

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2024-0007

**BOA DATE:** Monday, March 11<sup>th</sup>, 2024

**ADDRESS:** 1503 Robert Weaver Ave

**COUNCIL DISTRICT:** **3**

**OWNER:** Joel Beder & Joe Yu

**AGENT:** Hector Avila

**ZONING:** **SF-3-NP (East Cesar Chavez)**

**LEGAL DESCRIPTION:** LOT C BLK 2 OLT 69 DIV O AUSTIN OAKS SIXTY EIGHT

**VARIANCE REQUEST:** decrease the minimum front yard setback from 25 feet to 14 feet.

**SUMMARY:** erect an attached garage

**ISSUES:** abnormal street configuration and turn around for emergency vehicles affects the lot

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	CS-MU-V-CO-NP	Commercial - Mixed-Use
<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 Neighborhoods Council  
 Del Valle Community Coalition Non-Profit  
 East Austin Conservancy  
 East Cesar Chavez Neighborhood Association  
 East Cesar Chavez Neighborhood Plan Contact Team  
 East Town Lake Citizens Neighborhood Association  
 El Concilio Mexican-American Neighborhoods  
 Friendly Fiends of Haskell Street  
 Friends of Austin Neighborhoods  
 Guadalupe Neighborhood Development Corporation  
 Homeless Neighborhood Development  
 Neighborhood Empowerment Foundation  
 Preservation Austin  
 Tejano Town



# 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](http://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 # **C15-2024-0007** ROW # **13262464** Tax # **0200050104**

## Section 1: Applicant Statement

Street Address: 1503 Robert Weaver 78702

Subdivision Legal Description:

Lot C Blk 2 OLT 69 DIV O AUSTIN Oaks Sixty Eight

Lot(s): C

Block(s): 2

Outlot: 69

Division: O Austin Oaks Sixty Eight

Zoning District: **SE-3-NP** East Cesar Chavez

Council District: **3**

I/We Hector Avila on behalf of myself/ourselves as

authorized agent for Joel Beder & Joe Yu affirm that on

Month January, Day 1, Year 2024, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: Front setback

Type of Structure: Attached Garage

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

Seeking Front Yard Setback From 25' to be moved to 14'

Section 25-2-492

## 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:

25' front setback is unreasonable because this lot has an abnormal Street configuration and the turn around for the emergency vehicals affects the lot.

### Hardship

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

The Street Configuration is abnormal and emergency turn around affects our lot

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

The street is not a throughfare its more of a cul-de-sac that is underdeveloped. The other lots have a proper City street access, but the emergency vehicle is for everyones use.

**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:

This is an older neighborhood with many heritage trees and non conforming structures, the allowance of this setback to be moved will add to the character of the neighborhood and help to develop this property to its highest and best use. It is reasonable to have a garage on a lot of this size, it is the setback preventing it.

**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:

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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:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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: Hector Avila Date: 01/04/2024

Applicant Name (typed or printed): Hector Avila

Applicant Mailing Address: 109 S Center Street

City: Austin State: Texas Zip: 78704

Phone (will be public information): [REDACTED]

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: Joel Beder and Joe Yu Date: 01/04/2024

Owner Name (typed or printed): Joel Beder and Joe Yu

Owner Mailing Address: 1715 DEERFIELD DR

City: AUSTIN State: TX Zip: 78741

Phone (will be public information):

Email (optional – will be public information):

**Section 5: Agent Information**

Agent Name: Hector Avila

Agent Mailing Address: 109 S Center Street

City: Austin State: TX Zip: 78704

Phone (will be public information): [REDACTED]

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).

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ITEM03/6



Excavation/ Construction Route:  
During construction/excavation there shall be an 8" layer of mulch along the CRZ to be covered in its entirety by 2x8 boards lengthwise and then a second layer of 2x8's crosswise and to be topped by plywood decking so as not to compact the ground around the CRZ. There shall be 2x4 planks placed around the trunk of the tree to protect from possible scrapes from construction vehicles.

Fencing:  
All protected tree(s) shall have a layer of mulch placed around the ½ CRZ surrounded by a 5' chain link fence. No impacts to the ½ CRZ will be allowed. Any digging or trenching within the trees full critical root zone shall be hand dug or air spaded. All tree protection shall remain throughout the duration of construction.

SCALE: 1=20

PROP. GARAGE ADDITION  
FOR  
JOE BEDER  
1503 ROBERT WEAVER AVE  
AUSTIN, TX. 78702

updated Site Plan

ITEM03/7



RENAISSANCE  
CONTRACTING

CONSTRUCTION FOR  
JOE BEDER  
1503 ROBERT WEAVER AVE  
AUSTIN, TX. 78702

SHEET:  
OF:

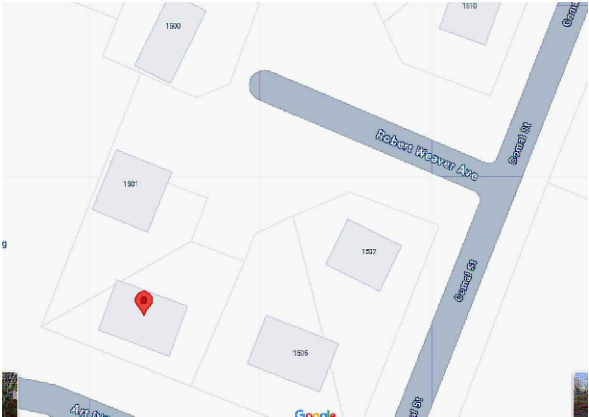
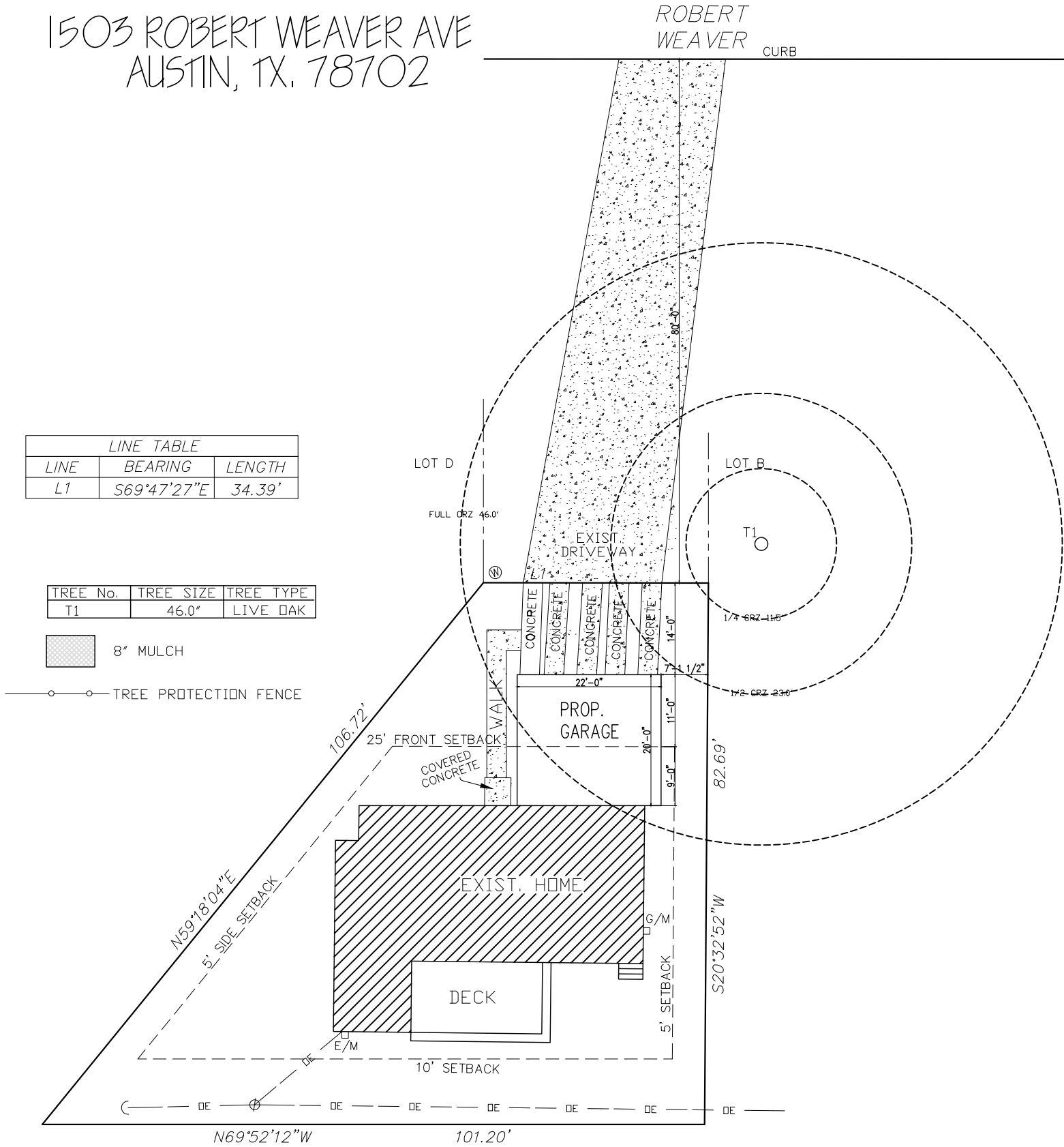
IMPERVIOUS COVER			LOT SIZE	5,879.35	SQ.FT.
RESIDENCE	1218.0	SQ. FT.			
PROP. GARAGE	440.0	SQ. FT.			
DRIVEWAY/WALKS	292.0	SQ. FT.			
DECKS 220/2	110.0	SQ. FT.			
PORCH	16.0	SQ. FT.			
A/C	12.0	SQ. FT.			
T O T A L	2088.00	SQ. FT.			
PERCENTAGE	2088.0/5,879.35x100	35.51%			

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°47'27"E	34.39'

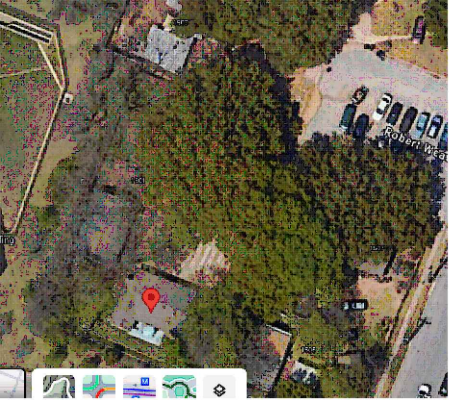
TREE No.	TREE SIZE	TREE TYPE
T1	46.0"	LIVE OAK

8" MULCH

TREE PROTECTION FENCE



GOGGLE MAP



GOGGLE SATELLITE VIEW



GOGGLE STREET VIEW

Excavation/ Construction Route:  
During construction/excavation there shall be an 8"layer of mulch along the CRZ to be covered in its entirety by 2x8 boards lengthwise and then a second layer of 2x8's crosswise and to be topped by plywood decking so to not compact the ground around the CRZ. There shall be 2x4 planks placed around the trunk of the tree to protect from possible scrapes from construction vehicles.  
Fencing:  
All protected tree(s) shall have a layer of mulch placed around the 1/2 CRZ surrounded by a 5' chain link fence. No impacts to the 1/2 CRZ will be allowed. Any digging or trenching within the trees full critical root zone shall be hand dug or air spaded. All tree protection shall remain throughout the duration of construction.

SITE PLAN

SCALE: 1=20

ITEM03/8



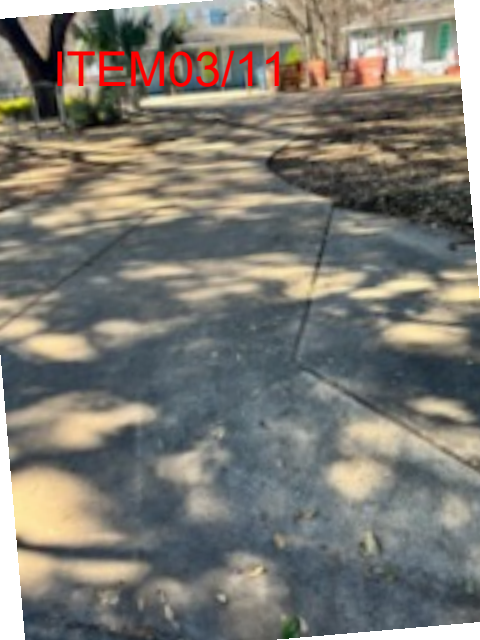
ITEM03/9



ITEM03/10



ITEM03/11





ITEM03/12

RENAISSANCE CONTRACTING

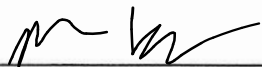
C15-2024-0007/1503 Robert Weaver Ave

To whom it may concern,

The following neighbors are in favor of the construction to take place in 1503 Robert Weaver, Austin, TX, 78702.

Name: Neal Kezar

Address: 1500 Robert Weaver

Signature:  Date: 2-17-24

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



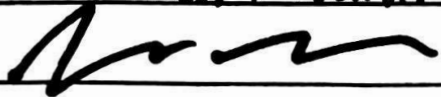
ITEM03/13


## RENAISSANCE CONTRACTING

C15-2024-0007/1503 Robert Weaver Ave

To whom it may concern,

The following neighbors are in favor of the construction to take place in 1503 Robert Weaver,  
Austin, TX, 78702.

Name: Jesse Boskoff  
Address: 1504 Robert Weaver, Austin, TX 78702  
Signature:  Date: 2/17/24

Name: Cara Boskoff  
Address: 1504 Robert Weaver, Austin, TX 78702  
Signature:  Date: 2/17/24

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_



## RENAISSANCE CONTRACTING

C15-2024-0007/1503 Robert Weaver Ave

To whom it may concern,

The following neighbors are in favor of the construction to take place in 1503 Robert Weaver, Austin, TX, 78702.

Name: LOCALH LLCAddress: 1505 ROBERT WEAVER AVE.Signature: [Signature] Date: 2/9/24

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

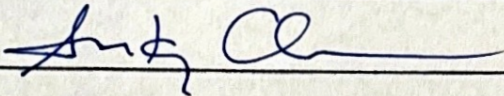
To whom it may concern,

The following neighbors are in favor of the construction to take place in 1503 Robert Weaver,  
Austin, TX, 78702.

ITEM03/15

Name: ANTONY CHERIAN

Address: 1508 ROBERT WEAVER, AUSTIN TX 78702

Signature:  Date: 2/15/24

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## RENAISSANCE CONTRACTING

C15-2024-0007/1503 Robert Weaver Ave

To whom it may concern,

The following neighbors are in favor of the construction to take place in 1503 Robert Weaver,  
Austin, TX, 78702.

Name: Charles A. Owens, Sr.  
Address: 1510 Robert Weaver Ave 78702  
Signature: [Signature] Date: 02/04/24

Name: Mike & Carmen Schofield  
Address: 1502 Robert Weaver Ave 78702  
Signature: [Signature] Date: 02/04/2024

Name: Hubert Nguyen  
Address: 1501 Robert Ave 78702  
Signature: [Signature] Date: 02/11/2024

Name: [Signature]  
Address: 1507 Robert Weaver ave  
Signature: Jesus Campos Date: 02-19-2024



## DEPARTMENT OF VETERANS AFFAIRS

February 14, 2024

Joel Beder  
1715 Deerfield Dr  
Austin, TX 78741

In Reply Refer to:  
[REDACTED]  
27/eBenefits

Dear Mr. Beder:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as state or local property or vehicle tax relief, civil service preference, to obtain housing entitlements, free or reduced state park annual memberships, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter is considered an official record of your VA entitlement.

Our records contain the following information:

### Personal Claim Information

Your VA claim number [REDACTED]

You are the Veteran.

### VA Benefit Information

You have one or more service-connected disabilities:

Yes

Your combined service-connected evaluation is:

90%

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at [REDACTED]

### How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at [REDACTED] or [h \[REDACTED\]](#)
- Call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-[REDACTED]
- Ask a question on the Internet at [\[REDACTED\]](#)

Sincerely Yours,

**Regional Office Director**





## DEPARTMENT OF VETERANS AFFAIRS

February 14, 2024

Joel Beder  
1715 Deerfield Dr  
Austin, TX 78741

In Reply Refer to:

27/eBenefits

Dear Mr. Beder:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as state or local property or vehicle tax relief, civil service preference, to obtain housing entitlements, free or reduced state park annual memberships, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter is considered an official record of your VA entitlement.

Our records contain the following information:

### Personal Claim Information

Your VA claim number is: [REDACTED]

You are the Veteran.

### Military Information

Your most recent, verified periods of service (up to three) include:

Branch of Service	Character of Service	Entered Active Duty	Released/Discharged
Navy	Honorable	June 02, 1993	September 21, 2000
Army	Honorable	November 07, 2004	February 05, 2006

(There may be additional periods of service not listed above.)

### VA Benefit Information

You have one or more service-connected disabilities:

Yes

Your combined service-connected evaluation is:

90%

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at [REDACTED]



**Department of Veterans Affairs**  
 550 Foothill Drive  
 PO Box 581900  
 Salt Lake City, UT 84158-1900

February 14, 2024

JOEL BEDER  
 1715 DEERFIELD DR  
 AUSTIN TX 78741

In Reply Refer To:

341/NCC/MAM

Beder J D

Dear Joel D Beder,

This is in reply to your request for a statement verifying your service-connected disabilities.

Department of Veterans Affairs (VA) records show your service-connected disabilities are as follows:

<u>Percentage</u>	<u>Disability</u>	<u>Diag Code</u>
50	bilateral sensorineural hearing loss	6100
50	posttraumatic stress disorder	9411
30	irritable bowel syndrome	7319
10	allergic rhinitis	6522
10	essential tremors of thumbs	8105
10	tinnitus	6260
90	<b>Combined Rating</b>	

### Do You Have Questions or Need Assistance?

If you have any questions, you may contact us by telephone, email or letter.

<b>If you</b>	<b>Here is what to do.</b>
Telephone	Call us at [REDACTED] If you use a Telecommunications Device for the Deaf (TDD), the number is 711.
Use the Internet	www.VA.gov- "ask a question"
Write	Put your full name and VA file number on the letter. Please send all correspondence to the address below:  <div style="text-align: center;">           Department of Veterans Affairs            Claims Intake Center            PO Box 4444            Janesville, WI 53547-4444            Toll Free Fax: [REDACTED]            DID Fax: [REDACTED]         </div>

With sincere regard for the Veteran's service,

RO Director  
VA Regional Office

To email us visit [www.VA.gov](http://www.VA.gov)- "ask a question"

**Do you know about VA.gov?**

The new VA.gov design focuses on the top information Veterans seek out across all VA websites. This homepage also provides Veterans with a standard way to log in to access a personalized user experience. Users are able to log into VA.gov via their existing MyHealtheVet, DS Logon, or ID.me credentials.

As VA continues to transition self-service capabilities from eBenefits to VA.gov, there are limited functions available exclusively in eBenefits. All eBenefits functionality has been transitioned to VA.gov except:

- Request for Certificate of Eligibility
- Chapter 31 VRE application
- POA Search and VAF21-22/a submission
- Specially Adapted Housing (SAH) or Special Home Adaptation (SHA) grant application
- Order prosthetic socks
- View My Document

To register for an account, follow the online prompts on VA.gov.

## How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at [REDACTED] or [REDACTED]
- Call us at [REDACTED] If you use a Telecommunications Device for the Deaf (TDD), the number is 1-8 [REDACTED]
- Ask a question on the Internet at [REDACTED]

Sincerely Yours,

**Regional Office Director**

