

SUBJECT TRACT



PENDING CASE

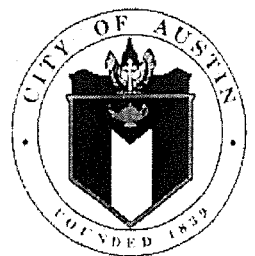


ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0123

LOCATION: 1622 W 10th St.



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 CTM for the sole purpose of geographic reference. No warranty is made

1" = 193'

CASE# C15-2015-0123
ROW# 11394773
TAX# 011030427

M3
2

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: 1622 W 10th Street

LEGAL DESCRIPTION: Subdivision – ABS 697 Sur Spear

GW Lot(s) _____ Block 15 96'x129' A Vision _____ I

Tom Blackwell on behalf of myself/ourselves as authorized agent for

Ronnie Baylor affirm that on June 22, 2015,

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

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

 X ERECT X ATTACH COMPLETE REMODEL MAINTAIN

Remodel existing home and attach a second residential unit to the rear to make it a duplex. The variance is
to allow the common wall between the units to be less than the required 50% length of the front to back
dimension of the overall duplex.

NP
in a SF-3 National Historic
Register district. (Old West Austin)
(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):

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REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because: It is not possible to satisfy the 50% common wall requirement for duplexes and satisfy the HLC and the protected heritage tree ordinance.

HARDSHIP:

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

This is a contributing house to the NHRD and as such the Historic Landmark Commission wants the home left unchanged on the front three sides. In addition there are three heritage trees adjacent to the house which prevent the normal placement of a second unit beside the existing home. By limiting the placement of the second unit to the rear of the house it is not possible to satisfy the 50% common wall requirement.

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

This is the Mary Freeman Baylor House and is the only one in the Clarkesville NHRD.

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 Variance will not change the character of the area or impair the use of adjacent conforming properties because it will keep the property looking exactly as it does now. The Clarksville streetscape will be maintained as it is now. There is plenty of room behind the existing home to construct the second unit without adversely impacting the protected trees or encroaching on adjacent property owners.

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:

NA

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:

NA

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

NA

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

NA

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 1881 Westlake

Austin, TX 78746

Printed Tom Blackwell Phone 512-925-2299 Date 6-22-2015

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

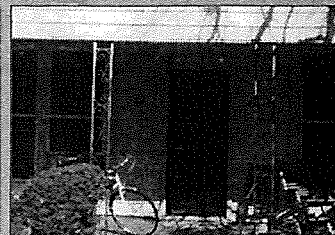
Signed Ronnie W. Baylor Mail Address 1622 W 10th

Austin, TX 78703

Printed Ronnie Baylor Phone _____ Date 6-22-2015

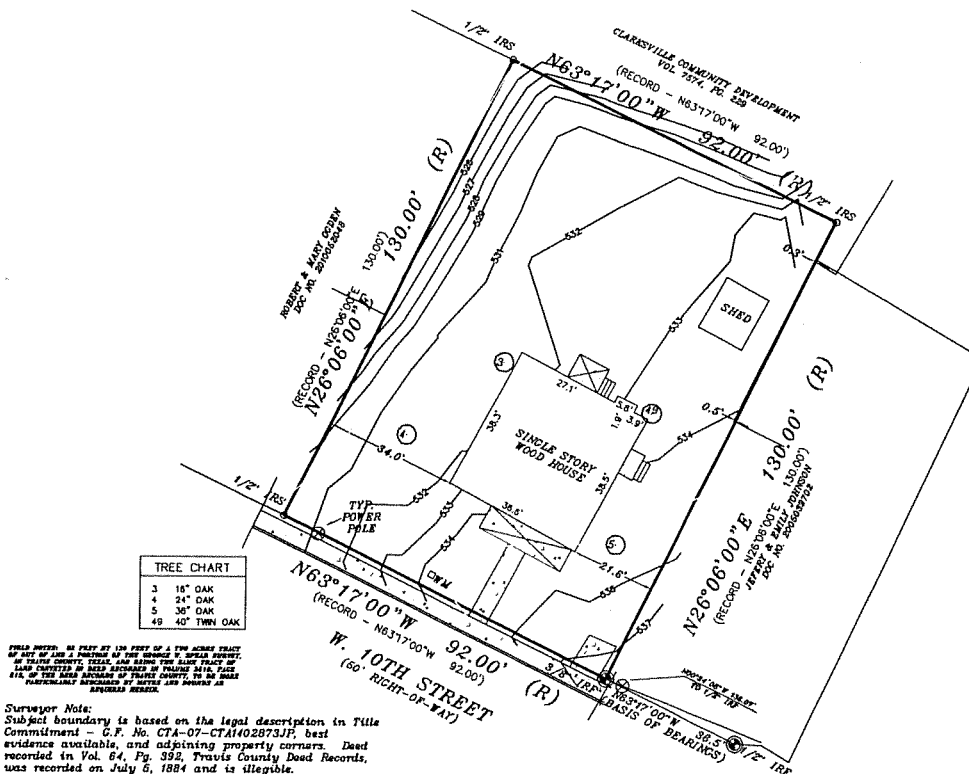
4/13

E A C T A
TEXAS SURVEYORS, INC.


$$\frac{m^3}{s}$$

SURVEY NUMBER: 1402.0152

REVISION DATE(S): (REV.0 2/17/2014)



FIELD NOTES: ON EAST BY 120 FEET OF A TWO ACRES TRACT OF SOFT OF LINE A PORTION OF THE GEORGE W. SPEAR SURVEY, IN TRAVIS COUNTY, TEXAS, AND BEING THE EAST TRACT OF LAND CARRIED BY DEED RECORDED IN TRAVIS 3416, PAGE 815, OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS REFERRED HEREIN.

Surveyor Note:
Subject boundary is based on the legal description in Title Commitment - C.F. No. CTA-07-CTA102873JP, best evidence available, and adjoining property corners. Deed recorded in Vol. 64, Pg. 392, Travis County Deed Records, was recorded on July 5, 1884 and is illegible.

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 12th day of February, 2014.



1 " = 30'

Enrique O. Elizondo
Registered Professional Land Surveyor
Texas Registration No. 6386



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST
NONE VISIBLE

Your Exacta Contact

[illegible]

Laura Paredes Caffey Director of Sales
Laura@Exacta365.com www.exacta365.com

LB# 1019373)

www.exacta365.com
P (281) 763-7766 • F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467

This is page 1 of 2 and is not valid without all pages.

LEGAL DESCRIPTION:
SEE EXHIBIT A






JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
3. THIS ENTIRE SURVEY WAS PERFORMED BY ELIZONDO & ASSOCIATES, LAND SURVEYING & MAPPING, LLC. TEXAS BUSINESS REGISTERED LICENSED SURVEYOR NUMBER 6386 LOCATED AT 5805 CALLAGHAN ROAD, SUITE 109, SAN ANTONIO, TEXAS 78228, WHOSE PHONE NUMBER IS (210)375-4128. OCCASIONALLY, EXACTA TEXAS SURVEYORS, INC. WILL HIRE LICENSED AND INSURED SURVEYORS TO PERFORM SURVEYS ON THEIR BEHALF. FOR THIS SURVEY, ELIZONDO & ASSOCIATES, LAND SURVEYING & MAPPING, LLC. PERFORMED THIS SURVEY COMPLETELY INDEPENDENT FROM EXACTA TEXAS SURVEYORS, INC. ELIZONDO & ASSOCIATES, LAND SURVEYING & MAPPING CARRIES ERRORS AND OMISSIONS INSURANCE AND ACCEPTS FULL RESPONSIBILITY FOR THE ENTIRE CONTENTS OF THIS SURVEY.

LEGEND:

LEGEND

LS  = LIGHT STANDARD
 = FIRE HYDRANT
 = POWER POLE
EM  = ELECTRIC METER
WM  = WATER METER
IRF = IRON ROD FOUND
IRS = IRON ROD SET
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT

OVERHEAD UTILITY LINE


CHAIN LINK FENCE

WOOD FENCE

WIRE FENCE

/// = ASPHALT

 = GRAVEL

 = CONCRETE

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:
Jasen Trautwein or assignee

POWERED BY



www.surveystars.com

EXACTA

Exacta Texas Surveyors, Inc.
LB# 10193731

www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467

33
6

133

FIELD NOTES: 92 FEET BY 130 FEET OF A TWO ACRES TRACT OF OUT OF AND A PORTION OF THE GEORGE W. SPEAR SURVEY, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO MARY FREEMAN, RECORDED IN VOLUME 2518, PAGE 613, DEED RECORDS OF TRAVIS COUNTY, MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FREEMAN TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO JEFFERY AND EMILY JOHNSON, RECORDED IN DOCUMENT NO. 2005039702, DEED RECORDS, TRAVIS COUNTY, TEXAS, BEING A POINT ON THE NORTH LINE OF WEST 10TH STREET, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 63 DEGREES 17 MINUTES 00 SECONDS EAST A DISTANCE OF 36.50 FEET;

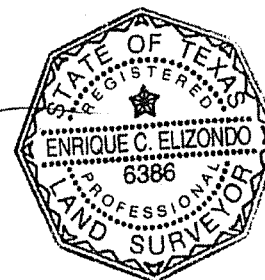
THENCE NORTH 63 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT AND SAID WEST 10TH STREET FOR A DISTANCE OF 92.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ROLS 6386" FOR THE SOUTHWEST CORNER OF SAID FREEMAN TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT AND MARY OGDEN, RECORDED IN DOCUMENT NO. 2010052048, DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE NORTH 26 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE OF SAID FREEMAN AND OGDEN TRACTS FOR A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 6386" FOR THE NORTHWEST CORNER OF SAID FREEMAN TRACT AND THE NORTHEAST CORNER OF SAID OGDEN TRACT, BEING A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CLARKSVILLE COMMUNITY DEVELOPMENT, RECORDED IN VOLUME 7574, PAGE 229, DEED RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 63 DEGREES 17 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE OF SAID FREEMAN AND CLARKSVILLE COMMUNITY DEVELOPMENT TRACT A DISTANCE OF 92.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 6386" FOR THE NORTHEAST CORNER OF SAID FREEMAN TRACT;

THENCE SOUTH 26 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE OF SAID FREEMAN AND JOHNSON TRACTS FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,960 SQUARE FEET OR 0.275 ACRES MORE OR LESS.

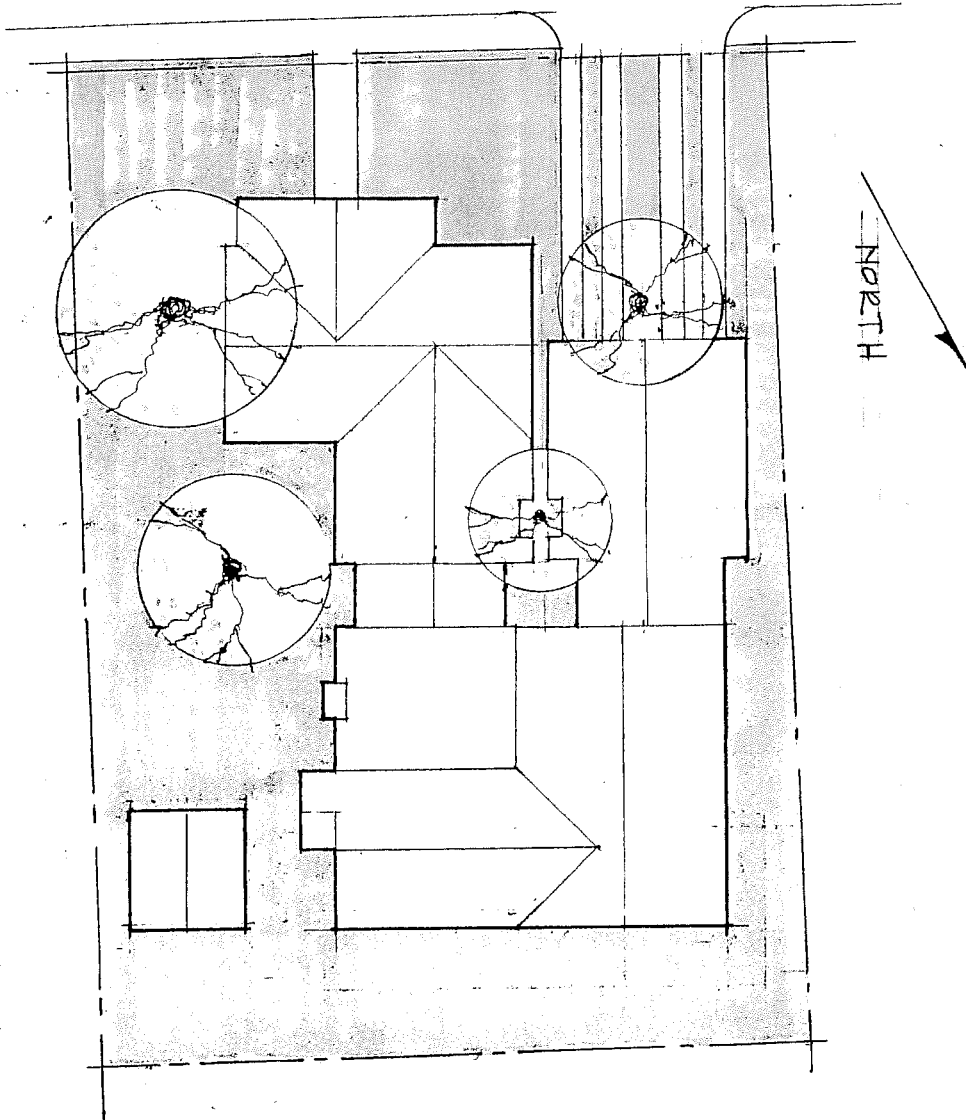
Enrique C. Elizondo
2/17/2014



8/23

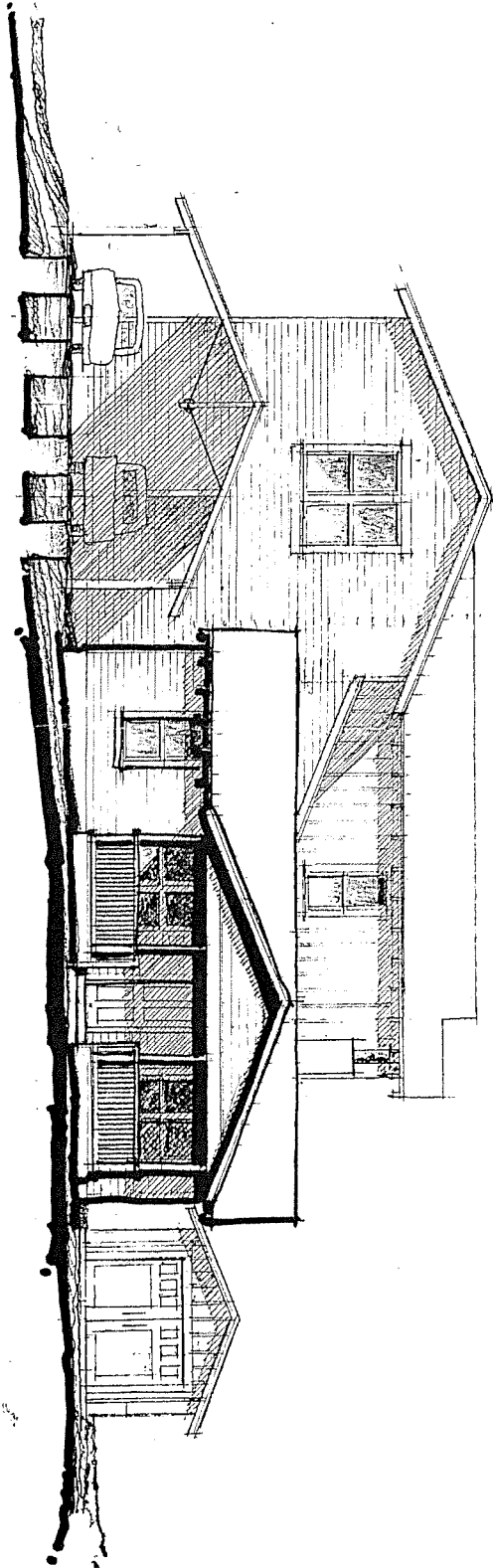
SITE PLAN

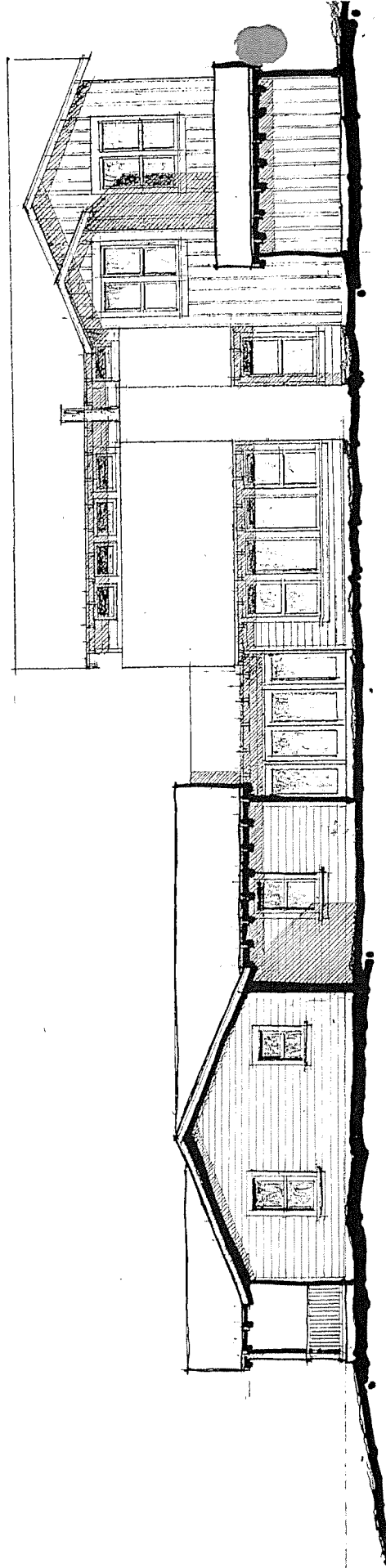
1/4" = 1'-0"



9/33

SOUTH ELEVATION





EAST ELEVATION

2/33



City of Austin

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

133

December 12, 2014

George Vance McGee
Austin Silent Market
Austin, Texas

Re: 1622 W. 10th Street, Austin, Texas

Dear Mr. McGee:

The house at 1622 W. 10th Street is a contributing structure within the Clarksville National Register Historic District. As such, any proposal for changes to the exterior or the site must be reviewed by the City Historic Landmark Commission. Preserving the historic look of the house is important in any plans for development on this site, but adding on to the original house, or constructing a new structure behind the original house would be acceptable proposals to increase the livability of the property. City staff and the Historic Landmark Commission routinely work with homeowners who want to add on to their homes, and Austin is blessed with many good architects and contractors who are sensitive to the character of older homes and historic districts.

The house at 1622 W. 10th Street is also closely associated with the family of Mary Freeman and Mary Freeman Baylor, both very important figures in the history of the Clarksville community. We would welcome the opportunity to work with an owner of this property who would like to designate the house as a historic landmark, but we do not force this designation on homeowners. Designation as a historic landmark brings great benefits beyond the prestige of owning a home that has demonstrated historical significance – the City, Travis County, and AISD also offer annual property tax exemptions to the owners of historic landmarks who certify that the property is in need of tax relief to encourage its preservation. Once designated a landmark, the property owner would need to get approval from the City Historic Landmark Commission for any changes to the exterior or the site prior to construction.

If you have further questions, please do not hesitate to call or e-mail me.

Sincerely,

Steve Sadowsky
Historic Preservation Officer
512-974-6454
Steve.sadowsky@austintexas.gov



City of Austin

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Zoning Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

015-2015-0123

12/13

August 4, 2015

Board of Adjustment, City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Variance request for 1622 W. 10th Street; Tom Blackwell

Dear Board of Adjustment Members:

I am writing in support of Tom Blackwell, the new owner of the house at 1622 W. 10th Street in the Clarksville National Register Historic District. Mr. Blackwell is seeking a variance to build an addition to convert the house into a duplex. In order to maintain the integrity of the existing house, which has both historical significance in an of itself, and is contributing to the architectural and historic character of the Clarksville National Register Historic District, the design will not comply the regulations that specify that 50% of the front to back overall duplex length must be a common wall.

The house at 1622 W. 10th Street is not a City landmark, but has historical significance as the home of members of the Freeman and Baylor families in Clarksville. Mary Freeman Baylor, the founder of the Clarksville Community Development Corporation, and a prominent civil rights leader in Austin, grew up in this house, which was originally nearer the corner of 10th and West Lynn Streets. The house was added onto in the 1930s, and moved to this site around 1961. It is contributing to the Clarksville National Register Historic District, and would be contributing to a locally-designated historic district in Clarksville. The owner has agreed to restore and rehabilitate the house, and his designs for the addition to make this a duplex use are compatible with the historic character of the house and the neighborhood.

It is extremely important that the City provide a means to develop central-city properties in ways that allow for the preservation of historic-age houses, whether or not those houses could be designated as historic landmarks. We need to provide a way to help preserve the character of our older neighborhoods, and the integrity of our historic-age buildings without resorting to landmark designation for every house that is threatened with demolition or massive alterations. Our central city neighborhoods are undergoing such radical changes, that whenever we have an owner who is amenable to preservation of a historic-age house, but needs a variance to develop the lot to make the restoration and preservation of the existing house economically feasible, that we do everything we can to help make that happen. We can no longer afford to look at the preservation of individual houses on a case-by-case basis – the rate of change in our older neighborhoods is too rapid for that luxury, and we are losing the character of our central-

city neighborhoods too quickly. Preservation of this house will maintain the architectural and historic character of this neighborhood, and I support Mr. Blackwell's request for a variance for the proposed development of this lot. This is a unique situation, and conditions call for the granting of a variance to make this project a success for both the applicant and the interests of historic preservation. In all of the City's existing and potential historic districts, we encourage preserving the historic streetscape to the greatest extent possible. I hope that you will agree that the preservation of this house, as well as the integrity and character of Clarksville merits the granting of a variance in this case.

13/23

Please let me know if you have any questions, or if we can assist in any other way.

Sincerely,



Steve Sadowsky

Historic Preservation Officer

C15-2015-0123

Heldenfels, Leane

From: Mary Reed [REDACTED]
Sent: Thursday, August 27, 2015 5:48 PM
To: Heldenfels, Leane
Cc: Sadowsky, Steve; Tom Blackwell
Subject: Fwd: Re 1622 West 10th Variance Request

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14

Resending the CCCD's support email re Tom Blackwell's project at 1622 West 10th.

Questions or concerns? Get in touch.

Mary
President, CCDC

Mary Reed
MR•PR
1101 Charlotte Street
Austin, TX 78703
512 441 5212
www.get-your-message-out.com
<http://www.linkedin.com/pub/mary-reed/2/b10/387>

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

From: Mary Reed [REDACTED]
Date: Wed, Jul 22, 2015 at 5:22 PM
Subject: Re 1622 West 10th Variance Request
To: "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>
Cc: Tom Blackwell [REDACTED]

Hi Leane:

At it's July meeting, the board of directors of the Clarksville Community Development Corporation, the neighborhood organization for historic Clarksville, voted unanimously to support Tom Blackwell's variance request for 1622 West 10th Street, which contributes to the Clarksville National Register Historic District.

We are in favor of the variance Mr. Blackwell is seeking because it will allow him to build a duplex at that location without having to adhere to the 50% common wall rule. As a result of the variance, he will be able to preserve the existing house, which contributes to our National Register Historic District, maintain the current streetscape along the 1600 block of West 10th, and save at least one, maybe two significant trees. They are all very important outcomes for our neighborhood,

Please get in touch if you have any questions or need additional information.

Thanks.

Mary

