

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0032

BOA DATE: April 12th, 2021

ADDRESS: 1601 Brackenridge St

COUNCIL DISTRICT: 9

OWNER: Happy East Homes

AGENT: Mark Hutchinson

ZONING: SF-3-NP (South River City)

LEGAL DESCRIPTION: LOT 1 BLK 12G FAIRVIEW PARK PRORATE FROM 09/18/2019 - 12/31/19

VARIANCE REQUEST: decrease rear yard setback of a thru lot from 25 ft. to 5 ft.

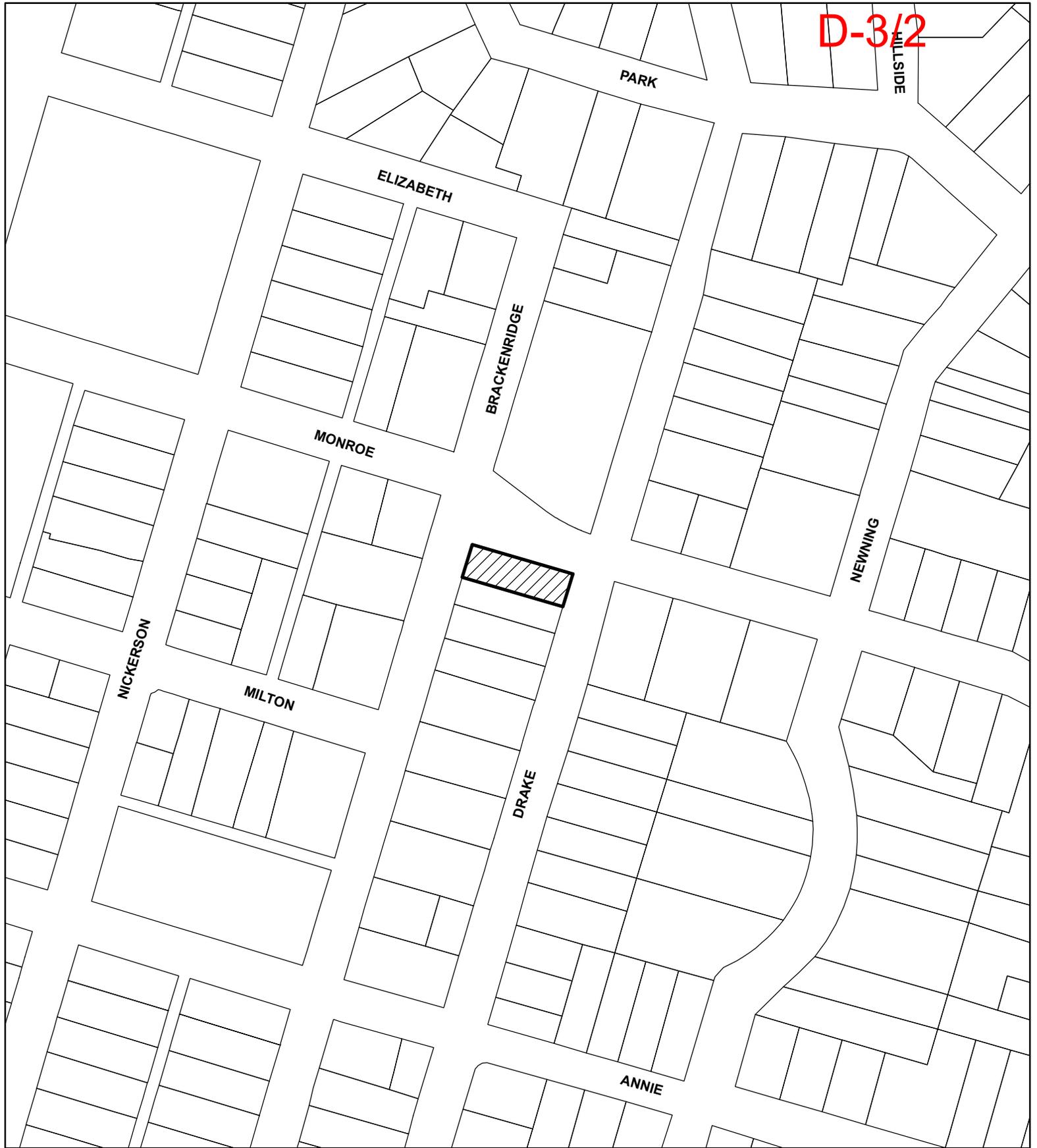
SUMMARY: erect a Secondary Dwelling Unit

ISSUES: thru lot, corner lot, and protected tree

	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-NCCD-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



NOTIFICATIONS

CASE#: C15-2021-0032
LOCATION: 1601 BRACKENRIDGE STREET



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 168'

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 # _____
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Section 1: Applicant Statement

Street Address: 1601 Brackenridge Street

Subdivision Legal Description:
LOT 1 BLK 12G FAIRVIEW PARK

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

Outlot: _____ Division: _____

Zoning District: SF-3-NP

I/We Jessica Braun on behalf of myself/ourselves as authorized agent for Happy East Homes affirm that on Month February, Day 23, Year 2021, 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: secondary dwelling unit

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

25-2-515 - REAR YARD OF THROUGH LOT

We are requesting a variance from the 25' rear setback (required) to a 5' rear setback (requested).

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 25' rear setback reduces the buildable area of the lot by 520 sf (18.7%).

Hardship

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

This property is both a through lot and a corner lot. It is therefore subject to both a 25' rear setback and a 15' side street setback which further reduces the buildable area. Additionally, the critical root zone of a protected tree and the existing historic primary dwelling eliminate other possible locations for a secondary dwelling unit.

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

The size of this lot is similar to others throughout the neighborhood yet this is one of a small number of properties that fronts two streets. Most nearby similarly sized lots have rear alley access and therefore a 5' setback for secondary dwelling 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:

The neighboring properties treat the rear street frontage as an alley. Garages, carports and accessory structures are all less than 25' from the rear property line. The average setback of the 8 rear facing structures on this block of Drake is approximately 4'.

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: Mark Hutchinson Date: 2/23/2021

Applicant Name (typed or printed): Mark Hutchinson

Applicant Mailing Address: 1609 Sunset Lane

City: Austin State: TX Zip: 78704

Phone (will be public information): 215.776.6970

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: Mark Hutchinson Date: 2/23/2021

Owner Name (typed or printed): Happy East Homes

Owner Mailing Address: 1609 Sunset Lane

City: Austin State: TX Zip: 78704

Phone (will be public information): 215.776.6970

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

Section 5: Agent Information

Agent Name: Jessica Braun

Agent Mailing Address: 1806 Willow Street

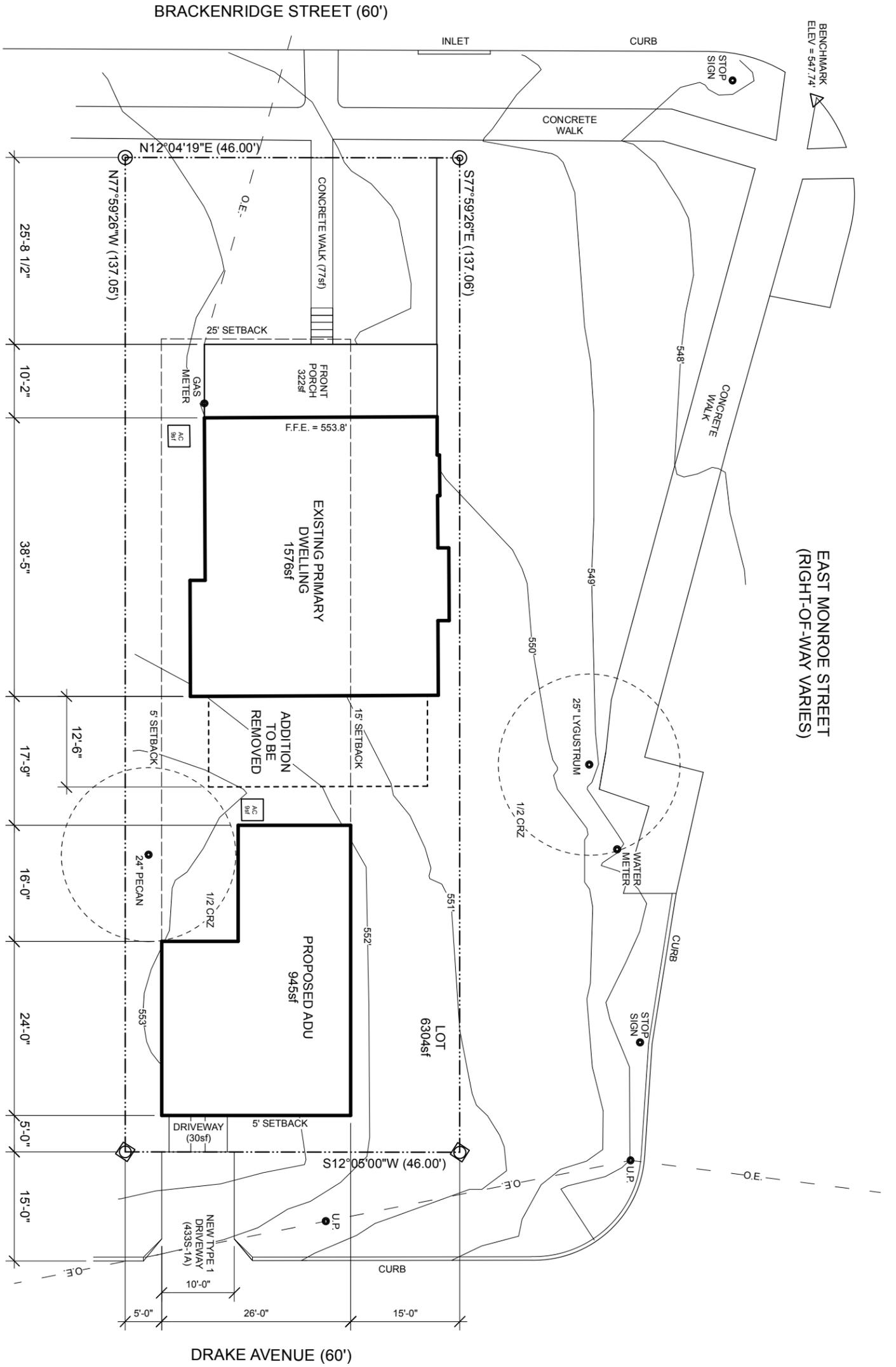
City: Austin State: TX Zip: 78702

Phone (will be public information): 443.370.2041

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

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).



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



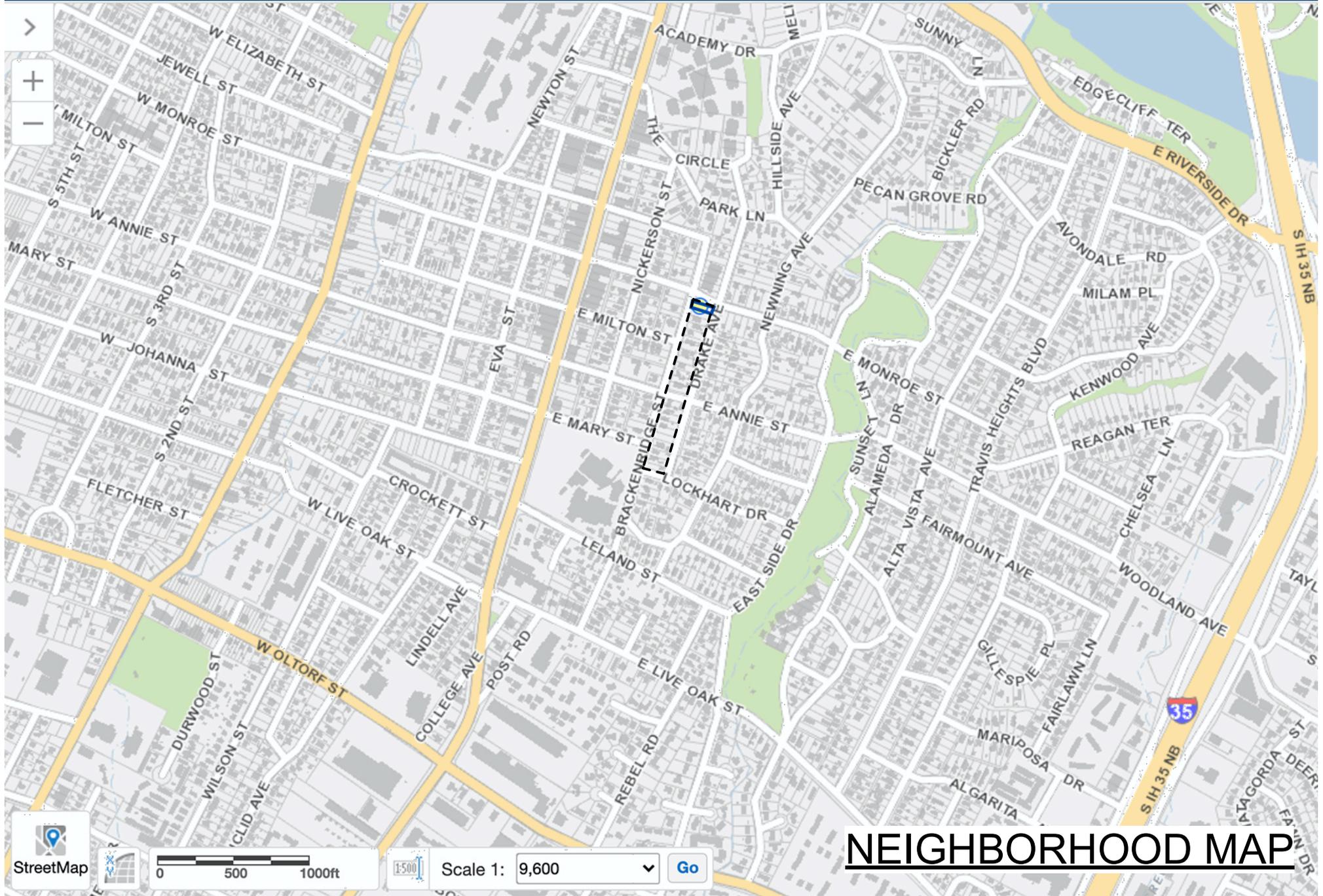
**1601 BRACKENRIDGE - SITE PLAN
 AUSTIN, TX 78704**

DATE:
 2/23/21



Property Profile

A DEVELOPMENT SERVICES TOOL



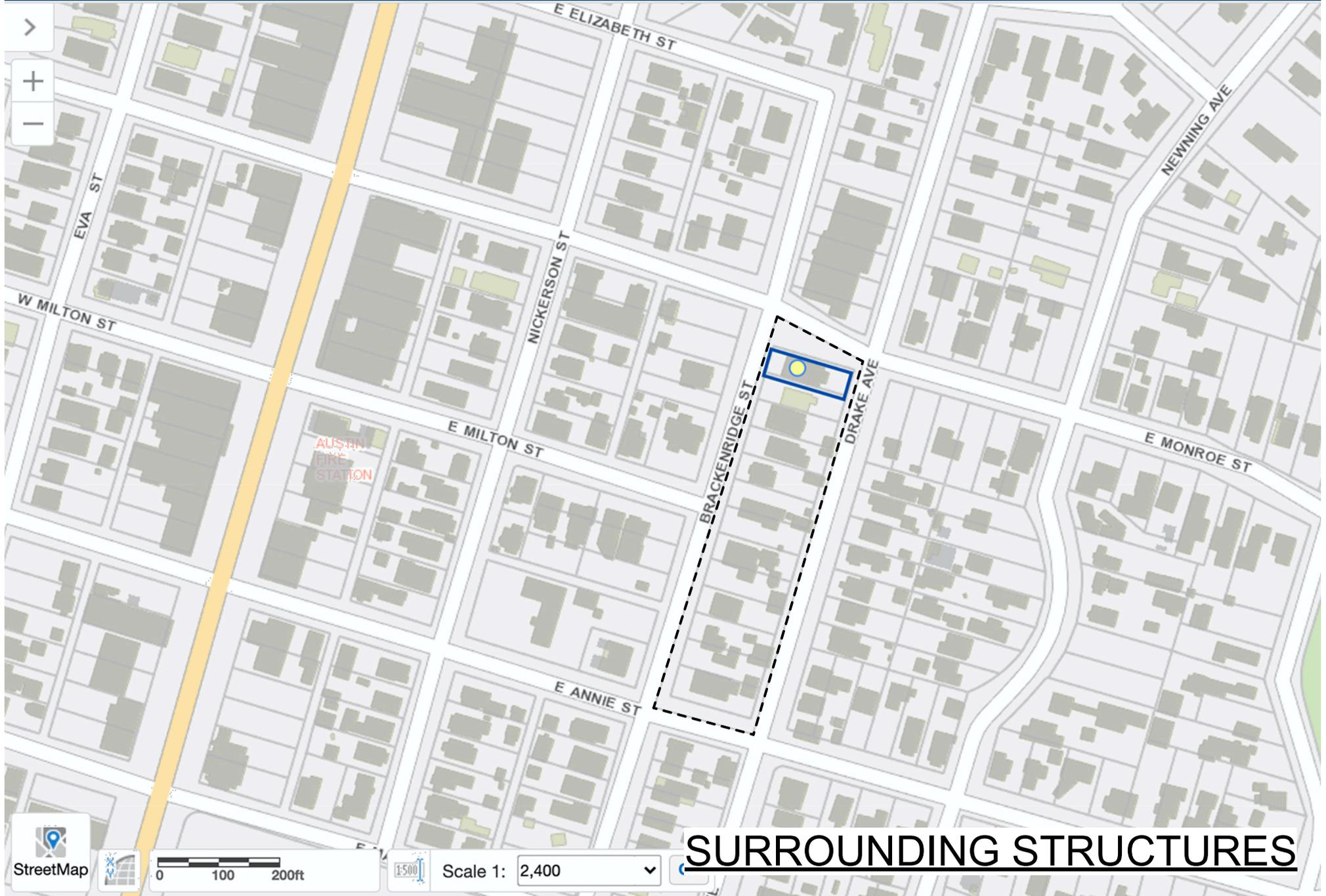
NEIGHBORHOOD MAP



Property Profile

A DEVELOPMENT SERVICES TOOL

D-3/9



SURROUNDING STRUCTURES



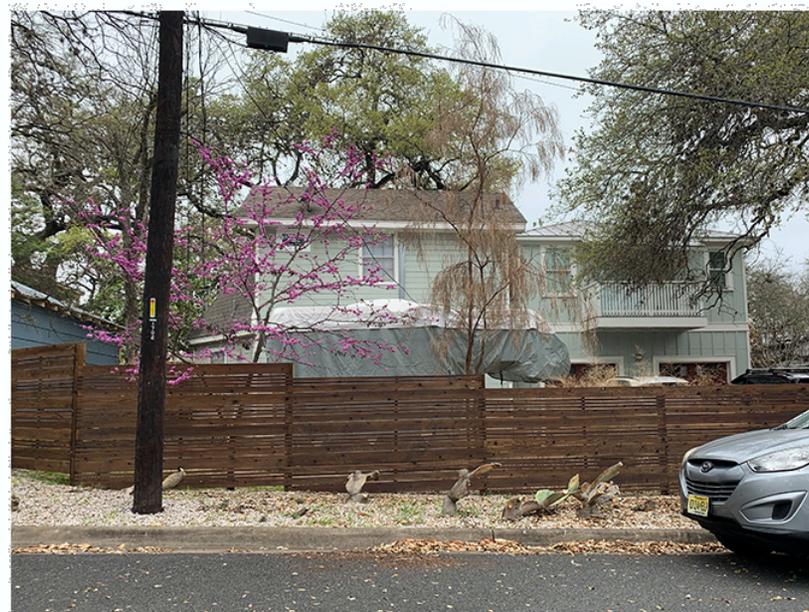
1712 DRAKE AVE. / 1711 BRACKENRIDGE ST.



1710 DRAKE AVE. / 1709 BRACKENRIDGE ST.



1707 BRACKENRIDGE ST.



1705 BRACKENRIDGE ST.



1613 BRACKENRIDGE ST.



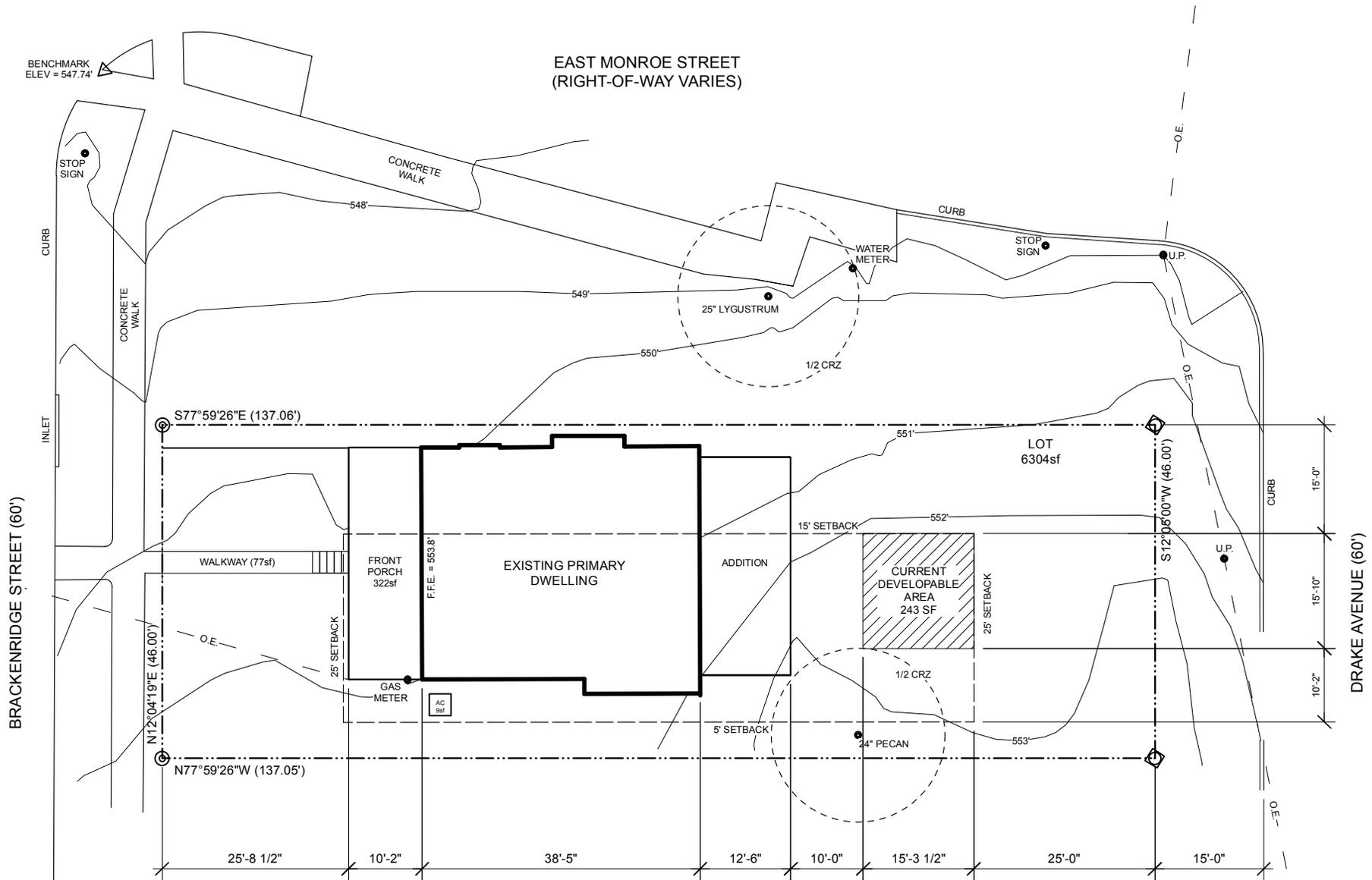
1611 BRACKENRIDGE ST.



1607 BRACKENRIDGE ST.



1605 BRACKENRIDGE ST.



1 SITE PLAN - EXISTING
SCALE: 1" = 20'-0"



IMPERVIOUS COVER

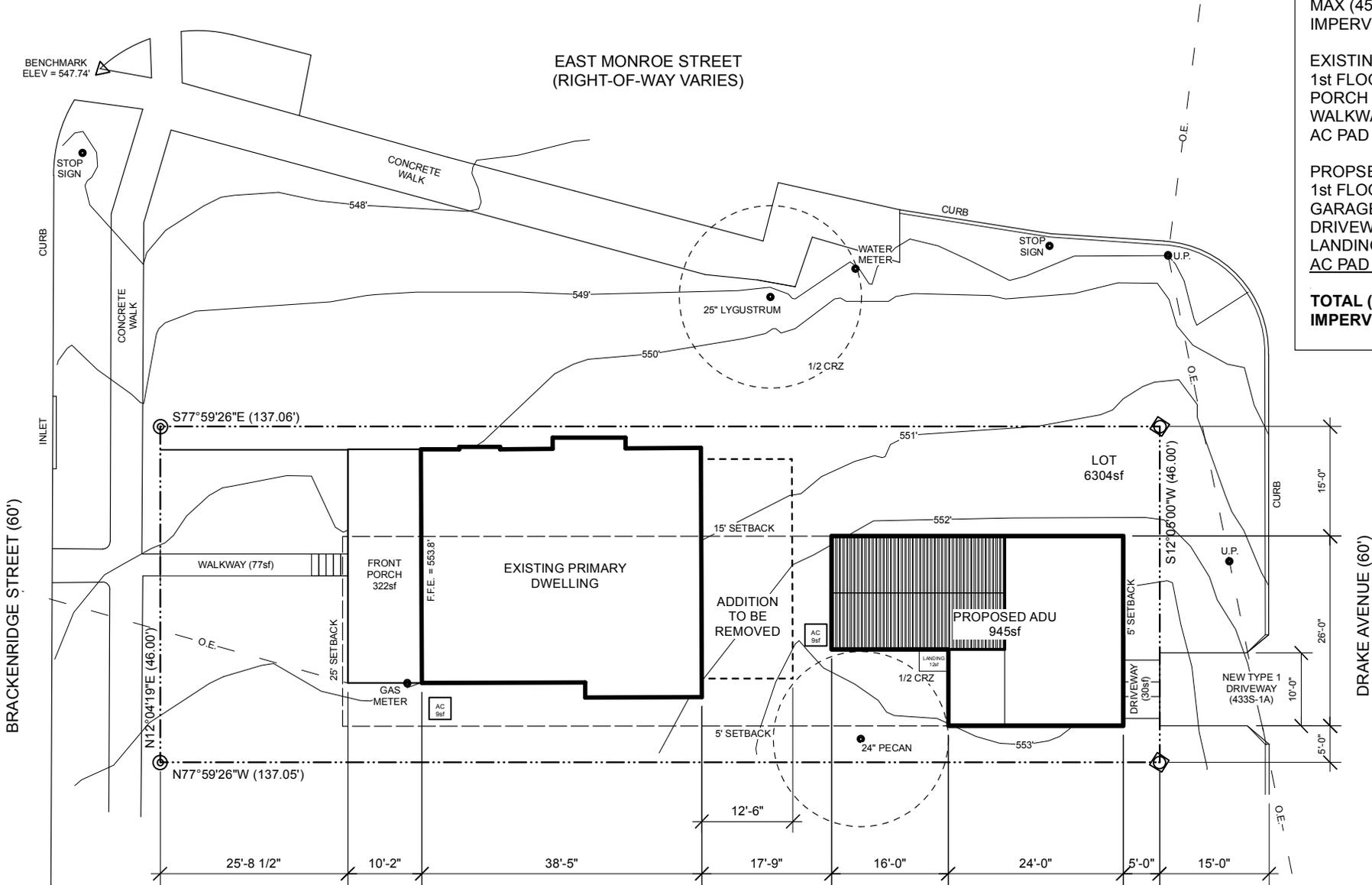
LOT SIZE - 6304 SF

MAX (45%)
IMPERVIOUS - 2836 SF

EXISTING
1st FLOOR - 1279 SF
PORCH - 322 SF
WALKWAY - 77 SF
AC PAD - 9 SF

PROPOSED ADU
1st FLOOR - 560 SF
GARAGE - 310 SF
DRIVEWAY - 30 SF
LANDING - 12 SF
AC PAD - 9 SF

**TOTAL (41%)
IMPERVIOUS - 2608 SF**

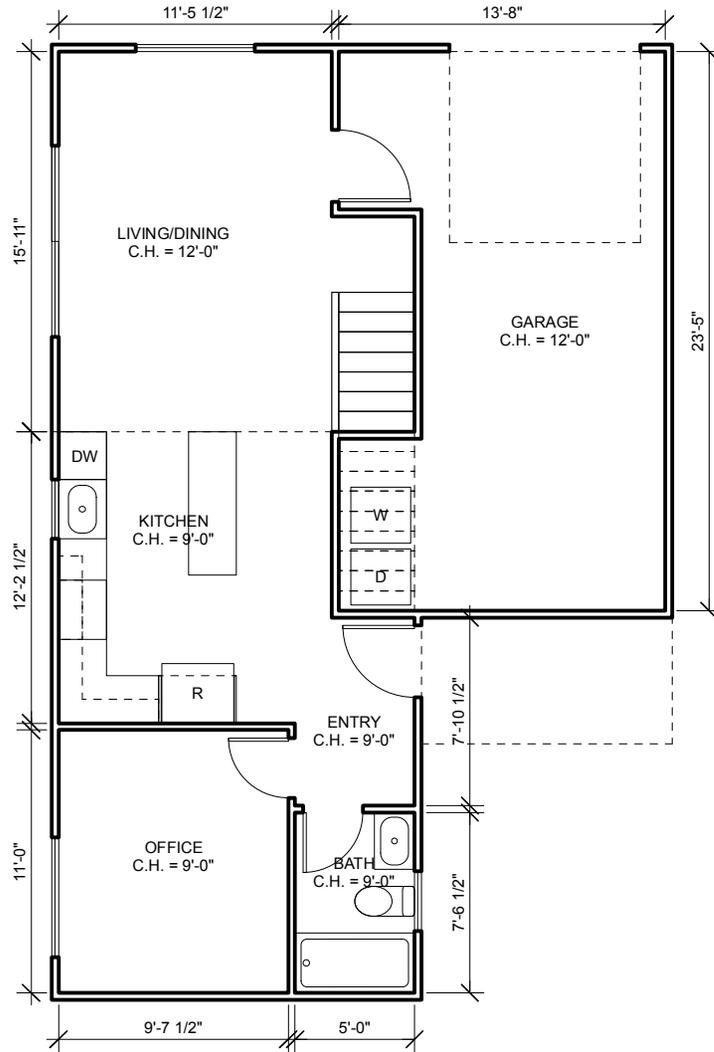


1 SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

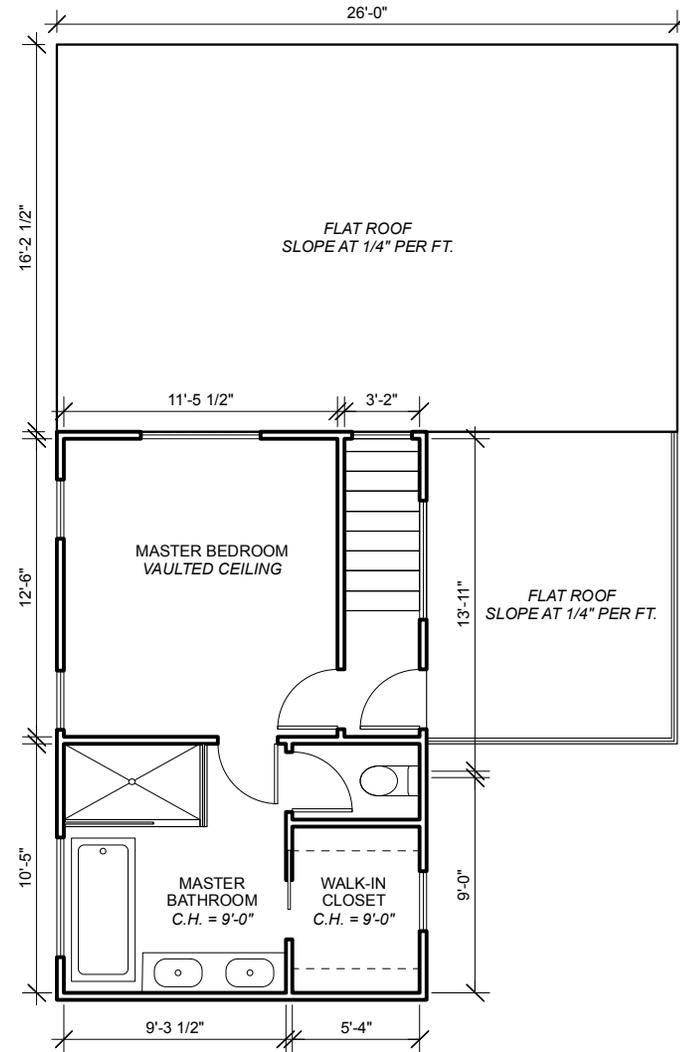




1 SITE ELEVATION
SCALE: 1" = 15'-0"

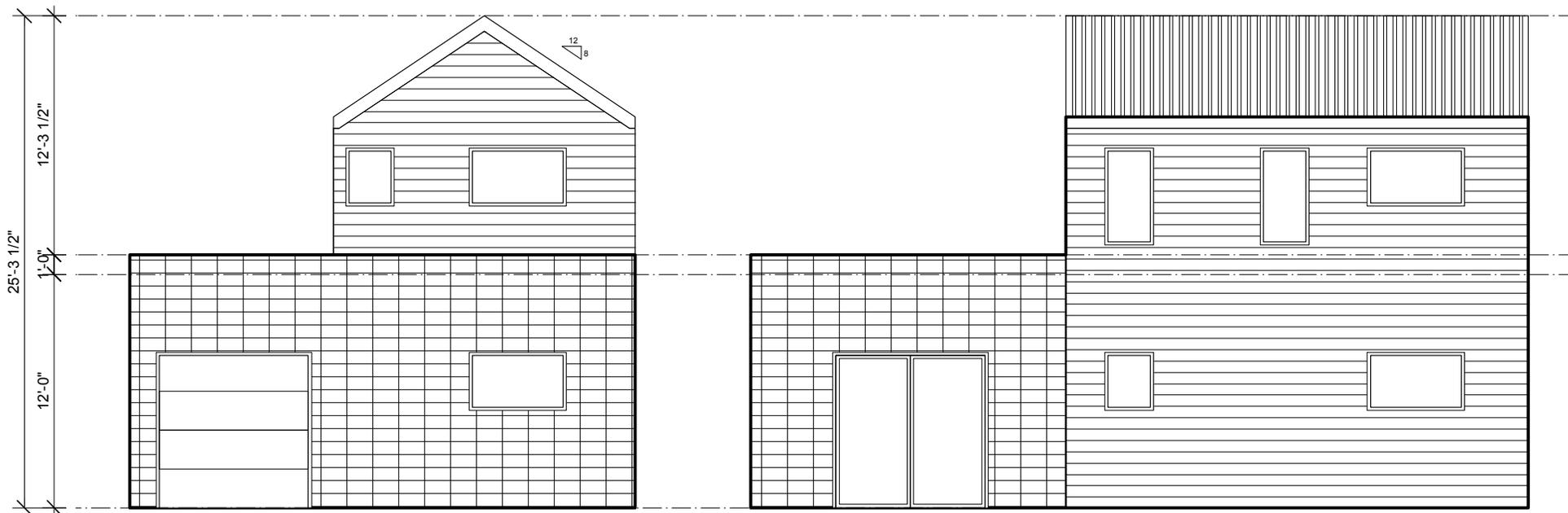


1 ADU PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"



2 ADU PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"





1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"