

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-2

DATE: Monday July 12, 2021

CASE NUMBER: C15-2021-0056

____ Thomas Ates
 ____ Brooke Bailey
 ____ Jessica Cohen
 ____ Melissa Hawthorne
 ____ Barbara McArthur
 ____ Rahm McDaniel (OUT)
 ____ Darryl Pruett
 ____ Agustina Rodriguez
 ____ Richard Smith (OUT)
 ____ Michael Von Ohlen
 ____ Nicholl Wade
 ____ Kelly Blume (Alternate)
 ____ Carrie Waller (Alternate)
 ____ Vacant (Alternate)

APPLICANT: Andrea Hamilton

OWNER: Chase & Andrea Hamilton

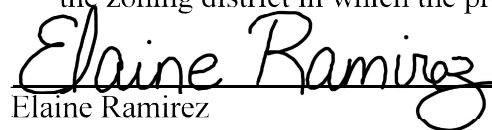
ADDRESS: 3006 GLENVIEW AVE

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 5 feet (requested) in order to erect a detached garage/office in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

Note: Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.

BOARD'S DECISION: BOA JULY 12, 2021 POSTPONED TO AUG 9, 2021 AE DENIAL 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

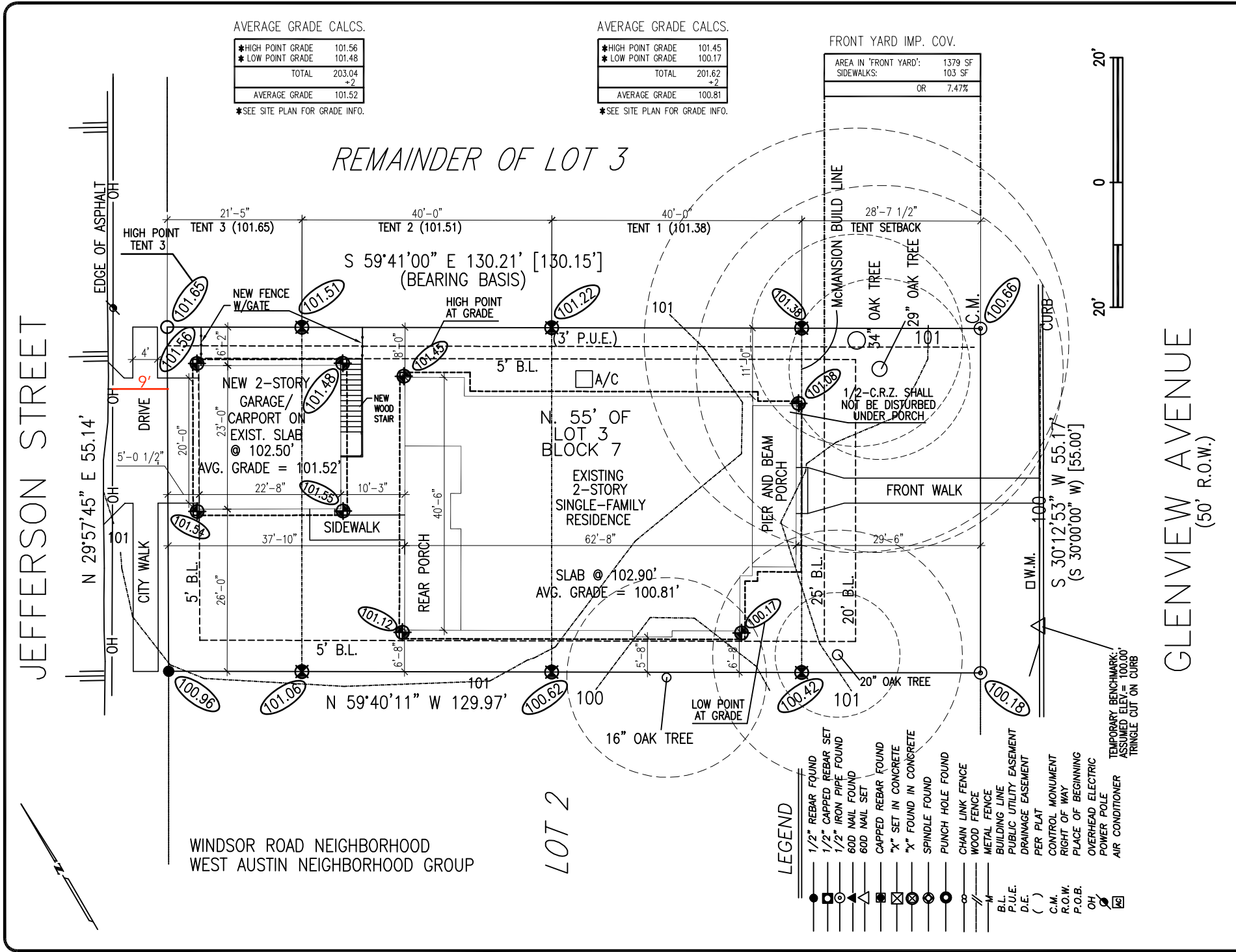
Executive Liaison

Diana Ramirez for

 Jessica Cohen

Chair

Distance from the Center OH Line to the build line is 9'. Distance from BL to the structure is 5'0.5". Utility Pole has a cross beam 8' wide making the closest line approximately 5' from the BL. Therefore, distance from structure to the closest OH line is approximately 9.5'.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445 H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 3006 GLENVIEW AVENUE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

LOT: NORTH 55' OF LOT 3 BLOCK: 7 SUBDIVISION: BRYKERWOODS ADDITION "B" VOL/CAB 4 PG/SD 12 PLAT RECORDS

REFERENCE NAME: ANDREA HAMILTON

JOB #: R0804313_TA
DATE: 08/19/13
SCALE: 1"= 20'

B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
Surveyed by: Dewey H. Burris & Assoc., Inc.

FIELD WORK BY	CHRIS	08/14/13
CALC'D BY	TONI	08/15/13
DRAFTED BY	ROGER	08/19/13
CHECKED BY	V.G.	08/19/13

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd. Austin, Texas 78756
Office 512*458-6969, Fax 512*458-9845

NORTH

PLT_PLAN

HAMILTON

CENTRAL LIVING

Garage/ Carport Addition

3006 Glenview Avenue

Austin, TX 78703

Proj. No.: 2101

Job No.: 7

Lot: 3

Blk: 7

Sect: B

ELISA DENNIS

Architecture & Design

Scale: 1"=20'

Date: 05/14/2021

REGISTERED ARCHITECT

ELISA DENNIS

27933

5/14/2021

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The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.



July 9, 2021

Andrea Hamilton
3006 Glenview Ave
Austin TX, 78703

Property Description: N 55 FT OF LOT 3 BLK 7 BRYKERWOODS B

Re: C15-2021-0056

Dear Andrea,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from Land Development Code Section 25-2-515 (Rear Yard Through Lot) in order to reduce the required rear setback from 25' to 5'. Austin Energy **opposes** approving this request until further detail regarding clearances can be provided.

While the request is similar to others approved in the area, for complete assurance, Austin Energy requests that the owner/applicant provide elevations of the proposed new structure, showing the building is able to meet the minimum horizontal clearance of 7 feet 5 inches from the outmost conductor, as required by Austin Energy's Design Criteria Section 1.10.0 (clearance & safety requirements). Below is a link to Austin Energy's Design Criteria, as well as a diagram depicting the horizontal and OSHA clearances required.

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

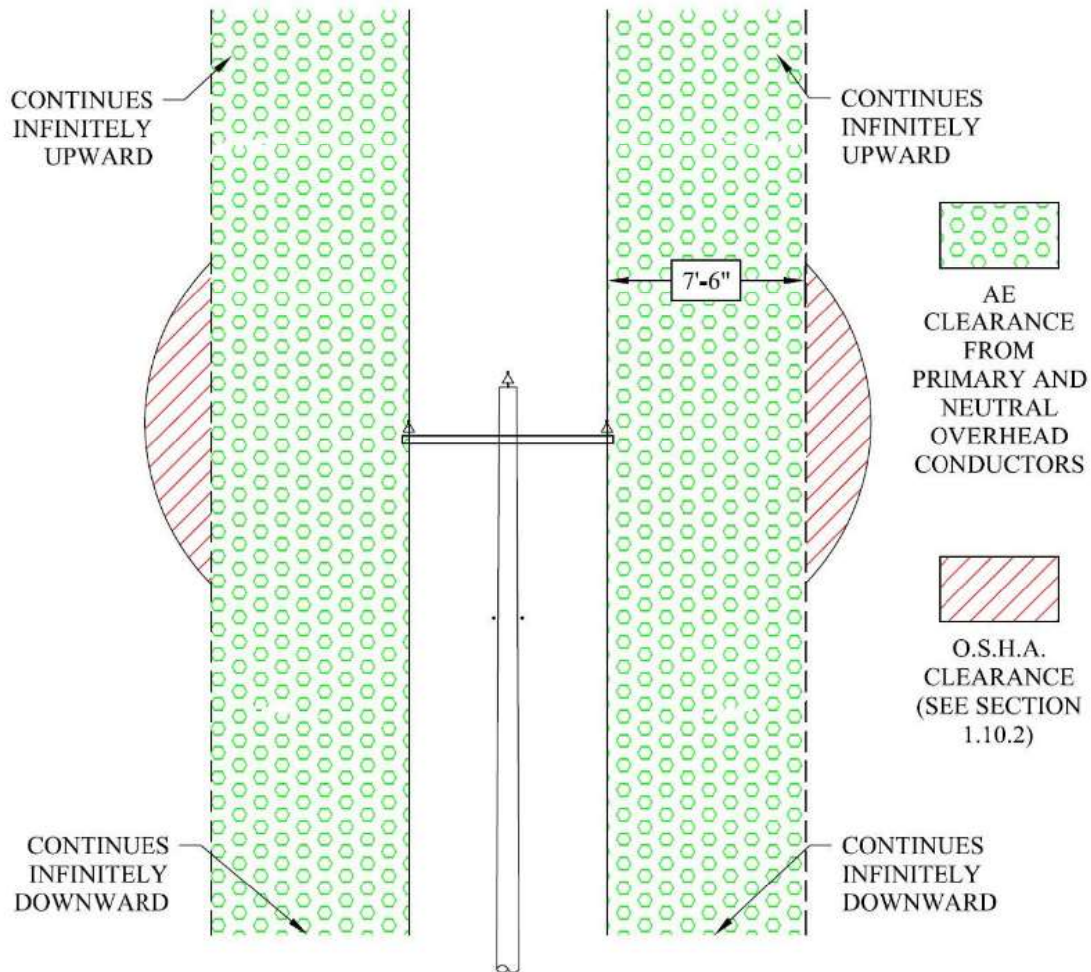
Thank you,

Joseph Beeler, Planner I
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6602



Austin Energy Design Criteria 1.10.0 - Clearance & Safety Requirements:

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



BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0056

BOA DATE: July 12th, 2021

ADDRESS: 3006 Glenview Ave

COUNCIL DISTRICT: 10

OWNER: Chase & Andrea Hamilton

AGENT: N/A

ZONING: SF-3-NP (Windsor Road NP)

LEGAL DESCRIPTION: N 55 FT OF LOT 3 BLK 7 BRYKERWOODS B

VARIANCE REQUEST: decrease the minimum rear yard setback from 25 feet to 5 feet

SUMMARY: erect a detached garage/office

ISSUES: lot has frontage on two streets (front and rear)

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family Residential
<i>North</i>	SF-3-NP	Single-Family Residential
<i>South</i>	SF-3-NP	Single-Family Residential
<i>East</i>	SF-3-NP	Single-Family Residential
<i>West</i>	SF-3-NP	Single-Family Residential

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bryker Woods Neighborhood Association
 Central Austin Urbanists
 Central West Austin Neighborhood Plan Contact Team
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Preservation Austin
 SELTexas
 Save Barton Creek Assn.
 Save Historic Mundy District
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 West Austin Neighborhood Group



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0056
LOCATION: 3006 GLENVIEW AVE



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" = 159'



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: 3006 Glenview Avenue

Subdivision Legal Description:

Brykerwoods B

Lot(s): N 55 FT OF LOT 3 Block(s): 7

Outlot: _____ Division: _____

Zoning District: SF-3-NP (Windsor Road)

I/We Andrea Hamilton of Bunker Lee Residential, LLC on behalf of myself/ourselves as authorized agent for Andrea Hamilton and Chase Hamilton (ourselves) affirm that on Month May, Day 20, 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: Detached Garage/Office

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

For a through lot, a rear yard must comply with the minimum requirements applicable to a front yard.

LDC 25-2-515 **Rear Yard of a Through Lot** for a Rear Yard setback of 25 ft. (required) to 5 ft

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 proposed location is a consistent with the placement of other accessory structures on the street, and in the same location where a garage was previously situated.

Hardship

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

A non-compliant structure was removed from the property to accomodate parking requirements for a new single family structure that was built in 2015. The existing, developed contition of the site, including landscaping, trees, location of the existing house dictate the proper placement of the structue. The lot has frontage on two streets which limit garage placement.

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

This lot has frontage on two streets

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 proposed garage will be constructed in the same location where it was previously located as built in or around 1940 and will be of the same architectural style as the existing primary structure.

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.

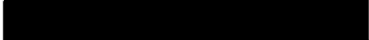
Applicant Signature:  Date: 05/19/2021

Applicant Name (typed or printed): Andrea Hamilton (Bunker Lee Residential)

Applicant Mailing Address: 3006 Glenview Avenue


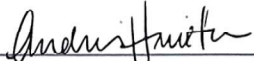
City: Austin State: Texas Zip: 78703

Phone (will be public information): (512) 422-3562

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.

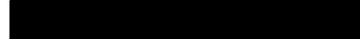
Owner Signature:   Date: 05/19/2021

Owner Name (typed or printed): Chase Hamilton / Andrea Hamilton

Owner Mailing Address: 3006 Glenview Avenue

City: Austin State: Texas Zip: 78703

Phone (will be public information): (512) 422-3562

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).

A variance was previously granted under similar circumstances at 3200 Glenview Avenue. We have met with the Brykerwoods Neighborhood Association and have been told that they will not contest our variance request.

Back Of Curb

Water Meter

N 29°57'47" E 50.01'
(N 29°59' E 50.00')

S 30°15'53" W 55.16'
(S 30°00' W 55.00')

S 29°58'36" W 54.89'
(S 29°59' W 55.00')

Lot 4

Remainder Of Lot 3

BEARING BASIS
S 59°41'00" E 130.20' (130.20')

3' P.U.E. Per Plat

45.8'

45.7'

25' B.L. Per V.569, P.16

Conc.

Walk

8.5'

30.4'

16.3'

North 55'
Of Lot 3
Blk 7
One Story
Frame
Residence

14.2'

4.8'

Conc.

27.9'

15.3'

9.3'

10.4'

8.6'

0.1'on

0.3'on

Stone

33.0'

19.2'
Frame
Garage
On Conc.

10.2'

Conc.

Driveway

5.2'

0.4' off
(N 30°00' E 55.00')

3.0' off

N 30°00'08" E 55.14'

OH

OH

Back of Curb

N 59°41' W 130.20'
N 59°40'24" W 129.95'

0.5'on

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIFIC FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 480624 0205 E DATED 6-16-93. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

© EDIAD 2021
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

1. 1 HOUR FIRE CODE COMMON WALL, GARAGE AND CEILING.
2. ALL FRAMING MEMBERS TO COMPLY WITH I.R.C.
3. TO COMPLY WITH NATIONAL/DAILY ELECTRICAL CODE.
4. ALL TEMPERED GLASS ON SHOWERS AND GLASS WITHIN 24" OF EXTERIOR DOORS
5. ALL LAUNDRY TO COMPLY WITH GLASSING CODE.
6. SMOKE DETECTORS IN ALL BEDROOMS AND ONE IN HALLWAY I.R.C. AND AMENDMENTS.
7. VENOS TO BE IN ALL LAUNDRY ROOMS & BATH ROOMS.
8. G.F.I. ON ALL BATHS & EXTERIOR PLUGS & ON PLUGS WITHIN 6' OF KITCHEN SINK.
9. INSULATION R-13 WALLS, R-30 CEILING.
10. ANCHOR BOLTS PER I.R.C.
11. PROVIDE (1) 8"x16" GARAGE VENT LOCATED 6" A.F.F. I.R.C.
12. ALL ELECTRICAL PLUGS TO BE 9" TO TOP OF FRAME IN ROOMS WITH WALL MOLDINGS.

	F.A.R.	IMP. COVERAGE	BLDG COVERAGE	GROSS AREA
CITY OF AUSTIN	.40	45.0%	40.0%	
FLOOR 1 LIVING	1838	1838	1838	1838
FLOOR 2 LIVING	960			960
TOTAL	2798			2798
EXISTING				
ADDED	71*	521		521
GARAGE/CARPORT	0 **			360
OFFICE LOFT				
F. PORCH		181	181	181
UPPER PORCH				181
R. PORCHES		265	265	265
SIDEWALKS		207		207
WOOD STEPS		207		207
DRIVEWAY		101		101
A/C PADS		16		16
TOTAL AREA	2798	3129	2284	
LOT AREA	7175	7175	7175	
FINAL CALCULATION	.3899	43.61%	31.83%	

** LOFT AREA MEETS HABITABLE AREA EXEMPTION CRITERIA

2X6 WALLS AT EXTERIOR PERIMETER
WALLS AND ALL INSULATED WALLS
UNLESS NOTED OTHERWISE

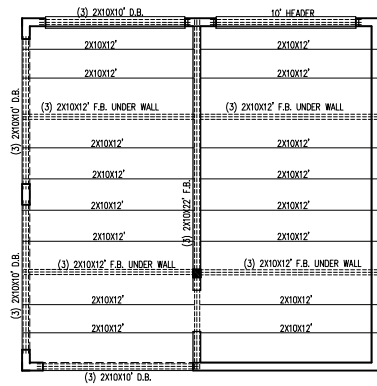
110V	110V OUTLET
12" AFF.	12" A.F.F. (U.N.O.)
GR	GROUND FAULT INTERRUPTOR (HEADROOM PROOF AS NOTED)
220	220 OUTLET
30" AFF.	30" A.F.F. @ UTILITY
PH	PHONE LINE
TV	CABLE TELEVISION
S	STANDARD SWITCH (3 OR 4 WAY AS NOTED)
□	SURFACE MOUNTED LIGHT
○	WALL MOUNTED LIGHT
□	RECESS CAN LIGHT (EYEBALL AS NOTED)
VT	EXHAUST VENT
SD	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)
FLEC	PANELBOARD W/ CIRCUIT BREAKERS
HB	HOSE BIB
GS	GAZ TAP
OW	COLD/HOT WATER SUPPLY



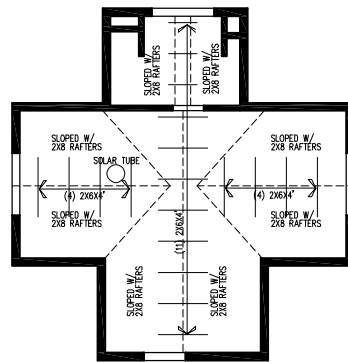
Proj. No.:	2101	Lot: 3
Job No.:		Blk: 7
		Sect: B

GARAGE/ CARPORT ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78701

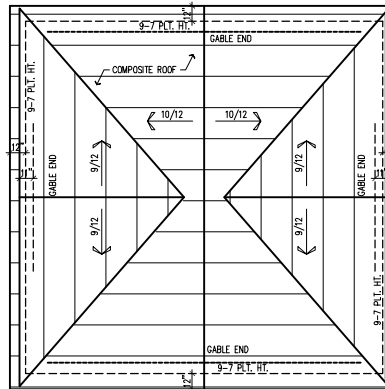
**PLANS
PLN-1**
HAMILTON
CENTRAL LIVING



GARAGE AND CARPORT FRAMING PLAN

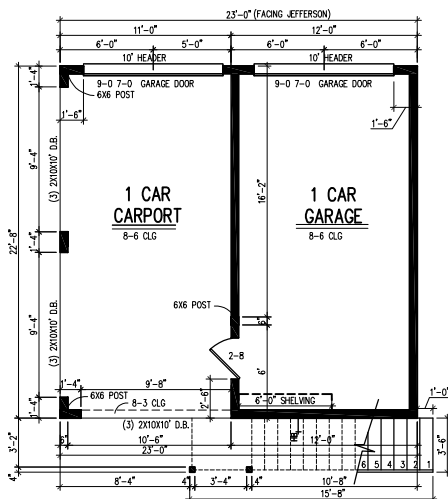


UPPER GARAGE FRAMING PLAN

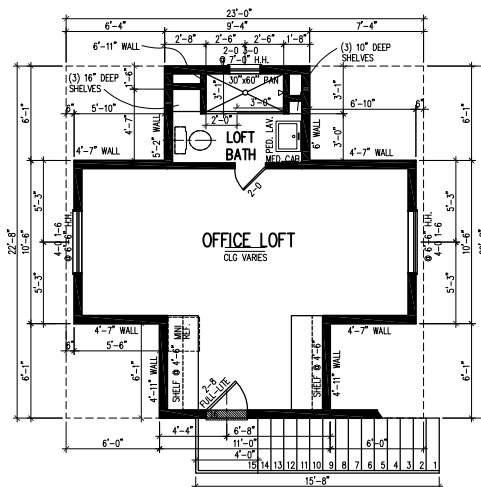


GARAGE ROOF PLAN

NOTE: ALL RAFTERS TO BE 2X8, 24" O.C.

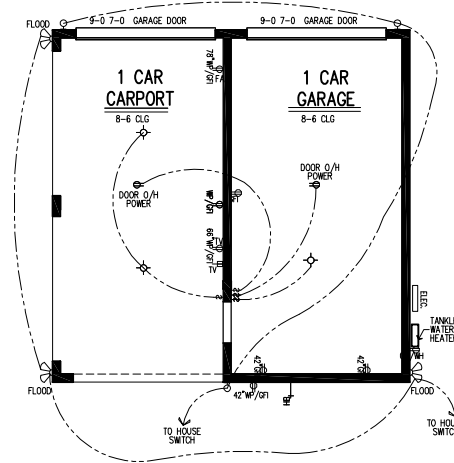


GARAGE AND CARPORT PLAN

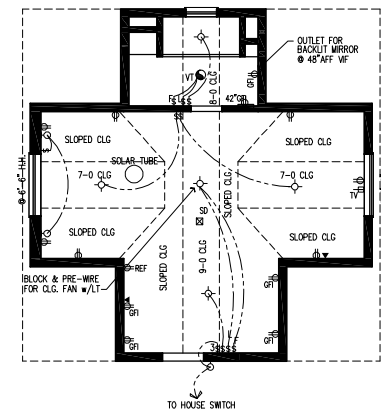


GARAGE OFFICE LOFT PLAN

MINI-SPLIT HVAC SYSTEM, TANKLESS WATER HEATER

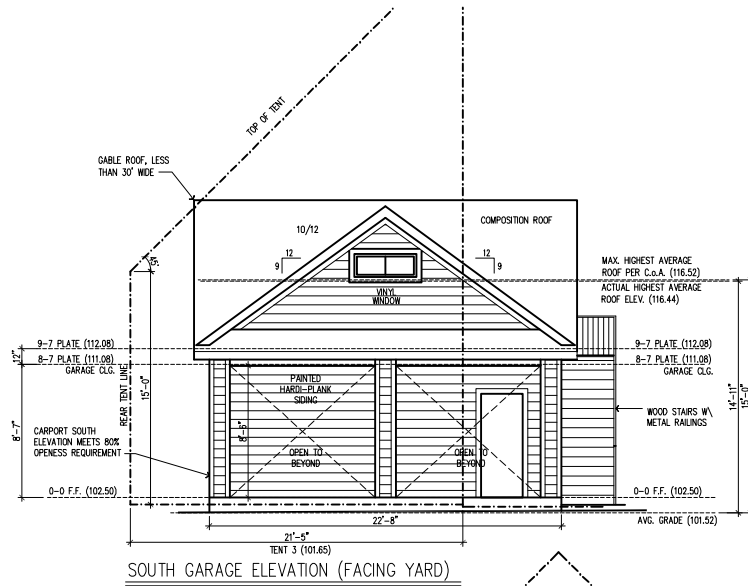


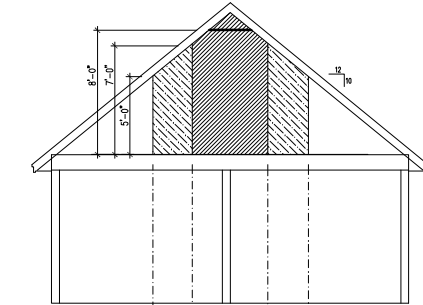
GARAGE AND CARPORT RCP & ELECTRICAL



GARAGE OFFICE LOFT RCP & ELECTRICAL

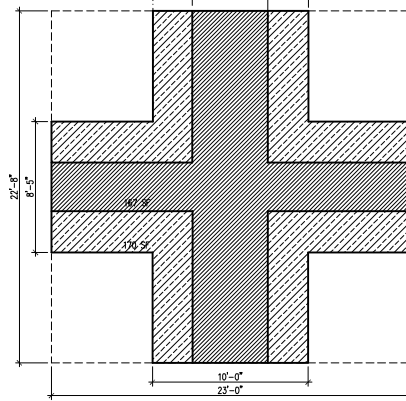
MINI-SPLIT HVAC SYSTEM, TANKLESS WATER HEATER



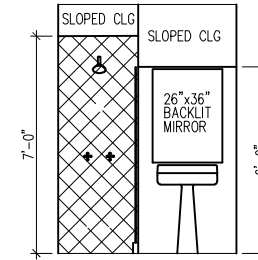
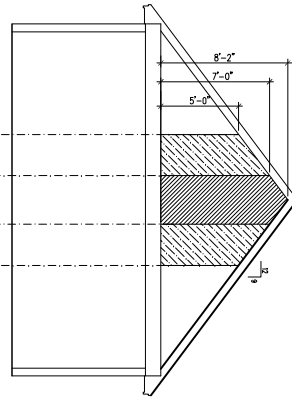


- = AREA BETWEEN 5' AND 7'
- = AREA ABOVE 7'

- The habitable portion of this attic space meets the following:
1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater;
 2. It is fully contained within the roof structure;
 3. It has only one floor;
 4. It does not extend beyond the footprint of the floors below;
 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and
 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

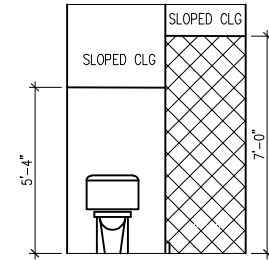


OFFICE LOFT HABITABLE SPACE STUDY



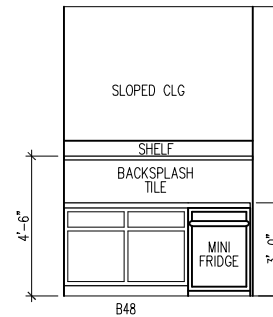
LOFT BATH SINK ELEV.

$\frac{1}{4}" = 1'-0"$



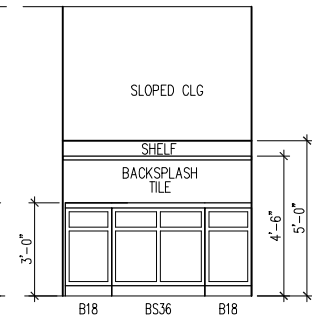
LOFT BATH TOILET ELEV.

$\frac{1}{4}" = 1'-0"$



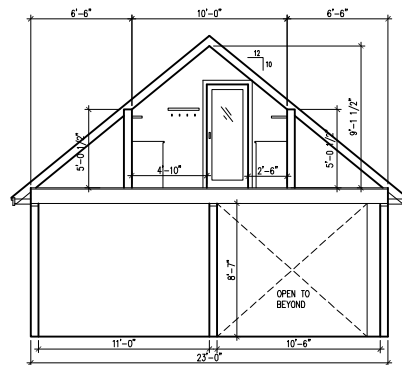
OFFICE LOFT ENTRY ELEV. SOUTH

$\frac{1}{4}" = 1'-0"$

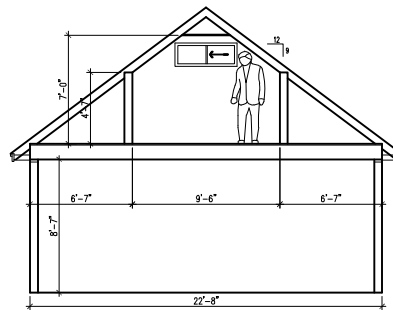


OFFICE LOFT ENTRY ELEV. NORTH

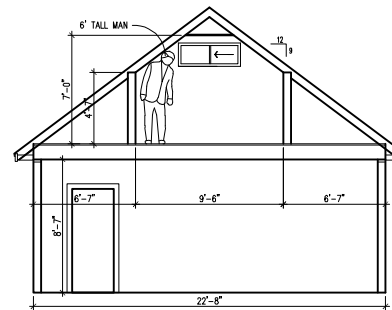
$\frac{1}{4}" = 1'-0"$



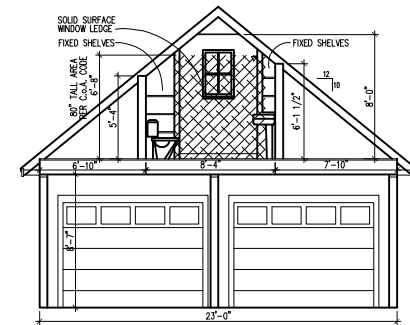
OFFICE LOFT ENTRY SECTION



OFFICE LOFT SECTION: LOOKING NORTH



OFFICE LOFT SECTION: LOOKING SOUTH



OFFICE LOFT BATHROOM SECTION

OBAMA 2011
The most accurate dimensions, and other specifications shown on this document, are guidelines for construction use only. The actual specifications for the finished structure will be determined by the contractor. This document is not to be relied on as a representation of what the completed structure will look like.

ELISA DENNIS
Architecture & Design
Scale: 1/8" = 1'-0"
Date: 05/14/2021



GARAGE/ CARPORT ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78703
Proj. No.: 2101
Job No.:
Lot: 3
Blk: 7
Sect: B

INTR.
ELV.-2
HAMILTON
CENTRAL LIVING



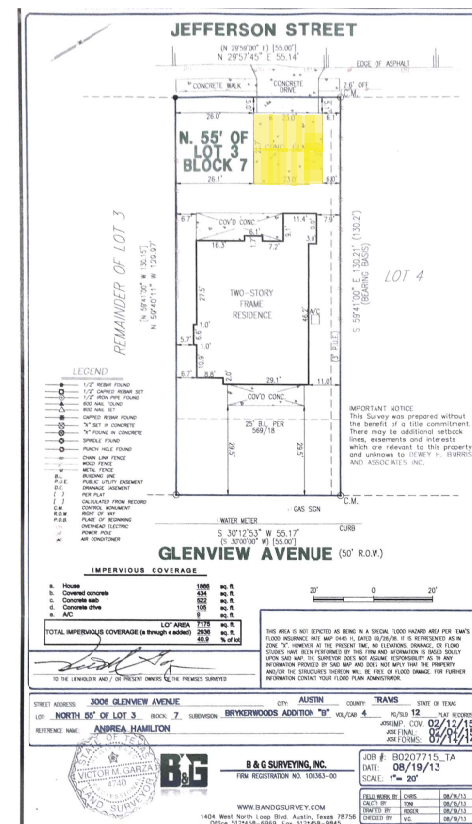
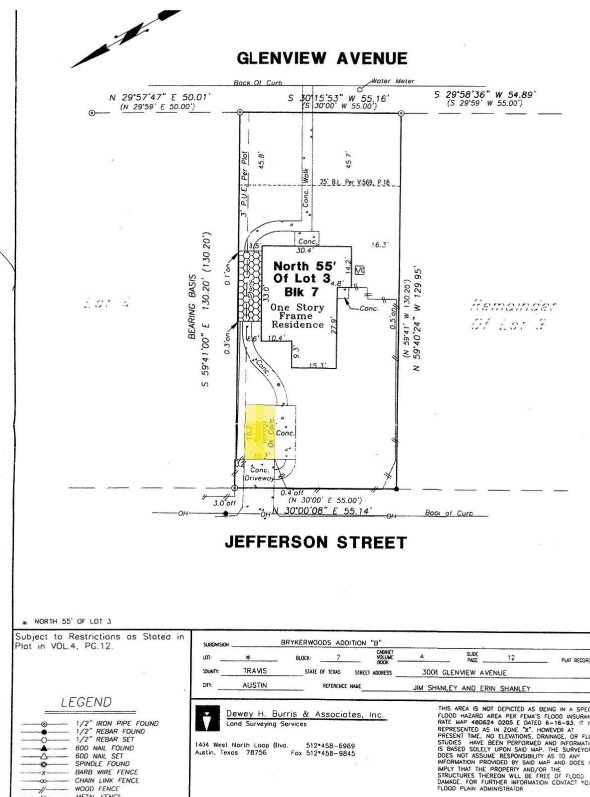
3006 Glenview Avenue

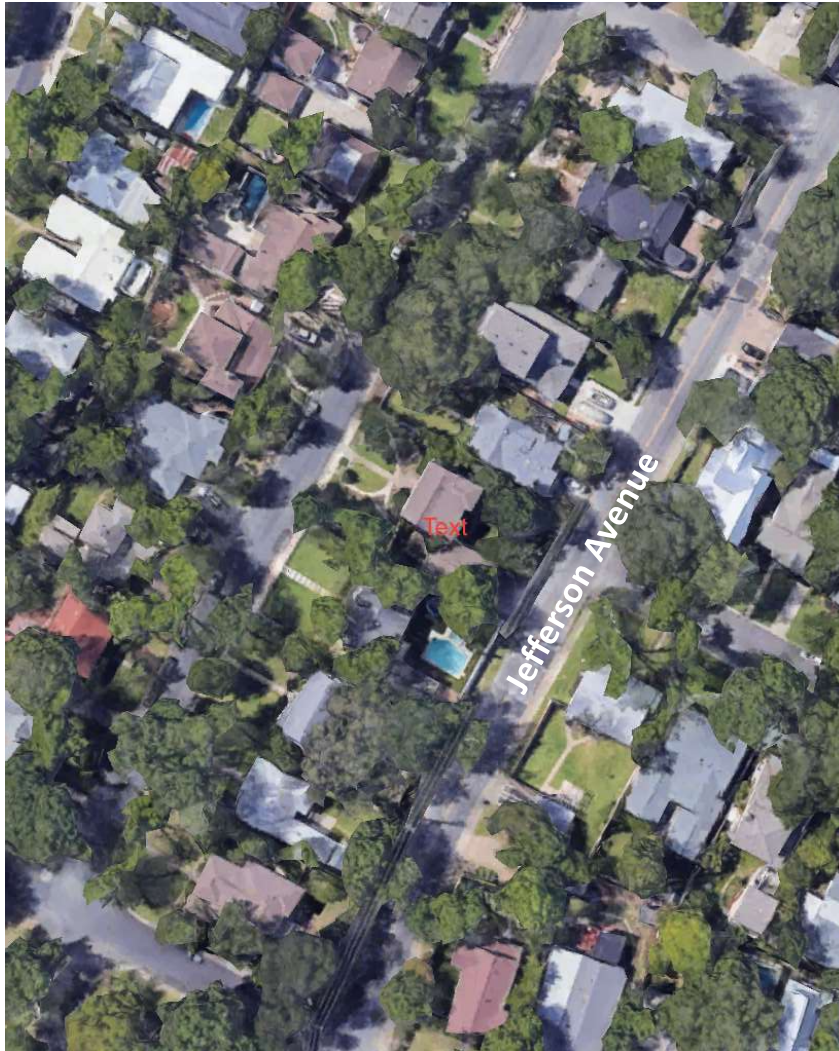
Variance Request (LDC 25-2-515 Re: Rear Yard of a Through Lot)

History & Background Details

The current home was constructed in 2015 with surface parking in the rear. The subject property is located on Glenview Avenue in Brykerwoods. This street is unusual, in that homes on the east side of the street have curb cuts and driveway access from the front of the homes, while all homes on the west side of the street do not. Homes have historically treated Jefferson Avenue as an alley and all off-street parking for these homes on the west side of Glenview access their parking via rear entry.

A side-by-side comparison of the previous and current survey shows that a non-complaint garage structure was removed in order to make room for two off-street parking spaces as required by city code.





Aerial views by Google Maps show driveways along Jefferson Avenue with varying distances from the ROW. Some have been updated and some have not (photos to follow). Most range from 19' to 23' from the asphalt.

E-3/20



E-3/21

