

**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	<i>Brad Burdick</i>
MARTHA HARRISON	2613 E 3RD ST 78702	<i>Martha Harrison</i>
PATRIC POWELL	2613 E 3RD ST 78702	<i>Pat Powell</i>
Sandra Boone	2301 Willow 78702	<i>Sandra Boone</i>
Mary ^{Mary McKenna} McKenna	2515 E 5th St 78702	<i>Mary McKenna</i>
Marina Maxwell	2508 Canterbury St 78702	<i>Marina Maxwell</i>
Michael Phalan	2709 Willow 78702	<i>Michael Phalan</i>

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
Joel Malone	2316 Santa Rosa	Joseph Malone
Scott Gonzalez	2308 Santa Rosa	Scott Gonzalez
Robert Dooling	2611 E 3rd St.	Robert Dooling
Irene Dooling	2611 E 3rd St	Irene Dooling
Korey Benton	2702 E 3rd St	Korey Benton
Nick (Nick)	2817 E 3rd St	Nick
John Villagran	2514 E 2nd St	John Villagran
Gilbert Moreno	2514 E 2nd St	Gilbert Moreno
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.

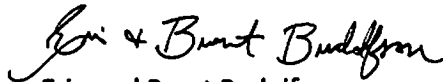
April 10, 2017

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.

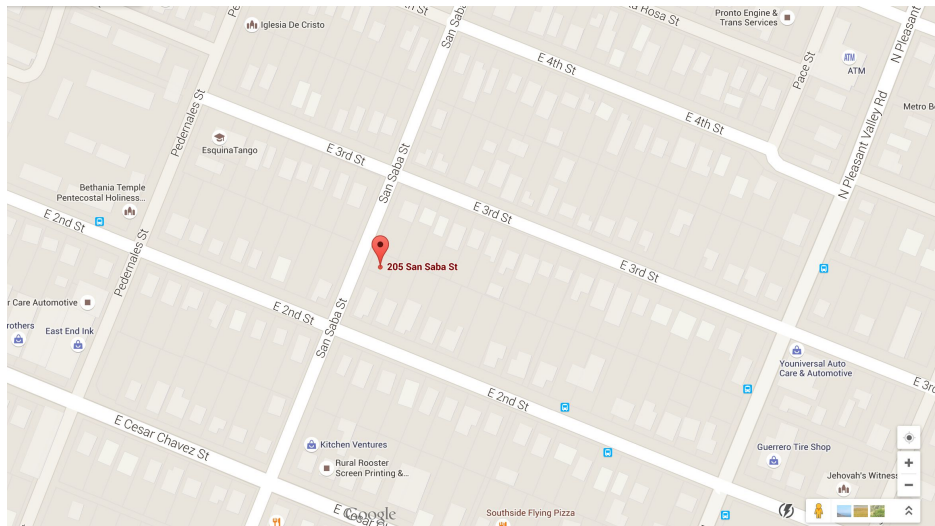
I do not have any issues with this request. Their house as planned looks good, will fit the style and character of the neighborhood, and the variance will allow them to keep the current home where it has been since it was built.

Sincerely,

A handwritten signature in black ink that reads "Erin & Brent Budolfson". The signature is written in a cursive, flowing style.

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

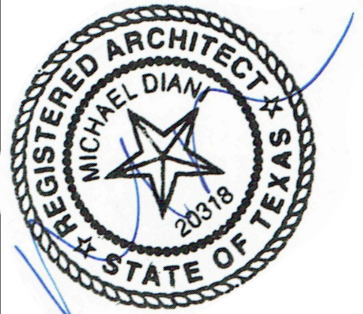


Lot size	2107.00
Existing Building Coverage %	25.58%
Total Building Coverage %	34.79%
Existing Impervious Coverage %	25.58%
Total Impervious Coverage %	48.50%

- Legend:
- | | |
|-----|------------------------------|
| 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 |

L02/8

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:

[illegible]

DRAWN BY:

md.

SCALE:

NA

SHEET:

COVER |

SHEET NO. :

A0.0

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
-----	------	-------

[illegible]

DRAWN BY:

md.

SCALE:

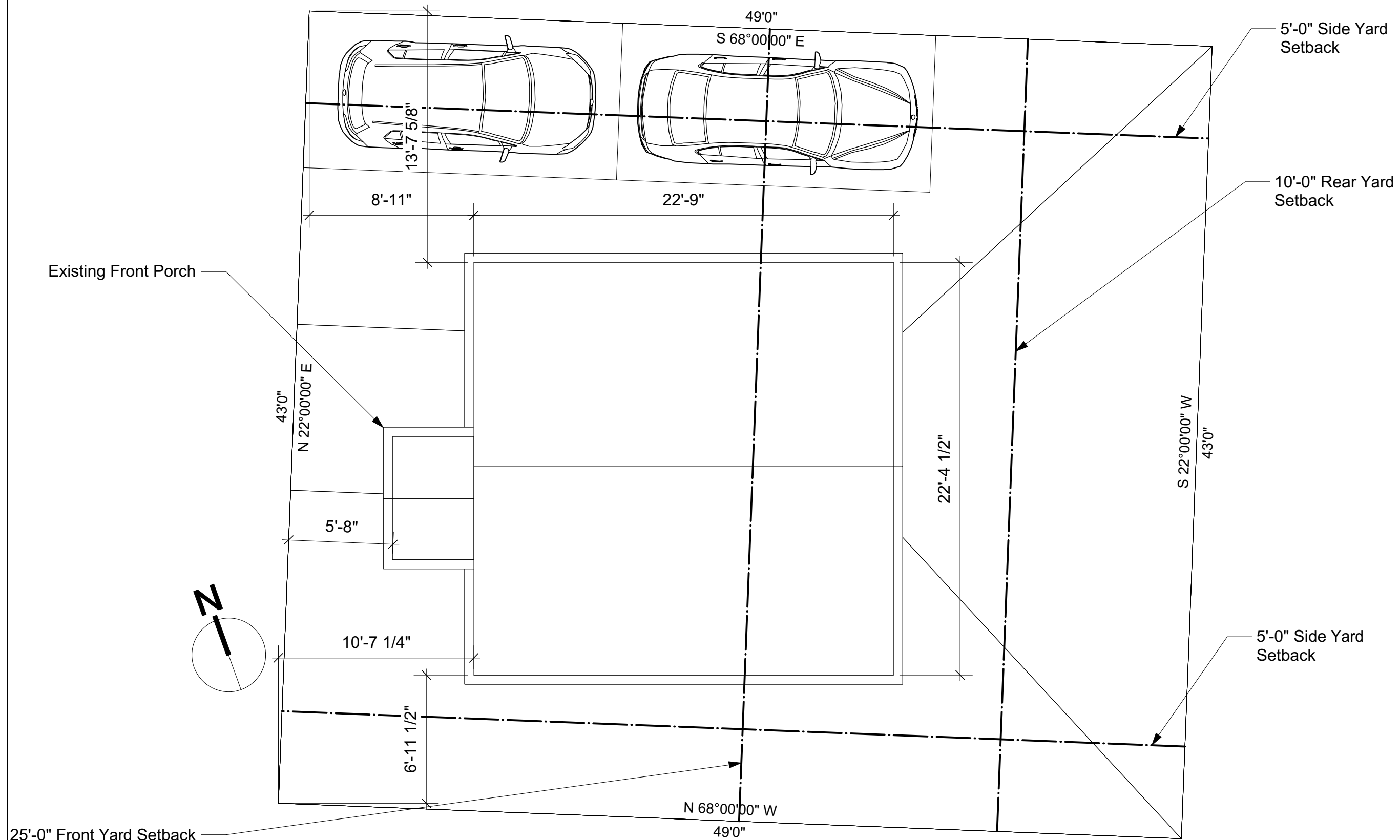
3/16" = 1'-0"

SHEET:

EXISTING SITE PLAN

SHEET NO. :

A0.1



2107 SF LOT
Existing 509 SF Non-Complying Structure

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:

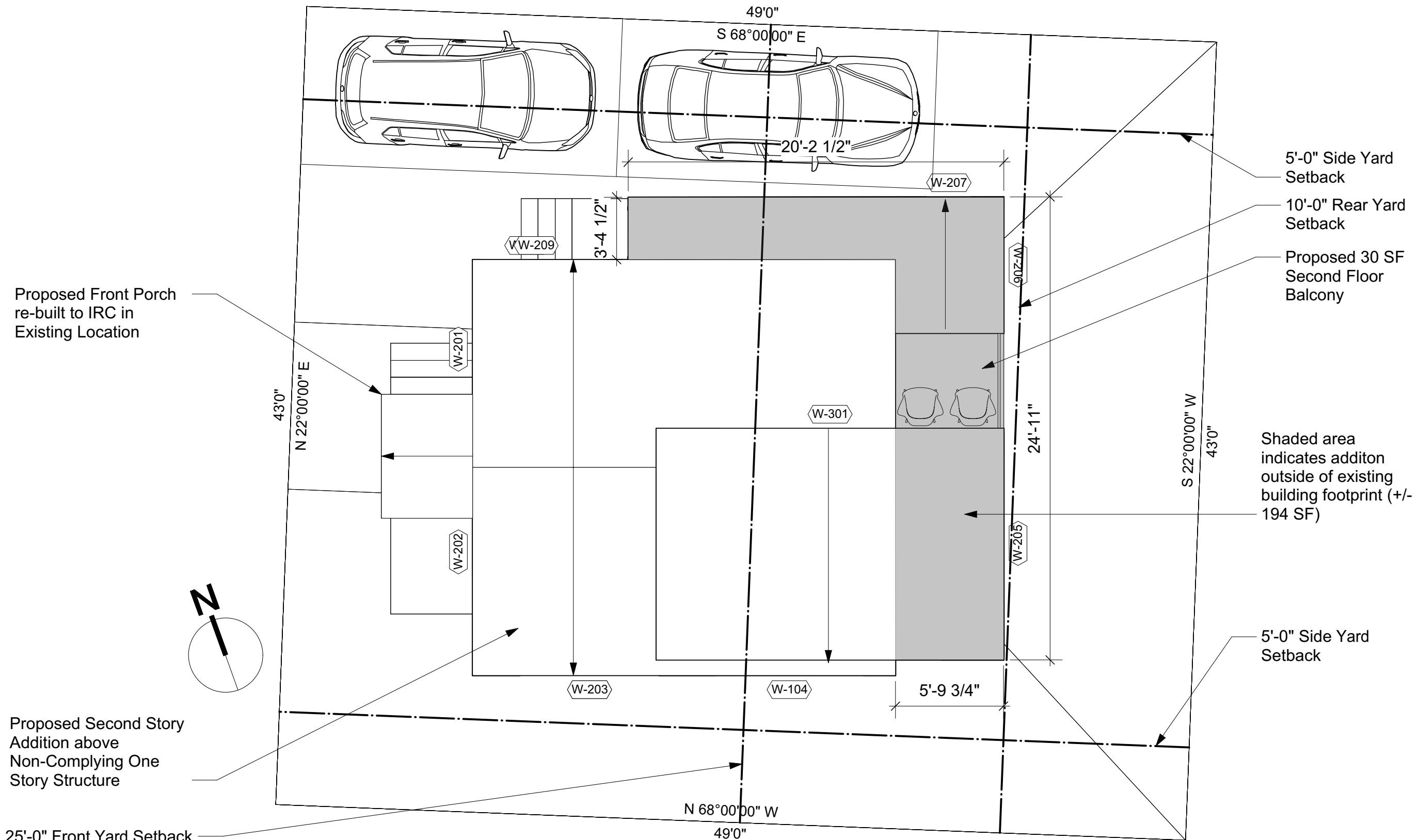
3/16" = 1'-0"

SHEET:

PROPOSED SITE PLAN

SHEET NO. :

A0.2



2107 SF LOT

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

ARCHITECT: 1

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
-----	------	-------

[illegible]

DRAWN BY:

md.

SCALE:

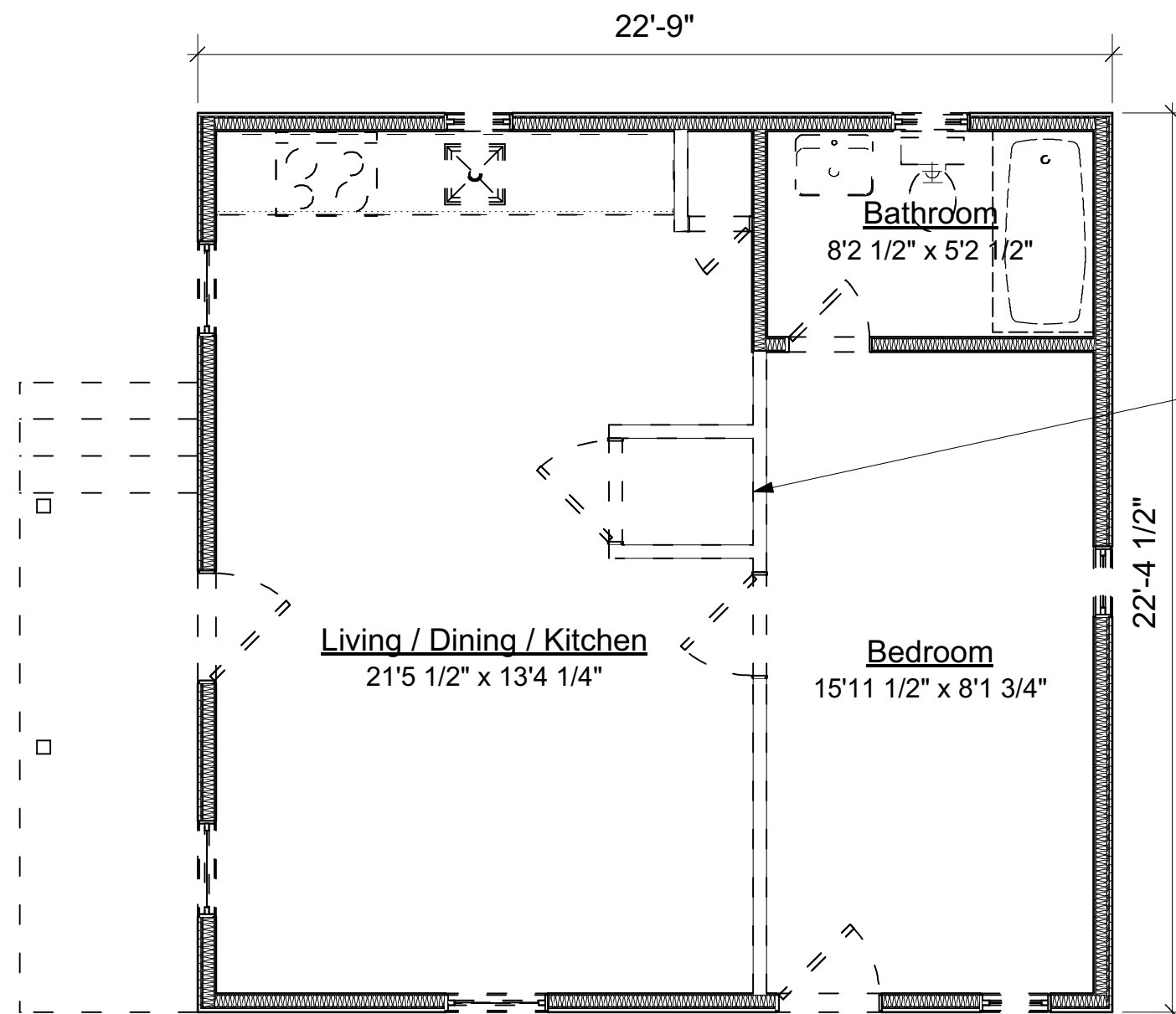
1/4" = 1'-0"

SHEET:

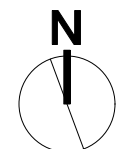
DEMOLITION PLAN

SHEET NO. :

A1.0



Dotted lines indicate existing items to be removed, typ.



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:

nd.

SCALE:

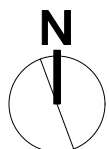
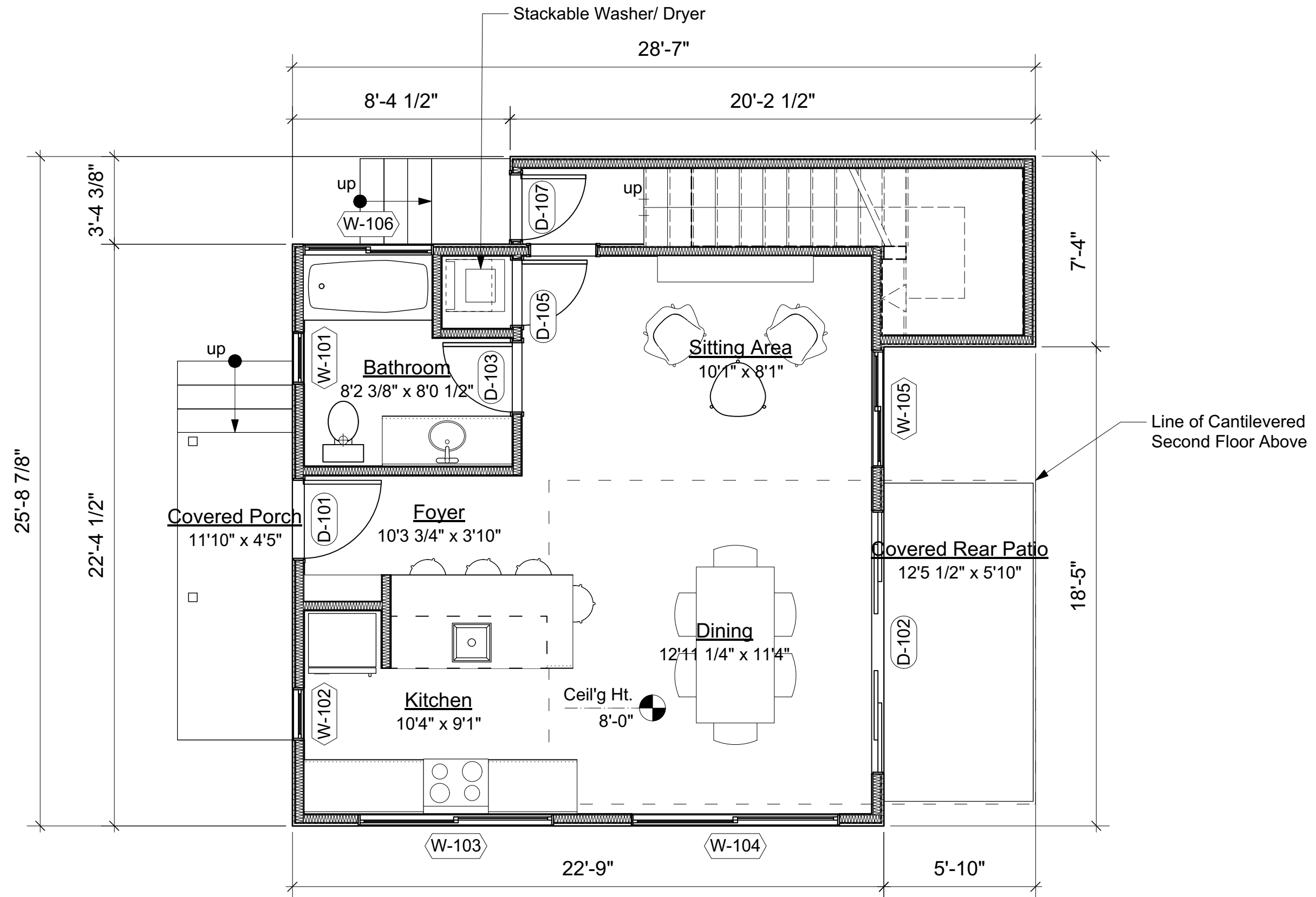
1/4" = 1'-0"

SHEET:

PROPOSED FIRST FLOOR PLAN

SHEET NO. :

A1.1



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:

nd.

SCALE:

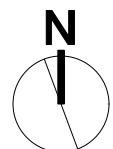
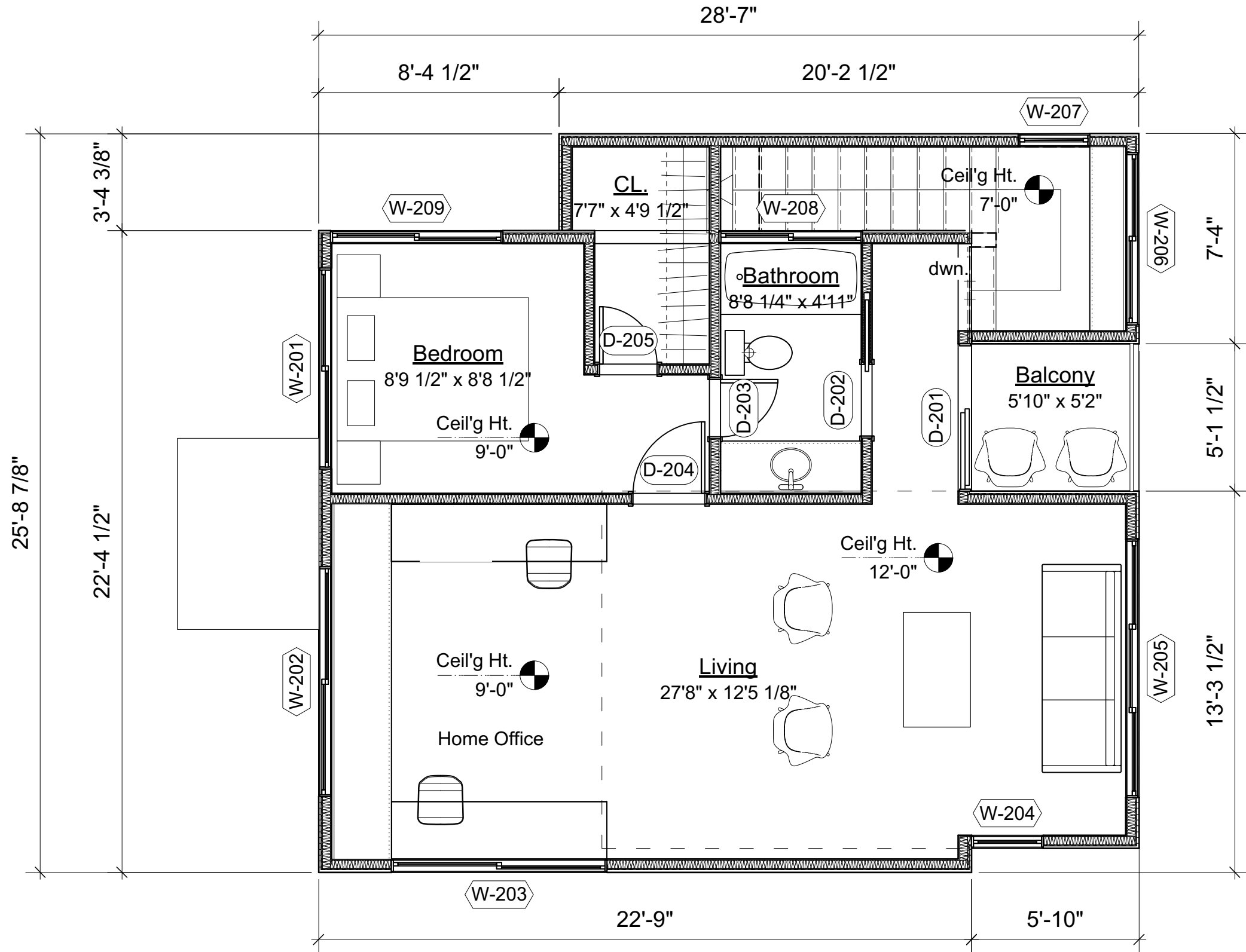
1/4"=1'-0"

SHEET:

PROPOSED SECOND FLOOR PLAN

SHEET NO.

A1.2



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:

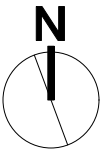
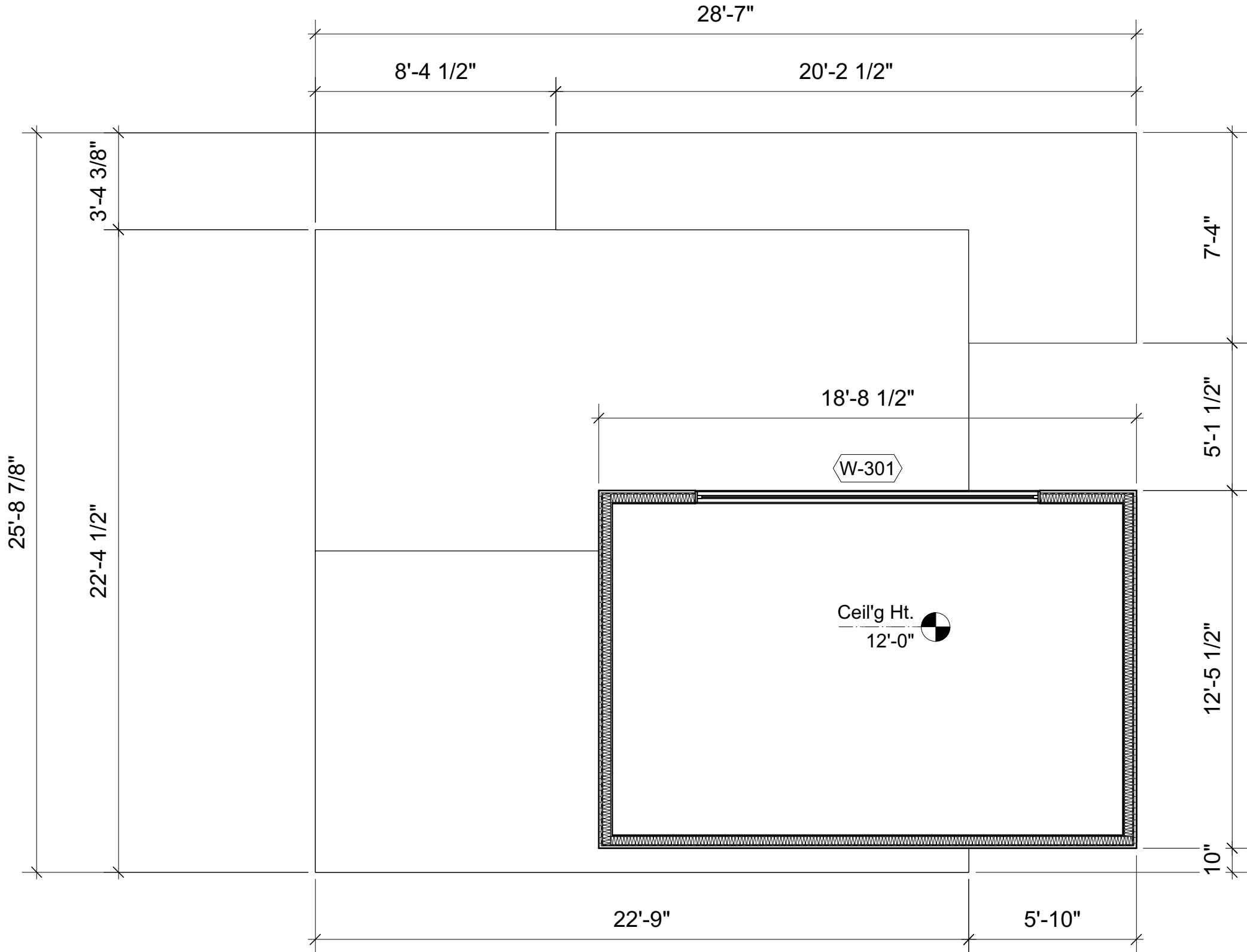
1/4"=1'-0"

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:

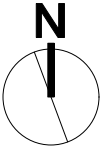
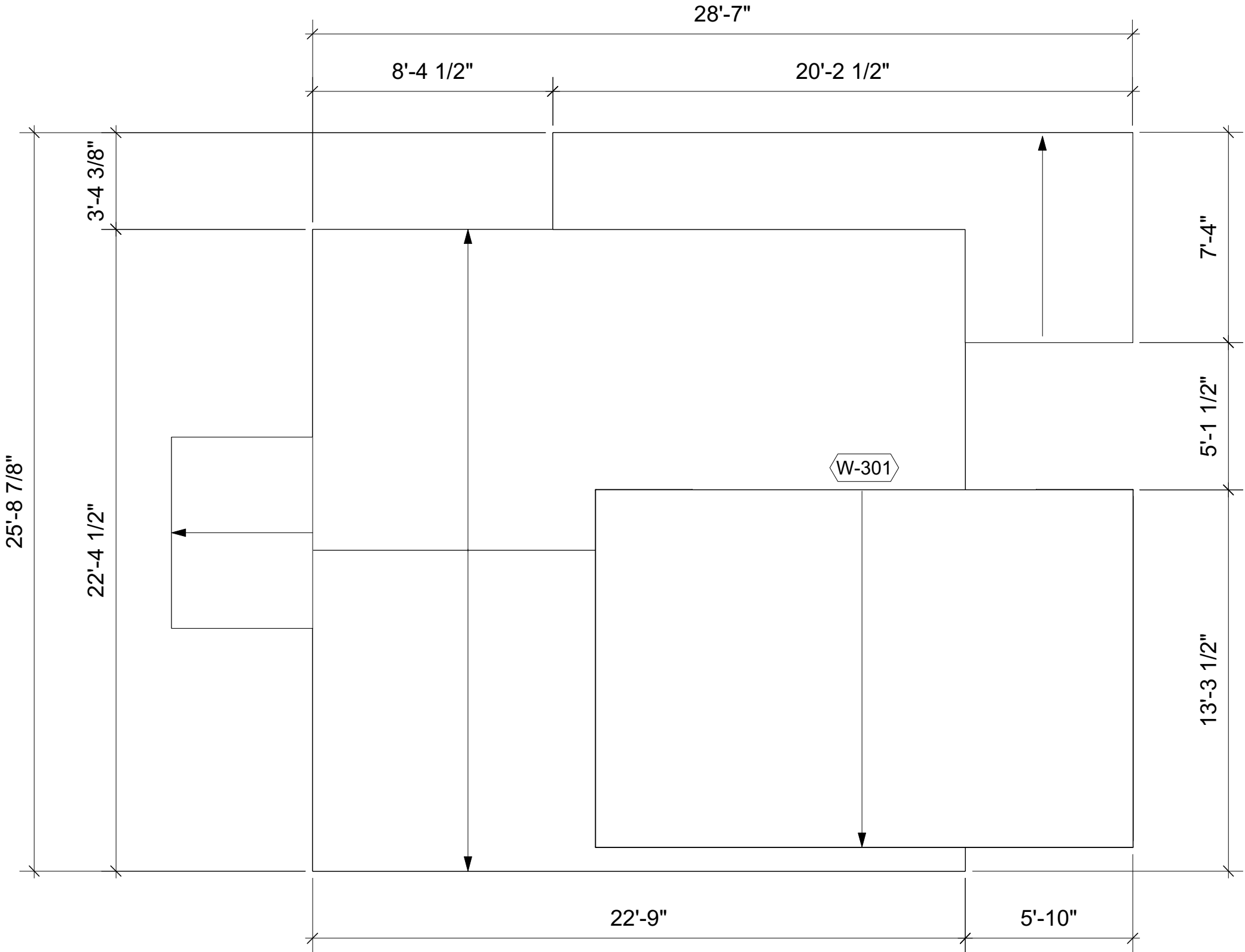
1/4"=1'-0"

SHEET:

PROPOSED ROOF PLAN

SHEET NO. :

A1.4



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

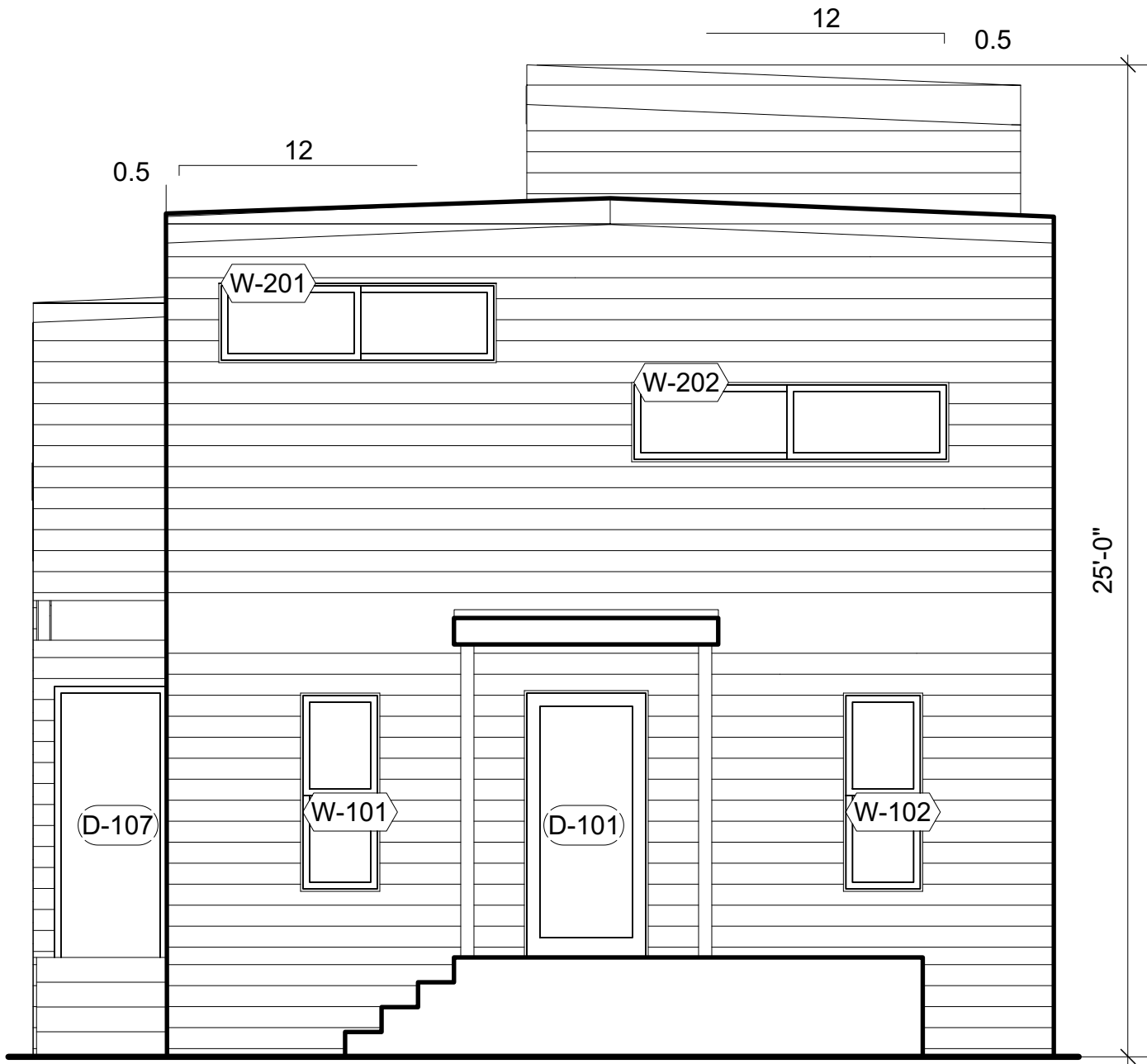
AS NOTED

SHEET

PROPOSED EXTERIOR ELEVATIONS

SHEET NO. :

A2.0



1

Proposed Front Elevation - West
Scale: 1/4" = 1'-0"

2

Proposed Rear Elevation - East
Scale: 1/4" = 1'-0"



ARCHITECT: **021**

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
-----	------	-------

[illegible]

DRAWN BY:

nd.

SCALE:

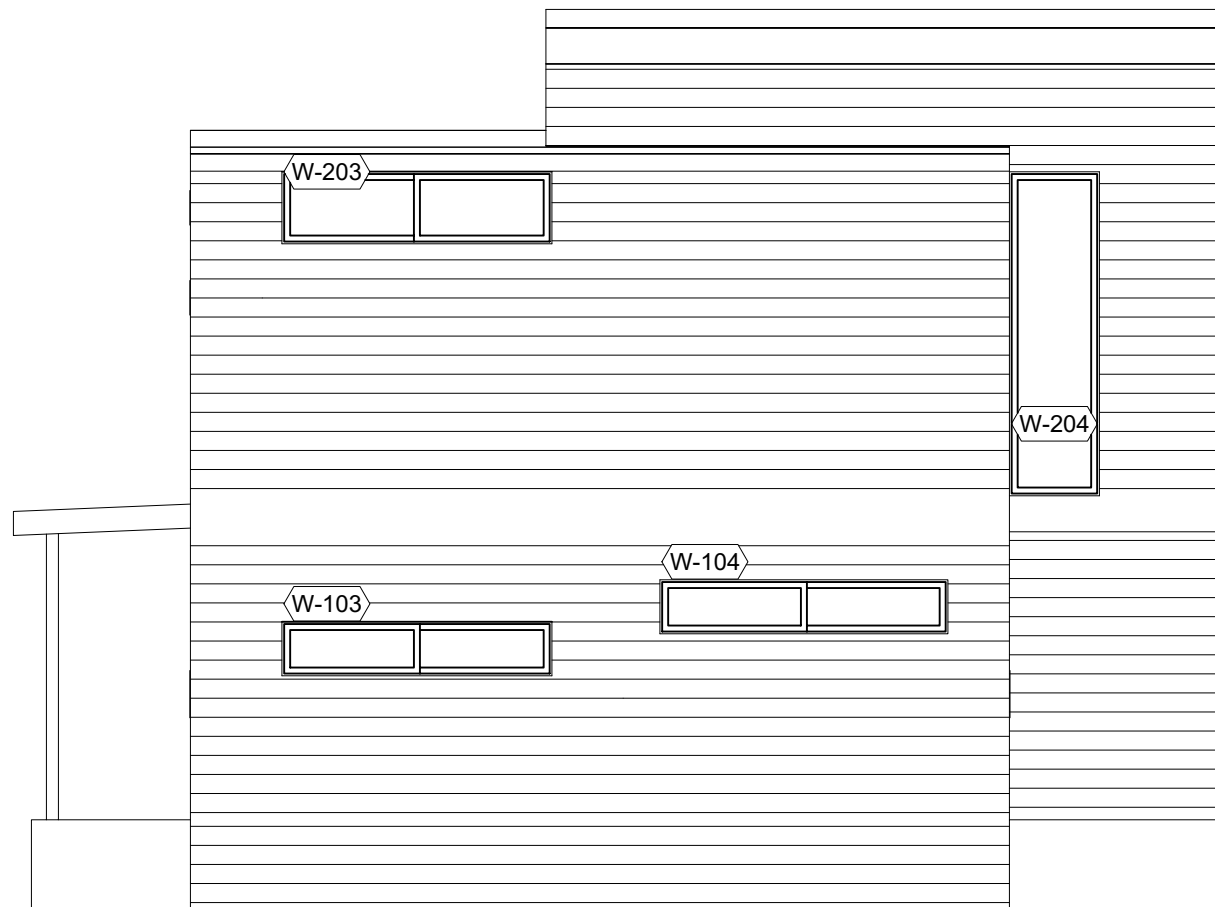
AS NOTED

SHEET:

PROPOSED EXTERIOR ELEVATIONS

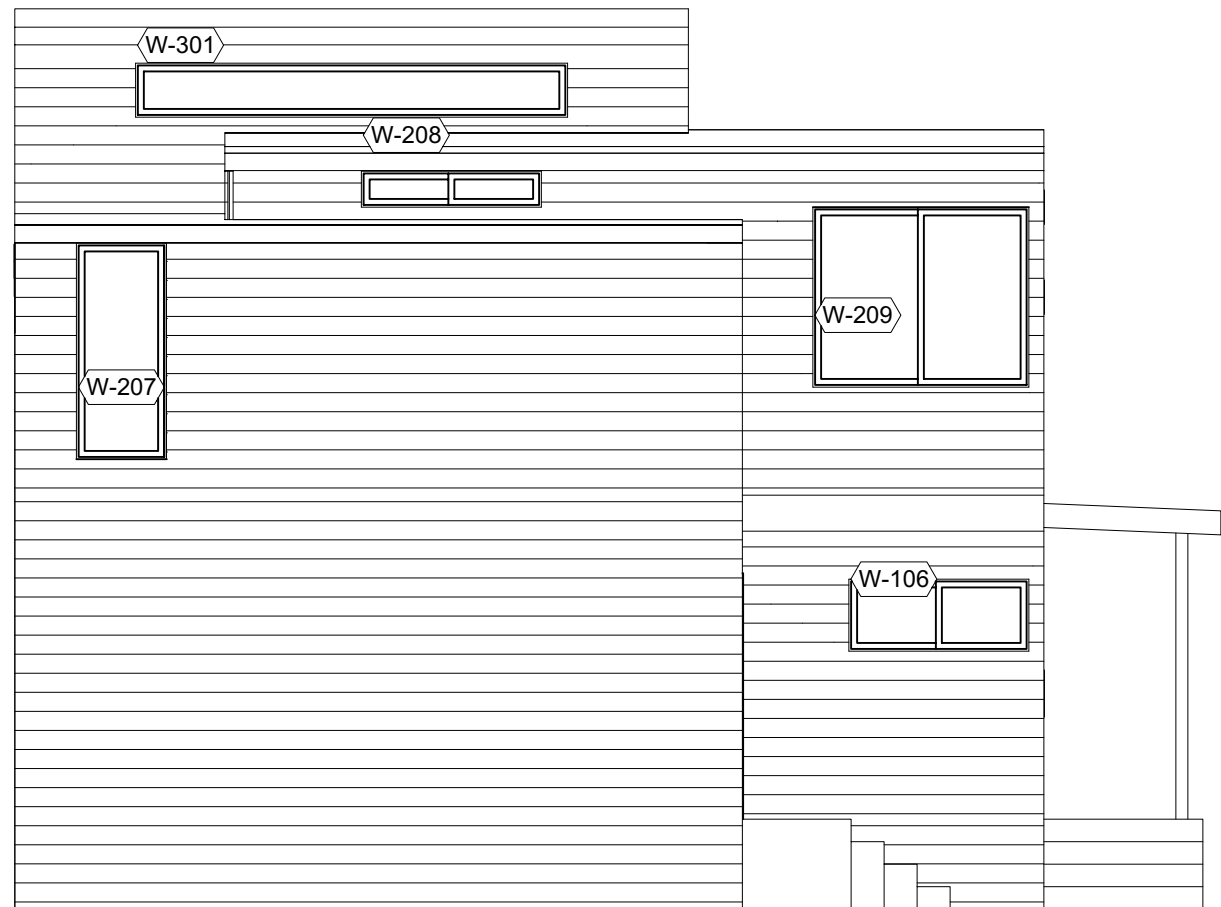
SHEET NO. :

A2.1



1

Proposed Side Elevation - South
Scale: 3/16" = 1'-0"



2

Proposed Side Elevation - North
Scale: 3/16" = 1'-0"

ARCHITECT: 1

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
-----	------	-------

[illegible]

DRAWN BY:

md.

SCALE:

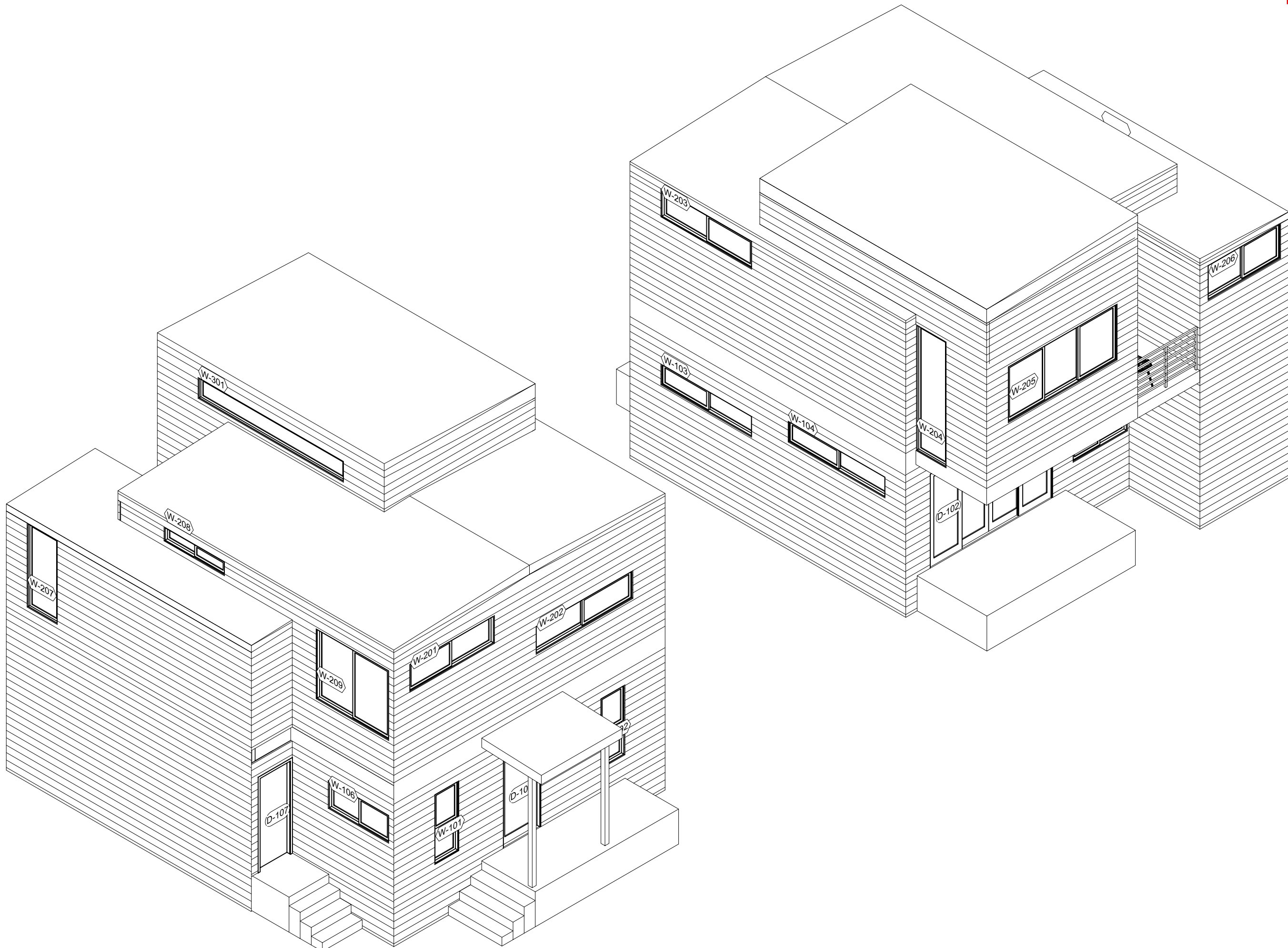
NA

SHEET:

PROPOSED EXTERIOR 3D VIEWS

SHEET NO. :

A3.0



Door Schedule


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

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.

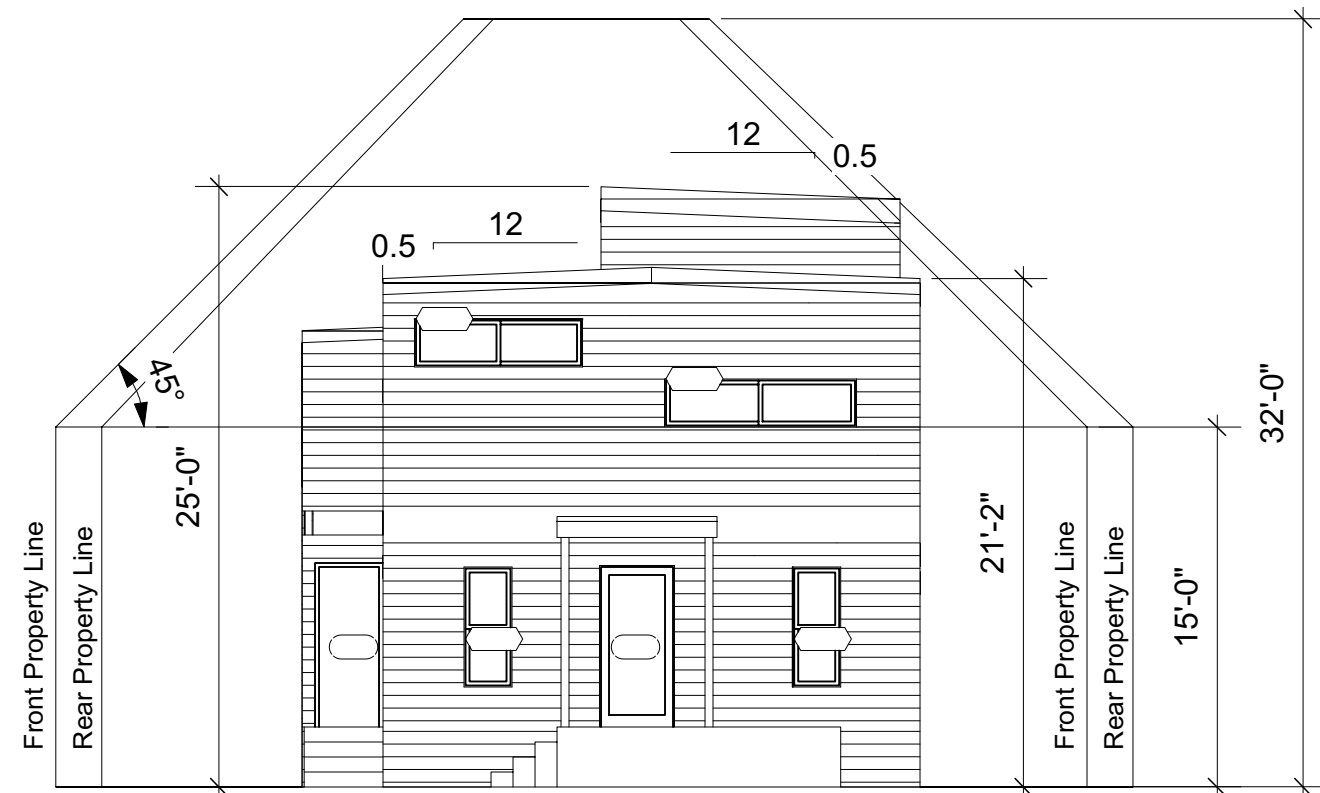
SCALE:

AS NOTED

SHEET: **EXTERIOR
ELEVATIONS WITHIN
MCMANSION TENT**

SHEET NO. :

A8.0



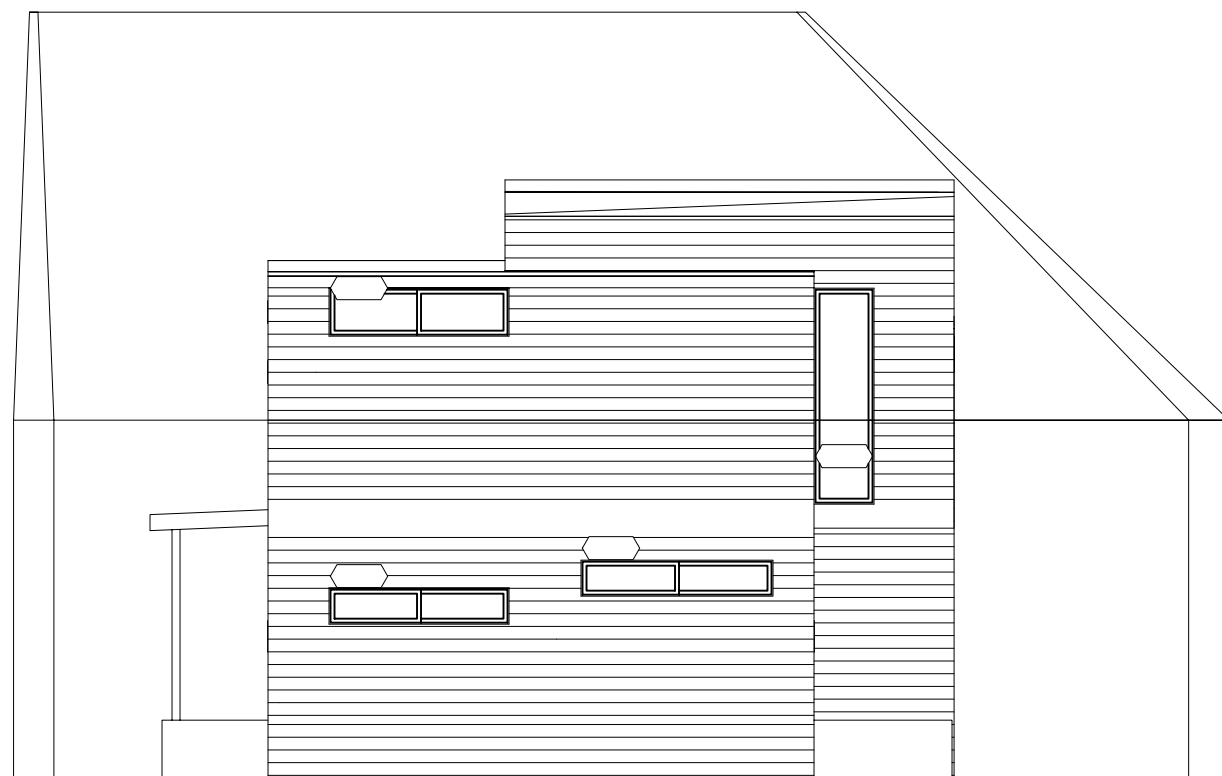
Proposed Front Elevation - West
Scale: 1/8" = 1'-0"



Proposed Rear Elevation - East
Scale: 1/8" = 1'-0"

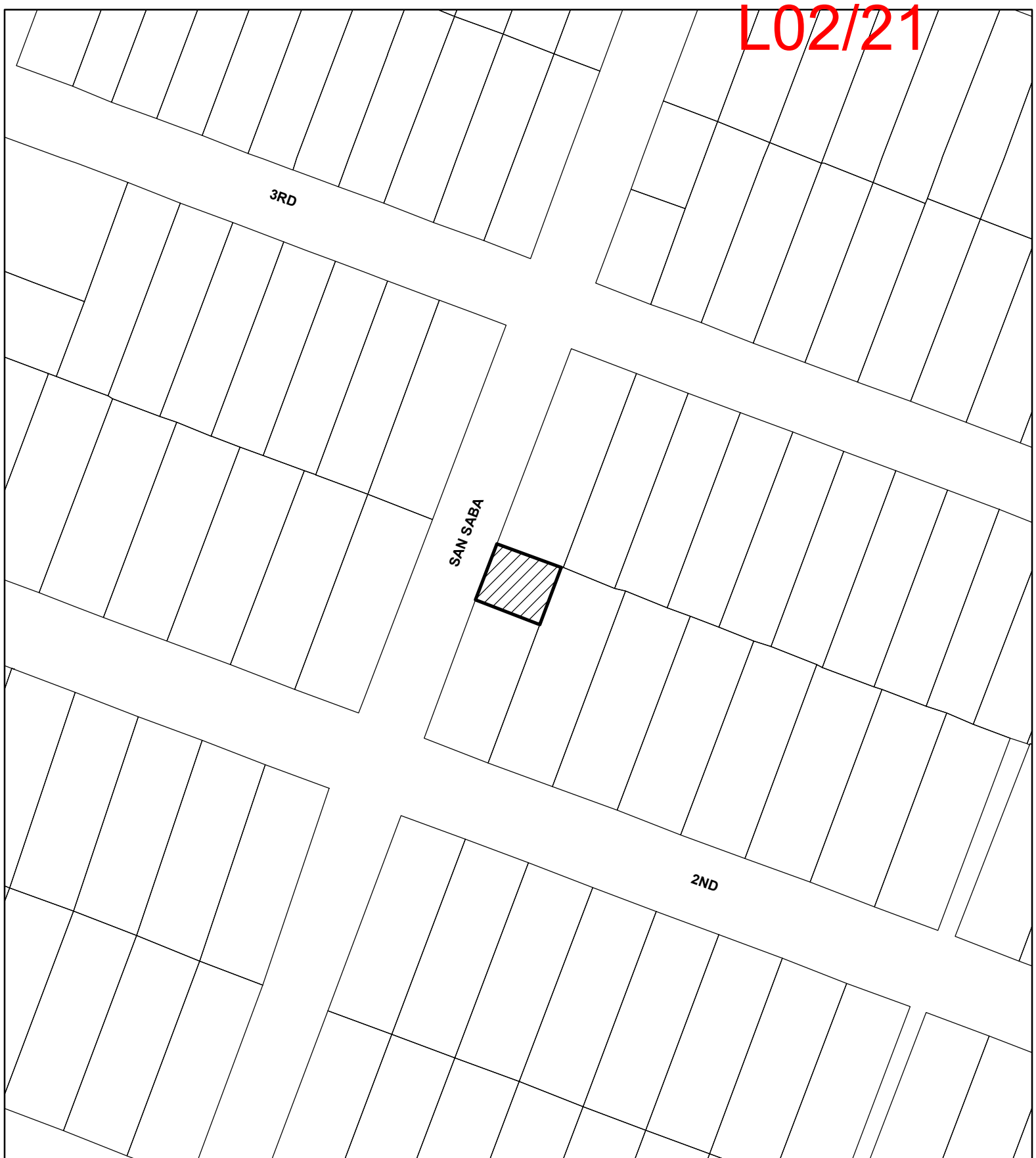


Proposed Side Elevation - North
Scale: 1/8" = 1'-0"



Proposed Side Elevation - South
Scale: 1/8" = 1'-0"

L02/21



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 # _____
--------------	-------------	-------------

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-----

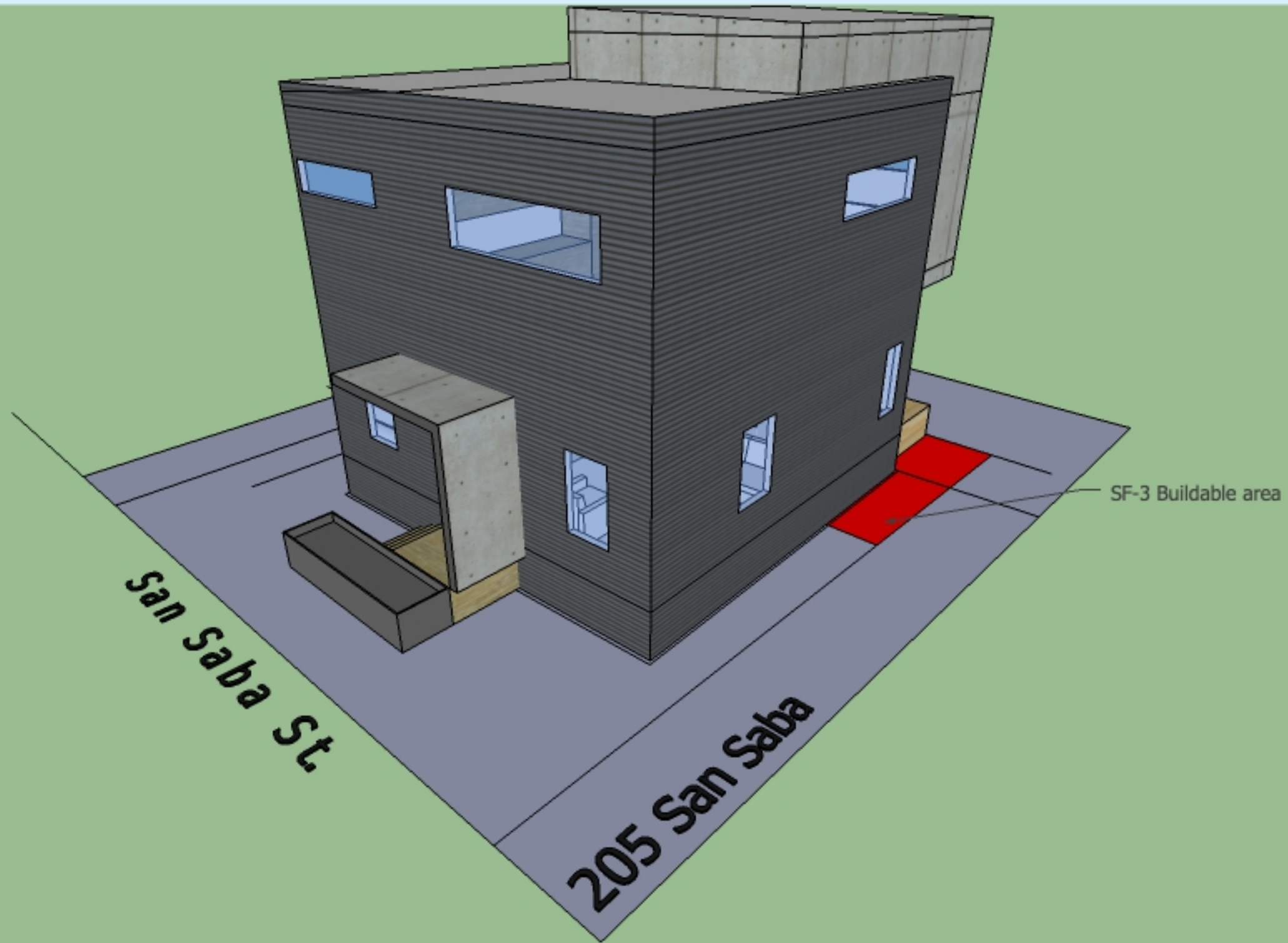
[REDACTED]
Sent: Tuesday, March 28, 2017 11:20 AM
To: Heldenfels, Leane
Subject: Re: Impervious cover

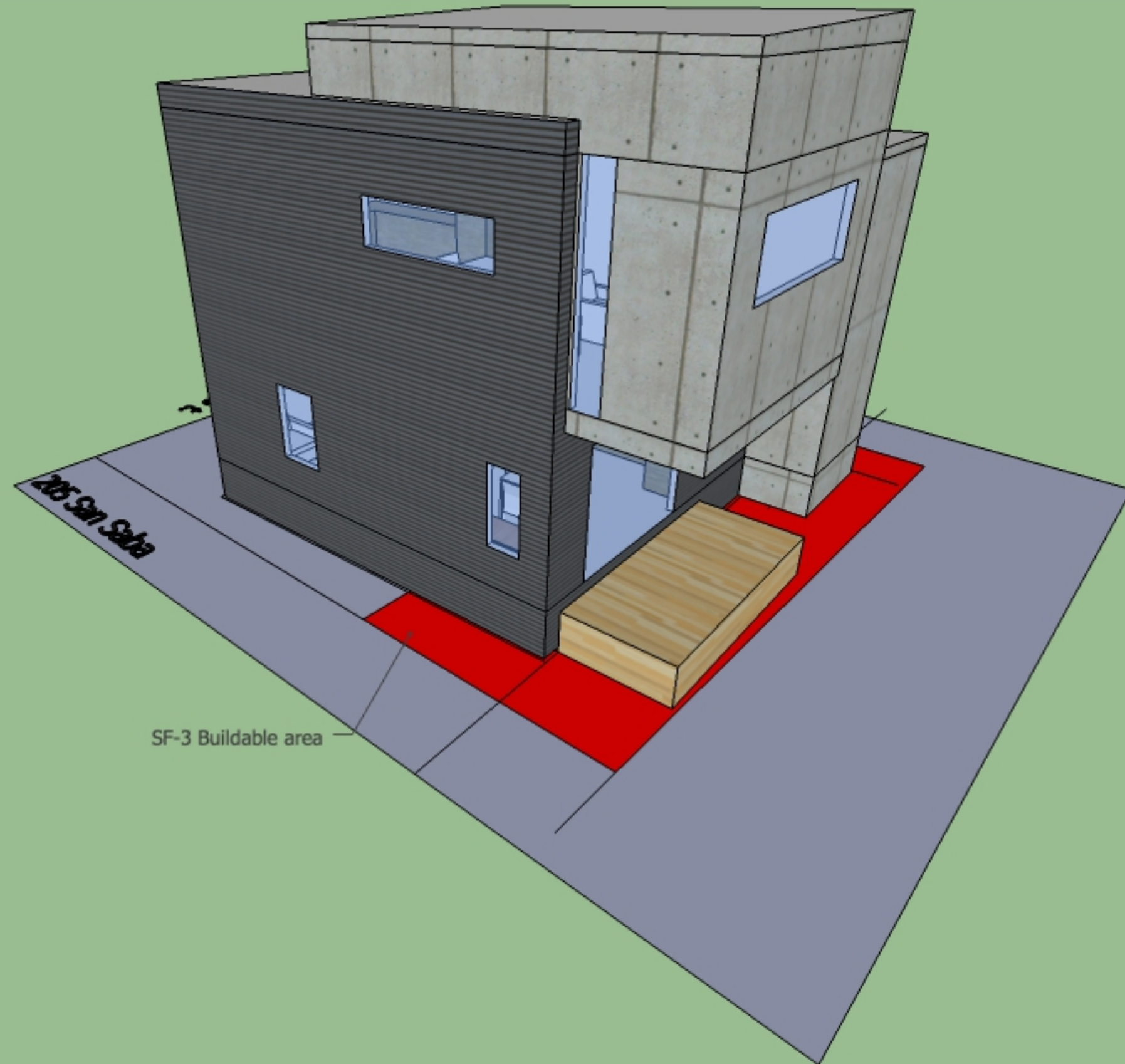
Leane -
I'm pretty sure the impervious cover is currently 48%.
Architect is on vacation right now and I'm closest to the plans.
I could confirm tonight; I don't have the plans with me currently.

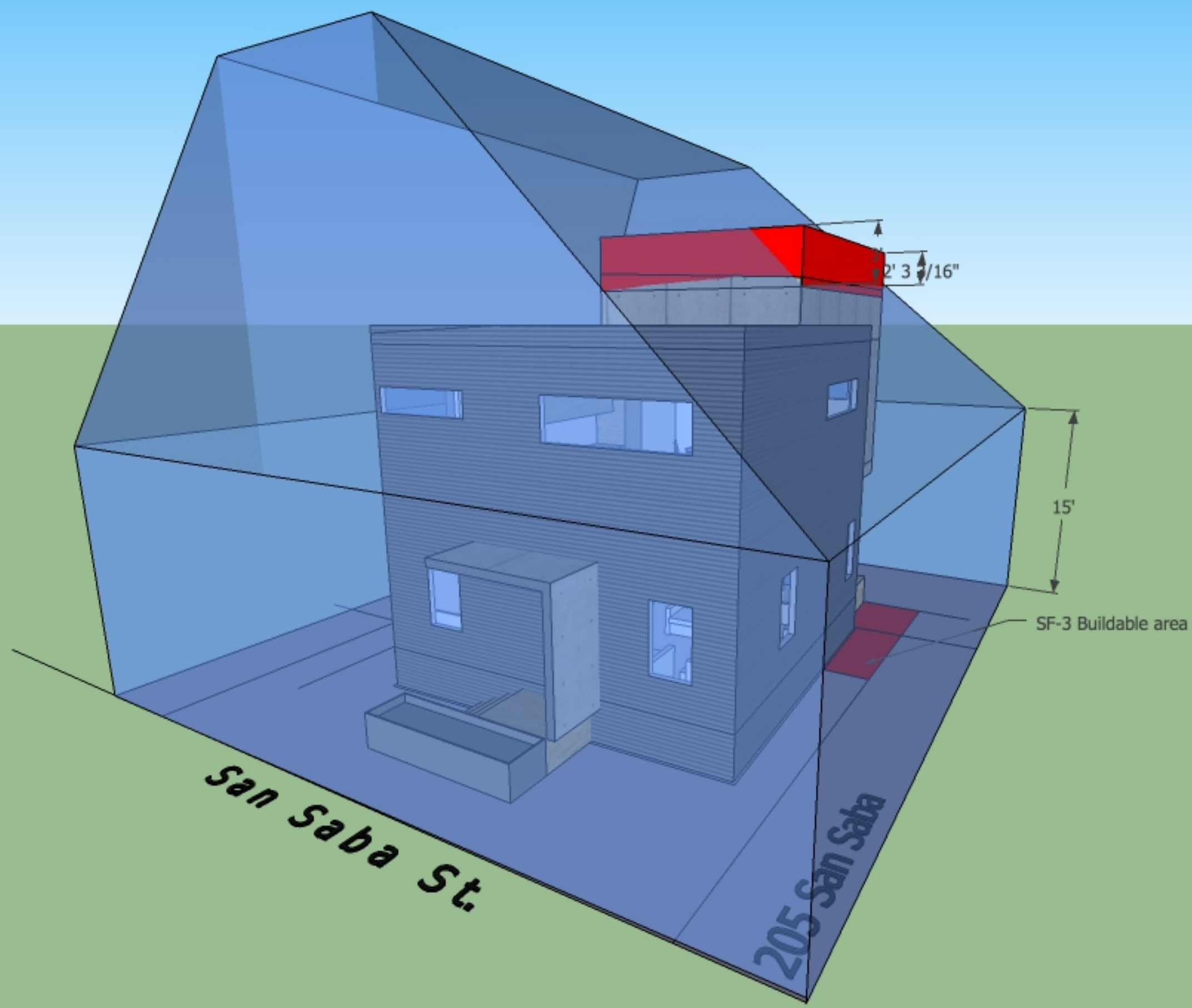
T.

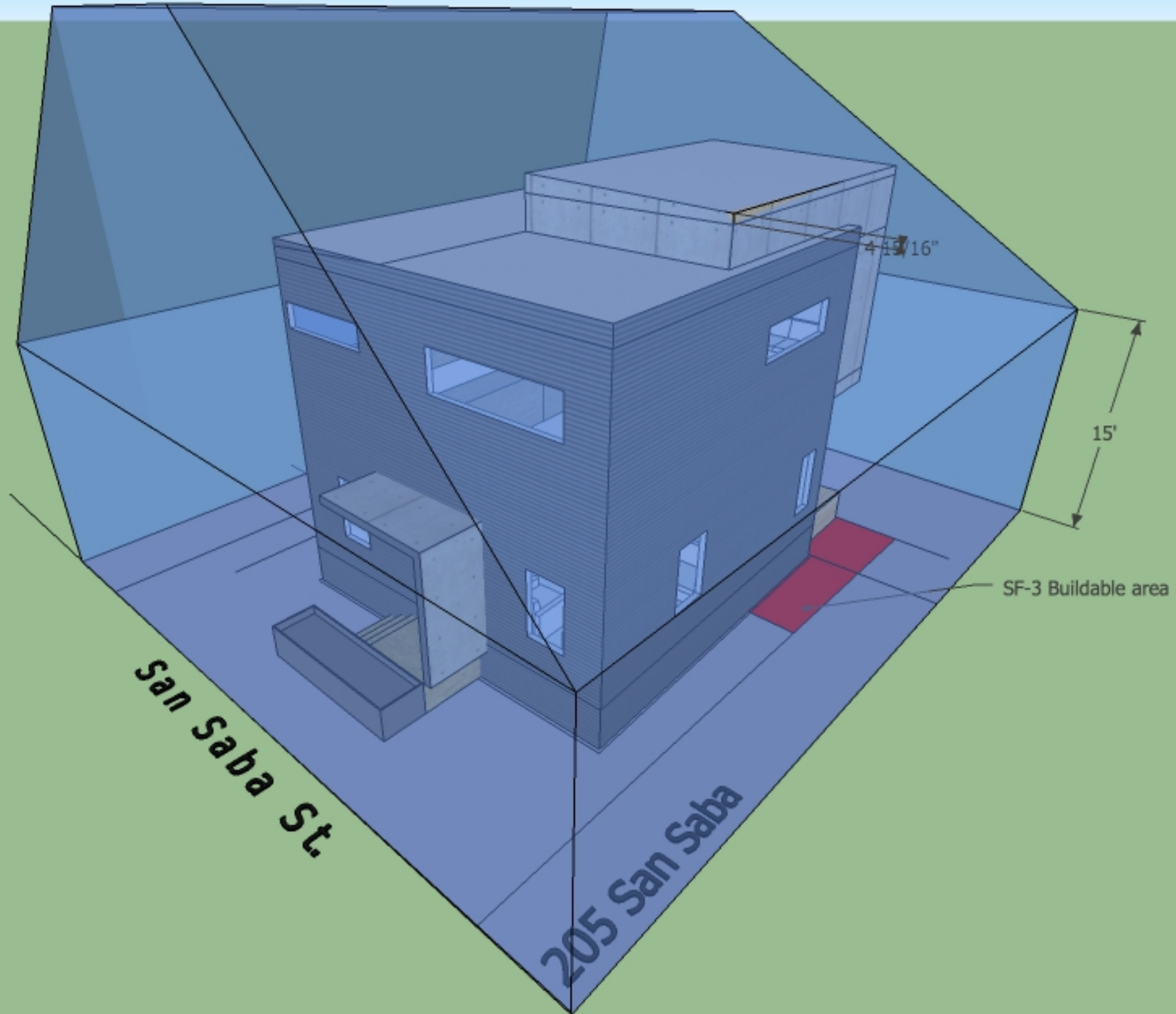
On Mar 28, 2017, at 10:48 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

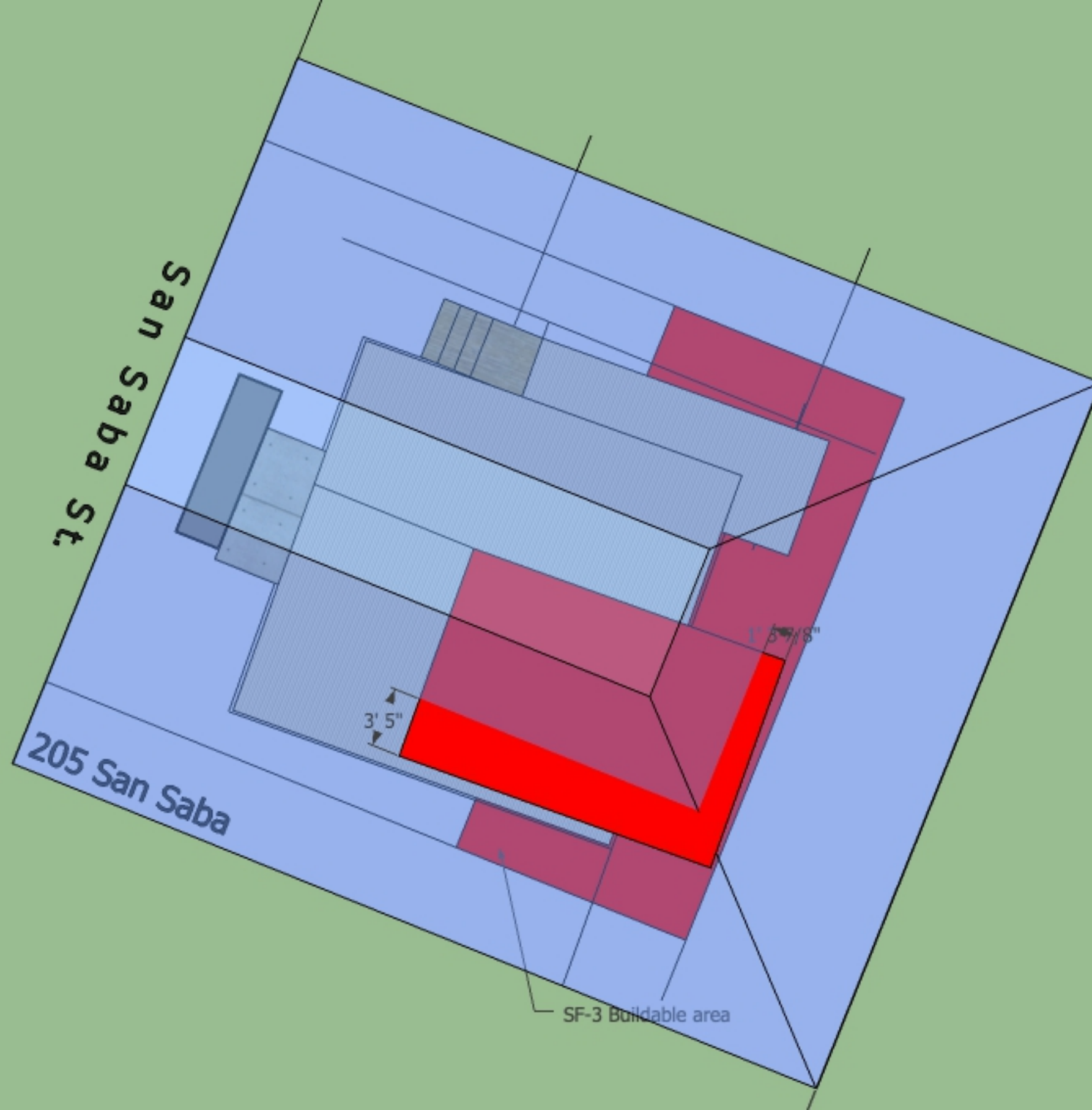
<205 san saba.doc>

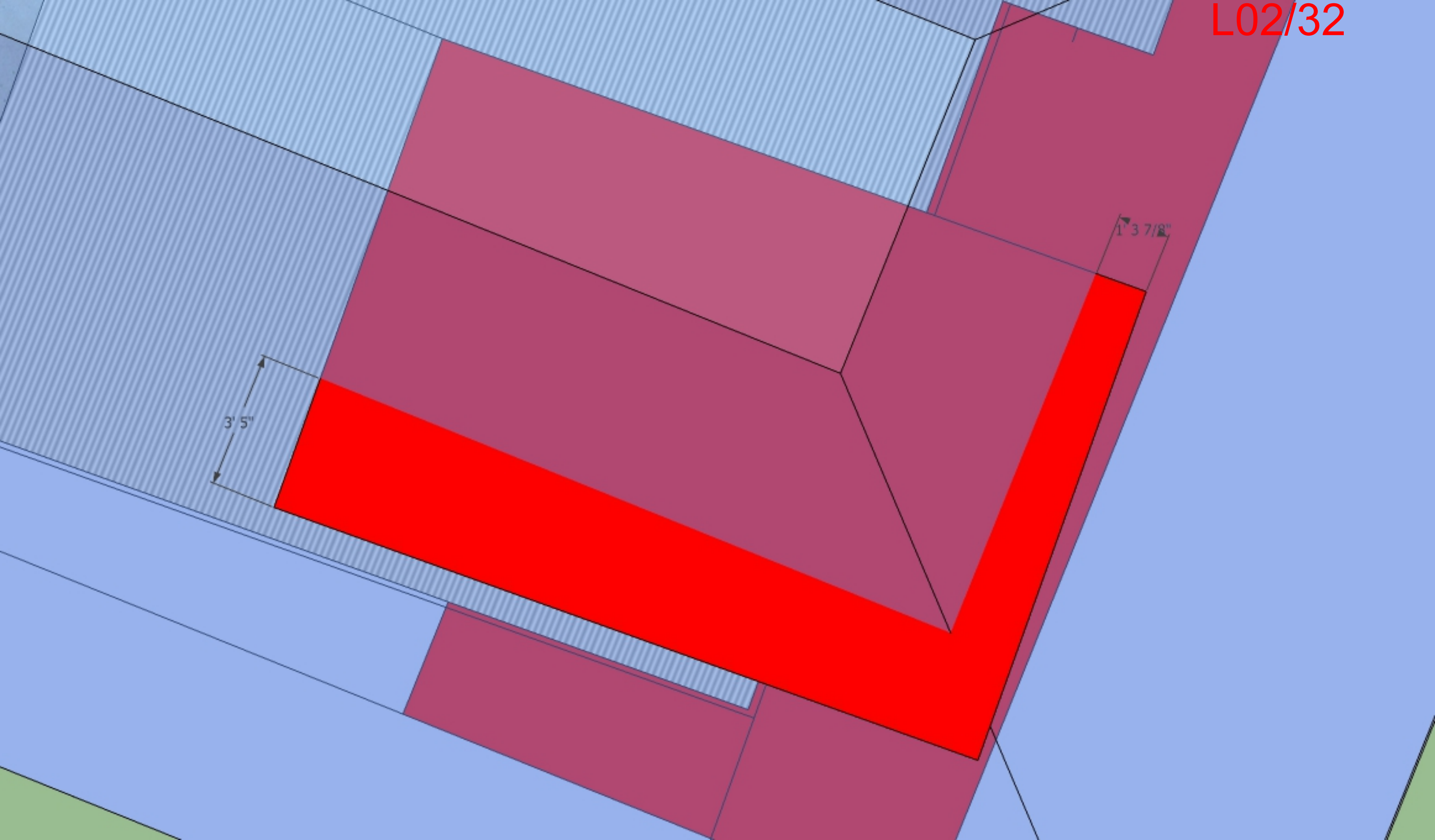


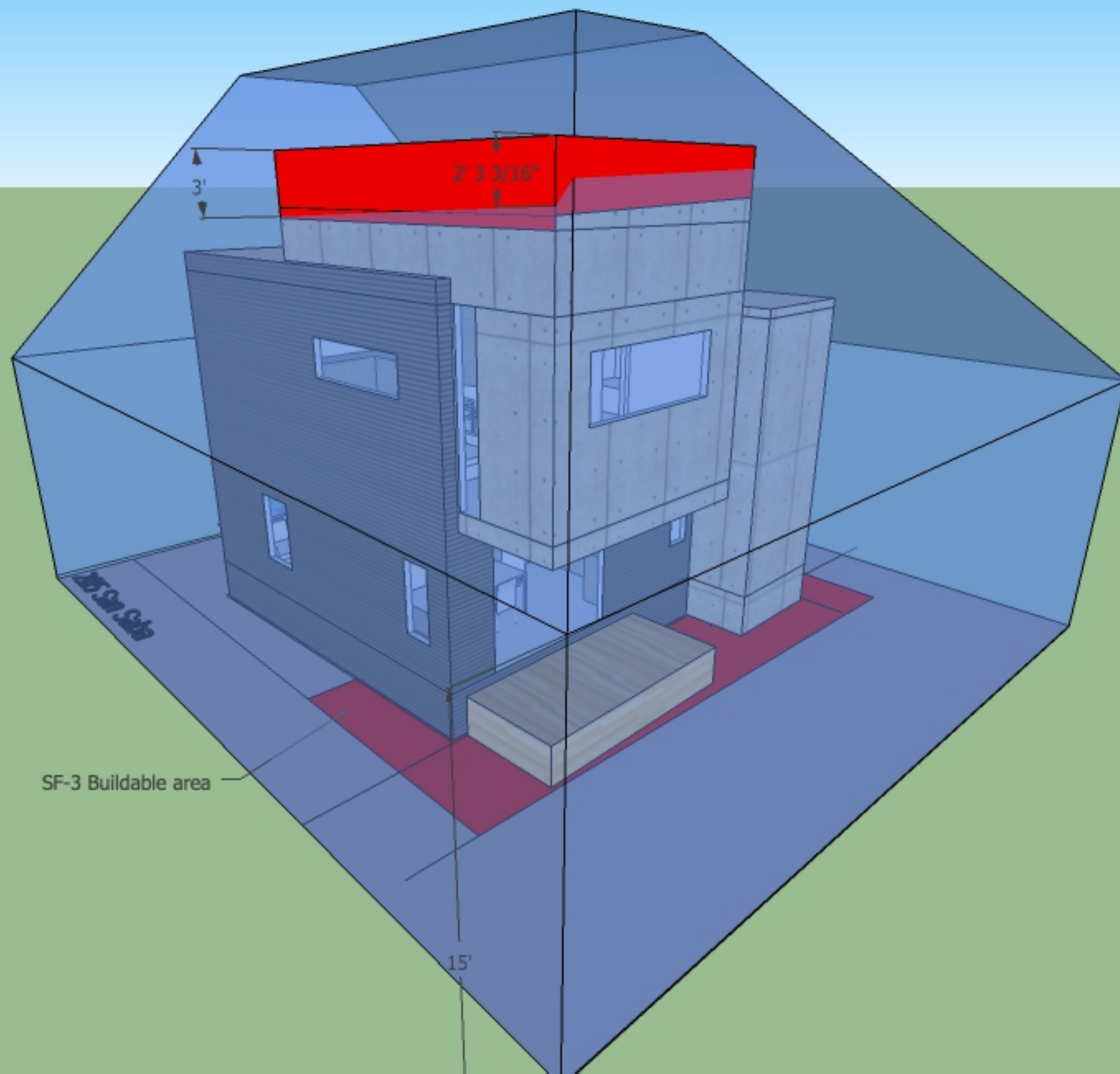


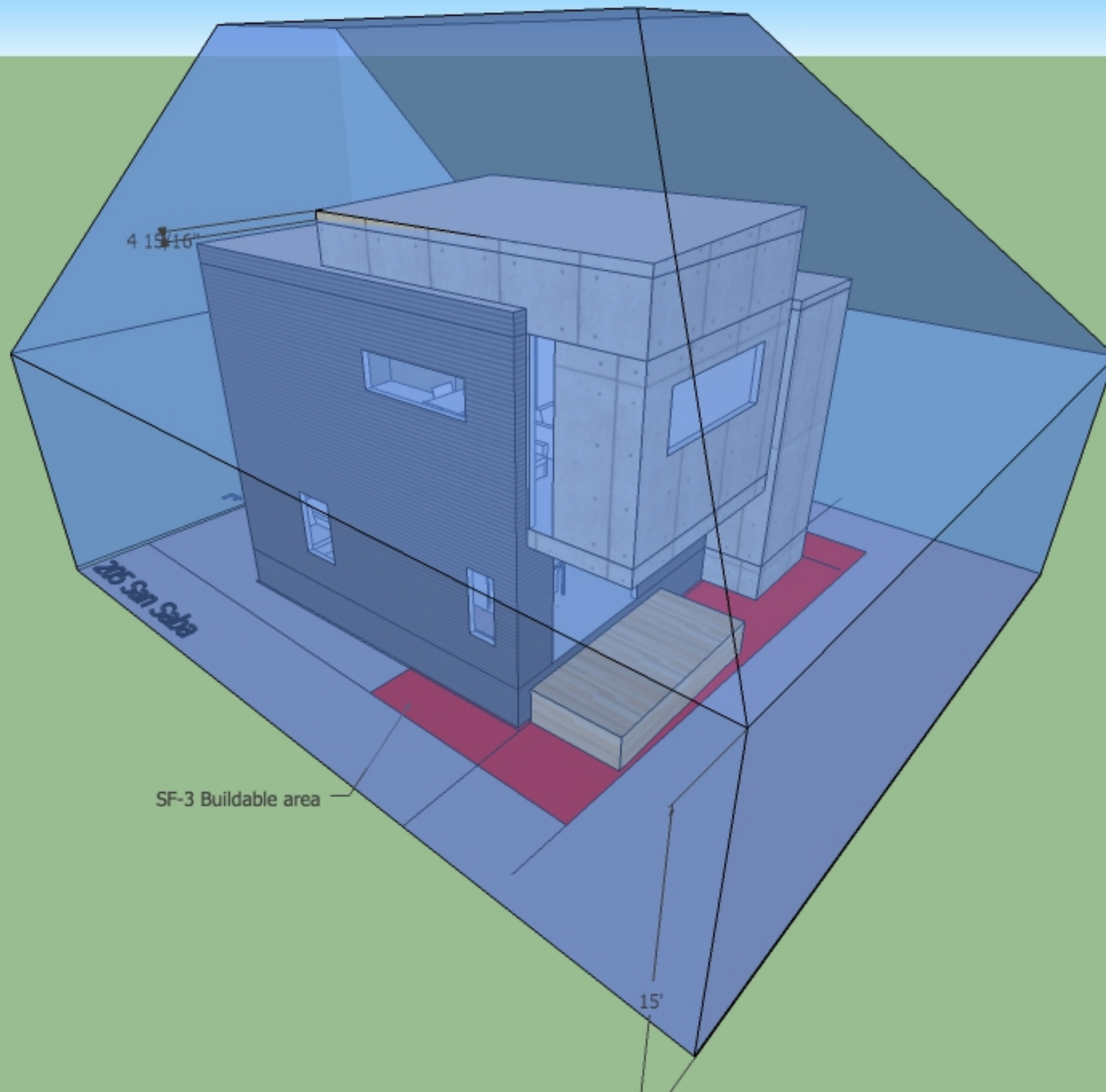












LEGEND

- 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

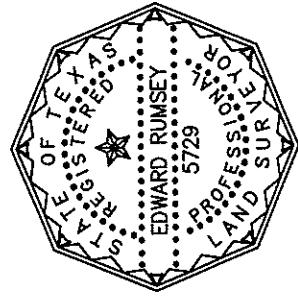
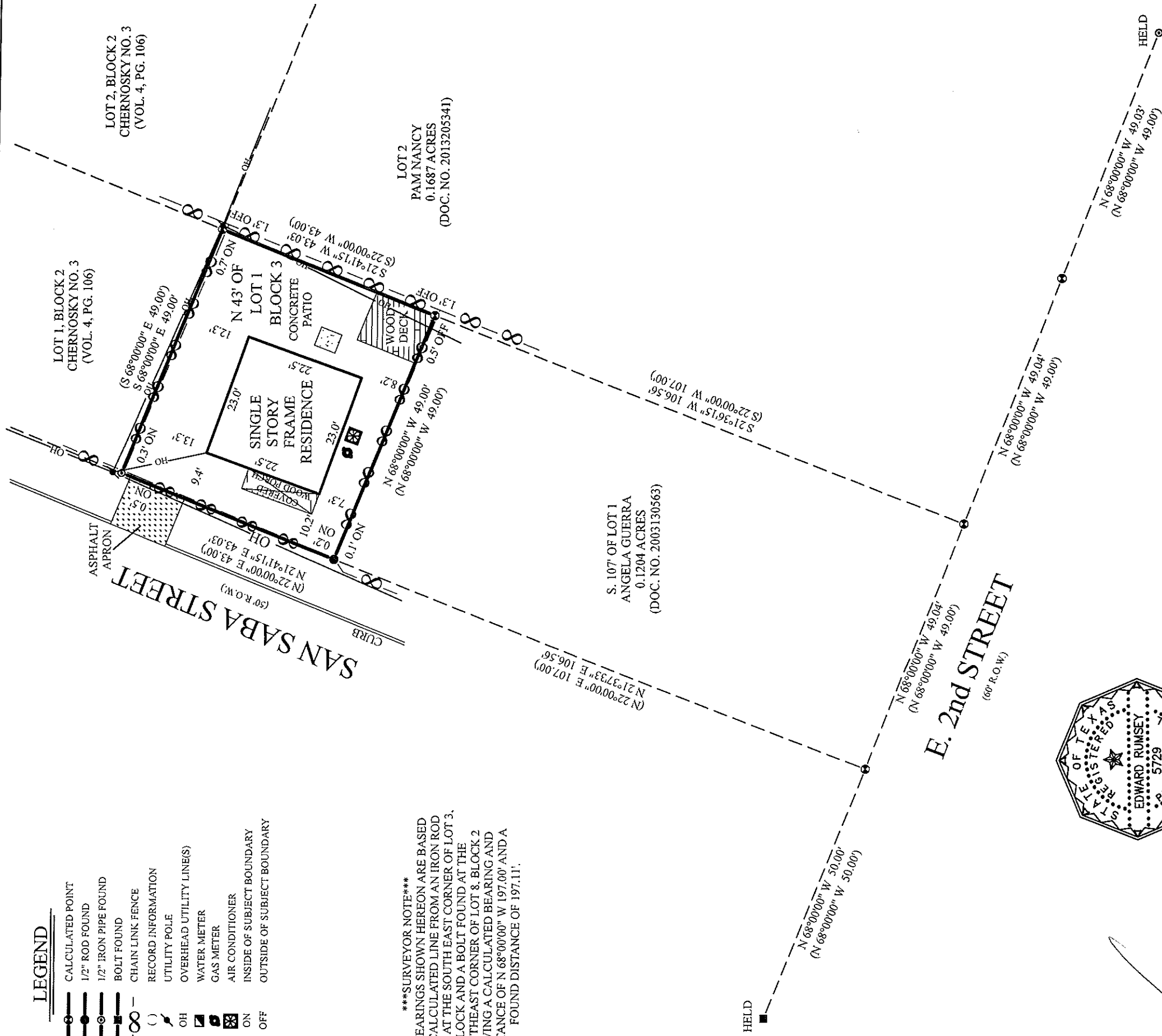
SURVEYOR NOTE
THE BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED LINE FROM AN IRON ROD FOUND AT THE SOUTH EAST CORNER OF LOT 3, BLOCK AND A BOLT FOUND AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 HAVING A CALCULATED BEARING AND DISTANCE OF N 68°00'00" W 197.00' AND A FOUND DISTANCE OF 197.11'.

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.

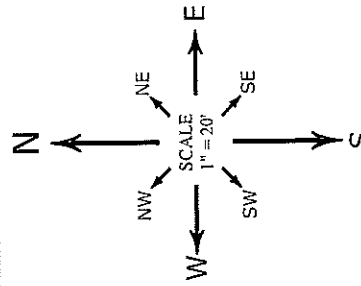
RESTRICTIONS

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

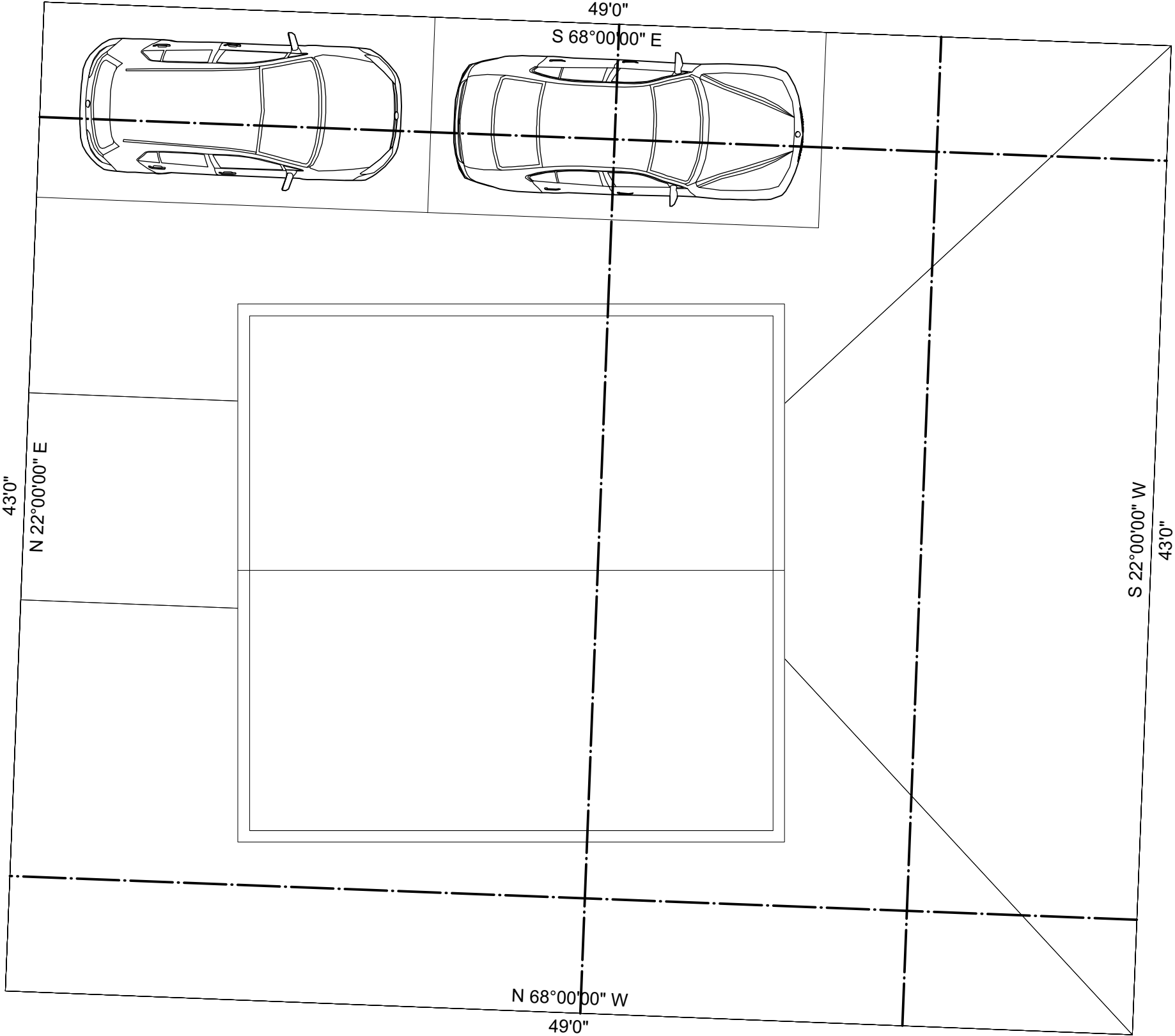
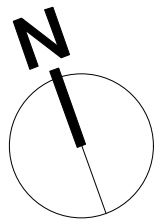


F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0465H PANEL: 0465H
DATED: SEPTEMBER 26, 2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS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

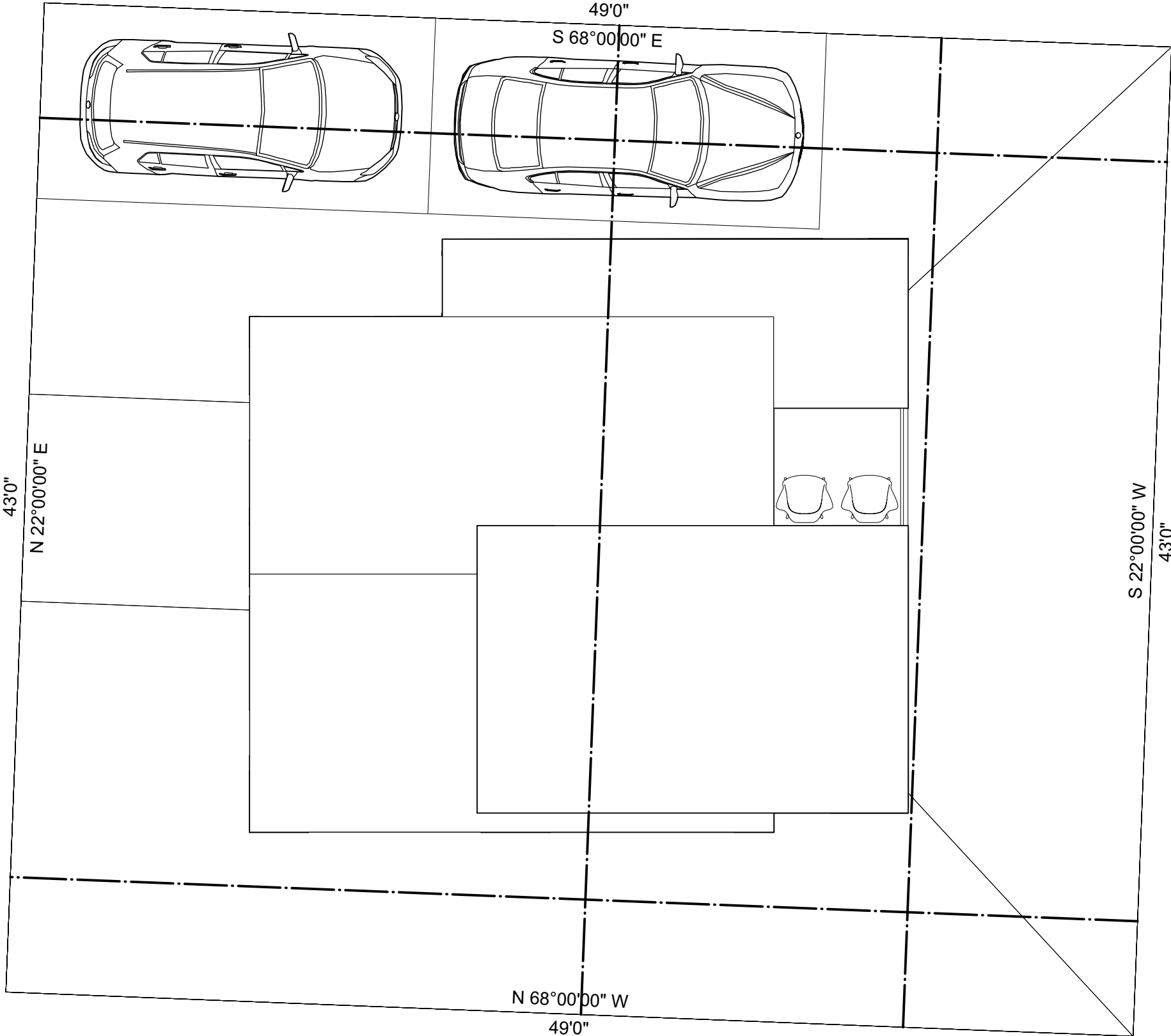
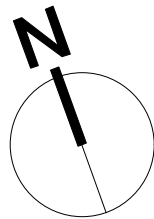
OSCAR ESTRADA and MARIA ESTRADA
205 SAN SABA STREET
AUSTIN, TRAVIS COUNTY, TEXAS

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

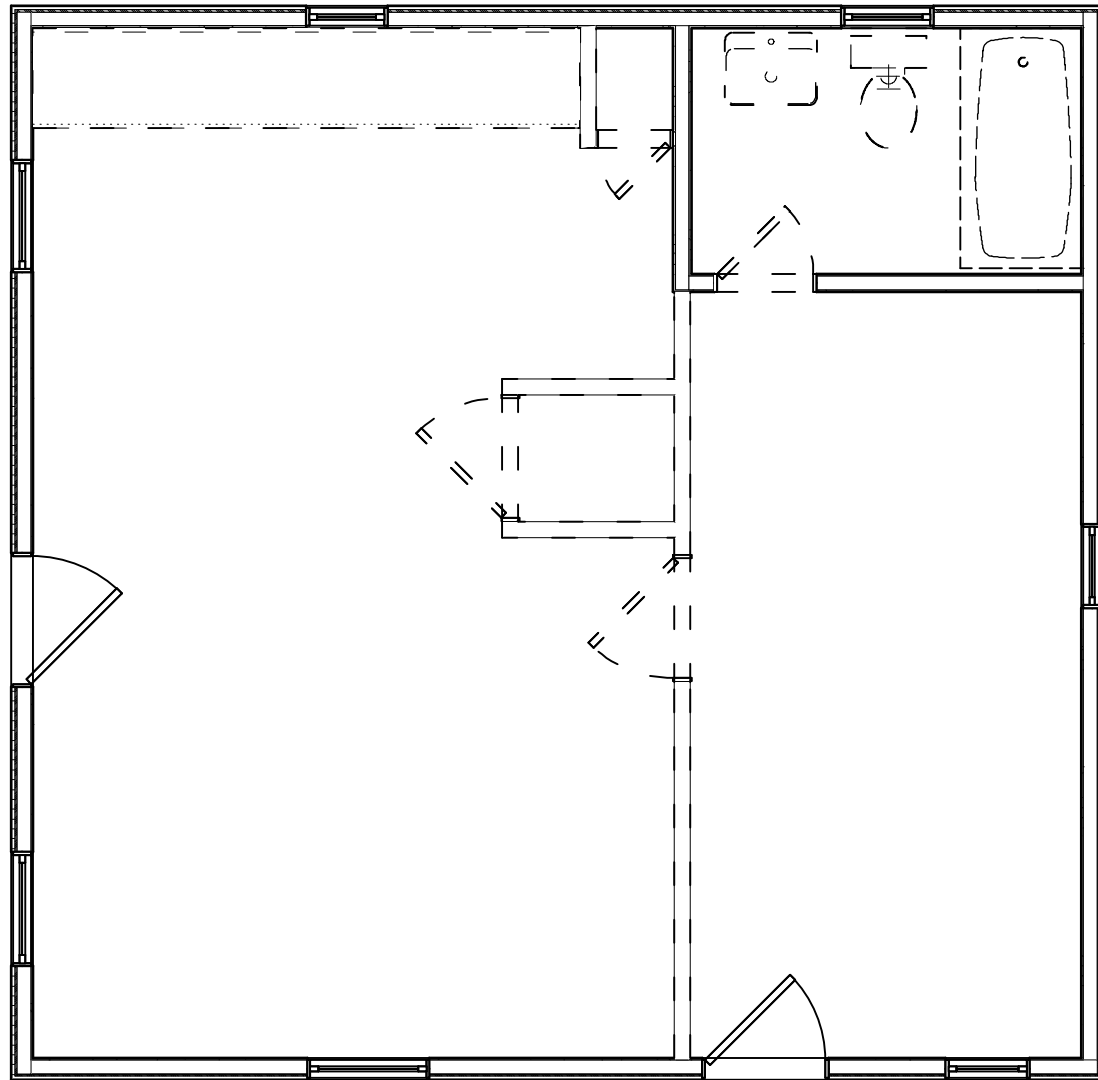
L02/35



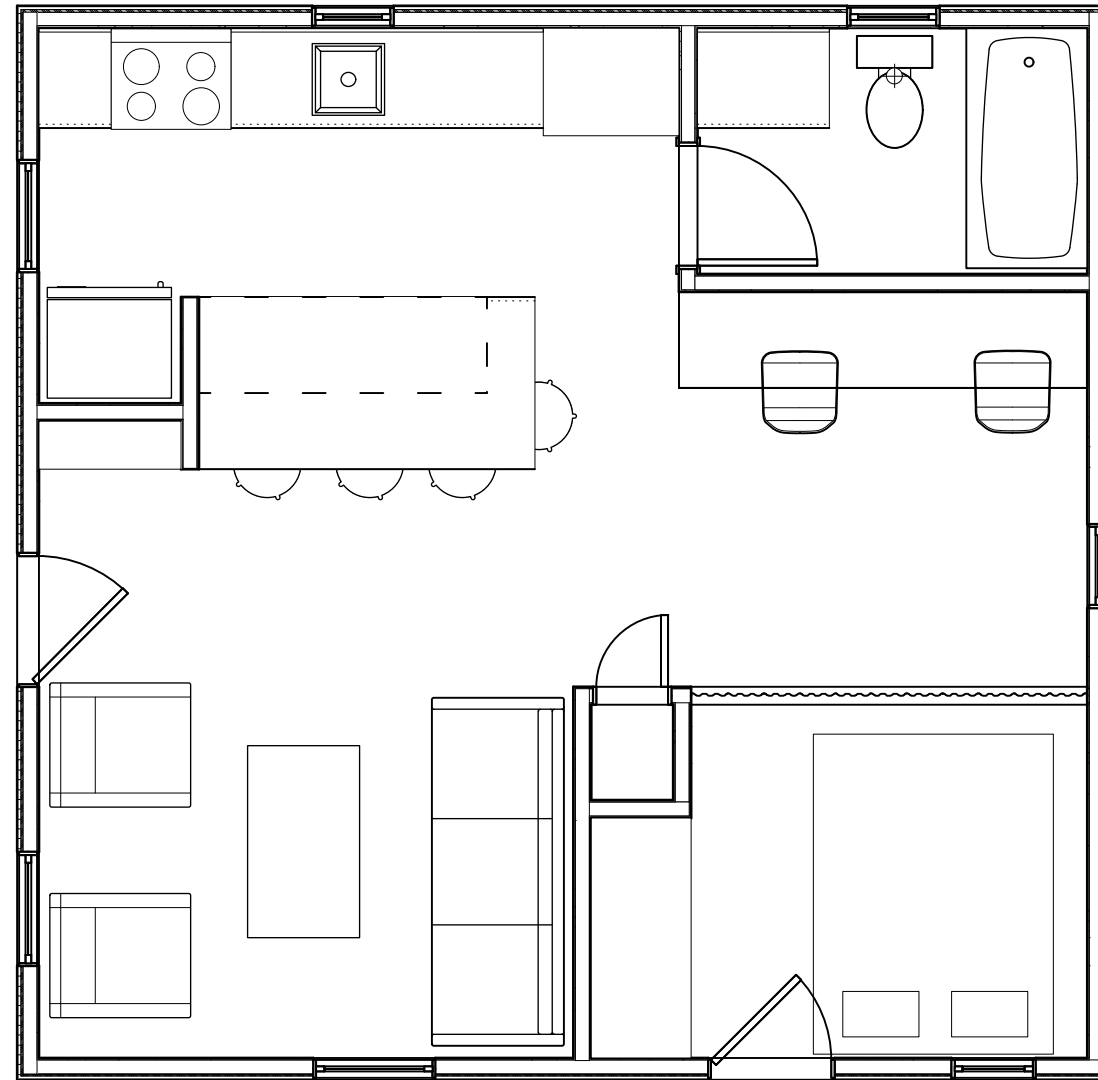
Project Title		Design Firm		Designed By		Date					
SAN SABA				Drawn By		Revision					
				md.		Revision					
				Checked By		Project ID					
						SAN SABA					
				Reviewed By		Drawing Code					
						Filename					
				Submitted By		CAD File Name					
				Project Manager		Plot Date		00/00/00			
		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



SAN SABA		Design Firm	Designed By		Date	00/00/00					
			Drawn By		Revision	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
Project Title		SAN SABA		Design Firm		00/00/00					
Sheet Title		Proposed Site Plan		Consultant							
Scale		3/16" = 1'-0"									
Sheet No.		0.2									
		of									
		Total Sheets									



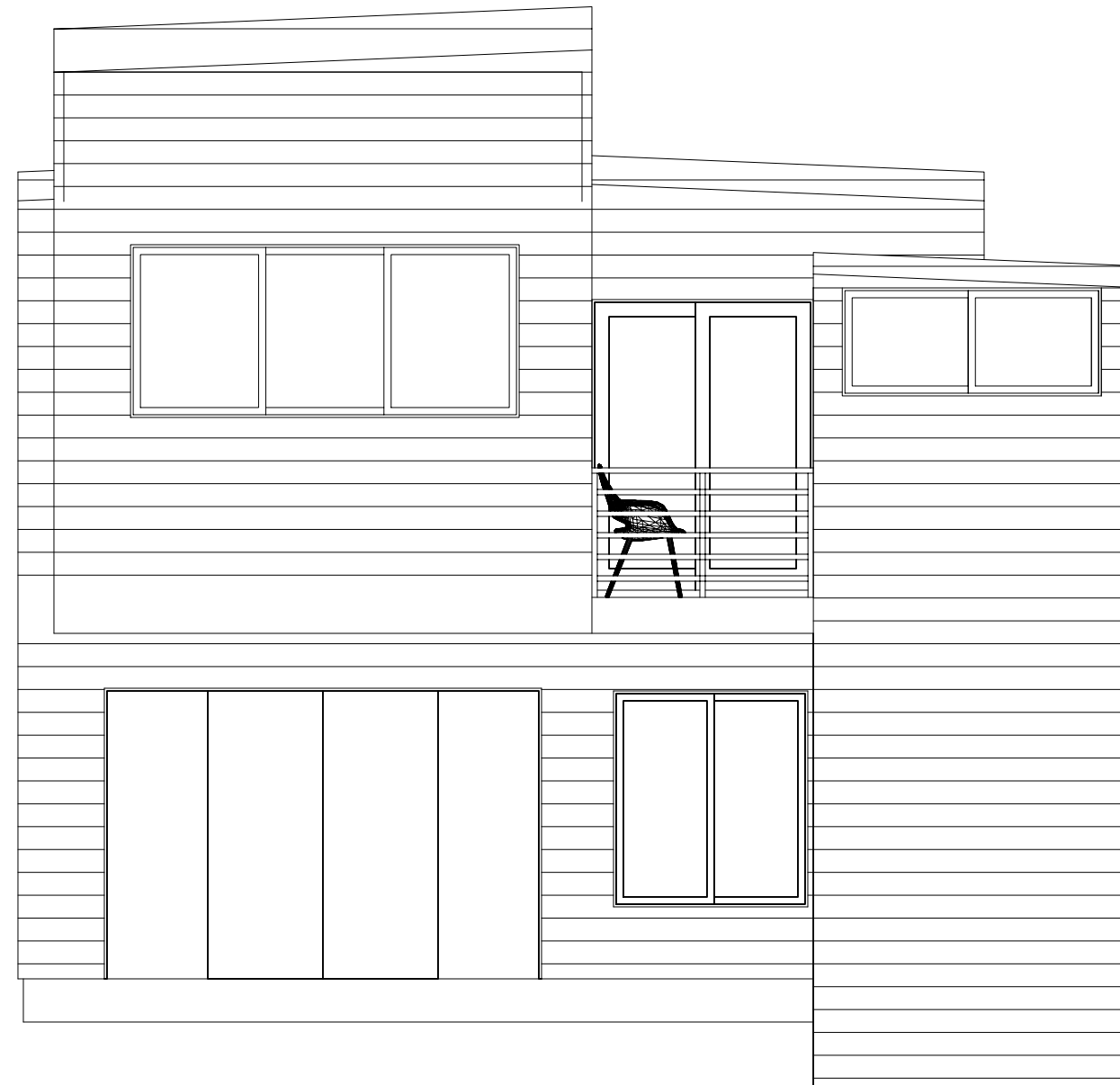
1 Demolition Plan
Scale: 1/4" = 1'-0"



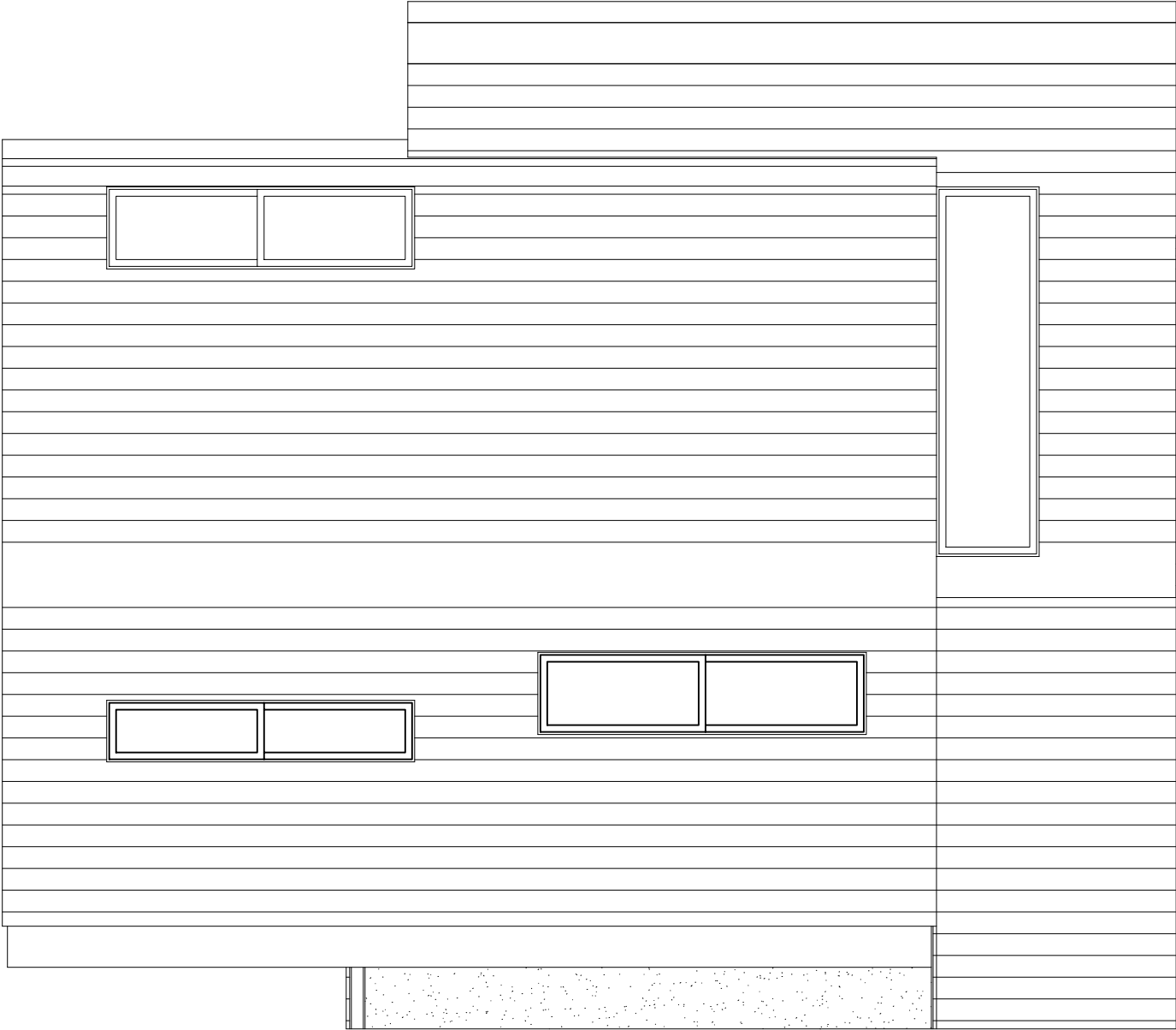
2 Proposed Remodel Plan
Scale: 1/4" = 1'-0"

SAN SABA		Demo & Proposed Plan		1.0		of		Total Sheets	
Project Title		Scale		1/4" = 1'-0"		Sheet No.		1.0	
Design Firm		Consultant		Project Manager		Project Name		File Name	
Designed By		Drawn By		Checked By		Reviewed By		San SABA	
Date		Revision		Drawing Code		Drawing Code		Drawing Code	
00/00/00		md.		SAN SABA		SAN SABA		SAN SABA	
No.		Date		Issue Notes					

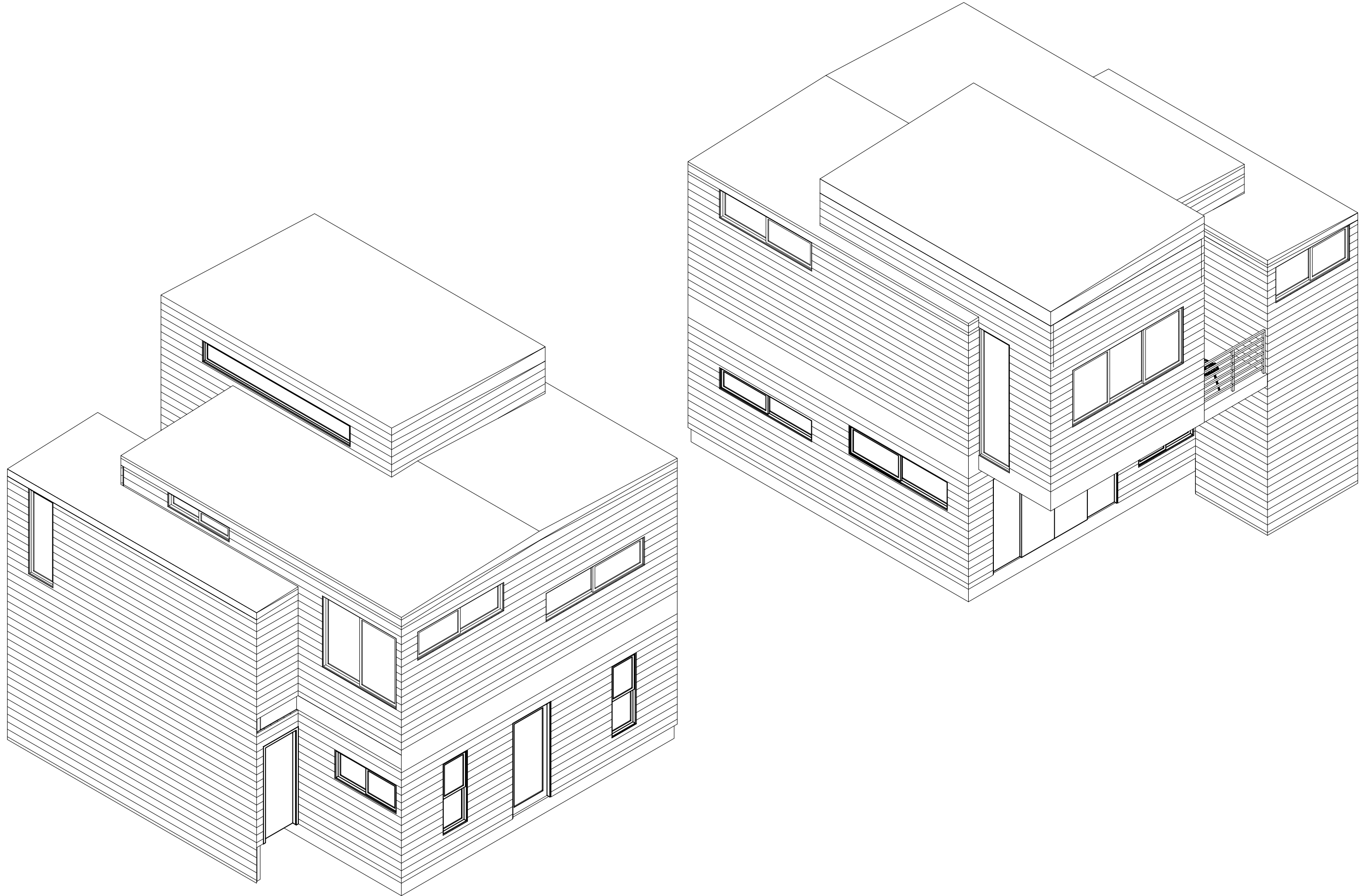
L02/41



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



Project Title		SAN SABA		Design Firm		Designed By		Date							
Scale		1/4" = 1'-0"				Drawn By		Revision		00/00/00					
Sheet No.		2.1				Checked By		Project ID		Revision					
		of				Reviewed By		Drawing Code		SAN SABA					
		Total Sheets				Submitted By		CAD File Name		Filename					
						Project Manager		Plot Date		00/00/00		No.		Date	
														Issue Notes	

[illegible]

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 St. Austin, TX

Signature

Date

Daytime Telephone: 512 267-6308

Comments:

This is ridiculous. Neighbors all sorts of various messes. A joke. Not of existence. STANFORD. HOOTS MESSY BARBECUE.

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

☐ I am in favor
☒ I object

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,

L02/47

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: 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

L02/48

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: C15-2017-0008, 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

806 Winflo #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

L02/49

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: C15-2017-0008, 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: _____

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

L02/50

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: C15-2017-0008, 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

L02/51

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: C15-2017-0008, 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: _____

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

L02/52

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: C15-2017-0008, 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

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**