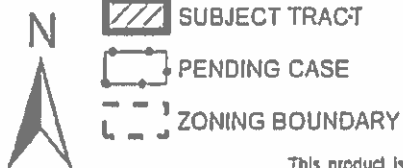




12
1

NOTIFICATIONS

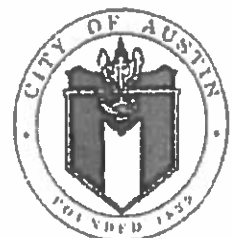
CASE#: C15-2016-0011
3406 E 17TH STREET



1" = 333'

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.



2/2

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

DATE: Monday, June 13, 2016

CASE NUMBER: C15-2016-0011

☐ Y ___ Brooke Bailey
☐ Y ___ Michael Benaglio
☐ Y ___ William Burkhardt
☐ Y ___ Eric Goff
☐ Y ___ Melissa Hawthorne (2nd the Motion)
☐ Y ___ Bryan King
☐ Y ___ Don Leighton-Burwell
☐ - ___ Rahm McDaniel (OUT)
☐ Y ___ Melissa Neslund
☐ Y ___ James Valadez
☐ Y ___ Michael Von Ohlen (Motion to PP to ^{Aug 8} ~~July 11~~, 2016 as requested by applicant)
☐ Y ___ Kelly Blume (Alternate)

OWNER: Jeff Bridgewater

ADDRESS: 3406 17TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1063 (B) (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

BOARD'S DECISION: FEB 8, 2016 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to March 14, 2016, Board Member Eric Goff second on a 10-0 vote; **POSTPONED TO MARCH 14, 2016.** March 14, 2016 **POSTPONED TO APRIL 11, 2016 (RENOTIFICATION NEEDED);** **APRIL 11, 2016** The public hearing was closed on Board Member Eric Goff motion to Postpone to June 13, 2016, Board Member Melissa Neslund second on a 10-0 vote; **POSTPONED TO JUNE 13, 2016.**

RENOTIFICATION: The applicant has requested variance(s) from Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to:

- A. (B) decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested); and to
- B. (C) (1) increase the height limitation for a structure from two stories and 30 feet, if the structure is 50 feet or less from property in an SF-5 or more restrictive zoning district (required) to three stories and 32 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

2/3

2ND RENOTIFICATION: The applicant has requested variance(s) from Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to:

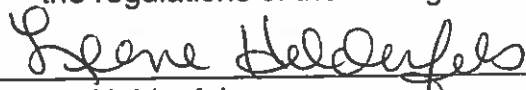
A. (B) decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested); and to

B. (C) (1) increase the height limitation for a structure from two stories and 30 feet, if the structure is 50 feet or less from property in an SF-5 or more restrictive zoning district (required) to three stories and 32 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

BOARD'S DECISION: June 13, 2016 POSTPONED TO AUGUST 8, 2016 BY APPLICANT WITH CONDITION NO FURTHER POSTPONEMENTS

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

12/4

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

DATE: Monday, April 11, 2016

CASE NUMBER: C15-2016-0011

☒ Y ☐ Brooke Bailey
☒ Y ☐ Michael Benaglio
☒ Y ☐ William Burkhardt
☒ Y ☐ Eric Goff **Motion to PP to June 13, 2016**
☐ O ☐ Melissa Hawthorne (OUT)
☒ Y ☐ Don Leighton-Burwell
☒ Y ☐ Rahm McDaniel
☒ Y ☐ Melissa Neslund **2nd the Motion**
☒ Y ☐ James Valadez
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)

OWNER: Jeff Bridgewater

ADDRESS: 3406 17TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1063 (B) (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

BOARD'S DECISION: FEB 8, 2016 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to March 14, 2016, Board Member Eric Goff second on a 10-0 vote; **POSTPONED TO MARCH 14, 2016.** March 14, 2016 **POSTPONED TO APRIL 11, 2016 (RENOTIFICATION NEEDED);** **APRIL 11, 2016** The public hearing was closed on Board Member Eric Goff motion to Postpone to June 13, 2016, Board Member Melissa Neslund second on a 10-0 vote; **POSTPONED TO JUNE 13, 2016.**

RENOTIFICATION: The applicant has requested variance(s) from Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to:

- A. (B) decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested); and to
- B. (C) (1) increase the height limitation for a structure from two stories and 30 feet, if the structure is 50 feet or less from property in an SF-5 or more restrictive zoning district (required) to three stories and 32 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

12/5

2ND RENOTIFICATION: The applicant has requested variance(s) from Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to:

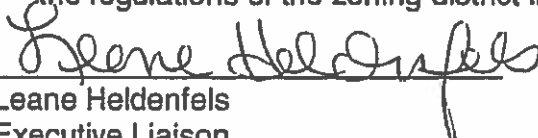
A. (B) decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested); and to

B. (C) (1) increase the height limitation for a structure from two stories and 30 feet, if the structure is 50 feet or less from property in an SF-5 or more restrictive zoning district (required) to three stories and 32 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

BOARD'S DECISION:

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

C15-2016-0011

Heldenfels, Leane

From: Jeff Bridgewater
Sent: Monday, May 23, 2016 9:15 AM
To: Heldenfels, Leane
Cc: Jesus Prairie
Subject: Re: 1708 E M Franklin

Leane,

This is my formal request to have my case C15-2016-0011, 3406 East 17th St., Jeffrey Bridgewater postponed preferably for 2 months from June 13, 2016 to August 8, 2016 to allow for adequate preparation time necessary to address all considerations in this matter.

Thank you,

Jeffrey Bridgewater
512-801-9109

On Tue, Apr 19, 2016 at 10:35 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Actually, Diana pointed out that your case was postponed to 6/13 hearing. So will include it in the 6/13 packet. Any revisions in addition to the letter that you want to include in the packet should be sent to me by end of day 5/30. Sorry for the additional month delay –

Leane

From: Heldenfels, Leane
Sent: Tuesday, April 12, 2016 10:10 AM
To: 'Jeff Bridgewater'
Cc: 'Jesus Prairie'
Subject: RE: 1708 E M Franklin

Got it – thanks for resending, I'll include it in the 5/9 advance packet – sorry that it was missing.

If ya'll want to take another shot/look at your findings, you can resend those to me by end of day 4/25 for them to be in the Board's advance packet for 5/9 meeting.

I'm attaching the ap again for that use – seems like they'd rather you concentrate on the actual use of the property, how far neighboring structures and what the neighboring structures are – rather than the fact that the church is an intensive SF use.

Here's that compatibility section again, too, for your reference.

Sometimes it's a marathon.....at least several of them said they liked the project, just have to get it over the finish line w/ a few more amendments to the case now.....

12/7

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

DATE: Monday, March 14, 2016

CASE NUMBER: C15-2016-0011

____ 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)

OWNER: Jeff Bridgewater

ADDRESS: 3406 17TH ST

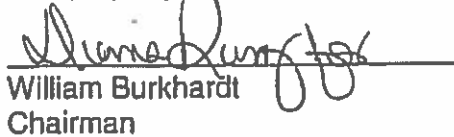
VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1063 (B) (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density – Neighborhood Plan zoning district. (MLK)

BOARD'S DECISION: FEB 8, 2016 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to March 14, 2016, Board Member Eric Goff second on a 10-0 vote; POSTPONED TO MARCH 14, 2016. March 14, 2016 POSTPONED TO APRIL 11, 2016 (RENOTIFICATION NEEDED)

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

12/8

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

DATE: Monday, February 8, 2016

CASE NUMBER: C15-2016-0011

☐ Y ☐ Brooke Bailey Motion to PP to March 14, 2016
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff 2nd the Motion
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen
☐ - ☐ Kelly Blume (Alternate)

APPLICANT: Jim Bennett

OWNER: Jeff Bridgewater

ADDRESS: 3406 17TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1063 (B) (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) in order to construct 18 new dwelling units in an "MF-3- NP", Multifamily residence medium density - Neighborhood Plan zoning district. (MLK)

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

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



Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: cityarborist@austintexas.gov Website: www.austintexas.gov/departments/city-arborist

ROWID _____

Mapsco Pg _____

12/9

Application request* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602(3))
- ☒ Critical Root Zone impacts (ECM 3.5.2 A)
- ☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results

Address and zip code of property: 1708 E M Franklin - 78722

Name of owner or authorized agent: Keith Brown

Building permit number (if applicable): 2015-078039 PR

Telephone #: (512) 565-7164 Fax #: _____ E-mail: keith@austintreeexperts.com

Tree Species: American Elm Tree location on lot: front right (neighbor's)

Trunk size (in inches) at 4 ½ feet above ground: circumference (around) _____ or diameter (across) 28.5

General tree condition: ☐ Good / ☒ Fair / ☐ Poor / ☐ Dead

Reason for request: ☒ Development ☐ Tree condition ☐ Other: _____

Keith Brown 11/03/2015
Owner/ Authorized Agent Signature Date

- o Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- o This permit application only reviews for compliance with tree regulations.
- o The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

Application Determination – To be completed by City Arborist Program Personnel

☐ Approved ☐ *Approved With Conditions ☐ Statutory Denial (more information required) ☐ Denied

Comments _____

☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

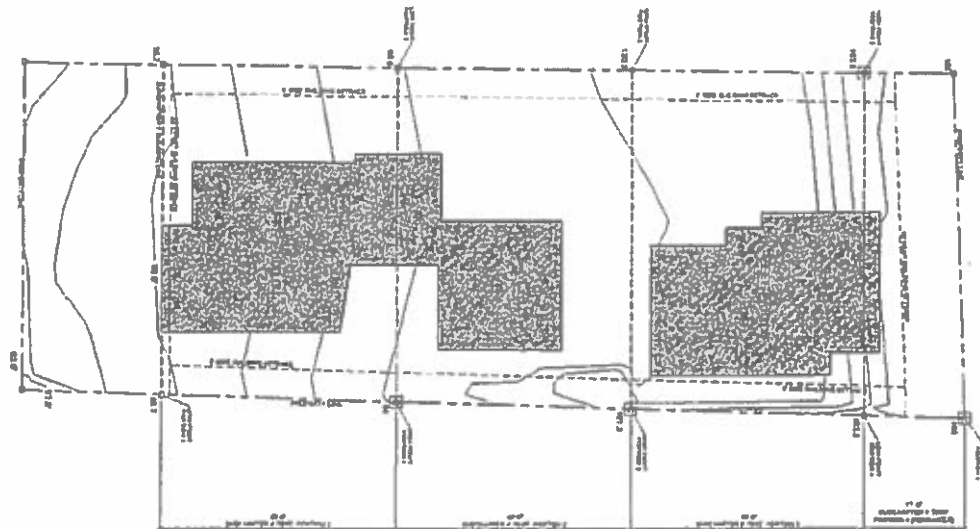
Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant _____ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- ☐ No additional impacts are permitted within the ½ Critical Root Zone, including utility trenching.
- ☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

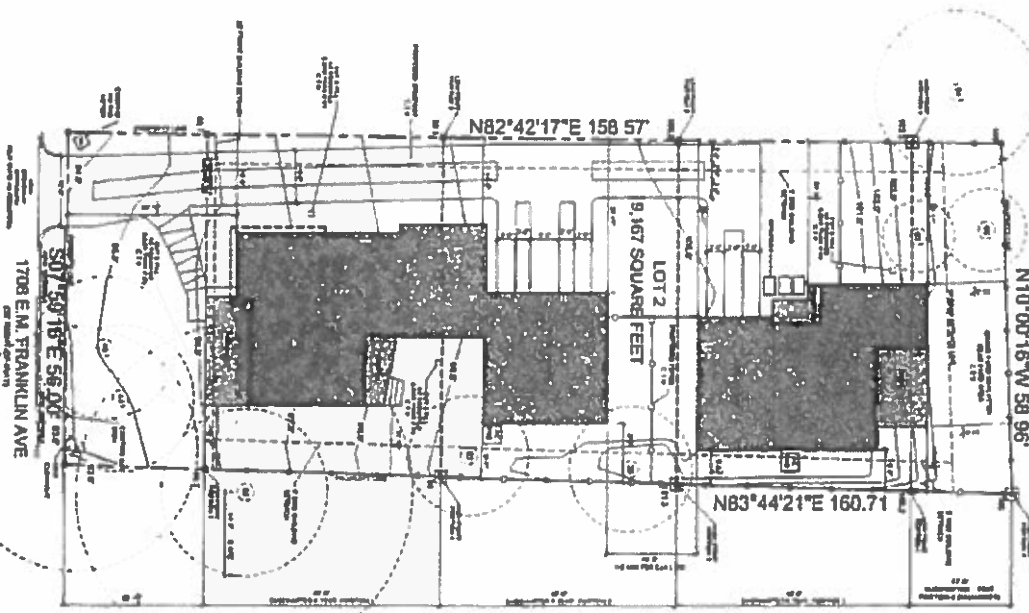
Applicant Signature Date City Arborist Signature Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

4/2



Sheet 2 Submittal Conference Plan



Sheet 1 Site Plan

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/7/15
2	ISSUED FOR PERMIT	10/7/15
3	ISSUED FOR PERMIT	10/7/15
4	ISSUED FOR PERMIT	10/7/15
5	ISSUED FOR PERMIT	10/7/15
6	ISSUED FOR PERMIT	10/7/15
7	ISSUED FOR PERMIT	10/7/15
8	ISSUED FOR PERMIT	10/7/15
9	ISSUED FOR PERMIT	10/7/15
10	ISSUED FOR PERMIT	10/7/15

General Note

1. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
4. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
5. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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8. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
9. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
10. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



Bridgewater Homes
1708 E M Franklin Ave.
Austin, TX, 78721
October 7, 2015

A1.0

SHED
Design • Consulting • Construction

12
11

Travis CAD

Property Search Results > 191670 FRENCH JORDAN MICHAEL & DARIUS FISHER for Year 2016

Property

Account			
Property ID:	191670	Legal Description	S41 02FT OF LOT 7 & E14 67FT OF S41 02 OF LOT 8 BLK 3 OLT 17 DIV O HARRINGTON SUBD
Geographic ID	0204057712	Agent Code	ID 2490
Type:	Real		
Property Use Code			
Property Use Description			
Location			
Address	200 SAN MARCOS ST TX 78702	Mapco	585X
Neighborhood	E0120	Map ID	020201
Neighborhood CD	E0120		
Owner			
Name:	FRENCH JORDAN MICHAEL & DARIUS FISHER	Owner ID	1572937
Mailing Address	200 SAN MARCOS AUSTIN TX 78702	% Ownership	100 0000000000%
		Exemptions	

Values

(+) Improvement Homesite Value	+	\$219,822
(+) Improvement Non-Homesite Value	+	\$0
(+) Land Homesite Value:	+	\$170,000
(+) Land Non-Homesite Value:	+	\$0
(+) Agricultural Market Valuation	+	\$0
(+) Timber Market Valuation	+	\$0
(-) Market Value	=	\$389,822
(-) Ag or Timber Use Value Reduction:	=	\$0
(=) Appraised Value	=	\$389,822
(-) HS Cap	=	\$0
(=) Assessed Value	=	\$389,822

Taxing Jurisdiction

Owner	FRENCH JORDAN MICHAEL & DARIUS FISHER
% Ownership	100 0000000000%
Total Value	\$389,822

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01 AUSTIN ISD	1.202000	\$389,822	\$389,822	\$4,685.66
02 CITY OF AUSTIN	0.458900	\$389,822	\$389,822	\$1,788.89
03 TRAVIS COUNTY	0.416900	\$389,822	\$389,822	\$1,625.17
04 TRAVIS CENTRAL APP DIST	0.000000	\$389,822	\$389,822	\$0.00
21 TRAVIS COUNTY HEALTHCARE DISTRICT	0.117781	\$389,822	\$389,822	\$459.14
68 AUSTIN COMM COLL DIST	0.100500	\$389,822	\$389,822	\$391.77
HPR1 HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$389,822	\$389,822	\$0.00
Total Tax Rate	2.296081			

Taxes w/Current Exemptions	\$8,950.63
Taxes w/o Exemptions	\$8,950.63

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	41	Living Area:	8580 sqft	Value:	\$219,822
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
1ST	1st Floor	VP - 4		1900	8580		
011	PORCH OPEN 1ST F	" - 4		1900	120		
095	HVAC RESIDENTIAL	" - 4		2010	8500		
251	BATHROOM	" - 4		1900	100		
571	STORAGE DET	WS - 4		1950	1000		
252	BEDROOMS	VP - 4		1900	200		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0556	2420.18	41.02	59.00	\$170,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$219,822	\$170,000	0	\$389,822	\$0	\$389,822

Revised

CASE# _____
ROW# _____
TAX# _____

12/17

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: 3406 E. 17th Street Austin Texas 78721

LEGAL DESCRIPTION: Subdivision - 1.36AC OF OLT 23 DIVISION B

Lot(s) 6 Block _____ Outlot 23 Division B I/

Jim Bennett

for

Bridgewater Custom Homes Inc. affirm that on Dec. 17, 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

18 boutique detached condos providing a comparability set back of 10'-0" on the rear and
5'-0" on the side of property, and providing a compatibility height of 32'-0" on the rear
property and 28'-0" on the east and west property lines.

in a MF-3 district.
(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.**



L2
13

From:
SHED design+consulting co.
cc: Jesus Prairie, Managing Member
9600 Escarpment Blvd. Suite 745, PMB 129 Austin Texas 78749
jesus.prairie@shedatx.com
www.shedatx.com
512.757.7192

December 17, 2015

On Behalf of:
Bridgewater Custom Homes
cc: Jeff Bridgewater
4424 Gaines Ranch Loop #431 Austin Texas 78749
512.809.9109
jeff@bridgewaterhomesinc.com

To: City of Austin Board of Adjustment
cc: Leane Heldenfels
One Texas Center
505 Barton Springs Road, Austin, Tx. 78735
512.974.2202
leane.heldenfels@austintexas.gov

For:
Consideration for the variance and removal of the Subchapter F Compatibility Standards (25-2-1063) imposed on the developers MF-3 zoned property located at 3406 E. 17th Street, Austin Texas 78721.

VARIANCE FINDINGS:

I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

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

HARDSHIP: The Property Located at 3406 E. 17th Street is zoned (MF-3-NP) Multi-Family, the said property is surrounded on 2-1/4 sides by St. James Missionary Baptist Church, the zoning in which is SF-3-NP as well. Due to the Civic reality of the Church, the current property adversely affects the property at 3406 E. 17th Street.

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

The church being Civic with a zoning of SF-3-NP presents a non-typical effect on the MF-3-NP property, because St. James Missionary Baptist Church is civic and adjacent to the MF-3-NP property the compatibility standards implied in 25-2-1063 should not be enforced. The Compatibility Standards in effect are to protect adjacent SF-3 properties from larger developments, the church will not be affected by the removal of the 25'-0" no-build set backs including the 32'-0" height limitations that would indeed comply with the neighborhood plan. The intent of the compatibility standards is to protect adjacent residential use zoned properties and NOT CIVIC USE.

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

The property at 3406 E. 17th Street was previously occupied by Johnson Custodial Home; a 10,452 Square Foot nursing home that was conditionally and appropriately outlasted its useful life. The neighboring properties and neighborhood is majority Single Family Residences.

L2
14

AREA CHARACTER:

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

The New Boutique, affordable housing. Condos will be private in nature and will overlook the green space to the west of the property. the Condo design and development will compliment all adjacent properties. In addition this new development will complement the neighboring properties by removing the previous building previously occupied by Johnson Custodial Home, this building has become an eye sore in the neighborhood. The new development will also bring more affordable housing to the area.

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 _____ Mail Address 11505 Ridge Drive

City, State & Zip Austin Texas 78748

Printed Jim Bennett Phone 512-282-3079 Date January 19, 2016

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

Signed Jeff Bridgewater Mail Address 4424 Gaines Ranch Loop #431

City, State & Zip Austin Texas 78735

Printed Jeff Bridgewater Phone 512-809-9109 Date January 19, 2016

62
15



Jeff Bridgewater <jeff@bridgewaterhomesinc.com>

3406_E17th_ST_AE_BOA_20160122

2 messages

Kellogg, Eben <Eben.Kellogg@austinenergy.com>

Fri, Jan 22, 2016 at 2:44 PM

To: Jesus Prairie [REDACTED]

Cc: Jeff Bridgewater <jeff@bridgewaterhomesinc.com>, "Heldenfels, Leane"

<Leane.Heldenfels@austintexas.gov>, "Ramirez, Diana" <Diana.Ramirez@austintexas.gov>

Jesus Prairie, Managing Member

SHED Design

9600 Escarpment Blvd.

Suite 745, PMB 129

Austin Texas 78749

512.757.7192

For - Jeff Bridgewater

Bridgewater Custom Homes -

Re: 3406 E. 17th Street

Austin TX, 78721

Dear Jesus,

January 22, 2016

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variances from the following land development regulations; Site Compatibility - (25-2-1063) - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

1. to decrease the minimum side yard building line of 25' (required) to 5' (requested);
2. to decrease the minimum rear yard building line of 25' (required) to 10'

63
14

(requested);

3. to increase the height limit from 30' (required) from to 32' (requested) in order to erect eighteen (18) single town homes, located in the "MF-3-NP" district. (MLK)

Austin Energy does not oppose your application for the above variances, which is shown on the attached electronic stamped sketch, provided that any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

It is recommended, due to the nature of this proposed use, that you contact Austin Energy's design lead, Jim Rowin, at 512-505-7665, (St. Elmo Service Center) who will be able to delineate the clearance requirements of Austin Energy, NESC and OSHA, in order for AE to safely provide service to your project.

(Below is the link for our clearances.)

https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you have any further questions, please contact our office.

Thank you,

Eben Kellogg | Property Agent

Austin Energy

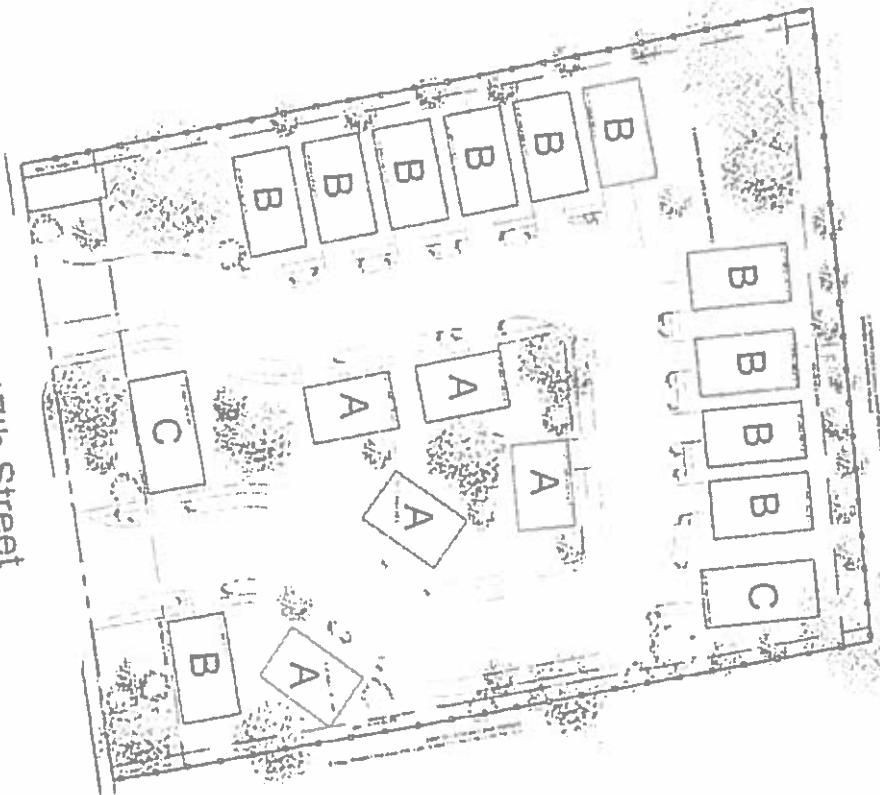
Public Involvement | Real Estate Services

2500 Montopolis Drive

Austin, TX 78741

512.322.6050

MOOREHEAD UNIVERSITY LIBRARY



UNIT 15	Number of Book Types	3
On Sale Dates -		
Type A: 1200x1		5
Type B: 1270x1		10
Type C: 1350x1		2
Total		17

A
B
C

Bridgewater Homes
3406 E. 17th Street
Austin TX 78721
by
November 28, 2013

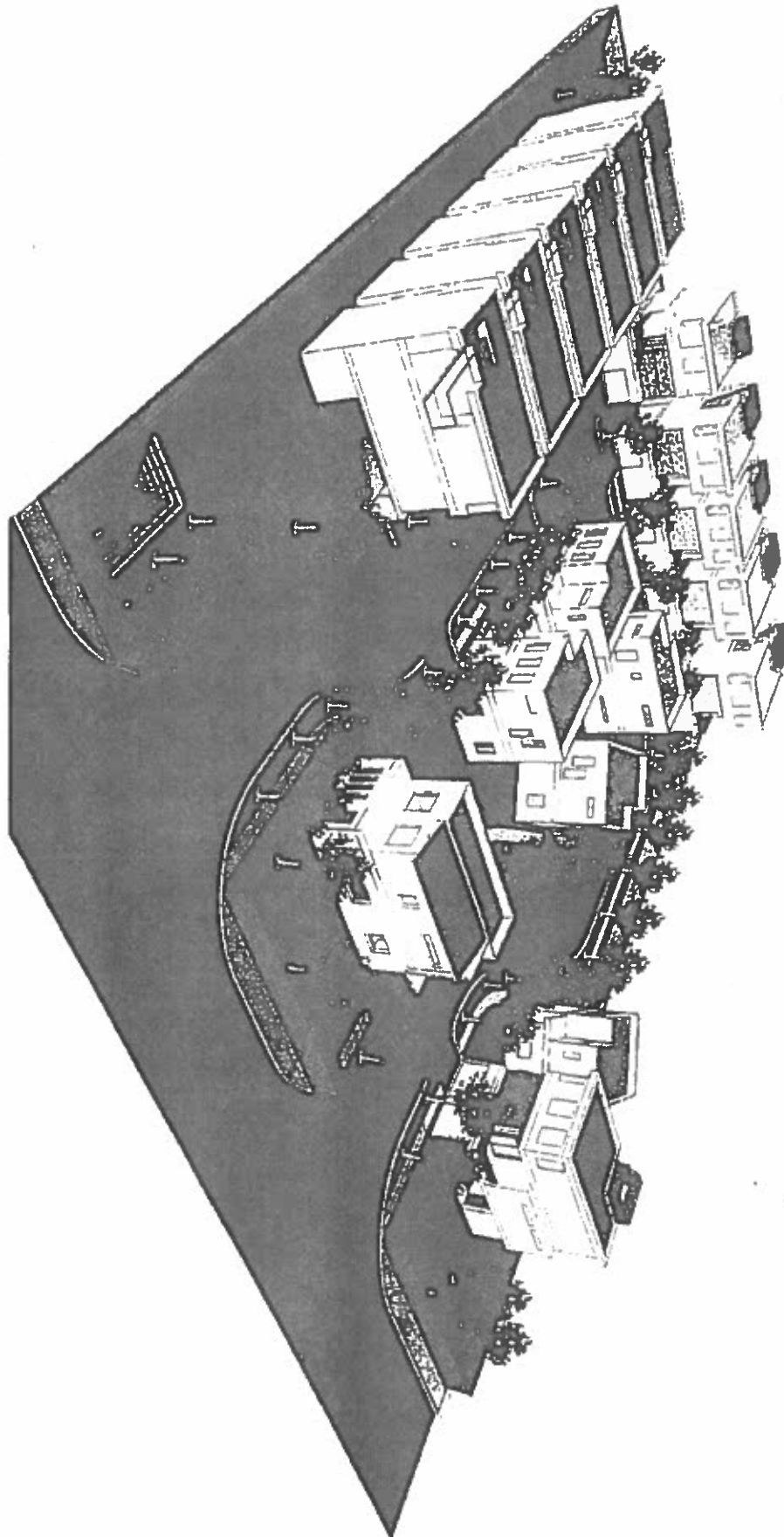
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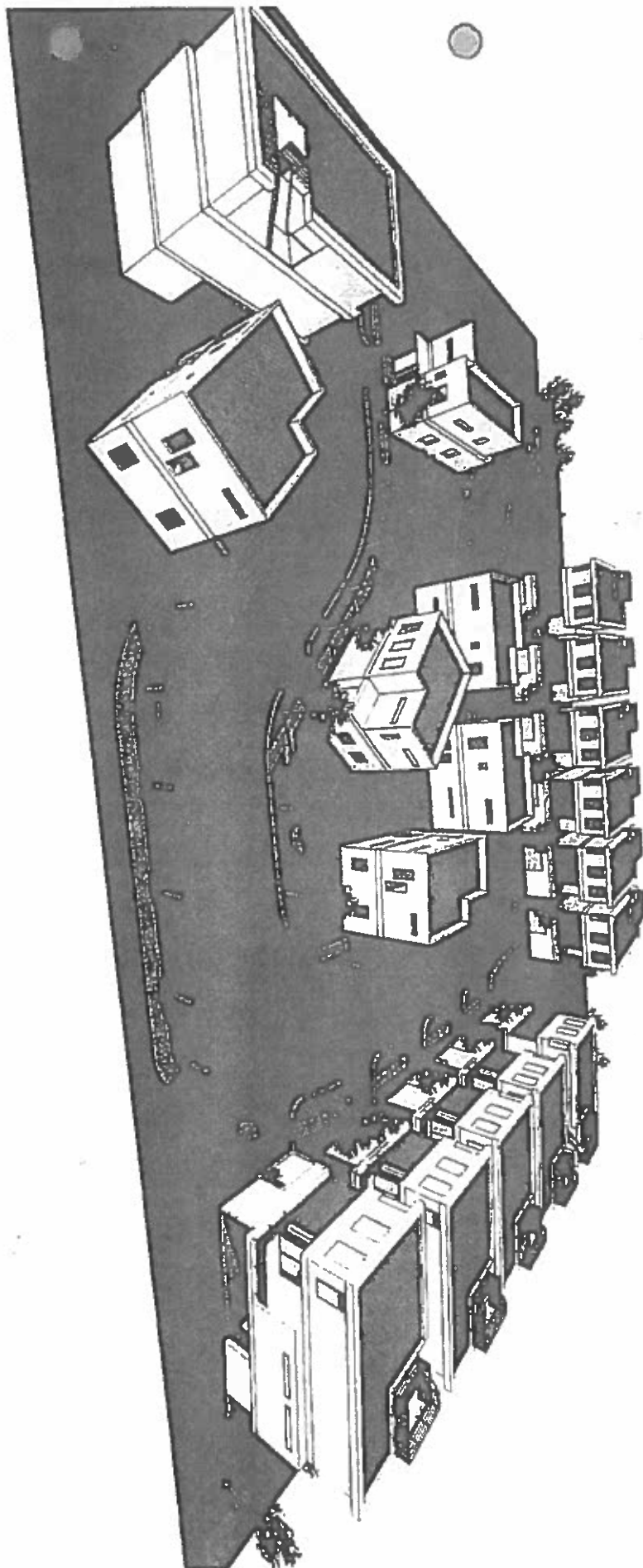


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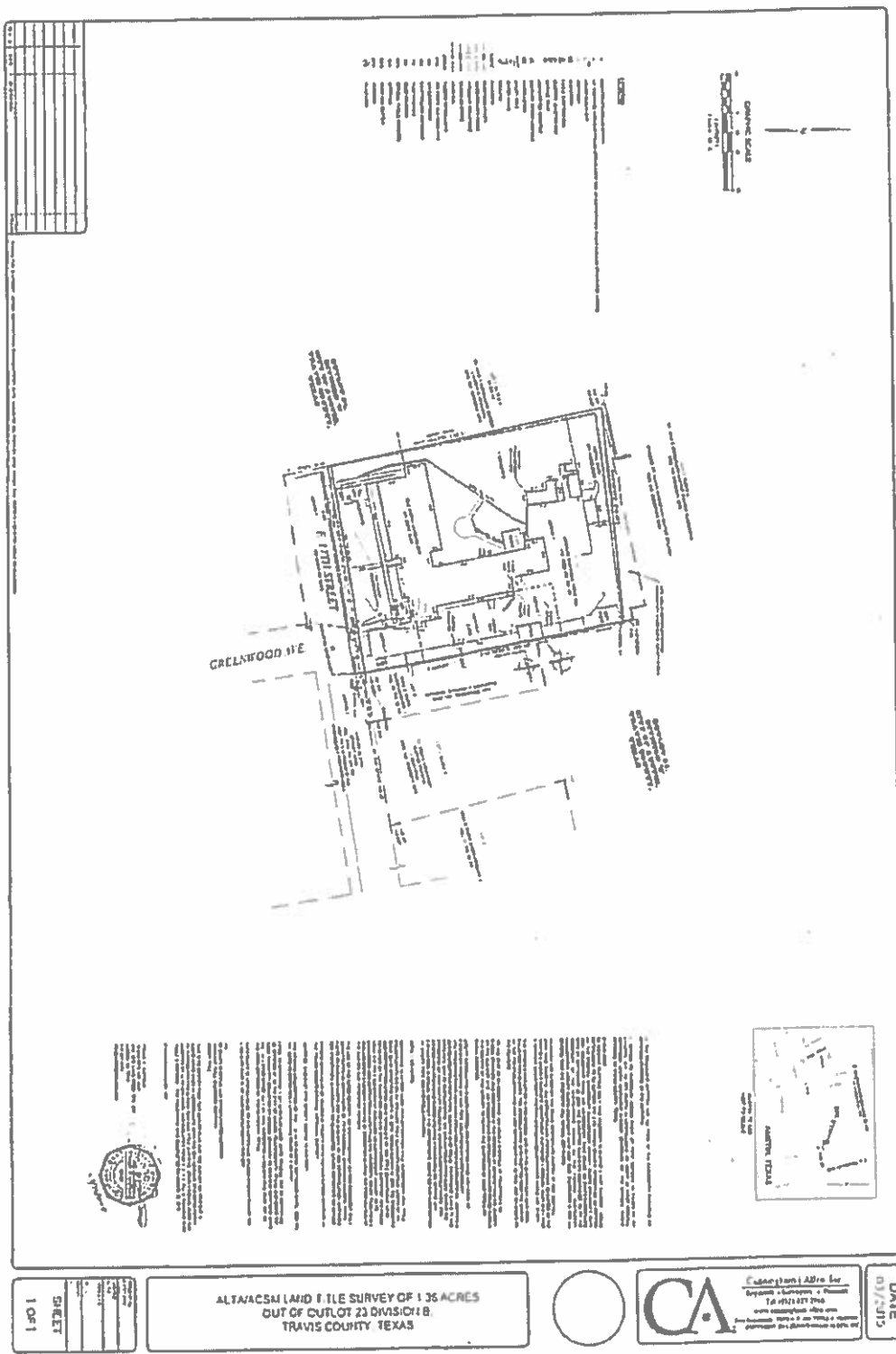
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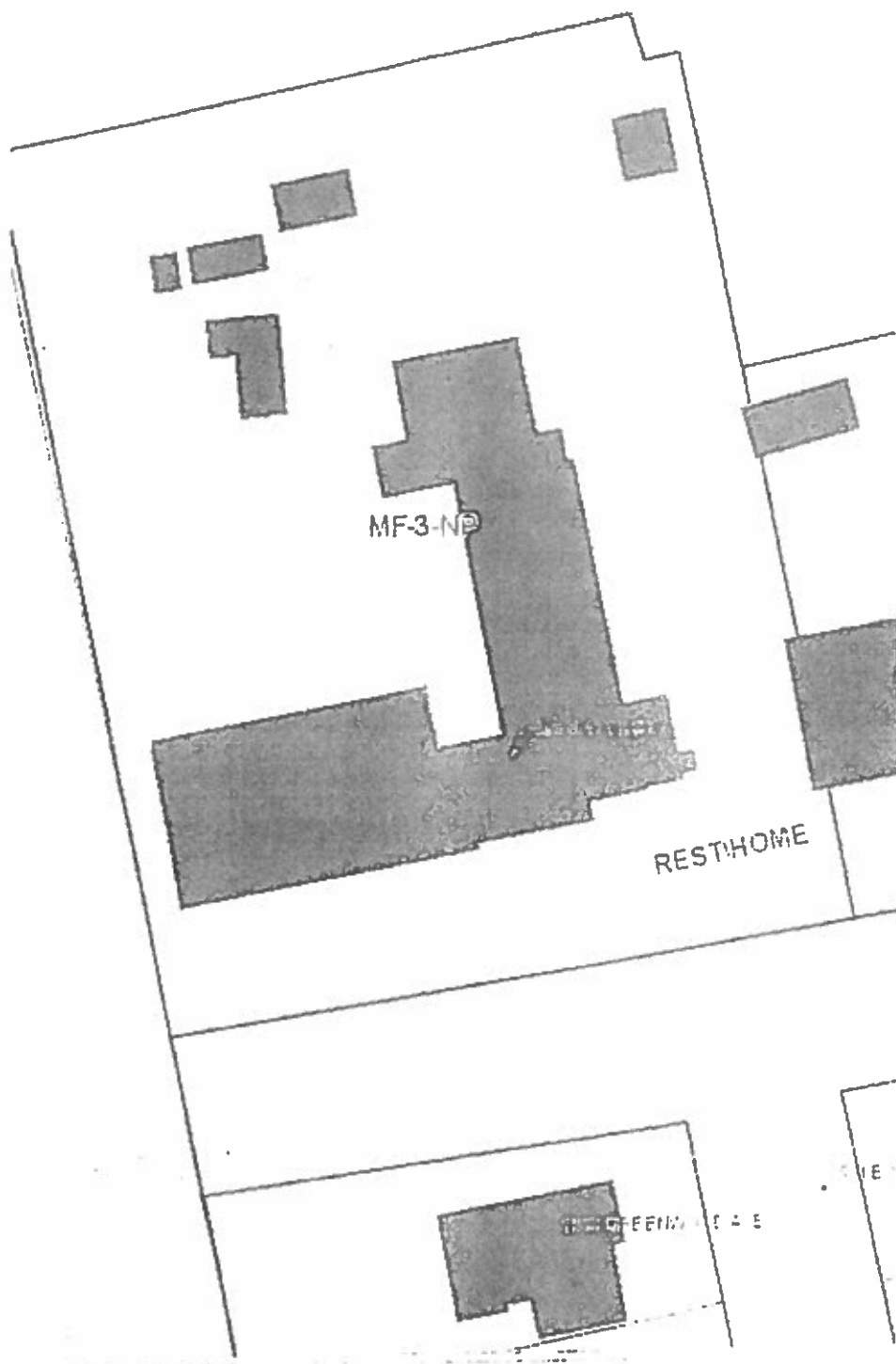


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CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

Building Footprints Year :

■ Combo Inlet

■ Curb Inlet

Grate Inlet

Drainage Pipe

— Storm Drain

Culvert

— Lateral

Manhole

■ City of Austin Maintained

■ Privately Maintained Pond

• Address Points

Lot ID

Block ID

□ Lot Line

Easement Annotation

-- Easement Lines

□ Zoning (Large Map Scale)

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
23

Property Search Results > 202489 JOHNSON CUSTODIAL HOME INC for Year 2014

Property

Account

Property ID: 202489
 Geographic ID: 0211170401
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: 1.36AC OF OLT 23 DIVISION B
 Agent Code:

Location

Address: 3406 E 17 ST
 TX 78721
 Neighborhood: 75NUR
 Neighborhood CD: 75NUR

Mapsco: 586K
 Map ID: 021011

Owner

Name: JOHNSON CUSTODIAL HOME INC Owner ID: 185696
 Mailing Address: 3406 E 17TH ST
 AUSTIN , TX 78721-1106
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$382,166	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$103,674	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$485,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$485,840	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$485,840	

Taxing Jurisdiction

Owner: JOHNSON CUSTODIAL HOME INC
 % Ownership: 100.0000000000%
 Total Value: \$485,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.222000	\$485,840	\$485,840	\$5,936.96
02	CITY OF AUSTIN	0.480900	\$485,840	\$485,840	\$2,336.41
03	TRAVIS COUNTY	0.456300	\$485,840	\$485,840	\$2,216.88
0A	TRAVIS CENTRAL APP DIST	0.000000	\$485,840	\$485,840	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.126400	\$485,840	\$485,840	\$614.10
68	AUSTIN COMM COLL DIST	0.094200	\$485,840	\$485,840	\$457.67
Total Tax Rate:		2.379800			

Taxes w/Current Exemptions: \$11,562.02
 Taxes w/o Exemptions: \$11,562.02

12/14/2015

Travis CAD - Property Details

L2
24**Improvement / Building**

Improvement #1: REST/NURSE HOME State Code: F1 Living Area: 10452.0 sqft Value: \$382,166

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	C - 4		1970	10452.0
011	PORCH OPEN 1ST F	* - 4		1970	42.0
011	PORCH OPEN 1ST F	* - 2+		1970	100.0
051	CARPORT DET 1ST	* - 2		1970	400.0
320	OBS DRIVEWAY	SDA - *		1970	1.0
491	SPRINKLER HEADS	* - *		1970	10452.0
531	OBS FENCE	CSL - *		1970	1.0
551	PAVED AREA	AA - *		1970	3000.0
581	STORAGE ATT	M - 2		1970	25.0
SO	Sketch Only	SO - *			140.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.3600	59242.00	0.00	0.00	\$103,674	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$383,712	\$177,726	0	561,438	\$0	\$561,438
2014	\$382,166	\$103,674	0	485,840	\$0	\$485,840
2013	\$380,897	\$103,674	0	484,571	\$0	\$484,571
2012	\$380,713	\$103,674	0	484,387	\$0	\$484,387
2011	\$399,042	\$103,674	0	502,716	\$0	\$502,716

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/20/2015	SW	SPECIAL WARRANTY DEED	AUSTIN RP-FOUR LTD	BRIDGEWATER CUSTOM HOMES INC			2015134319
2	4/28/2015	SW	SPECIAL WARRANTY DEED	JOHNSON CUSTODIAL HOME INC	AUSTIN RP-FOUR LTD			2015065513
3	7/30/1976	WD	WARRANTY DEED	JOHNSON JOE	JOHNSON CUSTODIAL HOME INC	05533	00767	

Questions Please Call (512) 834-9317

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L2
25**§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.**

(A) This section applies to a site that has:

- (1) an area that exceeds 20,000 square feet; or
- (2) a street frontage that exceeds 100 feet.

(B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(C) The height limitations for a structure are:

- (1) two stories and 30 feet, if the structure is 50 feet or less from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or
- (2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located;
- (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or
- (4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Source: Section 13-2-734; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11; Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20131017-046.

Bridgewater Custom Homes, Inc.

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CASE# C15-2016-0011
ROW# 111107124
TAX# 0211170401

12/27

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: 3406 E. 17th Street Austin Texas 78721

LEGAL DESCRIPTION: Subdivision - 1.36AC OF OLT 23 DIVISION B

Lot(s) 6 Block _____ Outlot 23 Division B 1/

Bridgewater Homes Inc. on

behalf of myself/ourselves as authorized agent for

Bridgewater Homes Inc. affirm that on Dec. 7, 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

18 Boutique style Town Homes, with 3 distinct types ranging from 1000 to 1350 square feet,
replacing the existing Johnson Custodial Home Structure which has outlasted its useful life.

in a MF-3 - NP district. (MLK)
(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.



62
28

From:
SHED design+consulting co.
cc: Jesus Prairie, Managing Member
9600 Escarpment Blvd. Suite 745, PMB 129 Austin Texas 78749
jesus.prairie@shedatx.com
www.shedatx.com
512.757.7192

December 17, 2015

On Behalf of:
Bridgewater Custom Homes
cc: Jeff Bridgewater
4424 Gaines Ranch Loop #431 Austin Texas 78749
512.809.9109
jeff@bridgewaterhomesinc.com

To: City of Austin Board of Adjustment
cc: Leane Heldenfels
One Texas Center
505 Barton Springs Road, Austin, Tx. 78735
512.974.2202
leane.heldenfels@austintexas.gov

For:
Consideration for the variance and removal of the Subchapter F Compatibility Standards (25-2-1063) imposed on the developers MF-3 zoned property located at 3406 E. 17th Street, Austin Texas 78721.

VARIANCE FINDINGS:

I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

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

HARDSHIP: The Property Located at 3406 E. 17th Street is zoned (MF-3-NP) Multi-Family, the said property is surrounded on 2-1/4 sides by St. James Missionary Baptist Church, the zoning in which is SF-3-NP. Due to the nature and Civic reality of the Church, the current property adversely affects the property at 3406 E. 17th Street.

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

The church being Civic in nature with a zoning of SF-3-NP presents a non-typical effect on the MF-3-NP property, because St. James Missionary Baptist Church is civic in nature and adjacent to the MF-3-NP property the compatibility standards implied in 25-2-1063 should not be enforced. The Compatibility Standards in effect are to protect adjacent SF-3 properties from larger developments, the church will not be affected by the removal of the 25'-0" no-build set backs including the height limitations that would indeed comply with the neighborhood plan.

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

The property at 3406 E. 17th Street was previously occupied by Johnson Custodial Home, a 10,452 Square Foot nursing home that was conditionally and appropriately outlasted its useful life. The neighboring properties and neighborhood is majority Single Family Residences.

L2
29

AREA CHARACTER:

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

The New Boutique, affordable housing, Town Homes will be private in nature and will overlook the green space to the west of the property. The Town Home design and development will compliment all adjacent properties. In addition this new development will complement the neighboring properties by removing the previous building previously occupied by Johnson Custodial Home, this building is an eye sore to the neighborhood. The new development will also bring more affordable housing to the area.

PARKING: (Additional criteria for parking variances only.)

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

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

Parking will be on site and structure specific

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:

Agreed, parking will be on site and structure specific

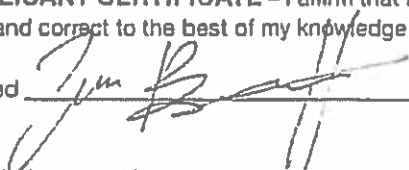
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Parking will be on site and structure specific

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

N/A

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  Mail Address 9600 Escarpement Blvd, STE 745 PMB 129

62
30

City, State & Zip Austin Texas 78749

Printed Jim BENNETT Phone 512.282.3079 Date 12/5/2015
512.784.4961

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief. 4424 GAINES RANCH Loop 431

Signed Jeffrey D. Bridgewater Mail Address _____

City, State & Zip Austin, Texas 78735

Printed Jeffrey D. Bridgewater Phone 512-801-9109 Date 12-15-15

L2
31

12/14/2015

Google Maps

Google Maps

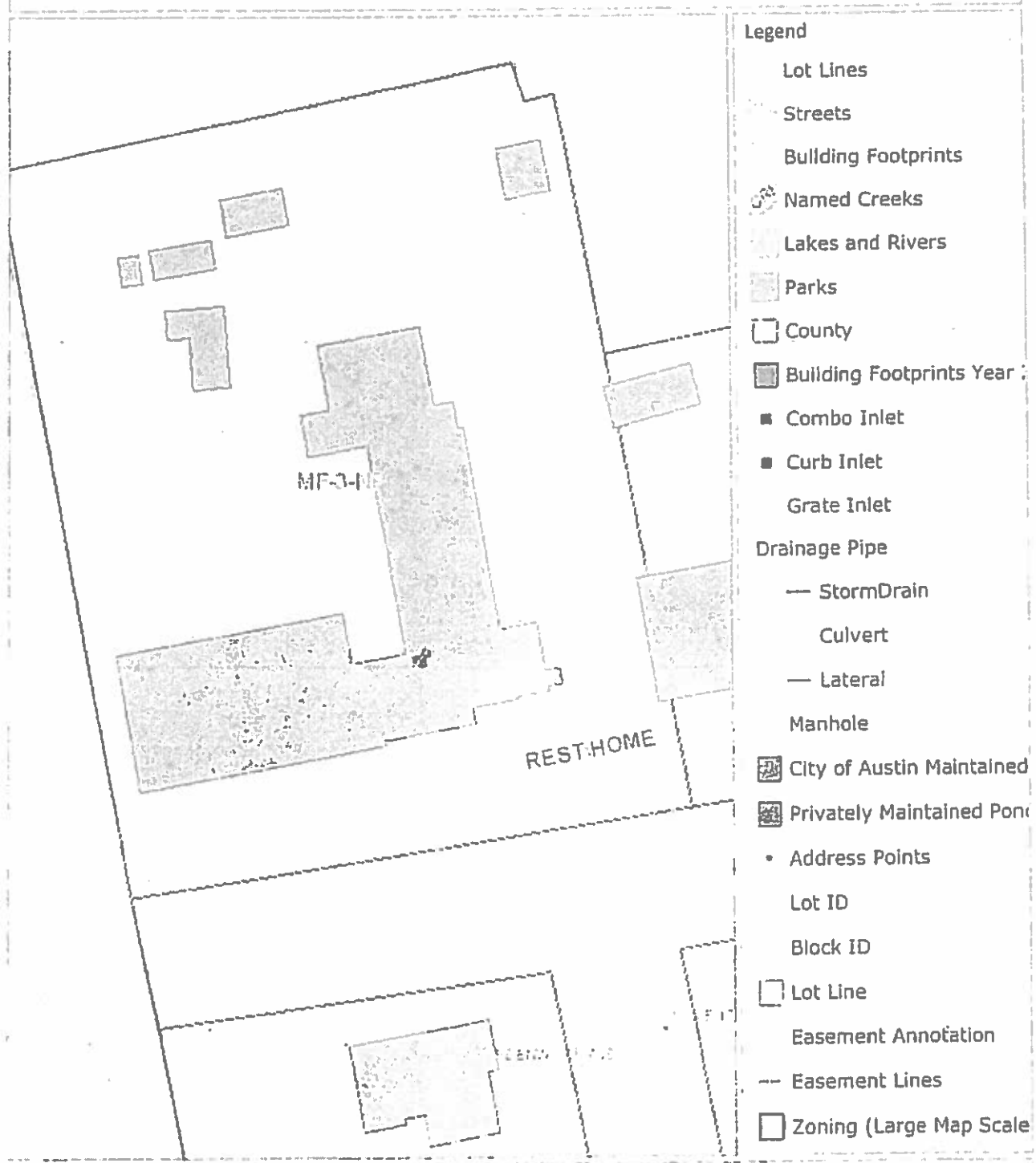


Map data ©2015 Google 200 ft

<https://www.google.com/maps/@30.2809298,-97.6791271,17.39z>

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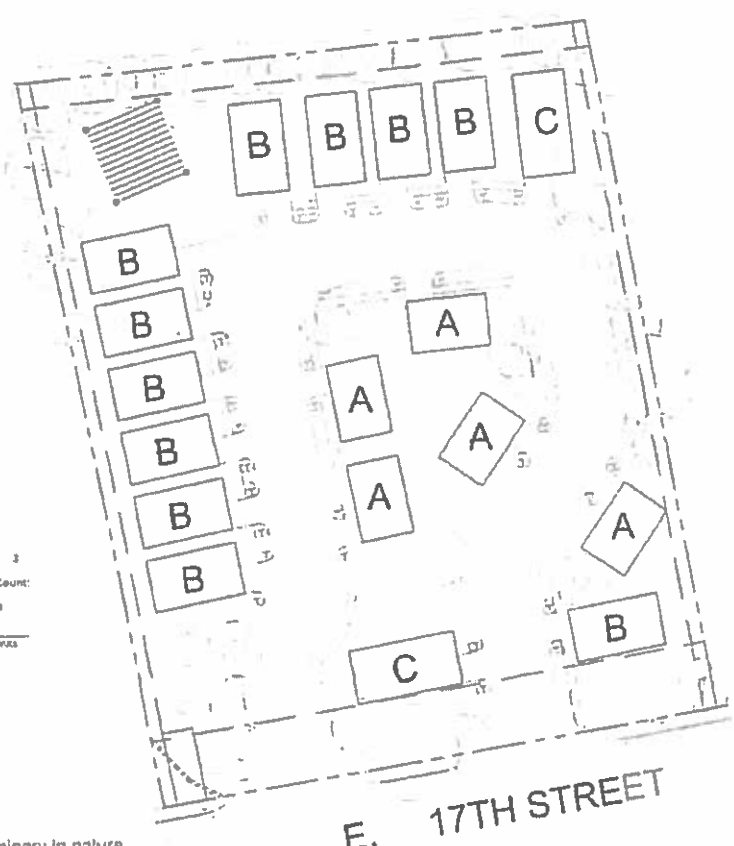
CITY OF AUSTIN DEVELOPMENT WEB MAP



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[illegible]

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UNITS

Number of Unit Types	3
Description:	Unit Count:
Type A 1000sf	8
Type B 1200sf	11
Type C 1350 sf	2
Totals	13 Total Units



not for construction, preliminary in nature

General Site Notes
 1. See Schedule of site plan for general notes.
 2. See Schedule of site plan for general notes.
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 19. See Schedule of site plan for general notes.
 20. See Schedule of site plan for general notes.

Bridgeview Homes
 3400 E. 17th Street
 Aurora, IL 60017
 Prepared for: [illegible]
 Date: [illegible]

Prepared
 Site Plan #1
 A1.0
SHED
 design + engineering
 1000 N. [illegible]
 Chicago, IL 60610
 Phone: [illegible]
 Fax: [illegible]
 Email: [illegible]

Scale 1" = 10' - 0"

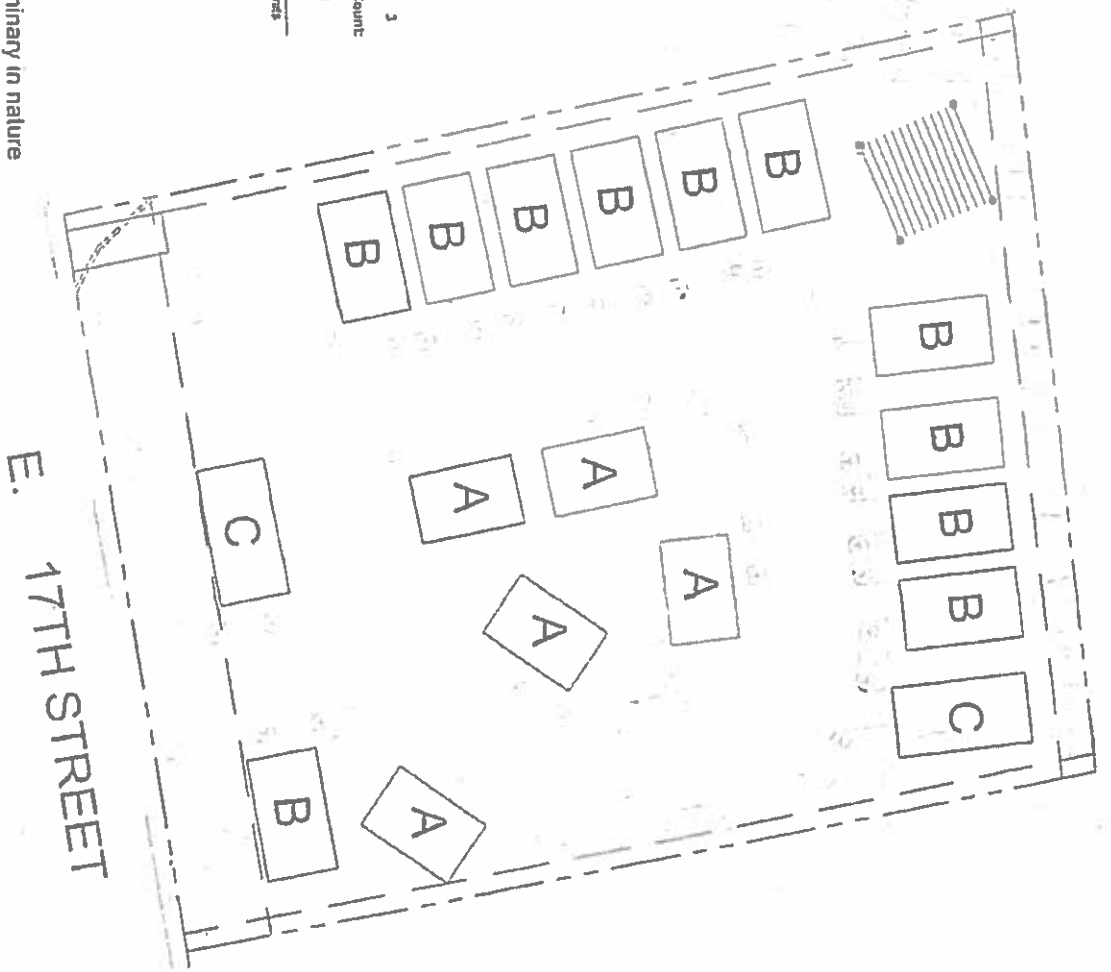
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not for construction, preliminary in nature



UNITS

Number of Unit Types		3
Description:		
Type A 1000sq ft	Unit Count:	5
Type B 1200sq ft		11
Type C 1350 sq ft		2
Totals	18 Total Units	



E. 17TH STREET

Scale: 1" = 10' - 0"

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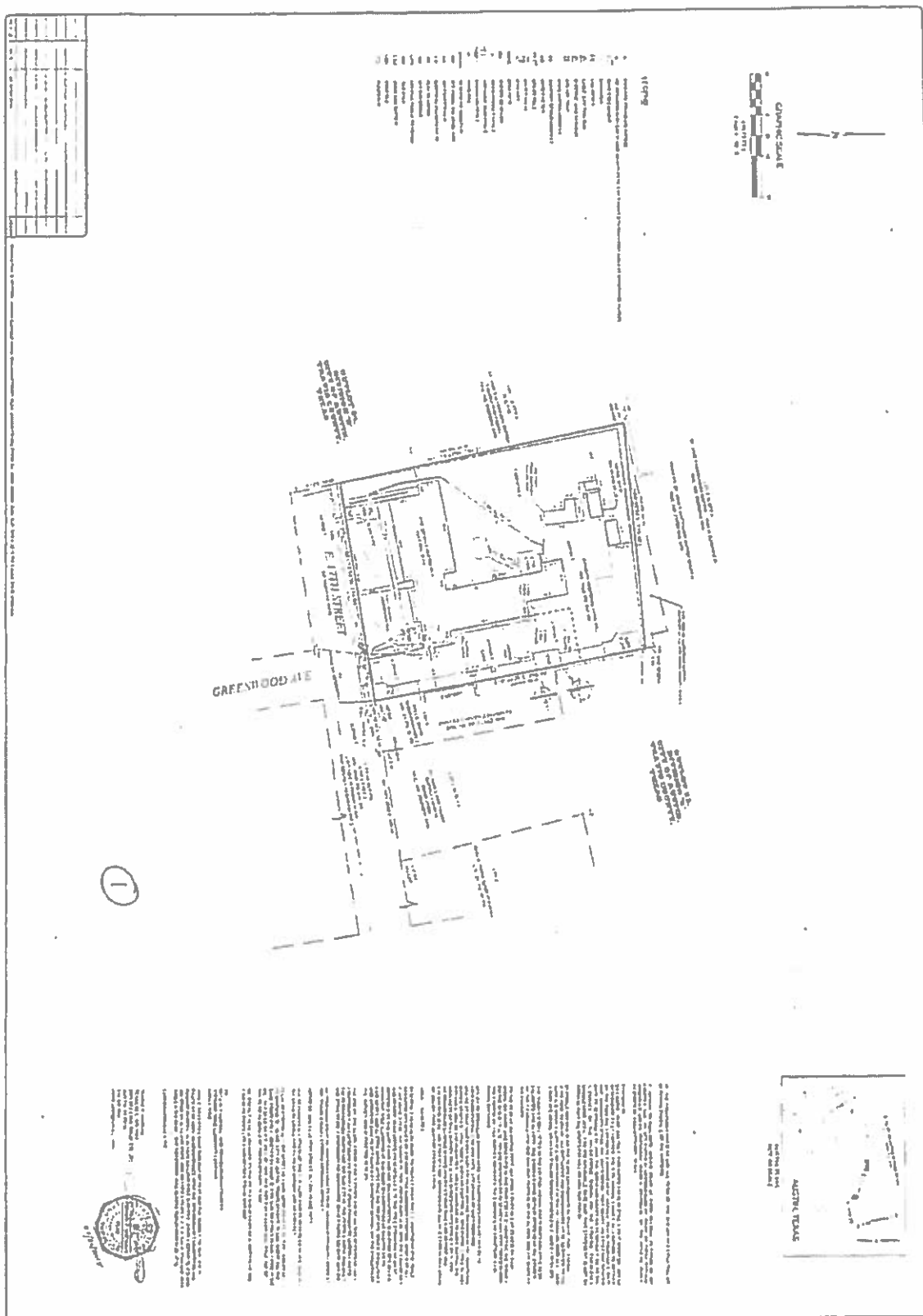
20. The copyright owner does not warrant the accuracy or completeness of the information contained herein.

SHED
design + consulting co

A1.0
Preferred Site Plan #1

Bridgewater Homes
3406 E. 17th Street
Austin, TX, 78721
November XX, 2015

12/31



NO.	DESCRIPTION	ACRES	REMARKS
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①



ALTA ACRES LAND TITLE SURVEY OF 136 ACRES
OUT OF OUTLOT 23 DIVISION B,
TRAVIS COUNTY, TEXAS

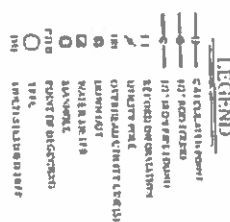
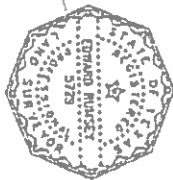
CA

Cunningham Allen, Inc.
 Surveyors & Engineers - Planners
 1411 E. 17th Street
 Austin, Texas 78702
 Phone (512) 476-1111
 Fax (512) 476-1112
 www.cunninghamallen.com

1 OF 1
SHEET

DATE
12/31/2000

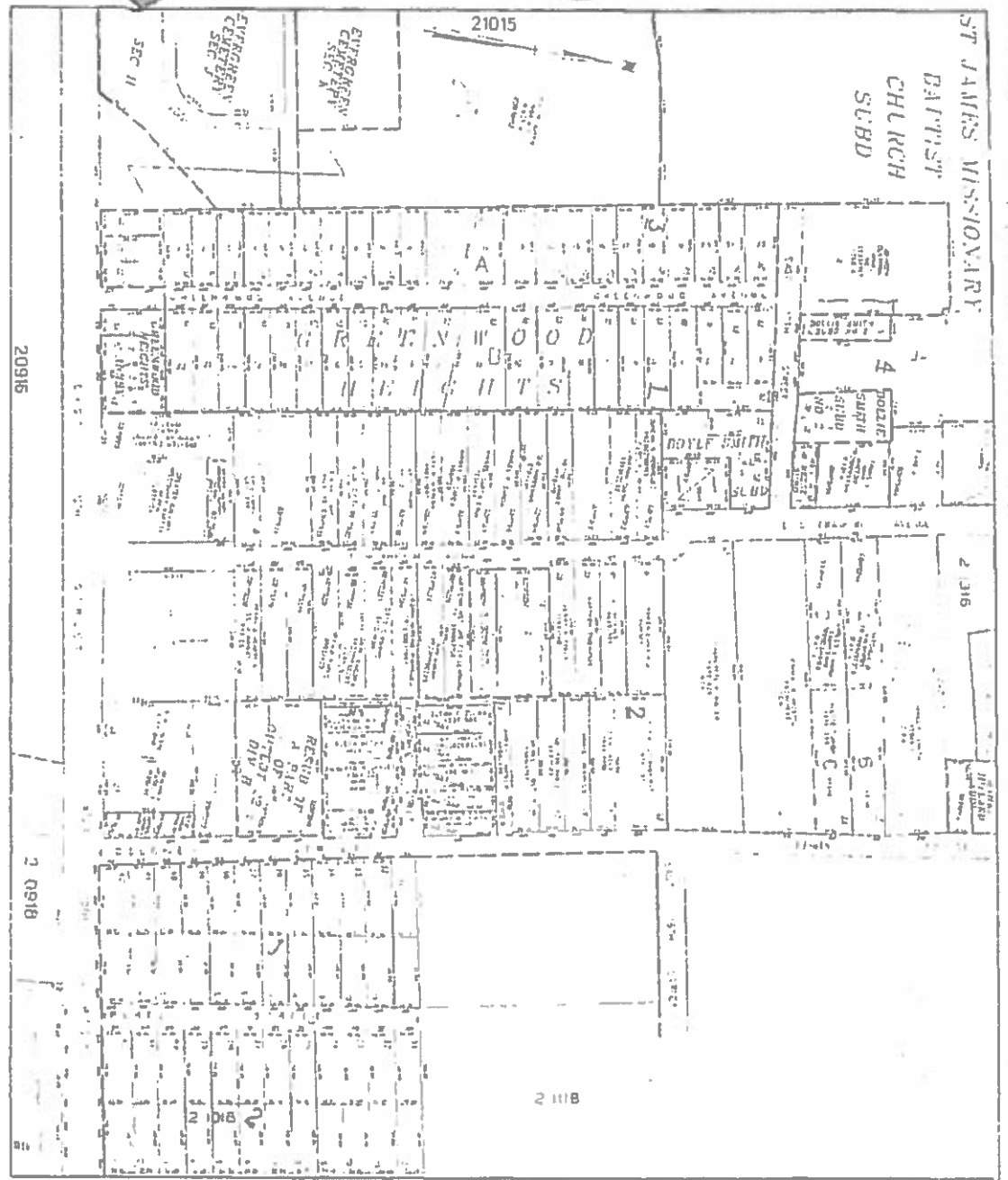
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RESTRICTED	NO RESTRICTIONS LISTED IN TITLE COMBINATION
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[illegible]

239



ST. JAMES MISSIONARY BAPTIST CHURCH SUBD

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ST. JAMES MISSIONARY BAPTIST CHURCH SUBD

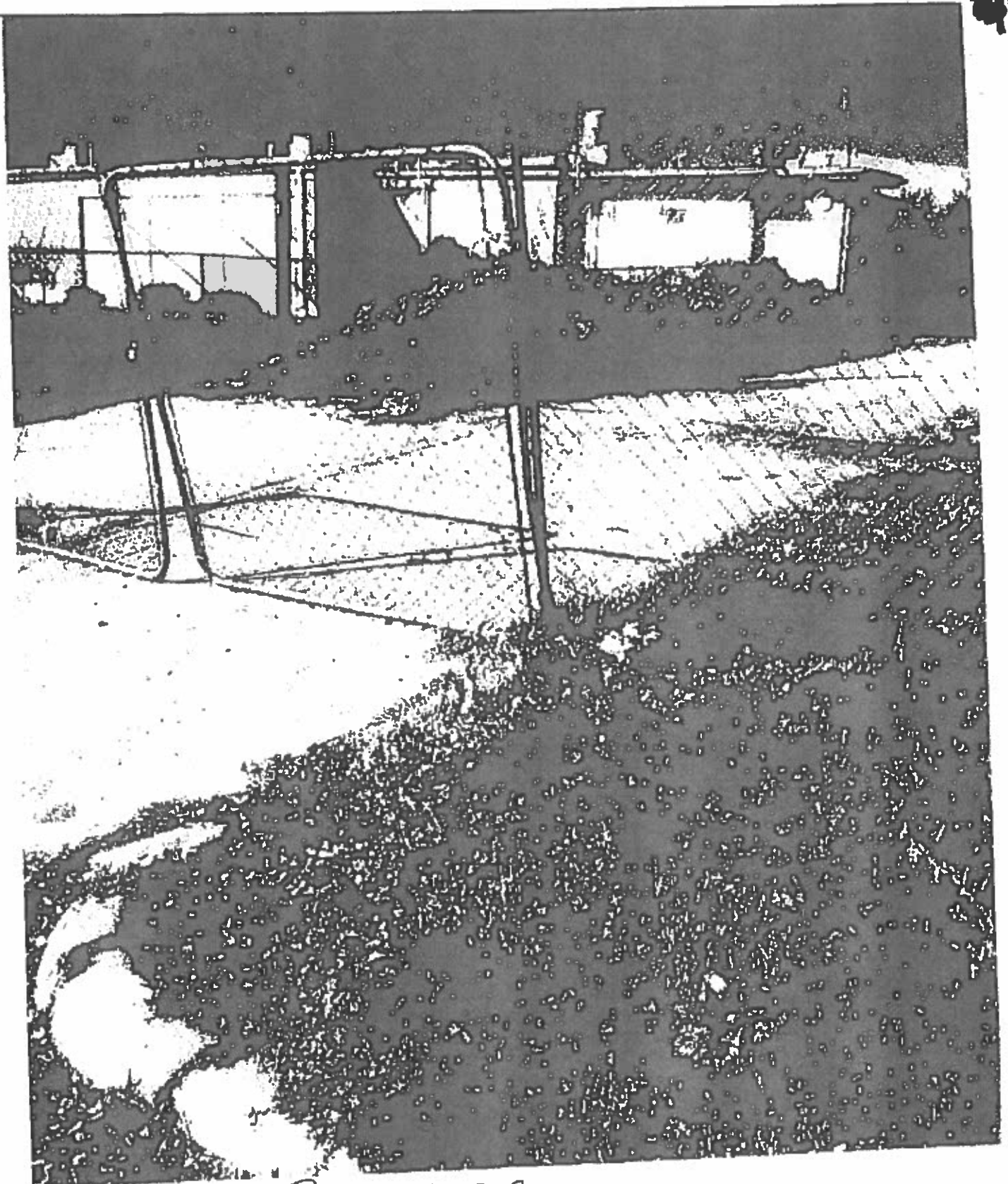
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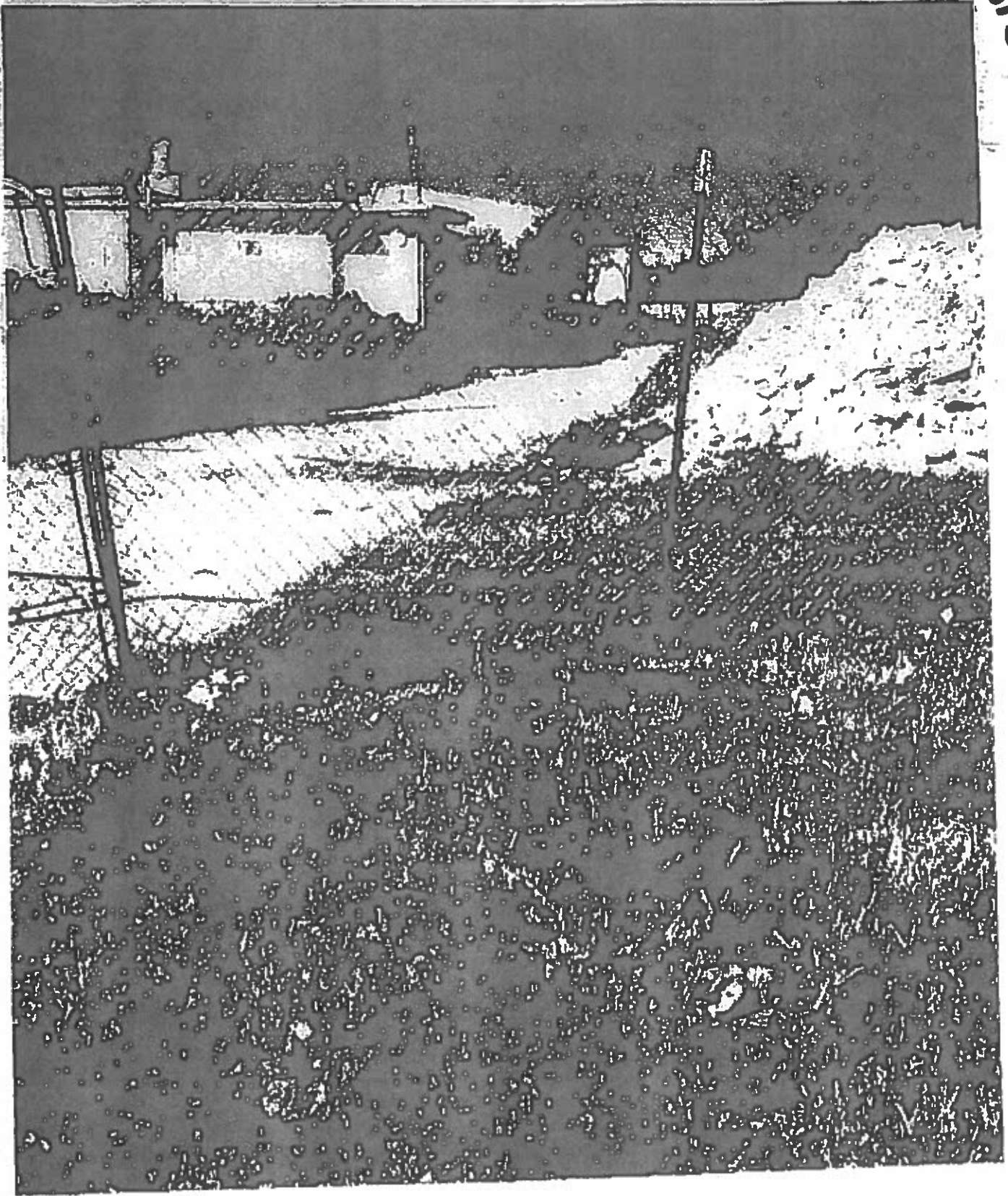


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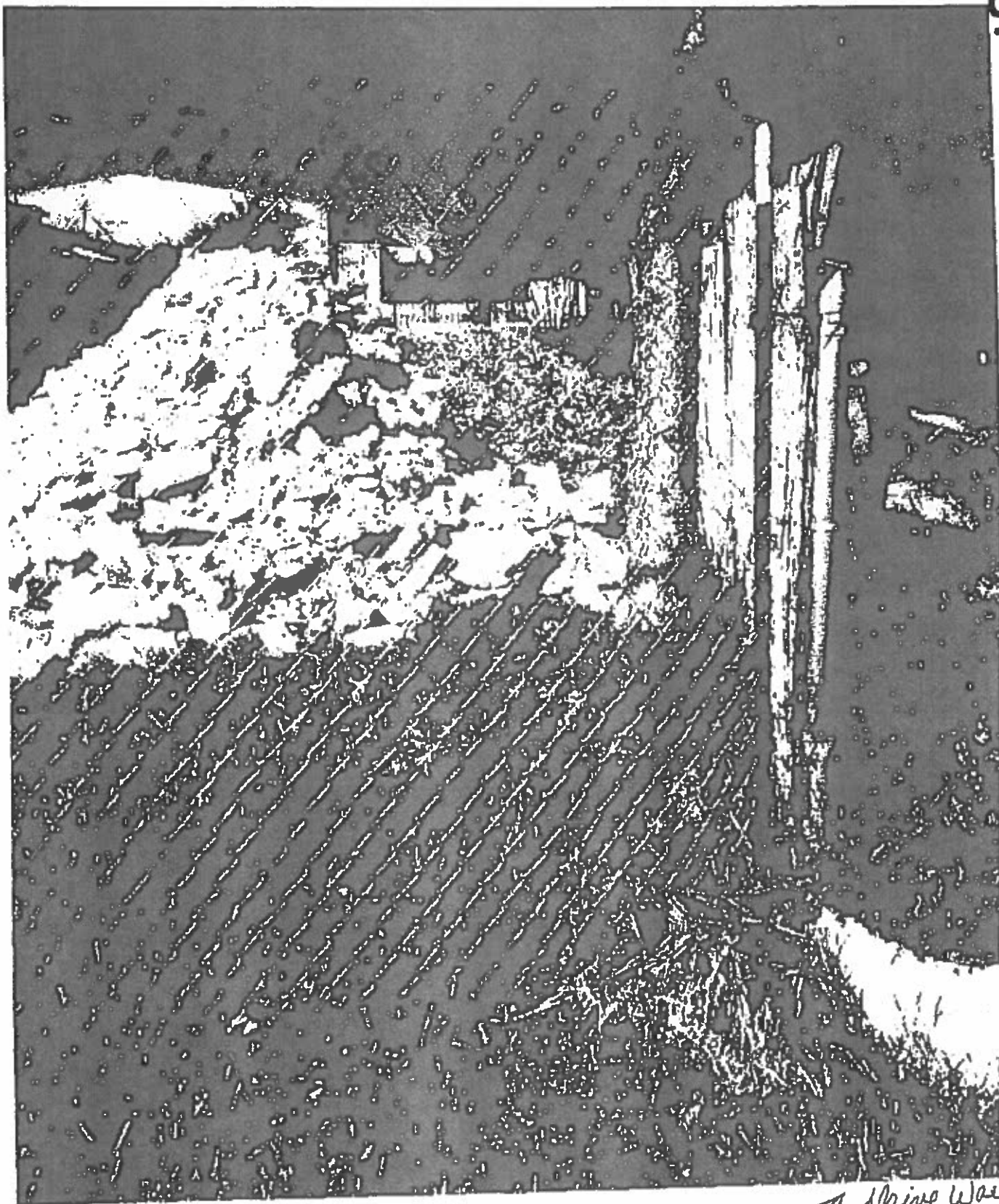
02/05/2016 00:33 FAX

2/5



2083

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3073
3406 E. 17th

Drive Wae
for 3500 E. 17th

Heldenfels, Leane

12
43

From: sara schmidt [REDACTED]
Sent: Monday, March 14, 2016 7:51 AM
To: Heldenfels, Leane
Subject: Board of Adjustment, March 14, 2016

Case Number: C15-2016-0011, 3406 17th St.
Contact: Leane Heldenfels
Public Hearing: Board of Adjustment, March 14, 2016

My name is Sara Schmidt, I live at 1603 E M Franklin Ave, and am opposed to the variance requested by Jim Bennett for 3406 E 17th St. I have been involved with the majority of the neighborhood meetings since the February variance hearing and find the development proposed by Bridgewater Homes to be against the interest of my neighborhood.

Bridgewater claims that the property owned by St. James Missionary Baptist Church presents a hardship and adversely affects the property. This is untrue and is evident in Bridgewater Homes' Preliminary Site Plan #1 presented to the MLK Neighborhood Association, which indicates construction of 34 units on this property within the setbacks required by the conformity requirements. The property owned by St. James Church to the west and east of the proposed site is undeveloped and could be sold and developed as single family homes in the future. Furthermore, there is an existing house located adjacent to the proposed development that needs to have their privacy and property value protected by maintaining the 25' setback and 30' height restrictions.

Although it is true that existing Johnson Custodial Home is an eyesore for the neighborhood, the proposed variance would allow a density and height of homes that is inappropriate and damaging to the surrounding neighbors. Greenwood Ave climbs in elevation to the North from 12 St., with this property located at the top of hill. The proposed height of 32 foot units with the additional height of the rooftop decks will be towering over the small 1 story homes that make up this neighborhood, which will be even more dramatic by the change in elevation. This will invade privacy, damage property values, and block skyview of the surrounding neighbors. The reduced setbacks would allow for more developable area which will likely result in more density negatively impacting the neighborhood with increased traffic and parking issues.

The claim that this development will bring affordable housing to the area is false. The units are proposed to be at a cost of \$300K-\$500K for 2 br units between 1000 and 1300 sq ft.

Bridgewater Homes presentation of information and the short timeline has made it difficult for the neighborhood to understand the project and come to a good compromise. As recently as March 7th, the Neighborhood was presented with plans that had conflicting information on sizes and dimensions of units and we have never been provided with drawings showing floorplans, parapets, and guardrails as instructed by The Board. Currently, the proposed development Preferred Site Plan #2 would include 3 story units 50 ft or less from the property line and closer than 10' to each other. This would not be allowed by the conformity requirements even if the variance is granted. This has put the neighborhood in the position to try to negotiate concessions on a proposed project that isn't feasible. I think that it may be possible for the neighborhood and Bridgewater to come to a good compromise, but more time and information would be needed.

Sincerely,

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- 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.

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Case Number: C15-2016-0011, 3406 17th St.
Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 14th, 2016

CARMEN SAUNDERS
Your Name (please print)

3500 E. 17th ST. AUSTIN 78721

Your address(es) affected by this application
Carmen Saunders
Date 3/13/2016

Daytime Telephone: (512) 927-8722
Signature

Comments: *Drive way Congestion concern due to driveway. Driveway issue due to 3406 E 17th is higher than 3500 E 17th. Several pile of dirt + rubble at 3406 E 17th St. Please, keep restricted opening to keep at 25' instead of 5' away from 3500 E 17th St.*

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: comments postmarked on the TH prior to the hearing or sooner may not be received timely for this hearing)
Fax: (512) 974-6305
Email: leaneheldenfels@austintexas.gov

L2
45

Heldenfels, Leane

From: Jef Page <[REDACTED]>
Sent: Monday, February 08, 2016 10:42 AM
To: Heldenfels, Leane
Subject: Case C15-2016-0011
Attachments: C15-2016-0011.pages.zip

5 FEBRUARY 2016
CASE NUMBER: C15-2016-0011, 3406 E. 17TH ST
CONTACT: LEANE HELDENFELS

TO WHOM IT MAY CONCERN:

My name is Jef Page and I live at 1601 E M Franklin Ave and I am *opposed* to the variance requested at 3406 E 17th street by Jim Bennett and Jeff Bridgewater.

First of all, from a landscape contractor's standpoint, the proposed development is very dense and contains a lot of impervious cover. Based on the site plan I don't see any water diversion or containment ponds or catchment. This development is at the top of a hill and the problems it creates will be sent to all the neighbors downhill. With recent flooding events, and the promise of more flooding to come, this density poses a risk for the entire neighborhood.

Secondly, I think allowing this variance puts an unplanned stress on the city's infrastructure. City planners don't expect developers to try and build more densely than allowed; that is one reason we have these rules, so that others can make plans based on expected outcomes. Allowing the additional units puts unplanned and unnecessary stress on the infrastructure that the developer doesn't care about, but that the citizens will have to pay for in the long run. Personally, I don't want to pay additional taxes to build or replace infrastructure because developers were allowed to break the rules and stress the system.

I personally think that these developers should simply follow the rules that are outlined by the code. I am personally tired of developers parading around as if they're doing the city a favor by providing housing; they are building densely for their own self-interest, namely, to line their pockets with more profit. If you hear the excuse 'We simply can't make the numbers work', then realize that as a complete lie. As a contractor, I know that building profitably while following the rules is possible; if they can't make the numbers work, they are simply bad at their job.

Finally, if the City still believes this project to be in our best interest, we should attach additional requirements to the construction. If we allow them a variance, we should ACTUALLY get something in return — the developers should build something we're proud of. As a compromise to my position of opposition, I would be in favor of a variance if this developer participated in the Austin Energy Green Building Program and met the 5-Star LEED Platinum Standard requirements. Additionally, require them to build a net zero structure — install a full solar PV array for electricity, solar thermal array for hot water, and a rainwater catchment system for landscape irrigation. In addition, all employees and subcontractors, and subcontractors of subcontractors would be paid a living wage of \$15 minimum per hour and should have worker's compensation insurance.

Sincerely,

Jef Page
1601 E M Franklin Ave
512.576.9564

A signed copy is attached.

PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Mrs Sammie A. Eppright

Your Name (please print)

4407 Greenwood Ave

Your address(es) affected by this application

Mrs Sammie A. Eppright

Signature

Daytime Telephone: (512) 925-6924

Comments: I Am in favor for progress, but not at the expense of pricing out the working poor and poor. I am not in favor of making East Austin the new West Austin.

02/06/2016

Date

☐ I am in favor
☒ I object

Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:

Mail (Note - comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

EMSY EARLS

Your Name (please print)

11600 Greenwood Ave

Your address(es) affected by this application

Emmy Earls

Signature

2-6-2016

Date

Daytime Telephone: (512) 996-4353

Comments:

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City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

512

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Elan Hutchison
Your Name (please print)

☐ I am in favor ☒ I object
--

1410 Greenwood Ave

Your address(es) affected by this application

[Signature] 2/6/16
Signature Date

Daytime Telephone: 940-368-8570

Comments:

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Mail (Note - comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

5/5

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Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 8, 2016

GUSTAVO SIMPLIS

Your Name (please print)

☐ I am in favor
☒ I object

1410 Greenwood Ave - Austin 78721

Your address(es) affected by this application



Signature

02/06/16
Date

Daytime Telephone: (512) 619-0778

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

42
49

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Frances M. Fletcher
Your Name (please print)

☐ I am in favor
☒ I object

7100 North East Dr

Your address(es) affected by this application

Leane M. Fletcher

Signature

Date

Daytime Telephone: (512) 709-2497

Comments: I love Progress but

I'm 100% against this

building project in my family's

neighborhood. It does not

benefit any one but the comp.

or builder's organization that

will gain a profit for themselves

the apt's. Won't be a forable for

the hard working poor people. Thanks

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

512

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

TONY MENDEZ

Your Name (please print)

3505 E. 17th A

Your address(es) affected by this application

Mr. Tony MENDEZ 2-6-16

Signature

Date

Daytime Telephone: _____

Comments: PLEASE PLEASE OR HAVE

NO CHANGE IN MY LIVING AREA

WHICH MY HOME

NO MORE NEW

HOUSE OR APARTMENT

CONDS

Comments must be received by noon the day of the hearing to be seen by the Board at this hearing, they can be returned by either:

Mail (Note - comments returned by mail may not be received timely if postmarked closer than 5 days to the hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

512

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Heather Rely
Your Name (please print)

☐ I am in favor
☒ I object

1411 Greenwood

Your address(es) affected by this application

[Signature]

Signature

2/6/16
Date

Daytime Telephone: 512-831-9227

Comments: This neighborhood is not well suited for more traffic. Now that the streets are having streets, the capacity of the apartments would put undue stress on the neighborhood. Please do not allow such a large complex to be built. houses would be OK but apartments would be excessive.

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Email: leana.heldenfels@austintexas.gov

5/2/12

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Ms. Cynthia Lynn Mendez

Your Name (please print)

3505 E. 17th A.

Your address(es) affected by this application

Ms. Cynthia Lynn Mendez

Signature

Date

Daytime Telephone: 512-820-4859

Comments: I would like my

Area which I been in for

61 years. I love my

Friends and the Area

I Live in just the It

is.

Thanks

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5/3/12

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202. leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Mr. Rodney Hilliard

Your Name (please print)

3505 E. 17th B#

☐ I am in favor
☒ I object

Your address(es) affected by this application

112 Ridway Ct. Leander 2-6-16

Signature

Date

Daytime Telephone: 512-792-1173

Comments:

DONOT WANT NOTHING
CHANGE IN MY LIVING AREA
I BEEN LIVING IN MY
HOME FOR 60 YRS
AND LIKE IT TO STAY
SAME
PLEASE PLEASE DONOT CHANGE

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51252

5 FEBRUARY 2016
CASE NUMBER: C15-2016-0011, 3406 E. 17TH ST
CONTACT: LEANE HELDENFELS

L2
1/5

TO WHOM IT MAY CONCERN:

My name is Jef Page and I live at 1601 E M Franklin Ave and I am *opposed* to the variance requested at 3406 E 17th street by Jim Bennett and Jeff Bridgewater.

First of all, from a landscape contractor's standpoint, the proposed development is very dense and contains a lot of impervious cover. Based on the site plan I don't see any water diversion or containment ponds or catchment. This development is at the top of a hill and the problems it creates will be sent to all the neighbors downhill. With recent flooding events, and the promise of more flooding to come, this density poses a risk for the entire neighborhood.

Secondly, I think allowing this variance puts an unplanned stress on the city's infrastructure. City planners don't expect developers to try and build more densely than allowed; that is one reason we have these rules, so that others can make plans based on expected outcomes. Allowing the additional units puts unplanned and unnecessary stress on the infrastructure that the developer doesn't care about, but that the citizens will have to pay for in the long run. Personally, I don't want to pay additional taxes to build or replace infrastructure because developers were allowed to break the rules and stress the system.

I personally think that these developers should simply follow the rules that are outlined by the code. I am personally tired of developers parading around as if they're doing the city a favor by providing housing; they are building densely for their own self-interest, namely, to line their pockets with more profit. If you hear the excuse 'We simply can't make the numbers work', then realize that as a complete lie. As a contractor, I know that building profitably while following the rules is possible; if they can't make the numbers work, they are simply bad at their job.

Finally, if the City still believes this project to be in our best interest, we should attach additional requirements to the construction. If we allow them a variance, we should ACTUALLY get something in return — the developers should build something we're proud of. As a compromise to my position of opposition, I would be in favor of a variance if this developer participated in the Austin Energy Green Building Program and met the 5-Star LEED Platinum Standard requirements. Additionally, require them to build a net zero structure — install a full solar PV array for electricity, solar thermal array for hot water, and a rainwater catchment system for landscape irrigation. In addition, all employees and sub-contractors, and subcontractors of subcontractors would be paid a living wage of \$15 minimum per hour and should have worker's compensation insurance.

Sincerely,



Jef Page
1601 E M Franklin Ave
512.576.9564

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016 5:30 PM

CARMEN G. SAUNDERS

Your Name (please print)

3500 E. 17th ST., Austin, TX 78721

Your address(es) affected by this application

Carmen G. Saunders 2/2/2014

Signature

Daytime Telephone: (512) 927-8122

Comments: Driveway Congestion Concern
due to dead end, Concern about
drainage since 3406 E. 17th is a
lot higher than 3500 E. 17th and
there are several piles of dirt on
3406 E. 17th St's property being
moved there from 4 other houses
project down the street on E.M. Franklin.

PICTURES ATTACHED
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P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

52652

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leanc.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Leane Cher
Your Name (please print)

1606 Delmar

Your address(es) affected by this application

Signature

Daytime Telephone: 512-981-7627

Date

Comments: The area is already too congested with homes. Squeezing additional occupants into smaller areas will negatively impact the well-being of the community.

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Austin, TX 78767-1088

Fax: (512) 974-6305

Email: leanc.heldenfels@austintexas.gov

555



St. James
MISSIONARY BAPTIST CHURCH
THE COMMUNITY.

L2
118
58

To Whom It May Concern:

My name is Thomas J. Owens and I am the representative of the St. James Missionary Baptist Church located at 3417 E Martin Luther King Jr. Blvd., Austin, TX 78721. Our church property abuts the west (left property line facing the property from 17th Street), north (rear property line facing the property from 17th Street), and 1/4 % of the east property line towards the rear of the property (right property line facing the property from 17th Street). Our property is one of two properties neighboring 3406 E. 17th Street.

We hereby support the request from Bridgewater Custom Homes, Inc., (hereafter referred to as Developer) for their development project planned next to our property. We support the developer and his request for a variance of the required Compatibility Standards Setbacks and height initiated by the adjacent properties SF-3 zoning. All limitations within the standards should be removed including the 25'-0" side and rear setbacks. We agree that the existing outdated nursing home facility needs to be removed thereby allowing the developer to compliment the neighborhood with a planned detached condo development. With our church, the St. James Missionary Baptist Church, zoned as an SF-3 and being "civic" in nature, we agree the zoning provides the unnecessary hardship the developer is asking the variance to address. We realize that there is land to the west of this property that has no structures whatsoever that should be considered, a substantial distance of the rear property line to the actual church building which far exceeds 25' and no structures whatsoever on the rear portion of the east property line. The developer has presented his 18 detached unit planned development for our review. We support the variance request and the 18 detached unit planned development.

Agreed to by:

Thomas J. Owens

Representative of St. James Missionary Baptist Church

Date 1-21-2016

Thomas J. Owens

Print above name in this space please.

Title Church Administrator

Jeff Bridgewater

Jeff Bridgewater, Bridgewater Custom Homes, Inc.

Date 1-21-16

12/5/15

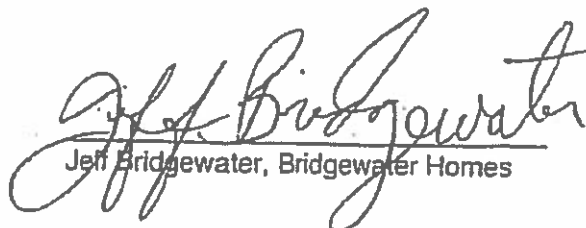
The Martin Luther King Neighborhood Association does hereby support the request from Bridgewater Homes, (Hereafter referred to as Developer,) for the development project within our organization boundaries at 3406 E. 17th Street, Austin Tx. 78721 with a variance of the required compatibility setback and height standards initiated by the adjacent properties with SF-3 zoning. Limitations within the standards should be removed including the 25'-0" side and rear setbacks. We agree that the existing, outdated nursing home facility needs to be removed, allowing the developer to be compliant with the planned detached condo development. We agree that the adjacent SF-3 zoning creates a hardship for the developer and that surrounding property is not usable for additional SF-3 development. Support for this development from the Martin Luther King Neighborhood Association includes the mutual agreement to the following provisions to be completed by developer:

- 1 Developer will provide assistance including consulting and project management, seek out donated materials and supplies needed to build out space at Peace Lutheran Church for use by the church and Foundation for the homeless Interfaith Hospitality family shelter program. The resulting built out space within an existing structure on the property at Peace Lutheran Church shall include six new rooms, a kitchen and a bathroom.
- 2 Developer will participate in the Better Builder Program with the Workers Defense fund as demonstrated by allowing reasonable breaks for workers during the work day without financial penalty, a commitment to maintaining a safe job site for all workers, and to pay workers within a timely manner with a prevailing wage.
- 3 Developer will not exceed 18 units of sizes "A, B, and C" as listed and placed on project sheet attached. Height of structures any structure not to exceed 32 feet.
- 4 Will seek approval from Neighborhood Association before initiating any major deviation from this agreement or attached plan.

Agreed to by:


Andrew Bucknall, Vice Chairman,
Martin Luther King Neighborhood Association

12/19/15
Date


Jeff Bridgewater, Bridgewater Homes

12-19-15
Date

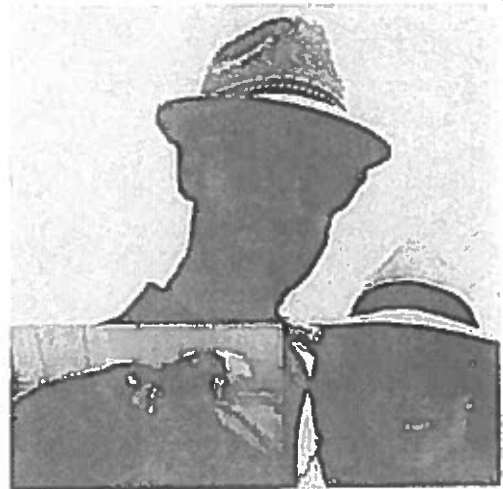
Paul & Venessa Robichaux

Austin, TX

L2
60

Dear 3111 Powell Cir Owner:

Thanks for the opportunity to view your beautiful home! We loved all the carefully thought out features from the exposed ceiling beams to the quality finishings and the perfectly architected backyard. We've seen a lot of houses in Austin and your attention to every detail did not go unnoticed. From the first step through the red door, we knew you had developed our ideal home!



We are a young couple with Texas roots searching for our first home. After 10 years of living in Boston, Philadelphia, and Detroit, we are happy to say we are finally home. A little more about us: we're from Texas and Louisiana, we have two small rescue dogs (Oscar & Mini), moved to Austin last year, and are ready to never move again! As a hard-working couple, we've been searching for a place that we can come home to everyday and find a respite from the busy world (while making our Austin friends just a little jealous). We love to cook, barbecue, and hang out with family—with the open kitchen and backyard it feels like everyday will be a vacation in your house! And finally, we no longer have to worry about visiting friends or family (we'll certainly enjoy not sharing a bathroom with both our in-laws, haha!). At your house, we're looking forward to hosting holiday gatherings, sipping a frosty beer on the back porch, and having a slow Saturday morning coffee at the kitchen island. After living in cold, dark places for 10 years, we absolutely love the massive amount of natural light brought in by all the windows. We hope our future children feel the same!

In short, we love the house you built and want to call 3111 Powell Cir our home. Please sell it to us and we promise to fill it with all the love and care you've already put into it!

Sincerely,

Paul R. Robichaux Venessa Pena-Robichaux

Paul Robichaux & Venessa Pena-Robichaux

PHONE

117 309 3061

EMAIL

[Redacted email address]

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Case Number: C15-2016-0011, 3406 E. 17th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 8, 2016

Alva Villalobos

Your Name (please print)

1411 Greenwood Ave

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: *(214) 644-8591*

Comments: *This street is not a through street and is 17th St. We have no sidewalks. Allowing the 20 ft setback variance will reduce the number of people living in a space that has no infrastructure to support that. I am not opposed to development, but that location is terrible. It is smaller than that size. This will result in such an increase in traffic and this affects all of us safely since we have no sidewalks. We have to walk in the street.*

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6/12

