

BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2020-0002**BOA DATE:** January 13th, 2020**ADDRESS:** 1016 Avondale Rd**COUNCIL DISTRICT:** 9**OWNER:** Meredith Bradley**AGENT:** N/A**ZONING:** SF-3-NP**LEGAL DESCRIPTION:** LOT 19 BLK 28 TRAVIS HEIGHTS**VARIANCE REQUEST:** decrease setbacks in front and rear; increase non-complying wall allowance**SUMMARY:** remodel and 2nd story addition to existing residence**ISSUES:** lot is situated wider than longer

	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

Friends of Austin Neighborhoods

Greater South River City Combined Neighborhood Plan Contact Team

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition

South River City Citizens Assn.

Zoning Committee of South River City Citizens

AE REPORT



December 11, 2019

Meredith Bradley
1016 Avondale Rd
Austin TX, 78704

Property Description: LOT 19 BLK 28 TRAVIS HEIGHTS

Re: C15-2020-0002

Dear Meredith,

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

1. **Section 25-2-492 (D)** (Site Development Regulations) from setback requirements in order to:
 - a) decrease the minimum front yard setback from 25 feet (required) to 12 feet 6 inches (requested/existing),
 - b) decrease the minimum rear setback from 10 feet (required) to 5 feet (requested/existing), and from;
2. **Section 25-2-963 (F) (2)** (Modification and Maintenance of Non-complying Structures)
to exceed the additional length of a modified portion of a building's non-conforming wall by more than 25 feet (permitted) to 32 feet (Requested);

In order to add a second story to a portion of the first story footprint of an existing single-family home in a SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (South River City Neighborhood Plan)

Austin Energy does not oppose the requested variances above, for your addition, provided all proposed and existing improvements follow 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.

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

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

I-4/2



NOTIFICATIONS

CASE#: C15-2020-0002
LOCATION: 1016 Avondale Rd.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 135'

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
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 # _____	ROW # _____	Tax # _____
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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:

Four horizontal blue lines for text entry.

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:

Seven horizontal blue lines for text entry.

Hardship

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

Five horizontal blue lines for text entry.

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

Five horizontal blue lines for text entry.

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: W. Brattley J. Rans Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: W. Brattley J. Rans 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):  _____

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).

ADDRESS: 1016 AVONDALE ROAD, 78704
 3/15
 15".17".19" Travis Heights
 Lot 44
 S 72°06'02" E 63.40' Block 28

Waterloo Surveyors Inc.
SURVEY PLAT
 TREE & TOPOGRAPHIC
 SURVEY

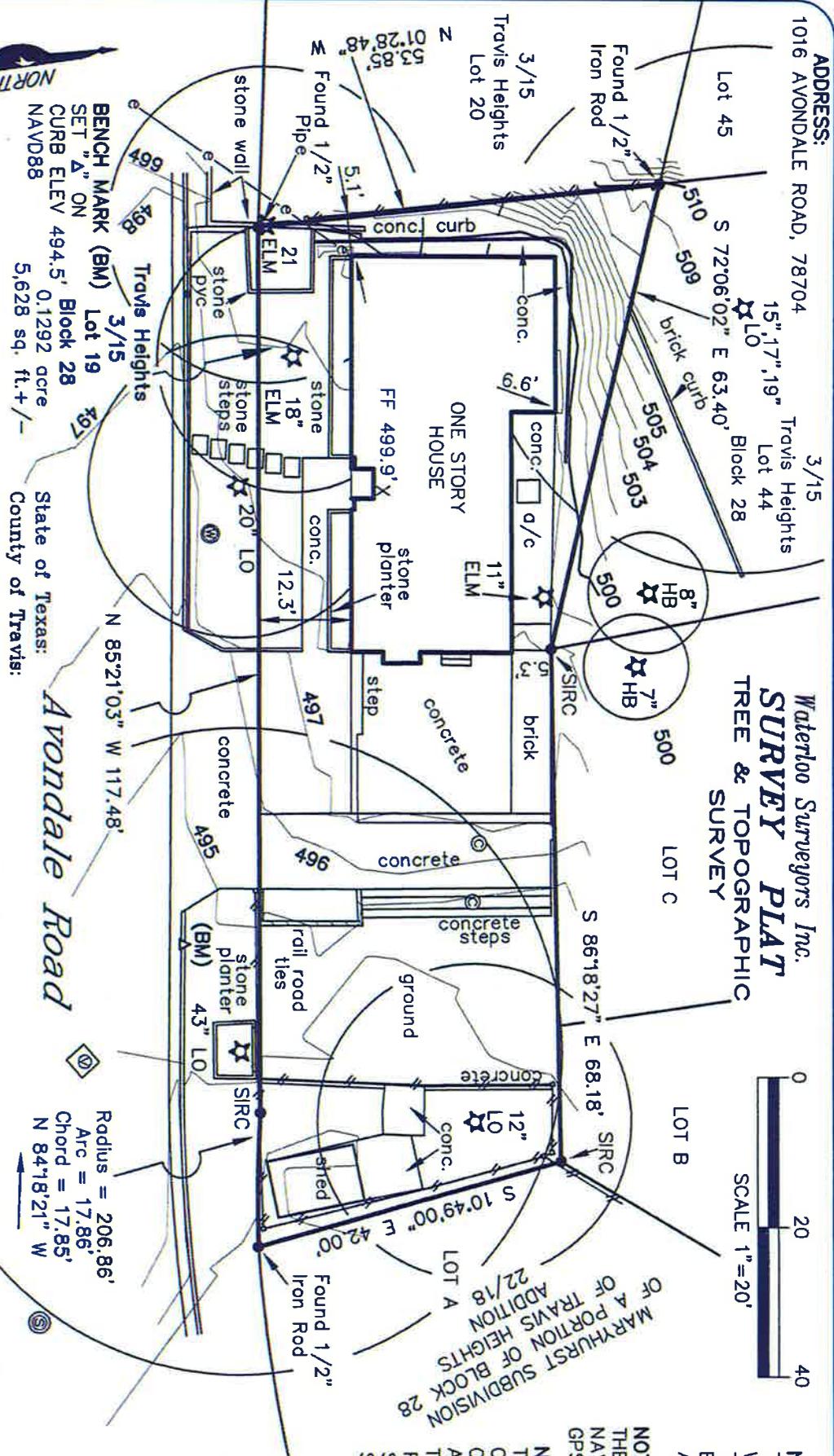


NOTE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER EASEMENTS, RESTRICTIONS AND CONDITIONS MAY APPLY

NOTE:
 THE ELEVATIONS SHOWN HEREON ARE NAVD88, BASED ON LOCAL NETWORK GPS OBSERVATION.

NOTE:
 THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER AS MEASURED 4.5' FROM GROUND UP. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA:
 SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

LEGAL DESCRIPTION:
 LOT 16, BLOCK 28, OF RESUBDIVISION OF LOTS 16, 17, 18, 19, 39, 40, 41, 42 AND 43, IN BLOCK 28 OF TRAVIS HEIGHTS ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO DAVID RAMOS AND SPOUSE, MEREDITH BRADKEY BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2013009950, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



State of Texas:
 County of Travis:

Avondale Road

Radius = 206.86'
 Arc = 17.86'
 Chord = 17.85'
 N 84°18'21" W

© Copyright 2019



- LEGEND**
- WOOD FENCE
 - OVERHEAD ELEC.
 - WATER METER
 - WATER VALVE
 - SEWER MH
 - CLEANOUT
 - FINISHED FLOOR
 - SET IRON ROD/CAP
 - HACKBERRY
 - LIVE OAK
 - root zone
 - tree
 - HB
 - FF
 - HB
 - SIRC
 - LO

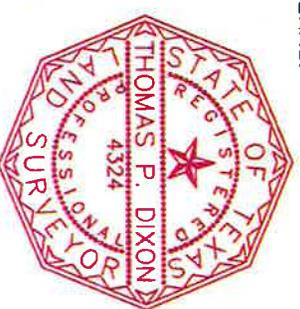
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3.5,6 Condition II Survey. IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0605J

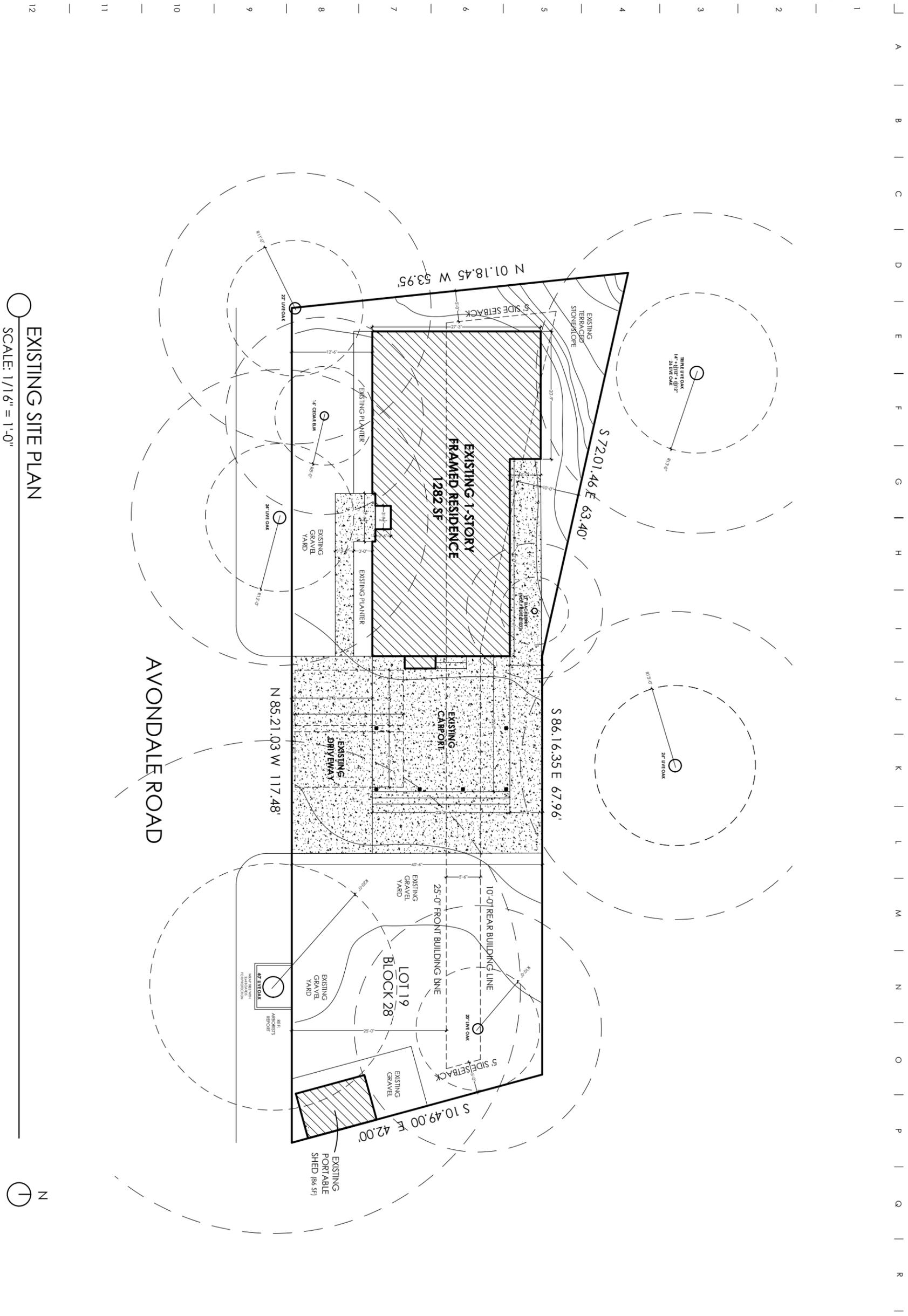
Zone: X Dated: 01/06/2016

Dated this the 5TH day of FEBRUARY, 2019.

www.WaterlooSurveyors.com - Austin, Texas - (512)481-9602

Thomas P. Dixon R.P.I.S. 4324
 FIRM# 10124400





EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



NOTES:

1016 AVONDALE	
REMODEL/ADDITION	
TOTAL SITE:	5,771 SF
BUILDING AREA	
ALLOWABLE FAR:	2,308 SF
EXISTING FAR:	1,282 SF
PROPOSED FAR:	TBD
EXISTING FAR:	22.21 %
IMPERVIOUS COVER	
TOTAL AC AREA:	1,282 SF
CARPORIT:	480 SF
COVERED PORCH:	10 SF
WALKWAYS:	657 SF
EXISTING DRIVEWAY:	417 SF
	2,866 SF
ALLOWABLE I.C.:	
EXISTING I.C.	2,977 SF
PROPOSED I.C.	2,866 SF
(EXISTING)	49.31 %



PROJECT TEAM:

OWNERS:
MEREDITH BRADLEY & DAVID RAMOS
512.797.8080
meredithbradley@mcc.com

DESIGNER:
BEN MAY DESIGN
512.507.4644
bmay.dtw@gmail.com

REMODEL/ADDITION
1016 AVONDALE
AUSTIN, TX 78704

DATE: 7/9/18

SCALE:

SHEET NAME:

T A B C D E F G H I J K L M N O P Q R

13

12

11

10

9

8

7

6

5

4

3

2

1



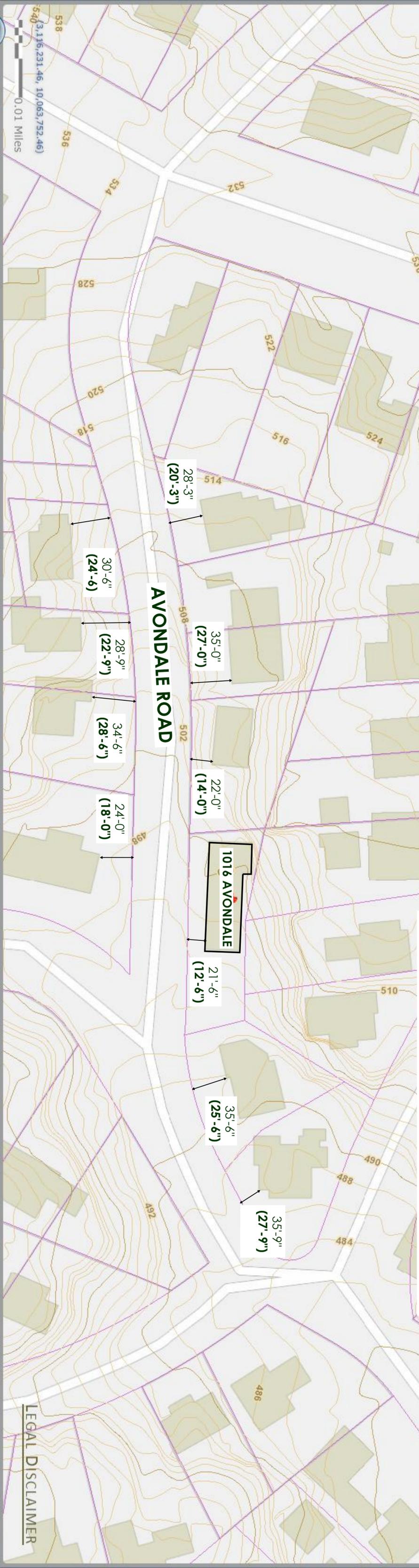
Address Matches

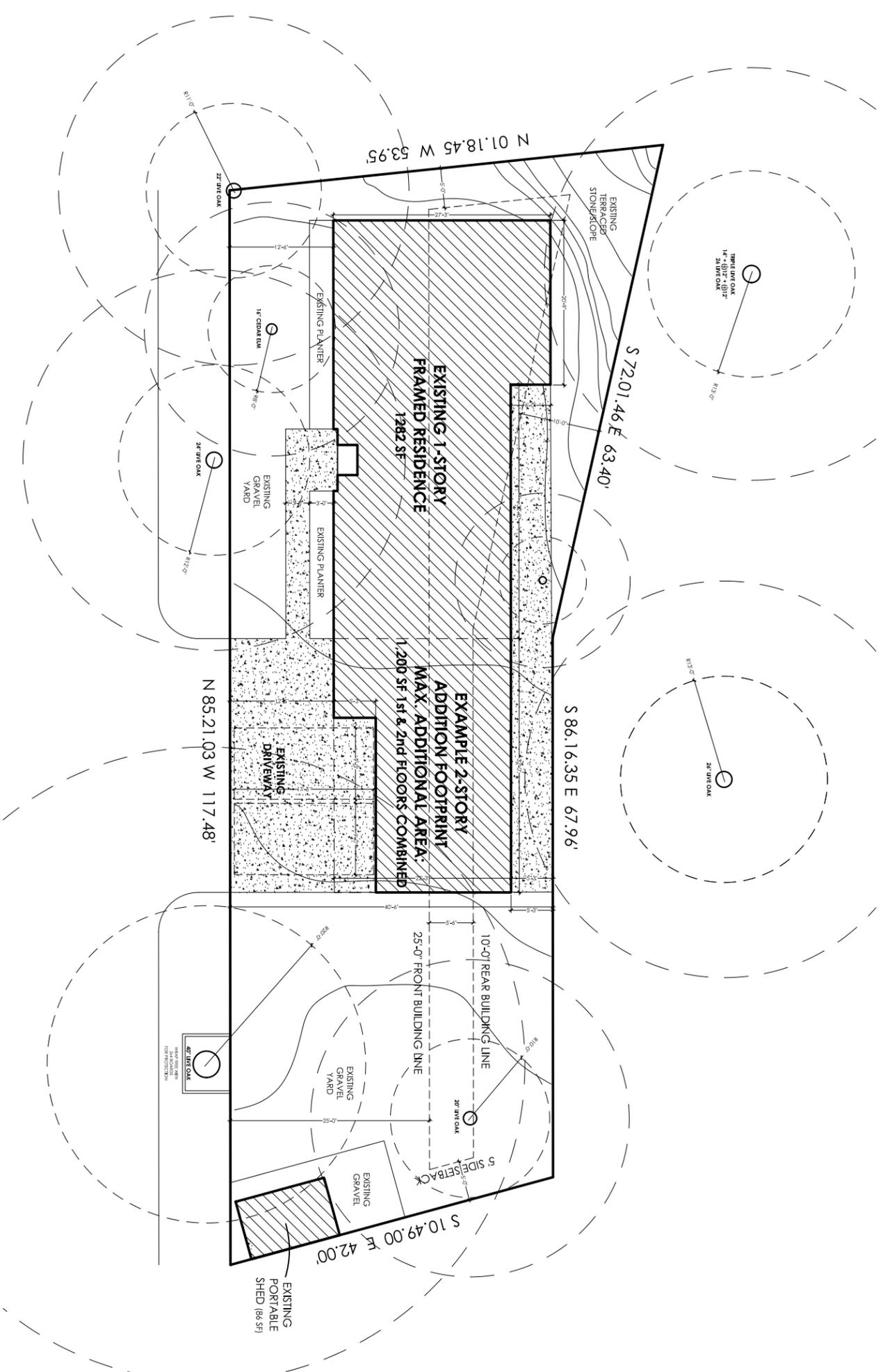
1016 AVONDALE RD, AUSTIN, TX	Score: 100	Address
1001 AVONDALE RD, AUSTIN, TX	Score: 68	Address
1006 AVONDALE RD, AUSTIN, TX	Score: 68	Address
904 AVONDALE RD, AUSTIN, TX, 7	Score: 68	Address
906 AVONDALE RD, AUSTIN, TX, 7	Score: 68	Address
908 AVONDALE RD, AUSTIN, TX, 7	Score: 68	Address
1011 AVONDALE RD, AUSTIN, TX	Score: 68	Address
1014 AVONDALE RD, AUSTIN, TX	Score: 68	Address
1017 AVONDALE RD, AUSTIN, TX	Score: 68	Address
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Map Layers

- Layers
 - Elevation Contours
 - Contours Year 2012
 - Contours Year 2003
 - Contours Year 1997
 - Roads
 - Building Footprints / Data

**ADJACENT SETBACK DISTANCES
FOR AVONDALE ROAD
TOP DISTANCES TAKEN FROM
STREET CURB
DISTANCES IN (FT) BELOW ARE
FROM APPROX. PROPERTY LINE**





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
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ALLOWABLE FAR:	2,308 SF
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TOTAL AC AREA:	1,282 SF
CARPORIT:	480 SF
COVERED PORCH:	10 SF
WALKWAYS:	657 SF
EXISTING DRIVEWAY	417 SF
	2,846 SF
ALLOWABLE I.C.:	2,597 SF
EXISTING I.C.:	2,846 SF
PROPOSED I.C. (EXISTING)	49.31 %



PROJECT TEAM:

OWNERS:
 MEREDITH BRADLEY & DAVID BRANKOS
 512.799.3080
 mbradley@mmoc.com

DESIGNER:
 BEN MAY DESIGN
 512.507.4664
 bmay_dm@gmail.com

REMODEL/ADDITION
 1016 AVONDALE
 AUSTIN, TX 78704

DATE: 12/25/19

SCALE:

SHEET NAME:

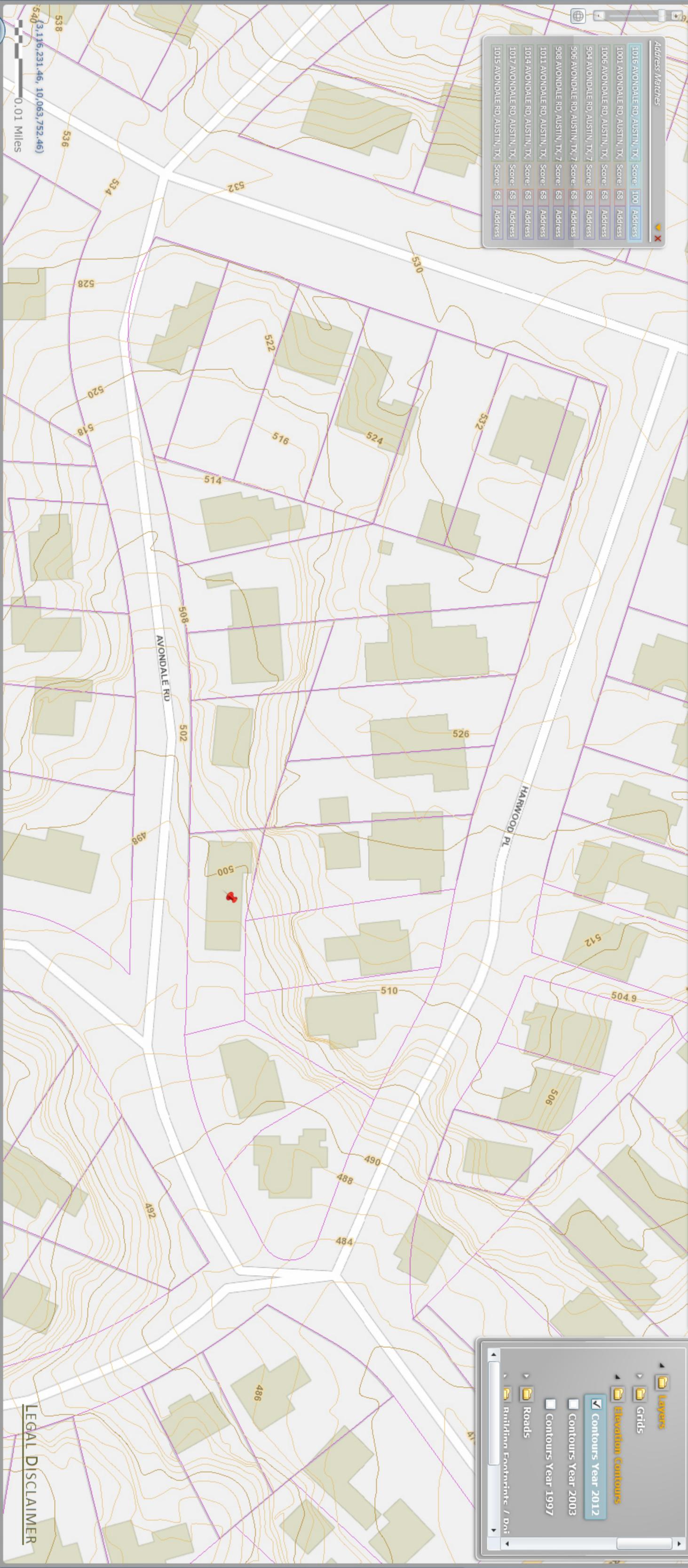


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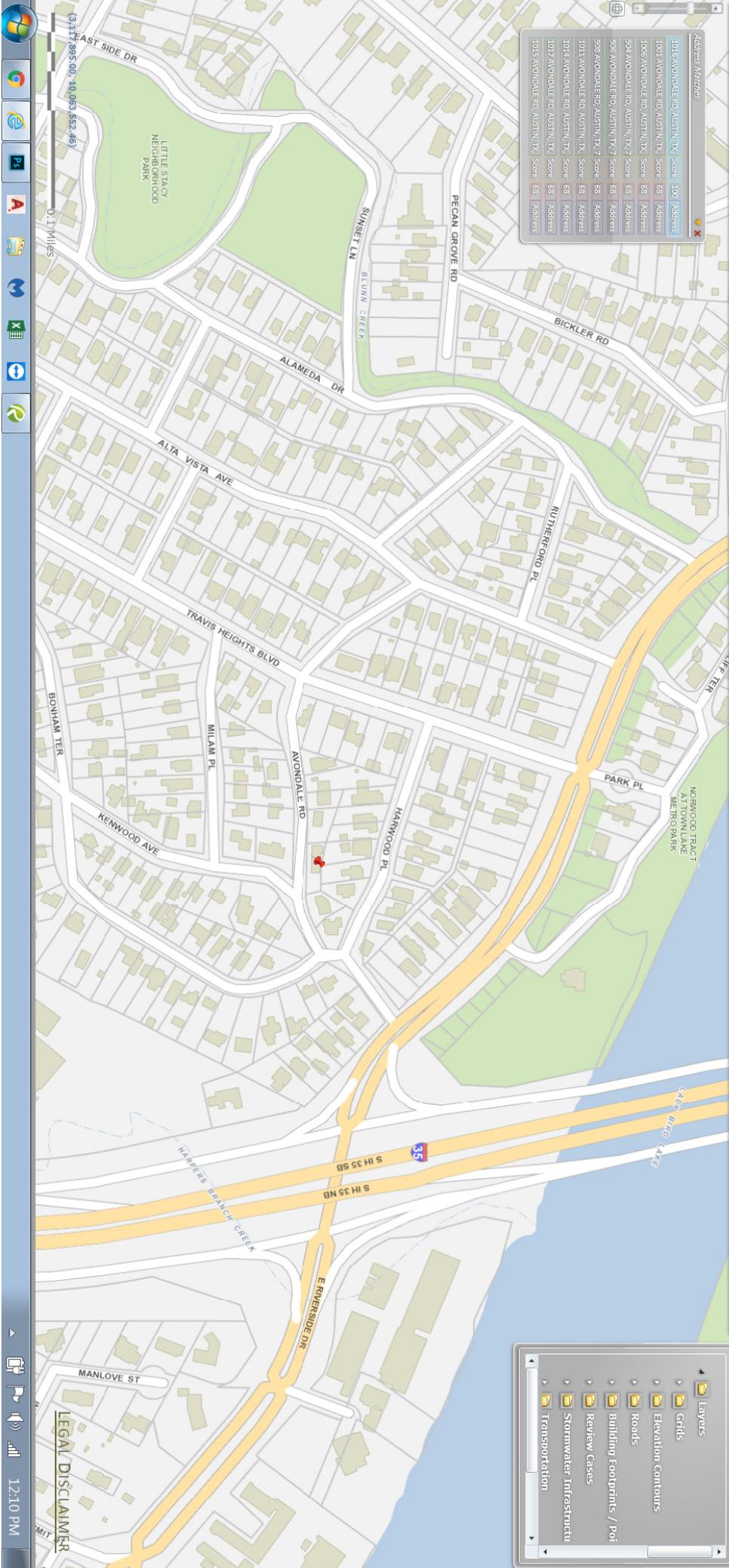
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LEGAL DISCLAIMER

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1017 AVONDALE RD, AUSTIN, TX	Score: 69	Address
1015 AVONDALE RD, AUSTIN, TX	Score: 69	Address





DEVELOPMENT WEB MAP

Search Type: Address 1016 AVONDALE RD, AUSTIN, TX, 7 GO

Map Tools: Measure Map Themes: 2012 True Color

1 : 600

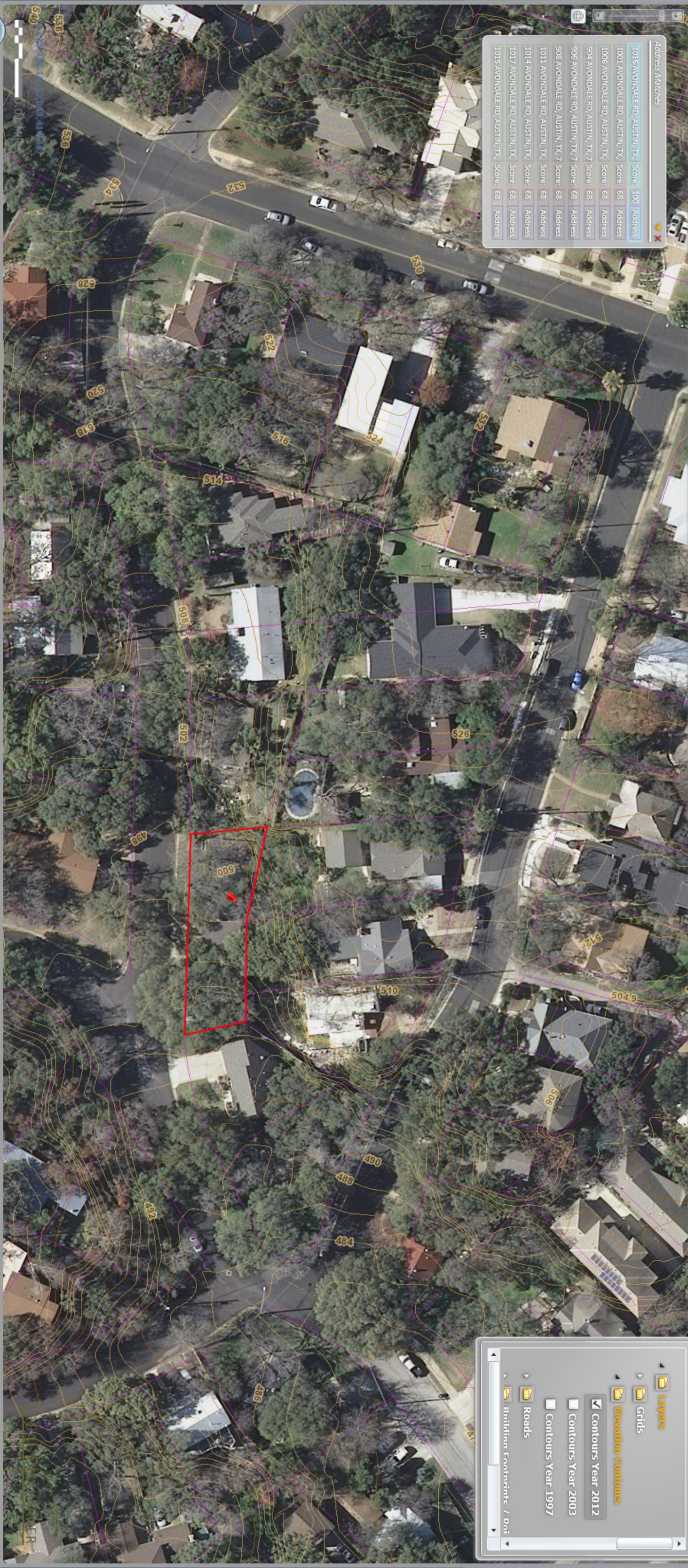
Map Layers: Layers Legend

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Map Layers

- Layers
- Grids
- Elevation Contours
 - Contours Year 2012
 - Contours Year 2003
 - Contours Year 1997
- Roads
- Building Footprints / Dai



I-4/15



I-4/16

