

001/1



NOTIFICATIONS

CASE#: C15-2018-0024
LOCATION: 1219 Bickler Road



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 151'

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.

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

DATE: Monday August 13, 2018

CASE NUMBER: C15-2018-0024

_____ Brooke Bailey
 _____ William Burkhardt
 _____ Christopher Covo
 _____ Eric Golf
 _____ Melissa Hawthorne
 _____ Bryan King
 _____ Don Leighton-Burwell
 _____ Rahm McDaniel
 _____ Martha Gonzalez (Alternate)
 _____ Veronica Rivera
 _____ James Valdez
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ 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)

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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 erect a second dwelling unit behind the existing 1,050 square foot single family home in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (South River City)

BOARD'S DECISION: August 13, 2018 POSTPONED TO SEPTEMBER 10, 2018 AT APPLICANT REQUEST

EXPIRATION DATE:

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

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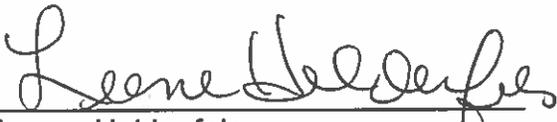
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FINDING:

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



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 # 11944359 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: [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): [Redacted]

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: [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).

001/12

At this survey has been completed in accordance with the current requirements of the State of Texas, practice for Surveying in the State of Texas, to the best of my knowledge and belief.

TEMPORARY BENCHMARK:
FOUND 1/2" IRON ROD
ELEVATION = 472.56'

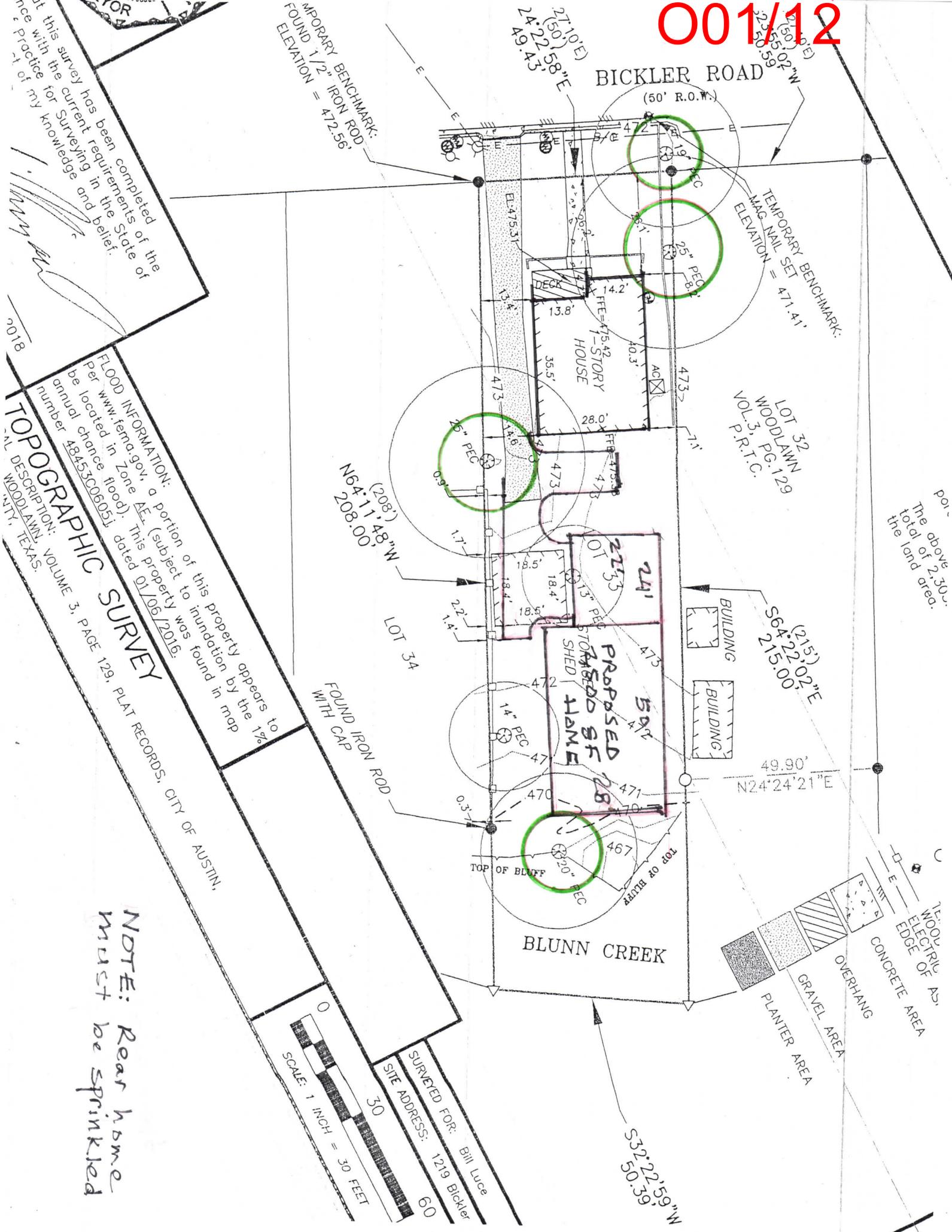
TEMPORARY BENCHMARK:
MAG NAIL SET
ELEVATION = 471.41'

2018
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
GENERAL DESCRIPTION: WOODLAWN, VOLUME 3, PAGE 129, PLAT RECORDS, CITY OF AUSTIN, DALLAS COUNTY, TEXAS.

NOTE: Rear home must be sprinkled

SCALE: 1 INCH = 30 FEET

SURVEYED FOR: Bill Luce
SITE ADDRESS: 1219 Bickler 60



port.
The above
total of 2.30
the land area.

WOODLAWN
ELECTRIC AS
EDGE OF
CONCRETE AREA

OVERHANG
GRAVEL AREA
PLANTER AREA

LOT 32
WOODLAWN
VOL. 3, PG. 129
P.R.T.C.

S64°22'02"E
215.00'

49.90'
N24°24'21"E

S33°22'59"N
50.39'

N64°11'48"W
208.00'

FOUND IRON ROD
WITH CAP

LOT 34

BLUNN CREEK

PROPOSED
28' x 24'
STORAGE SHED
HOME

1-1/2 STORY
HOUSE

BICKLER ROAD

(50' R.O.W.)

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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, 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

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, in fact 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

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

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

001/13

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 applicant 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 Bribler, there are numerous options for adding square footage that don't require a variance.

001/14

PUBLIC HEARING INFORMATION

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- 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.

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www.austintexas.gov/department/development-services

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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

Charla Hathaway
Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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 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: leane.heldenfels@austintexas.gov

001/15

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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

DANIEL + ANN ROGERS

Your Name (please print)

1205 BICKLER ROAD
6 E BROAD OAKS DRIVE

Your address(es) affected by this application

[Signature]

Signature

1 July 2018

Date

Daytime Telephone: 713-751-3200

Comments:

001/16

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

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday of the hearing to be seen by the Board at this hearing)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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

Contact: Leane Heidenfels, 512-974-2202, leane.heidenfels@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

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 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

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 Heidenfels

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.heidenfels@austintexas.gov

001/17
OVER

PUBLIC HEARING INFORMATION

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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

Emily Crocker

Your Name (please print)

1221 Bickler Rd

Your address(es) affected by this application

Emfels

Signature

Daytime Telephone: 512-964-9250

7/2/18

Date

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

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

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

001/18

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

Contact: Leane Heidenfels, 512-974-2202, lane.heidenfels@austintexas.gov

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

Kathy Becardo
Your Name (please print)

I am in favor
 Subject

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

Kathy Becardo
Signature

7/2/2018
Date

Daytime Telephone: 512 293-5821

Comments: Having built an addition and ADU, was complied with all city restrictions. This new neighbor is wanting excessive rights to over build on the property. The variance for the driveway is acceptable but the and the bungalow to remain but a two story that exceeds City Code 15A.01

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Leane Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

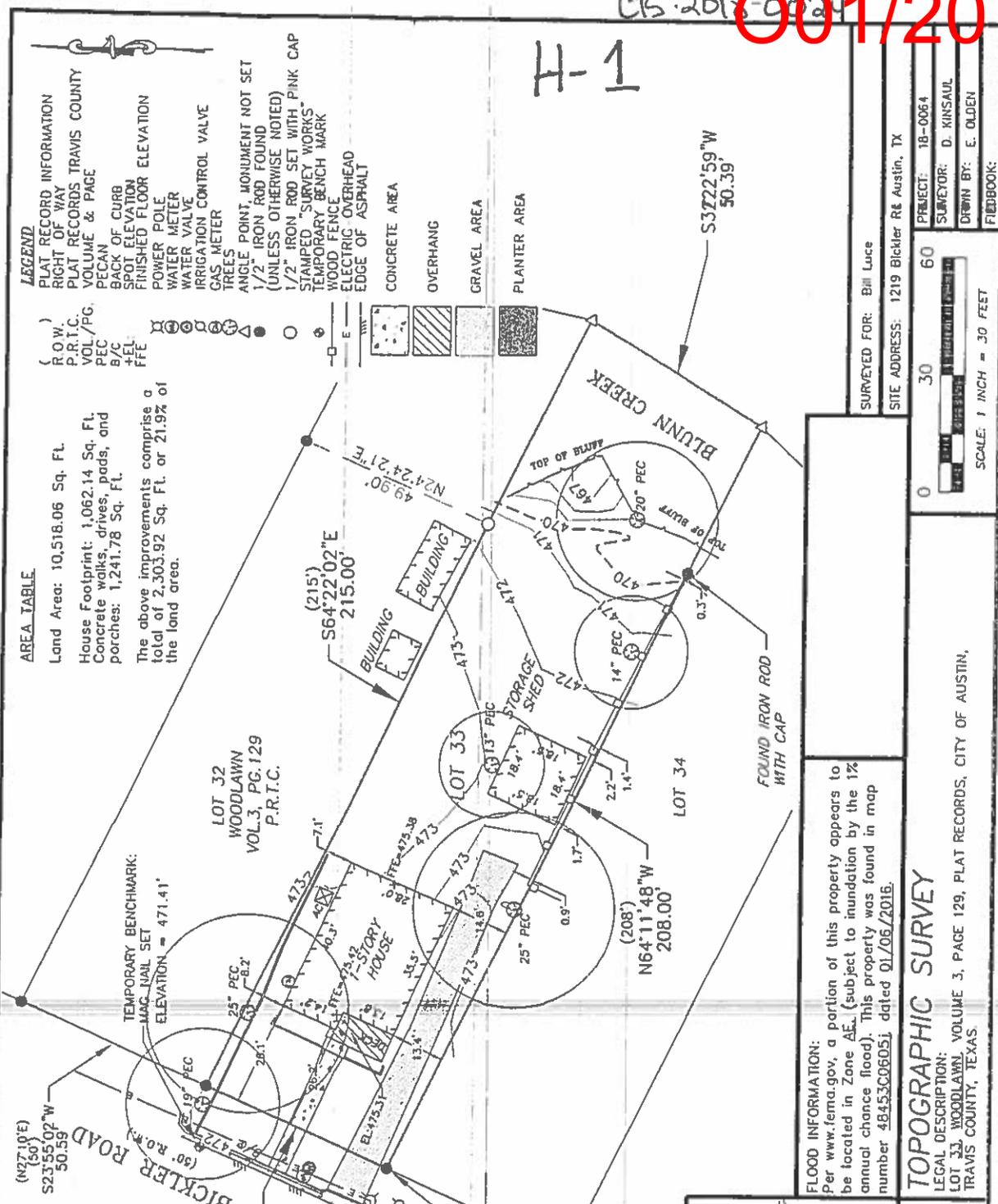
Email: lane.heidenfels@austintexas.gov

001/19

EXISTING SURVEY

CIS. 2015-0124 001/20

H-1



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
 FEL
 FFE

RIGHT OF WAY
 PLAT RECORDS TRAVIS COUNTY
 VOLUME & PAGE
 PEKAN
 BACK OF CURB
 SPOT ELEVATION
 FINISHED FLOOR ELEVATION
 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



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 #101914157
 (512) 564-5925
 7101 WIDE 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 48453C0605J 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. OLDEN
 FIELDBOOK:

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



Property Profile



1217
BICKLER RD

1219
BICKLER RD

1221
BICKLER RD

CRITICAL
WATERY
QUALITY
ZONE

100 YR.
FLOOD
PLAIN

1: 300



0.0 0.00 0.0 Miles



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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.

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-AD, AH)

100-Year (Approx-A)

Creek Buffers/Waterway Setba

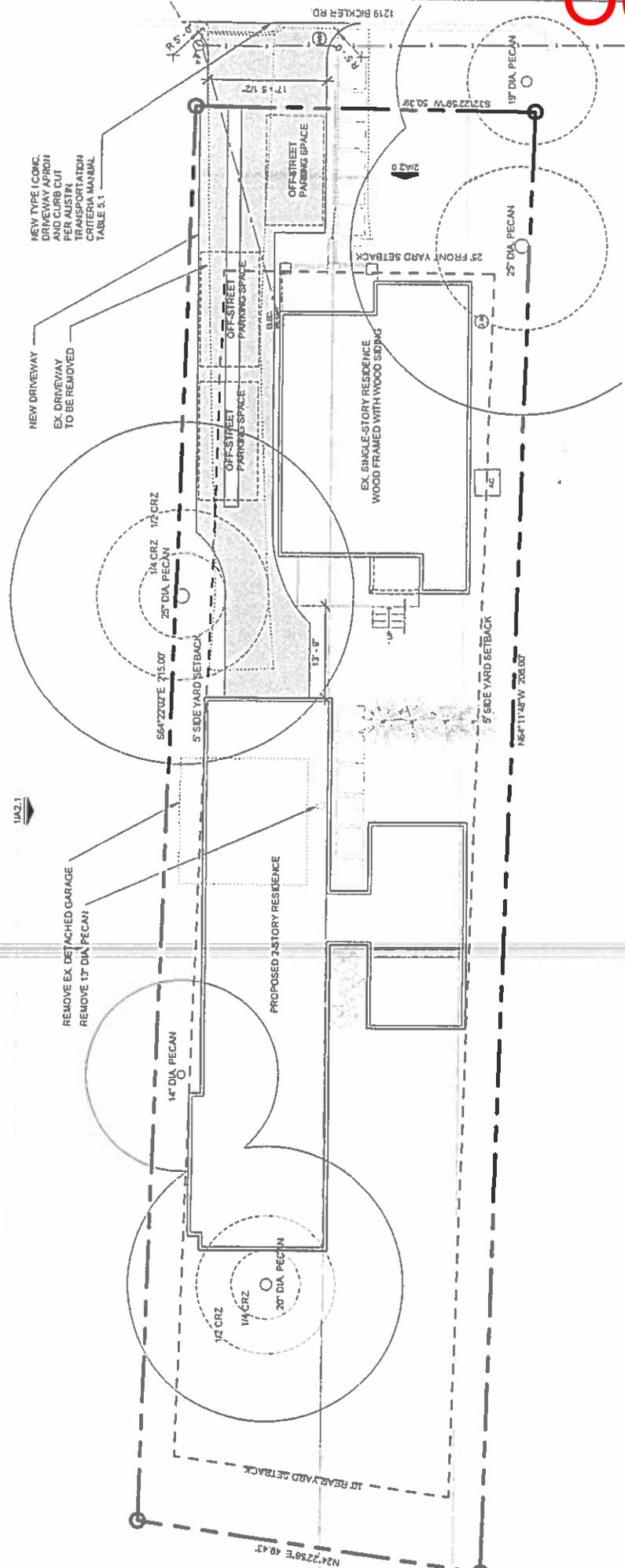
Critical Water Quality Zone

Water Quality Transition Zone

Notes

CONCEPTUAL DEVELOPMENT PLAN

001/22



1 SITE PLAN
3/32" = 1'-0"

DATE ISSUED FOR
07.09.18 B.O.A.

SITE PLAN

A0.0

HALF-SIZE SET

COPYRIGHT © 2018
Norma Yancey, AIA

Bickler Residence

1219 Bickler Rd.
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

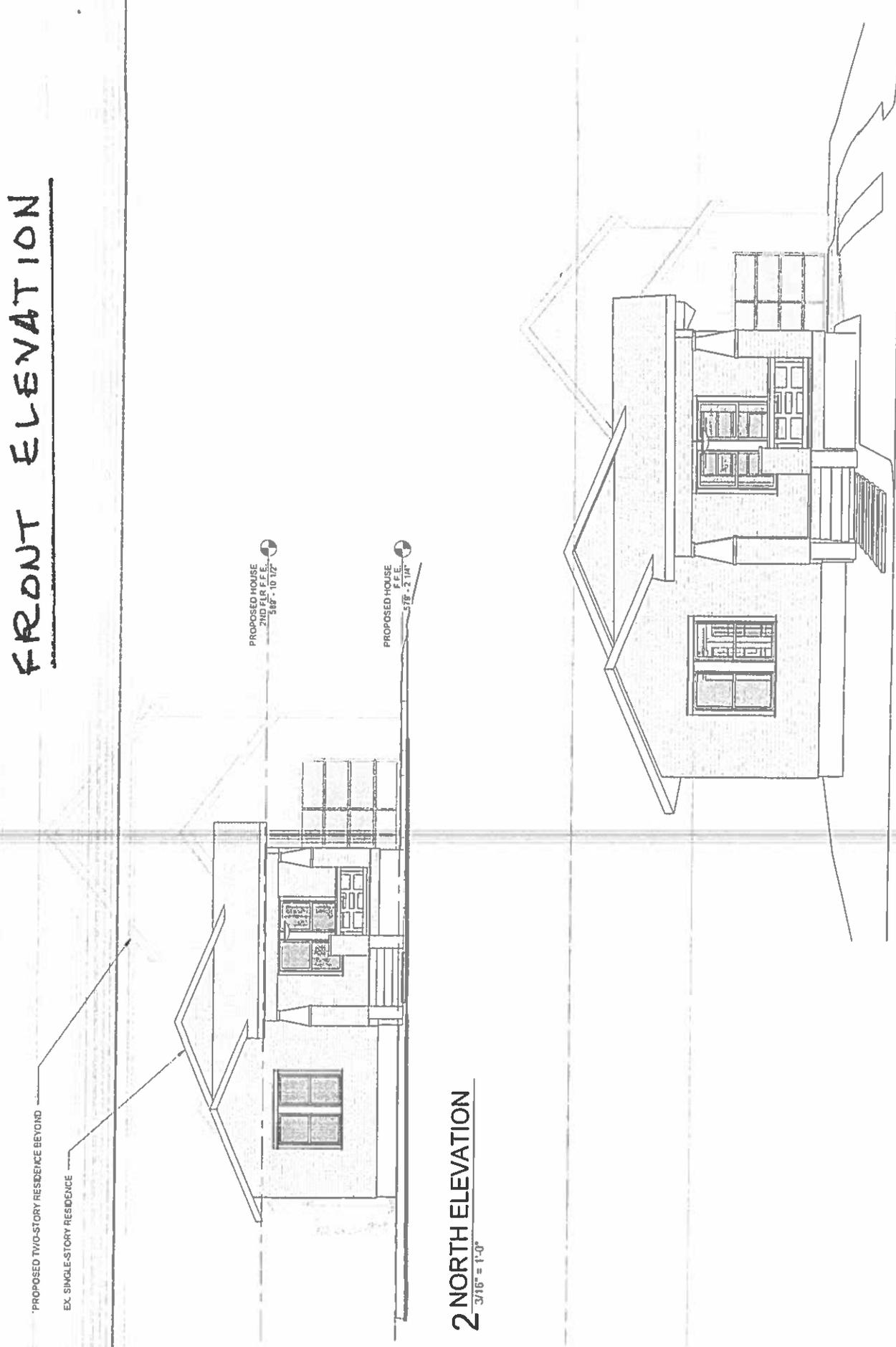
FIELD INSPECTION REQUIRED

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

Sidetracked

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.
5'8" - 10' 1/2"

PROPOSED HOUSE
F.F.E.
5'8" - 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

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DATE ISSUED FOR
07.09.18 B.O.A.

INTERIOR ELEVATIONS

A2.0

HALF-SIZE SET

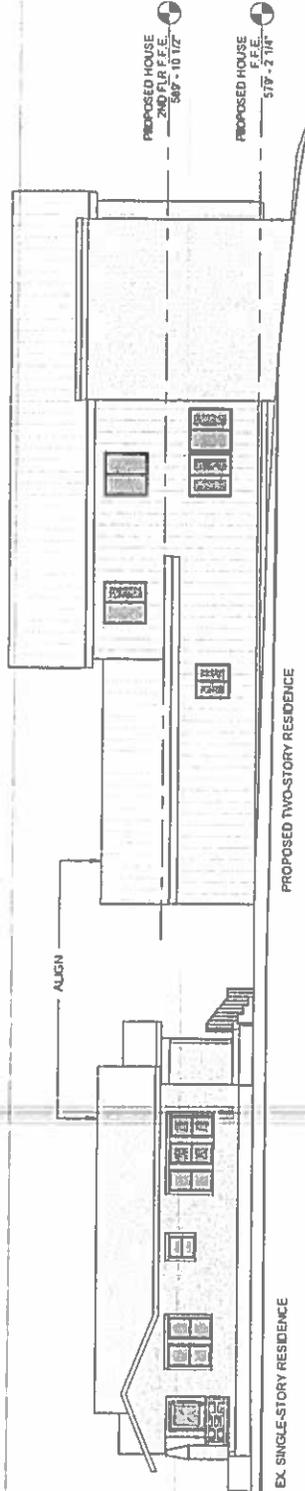
Bickler Residence

1219 Bickler Rd.
Austin, TX 78704

COPYRIGHT © 2018
Norma Yancy, AIA

WEST SIDE ELEVATION

1219 BICKLER RD



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

DATE	ISSUED FOR
07.09.18	B.O.A.

EXTERIOR ELEVATIONS

A2.1

COPYRIGHT © 2018
Norma Yanczy, AIA

HALF-SIZE SET

Bickler Residence

1219 Bickler Rd.
Austin, TX 78704

**PRELIMINARY
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Sidelacked

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

001/24

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

From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: c15-2018-1124, 1219 Bickler aug 13 late back up packet, just this email no attachment
Date: Monday, August 13, 2018 12:05:33 PM

I am a neighbor at 1312 Bickler Rd.

Eric de Valpine

562-234-8211

Generally I believe folks should be able to do what they want. But many of us have successfully done remodels without requesting significant variance approval. It seems the purpose of variance approval is to navigate constraints imposed by nature, plats, or other criteria unforeseen in as-written development code. Variance approvals are not appropriate just so the owner can do whatever they want.

We encourage the city to decline this approval, there is plenty of room on the lot for a successful architectural solution that conforms to city code.

If the argument is made to look ahead to what CodeNext envisions, increased density, I would point out that this neighborhood now has density such that you cannot drive in a straight line down Bickler or Newning, but now must weave between cars parked on alternating sides of the street, and frequently yield to oncoming cars because our two lane streets are in fact not.

Thank you,
Eric de Valpine

Sent from my iPhone

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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

DEBBIE DEHAAS

Your Name (please print)

508 Pecan Grove Rd, Austin, TX 78704

Your address(es) affected by this application

Leane S. Heldenfels

Signature

8/2/18

Date

Daytime Telephone:

512/657-9642

Comments:

I REVIEWED THE VARIANCE PROPOSAL & AGREE TO BE OVERBOARDED AND FIND IT TO BE OVERBOARDED AND NOT IN STANDING WITH THE NEIGHBORHOOD. I HAVE ~~AND~~ AN EXTRA DWELLING AND ~~WILL~~ NEVER HAVE CONSIDERED GOING BEYOND CODE. THIS NEVER

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

WILL MAKE MY 20TH ANNIVERSARY

LIVING ON PEARL GROVE - BEST

DECISION I EVER MADE!

I HOPE THE CURRENT RESIDENT

CAN BE HAPPY FOLLOWING NORMAL

COLE, BUT I CANNOT SUPPORT

THIS REQUEST.

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.

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

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

Leane Heldenfels
Your Name (please print) I am in favor
 Object

Your address(es) affected by this application

1219 Bickler Road
Signature *Leane Heldenfels* Date *7/9/18*

Daytime Telephone: *714/1111*

Comments *I just had the opportunity to meet the architect & plans of the new house. Finally his residence with a narrow parking strip will cause parking issues for those around the neighbor hood. The second dwelling is expensive! Build and sell. Follow current*
Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing: city codes

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Austin, TX 78767-1088
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