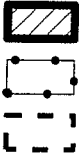


N



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE#: C15-2015-0091
Address: 806 LIVE OAK



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 by the City of Austin regarding specific accuracy or completeness.

1" = 200'

Revised

M1/2

CASE# _____
ROW# _____
TAX# _____

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: 806 W Live Oak

LEGAL DESCRIPTION: Subdivision - Bouldin Addition

Lot(s) 6 & w. 7.5' Lot 7 Block 7 I/We Lorie Barzano on behalf of myself

affirm that on April 28, 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 _____ ATTACH _____ COMPLETE _____ REMODEL _____

VARIANCE FROM 25-2-774 (B) TO ALLOW NEW 2 STORY STRUCTURE WITH 2 CAR GARAGE +
GARAGE APARTMENT ABOVE IT ON A 6, ~~800~~ ⁹¹² SF LOT

in a SF-3 district. (zoning β
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):

m/3

REASONABLE USE:

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

A detached accessory structure is being proposed to accommodate both a 2 car garage and an secondary dwelling unit above it. The existing site does not have any covered parking and as far as I know, never has. There is only a small 1,500 SF 1 story residence. We've lived here for 15 years without any covered parking or proper solid parking pad. The lot is 6,912 SF and is very close to the 7,000 SF lot size requirement.

912 fs

Rather than add onto the original home, we are proposing to construct a detached accessory structure to accommodate covered parking and a garage apartment. This will reduce the massing and scale on the lot and keep the original 1 story residence in its current configuration on a pier and beam foundation. This is better for the 20.5" protected Elm tree in the rear yard.

The proposed apartment will be in keeping with many sites throughout the neighborhood that have secondary units. The City of Austin Comprehensive Plan as well as the Bouldin Creek neighborhood plan promotes mixed housing opportunities, density, and efficient use of space throughout the Urban core area. This accessory structure will be compliant with the Residential Design Standards (McMansion) and all other City regulations and building codes, include the city arborist regulations which have been approved by a recent tree permit to remove the tree. We do not want to remove the tree, but are proposing to build carefully around the critical root zone areas.

HARDSHIP:

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

The small lot size of 6,912 SF. This lot is close to the 7,000 SF requirement, so I believe allowing a variance to the minimum lot size requirement is in keeping with the intent and spirit of the ordinance.

The site has never had a garage or other covered parking structure on it that we know of. We've been parking on gravel for 15 years. If the variance is approved we will reduce the existing gravel drive in the front yard and lower our proposed impervious cover from an estimated 43% (with the proposed structure) to somewhere in the high-30% range.

The 20.5" Elm tree in the rear is restricting our ability to freely develop the lot, but we desire to keep the tree, and have taken extensive measures to protect it such as a cantilevered foundation for the 534 SF accessory structure. The 2 car garage is 467 SF. The space above it has 67 SF, totaling the 534 SF. This size is compliant with the secondary dwelling standards.

Several decades ago, a prior owner purchased an additional 7.5' to add 960 SF to the original lot. So the lot cannot be increased in size; however it does abut a rear public alley. The proposed garage will take access from the alley and reduce traffic on W. Live Oak.

Updated 5/14

ml
4

Many residence's throughout the neighborhood have added secondary residences and garage structures to their property. A search on the city permit site indicates almost 1,000 different types of permits for garages, duplexes, carports, new homes, and remodels issued to properties along W. Live Oak between 2000-2015. I request that I be allowed to do the same in keeping with my neighbors.

My family is growing and I intend for my college aged daughter to stay in the apartment. I may rent it in the future, but for now it will be occupied by her. We cannot afford to send her to college and pay for additional housing while maintaining our current property tax rate. We desire to stay in Bouldin and are choosing to build within our neighborhood instead of furthering the gentrification we've noticed over the prior 15 years.

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

I am not aware of any other sites that have no garage or covered parking areas that also desire a secondary apartment in order to keep their family living on the same site.

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 proposed garage and apartment will be in keeping with the scale and massing found along W. Live Oak and the neighborhood as a whole. The proposed building will not, however, match the much larger, modern type structures in order preserve the character of the neighborhood. The proposed rear, detached location will match the existing 1 story residence. Further, there is a garage apartment on the adjacent lot as well.

The building will be accessed from newly improved concrete driveway from the rear alley. The existing gravel drive will be reduced at the front of the site. The site will still maintain 3 off-street parking spots.

The adjacent sites or uses will not be impaired or prohibited from being utilized, nor will the accessory structure impair the purpose of the zoning regulations.

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 806 W live Oak

Updated 5/14

City, State & Zip Austin Texas 78704

Printed Lofrie Barzano Phone _____ Date April 28, 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  Mail Address 806 W. Live Oak

City, State & Zip Austin Texas 78704

Printed Lorie Barzano Phone _____ Date April 28, 2015

5/13

Severed

CASE# C15-2015-0091
ROW# 11367595
TAX# 0402030302
TCAD

mt

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

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☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐

VARIANCE FROM 25-2-774 (B) TO ALLOW NEW 2 STORY STRUCTURE WITH 2 CAR GARAGE +
GARAGE APARTMENT ABOVE IT ON A 6,681 SF LOT

NP (Bouldin Creek) 6912
in a SF-3 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.

M/1
7/1

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:

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mi/g

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Signed _____ Mail Address 806 W live Oak

City, State & Zip Austin Texas 78704

Printed Loirie Barzano Phone _____ Date April 28, 2015

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City, State & Zip Austin Texas 78704

Printed Lorie Barzano Phone _____ Date April 28, 2015

3/9

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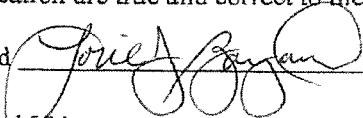
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Signed



Mail Address 806 W live Oak

Updated 5/14

City, State & Zip Austin Texas 78704

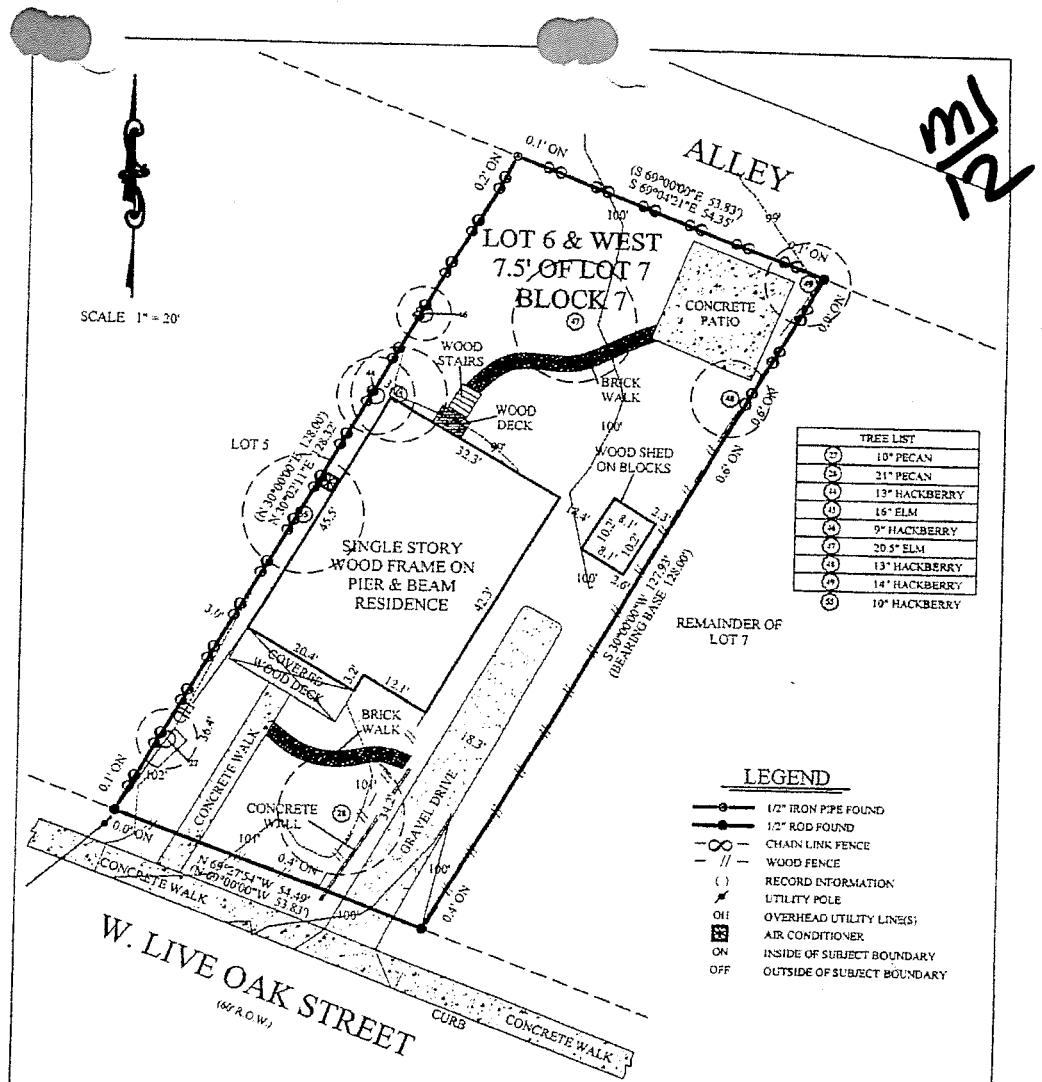
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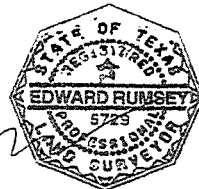
RESTRICTIONS.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

SUBDIVISION: BOULDIN ADDITION
LOT: 6 & W. 7.5' OF LOT 7 **BLOCK:** 7 **VOLUME** 1 **PAGE** 4 **PLAT RECORDS**
COUNTY: TRAVIS **STATE OF TEXAS** **STREET ADDRESS** 806 W. LIVE OAK STREET
CITY: AUSTIN **REFERENCE NAME** LORIE BRAZANO & MOYE MITCHELL BRAZANO

SIGNED BY: _____

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD, AND HAS A ZONE "X"
RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 4845C0585H
PANEL: 0582H
DATED: SEPTEMBER 26, 2004
THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONLY AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL FLOOD
ADMINISTRATOR FOR THE CURRENT STATUS
OF THIS TRACT.

SURVEY DATE JULY 24, 2013
TITLE CO. _____
G.F. NO. _____
JOB NO. A0715213
FIELD BY REX NOWLIN 07/24/2013
CALC. BY CHRIS ZOTTER 07/25/2013
DRAWN BY SEAN SUTTON 07/26/2013
RPLS CHECK EDWARD RUMSEY 07/26/2013

EXISTING

PROJECT TYPE + LOCATION:

A New Garage Apartment at :
806 W. LIVE OAK
Austin, Texas

BUILDING AREA + IMPERVIOUS COVERAGE:

[illegible]

ABBREVIATIONS:

Ref.	Author	Year	Country	Sample Size	Study Design	Findings
1	Smith et al.	2001	USA	1000	Case-control	Increased risk of stroke in patients with hypertension.
2	Johnson et al.	2002	UK	500	Cohort	No significant association between diabetes and stroke.
3	Chen et al.	2003	China	2000	Case-control	Increased risk of stroke in patients with hyperlipidemia.
4	Miller et al.	2004	USA	1500	Cohort	Increased risk of stroke in patients with smoking history.
5	Lee et al.	2005	South Korea	800	Case-control	Increased risk of stroke in patients with atrial fibrillation.
6	Wang et al.	2006	China	1200	Cohort	Increased risk of stroke in patients with chronic kidney disease.
7	Patel et al.	2007	India	900	Case-control	Increased risk of stroke in patients with rheumatoid arthritis.
8	Kim et al.	2008	South Korea	1100	Cohort	Increased risk of stroke in patients with depression.
9	Nguyen et al.	2009	Vietnam	700	Case-control	Increased risk of stroke in patients with alcohol consumption.
10	Al-Sayid et al.	2010	Saudi Arabia	600	Cohort	Increased risk of stroke in patients with obesity.
11	Yamamoto et al.	2011	Japan	1300	Case-control	Increased risk of stroke in patients with vitamin D deficiency.
12	Abdullah et al.	2012	Malaysia	850	Cohort	Increased risk of stroke in patients with oral contraceptive use.
13	Costa et al.	2013	Brazil	950	Case-control	Increased risk of stroke in patients with sleep apnea.
14	Sharma et al.	2014	India	1050	Cohort	Increased risk of stroke in patients with periodontal disease.
15	Li et al.	2015	China	1150	Case-control	Increased risk of stroke in patients with vitamin B12 deficiency.
16	Ng et al.	2016	Singapore	750	Cohort	Increased risk of stroke in patients with chronic liver disease.
17	Al-Mutairi et al.	2017	Saudi Arabia	800	Case-control	Increased risk of stroke in patients with autoimmune disorders.
18	Kimura et al.	2018	Japan	1250	Cohort	Increased risk of stroke in patients with vitamin E deficiency.
19	Al-Jarrah et al.	2019	Yemen	650	Case-control	Increased risk of stroke in patients with chronic hepatitis.
20	Wong et al.	2020	Hong Kong	900	Cohort	Increased risk of stroke in patients with vitamin K deficiency.

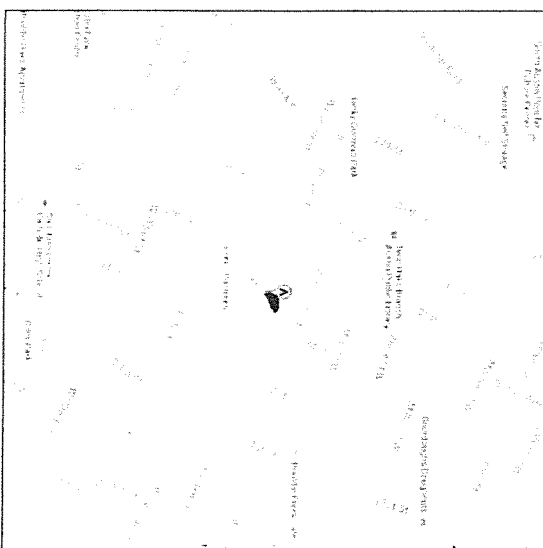
GENERAL NOTES:

[illegible]

SYMBOLS KEY:

ELEVATION SYMBOL		DETAILED WALL SECTION SYMBOL		BUILDING SECTION SYMBOL	
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VICINITY MAP:



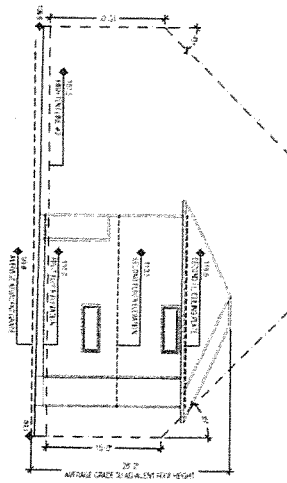
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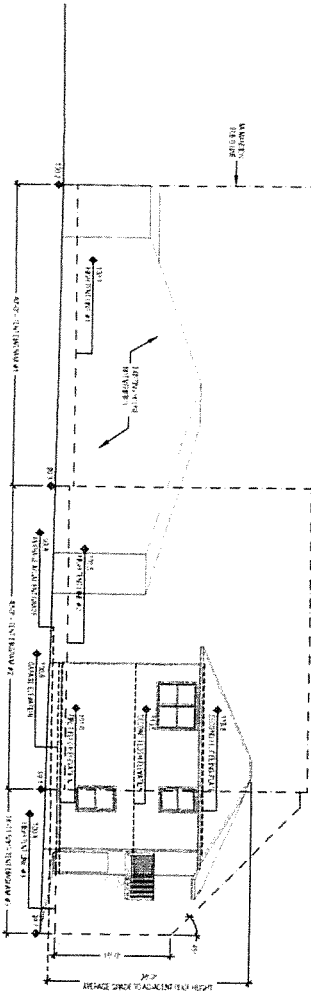
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12/3

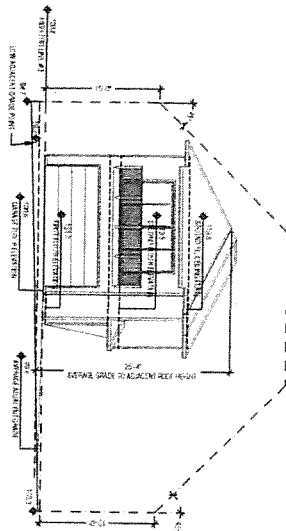
1 McMansion Tent Diagram - SOUTH
SCALE: 1/8" = 1'-0"



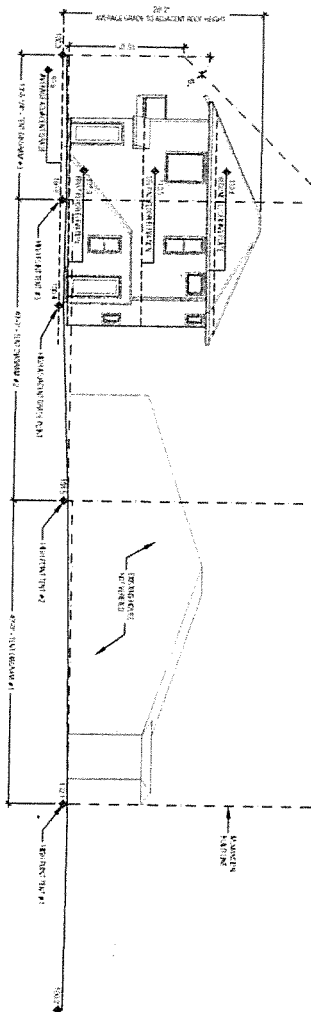
2 McMansion Tent Diagram - EAST
SCALE: 1/8" = 1'-0"



3 McMansion Tent Diagram - NORTH
SCALE: 1/8" = 1'-0"



4 McMansion Tent Diagram - WEST
SCALE: 1/8" = 1'-0"



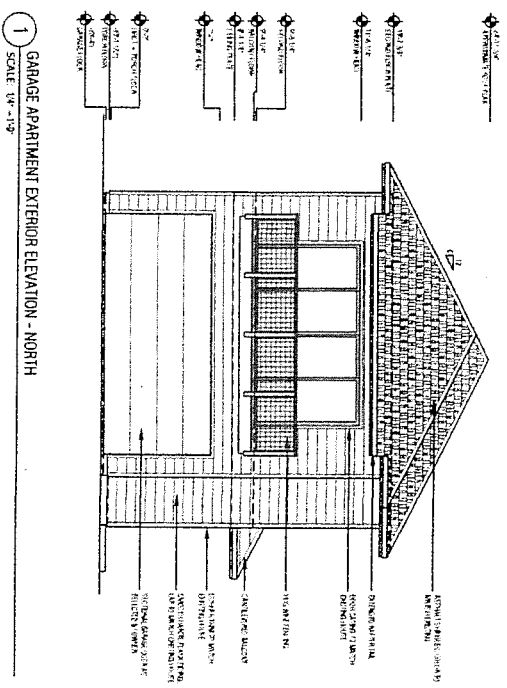
This is a detailed floor plan for a 1000 sq. ft. house. The overall dimensions are 34'-0" wide by 47'-0" deep. The layout includes a front porch (6'-0" x 10'-0") leading into a large living room (14'-0" x 20'-0") with a fireplace and a bay window. The living room is adjacent to a dining room (10'-0" x 12'-0") and a kitchen (8'-0" x 10'-0"). The kitchen features a breakfast nook (6'-0" x 8'-0") and a central island. A large closet (10'-0" x 12'-0") is located near the living room. The back of the house contains a bedroom (12'-0" x 14'-0"), a bathroom (5'-0" x 7'-0"), and a linen closet. A central hallway connects the rooms, and a rear porch (6'-0" x 8'-0") is accessible from the bedroom area. The plan also shows a roof deck and a pergola. Dimensions are provided for all rooms and overall exterior measurements.

[illegible]

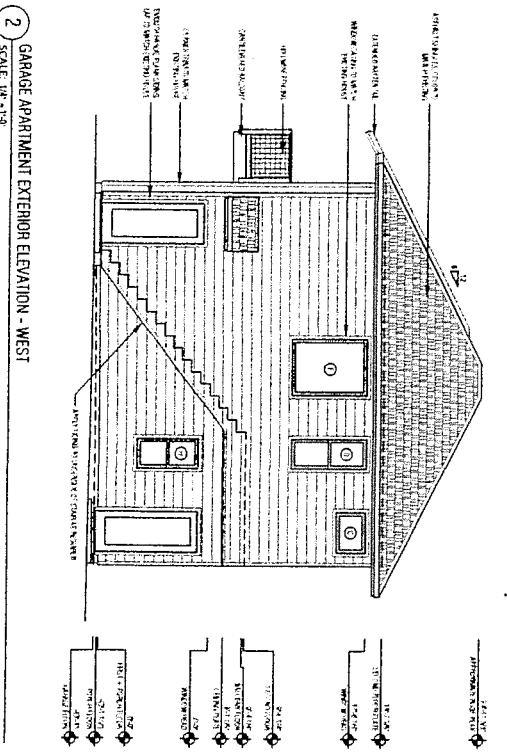
DOOR & WINDOW SCHEDULE									
KEY #	DOOR #	DOOR / WINDOW SIZE	MATERIAL	TYPE	GLASS	FINISH	FRAMEWORK		NOTES
							DOOR #	W x H	
EXTENDED DOORS									
001		2'-2 1/8" x 8'	STEEL		NIS	PAI			01 FRAME GLASSING ENTRY ROOM
002		2'-2 1/8" x 8'	STEEL		PAI	PAI			1 HOV FOR ENTRY TRANSITION
003		10'-0" x 7'-2"	STEEL		PAI	PAI			STATIONARY GLASS DOOR
004		0'-2'-0" x 4'-0"	STEEL		PAI	PAI			GLASS, 1 HOV FOR ENTRY TRANSITION
005		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY ENTRY TRANSITION
006		12'-0" x 7'-0"	STEEL		NIS	PAI			DOOR ENTRY TRANSITION
007		2'-2 1/8" x 8'	STEEL		PAI	PAI			DOOR ENTRY TRANSITION
008		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
009		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
010		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
011		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
012		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
013		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
014		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
015		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
016		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
017		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
018		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
019		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
020		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
021		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
022		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
023		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
024		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
025		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
026		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
027		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
028		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
029		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
030		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
031		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
032		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
033		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
034		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
035		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
036		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
037		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
038		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
039		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
040		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
041		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
042		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
043		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
044		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
045		2'-2 1/8" x 8'	STEEL		PAI	PAI			ENTRY TRANSITION
046									

[illegible]

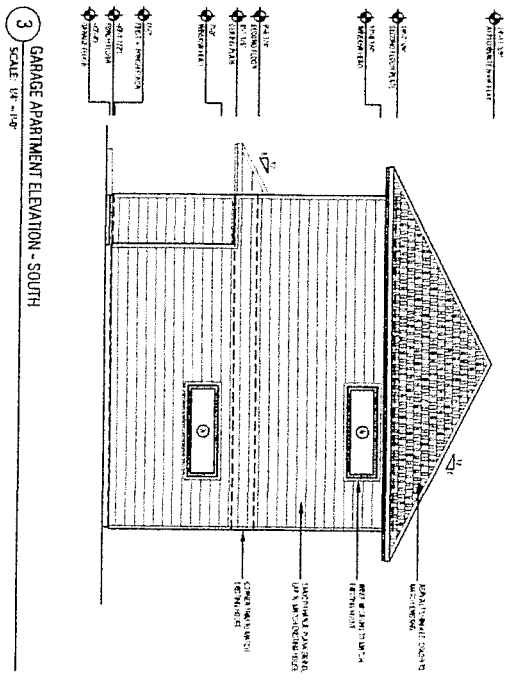
13/2



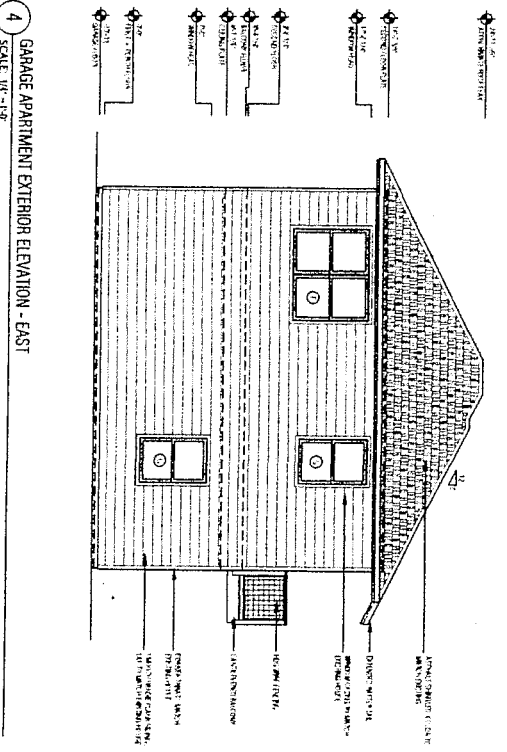
1 GARAGE APARTMENT EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2 GARAGE APARTMENT EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

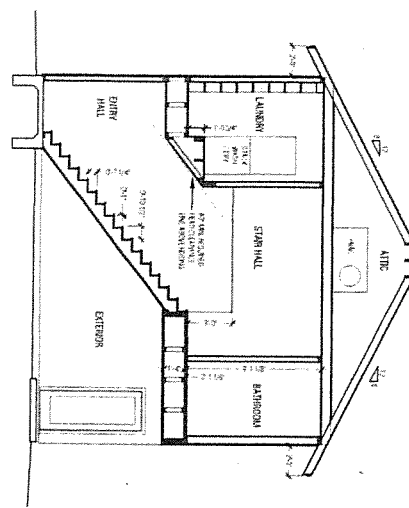


3 GARAGE APARTMENT EXTERIOR ELEVATION - SOUTH
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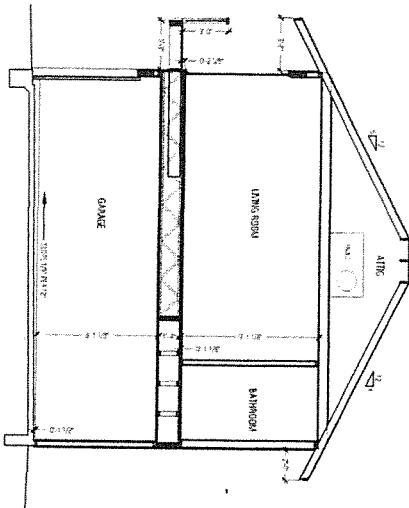


4 GARAGE APARTMENT EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"

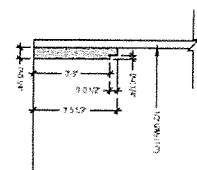
3/3



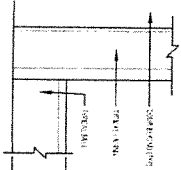
1 GARAGE APARTMENT BUILDING SECTION
SCALE: 1/4" = 1'-0"



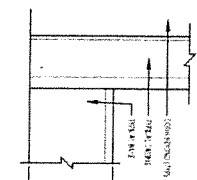
2 GARAGE APARTMENT BUILDING SECTION
SCALE: 1/4" = 1'-0"



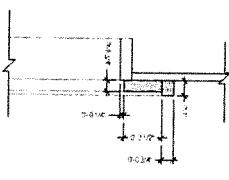
3 TYP BASE SECTION
SCALE: 3/4" = 1'-0"



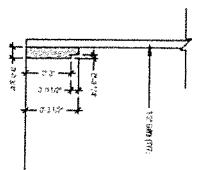
6 BATH BASE ELEV.
SCALE: 3/4" = 1'-0"



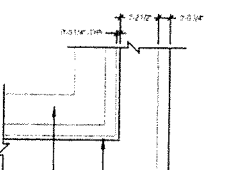
4 TYP BASE ELEV.
SCALE: 3/4" = 1'-0"



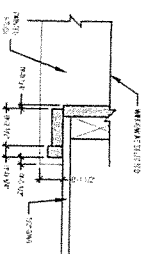
7 TYP CASING SECTION
SCALE: 3/4" = 1'-0"



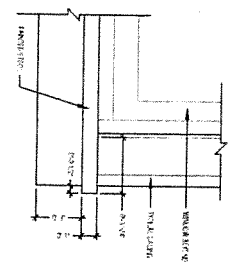
5 BATHROOM BASE
SCALE: 3/4" = 1'-0"



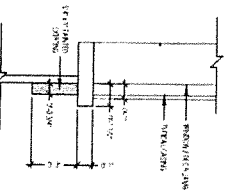
8 TYPICAL CASING ELEV.
SCALE: 3/4" = 1'-0"



9 TYP CASING / STOOL PLAN DETAIL
SCALE: 3/4" = 1'-0"



10 TYP STOOL ELEVATION
SCALE: 3/4" = 1'-0"

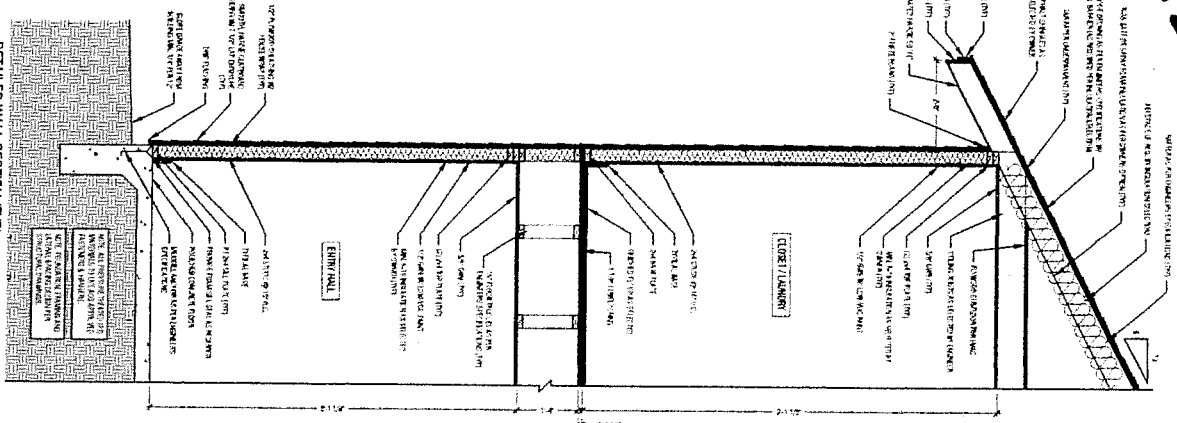


11 TYP STOOL SECTION
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2/2

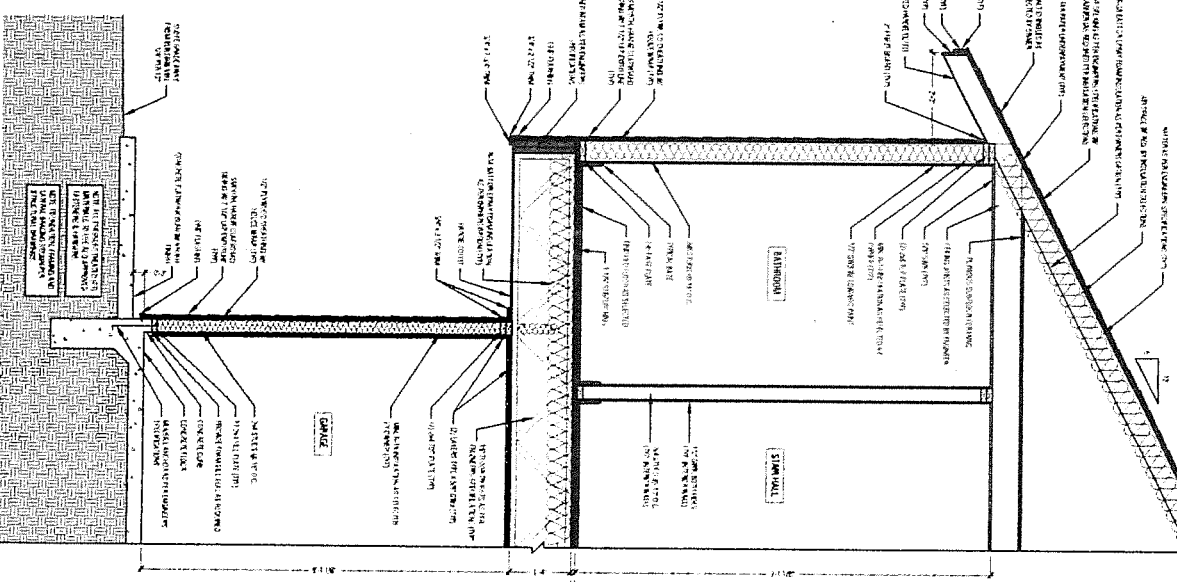
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DETAILED WALL SECTION (TYP)



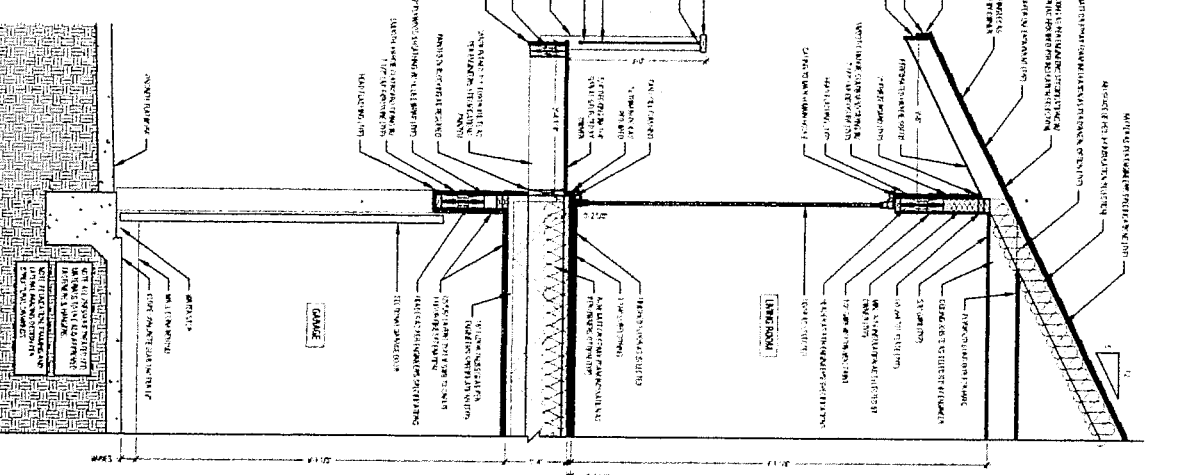
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SCALE 3/8" = 1'-0"

DETAILED WALL SECTION (TYP)



3
SCALE 3/8" = 1'-0"

DETAILED WALL SECTION (TYP)



ELECTRICAL EQUIPMENT SCHEDULE			
SURTEL	MARK	UNIT	DESCRIPTION
1			1000 A. 480V. 3P. 3W. 3W.
2			1000 A. 480V. 3P. 3W. 3W.
3			1000 A. 480V. 3P. 3W. 3W.
4			1000 A. 480V. 3P. 3W. 3W.
5			1000 A. 480V. 3P. 3W. 3W.
6			1000 A. 480V. 3P. 3W. 3W.
7			1000 A. 480V. 3P. 3W. 3W.
8			1000 A. 480V. 3P. 3W. 3W.
9			1000 A. 480V. 3P. 3W. 3W.
10			1000 A. 480V. 3P. 3W. 3W.
11			1000 A. 480V. 3P. 3W. 3W.
12			1000 A. 480V. 3P. 3W. 3W.
13			1000 A. 480V. 3P. 3W. 3W.
14			1000 A. 480V. 3P. 3W. 3W.
15			1000 A. 480V. 3P. 3W. 3W.
16			1000 A. 480V. 3P. 3W. 3W.
17			1000 A. 480V. 3P. 3W. 3W.
18			1000 A. 480V. 3P. 3W. 3W.
19			1000 A. 480V. 3P. 3W. 3W.
20			1000 A. 480V. 3P. 3W. 3W.
21			1000 A. 480V. 3P. 3W. 3W.
22			1000 A. 480V. 3P. 3W. 3W.
23			1000 A. 480V. 3P. 3W. 3W.
24			1000 A. 480V. 3P. 3W. 3W.
25			1000 A. 480V. 3P. 3W. 3W.
26			1000 A. 480V. 3P. 3W. 3W.
27			1000 A. 480V. 3P. 3W. 3W.
28			1000 A. 480V. 3P. 3W. 3W.
29			1000 A. 480V. 3P. 3W. 3W.
30			1000 A. 480V. 3P. 3W. 3W.
31			1000 A. 480V. 3P. 3W. 3W.
32			1000 A. 480V. 3P. 3W. 3W.
33			1000 A. 480V. 3P. 3W. 3W.
34			1000 A. 480V. 3P. 3W. 3W.
35			1000 A. 480V. 3P. 3W. 3W.
36			1000 A. 480V. 3P. 3W. 3W.
37			1000 A. 480V. 3P. 3W. 3W.
38			1000 A. 480V. 3P. 3W. 3W.
39			1000 A. 480V. 3P. 3W. 3W.
40			1000 A. 480V. 3P. 3W. 3W.
41			1000 A. 480V. 3P. 3W. 3W.
42			1000 A. 480V. 3P. 3W. 3W.
43			1000 A. 480V. 3P. 3W. 3W.
44			1000 A. 480V. 3P. 3W. 3W.
45			1000 A. 480V. 3P. 3W. 3W.
46			1000 A. 480V. 3P. 3W. 3W.
47			1000 A. 480V. 3P. 3W. 3W.
48			1000 A. 480V. 3P. 3W. 3W.
49			1000 A. 480V. 3P. 3W. 3W.
50			1000 A. 480V. 3P. 3W. 3W.
51			1000 A. 480V. 3P. 3W. 3W.
52			1000 A. 480V. 3P. 3W. 3W.
53			1000 A. 480V. 3P. 3W. 3W.
54			1000 A. 480V. 3P. 3W. 3W.
55			1000 A. 480V. 3P. 3W. 3W.
56			1000 A. 480V. 3P. 3W. 3W.
57			1000 A. 480V. 3P. 3W. 3W.
58			1000 A. 480V. 3P. 3W. 3W.
59			1000 A. 480V. 3P. 3W. 3W.
60			1000 A. 480V. 3P. 3W. 3W.
61			1000 A. 480V. 3P. 3W. 3W.
62			1000 A. 480V. 3P. 3W. 3W.
63			1000 A. 480V. 3P. 3W. 3W.
64			1000 A. 480V. 3P. 3W. 3W.
65			1000 A. 480V. 3P. 3W. 3W.
66			1000 A. 480V. 3P. 3W. 3W.
67			1000 A. 480V. 3P. 3W. 3W.
68			1000 A. 480V. 3P. 3W. 3W.
69			1000 A. 480V. 3P. 3W. 3W.
70			1000 A. 480V. 3P. 3W. 3W.
71			1000 A. 480V. 3P. 3W. 3W.
72			1000 A. 480V. 3P. 3W. 3W.
73			1000 A. 480V. 3P. 3W. 3W.
74			1000 A. 480V. 3P. 3W. 3W.
75			1000 A. 480

August 23, 2015

Board of Adjustment c/o Leane Heldenfels
Planning & Development Review Dept.
One Texas Center
505 Barton Springs Road
Austin, TX 78704

13/2

RE: C15-2015-0091/806 W. Live Oak Street

Dear Members:

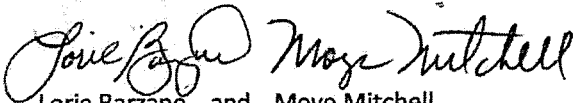
As the owners/residents of the property at 806 West Live Oak Street, we write to suggest (and are amendable to) your consideration of a conditional approval of our variance request with the added restriction that our property (after construction of a garage/apartment with alley access) maintain 40% or less overall impervious cover on the property.

The proposed construction in the architectural drawings/plans, which we submitted to the Board of Adjustment with our variance request, will allow us (after construction) to reclaim as green space the gravel driveway we currently use, which runs along the southeast side of our property. It will also allow us to remove the Tuff Shed in our backyard, which we currently use for storage. After construction, we will have ample storage and be able to park our cars in the garage, allowing us to reclaim the current driveway and remove the shed from our backyard. Also, we plan to construct the garage where our daughter currently has a cement pad for playing basketball. We will replace this pad with the foundation for the new garage construction. This will reduce the impervious cover on our property to less than 40% after completion of our proposed garage/apartment construction.

We have lived in our home for fifteen years without the benefit of a garage or any covered or solid surface parking. We wish to address this hardship by building a 467 SF garage, while also providing a 534 SF living space (compliant with secondary dwelling standards) above that garage. We design this garage/apartment to maintain the integrity of our pier-and-beam home, compatible with the character of our community, and in keeping with the many sites in our neighborhood with secondary dwellings. We have also taken extensive design measures (by using a cantilevered foundation) to preserve the large elm tree in the middle of our backyard.

Thank you for considering our suggestion for the Board of Adjustment to approve our variance request with the restriction that our property (after construction of a garage/apartment) maintain 40% or less impervious cover overall. We feel this would create the most advantageous situation for respecting the Bouldin Creek Neighborhood Plan and embracing the City of Austin's Comprehensive Plan, while remediating our hardship as long standing, resident property owners.

Respectfully Submitted,



Lorie Barzano and Moya Mitchell
Property Owners/Residents
806 West Live Oak Street
Austin, TX 78704

15-000001

ours ft 6912 sq ft

neighbor of 806 West Live Oak Street, owned by Lorie Barzano and Moye Mitchell, I do not oppose their request for a variance (9'4" x 9'4" under the 7,000 sq ft requirement) to construct a 2 car garage with a small apartment above it, on the back of their property with access from the alley. They currently do not have covered or enclosed parking on their property and park on a driveway running along the east side of the property. This will allow them to reduce traffic on Live Oak Street by entering their property from the alley along the rear of the property. It will also allow them to reclaim the driveway they currently use as green space, reducing the impervious cover on the property to less than 40% overall, even after building the garage. They have designed the project in the spirit of the Bouldin Creek Neighborhood Plan: maintaining the integrity of the original pier-and-beam house where they live, constructing the garage/apartment with a compatible character and using a cantilevered foundation, which will allow them to keep the large, old tree in their back yard rather than cutting it down.

City of Austin Board of Adjustment
Hearing on September 14, 2015

806 West Live Oak Street
Case # C15-2015-0091

Lorie Barzano/Moye Mitchell
Property owners

	Signature	Print Name	Address	Date
1	Margaret Cooke	MARGARET COOKE	810 W. Live Oak	8/2/15
2	Mary C. Torres	MARY C. TORRES	808 W. Live Oak	8/4/15
3	Edgune B. O'Connell	EUGENE B. O'CONNELL	805 W. Live Oak	8/4/15
4	Pete Castillo	PETE CASTILLO	8008 So 34th St	8-5-15
5	Ben M. Vega	BEN M. VEGA	704 W Live Oak 28704	8-8-15
6	Antonio Dimes	Antonio Dimes	804 W. Live Oak	8-8-15
7	Sergio Rosas	Sergio Rosas	2204 S. 31st St	8-8-15
8	Dan & Deborah	Dan & Deborah	2207A S. 32nd St	8/8/15
9	Michelle Kelly	Michelle Kelly	2207A S 31st St	8/8/15
10	Russ Hartman	Russ Hartman	2213 S. 32nd St	8/8/15
11	Leigh Ann Gault	Leigh Ann Gault	715 W. Live Oak St.	8/8/15
12	GILBERT CANWOOD	GILBERT CANWOOD	2009 Bouldin	8/8/15
13	WALTER JIMBERG	WALTER JIMBERG	2006 Bouldin Ave	8/8/15
14	Patricia Romero	Patricia Romero	803 W. Live Oak	8-8-15
15	Jenna Webb	Jenna Webb	2014 S. 32nd Ave	8/8/15
16	Steenjay Henry	Steenjay Henry	807 W Live Oak St 78704	08/08/15
17	Orlinda Lopez	Orlinda Lopez	907 W. Live Oak 78704	8/9/15
18	Orlinda N. Guerrero	Orlinda N. Guerrero	Orlinda N. Guerrero	8-15-
19	Johnny Gil	Johnny Gil	Johnny Gil	8-15
20	JESUS LONGORIA	JESUS LONGORIA	814 W. Live Oak St	8-21-15

