

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

DATE: Thursday November 07, 2019

CASE NUMBER: C15-2019-0062

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

APPLICANT: Igor Dimitrijevski

OWNER: Enable Capital, LLC

ADDRESS: 1707 ASTOR PL

VARIANCE REQUESTED: The applicant is requesting a variance(s) from LDC Section 25-2-476 (B) (3) (a) (i) (*Special Exceptions*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the interior side yard setback from 5 feet (required) to 3 ft. 9 inches (requested) in order to maintain a Single Family Residential use that has been at this location for at least 25 years in a "SF-3-NP", Single-Family Residence zoning district. (MLK Neighborhood Plan)

Note: Per the LDC 25-2-476 (B) The Board shall grant a special exception under Subsection (A) of this section if; (B) the Board finds that: (a) the violation has existed for: (i) at least 25 years.

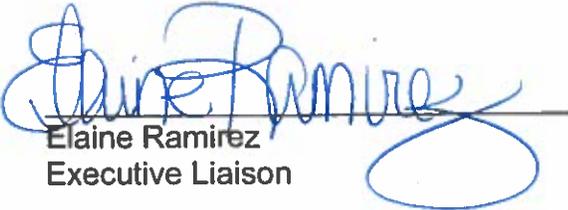
BOARD'S DECISION: BOA meeting Nov 7, 2019 POSTPONED TO JANUARY 13, 2020 BY APPLICANT

FINDING:

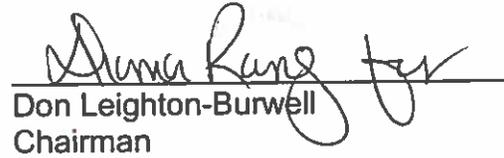
1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(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:



Elaine Ramirez
Executive Liaison



Don Leighton-Burwell
Chairman

From: [Ramirez, Elaine](#)
To: [Ramirez, Diana](#)
Subject: Withdrawal of C15-2019-0062 / 1707 Astor Pl
Date: Tuesday, December 10, 2019 7:42:49 AM

*** External Email - Exercise Caution ***

Hi Elaine

Requesting to withdraw from the Variance Special Exception [January 13th](#) meeting for [1707 Astor Pl](#). The reason being is that there was a permit issued for the garage and the zoning department has approved that we don't need a special exception anymore.

Thanks

Igor Dimitrijevski
City House Buyers
586-822-8904

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2019-0062

BOA DATE: November 7, 2019

ADDRESS: 1707 Astor Pl

COUNCIL DISTRICT: 1

OWNER: Enable Capital LLC

AGENT: Igor Dimitrijevski

ZONING: SF-3-NP

LEGAL DESCRIPTION: LOT 57 OLT 19 DIV B GRANT PARK

VARIANCE REQUEST: Special Exception

SUMMARY: maintain a Single-Family residence

ISSUES: the structure was built in its configuration in 1963

	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
- Del Valle Community Coalition
- East Austin Conservancy
- East MLK Combined Neighborhood Plan Contact Team
- Friends of Austin Neighborhoods
- Friends of Northeast Austin
- Homeless Neighborhood Association
- Martin Luther King Neighborhood Association
- Neighborhood Empowerment Foundation
- Neighbors United for Progress
- Preservation Austin
- SEL Texas
- Sierra Club, Austin Regional Group



October 30, 2019

Igor Dimitrijevski,
For Enable Capital, LLC
1707 Astor Pl
Austin TX, 78721

Property Description: LOT 57 OLT 19 DIV B GRANT PARK

Re: C15-2019-0062

Dear Mr. Dimitrijevski,

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

Section 25-2-476 (B) (3) (a) (i) (*Special Exceptions*) – Section 25-2-492 (D) (*Site Development Regulations*);

To decrease the interior side yard setback from **5 feet (required) to 3 ft. 9 inches (requested)**;
In order to maintain a Single Family Residential use that has been at this location for at least 25 years in a "SF-3-NP", Single-Family Residence zoning district. (MLK Neighborhood Plan)

Austin Energy does not oppose requested side yard setback variance, 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



NOTIFICATIONS

CASE#: C15-2019-0062
LOCATION: 1707 Astor Place



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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" = 154'



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:

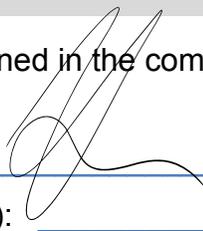
- 2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

- 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:  Date: 10/8/2019

Applicant Name (typed or printed): _____

Applicant Mailing Address: 4800 Steiner Ranch Blvd 20201

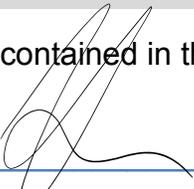
City: Austin State: TX Zip: 78732

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:  Date: 10/8/2019

Owner Name (typed or printed): _____

Owner Mailing Address: 2121 Lohmans Crossing Rd Suite 504-248

City: Lakeway State: TX Zip: 78734

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).

§ 25-2-476 - SPECIAL EXCEPTIONS.

- (A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (*Zoning*) if the board finds that the special exception meets the requirements of this section.
- (B) The Board shall grant a special exception under Subsection (A) of this section if:
- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
 - (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
 - (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2017;
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;
 - (ii) impair the use of adjacent property that is developed in compliance with city code; or
 - (iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.
- (C) A special exception granted under this section:
- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
 - (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
 - (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.
- (D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (*Noncomplying Structures*).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126; [Ord. No. 20160519-057, Pt. 2, 5-30-16](#).

LAND TITLE SURVEY

Address 1707 ASTOR PLACE Reference D.R. HORTON
 Lot No. 57, OUTLOT 19, DIVISION B, GRANT PARK, an addition in the City
 of AUSTIN in TRAVIS County, Texas, of record in Volume 6,
 Page 107, of the Official Public Records of TRAVIS County, Texas.

RESTRICTIVE COVENANTS
AND EASEMENTS

1. Restrictions recorded in Volume 1418, Page 472, Volume 1484, page 181 and Volume 1702, Page 412, Deed Records of Travis County, Texas, Document No(s). 2001069322, 2001079869, 2014087937 and 2019063901, Official Public Records of Travis County, Texas and those set out on the plat recorded in Volume 6, Page 107, Plat Records of Travis County, Texas, DO AFFECT the subject lot.
 10. b. Visible and apparent easements on or across the subject property as described in Schedule A DO AFFECT the subject lot.
 10. d. All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Volume 6, Page 107, Plat Records of Travis County, Texas, DO AFFECT the subject lot.
 10. e. Grade Requirement Release recorded in Volume 2696, Page 277, Deed Records of Travis County, Texas, executed by AT, Washington and wife, Bette Jo Washington to the City of Austin, DOES AFFECT the subject lot.

The property described hereon is identified within Flood Zone "X" as identified on FIRM Map No. 48453C0470K, effective date January 5, 2016, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.
 All easements of which I have knowledge and those recorded easements furnished by Title Resources Guaranty Company according to Commitment No. 141-190204108 effective June 12, 2019, are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
 TEXAS FIRM REGISTRATION NO. 100727-00

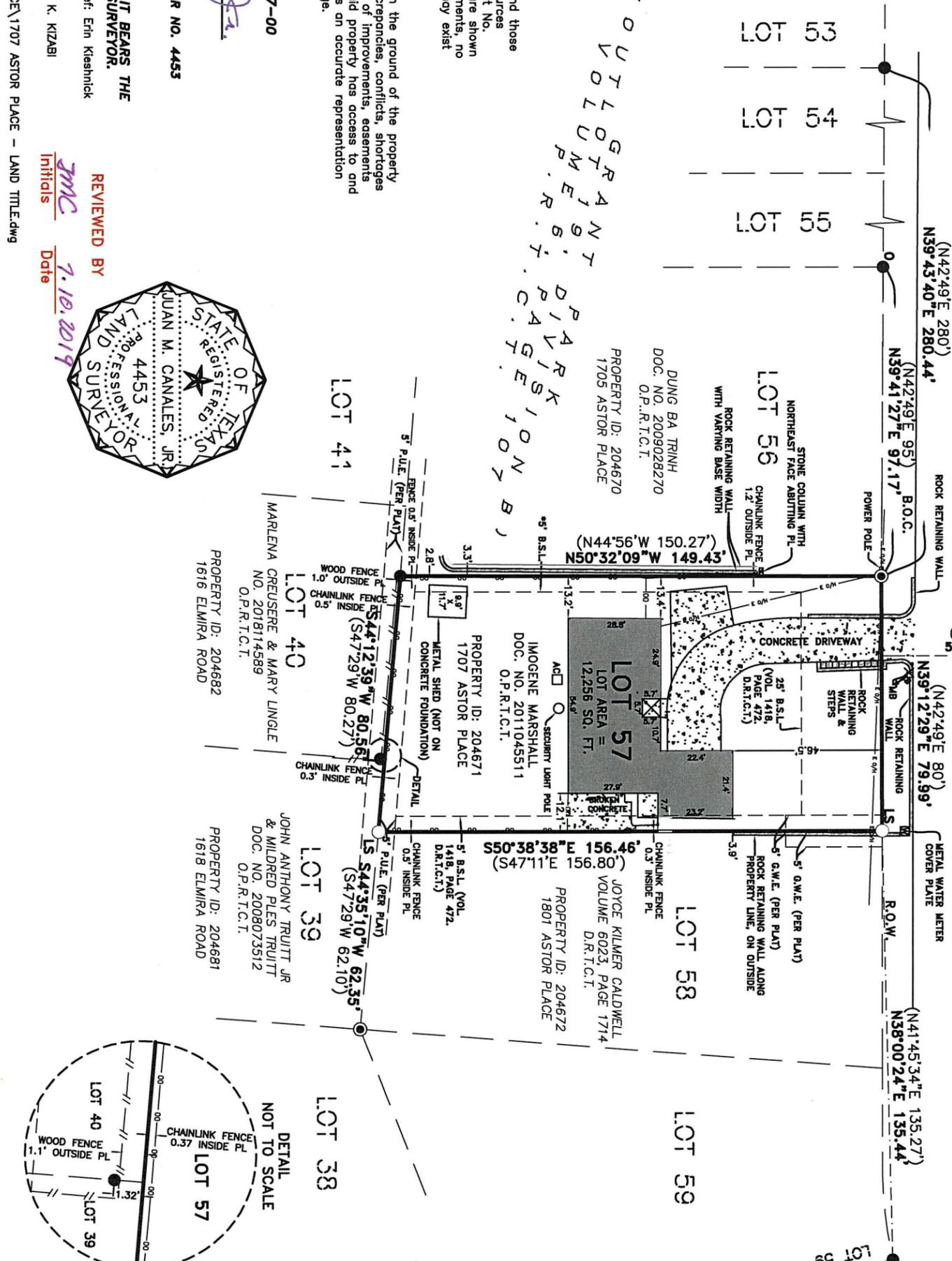
Juan M. Canales, Jr.
 JUAN M. CANALES, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453
 SURVEYED: JULY 2 & 9, 2019

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: D.R. HORTON, AMERICA'S BUILDER, Ref: Erin Keshnick
 DATE: JULY 8, 2019
 OFFICE: K. KAMAZOE
 CREW: J. MALDONADO, A. SILVA; C. RINCON, K. KIZABI
 F.B.S.: 1690/10.11
 JOB#: 94-0004-106-01
 DISK: T:\ERIN KESHNICK\1707 ASTOR PLACE\1707 ASTOR PLACE - LAND TITLE.dwg

LOT 65 | LOT 64 | LOT 63

ASTOR PLACE
(50' R.O.W.)



SCALE 1"=40'

LEGEND

- 1/2" IRON ROD FOUND WITH ORANGE PLASTIC CAP STAMPED "RPLS 1908"
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "ATS"
- 1/2" UNCAPPED IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- RECORD INFORMATION
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DEED RECORDS, TRAVIS COUNTY, TEXAS
- BACK OF CURB
- RIGHT OF WAY
- CHAIN LINK FENCE
- WOOD FENCE
- WATER METER
- ELECTRICAL OVERHEAD LINE
- MAILBOX
- PER VOL. 1418, PG. 472 & VOL. 1484, PG. 181, D.R.T.C.T.
- PROPERTY LINE
- GUY WIRE EASEMENT
- CONCRETE IMPROVEMENTS
- ROCK IMPROVEMENTS
- AIR CONDITIONER PAD

BASIS OF BEARING

TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE-4203) NAD 83, (GORS) U.S. SURVEY FEET GEOD MODEL 12A.

NOTES

1. ONLY THOSE BUILDING SETBACK LINES SHOWN, OR REFERENCED ON THE RECORD SUBDIVISION PLAT ARE SHOWN HEREON. THEREFORE, OTHER BUILDING SETBACK LINES THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
2. BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCES, RESTRICTIVE COVENANTS, ETC. THAT ARE NOT SHOWN HEREON.

REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN. COPIES WITHOUT THE ORIGINAL SIGNATURE ARE VOID.



2205 E. 5TH STREET
 AUSTIN, TEXAS 78702
 TEXAS FIRM REGISTRATION NO. 100727-00
 PH: (512)328-7411 FAX: (512)328-7415
 ©copyright LANDMARK SURVEYING 2019



REVIEWED BY *JMC*
 Initials *JMC* Date *7.10.2019*

Special Exception Request

Property: 1707 ASTOR PL; LOT 57 OLT 19 DIV B GRANT PARK

Description:

The applicant is requesting a Special Exception(s) from LDC Section 25-2-492 (D) (Site Development Regulations) from setback requirements to decrease the interior side yard setback from 5 feet (required) to 3 ft. 9 inches (requested) in order to maintain a Single Family Residential use that has been at this location for at least 25 years in a "SF-3-NP", Single-Family Residence zoning district. (MLK Neighborhood Plan)

Supporting Evidence-Survey

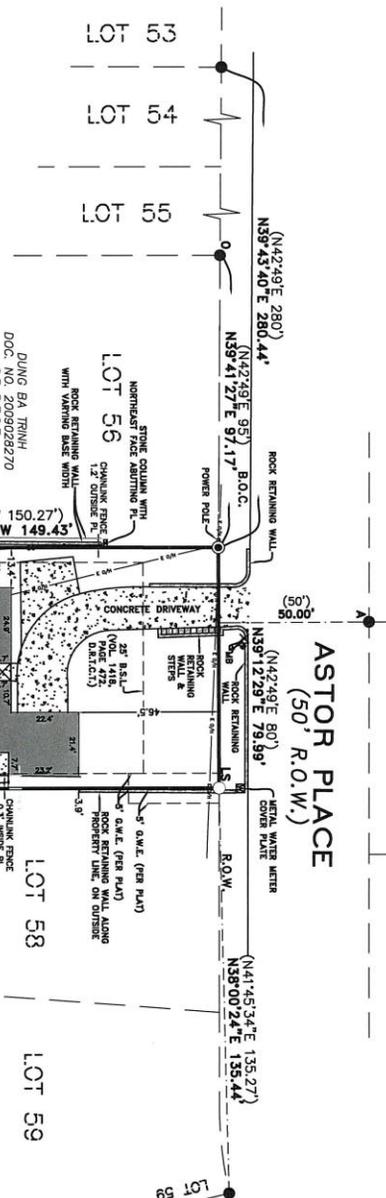
LAND TITLE SURVEY

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 of AUSTIN in TRAVIS County, Texas, of record in Volume 6,
 Page 107, of the Official Public Records of TRAVIS County, Texas.

SCALE 1"=40'

LOT 65 LOT 64 LOT 63

ASTOR PLACE (50' R.O.W.)



LEGEND

- 1/2" IRON ROD FOUND WITH ORANGE PLASTIC CAP STAMPED "R.T.L.S. 1908"
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "A15"
- 1/2" UNCAPPED IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- (---) RECORD INFORMATION
- (---) PLAT RECORDS, TRAVIS COUNTY, TEXAS
- (---) OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- (---) DEED RECORDS, TRAVIS COUNTY, TEXAS
- (---) BACK OF CURB
- (---) RIGHT OF WAY
- (---) CHAIN LINK FENCE
- (---) WOOD FENCE
- (---) WATER METER
- (---) ELECTRICAL OVERHEAD LINE
- (---) MB MAILBOX
- ★ PER VOL. 1418, PG. 472 & VOL. 1464, PG. 181, D.R.I.C.T.
- PL PROPERTY LINE
- G.W.E. GUY WIRE EASEMENT
- CONCRETE IMPROVEMENTS
- ROCK IMPROVEMENTS
- AC AIR CONDITIONER PAD

NOTES

ONLY THOSE BUILDING SETBACK LINES SHOWN OR REFERENCED ON THE RECORD SUBDIVISION PLAT ARE SHOWN HEREON. THEREFORE, OTHER BUILDING SETBACK LINES THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON. BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCES, RESTRICTIVE COVENANTS, ETC. THAT ARE NOT SHOWN HEREON.

REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE ORIGINAL SIGNATURE ARE VOID.



LANDMARK SURVEYING, LP
 2005 S. STANLEY
 AUSTIN, TEXAS 78702
 TEXAS FIRM REGISTRATION NO. 100727-00
 (512)328-7411 FAX (512)328-7415
 Copyright Landmark Surveying 2019

RESTRICTIVE COVENANTS AND EASEMENTS

1. Restrictions recorded in Volume 1418, Page 472, Volume 1464, page 181 and Volume 1702, Page 412, Texas Document No. 2001069322, 2001079889, 2014087937 and 2019063901, Official Public Records of Travis County, Texas and those recorded in Volume 07, Plat Records of Travis County, Texas, DO AFFECT the subject lot.
 10. a. Voids and apparent easements described in the subject property as described in Schedule A DO AFFECT the subject lot.
 10. d. All easements, building setbacks, restrictions and other plat records in Volume 6, Page 107, Texas, DO AFFECT the subject lot.
 11. All easements, restrictions and other plat records in Volume 2588, Page 277, Texas, executed by A.T. Washington and wife, Berke Jo Washington to and for the benefit of Austin, DO AFFECT the subject lot.

The property described herein is contained within Flood Zone "X" as identified on FEMA Map No. 484530470K, effective date January 5, 2010, as published by the Department of Homeland Security, Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by Title Resources Guaranteed Company according to Commitment No. 1444597, effective date January 14, 2010, are shown hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights of way, or other matters which, in my opinion, are likely to cause a dispute between the parties to the survey and that this plat is an accurate representation of the property to the best of my knowledge.

AS SURVEYED BY
 LANDMARK SURVEYING, LP
 TEXAS FIRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr.

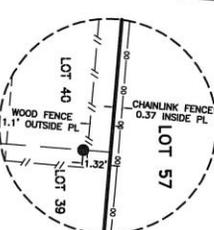
JUAN M. CANALES, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453
 STATE OF TEXAS
 SURVEYED: JULY 2 & 9, 2019

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: D.R. HORTON, AMERICA'S BUILDER, Ref: Erin Keeshick
 DATE: JULY 8, 2019
 OFFICE: K. KAMRUD
 FIRM: 1680/10,111
 JOB: 14-0004-106-01
 DRAWN: T. ERIN KEESHICK
 DISK: 1707 ASTOR PLACE\1707 ASTOR PLACE - LAND TITLE.dwg



REVIEWED BY
JMC
 Initials Date
 7.10.2019



DETAIL
 NOT TO SCALE

Supporting Evidence – Garage Build Permit from 1963.

OWNER	A. T. Washington	ADDRESS	1707 Astor Place				
PLAT	366	LOT	57	BLK.		DIV	
SUBDIVISION	Grant Park						
OCCUPANCY	Res.						
		OWNERS					
BLD PERMIT #	89040	DATE	8-13-63	ESTIMATE	12,000.00		
CONTRACTOR	Owner	NO. OF FIXTURES	10				
WATER TAP REC #	E 34030	SEWER TAP REC #	40337				
RESIDENCE							
Stone ven. res and atch garage							
4-5-73 135378 Alvin Phillips Remodel exist. res.							
10-15-75-152594-frm acc bldg. 108 sq ft. \$100.00							

Found in Austin Historical Center Archives Attached Garage is specifically mentioned in this permit.

Supporting Evidence- Historical Book Property Owner mentioned.

Property Owner mentioned in this book.

Found in Austin Historical Center Archives



J. O. GARRETT COMPANY
Agency Established 1899—
INSURANCE BONDS
220 Littlefield Bldg.
Phone GR 2-9211

<p>ASHBY AV.—COUNTY 2148 OFFER MADRE MRS ● 2155 GAIN 000 9 2156 MRS. SUZANNE JOHN S ● 2167 HI-2-3424 2168 KITTREDGE CLARENCE HI-2-0927M JOSEPH C 2169 CUNNIFF 2913 2111 VACANT</p> <p>ASHPOLE DR.—FROM 8000 STILLWOOD LA WEST TO ROCKWOOD LA</p> <p>2513 VACANT 2601 VACANT 2603 VACANT 2601 WAGGON WAYNE ● GL-2-00- 2605 VACANT 2601 PANNELL CARL E ● GL-2- 2605 RUELAS JDE ● GL-2-9156 2607 WALKER M C ● GL-3-8617</p> <p>ASHMOOD RD.—FROM 1300 WILSHIRE BLVD SOUTH AND EAST TO MPLEWOOD AV</p> <p>1400 ORFEN PATK J GR-2-4121 1401 WINDS CH THOS W GR-8-7705 1401 VACANT 1401 REID LLOYD E GL-2-7088 1402 MOJICA HOMER GR-2-2281 1402A ROGERS GARRETT L GL-8-2281 1403 WILLIS RICHD G GR-3-4812 1404 RIDGLE JACK GL-2-5203 1408 STANDARD LAWRENCE GR-2-8593 1404 BIRD ROBT C GR-2-5544 1408 RENAUV KENNETH D ● 1408 STALEY ALEGETA MRS GR-7-4286 1408 VACANT 1410 ALBRECHT PAUL 1410 1/2 MATIUS SUREAH C GR-2-9697 1500 LOPEZ-LOPEZ FERNANDO ● 1502 VACANT 1502 VACANT 1508 ELLEDGE LAURA MRS 1504 VACANT 1506 VACANT 1508 NO RETURN 1508 VACANT 1510 VACANT 1510 SONNING YASSTILO H MARLEWOOD RD INTERSECTS</p> <p>139 ASHPORTH DR.—FROM 3200 VANCE LA SOUTHEAST THEN SOUTHWEST TO PICKADEX AV</p> <p>216 LONG CLARENCE E ● GR-7-1463</p>	<p>207 HOLLINGSWORTH JESSE T ● GR-0-0560</p> <p>119 ASTOR PL.—FROM 4100 LESLIE NORTH TO E 19TH</p> <p>64 1601 KING HARVE D WA-0-3147 1602 ANDERSON MARGELLOS J ● WA-6-3322 1604 BROWN FRANKIE A MRS ● WA-6-0428 1609 MC BRIDE WALTER L VANDERBILT THEOD R ● 1610 THOMAS ROOSEVELT ● WA-6-3285 1611 VACANT 1614 KNOX GEO ● WA-6-0567 1615 KEENS JAMES H ● WA-6-1424 1703 PATTERSON ALVIN D ● 1707 WASHINGTON A T ● WA-6-0285 1713 VACANT 1805 DELCO EXALTION A JR —E 19TH INTERSECTS</p> <p>40 ATKINSON RD.—FROM 6000 INTERREGIONAL HWY EAST TO CITY LIMITS</p> <p>—BENNETT AV INTERSECTS —CARVER AV DEBIST CHURCH 1000 A M E BAPTIST CHURCH 1006 VACANT 1010 VACANT 1012 SWAIN J J NEIGHBORHOOD GROCERY GL-3-9413 —BETHS GL-3-2166 1100 UNDER CONSTR 1104 WOODS WALTER ● GL-2-2839 1106 UNDER CONSTR —PROVIDENCE AV BEGINS —HEADOW AV BEGINS —BLESSING AV BEGINS</p> <p>133 ATLANTA ST.—FROM 2200 LAKE AUSTIN BLVD NORTH TO W 7TH</p> <p>311 NO RETURN 313 KOEPP W PHILLIP GR-8-1329 315 MARTIN EMMETT J GR-7-8069 401 ODELL HARRY B ● GR-8-5146 401 1/2 VACANT 401 1/2 VACANT 407 SMITH JOSEPH B ● GR-6-4-013 409 VACANT —DORRIS AV INTERSECTS 501 MARSHALL THELMA H MRS ● GR-7-1892 503 GUERRERO ROBT L GR-6-3001 510 JOHNSON JULIA E MRS ● 1014 GR-6-3080 —SUNSET AV INTERSECTS —NOT OPEN BETWEEN SUNSET —AV AND W INTERSECTS —W 7TH INTERSECTS —JOHNSON BEGINS</p> <p>102 ATTYVAC ST.—FROM 1300 E 1ST NORTH TO E 7TH</p> <p>111 VACANT —NOT INTERSECTS 202 KRAUSE DORA V MRS ● GR-7-4846 204 LARA GRACE MRS 205 DE LEON NICOLASA MRS ● GR-8-9170 —E 5TH INTERSECTS 305 BRIDGEMAN JAMES 306 RODRIGUEZ MANUEL 307 MORENO LILLIE MRS —E 4TH INTERSECTS —NOT OPEN FROM E 4TH TO —E 5TH INTERSECTS —E 5TH INTERSECTS —6TH ST AL INTERSECTS —E 7TH INTERSECTS —E 7TH INTERSECTS</p> <p>114 ATWOOD ST.—FROM 1 BLK WEST 300 KEMP EAST TO SAXON LA</p> <p>6017 WILSON ALBERTA MRS ● 6018 WILSON ALBERTA MRS ● 6019 JONES IKE ● 6021 EDWARDS FRANK W EV-5-2274 6105 CLARK JANE MRS ● EV-5-3344 6106 JONES LULA MRS ● EV-5-3424 6107 SWIST ROGER 6108 WALKER JR REV ● EV-5-1851 6110 VACANT ● 6111 WROE MAMIE MRS ● EV-5-3464 6113 HARDIN EDDIE ● 6114 BUTLER WILLETTE M MRS ● EV-5-3909 6116 VACANT 6117 VACANT 6118 MAXWELL LOLA M MRS ● 6119 SWAYNE ● EV-5-3594 6110 UNDER CONSTR —MONTROPAL'S DR INTERSECTS</p> <p>46 AUBURNDALE ST.—FROM 2700 AUBURNHILL DR NORTH TO AUBURNHILL</p> <p>6504 NELSON DE WITT L ●</p> <p>46 AUBURNHILL ST.—FROM 2600 NORTHEAST DR EAST TO AUBURNDALE</p> <p>6504 MAY FRANCIS B ● GL-2-0005 6505 VACANT JOSEPHINE A MRS ● GL-3-3575 6509 WILLIAMS GERALD E ● ● GL-3-4630 6510 BROOKS A FRANK JR ● GL-2-2805 6510 BIRD LLOYD W ● GL-3-5972 6502 REYNOLDS ● GL-3-5928 6505 SWENSON VINCENT C ● GL-2-0080</p>
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Supporting Evidence-Aerial Maps 1966 Overview

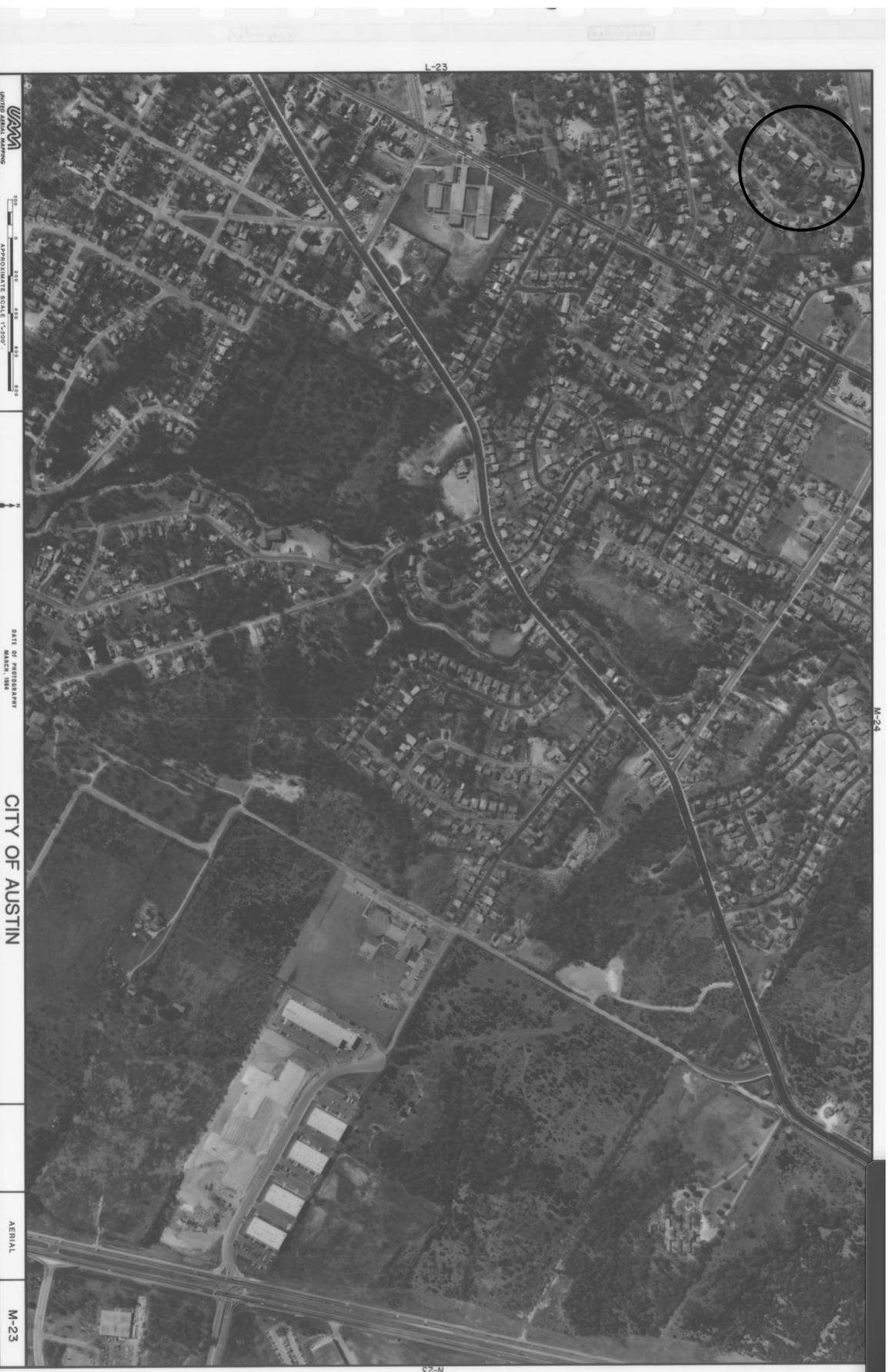


Found at the Austin History Center website at <http://library.austintexas.gov/ahc/aerial-photographs>

Supporting Evidence-Aerial Maps 1966 Zoomed



Supporting Evidence-Aerial Maps 1984 Overview



Found at the Austin History Center website at <http://library.austintexas.gov/ahc/aerial-photographs>

Supporting Evidence-Aerial Maps 1984 Zoomed



Found at the Austin History Center website at <http://library.austintexas.gov/ahc/aerial-photographs>

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 development or change. 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 is required.

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 web site: www.austintexas.gov/devservices.

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: C15-2019-0062
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, November 7th, 2019

Lorene Nealy
 Your Name (please print)

I am in favor
 I object

1610 ELMIRA Rd Austin, Tx 78721
 Your address(es) affected by this application

Lorene Nealy 11-4-19
 Signature Date

Daytime Telephone: 512-470-7957

Comments: I oppose the variance request!
Leaving less than 5 feet between properties
would be hazardous to ALL
properties in case of emergencies
or fires!

If you use this form to comment, it may be returned to:
 City of Austin-Development Services Department/ 1st Floor
 Elaine Ramirez
 P. O. Box 1088
 Austin, TX 78767-1088
 Fax: (512) 974-6305
 Scan & Email to: elaine.ramirez@austintexas.gov

From: City House Buyers
To: [Ramirez, Elaine](#)
Subject: Re: 11/7 (Thurs.) Board of Adjustment hearing
Date: Thursday, November 07, 2019 2:16:45 PM

*** External Email - Exercise Caution ***

Hi Elaine

Per our conversation I did not get an inspection report done from residential department. I was not aware that I needed one. We need to postpone this meeting. I will come in tomorrow to start the inspection report process with the residential department. Thanks

Igor Dimitrijevski
City House Buyers
586-822-8904

On Oct 31, 2019, at 10:32 AM, Ramirez, Elaine
<Elaine.Ramirez@austintexas.gov> wrote:

Greetings Board applicants on the **Thursday 11/7** agenda –

Please take a look at attached agenda (including AE's reports) and reply to just me (not to all) and advise if you'll need a postponement or to withdraw from Thursday's hearing.

Also, take a look at all the back up for your case at the Board's website and if you see anything missing or not legible and bring 14 copies of it to the hearing.

If you have any new evidence not shown bring 14 copies of it to the hearing to pass out to our Board Members at the time you will be presenting.

Here's a link to their website:

https://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm

I can still take in correspondence (neighbor and neighborhood Opposition and Support letters) for the Board's late back up packet that they receive on the dais up until 10am the day of the hearing, just email it to me.

Remember to bring usb portable drive to the hearing with all your evidence saved to it so you'll be able to project your images as you speak, speaking time is limited to 5 minutes then the Board will ask you questions except that Interpretation Appeals are

limited to 10 minutes each.

BOA meetings are held:

2nd Monday of the Month (exception of Nov. 2019 due to a Holiday)

City Hall – Council Chambers, 301 W. 2nd St.

5:30p.m.

Respectfully,

Elaine Ramirez

Board of Adjustment Liaison

Planner Senior

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor

505 Barton Springs Rd

Office: 512-974-2202

<image002.png>

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Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: [City Clerk's website](#)

<A-1 BOA AGENDA Nov 7, 2019 Draft Agenda_dlb2 -hyperlink2.pdf>

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