






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 141'

NOTIFICATIONS

CASE#: C15-2016-0075
 LOCATION: 2215 Willow Street

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



2/24

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

DATE: Monday, July 11, 2016

CASE NUMBER: C15-2016-0075

☐ Y _____ Brooke Bailey
☐ Y _____ Michael Benaglio
☐ Y _____ William Burkhardt
☐ Y _____ Eric Goff
☐ Y _____ Melissa Hawthorne Motion to approve postponement by applicant to August 8
☐ Y _____ Bryan King
☐ Y _____ Don Leighton-Burwell 2nd the Motion
☐ Y _____ Rahm McDaniel
☐ Y _____ Melissa Neslund
☐ Y _____ James Valadez
☐ Y _____ Michael Von Ohlen
☐ - _____ Kelly Blume (Alternate)

APPLICANT: Ron Thrower

OWNER: Donovan & Jessica Crowley

ADDRESS: 2215 WILLOW ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to:

A. decrease the minimum side setback from 5 feet (required/permitted) to 1.5 feet (requested, existing); and to

B. decrease the minimum rear setback from 10 feet (required/permitted) to .75 feet (requested, existing); and to

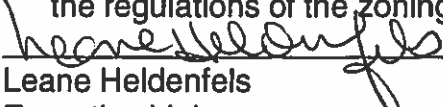
C. decrease the minimum front setback from 25 feet (required/permitted) to 19.5 feet (requested existing)

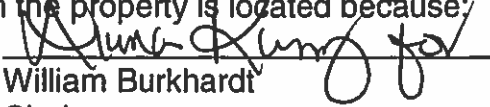
in order to remodel a single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

BOARD'S DECISION: POSTPONED TO AUGUST 8, 2016 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

Heldenfels, Leane

5/3/4

From: Sandra Boone <[REDACTED]>
Sent: Monday, July 18, 2016 9:29 AM
To: Heldenfels, Leane
Subject: Fwd: BOA Case number: c15-2016-0075
[REDACTED]

----- Forwarded message -----

From: Sandra Boone <[REDACTED]>
Date: Mon, Jul 18, 2016 at 9:27 AM
Subject: BOA Case number: c15-2016-0075
To: Leane.heldenfeld@austintexas.gov

Ms. Heldenfeld,

I own the house across Mildred from the home being considered for a variance by the Board of Adjustment in this case: 2215 Willow. I understand the case is scheduled for the August Meeting of the Board of Adjustment.

I have reviewed the file, and discussed the plans with the owners and wholehearted SUPPORT the grating of the variances requested.

The home, as currently built, preserves the original architecture and adds to the historical character of the neighborhood. The renovation planned compliments this, and should be allowed.

To require the owner to clip off a few feet of an existing, quality-built home, or not allow them to add another living unit where one has already existed for years, would seem to be contrary to the intent of the development plan for this neighborhood.

Thank you for your consideration,
Sandra Boone
owner 2301 Willow, Austin, 78702



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

5/5

Board of Adjustment General/Parking Variance Application

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

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

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

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

For Office Use Only

Case # C15-2016-0075 ROW # 11549079 Tax # 0201090508
EAD ☒

Section 1: Applicant Statement

Street Address: 2215 Willow Street

Subdivision Legal Description:

Lot 1 & the east 2' of Lot 2, Block c, Driving Park Addition

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3 - NP(Holly)

I/We Ron Thrower on behalf of myself/ourselves as

authorized agent for Jessica Crowley affirm that on

Month May, Day 20, Year 2016, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: _____

Type of Structure: Single family House and Accessory Structure

44/5

Portion of the City of Austin Land Development Code applicant is seeking a variance from:
LDC Section 25-2-492(D)

Section 2: Variance Findings

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

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

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

Reasonable Use

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

See below -

Hardship

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

The house was built in 1907 and the plat recorded in 1910. The plat did not account for the existing structure. Subsequent deeds reflected a 2' purchase of the abutting lot thereby placing the structure on the ownership parcel. The property cannot be expanded to be in compliance with the setbacks with retaining the Main Structure. The accessory structure was constructed in 1970 and is located in a manner that preserves the heritage tree.

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

The placement of the Main Structure prior to platting, the subsequent platting, and the subsequent 2' land purchase is not a common to the area. The accessory structure placement is due to a heritage tree located on the property.

6/4

Area Character

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

The variance will memorialize the existing conditions of the property which have not impaired the use of any adjacent property for decades.

Parking (additional criteria for parking variances only)

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

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

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

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

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

Section 3: Applicant Certificate

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

Applicant Signature: Jessica Crowley Date: 03/09/2016

Applicant Name (typed or printed): Jessica Crowley

Applicant Mailing Address: 2215 Willow Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

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

Owner Signature: Jessica Crowley Date: 03/09/2016

Owner Name (typed or printed): Jessica Crowley

Owner Mailing Address: 2215 Willow Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Thrower Design/A. Ron Thrower

Agent Mailing Address: PO Box 41957

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): ront@throwerdesign.com

Main house was constructed in 1907 and the plat was recorded 1910. The Main House did not lie on lot 1 and 2' of lot 2 was conveyed to place the structure on an ownership parcel of land. Subsequently, the zoning laws were passed and the structure did not comply with the setbacks of the zoning code. The Accessory structure was constructed in 1910 and does not comply with the zoning setbacks. Both structures are more than 25 years old.

SAVE

5/8

Additional Space (continued)

Reasonable Use:

Zoning setbacks for front yard, side yard, rear yard, and street side yard are currently encroached by the Main Structure that was built prior to zoning regulations in Austin thereby making any improvements impossible. The accessory structure was built in a location to retain the large heritage trees on the lot. Maintaining the setbacks of the structures will provide reasonable use of the property.

The Main Structure was built in 1907 and the property was platted in 1910. At the time of the plat, there were not any requirements for setbacks associated with zoning regulations as zoning did not exist at the time. The platting placed the house not entirely within the lot. The current deed increased the lot width to 50.50' which places the building on the deeded area but with encroachments outside the zoning setbacks. There is also an accessory building at the rear of the property along the alley that lies within the rear setback. The owner wishes to maintain the setbacks for the two structures in order to seek permits for an addition to the main structure and permits for the accessory structure.

SAVE

9/5

Reasonable Use

Zoning setbacks for front yard, side yard, rear yard, and street side yard are currently encroached by the Main Structure that was built prior to zoning regulations in Austin thereby making any improvements impossible. The accessory structure was built in a location to retain the large heritage trees on the lot. Maintaining the setbacks of the structures will provide reasonable use of the property.

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Hardship

a) The house was built in 1907 and the plat recorded in 1910. The plat did not account for the existing structure. Subsequent deeds reflected a 2' purchase of the abutting lot thereby placing the structure on the ownership parcel. The property cannot be expanded to be in compliance with the setbacks with retaining the Main Structure. The accessory structure was constructed in 1970 and is located in a manner that preserves the heritage tree.

b) The placement of the Main Structure prior to platting, the subsequent platting, and the subsequent 2' land purchase is not a common to the area. The accessory structure placement is due to a heritage tree located on the property.

Area Character

The variance will memorialize the existing conditions of the property which have not impaired the use of any adjacent property for decades.

5/12

LEGAL DESCRIPTION:

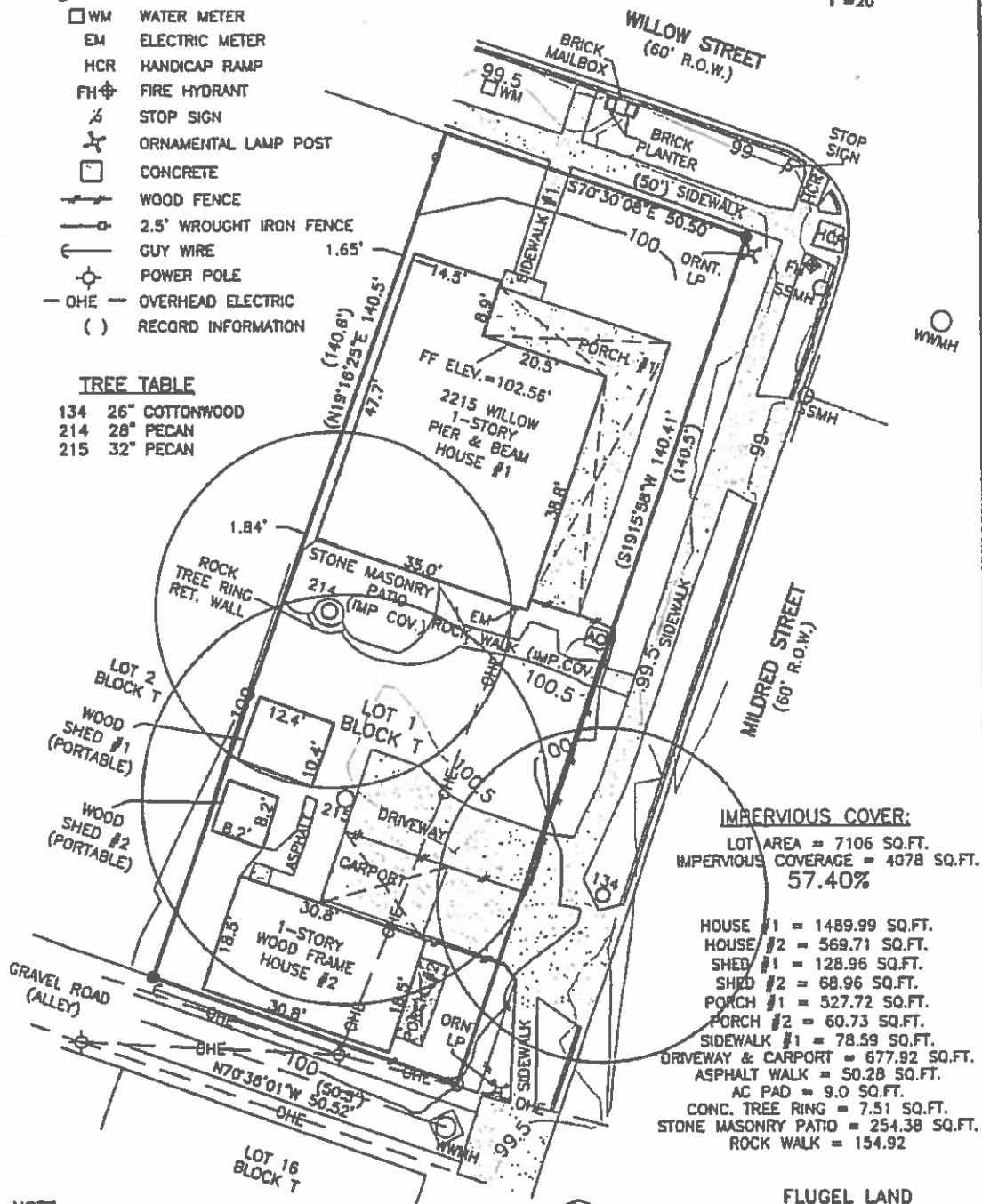
TREE AND TOPOGRAPHIC SURVEY OF LOT 1, & THE EAST 2' OF LOT 2, BLOCK C, DRIVING PARK ADDITION SUBDIVISION, RECORDED IN VOLUME 2, PAGE 206, T.C.P.R.

LEGEND

- 1/2" IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- WWMH WASTEWATER MANHOLE
- SSMH STORM SEWER MANHOLE
- WM WATER METER
- EM ELECTRIC METER
- HCR HANDICAP RAMP
- FH⊕ FIRE HYDRANT
- ⊕ STOP SIGN
- ✕ ORNAMENTAL LAMP POST
- CONCRETE
- WOOD FENCE
- 2.5" WROUGHT IRON FENCE
- GUY WIRE
- ⊙ POWER POLE
- OHE — OVERHEAD ELECTRIC
- () RECORD INFORMATION

TREE TABLE

134 26" COTTONWOOD
214 28" PECAN
215 32" PECAN



IMPERVIOUS COVER:

LOT AREA = 7106 SQ.FT.
IMPERVIOUS COVERAGE = 4078 SQ.FT.
57.40%

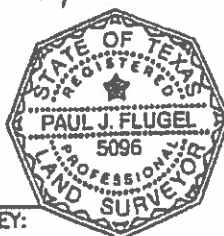
HOUSE #1 = 1489.99 SQ.FT.
HOUSE #2 = 569.71 SQ.FT.
SHED #1 = 128.96 SQ.FT.
SHED #2 = 68.96 SQ.FT.
PORCH #1 = 527.72 SQ.FT.
PORCH #2 = 60.73 SQ.FT.
SIDEWALK #1 = 78.59 SQ.FT.
DRIVEWAY & CARPORT = 677.92 SQ.FT.
ASPHALT WALK = 50.28 SQ.FT.
AC PAD = 9.0 SQ.FT.
CONC. TREE RING = 7.51 SQ.FT.
STONE MASONRY PATIO = 254.38 SQ.FT.
ROCK WALK = 154.92

NOTE:
BEARING BASIS ASSUMED

AS SURVEYED BY:

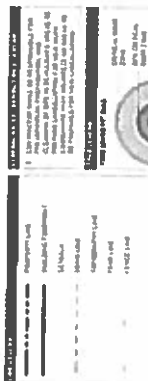
Paul J. Flugel
PAUL J. FLUGEL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5096

DATE OF FIELD SURVEY:
1-31-14



FLUGEL LAND
SURVEYING
14910 DORIA DRIVE
AUSTIN, TX 78728
(512) 633-3996

CLIENT: DONAVAN CROWLEY
FIELD BOOK: 6, PAGE 32
DRAWN BY: P.J.F.
PROJECT NO.: PRJ # 089-2014
DATE: 2-11-14
FILE: 2215WILLOW.DWG



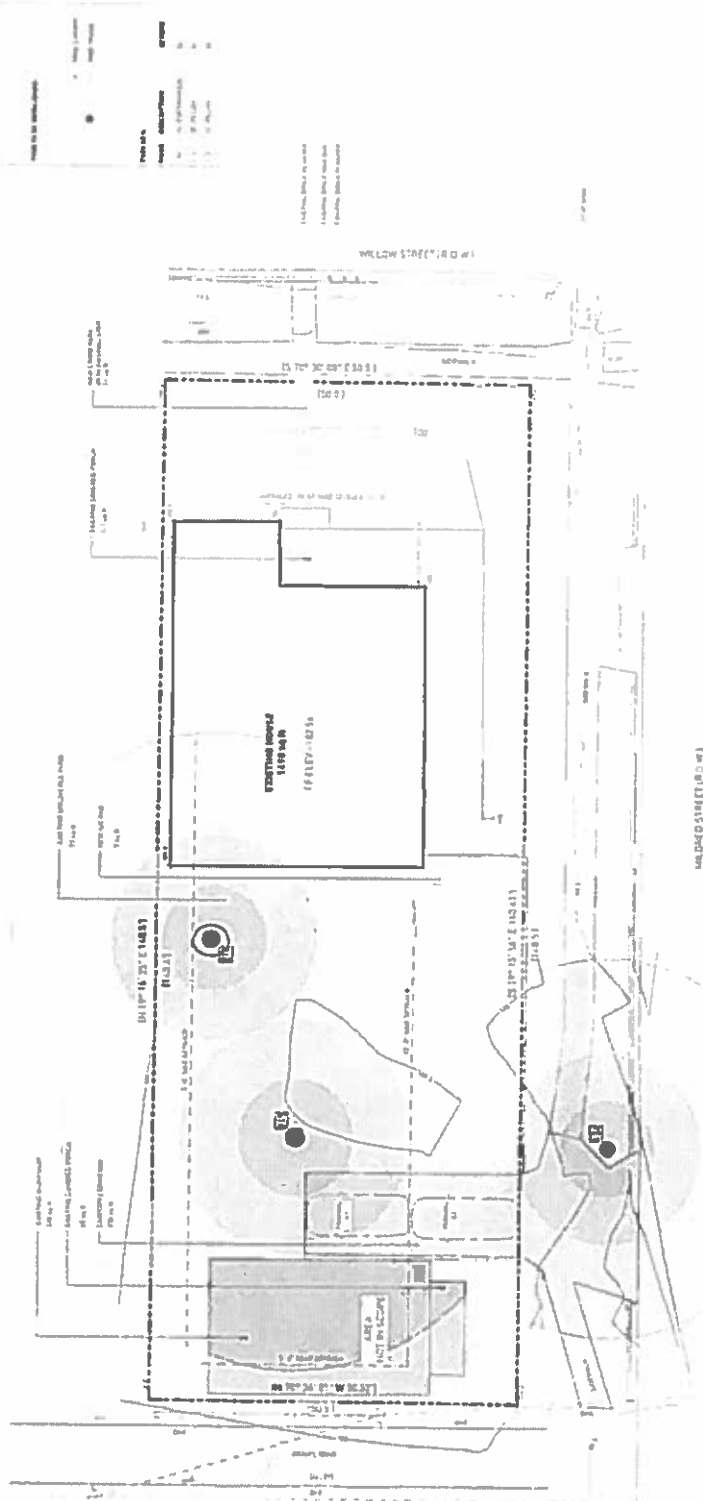
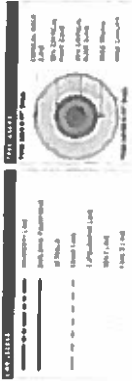
W. RAINSTON
L. D. & S. J. D.

[illegible]

1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.

0.750-0.850 kg/m²

— **RESEARCH DESIGN**



NOTES

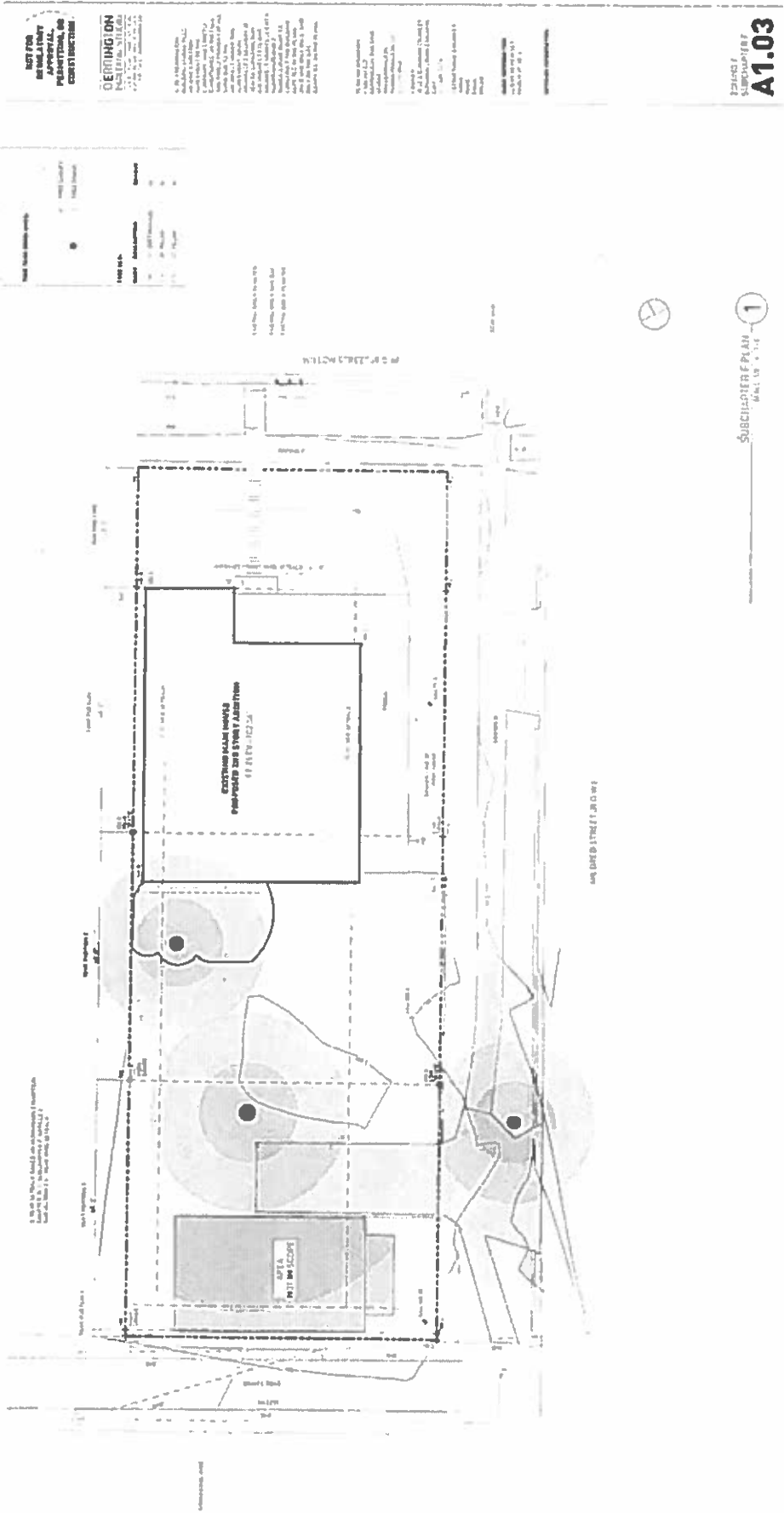
1. The proposed building footprint is shown in solid black lines. The existing building footprint is shown in dashed black lines.
2. The proposed parking area is shown in solid black lines. The existing parking area is shown in dashed black lines.
3. The proposed driveway is shown in solid black lines. The existing driveway is shown in dashed black lines.
4. The proposed fencing is shown in solid black lines. The existing fencing is shown in dashed black lines.
5. The proposed landscaping is shown in solid black lines. The existing landscaping is shown in dashed black lines.
6. The proposed utilities are shown in solid black lines. The existing utilities are shown in dashed black lines.

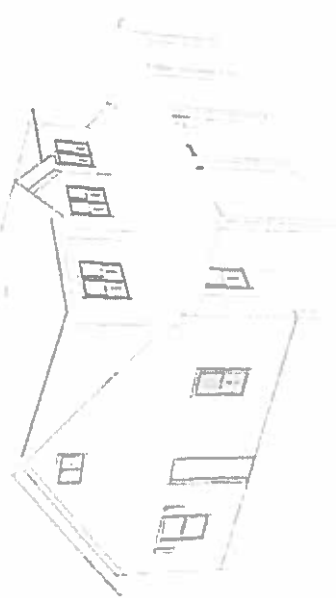
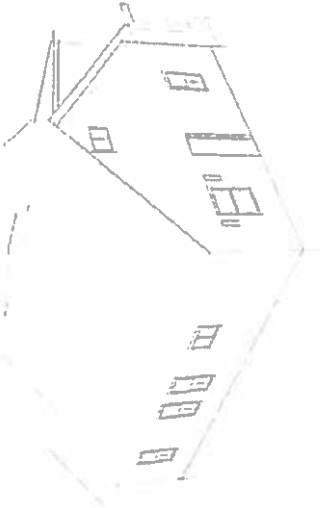
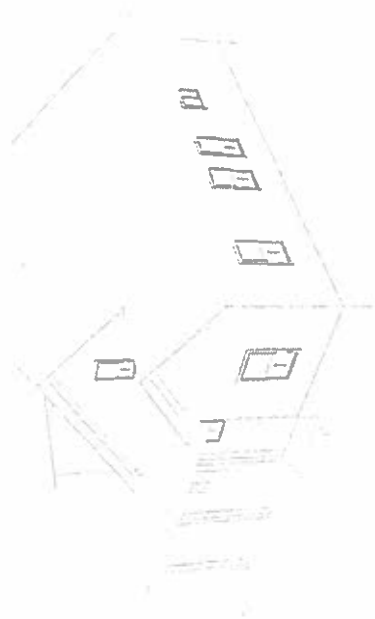
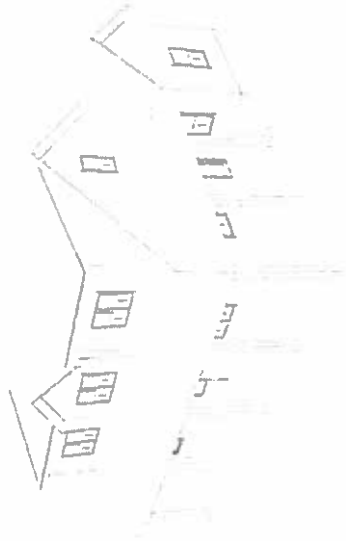
2/15

13/54

A1.03

SUBMITTER PLAN
1





2/15

2215 WILLOW STREET
ALBANY, NY 12206
REWORK HALLWAY & BATH

NOT FOR
REWORK PART
APPROVAL, OR
CONSTRUCTION

DATE: 01/11/2017

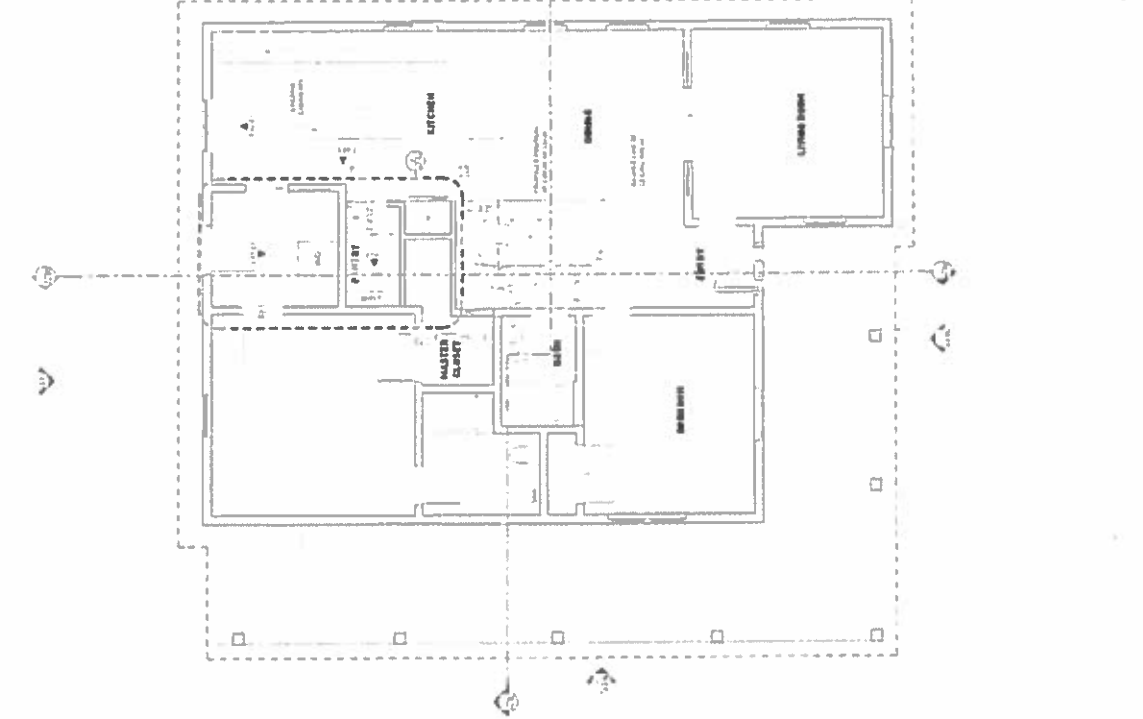
1. The owner has approved the design and construction of the project.
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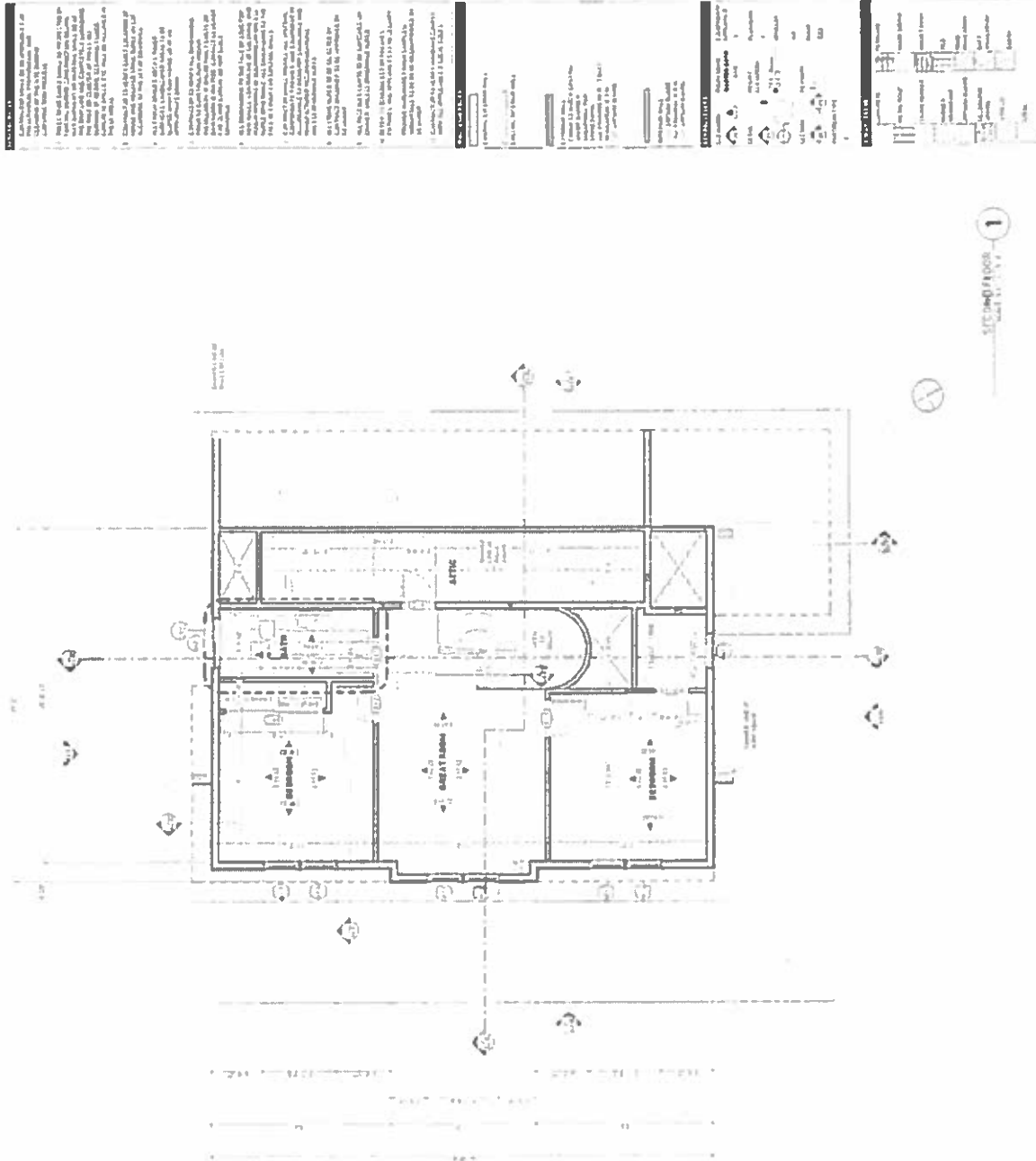
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1
FIRST FLOOR
2215 WILLOW STREET



1/15



THE SPRING TOWN

1. Die folgenden Aussagen sind wahr oder falsch? Begründen Sie!
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1991-1992

Abstract

[illegible]

Author's address: Department of Psychology,
University of California, San Diego, La Jolla,
CA 92037, USA.
E-mail: jkagan@ucsd.edu

۱. **مقدمه:** در این مقاله، به بررسی نقشه‌های ذهنی و نقشه‌های مفهومی در یادگیری و تدریس می‌پردازیم.

100% Satisfaction
 Guaranteed
 24/7 Support
 100% Satisfaction
 Guaranteed
 24/7 Support

Figure 1

Diagram illustrating the experimental setup for measuring the effect of temperature on the rate of reaction between hydrogen peroxide and potassium iodide.

The diagram shows a test tube containing a mixture of hydrogen peroxide (H_2O_2) and potassium iodide (KI). The test tube is placed in a water bath at a specific temperature. A gas syringe is connected to the test tube to measure the volume of oxygen gas produced over time.

The reaction is represented by the equation:

$$H_2O_2(aq) + 2KI(aq) \rightarrow I_2(aq) + 2KOH(aq) + O_2(g)$$

The experiment involves varying the temperature of the water bath and recording the time taken for a fixed volume of oxygen gas to be produced.

1.  **Step 1: writing script**
 2.  **Step 2: writing script**
 3.  **Step 3: writing script**
 4.  **Step 4: writing script**
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 18.  **Step 18: writing script**
 19.  **Step 19: writing script**
 20.  **Step 20: writing script**

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[illegible]

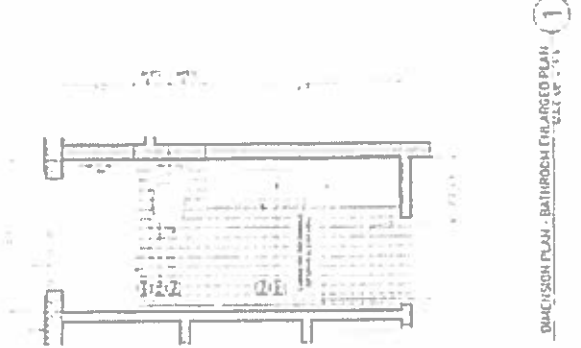
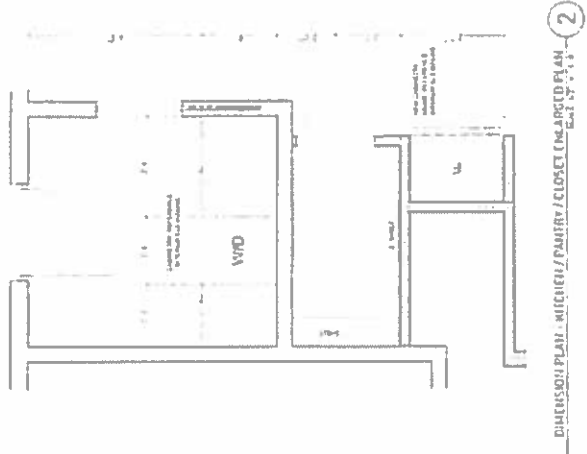
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9

[illegible]

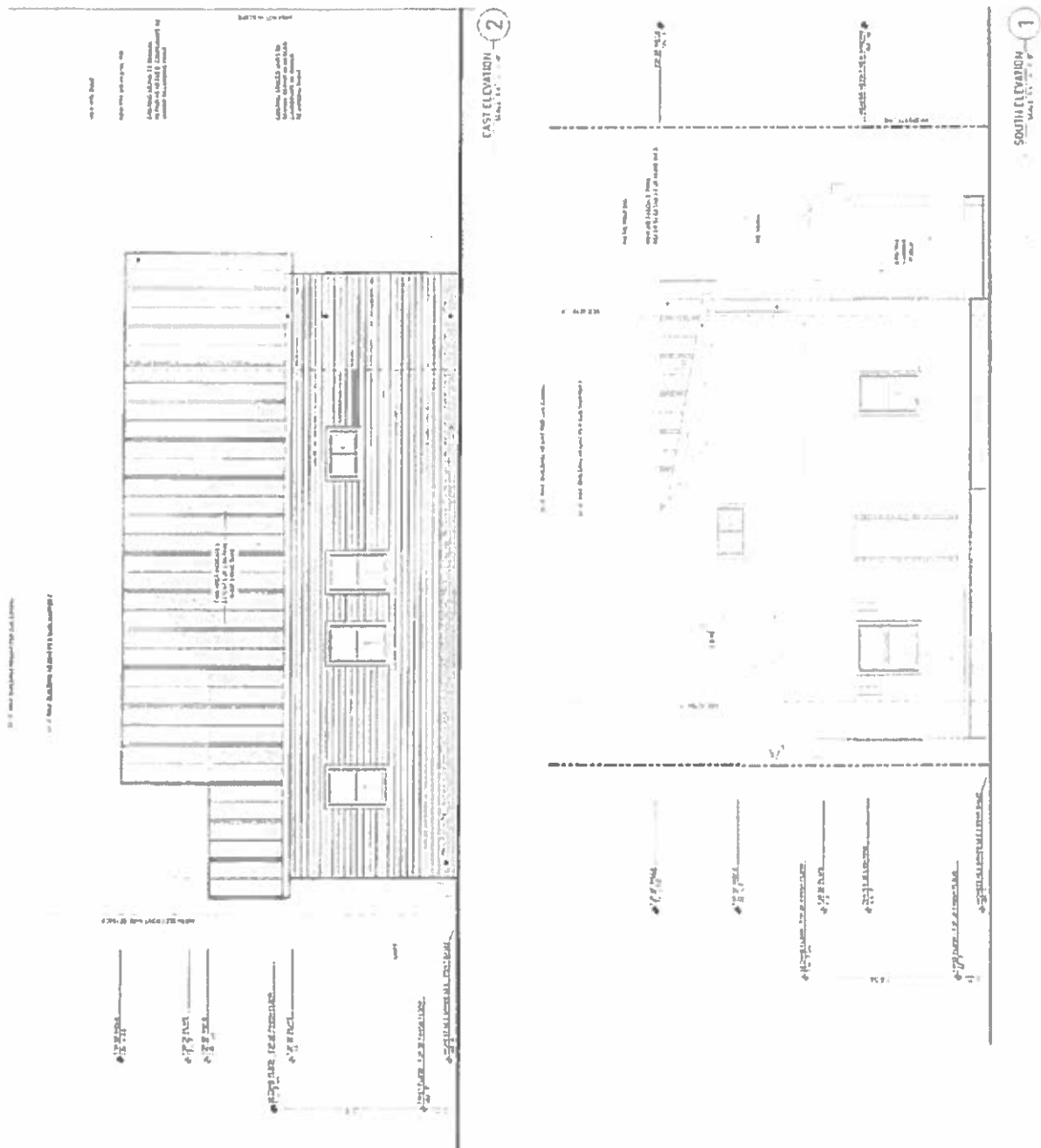
© 2006 by John Wiley & Sons, Inc.

5/2



NOTES:

1. All work shall be in accordance with the latest edition of the International Residential Code (IRC) and the latest edition of the International Building Code (IBC).
2. All work shall be in accordance with the latest edition of the International Residential Code (IRC) and the latest edition of the International Building Code (IBC).
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20. All work shall be in accordance with the latest edition of the International Residential Code (IRC) and the latest edition of the International Building Code (IBC).



4
23

SECTION A-A
A4.00



SECTION B-B
B4.00

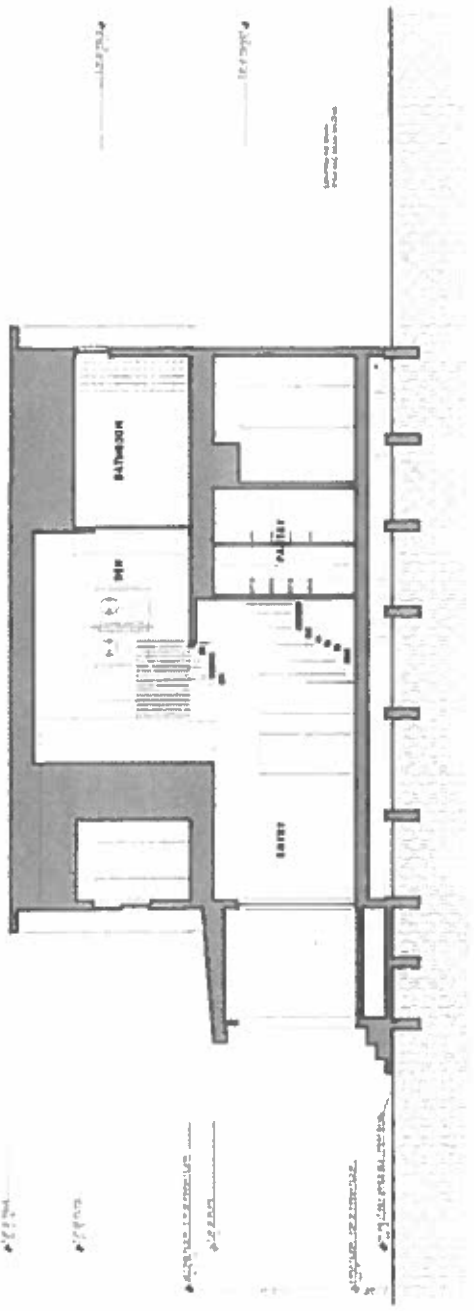


SECTION C-C
C4.00

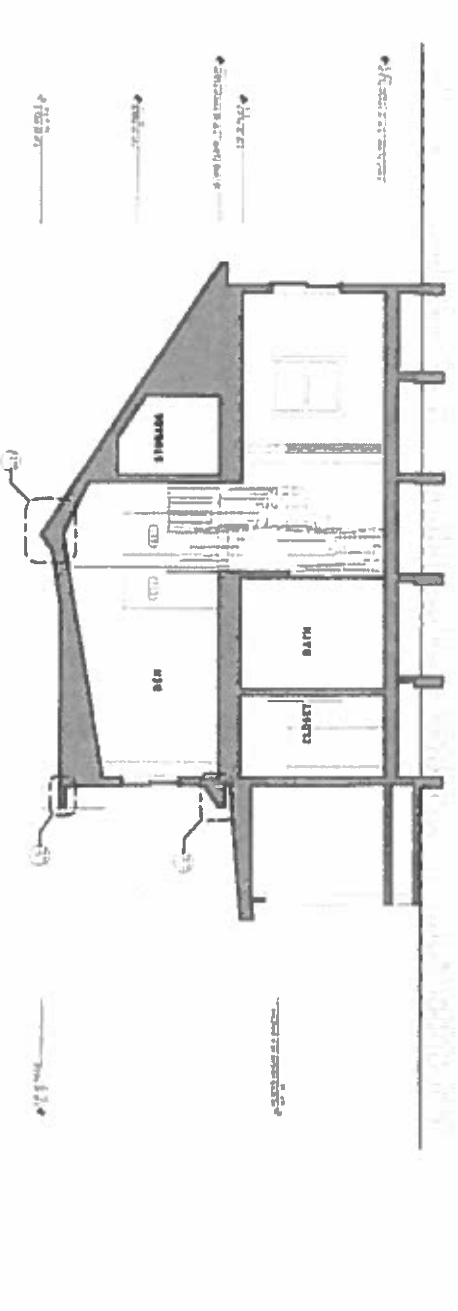


CROW
1713 WILLOW STREET
ALBANY, NY 12212
607.255.1234

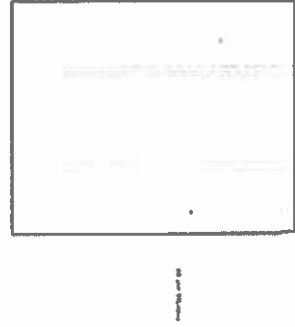
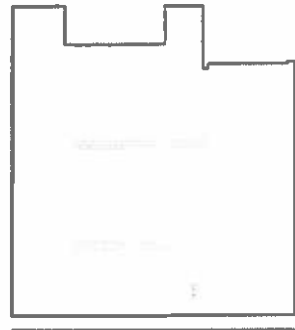
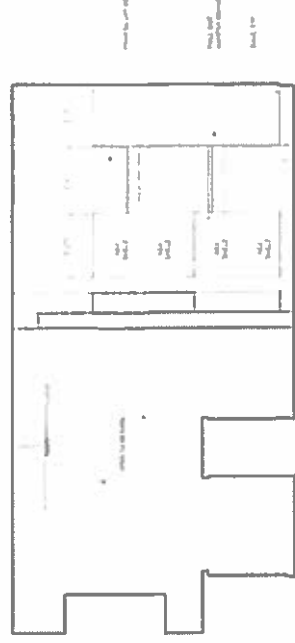
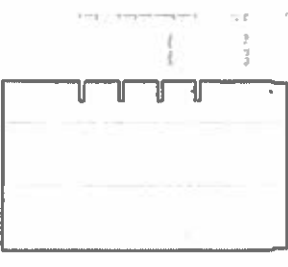
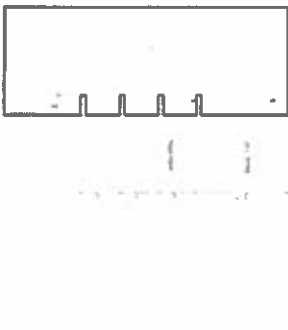
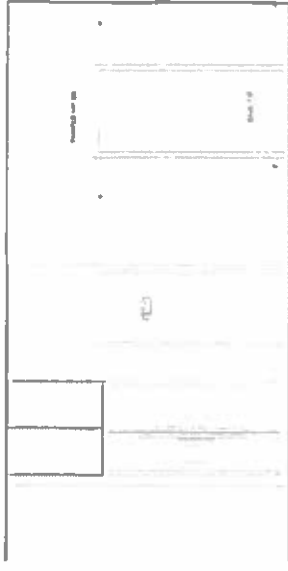
SECTION 1
1.00



SECTION 2
2.00



NOT FOR CONSTRUCTION
This drawing is for informational purposes only. It is not to be used for construction or any other purpose without the written consent of the architect.



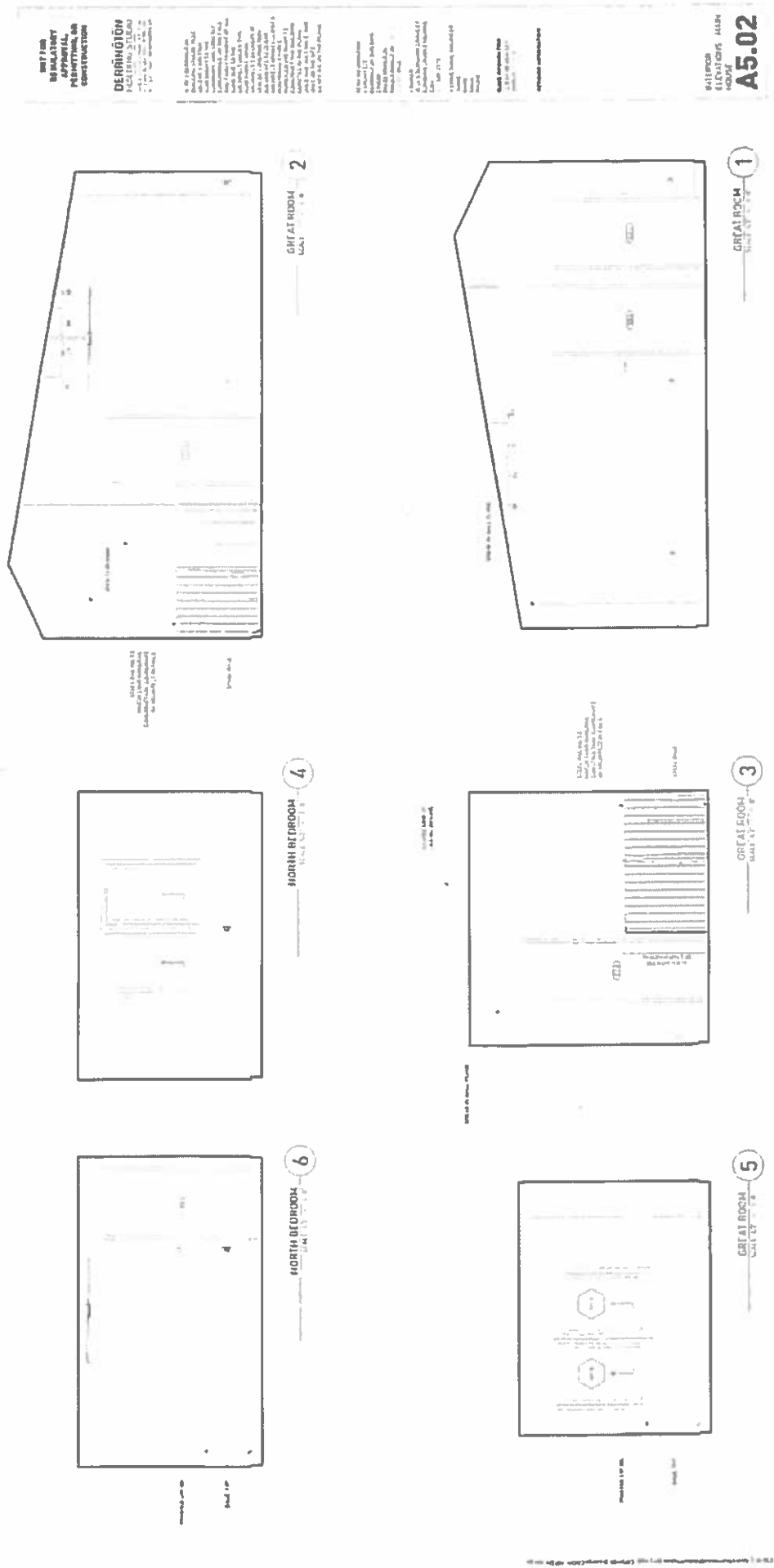
NOT FOR CONSTRUCTION
This drawing is for informational purposes only. It is not to be used for construction or any other purpose without the written consent of the architect.

KITCHEN 1
12'0" x 10'0"

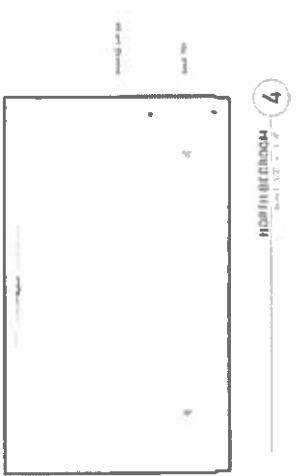
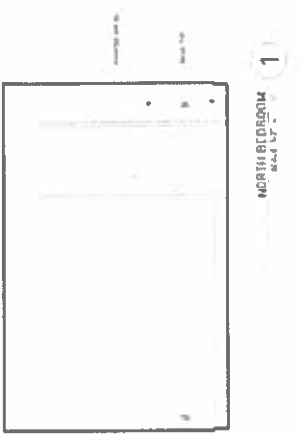
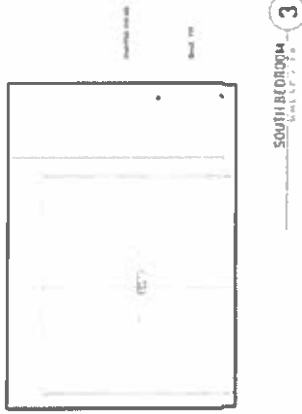
KITCHEN 3
12'0" x 10'0"

KITCHEN 5
12'0" x 10'0"

5/2/24


$$\frac{44}{25}$$

2715 WILLOW STREET
23214
23214
23214



DESIGNATION
CONSTRUCTION

DESIGNATION
CONSTRUCTION

DESIGNATION
CONSTRUCTION

DESIGNATION
CONSTRUCTION

DESIGNATION
CONSTRUCTION

24/5

PROJECT NO. 11-10-17-01-01-01-01
SHEET NO. 11-10-17-01-01-01-01
SHEET TITLE: 11-10-17-01-01-01-01
SHEET DATE: 11-10-17-01-01-01-01

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

7. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.

8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

10. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.

REVISIONS:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

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6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

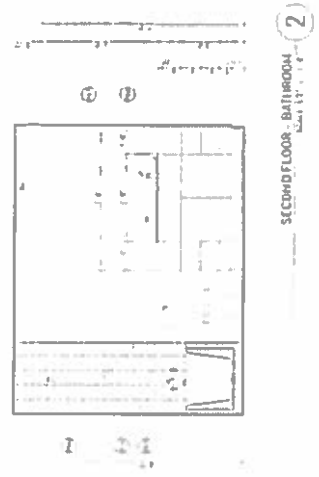
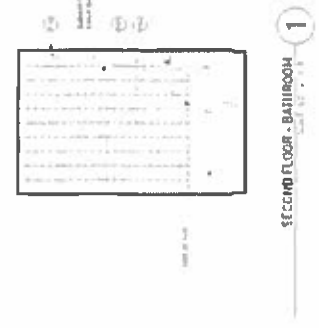
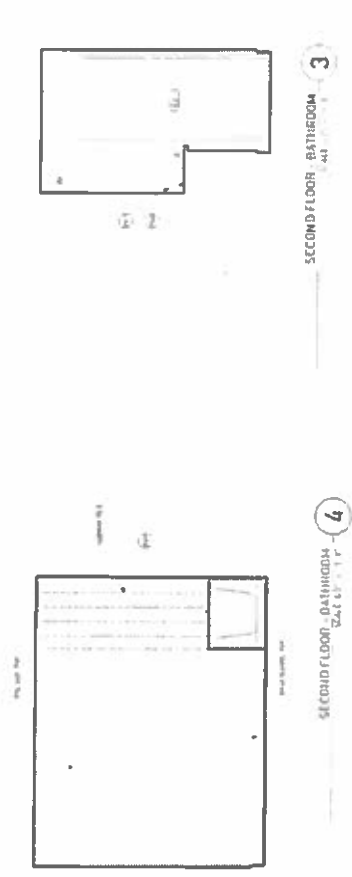
7. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.

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9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

10. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.

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SECOND FLOOR - BATHROOM 4
2' x 1' 6"

SECOND FLOOR - BATHROOM 2
2' x 1' 6"

512 PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2016-0075, 2215 Willow St.

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

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

SARA ANDRE

Your Name (please print)

2318 CANTERBURY ST. 78702

Your address(es) affected by this application

[Signature]

Signature

7-4-16

Date

Daytime Telephone: 678-3369

Comments:

This is a long time existing house as is. The current owners did not build the house where it is (that happened in the 1930s or 40s). It should be allowed & they should be allowed to remodel. [Signature]

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

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the Wed prior to the hearing will not be received timely for this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov