

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

DATE: Monday July 9, 2018

CASE NUMBER: C15-2018-0024

<input checked="" type="checkbox"/>	Y	Brooke Bailey
<input checked="" type="checkbox"/>	Y	William Burkhardt
<input checked="" type="checkbox"/>	Y	Christopher Covo
<input checked="" type="checkbox"/>	Y	Eric Golf
<input checked="" type="checkbox"/>	Y	Melissa Hawthorne
<input checked="" type="checkbox"/>	Y	Bryan King
<input checked="" type="checkbox"/>	Y	Don Leighton-Burwell
<input type="checkbox"/>	-	Rahm McDaniel
<input type="checkbox"/>	-	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Y	Veronica Rivera
<input checked="" type="checkbox"/>	Y	James Valdez
<input checked="" type="checkbox"/>	Y	Michael Von Ohlen
<input checked="" type="checkbox"/>	Y	Kelly Blume (Alternate)
<input type="checkbox"/>	-	Pim Mayo (Alternate)

APPLICANT: Jim Witliff

OWNER: Susan R Pollo

ADDRESS: 1219 BICKLER RD

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-774 (Two-Family Residential Use) (C) (5) to:

A) (a) to decrease the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15(1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/1,050 square feet existing primary home); and to

B) (b) to increase the size of the 2nd story from 550 square feet (required/permitted) to 1,250 square feet (requested)

in order to permit a second dwelling unit to be added in the rear of this single lot in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (South River City)

BOARD'S DECISION: BOA July 9, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 13, 2018, Board Member Melissa Hawthorne second on a 11-0 vote; POSTPONED TO AUGUST 13, 2018. (RE-NOTICE)

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

From: [REDACTED]
Sent: Tuesday, July 31, 2018 10:24 AM
To: Heldenfels, Leane
Subject: RE: Renotice for 1219 Bickler

Leane,

Please postpone this case to the September agenda. We are scheduled to meet with the South River city Citizens neighborhood, but that meeting is after August 13th.

Thank you,

Jim Wittliff

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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0024
LOCATION: 601 E. Powell Lane



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

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

1" = 198'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

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

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

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

For Office Use Only

Case # 015-2014-0024 ROW # 11944389 Tax # 0301020507
PAID

Section 1: Applicant Statement

Street Address: 1219 Bickler Rd.

Subdivision Legal Description:

Lot 33, Woodlawn Addition

Lot(s): 33 Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NCCD-NP

I/We Jim Wittliff/Land Answers, Inc. on behalf of myself/ourselves as
 authorized agent for Bill Luce affirm that on
 Month April, Day 13, 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: Single Family Residence

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

LDC 25-2-774(c)(5): "The second dwelling unit may not exceed 1,100 square feet"

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:

LDC 25-2-774(c)(5) assumes the "first residence" on the property will be the larger residence, entitled to 0.25 or more FAR. According to TCAD, the existing house on this property contains 1,050 square feet, which is less than the maximum allowable size for the second residence. The existing structure also has a 98 square foot covered porch, which is exempt from FAR. The property owner wished to construct a 2,500 to 3,000 square foot residence on the rear of the property, which will serve as the "first residence," rather than demolishing the existing home, building a larger home on the front, and a second residence on the rear.

Hardship

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

Most lots that are being developed as Two Family Residential already have the larger home in the front.

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

There are very few lots eligible for Two Family Residential that have the smaller home already built on the front of the property.

Area Character

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

The rear home will be two stories/ 30 feet/ 3,000 square feet, which is typical of many of the
home sizes in Travis Heights. Additionally, approval of this variance will not set a precedent,
since the BOA has previously approved an identical variance for the property at 1400 Newning.

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: 04/13/2018

Applicant Name (typed or printed): Jim Wittliff/Land Answers, Inc.

Applicant Mailing Address: 3606 Winfield Cove

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 416-6611

Email (optional – will be public information): landanswers@sbcglobal.net

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: 04/13/2018

Owner Name (typed or printed): Susan Pollo

Owner Mailing Address: 4422 Peach Street

City: Sealy State: Texas Zip: 77474

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Jim Wittliff/Land Answers

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

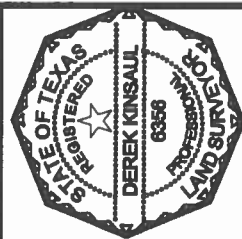
Email (optional – will be public information): _____

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).

NOTES:

- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
- 4) Due to differing building practices, building dimensions are approximate.
- 5) Property east of bluff was inaccessible and was not surveyed.



I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

Derek Kinsaul

Derek Kinsaul, R.P.L.S. No. 6356 April 16, 2018

SURVEYWORKSAUSTIN.COM
INFO@SURVEYWORKSAUSTIN.COM
FIRM #10194157
(512) 964-5929
2701 WARE ROAD
AUSTIN, TX 78741



FLOOD INFORMATION:
Per www.fema.gov, a portion of this property appears to be located in Zone AE (subject to inundation by the 1% annual chance flood). This property was found in map number 48453C0605J, dated 01/06/2016.

TOPOGRAPHIC SURVEY

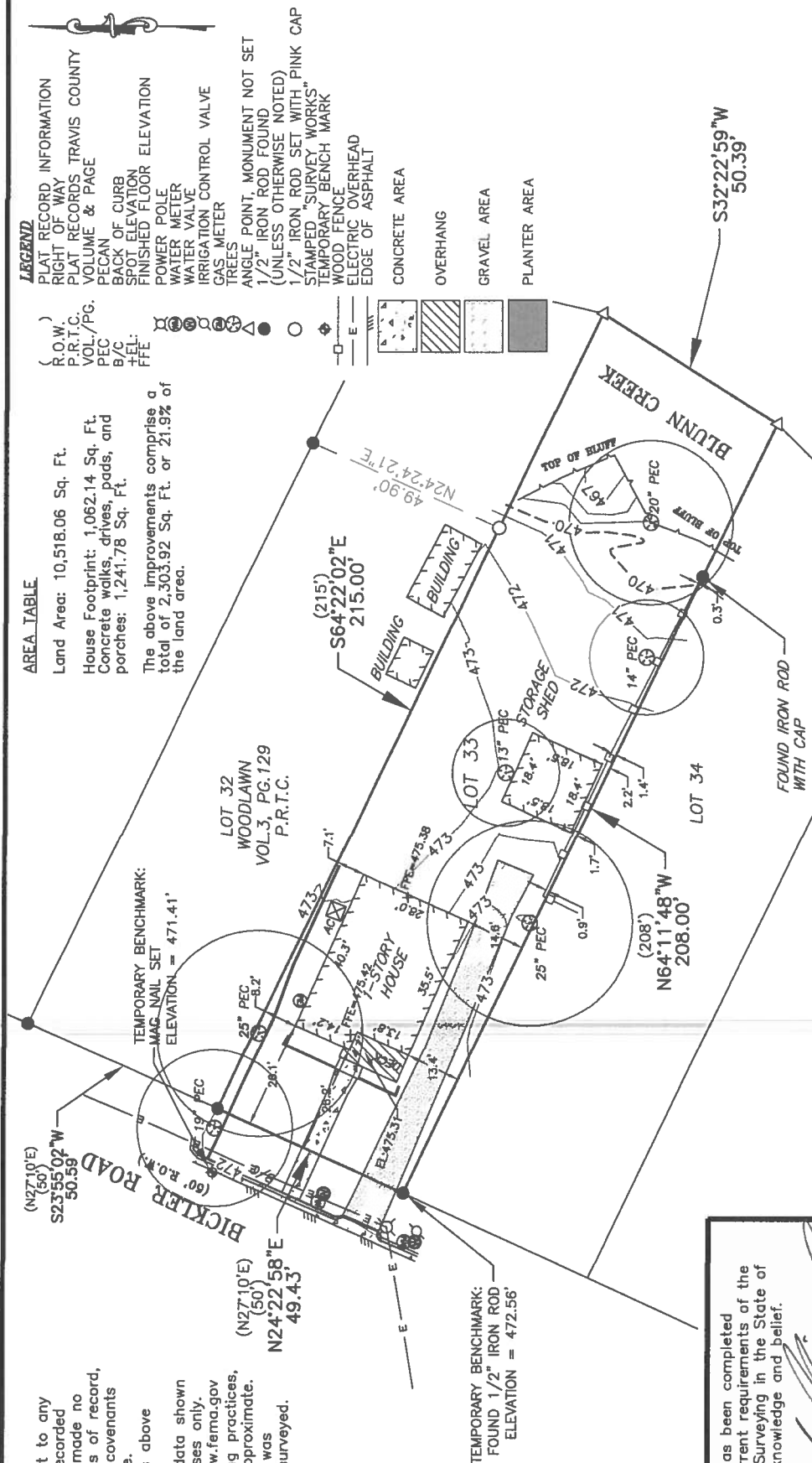
LEGAL DESCRIPTION:
LOT 33, WOODLAWN, VOLUME 3, PAGE 129, PLAT RECORDS, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

AREA TABLE

Land Area: 10,518.06 Sq. Ft.
House Footprint: 1,062.14 Sq. Ft.
Concrete walks, drives, pads, and porches: 1,241.78 Sq. Ft.
The above improvements comprise a total of 2,303.92 Sq. Ft. or 21.9% of the land area.

LEGEND

- (R.O.W.) RIGHT OF WAY
(P.R.T.C.) PLAT RECORDS TRAVIS COUNTY
VOL./PG. VOLUME & PAGE
PEC BACK OF CURB
B/C SPOT ELEVATION
+EL. FINISHED FLOOR ELEVATION
FFE POWER POLE
WATER METER
WATER VALVE
IRRIGATION CONTROL VALVE
GAS METER
TREES
ANGLE POINT, MONUMENT NOT SET
1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET WITH PINK CAP
STAMPED "SURVEY WORKS"
TEMPORARY BENCH MARK
WOOD FENCE
ELECTRIC OVERHEAD
EDGE OF ASPHALT
CONCRETE AREA
OVERHANG
GRAVEL AREA
PLANTER AREA



SURVEYED FOR: Bill Luce

SITE ADDRESS: 1219 Bickler Rd. Austin, TX

PROJECT: 18-0064

SURVEYOR: D. KINSAUL

DRAWN BY: E. OLDEN

FIELDBOOK:

60

30

0

SCALE: 1 INCH = 30 FEET

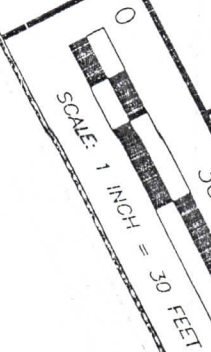
002/9

at this survey has been completed of the
ance with the current requirements of the
practice for Surveying in the State of
of my knowledge and belief.

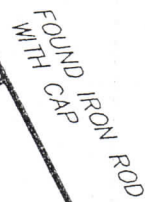
2018

TOPOGRAPHIC SURVEY

NOTE: Rear home must be sprinkled



SURVEYED FOR: Bill Luce
SITE ADDRESS: 1219 Bickler
60



BLUNN CREEK

532.22, 59, 50.39 "N

PLANTER AREA

OVERHANG

CONCRETE AREA

The above total of 2,300.00 is the total area.

PUBLIC HEARING INFORMATION

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Case Number: C15-2018-0024, 1219 Bickler Road

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

Public Hearing: Board of Adjustment, Thursday July 9, 2018

Cassidy Crocker

Your Name (please print)

1221 Bickler Rd.

Your address(es) affected by this application

[Signature] *7/2/2018*
Date

Daytime Telephone:

512-964-9207

Signature

Comments:

The applicants have expressed their desire to keep the character of the original house, and street, intact while adding square footage. This is admirable, but they should work within current code provisions to accomplish this. Many houses on Bickler have auxiliary dwellings built behind main houses. However, per COA building code, these are smaller structures which don't impinge on the

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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 seen by the Board at this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

002/11

back yard privacy of neighbors. Allowing the applicants to build a 2500 sq. ft. structure would upset this balance and negatively affect neighbors on both sides. Particularly their desire to build 1,250 sq. ft. on the second story. If the proposed land use code rewrite is adopted, the applicants will be free to pursue the course outlined in

this variance. Why make special exceptions now? It should also be pointed out that, given the lot size of 1219 Bickler, there are numerous options for adding square footage that don't require a variance.

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Case Number: C15-2018-0024, 1219 Bickler Road

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

Public Hearing: Board of Adjustment, Thursday July 9, 2018

Charla Hathaway
Your Name (please print)

600 Pecan Grove Rd,

Your address(es) affected by this application

Charla Hathaway 6/30/2018
Signature Date

Daytime Telephone: 512-626-5037

Comments: I think a 2400 additional home is too big. We've lost the art of smallness - and slowness - and neighborhood flow. How would our community look if every couple had to have 3500 sq ft of living space on their lot?? Gone - the the scale of space. Sad.

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing:

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 Wednesday the hearing to be seen by the Board at this hearing)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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Public Hearing: Board of Adjustment, Thursday July 9, 2018

DANIEL + ANN ROGERS

Your Name (please print)

1205 BICKLER ROAD

605 BROAD OAKS DRIVE

Your address(es) affected by this application

Ann Rogers

Signature

Date

1 July 2018

Daytime Telephone: 713-751-3200

Comments:

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Cassidy Crocker

Your Name (please print)

1221 Bickler Rd.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: *512-964-9207*

Date

7/2/2018

Comments: *The applicants have expressed their desire to keep the character of the original house, and street, intact while adding square footage. This is advisable, but they should work within current code provisions to accomplish this. Many houses on Bickler have excellent dwellings built behind main houses. However, per COA building code, these are smaller structures which don't impinge on the*

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002/15

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

Public Hearing: Board of Adjustment, Thursday July 9, 2018

Emily Cocker

Your Name (please print)

1221 Bickler Rd

Your address(es) affected by this application

Leane Heldenfels

Signature

7/2/18

Date

Daytime Telephone: 512-964-9150

Comments: *The current Code allows for sufficient options to build a second dwelling of a decent size. Allowing the proposed variance opens the doors for other land owners to alter the feel of the neighborhood. The Code should be addressed to maintain the neighborhood. Over*

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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 website:

www.austintexas.gov/department/development-services

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: C15-2018-0024, 1219 Bickler Road

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

Public Hearing: Board of Adjustment, Thursday July 9, 2018

Kathy Redondo
Your Name (please print)

☐ I am in favor
☒ Subject

1220 Bickler Rd 78704
Your address(es) affected by this application

Kathy Redondo
Signature

7/2/2018
Date

Daytime Telephone: 512 293-5821

Comments: Having built an addition and ADU, we complied with all city restrictions. This new neighbor is wanting excessive rights to over build on the property. The variance to the driveway is acceptable but the and the bungalow to remain but a two story that exceeds city code is not.

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing:

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 seen by the Board at this hearing)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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EXISTING SURVEY

NOTES:

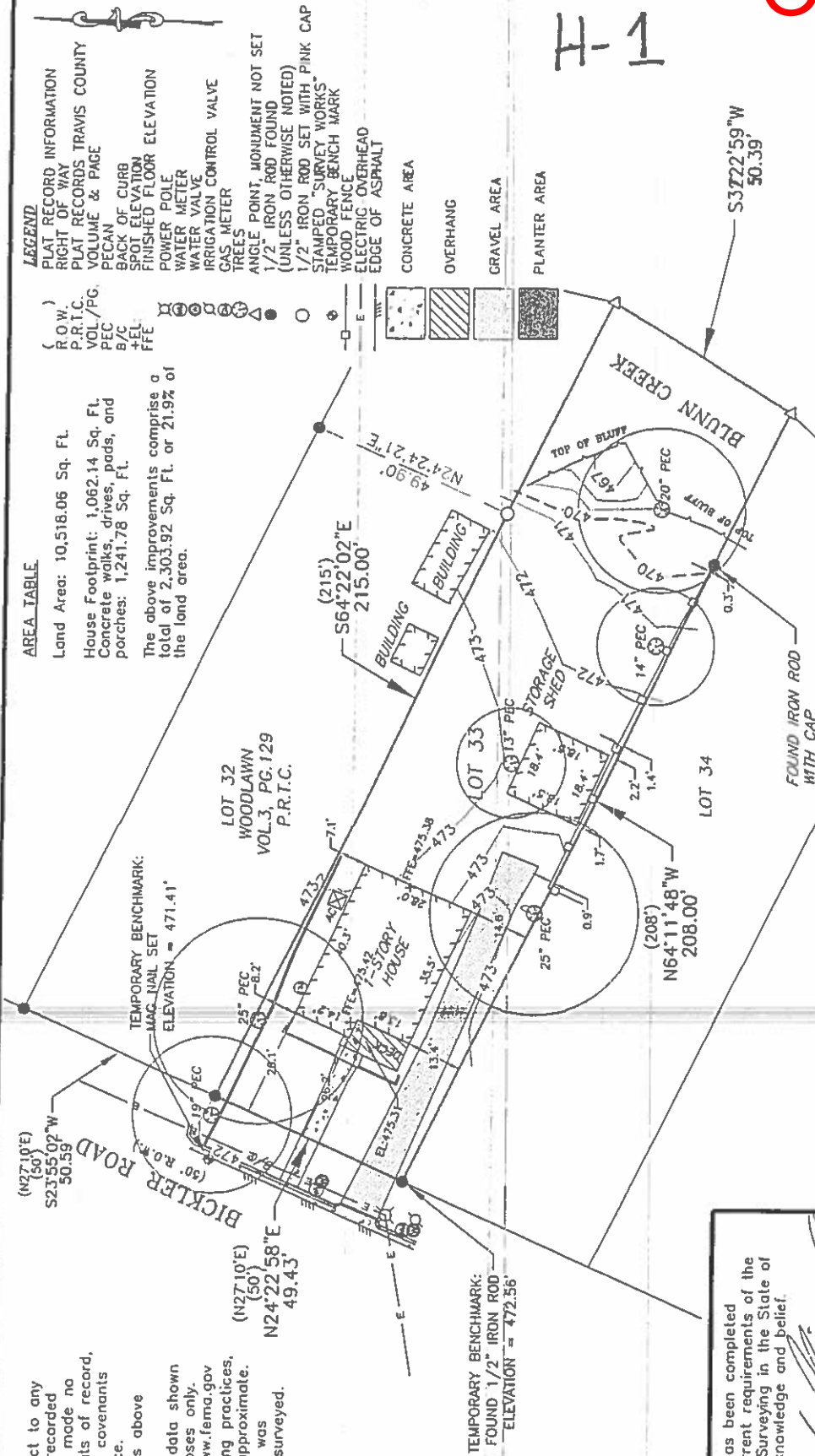
- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
- 4) Due to differing building practices, building dimensions are approximate.
- 5) Property east of bluff was inaccessible and was not surveyed.

AREA TABLE

Land Area: 10,518.06 Sq. Ft.
House Footprint: 1,062.14 Sq. Ft.
Concrete walks, drives, pads, and porches: 1,241.78 Sq. Ft.
The above improvements comprise a total of 2,303.92 Sq. Ft. or 21.9% of the land area.

LEGEND

- () R.O.W.
() P.R.T.C.
() VOL./PG.
() PEC
() B/C
() FFL
() FFE
- PLAT RECORD INFORMATION
RIGHT OF WAY
PLAT RECORDS TRAVIS COUNTY
VOLUME & PAGE
BACK OF CURB
SPOT ELEVATION
FINISHED FLOOR ELEVATION
POWER POLE
WATER METER
IRRIGATION CONTROL VALVE
GAS METER
TREES
ANGLE POINT, MONUMENT NOT SET
1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET WITH PINK CAP
STAMPED "SURVEY WORKS"
TEMPORARY BENCH MARK
WOOD FENCE
ELECTRIC OVERHEAD
EDGE OF ASPHALT
CONCRETE AREA
OVERHANG
GRAVEL AREA
PLANTER AREA



I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

Derek Kinsaul

Derek Kinsaul, R.P.L.S. No. 6356 April 16, 2018

SURVEYWORKS.AUSTIN.COM
INFO@SURVEYWORKS.AUSTIN.COM
FIRM #10194157
(512) 584-5929
2701 WIRE ROAD
AUSTIN, TX 78741



FLOOD INFORMATION:
Per www.fema.gov, a portion of this property appears to be located in Zone AE1 (subject to inundation by the 1% annual chance flood). This property was found in map number 48453C06051 dated 01/06/2016.

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:
LOT 33, WOODLAWN, VOLUME 3, PAGE 129, PLAT RECORDS, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SURVEYED FOR: Bill Luce

SITE ADDRESS: 1219 Bickler Rd Austin, TX

PROJECT: 18-0064
SURVEYOR: D. KINSAUL
DRAWN BY: E. OLSEN
FIELDBOOK:

0 30 60
1" = 30 FEET
SCALE: 1 INCH = 30 FEET

CIS-2018-00218

H-1



Property Profile

1217
BICKLER RD

1219
BICKLER RD

1221
BICKLER RD

CRITICAL
WATER
QUALITY
ZONE

100 YR.
FLOOD
PLAIN

Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Greater Austin Fully Developed
 - COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - COA Master Plan 25-Year
 - COA Master Plan 100-Year
 - 100-Year (Detailed-AE)
 - 100-Year (Shallow-AO, AH)
 - 100-Year (Approx-A)
- Creek Buffers/Waterway Setback

- ☐ Critical Water Quality Zone
- ☐ Water Quality Transition Zone

Notes

1: 300



0.0 0 0.00 0.0 Miles



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

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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SITE PLAN

HALF-SIZE SET

**1219 Bickler Rd.
Austin, TX 78704**

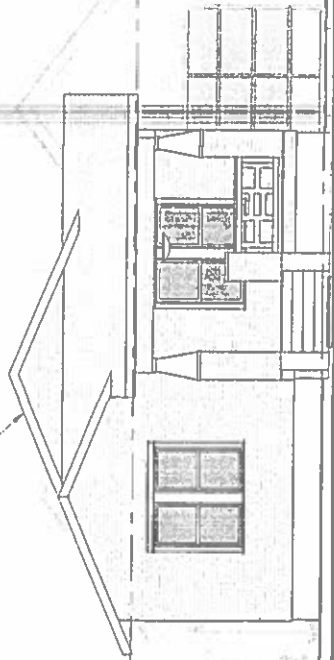
This drawing was prepared under the supervision of Norma Yancey. It is not to be used for regulatory approval, permitting, or construction purposes.

1605 E. 7th St., Unit B
Austin, Texas 78702
512 774 4261

FRONT ELEVATION

PROPOSED TWO-STORY RESIDENCE BEYOND

EX. SINGLE-STORY RESIDENCE

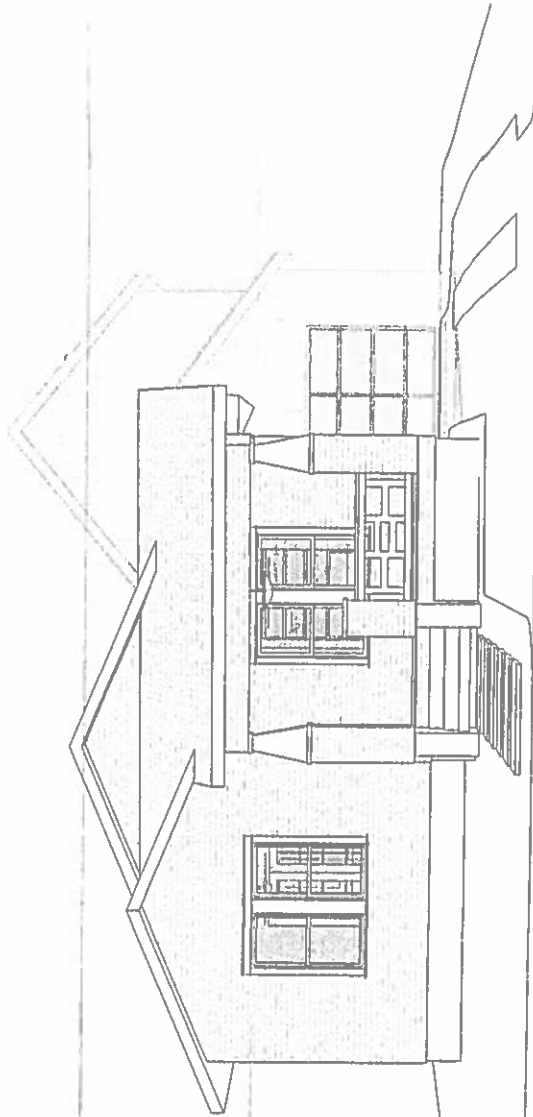


PROPOSED HOUSE
2ND FLR F.F.E.
588' - 10 1/2"

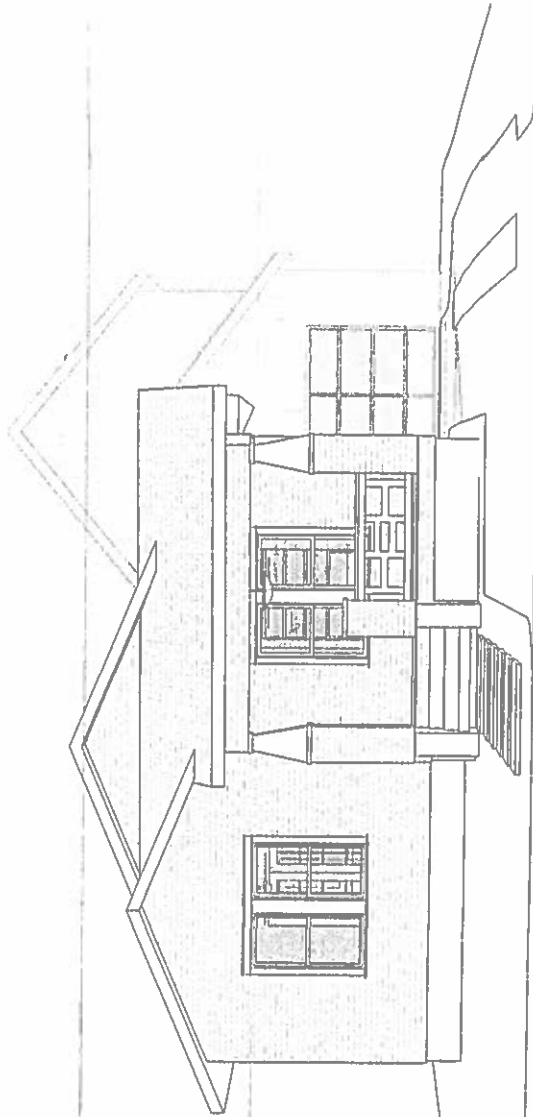
PROPOSED HOUSE
F.F.E.
578' - 2 1/4"

2 NORTH ELEVATION

3/16" = 1'-0"



1 FRONT PERSPECTIVE



Sidetracked

1605 E. 7th St. Unit 8
Austin, Texas 78702
512.774.4261

PRELIMINARY

NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Norma Yancy. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

DATE ISSUED FOR
07.09.18 B.O.A.

EXTERIOR ELEVATIONS

A2.0

HALF-SIZE SET

Bickler Residence

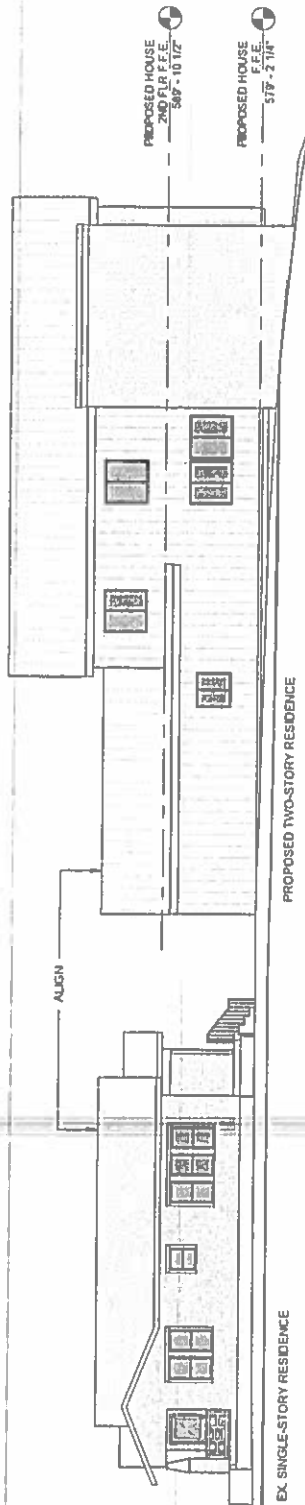
1219 Bickler Rd.
Austin, TX 78704

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Norma Yancy, AIA

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WEST SIDE ELEVATION

1219 BICKLER RD



1 WEST ELEVATION
3/32" = 1'-0"

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Sidelacked

1605 E. 7th St, Unit B
Austin, Texas 78702
512 774 4261

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Norma Yancery. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

DATE 07.09.18
ISSUED FOR B.O.A.

EXTERIOR ELEVATIONS

Bickler Residence

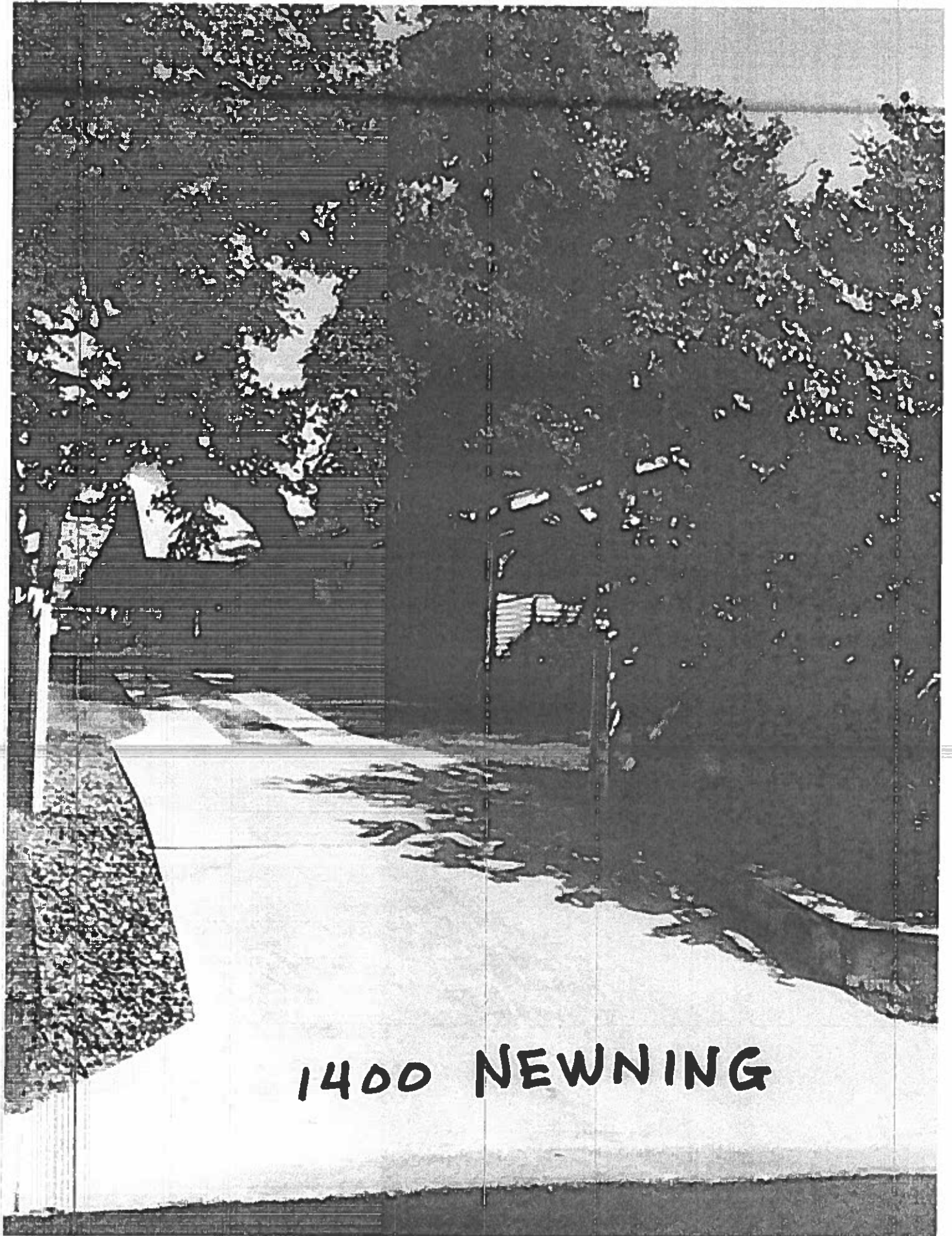
1219 Bickler Rd.
Austin, TX 78704

A2.1

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Norma Yancery, AIA

HALF-SIZE SET

002/23



1400 NEWNING

002/24



1403 NEWNING

Land Answers

From: Kellogg, Eben <Eben.Kellogg@austinenergy.com>
Sent: Thursday, July 05, 2018 3:28 PM
To: Land Answers
Cc: Heldenfels, Leane; Wilhite, Joan E; England, Pamela
Subject: AE_BOA_20180705_1219_BICKLER_RD
Attachments: AE_BOA_20180705_1219_BICKLER_RD.pdf

Jim Wittliff - Land Answers, Inc.
 for Susan Pollo
 1219 Bickler Road
 Austin Texas, 78704

Lot 33 – Woodlawn Addition.
 Vol. 3, Pg. 129
 P.R.T.C.TX

Re: C15-2018-0024

Dear Jim,

July 5, 2018

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variance(s) from the following section of the Land Development Code –

Section 25-2-774 (Two-Family Residential Use) (C) (5) A) (a)

- to decrease the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15(1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/1,050 square feet existing primary home);
- and to B)(b) to increase the size of the 2nd story from 550 square feet (required/permitted) to 1,250 square feet (requested);

In order to permit a second dwelling unit to be added in the rear of this single lot in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (South River City)

Austin Energy does not oppose your application for the above variance(s), provided that all proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code (NESC) and OSHA. All removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop is recommended to be relocated, when you obtain a building permit, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, for the new location of your service.

Attached is a link to our clearance criteria.

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.OCLSARE

Thank you,

Eben Kellogg | Property Agent
 Austin Energy
 Public Involvement | Real Estate Services
 2500 Montopolis Drive
 Austin, TX 78741
 (512) 322-6050 office
 (512) 689-0307 mobile