







-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0004
LOCATION: 700 Bouldin Ave.



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" = 125'



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

32
2

Board of Adjustment General/Parking Variance Application

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

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

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

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

For Office Use Only

Case # C19-007-0004 ROW # 11646274 Tax # 0102021020
TRAD

Section 1: Applicant Statement

Street Address: 700 Bouldin Avenue

Subdivision Legal Description:

Post Oak Street Addition

Lot(s): 1

Block(s): _____

Outlot: _____

Division: _____

Zoning District: SF-3-NP (Bouldin Creek)

I/We Bruce Griffing and Debra Monticciolo

on behalf of myself/ourselves as

authorized agent for _____

affirm that on

Month December, Day 12, 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: Residence

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

McMansion 4.4.5.3 2)requirement that the finished floor of the first story is not more than 3 feet above the average elevation.... This is required in order to be allowed a basement exemption. We seek a variance to allow the finished floor to be 8.5 feet above the average, thus 5.5 feet above the number allowed in 4.4.5.3 2).

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Section 2: Variance Findings

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

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

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

Reasonable Use

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

Due to the extreme slope of the lot, application of 4.4.5.3 2) results in a first floor roof that is at grade level on the SW corner of the house. We want to raise the level of the first floor 5.5 feet above the limit given in 4.4.5.3 2). This is just enough to allow windows at the SW corner of the house, though they will be just above grade.

Hardship

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

The slope of the lot from the NE corner (Bouldin and Post Oak) to the SW corner is large. This, combined with the fact that this is a corner lot with the setbacks coming from the short side (Post Oak), make it impossible to use the basement exemption. If the setbacks were from the Bouldin side, the a much smaller variance would be necessary. The original 1938 house did face Bouldin, but this was not noted in the plat.

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

The topography in the area is quite variable from lot to lot, but this lot is extreme.

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:

Despite the added 5.5 feet, the roof of the planned house will be significantly below the roof of the house immediately adjacent on Post Oak and quite a bit lower than the houses to the South on Retama. The house across immediately across Post Oak is also a two story house of height similar to the planned house. The variance will make no change in the exterior appearance of the house compared to the house that we would build in the absence of a variance - in that case we would not face the elevation restriction.

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: Bruce Griffing Date: 12/12/16

Applicant Name (typed or printed): Bruce Griffing and Debra Monticciolo

Applicant Mailing Address: 5015 Ascot Parkway

City: Temple State: TX Zip: 76502

Phone (will be public information): (267) 679-7013

Email (optional – will be public information): brucegriffing@yahoo.com

12/5

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: Bruce Griffing Date: 12/12/16

Owner Name (typed or printed): Bruce Griffing and Debra Monticciolo

Owner Mailing Address: 5015 Ascot Parkway

City: Temple State: TX Zip: 76502

Phone (will be public information): (267) 679-7013

Email (optional – will be public information): brucegriffing@yahoo.com

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

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

Bruce Griffing
Debra Monticciolo
5015 Ascot Parkway
Temple, TX 76502

m2
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December 12, 2016

Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, TX 78704

We are planning to build a new house at 700 Bouldin Avenue – the corner of Bouldin and Post Oak. We plan to build an attractive house that is in scale with other houses in the area. We are requesting a variance, explained in more detail below, **solely due to the topography of the lot**. It has a significant slope, which makes it difficult to optimize our home structure. It is important to note that our house will look EXACTLY the same externally with or without the variance; that is, the variance will not affect the external appearance nor elevation of the house. We will be **well within the McMansion tent, setbacks and FAR requirements**, with or without the variance. But without the variance, we would not be able to build the basement. We believe that requests similar to ours have been granted in Bouldin in the past.

The hardship we face is related to the extreme slope of the lot. We want a basement for Bruce's woodworking and electronics hobbies, but McMansion 4.4.5.3 2) specifies the maximum allowable elevation of the first floor in the case of a basement exemption. If we follow that specification, the roof of the first floor comes out at grade level in the Southwest corner of the lot because the lot slopes up significantly toward that corner. We want to raise the level of the first floor by 5.5 feet above what 4.4.5.3 2) allows so we can have some windows in the SW corner of the house. Thus, we are requesting a variance. It will allow us to optimize the structure on our unique property and will NOT affect our neighbors, since the external appearance and elevation will be unchanged by this request. **Our neighbors are supportive**; we have the approval (with signatures) of our 13 nearest neighbors in this matter.

Sincerely,



Bruce Griffing
Debra Monticciolo

Bruce Griffing
Debra Monticciolo
5015 Ascot Parkway
Temple, TX 76502

1/32

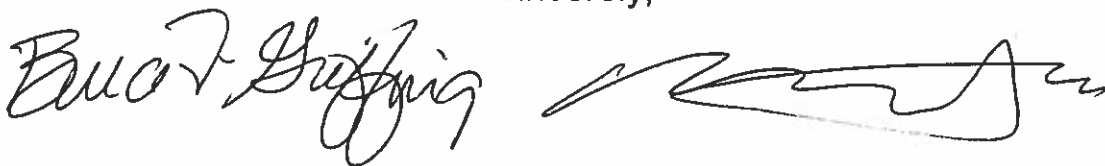
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City of Austin
505 Barton Springs Road
Austin, TX 78704

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Sincerely,

The block contains two handwritten signatures. The first signature, on the left, is written in cursive and appears to read 'Bruce Griffing'. The second signature, on the right, is also in cursive and appears to read 'Debra Monticciolo'. Both signatures are written in black ink.

Bruce Griffing
Debra Monticciolo

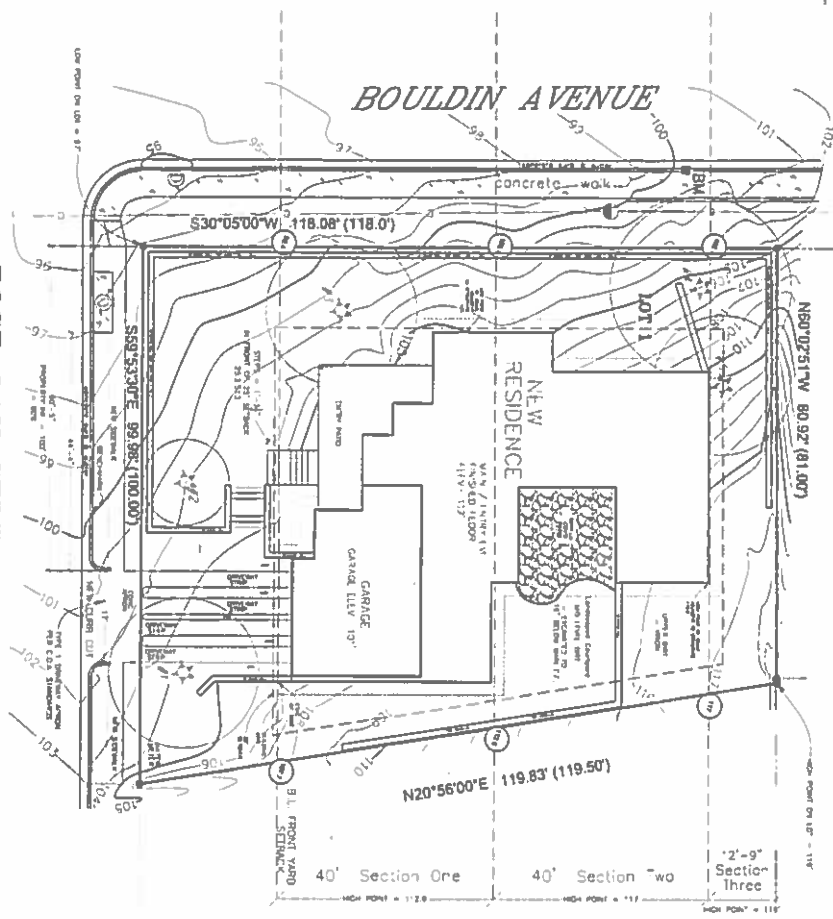
2/8

- IRI 1151
#1 TYPE SIZE
#2 elm 14"
#3 elm 8"
#4 elm 14"
#5 elm 13"

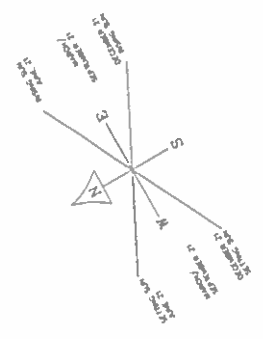
High point on lot = 118'
Low point on lot = 97'
Low point on lot = 97'
Low point on lot = 97'
Low point on lot = 97'
Low point on lot = 97'

POST OAK STREET

Site Plan
SCALE: 1"=20' 0"



LEGAL DESCRIPTION:
LOT 1, POST OAK ST. ADDITION, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
BOOK 52, PAGE 81, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



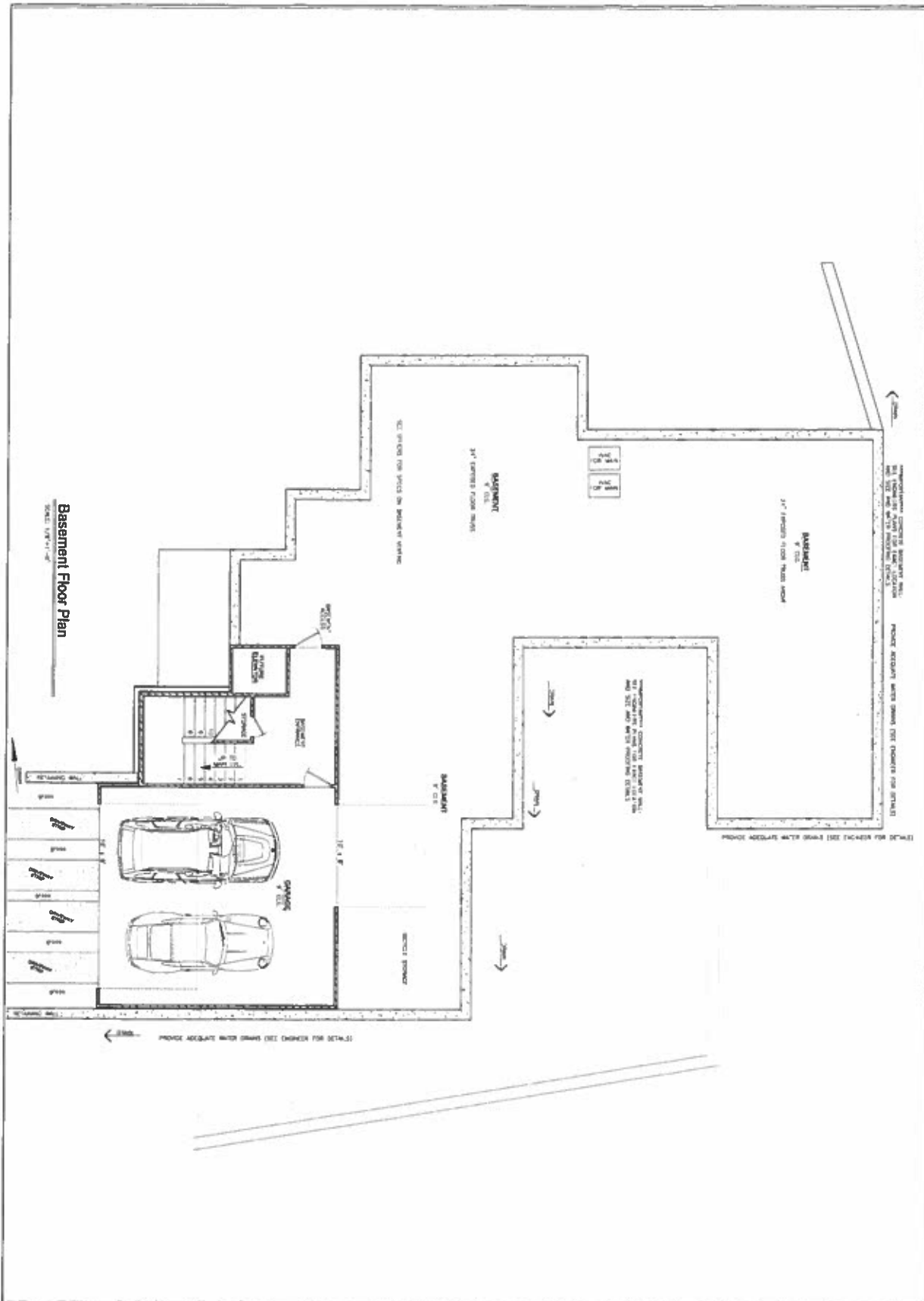
BENCHMARK BM:
Square cut in concrete curb.
Assumed Elevation 100.00'

CITY OF AUSTIN CALCULATIONS

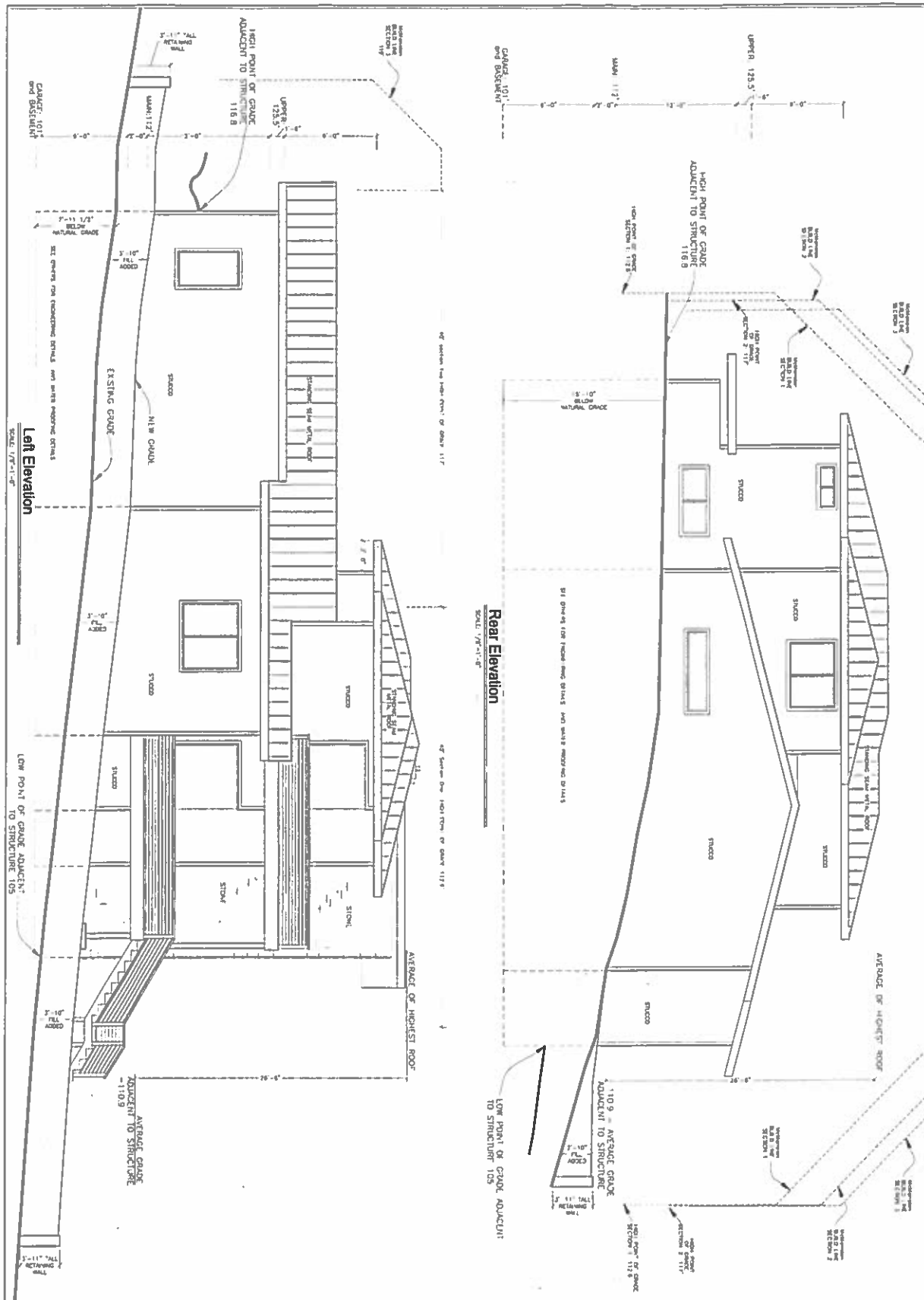
CITY OF AUSTIN	FAR	BP COVERAGE	BUC COVERAGE
MAX ALLOWED	42%	45%	40%
Net 1st FLOOR	2541		
Net 2nd FLOOR	1202		
Net 3rd FLOOR	2528		
Net 4th FLOOR	NA		
Net 5th FLOOR	207-200 - 107	307	307
Net 6th FLOOR	NA		
Net 7th FLOOR	493-700 = 793	313	493
Net 8th FLOOR	NA		
Net 9th FLOOR	NA		
Net 10th FLOOR	NA		
Net 11th FLOOR	NA		
Net 12th FLOOR	NA		
Net 13th FLOOR	NA		
Net 14th FLOOR	NA		
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Net 95th FLOOR	NA		
Net 96th FLOOR	NA		
Net 97th FLOOR	NA		
Net 98th FLOOR	NA		
Net 99th FLOOR	NA		
Net 100th FLOOR	NA		

NOTE: PER SECTION 117.01 OF SUBCHAPTER 1,
200 SF OF THE GARAGE IS EXEMPTED FROM THE FAR.
200 SF OF THE DRIVE PAVEMENT IS ALSO EXEMPTED FROM THE FAR.

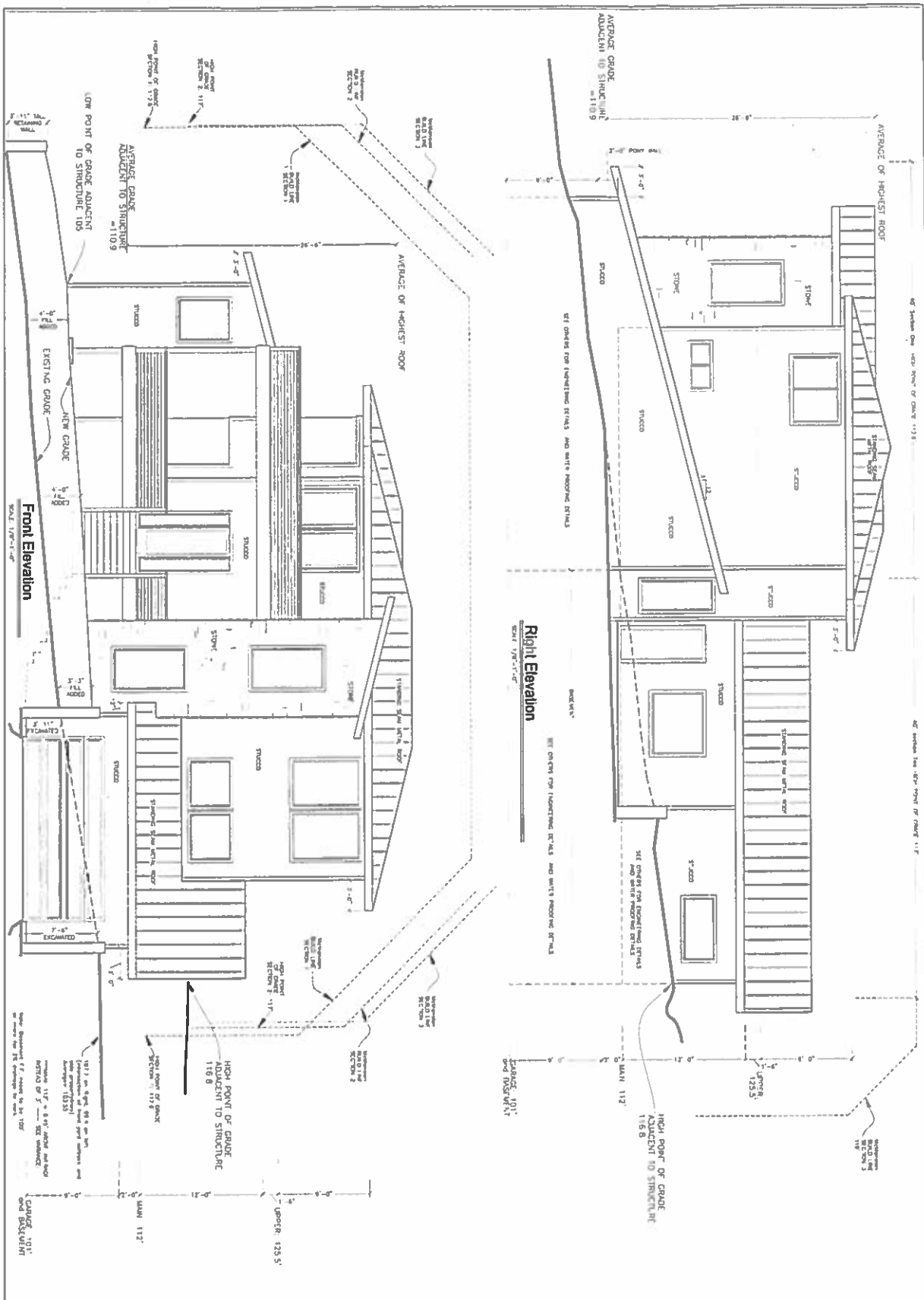
2/16



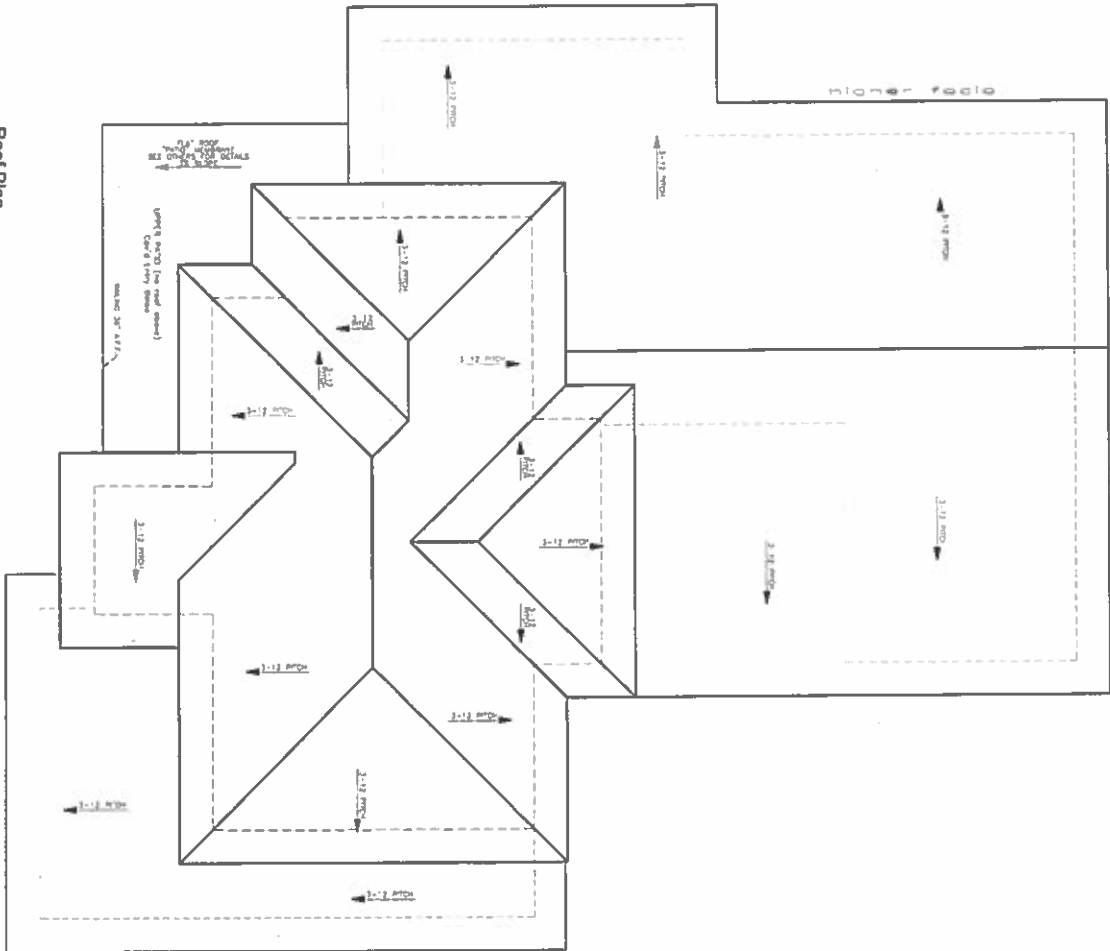
Basement Floor Plan



2/2 =

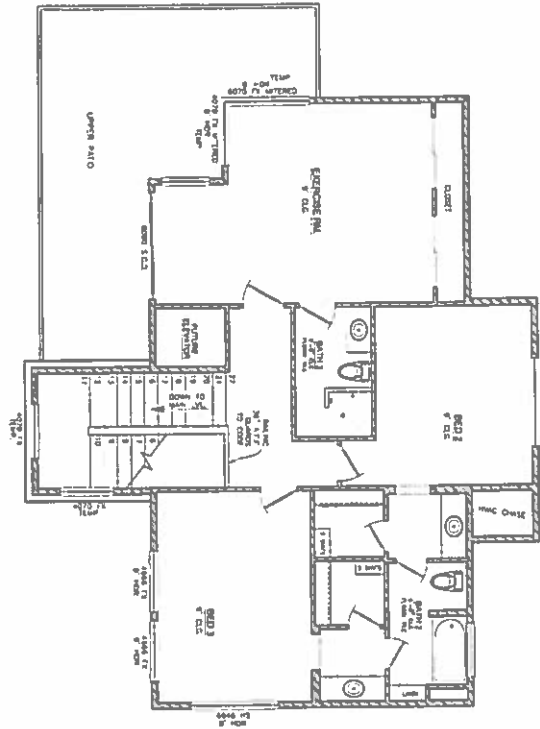


2/2



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

m2
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2nd Level Floor Plan

SHEET
A-4
OF 7 SHEETS
12/05/2018 JDA

Bruce Griffing and Debra Monticciolo
700 Boudin Ave, Austin, TX 78704

John Allen Design
512-773-3527
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

[illegible]

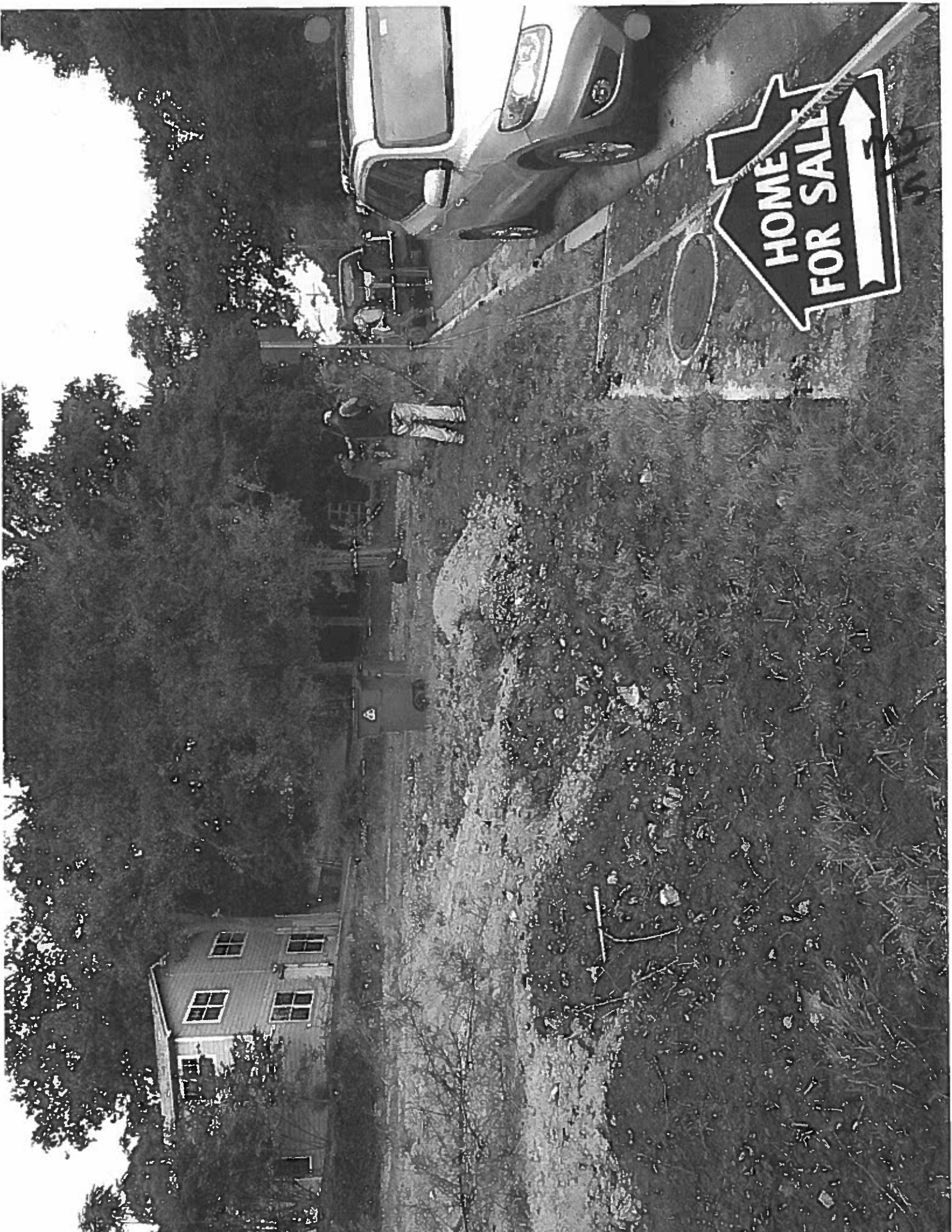
Main Level Floor Plan

Scale 1/1000-0

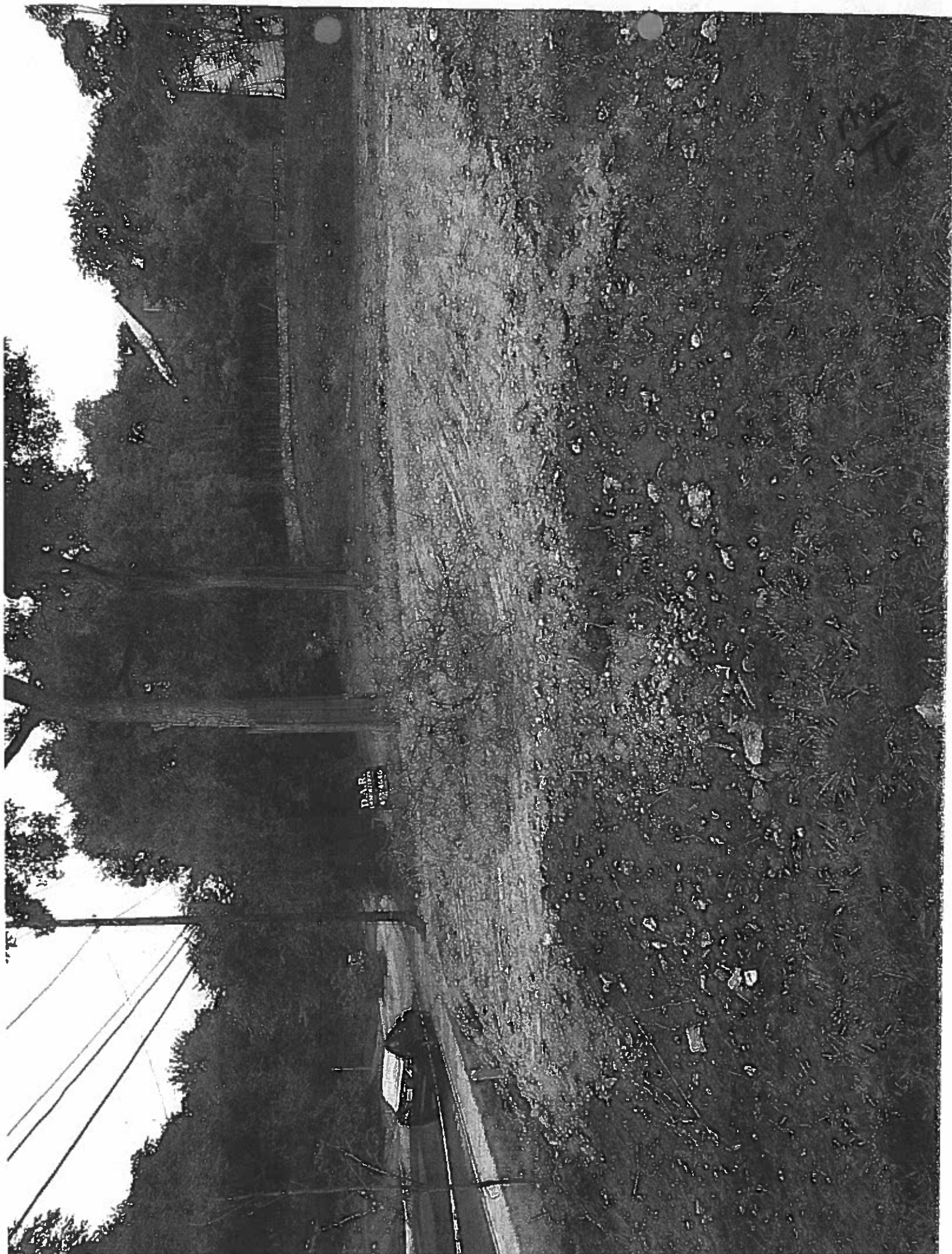
SHEET
A-3
OF 7 SHEETS
12/03/2016 JOM

Bruce Griffing and Debra Monticciolo
700 Boudin Ave, Austin, TX 78704

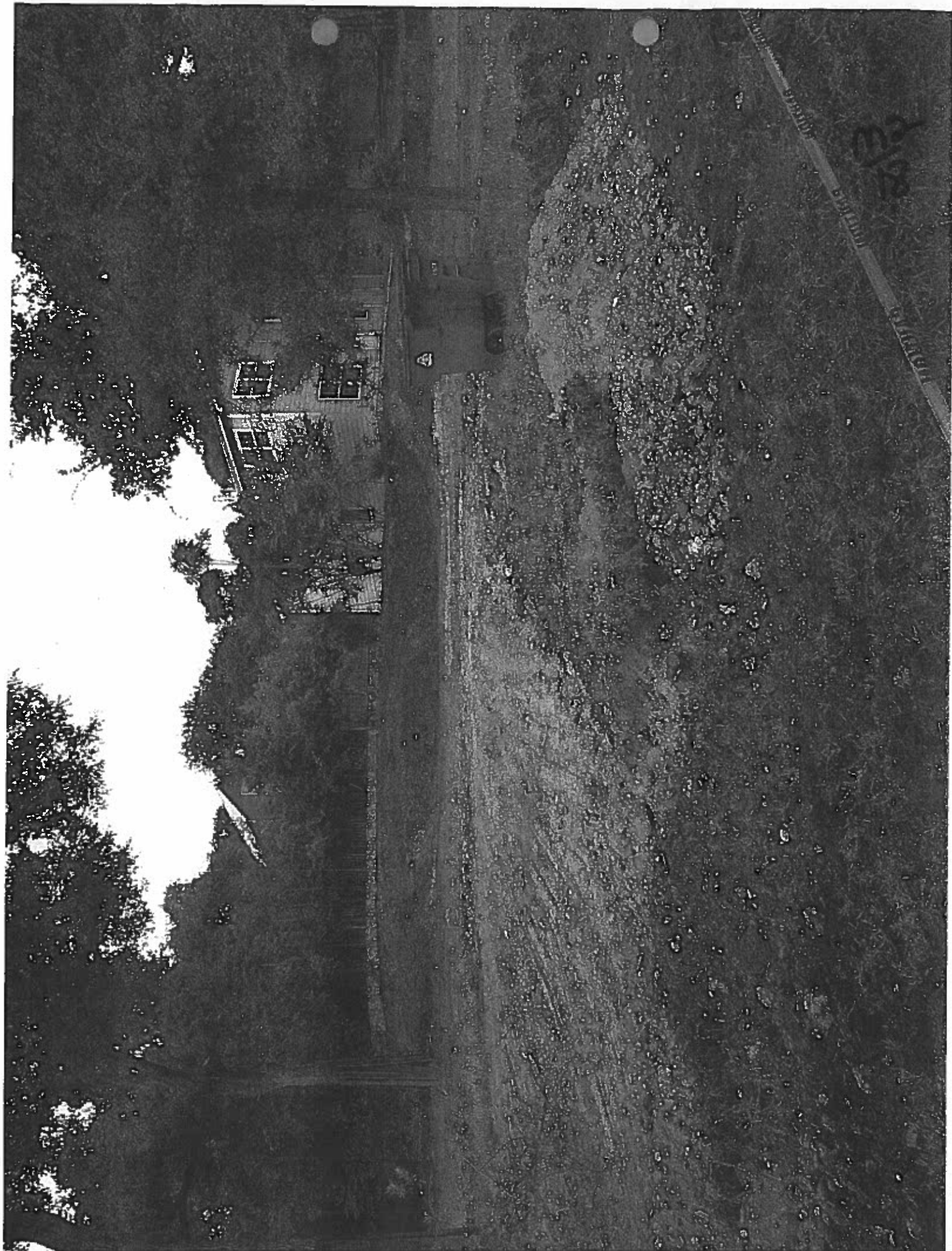
John Allen Design
512-773-3527
13740 Research Blvd (HWY 183)
Suite J-2 Austin, Tx 78750



HOME
FOR SALE







12/15

BOULDIN AVE

OAK ST

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Vacant

Yes

Yes*

Yes*

promised
12/15

Yes

Yes



Bruce Griffing &

McMansion

I, Debra Monticciolo, am applying for a variance from the Board of Adjustment regarding Section 4.4.5.3.2 of the Land

Development Code. The variance would allow me the ability to have a basement exemption on our highly sloping lot. _____

The variance would raise the allowed first floor elevation by 5.5 feet. _____

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

Property Owner Name (Printed)	Address	Signature
Kimberly Ciolli	904 Retama St	<i>Kim Ciolli</i>

20/3/2



Bruce Griffing &

McMansion

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Property Owner Name (Printed)	Address	Signature
Stan Wilson (conditioned on no groundwater or watershed impacts)	906 Post Oak St.	

2/32



Bruce Griffing &

McMansion

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

Property Owner Name (Printed)	Address	Signature
<i>Debra Monticciolo</i>	<i>912 Oak Oak</i>	<i>[Signature]</i>
<i>Victoria Muddaugh</i>	<i>800 Bouldin</i>	<i>Victoria Muddaugh</i>
<i>Carla Macey</i>	<i>906 Post Oak</i>	<i>[Signature]</i>

22/12



Bruce Griffing &

McMansion

I, Debra Monticciolo, am applying for a variance from the Board of Adjustment regarding Section 4.4.5.3.2 of the Land

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

Property Owner Name (Printed)	Address	Signature
Suzy Shaffer	904 Post Oak A	
ALEX GUERRA	610 BOULDIN AVE	
Hallie Ferguson	611 Bouldin Ave.	
Monica Gettins	701 Bouldin Ave	
FORTUNE ALEXANDER	705 Bouldin Ave	
Adrienne Strang	905 Post Oak St.	

23/3

