

607 Oakland Avenue – Detached Garage Setback Variance Request

Setback Variance Request
607 Oakland Avenue
Case #: 2023-000030 BA
Kefetew Selassie (Owner)
July 10, 2023



Content...

- Property description and owner's role
- Demonstrated compliance to city requirements
- Description of compliance issue with detached garage
- Intent and request for variance
- Reasonable use and hardship
- Area character and improvement
- Other collaterals submitted
- Current status and possible next steps
- Backup pictures

Property description and owner's role...

- 607 Oakland Avenue
 - Parcel ID: 106726 - Lot 15 Blk A OLT 3 Div Z Terrace Park
 - Smoot/Terrace Park Historic District
 - Two story building with partial basement and one car detached garage
 - Front patio and wood deck in the back
- Owner's role and experience
 - We took ownership of the GC role due to complexity of the restoration project, general contractors were not willing to engage or required fees were not financially feasible for the level of renovation required
 - Complete renovation/restoration per HLC and City requirements

Demonstrated compliance to City requirements...

- Compliant to Historic Board requirements
 - Strengthened all structural elements of the main house without demo (studs, joist, rafters, floor and etc...)
 - Restored all old double hung windows including some original glass (all 16 windows on ground level)
 - Extended main house by 8 feet in the back (no change to side or roof profile)
 - Needed to rebuild the detached garage due to failing foundation and structure, compliant to Historic Board requirements
- Compliant to City of Austin requirements
 - Compliant to all City pre-construction and inspection process to date
 - Exception was we restored/rebuilt the original detached garage without permit



- [illegible]

Reasonable use and hardship...

- A** • Protecting critical root zone for 26" Live Oak located approx. 22ft from the front elevation (right corner) of the rebuilt detached garage. This constraint limited us to support approximately 7ft rear setback (vs 10ft).
- B** • Original sewer tap: located less than 2ft from the detached garage left elevation, this affects/limits the south side setback to approx. 3.5ft (vs 5ft).
- C** • Access to backyard: front-left corner of garage is approx. 6-7ft from deck post, only access to the back side of the lot for utility repair and other tasks with small lift or crane, this affects/limits the rear setback to approx. 7ft (vs 10ft).
- Reasonable use: increased total garage size (including wall depth), depth from 18ft to 20ft and width from 12ft to 15ft to support at least one car garage.



Area character and improvement...

A

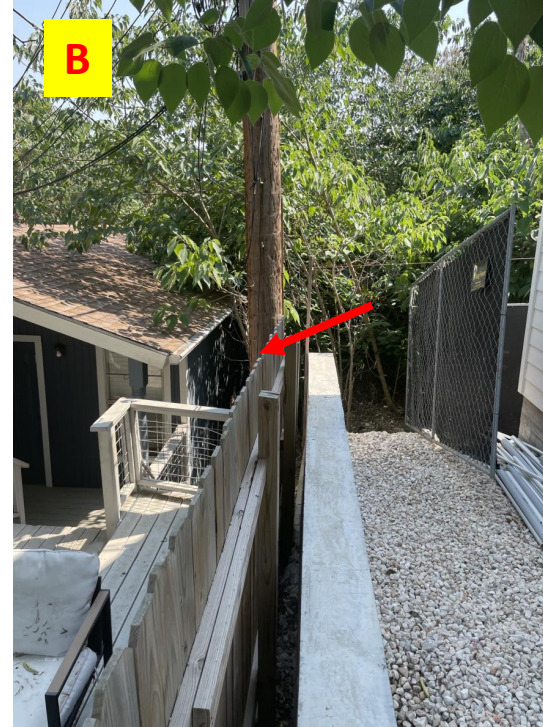
- Better than before:
 - Newly renovated 607 Oakland Avenue detached garage has improved setback in the rear (6.9ft vs 2ft) and no significant change to the side setback on the south side (approx. 3.3ft)
 - Over 40ft of the back yard has over 40ft of setback from our neighbors except the detached garage (south-east corner)

B

- Property in the back (East side): has detached structure in the rear side with less than 5ft setback

C

- Property to the left (North side): has a detached structure in the rear side with setback less than 2ft setback



Other collaterals...

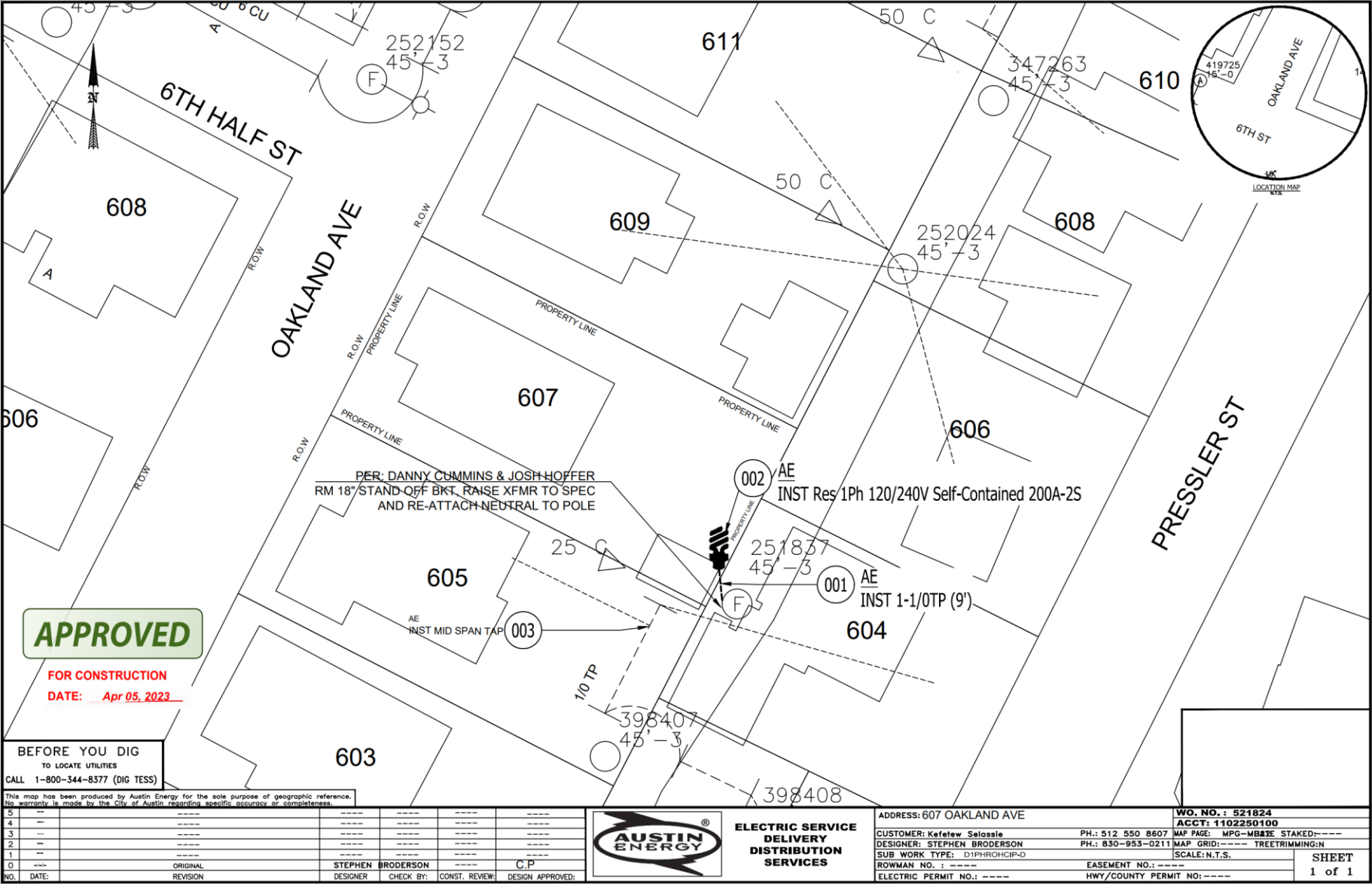
- Structural Engineer letter stating original garage structural failure
- Support letter from neighbors and example of past setback variance
 - 705 Oakland Avenue including testimonial of our work and past setback variance
 - 603 Oakland Avenue including testimonial of our work
 - 608 Oakland Avenue including testimonial of our work
 - 605 Oakland Avenue include support of the change
- AE pole design change approved for construction

Current status and possible next steps...

- Main house:
 - Final electrical inspection complete
 - Final gas and HVAC inspection pending electrical service connection from AE
 - AE approved design change and electrical service connection pending variance board decision on setback variance
- New detached garage:
 - New garage permit submitted
 - New detached garage electrical inspection complete through AMOC process
 - Electrical service meter and breaker infrastructure for main house and garage is complete and located at the back of the garage

BACK UP....

AE pole design change approved for construction....



AE pole design change payment complete...


City of Austin

Austin Energy

Austin Energy HQ - 4815 Mueller Blvd. - Austin, Texas - 78723

April 05, 2023

KEF SELASSIE

 607 Oakland Ave.
AUSTIN, TX null

ATTENTION KEF SELASSIE
SUBJECT: 521824 - 607 Oakland Ave.

Dear KEF SELASSIE:

Austin Energy will perform work to include XFMR & Secondary xnfr. Install new service. located at 607 OAKLAND AVE associated with Work Order #521824.

The charge for the work to be performed is \$ 607.78 . This charge is payable through the City of Austin's AMANDA system, a wire transfer or a check mailed to Attn: AE Corporate Accounting, 4815 Mueller Blvd Austin TX 78723. Please contact kristin.ward@austinenergy.com for further instructions on these payment options. **Please note that Austin Energy is currently not accepting walk-in payments due to the coronavirus social distancing requirements.** Payment is required in advance of the work being issued to construction for scheduling. The above charges are for electric facilities and do not include charges that may be incurred from telephone or television cable companies. The above cost is good for ninety (90) days.

1. Service shall be 1-Phase, 3-Wire, 120/240 Volts only, in accordance with the City's Electric Utility Criteria Manual.
2. Austin Energy cannot energize any transformer until an easement has been signed by the property owner. The easement must cover all Austin Energy equipment. For additional information concerning easements, please contact David Lambert at (512) 322-6109 and reference this Work Order #521824.
3. All metering installations shall be in accordance with Austin Energy's [Metering Specifications](#) and the Design Criteria Manual. For additional information concerning metering, please contact the Metering Representative at AEDistributionMetering@austinenergy.com.
4. The customer service point will be the Meter Can. The customer's secondary must have a full current neutral. Austin Energy will furnish and install all wire and electrical equipment on Austin Energy's side of the customer's service point.
5. Austin Energy's facilities must remain accessible for maintenance and replacement at all times. For information regarding construction scheduling, please contact AE Work Management at (512) 505-7537 or StElmoWM@austinenergy.com. In the case of work requiring civil inspection, the customer should allow a minimum of twenty (20) working days for construction scheduling after the inspector has approved the installed infrastructure.
6. The above charges are for electric facilities only and do not include charges that may be incurred from Communication companies.
7. Please distribute a copy of this letter to your contractor, engineer, electrician, etc.


City of Austin

Austin Energy

Austin Energy HQ - 4815 Mueller Blvd. - Austin, Texas - 78723

If the above conditions are acceptable, please sign this agreement, return it, and remit payment to Austin Energy, c/o Distribution Design, 2412 Kramer Lane, Bldg. C, Austin, Texas 78758-4007. Please make checks payable to Austin Energy.

Upon completion of the job, please visit www.austinenergy.com/go/ddsurvey and participate in a short survey so that we may continue to improve the services we provide. For further information, please feel free to contact me at 830-953-0211 or email me at stephen.broderon@austinenergy.com.

Sincerely,

 STEPHEN BRODERSON
Contractor
Distribution Design
St. Elmo Service Center
Austin Energy

 Attachments:
Austin Energy Quote

Letter from Structural Engineer...

TK CONSULTING ENGINEERS
7621 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
512-219-1574
[REDACTED]

Kefetew Selassie
607 Oakland
Austin, Texas

May 8, 2023

RE: 607 Oakland, Austin / TK # 21013 / Garage

Dear Kefetew,

I visited this site on multiple occasions in 2021 and observed the original unusable Garage located at the southeast corner of the lot.

The original Garage had an inadequate foundation and wood framed superstructure that would not conform to current code and had experienced significant deterioration.

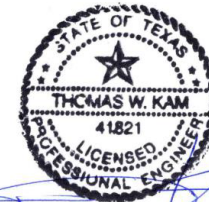
As the original Garage had no remaining service life, it was reasonable and rational to remove it and replace it with a new Garage of approximately the same size at approximately the same location. The new Garage is constructed in accordance with current codes and good practice, and is a functional building.


Please call if you have any questions.

Sincerely,



Thomas W. Kam P.E.




MAY 8, 2023

Letter from 705 Oakland Avenue....

Katherine Ertle
705 Oakland Avenue
Austin, Texas 78703

Subject: Letter of Support for Setback Variance Request

Dear City of Austin,

I am writing to express my support for my neighbor, Kefetew Selassie, who is currently seeking a setback variance for his property located at 607 Oakland Ave. I have had the pleasure of residing in this unique and historic community for over 20 years and I believe that granting this variance will benefit both our neighbor and the neighborhood as a whole.

Mr. & Mrs. Selassie have demonstrated a deep commitment to maintaining the aesthetic appeal and integrity of their property in addition to preserving the uniqueness of our street and Smoot Terrace Park Historical district. In their efforts to make necessary improvements and renovations, they seek this setback variance, which I believe is justified given the circumstances.

Having carefully reviewed the details of their proposal, I firmly believe that granting the setback variance would have minimal adverse impact on the surrounding properties. And more importantly, it would enable Mr. Selassie to protect the heritage tree on the southeast side of his property. This tree's critical root zone would be in jeopardy should he have to move the structure to meet the side and rear setback restrictions.

Furthermore, in the Digital Sanborn Maps of 1867-1970, you will see this garage structure already existed in 1935 (see Map of Austin 1935, Sheet 36). At that time, it was quite common for these structures to be built right on the property line or quite close to the property lines. You will see this for 603, 605, 607, 609 and 611 Oakland Avenue. Requiring the current setback requirement I think would be unfair for existing structures and in my 20+ years of living on Oakland, I always remember seeing this structure in the back corner of the lot.

It is my belief that Mr. & Mrs. Selassie took all necessary precautions to ensure that any changes made to their garage structure was in accordance with relevant safety and code regulations. They have shown themselves to be diligent and attentive in all their projects, making them a reliable and trustworthy steward of their property.

Thank you for your time and consideration. Should you require any additional information or have any questions, please do not hesitate to contact me at 512-698-2018 or kjertle@gmail.com.

Sincerely,

Katherine Ertle

Letter from 608 Oakland Avenue....

From: Jacob Skrobarczyk [REDACTED]
Sent: Tuesday, June 20, 2023 6:50 PM
To: Kefetew Selassie <[REDACTED]>
Subject: Re: Request for your support with described variance....

I support the garage layout. You have made reasonable decisions given the constraints on your property and others around you.

For reference, the setback to my neighbors garage is within 1 ft of my property line and their garage back wall creates the barrier between our properties.

Jacob Skrobarczyk
 608 Oakland Ave, Austin, TX 78703
 (512) 577-7987

On Tue, Jun 20, 2023 at 6:10 PM Kefetew Selassie <[REDACTED]> wrote:
 Hello Jacob, request for your feedback and support. Thank you in advance.

Thanks,
 Kef

Hello Neighbors, request for your support with described variance. Email reply with brief support note of our intent will be sufficient.

Request for setback variance for Detached Garage - LDC, Section 25-2-492 Site Development Regulations:

- Rear yard setback of 10ft (required) to 6ft 9in requested
- Interior side yard setback of 5ft (required) to 3ft 3in requested.

Current setback after detached garage renovation is better than before:

- Newly renovated 607 Oakland Avenue detached garage has improved setback in the rear (6.9ft vs 2ft) and no significant change to the side setback on the south side (approx. 3.3ft)
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- Reasonable use: increased total garage size (including wall depth), depth from 18ft to 20ft and width from 12ft to 15ft to support at least one car garage.

Neighboring situation:

- Property in the back (East side): has detached structure in the rear side with less than 5ft setback
- Property to the left (North side): has a detached structure in the rear side with setback less than 2ft setback

Attached survey showing before and after for your reference. Thank you in advance for your support and let me know if there are any questions.

Thanks,
 Kef
 +1 512 550 8607

d

Letter from 603 Oakland Avenue....

From: Kay Wicall <[REDACTED]>
Sent: Thursday, June 22, 2023 5:46 PM
To: Kefetew Selassie <k[REDACTED]>
Cc: Desta Selassie [REDACTED]
Subject: Re: Request for your support with described variance....

Dear Kef and Desta,

Thank you for explaining your variance request to me as your close neighbor. I completely support your request, it's totally suitable and in keeping with other structures and setbacks in our neighborhood. Plus, it's all so tastefully and beautifully built. I'm 100% in support and hope you receive your variance!

Regards,
 Kay Wicall
 603 Oakland Avenue
 Austin, Texas 78703
 (512)947-9642

On Tue, Jun 20, 2023 at 3:32 PM Kefetew Selassie <[REDACTED]> wrote:
 Hello Kay, request for your feedback and support.

Thanks,
 Kef

Hello Neighbors, request for your support with described variance. Email reply with brief support note of our intent will be sufficient.

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Thanks,
 Kef
 +1 512 550 8607

Letter from 605 Oakland Avenue....

From: Kate Stanford <[REDACTED]>
 Sent: Wednesday, June 21, 2023 1:53 PM
 To: Kefetew Selassie <[REDACTED]>
 Cc: Desta Selassie <[REDACTED]>
 Subject: Re: Request for your support with described variance....

Good morning, Kef and Desta,

Thank you for giving me an opportunity to review some of the specs and details.

The detached garage in its current state does not negatively affect our 605 Oakland Ave property, and you have my support for this variance.

Best of luck,

Kate Stanford
 Resident in 605 Oakland Avenue, 78703
 M: [512 565 2927](tel:5125652927)

Kate Stanford
 University of Oxford
 University of Denver

On Tue, Jun 20, 2023 at 3:34 PM Kefetew Selassie <[REDACTED]> wrote:
 Hello Blake & Kate, request for your feedback and support.

Thanks,
 Kef

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Thanks,
 Kef
[+1 512 550 8607](tel:15125508607)

Protecting passageway...



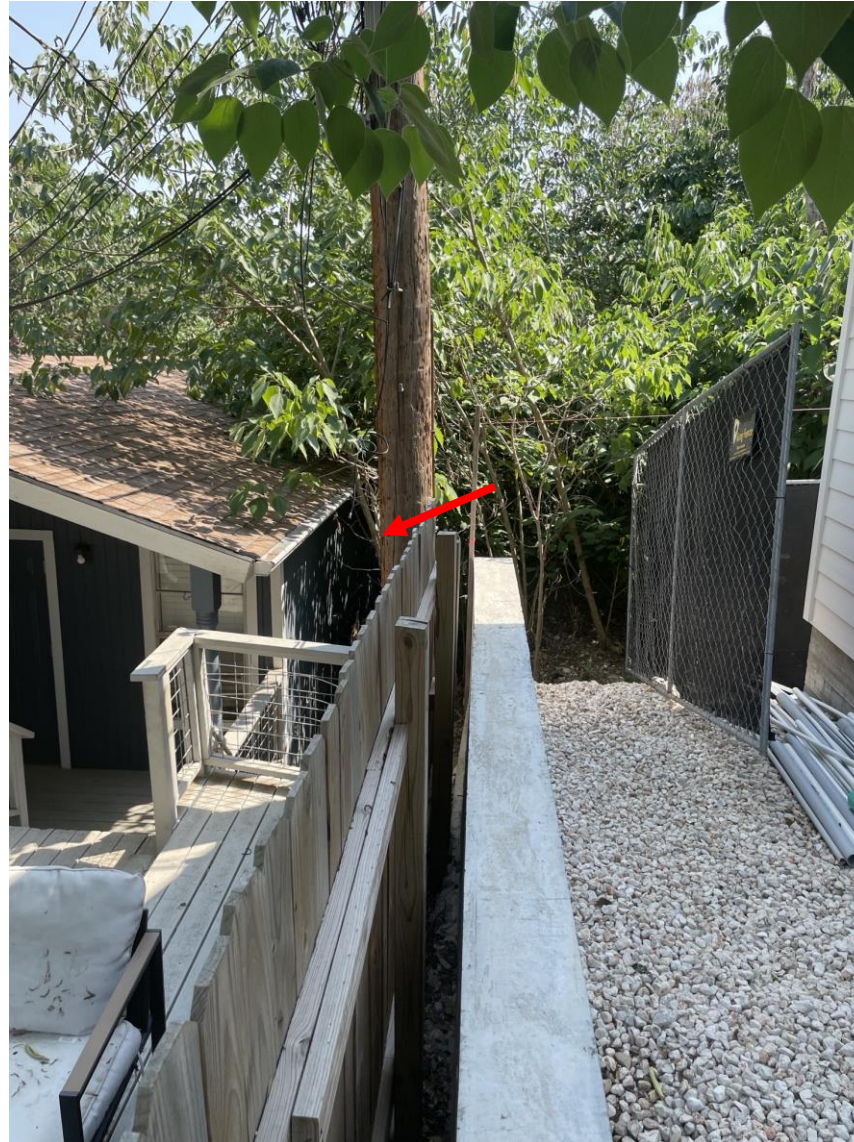
Protecting tree root-zone...



Old sewer tap...



Property on the east side with less than 5ft setback (vs 10ft)



Property on the north side with less than 2ft setback (vs10ft)



607 Oakland Detached Garage with better setback than before (7ft vs 2ft)...

