

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

**DATE: Monday September 09, 2019**

**CASE NUMBER: C15-2019-0052**

Y  Brooke Bailey  
 Y  Jessica Cohen  
 Y  Ada Corral  
 -  Melissa Hawthorne (OUT)  
 Y  William Hodge  
 Y  Don Leighton-Burwell  
 N  Rahm McDaniel  
 Y  Darryl Pruett  
 Y  Veronica Rivera  
 N  Yasmine Smith  
 -  Michael Von Ohlen (OUT)  
 -  Kelly Blume (Alternate)  
 Y  Martha Gonzalez (Alternate)  
 Y  Denisse Hudock (Alternate)

**APPLICANT: Nicole Blair**

**OWNER: Susan and Mitchell Oringer**

**ADDRESS: 1504 E 13TH ST**

**VARIANCE REQUESTED: The applicant is requesting 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).**

**The Land Development Code states that a person may improve, enlarge, or structurally alter a structure if the cost does not exceed 20 percent of the value of the structure before the improvement.**

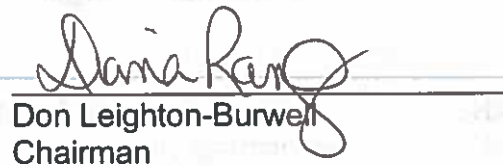
**BOARD'S DECISION: September 9, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Darryl Pruett motions to Grant with conditions to construct according to the plans provided and renovation price does not exceed \$696,000, Board Member Martha Gonzalez seconds on a 9-2 vote (Board members Rahm McDaniel and Yasmine Smith nay); GRANTED WITH CONDITIONS TO CONSTRUCT ACCORDING TO THE PLANS PROVIDED AND RENOVATION PRICE DOES NOT EXCEED \$696,000.**

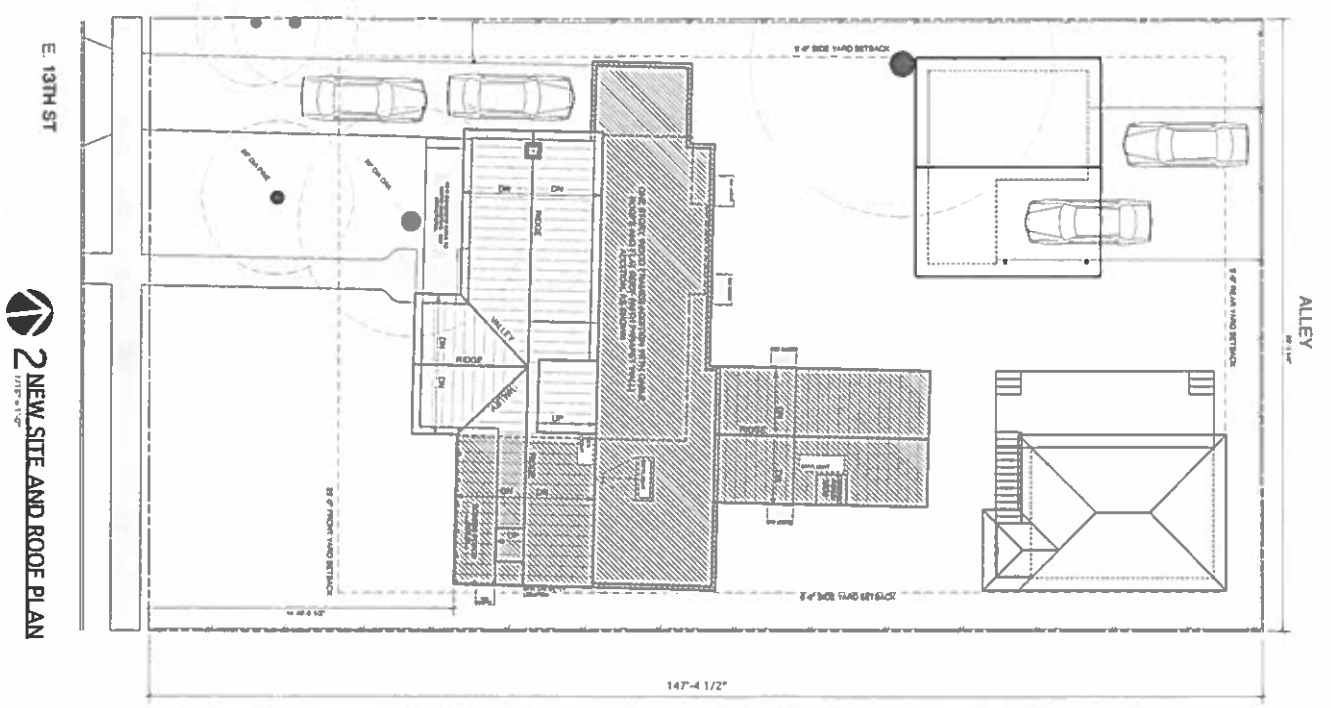
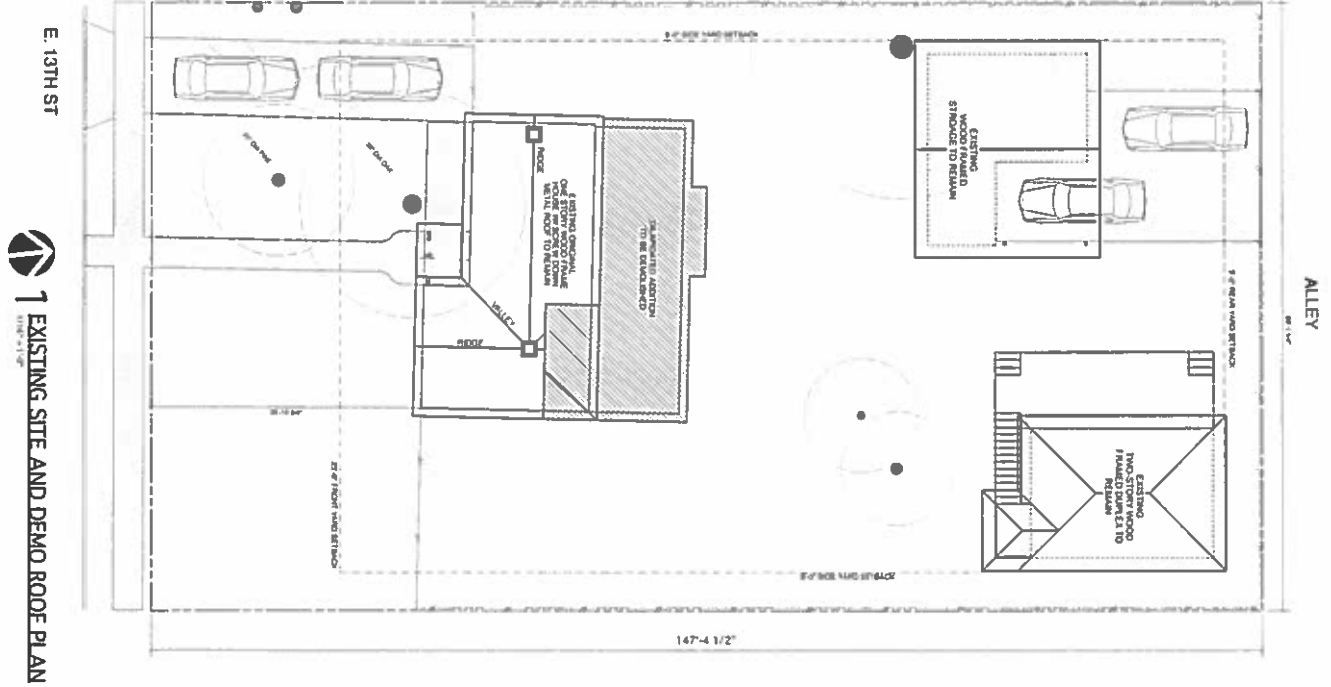
**EXPIRATION DATE: September 9, 2020**

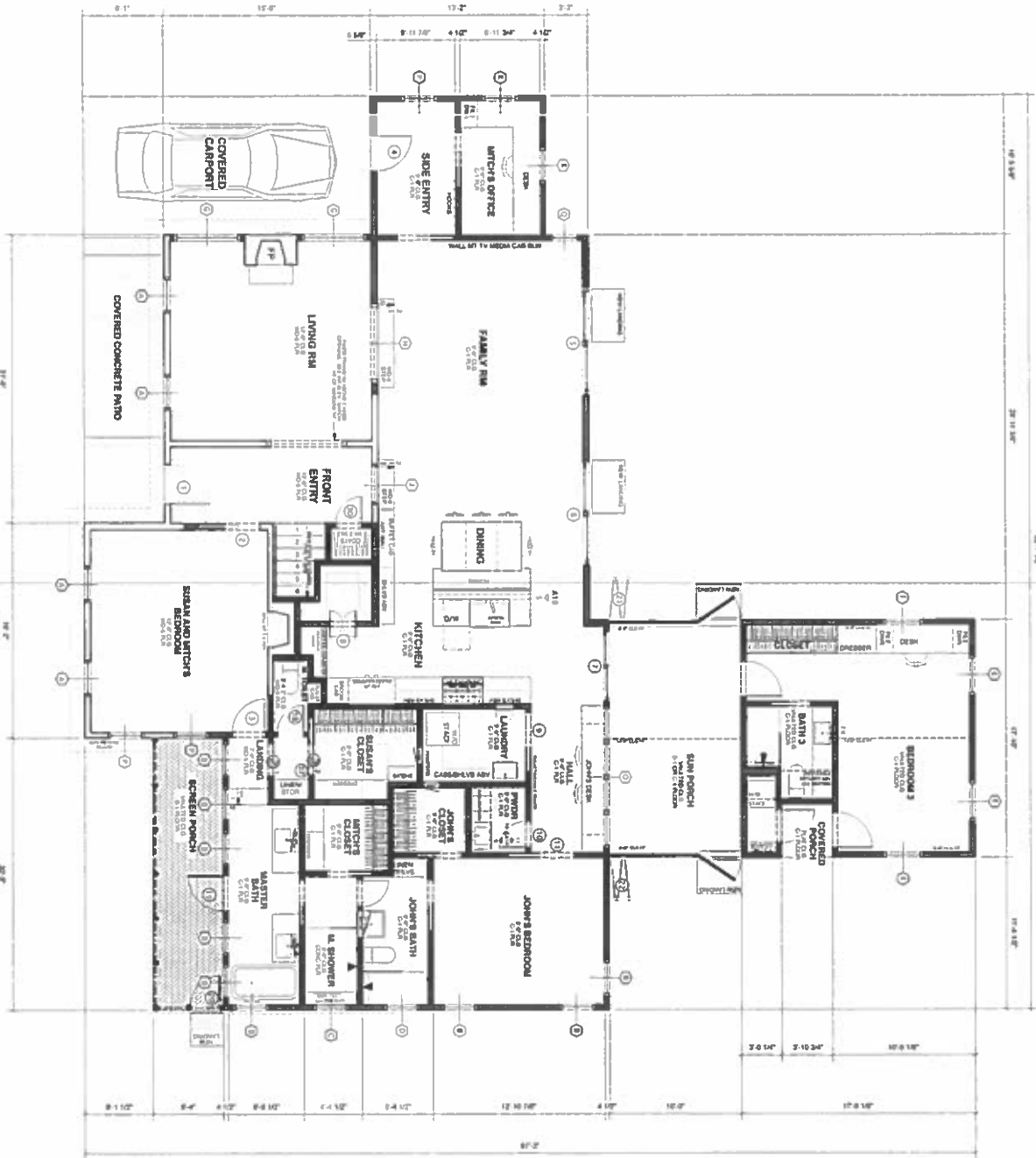
**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the zoning is SF-3-NP and existing structures on the site are non-conforming multi-family residential use, the existing use, character, charm, total bedroom count and look/feel of the 1900 house and 1950 duplex, code restricts non-conforming use improvements to 20% of TCAD value, to maintain existing 1950's duplex and spend more than 20% of value to renovate 1900's house, 1376 sf addition, no height or bedroom increases.
2. (a) The hardship for which the variance is requested is unique to the property in that: to bring up to code and maintain the character, look and feel of the existing 1900 house and 1950 duplex structures on the property as they always have been used, a non-conforming multi-family use variance to spend more than 20% of value on the renovation is needed  
(b) The hardship is not general to the area in which the property is located because: there are not many structures from 1900 and 1950 remaining in the area.
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: this variance will allow the owner to properly renovate and maintain the character of the existing property and structures as they were designed and have always been used. Restoring/maintaining the existing structures to keep up with the current codes and standards of health and living-new HVAC, plumbing, appliances, fixtures, roofing, insulation, framing, etc will cost more than 20% of TCAD value of the structures.

  
Elaine Ramirez  
Executive Liaison

  
Don Leighton-Burwell  
Chairman





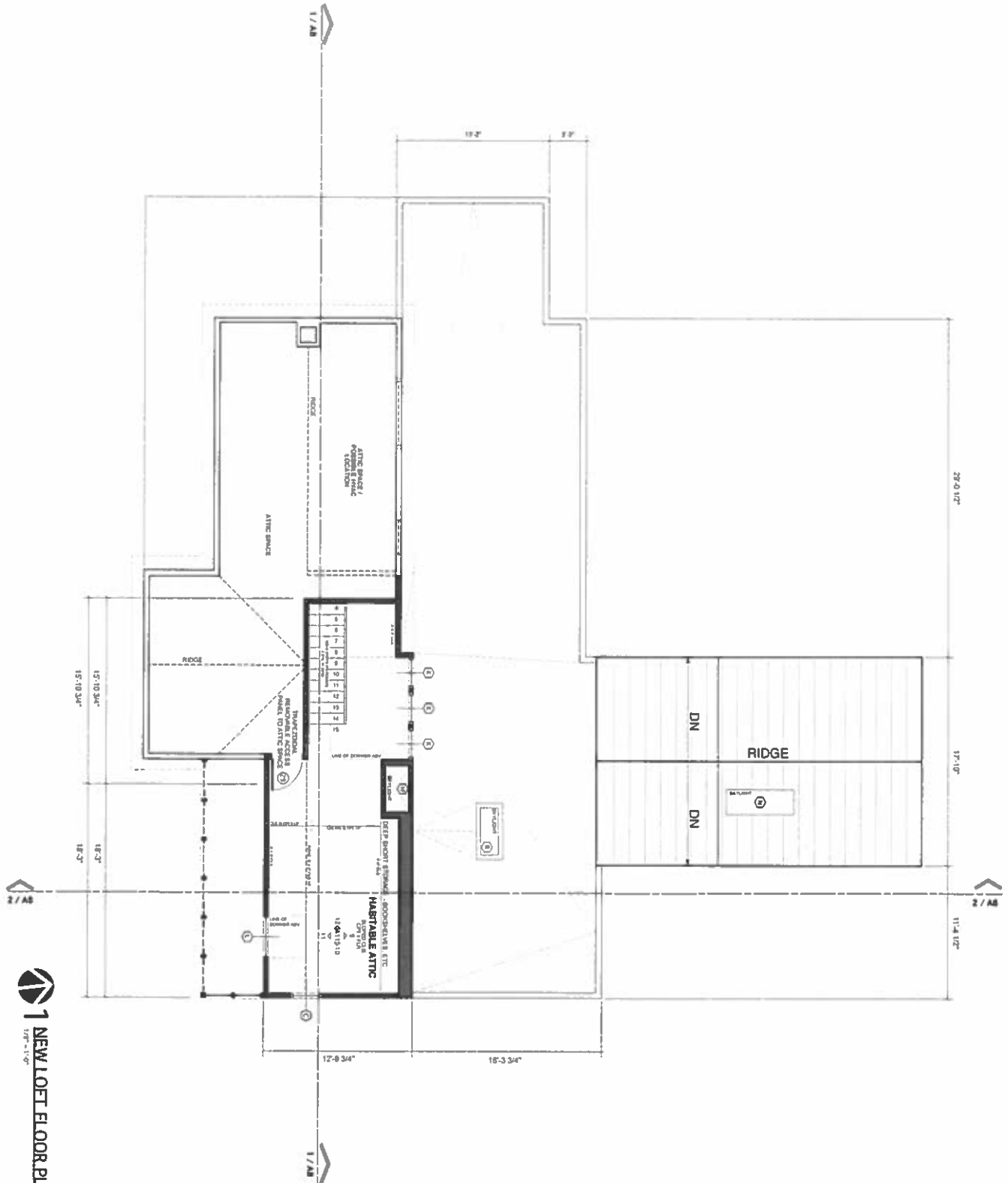
**1** NEW FIRST FLOOR PLAN

**A3**  
NEW FIRST FLOOR PLAN  
5/6/18

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

**STUDIO 512**  
 ARCHITECTURE | CONSTRUCTION  
 1802 E 11TH ST. AUSTIN, TX 78702 512 870 4487PH





1 NEW LOT FLOOR PLAN

**A4**  
 NEW LOT FLOOR PLAN  
 SHEET 01

BOU/BBB/ST  
 5/6/19

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

**STUDIO 512**  
 ARCHITECTURE | CONSTRUCTION  
 1902 E 11 TH ST. AUSTIN, TX 78702 512 970 4497PH

