

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0064

BOA DATE: August 8th, 2022

ADDRESS: 1014 Avondale Rd

COUNCIL DISTRICT: 9

OWNER: Nickie & Eric Froiland

AGENT: Mark Vornberg

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

LEGAL DESCRIPTION: LOT 20 BLK 28 TRAVIS HEIGHTS

VARIANCE REQUEST: decrease the minimum Front Yard Setback from 25 feet to 12 feet 3 inches

SUMMARY: erect a Carport

ISSUES: irregular shaped lot, grade change, & protected trees

	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-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

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.

South River City Citizens Planning and Zoning Committee



July 25, 2022

Jacob Thevenot
1014 Avondale Rd
Austin TX, 78704

Property Description: LOT 20 BLK 28 TRAVIS HEIGHTS

Re: C15-2022-0064

Dear Jacob,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-2-492(D) at 1014 Avondale Rd.

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.

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881
Cody.Shook@austinenergy.com



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 # C15-2022-0064 ROW # 12973233 Tax # 0301040904

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____ **Council District: 9**

I/We _____ on behalf of myself/ourselves as

authorized agent for _____ affirm that on

Month , Day , Year , 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: _____

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

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:

Hardship

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:

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:

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: 7-7-2022

Applicant Name (typed or printed): Mark Vornberg

Applicant Mailing Address: 2120 East 7th St. Suite 200

City: Austin State: TX Zip: 78702

Phone (will be public information): 512.472.4980

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: 7-7-22

Owner Name (typed or printed): Eric Froiland

Owner Mailing Address: 1014 Avondale Road

City: Austin State: TX Zip: 78704

Phone (will be public information): 512.710.6752

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Mark Vornberg

Agent Mailing Address: 2120 East 7th St. Suite 200

City: Austin State: TX Zip: 78702

Phone (will be public information): 512.472.4980

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).

Continued on next page

Additional Space (continued)

This image shows a full page of blank, lined paper. It features approximately 28 horizontal blue lines spaced evenly across the page, typical of standard notebook paper. The lines are thin and light blue, set against a plain white background. There are no margins, text, or other markings on the page.

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- MAG NAIL FOUND
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- WIRE FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH POWER POLE
- OVERHEAD ELECTRIC
- SPOT ELEVATION

TREE LEGEND

TAG NO.	TREE DESCRIPTION
88	20" ELM
89	15" ELM
90	15" ELM
91	12" ELM
92	24" OAK
93	18" ELM

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

Notes:

- 1) Subject to restrictions and easement rights as stated in Book 3, Page 15 Plat Records.
- 2) Subject to a Blanket Type Subdivision Public Utility Easement, per plat.

STREET ADDRESS: 1014 AVONDALE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 20 BLOCK: 28 SUBDIVISION: TRAVIS HEIGHTS VOL/CAB 3 PG/SLD 15 PLAT RECORDS:
REFERENCE NAME: NICKIE FROLLAND & ERIC FROLLAND
AW3 REVISED: 05/17/21
CP UPDATE/TREE& TOPO: 05/11/21
AW3 A & B APPLIED

G.F. #: 201501054



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756

Office 512*458-6969, Fax 512*458-9845

JOB #: B0412521_TA
ORIGINAL SURVEY DATE: 05/14/15
SCALE: 1"= 20'

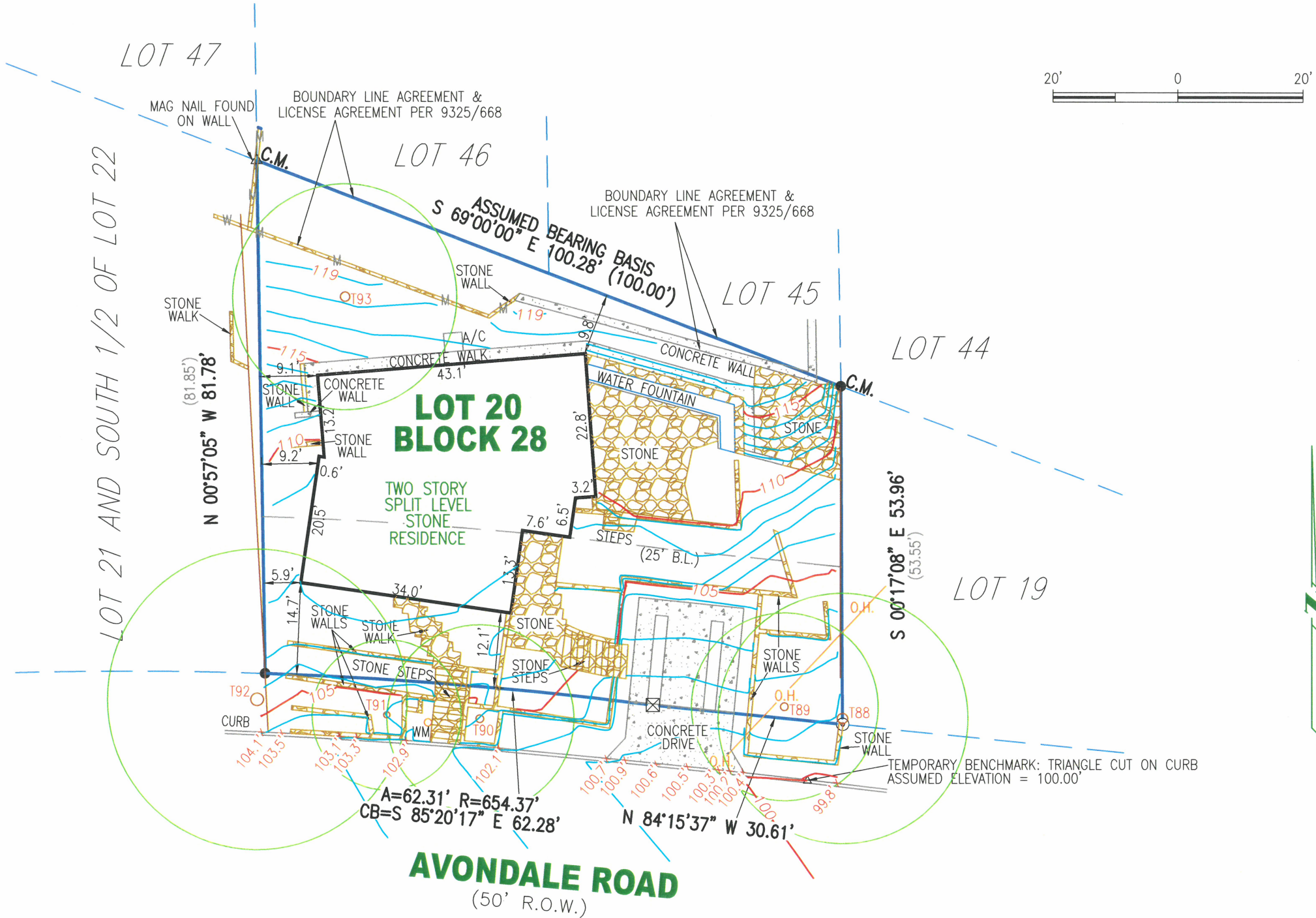
FIELD WORK BY	WILLIAM	06/07/13
CALC'D BY	TONI	06/10/13
DRAFTED BY	JOSE	06/10/13
CHECKED BY	V.G.	06/10/13

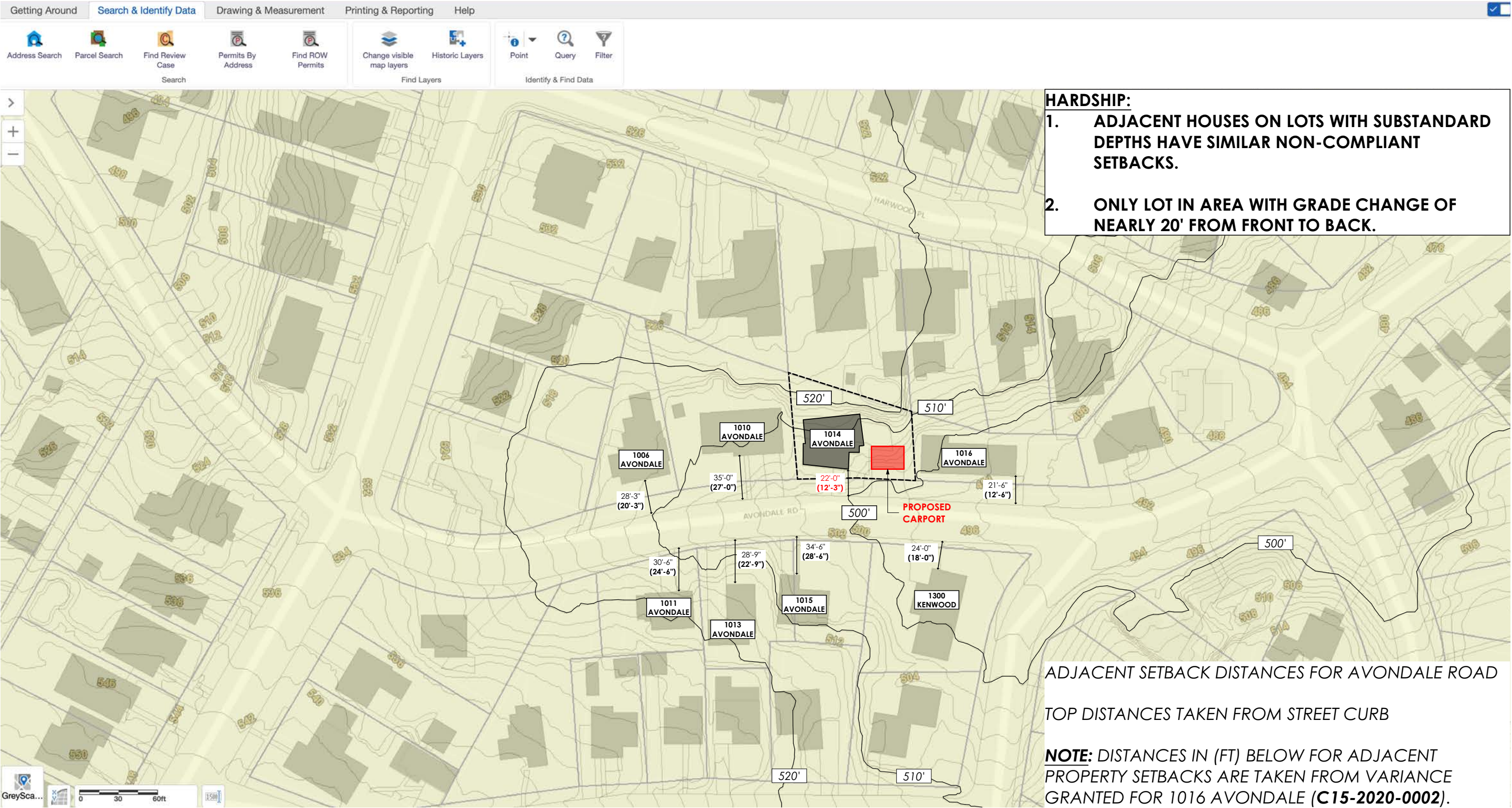
[Signature]

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO

HERITAGE TITLE COMPANY OF AUSTIN, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.





PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

NEIGHBORHOOD SETBACKS

DATE:

7/7/22



1209 TRAVIS HEIGHTS BLVD
CARPORT



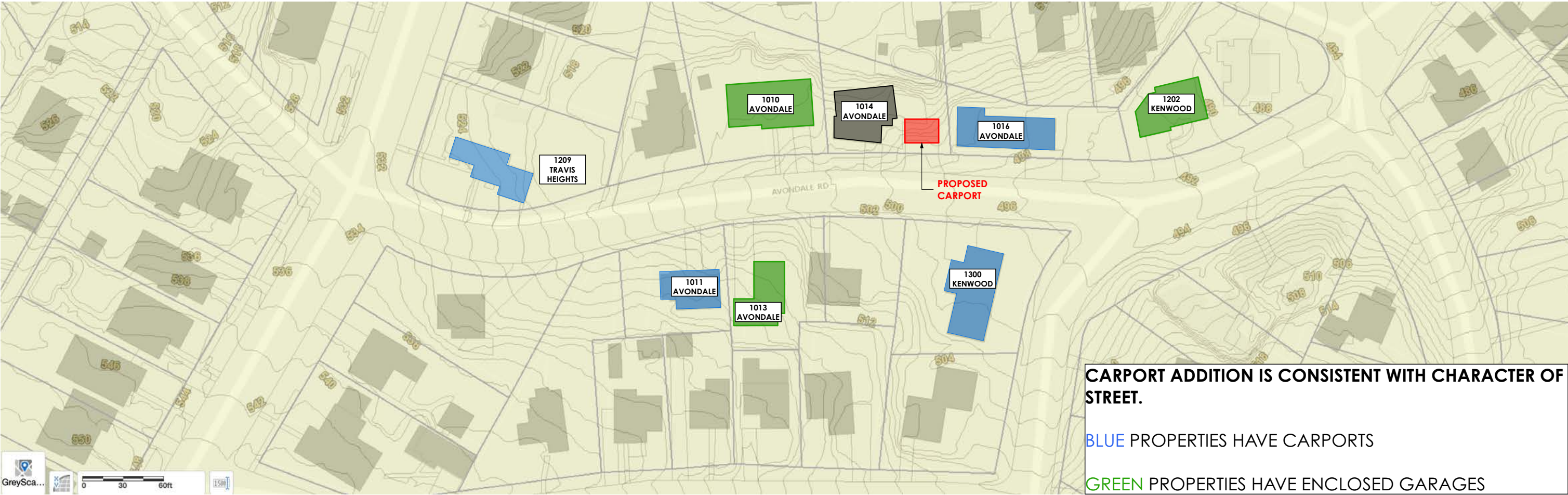
1010 AVONDALE RD
GARAGE



1013 AVONDALE RD
GARAGE



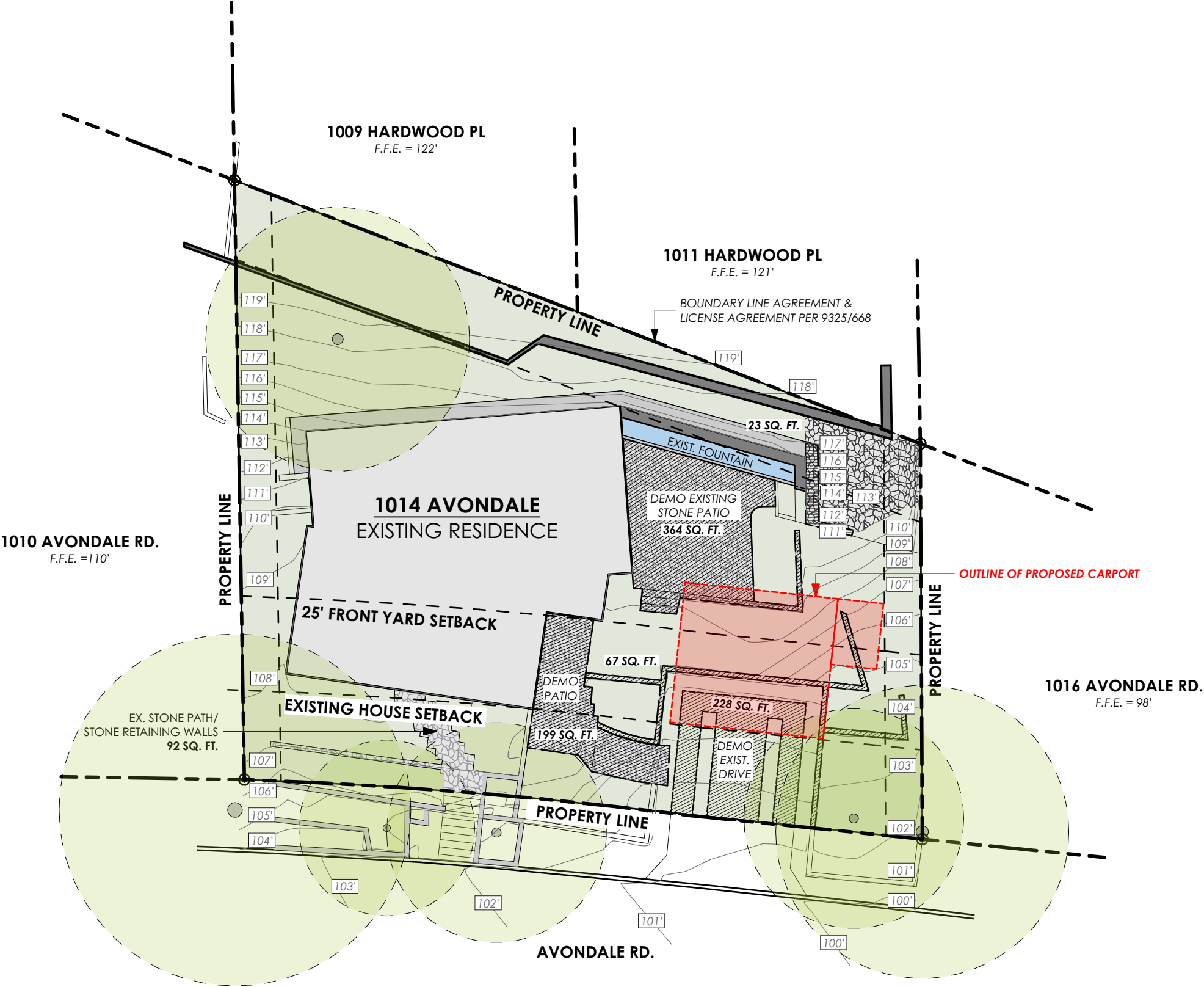
1016 AVONDALE RD
CARPORT





ZONING	
SF-3-NP	
MAX BUILDING HEIGHT	32'
SETBACKS	
AVONDALE	25'
SIDE YARD	5'
REAR YARD	10'

ALLOWABLE AREA	
SITE AREA	6,250.0 SF
BUILDABLE AREA	2,609.0 SF
IMPERVIOUS COVER	2,812.5 SF (45%)
BUILDING COVER	2,500.0 SF (40%)
F.A.R.	2,500.0 SF (.4:1)



PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

EXISTING/ DEMO SITE PLAN

SCALE:

1/16" = 1'-0"

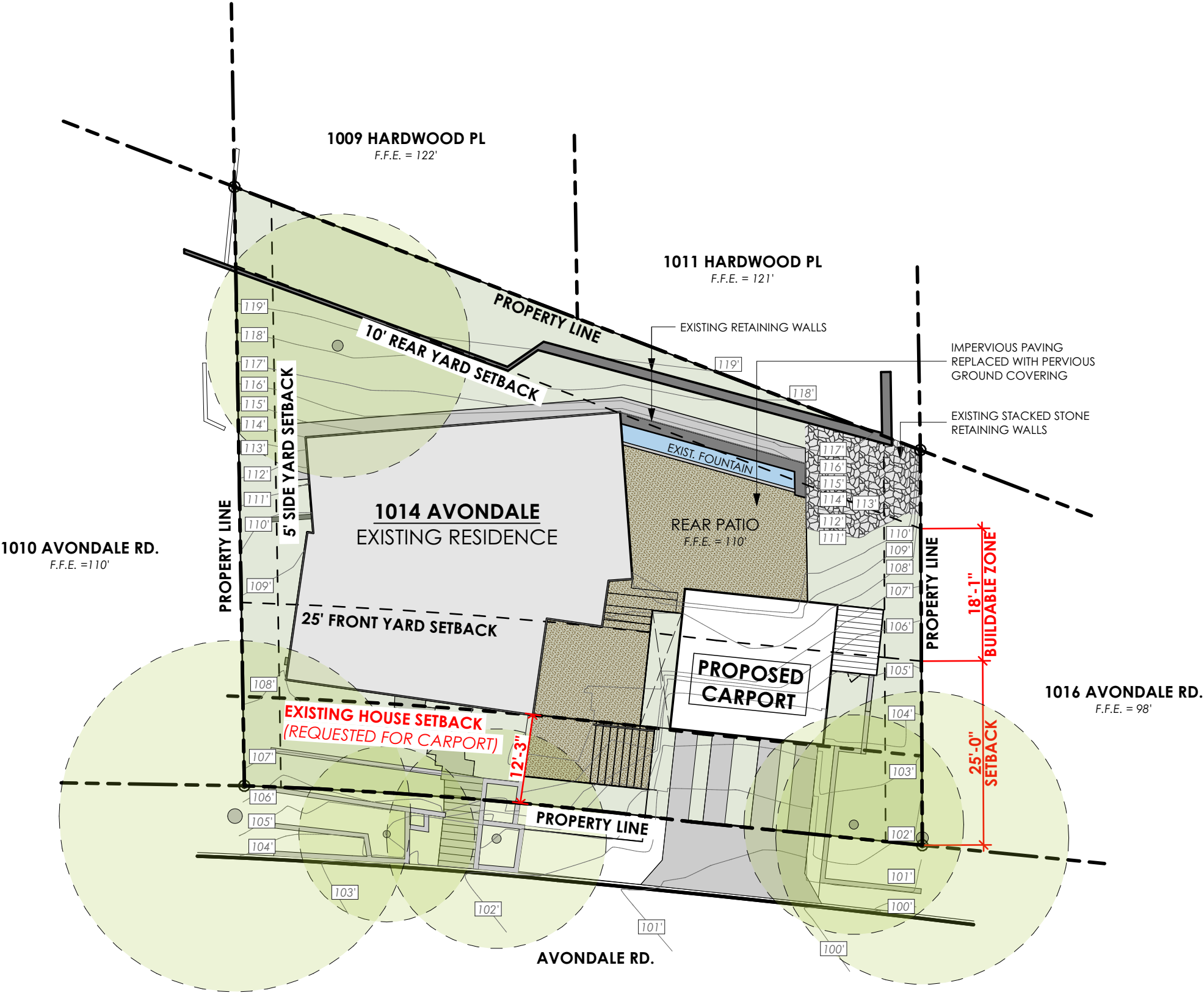
DATE:

7/7/22



PROPOSED AREA	
BUILDING COVER	1,970.0 SF (31.5 %)
F.A.R.	2,500.0 SF (.4:1)
IMPERVIOUS COVER	2,385.0 SF (38.2 %)

IMPERVIOUS COVER BREAKDOWN	
TOTAL SITE AREA	6,250.0 SF
ALLOWABLE	2,812.5 SF (45.0 %)
EXISTING IMPERVIOUS COVER	2,817.0 SF (45.1%)
PROPOSED REDUCTIONS	- 881.0 SF
PROPOSED ADDITIONS	+ 613.0 SF
TOTAL PROPOSED	2,549.0 SF (40.8 %)



PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

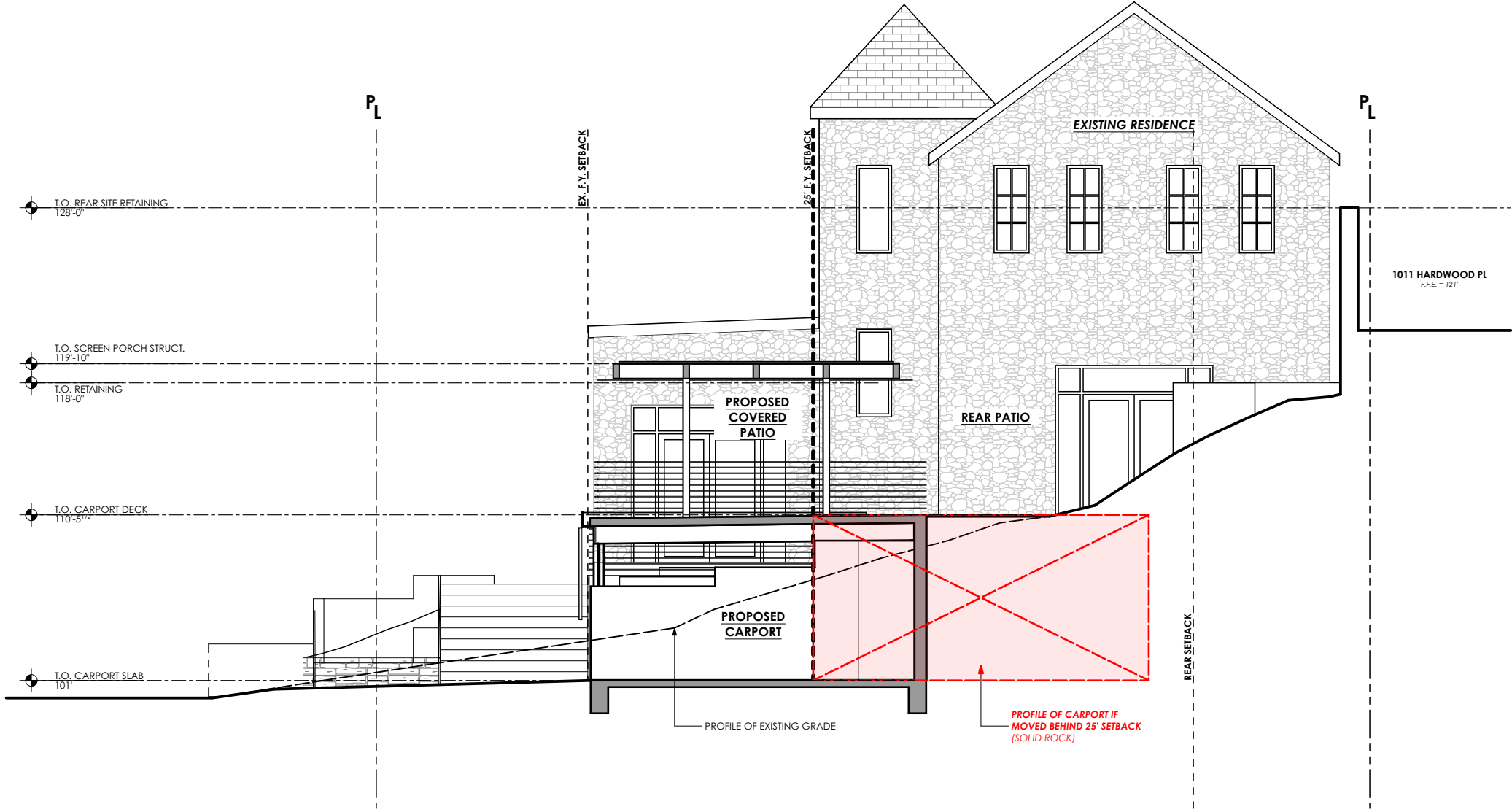
PROPOSED SITE PLAN

SCALE:

1/16" = 1'-0"

DATE:

7/7/22



PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

SITE SECTION 1 - THROUGH NEW CARPORT

DATE:

7/7/22



PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

SITE SECTION 2 - THROUGH PATIO/STAIRS

DATE:

7/7/22



PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

EXISTING STREET VIEW

DATE:

7/7/22



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

512.472.4980 • 2120 E 7TH STREET • AUSTIN, TX 78702 • WWW.DCARCH.COM

Item-5/16



PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

PROPOSED STREET VIEW

DATE:

7/7/22



HARDSHIP

- 1. SUBSTANDARD LOT DEPTH AT 54' REDUCING BUILDABLE AREA BETWEEN SETBACKS.
- 2. EXTREME GRADE CHANGE OF 19' BETWEEN STREET & BACK OF LOT UNIQUE TO PROPERTY IN THIS AREA.

ASKING FOR

PERMISSION TO DECREASE 25' BUILDING SETBACK (SECTION 25-2-492-D) TO ALIGN WITH EXISTING RESIDENCE AT 12'-3" IN ORDER TO CONSTRUCT NEW CARPORT ADJACENT TO EXISTING RESIDENCE.

NOT ASKING FOR

- NO ADDITIONAL F.A.R.
- NO ADDITIONAL SQUARE FOOTAGE
- NO ADDITIONAL IMPERVIOUS COVER
- NO ADDITIONAL HEIGHT
- NO CHANGES TO REAR OR SIDEYARD SETBACKS
- NO TREES IMPACTED
- NO NEW DRIVEWAY CURB CUT

PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

SUMMARY

DATE:

7/7/22

7/11/22

Eric and Nickie Froiland
1014 Avondale Rd
Austin TX 78704

Dear Neighbors of 1014 Avondale Rd,

I, Eric Froiland, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 (D) of the Land Development Code. The variance would allow me the ability to construct a carport in alignment with our existing residence within the normal building setback. I am writing today to ask for your signature of support in order to help achieve approval from the City of Austin.

Hardship:

1. Substandard lot depth at 53' reducing buildable area between setbacks.
2. Extreme grade change of 19' between street & back of lot unique to property in this area.

Asking for:

- Permission to decrease 25' building setback (section 25-2-492-D) to align with existing residence at 12'-3" in order to construct new carport adjacent to existing residence.

Not asking for:

- No additional F.A.R.
- No additional square footage
- No additional impervious cover
- No additional height
- No changes to rear or sideyard setbacks
- No trees impacted
- No new driveway curb out

Signatures:

Meredith Bradley
Printed Name

1016 Avondale Rd

M Bradley
Signature

VINCENT J HEJL
Printed Name

1010 Avondale Rd

Vincent J Hejl
Signature

Dave Szabo
Printed Name

1006 Avondale Rd

DS
Signature

Carly Reichle

Printed Name

Alex Knapp

Printed Name

Whitney Hall

Printed Name

1011 Avondale Rd

1013 Avondale Rd

1015 Avondale Rd

Carly Reichle (Jul 13, 2022 20:33 CDT)

Signature

Alexander G. Knapp

Signature

Whitney Hall

Signature

Thank you,

Eric Froiland

Eric Froiland