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

DRIVEWAY GATE



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%)	26
h) COVERED PATIO, PORCH	0
i) BALCONY	N/A
j) OTHER	N/A

TOTAL BUILDING AREA (a through j): 1,258 S.F.  
TOTAL BUILDING COVERAGE (a+t+h+g+h): 531 S.F.

k) DRIVEWAY	212
l) SIDEWALKS	N/A
m) UNCOVERED PATIO	N/A
n) UNCOVERED WOOD DECKS (50%)	53
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: 76%**

**TOTAL PROPOSED BUILDING COVERAGE: 591 S.F. (**

**TOTAL PROPOSED IMPERVIOUS COVER: 875 S.F.**

1



5

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11

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37"

THOUGHTBARN L

It is designed to let you preview the way your new look will be in the real world. It's a great way to see how your new look will be in the real world. It's a great way to see how your new look will be in the real world.

17-01 S 4

ΠΙΛΑΤΟΥ

7

1

[Pencil: 1]

**PROPOSED SITE  
ALIAS:**

FORM	Date
Page	

51025021	51025024
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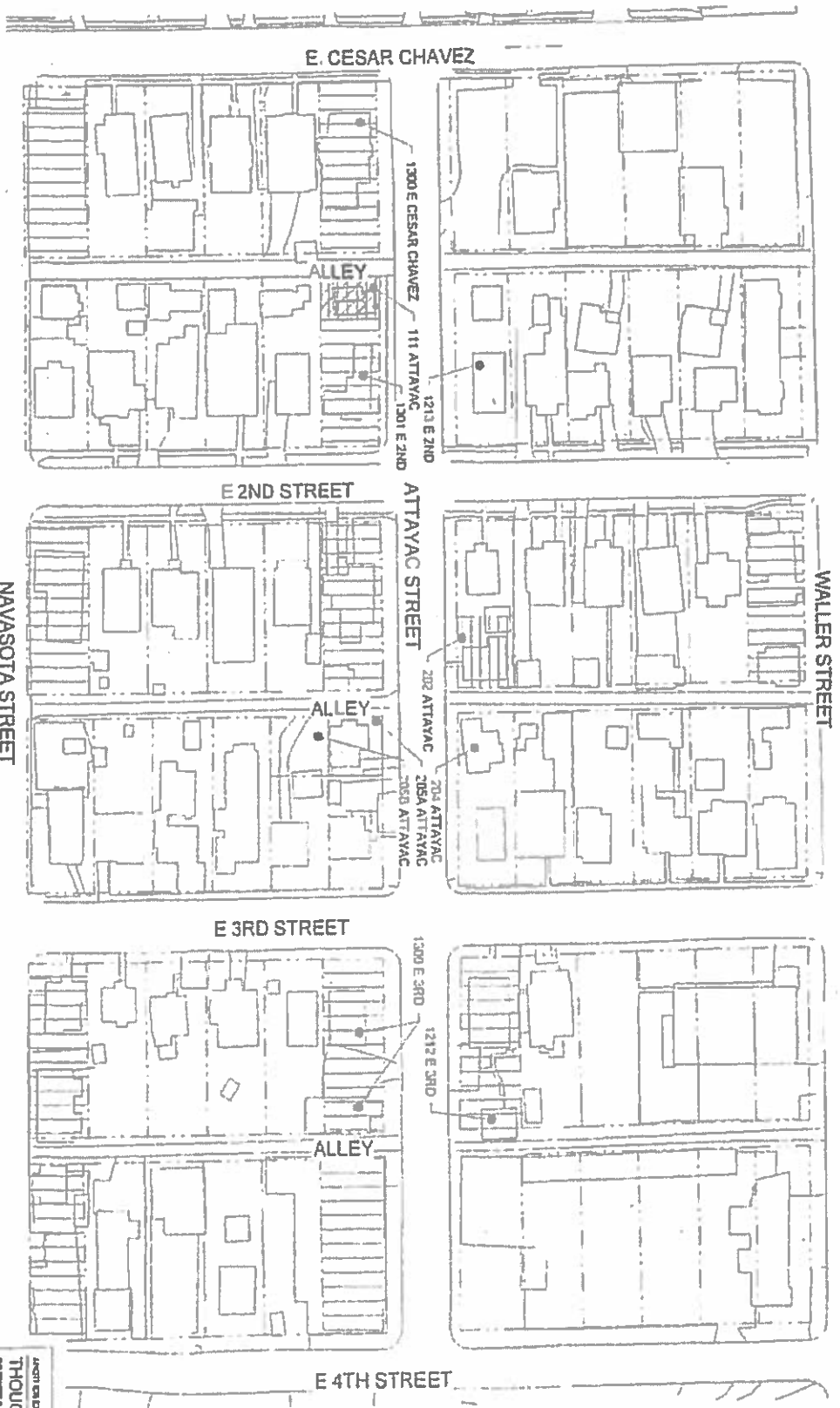
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*Journal of Management Education* 36(7) 809-824

3/5/05



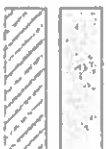
N

1

# FRONT YARD SETBACK ANALYSIS

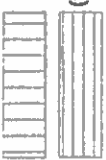
Scale: 1 : 1440

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



FRONT YARD ALONG N/S STREETS (eg. Attavac)

LOT SIZE <2,000 SQ-FT



FRONT YARD SETBACK < 5 FT

STREET SIDE YARD SETBACK <= 6 FT

AGENTS DESIGN PROJECT BY

**THOUGHTBARN LLC**

111 ATTAVAC

Product 1

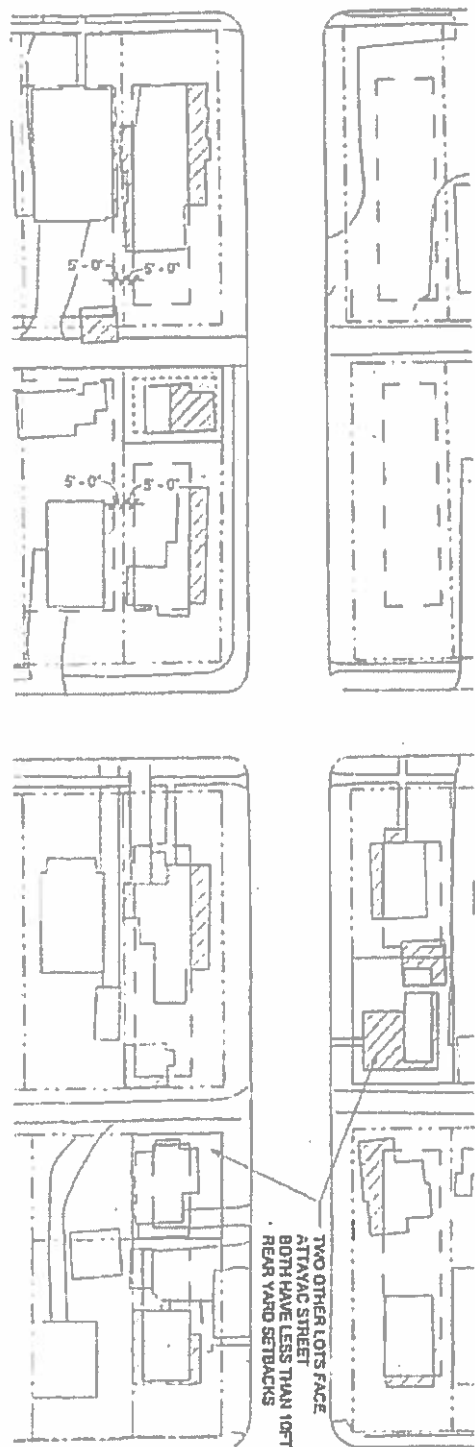
**SITE COMPARISON**

Scale: As Indicated

Date: 12/5/2015

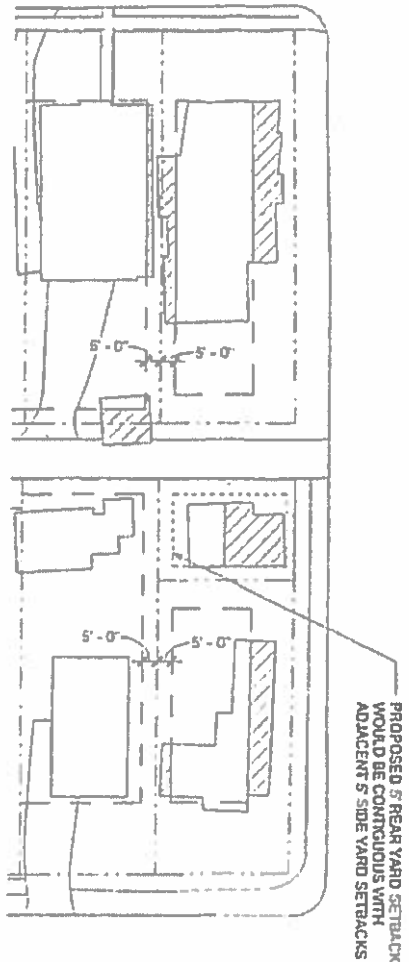
Author: A1.2

5-21-15



2 REAR YARD SETBACK ANALYSIS  
Scale: 1" = 80'-0"

FRONT YARD ALONG ATTAYAC STREETS  
NON-COMPLYING STRUCTURES



1 REAR YARD SETBACK ANALYSIS  
Scale: 1" = 60'-0"

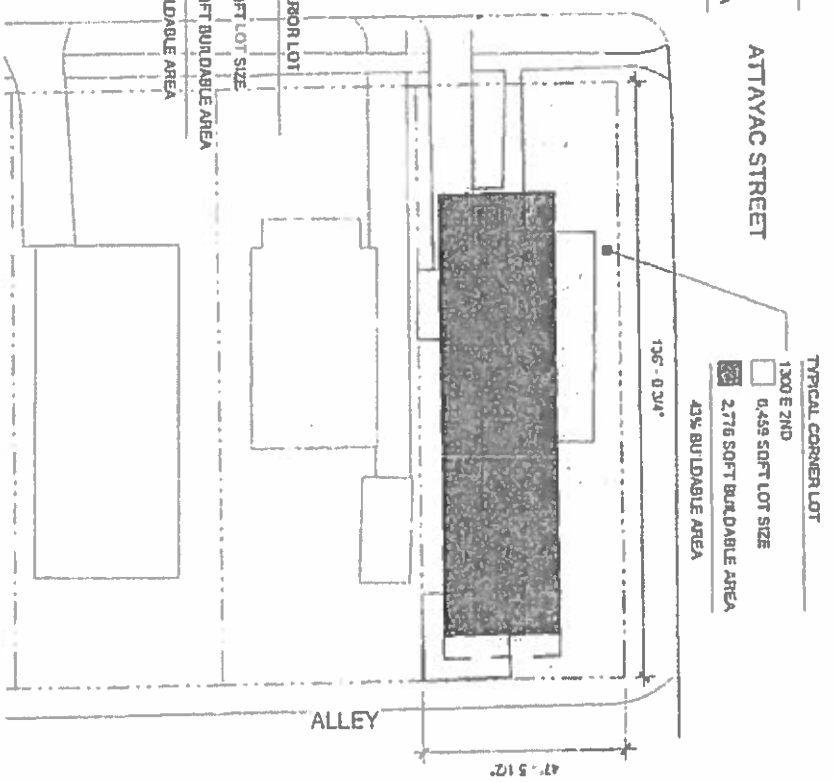
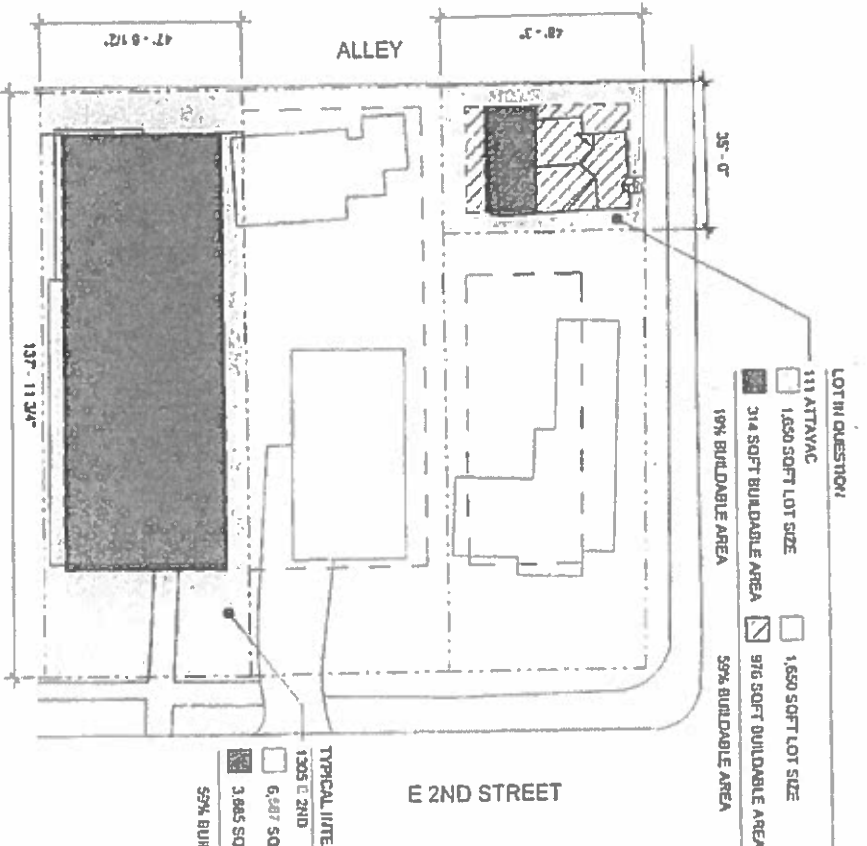
NORTH CIRCULAR PROJECT BY <b>THOUGHTBARN LLC</b> <small>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THOUGHTBARN LLC. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THOUGHTBARN LLC.</small>	
PROJECT <b>111 ATTAYAC</b>	
DRAWING <b>SITE COMPARISON</b>	
DATE As indicated	DATE 12/3/2015
SCALE <b>A 1.3</b>	

12/52

1

# BUILDABLE AREA ANALYSIS

Scale: 1" = 40'-0"



APPROVED FOR RECORDING PROJECT BY

THOUGHTBARIN LLC

111 ATTAVAC

SITE COMPARISON

DATE: 12/20/15

SCALE: 1" = 40'-0"

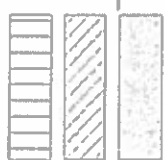
**A1.4**

2/53

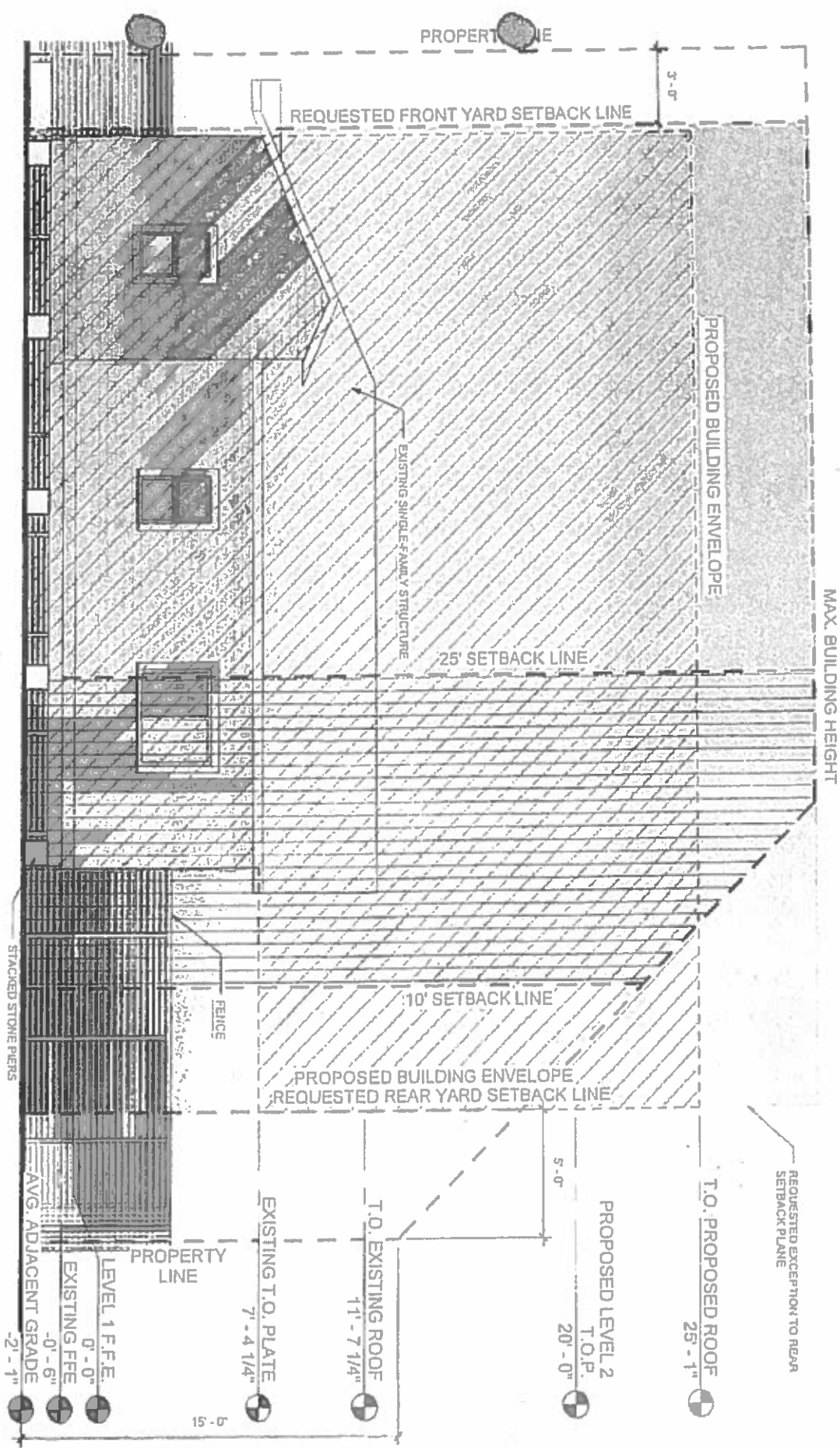
1

# EXTERIOR ELEVATION, SOUTH

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



REQUESTED MAXIMUM BUILDING ENVELOPE  
 PROPOSED BUILDING ENVELOPE  
 EXISTING MAXIMUM BUILDING ENVELOPE



ARCHITECTURAL PROJECT BY  
**THOUGHTBARN LLC**  
THOUGHTBARN LLC IS AN EQUAL OPPORTUNITY FIRM

PROJECT  
**131 ATTAVAC**

DATE  
 12/2/2015

BY  
 [Signature]

**ELEVATIONS**

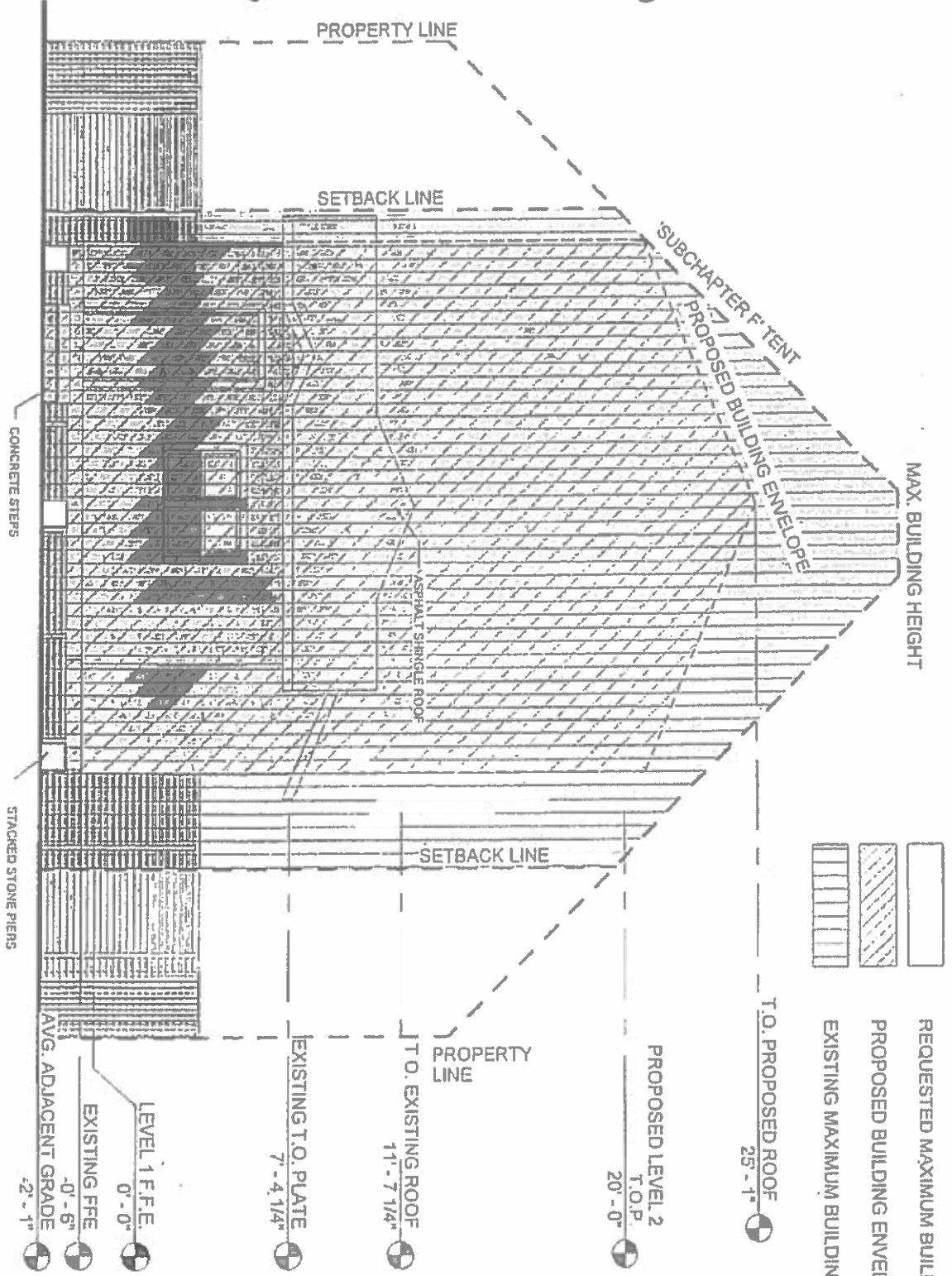
**A 2.0**

12  
54

1

EXTERIOR ELEVATION, WEST

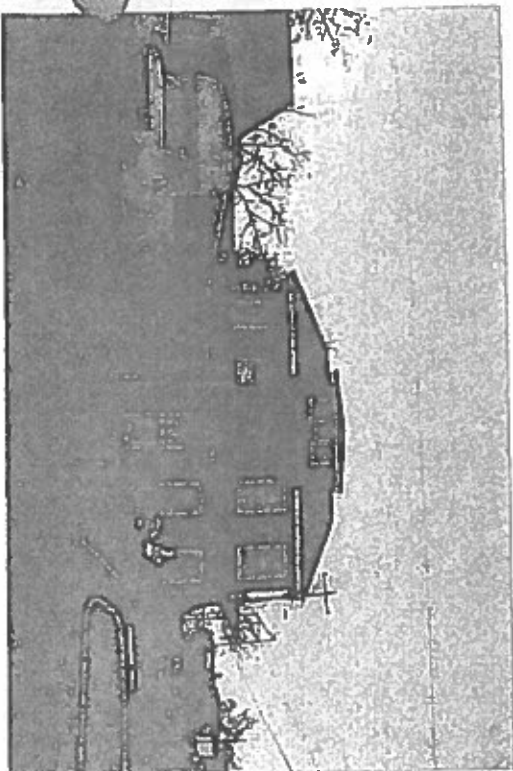
Scale: 3/16" = 1'-0"



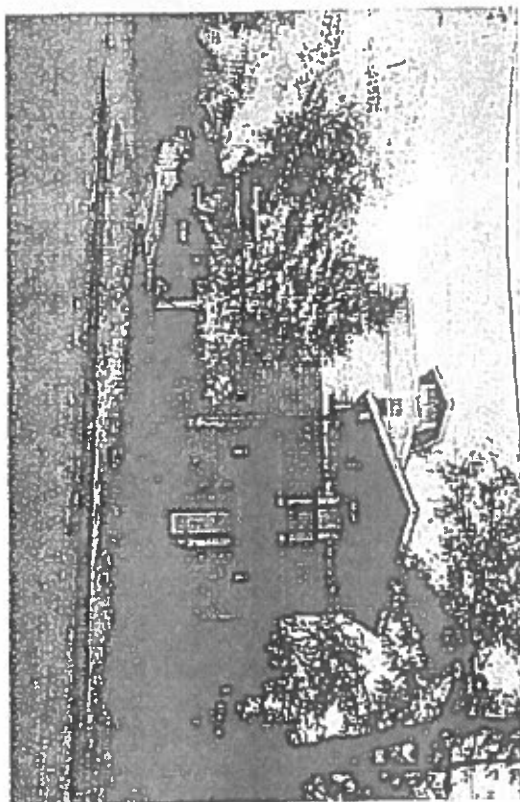
ARCHITECT: JACOBSON ARCHITECTURE  
PROJECT: 111 ATTAVAC  
DATE: 12/20/15  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
ELEVATIONS

**A2.1**

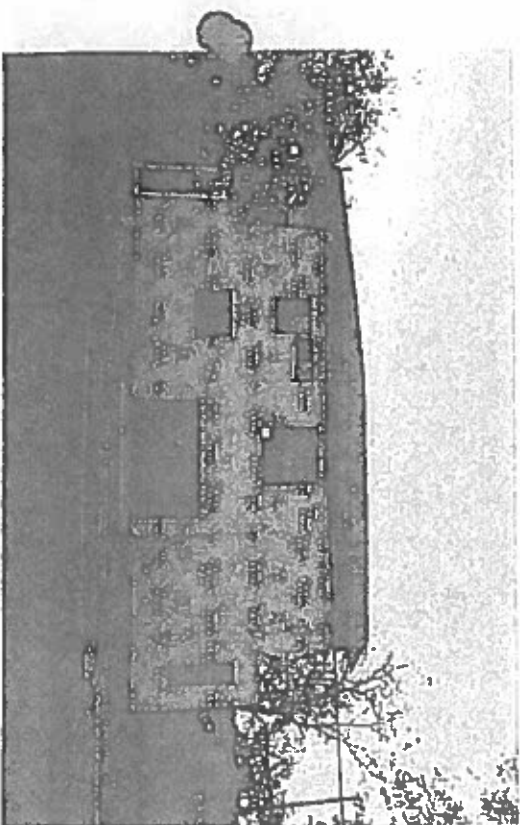
2/15



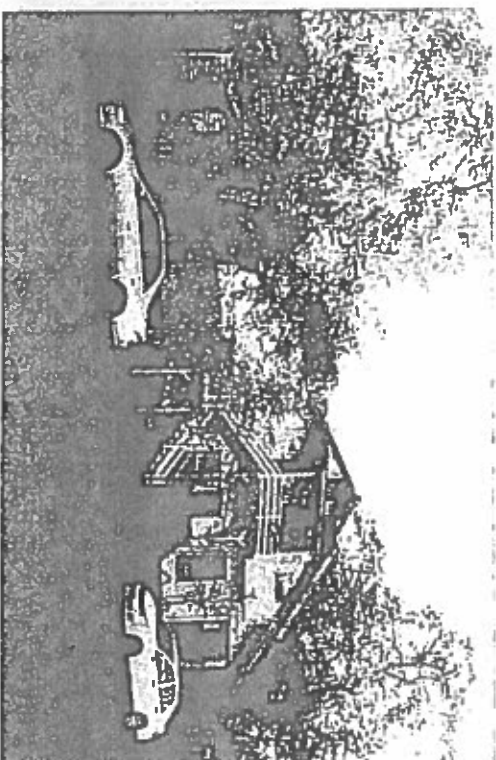
1212 E. 3RD ST.



205A ATTAYAC ST.



1213 E. 2ND ST.



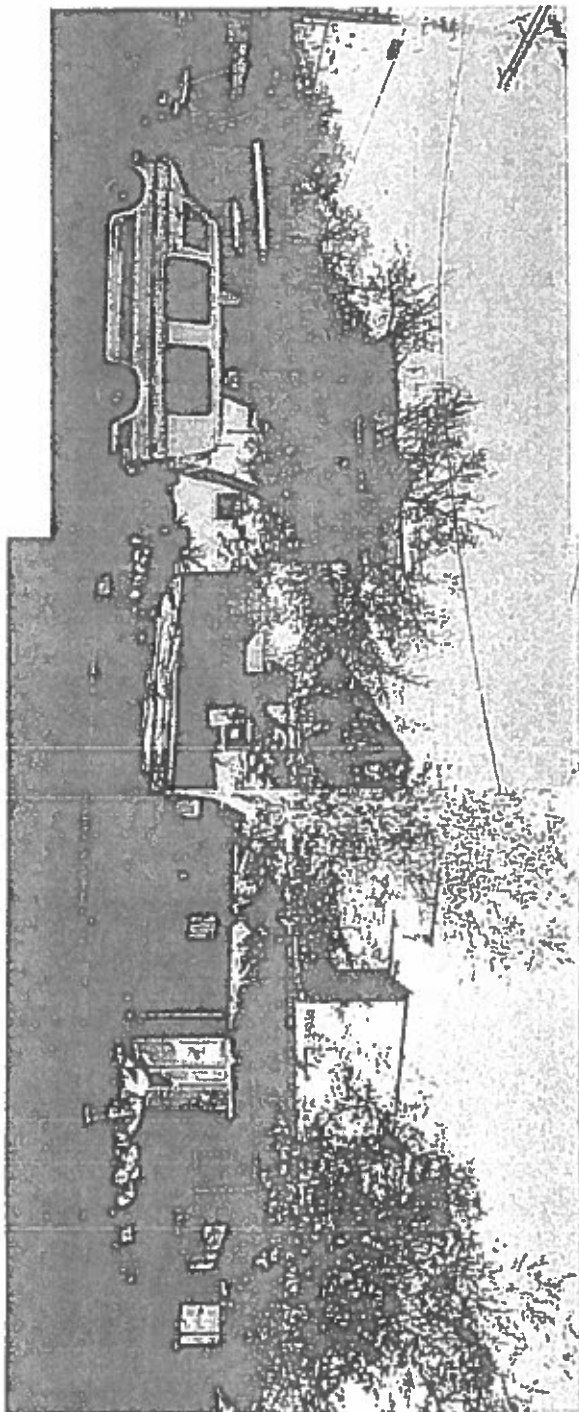
1300 E CESAR CHAVEZ ST. (ADJACENT TO 111 ATTAYAC)

2 STORY STRUCTURES ALONG ATTAYAC ST.

AIRPORT EXISTING PROJECT BY <b>THOUGHTBARN LLC</b> <small>THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A GUARANTEE OF ACCURACY.</small>	
PROJECT <b>111 ATTAYAC</b>	
DRAWING <b>PHOTOS</b>	
SCALE 1" = 100'	DATE 12-2-2015
<b>A 3.0</b>	



52  
56



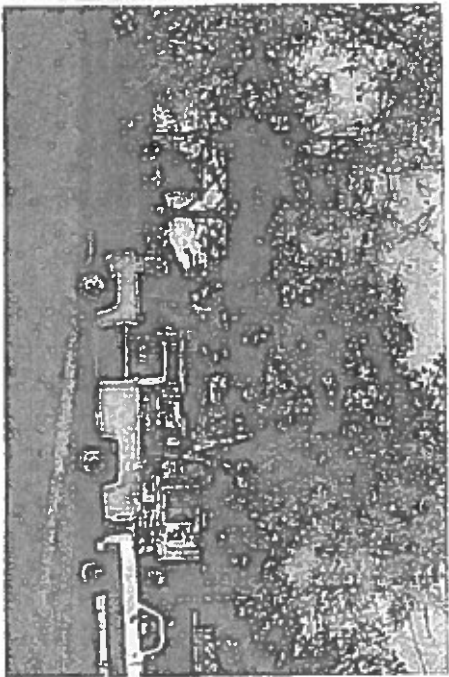
1300 E 3RD ST.

2 STORY STRUCTURES ALONG ATTAYAC ST.

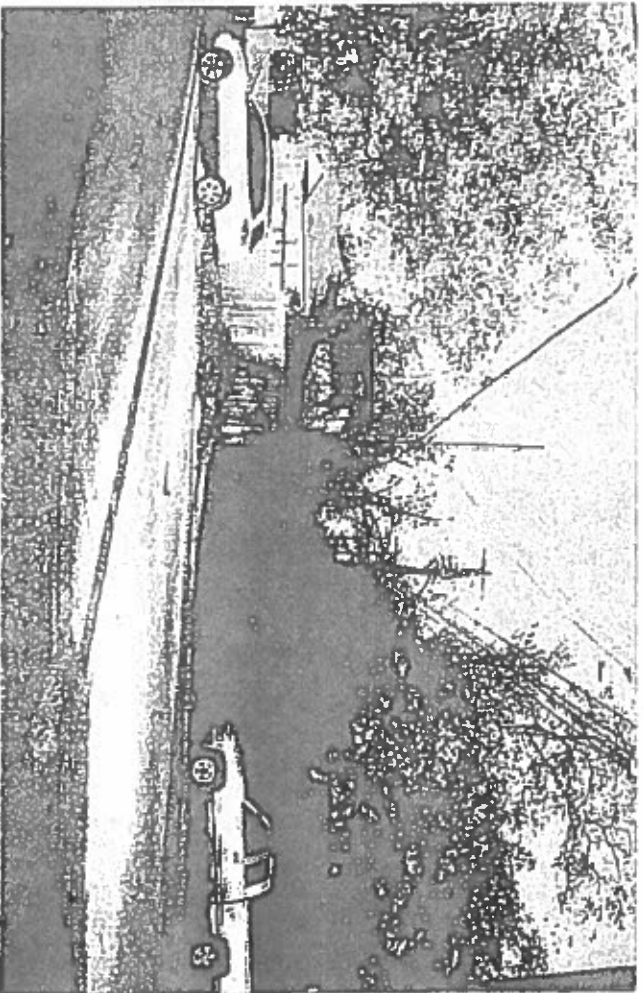
ACTION PHOTO PROJECT BY	
THOUGHTBARN LLC	
FOR THE CITY OF SEATTLE	
10/15/2015	
PROJECT	
111 ATTAYAC	
PHOTOS	
DATE	10/15/2015
A 3.1	



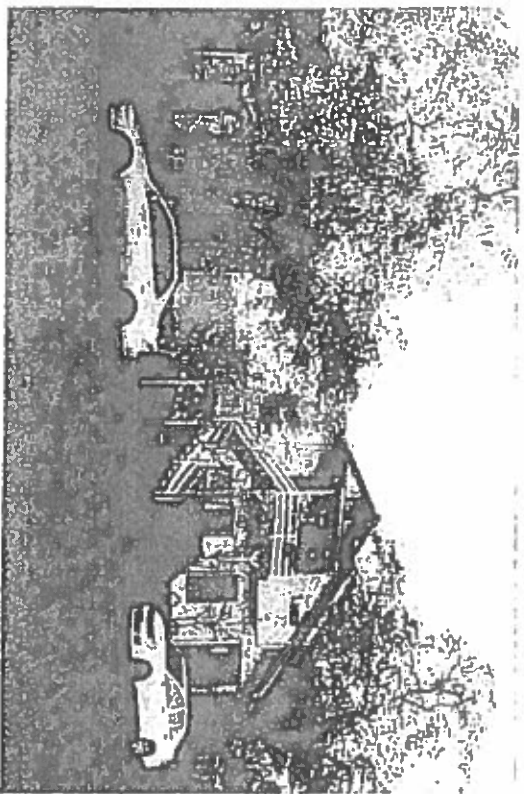
215



1301 E 2ND STREET



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



1300 E CESAR CHAVEZ STREET

AIRPORT DISTRICT PROJECT 81 <b>THOUGHTBARN LLC</b> <small>THE INFORMATION IS A PROPERTY OF THE DISTRICT          AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS          WITHOUT THE WRITTEN PERMISSION OF THE DISTRICT</small>	
PROJECT	
111 ATTAVAC	
PHOTOS	
DATE	DATE
12/23/2013	12/23/2013
SCALE 1" = 100'	
<b>A 3.2</b>	

ADJACENT PROPERTIES

2/28/17



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

111 ATTAYAC ST., EXISTING CONDITIONS

APPROVED FOR PROJECT BY	
THOUGHTBARN LLC	
DATE: 12/20/16	
PROJECT	
111 ATTAYAC	
PHOTOS	
DATE: 12/20/16	
SCALE: 1/8" = 1'-0"	
A 3.3	



May 17, 2016  
Board of Adjustments  
City of Austin  
RE: ECCNPT Variance Request for 111 Attayac.

Dear Members of the Board of Adjustment:

I am writing on behalf of the East César Chavez Neighborhood Planning Team in regards to case #C15-2016-0016 involving the property at 111 Attayac.

During our March meeting, the architect for the project Lucy Begg presented on behalf of the property's owner. The applicants are requesting variances on the property as described below:

- (1) Decrease the front yard setback from 25 feet to 3 feet;
- (2) Decrease the rear yard setback from 10 feet to 5 feet;
- (3) Decrease the minimum lot size from 5,750 square feet to 1,650 square feet;
- (4) Waive the rear setback plane requirement for the 2<sup>nd</sup> floor;
- (5) Decrease the minimum number of parking spaces from 2 to 1 in order to add a second story to an existing single family home in a SF-3-NP district

After hearing the presentation and examining the impact, the Team voted to OPPOSE this variance request.

DocuSigned by:  
*Jose Valera*  
26D1E23ABB22403

Jose Valera  
Chair, ECCNPT

Heldenfels, Leane

---

L2  
60

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

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. 2<sup>nd</sup> 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. 2<sup>nd</sup> Street)

6152

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 Atteyac Street  
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov  
Public Hearing: Board of Adjustment, February 8th, 2016

RUTH RUIZ

Your Name (please print)

1201 E. 3rd St. 78702

Your address(es) affected by this application

Leane Ruiz

Signature

Date

Daytime Telephone: 512-477-6496

Comments: Please my neighborhood as I.D. All Homes Personal this one have had to live tweets later on the 10th. We have keep 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

## 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.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

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](http://www.austintexas.gov/devservices)

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and:

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Case Number: C15-2016-0016, 111 Attaway Street  
Contact: Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, February 8th, 2016

Timothy P. Bresson  
Your Name (please print)

☐ I am in favor  
☒ I object

1203 E 2nd Street

Your Address(es) affected by this application

1 Feb 16

Date

Daytime Telephone: 512 576 7962

Comments: THIS PROJECT IS A CLEAR VIOLATION OF THE HOODSIDE RULES AND UNDER A NEW TYPE OF BUILDING THE POSTAGE STAMP MANSION! IF THIS IS ALLOWED THE LOT DIRECTLY NORTH OF THIS LOT CAN BE EXHAUSTED, SUBDIVIDED INTO THREE LOTS AND SUMMER STATURE BUILT. THEY WILL ALL HAVE ACCESS TO ATTAYAC. THIS WILL BE DEVASTATING TO THE NEIGHBORHOOD. W/ 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: [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

6212

Heldenfels, Leane

---

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

L2  
63

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.

## PUBLIC HEARING INFORMATION

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

Contact: Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

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

Amanda Forner

Your Name: (please print)

1303 E 2nd Street

Your address(es) affected by this application

[Signature]

Signature

31 Jan 2016

Date

Daytime Telephone: 512-300-3183

Comments: Decrease from 25 ft to 3 is extreme

Back 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

involving rear setback plane for 2nd story

also involving an privacy issue for our lot

This neighborhood hood is being destroyed by

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

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Fax: (512) 974-6305

Email: [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

64/2



