






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0074
LOCATION: 2402 South 2nd 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" = 174'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

ml
2

Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2016-0074 ROW # 11549058 Tax # 0402031208
ICAD

Section 1: Applicant Statement

Street Address: 2402 S. 2nd Street, Austin, TX 78704

Subdivision Legal Description:

Lot 3, Block C, Loma Linda, A subdivision in Travis County, TX, According to the map or plat thereof, recorded in Volume 4, Page 216, of the Plat Records of Travis County, TX.

Lot(s): 3 Block(s): C

Outlot: _____ Division: _____

Zoning District: SF3

I/We Shaw Hamilton on behalf of myself/ourselves as
authorized agent for Bradley Bechtol affirm that on
Month May, Day 11, 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: Single family home

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

The 25 foot front setback required by the SF-3 Zoning. Because of setback averaging, the proposed setback is 21.6 feet. We would like a variance of 11.6, or 12 feet.

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Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

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

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The unusual configuration of the lot and the location of the protected tree that we are trying to save.

Hardship

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

The location of the 39 inch multitrunk tree limits the placement of the house.

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

The unusual configuration of the lot pushes us closer to the street, which requires this setback variance.

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:

m/4

The area is single family residential. Most of the lots are standard-shaped, except for a few lots (including the subject lot), which hinders the placement of the proposed house.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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

ml
5/1

Section 3: Applicant Certificate

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

Applicant Signature: [Signature] Date: 5/12/16

Applicant Name (typed or printed): Shaw Hamilton

Applicant Mailing Address: 6815 A Thorncliffe

City: Austin State: TX Zip: 78731

Phone (will be public information): 512 791 0778

Email (optional – will be public information): _____

Section 4: Owner Certificate

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

Owner Signature: [Signature] Date: 5/12/16

Owner Name (typed or printed): Bradley E. Bechtol

Owner Mailing Address: 2402 S. 2nd Street

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-293-0203

Email (optional – will be public information): bradley.bechtol@gmail.com

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

7416 Curial Drive, Lake Village, FL 33467
LB# 1019373 | exacta365.com | P 866.735.1916 | F 866.744.2832



6/13

PROPERTY ADDRESS: 2402 S 2ND STREET AUSTIN, TEXAS 78704

SURVEY NUMBER: 1603 3504

FIELD WORK DATE: 3/20/2016

REVISION DATE(S): REV D 4/1/2016

1603.3504

BOUNDARY, TREE & TOPO SURVEY
TRAVIS COUNTY

TABLE:

L1 N 20°40' E 29' (P)
N 20°41'15" E 26.73' (M)
L2 S 22°28' W 60' (P)
S 22°20'46" W 60.09' (M)

TREE TABLE:

T1 - 3" CEDAR BLM
T2 - 1" PECAN
T3 - 1" PACADORY

NOTES:
1) SUBJECT TO APPLICABLE RESTRICTIVE
COVENANTS RECORDED IN VOL. 4, PG. 216 OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:
FENCE OWNERSHIP NOT DETERMINED
THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS
IN CONJUNCTION WITH GEOMETRY OF GEODESIC NETWORK
AND ARE ON NAD 83 DATUM
•BLM• INDICATES ELEVATION ON NAD 83 DATUM



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS
OF A SURVEY MADE ON THE GROUND ON THE 4th DAY OF
APRIL 2014 AND THE 30th DAY OF MARCH 2016; ALL
EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND
SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY
ALAMO TITLE INSURANCE, OF NO.
AUT-60-624-AUT1-400624-CA, EFFECTIVE MARCH 20,
2014, ARE SHOWN OR NOTED HEREON; THERE ARE NO
VISIBLE ENCROACHMENTS OR OVERLAPPING OF
IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY
HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

Paul M. Valentine

ORIGINAL SURVEY ON 4/4/2014, JOB NO. 1404.0015, BY D.L.M., RPLS 6456
REV: UPDATE + ADD TREES AND TOPO 3/30/16 BY P.M.V., RPLS 5359



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.



Use of this Survey for purposes other than intended, without written verification, will be at the User's Sole Risk and without liability to the Surveyor.
Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF
AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08

POINTS OF INTEREST

NONE VISIBLE

CLIENT NUMBER: 201-04-1298

DATE: 4/1/2016

BUYER: BRADLEY BECHTOL

SELLER: BRADLEY BECHTOL

CERTIFIED TO: BRADLEY BECHTOL, TEXAS AMERICAN TITLE
COMPANY; TITLE RESOURCES GUARANTY COMPANY

This is page 1 of 2 and is not valid without all pages.

CREATED BY:

surveystars

www.surveystars.com

EXACTA
TEXAS SURVEYORS, INC.

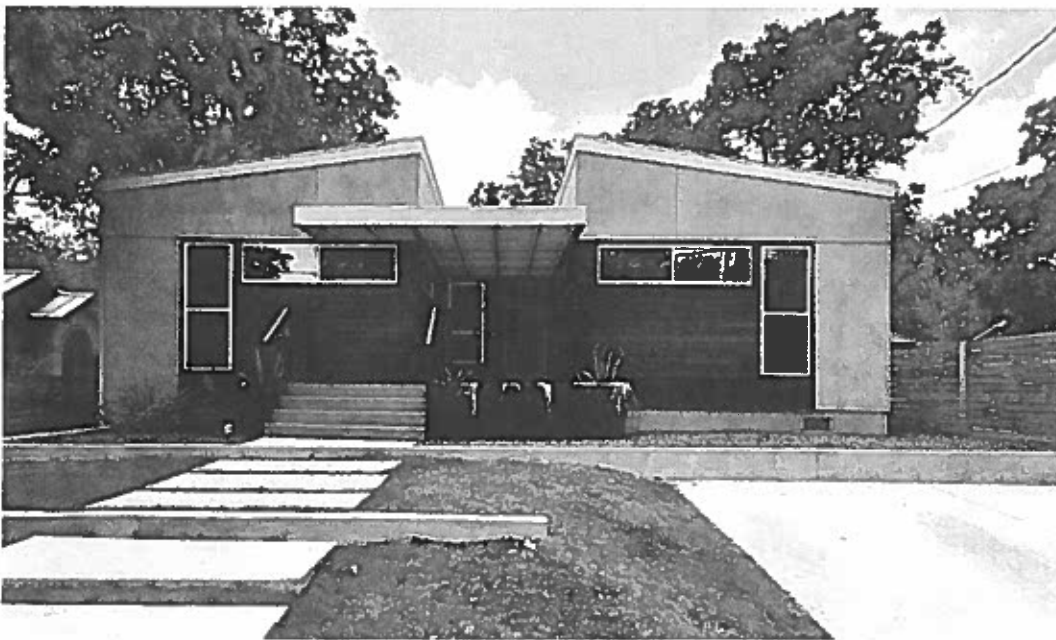
7416 Curial Drive
Lake Village, FL 33467
P 866.735.1916
F 866.744.2832

Variance Request: From 25ft front setback to 10ft front setback
Address: 2402 S. 2nd Street, 78704
Owner: Bradley Bechtol
Legal Description: Lot 3, Block C, Loma Linda Subdivision
Original house built in 1956
TCAD Property ID: 303841

113



Existing home, approx. 550 sf



Proposed home, approx. 1550 sf



12/8

39" diam. Cedar Elm, T1 on survey



View of tree and house from rear lot line

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

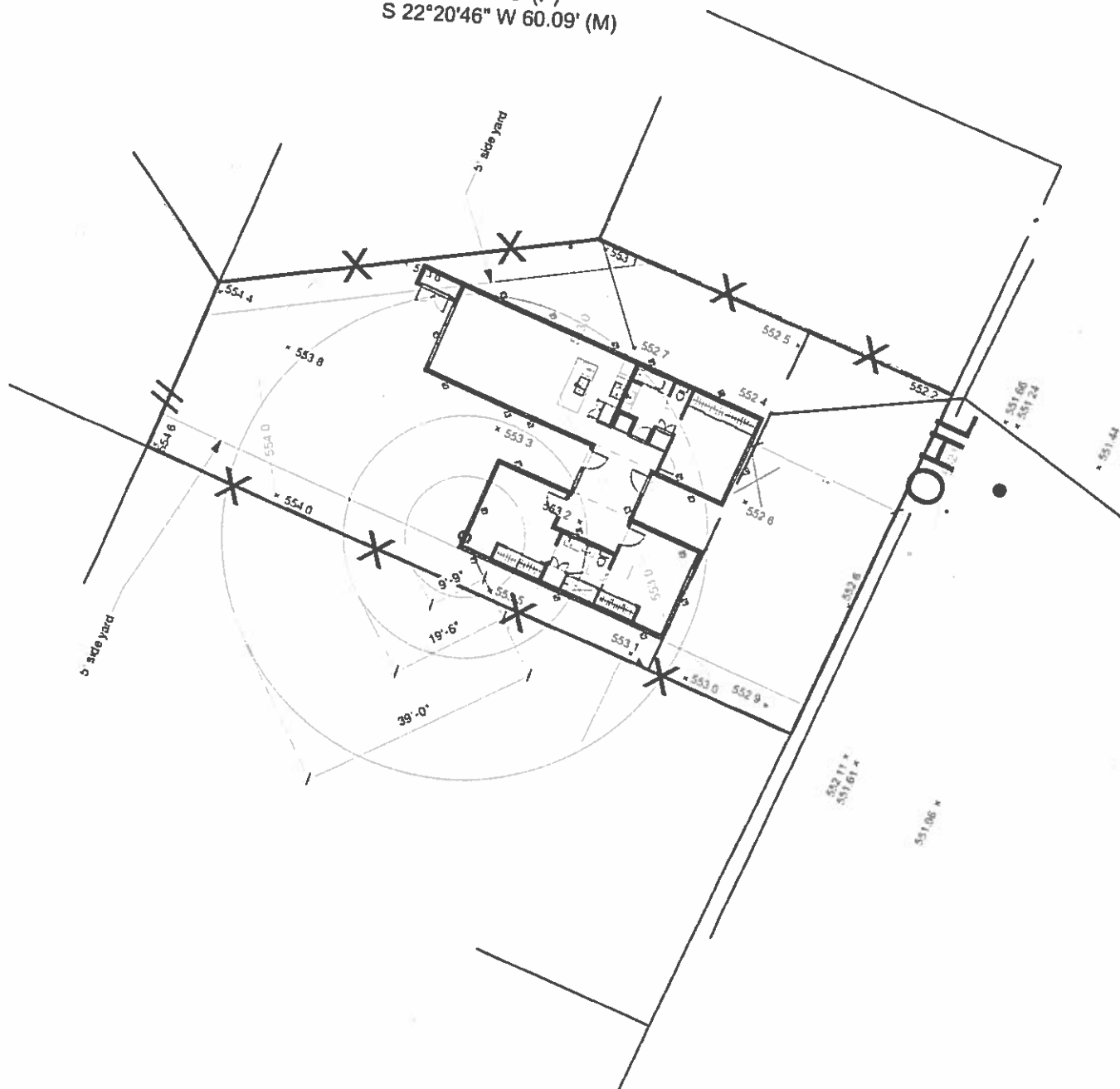
- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Lot ID
- Block ID
- Lot Line
- Zoning Text
- Zoning (Large Map Scale)
- Building Footprints Year :

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9

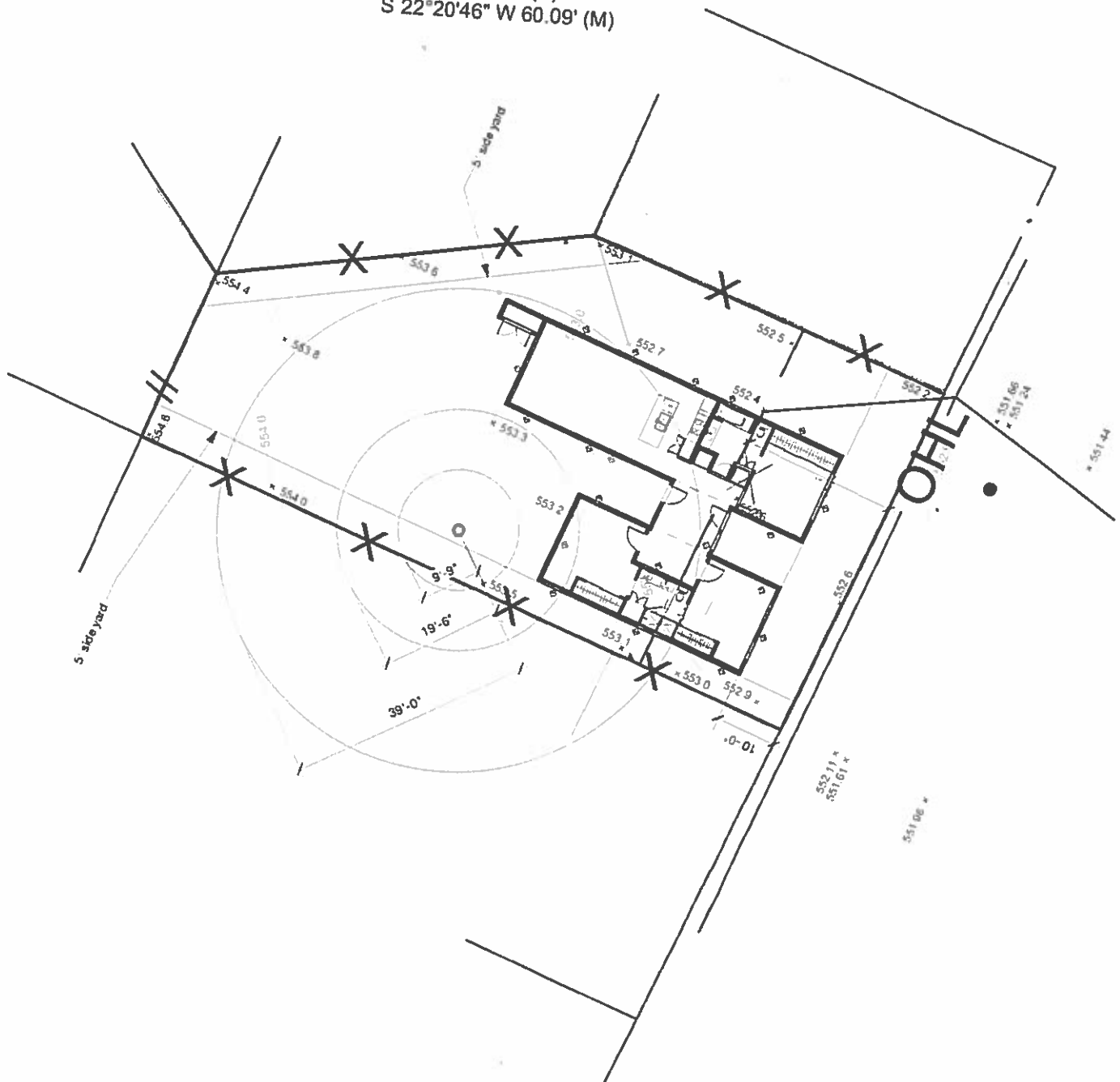
SETBACK
AVERAGE
IS 21'6"

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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

L2 S 22°28' W 60' (P)
S 22°20'46" W 60.09' (M)



-Detail showing proposed house located on lot with 25ft front setback
-39" Cedar Elm root zone shown

$$\frac{m}{11}$$


-Detail showing proposed house located on lot with 10ft front setback
-39" Cedar Elm root zone shown

[illegible]

Austin, Texas

By NAN. G. 1945
Q. Deane
Subversive
Witness
Witness



(SEAL)

Miss Emily Limberg,
Clard County Court, Tiffin County, Iowa

THE STATE OF TEXAS)
COUNTY OF TEXAS.)
Know All Men By These Presents,
That I, Paul A. Simmons, of Travis County,
Texas, owner of that certain 175.2-acre tract of land and of the
undivided one-half interest therein, together with the
rights and appurtenances thereto in anywise in anywise
and being the same property as conveyed to me by Isaac
as recorded in Volume 145, pages 124 to 125 and Volume
150, pages 361 to 362, of the Deed Records of Travis County, Texas,
reference being made, and recited, thereof of said tract made
for said partition purposes, do hereby abdicate said tract of
land and subdivision to hereafter be known as LOMA
LINDA and subdivision to hereafter be known as LOMA
LINDA and I hereby dedicate to the public at large herein
as far as my interest may appear
in WITNESS WHEREOF I have hereunto set my hand
this 10th day of November, A.D. 1945

Paul A. Simmons

The Slave or Teens
 The story of *Leaves* before and the understated subtitle, on this day of the 19th century, was a story of the life of a slave. The picture shows a man, a woman, and a child, all of whom were and were acknowledged to have been in the same for the same purpose and condition. Their expression.

61 of *Leaves* and 1855 of *Leaves*.

APPROVED FOR A SECRETARY
DATE: 10/10/68
APPROVED BY: [Signature]
TITLED: [Signature]
FILED: [Signature]

[illegible]

CU5-2016-0074

m/13

Variance Request Information Package

2402 S. 2nd Street, 78704

Homeowner: Bradley E. Bechtol

Board of Adjustments Agenda: 7/11/16

June 27th, 2016

3/4

City of Austin
Board of Adjustments
Re: Variance at 2402 S. 2nd Street, 78704 on Agenda 7/11/16

Dear Board Members,

My husband and I live at 2402 S. 2nd Street in the Galindo Neighborhood and I have owned our 550sf home there for 12 years. We would like to replace it with a 1500sf, single-story house, to accommodate a growing family. Due to the existence of a beautiful 39in diameter Cedar Elm in our back yard and to the odd shape of our lot, we would need to move our proposed house into the front setback to avoid building in the root zone of the Cedar Elm. We would like to save the tree and to avoid damaging its root system. I am seeking a 12ft variance from the 21.6ft average front setback on my lot. The house would be located 10ft behind the front lot line, and 20ft from the back of the front curb.

The home that we would like to build is a modern, prefabricated, modular home by MA Modular, an offshoot of the Austin architecture firm KRDB. They have managed to not only design a handsome, quality modular product, but they have found a factory partner who can build the homes at a very affordable price. However, to maintain efficiencies and the affordable price point, the factory doesn't allow modifications of the plans. Without the variance or without losing our tree, we would not be able to build the proposed house footprint on our lot, and the factory will not customize the layout. We would not be able to afford to build a conventional custom home of the same quality on our lot.

I have spoken to our neighbors and I have gotten full support and encouragement from them all. Our dead-end block is made up of seven homes and one office and we are all well acquainted. I will have signatures from all of my block neighbors, showing their support for our variance request, at the Board hearing on July 11th. I have also presented our request to the Board of my neighborhood association, the Galindo Elementary Neighborhood Association, and the Board does not oppose our variance request. They will give me their support once I submit all neighborhood signatures to them.

My husband and I are long-term members of the community trying to stay in the community, and trying to save a vibrant, healthy tree. Our neighbors are supportive and we believe our request will help us enhance and improve our block. Thank you for considering our request and for giving us the opportunity to speak to you on July 11th.

Best regards,



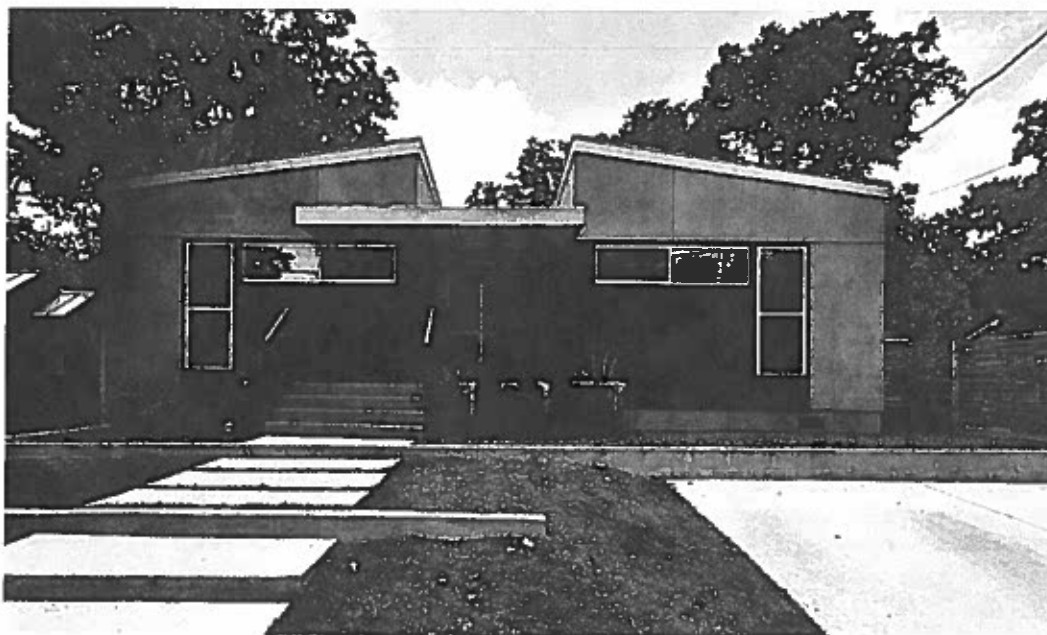
Bradley Bechtol
2402 S. 2nd Street
Austin, TX 78704
512-293-0203
Bradley.bechtoll@gmail.com

ml
15

Variance Request: From 21.6ft front setback to 10ft front setback
Address: 2402 S. 2nd Street, 78704
Owner: Bradley Bechtol
Legal Description: Lot 3, Block C, Loma Linda Subdivision
Original house built in 1956
TCAD Property ID: 303841

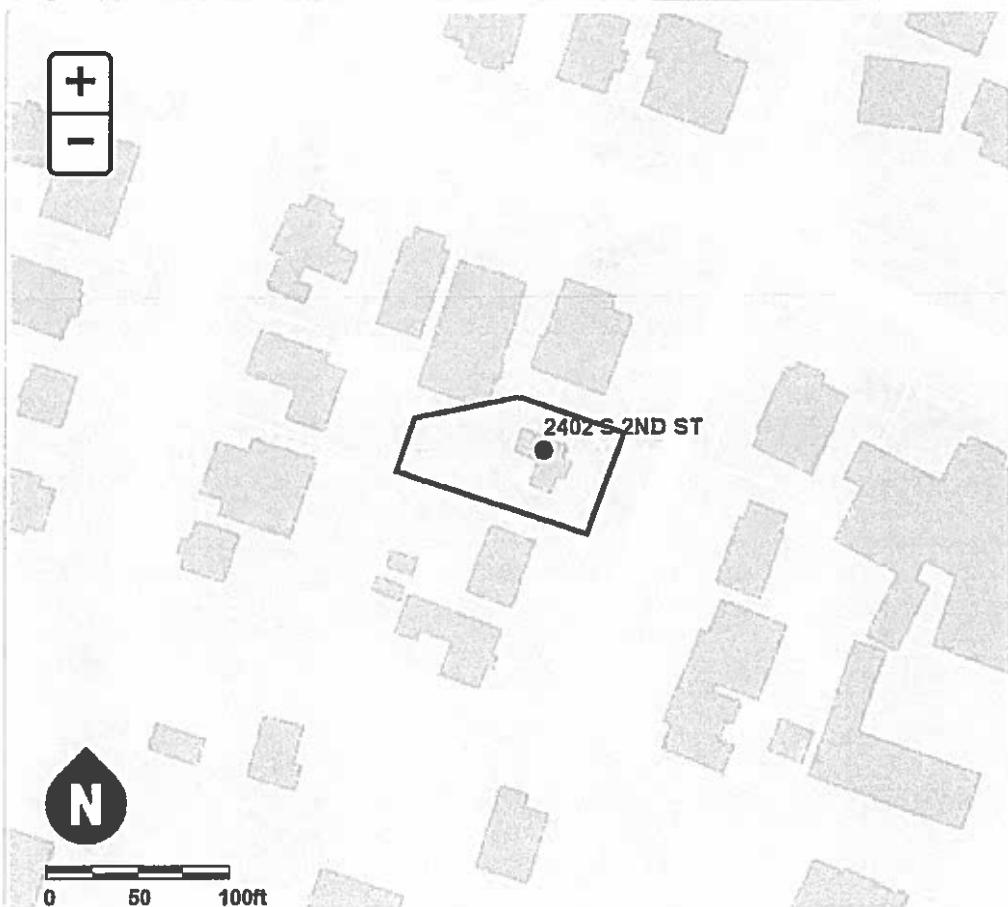
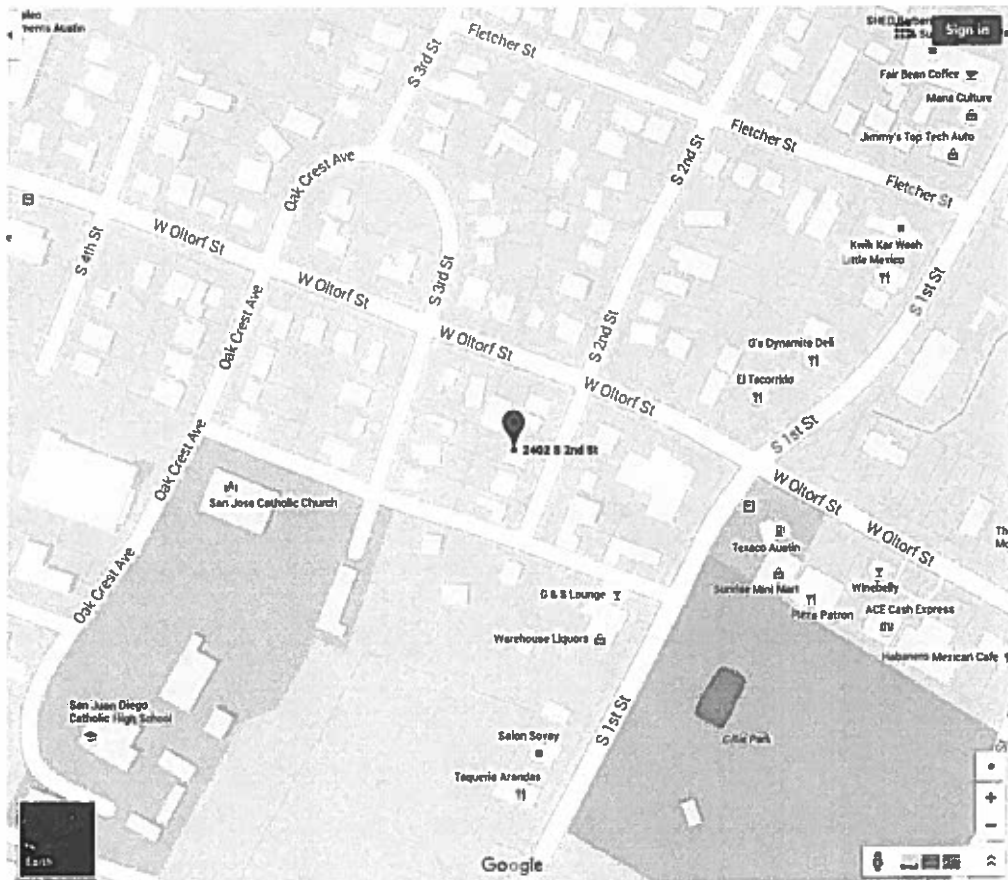


Existing home, approx. 550 sf



Proposed home, approx. 1550 sf

13/1



Location maps

PROPERTY ADDRESS: 2402 S 2ND STREET AUSTIN, TEXAS 78704

SURVEY NUMBER: 1603.3504

FIELD WORK DATE: 3/30/2016

REVISION DATE(S): (REV 0 4/1/2016)

1603.3504

BOUNDARY, TREE & TOPO SURVEY
TRAVIS COUNTY

TABLE:

L1 N 20°48' E 29' (P)
N 20°41'15" E 28.73' (M)
L2 S 22°28' W 60' (P)
S 22°20'46" W 60.09' (M)

TREE TABLE:

T1 - 39" CEDAR ELM
T2 - 13" PECAN
T3 - 13" HACKBERRY



NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 4, PG. 216 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

FENCE OWNERSHIP NOT DETERMINED
THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH GEONET RTK GPS/SSS NETWORK AND ARE ON NAVD 1988 DATUM
=891.34 INDICATES ELEVATION ON NAVD 1988 DATUM



I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 4th DAY OF APRIL 2014 AND THE 30th DAY OF MARCH 2016; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE, GP NO. AUT-60-664-AUT14002652CA, EFFECTIVE MARCH 20, 2014, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY FOR PLAT.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



ORIGINAL SURVEY ON 4/4/2014, JOB NO. 1404.0019, BY D.L.M., RPLS 6456
REV: UPDATE & ADD TREES AND TOPO 3/30/16 BY P.M.V., RPLS5359

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

Current tree/ topo survey showing location of existing home and tree location, size



18
B1

39" diam. Cedar Elm, T1 on survey



View of tree and house from rear lot line

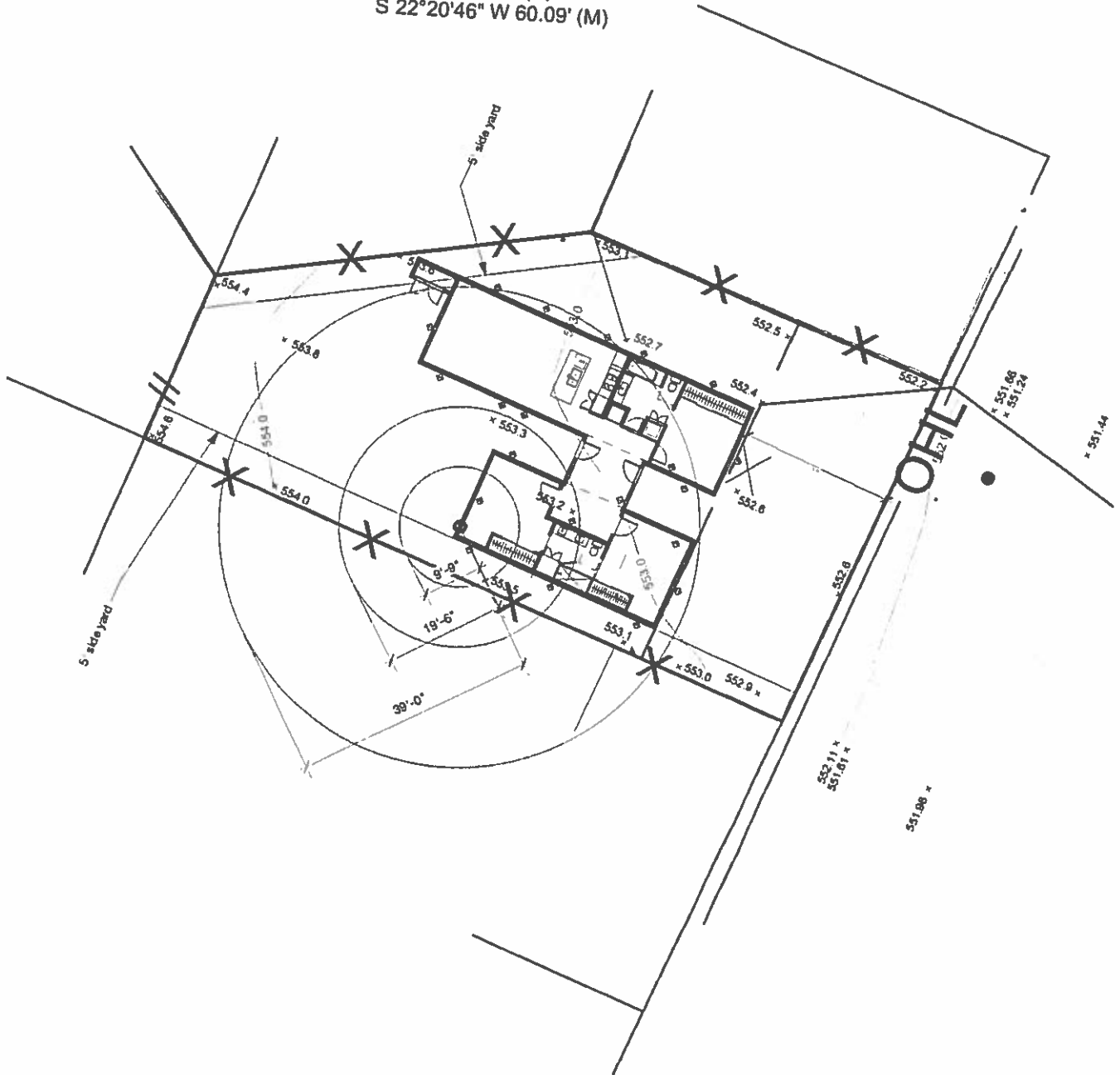
m/19



39" diam. Cedar Elm, T1 on survey

m
20

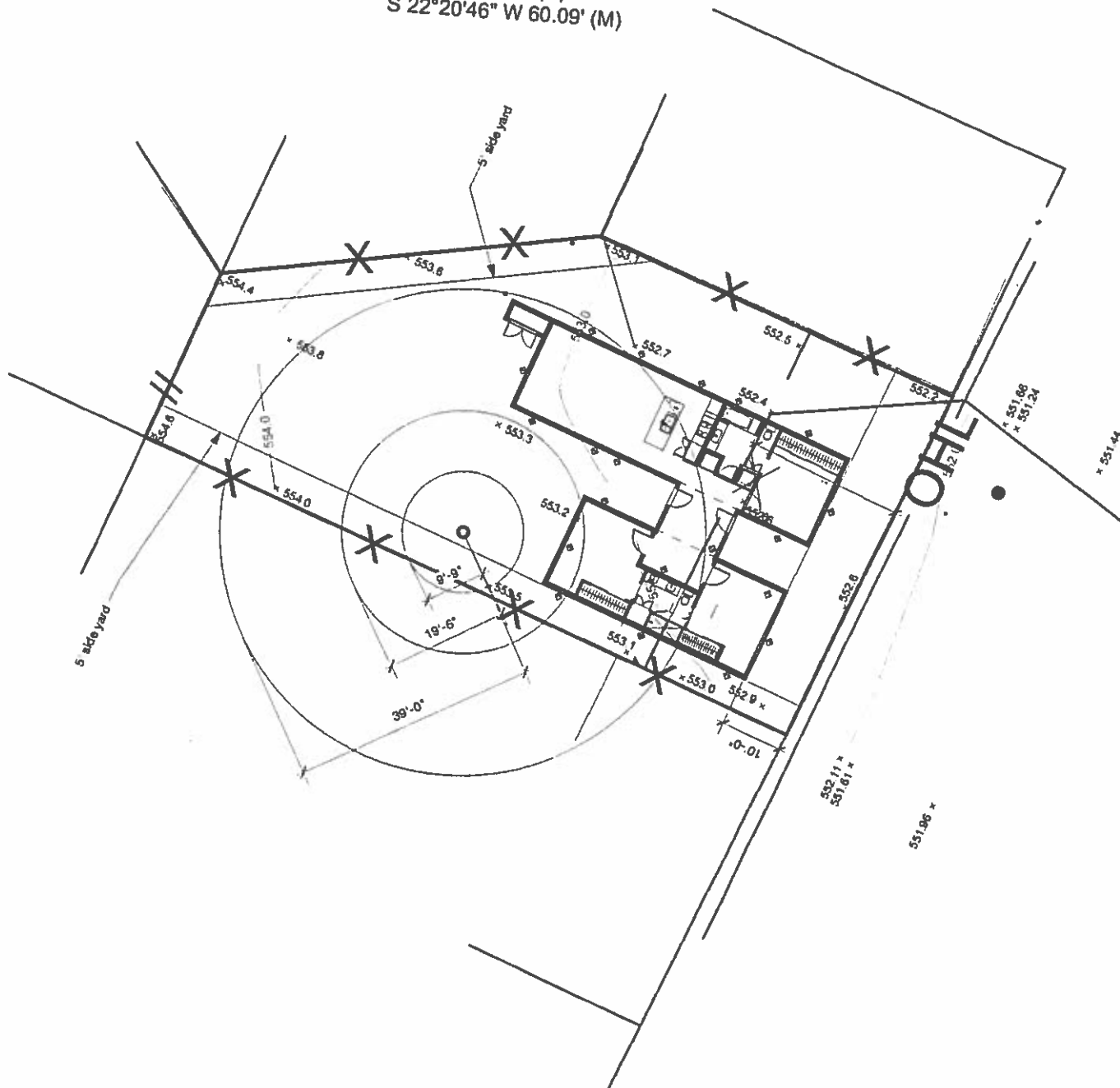
L2 S 22°28' W 60' (P)
S 22°20'46" W 60.09' (M)



-Detail showing proposed house located on lot with 25ft front setback
-39" Cedar Elm root zone shown

31
21

L2 S 22°28' W 60' (P)
S 22°20'46" W 60.09' (M)



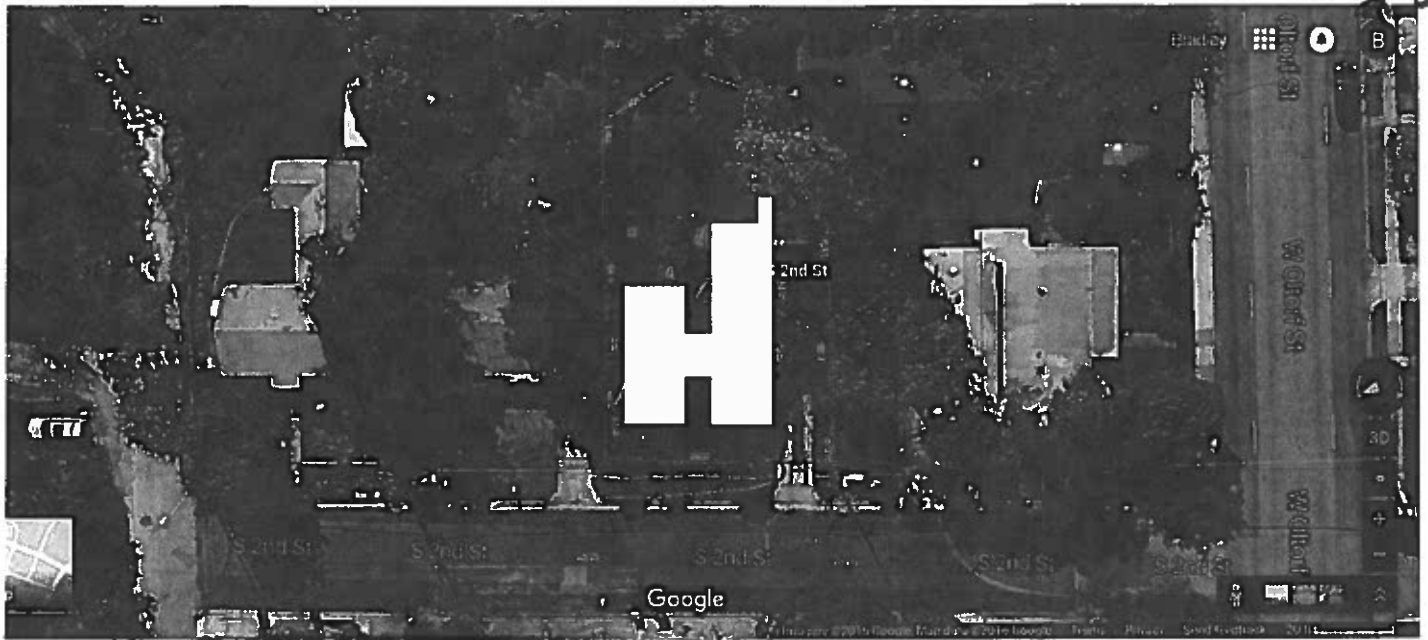
- Detail showing proposed house located on lot with 10ft front setback
- 39" Cedar Elm root zone shown

m1
22



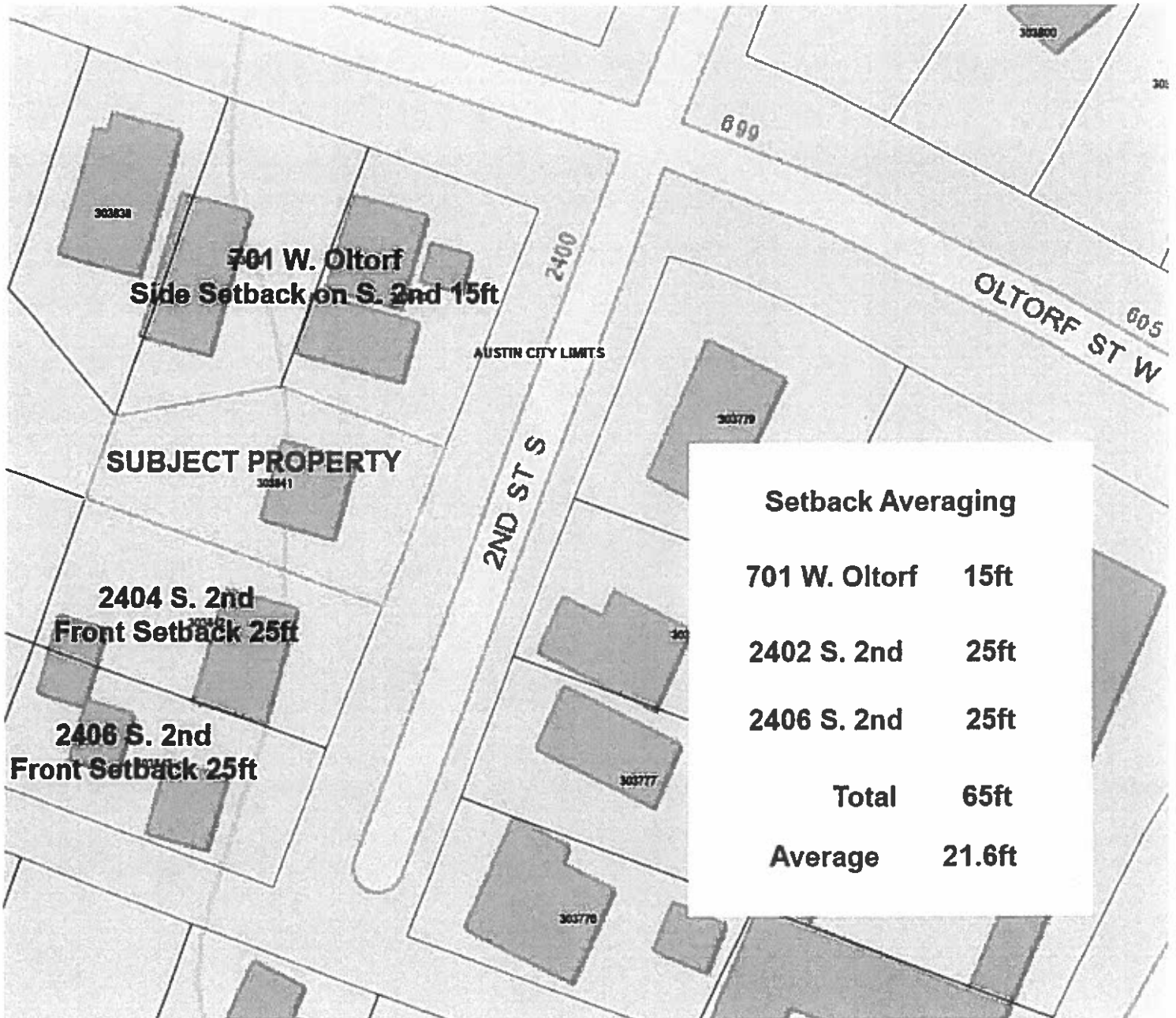
Aerial showing neighboring houses

m1
23



Aerials showing placement of proposed (white) and current (green) homes

ml
24





affordable modern design

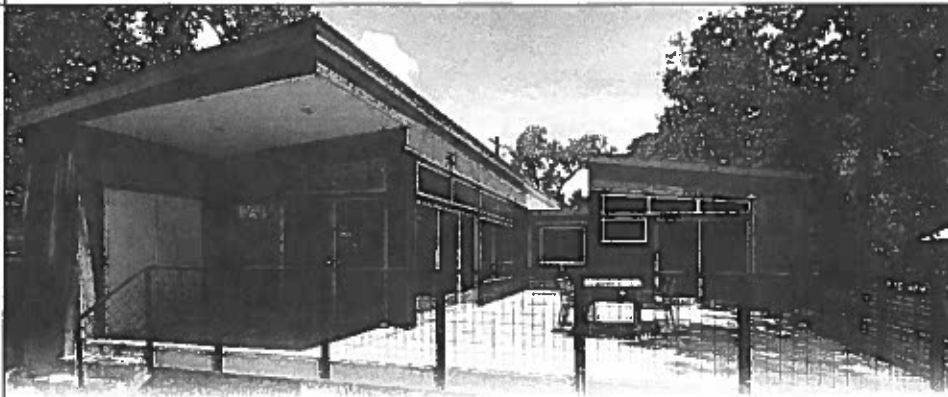


what is ma?
who is ma?
process
products
features
base price
get started
register
gallery
contact
blog

Press Links



what is ma?



ma is the ambitious offspring of KRDB, a design/build firm based in Austin, Texas. We're on a mission to make modern design accessible. We would love for everyone to have a nice, modern home, so we made ma homes affordable - half the price of other modern modular homes on the market.

What distinguishes ma from other modular homes? It is an all-inclusive high quality product, delivered to you at an affordable price. Zero-to-house in 180 days! Your home arrives at your site fully equipped with plumbing, electrical fixtures and appliances.

ma is great design — low cost, no fuss and built green. The ma modular system is a workable solution for most any site. Whether a first or second home, granny flat, home office or studio, ma brings you a well designed, truly affordable, versatile space. ma homes are currently available in limited areas, so drop us a line to see if we have a manufacturing partner in your area.



affordable modern design

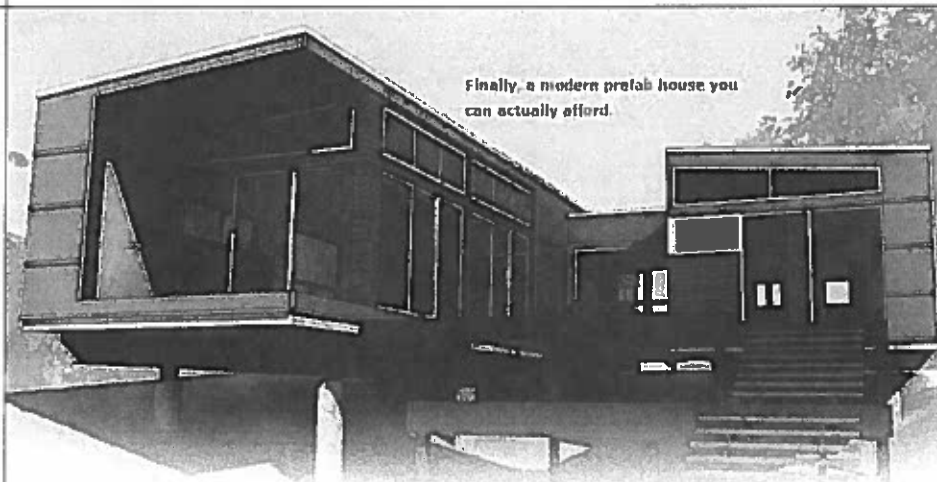


what is ma?
who is ma?
process
products
features
base price
get started
register
gallery
contact
blog

Press Links



who is ma?



Principal KRDB / MA - Chris Krager

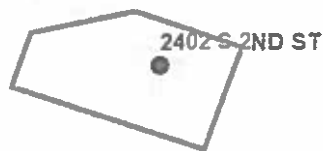
Chris Krager formed KRDB in 2001 as a design-build firm distinguishing itself with an entrepreneurial approach to the discipline that creates opportunities rather than awaits them. By developing our own projects we have been able to explore and test design while achieving our goal of making extraordinary buildings that are financially accessible.

Chris Krager is a registered Architect in the State of Texas and holds a Masters degree in Architecture from the University of Texas at Austin. With a background in finance that includes a degree from Michigan State University, Chris has been able to facilitate his goal of making good design accessible. Over the past five years, Chris has used KRDB to develop ma, an affordable pre-fab housing system which is now available throughout the US.

Architect Information

m/25

m/26



Location maps

m/37



Aerial showing neighboring houses

