

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

DATE: Monday, April 10, 2017

CASE NUMBER: C15-2017-0014

☒ Y ☐ Brooke Bailey
☒ Y ☐ William Burkhardt
☒ Y ☐ Eric Goff
☒ Y ☐ Melissa Hawthorne
☒ Y ☐ Bryan King
☒ Y ☐ Don Leighton-Burwell
☒ Y ☐ Rahm McDaniel
☒ Y ☐ Veronica Rivera
☐ - ☐ James Valadez Absent
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate)
☒ Y ☐ Pim Mayo (Alternate)

OWNER/APPLICANT: Terrence and Christine Moline

ADDRESS: 205 SAN SABA ST

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

- A. decrease the minimum lot width requirement from 50 feet (required) to 0 feet* (requested, existing), and to**
 - B. decrease the minimum lot size requirement from 5,750 square feet (required) to 2,107 square feet (requested, existing); and to**
 - C. increase impervious cover from 45% (required, permitted) to 65% (requested); and to**
 - D. decrease front yard setback from 25 feet (required) to 11 feet (requested, 10 feet existing including front porch); and to**
 - E. Subchapter F, Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.6 (Setback Planes), A. Side and B. Rear Setback Plane increase the amount from not to exceed 3 feet (required) to not exceed 6 feet (requested)**
- in order to reconstruct a single family home in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)**

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to May 8, 2017, Board Member Bryan King second on a 11-0 vote; **POSTPONED TO MAY 8, 2017.**


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

April 7, 2017

Board of Adjustment
City of Austin
Case No.: C15-2017-0014

Re: Support for the variance requested for 205 San Saba Street

Dear Members of the Board of Adjustment:

My name is Ana DeFrates and I write to you in my capacity as chair of the Holly Neighborhood Coalition (HNC) in support of Terrence and Christine Moline's request for a variance to Section 25-2-492 (*Site Development Regulations*) (D) for the house located at 205 San Saba Street.

We had the pleasure of meeting Terrence and Christine at our April 3rd meeting where members of HNC voted unanimously to support the following aspects of their request:

- decrease the minimum lot width requirement from 50 feet (required) to 0 feet* (requested, existing)
- decrease the minimum lot size requirement from 5750 square feet (required) to 2107 square feet (requested, existing)
- increase impervious cover from 45% (required, permitted) to 65% (requested)
- decrease front yard setback from 25 feet (required) to 11 feet (requested, 10 feet existing including front porch); and to
- Subchapter F, Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.6 (*Setback Planes*), A. Side and B. Rear Setback Plane increase the amount from not to exceed 3 feet (required) to not exceed 6 feet (requested) in order to reconstruct a single family home in an "SF-3-NP," Family Residence—Neighborhood Plan zoning district (Holly)

Additionally, HNC voted to support the Moline's request for variance because the current house will remain in its current location, the footprint will not be altered, the design of the proposed renovation fits well into the neighborhood, and there are likely numerous examples of similar minor encroachments through the area. We therefore cannot see any harm in granting the variance and are pleased to be able to extend our support. We hope you grant the requested variance.

Sincerely,



Ana Rodriguez Defrates, Chair
Holly Neighborhood Coalition
2011 Garden Street, 78702
Rodriguez.c.ana@gmail.com; 512-963-6001

Dear Board of Adjustment Members:

As the neighbor in two-thirds of the lot connected to the Moline's home, I am the neighbor most affected by this variance request. As a resident of this neighborhood for the past X years, I strongly support this variance request for 205 San Saba Street. *23 years*

I do not have any issues with this request. Their house as planned looks good, will fit the style and character of the neighborhood, and the variance will allow them to keep the current home where it has been since it was built.

Daniel and Angela Guerra
2600 E. 2nd Street, 78702
Home: 512-791-5687

Angela Guerra
Daniel Guerra



I, Terrence Moline, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to _____

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

Property Owner Name (Printed)	Address	Signature
Brad Burdick	2601 East 3rd St Austin TX 78702	Brad Burdick
MARTHA HARRISON	2613 E 3RD ST 78702	M. Harrison
PATRIC POWELL	2613 E 3RD ST 78702	Pat Powell
Sandra Boone	2301 Willow 78702	Sandra Boone
Mary ^{Mary McKenna} McKenna	2515 E 5th St 78702	Mary McKenna
Marina Maxwell	2508 Canterbury St 78702	Marina Maxwell
Michael Phelan	2709 Willow 78702	Michael Phelan

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

Property Owner Name (Printed)	Address	Signature
Ellen Watkins	2715 Santa Rosa	Ellen Watkins
Joseph Malone	2316 Santa Rosa	Joseph Malone
Scott Gonzalez	2308 Santa Rosa	Scott Gonzalez
Robert Dooling	2611 E 3rd St.	Robert Dooling
icene Dooling	2611 E 3rd St	icene Dooling
Korey Benton	2702 E 3rd St	Korey Benton
Nick (Nick)	2817 E 3rd St	Nick
John T Villagran	2514 E 2nd St	John T Villagran
Gilbert Marrero	2514 E 2nd St	Gilbert Marrero
Nancy Palma	2602 E 2nd St.	Nancy Palma
Virginia Hanga	2710 E 2nd	Virginia Hanga
Lindsey Mongrain	2703 E 2nd St.	Lindsey Mongrain
Emma Guerrero	2613 E 2nd St	Emma Guerrero

40 yr.

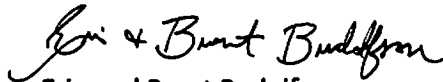
April 10, 2017

Dear Board of Adjustment Members:

As the neighbor on the corner lot directly next to the Moline's home, I am one of two neighbors most affected by this variance request. As a resident of this neighborhood for the past 24 years, I strongly support this variance request for 205 San Saba Street.

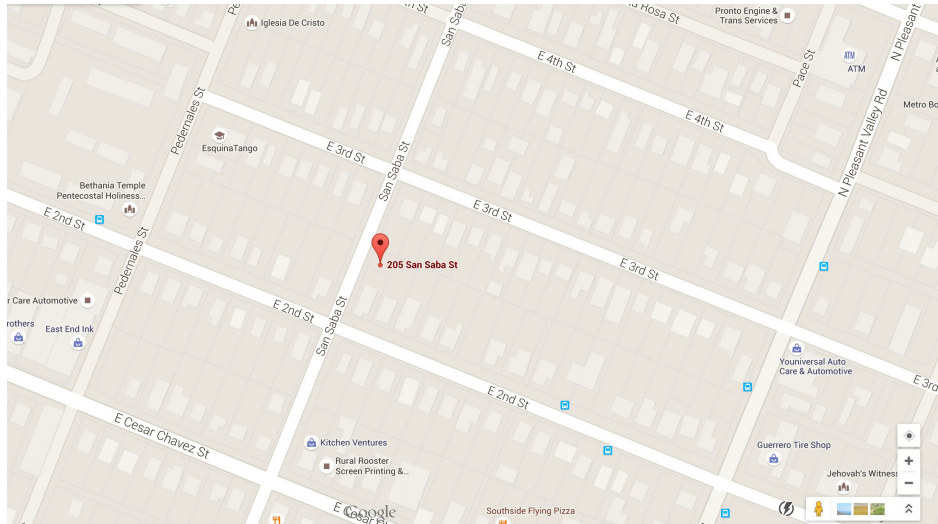
I do not have any issues with this request. Their house as planned looks good, will fit the style and character of the neighborhood, and the variance will allow them to keep the current home where it has been since it was built.

Sincerely,

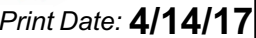
A handwritten signature in cursive script that reads "Erin & Brent Budolfson".

Erin and Brent Budolfson
2601 E. 3rd Street, 78702
Mobile: 770-231-1333

Proposed First & Second Floor Addition to an Existing One Story Non-Complying Single Family Structure



MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



SAN SABA

205 SAN SABA
AUSTIN, TX 78702

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

[illegible]

md.

NA

COVER

A0.0

If subtracting square footage, use a negative in front of the number (e.g. -12).

Lot size	2107.00
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Existing Impervious Coverage %	25.58%
Total Impervious Coverage %	48.50%

0.0	Cover
0.1	Existing Site Plan
1.0	Proposed Demo Plan
0.2	Proposed Site Plan
1.1	Proposed First Floor Plan
1.2	Proposed Second Floor Plan
1.3	Proposed Clerestory Plan
1.4	Proposed Roof Plan
2.0	Proposed Exterior Elevations
2.1	Proposed Exterior Elevations
3.0	Proposed Exterior Isometrics
7.0	Window and Door Schedule
8.0	McMansion Tent Elevations

MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



PROJECT:

SAN SABA

205 SAN SABA
AUSTIN, TX 78702

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

NO.	DATE	ISSUE
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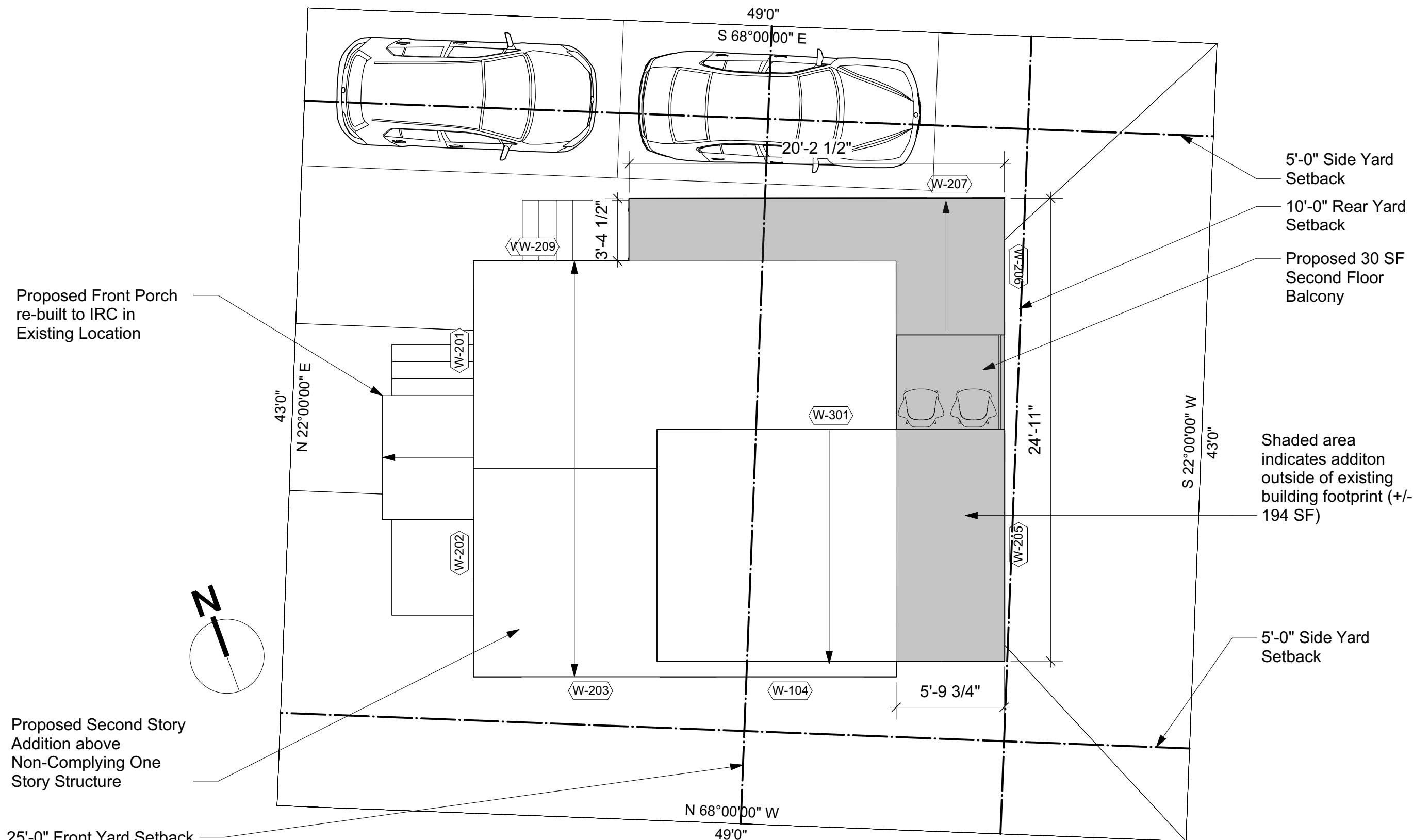
[illegible]

md.

3/16" = 1'-0"

PROPOSED SITE PLAN

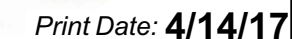
A0.2



2107 SF LOT

Existing 509 SF Non-Complying One Story Structure, with Proposed 673 SF Second Story Addition

MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



SAN SABA

205 SAN SABA
AUSTIN, TX 78702

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

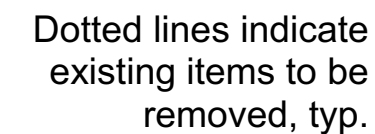
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md.

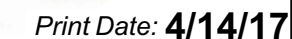
1/4" = 1'-0"

DEMOLITION PLAN

A1.0



MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



SAN SABA

205 SAN SABA
AUSTIN, TX 78702

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

NO.	DATE	ISSUE
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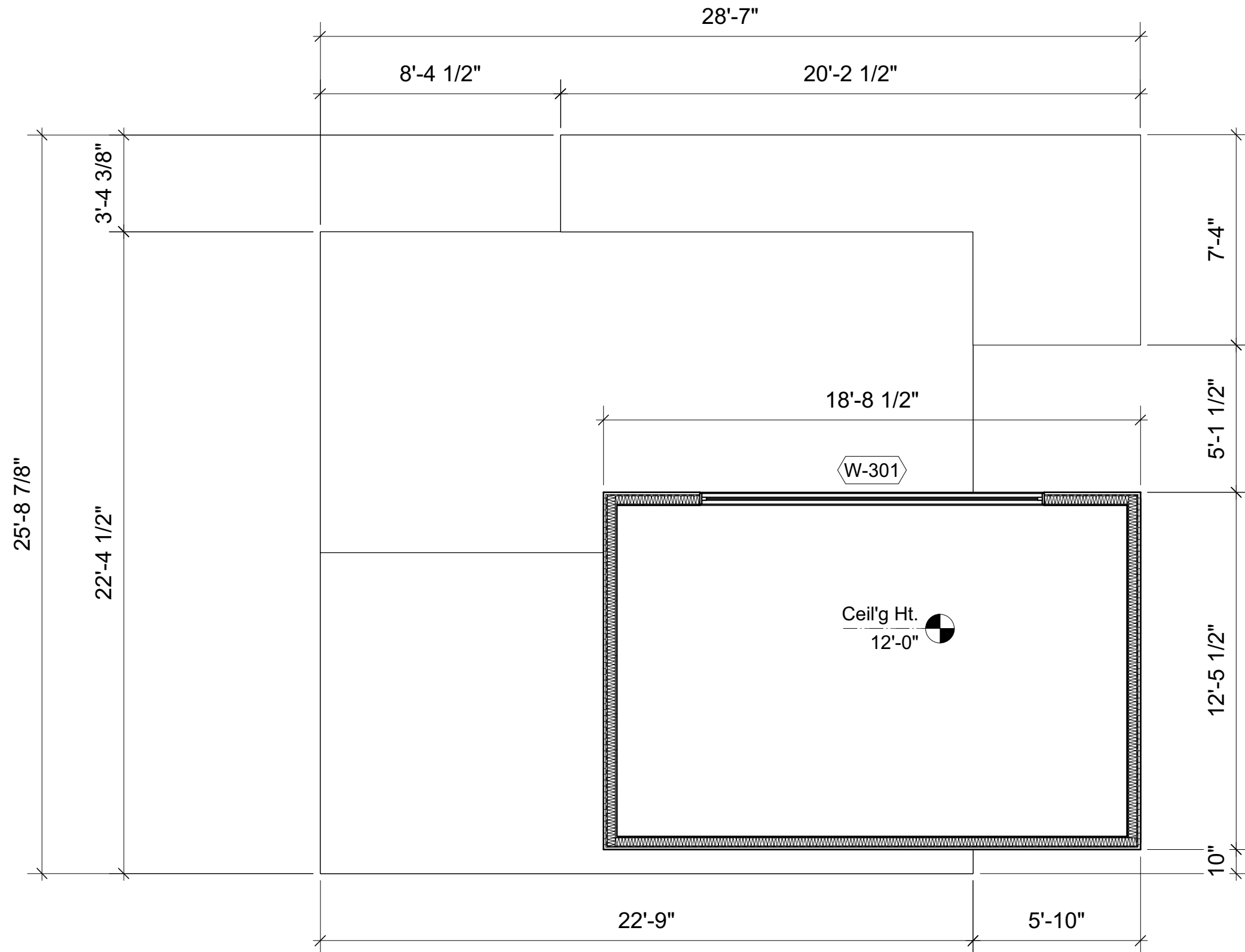
md.

1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN


A1.1





ARCHITECT:

MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



Print Date: 4/14/17

PROJECT:

SAN SABA

ADDRESS:

205 SAN SABA
AUSTIN, TX 78702

NOTES:

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

ISSUE/ REVISION HISTORY:

NO.	DATE	ISSUE

DRAWN BY:

md.

SCALE:

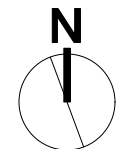
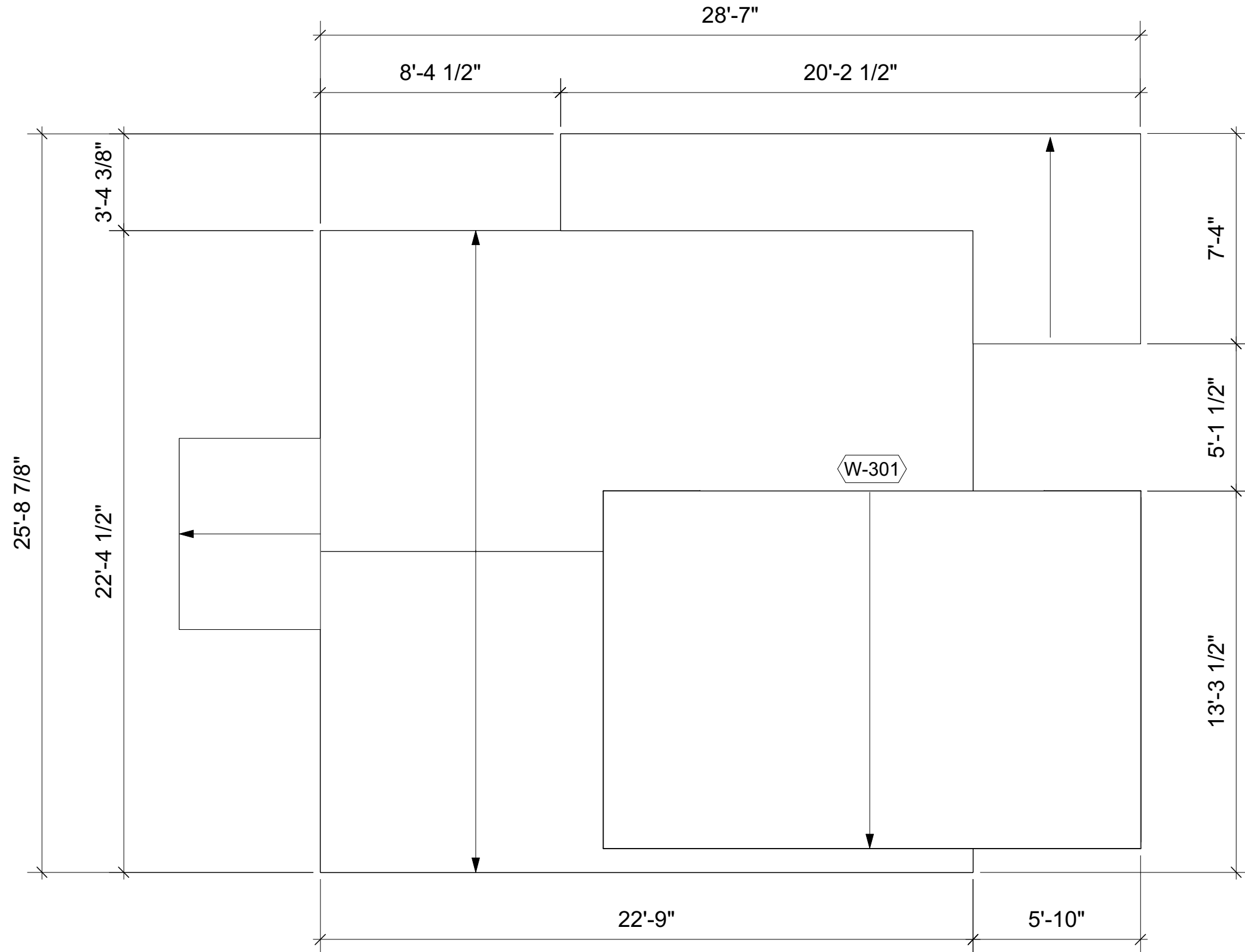
1/4"=1'-0"

SHEET:

PROPOSED
CLERESTORY PLAN

SHEET NO. :

A1.3



ARCHITECT:

MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



Print Date: 4/14/17

PROJECT:

SAN SABA

ADDRESS:

205 SAN SABA
AUSTIN, TX 78702

NOTES:

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

ISSUE/ REVISION HISTORY:

NO.	DATE	ISSUE

DRAWN BY:

md.

SCALE:

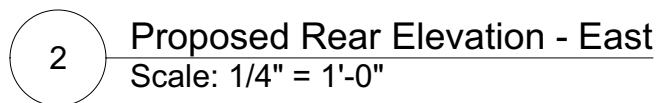
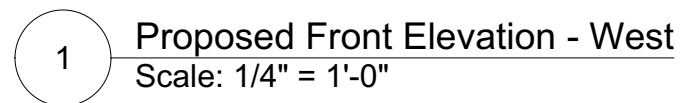
1/4"=1'-0"

SHEET:

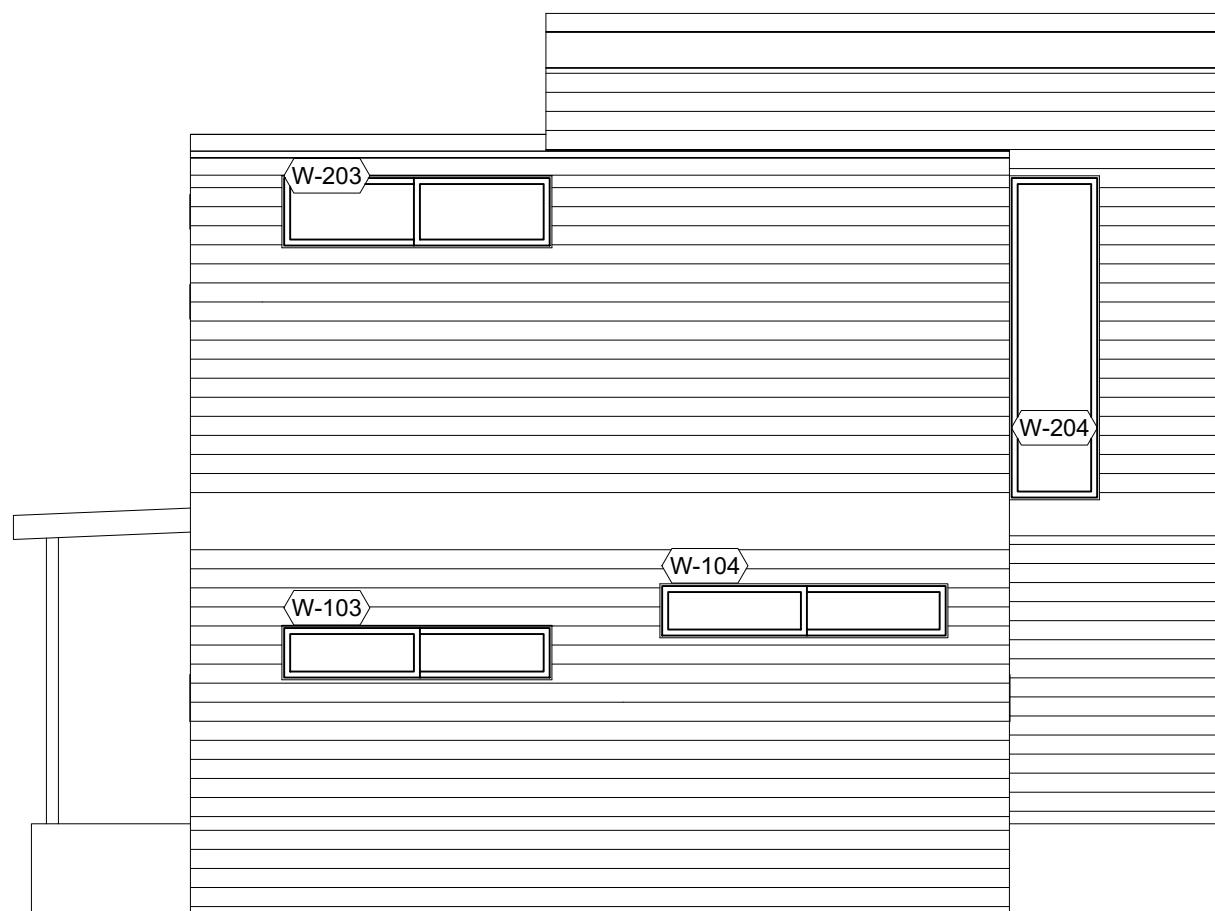
PROPOSED ROOF PLAN

SHEET NO. :

A1.4

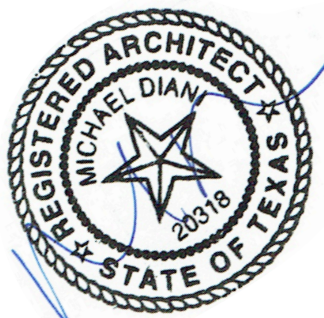


A2.0



ARCHITECT:

MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



PROJECT:

SAN SABA

ADDRESS:

205 SAN SABA
AUSTIN, TX 78702

NOTES:

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

ISSUE/ REVISION HISTORY:

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DRAWN BY:

md.

SCALE:

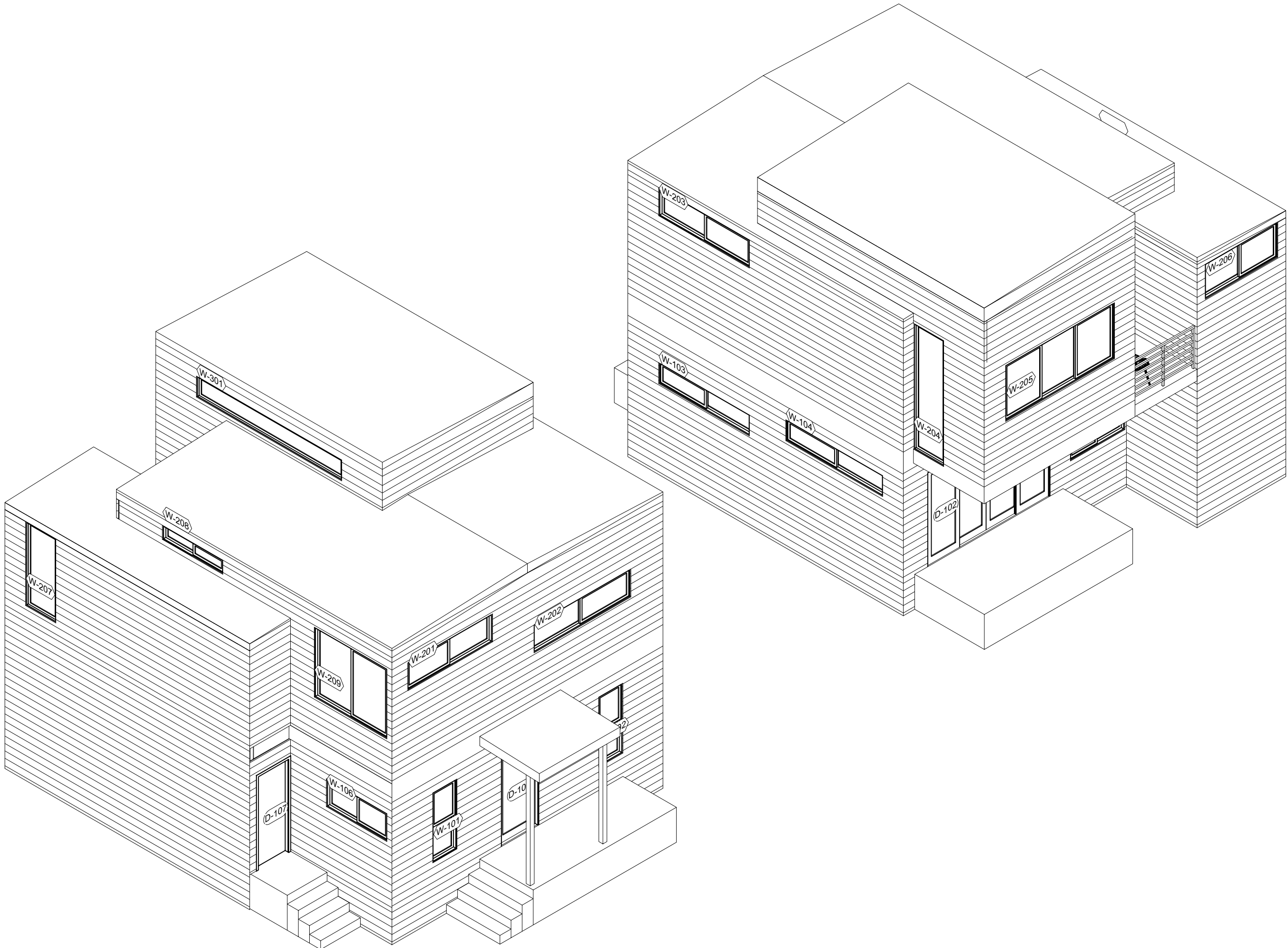
AS NOTED

SHEET:

PROPOSED EXTERIOR ELEVATIONS


SHEET NO. :

A2.1



ARCHITECT:

MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



Print Date: 4/14/17

PROJECT:

SAN SABA

ADDRESS:

205 SAN SABA
AUSTIN, TX 78702

NOTES:

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

ISSUE/ REVISION HISTORY:

NO.	DATE	ISSUE

DRAWN BY:

md.

SCALE:

NA

SHEET:

PROPOSED
EXTERIOR 3D VIEWS

SHEET NO. :


A3.0

Door Schedule											
			Nominal Size					Door Data			
			Width	Height	Thickness	Door Operation	Slab Style	HW Set	Mfr	Model No.	Comments
	Mark										
D-	102		10'0"	6'8"	1 3/4"	Slider	Glass				
D-	101		3'0"	6'8"	1 3/4"	Swing Simple	Glass				
D-	107		2'6"	6'8"	1 3/4"	Swing Simple	Solid				
D-	103		2'8"	6'8"	1 3/4"	Swing Simple	Solid				
D-	105		2'6"	6'8"	1 3/4"	Swing Simple	Solid				
D-	204		2'6"	6'8"	1 3/8"	Swing Simple	Solid				
D-	202		2'6"	6'8"	1 3/8"	Pocket Simple	Solid				
D-	203		2'0"	6'8"	1 3/8"	Swing Simple	Solid				
D-	201		5'0"	6'8"	1 3/4"	Slider	Glass				
D-	205		2'0"	6'8"	1 3/8"	Swing Simple	Solid				

Window Schedule										
			Nominal Size			Window Data				
			O.A. Width	O.A. Height						
	Mark				Sash Operation	Mfr	Model No.	Comments		
W-	101		2'0"	5'0"	Single Hung					
W-	102		2'0"	5'0"	Single Hung					
W-	103		7'6"	1'6"	Horizontal Slider					
W-	104		8'0"	1'6"	Horizontal Slider					
W-	105		4'6"	5'0"	Horizontal Slider					
W-	106		5'0"	2'0"	Horizontal Slider					
W-	201		7'0"	2'0"	Horizontal Slider					
W-	202		8'0"	2'0"	Horizontal Slider					
W-	203		7'6"	2'0"	Horizontal Slider					
W-	204		2'6"	9'0"	Fixed Glass					
W-	205		9'0"	4'0"	Picture Window Slider					
W-	206		6'0"	2'6"	Horizontal Slider					
W-	207		2'6"	6'0"	Fixed Glass					
W-	208		5'0"	1'0"	Horizontal Slider					
W-	209		6'0"	5'0"	Horizontal Slider					
W-	301		12'0"	1'6"	Fixed Glass					
W-	301		12'0"	1'6"	Fixed Glass					

ARCHITECT:

MICHAEL DIANI
902 GARDNER RD. # 23
AUSTIN, TX 78721



Print Date: 4/14/17

PROJECT:

SAN SABA

ADDRESS:

205 SAN SABA
AUSTIN, TX 78702

NOTES:

VARIANCE PACKAGE
NOT FOR
CONSTRUCTION

ISSUE/ REVISION HISTORY:

NO.	DATE	ISSUE

DRAWN BY:

md.

SCALE:

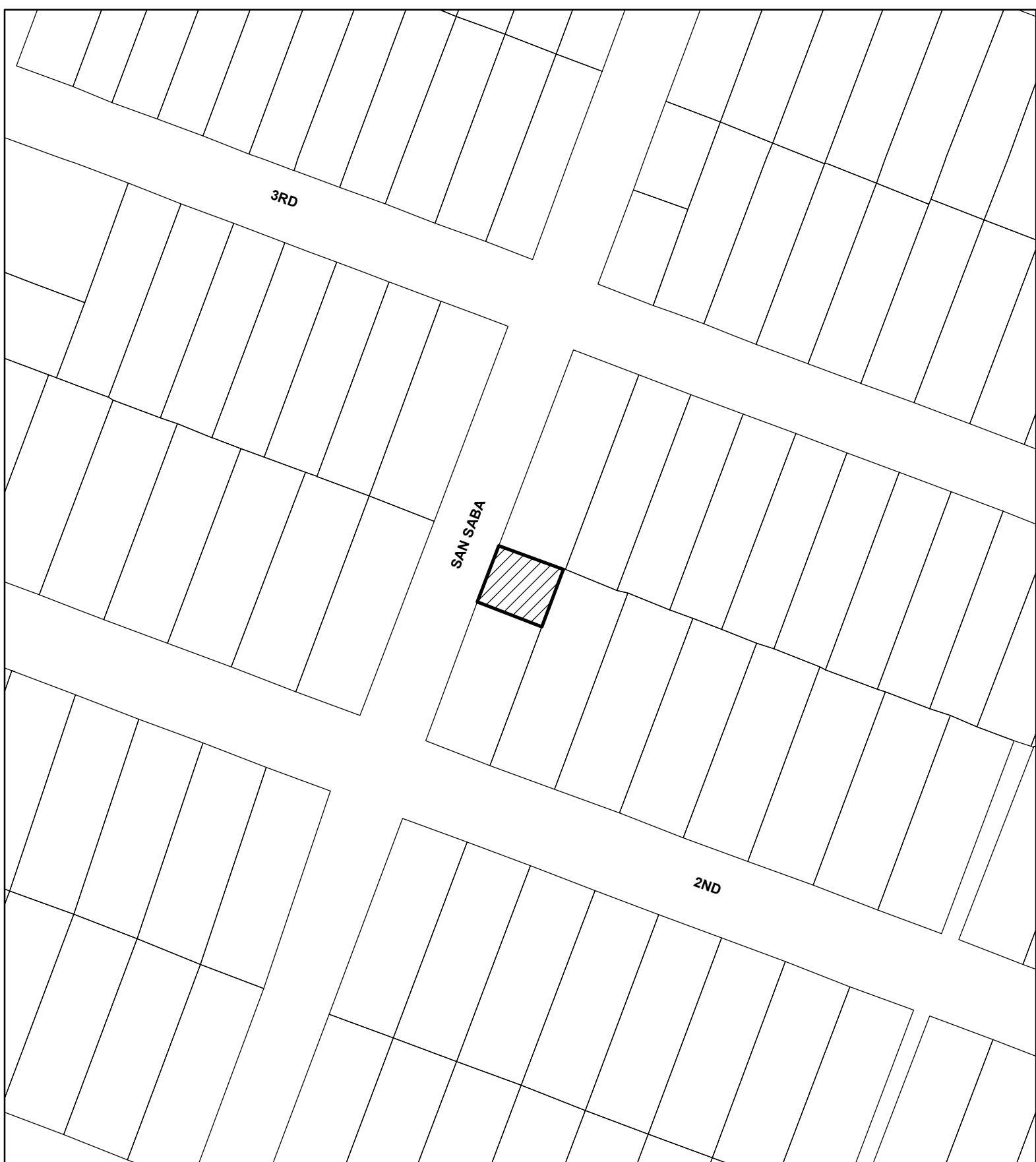
NA

SHEET:

PROPOSED
WINDOW & DOOR
SCHEDULES

SHEET NO. :

A7.0



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0014
LOCATION: 205 San Saba



1" = 91'

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.



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 # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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:

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: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

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: _____ Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

From: [REDACTED]
To: [Heldenfels, Leane](#)
Subject: Re: Impervious cover
Date: Tuesday, March 28, 2017 9:58:16 PM

Leane -

Existing impervious coverage is 25.5%

Total impervious coverage is 48.50% — this is for the rebuild minus a driveway.

T.

On Mar 28, 2017, at 11:24 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Ok - I'll take a look at them, too, but do confirm tonight.
Thanks,
Leane

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

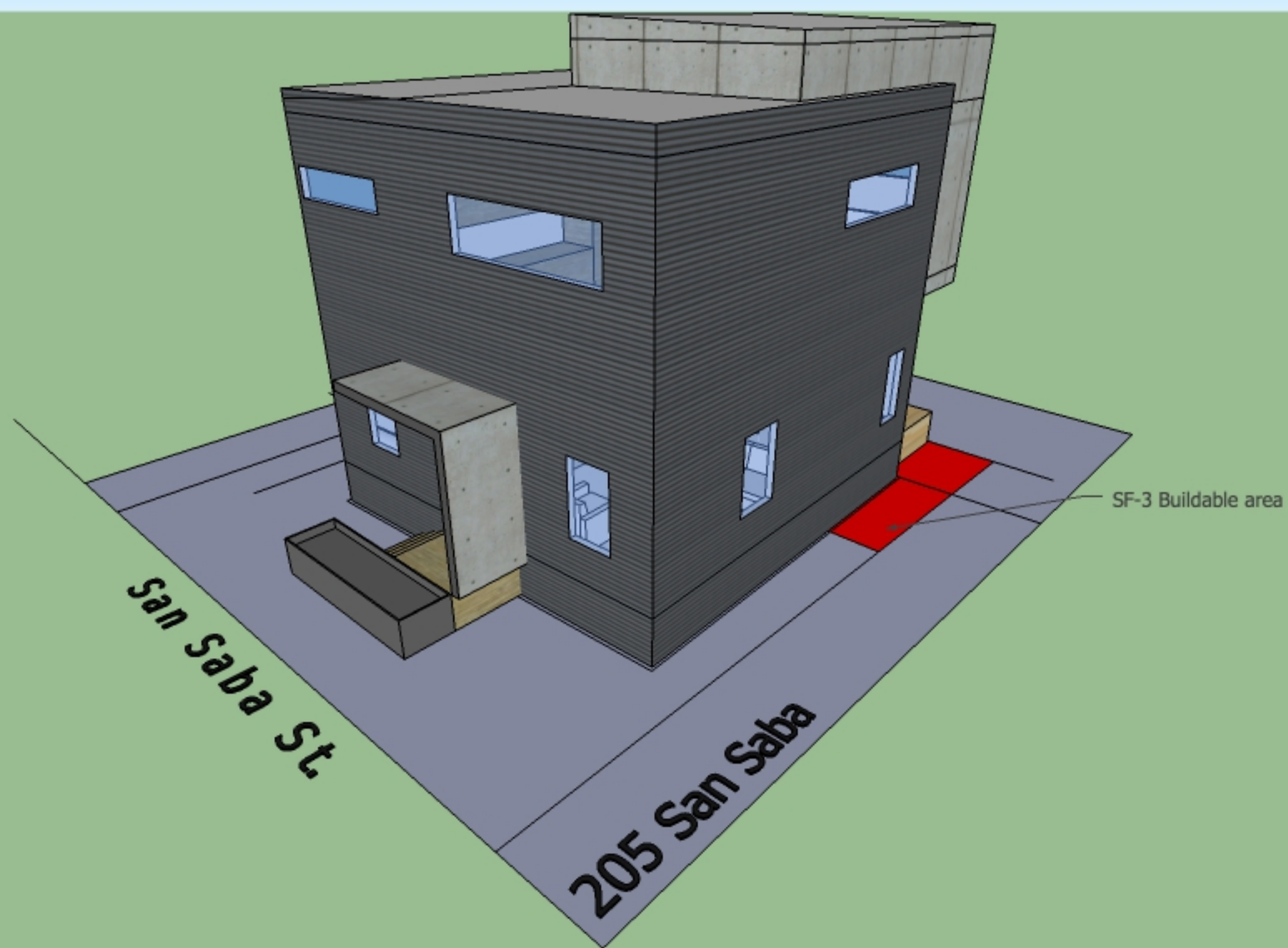
[REDACTED]
Sent: Tuesday, March 28, 2017 11:20 AM
To: Heldenfels, Leane
Subject: Re: Impervious cover

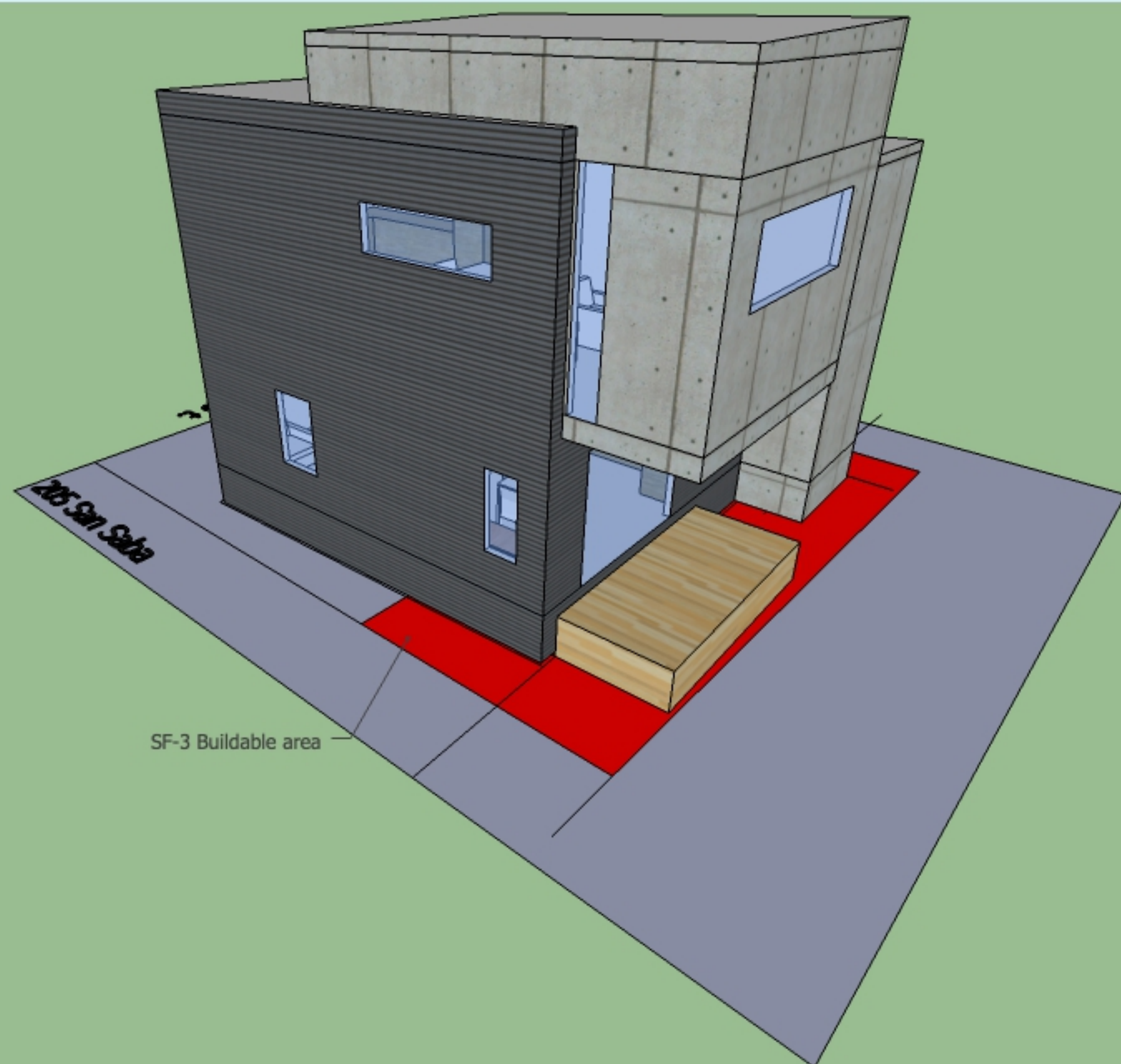
Leane -
I'm pretty sure the impervious cover is currently 48%.
Architect is on vacation right now and I'm closest to the plans.
I could confirm tonight; I don't have the plans with me currently.

T.

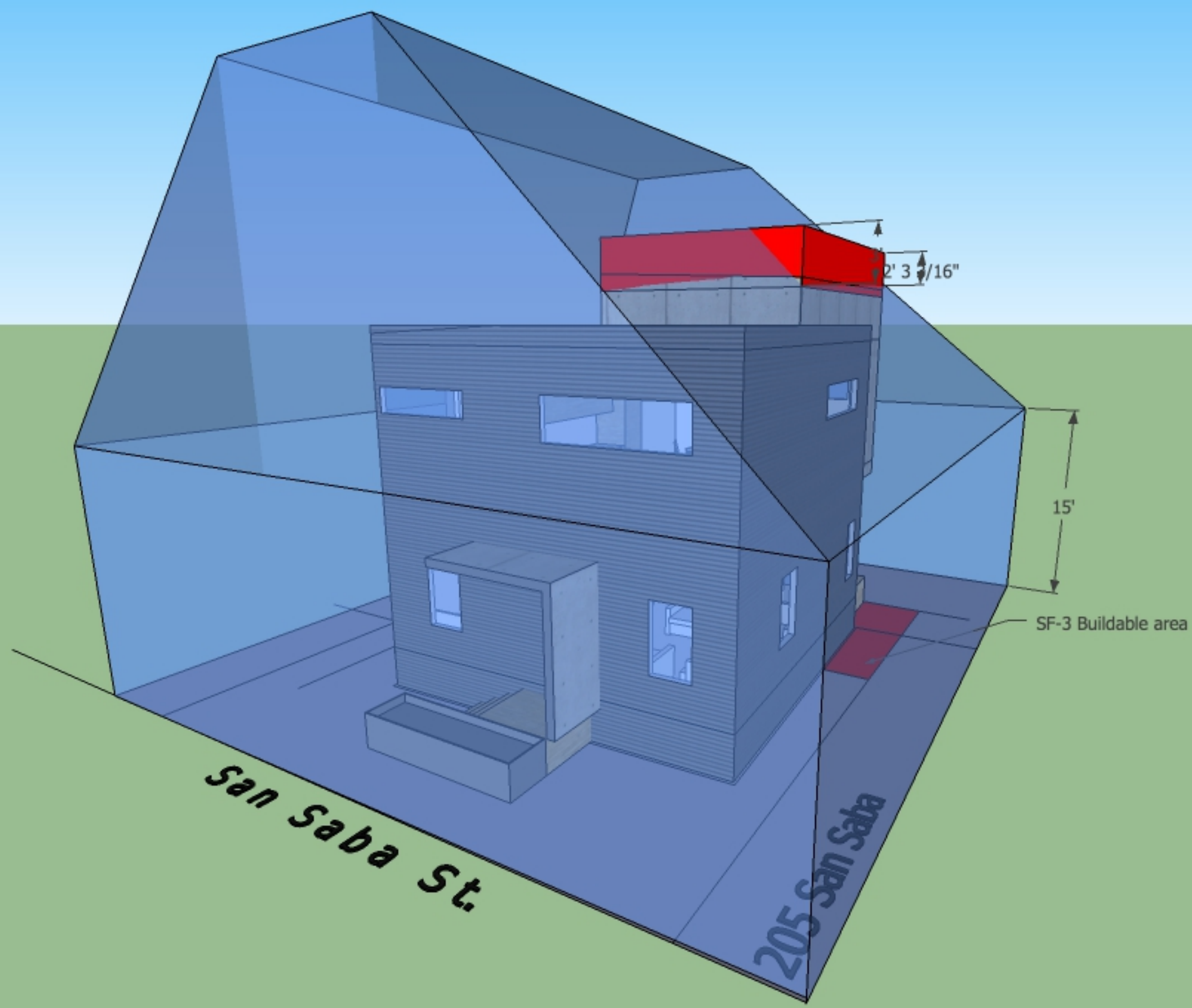
On Mar 28, 2017, at 10:48 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

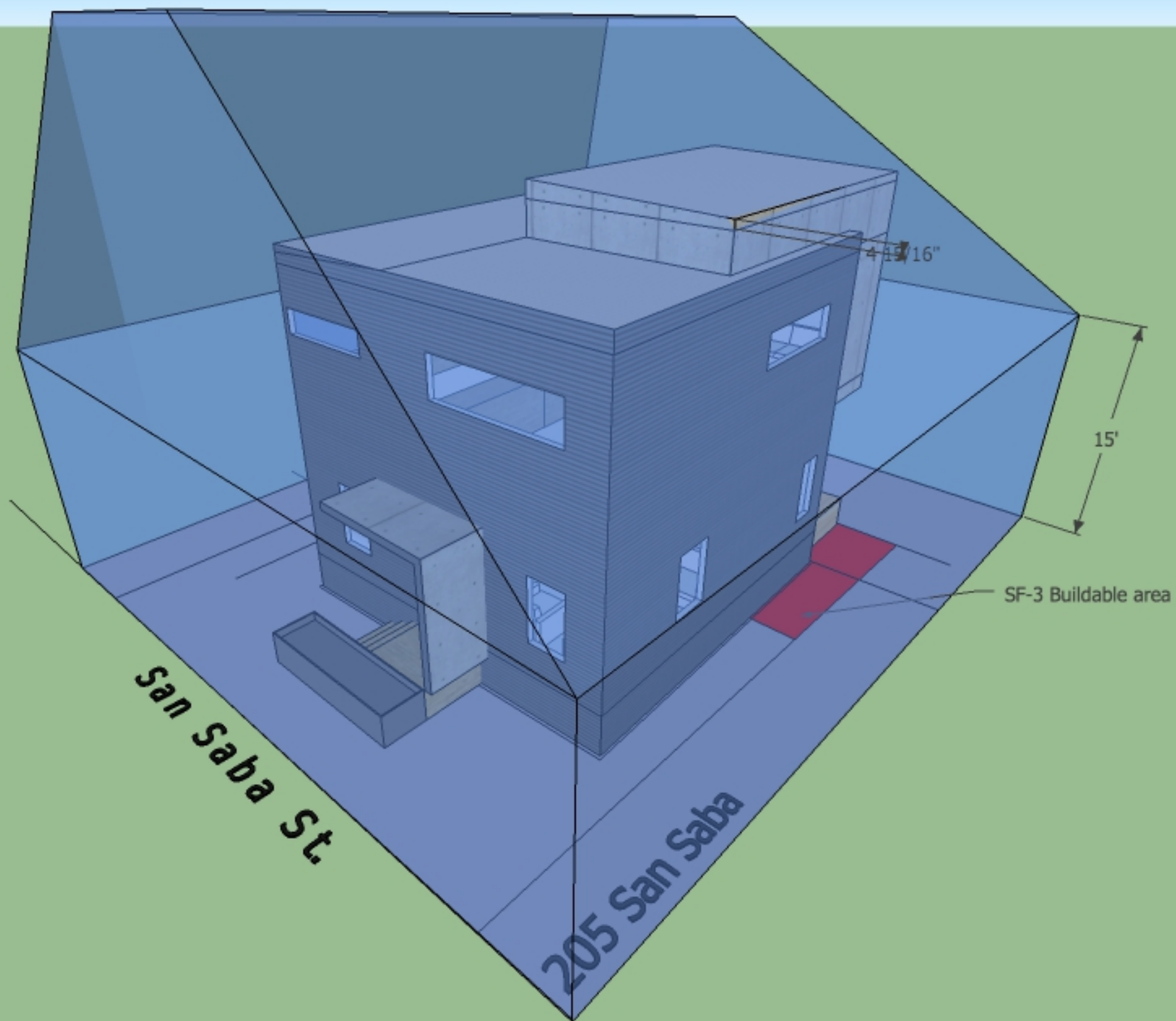
<205 san saba.doc>

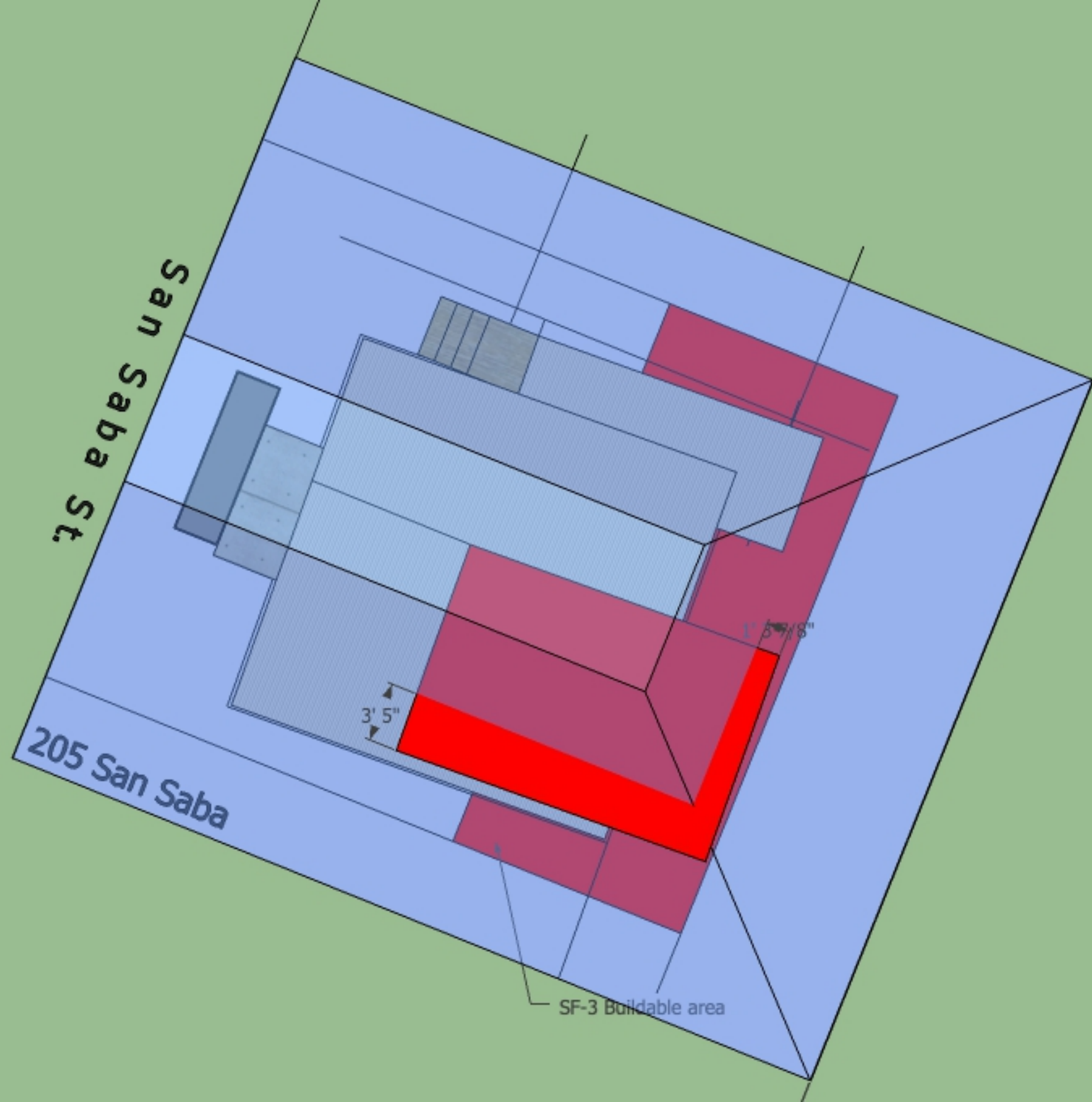


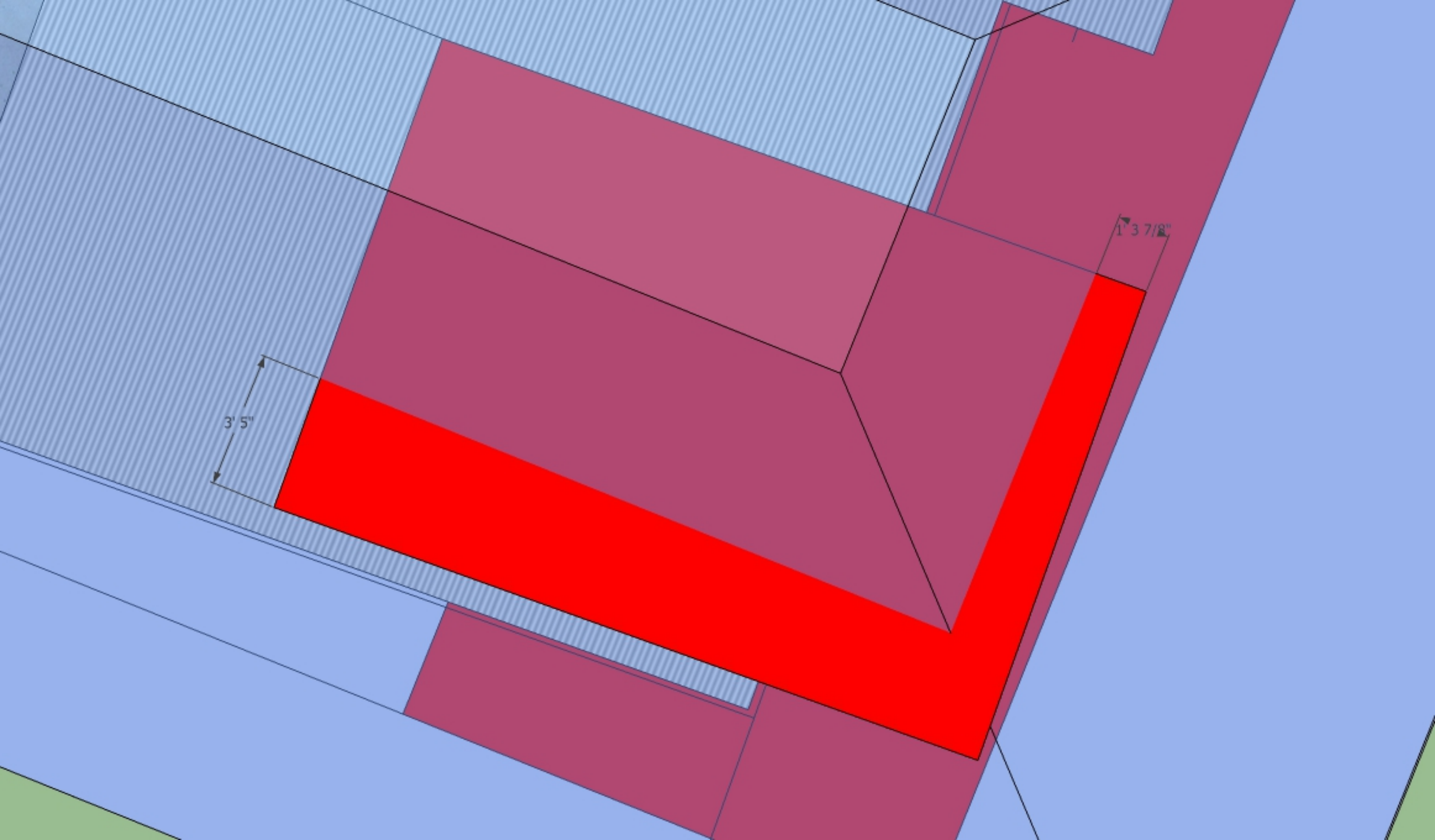


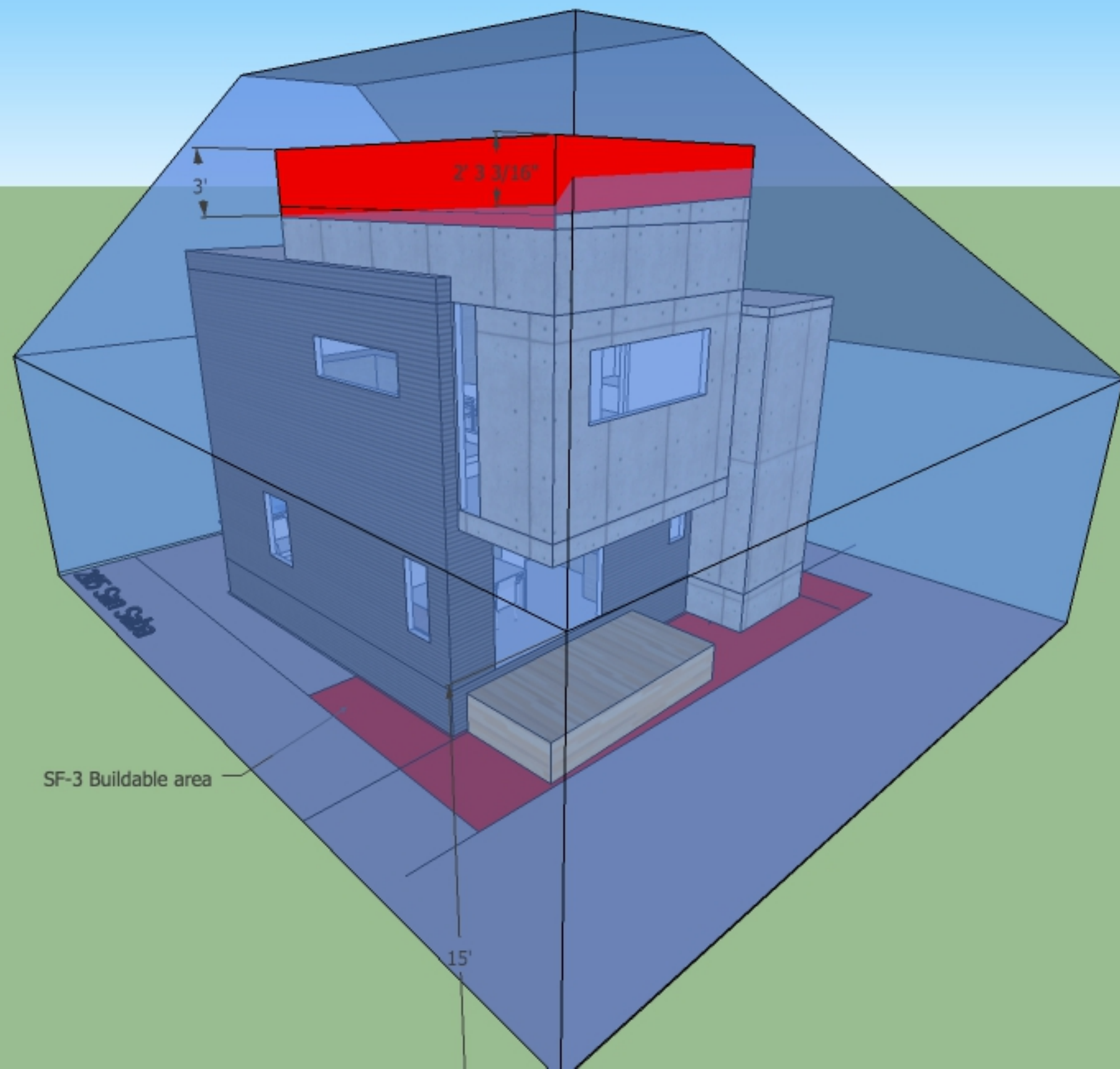
SF-3 Buildable area

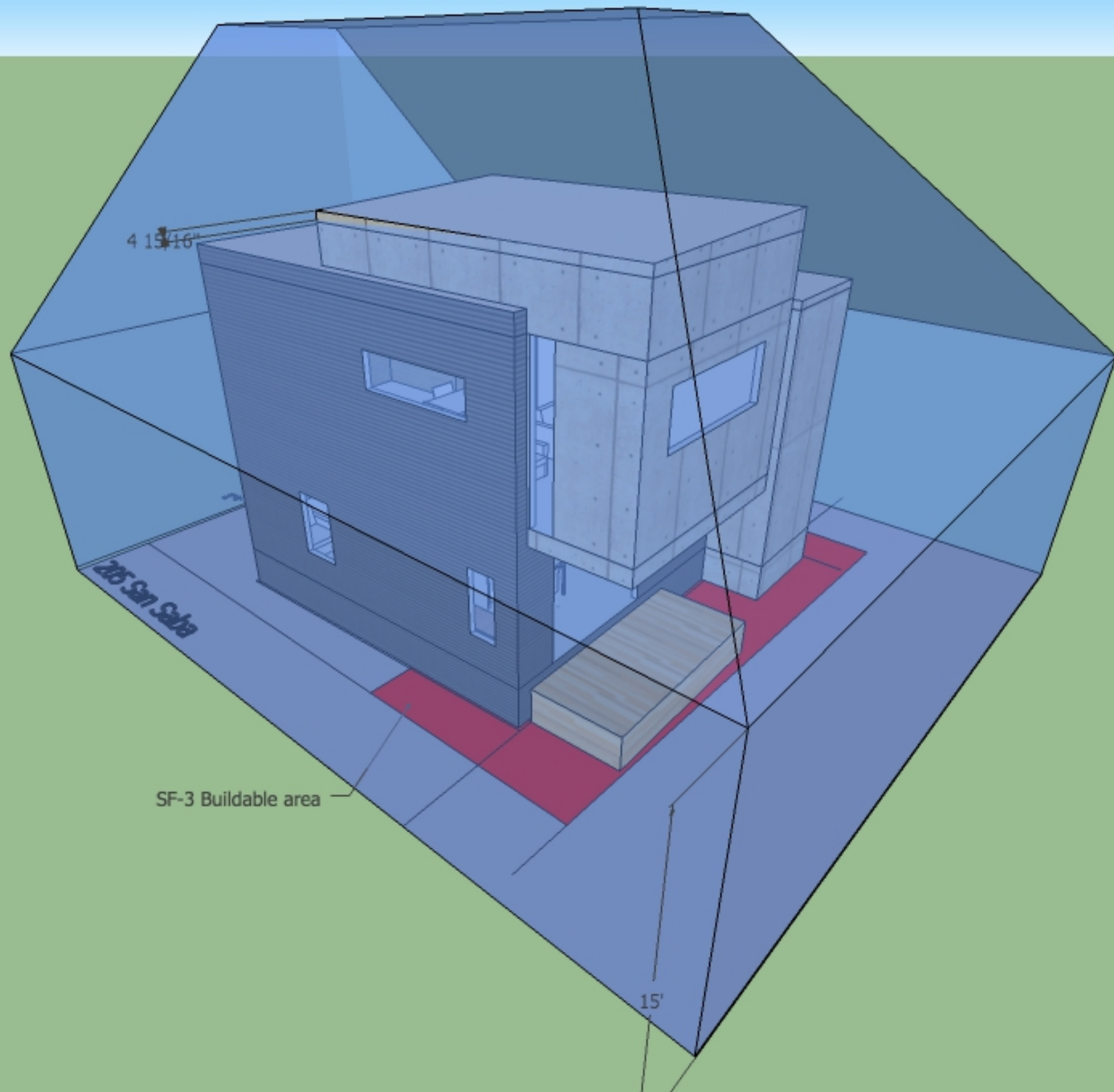












LEGEND

- CALCULATED POINT
- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- BOLT FOUND
- CHAIN LINK FENCE
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- WATER METER
- GAS METER
- AIR CONDITIONER
- ON
- OFF
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY

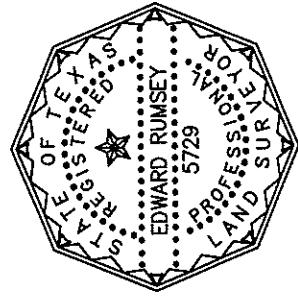
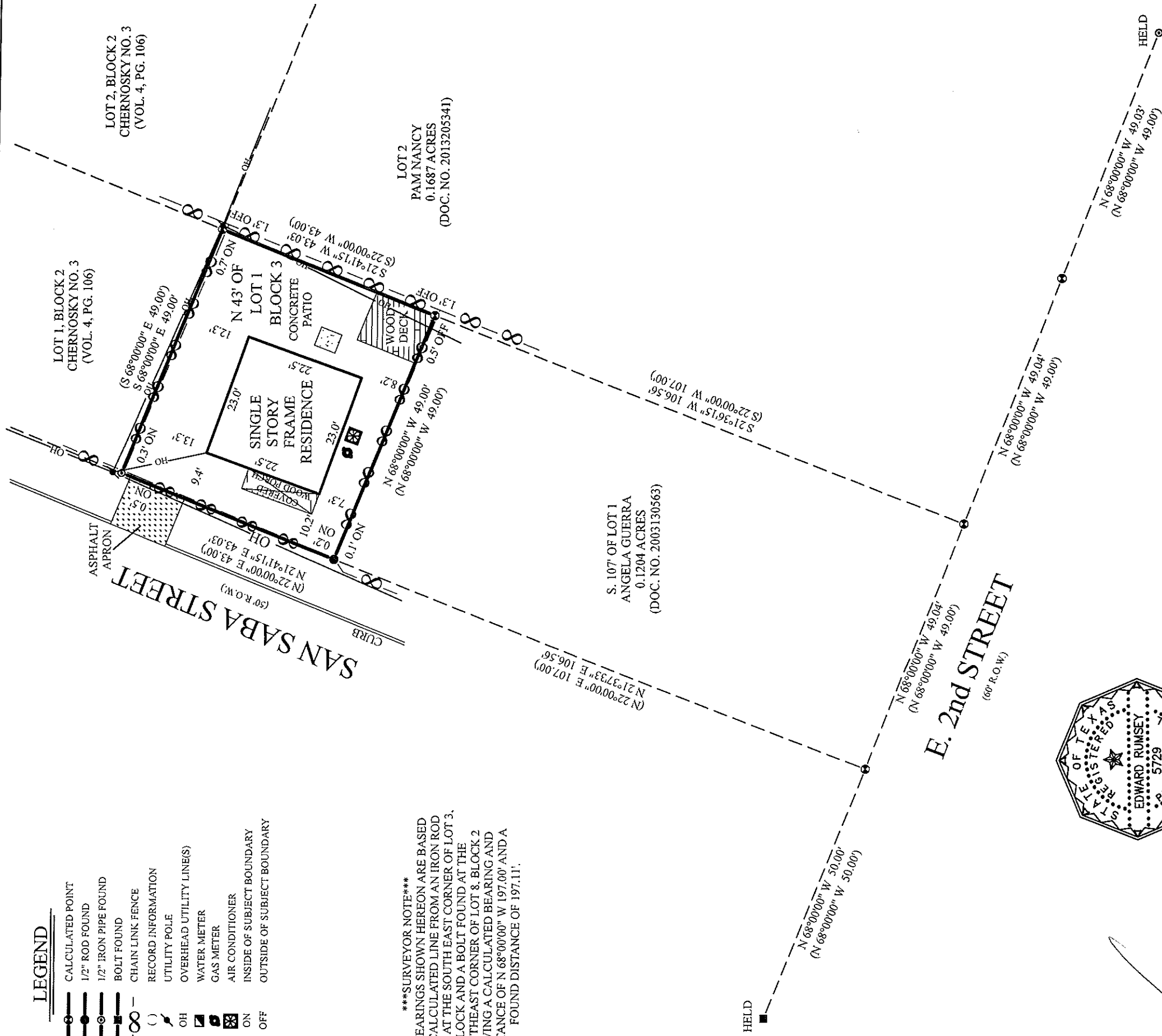
SURVEYOR NOTE
THE BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED LINE FROM AN IRON ROD FOUND AT THE SOUTH EAST CORNER OF LOT 3, BLOCK AND A BOLT FOUND AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 HAVING A CALCULATED BEARING AND DISTANCE OF N 68°00'00" W 197.00' AND A FOUND DISTANCE OF 197.11'.

S. 107' OF LOT 1
ANGELA GUERRA
0.1204 ACRES
(DOC. NO. 2003130563)

LOT 2
PAM NANCY
0.1687 ACRES
(DOC. NO. 2013205341)

LOT 2, BLOCK 2
CHERNOSKY NO. 3
(VOL. 4, PG. 106)

LOT 1, BLOCK 2
CHERNOSKY NO. 3
(VOL. 4, PG. 106)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

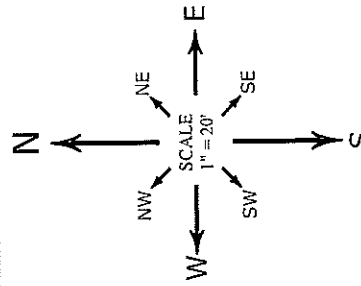
RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

NORTH 43 FEET OF LOT 1, BLOCK 3, HIGHWAY ADDITION, A SUBDIVISION OF PARTS OF OUTLOTS 27 AND 28 DIV. "A" OF THE OUTLOTS IN THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 149, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ALLSTAR Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

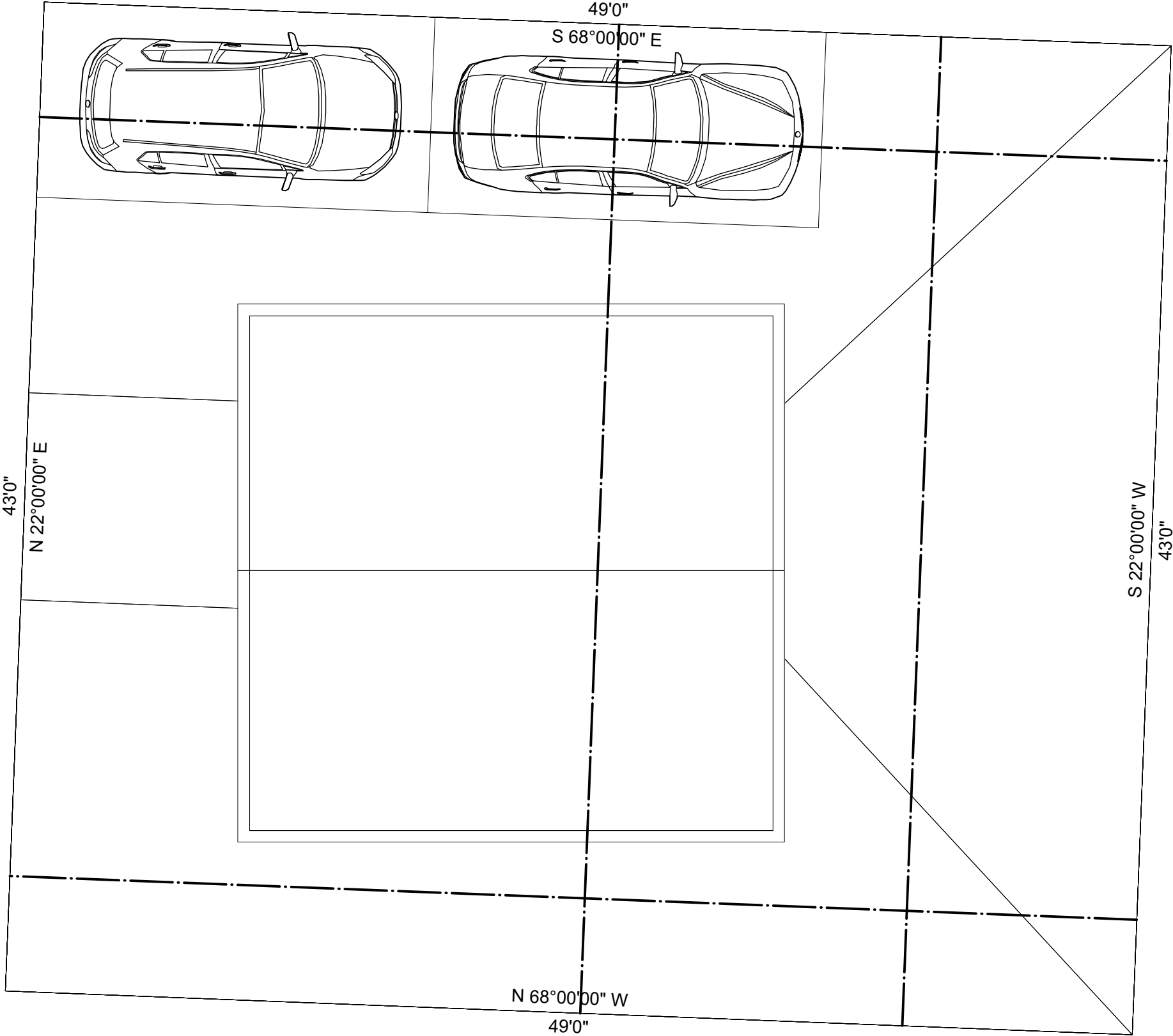
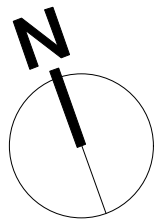


F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0465H PANEL: 0465H
DATED: SEPTEMBER 26, 2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

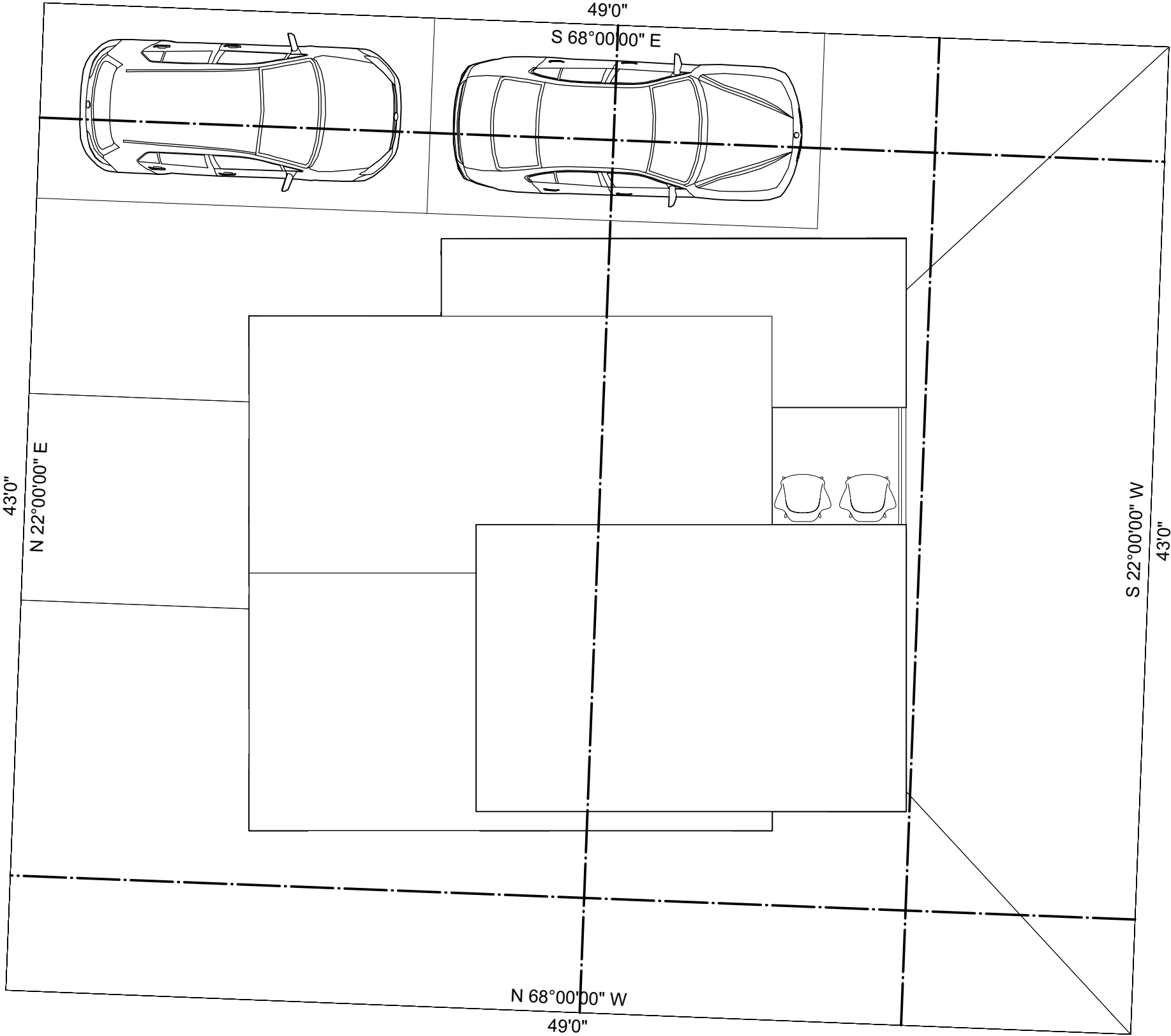
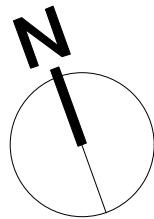
OSCAR ESTRADA and MARIA ESTRADA
205 SAN SABA STREET
AUSTIN, TRAVIS COUNTY, TEXAS

ADDRESS

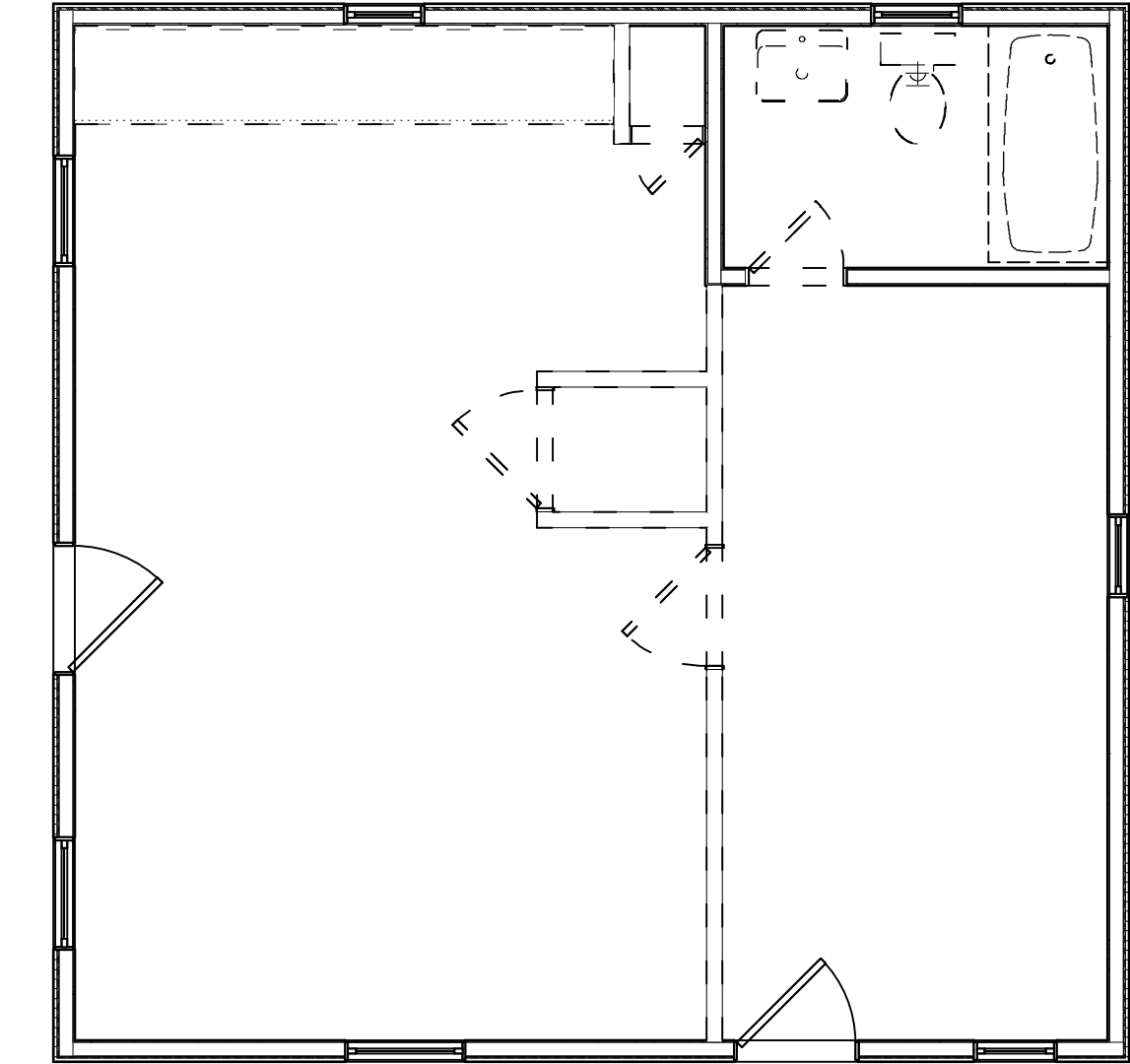
SURVEY DATE:	DECEMBER 05, 2014	FILED BY:	DERICK SOLOMON	12/04/2014
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	12/05/2014
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	12/05/2014
JOB NO.:	A1200114	RPLS CHECK:	EDWARD RUMSEY	12/05/2014



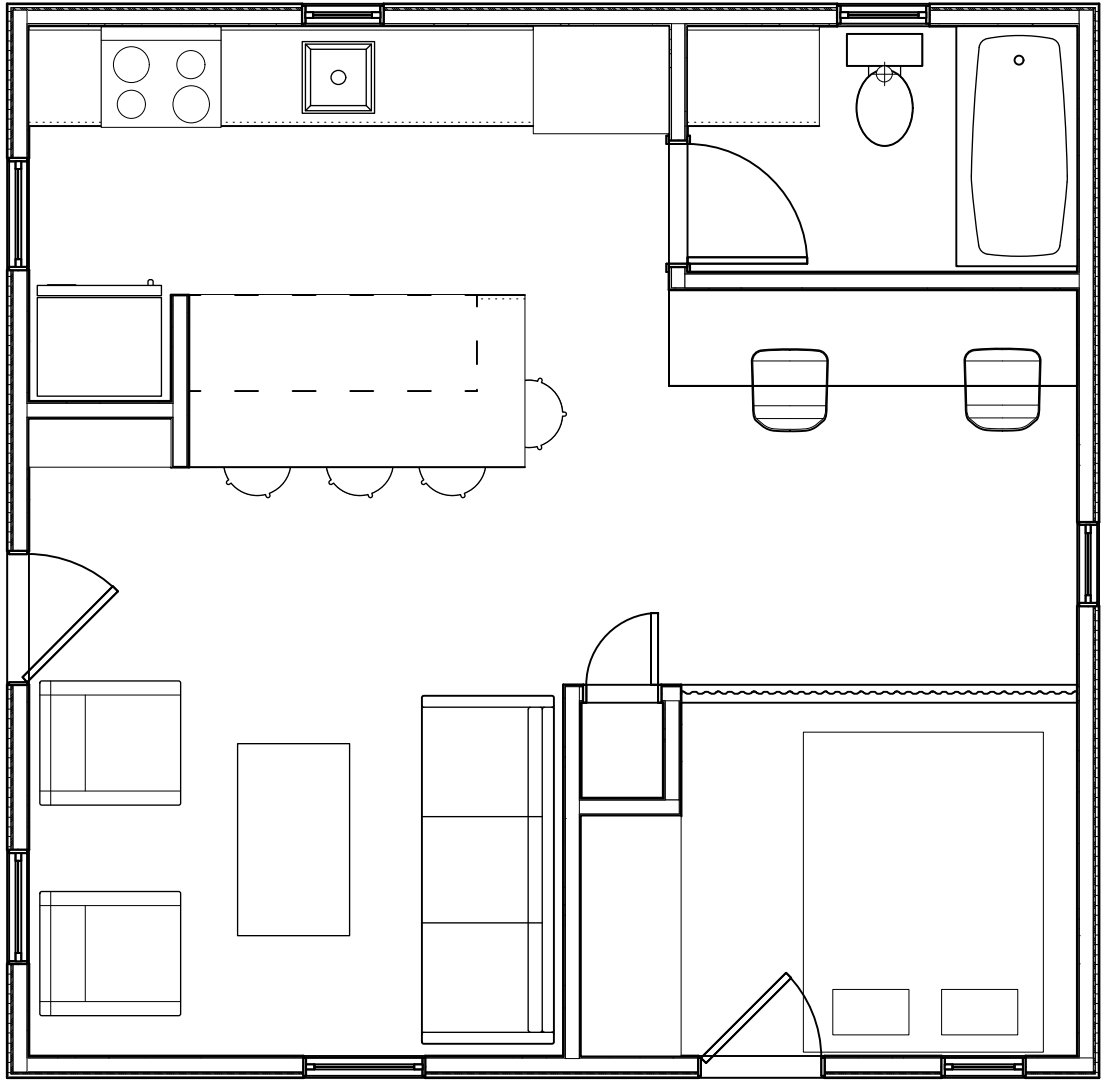
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SAN SABA				Drawn By		Revision							
				md.		Revision							
				Checked By		Project ID							
						SAN SABA							
				Reviewed By		Drawing Code							
						Drawing Code							
				Submitted By		CAD File Name							
						Filename							
				Project Manager		Plot Date		00/00/00					
										No.		Date	
												Issue Notes	



SAN SABA		Proposed Site Plan		0.2		of		Total Sheets	
Project Title		Scale		Sheet No.		0.2			
Design Firm		3/16" = 1'-0"							
Designed By		SAN SABA		Date		No.		Issue Notes	
Drawn By		Revision							
Checked By		Project ID							
Reviewed By		Drawing Code							
Submitted By		CAD File Name							
Project Manager		Filename							
		Plot Date							
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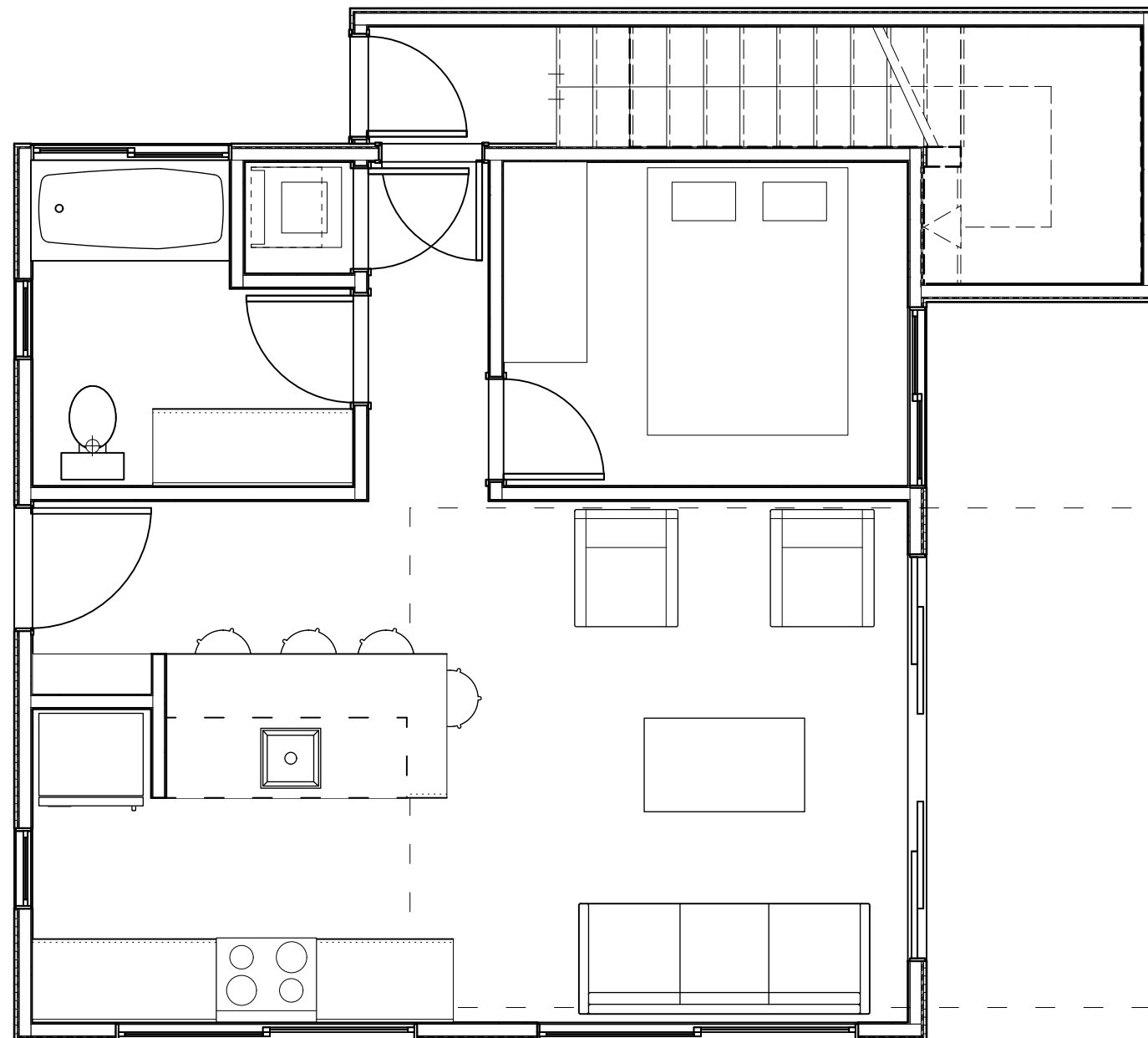


1 Demolition Plan
Scale: 1/4" = 1'-0"



2 Proposed Remodel Plan
Scale: 1/4" = 1'-0"

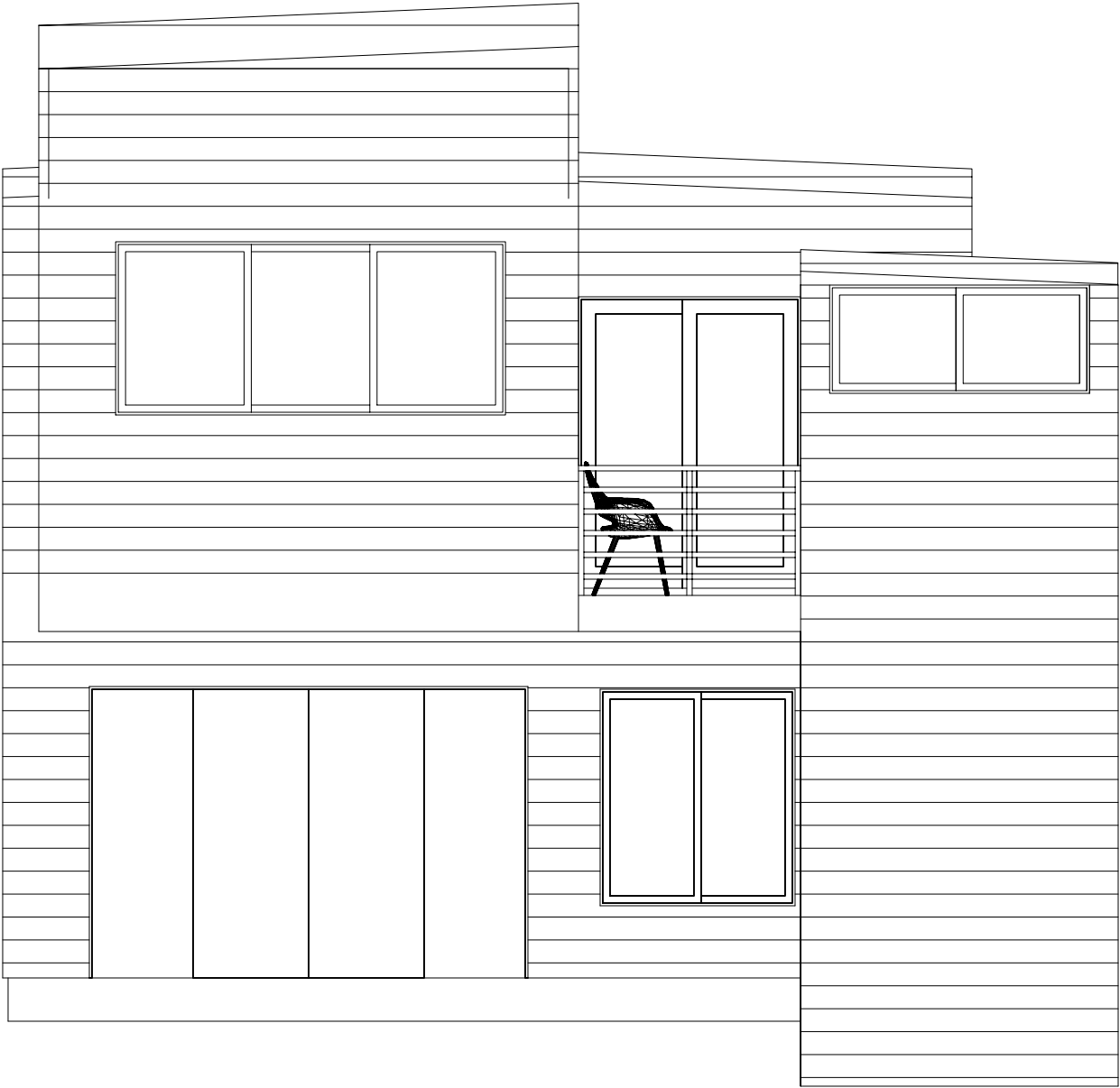
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Sheet Title		Scale		1/4" = 1'-0"		Drawn By		md.	Revision	Revision					
						Checked By		SAN SABA		Project ID					
						Reviewed By		Drawing Code							
						Submitted By		CAD File Name		Filename					
						Project Manager		Plot Date		00/00/00		No.		Date	
Sheet No.		1.0		of		Total Sheets						Issue Notes			



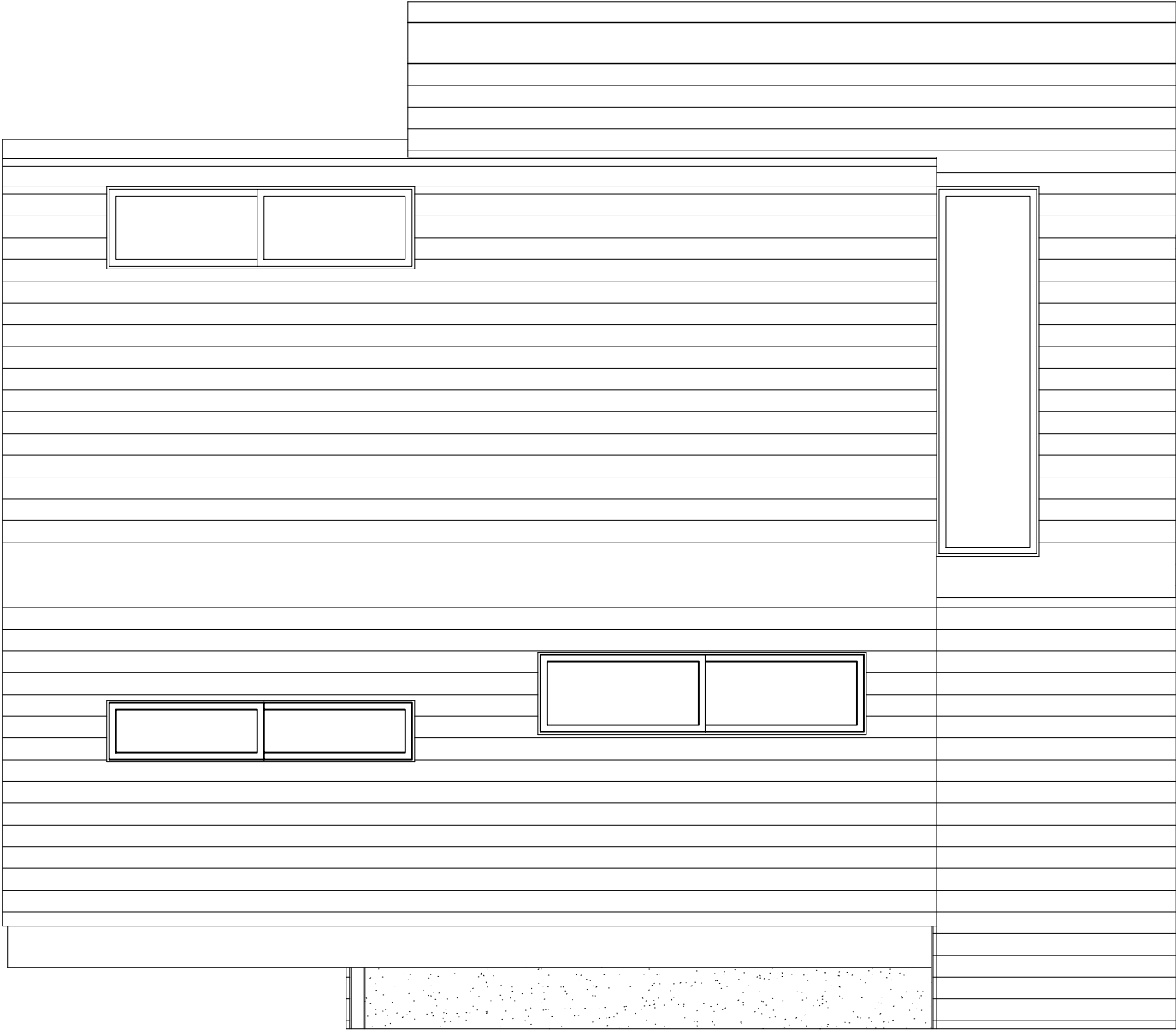
<div> <div>Project Title</div> <div>Scale</div> <div>Sheet No.</div> </div>	<div> <div>Design Firm</div> <div>Consultant</div> </div>	SAN SABA				Designed By	Date	00/00/00
						Drawn By	Revision	
						Checked By	Project ID	
						Reviewed By	Drawing Code	
						Submitted By	CAD File Name	
						Project Manager	Filename	
<div> <div>1.1</div> <div>of</div> <div>Total Sheets</div> </div>				Proposed First Floor Plan				
1/4" = 1'-0"								



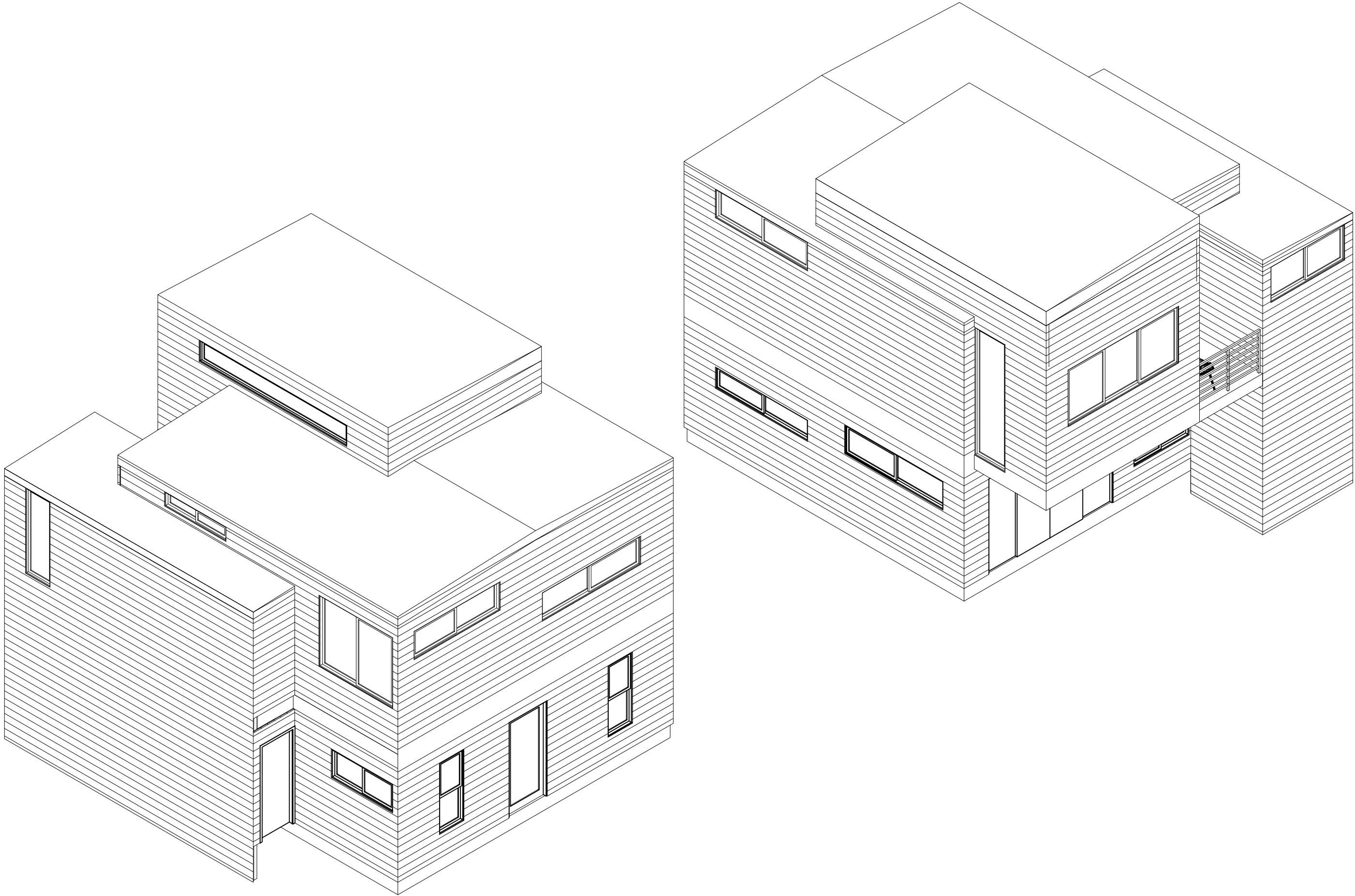
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												Sheet Title	Proposed Second Floor Plan	Revised By	Revision	Project ID	SAN SABA	Drawing Code	CAD File Name	Filename	Plot Date	00/00/00	No.	Date	Issue Notes



Project Title		SAN SABA		Design Firm		Designed By		Date					
Scale		1/4" = 1'-0"				Drawn By		Revision					
Sheet No.		2.0				Checked By		Project ID					
of						Reviewed By		SAN SABA					
Total Sheets						Submitted By		Drawing Code					
						Project Manager		CAD File Name					
								Filename					
								Plot Date					
								00/00/00					
										No.		Date	
												Issue Notes	



Project Title		Design Firm		Date		Revision		Issue Notes	
SAN SABA		md.		00/00/00		SAN SABA			
Sheet Title		Consultant		Project ID		Drawing Code		No.	
Proposed Exterior Elevations		Project Manager		Drawing Code		File Name		Date	
Scale		Sheet No.		1/4" = 1'-0"		00/00/00			
2.1		of							
Total Sheets									



SAN SABA		Proposed Exterior Isometric		3.0		of		Total Sheets	
Project Title		Scale		3/16" = 1'-0"		Sheet No.		3.0	
Design Firm		Project Title		Scale		Sheet No.		3.0	
Designed By		Project ID		Revision		No.		Date	
Drawn By		Drawing Code		Project ID		Revision		No.	
Checked By		Drawing Code		Project ID		Revision		No.	
Reviewed By		Drawing Code		Project ID		Revision		No.	
Submitted By		Drawing Code		Project ID		Revision		No.	
Project Manager		Drawing Code		Project ID		Revision		No.	
Issue Notes		Drawing Code		Project ID		Revision		No.	

Door Schedule											
			Nominal Size						Door Data		
	Mark		Width	Height	Thickness	Door Operation	Slab Style	HW Set	Mfr	Model No.	Comments

Window Schedule							
			Nominal Size			Window Data	
	Mark		O.A. Width	O.A. Height	Sash Operation	Mfr	Model No. Comments

Project Title

SAN SABA

Design Firm

Drawn By

md.

Checked By

Reviewed By

Submitted By

Project Manager

Date

00/00/00

Revision

Project ID

SAN SABA

Drawing Code

Drawing Code

CAD File Name

Filename

Plot Date

00/00/00

Issue Notes

Date

No.

Scale

nts

Sheet No.

7.0
of
Total Sheets

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: C15-2017-0014, 205 San Saba St.

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

Public Hearing: Board of Adjustment, April 10th, 2017

Leanne D. Heldenfels

Your Name (please print)

2610 E. 3rd

Your address(es) affected by this application

2610 E. 3rd

Signature

Date

Daytime Telephone:

512 267-6308

Comments:

This is ridiculous. Neighbors all sorts of variations. Makes a joke out of existing standards. Horrible mess!

Comments must be returned by noon the day of the hearing for the Board to see them at this hearing. They may be sent via:

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

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

From: [Tony Chen](#)
To: [Heldenfels, Leane](#); [Tony Chen](#)
Subject: case no C15-2017-0014,205 SAN SABA ST
Date: Friday, April 07, 2017 4:11:16 PM

MY NAME: TONY L. CHEN

ADDRESS : 2512 E CESAR CHAVEZ

DATE: 04/07/2017

TEL: 512-524-0808

COMMENT:

I AM OBJECT TO THE CODE VARIANCE. OF THIS PROJECT.

REASON:

LACK OF PARKING SPACES, , SAC , WAC, SEWER, WATER CAPACITY,

LACK OF TRAFFIC STUDY, DRAINAGE RUNOFF STUDY

LACK OF SCHOOL, FIRE FIGHTING FACILITY

LACK OF LIBRARY, GAS, ELECTRICITY, PONE, INTERNET,

LACK OF TRASH STORAGE, PICK UP LOCATION,

LACK OF FIRE RATED DOORS, EXIT FACILITIES, EGRESS FROM EXISTING
ADJACENT BUILDINGS,

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Case Number: C15-2017-0014, 205 San Saba St.

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

Public Hearing: Board of Adjustment, April 10th, 2017

Maria C Ramirez
Your Name (please print)

☐ I am in favor
☒ I object

2607 E 3rd St.
Your address(es) affected by this application

Maria C Ramirez
Signature

4/4/17
Date

Daytime Telephone: (512)

Comments: We should not add more cars to
park on the street. The street is
already too crowded. The land does
not have space for more cars

Comments must be returned by noon the day of the hearing for the Board to see them at this hearing. They may be sent via:

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

(Note: mailed comments must be postmarked by Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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Case Number: C15-2017-0008, 804 Winflo Dr.

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

Public Hearing: Board of Adjustment, April 10th, 2017

Patricia Schalk
Your Name (please print)

☐ I am in favor
☐ I object

804 Winflo Dr #5
Your address(es) affected by this application

Patricia Schalk
Signature

4-4-17
Date

Daytime Telephone: _____

Comments: _____

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

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

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Case Number: C15-2017-0008, 804 Winflo Dr.

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

Public Hearing: Board of Adjustment, April 10th, 2017

Patricia Schaub

Your Name (please print)

☐ I am in favor
☐ I object

806 Winflo # 4

Your address(es) affected by this application

Patricia Schaub

Signature

4-4-17

Date

Daytime Telephone: _____

Comments: _____

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

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Case Number: C15-2017-0008, 804 Winflo Dr.

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

Public Hearing: Board of Adjustment, April 10th, 2017

Patricia Schaub
Your Name (please print)

☒ I am in favor
☐ I object

506 Winflo #2
Your address(es) affected by this application

Patn Schaub
Signature

4-4-17
Date

Daytime Telephone: _____

Comments: _____

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

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

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Case Number: C15-2017-0008, 804 Winflo Dr.

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

Public Hearing: Board of Adjustment, April 10th, 2017

Patricia Schaub
Your Name (please print)

☒ I am in favor
☐ I object

806 Winflo #1
Your address(es) affected by this application

Patricia Schaub
Signature

4-4-17
Date

Daytime Telephone: _____

Comments: _____

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

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Case Number: C15-2017-0008, 804 Winflo Dr.

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

Public Hearing: Board of Adjustment, April 10th, 2017

Patricia Schach
Your Name (please print)

☒ I am in favor
☐ I object

804 Winflo
Your address(es) affected by this application

Patricia Schach
Signature

4-4-17
Date

Daytime Telephone: (512) 695-5486

Comments: _____

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

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

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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- and:
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 - is the record owner of property within 500 feet of the subject property or proposed development; or
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