

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2020-0029

**BOA DATE:** July 13<sup>th</sup>, 2020

**ADDRESS:** 1711 Waterston Ave

**COUNCIL DISTRICT:** 9

**OWNER:** John Peet

**AGENT:** Ryan Bollom

**ZONING:** SF-3-NP (Old West Austin)

**LEGAL DESCRIPTION:** E42.5FT OF N125FT OF LOT 10 BLK 14 MAAS ADDN

**VARIANCE REQUEST:** decrease int. side setback from 5 ft to 3ft. 6in., rear setback from 10 ft. to 5 ft.; increase building cover from 40% to 55% and impervious cover from 45% to 65%

**SUMMARY:** construct an addition to existing Single-Family residence

**ISSUES:** small lot size, irregular subdivision, COA protected trees

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	MF-3-NP	Multi-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  
 Clarksville Community Development Corp.  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Old West Austin Neighborhood Association  
 Old West Austin Neighborhood Plan Contact Team  
 Preservation Austin  
 SELTexas  
 Save Barton Creek Assn.  
 Shoal Creek Conservancy  
 Sierra Club, Austin Regional Group



## CITY OF AUSTIN

### Development Services Department

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

# E-1/2

## 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: 1711 WATERSTON AVENUE, AUSTIN, TX 78703

Subdivision Legal Description:

E42.5FT OF N125FT OF LOT 10 BLK 14 MAAS ADDN

Lot(s): 10 Block(s): 14

Outlot: \_\_\_\_\_ Division: MAAS ADDN

Zoning District: SF3-NP

I/We RYAN BOLLUM on behalf of myself/ourselves as  
authorized agent for MOLLY ROSENBLATT AND JOHN PEET affirm that on  
Month June, Day 4, Year 2020, 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 WOOD FRAME ADDITION ON SLAB ON GRADE

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492: INTERIOR SIDE YARD SETBACK OF 5' changed to 3'-6", REAR YARD SETBACK OF 10' changed to 5', BUILDING COVERAGE OF 40% changed to 55%, IMPERVIOUS COVERAGE OF 45% changed to 65%.

The suggested changes reflect the limits the code already provides for small lots in 25-2-779.

## 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:

The small lot size, irregular subdivision, COA protected trees and general tree canopy prevent the owners from adding the additional space they are afforded by COA zoning (.4 FAR) that the neighborhood generally affords other owners. Furthermore, the irregular nature of the subdivision allows neighboring homes to extend into setbacks unequally. More generous setbacks and building coverage (which the code provides for small lots in 25-2-779) will allow the owners to build a single story addition at the FAR afforded to other residents that also respects the neighboring historic homes.

### Hardship

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

1. The lot has substandard width (43.1'), depth (125.2') and overall size (5401sf)
2. COA protected trees & additional canopy severely restrict buildable area in plan & elevation.
3. The 2 adjacent single story homes to the west of the property are considered historic
4. The irregular subdivision of Lot 10 allows adjacent structures to extend into setbacks that applicable code does not currently afford on our property

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

The property is substandard while most other properties in the neighborhood are not. The protected trees and tree canopy are specific constraints that apply only to the property. Not all homes in the area are situated next to historic homes. The area is not comprised of many irregular subdivisions.

## 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 variance will allow the addition to be built on a single story, which is more respectful of the single story neighboring historic homes, more appropriate to the character of the area, and avoids the destruction of the existing tree canopy. Many of the neighboring properties are non-conforming; the variance will afford this property the same rights without impairing use. The variance will allow the owners to build a home to the size the zoning district provides. They would not be able to do so without severely altering the neighborhood's existing character.

## 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:

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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:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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: Ryan Bollom Digitally signed by Ryan Bollom  
Date: 2020.06.04 15:00:09 -05'00' Date: 06/04/2020

Applicant Name (typed or printed): RYAN BOLLUM

Applicant Mailing Address: 2601A S 2ND ST

City: AUSTIN State: TX Zip: 78704

Phone (will be public information): (512) 553-5026

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: Molly Rosenblatt John Stanan Peet Date: 06/04/2020

Owner Name (typed or printed): MOLLY ROSENBLATT, JOHN PEET

Owner Mailing Address: 1711 WATERSTON AVENUE

City: AUSTIN State: TX Zip: 78703

Phone (will be public information): 215-806-6796

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).

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**1711 Waterston Avenue Addition BOA Variance Request**

Date: July 13, 2020

Owners: Molly Rosenblatt and John Peet

Architect: Ryan Bollom, Principal, Low Design Office

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Application Summary

The small lot size, irregular block subdivision, COA protected trees and general tree canopy prevent us from adding the additional space we are afforded by COA zoning (.4 FAR), which the neighborhood generally affords other property owners. Furthermore, the irregular nature of the subdivision allows neighboring homes to extend into setbacks unequally.

More generous setbacks and building coverage (which the code provides for small lots in 25-2-779) will allow us to build a single story addition at the FAR afforded to other residents that is more respectful of the single story neighboring historic homes, more appropriate to the character of the area, and avoids the destruction of the existing tree canopy. Many of the neighboring properties are non-conforming; the variance will afford our property the same rights without impairing use. The variance will allow us to build a home to the size the zoning district provides. We would not be able to do so without severely altering the neighborhood's existing character.

Extenuating Circumstances

We hope to build a universally accessible home so that we can accommodate our sister's physical impairments as well as our parents as they become less mobile.

Before purchasing the home, the COA residential review provided us with incorrect information in August, 2019 and then again in September, 2019, telling us that we could build a one story home according to 25-2-779 of the Land Development Code. After months of design work we were shocked and disappointed when we were told this was not the case and that we needed to apply for a variance in order to proceed.

Thank you for your time and consideration.

Best,

Molly Rosenblatt  
Owner

John Peet  
Owner



# 1711 WATERSTON AVENUE **E-177** ADDITION

BOA REQUEST TO ADDRESS:

.IRREGULAR BLOCK SUBDIVISION

.MAINTAINING NEIGHBORHOOD CHARACTER

.SMALL LOT SIZE

.TREE PRESERVATION







Clarksville

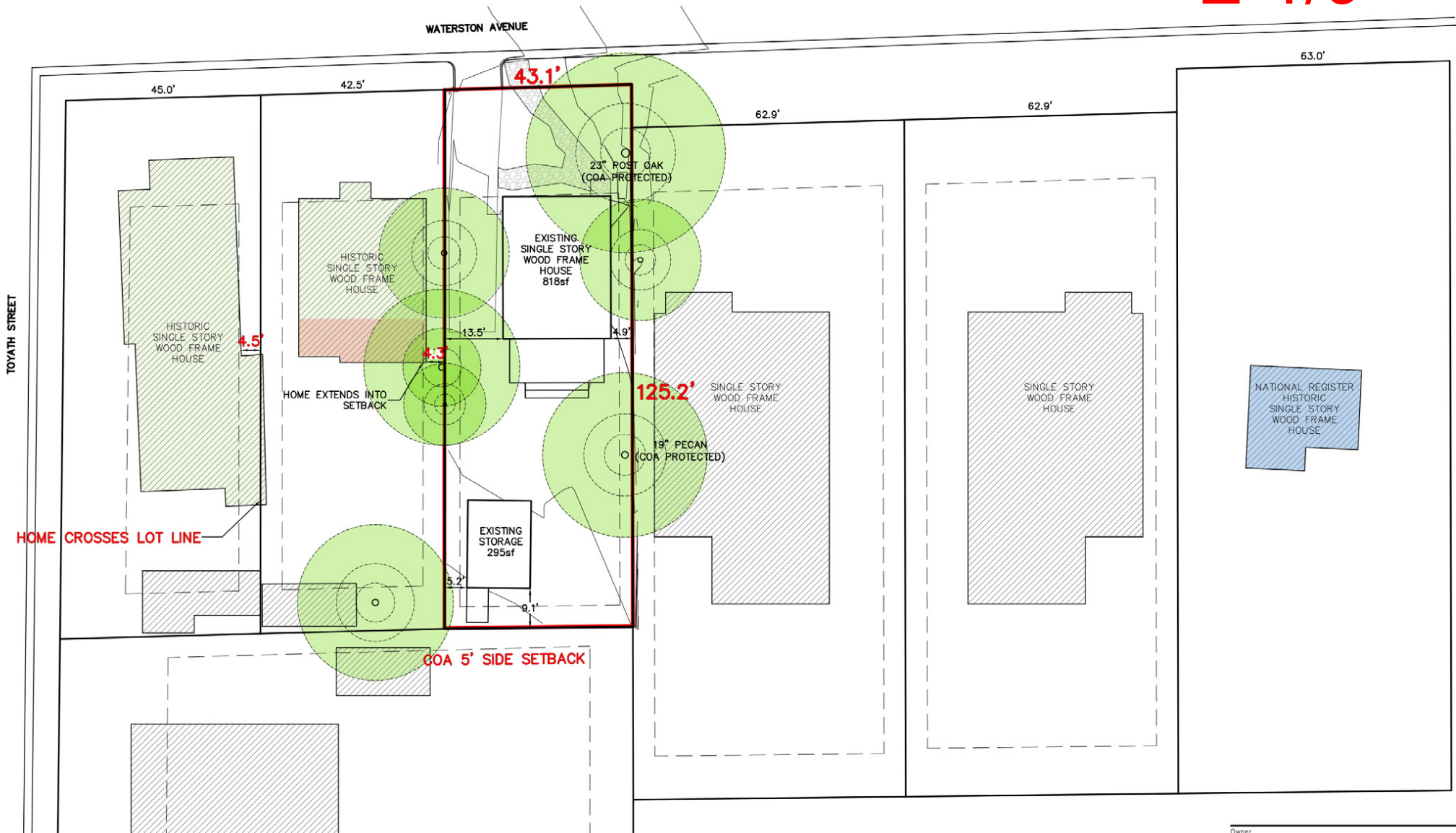
Lot is undersized and part of an irregular block subdivision that is unique to the neighborhood

## 2 Neighborhood Detail Plan

NTS

Owner  
**Molly Rosenblatt and John Peet**  
 1711 Waterston Ave  
 Austin, Texas 78703  
 Mobile +1 215 806 6796

Designer  
**Low Design Office**  
 2601A S 2nd St  
 Austin, TX 78704  
 Telephone +1 832 729 7962  
[www.lowdo.net](http://www.lowdo.net)



All neighboring homes are 1 story.  
Direct neighbors are historic with alterations. Also in close proximity to National Register Historic home.

Lot has substandard width (43.1'), depth (125.2') and overall size (5401sf).  
Tree roots and canopy severely restrict buildable area and height.  
Neighboring lots encroach on setbacks and cross lot lines.  
Neighbor acquired permit to enclose non complying wood deck in 2011

## 1 Existing Plan

1/32" = 1'-0" printed on 8.5x11



Owner  
**Molly Rosenblatt and John Peet**  
1711 Waterston Ave  
Austin, Texas 78703  
Mobile +1 215 806 6796

Designer  
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Trees viewed from front



Trees viewed from back



## Site Photos

Existing tree coverage



## Old West Austin Neighborhood Design Guidelines

### Residential Guidelines

#### Goal 1: Promote prevailing neighborhood character

- 1.1 Promote diversity of architectural styles
  - 1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures
- 1.2 Maintain consistent mass and scale
- 1.3 Maintain historic land use patterns
  - 1.3.1 Maintain street setback lines
  - 1.3.2 Promote “back-buildings”
  - 1.3.3 Promote parking on the side or rear in lieu of front

#### Goal 2: Enhance the streetscape

- 2.1 Promote and maintain street trees
- 2.2 Minimize driveway width and curb cuts
- 2.3 Promote openness to the street
  - 2.3.1 Windows
  - 2.3.2 Porches
  - 2.3.3 Transparent fences
  - 2.3.4 Face garage doors away from the street
- 2.4 Promote and maintain sidewalks
- 2.5 Promote localized porch and walkway lighting

### 1.0 Residential guidelines

#### Goal 1: Promote prevailing neighborhood character

##### 1.2 Maintain consistent mass and scale



This

Not this

### 1.0 Residential guidelines

#### Goal 1: Promote prevailing neighborhood character

- 1.3 Maintain historic land use patterns
  - 1.3.2 Promote “back-buildings”





E-1/12



1711 WATERSTON AND NEIGHBORING MASS AND SCALE



NATIONAL REGISTER HISTORIC



NEIGHBOR TO EAST



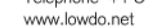
NEIGHBOR TO WEST. HISTORIC



HISTORIC

DIRECT NEIGHBORS TO EAST AND WEST OF 1711 WATERSTON

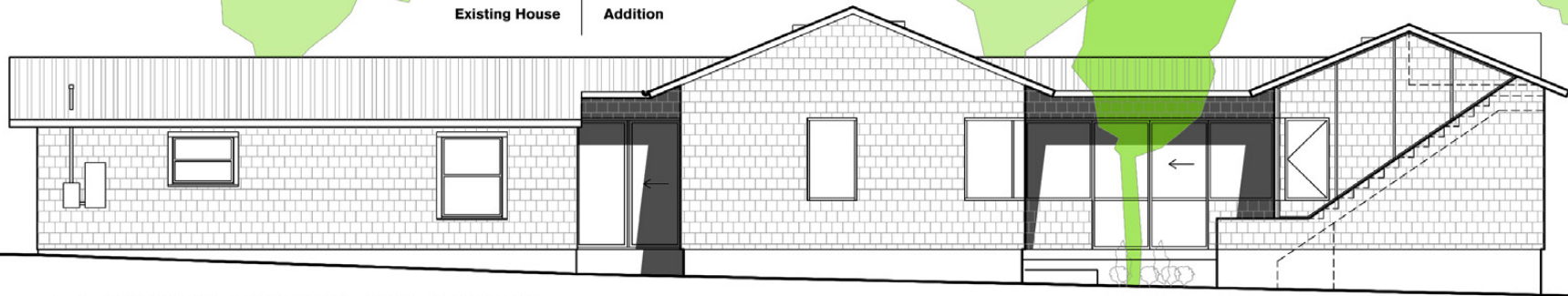




Designer:  
**Low Design Office**  
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Existing House      Addition



**3 Proposed Side Elevation Viewed from driveway**

3/32" = 1'-0" printed on 8.5x11



**1 Existing Front Elevation Viewed from Street**

3/32" = 1'-0" printed on 8.5x11



**2 Proposed Front Elevation Viewed from Street**

3/32" = 1'-0" printed on 8.5x11



E-1/15



RENDERED DESIGN PROPOSAL



# TOPOGRAPHIC SURVEY OF 0.12 ACRES ± OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT 7 TRAVIS COUNTY, TX

TREE TABLE		
Tag No.	Type	Trunk
3000	PECAN	14 "
3001	POST OAK	23 "
3002	HACKBERRY	10 "
3003	HACKBERRY	18 "
3004	PECAN	10 "
3005	PECAN	19 "
3006	AMERICAN ELM	18 "

LEGEND	
( )	RECORD INFORMATION
B/C	BACK OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
VOL. PG.	VOLUME AND PAGE
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
FFE	FINISHED FLOOR ELEVATION
+ 100'	SPOT ELEVATION
(M)	MULTIPLE
●	IRON ROD FOUND (TYPE NOTED)
⊙	IRON PIPE FOUND (TYPE NOTED)
⊙ PP	POWER POLE
⊙ MH	WASTE WATER MANHOLE
⊙ WV	WATER VALVE
⊙ BM	TEMPORARY BENCHMARK
⊙ E	ELECTRIC METER
⊙ G	GAS METER
⊙	IRRIGATION CONTROL VALVE
OHU	OVERHEAD UTILITY
//	WOOD FENCE
-X-	CHAINLINK FENCE
—	PROPERTY LINE
—	EDGE OF PAVEMENT
—	ADJOINER LINE
□	CONCRETE AREA
■	RETENTION WALLS
□	STONE AREA
○	CRITICAL ROOT ZONE = DIAMETER EQUAL IN FEET TO TWICE THE NUMBER OF INCHES OF THE TREE'S TRUNK DIAMETER

42.5 FEET BY 125 FEET  
OUT OF LOT 10  
BLOCK 14  
MAAS ADDITION  
DOC. No. 2011069199  
O.P.R.T.C.

CEN 53.5 FT OF LOT 10  
BLOCK 14  
MAAS ADDITION  
DOC. No. 2016170076  
O.P.R.T.C.

## FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY  
APPEARS TO BE LOCATED IN ZONE X. THIS  
PROPERTY WAS FOUND IN MAP NUMBER  
48453C0445J, DATED 01/06/2016.

## DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203), NAD 83.  
ELEVATION DATA NAVD 88, GEOID 12B.  
DISTANCES IN US SURVEY FEET (GRID).

## GENERAL 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) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
- 5) UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 6) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2019047314, TRAVIS COUNTY RECORDS.
- 7) TREE TYPES TO VERIFIED BY CERTIFIED ARBORIST.

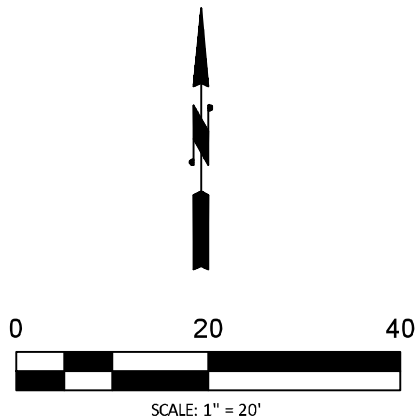
I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DEREK KINSAUL, R.P.L.S. NO. 6356 OCTOBER 1, 2019

DRAWN BY: E. OLDEN

REVIEWED BY: REK

REVISION #:



SURVEYED FOR: PEET  
PROJECT NO. 19-0225  
1711 WATERSTON AVE,  
AUSTIN, TX



INFO@SURVEYWORKSAUSTIN.COM  
SURVEYWORKSAUSTIN.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

SHEET  
1 of 1

## No Historic Review Application Needed for 1711 Waterston



Ryan Bollom <[REDACTED]>

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### 1711 Waterston Avenue Addition

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Gaudette, Angela <[REDACTED]>

Fri, Mar 20, 2020 at 9:55 AM

To: Ryan Bollom <[REDACTED]>

Hi Ryan,

I've passed on your inquiry to my supervisor, and she's determined that the property at 1711 Waterston should be considered "non-contributing" in accordance with the recent survey done for a historic district application (now defunct).

Our staff will be able to sign off on the project (window replacement and rear addition) as part of the regular internal review process - **no historic review application needed.**

It's up to you whether you'd like to split the application into two parts or not, but make sure everything is submitted to the Residential Review team electronically, as our entire office is currently working remotely.

Let us know if you have any more questions,

Angela Gaudette

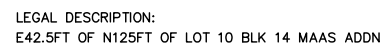
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**From:** Ryan Bollom <[REDACTED]>

**Sent:** Thursday, March 19, 2020 10:45 AM

[Quoted text hidden]

[Quoted text hidden]



PROPERTY ZONING: SF-4A-NP

LOT AREA	5,401sf
BUILDING COVERAGE	2,546sf
% BUILDING COVERAGE	47.1%
IMPERVIOUS COVERAGE	3,300sf
% IMPERVIOUS COVERAGE	61.1%
TOTAL GROSS FLOOR AREA	2,071sf
% FAR	38.3%

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## 1 Block Detail Plan

**1/32" = 1'-0" printed on 8.5x11**



## 2 Neighborhood Detail Plan

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