

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-1

DATE: Monday March 14, 2022

CASE NUMBER: C15-2021-0097

☐ Y ☐ Thomas Ates
☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Melissa Hawthorne
☐ - ☐ Barbara Mcarthur OUT
☐ - ☐ Rahm McDaniel OUT
☐ Y ☐ Darryl Pruett
☐ Y ☐ Agustina Rodriguez
☐ Y ☐ Richard Smith
☐ - ☐ Michael Von Ohlen OUT
☐ Y ☐ Nicholl Wade
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Carrie Waller (Alternate)
☐ Y ☐ Marcel Gutierrez-Garza (Alternate)

APPLICANT: Nathan Hobbs

OWNER: Gary J. Hobbs

ADDRESS: 4315 AVENUE A

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code:

- a) Section 25-2-492 (Site Development Regulations) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested) and
- b) Section 25-2-947 (Nonconforming Use Regulation Groups) (B) (2) to increase the improvement value from 20% (allowed) to 60% (requested) in order to complete a remodel and addition of an existing home in a "SF-3-NCCD-NP", Single-Family-Neighborhood Conservation Combining District-Neighborhood Plan zoning district (Hyde Park Neighborhood Plan).

BOARD'S DECISION: BOA Meeting Oct 11, 2021-**POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS** (Due to not enough Board Members present at the meeting); **Nov 8, 2021 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to postpone to December 13, 2021; Board Member Thomas Ates seconds on an 11-0 vote; POSTPONED TO DECEMBER 13, 2021; Dec 13, 2021 POSTPONED TO JANUARY 10, 2022 BY APPLICANT; Jan 10, 2022 BOA meeting**

cancelled due to not having a quorum present at meeting, case will auto be scheduled and re-notified to February 14, 2021; POSTPONED TO MARCH 14, 2022 BY APPLICANT; March 14, 2022 APPLICANT NO SHOW -Board Member Melissa Hawthorne motions to postpone to June 13, 2022; Board Member Darryl Pruett seconds on a 10-0 vote; POSTPONED TO JUNE 13, 2022.

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
Madam Chair

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-1

DATE: Monday February 14, 2022

CASE NUMBER: C15-2021-0097

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

APPLICANT: Nathan Hobbs

OWNER: Gary J. Hobbs

ADDRESS: 4315 AVENUE A

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code:

- a) Section 25-2-492 (Site Development Regulations) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested) and
- b) Section 25-2-947 (Nonconforming Use Regulation Groups) (B) (2) to increase the improvement value from 20% (allowed) to 60% (requested) in order to complete a remodel and addition of an existing home in a "SF-3-NCCD-NP", Single-Family-Neighborhood Conservation Combining District-Neighborhood Plan zoning district (Hyde Park Neighborhood Plan).

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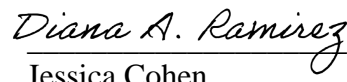
cancelled due to not having a quorum present at meeting, case will auto be scheduled and re-notified to February 14, 2021; POSTPONED TO MARCH 14, 2022 BY APPLICANT

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

 for _____
Jessica Cohen
Madam Chair

From: [REDACTED]
To: [REDACTED]
Subject: RE: 4315 Avenue A Land Status Determination_C8I-2022-0070
Date: Monday, March 7, 2022 12:00:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)

My apologies, I misspoke earlier about a possible variance for minimum lot size. He won't need a variance for either a decrease in minimum lot width or lot size because he has an approved Land Status Determination.

Now that his property has legal lot status, Subdivision Review is no longer involved and it will be up to someone else to determine whether any other types of variances might be needed.

Best,

Joey de la Garza

Planner Senior, Land Use Review

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2664



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From: Ramirez, Elaine

Sent: Monday, March 7, 2022 11:14 AM

To: [REDACTED]
[REDACTED]
[REDACTED]

4315 Avenue A Land Status Determination_C8I-2022-0070

Hi Adam,

I do not know this is something Residential Review will have to look at. It sounds like per Joey's e-mail, Nathan will still need a variance for the lot width requirements (which he has on his variance request already)

Nathan is also requesting a variance from 25-2-947 (*Nonconforming Use Regulation Groups*) (B) (2) to increase the improvement value from 20% to 60%.

Nathan needs to know as well as I if he still needs a variance for this portion and if any additional variances are required for him to continue with his plan review?

Respectfully,

Elaine Ramirez

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2202

Logo-for-email-signature.png



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From: Smith, Adam [DSD]

Sent: Monday, March 07, 2022 10:38 AM

To: de [REDACTED]

Subject: RE: 4315 Avenue A Land Status Determination_C8I-2022-0070

Elaine,

Given Joey's comments, does the applicant need to file a new variance request or alter the existing request? What direction should I pass on to them?

From: de la Garza, Joey <[Jo](#)>

Sent: Friday, March 4, 2022 4:28 PM

To: Ramirez, Elaine <[REDACTED]>

Subject: RE: 4315 Avenue A Land Status Determination_C8I-2022-0070

Hi, Elaine.

Nathan's property is subject to SF-3 zoning which requires a minimum lot size of 5,750 sqft and his property is 5,697.49 sqft in size. Additionally, his property doesn't have Small Lot Amnesty, so it would appear that he'll still need a BOA variance for a decrease in minimum lot size. As for the rest, I'll have to defer to Residential Review for their opinion.

Best,

Joey de la Garza

Planner Senior, Land Use Review

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2664



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From: Ramirez, Elaine

Sent: Friday, March 4, 2022 3:55 PM

To: Smith, Adam [DSD] <

[REDACTED]
[REDACTED] 4315 Avenue A Land Status Determination_C8I-2022-0070

Will Nathan still need to obtain a BOA variance? Please let myself and Nathan know by EOB on Friday, March 11. He will need to know whether he needs to continue with the variance process and what exactly he needs a variance from or if he can Withdraw his variance request altogether.

He currently is requesting:

Variance Request(s): The applicant is requesting a variance(s) from the Land Development Code:

- a) Section 25-2-492 (*Site Development Regulations*) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested)
- and**
- b) Section 25-2-947 (*Nonconforming Use Regulation Groups*) (B) (2) to increase the improvement value from 20% (allowed) to 60% (requested) in order to complete a remodel and addition of an existing home in a "SF-3-NCCD-NP", Single-Family-Neighborhood Conservation Combining District-Neighborhood Plan zoning district (Hyde Park Neighborhood Plan).

If he needs additional variances he will have to update the BOA application to include the updated requests and pay a re-notification fee.

Thank you!

Respectfully,

Elaine Ramirez

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2202



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From: Smith, Adam [DSD]

Sent: Friday, March 04, 2022 11:29 AM

To: de la Garza, Joey <[REDACTED]>

[REDACTED]
[REDACTED] 4315 Avenue A Land Status Determination_C8I-2022-0070

Perfect. Thanks

No Take Backs GIFs | Tenor



From: de la Garza, Joey <[Jo](#)>

Sent: Friday, March 4, 2022 11:27 AM

To: Smith, Adam <[REDACTED]>

Subject: RE: 4315 Avenue A Land Status Determination_C8I-2022-0070

My pleasure, Adam. Since we approved a Land Status Determination for this property our work here is done, so I think it should go back to Residential Review.

Joey de la Garza

Planner Senior, Land Use Review

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2664



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From: Smith, Adam [DSD]
Sent: Friday, March 4, 2022 10:51 AM
To: Ramirez, Elaine [REDACTED]
[REDACTED]
Subject: FW: 4315 Avenue A Land Status Determination_C8I-2022-0070

Ok everyone,

First let me start by thanking each of you for your assistance with this project. You're the best. I am trying to get this project pushed through and need to be sure where we go next.

Are we ready to send this back to review, or are there other steps that need to happen in your respective areas?

From: Nathan Hobbs [REDACTED]
[REDACTED]
[REDACTED]
Subject: FW: 4315 Avenue A Land Status Determination_C8I-2022-0070

*** External Email - Exercise Caution ***

See attached. Is this what I need to not have to get a variance? I will work on getting you guys the structural drawings asap. Who should I be sending the documents to now that Jhermaine is no longer my point of contact?

Also, thank you so much for your help with this!

Thank you,

Nathan Hobbs

From: de la Garza, Joey <Joey.de.la.Garza@cityofaustin.net>
Sent: Thursday, March 3, 2022 2:55 PM
To: Nathan Hobbs <nathan.hobbs@cityofaustin.net>
Subject: 4315 Avenue A Land Status Determination_C8I-2022-0070

Hi, Nathan. Please see the attached and have a good afternoon.

Joey de la Garza
Planner Senior, Land Use Review
City of Austin Development Services Department
6310 Wilhelmina Delco Dr, Austin, Texas 78752
Office: 512-974-2664



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CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-1

DATE: Monday December 13, 2021

CASE NUMBER: C15-2021-0097

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

APPLICANT: Nathan Hobbs

OWNER: Gary J. Hobbs

ADDRESS: 4315 AVENUE A

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code:

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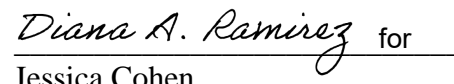
**Ates seconds on an 11-0 vote; POSTPONED TO DECEMBER 13, 2021; Dec 13, 2021
POSTPONED TO JANUARY 10, 2022 BY APPLICANT**

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

 for
Jessica Cohen
Madam Chair

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-6

DATE: Monday November 8, 2021

CASE NUMBER: C15-2021-0097

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

APPLICANT: Nathan Hobbs

OWNER: Gary J. Hobbs

ADDRESS: 4315 AVENUE A

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code:

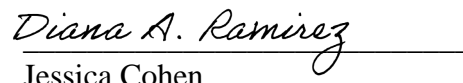
- a) Section 25-2-492 (Site Development Regulations) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested)
- and
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FINDING:

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Elaine Ramirez
Executive Liaison


Jessica Cohen
Madam Chair

From: [Ramirez, Elaine](#)
To: [REDACTED]
Cc: [Ramirez, Diana](#)
Subject: RE: REMINDER: Mon. Dec. 13, 2021 BOA Advanced Packet deadline
Date: Friday, November 19, 2021 8:06:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Thanks for the e-mail Nathan, I have postponement request for C15-2021-0097 / 4315 Avenue A to the Jan. 10, 2022 BOA mtg.

Respectfully,

Elaine Ramirez

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2202



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From: Nathan Hobbs [REDACTED]
Sent: Thursday, November 18, 2021 2:13 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: Re: REMINDER: Mon. Dec. 13, 2021 BOA Advanced Packet deadline

Lets postpone, I did not have enough te to get the land status.

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Thursday, November 18, 2021 10:33:32 AM
To: Nathan Hobbs <[REDACTED]>
Subject: RE: REMINDER: Mon. Dec. 13, 2021 BOA Advanced Packet deadline

Hi Nathan,

You stated in your e-mail that you are requesting Postponement. Are you requesting a Postponement or are you wanting to Withdraw your case? Either way a refund will not be issued as this has already been worked on by all City Depts. involved, Notices sent out and gone before the BOA Board.

There 3 different terms for variances:

“Pulled” – This is when a case has been submitted but Notices **have not** yet been sent out (no addtl. fee involved with this one), meaning you can remove the case from a BOA mtg. date as many times as you want to a future BOA mtg. date without a fee charge. You can also modify the application as many times as you want without a fee charge as long as the Notice has not been sent out.

“Postpone” – This is when a case has been submitted, Notices sent out (fee will incur, if Notice has to be re-sent and/or if postponed for more than 60 days out), an applicant can **ONLY** request one postponement. (Paid fee is non-refundable)

“Withdraw” – This is when an applicant, agent, and/or owner decides they want to completely remove the case and no longer proceed with the variance request thru the Board. (Paid fee is non-refundable unless withdrawn within a day or two from original application submittal deadline)

Respectfully,

Elaine Ramirez

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2202



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From: Nathan Hobbs [REDACTED]

Sent: Thursday, November 18, 2021 10:11 AM

To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>

Subject: Re: REMINDER: Mon. Dec. 13, 2021 BOA Advanced Packet deadline

I am very confused. Eric, said if I get the land status I will not need a variance. Which I would request a refund. Not really sure what to do here?

Sent from my Verizon, Samsung Galaxy smartphone

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From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>

Sent: Thursday, November 18, 2021 8:46:51 AM

To: Nathan Hobbs <[REDACTED]>

Subject: RE: REMINDER: Mon. Dec. 13, 2021 BOA Advanced Packet deadline

Hi Nathan,

Will you be postponing to the Jan. 10 BOA mtg? If you will be postponing the case for more than 60 days then a fee of **\$302.64** will incur. If you wish to pull to a future date, please let me know which date from the BOA mtg. schedule below?

BOA Mtg. Schedule 2022

(BOA meets on the 2nd Monday of the Month)

Jan. 10	City Hall – 301 W. 2 nd St - Council Chambers / Rm. 1001
Feb. 14	City Hall – 301 W. 2 nd St - Council Chambers / Rm. 1001
Mar. 14	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Apr. 11	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
May 9	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Jun. 13	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Jul. 11	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Aug. 8	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Sept. 12	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Oct. 10	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Nov. 14	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405
Dec. 12	Permitting and Development Center – 6310 Wilhelmina Delco Dr - Event Center / Rm. 1405

Respectfully,

Elaine Ramirez

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

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From: Nathan Hobbs [REDACTED]
Sent: Wednesday, November 17, 2021 4:04 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Cc: Ramirez, Diana <Diana.Ramirez@austintexas.gov>
Subject: RE: REMINDER: Mon. Dec. 13, 2021 BOA Advanced Packet deadline

*** External Email - Exercise Caution ***

Elaine, after speaking with Eric I believe I need to postpone until I receive the land status determination?

Thank you,

Nathan Hobbs

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Wednesday, November 17, 2021 7:25 AM
Cc: Ramirez, Diana <Diana.Ramirez@austintexas.gov>
Subject: REMINDER: Mon. Dec. 13, 2021 BOA Advanced Packet deadline
Importance: High

Good morning Applicants on the Mon. December 13th, 2021 BOA mtg. Agenda,

Please read this entire e-mail



The deadline to submit information for the Advanced Packet (must be submitted in PDF format) is **Friday, November 19th, before 3p.m.**

Advanced Packet: You have until **Friday, November 19th, before 3p.m.** to submit any maps, surveys, drawings, photos and any additional documentation, (including the [Special Exception Inspection Report](#) if you applied for a Special Exception, if REPORT not included this case will have to be Postponed) you want included as part of your Advanced Packet for your BOA variance case [**do not** include already submitted application + survey], **this is not your Presentation. The Advanced Packet will need to be submitted to me via e-mail in PDF format.**



CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-3

DATE: Monday October 11, 2021

CASE NUMBER: C15-2021-0097

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

APPLICANT: Nathan Hobbs

OWNER: Gary J. Hobbs

ADDRESS: 4315 AVENUE A

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code:

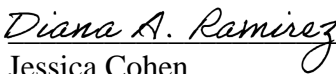
- a) Section 25-2-492 (Site Development Regulations) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested)
- and
- b) Section 25-2-947 (Nonconforming Use Regulation Groups) (B) (2) to increase the improvement value from 20% (allowed) to 60% (requested) in order to complete a remodel and addition of an existing home in a “SF-3-NCCD-NP”, Single-Family-Neighborhood Conservation Combining District-Neighborhood Plan zoning district (Hyde Park Neighborhood Plan).

BOARD’S DECISION: BOA Meeting Oct 11, 2021-**POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS** (Due to not enough Board Members present at the meeting)

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 A. Ramirez for
Jessica Cohen
Madam Chair



October 5, 2021

Nathan Hobbs
4315 Avenue A
Austin TX, 78751

Property Description: W 76FT OF LOT 1-3 BLK 11 HYDE PARK ADDN NO 1

Re: C15-2021-0097

Dear Nathan,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from LDC 25-2-947 & 25-2-942 in order to build an addition onto single-family home.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's 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.

Joseph Beeler, Planner II

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

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0097

BOA DATE: October 11th, 2021

ADDRESS: 4315 Avenue A

COUNCIL DISTRICT: 9

OWNER: Gary J. Hobbs

AGENT: Nathan Hobbs

ZONING: SF-3-NCCD-NP (Hyde Park NCCD)

LEGAL DESCRIPTION: W 76FT OF LOT 1-3 BLK 11 HYDE PARK ADDN NO 1

VARIANCE REQUEST: decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested) **and** increase the improvement value from 20% (allowed) to 60% (requested)

SUMMARY: complete a remodel and addition

ISSUES: lot configuration, location of heritage trees, unhabitable home

	ZONING	LAND USES
<i>Site</i>	SF-3-NCCD-NP	Single-Family
<i>North</i>	SF-3-NCCD-NP; MF-3-NCCD-NP	Single-Family; Multi-Family
<i>South</i>	SF-3-NCCD-NP; MF-4-NCCD-NP	Single-Family; Multi-Family
<i>East</i>	MF-4-NCCD-NP	Multi-Family
<i>West</i>	MF-4-NCCD-NP	Multi-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Central Austin Community Development Corporation
 Friends of Austin Neighborhoods
 Friends of Hyde Park
 Homeless Neighborhood Association
 Hyde Park Neighborhood Assn.
 Hyde Park Neighborhood Plan Contact Team
 My Guadalupe
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group

G-1/23

TRIANGLE

GUADALUPE

46TH

45TH

AVENUE B

AVENUE C

44TH

AVENUE D

43RD

AVENUE A

42ND

41ST

SPEEDWAY

NOTIFICATIONS

CASE#: C15-2021-0097
LOCATION: 4315 AVENUE A



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" = 292'



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

G-1/24

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: 4315 Avenue A

Subdivision Legal Description:

The West 76 ft of Lots 1, 2 and 3, Block 11, Hyde Park Addition

Lot(s): 1,2,3 Block(s): 11

Outlot: _____ Division: _____

Zoning District: _____

I/We Nathan Hobbs on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month October , Day 11 , 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: Single family residence.

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

LDC 25-2-947 A person may improve, enlarge, or structurally alter a structure if the cost does not exceed 20 percent of the value of the structure before the improvement. Cost to make safe is around 60%

LDC 25-2-942 have an area of not less than 5,750 SF. Lot is 5,700 SF

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:

I am unable to remodel existing uninhabitable structure, nor able to expand use of structure to a true single family home - one which is livable and safe for my two children.

Hardship

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

With the combination of the current lot configuration, mixed with current location of uninhabitable domicile and the location of heritage trees make it impossible to create an inhabitable home for my family.

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

The combination of lot size, domicile location and heritage trees create a unique hardship for this property. In current state the structure is uninhabitable and unsuitable for a single family residence.

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 renovation and expansion of the property will not alter the character of the unit as current plans utilize as much of the existing structure as allowed with environmental and safety considerations. The plans seek to maximize the lots use of living and personal yard space with impair the use of adjacent properties nor will it limit the purposes of the regulations as it will be utilized as a single family home while maintaining the character and charm of the neighborhood.

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: Nathan Hobbs Digitally signed by Nathan Hobbs
DN: CN=Nathan Hobbs, E=Nathan.hobbs@mitchelltimeandparking.com
Reason: I am the author of this document
Location:
P Date: 2021-09-10 08:19:55 Date: 09/10/2021

Applicant Name (typed or printed): Nathan Hobbs

Applicant Mailing Address: 4315 Avenue A

City: Austin State: Texas Zip: 78751

Phone (will be public information): (512) 801-5023

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: Gary J Hobbs Digitally signed by Gary J. Hobbs
DN: C=US, O=MTP, CN=Gary J. Hobbs, E=gary.hobbs@mitchelltimeandparking.com
Reason: I am the author of this document
Location:
P Date: 2021-09-10 08:19:07 Date: 09/10/2021

Owner Name (typed or printed): Gary Hobbs

Owner Mailing Address: 20214 Hodde Ln

City: Pflugerville State: Texas Zip: 78660

Phone (will be public information): (512) 801-5600

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

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

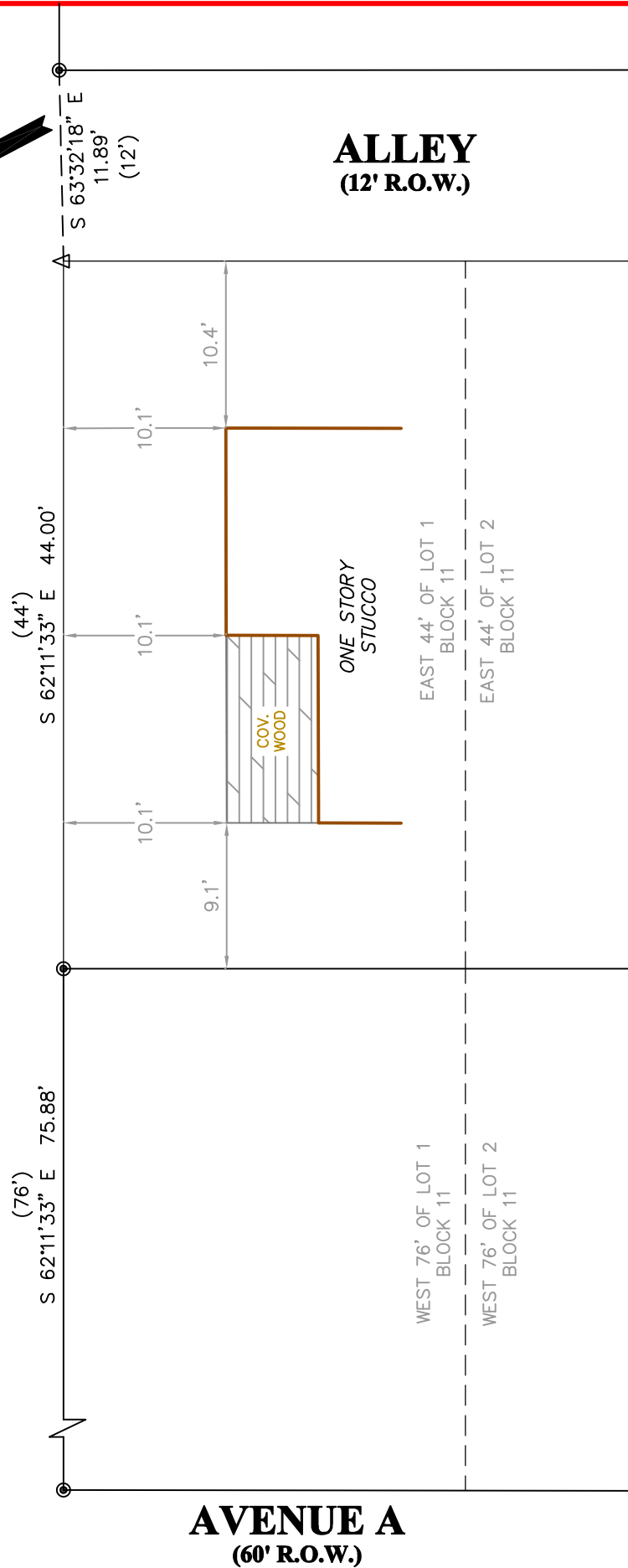
Email (optional – will be public information): _____

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).

LEGEND

- Δ = CALCULATED POINT
 ⊙ = FND 1/2" PIPE
 () = RECORD INFORMATION
 B.S. = BUILDING SETBACK
 C.M. = CONTROLLING MONUMENT

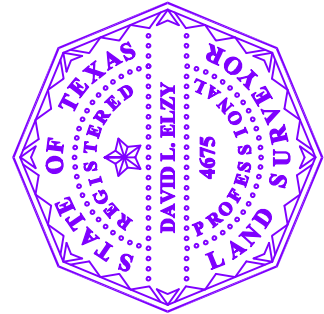


FIRM REGISTRATION NO.
10111700

Westar Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

DRAWN BY: EV
JOB #: 109282
SURVEY DATE: 8/31/2021



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision.

DAVID L. ELZY

Registered Professional Land Surveyor
Texas Registration No. 4675

LINE	BEARING	DISTANCE
L1	S 62°38'11" E	12.09' (12')

NOTE:
PRIOR SURVEY (WESTAR JOB #104105) WAS USED FOR
REFERENCE.

NOTE:
VERTICAL INFO. SHOWN HEREON IS BASED ON ACTUAL
GPS OBSERVATIONS, TEXAS STATE PLANE
COORDINATES, CENTRAL ZONE. T.B.M. = MAG NAIL ON
B.O.C. NORTHEAST OF NORTHWEST CORNER = 620.17'
T.B.M. # 1 →

G-1/29

SCALE: 1"=20'

AVENUE A
(60' R.O.W.)

W. 44th STREET
(60' R.O.W.)

TREE LEGEND

13	14 PECAN
32	20 PECAN
48	20 SYCAMORE
68	19 PECAN
166	21 PALM
167	35 PECAN
168	14 PALM
169	16 PALM
170	18 PALM
171	17 PECAN
172	23 PALM
188	27 PECAN
189	16 PALM

NOTE:

THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

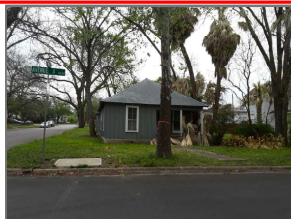
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 180, PAGE 299, VOLUME 563,
PAGE 20, VOLUME 608, PAGE 322, VOLUME 608, PAGE 319, VOLUME 741, PAGE 339,
VOLUME 744, PAGE 403 AND VOLUME 828, PAGE 567, DEED RECORDS, TRAVIS COUNTY,
TEXAS.

NOTE:

Bearings shown hereon are based on actual GPS Observations, Texas State Plane
Coordinates, Central Zone, Grid.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 484530, Panel No. 0465 K, which is Dated 1/22/2020. By scaling from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

4315 AVENUE A

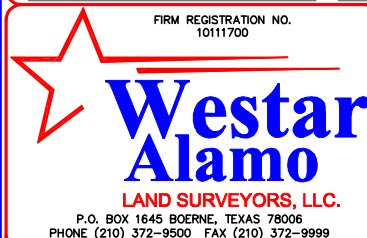
Property Description:

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK
ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

Owner:

JEAN LAFOSSE HOBBS

FIRM REGISTRATION NO.
10111700



P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND	
●	= FND. 3/8" IRON ROD
○	= FND 1/2" IRON ROD
()	= RECORD INFORMATION
B.S.	= BUILDING SETBACK
C.M.	= CONTROLLING MONUMENT
⊙	= WATER METER
⊕	= ELECTRIC METER
⊖	= ELECTRIC BOX
⊗	= SEWER MANHOLE
⊘	= OVERHEAD ELECTRIC
⊙	= WOOD FENCE
⊘	= FND. 1/2" IRON PIPE

DRAWN BY: AP/JA



I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual TREE AND TOPO survey made on
the ground under my supervision

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. T-143098

JOB NO.

105273

TITLE COMPANY: N/A

DATE: 04/07/2021

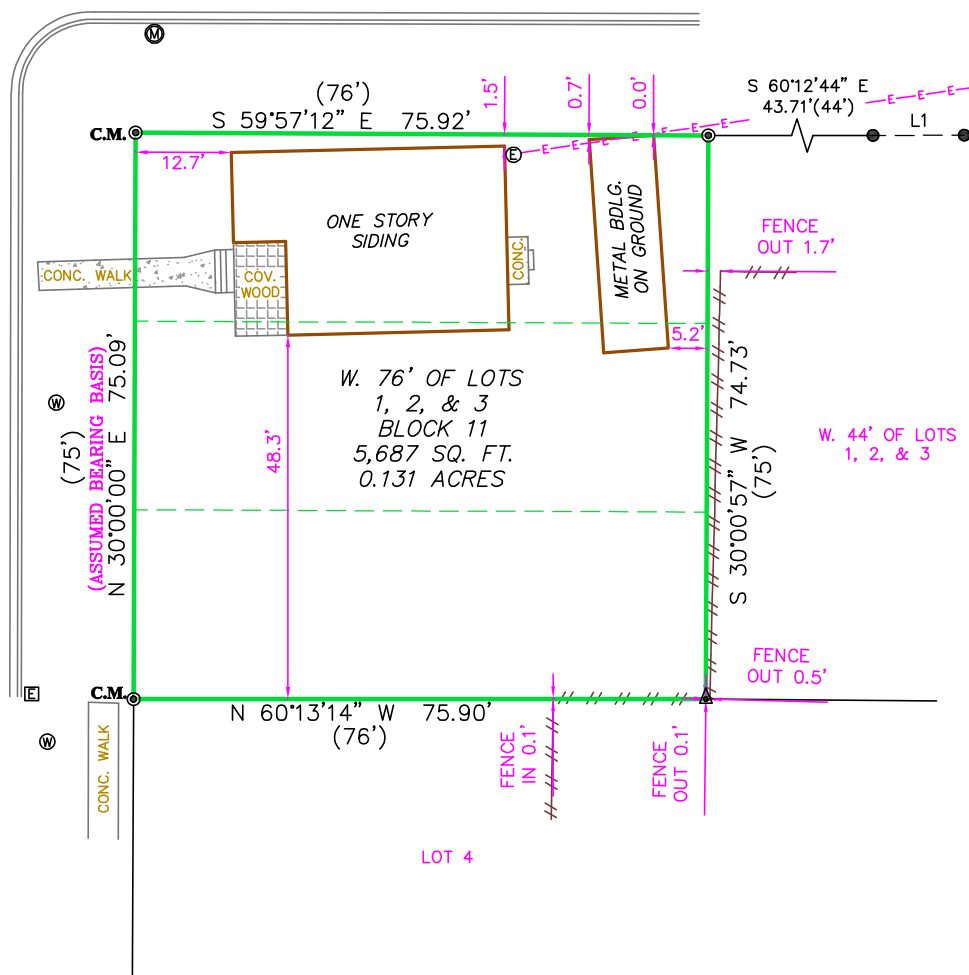
LINE	BEARING	DISTANCE
L1	S 60°23'49" E	12.09' (12')

G-17/30

W. 44th STREET (60' R.O.W.)

SCALE: 1"=20'

AVENUE A (60' R.O.W.)



NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR
SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 180, PAGE 299, VOLUME 563, PAGE 20, VOLUME
608, PAGE 322, VOLUME 608, PAGE 319, VOLUME 741, PAGE 339, VOLUME 744, PAGE 403 AND
VOLUME 828, PAGE 567, DEED RECORDS, TRAVIS COUNTY, TEXAS.
NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0465 K, which is Dated 1/22/2020. By scaling from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

4315 AVENUE A

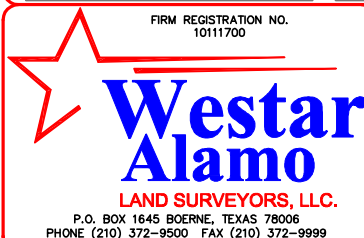
Property Description:

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK
ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

Owner:

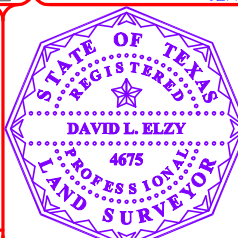
JEAN LAFOSSE HOBBS

FIRM REGISTRATION NO.
1011700



- LEGEND**
- ▲ = FND. 3/8" IRON ROD
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = WATER METER
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 - ⊖ = ELECTRIC BOX
 - ⊗ = SEWER MANHOLE
 - ⊕ = OVERHEAD ELECTRIC
 - ⊖ = WOOD FENCE
 - ⊗ = FND. 1/2" IRON PIPE

DRAWN BY: AP



I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. T-143098

JOB NO.

104105 TITLE COMPANY: N/A

DATE: 2/5/2021

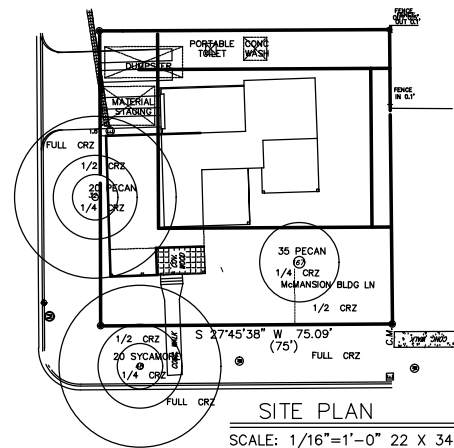
IMPERVIOUS AREA LOT 5687	
FOUNDATION	1911
AC PAD	9
DRIVEWAY	400
SIDEWALK	71
CANTILEVERED AREA	82
TOTAL	2473
TOTAL IMPERV.	43.85%

FRONT YARD PERCENTAGE	
FRONT YARD AREA	1883
SIDEWALK	60
EXISTING FOUNDATION	293
TOTAL	353
TOTAL PERCENTAGE	18.74%

LOT 5687
FAR 2274
IMP 2559

EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
BALCONY	124
TOTAL COVERED	2316
FOUNDATION CANTILEVERED	1935
	73



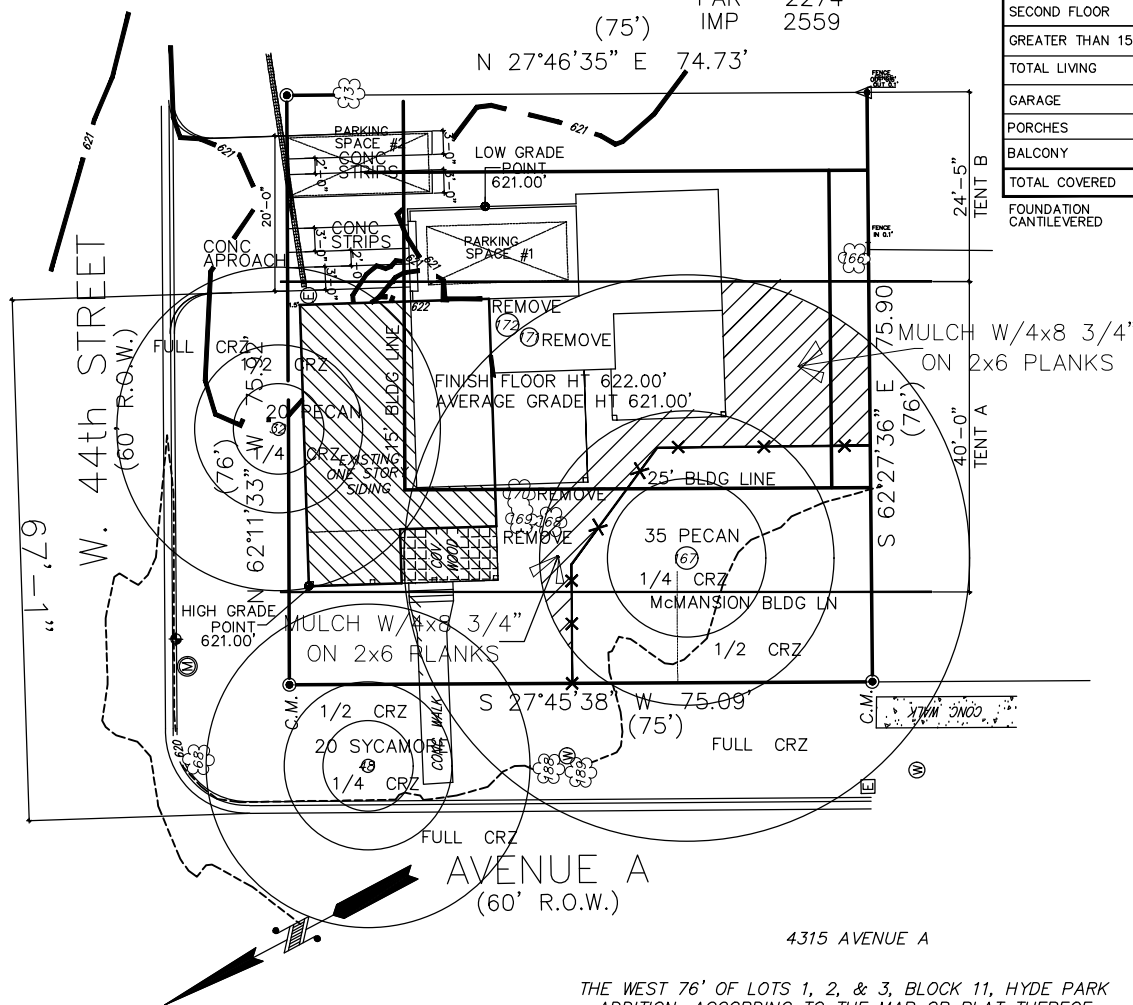
HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

4315
AVENUE A

JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
Robert J. Hobbs
06/28/21
American Institute of Building Design
National Professional Seal
Professional Engineer
1 OF 11



WILL PAY FEE IN LIEU
OF SIDEWALK
ALL EXISTING
UTILITIES WILL
REMAIN

LEGEND	
▲	= FND. 3/8" IRON ROD
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EB	= ELECTRIC BOX
M	= SEWER MANHOLE
OE	= OVERHEAD ELECTRIC
WF	= WOOD FENCE
IP	= FND. 1/2" IRON PIPE

TREE LEGEND

13	14 PECAN
32	20 PECAN
48	20 SYCAMORE
68	19 PECAN
166	21 PALM
167	35 PECAN
168	14 PALM REMOVE
169	16 PALM REMOVE
170	18 PALM REMOVE
171	17 PECAN REMOVE
172	23 PALM REMOVE
188	27 PECAN
189	16 PALM

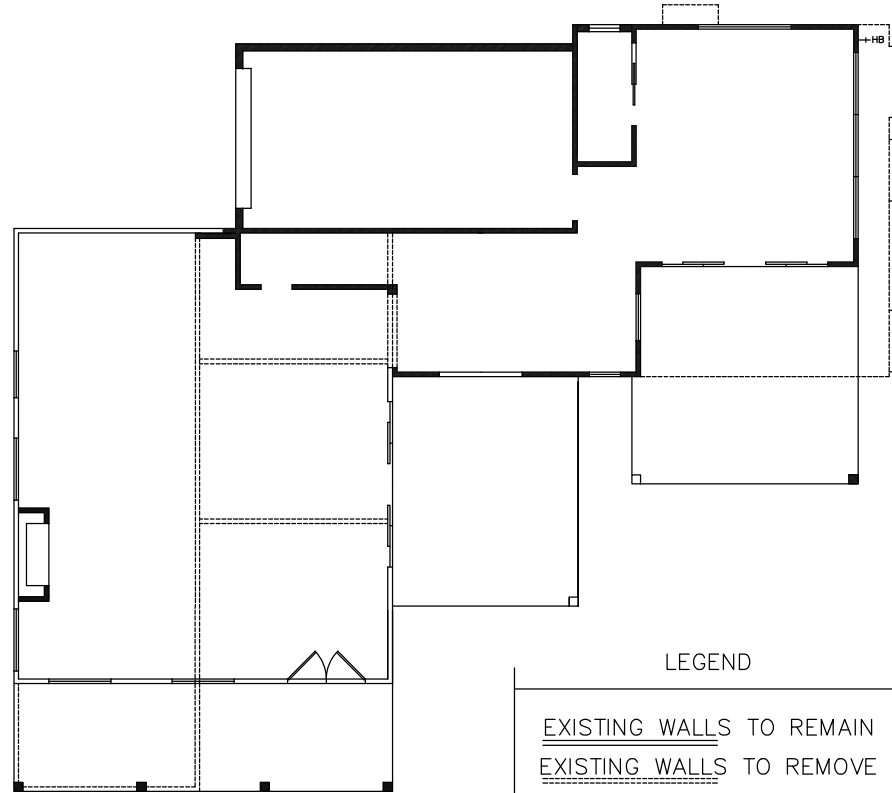
W. 76' OF LOTS
1, 2, & 3
BLOCK 11
5,687 SQ. FT.
0.131 ACRES

SITE PLAN

SCALE: 1/8"=1'-0" 22 X 34
SCALE: 1/16"=1'-0" 11 X 17

COPYRIGHT © 2021 DESIGN ORIGINALS OF TEXAS

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK
ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.



LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMOVE

NEW WALLS

EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
UNCOVERED BALCONY	451
TOTAL COVERED	2316

FOUNDATION	1935
CANTILEVERED	73

Design Originals is a Professional Building Design Firm. We are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The Engineer Or Surveyor Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way Or Any Problems Which May Arise.

DEMO PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

COPYRIGHT © 2021 DESIGN ORIGINALS OF TEXAS

HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

4315
AVENUE A

JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
06/28/21
American Institute of Building Design
National Council of Building Designers
(N.C.B.D.C. - 999-725)

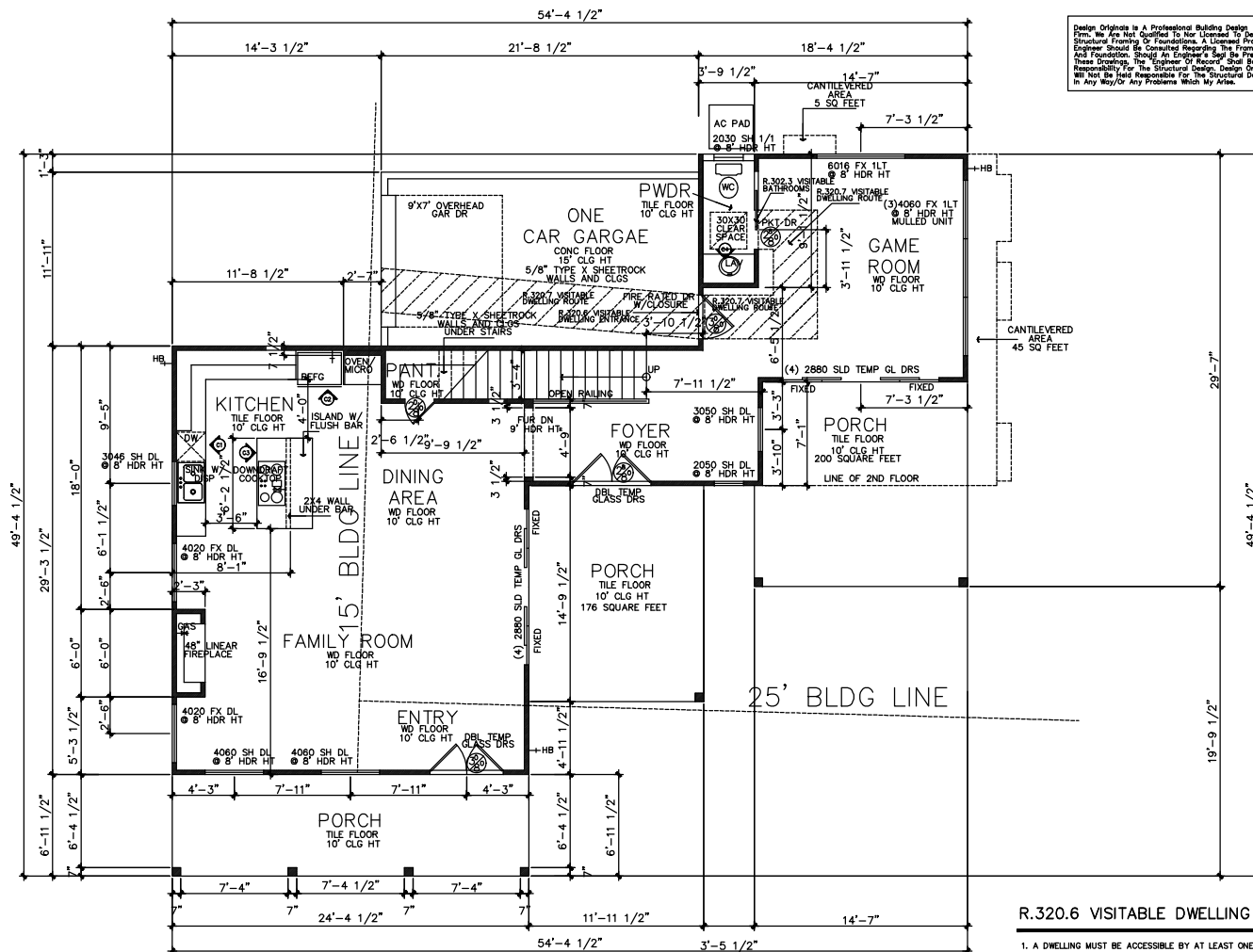
2 OF 11



FRONT-REAR ELEVATION06

SCALE: $1/4"=1'-0"$ 22 X 34
SCALE: $1/8"=1'-0"$ 11 X 17

COPYRIGHT © 2021 DESIGN ORIGINALS OF TEXAS



Design Originals is a Professional Building Design Firm. We are Not Qualified to Provide Engineering, Structural, Mechanical, Electrical, or Plumbing Design. These Plans Should Be Reviewed by a Professional Engineer or Architect. Design Originals, Inc. is Not Responsible for the Structural Design, Design Details, or Any Other Problems Which May Arise.

GENERAL NOTES:

- Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
- These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
- Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
- Contractor shall insure compatibility of the building with all site requirements.
- Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
- All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
- All angles shown on plans are 45° unless noted otherwise.
- All dimensions should be read or calculated and never scaled.
- All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
- All windows will be dimensioned to center of rough openings unless otherwise noted.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood catwalk from attic access to HVAC unit, (if applicable). Units to be located within 20'-0" of access.
- All vents to rear of residence.
- Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- Floor truss area to be drafted stopped where trusses open to attic space.
- Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
- Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/2" or higher require 30"x60" R.O.
- Provide studs at all 4 corners of tub.
- Provide 5/8" type "X" gypsum board on common walls and ceilings.
- Do not use wood build-outs behind stucco, around windows and doors.
- Attach tops, sides and bottoms, of windows and doors shingle style.
- Apply 2 ply ALUM building paper shingle style over all exterior sheathing prior to installing metal roof.
- Stucco veneer must comply with 2015 IRC and the ASTM requirements.
- Provide weep screen properly installed.
- Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1 1/2" away from window and door frames.

EXISTING AREAS

TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS

FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
BALCONY	124
TOTAL COVERED	2316

FOUNDATION
CANTILEVERED

FIRST FLOOR

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.320.3 VISITABLE BATHROOMS

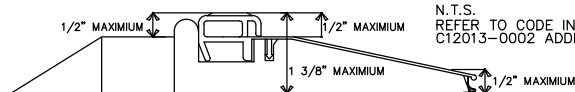
- A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
- LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.7 VISITABLE DWELLING ROUTE

- A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

THRESHOLD DETAIL

N.T.S.
REFER TO CODE INTERPRETATION
C12013-0002 ADDITIONAL INFORMATION



SYMBOL LEGEND

- ⋈ GAS/PROPANE VALVE
- HB HOSE BIB
- SHOWER HEAD @ 80" AFF
- ⊗ DOOR SIZE TAG

R.320.6 VISITABLE DWELLING ENTRANCE

- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A REVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

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RESIDENCEDESIGN ORIGINALS of Texas
home design center4315
AVENUE A

JOB# A10417

DATE: 06/28/21

REVISIONS:

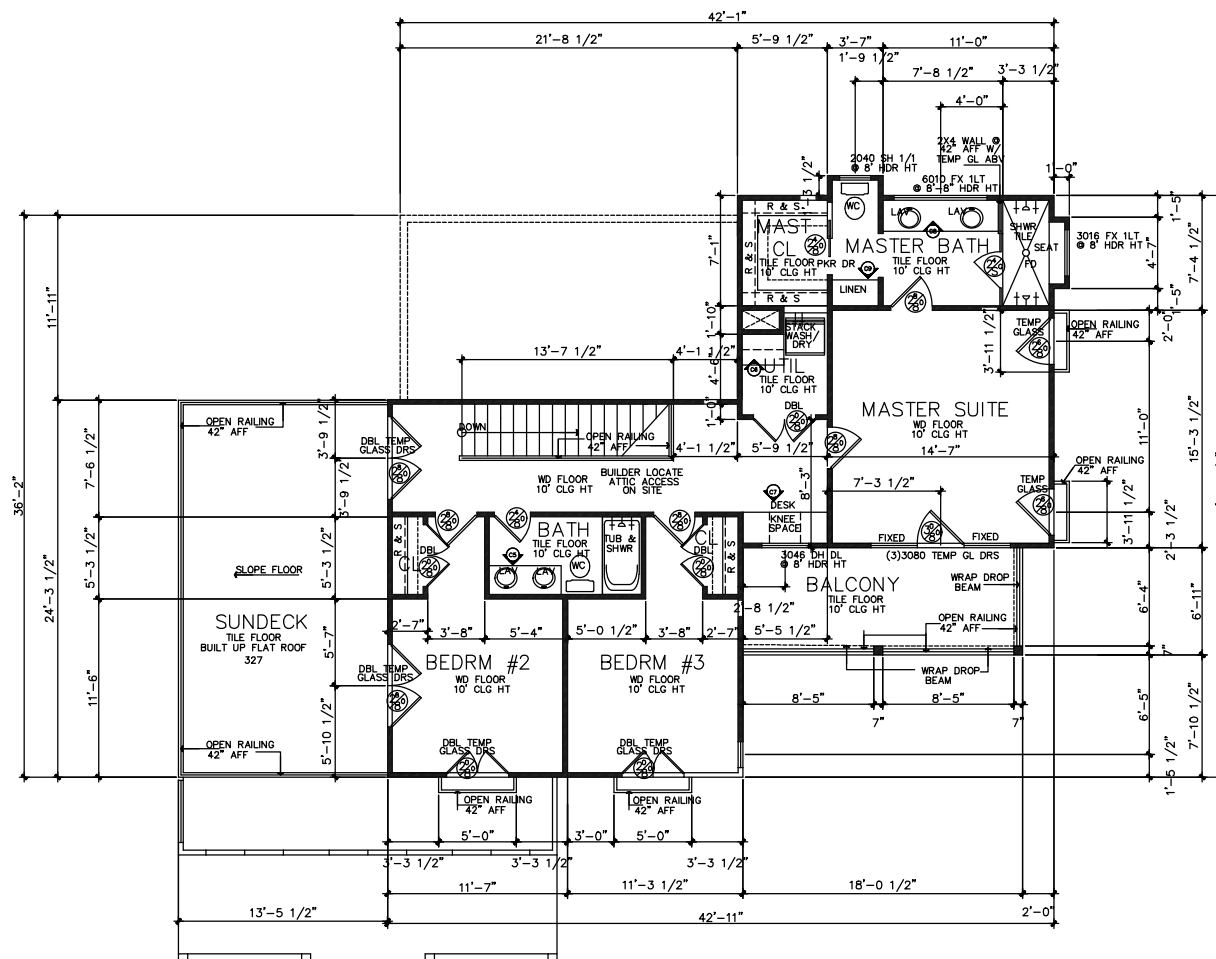
DRAWN BY: JCD/TMD

N.C.B.D.C.

Robert J. Hobbs

06/28/21

4 OF 11

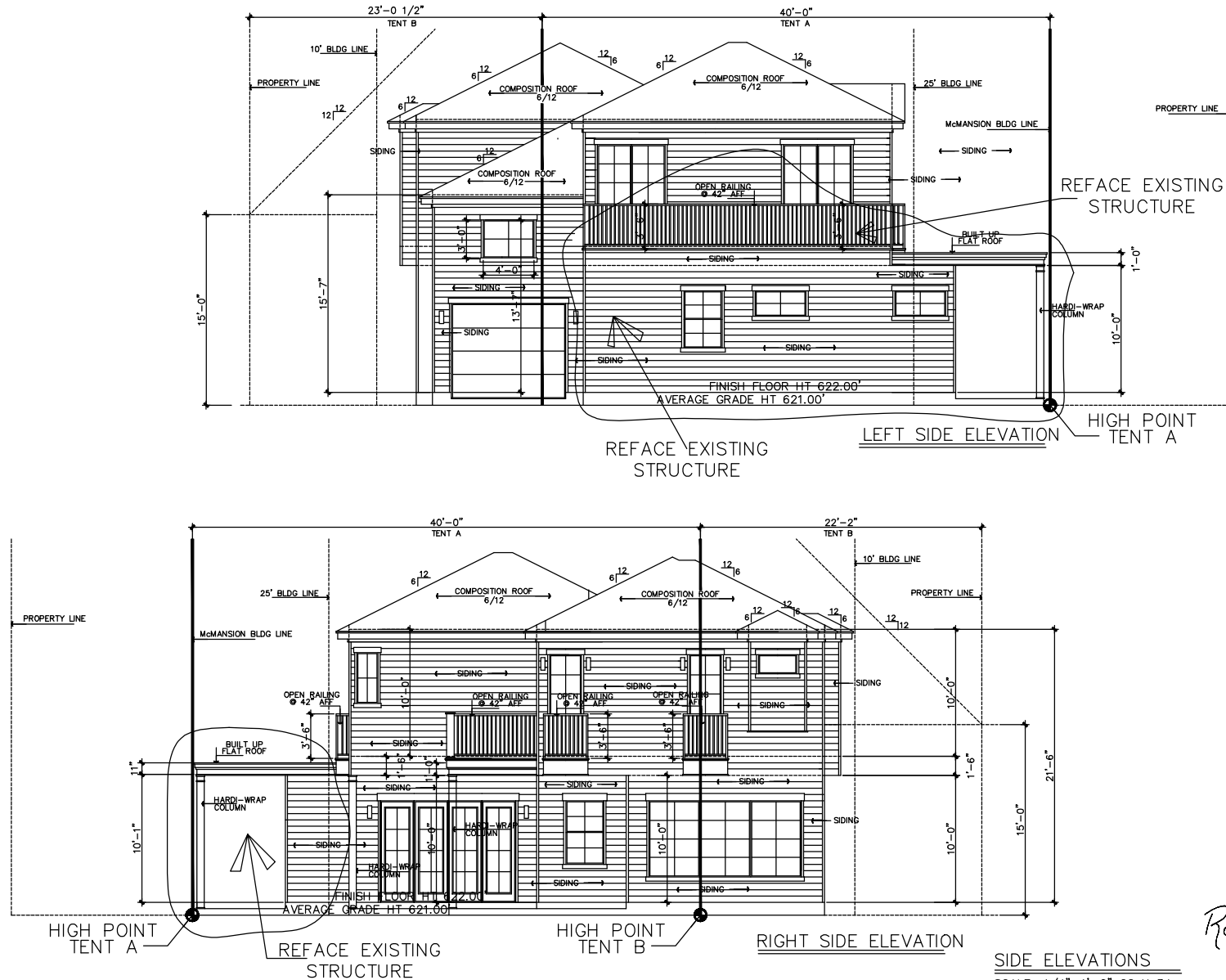


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SECOND FLOOR

SCALE: $1/4"=1'-0"$ 22 X 34
SCALE: $1/8"=1'-0"$ 11 X 17

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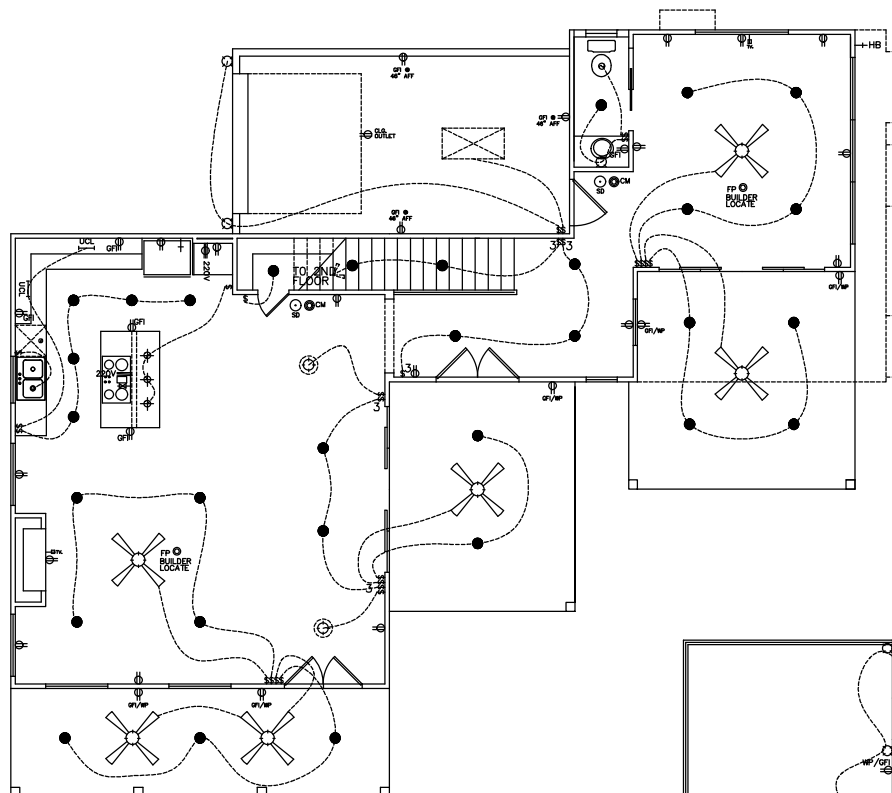
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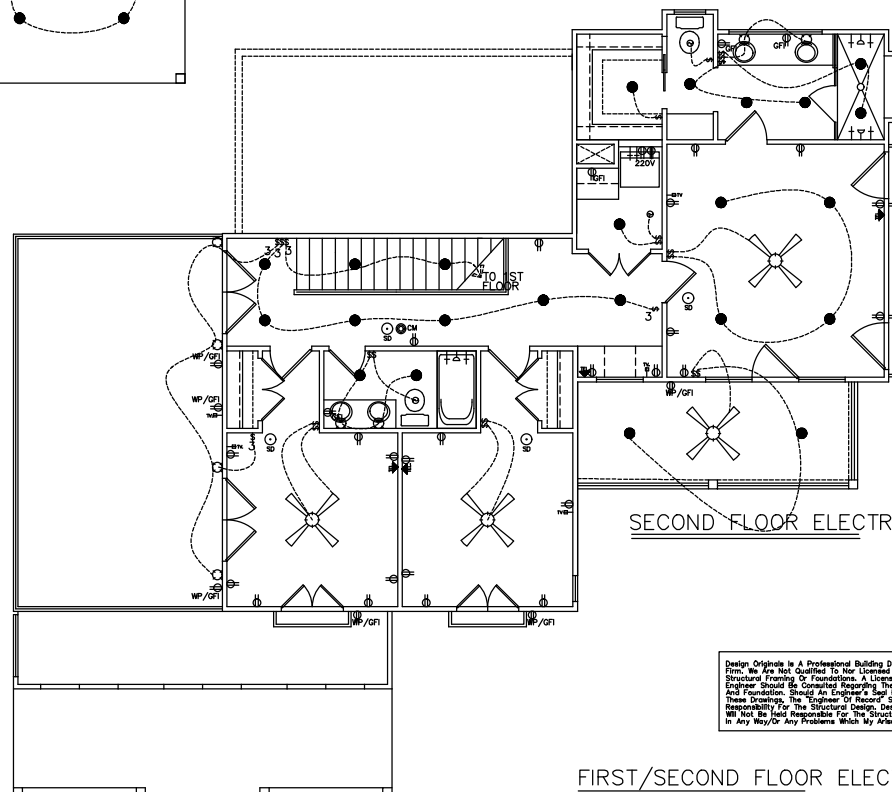
Robert [Signature]
06/28/21
N.C.B.D.C.
Professional Engineer
State of Texas
No. 123456
Exp. 12/31/22
6 OF 11



FIRST FLOOR ELECTRICAL

ELECTRICAL SYMBOL LEGEND	
SMOKE DETECTOR	RECESSED LIGHT
SINGLE POLE SWITCH	RECESSED EYEBALL LIGHT
3 WAY SWITCH	VENT
4 WAY SWITCH	UNDER COUNTER LIGHT
DIMMER SWITCH	FLOOR, BOX FIXTURE
ELECTRICAL JUNCTION BOX	4" FLOOR STRIP
WALL OUTLET	DOUBLE FLOOD LIGHTS
4 PLEX WALL OUTLET	WALL MTD. PHONE OUTLET
FLOOR PLUG	WALL MTD. CABLE T.V. OUTLET
WATER PROOF OUTLET	STEREO SPEAKER JACK (WIRE ONLY)
220V OUTLET	INTERCOM SYSTEM
SPEAKER	COMPUTER DATA TERMINAL
HALOGEN LIGHT	DOOR BELL
SURFACE MOUNT LIGHT	DOOR CHIME
HANGING LIGHT	HEAT DETECTOR
WALL MOUNT LIGHT	
CARBON MONOXIDE DETECTOR	

ELECTRICAL NOTES:
 Provide smoke detectors per code.
 Prewire for security system as spec.
 Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit
 Center light over pedestal lav, where shown.
 Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
 Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
 Provide light near HVAC unit(s) in attic.
 Any discrepancies in plans are to be brought to the attention of the designer immediately.



SECOND FLOOR ELECTRICAL

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Robert J. C. D. C.

FIRST/SECOND FLOOR ELECTRICAL 06/28/21

SCALE: 1/4"=1'-0" 22 X 34
 SCALE: 1/8"=1'-0" 11 X 17

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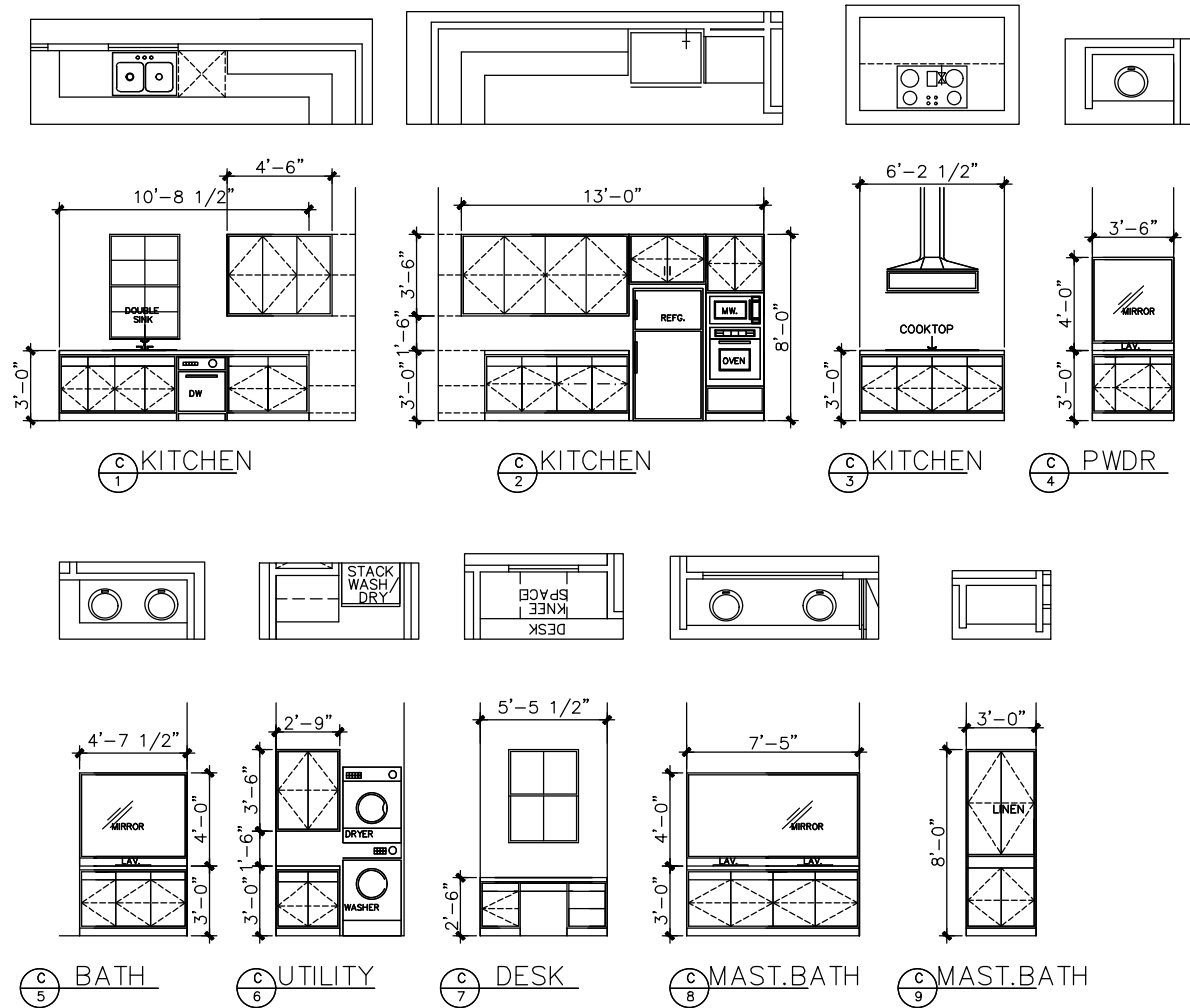
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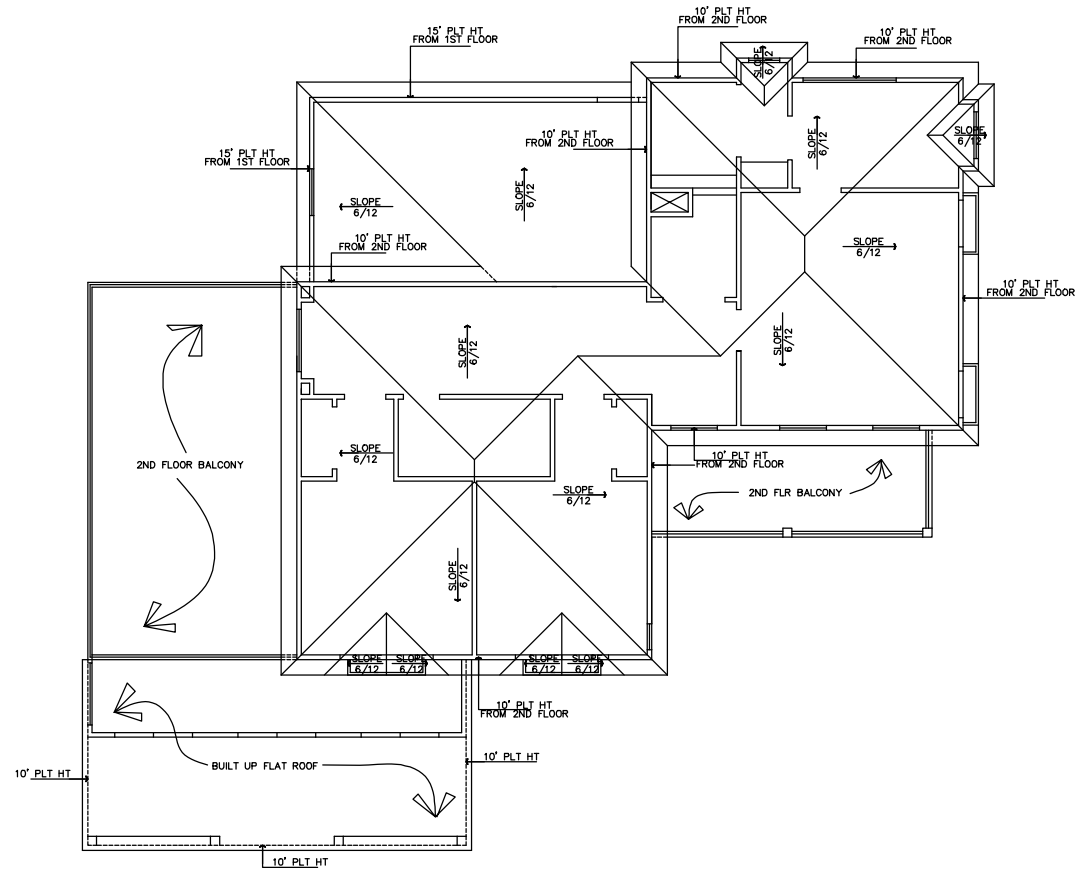
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CABINET ELEVATIONS
SCALE: 3/8"=1'-0" 22 X 34
SCALE: 3/16"=1'-0" 11 X 17

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ROOF PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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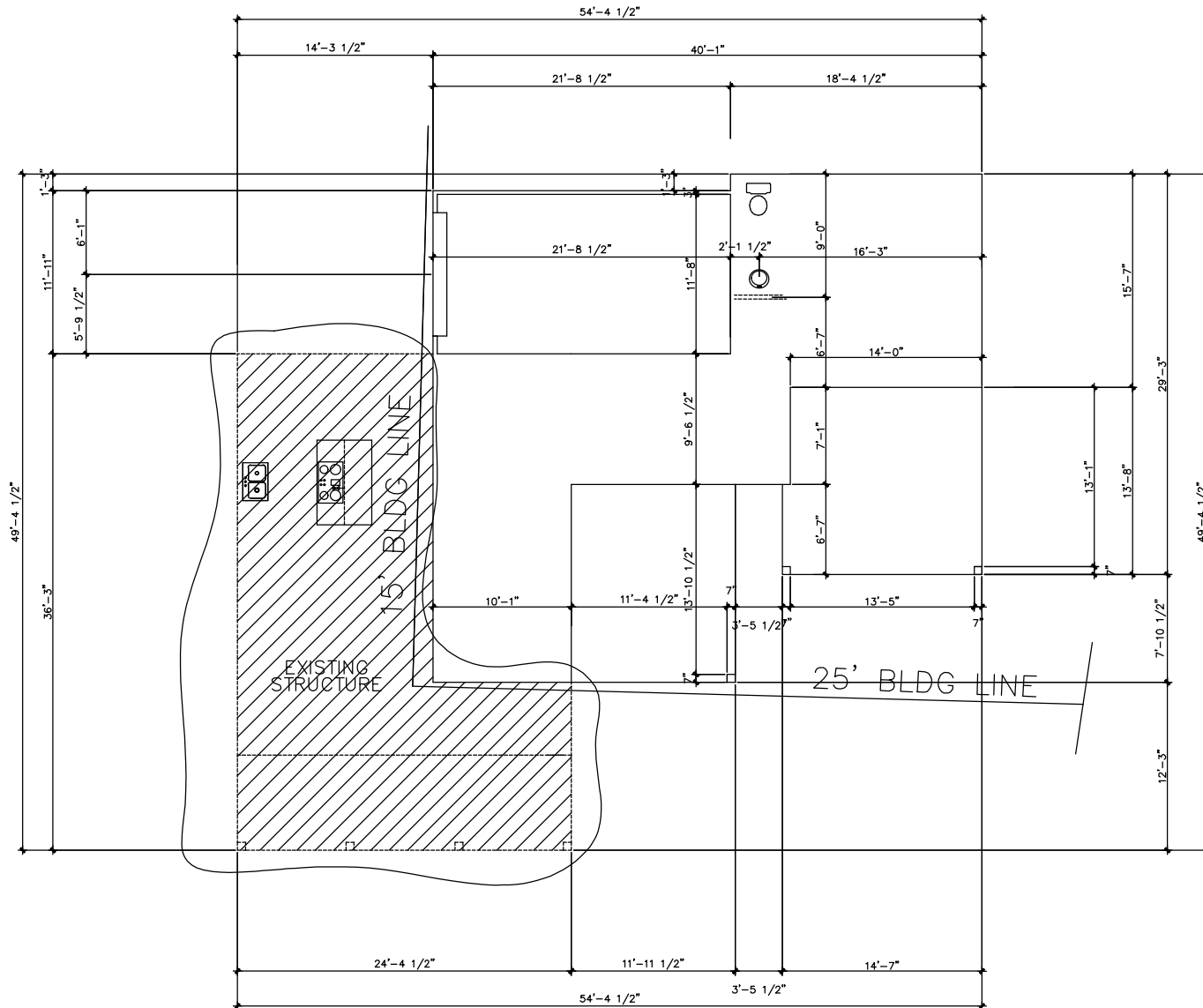
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Robert J. JCD
06/28/21
N.C.B.D.C.
Professional Engineer
American Institute of Building Design
National Council of Building Designers
(N.C.B.D.C. - 999-7725)

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SIDE ELEVATIONS
 SCALE: 1/4"=1'-0" 22 X 34
 SCALE: 1/8"=1'-0" 11 X 17

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Robert J. C. B. D. C.
 06/28/21
 American Institute of Professional Surveyors
 National Council of Surveying Engineers
 (N.C.S.E. - 999-725)
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(A.B.R.)
National Council of Building Designer
Certification
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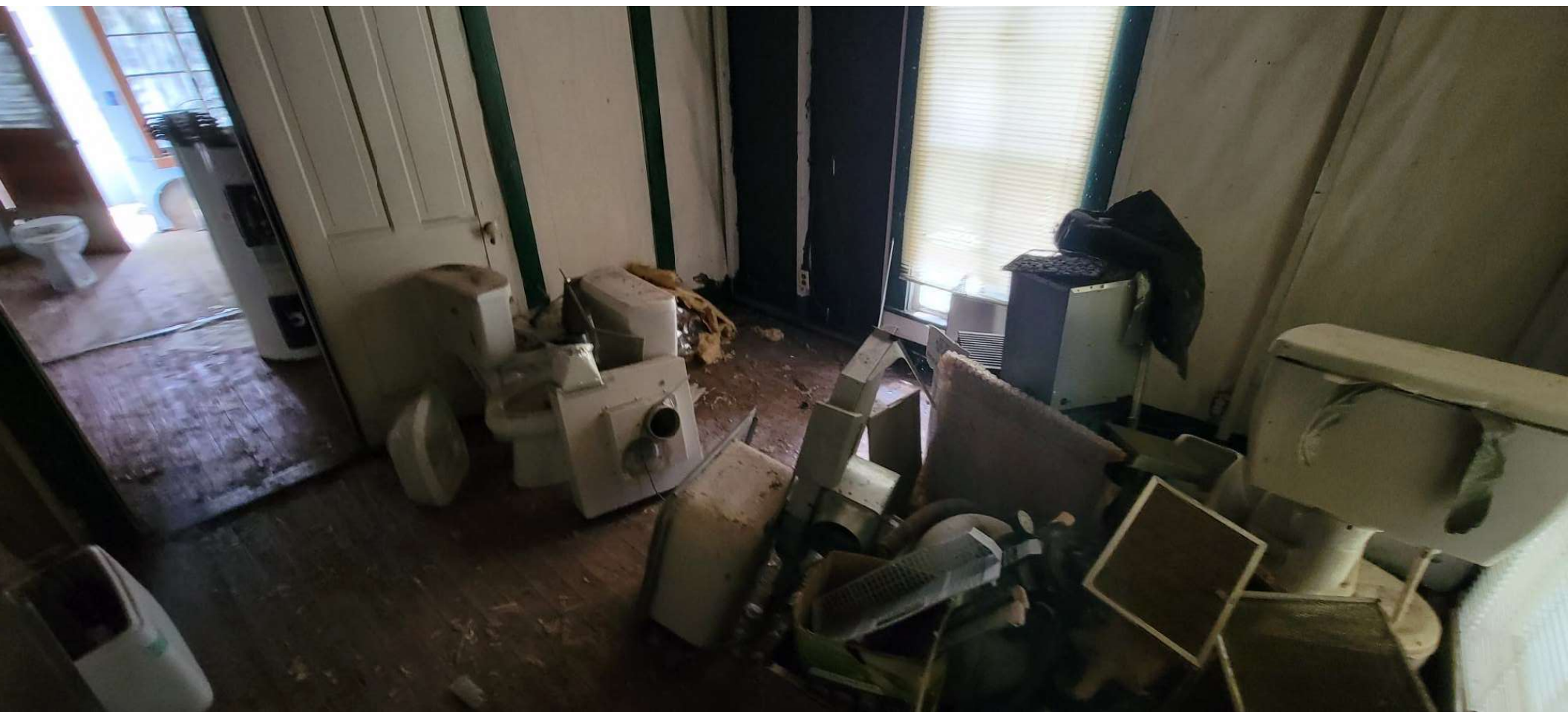








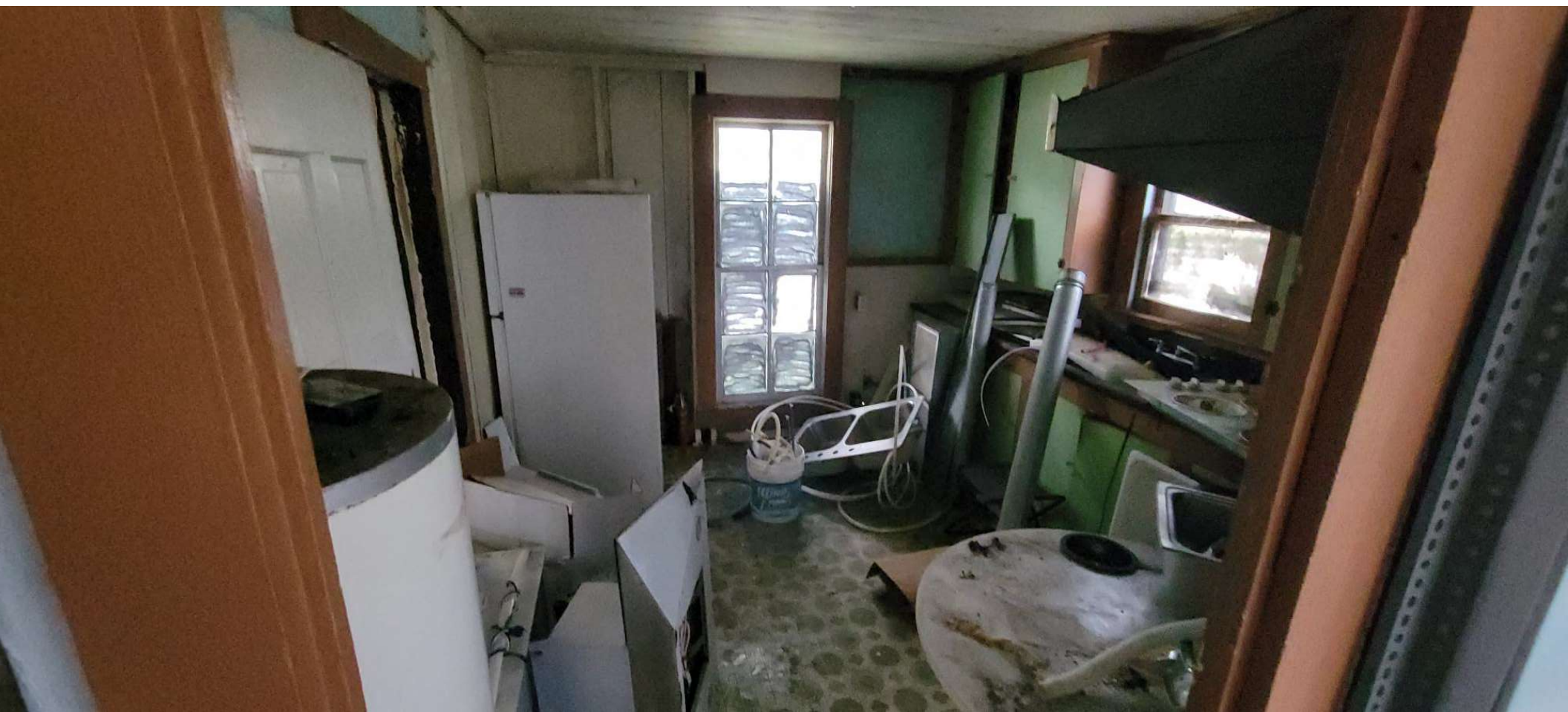


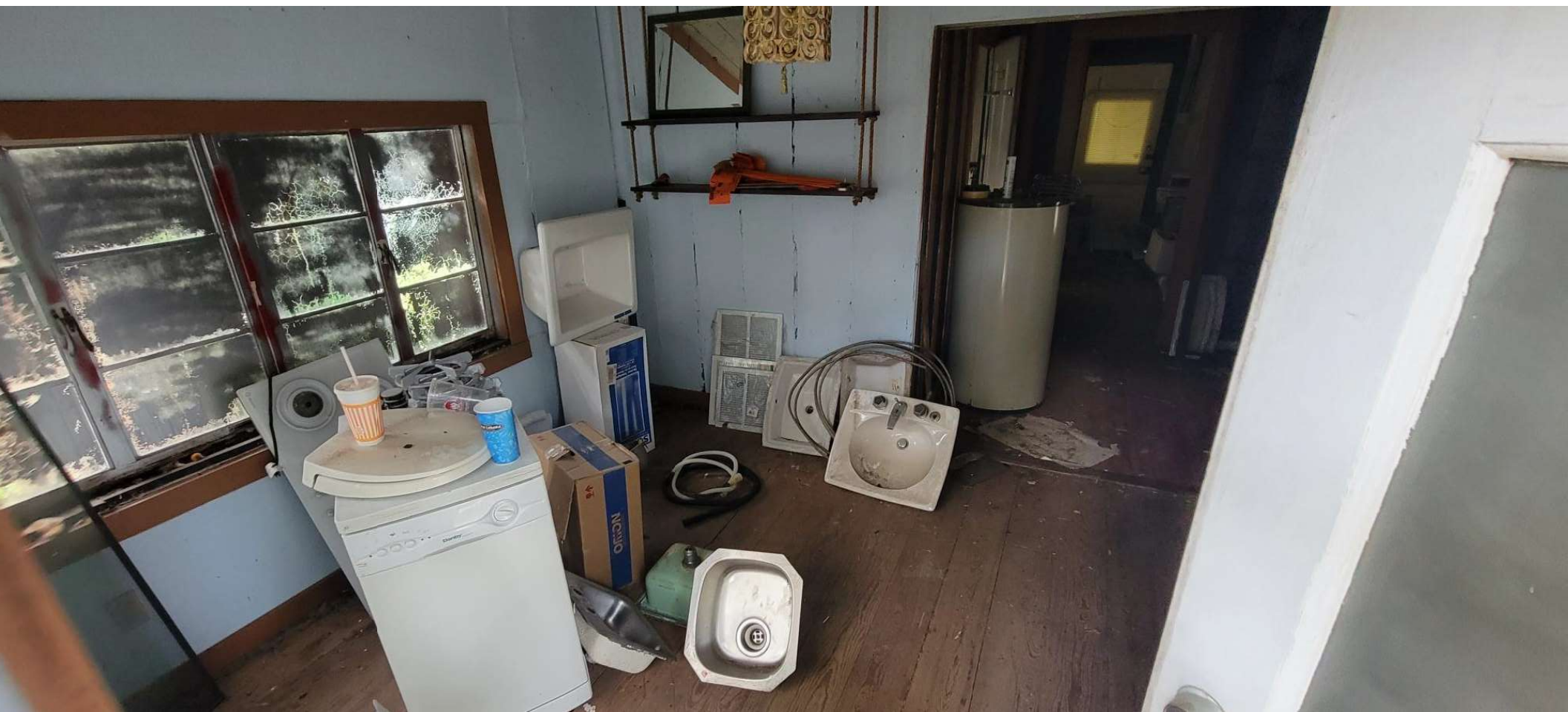




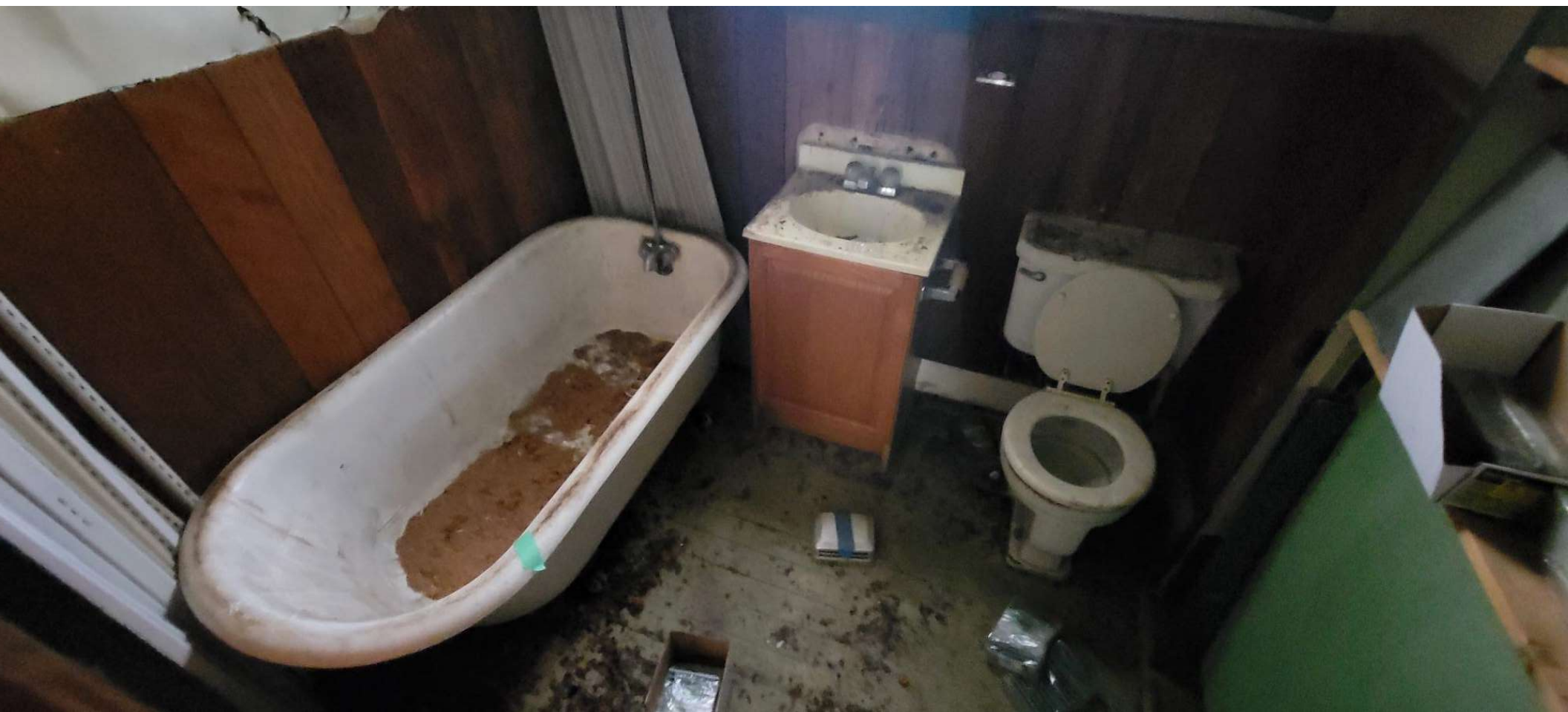




















From: Baldick, Ross
To: [Ramirez, Elaine](#)
Subject: Objection to Case Number C15-2021-0097
Date: Sunday, February 06, 2022 4:38:48 PM

*** External Email - Exercise Caution ***

Dear Ms. Ramirez,

I own and live in the property at 4211 Avenue A, and own and rent out the property at 4209 Avenue A. Both of these properties have had their crawl spaces inundated with water during severe rain in past years. Therefore, the issue of increased impervious cover and implications for future flooding is of utmost importance to me. The subject property, at 4315 Avenue A, is "upstream" from my properties. Increasing impervious cover at 4315 Avenue A, as implied by the variance request, will tend to worsen the flooding that my properties experience.

For these reasons, I request that the Board of Adjustment deny the variance request.

Thank you,
Ross Baldick

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From:
To:
Subject:
Date: Sunday, February 19, 2023 9:43:07 AM

*** External Email - Exercise Caution ***

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Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. 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: C15-2021-0097
Contact: Elaine Ramirez; elaine.ramirez@cityofaustin.org
Public Hearing: Board of Adjustment; February 14th, 2022

☒ I am in favor
☐ I object

Friends of Hyde Park N.A.
 Your Name (please print)

Your address(es) affected by this application
 2/6/22
 Date

Signature

Daytime Telephone:

Comments:

If you will be using this form to comment, please return it via e-mail to:
 Elaine Ramirez; 512-974-2202
 Scan & Email to: Elaine.Ramirez@cityofaustin.org