

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0054

BOA DATE: October 12, 2020

ADDRESS: 3612 Govalle Ave

COUNCIL DISTRICT: 3

OWNER: Matthew Satter

AGENT: Mari Russ

ZONING: SF-3-NP (Govalle NP)

LEGAL DESCRIPTION: 120 X 61.7 FT OLT 48 DIVISION A

VARIANCE REQUEST: increase the total area of a second dwelling unit and increase second floor of a second dwelling unit.

SUMMARY: erect a 2,000 sq. ft. ADU

ISSUES: original structure that typifies the history and heritage of the area.

	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; P-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
 Friends of Austin Neighborhoods
 Govalle Neighborhood Association
 Govalle/Johnston Terrace Neighborhood Plan Contact Team
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0054
LOCATION: 3612 GOVALLE AVENUE

1" = 250'

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.





Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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: 3612 Govalle Ave

Subdivision Legal Description:
120 x 61.7 ft OLT 48 DIVISION A

Lot(s): _____ Block(s): _____

Outlot: 48 Division: A

Zoning District: SF-3-NP

I/We MARI RUSS on behalf of myself/ourselves as
authorized agent for MATTHEW SATTER affirm that on
Month August, Day 17, 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: ERECT 2,000 SQFT SECONDARY UNIT/ADU (+900sqft over allowable 1,100 per code) AT 3612
GOVALLE AVE TO DETER DEMOLITION OF THE EXSITING 1937 STRUCTURE AT STREET FRONT
IN ORDER TO PRESERVE TO THE SCALE, CONTEXT, AND HERITAGE OF THE NEIGHBORHOOD

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

25-2-774-C-5-a: "SECOND DWELLING UNIT MAY NOT EXCEED: 1,100 TOTAL SQFT OR A FAR OF 0.15, WHICHEVER IS SMALLER" MAX ALLOWED: 1,100 SQFT - I AM REQUESTING 2,000 SQFT; 25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY." MAX ALLOWABLE: 550 SQFT - I AM REQUESTING 1,100 SQFT(FIRST FLOOR = 900 SQFT; SECOND FLOOR = 1,100 SQFT)

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:

- (1) A NEW DUPLEX STRUCTURE WOULD REQUIRE 50% SHARED WALL, REQUIRING THE DEMOLITION OF THE EXISTING 1937 COTTAGE, CONTRIBUTING TO THE EROSION OF SCALE AND CHARACTER THAT IS REPRESENTATIVE OF SMALL 1930S COTTAGES OF THE GOVALLE NEIGHBORHOOD
- (2) A SECONDARY UNIT (PERMITTED ONLY ON THE SIDE OR REAR OF PRIMARY UNIT) ONLY ALLOWS 1,100 SQFT, THUS LIMITING THE AMOUNT OF REDEVELOPMENT IN ORDER TO PRESERVE THE HISTORIC-AGE COTTAGE AT STREET-FRONT.

Hardship

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

THE PROPERTY INCLUDES AN ORIGINAL STRUCTURE THAT TYPIFIES THE HISTORY AND HERITAGE OF THE AREA. A STRICT APPLICATION OF THE COA LDC WOULD DEPRIVE THE OWNERS OF THE SAME DEVELOPMENT PRIVILEGE ENJOYED BY NEIGHBORS BECAUSE THE COTTAGE IS LOCATED AT THE FRONT OF THE PROPERTY. TO DEMO THE HISTORIC-AGE STRUCTURE IS CONTRARY TO NEIGHBORHOOD PLAN.

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

MANY LOTS NO LONGER CONTAIN THE ORIGINAL STRUCTURES OF THIS UNIQUE TYPOLOGY AND THEREFORE ARE NOT BURDENED WITH THE CHOICE BETWEEN PRESERVATION AND DEVELOPMENT. SOME HAVE DEVELOPED SECONDARY UNITS PRIOR TO THE EXISTING LCD/CITY ORDINANCES (AND THUS ALLOW FOR LARGER REAR SECONDARY UNITS).

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:

MOST OF THE PROPERTIES IN THIS AREA HAVE A SMALLER UNIT AT THE FRONT OF THE PROPERTY WITH LARGER UNITS IN THE REAR. THIS VARIANCE REQUEST TO MAINTAIN A SMALLER FOOTPRINT/PRESERVE COTTAGE AT STREEFRONT AND INCREASE ADU AT REAR, FALLS WITHIN BOTH THE CHARACTER AND MORE RECENT DEVELOPMENT PATTERNS OF THE NEIGHBOHOOD (MATCHING THE DEVELOPMENT TRENDS PRECEDING THIS MOST RECENT UPTICK OF DEMOLISH & REPLACE).

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:

N/A

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:

N/A

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

N/A

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

N/A

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: Mari Russ Digitally signed by Mari Russ
Date: 2020.07.08 14:43:20 -05'00' Date: 07/08/2020

Applicant Name (typed or printed): MARI RUSS, RA

Applicant Mailing Address: 444 E ST. ELMO, A2

City: AUSTIN State: TX Zip: 78745

Phone (will be public information): (512) 425-0024

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: Matthew Satter Digitally signed by Matthew Satter
Date: 2020.08.24 09:18:44 -05'00' Date: 08/24/2020

Owner Name (typed or printed): Matthew Satter

Owner Mailing Address: 2235 E 6th St, Unit 210

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 425-0024

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

Section 5: Agent Information

Agent Name: MARI RUSS

Agent Mailing Address: 444 E St Elmo Road A2

City: Austin State: TX Zip: 78745

Phone (will be public information): (512) 425-0024

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).

ADDITIONAL SPACE WILL BE USED FOR REFERENCES TO THE GOVALLE NEIGHBORHOOD PLAN:

(1) "PRESERVATION OF SINGLE FAMILY HOUSING": KEEPING THE EXISTING COTTAGE IN FRONT ALLOWS OWNERS TO PRESERVE THE SCALE OF SINGLE FAMILY HOUSING WHILE

Additional Space (continued)

INCREASING DENSITY.

(2) "GOAL 4: CREATE AND PRESERVE A SENSE OF "HUMAN SCALE" TO THE BUILT ENVIRONEMNT OF THE NEIGHBORHOOD." THIS VARIANCE REQUEST ALLOWS THE EXISTING STRUCTURE TO REMAIN AT ONE STORY ON STREET FRONT.

(3) "GOAL 5: MAINTAIN AN AFFORDABLE AND STABLE HOUSING STOCK." THIS VARIANCE REQUEST CREATES DENSITY WITHOUT OVERBURDENING THE NEIGHBORHOOD.

(4) "GOAL 6: FOSTER AND PROECT EXISTING NEIGHBORHOODS." THIS VARIANCE REQUEST PRESERVES THE HISTORIC-AGE COTTAGE TO REPRESENT THE CHARACTER AND CULTURE OF THE NEIGHBORHOOD.

(5) "GOAL 7: REHABILITATE THE DETERIORATING HOUSING STOCK." THIS VARIANCE REQUEST ALLOWS THE OWNERS TO FULLY DEVELOP THE LOT WHILE BREATHING NEW LIFE INTO THE EXISTING HISTORIC-AGE COTTAGE, CONTRIBUTING THE CULTURE AND HISTORY OF THE NEIGHBORHOOD.

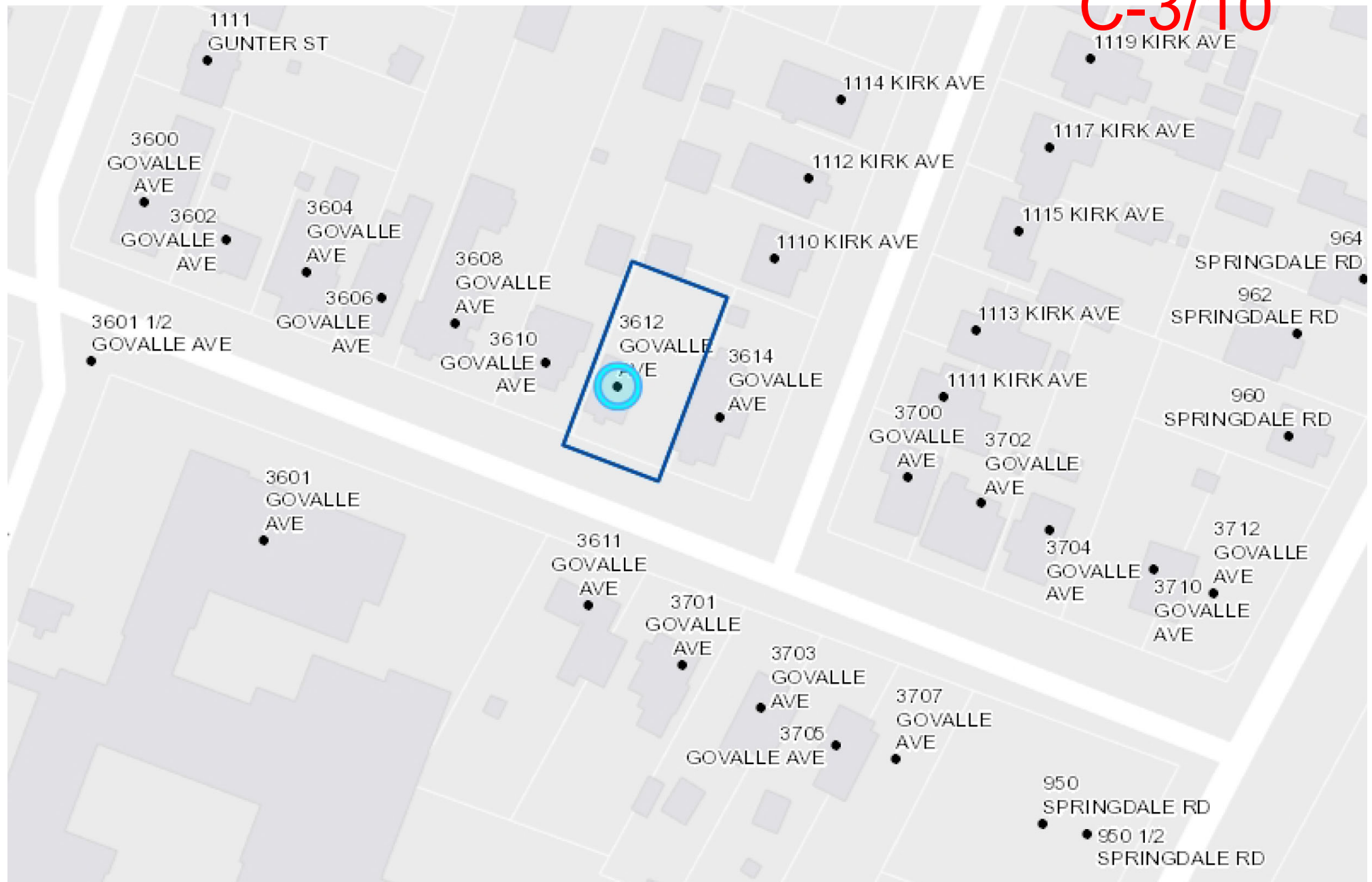
(6) "GOAL 11: PROTECT AND PRESERVE HISTORIC BUILDINGS AND RESIDENTIAL AREAS IMPORTANT TO THE NEIGHBORHOOD" THIS VARIANCE REQUEST PRESERVES ONE OF THE FEW REMAINING HISTORAC-AGE COTTAGES WHICH IN TURN IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT. (PER STEVE SADOWSKY)

(7) "GOAL 13: ENCOURAGE NEW STRUCTURES, RENOVATIONS AND BUSINESSES TO BE COMPATIBLE WITH THE NEIGHBORHOOD.": THIS VARIANCE REQUEST WOULD ALLOW THE OWNERS TO MATCH THE NEWER DEVELOPMENTS IN THE AREA BYT CREATING A LARGER, 2-STORY UNIT IN THE REAR.



3612 GOVALLE AVE





DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

NEIGHBORHOOD PLAN
V-001
08/17/20



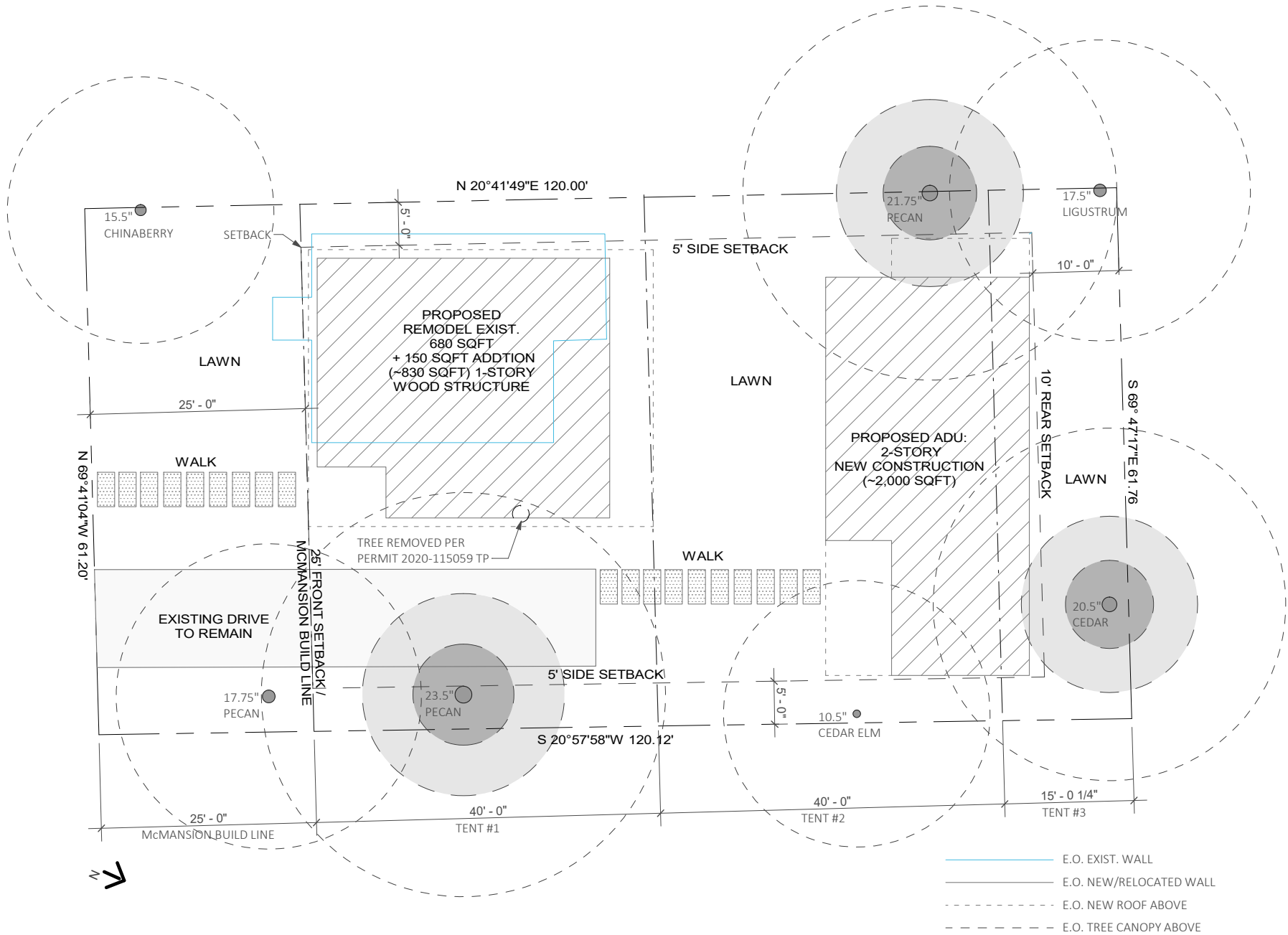
FRONT OF 3612 GOVALLE AVE.

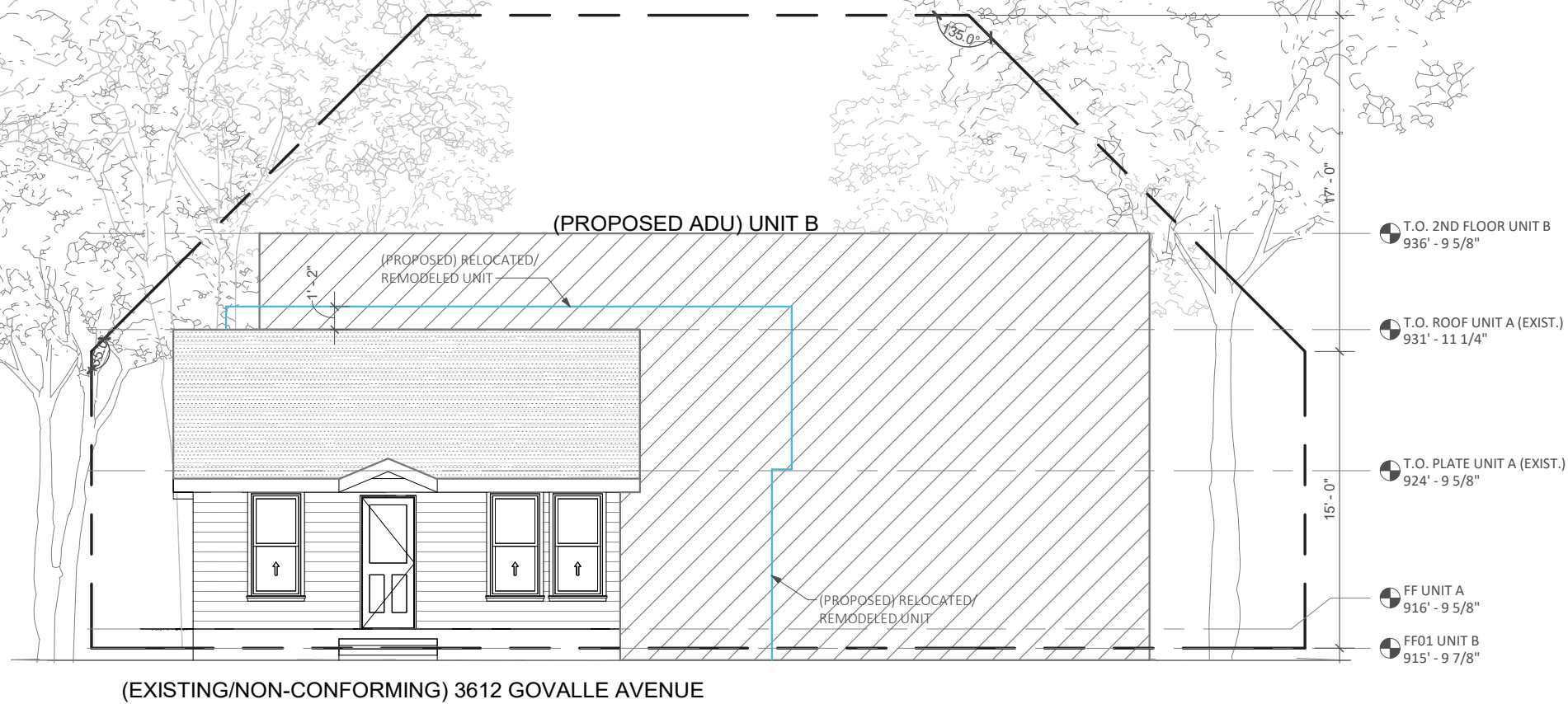
DROPHOUSE DESIGN

 444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

3612 GOVALLE AVE: VARIANCE REQUEST

EXISTING PHOTOS
V-100
08/17/20





DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

FRONT ELEVATION
V-202
08/17/20



Mari Russ <[REDACTED]>

3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter <[REDACTED]> "Rice, Andrew" <Andrew.Rice@austintexas.gov>, Craig Hoverman

[REDACTED] Mari Russ <[REDACTED]>

Dear Mr. Hoverman:

We are happy to support your application for a variance that will preserve the existing 1930s house at [3612 Govall Avenue](#). The Govalle neighborhood is unique in Austin in that it developed out of a large agricultural tract watered by Boggy Creek and the Colorado River. Many houses dating from the 1930s, such as this one, reflect the early agricultural working class history of the neighborhood. Residents worked at area farms or at blue collar occupations in nearby Austin. While this house may not qualify as an individual historic landmark, its preservation is important to reflect the history and heritage of the neighborhood, and would be contributing to a potential Govalle historic district. Your proposal to preserve the existing house appears to meet two important goals – preserving the historic streetscape that could easily be decimated by large-scale development, and the resulting loss of the history and context of this neighborhood, while still providing an opportunity to add housing units to this vibrant neighborhood. We believe that your proposal is very sensitive to the context and character of historic Govalle, and presents a unique circumstance because of the commitment to preserve a historic house when no other protections are in place to accomplish that goal. Preservation of this house also presents a hardship to the property owner in limiting the amount of redevelopment on this site, such that the continued existence of the historic-age building on the street, while offering the benefits described above, also reduces the amount of land open for redevelopment on this site. We appreciate your diligence in presenting this very sensitive approach to preserving the history of Govalle, and with it, the heritage of Austin.

*Steve Sadowsky**Historic Preservation Officer**City of Austin, Texas**974-6454*

From: Matt Satter <[REDACTED]>**Sent:** Tuesday, August 25, 2020 11:05 AM**To:** Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Rice, Andrew <Andrew.Rice@austintexas.gov>; Bertron, Cara <Cara.Bertron@austintexas.gov>; Craig Hoverman <[REDACTED]> Mari Russ <[REDACTED]>**Subject:** Re: 3612 Govalle Ave

*** External Email - Exercise Caution ***

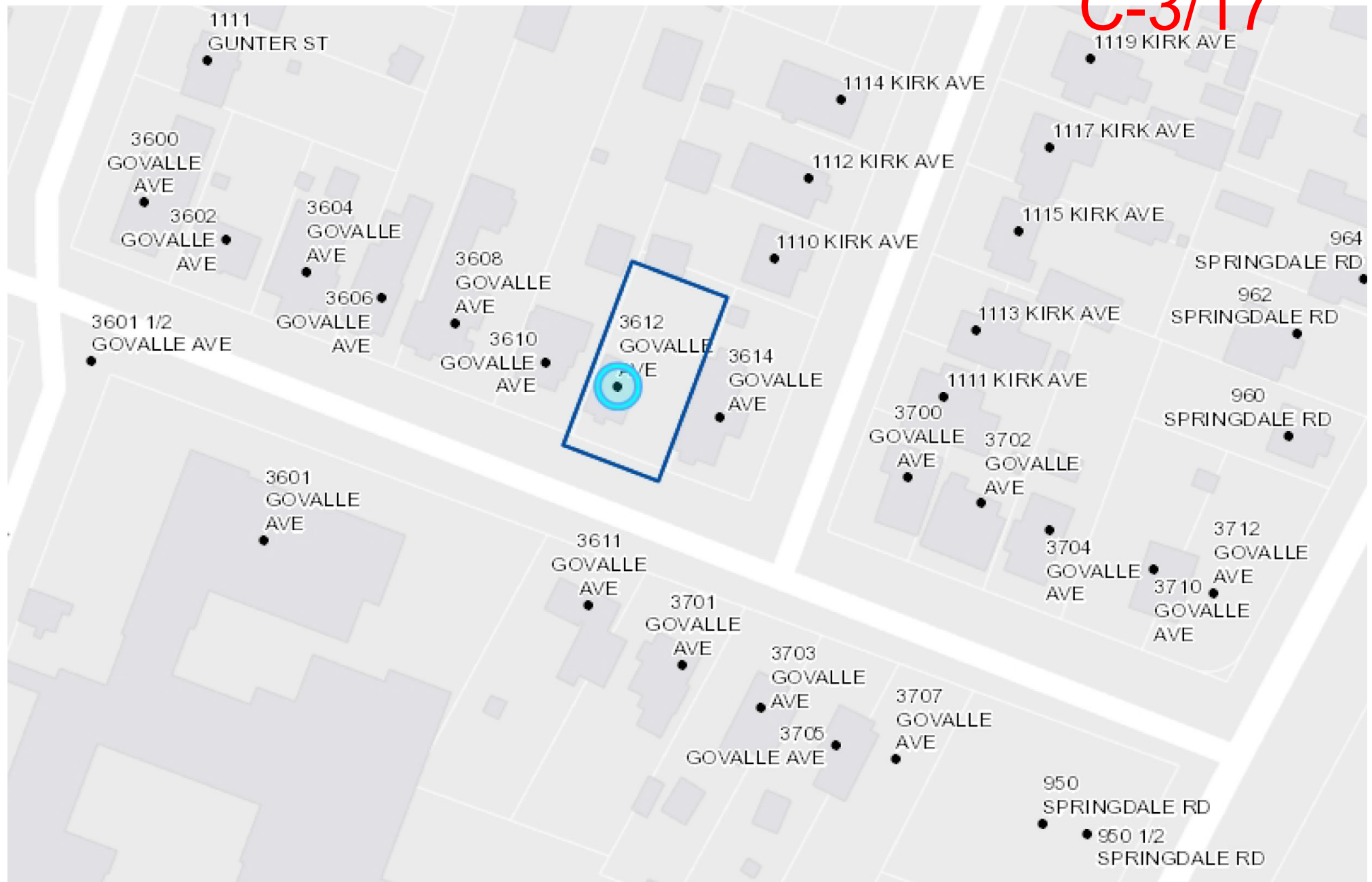
[Quoted text hidden]

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 ysb@cityofaustin.gov.



3612 GOVALLE AVE





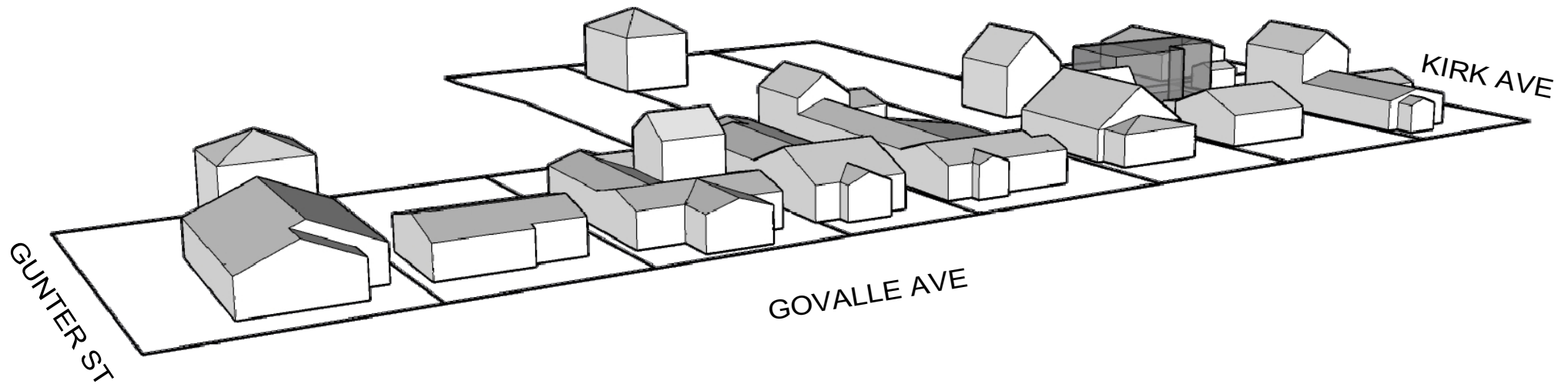
DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
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512.425.0024

NEIGHBORHOOD PLAN
V-001
08/17/20

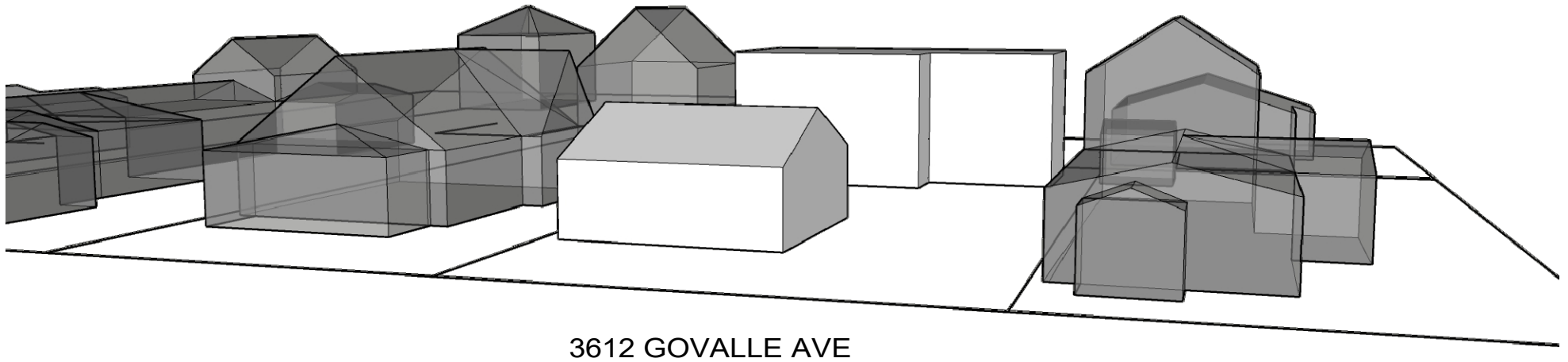


NEIGHBORHOOD CONTEXT: 3600 BLOCK OF GOVALLE AVE.

PER STEVE SADOWSKY:

"THE GOVALLE NEIGHBORHOOD IS UNIQUE IN AUSTIN IN THAT IT DEVELOPED OUT OF A LARGE AGRICULTURAL TRACT WATERED BY BOGGY CREEK AND THE COLORADO RIVER. MANY HOUSES DATING FROM THE 1930s, SUCH AS THIS ONE, REFLECT THE EARLY AGRICULTURAL WORKING CLASS HISTORY OF THE NEIGHBORHOOD. RESIDENTS WORKED AT AREA FARMS OR AT BLUE COLLAR OCCUPATIONS IN NEARBY AUSTIN. WHILE THIS HOUSE MAY NOT QUALIFY AS AN INDIVIDUAL HISTORIC LANDMARK, ITS PRESERVATION IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT."





VARIANCE REQUEST:

IN ORDER TO PRESERVE THE EXISTING 1937 COTTAGE WHICH SITES AT THE STREETFRONT ON 3612 GOVALLE AVE, THE OWNER IS REQUESTING AN INCREASE IN ADU SQUARE FOOTAGE.

SPECIFICALLY, A VARIANCE FROM

25-2-774-C-5-a: "SECOND DWELLING UNIT MAY NOT EXCEED: 1,100 TOTAL SQFT OR A FAR OF 0.15, WHICHEVER IS SMALLER"

- MAX ALLOWED: 1,100 SQFT - THE OWNER IS REQUESTING 2,000 SQFT;

25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY."

- MAX ALLOWABLE: 550 SQFT - THE OWNER IS REQUESTING 1,100 SQFT.

FIRST FLOOR: 900 SQFT

SECOND FLOOR: 1,100 SQFT





3600 GOVALLE AVE



3600 GOVALLE



3602 GOVALLE AVE



3602 GOVALLE



3604 GOVALLE AVE



3604 GOVALLE





3606 GOVALLE AVE





3608 GOVALLE AVE





3610 GOVALLE AVE





3612 GOVALLE AVE





3614 GOVALLE AVE





FRONT OF 3612 GOVALLE AVE.

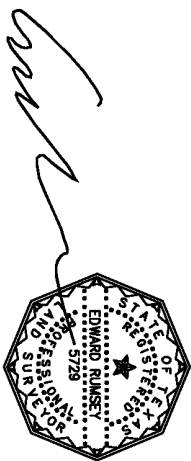
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 444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

3612 GOVALLE AVE: VARIANCE REQUEST

EXISTING PHOTOS
V-100
08/17/20

BENITO JOHN BRAJKOVICH
THOMAS G. BRAJKOVICH
MARY K. HARRINGTON
0.33 ACRES
(DOC. 2015104427)

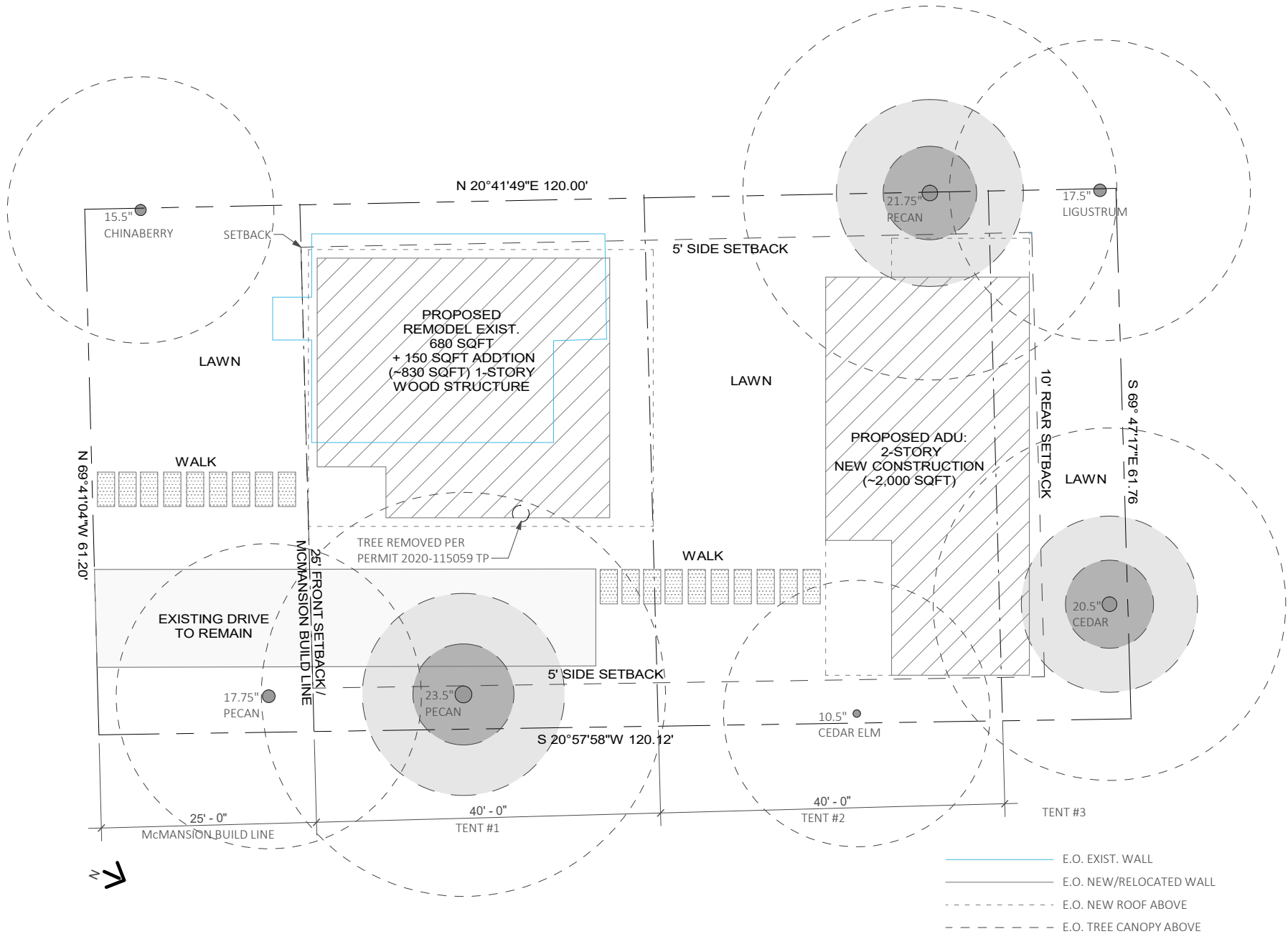


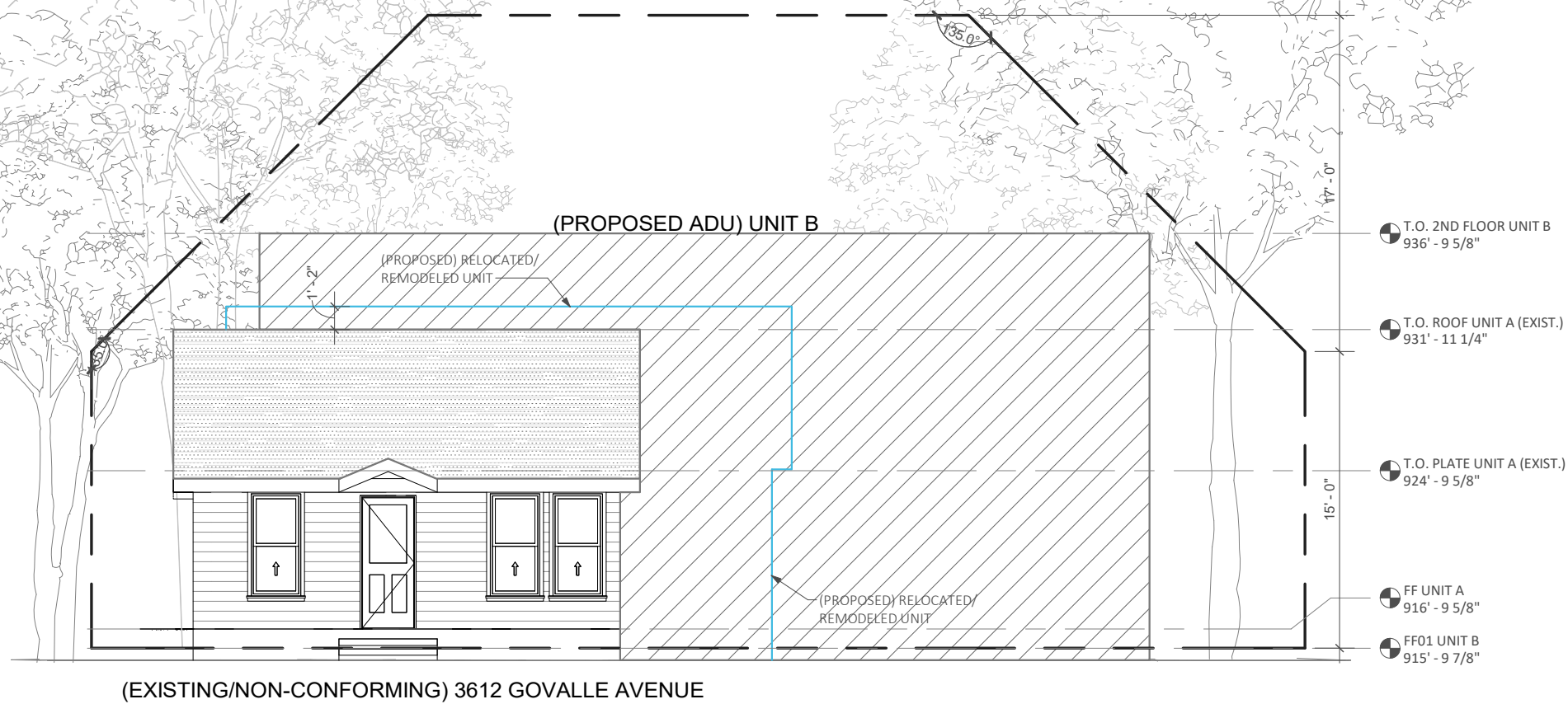
TO THE N HO LDER AND /OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAN. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PL. AT WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

BEING 0.17 ACRES OF OUTLOT 48, DIVISION "A," IN THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN MARIA PEREZ-TRACT, RECORDED IN VOLUME 4542, PAGE 143, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.17 ACRES OF LAND TO BE MORE PARTICULARLY DE-ETTES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

		ALLSTAR LAND SURVEY in g 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TERRABRAND 10135000	
THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONING AND IS NOT SUBJECT TO FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 484340G4631 PANEL: 04651 DATE: 01/06/2016 THIS CERTIFICATION IS FOR THE PROPERTY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD AND THE FLOOD INSURANCE RATE MAPS ARE NOT A GUARANTEE FOR THE CURRENT STATUS OF THE TRACT.		F.I.R.M. MAP INFORMATION	
MARIA PEREZ ESTRADA 3216 GOVALLA AVENUE AUSTIN, TRAVIS COUNTY, TEXAS.		ADDRESS	
SURVEY DATE: MAY 3, 2019 TITLE CO.: - DE NO.: - JOB NO.: 4041709	PREPARED BY: MAURO RODRIGUEZ CALC BY: CHRIS ZOTTER DRAWN BY: ARRIEL LOPEZ DPS CHECK: EDWARD RONSNEY	05/02/2019 05/02/2019 05/02/2019 05/02/2019	





DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



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512.425.0024

FRONT ELEVATION
V-202
08/17/20

GOVALLE NEIGHBORHOOD ASSOCIATION
www.govalle.org

July 18, 2020

Re: 3612 Govalle Ave

The Govalle Neighborhood Association supports the variance at 3612 Govalle Ave. Maintaining the house in the front helps maintain the character of the neighborhood which is rapidly being whipped away by developers. In fact, the Land Development Code revision that was proposed last year had a provision wherein if a developer maintained the front facade of the house then greater density could be built on the lot. Applicant is not asking for greater density or an increase in the allowable permeable cover, rather applicant is asking to maintain the house in the front and build a larger house in the back, a reverse of the typical large house in front and ADU in the back. Additionally, the surrounding lots also have similar density in the back. For these reasons the Govalle Neighborhood Association supports this variance.

Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair



3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter <matt@drophousedesign.com>, "Rice, Andrew" <Andrew.Rice@austintexas.gov>, Craig Hoverman <craig@dig-a.com>, Mari Russ <mari@drophousedesign.com>

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Steve Sadowsky

Historic Preservation Officer

City of Austin, Texas

974-6454



July 18, 2020

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Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair

