

AE REPORT



August 29, 2019

Nicole Blair
1504 E 13th St
Austin TX, 78702

Property Description: LOT 3 *& E 10' OF LOT 2 *& W 5' OF LOT 4 BLK 8 OLT 36 DIV B JOHNS C R SUBD

Re: C15-2019-0052

Dear Nicole,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from;

Section 25-2-947 (Non-Conforming Use Regulation Groups) (B) (2)
to increase the improvement value from maximum of \$56,000 to \$696,000 in order to remodel and construct an addition to a Duplex in a "SF-3-NP", Single-Family Residence zoning district. (Central East Austin Neighborhood Plan).

Austin Energy does not oppose request, provided any proposed and existing improvements are following AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA REVIEW COVERSHEET**CASE:** C15-2019-0052**BOA DATE:** Sept. 9, 2019**ADDRESS:** 1504 E. 13th St**COUNCIL DISTRICT:** 1**OWNER:** Susan & Mitchell Oringer**AGENT:** Nicole Blair**ZONING:** SF-3-NP**LEGAL DESCRIPTION:** UNT A 1504 EAST 13TH STREET CONDOMINIUMS PLUS 74.0 % INT IN COM AREA**VARIANCE REQUEST:** Non-conforming Use regulation**SUMMARY:** maintain existing 1950 Duplex**ISSUES:** section of LDC that states you cannot exceed 20% of value of structure; property is not in compliance with SF-3 zoning

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Black Improvement Association
 Claim Your Destiny Foundation
 Davis-Thompson
 Del Valle Community Coalition
 East Austin Conservancy
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Organization of Central East Austin Neighborhoods
 Preservation Austin
 SEL Texas
 Sierra Club, Austin Regional Group
 United East Austin Coalition



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0052

LOCATION: 1504 E 13TH STREET



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" = 667'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

I-3/3

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): [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: _____ 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): [REDACTED] _____

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).

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: Nicole Blair  Date: 8/12/19

Applicant Name (typed or printed): Nicole Blair

Applicant Mailing Address: 1902 E 11th St

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 970-4497

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:  Date: 8/12/19

Owner Name (typed or printed): Susan and Mitchell Oringer

Owner Mailing Address: 1504 E 13th St, Unit B

City: Austin State: TX Zip: 78702

Phone (will be public information): (203) 247-2680

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Nicole Blair, Studio 512

Agent Mailing Address: 1902 E 11th St

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 970-4497

Email (optional – will be public information): [REDACTED]

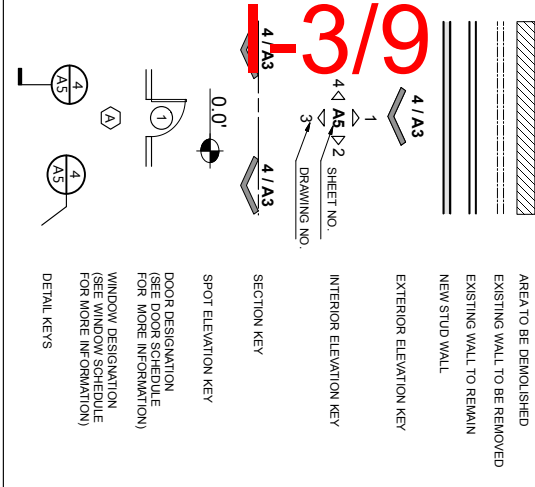
Section 6: Additional Space (if applicable)

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).

This same variance was unanimously approved by individual neighbors, the Davis Thompson Neighborhood Association (DTNA), and City Council in 2016. The owners renovated the duplex in 2016-2018 and are now ready to renovate the main house in 2019, but the original variance expired.

[illegible]

GENERAL LEGEND



1-3/10



I-3/11



I-3/12



I-3/13

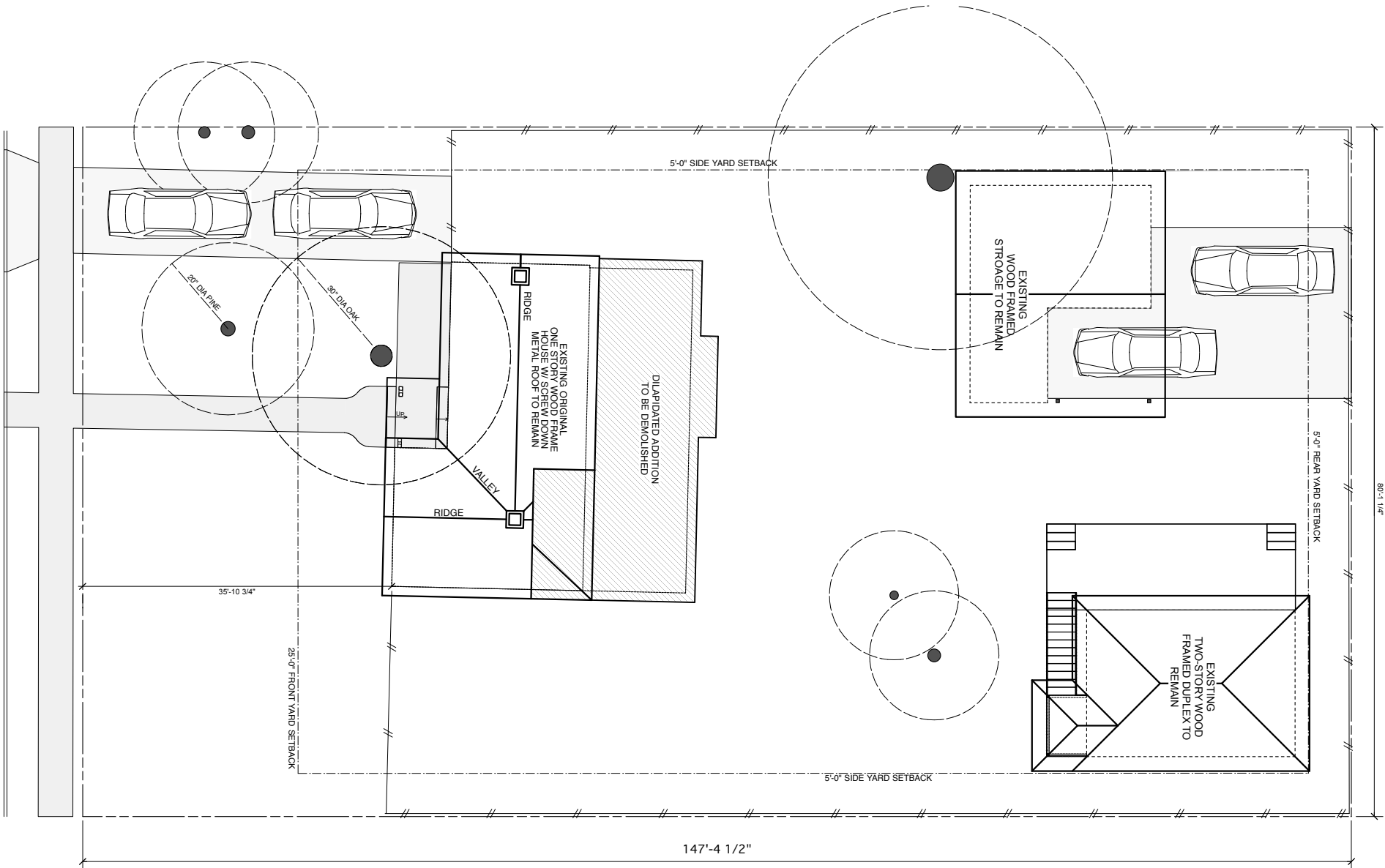


I-3/14



ALLEY

80'-1 1/4"



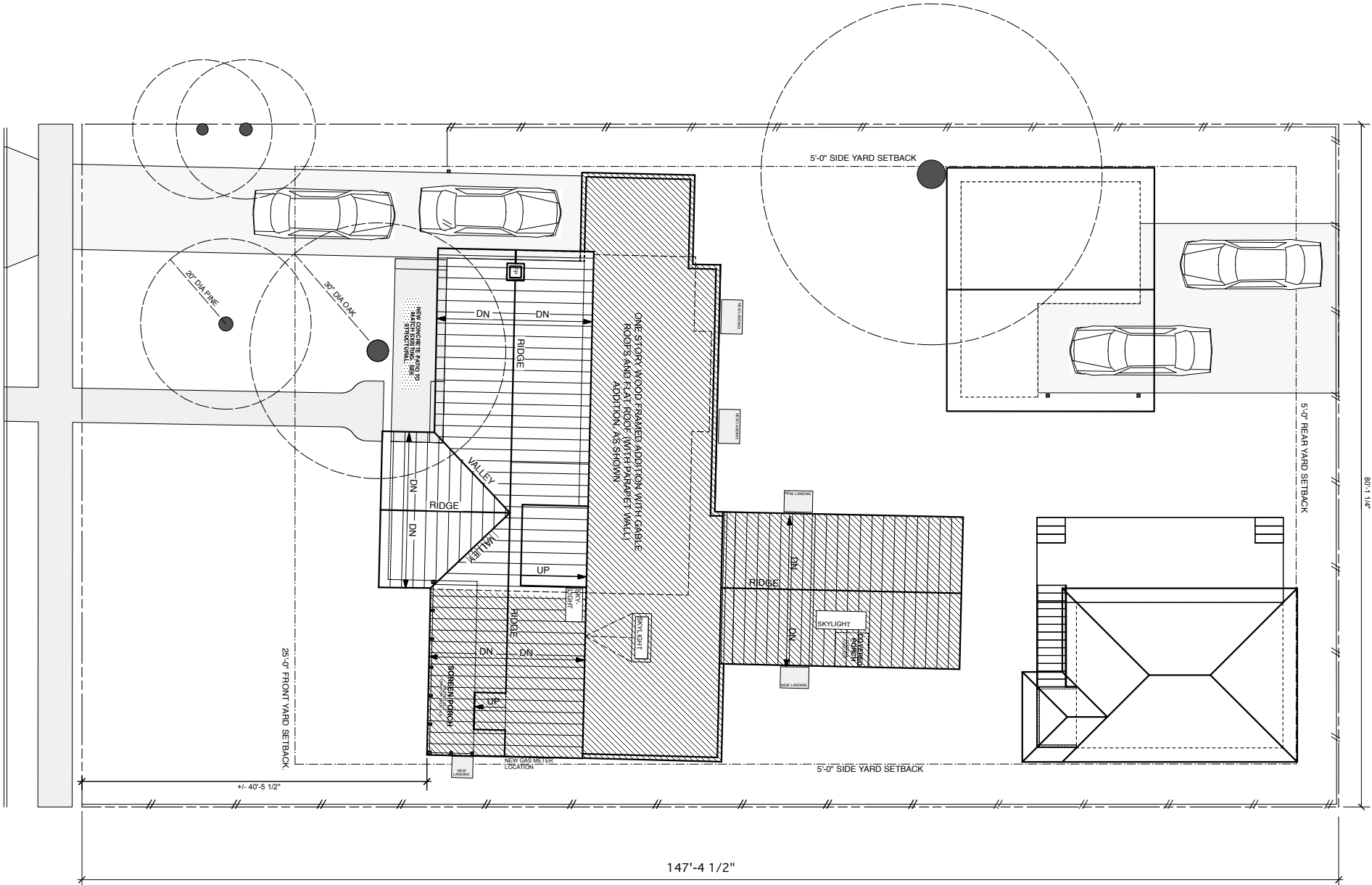
E. 13TH ST



1 EXISTING SITE AND DEMO ROOF PLAN
1/16" = 1'-0"

ALLEY

80'-1 1/4"



E. 13TH ST



2 NEW SITE AND ROOF PLAN
1/16" = 1'-0"

SUSAN AND MITCH ORINGER RESIDENCE
MAIN HOUSE RENOVATION AND ADDITION
1504 E 13TH STREET, AUSTIN, TX 78702

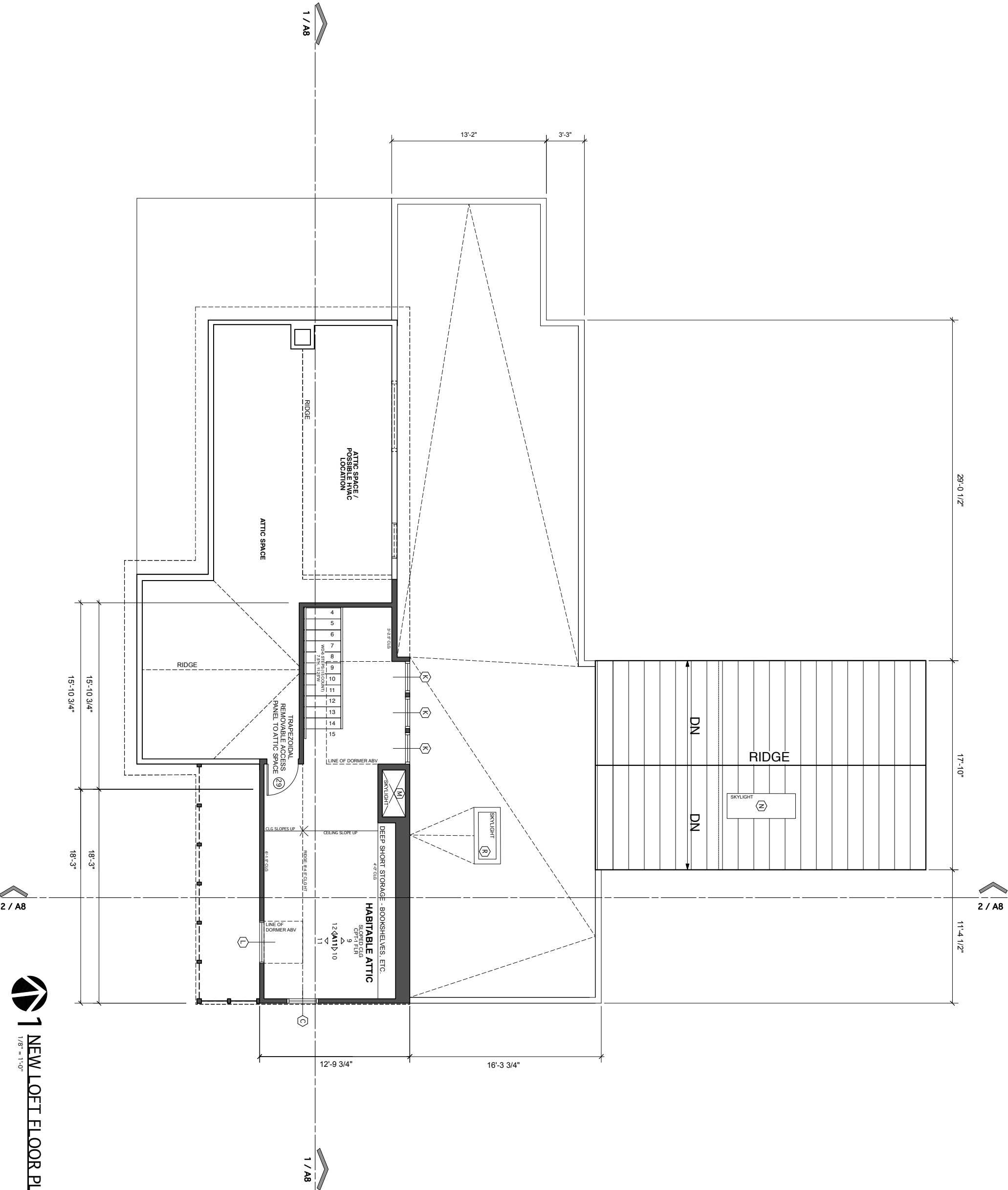
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A1

EXISTING AND NEW
SITE & ROOF PLANS

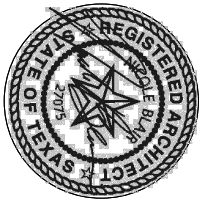
SHEET 1 OF 1





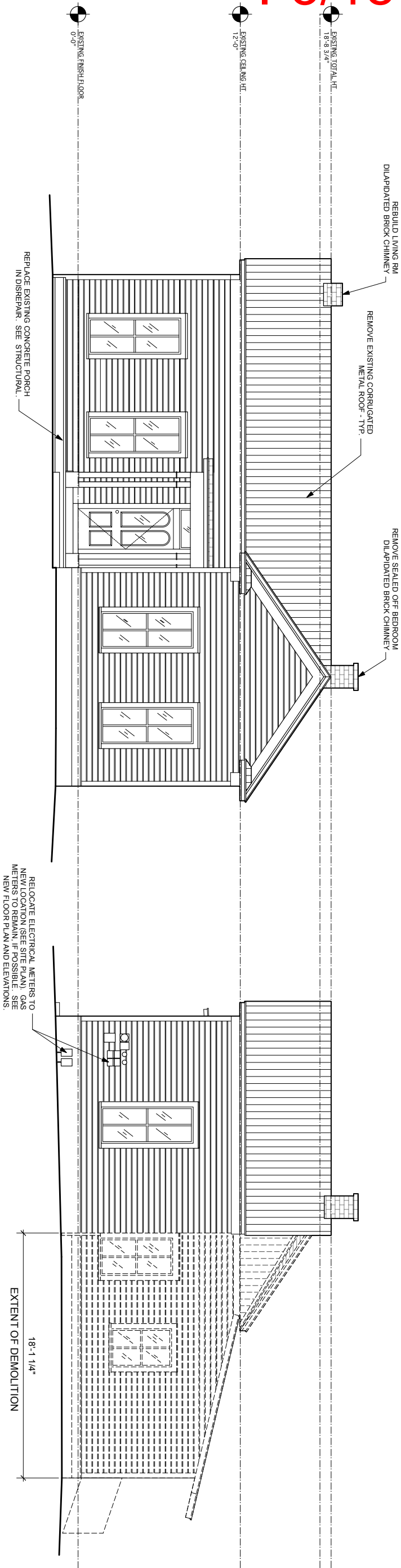
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BID/PERMIT SET
5/6/19

A4
NEW LOFT FLOOR PLAN
SHEET 4 OF 18

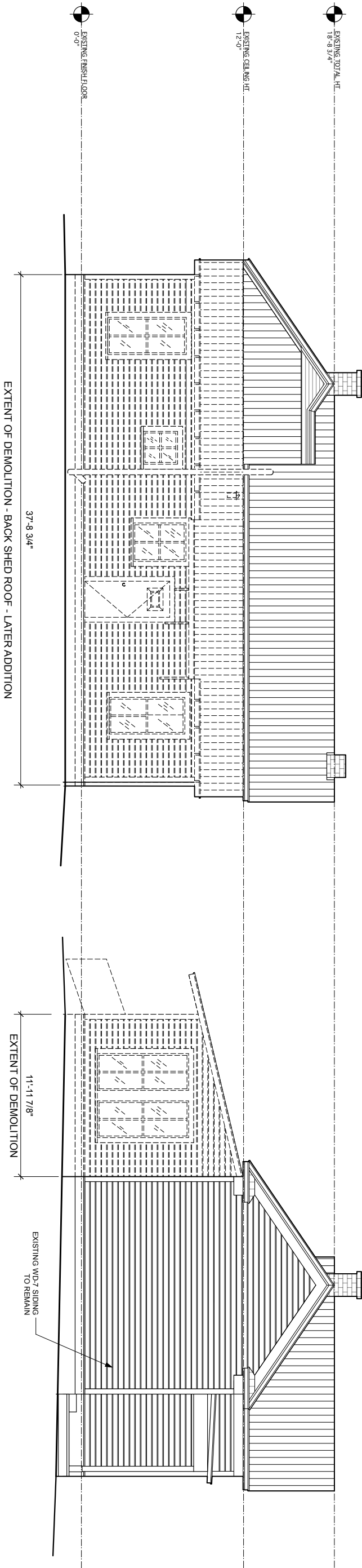


1 EXISTING SOUTH (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

2 EXISTING EAST (SIDE) ELEVATION

SCALE: 1/8" = 1'-0"

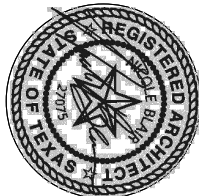


3 EXISTING NORTH (BACK) ELEVATION

SCALE: 1/8" = 1'-0"

4 EXISTING WEST (SIDE) ELEVATION

SCALE: 1/8" = 1'-0"



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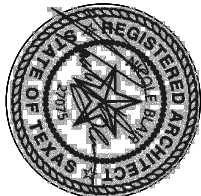
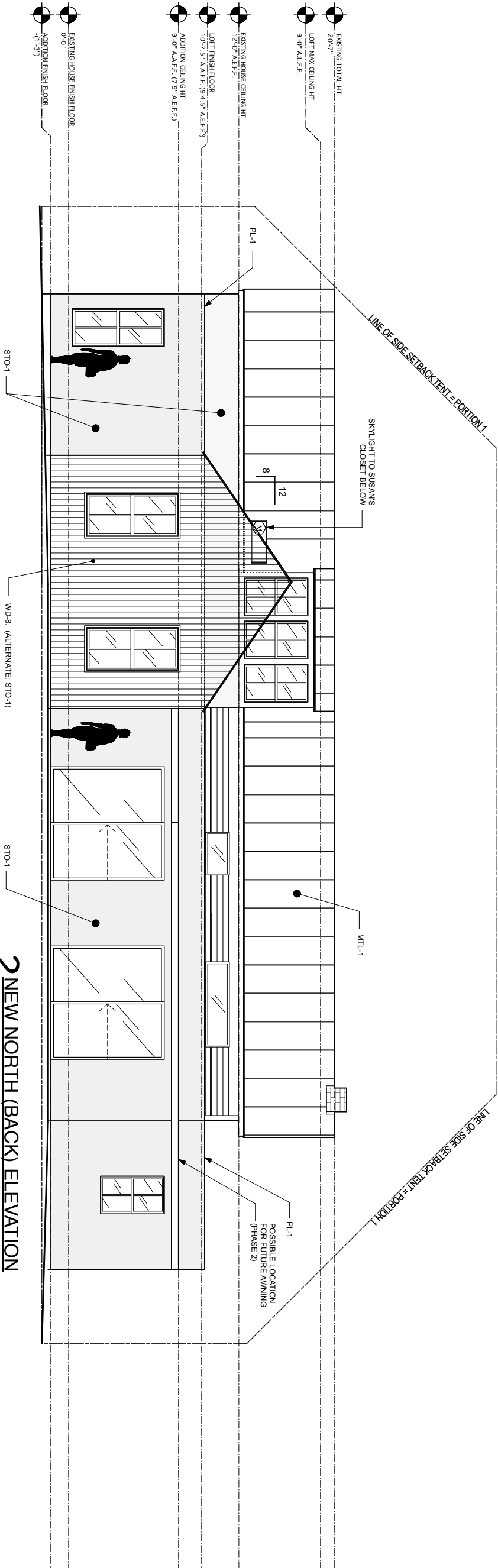
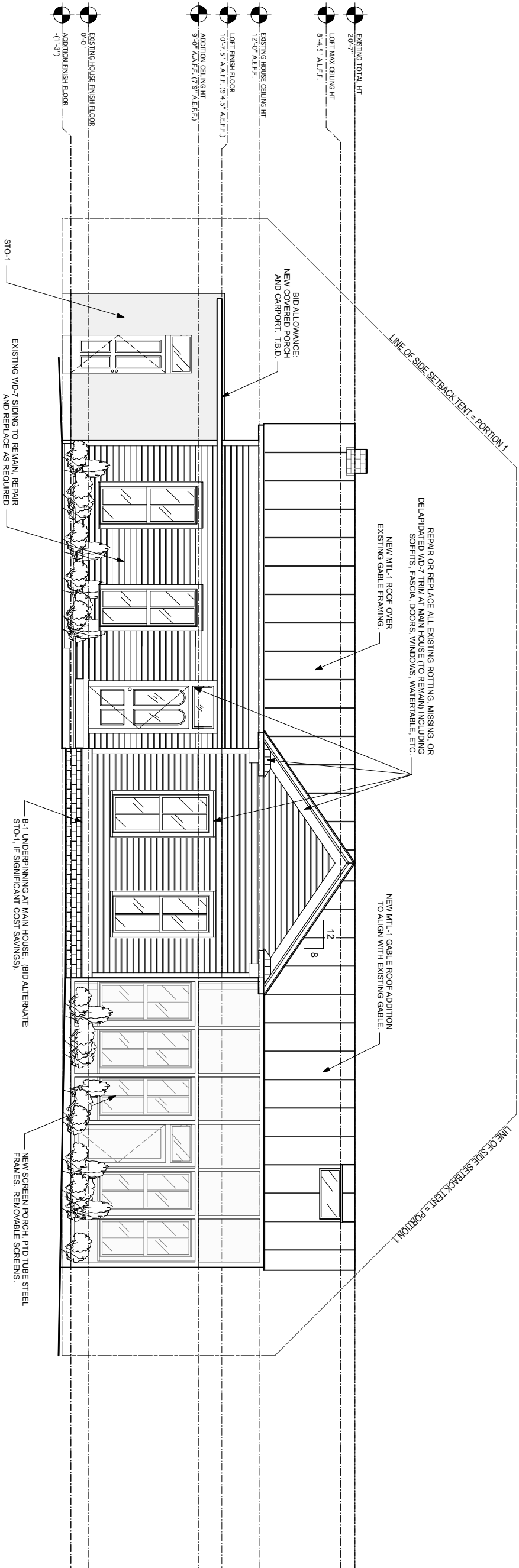
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A5

EXISTING EXTERIOR
ELEVATIONS

SHEET 5 OF 18



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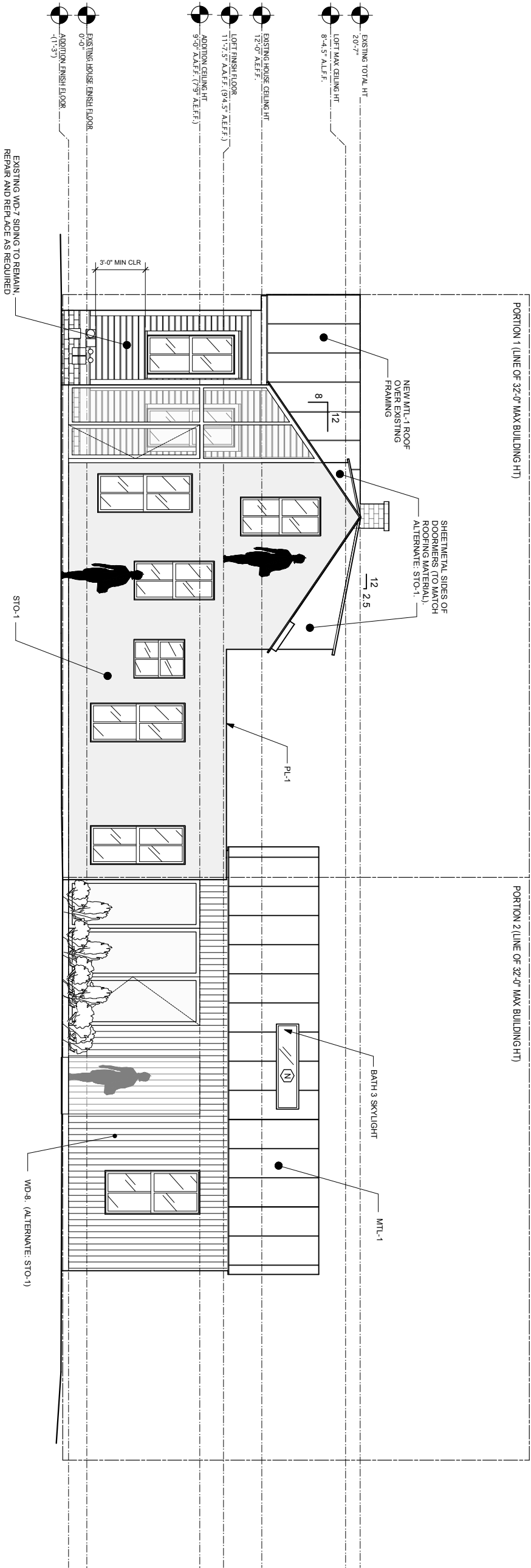
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BID/PERMIT SET
5/6/19

A6

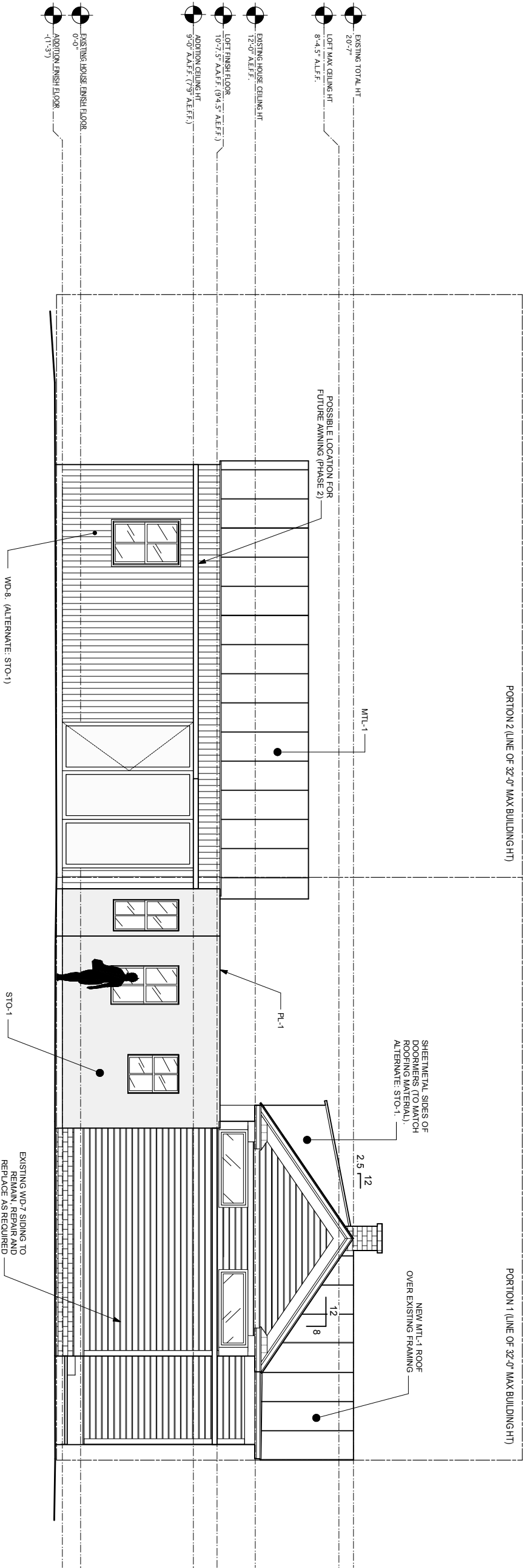
NEW EXTERIOR
ELEVATIONS

SHEET 6 OF 18



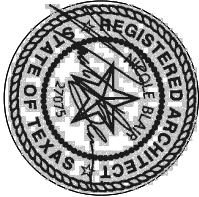
1 NEW EAST (SIDE) ELEVATION

SCALE: 1/8" = 1'-0"



2 NEW WEST (SIDE) ELEVATION

SCALE: 1/8" = 1'-0"



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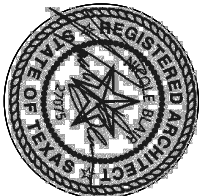
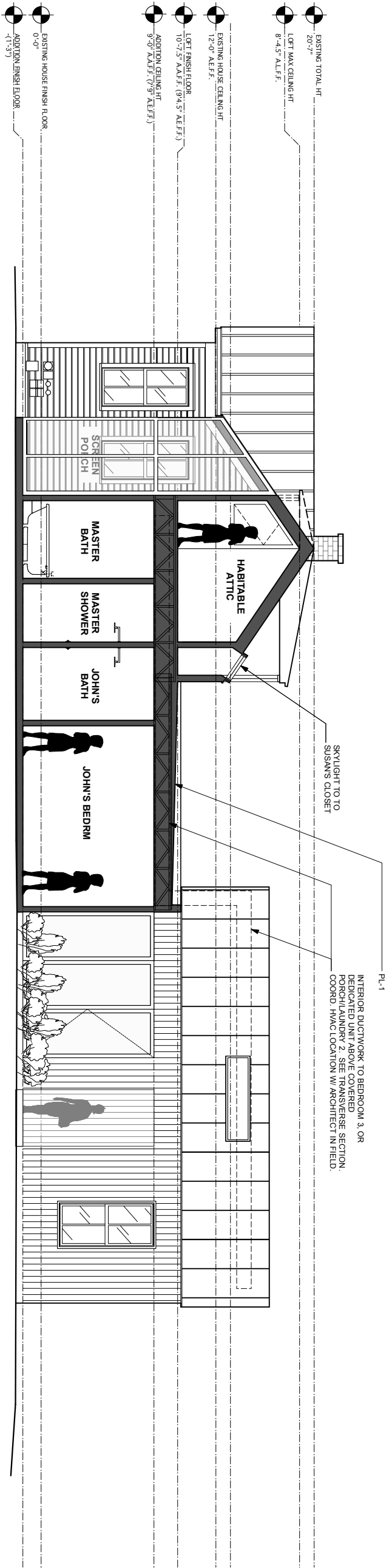
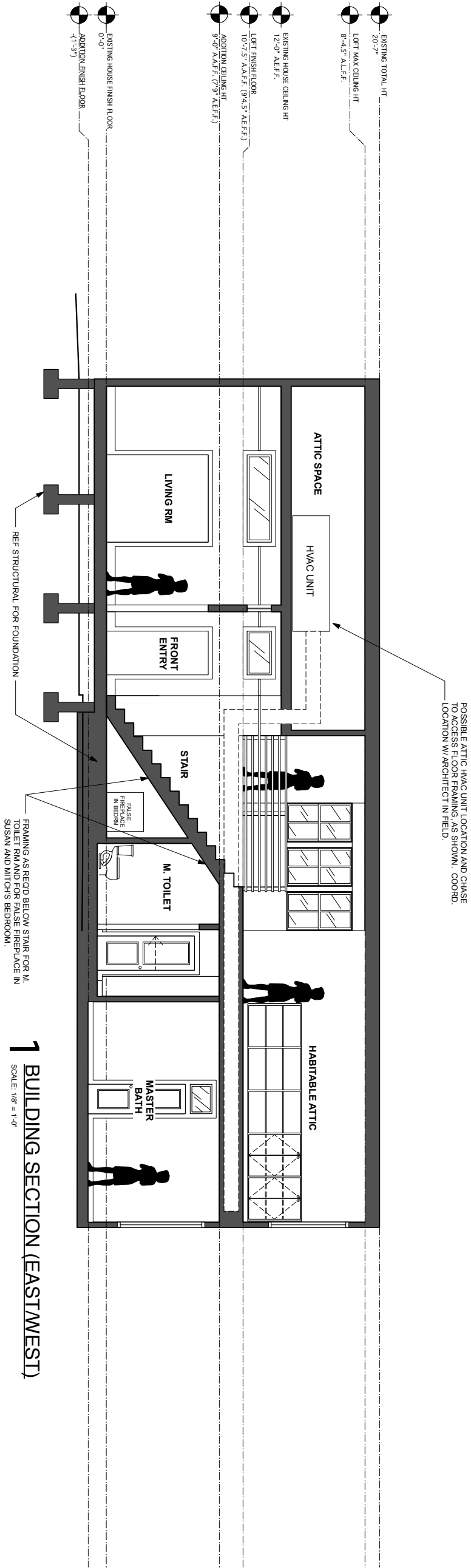
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1504 E 13TH STREET, AUSTIN, TX 78702

BID/PERMIT SET
5/6/19

A7

NEW EXTERIOR ELEVATIONS

SHEET 7 OF 18



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MAIN HOUSE RENOVATION AND ADDITION
1504 E 13TH STREET, AUSTIN, TX 78702

BID/PERMIT SET
5/6/19

A8

WALL SECTION

SHEET 8 OF 18