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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2016-0101
LOCATION: 1174 Navasota Street

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

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



1" = 118'



Revised

12/2

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

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 # CS-2016-0101 ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1174 Navasota Street

Subdivision Legal Description:

N57FT OF LOT 43&42 OLT 55 DIVISION B

Lot(s): 43 & 42 Block(s): _____

Outlot: 55 Division: B

Zoning District: SF-3 (with proposed change of use to Urban Home)

I/We Delia Meave/Clayton&Little Architects on behalf of myself/ourselves as
authorized agent for Craig and Stephanie Niedermeier affirm that on
Month August , Day 30 , 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: Remodel and Addition to Wood Frame Residence

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

B3

1. Section 25-2-1424 (Urban Home Regulations): a) decrease the minimum rear setback from 5'-0" (required/permitted) to 3'-4" (requested/existing); and to b) decrease the minimum front setback from 20'-0" (required/permitted) to 10'-0" (requested)

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:

1. The existing home is not and has never been oriented to have Olive Street as the front yard.
2. The front lot setback minimum should be reduced to 10' because this is and has always been the street side of the lot.
3. We propose to maintain the existing non-compliant storage shed and offer to upgrade the structure with fire resistant assemblies where it encroaches.

Hardship

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

1. All adjacent lots along Navasota Street have been subdivided to have typical front yard orientation facing Navasota Street. Making this home face Olive would detrimentally alter the existing continuity of the Navasota Street frontage.
 2. The original lot is an unusual shape due to the subdivision of Lots 43 & 42.
- (Continued - See Additional Space)

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

1. The original orientation of the this home faces Navasota Street where other homes to the west were originally constructed to face Olive Street.
2. The existing heritage and protected trees do not allow for expansion in any other allowed direction on the property.

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:

We are not disrupting the intent of the zoning ordinance because the existing residence currently faces Navasota Street. Setback averaging will show that character of area is not changed because adjacent residences and carports along Navasota already have decreased setbacks.

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:

Required parking is accomodated on site.

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:

Required parking is accomodated on site.

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

Existing street character will be maintained.

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

The proposed addition will maximize impervious coverage and F.A.R., precluding future additions.

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: Del. Meave Date: 08/29/2016

Applicant Name (typed or printed): Delia Meave/Clayton&Little Architects

Applicant Mailing Address: 1001 East 8th Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): (512) 477-1727

Email (optional – will be public information): delia@claytonandlittle.com

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: CA. N Stp Date: 08/29/2016

Owner Name (typed or printed): Craig Niedermeier & Stephanie Sue

Owner Mailing Address: 1174 Navasota Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): (512) 431-8739

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Delia Meave/Clayton&Little Architects

Agent Mailing Address: 1001 East 8th Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): (512) 477-1727

Email (optional – will be public information): delia@claytonandlittle.com

Section 6: Additional Space (if applicable)

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

Hardship a) (continued):

3. Heritage/protected trees on the property limit the possibilities for improvements/expansion on the lot and reduce the allowed buildable area by 90%.

Variance Request

Supplemental Evidence

1174 Navasota Street

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PROPOSED ADDITION

URBAN HOME SETBACKS (PER 25-2-142.1)

REQUIREMENT SETBACKS: RE-ORIENT FRONT LOT TO THE STREET WITH A MINIMUM SETBACK OF 15'-0"

FRONT FACADE

OUTER CIRCLE - 1/2 CRITICAL FOOT
INNER CIRCLE - 1/4 CRITICAL FOOT
ZONES INTO CUT OR FILL IN EXCESS OF 4'

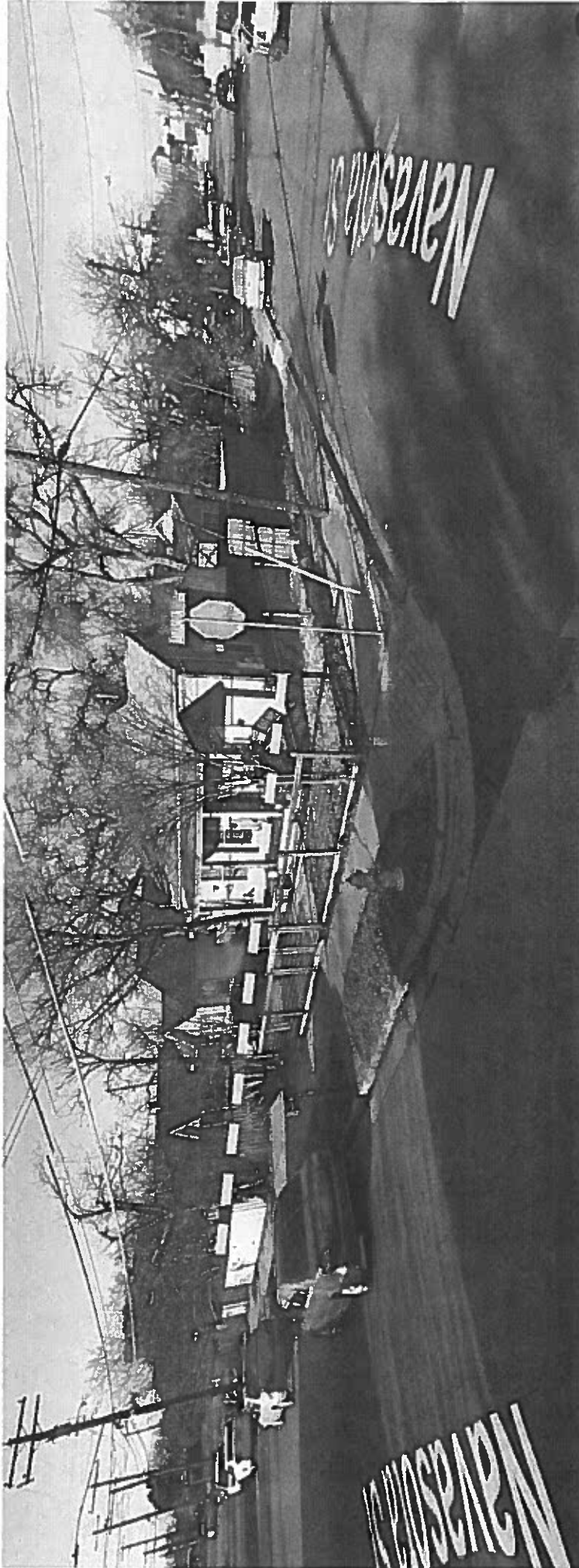


**PRELIMINARY
NOT FOR CONSTRUCTION**

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or reconstruction purposes.

1174 NAVASOTA STREET
PROPOSED SITE PLAN

NIEDERMEIER - SUE RESIDENCE



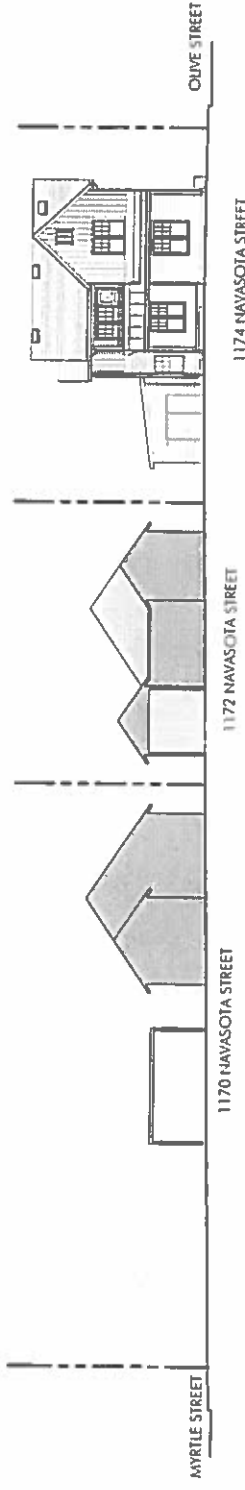
EXISTING DECREASED NAVASOTA STREET FRONT YARD SETBACKS

CLAYTON & LITTLE ARCHITECTS
 A PROFESSIONAL ARCHITECT FIRM
 This drawing was prepared under
 the supervision of Paul Clayton.
 It is not to be used for regulatory
 approval, permitting, or
 construction purposes.

1174 NAVASOTA STREET
 CORNER STREET VIEW

Clayton & Little

NIEDERMEIER - SUE RESIDENCE



FRONT ELEVATIONS FROM NAVASOTA STREET - SCHEMATIC

NOTE: DIAGRAM ABOVE REPRESENTS SETBACK AVERAGING FROM SCALED CITY OF AUSTIN GIS MAPS. IF REQUIRED, ACTUAL SETBACKS TO BE VERIFIED WITH REGISTERED LAND SURVEYOR.



PROPOSED EAST ELEVATION (NAVASOTA STREET)
SCALE: 1/8" = 1'-0"

PRELIMINARY
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9/21



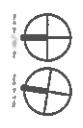
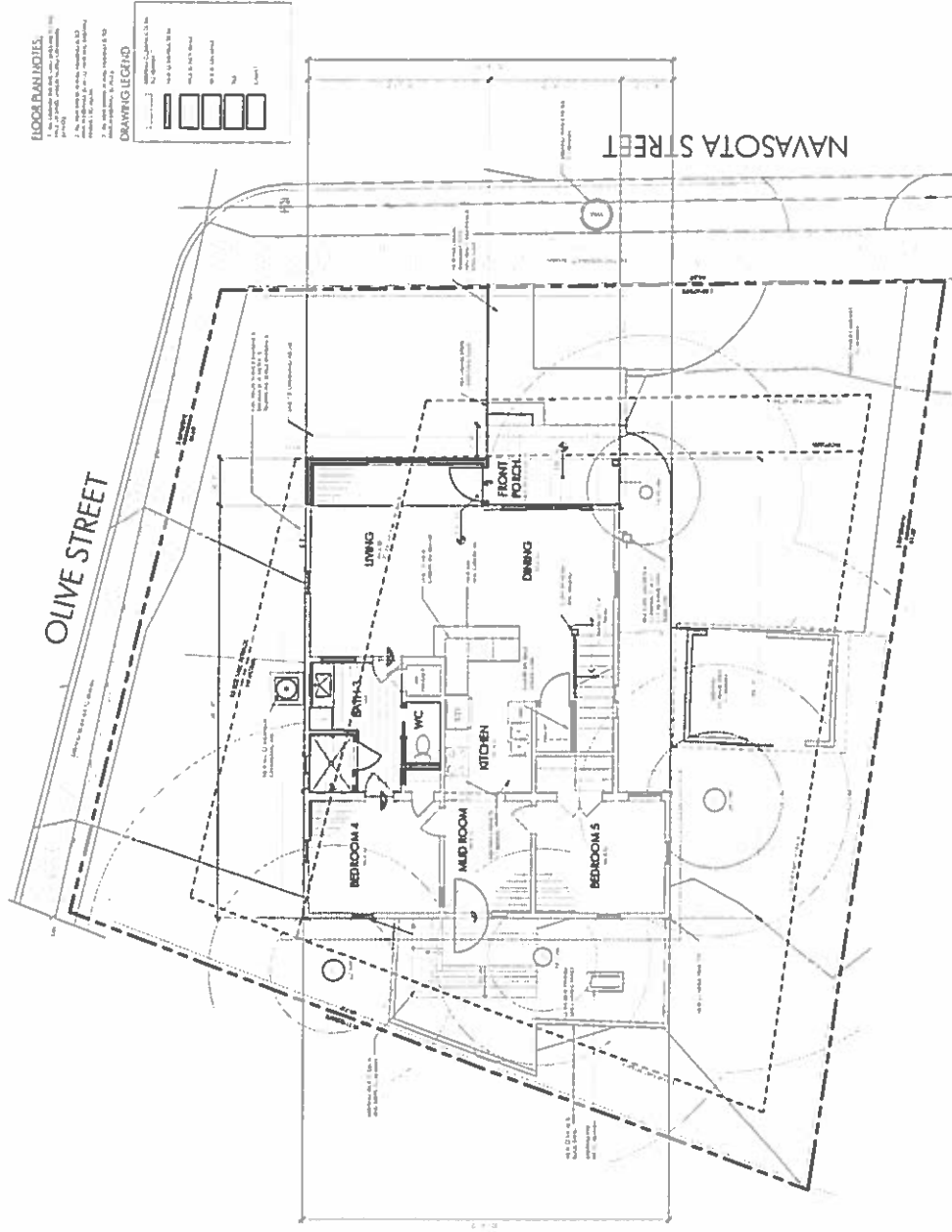
PROPOSED NORTH ELEVATION (OLIVE STREET)

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

12/10

PRELIMINARY
NOT FOR CONSTRUCTION

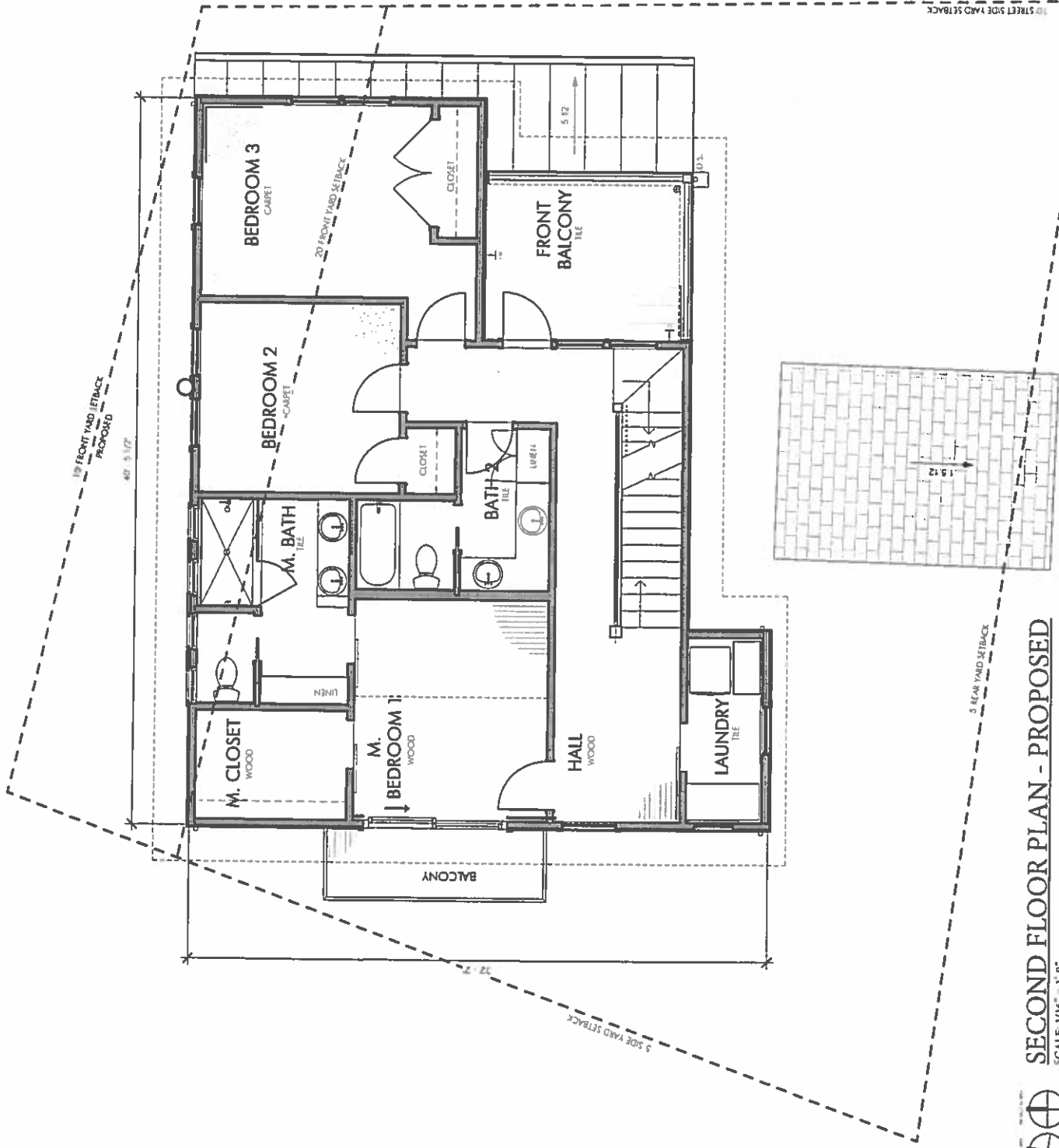
This drawing was prepared under
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approval, permitting or
construction purposes.

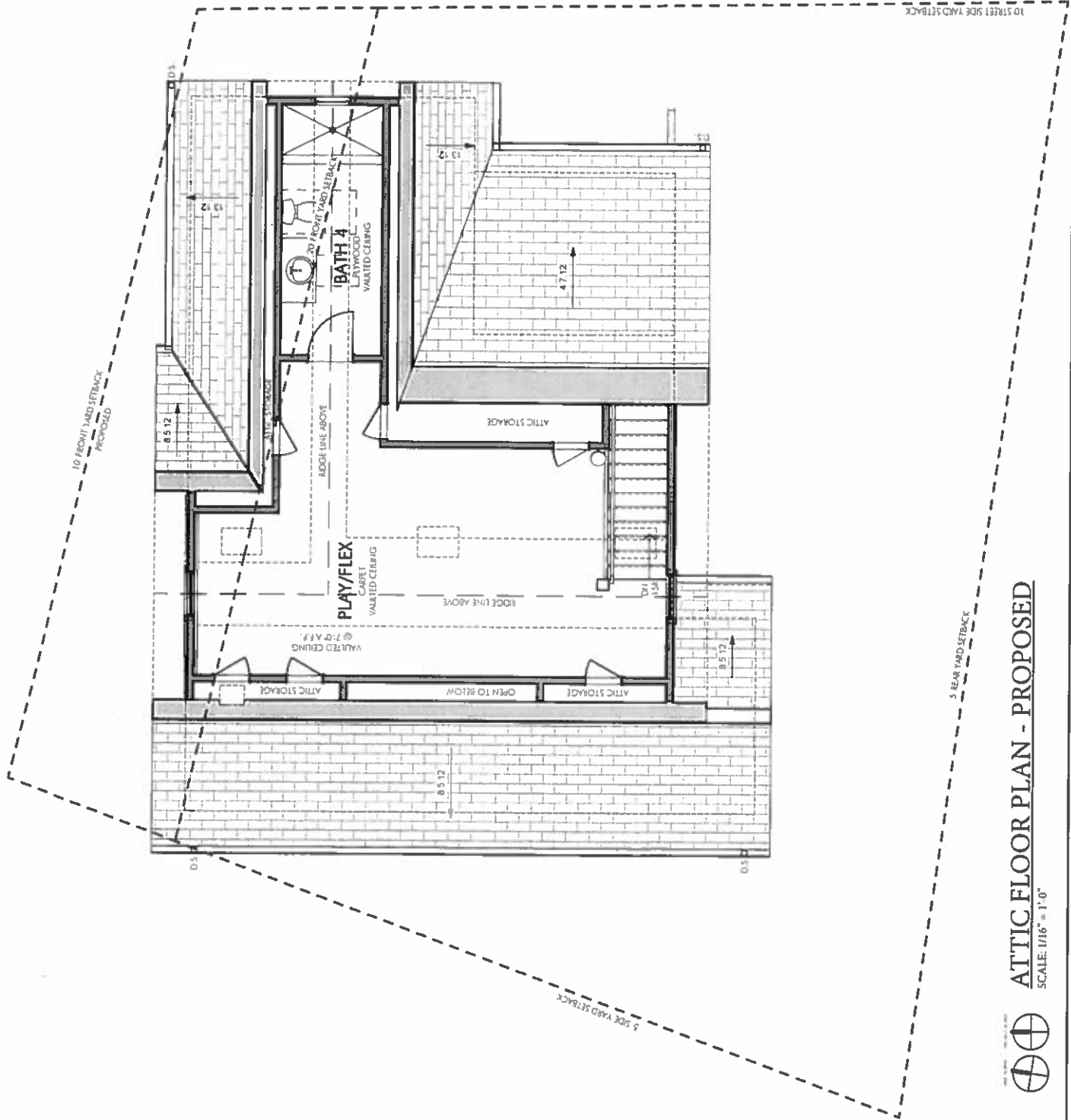


FIRST FLOOR PLAN - PROPOSED
SCALE: 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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





ATTIC FLOOR PLAN - PROPOSED

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



Clayton & Little

1174 NAVASOTA STREET
PROPOSED HABITABLE ATTIC PLAN

NIEDERMEIER - SUE RESIDENCE

1321

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approval, permitting, or
construction purposes.



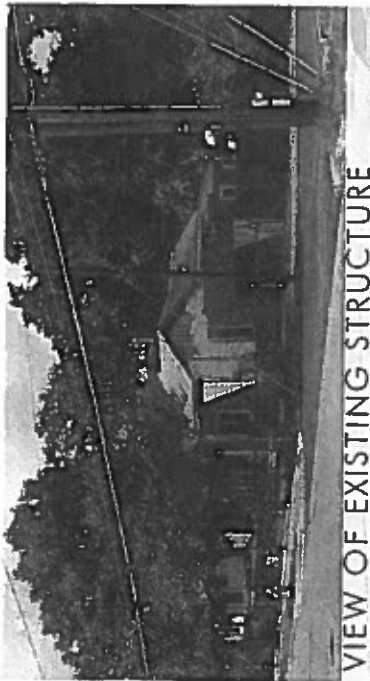
1174
PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton, a Professional Engineer, for regulatory approval, permitting or construction purposes.

Clayton & Little

1174 NAVASOTA STREET
 SCHEMATIC MASSING BIRDS EYE VIEW

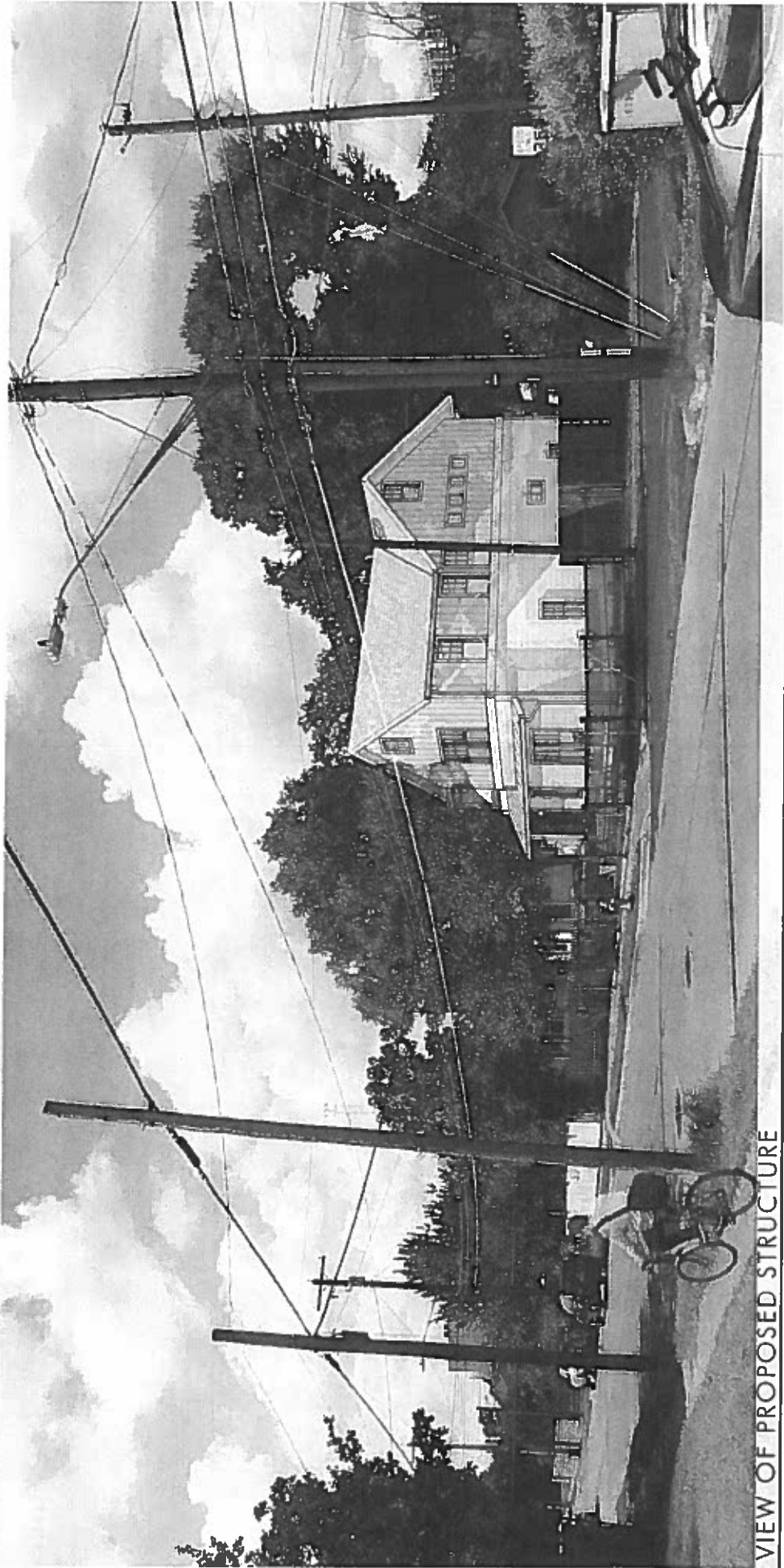
NIEDERMEIER - SUE RESIDENCE



VIEW OF EXISTING STRUCTURE

LEGEND

----- LINE OF EXISTING



VIEW OF PROPOSED STRUCTURE

Clayton&Little

1174 NAVASOTA STREET
NORTHEAST STREET VIEW (CORNER OF OLIVE AND NAVASOTA)

NIEDERMEIER - SUE RESIDENCE

1174 NavaSota St.



I, Craig Niedermeier / Stephanie Sue, am applying for a variance from the Board of Adjustment regarding Section 25-1-21 of the Land Development Code. The variance would allow me the ability to Modify front lot line definition #41

By signing this form, I understand that I am declaring my support for the variance being requested.

| Property Owner Name (Printed) | Address | Signature |
|----------------------------------|---------------|-----------------|
| ANGELA K. Pines | 1103 OLIVE ST | Angela K. Pines |
| Janice Friesen | 1011 Olive St | Janice Friesen |
| STEVE FRIESEN | 1011 OLIVE ST | Steve Friesen |
| David Colthart | 1200 Cotton | David Colthart |
| LAN NIENORFF | 1209 E. 12TH | LAN NIENORFF |
| | | |
| | | |

6/3/21