

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

DATE: Monday, February 10, 2014

CASE NUMBER: C15-2014-0019

____ Jeff Jack
____ Michael Von Ohlen
____ (Vacant)
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett
____ Cathy French (SRB only)
____ Will Schnier (Alternate)
____ Stuart Hampton (Alternate)

APPLICANT: Adrianna Emily Alter

OWNER: Alvaro Bastidas

ADDRESS: 702 MILTON ST

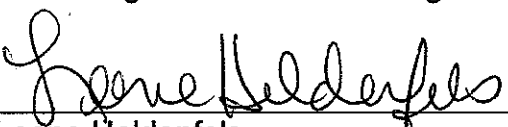
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot size requirement for a duplex residential use of Section 25-2-773 (B) (1) from 7,000 square feet to 6,986 square feet in order to erect a duplex residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

BOARD'S DECISION: POSTPONED TO MARCH 10, 2014 PER APPLICANT

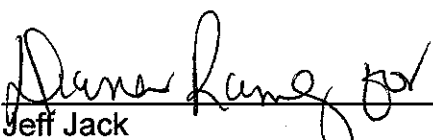
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

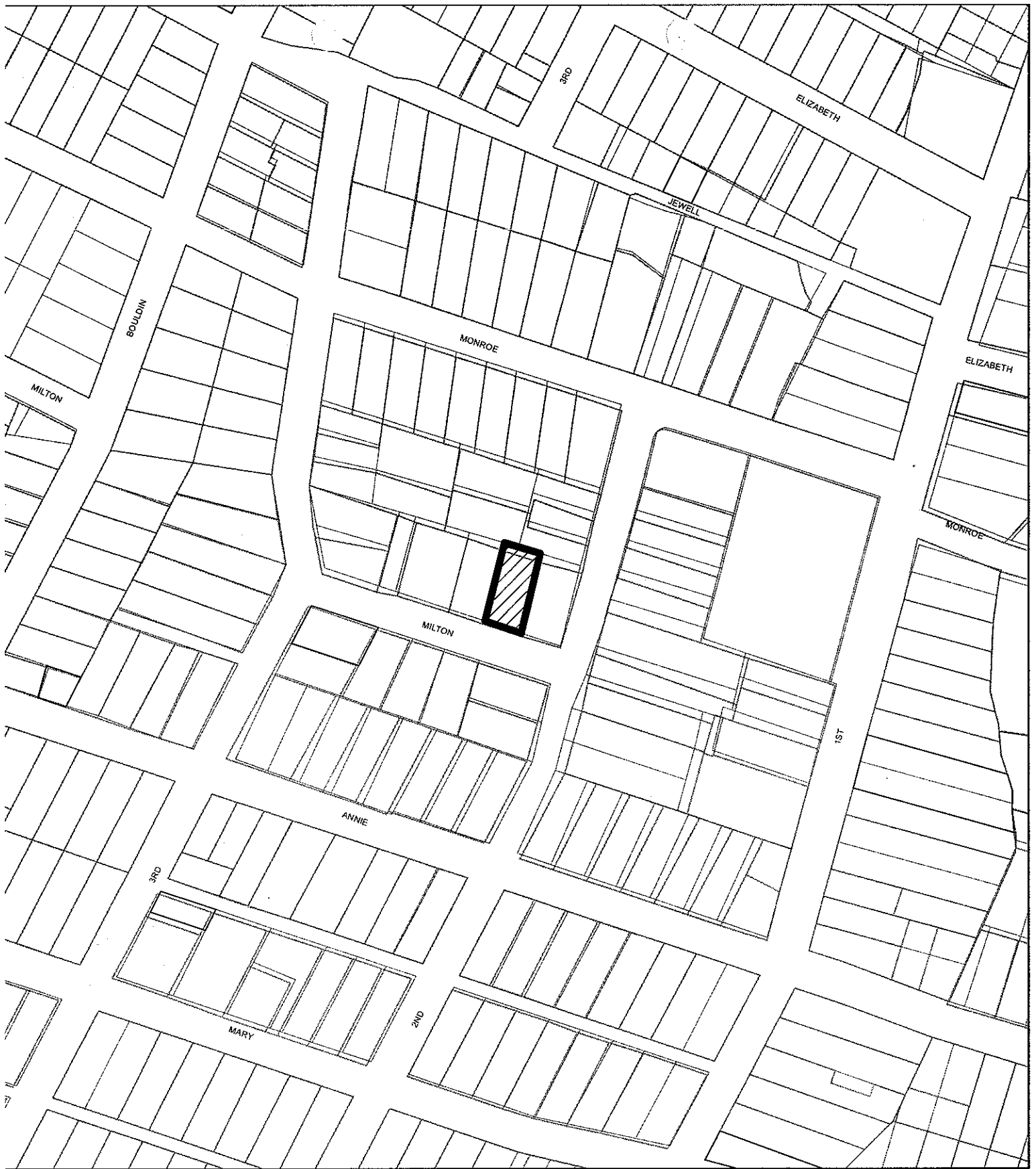
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2014-0019
LOCATION: 702 W Milton Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PUBLIC HEARING INFORMATION

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Case Number: C15-2014-0019 - 702 W Milton

Contact: Leane Heldenfels 512-974-2202

Public Hearing: Board of Adjustment, February 10th, 2014

Della Johnson

Your Name (please print)

715 W. Monroe

Your address(es) affected by this application

Della Johnson

Signature

Daytime Telephone:

512-442-5884

Date

Comments:

Really don't like these buildings in our neighborhood. It's surrounded already we can't put in front of our house. Also it's near our house.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Contact: Leane Heldenfels 512-974-2202

Public Hearing: Board of Adjustment, February 10th, 2014

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

John Christensen
614 W Monroe

Signature

Date

Daytime Telephone: 512 462 4342

Comments: *THE LOT IS TOO SMALL,*

ESPECIALLY TO HAVE TWO

2-STORY RESIDENCES STUFFED

INTO IT.

If you use this form to comment, it may be returned to:

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P. O. Box 1088

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Case Number: C15-2014-0019 - 702 W Milton

Contact: Leane Heldenfels 512-974-2202

Public Hearing: Board of Adjustment, February 10th, 2014

Your Name (please print)

Leane S. Heldenfels

☒ I am in favor
☐ I object

Your address(es) affected by this application



Signature

Date

Daytime Telephone:

Comments:

NOT That you care
what I think, BUT
NO THANKS

If you use this form to comment, it may be returned to:

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: C15-2014-0019 - 702 W Milton

Contact: Leane Heldenfels 512-974-2202

Public Hearing: Board of Adjustment, February 10th, 2014

Your Name (please print)

Kristen Heldenfels

☐ I am in favor
☒ I object

Your address(es) affected by this application

1600 S 31st St

Signature

Date

Daytime Telephone:

512 650 7714

Comments:

The lot is too small
to max with an ugly
structure

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

Ramirez, Diana

From: Heldenfels, Leane
Sent: Tuesday, February 11, 2014 12:05 PM
To: Ramirez, Diana
Subject: FW: postponement

Hi Diana – can you print out the email below and put in file/scan to file to show Agent requested the postponement for this case last night.

Thanks –
Leane

From: Adrianna Alter [~~adriannaalter@gmail.com~~]
Sent: Tuesday, February 11, 2014 11:52 AM
To: Heldenfels, Leane
Cc: ~~adriannaalter@gmail.com~~; Alvaro Bastidas
Subject: postponement

Hello Leane,

Thank you again for your help yesterday. You had asked that we send you an official record requesting our postponement for our case in front of the Board of Adjustments for 702 W. Milton. Please let me know if you need anything else from us at this time.

Thank you,
Adrianna



Adrianna Emily Alter

Architectural & Graphic Designer - Photographer
Master of Architecture, M.Arch - Texas Tech University

~~Adrianna.Alter@gmail.com~~ | AdriannaAlter.com | ~~512-566-8052~~

Agenda Item D-5 case C15-2014-0019
702 W. Milton

Feb. 10, 2014

To: Board of Adjustment

Regarding the above referenced case, the

Bouldin Creek Neighborhood Association has not had the opportunity to have an official meeting with the applicant. Our standard practice in cases where we have not met is to maintain a position of "opposed," so that is our position.

It is possible that we may revise this position after meeting with the applicant.

We have asked the applicant to request a postponement of the hearing until the next BOA meeting. If the applicant does not request a postponement, then BCNA hereby requests postponement until the next meeting.

Respectfully,

Kevin Lewis

Kevin Lewis, President of BCNA

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Case Number: C15-2014-0019 – 702 W Milton

Contact: Leane Heldenfels 512-974-2202

Public Hearing: Board of Adjustment, February 10th, 2014

Reed Duke
Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Reed Duke
Signature

2/10/14
Date

Daytime Telephone: *512-441-7218*

Comments: *No Please No*

The overbuilding of these lots, the diminished, improves cover, and the lengthened noise pollution of these projects, is hurting the quality of life in the hood.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2014-0020 - 204 W 33rd Street

Contact: Leane Heldenfels, 512-974-2202

Public Hearing: Board of Adjustment, February 10th, 2014

Jane Hawley

Your Name (please print)

304 W. 34th St.

Your address(es) affected by this application

Jane Hawley

Signature

2-10-14

Date

Daytime Telephone (512) 452-6248

Comments: I have to object to this variance until I add and maintain requirements to be placed on the city and addressed. I believe a city plan on the city website. 204 W. 33rd has no driveway on 33rd, only one space at 34th. Building on the side of 134th is prohibited. North side of 34th is already marked out due to rental housing for multiple units at 300 + 30th across street from 204 W. 33rd. Parking here is critical.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

☐ I am in favor
☒ I object

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Case Number: C15-2014-0019 - 702 W Milton

Contact: Leane Heldenfels 512-974-2202

Public Hearing: Board of Adjustment, February 10th, 2014

John Selaman & Susan Brooks

Your Name (please print)

1613 South 3rd Street

Your address(es) affected by this application

John R Selman

Signature

2-7-14

Date

Daytime Telephone:

Comments:

lot isn't big enough for a duplex. Developers get around imperious cover requirements by cantilevering and story of structures right up to the lot line - structures are too big for these small lots. loss of privacy and backyard views.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

☐ I am in favor
☒ I object

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

ROW

CASE # C15-2014-0019
11073123
TP-040102-09-02

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 702 WEST MILTON STREET

LEGAL DESCRIPTION: Subdivision - JAMES E. BOULDIN ADDITION

Lot(s) _____ Block C Outlot _____ Division _____

I/We ADRIANNA ALTER on behalf of myself/ourselves as authorized agent for

ALVARO BASTIDAS affirm that on JAN. 6, 2014,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a duplex with a lot size
of 6,986 sq. feet

in a _____ district.
(zoning district)

NOTE: 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 support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The boundaries of this property are currently in dispute. Data from TCAD grants the owner 7,158 sq.ft. whereas the original survey grants the owner 6,984 sq.ft. of property. See attachments for supported data.

HARDSHIP:

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

All of the surrounding properties in the neighborhood are 7,000+ sq.ft., making this property unique to its area.

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

The boundaries of this property are currently in dispute as readings from TCAD and the original survey differ.

AREA CHARACTER:

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 disputed difference of the COA's survey is a miniscule 14 sq.ft. less than what is needed to meet the required 7,000 sq.ft. lot area. In addition, all of the properties in the surrounding area are all at least 7,000 sq.ft.

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 Section 479 of Chapter 25-6 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 reasonable 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:

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.

APPLICANT CERTIFICATE -- I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 3816 S. Lamar Blvd. #2715

City, State & Zip Austin, TX 78704

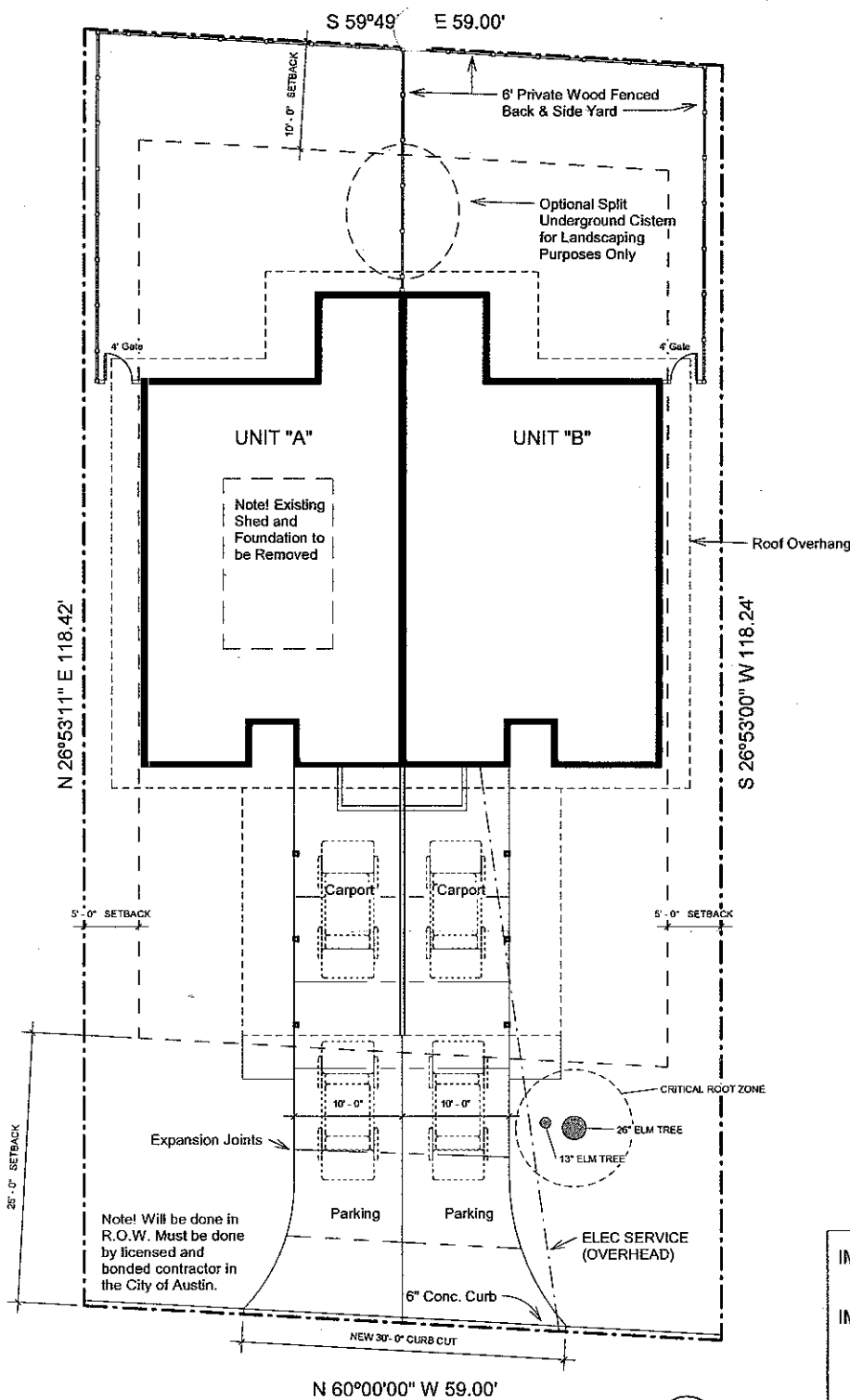
Printed Adrianna Alter Phone 512.565.8053 Date 1/6/2014

OWNERS CERTIFICATE -- I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1708 BRIAR STREET

City, State & Zip AUSTIN, TEXAS 78704

Printed ALVARO BASTIDAS Phone 512.924.6683 Date 1-07-14



IMPERVIOUS CALCULATIONS

TOTAL LOT AREA = 6,986 sq.ft.

IMPERVIOUS S.F.

BUILDING = 1,824.0 sq.ft.

SIDEWALKS = 0.0 sq.ft.

DRIVEWAYS/PARKING 1,014.0 sq.ft.

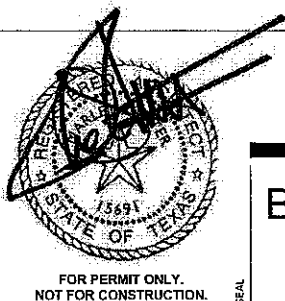
TOTAL S.F. 2,838.0 sq.ft.

TOTAL IMPERVIOUS COVER = 40%

① Site Plan
3/32" = 1'-0"



MARLEY PORTER
ARCHITECT



4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

Bastidas Residence

702 WEST MILTON STREET
AUSTIN, TEXAS

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.

DESIGNED BY: MARLEY PORTER

CHECKED BY: MARLEY PORTER

ISSUE DATE: 12/13/13

DRAWN BY: Adrianna Alter

AA2



SF-3-NP

SF-3-NP

SF-3-NP