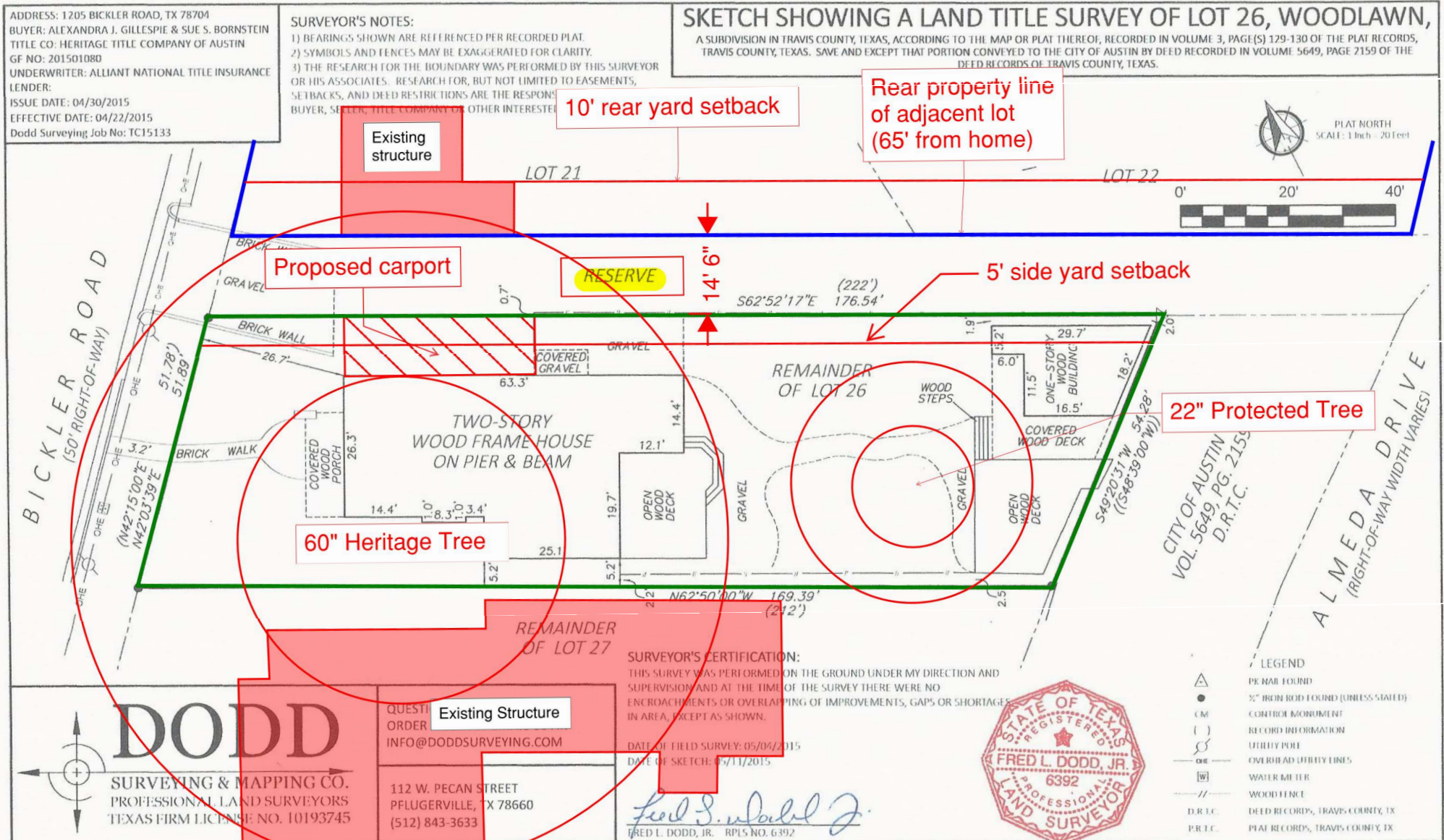
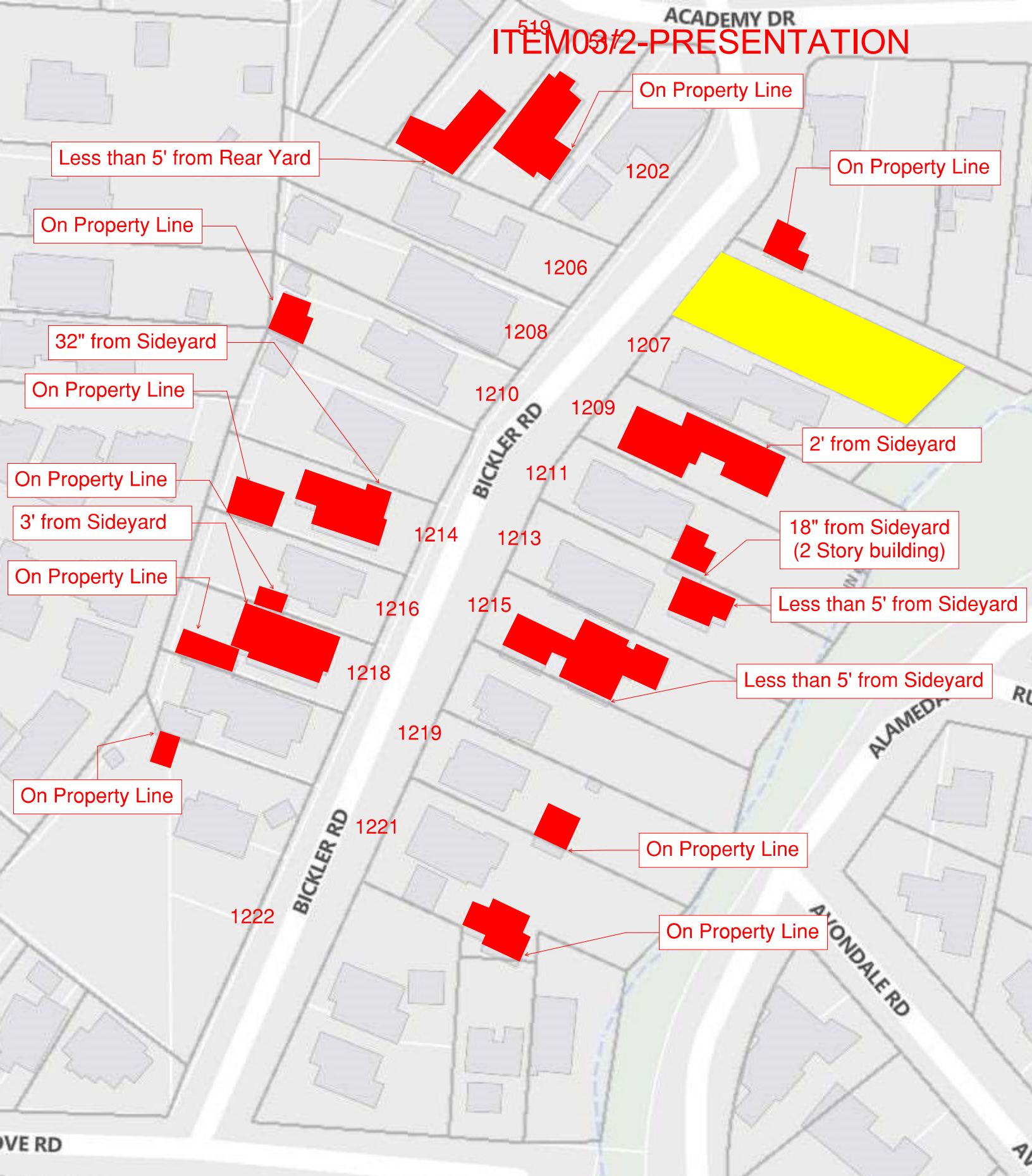


ITEM03/1-PRESENTATION

1205 Bickler Road
BOA Sideyard Setback Variance



519
ITEM 03/2-PRESENTATION



SURROUNDING AND
AREA DEVELOPMENT

Richard Mathias

From: Thomas Blank [REDACTED]
Sent: Wednesday, May 24, 2023 9:03 AM
To: Richard Mathias
Subject: Fwd: Letter for Board of Adjustment

Across the street.

----- Forwarded message -----

From: Kate Morton <[REDACTED]>
Date: Wed, May 24, 2023 at 10:01 AM
Subject: Letter for Board of Adjustment
To: [REDACTED]

Dear Board of Adjustment Members,

My name is Kate Morton. My husband and I live at 1202 Bickler, directly across the street from the Bushy-Blanks at 1205 Bickler. Tom has shared their plans for adding a carport to their house, including renderings showing what the carport will look like. We believe the carport will fit in well with the neighborhood and have no objections. We urge you to support the variance requested.

Thank you,

Kate and John Morton
1202 Bickler
Austin, TX 78704

ITEM03/4-PRESENTATION

Richard Mathias

From: Thomas Blank <[REDACTED]>
Sent: Wednesday, May 24, 2023 3:19 PM
To: Richard Mathias
Subject: Fwd: 1205 Bickler carport structure

Third letter

----- Forwarded message -----

From: **Byron Chin** <[REDACTED]>
Date: Wed, May 24, 2023 at 4:09 PM
Subject: 1205 Bickler carport structure
To: [REDACTED]

To the reviewing body,

We are a neighboring property at 1206 Bickler Rd. Based on the design renderings we've been presented, the proposed carport structure at 1205 Bickler Road appears to fit into the design character of the surrounding homes.

Byron Chin.

ITEM03/5-PRESENTATION

Richard Mathias

From: Thomas Blank [REDACTED]
Sent: Wednesday, May 24, 2023 9:02 AM
To: Richard Mathias
Subject: Fwd: 1205 Bickler Road

From 1207 (immediately south of us)

----- Forwarded message -----

From: Marian Schwartz <[REDACTED]>
Date: Wed, May 24, 2023 at 9:53 AM
Subject: 1205 Bickler Road
To: <[REDACTED]>

Dear Tom,

Having looked at your carport plans and been reassured that your neighbor on the other side supports your plan, Reid and I are happy to add our support to the project.

Your neighbors at 1207 Bickler,
Marian Schwartz and Reid Minot

--

Marian Schwartz
www.marianschwartz.com

519

On Prop

On Property Line

Less than 5' from Rear Yard

On Property Line

32" from Sideyard

On Property Line

On Property Line

3' from Sideyard

On Property Line

On Property Line

2' from Sideyard

18" from Sideyard
(2 Story building)

Less than 5' from Sideyard

Less than 5' from Sideyard

On Property Line

On Property Line

Photographs

PHOTO KEY MAP

mathias | **company**
land development consultants
(512) 844-1644 richard@mathiascompany.com





















103/17-PRESENTATION

11









CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 9, 2011

CASE NUMBER: C15-2011-0027

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen
☐ - ☐ Nora Salinas **OUT**
☐ Y ☐ Bryan King **Motion to Grant**
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ Y ☐ Heidi Goebel
☐ Y ☐ Melissa Hawthorne

APPLICANT: Michael, Benton
ADDRESS: 801 AVONDALE RD

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 12 feet in order to maintain a carport for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement along the east property line from 5 feet (1.4 feet existing) to 2.9 feet in order to remodel an existing greenhouse/utility room into a bedroom for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 0 feet in order to erect a bath addition and patio over an existing deck and to maintain the deck in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

The applicant has requested a variance to increase the maximum allowable impervious coverage requirement of Section 25-2-492 (D) from 45% (54.4% existing) to 53.6% in order to erect a bath addition and patio over an existing deck and to maintain the deck in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

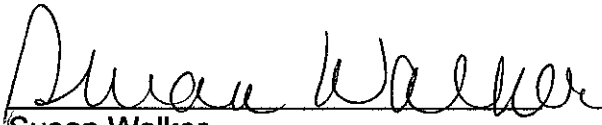
BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Grant as one story building only, Board Member Clarke Hammond second on a 7-0 vote; **GRANTED.**

ITEM03/22-PRESENTATION

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the irregular lot shape and natural escarpments result in the existing house and previously permitted additions being unavoidably in the setbacks
2. (a) The hardship for which the variance is requested is unique to the property in that: the very irregular shape, natural escarpments very little room

(b) The hardship is not general to the area in which the property is located because: most of the lots in Travis Heights are rectangular in shape
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: there are not adjacent properties to the east, adjoining two story property to west sits approx 20' higher than subject property due to natural terrain, property across the street is three stories, adjacent property to rear is around the bend on Alameda and not visible from subject property


Susan Walker
Executive Liaison


Leane Heldenfels
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 13, 2010

CASE NUMBER: C15-2010-0092

____N____ Jeff Jack
____Y____ Michael Von Ohlen
____Y____ Melissa Hawthorne
____Y____ Bryan King **Motion to GRANT**
____Y____ Leane Heldenfels, Chairman
____Y____ Clarke Hammond, Vice Chairman **2nd the Motion**
____Y____ Heidi Goebel

APPLICANT: Juan Pedro, Macias

OWNER: Gordon, Murphy

ADDRESS: 808 RUTHERFORD PL

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2 feet in order to erect a second story addition to an existing single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 19.25 feet (with a front porch of 5 feet) in order to erect a second story addition to an existing single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

BOARD'S DECISION: **The public hearing was closed on Board Member Bryan King motion to GRANT, Board Member Clarke Hammond second on a 6-1 vote (Board Member Jeff Jack nay); GRANTED.**

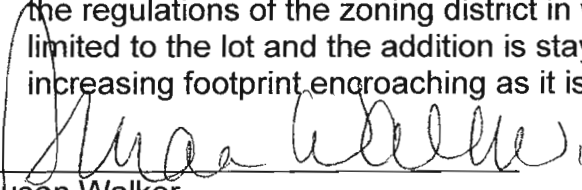
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the current regulation limit the owner of the architectural symmetrical design of the proposal addition
2. (a) The hardship for which the variance is requested is unique to the property in that: the owner bought the house with the non complaint conditions as is to expand up a level to continue that condition.

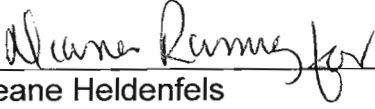
(b) The hardship is not general to the area in which the property is located because: the violating building setback on the west and front side of the property is unique to the area

ITEM03/24-PRESENTATION

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: it is limited to the lot and the addition is staying in character with the neighborhood, not increasing footprint encroaching as it is existing.



Susan Walker
Executive Secretary



Leane Heldenfels
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 8, 2007

CASE NUMBER: C15-2007-0102

☐ Y ☐ Greg Smith
☐ Y ☐ Michael Von Ohlen (2ND)
☐ Y ☐ Barbara Aybar
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Vice-Chairman (1ST TO GRANT)
☐ Y ☐ Frank Fuentes, Chairman
☐ Y ☐ Betty Edgemond

APPLICANT: Brian, Dillard

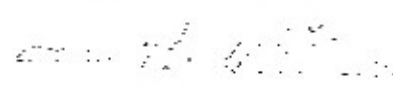
ADDRESS: 1209 BICKLER RD

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 2 feet 10 inches (previously approved under C15-05-163) to 2 feet in order to complete an addition to an existing single-family residence in an "SF-3-NCCD:, Family Residence – Neighborhood Conservation Combining District zoning district.

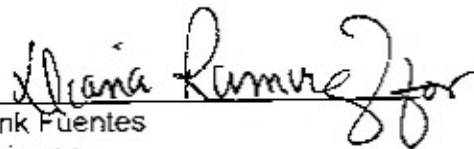
BOARD'S DECISION: GRANTED 7-0

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: replacement or modification of existing non-complaint structure would not be allowed even within existing footprint. from original variance request granted 12-12-05. ONLY 10 inches
2. (a) The hardship for which the variance is requested is unique to the property in that: the variance will allow for a ground level addition of functional dimensions that will not allow require removal or endangerment of existing specimen trees on the lot. A second story addition to a 66 year old, pier and beam house may not be structurally feasible.
(b) The hardship is not general to the area in which the property is located because: the layout of the house, trees, and non complaint structure which dictate the best location for an addition are unique to this lot.
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: the variance will help to maintain the area character by allowing a ground level addition that will not alter the scale and cottage appearance of the existing house from the street.



Tammie Williamson
Executive Secretary



Frank Fuentes
Chairman