Variance Presentation for Case Number C15-0037/714 Post Oak St.
BOA Meeting date November 9, 2026

Good evening. My name is Ms. Shesh Aandahl.
Thank you to the Board of Adjustment for giving us the opportunity to present our case.

First: Hardships.

The subject property has several significant physical, topographical, and restrictive limitations which create hardships for modifying the house. These hardships are not general to other properties in the larger residential zoning districts in Austin. The following is a list of the physical hardships that deny reasonable use of the subject property:

1. The lot is small, measuring 5,250 square feet.

2. The lot is subject to both the City of Austin 25-year and 100-year flood plain regulations. Both of these flood plain regulations have posed physical restrictions and constraints on the current location and footprint of the house. These restrictions and regulations have strictly limited the entire location of the current house, leaving no room for additional lot coverage.

3. A significant portion of the rear lot area is restricted by a City of Austin Dedicated Drainage Easement. See site plan. The drainage easement does not allow any permanent buildings, sheds, fences, garages, patios, and walls and no trees can be planted.

4. The lot has an unusual and sizable topographical area where there is a steep drop off at the rear of the subject lot that significantly restricts the use of the lot.

Together, these geographic and environmental lot restrictions and regulations create hardship barriers for standard home modifications and development. I would also note that the original footprint of the house was restricted by a large, protected tree that subsequently was removed. After a large limb fell on the subject house. An arborist confirmed that the tree was rotten in various places.

Second: The Impacts of Changing Balcony Space to Conditioned Bedroom Space.
The requested variance is simply to change already existing balcony space to enclosed space. The idea to reallocate the balcony space to critically needed bedroom space was birthed by logical reasoning. Why leave a balcony in the existing footprint of the house to permanently remain as unconditioned and underutilized space when it could become more useful space? Further, given the lot's hardships, there is nowhere else on the subject lot to add conditioned bedroom space. Finally, there appears to be negligible to no impact created by this altered use of existing space. The impacts are as follows:

1. Zero impact to impervious cover.
2. Zero impact to the house footprint.
3. Zero disruption to the tree canopy.
4. Zero intrusion of the 25-year and 100-year flood plain portions of the lot.
5. Zero intrusion of the City of Austin drainage easement portion of the lot.
6. Zero impact on privacy.
7. Zero change to the runoff.
8. Zero ground disturbance.
9. Zero building mass change.
10. Zero negative impact on the neighborhood.
11. Just a minute view change for one neighbor.
12. The exterior architectural design of the new space will match the existing design with no unusual effects.
13. The new exterior design will look seamless and intentional.
14. The exterior space becomes more useful.

Third: Neighborhood Association Approval.
Lastly, the Bouldin Creek Neighborhood Association has formally reviewed our architectural plans and given this project unanimous endorsement. They support the design because it seamlessly integrates into the existing building. It only encloses the existing balcony rather than expanding the existing footprint. It does not alter the home's height or setbacks. Finally, the additional square footage will not alter the character of the neighborhood or negatively impact adjacent properties.

Please help us rectify this hardship.
Thank you.

Exhibit 1



Exhibit 2

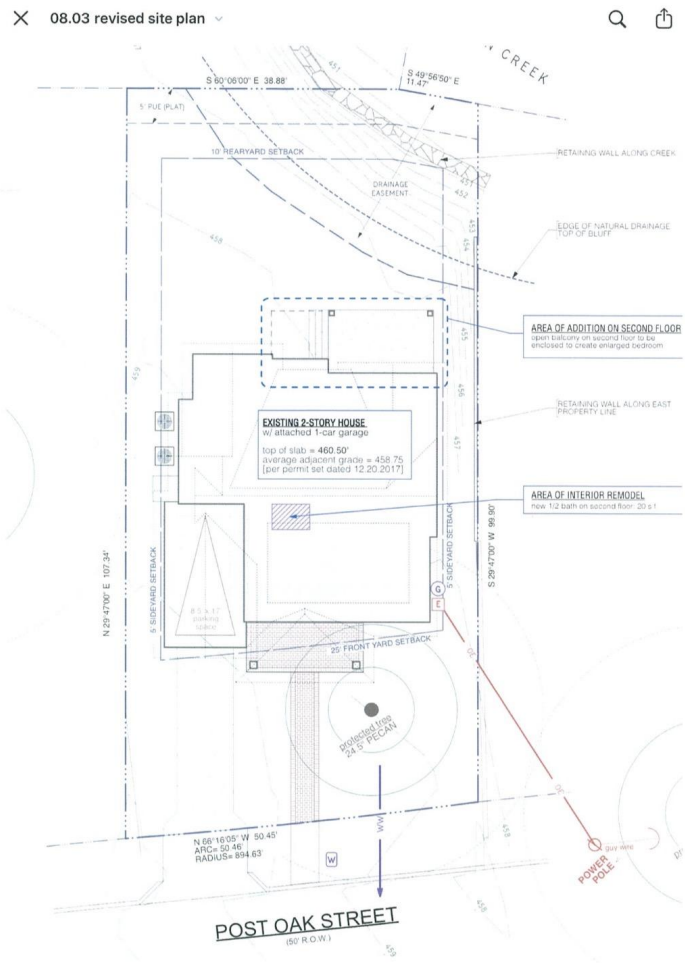

08.03 revised site plan
CREEK
S 60°06'00" E 38.88'
S 49°56'50" E
11.47'
5' PUE (PLAT)
10' REARYARD SETBACK
RETAINING WALL ALONG CREEK
DRAINAGE EASEMENT
EDGE OF NATURAL DRAINAGE
TOP OF BLUFF
AREA OF ADDITION ON SECOND FLOOR
open balcony on second floor to be enclosed to create enlarged bedroom
RETAINING WALL ALONG EAST PROPERTY LINE
EXISTING 2-STORY HOUSE
w/ attached 1-car garage
top of slab = 460.50'
average adjacent grade = 458.75
(per permit set dated 12.20.2017)
AREA OF INTERIOR REMODEL
new 1/2 bath on second floor: 20 s.f.
5' SIDEYARD SETBACK
N 29°47'00" E 107.34'
S 29°47'00" W 99.90'
8'-5" X 17' parking space
25' FRONT YARD SETBACK
protected tree
24.5" PECAN
N 66°16'05" W 50.45'
ARC= 50.46'
RADIUS= 894.63'
guy wire
POWER POLE
POST OAK STREET
(50' R.O.W.)

Exhibit 3

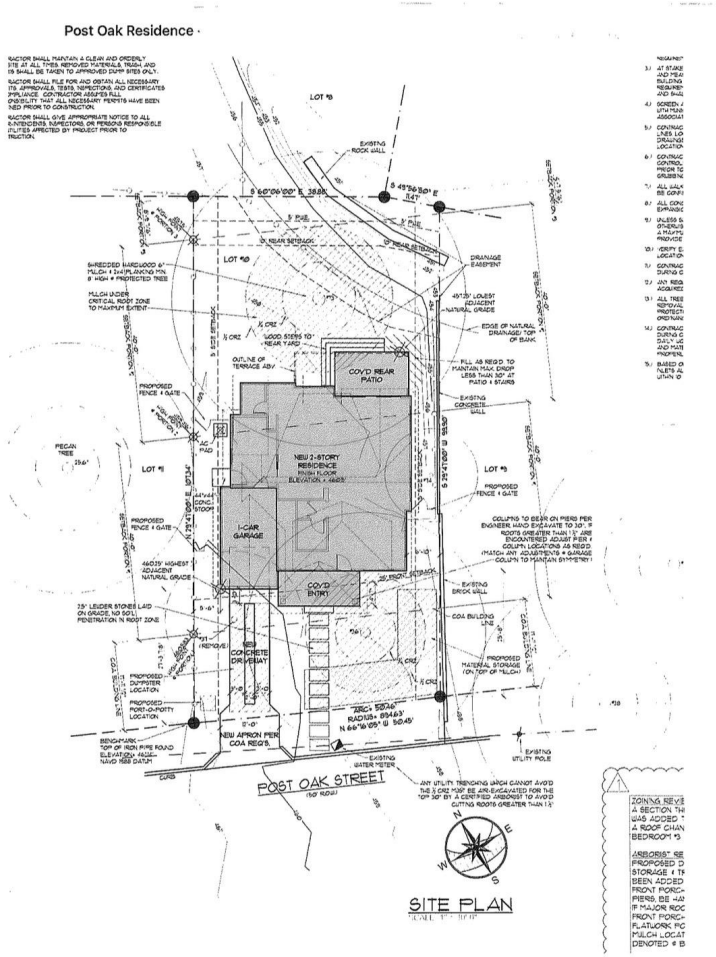

Post Oak Residence
LOT 10
EXISTING ROCK WALL
S 49°36'30" E
11.47'
S 60°06'00" E 388.8'
5' RSE
25' REAR SETBACK
DRAINAGE EASEMENT
LOT 10
SHREDDED HARDWOOD 6" MULCH 4 3x4 PLANTING MIX 8' MIN # PROTECTED TREE
MULCH UNDER CRITICAL ROOT ZONE TO MAXIMUM EXTENT
WOOD STEPS TO REAR YARD
EDGE OF NATURAL DRAINAGE/ TOP OF BANK
FILL AS REQ'D TO MAINTAIN MAX DROP LESS THAN 30" AT PATIO + STAIRS
COVD REAR PATIO
EXISTING CONCRETE WALL
PROPOSED FENCE + GATE
PECAN TREE
LOT 9
NEW 2-STORY RESIDENCE FINISH FLOOR ELEVATION = 468.5'
LOT 11
PROPOSED FENCE + GATE
2-CAR GARAGE
COLUMNS TO BEAR ON PIERS PER ENGINEER. HAND EXCAVATE TO 30". IF ROOTS GREATER THAN 1.5" ARE ENCOUNTERED ADJUST PIER LOCATIONS AS REQ'D. MATCH ANY ADJUSTMENTS + GARAGE COLUMN TO MAINTAIN SYMMETRY
460.25' HIGHEST ADJACENT NATURAL GRADE
COVD ENTRY
EXISTING BRICK WALL
25' LEADER STONES LAID ON GRADE, NO SOIL PENETRATION N ROOT ZONE
COA BUILDING LINE
NEW CONCRETE DRIVEWAY
PROPOSED MATERIAL STORAGE ON TOP OF MULCH
PROPOSED DUMPSTER LOCATION
PROPOSED PORT-O-POTTY LOCATION
RADIUS= 20.46'
N 66°16'05" W 50.45'
BENCHMARK "TOP OF IRON PIPE ROUND ELEVATION= 466.66' NAVD 1988 DATUM
NEW APRON PER COA REQ'S.
EXISTING WATER METER
EXISTING UTILITY POLE
POST OAK STREET
(50' ROW)
ANY UTILITY TRENCHING WHICH CANNOT AVOID THE 5 CRZ MAY BE AIR-EXCAVATED FOR THE TOP 30" BY A CERTIFIED ARBORIST TO AVOID CUTTING ROOTS GREATER THAN 1.5"
N
E
W
S
SITE PLAN

Exhibit 4



Exhibit 5

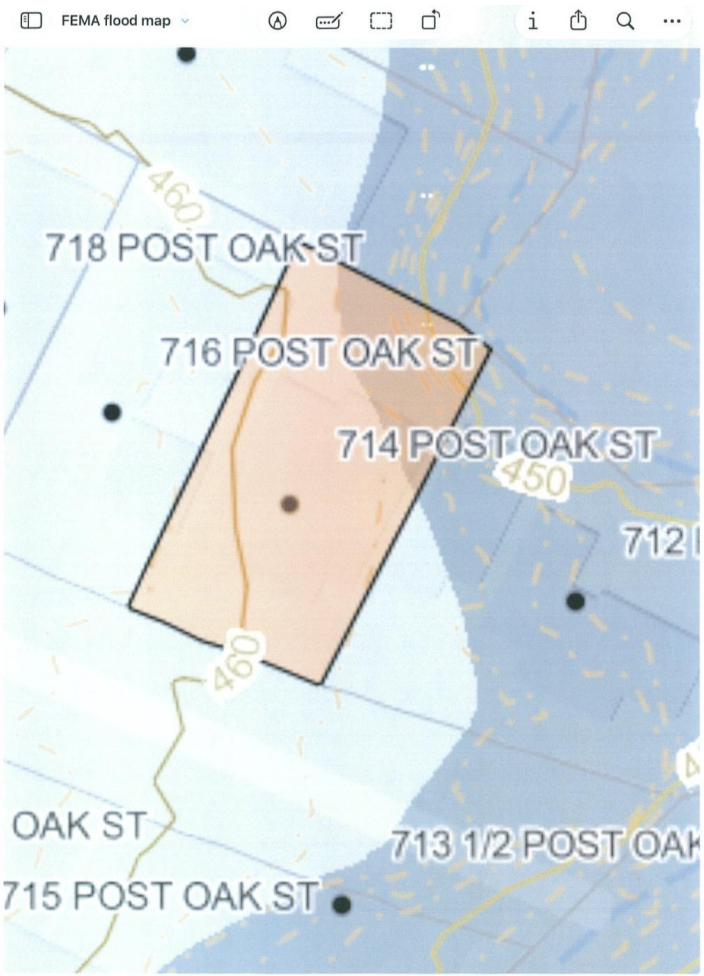

FEMA flood map
460
718 POST OAK ST
716 POST OAK ST
714 POST OAK ST
450
712
460
OAK ST
713 1/2 POST OAK
715 POST OAK ST

Exhibit 6



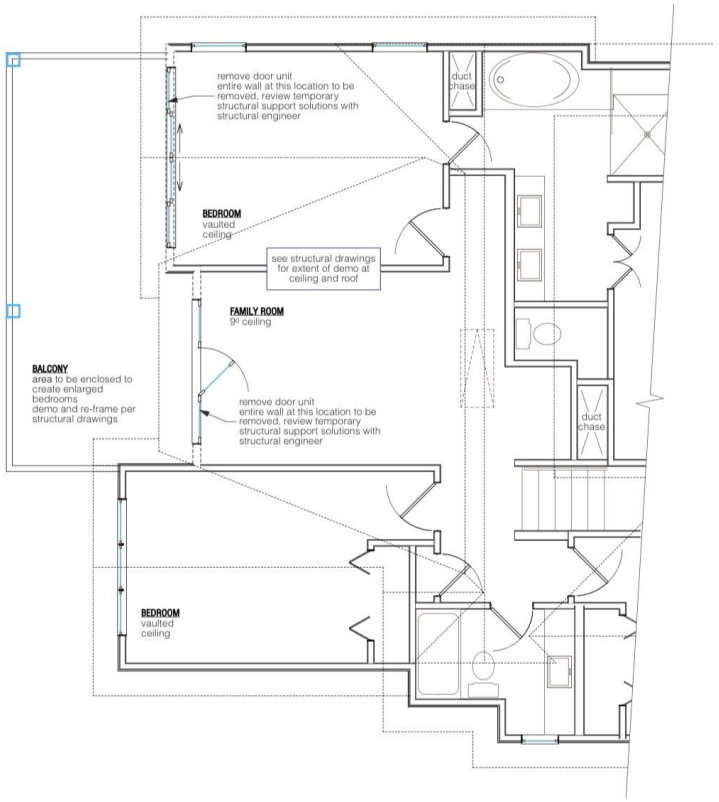
existing north elevation
714 Post Oak

Exhibit 7



proposed north elevation
714 Post Oak

Exhibit 8



existing 2nd floor plan

Exhibit 9

Bouldin Creek Neighborhood Association
Bouldincreek.org

October 14, 2026

RE: October 14, 2026 - City of Austin Board of Adjustments Agenda
Item #: Case Number – C15-2026-0037; District 9
Location: 714 Post Oak St
Request: Land Development code, section 25-2779 (small lot single family residential use) (J)(4) from gross floor area requirements to increase unit size from 2,300 sq ft (max allowed) to 2,886 sq ft (requested).

Dear Mr. Case Manager,

The Bouldin Creek Neighborhood Association (BCNA) has no objection to the granting of this description of the zoning case.

The Bouldin Creek Neighborhood Association **does not oppose** this description of the zoning case.

Best regards,

Greg Smith, President
Bouldin Creek Neighborhood Association

cc: Staff emails on the notice, CM? PC rep for D9, Melissa Beeler, representatives for the applicant, applicant (from notice)