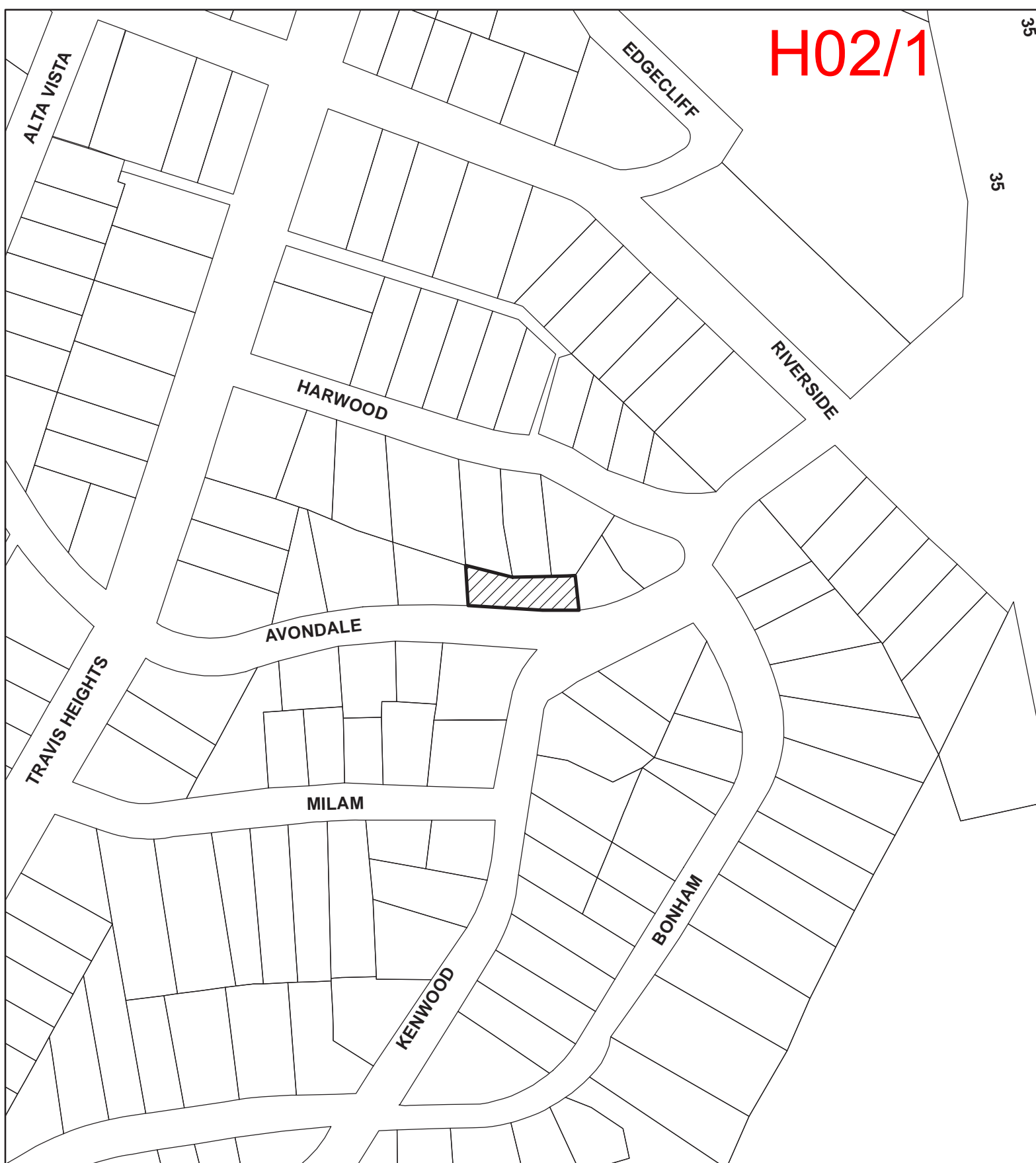


H02/1

35

35



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0033
1016 AVONDALE ROAD



1" = 167'

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.



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: 1016 AVONDALE ROAD

Subdivision Legal Description:

TRAVIS HEIGHTS ADDITION

Lot(s): 19 Block(s): 28

Outlot: _____ Division: _____

Zoning District: SF-3

I/We DAVID RAMOS & MEREDITH BRADLEY on behalf of myself/ourselves as
authorized agent for 1016 AVONDALE ROAD affirm that on
Month June, Day 23, Year 2018, 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: 1-STORY FRAMED RESIDENCE (UPDATE 1ST STORY/ADD 2ND STORY)

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

H02/3

- FRONT SETBACK REDUCED FROM 25'-0" TO EXISTING FRONT WALLS AT 12'-6".
- REAR SETBACK REDUCED FROM 10'-0" TO EXISTING REAR WALLS AT 5'-0".
- INCREASE ALLOWABLE 25' EXTENSION BEYOND "EXISTING NON-COMPYING" WALLS UP TO 32'-0" - (+7'-0") THIS IS THE EDGE OF EXISTING CONCRETE SLAB/CARPORT.

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:

THE LOT IS TURNED FROM TRADITIONAL NEIGHBORHOOD ORIENTATION. EXISTING LOT IS ~117' WIDE AND ONLY 42'-53' DEEP.

WITH CURRENT McMANSION ORDINANCE'S TYPICAL 25' FRONT & 10' REAR SETBACKS IT LEAVES ONLY ~5' WIDE/DEEP AREA FOR SECOND STORY ADDITION.

SITE ALSO CONTAINS NUMEROUS PROTECTED/HEIRTAGES TREES WE WISH TO KEEP. CITY ARBORIST HAS STATED THAT GOING UP WOULD BE ADVISABLE.

Hardship

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

This is one of perhaps 3 lots in all of Travis Heights that is situated wider than longer. Typical lots in the neighborhood are roughly 120'-150' deep and 40'-70' wide.

Our lot is turned -> 117'-125' wide and only 42'-53' deep.

Additionally there are numerous protected/heritage trees that we would like to preserve/avoid.

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

This is one of perhaps 3 lots in all of Travis Heights that is situated wider than longer. Typical lots in neighborhood are roughly 120'-150' deep and 40'-70' wide.

Our lot is turned -> 117'-125' wide and only 42'-53' deep.

We would like to maintain setbacks at existing walls and continue the volume upwards.

Area Character

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

We plan to maintain the existing footprint and roofline - Merely adding a Master Suite at new Second Story. No new concrete beyond extents of existing concrete slabs.

The Home is turned/oriented width-wise instead of typical front-back. However, the scale of the home will remain consistent (actually smaller) than existing/new neighboring structures.

Additionally, due to the steep slope behind it will not impede any views or use.

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:

Two Offstreet parking spaces already provided, and will be kept for homeowner use.
Home to remain a Single Family residence.

Existing 2 bed / 1 bath -> wish to grow to a 3-4 bed / 2.5 bath - Owners recently had 2 children.

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:

Two Offstreet parking spaces already provided, and will be kept for homeowner use only.

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

All construction/additional volume to remain within extents of current footprint/existing slabs.

All work will be performed by licensed/insured Contractor and built to meet all governing codes and inspections.

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

This variance is to apply to the Owner's Single Family home - Remains SF-3.

No Change of Use.

Section 3: Applicant Certificate

H02/5

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: 6/23/2018

Applicant Name (typed or printed): David Ramos & Meredith Bradley

Applicant Mailing Address: 1016 Avondale Road

City: Austin State: TX Zip: 78704

Phone (will be public information): 512.799.8080

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: 6/23/2018

Owner Name (typed or printed): David Ramos & Meredith Bradley

Owner Mailing Address: 1016 Avondale Road

City: Austin State: TX Zip: 78704

Phone (will be public information): 512.799.8080

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: Ben May

Agent Mailing Address: 1611 Brackenridge St

City: Austin State: TX Zip: 78704

Phone (will be public information): 512.507.4664

Email (optional – will be public information): bmay.atx@gmail.com

Section 6: Additional Space (if applicable)

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

CONTINUED ON NEXT PAGE.

This is an unusually shaped lot for Travis Heights neighborhood.

The Lot is 5770sf with the existing home only 1200sf - Roughly 20% FAR in an area that allows 40% FAR.

The owners have pursued plans to expand footprint out beyond existing extents of concrete slab - but are concerned about the stress or encroachment it will creat on the existing Protected and Heritage Oaks.

City Arborist has inspected this site and suggested that they do any new addition as a 2nd story.

However, due to the typical McMansion Setbacks the home is only left with a 5' deep swath of developable space at the 2nd story.

The existing walls are already non-complying within the setbacks, and have been so for many years. The owners would simply like to go up within the limits of the existing footprint/slabs.

Please see attached Renderings/Volume Studies and Site Photos for further clarification of the unusual/unique Site Constraints.



Survey No. 992671 SCALE: 1" = 20' OF 00927815

Said lot is is not in a special flood hazard area as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 01/01 (ZONE X) Dated: JUNE 05, 1987

LOT NO. 15 BLOCK NO. "28"

ADDITION OR SUBDIVISION RESUBDIVISION OF LOTS 16, 17, 18, 19, 39, 40, 41, 42 AND 43 *

STREET ADDRESS 1011 AVONDALE ROAD CITY AUSTIN COUNTY TRAVIS

SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE MICHAEL G. HICKS

TO FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

I, SURVEYOR, CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, COMPLETE SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

SNS ENGINEERING, INC.

12466 Los Indios Trail, Suite 101
Austin, Texas 78729
(512) 335-3944 * (512) 250-8685 (Fax)

139/39

Date: 12-14-89

STATE OF TEXAS
REGISTERED
LESLIE VASTERLING
1413
PROFESSIONAL
LAND SURVEYOR

Leslie Vasterling

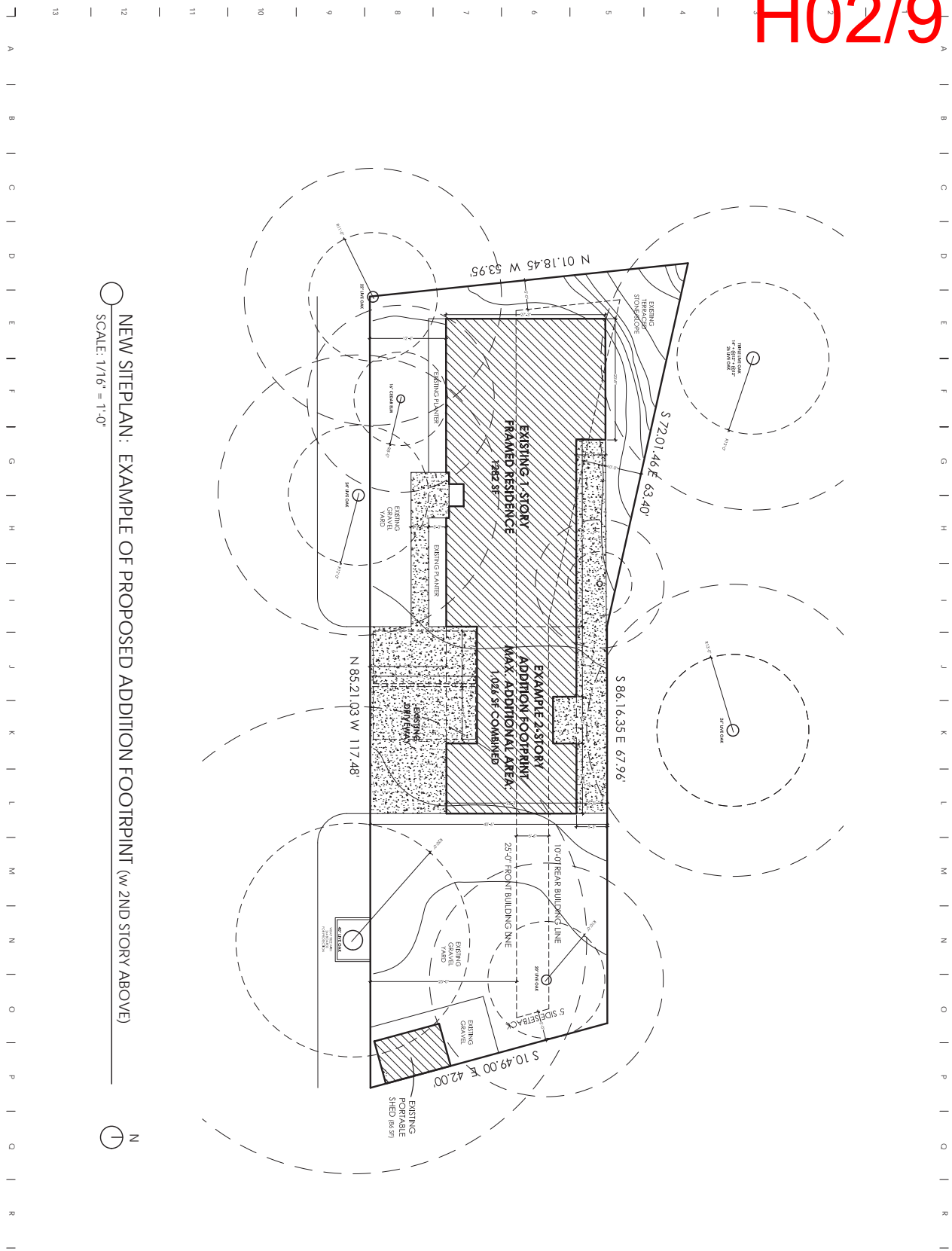
SCALE: 1/16" = 1'-0"



1000

SHEET NAME

SHEET NAME _____



NEW SITEPLAN: EXAMPLE OF PROPOSED ADDITION FOOTPRINT (w 2ND STORY ABOVE)

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

NOTES:

1016 AVONDALE REMODEL/ADDITION	
TOTAL SITE	5.771 SF
BUILDING AREA	
ALLOWABLE FAE	2,358 SF
EXISTING FAE	1,358 SF
PROPOSED FAE	TBD
EXISTING FAE	22.21 %
MINIMUMS COVER	
TOTAL AC AREA	1,382 SF
EXISTING FAE	10.9 SF
COVERED PORCH	687 SF
VALENTIA VS	10.9 SF
EXISTING DRIVEWAY	2,844 SF
ALLOWABLE I.C.	2,597 SF
EXISTING I.C.	2,844 SF
PROPOSED I.C.	2,844 SF
PROPOSED I.C.	48.33 %

PROJECT TEAM:

OWNER: BEN MAY DESIGN
1016 AVONDALE
AUSTIN, TX 78704
benmaydesign.com

DESIGNER:

BEN MAY DESIGN
1016 AVONDALE
AUSTIN, TX 78704
benmaydesign.com



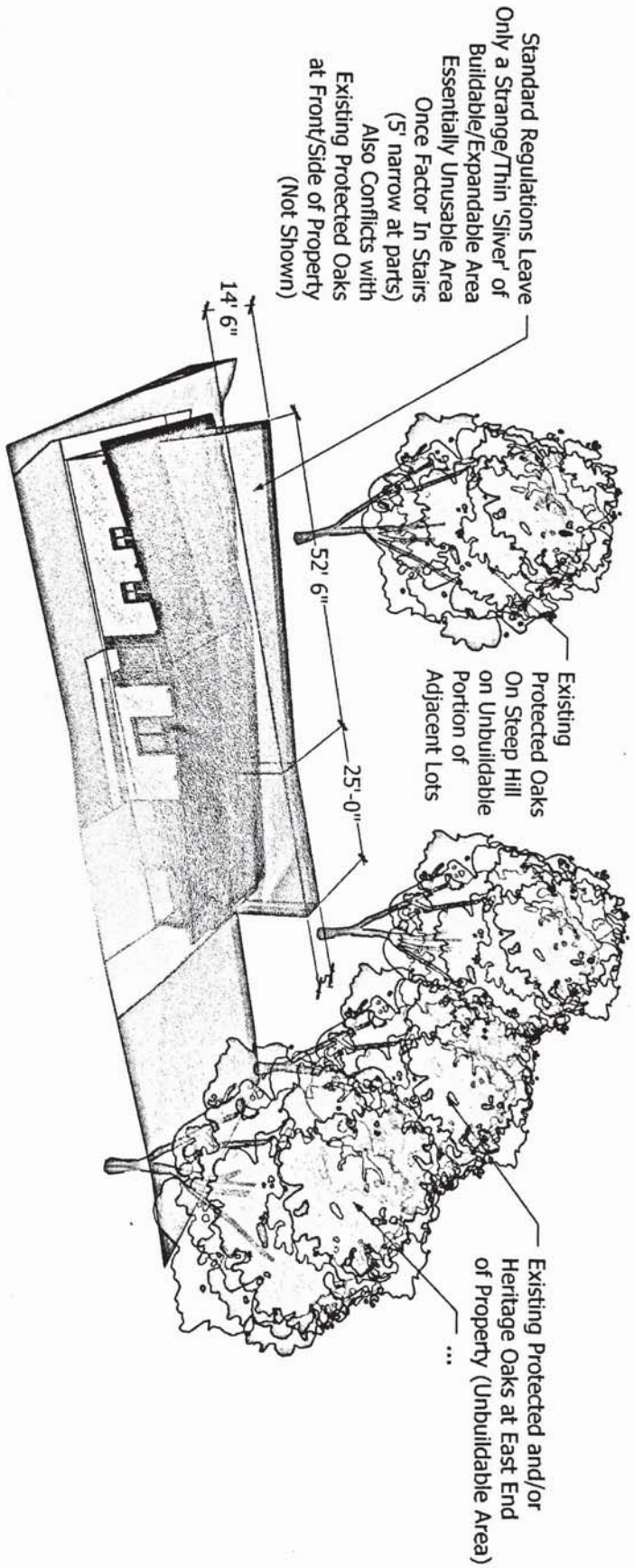
REMODEL/ADDITION

1016 AVONDALE
AUSTIN, TX 78704

DATE: 7/9/18

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

SHEET NAME:



DL. Mille

Delia Milliron

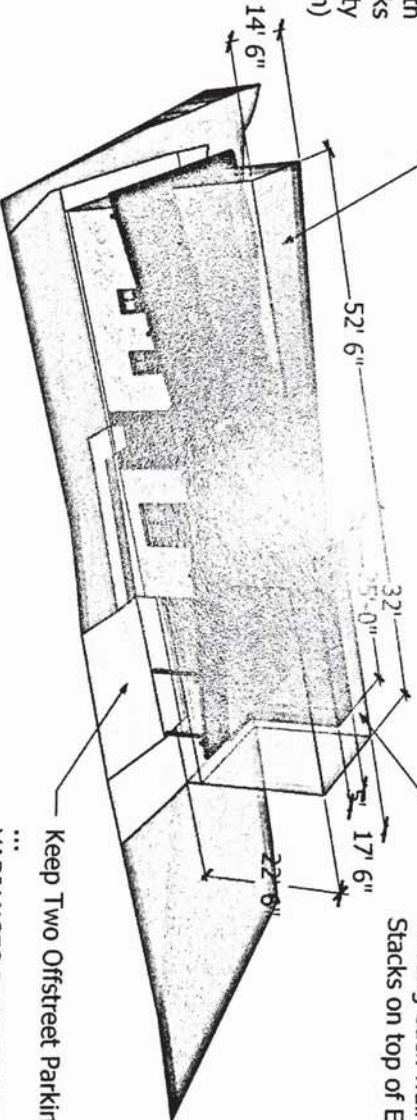
5/3/2018

1017 HAWKWOOD

1013 Howard Pl.

variance sheet
 This looks like a
 great way to become
 more family friendly!
 ferguson house & guest car

Standard Regulations Leave
 Only a Strange/Thin 'Sliver' of
 Buildable/Expandable Area
 Essentially Unusable Area
 Once Factor In Stairs
 (5' narrow at parts)
 Also Conflicts with
 Existing Protected Oaks
 at Front/Side of Property
 (Not Shown)



Proposed/Requested Area:
 Keeping Structure even with
 Existing back wall of house
 Stacks on top of Existing Paving

Keep Two Offstreet Parking Spaces.

VARIANCES REQUESTED:

- 1) Reduce 10'-0" Rear Setback to 5'-0" (Existing Back Wall of House at 5'-0")
- 2) Reduce 25'-0" Front Setback to 17'-0" (Existing Front Wall of House at 12'-6")

12

http://www.austintexas.gov/gis/DevelopmentWebMap/Viewer.aspx

City of Austin Development ... X

File Edit View Favorites Tools Help



Search Type DEVELOPMENT WEB MAP
Address 1016 AVONDALE RD, AUSTIN, TX, 7 GO

Map Tools Map Themes
Map Pan Base Map

1:600
Map Layers Legend

1005 AVONDALE RD, AUSTIN, TX	Score: 63	1001 Address
1006 AVONDALE RD, AUSTIN, TX	Score: 63	Address
1006 AVONDALE RD, AUSTIN, TX	Score: 63	Address
994 AVONDALE RD, AUSTIN, TX, 7	Score: 63	Address
996 AVONDALE RD, AUSTIN, TX, 7	Score: 63	Address
998 AVONDALE RD, AUSTIN, TX, 7	Score: 63	Address
1001 AVONDALE RD, AUSTIN, TX	Score: 63	Address
1004 AVONDALE RD, AUSTIN, TX	Score: 63	Address
1007 AVONDALE RD, AUSTIN, TX	Score: 63	Address
1015 AVONDALE RD, AUSTIN, TX	Score: 63	Address

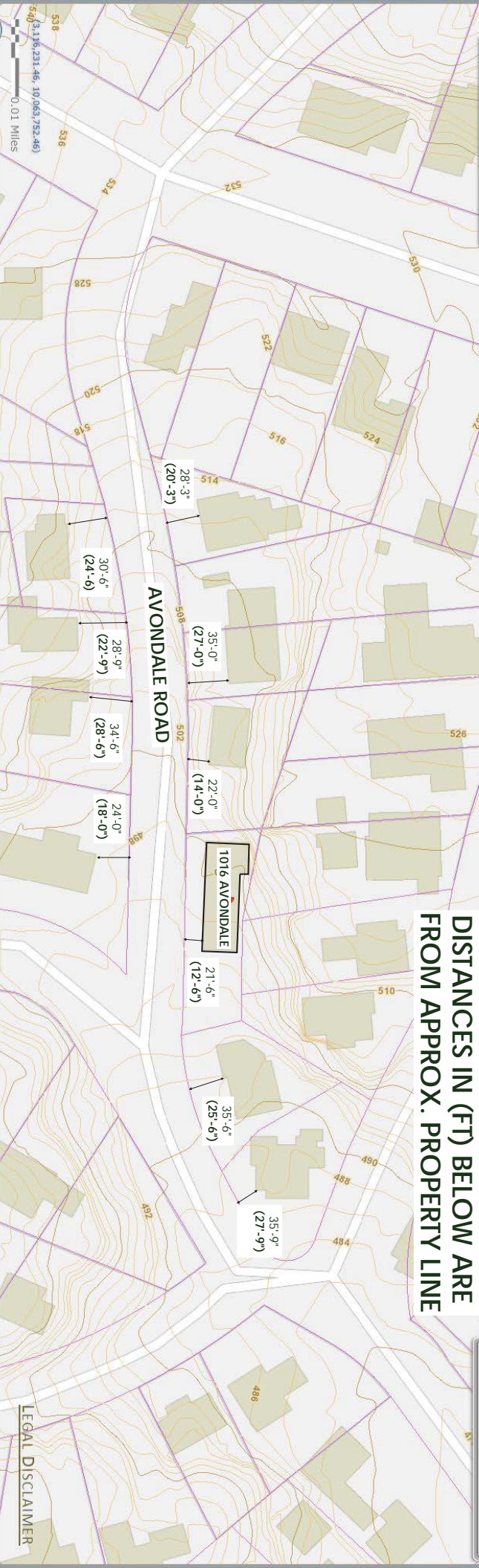
Map Layers Legend

- Layers
- Grids
- Selection Contours
- Contours Year 2012
- Contours Year 2003
- Contours Year 1997
- Roads
- Buildings Footprints / Dots

**ADJACENT SETBACK DISTANCES
FOR AVONDALE ROAD**

**TOP DISTANCES TAKEN FROM
STREET CURB**

**DISTANCES IN (FT) BELOW ARE
FROM APPROX. PROPERTY LINE**



12:12 PM

13

http://www.austintexas.gov/GIS/DevelopmentWebMap/Viewer.aspx

City of Austin Development ... x

File Edit View Favorites Tools Help

Search Type DEVELOPMENT WEB MAP
Address 1016 AVONDALE RD, AUSTIN, TX, 7 GO

Map Tools
Measure Map Theme
2012 True Color

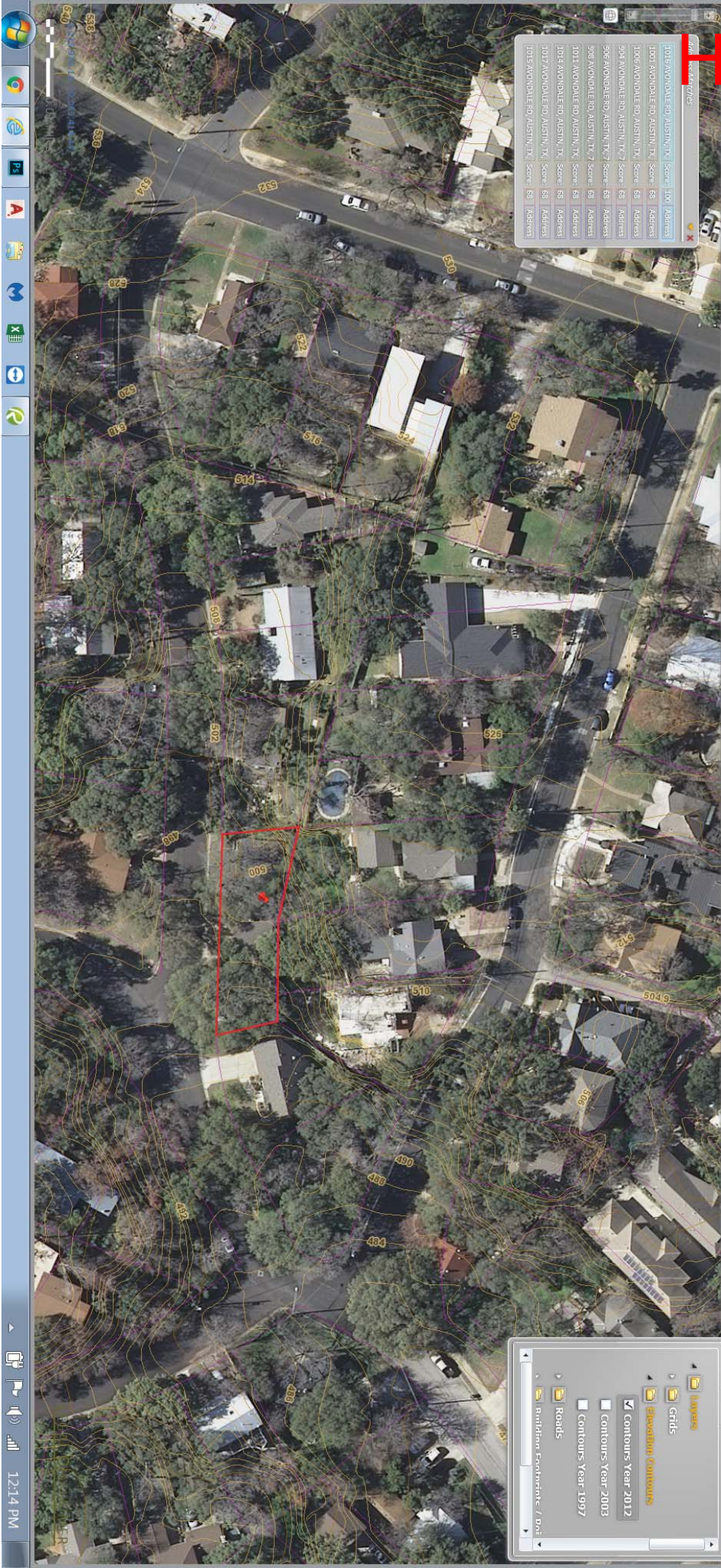
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Map Layers
Layers Legend

Address	Score	Address
1016 AVONDALE RD, AUSTIN, TX	63	Address
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1001 AVONDALE RD, AUSTIN, TX	63	Address
1004 AVONDALE RD, AUSTIN, TX	63	Address
1007 AVONDALE RD, AUSTIN, TX	63	Address
1015 AVONDALE RD, AUSTIN, TX	63	Address

Map Layers

Layers Legend

- Layers
- Grids
- ☒ Elevation Contours
- ☒ Contours Year 2012
- ☐ Contours Year 2003
- ☐ Contours Year 1997
- Roads
- Railroad Footprints / RPS





South River City Citizens Inc.
P O Box 40632
Austin TX 78704
[REDACTED]

Dan Fredine, Co-Vice President
Eric Cassady, Co-Vice President
Oliver Caruso, Treasurer
Mary Friedman, Secretary

Leane Heldenfels
Board of Adjustments
City of Austin
505 Barton Springs Rd
Austin, TX 78704

July 28, 2018

RE: August 13, 2018 Agenda Item - 1016 Avondale Rd. Variance Request

Dear Ms. Heldenfels,

On May 7, 2018, the members of the South River City Citizens (SRCC) neighborhood association voted to "not oppose" the application for a variance for 1016 Avondale Rd.. SRCC's Planning and Zoning Committee met with the applicants and went over their plans to build an addition, and were satisfied that there is enough of a hardship in the case, due to the lot configuration and presence of several heritage trees, that we will not oppose them moving forward with their plans.

We are pleased to see homeowners using creative ways to preserve existing homes instead of demolishing them and to stay in the neighborhood as the needs of their families grow and change. We also strongly support homeowners' efforts to save heritage trees on their property. Furthermore, we appreciate the efforts of the applicant to include their neighbors in this process.

Sincerely,
Eric Cassady

Co-Vice President, SRCC
[REDACTED]

CC: Eben Kellogg

283085	Nickie and Eric Froiland	1014 Avondale Road
283086	Vincent (Rick Ybarra, Trustee)	1010 Avondale Road
572632	Carolyn Barkley	1202 Kenwood Avenue
572631	Carolyn Barkley	1200 Kenwood Avenue
283110	Dan Priest (Jameson's dad)	1300 Kenwood Avenue
283125	Whitney Hall	1015 Avondale Road
283124	Alexander Knapp	1013 Avondale Road
283123	REICHLE RICHARD LOGAN & CARLY GUILLOT	1011 Avondale Road
283093	Delia Milliron	1017 Harwood Place
283092	Francis Ferguson	1013 Harwood Place
283091	Joyce Brown Hendrickson	1011 Harwood Place
283090	Gary Borich	1009 Harwood Place
283089	Herman Wehmeier	1007 Harwood Place
799506	COATS GREGORY T & KATHLEEN C	1012 Harwood Place B
799505	MALKIEWICZ NICHOLAS J	1012 Harwood Place A
283059	Cindy Anderson	1011 Harwood Place
283058	MULDERIG SHAMUS B & CORINA FARIAS	1016 Harwood Place
586727	CTP VENTURES LLC	1018 Harwood Place
283057	LEUSCHNER ZACHARY	1020 Harwood Place
283056	EHRET CHESTER ERWIN JR	1022 Harwood Place
283061	Georgia McCoy	1010 Harwood Place
283082	SOLEIMANI DAVOUD	1301 BONHAM TER
283112	MIRANKER VALIN & DANIEL	1304 Kenwood Ave
283114	KLEIN ERIC LYLE	1018 MILAM PL TX 78704
283115	HODGSON MARK	1012 MILAM PL TX 78704
	FLOREZ JOHN FERNANDO and KAREN	
878546	Elizabeth Sironen	1201 Kenwood Avenue
283134	Danny Waters	1203 Kenwood Avenue
283138	David N Armstrong (Nak)	1301 Kenwood Avenue
283137	WILLIAMS JOSHUA SPRINGER & BRYN N	1305 Kenwood Avenue
283135	Dan Priest (Jameson's dad)	1300 BONHAM TER TX 78704
283095	David Szabo nd Amy Gogolin	1006 Avondae Road
283121	Jonathan Tate	1001 Avondale Road
283096	Copper Trainor	1209 TRAVIS HEIGHTS BLVD
283097	Julien Renvoye	1207 Travis Heights Blvd
283098	John McNairy	1205 Travis Heights Blvd

H02/16

[illegible]



I, Meredith Brady, am applying for a variance from the Board of Adjustment regarding Section of the Land Development Code. The variance would allow me the ability to maintain beyond our existing non-complying walls within the normal building setback.

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

Property Owner Name (Printed)	Address	Signature
Max Aernmans	1301 LEWISWOOD 78704	<u>[Signature]</u>
Whitney Hall	1015 AVONDALE 78704	<u>Whitney Hall</u>
Nickie Froiland	1514 AVONDALE 78704	<u>Nickie Froiland</u>
VINCENI	1010 AVONDALE 78704	<u>Unreant O Agie</u>
Valin Miranker	1304 KENNWOOD 78704	<u>Vali C. Miranker</u>
Valin Miranker	1020 MILAM PL 78701	<u>Val C.</u>
Maura Mansiardi	1807 Travis Heights Blvd. M. Mansiardi	<u>[Signature]</u>

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

Property Owner Name (Printed)	Address	Signature
DAN PRIEST	1300 KENWOOD	Dan Priest
DAN PRIEST	1017 AVONDALE	Dan Priest
DAN PRIEST	1300 A BONHAM	Dan Priest
DAN PRIEST	1300 B BONHAM	Dan Priest
Richard Loren Kischel	1011 Avondale Rd.	R. Kischel
RICKY E. VEBARGA (TRUSTEE) STEPHEN HEIL SPECIAL NEEDS TRUST VINCENT HEIL SPECIAL NEEDS TRUST	1010 AVONDALE ROAD AUSTIN TX 78704	Ricky Vebarga (Trustee)
Shamus Mulderig	1016 Harwood Pl.	Shamus Mulderig
Kathy Bonch	1009 Harwood Pl.	Kathy Bonch
Stanley Bonch		
Susan W. Schneider HERMAN R. SCHNEIDER HERMAN R. SCHNEIDER	1007 Harwood Pl.	Susan W. Schneider
	1007 Harwood Pl.	Herman R. Schneider

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

Property Owner Name (Printed)	Address	Signature
Joyce Spencer Erickson	123 E 1011 Harwood Pl Austin, TX 78704	Joyce Erickson
Cindy Anderson	1014 Harwood Pl.	Cindy Anderson
Bonnie McCay	1010 Harwood Pl.	Bonnie McCay
David Seale	1006 Arandale Rd	David Seale
Zach Leuschner	1020 Harwood Place	Zach Leuschner
Chester Ehret	1022 Harwood Place	Chuck Ehret
Mark Hedgson	1012 Milam Place	Mark Hedgson
Bryn Williams	1305 Kenwood Ave. 78704	Bryn Williams
Josh Williams	1305 Kenwood Ave 78704	Josh Williams
Eric Klein	1018 Milam Place	Eric Klein
Alex Krupp	1013 Meridale Road	Alex Krupp
David Soleimani	1301 Bonham Terr.	David Soleimani
Copie Tamm	1209 Travis Hts	Copie Tamm

