

Heldenfels, Leane

**From:** john mayfield <[REDACTED]>  
**Sent:** Monday, July 11, 2016 12:01 PM  
**To:** Heldenfels, Leane  
**Cc:** terence.thompson@att.net  
**Subject:** Fwd: July 11th - 3913 Ave F. submission backup  
**Attachments:** No Alleys - 001.pdf; NO Alleys .pdf; New - Shadowlawn 03.pdf; New - Shadowlawn 004.pdf; New - Shadowlawn 05.pdf; New - Shadowlawn 06.pdf; New - Hyde Park9.pdf; 213 W. 41st.pdf; 311 w.41nd st old.pdf; 311 w.41nd st old.pdf; New Shadowlawn 3814 Duval.pdf; New Shadowlawn 3816 Duval.pdf; Fire separation 15.pdf; Gable Dormer exemption.pdf; 1940's garage photo 6283913; 2008 Parking slab 008.pdf; Ave. F. Drive - Tree Island 002.pdf; Tree Removal Permit - #1.pdf; Tree Removal Permit #2.pdf; Existing Off street Parking 10.pdf; Tree size.pdf

FL  
 64

----- Original Message -----

Received: Mon, 11 Jul 2016 11:48:42 AM CDT

From: "john mayfield" &lt;[REDACTED]&gt;

To: "Heldenfels, Leane" &lt;Leane.Heldenfels@austintexas.gov&gt;Cc: "Terence Thompson" &lt;[REDACTED]&gt;

Subject: July 11th - 3913 Ave F. submission backup

Ms. Heldenfels:

I was told by Terence Thompson, who is representing Mr. Mayes tonight for the reconsideration case for the variance at 3913 Ave. F, that I could submit to you further documentation regarding facts that I feel should be considered by the BOA.

I was told that submissions should be made by noon today so that it may be uploaded to the information given to the board.

The following attachments illustrate my points for consideration to NOT allow the variance:

- 1.) The fact that there are no alleys in Shadowlawn;
- 2.) I checked on the city permits back to 2000 for permits for garage construction in Shadowlawn and that all new construction was done within the setbacks and without the need of a variance; these illustrate that the setback was NOT violated in new construction.
- 3.) I also checked plot plans for setbacks on the construction permits since 2000 for properties in Hyde Park. These permits show that 10 foot rear setbacks were NOT violated for new construction. These permits show new construction was NOT built on the rear property lines adjacent to the alleys. The applicant implied that new construction was common on property lines in Hyde Park.
- 4.) There is plenty of space in the side yard for an Avenue F facing garage, and perhaps even a way to save the tree in the middle of the yard - which is a non-protected tree.

5.) A 95.5 foot wide lot with should not be allowed to have nearly 50% of the lot's length ( here 46.5 feet) violate the rear setback. One 24-7" non-conforming structure exists and the new garage building would add another 22-0" feet of new additional non-conforming structure.

I  
1  
65

6.) One hour fire rating is required within 5' of property lines

7.) McMansion exemption for gables and dormers addresses comments about Mr. Mayes' garage which is a renovation of a pre-1987 structure

8.) Potential Ave. F curb cut and front facing garage with driveway access

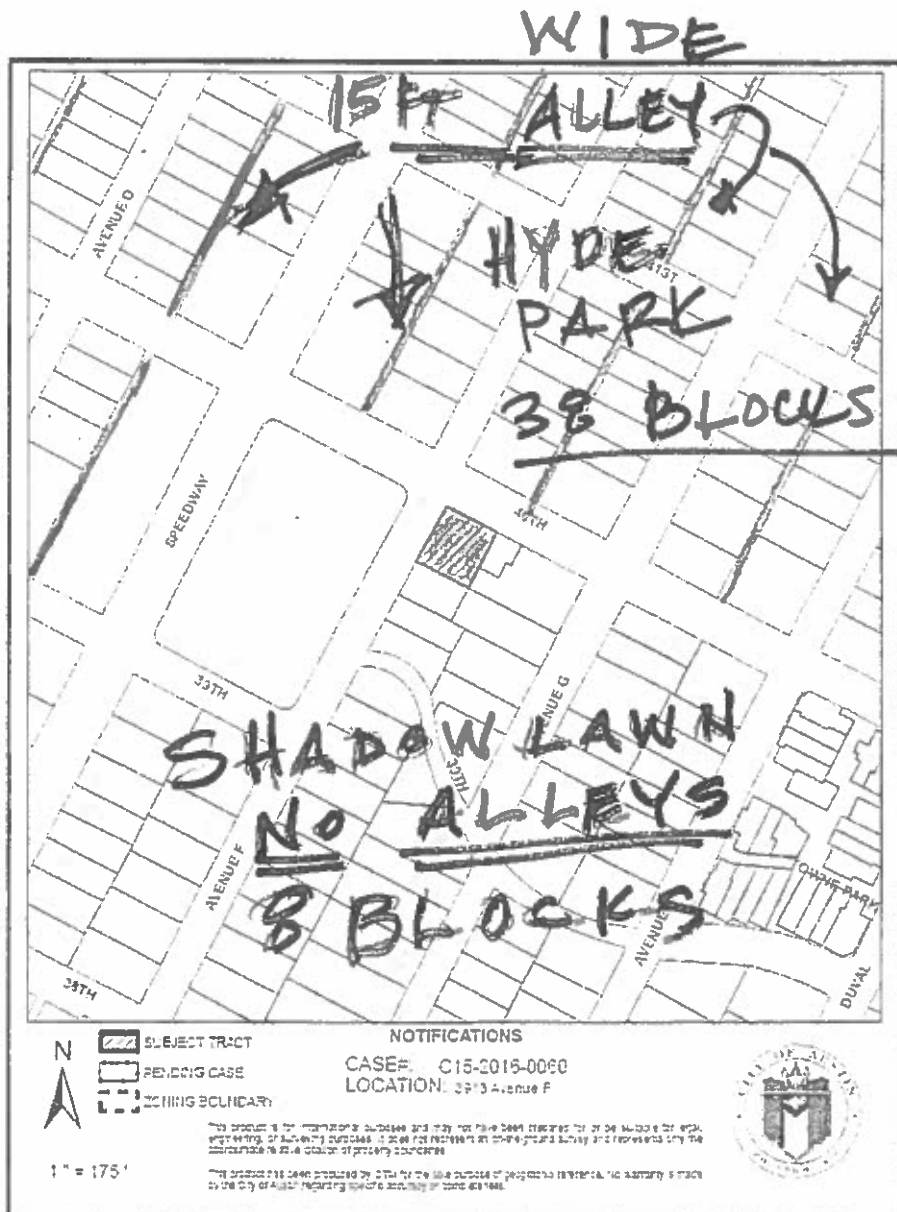
Many thanks, for adding my documents to the information on this case.

John

John Mayfield Architects  
3824 Avenue F.  
Austin, TX 78751  
512.322.9207 (off)  
512.870.9551 (fax)

<http://johnmayfield.com/>

11/6



15' ALLEYS  
IN HYDE  
PARK

67

( NO ALLEYS IN  
SHADOWLAWN  
WHERE SET BACKS  
ARE VITAL for  
SEPARATION of  
STRUCTURES

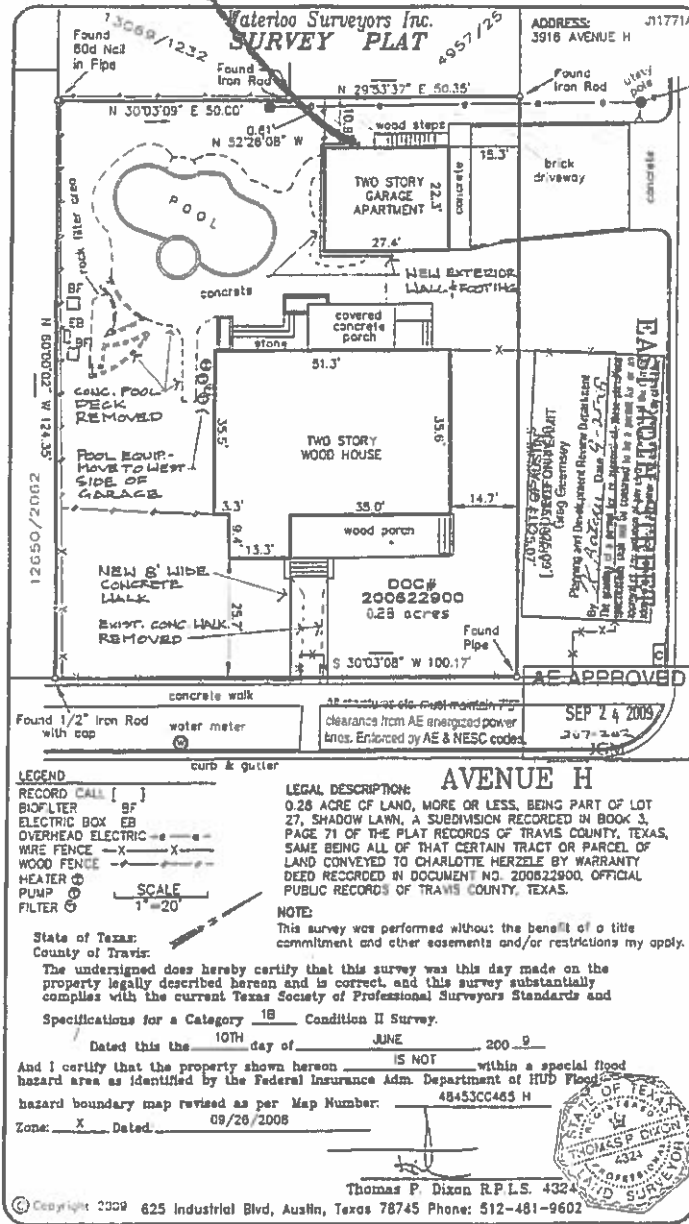
68

NEW  
TWO STORY  
GARAGE  
APT.

10'-0"

3916 AVE H.

SHADOW LAWN NEW CONSTRUCTION  
6/9/11



SETBACK

10' FT PLUS

2 STORY  
GARAGE APT  
APPROVED



APPROVED  
SEP 7 2 2005  
R1 S...

STAMP  
S...  
R...  
R...



after studio

10/1/04

A3.0

3904 AVE G.

SILAD OULAWN.

II  
40

1/11 H

3904 AVE. H.  
NEW 2 STORY CONSTRUCTION  
SHADOW LAWN

SITE PLAN

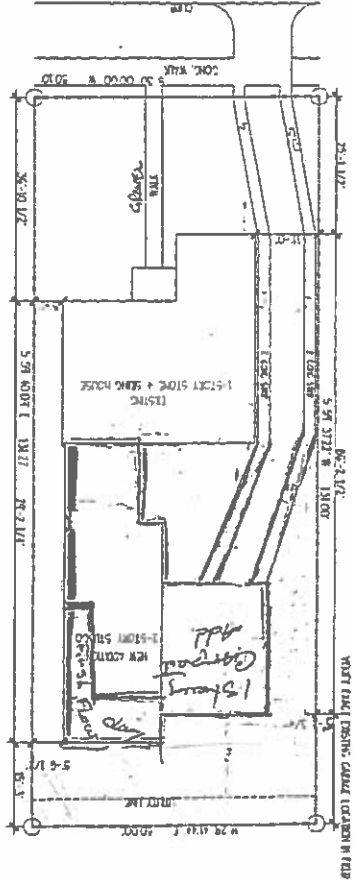
1" = 20'

3904 AVENUE H.  
350 FT OF LOT 44 SHADOW LAWN

CITY OF AUSTIN  
APPROVED FOR PERMIT  
VICTORIA HSU, P.E.  
0301069  
The undersigned, Victoria Hsu, P.E., hereby certifies that the plans and specifications submitted for the permit are in accordance with the adopted building code or any other ordinance of the City of Austin. Approval of any violation of any of the provisions of the current specifications shall not be construed to be a permit for any other work not shown on these plans and specifications.

AE APPROVED  
FEB 27 2009  
RLS 585

All structures etc. must maintain 75' clearance from AE energized power lines. Enforced by AE & NESC codes.



15'-2"

15'-2"



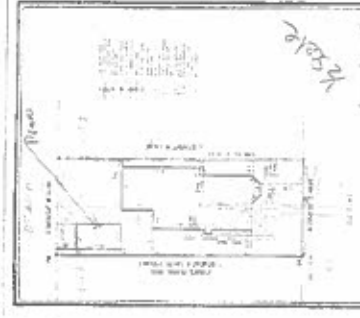

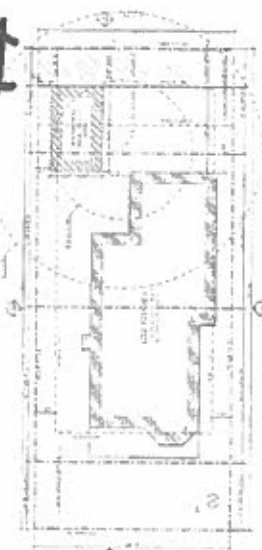
# PERMIT for NEW CONSTRUCTION

**RAFFERTY**  
4209 AVENUE F, AUSTIN, TEXAS

**APPROVED BY**  
HISTORIC LANDMARK COMMISSION  
DATE: 11/11/10  
BY: [Signature]

**AE APPROVED**  
APR 20 2015  
11-10-2015  
JGM

**10' FT. MAINTAINED**

**DEMO SITE PLAN**

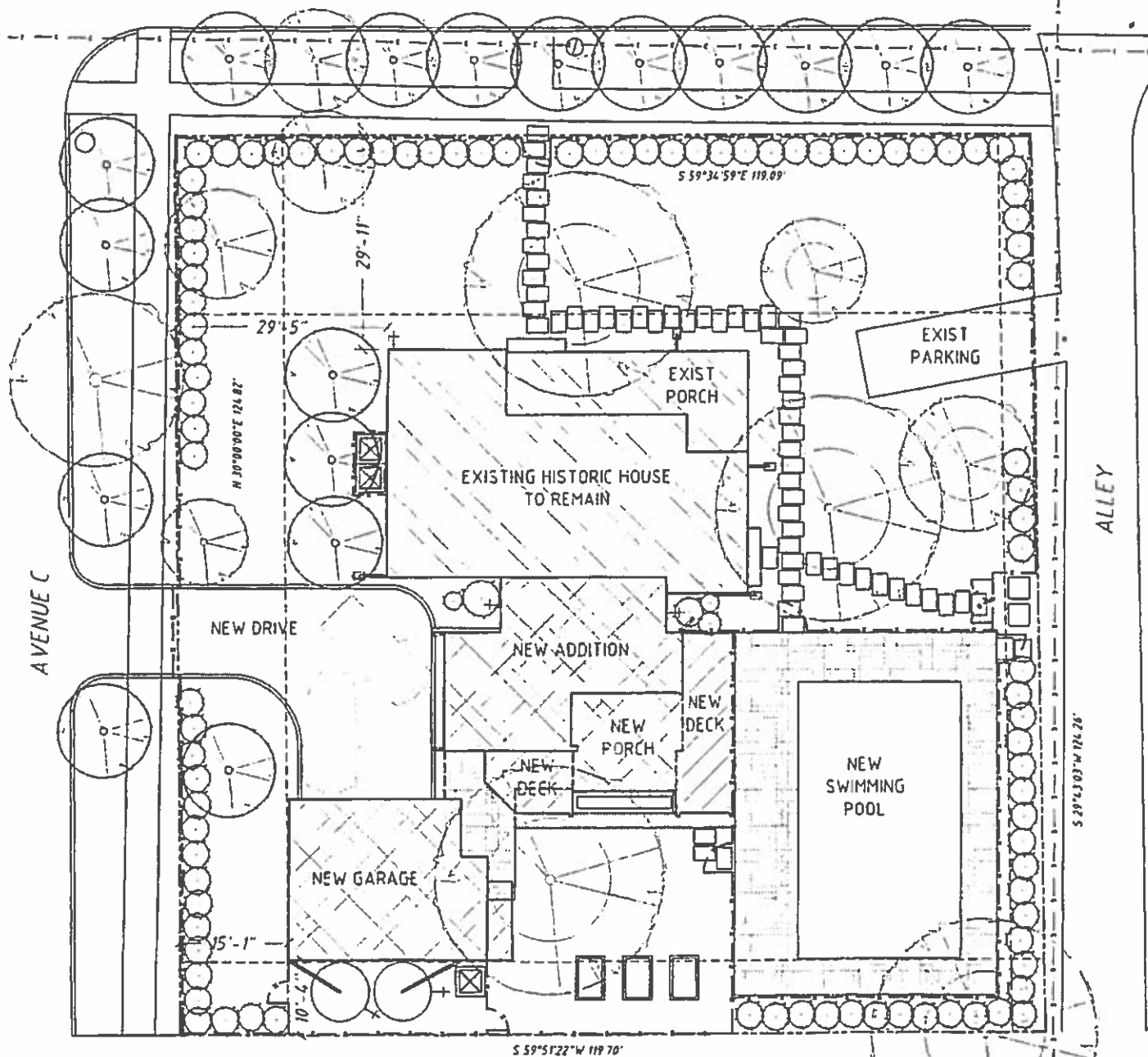
**SITE PLAN**

**8.5**

11/12

I/73

WEST 41ST STREET



CITY OF AUSTIN  
 ADDRESS: 213 WEST 41ST STREET, AUSTIN, TEXAS 78751  
 LEGAL DESCRIPTION: LOT 5B-5 BLOCK "S" HYDE PARK ADDITION NO 2  
 Watershed 001, PAGE 759 TRAVIS COUNTY DEPARTMENT RECORDS  
 By: *[Signature]* DATE: 7/12/05  
 If granting of a permit, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current code adopted by the City of Austin.

**REVIEWED FOR ZONING ONLY**

**NO ROOF OVERHANGS ARE ALLOWED  
 PUBLIC UTILITY EASEMENTS OR  
 DRAINAGE EASEMENTS**

CUSTOMER WILL BEAR THE EXPENSE OF ANY NECESSARY RELOCATION OF EXISTING UTILITIES TO CLEAR THIS DRIVEWAY LOCATION AND/OR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION

VEHKO-ARCHITECTURE 5414 Avenue F Austin, TX 78751 512.458.9791 minerva@io.com	VAN BAVEL RESIDENCE / 213 West 41st / Austin TX		
	PLOT PLAN		
	SCALE: 120	DATE: 01 JUL 05	PROJECT NO. 04-118
	PERMITTING DRAWING		
	1 OF 1		

FL 74

# SURVEY PLAT

LEGAL DESCRIPTION: BEING IN THE EAST 65 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 8, OF HYDE PARK ADDITION NUMBER TWO, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER BOOK 1, PAGE 75 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS ALSO LOCALLY KNOWN AS 311 WEST 41ST STREET, AUSTIN, TEXAS

APPROVED BY

HISTORIC LANDMARK COMMISSION

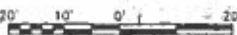
DATE: 9-30-08

WEST 41ST STREET  
(60' R.O.W. PLATTED AS 4TH STREET) for HLC Chair



BEARING BASIS OBTAINED FROM BK. 34 / PG. 42, P.R.T.C. TX.

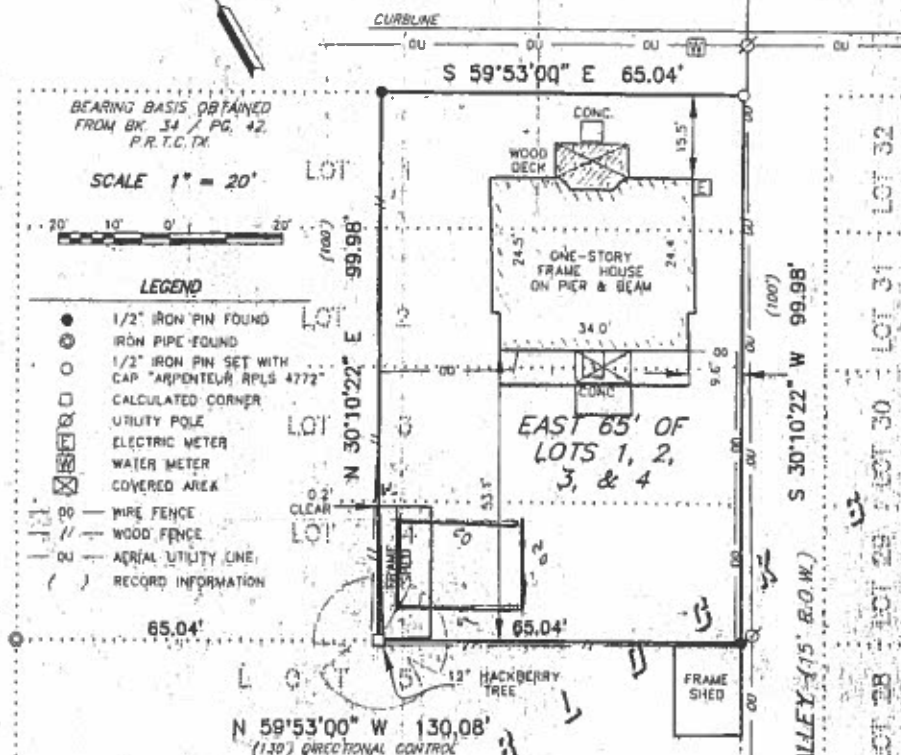
SCALE 1" = 20'



## LEGEND

- 1/2" IRON PIN FOUND
- IRON PIPE FOUND
- 1/2" IRON PIN SET WITH CAP "ARPELTEL RPLS 4772"
- CALCULATED CORNER
- UTILITY POLE
- ELECTRIC METER
- WATER METER
- COVERED AREA
- WIRE FENCE
- WOOD FENCE
- AERIAL UTILITY LINE
- ( ) RECORD INFORMATION

AVENUE B  
(60' R.O.W. PLATTED AS AVENUE B OR PARK AVE.)



## NOTES

SYMBOLS SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO INDICATE THEIR PRESENCE.

FLOWERBEDS, IRRIGATION SYSTEMS, AND OTHER MINOR LANDSCAPE FEATURES NOT LOCATED.

SUBJECT TO ANY AND ALL ENFORCEABLE ORDINANCES, REGULATIONS, RESTRICTIVE CONDITIONS, AND COVENANTS.

ZONING AND BUILDING CODE ISSUES NOT ADDRESSED.

THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 135, PAGE 277, AND VOLUME 235, PAGE 350, DEED RECORDS, AND BOOK 1, PAGE 75, PLAT RECORDS, ALL OF TRAVIS COUNTY, TEXAS.

FEBRUARY 14, 2007

EXCLUSIVELY TO WANDA PENN AND CATHERINE MOORE, AND THE LIEN HOLDERS, AND TO COMMONWEALTH LAND TITLE INSURANCE COMPANY PER CP NO. 2816004910, ISSUED FEBRUARY 6, 2007.

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO PUBLIC ROADWAY. THIS PLAT SUBSTANTIALLY SHOWS THE LOCATIONS OF EASEMENTS, RESTRICTIONS, AND BUILDING SET BACKS OF RECORD LISTED IN TITLE COMMITMENT SCHEDULE B, OF NO. 2816004910, EFFECTIVE DATE JANUARY 22, 2007, ISSUED FEBRUARY 6, 2007. SURVEYOR HAS RELIED UPON SAID COMMITMENT FOR THE NATURE AND LOCATION OF ENCUMBRANCES.

VALID ONLY FOR ORIGINAL BLUELINE PRINT, WITH RED INK SIGNATURE AND SEAL.



Robert M. Barcomb, R.L.S. No. 4772

ARPELTEL  
PROFESSIONAL SURVEYING

8906 WALL STREET  
SUITE 302  
AUSTIN, TEXAS 78754  
(512) 832-1232

IL  
75

# SURVEY PLAT

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APPROVED BY  
HISTORIC LANDMARK COMMISSION

DATE: 9-30-08

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(60' R.O.W. PLATTED AS 4TH STREET) for HLC Chair

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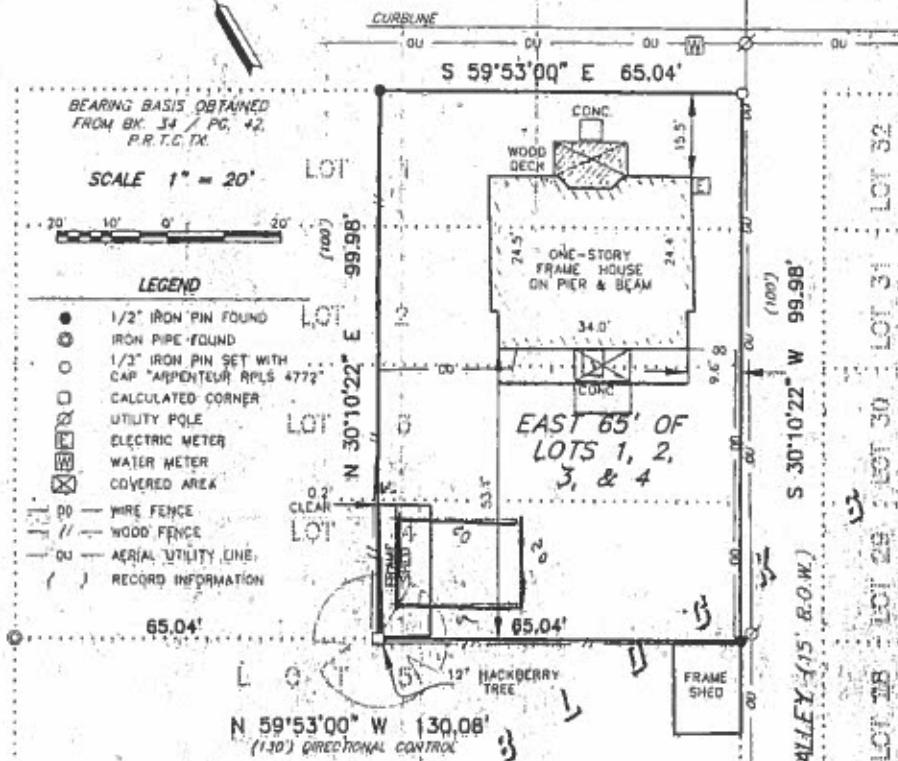
BEARING BASIS OBTAINED  
FROM BK. 34 / PG. 42,  
P.R.T.C. TX.

SCALE 1" = 20'



## LEGEND

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- IRON PIPE FOUND
- 1/3" IRON PIN SET WITH  
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- UTILITY POLE
- ELECTRIC METER
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- COVERED AREA
- WIRE FENCE
- WOOD FENCE
- AERIAL UTILITY LINE
- RECORD INFORMATION



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ZONING AND BUILDING CODE ISSUES NOT ADDRESSED

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FEBRUARY 14, 2007

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VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL



ROBERT M. BARCOMB, R.L.S. NO. 4772

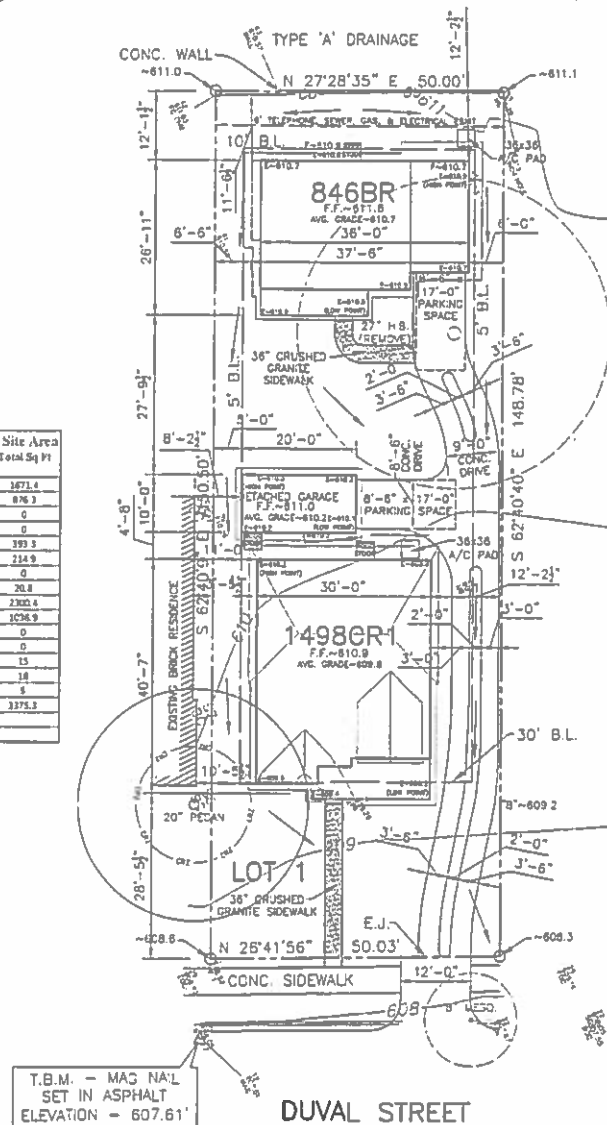
ARPEITEURS  
PROFESSIONAL SURVEYING

8906 WALL STREET  
SUITE 302  
AUSTIN, TEXAS 78754  
(512) 832-1232

I 1/76



		Site Development Information	
<b>Building Coverage Information</b>			
Total Lot Square Footage:	7816.4		
Existing Building Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Building Coverage (sq ft):	2300.4	% of lot size:	30.6%
<b>Impervious Coverage Information</b>			
Existing Impervious Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Impervious Coverage (sq ft):	3375.3	% of lot size:	44.91%

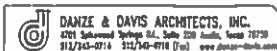
[illegible]

# SHADOW LAWN

PLAN: 1498CR1 & 846BR  
ADDRESS: 3814 DUVAL STREET  
LOT: 1  
BLOCK: -  
Austin, TX



JUN 04 2015



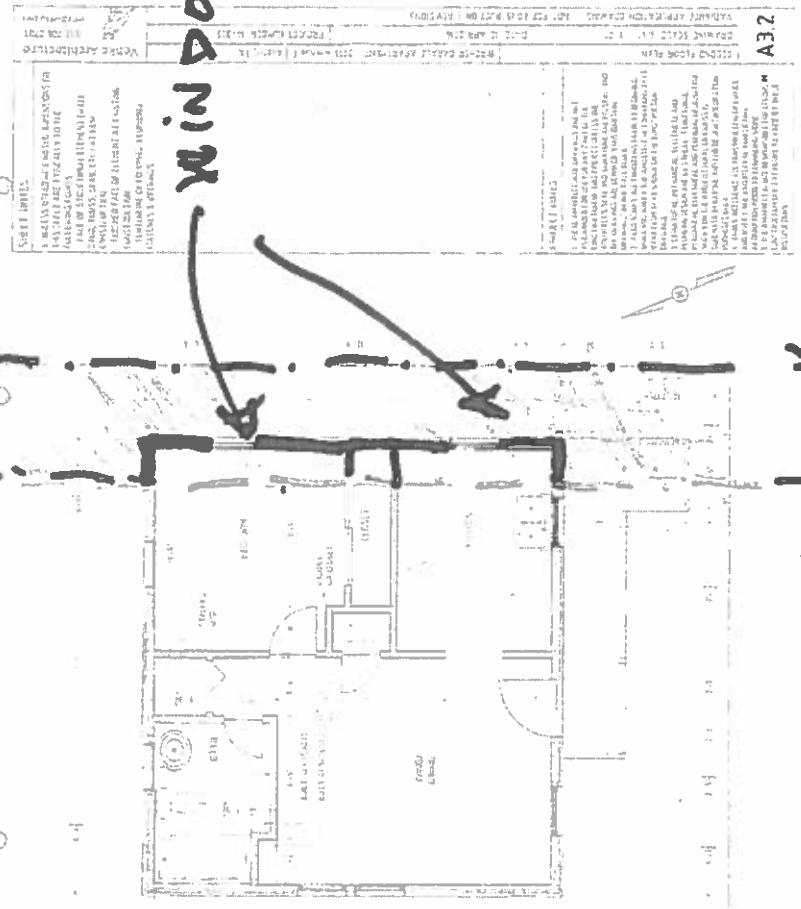
**AUSTIN CITY BUILDERS**

Copyright DANZE & DAVIS ARCHITECTS, Inc. These drawings and the ideas hereon are the property of the ARCHITECT and may not be used without his express permission.

7/7

5'-0"

WINDOW



5' FIRE SEPARATION 5'-0"

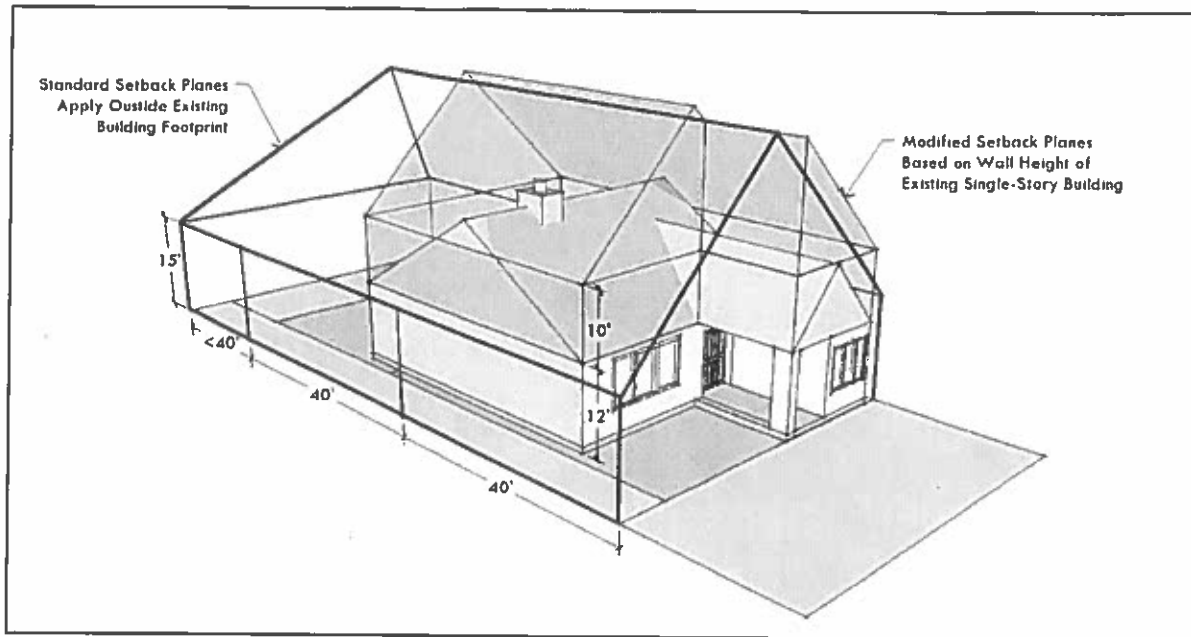
REQ'S 1-FLOOR

FIRE RATING & NO WINDOWS  
UNLESS FIRE RATED

8/11



I 1/4 9



**Figure 12: Side Setback Plane Exception for Existing Single-Story Buildings**

The side setback planes for an existing single-story building are determined based on the height of the sidewall. In this example, the horizontal line that forms the base of the setback plane is placed ten feet above the sidewall height (12 feet). The revised plane rises above the standard setback plane within the area of the building footprint. The standard setback planes created in sections 2.6.A. and B. apply outside of the existing footprint.

#### E. Exceptions

A structure may not extend beyond a setback plane, except for:

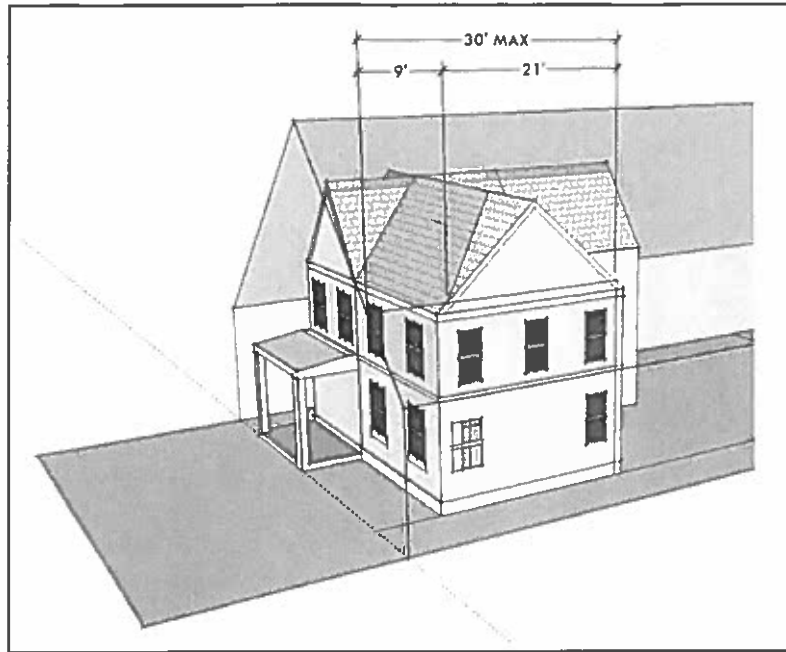
1. A structure authorized by the Residential Design and Compatibility Commission in accordance with Section 2.8. below;
2. A roof overhang or eave, up to two feet beyond the setback plane;
3. A chimney, vent, antenna, or energy conservation or production equipment or feature not designed for occupancy; and
4. Either:

##### a. 30-Foot Side-Gabled Roof Exception

A side-gabled roof structure on each side of the building, with a total horizontal length of not more than 30 feet, measured from the building line along the intersection with the side setback plane (See Figure 13.); or



I1/80



**Figure 13: Side-Gabled Roof Exception**

*A side-gabled roof may project through the side setback plane for a horizontal distance of up to a maximum of 30 feet, measured from the building line. In this example, the gable intrudes into the setback plane beginning 9 feet behind the building line. Therefore, the maximum length of the gable intrusion would be 21 feet.*

**b. Gables Plus Dormers Exception**

- (i) Gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane (See Figures 14 and 17.); and
- (ii) Dormers, with a total horizontal length of not more than 15 feet on each side of the building, measured along the intersection with the setback plane. (See Figures 15 and 16.)

I 1/81

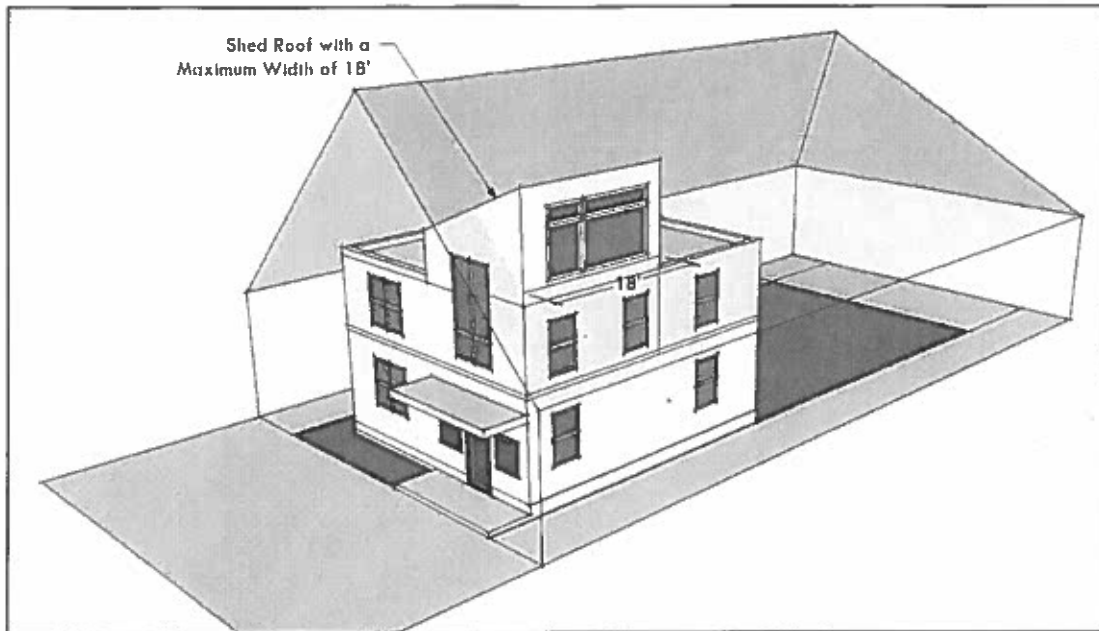
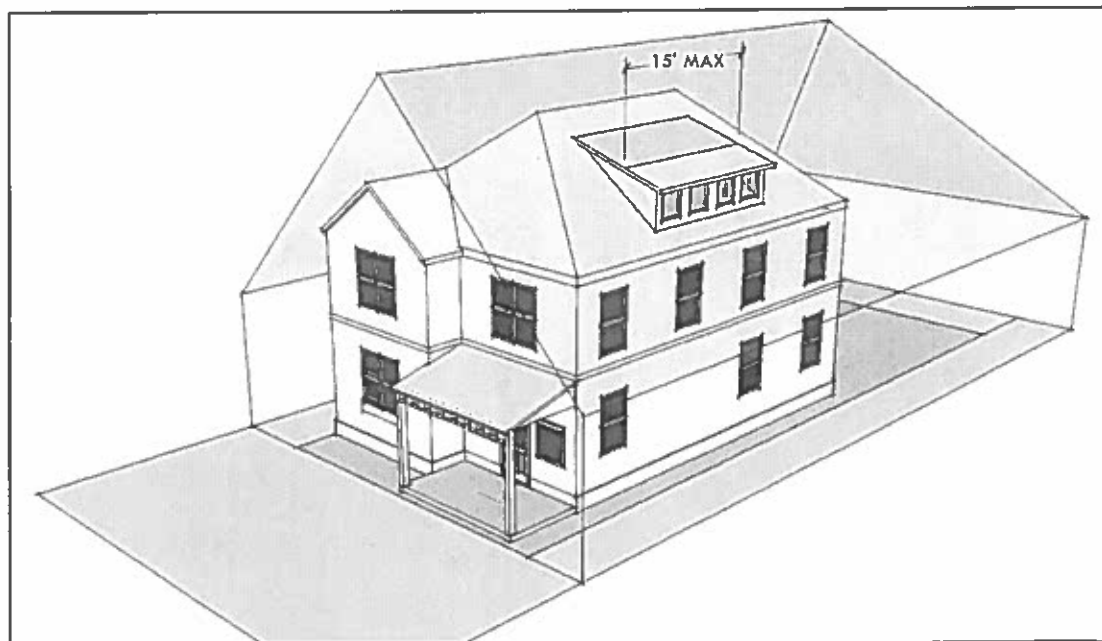
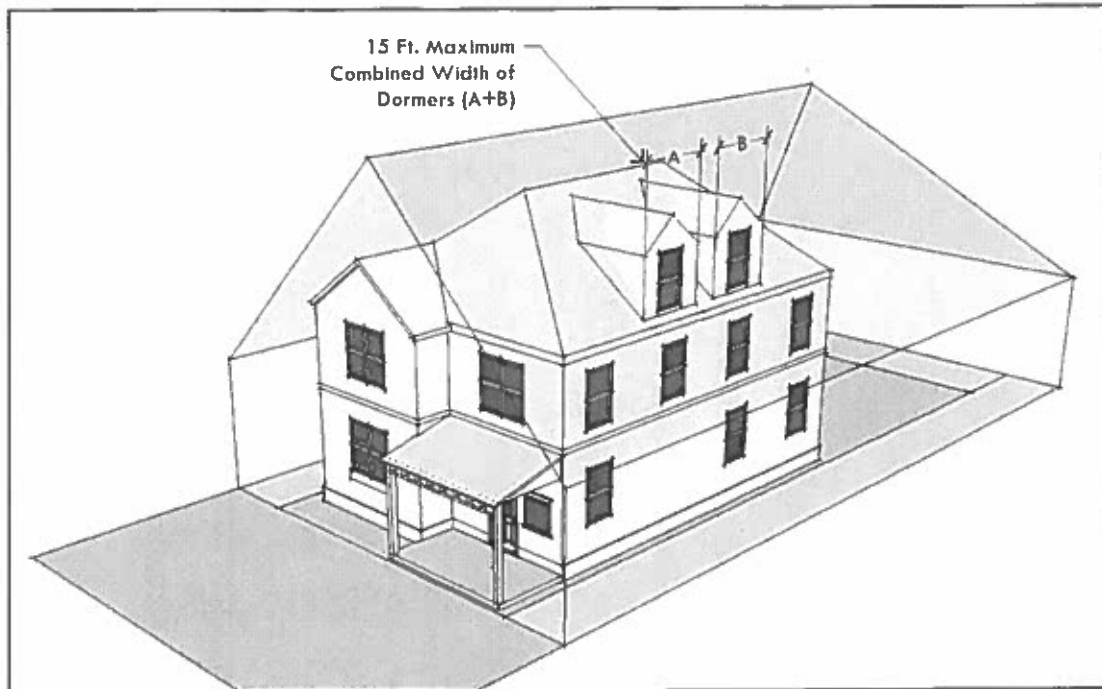


Figure 14: 18-foot Exception for Shed Roof

I/82



**Figure 15 & 16: Dormer Exception (Gable or Shed)**

One or more dormers with a combined width of 15 feet or less on each side of the roof may extend beyond the setback plane. The width of the dormer is measured at the point that it intersects the setback plane.

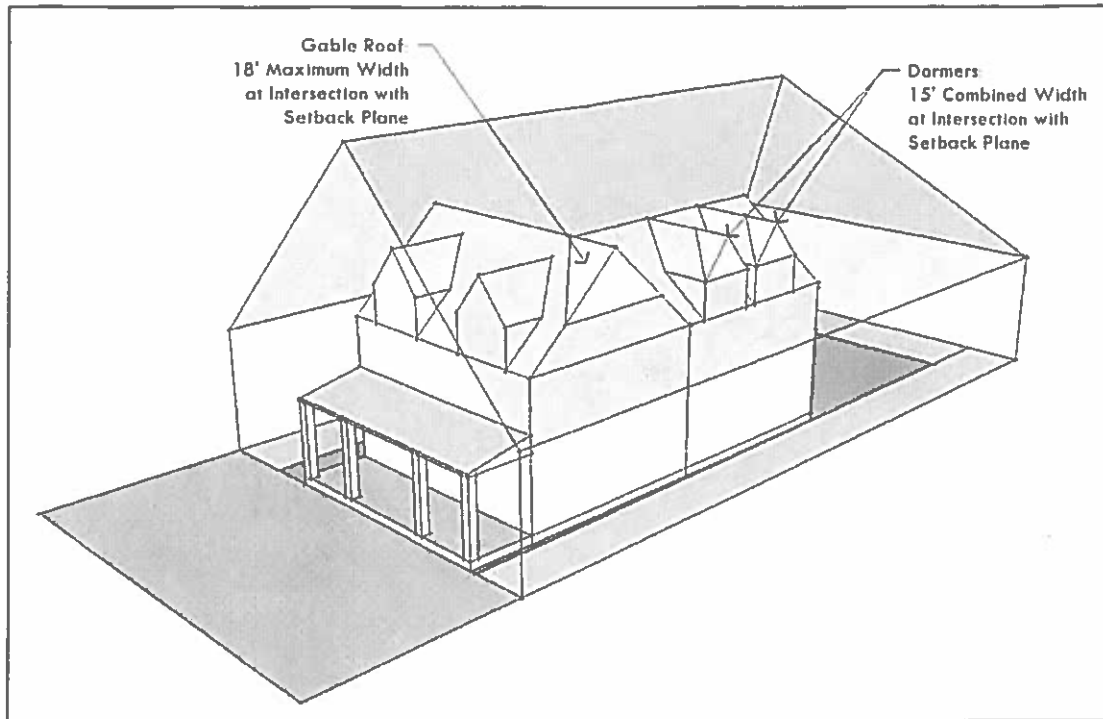


Figure 17: Combination of Roof and Dormer Exceptions

# vehko Architecture

I1/84

5414 Avenue F / Austin, Texas 78751 / 512.458.9791 / vehko@sbcglobal.net

Project: 3913 Avenue F

Date: 23 Mar 2008



FRONT OF HOUSE (WEST)



NORTH SIDE OF HOUSE (FACING 41<sup>ST</sup>)  
SHOWING CARPORT AND ROOF

2008 APPROVED

PARKING

LOCATION

TURNING

RADIUS

NOT A

HARDSHIP

IN 2008

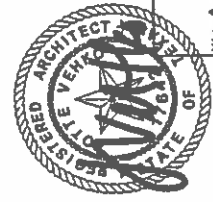
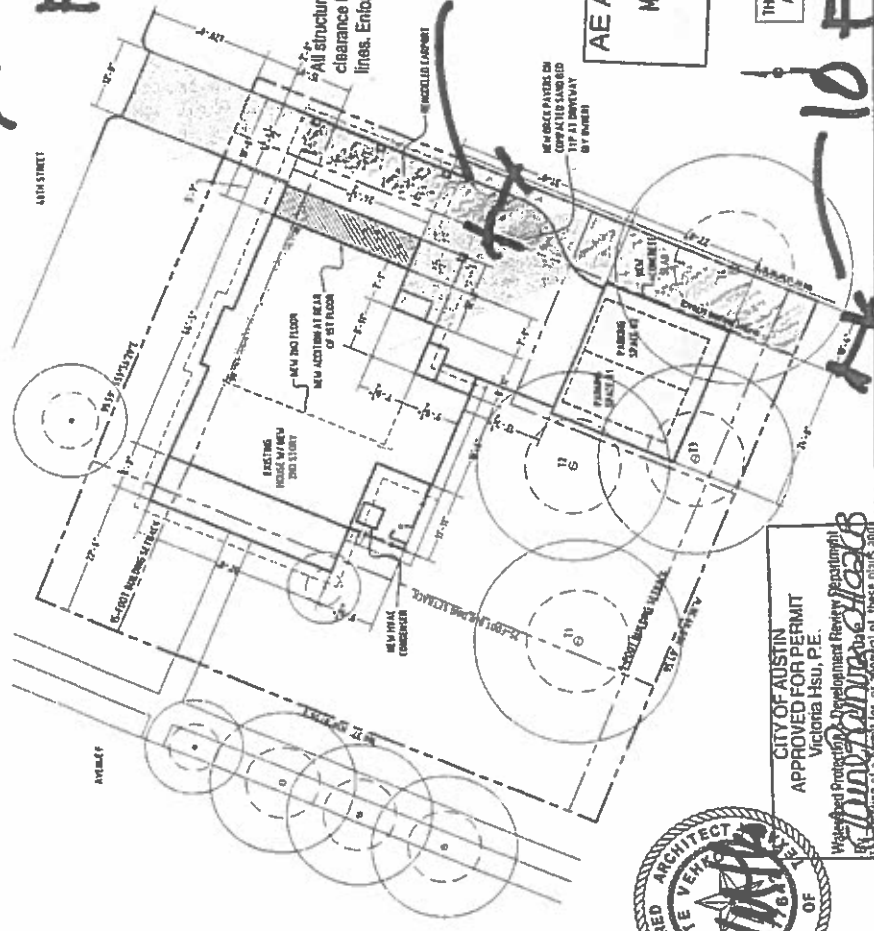
All structures etc. must maintain 75' clearance from AE energized power lines. Enforced by AE & NESC codes.

10 FT

AE APPROVED  
MAR 21 2008  
RLS 81-6

THIS DRAWING IS NOT  
A LEGAL SURVEY

10 FT



CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.  
Witnessed and attested to before me on this 21st day of March, 2008, at Austin, Texas.  
I, \_\_\_\_\_, County Clerk of the City of Austin, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

Vehko Architecture	
512-438-9791	
5414 Avenue F	
AUSTIN, TX 78751	
vehko@vehko.net	
PERMITTING DRAWING	
DATE: 28 MAR 2008	
PROJECT NO: 02-111	
AA11	

I1/85

H1186

CETBACK

10' FT

fx

2008  
PERMIT FOR  
TREE REMOVAL

OPTION

of ISLAND  
AROUND  
TREE

10' SETBACK

PERVIOUS PAVES

16" TREE = 4 FT. DIA. CR2 1/4

3 TOTAL  
GARAGE SPACES

Vetha Architecture 312 7th St San Francisco, CA 94103 Tel: 415.398.1234 Fax: 415.398.1235 www.vetha.com		PROJECT NUMBER: 11-001 DATE: 10/10/2011 SCALE: 1/8" = 1'-0"		SHEET NO. 1 OF 1 A0.1	
<b>PROJECT NOTES:</b> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL. 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL AND THE PLANNING DEPARTMENT'S LATEST EDITIONS OF THE PLANNING DEPARTMENT'S DESIGN MANUAL.					



I1/87

555L

## Tree Ordinance Review Application

### City of Austin

Founded by Congress, Republic of Texas, 1839  
Watershed Protection and Development Review Department  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767  
Phone: (512) 974-1876 Fax: (512) 974-3010



Paid: Yes/No  
Receipt Number: \_\_\_\_\_  
Inspection Date: \_\_\_\_\_ November 2008

This application requests<sup>1</sup> (specify all that apply):

- ☒ removal of a protected tree; 3 TREES IN CITY ROW  
☐ development exceeding allowable standards for encroachment in the critical root zone<sup>2</sup>;  
☐ removal of more than 30% of a tree's crown<sup>2</sup>.

<sup>1</sup> Additional tree information may be obtained from the Land Development Code (25-8), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (<http://www.ci.austin.tx.us/trees/>).  
<sup>2</sup> Applicant understands that encroachment in the critical root zone, or removal of canopy, may threaten the health of the tree and that approval of this application does not guarantee the continued health of the tree.

Please attach an aerial drawing that includes the location of the tree, proposed development, and utilities. The application and payment (check to the City of Austin for \$25 per tree) can be mailed or delivered to the above addresses. Payment must be made prior to City personnel completing this application. If relevant, check and initial the following box to indicate that the fee is to be applied to the building permit (i.e. escrow payment). ☐

Address of Property (including zip code): 3913 AVENUE F  
 Name(s) of Owner and Applicant: LOTTE VETKO FOR SARA & LLOYD BIRCHER (owners)  
 Building Permit Number (if applicable): 08-0701-30-PA  
 Telephone Number: 455-9391 Fax Number: \_\_\_\_\_  
 Type of Tree: CHINESE TALLOW Location on Lot: ALONG AVE F (in ROW)  
 Trunk Circumference (inches around) at 4 1/2 Feet Above Ground: 11-30"  
 General Condition: POOR  
 Reason for Request: OWNER WANTS TO REPLACE W/ PREFERRED SPECIES TREES - OAK OR PECAN  
 Owner/Applicant Signature: [Signature] Date: 3/25/08

TO BE COMPLETED BY CITY ARBORIST			
Approved	<input checked="" type="checkbox"/> Approved With Conditions	Denied	Statutory Denial (more information required)
Comments: _____			
*Conditions of Approval: <input type="checkbox"/> None; <input type="checkbox"/> As described within Arborist Comments (see above); and/or, <input checked="" type="checkbox"/> Applicant agrees to plant <u>7</u> caliper inches, container grown, City of Austin Class 1 trees (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy (trees are to be a minimum of two inches in caliper width). Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) providing the utmost root zone protection.			
Owner/Applicant Signature	Date	City Arborist Signature	Date
		<u>[Signature]</u>	<u>26 MAR 08</u>

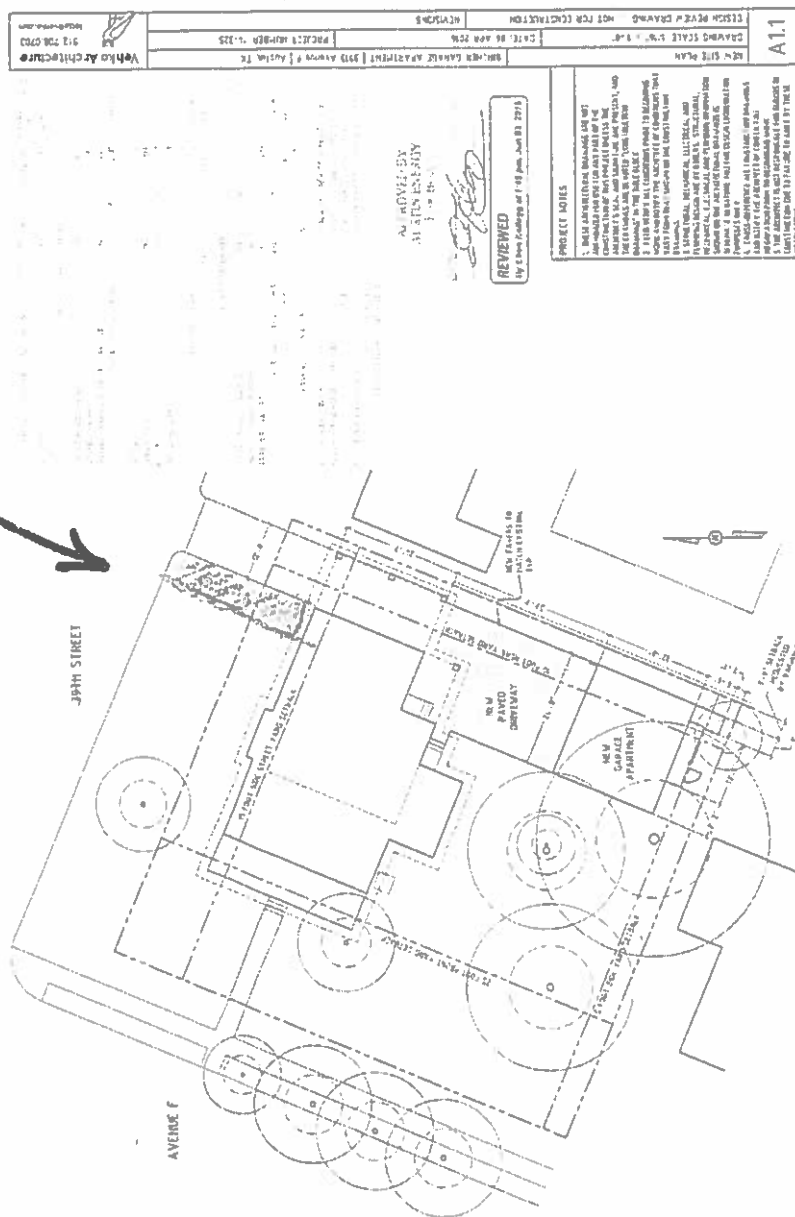
2008 APPROVED TREE  
 REMOVAL ALLOWS  
 FOR AVE. F CURB CUT.



CP 00073346

EXISTING  
DRIVE/PARKING

Hot Show





C15-2016-0060

Heldenfels, Leane

IIR1

**From:** john mayfield <[REDACTED]>  
**Sent:** Monday, July 11, 2016 12:05 PM  
**To:** john mayfield; Heldenfels, Leane  
**Cc:** terence.thompson@att.net  
**Subject:** Re: Fwd: July 11th - 3913 Ave F. submission backup  
**Attachments:** 3901 Ave. G\_4271.JPG; New construction HP\_4261.JPG; New Construction HP 4265.JPG; New Construction Hyde Park\_4259.JPG

Here are additional photos.

- 10 ft. setbacks at new construction photos for Hyde Park and for 3801 Ave. G.

Thanks,

----- Original Message -----

Received: Mon, 11 Jul 2016 12:01:22 PM CDT

From: "john mayfield" <[REDACTED]>

To: <Leane.Heldenfels@austintexas.gov>Cc: <[REDACTED]>

Subject: Fwd: July 11th - 3913 Ave F. submission backup

>  
>  
>  
> ----- Original Message -----  
> Received: Mon, 11 Jul 2016 11:48:42 AM CDT  
> From: "john mayfield" <jmmayfield@usa.net>  
> To: "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>Cc: "Terence  
> Thompson" <terence.thompson@att.net>  
> Subject: July 11th - 3913 Ave F. submission backup  
>  
> Ms. Heldenfels:  
>  
> I was told by Terence Thompson, who is representing Mr. Mayes tonight  
> for  
> the  
> reconsideration case for the variance at 3913 Ave. F, that I could  
> submit  
> to  
> you further documentation regarding facts that I feel should be  
> considered  
> by  
> the BOA.  
>  
> I was told that submissions should be made by noon today so that it  
> may be uploaded to the information given to the board.  
>  
> The following attachments illustrate my points for consideration to  
> NOT











Heldenfels, Leane

---

**From:** Lotte Vehko <~~lotte@vehko.com~~>  
**Sent:** Monday, July 11, 2016 11:06 AM  
**To:** Heldenfels, Leane  
**Cc:** Sara Bircher  
**Subject:** additional backup for 3913 Avenue F  
**Attachments:** 14-325 A1-2.pdf; 14-325 A1-1.pdf

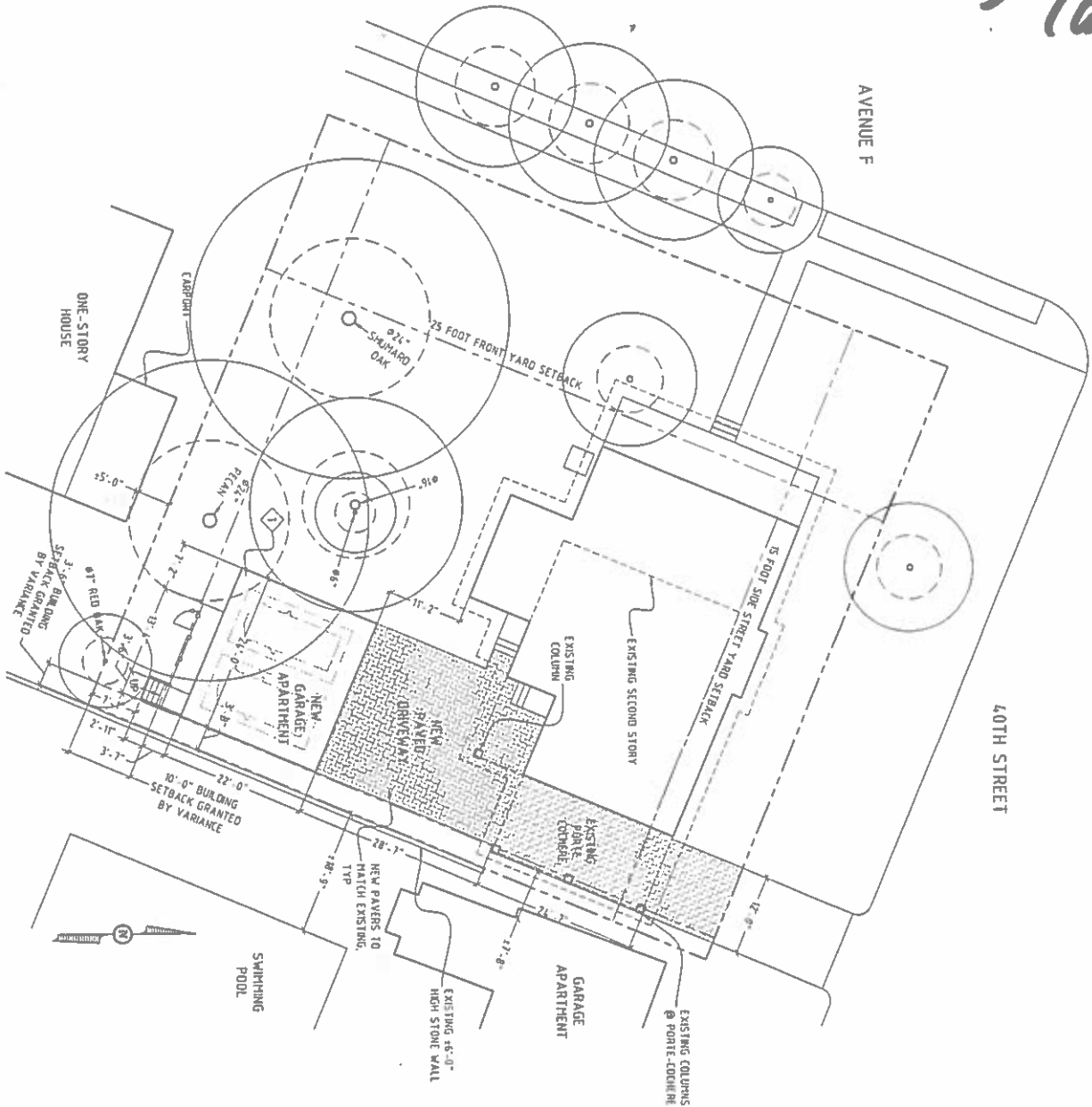
I1/96

Hi Leane,

Attached are updated site plans for 3913 Avenue F ~ can you include in tonight's packet?

Thanks -- Lotte

±1/47



**SHEET NOTES**

1. UNLESS OTHERWISE NOTED, DIMENSIONS ON THIS SHEET ARE TYPICALLY TO THE FOLLOWING POINTS:  
- FACE OF STRUCTURAL ELEMENT (WALL, STUD, TRUSS, SLAB, ETC.) AT NEW CONSTRUCTION  
- FINISHED FACE OF ELEMENT AT EXISTING CONSTRUCTION  
- CENTERLINE OF COLUMNS, PLUMBING FIXTURES & OPENINGS

**KEYED NOTES**

NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS, AND KEYS MAY VARY FROM SHEET TO SHEET

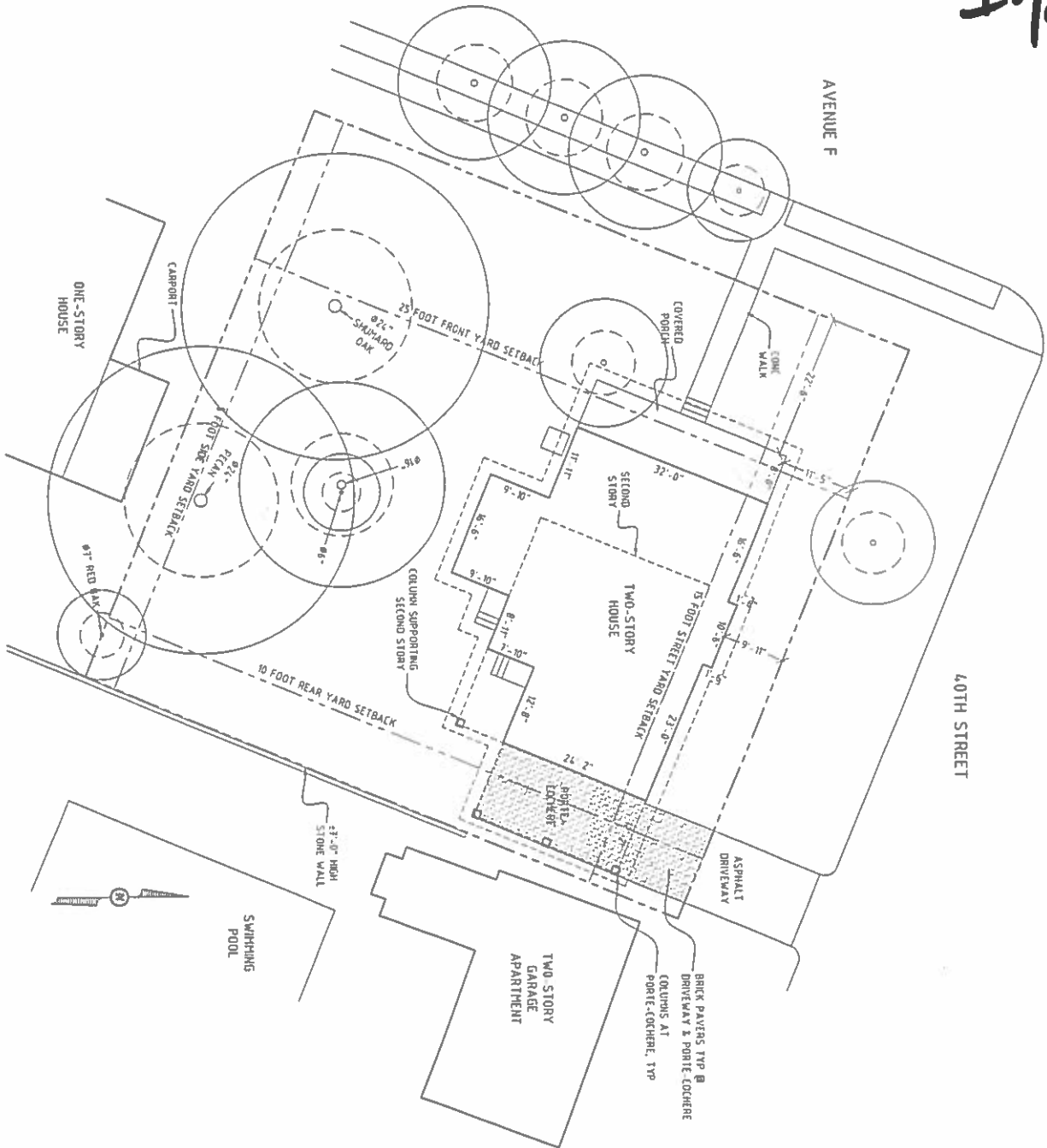
1. EXCAVATE BY HAND OR AIR SPADE WITHIN CRITICAL ROOT ZONE OF TREE OR AS DIRECTED BY CITY OF AUSTIN ARBORIST

**PROJECT NOTES**

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

A1.2	NEW SITE PLAN DRAWING SCALE: 1/16" = 1'-0"	BIRCHER GARAGE APARTMENT   3913 Avenue F   Austin, TX DATE: 20 JUN 2016	PROJECT NUMBER 14-325	Vehko Architecture 512.708.0703 lotte@vehko.com
	VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION	REVISIONS		

I1/98



SHEET NOTES

1. UNLESS OTHERWISE NOTED, DIMENSIONS ON THIS SHEET ARE TYPICALLY TO THE FOLLOWING POINTS:
  - FACE OF STRUCTURAL ELEMENT (WALL, STUD, TRUSS, SLAB, ETC.) AT NEW CONSTRUCTION
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A.1.1

EXISTING SITE PLAN & TITLE SHEET

BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

DRAWING SCALE: 1/16" = 1'-0"

DATE: 20 JUN 2016

PROJECT NUMBER: 14-325

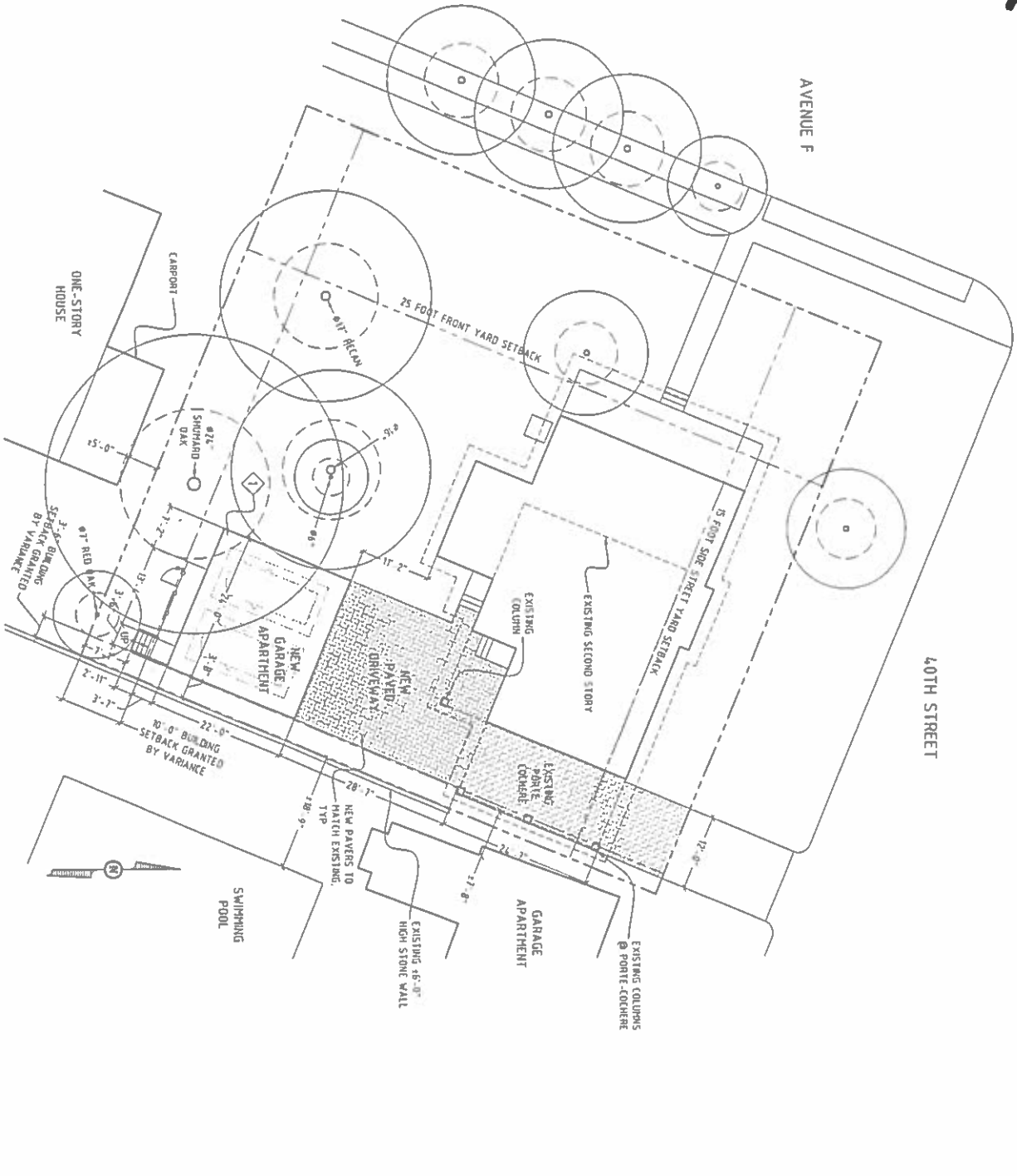
VARIANCE APPLICATION DRAWING -- NOT FOR CONSTRUCTION

REVISIONS:

Vehko Architecture

512.708.0703  
lotte@vehko.com

II/99



SHEET NOTES

1. UNLESS OTHERWISE NOTED, DIMENSIONS ON THIS SHEET ARE TYPICALLY TO THE FOLLOWING POINTS:
  - FACE OF STRUCTURAL ELEMENT (WALL, STUD, TRUSS, SLAB, ETC.) AT NEW CONSTRUCTION
  - FINISHED FACE OF ELEMENT AT EXISTING CONSTRUCTION
  - CENTERLINE OF COLUMNS, PLUMBING FIXTURES & OPENINGS

KEYED NOTES

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PROJECT NOTES

1. THESE ARCHITECTURAL DRAWINGS ARE NOT AUTHORIZED FOR USE FOR ANY PART OF THE CONSTRUCTION OF THIS PROJECT UNLESS THE ARCHITECT'S SEAL AND SIGNATURE ARE PRESENT, AND THE DRAWINGS ARE DATED TO MATCH EXISTING DRAWINGS IN THE TITLE BLOCK.
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5. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS IN CONSTRUCTION DUE TO FAILURE TO ADHERE TO THESE INSTRUCTIONS.

**Heldenfels, Leane**

---

**From:** Sara Bircher <[REDACTED]>  
**Sent:** Monday, July 11, 2016 9:41 AM  
**To:** Heldenfels, Leane; lotte@vehko.com; Lloyd Bircher  
**Subject:** Re: FW: Additional evidence for Monday's Agenda Item I, Reconsideration Request  
**Attachments:** 3913 BOA Backup Final.pdf

II / 100

Hi Leane,

Here is some additional info for the packet for Item I this afternoon.

Thank you!

Sara Bircher

On Fri, Jul 8, 2016 at 10:41 AM, Heldenfels, Leane <[Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov)> wrote:

See attached additional evidence that was submitted timely for item I on Monday's agenda, but was mistakenly left out of the advance packet.

I apologize for my error in leaving out this additional information that was called to my attention after the applicant's representative reviewed what had been posted for the case on the Board's website.

I've sent it to the Board as well for their consideration ahead of Monday's hearing.

This additional info has also now been added to the online back-up case material as well at:

[http://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/15\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm)

I can include any response to the reconsideration request that is received by noon on Monday in the Board's late back up packet that they receive on the dais at Monday's hearing, or you can provide 15 copies of any additional info/response at the hearing.

Take care – see you all Monday –

Leane

21/101



**Table 1. Analysis of Shadowlawn  
Accessory Units in Rear/Side Setback**

2+ Stories in Rear/Side Setback (8 in rear setback)	9
1 Story in Rear/Side Setback	35
Total Accessory Units in Rear/Side Setback	44
Total TCAD Parcels	83

**Note:** 2+ story units in rear setback are  
pictured in the following pages.

**Sources:**

<http://www.austintexas.gov/GIS/developmentwebmap/Viewer.aspx>

<http://propaccess.traviscad.org/clientdb/?cid=1>

I1/102



3913 Avenue G

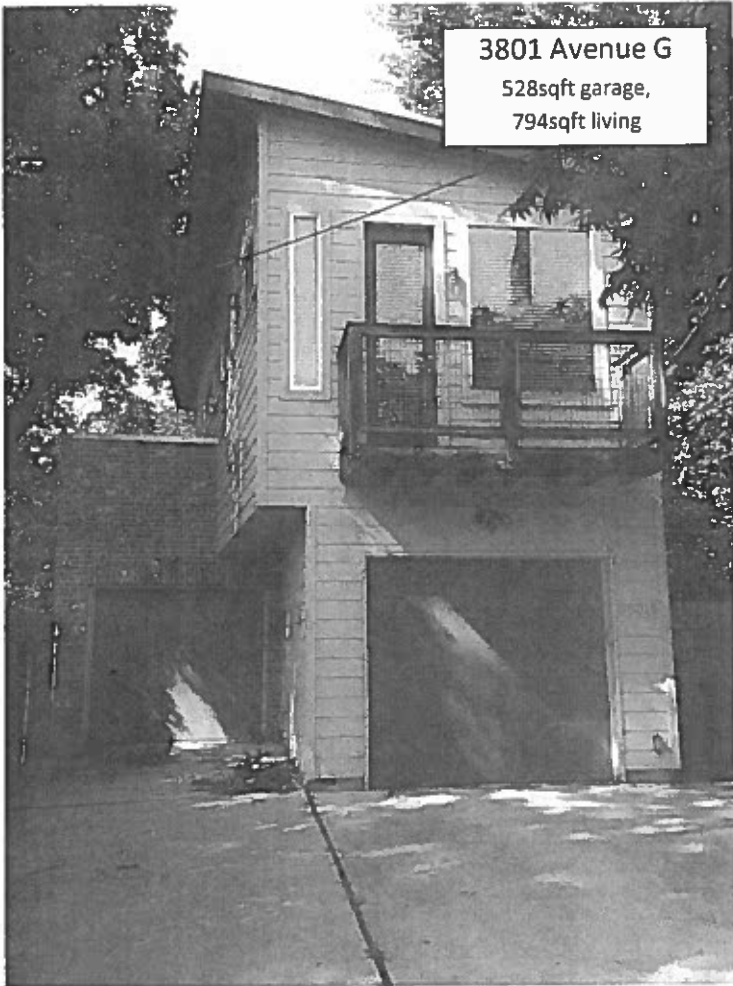
534sqft garage,

534sqft living

I1/103

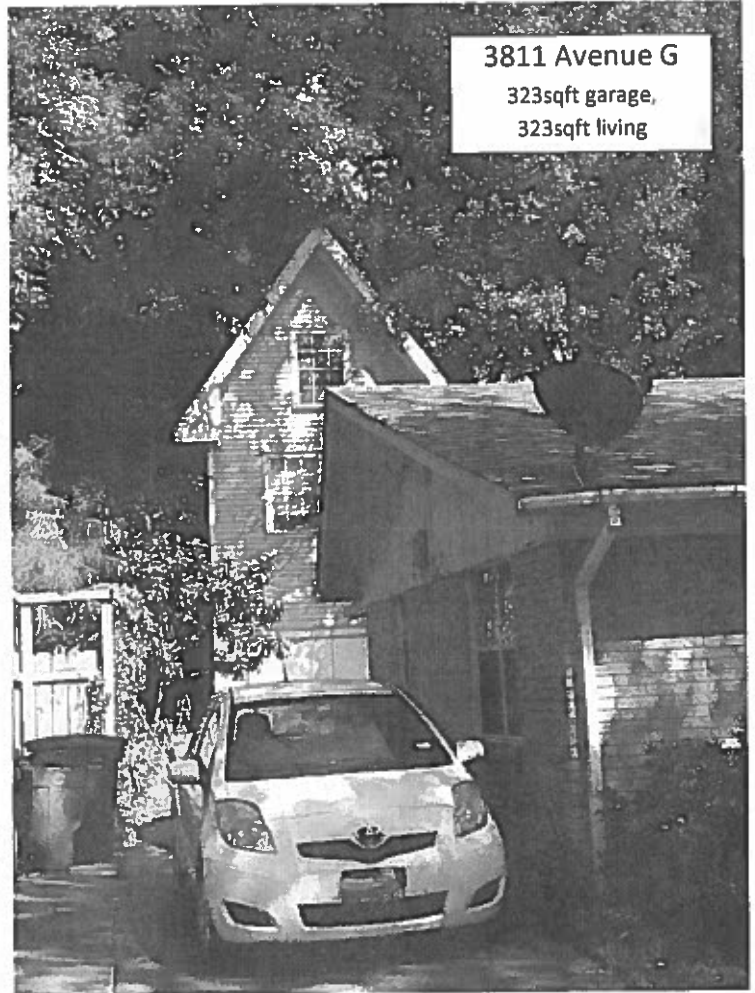
3801 Avenue G

528sqft garage,  
794sqft living



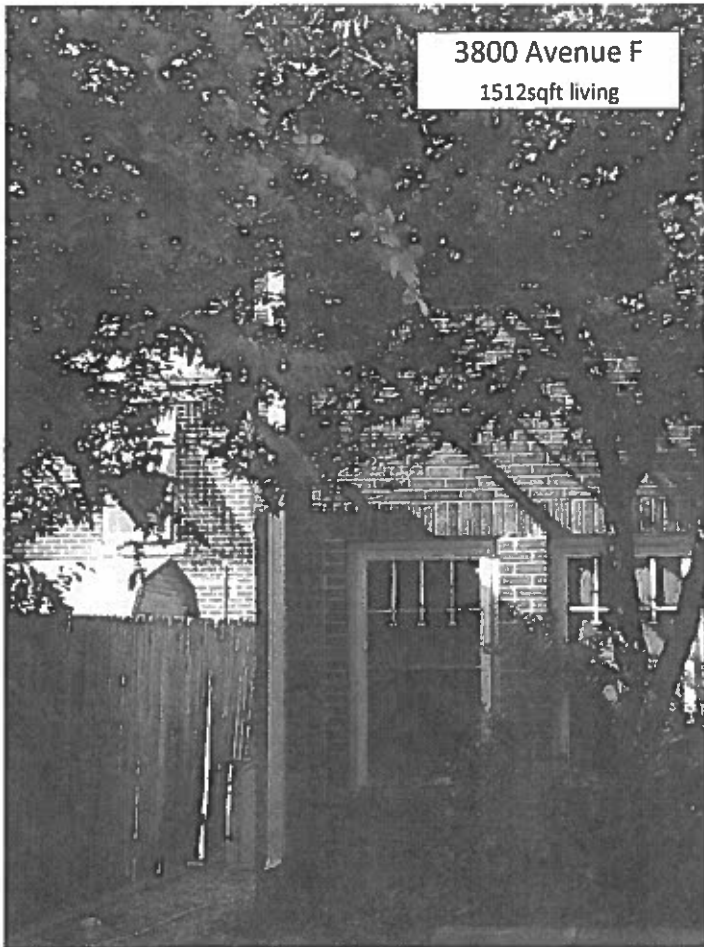
3811 Avenue G

323sqft garage,  
323sqft living





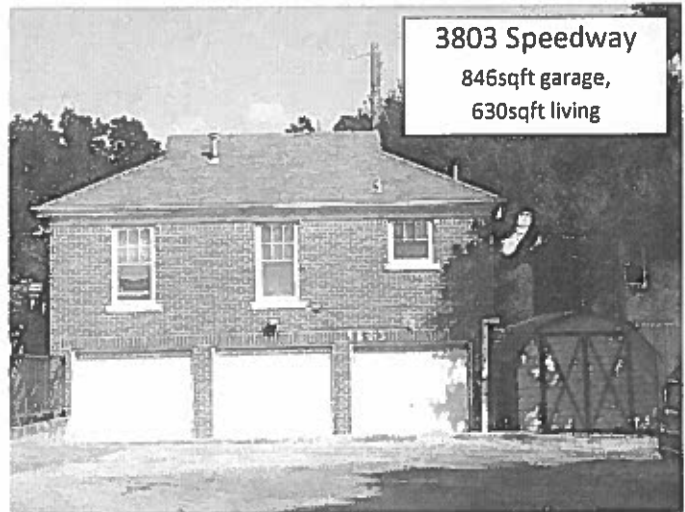
II/104



3800 Avenue F  
1512sqft living



104 E 38th Street  
704sqft garage,  
704sqft living



3803 Speedway  
846sqft garage,  
630sqft living

I1/105



I1/104



205 E 40th Street  
876sqft garage,  
1036sqft living

±1/107

**Table R302.1**  
**Exterior Walls and Soffit**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANT RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour with exposure from both sides	0 feet
	(Radiant assembly)	Radiant exposure	3 feet
	(Not fire-resistance rated)	0 hours	5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	2 feet
	(Radiant assembly)	Radiant exposure	3 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings	Not allowed	N/A	< 3 feet
	25% Maximum of Wall Area	Radiant exposure	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R317.3	< 5 feet
		None required	5 feet

Table 2. Survey of Shadowlawn Accessory Units in Rear/Side Setback

Property ID	Address	Structure Stories	Encroachment	Type	Notes
213094	3811 Avenue G	3	rear,side	1-car garage apt	323sqft (each floor)
214769	3803 A Speedway	2	rear	3-car garage apt	846sqft bottom, 630sqft top
214768	104 E 38th Street	2	rear	3-car garage apt	704sqft (each floor)
214781	3800 Avenue F	2	rear,side	accessory dwelling	1512sqft
214831	3908 Avenue G	2	side	1-car garage apt	437sqft garage, 1281sqft living area (1st & 2nd floors)
214828	205 E 40th Street	2	rear,side street	3-car garage apt	876sqft garage, 1036sqft living area (1st floor 352sqft, 2nd floor 684sqft)
213109	3913 Avenue G	2	rear,street-side	2-car garage apt	534sqft (each floor)
213089	3801 Avenue G	2	rear	2-car garage apt	528sqft garage, 794sqft living area (1st floor 224sqft, 2nd floor 570sqft)
213113	3910 Avenue H	2	rear	2-car garage apt	506sqft garage, 612 sqft living, main house is "O" side
214780	3802 Avenue F	1	rear?, side?	accessory dwelling	528sqft
214779	3804 Avenue F	1	side	detached garage	600sqft
214823	3909 Avenue F	1	rear,side	2-car garage	440sqft
214822	3907 Avenue F	1	rear	2-car garage	440sqft
214807	3815 Avenue F	1	rear	attached storage	360sqft
214804	3809 Avenue F	1	side	detached garage	360sqft
214803	3805 Avenue F	1	rear	detached garage	288sqft
214811	3804 Avenue G	1	side	2-car garage	480sqft
214808	3812 Avenue G	1	side	2-car garage	400sqft
214821	3814 Avenue G	1	rear	detached storage	192sqft
214819	207 E 39th Street	1	rear	detached garage	240sqft
214832	3904 Avenue G	1	rear	2-car garage	440sqft
214830	3910 Avenue G	1	rear, side	detached storage	240sqft, main house is "O" side
213108	3911 Avenue G	1	side	accessory dwelling	448sqft
213107	3909 Avenue G	1	rear	garage	704sqft
213106	3907 Avenue G	1	rear	detached storage	120 sqft
213096	3817 Avenue G	1	rear, street-side	detached storage	192sqft
213092	3807 Avenue G	1	rear,side	garage	400sqft
213091	3805 Avenue G	1	rear,side	storage	72sqft
213090	3803 Avenue G	1	rear,side	garage	320sqft
213103	3800 Avenue H	1	rear	2-car garage	360sqft
213102	3802 Avenue H	1	rear,side	accessory dwelling	372sqft
213101	3804 Avenue H	1	side	2-car garage	360sqft
213100	3808 Avenue H	1	side	2-car garage	400sqft
213099	3810 Avenue H	1	rear	garage	400sqft
213115	3906 Avenue H	1	side	1-car garage	195sqft
213114	3908 Avenue H	1	side	2-car garage	400sqft garage, main house is "O" side
213111	3914 Avenue H	1	side	carport	380sqft
213136	3815 Avenue H	1	rear	2-car garage +	400sqft garage, 120sqft storage
213135	3813 Avenue H	1	side	2-car garage	400sqft
213133	3809 Avenue H	1	rear	garage	418sqft
213131	3805 Avenue H	1	rear,side	garage	483sqft

II/109

213130	3803 Avenue H	1 rear,side	garage	540sqft
213142	3800 Duval Street	1 rear	2-car garage	360sqft
213141	3802 Duval Street	1 side	garage	714 sqft
214776	3824 Avenue F			
214827	3913 Avenue F			
214778	3808 Avenue F			
214777	3820 Avenue F			
214825	3911 Avenue F			
214818	3823 Avenue F			
214817	3821 Avenue F			
214816	3819 Avenue F			
214815	3817 Avenue F			
214806	3813 Avenue F			
214805	3811 Avenue F			
214802	3803 Avenue F			
214801	204 E 38th Street			
214814	3800 Avenue G			
214813	3802 Avenue G			
214809	3810 Avenue G			
214820	3816 Avenue G			
214833	3900 Avenue G			
214829	3912 Avenue G			
213105	3905 Avenue G			
213104	3903 Avenue G			
213118	3901 Avenue G			
213095	3815 Avenue G			
213093	3809 Avenue G			
213098	3814 Avenue H			
213097	3816 Avenue H			
213117	3900 Avenue H			
213116	3904 Avenue H			
213112	3912 Avenue H			
213110	305 E 40th Street			
213134	3811 Avenue H			
213132	3807 Avenue H			
213129	3801 Avenue H			
213140	3804 Duval Street			
213139	3810 Duval Street			
213138	3812 Duval Street			
213144	3814 Duval Street			
213143	3816 Duval Street			
213137	3820 Duval Street			

**Heldenfels, Leane**

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**From:** Sosa, David [REDACTED]  
**Sent:** Thursday, July 07, 2016 12:11 AM  
**To:** Heldenfels, Leane  
**Cc:** GENOME!  
**Subject:** Case Number: C15-2016-0060  
[REDACTED]

II/110

**Case Number: C15-2016-0060**

**Contact: Leane Heldenfels, 512-974-2202**

**Public Hearing: Board of Adjustment, July 11, 2016**

Dear Ms. Heldenfels,

My wife Gina Shishima and I are the owners of the properties at 3900 Avenue G and 3904 Avenue G, on the same block as the development involved in the above-referenced case. This is just to register our support for the variance requested.

Please do not hesitate to be in touch if you have any questions.

Sincerely,

Ernest David Sosa  
3900 Avenue G  
(512) 699-7672

5/1/11

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

**DATE:** Monday, June 13, 2016

**CASE NUMBER:** C15-2016-0060

☐ Y ☐ Brooke Bailey  
☐ Y ☐ Michael Benaglio  
☐ Y ☐ William Burkhardt  
☐ Y ☐ Eric Goff  
☐ Y ☐ Melissa Hawthorne **Motion to Grant**  
☐ N ☐ Bryan King  
☐ Y ☐ Don Leighton-Burwell  
☐ - ☐ Rahm McDaniel (out)  
☐ Y ☐ Melissa Neslund  
☐ Y ☐ James Valadez  
☐ Y ☐ Michael Von Ohlen **2<sup>ND</sup> the motion**  
☐ Y ☐ Kelly Blume (Alternate)

**APPLICANT:** Lotte Vehko

**OWNER:** Sara & William Bircher

**ADDRESS:** 3913 AVENUE F

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Ordinance 020131-20 Part 8, 1 (*Site Development Standards Table*) to decrease the minimum rear yard setback from 10 feet (required/permitted) to 3 feet 6 inches (requested) in order to erect a new two-story garage with apartment in an "SF-3-H-HD-NCCD-NP", Family Residence – Historic Landmark - Historic Area – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

**BOARD'S DECISION:** The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with condition to move garage forward 5 feet north towards 40<sup>th</sup> Street from current location on the plan, Board Member Michael Von Ohlen second on a 10-1 vote (Board member Bryan King nay); **GRANTED WITH CONDITION TO MOVE GARAGE FORWARD 5 FEET NORTH TOWARDS 40<sup>TH</sup> STREET FROM CURRENT LOCATION ON THE PLAN.**

**FINDING:**

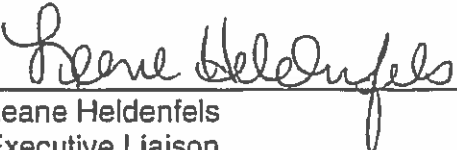
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: garage apartments are common in Hyde Park, and this property is typical of older homes in the area with the specific configuration of porte-cochere on the east property line and large trees in the back, providing additional 5 feet setback from what would be considered the rear, giving 3 ½ feet setback on east provides to the house behind and allows use for the porte-cochere in its existing location
2. (a) The hardship for which the variance is requested is unique to the property in that: the location of the porte-cochere and large trees to rear of house

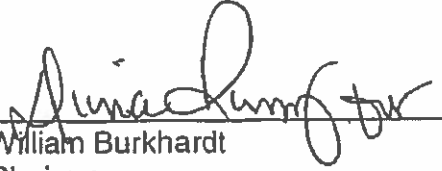


I1/112

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

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: as per providing the addition 5 ft on the south side provides relief to the trees and adjacent neighbor and allows for configuration on the side where the porte-cochere is currently located

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman