

M03/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0041

LOCATION: 1701 Treadwell 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 250'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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 # C15-2017-0041 ROW # 11754 193 Tax # D102050806
UATN

Section 1: Applicant Statement

Street Address: 1701 Treadwell St

Subdivision Legal Description:

Barton Heights

Lot(s): 39 & 40

Block(s): D

Outlot: _____

Division: _____

Zoning District: SF-3

I/We Marc Bergeron on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month July, Day 10, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☒ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: garage remodeled

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

Code 25-8-392 Increasing the impervious coverage from 45 to 48.5%

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:

After remodeling the garage, there was a mis calculation from my architect on the impervious coverage and I could not closed the building permit

Hardship

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

Not all lot have garage in the back and this garage require a longer driveway. The property is located on a slope street and requires retaining wall to prevent flooding.

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

Not everyone has a rear garage access

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:

At the end of this project, none of the work alter any of the adjacent properties.

I will harvest rain water, the area of the new roof is 31'x33', and I will be able to collect 638 gallons per in of rain.

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:

N/A

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:

N/A

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

N/A

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

N/A

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:  Date: 07/10/2017

Applicant Name (typed or printed): Marc Bergeron

Applicant Mailing Address: 1701 Treadwell St

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 785-0433

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:  Date: 07/10/2017

Owner Name (typed or printed): Marc Bergeron

Owner Mailing Address: 1701 Treadwell St

City: Austin State: TX Zip: 78704

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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).

I intent to do water collection. I will collect the water from the metal roof of the garage studio. The
dimentions are 31'x33'. For 1 in of rain, I would be able to collect 638 US gallons. I was planning to
get an 800 gallon tank for water collection

July 10th, 2017

To
City of Austin
Board of Adjustment:
505 Barton Springs Road
Austin, Texas

Variance application for impervious coverage

I, Marc Bergeron, am applying for a variance from the Board of Adjustment regarding Section_25-8-392 of the Land Development Code. The Variance would allow me the ability to increase the impervious coverage from 45% to 48.5% and close the building permit 2015-148162.

The hardship for which the variance is requested is unique to the property because not everyone in the zoning district has a rear garage requiring a long driveway. Previous to the garage remodel, I was already at maximum for impervious coverage. I worked with my architect to keep it as close to the same as possible, but there was a mistake in the impervious calculation calculations. My architect forgot to add the retaining wall into the calculation. The retaining walls are needed to prevent water from neighbor to flood my property, which was an issue in the past.

When the inspection discovered the 3.5% difference, my architect and I tried to come up with a solution such as tearing up part of the driveway. Unfortunately, that would only give back 100 yards. At that point, my architect walked away and I am trying to close the permit on my own.

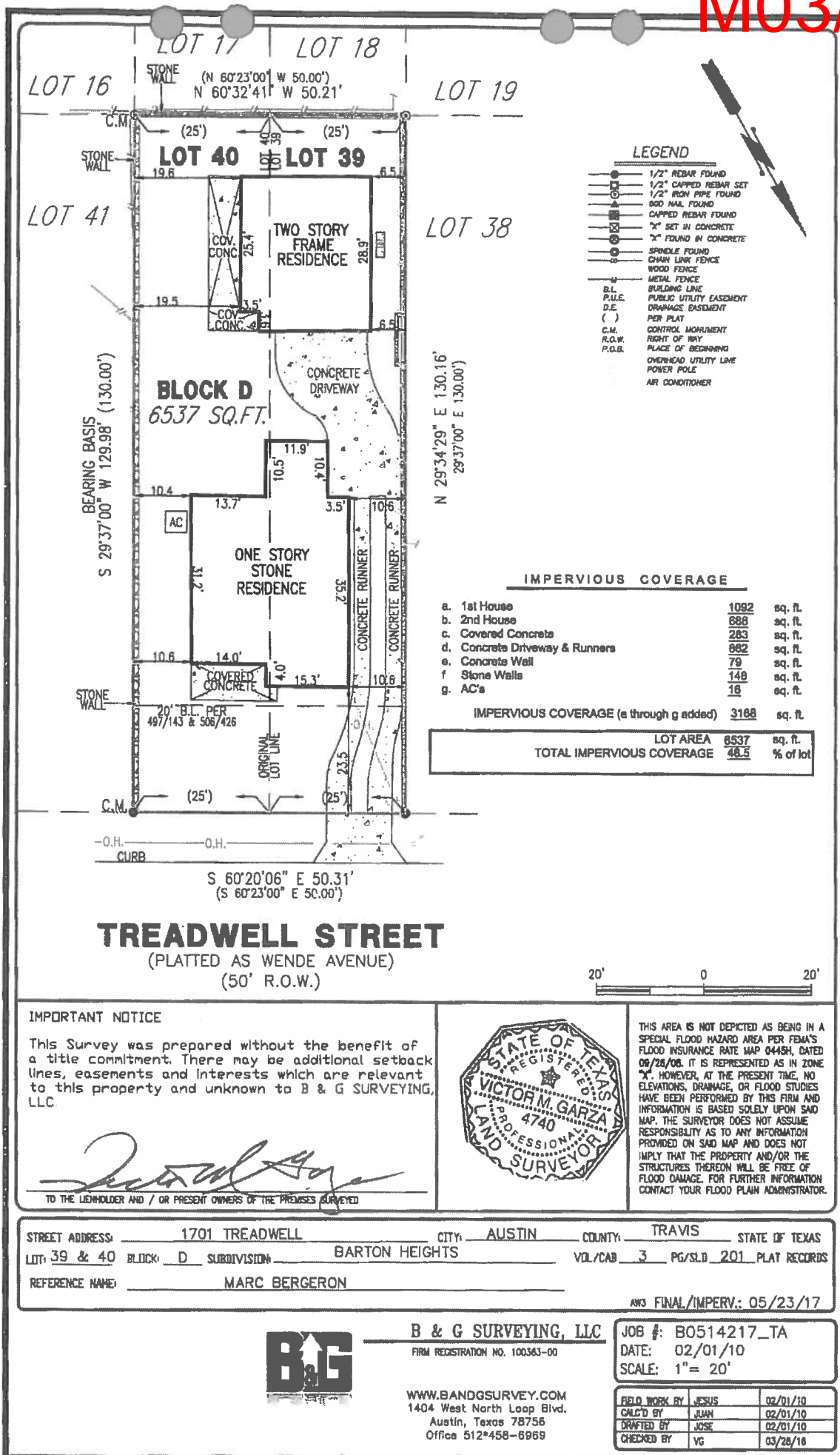
To help with my case, I am planning to harvest rainwater from the remodeled garage. The total surface area of the metal roof is 1023sq feet and that will allow me to harvest 638 gallon per inch or rainfall. I was planning on installing a 800 gallon tank to harvest the rain water.

I have collected the 80% of signatures needed from neighbors in the zoning district in support of my case and have contacted the Zilker Neighborhood Association as well as Friends of Zilker explaining my case.

Best regards,



Marc Bergeron
1701 Treadwell St.
Austin, TX 78704





I, Marc Bergeron, am applying for a variance from the Board of Adjustment regarding Section 25-8-392 of the Land Development Code. The variance would allow me the ability to increase the impervious coverage from 45% to 48.6% and close the building permit 2015-148162.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
ROSS TREADER	1703 TREADWELL	
Allan Weinberger	1705 Treadwell	
Jobi Jones	1703 Dexter St	
Wendy Dietrich	1700 Dexter St.	
ED BEAUDER	1610 Dexter St	
Pauline Porter	1611 Dexter	
Robert J. Bohler	1608 Dexter	


By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
George Hewrickson	1700 Treadwell St.	George Hewrickson
Carol Lynn Jaacks	1700 Treadwell St.	Carol M. Jaacks
JANE SUMNER	1610 TREADWELL	Jane Sumner
Rebecca Sawyer	1604 Dexter St	RW Sawyer
Albert Oelfen	1605 Dexter St.	Albert Oelfen
Chris Bean	1108 Kinney Ave	Chris Bean
Hanson Anderson	1006 Kinney Ave.	Hanson Anderson
David Ross	1002 Kinney Ave	David Ross
Jammy Sides	1000 Kinney Ave	Jammy Sides
Curtis Deike	1609 Kerr St	Curtis Deike
Patrick Charters	1703 Kerr St	Patrick Charters
Kewin Clifford	1705 Kerr St	Kewin Clifford
OK! BARR	905 CARVER AVE	

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Lori Simon	915 Garver Ave	[Signature]
HILL ABEL	1607 KERR AVE.	[Signature]
Pete Malow	1704 Treadwell	[Signature]
JAMES NIELD	1702 Treadwell	[Signature]
JACOB SCHEIC	1608 Treadwell St	[Signature]
HAROLD JORDAN	1608 Treadwell	[Signature]
Linda Greenblum	1609 Treadwell	[Signature]
Cindy Pinto	1606 Dexter	[Signature]
David Pinto	1606 Dexter	[Signature]
David Pinto	1701 Dexter	[Signature]
Mae Bergman	1701 Treadwell St	[Signature]
AMBER LOESDAN	1001 KINNEY AVE	[Signature]
GLORIA THOMPSON	1606 Treadwell	[Signature]

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Dandi Krauszer	906 Kinney Ave	
NO: 1607 Dexter, Pease		
1708 Dexter, Wisman		
1603 Garner, Vaughn		
1101 Garner, Schaefer -00		
Hell Treadwell St, Fitzpatrick		
1607 Treadwell, Eager -00		
1704 Dexter, Macbeth		
1701 Kerr, Friedlander -00		
906 Kinney, Sepulveda		
909 Garner, Rice -00		

Have 30, Need 30

Renter 1/2



I, Marc Bergeron, am applying for a variance from the Board of Adjustment regarding Section 25-8-392 of the Land Development Code. The variance would allow me the ability to increase the impervious coverage from 45% to 48.6% and close the building permit 2015-148162.

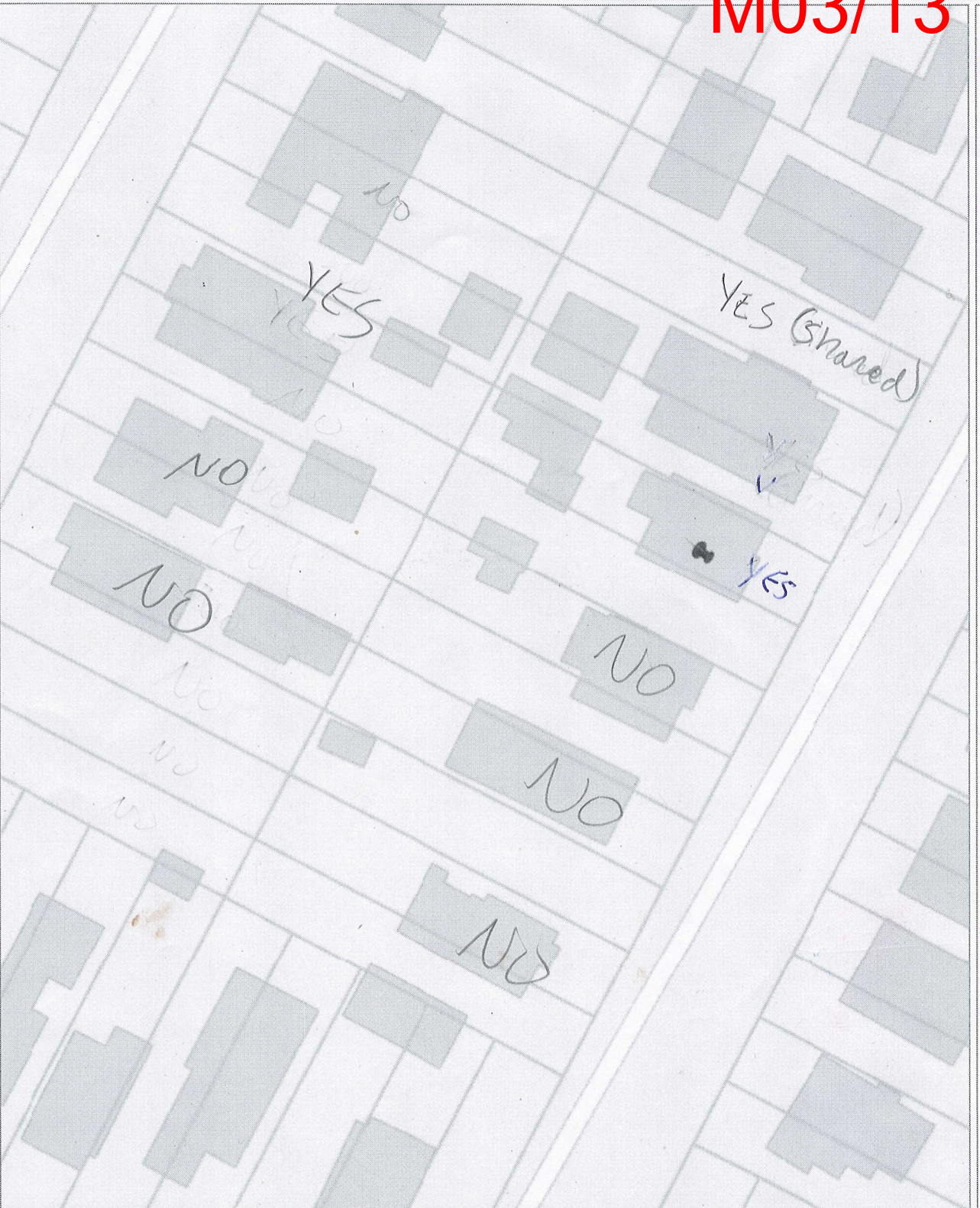
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Renter Name (Printed)	Address	Signature
Aaron Gregg	1607 Dexter St.	
Chris Mohr	1611 Treadwell St.	
Brackin Camp	1003 Garner Ave.	








M03/13

1701 Treadwell

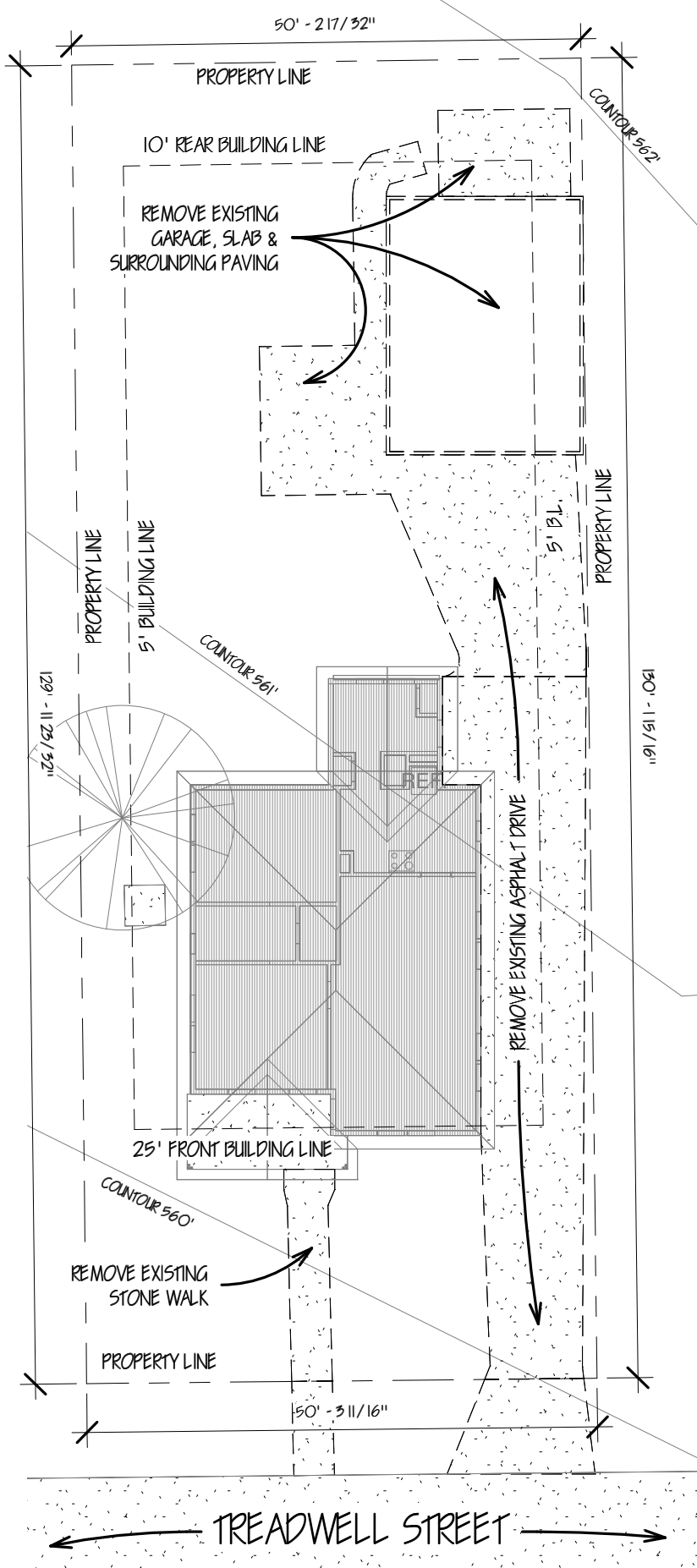
CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

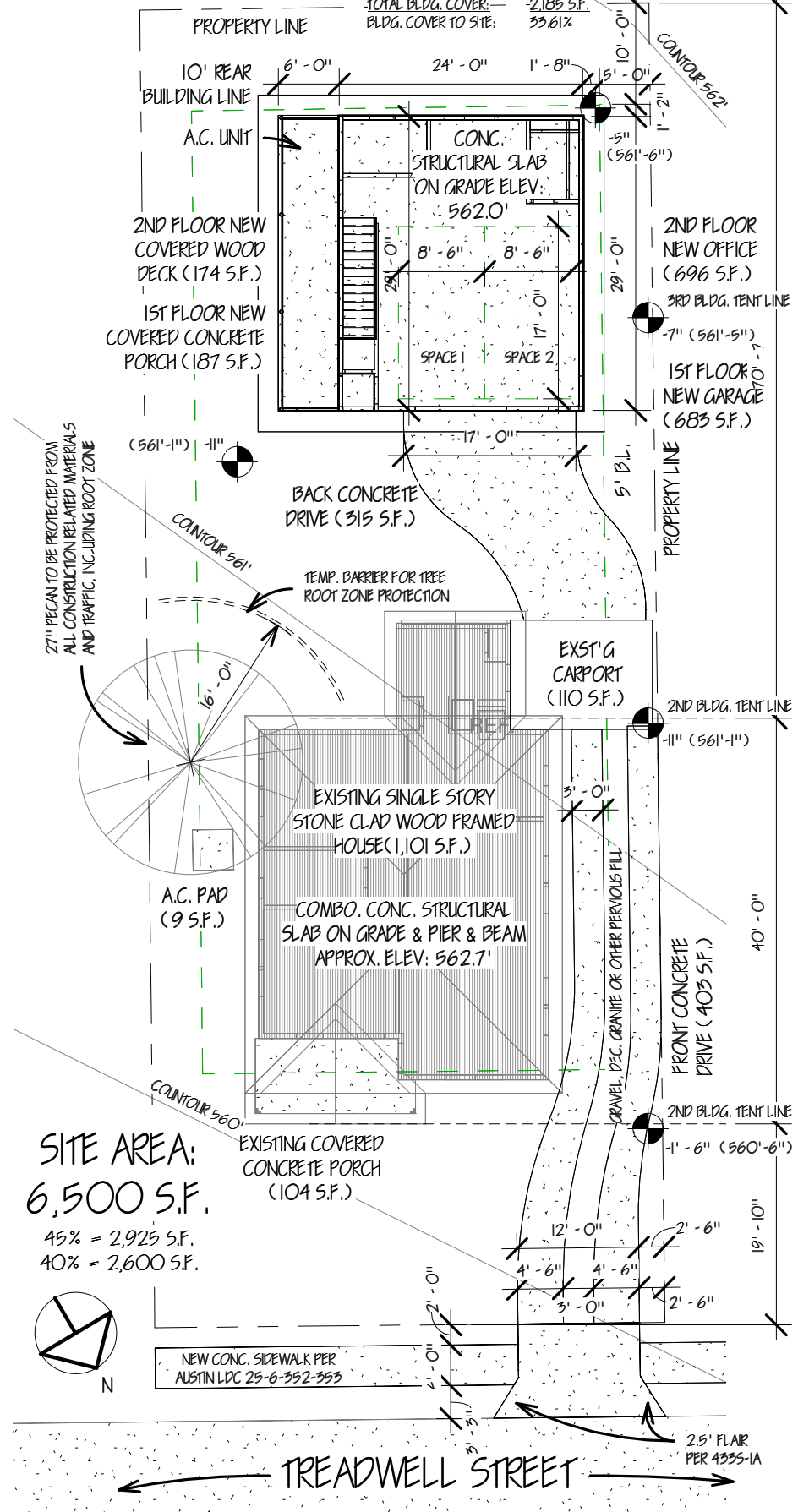


1 SITE - DEMO
1/16" = 1'-0"

IMPERVIOUS COVER:
EXST'G HOUSE: 1,101 S.F.
EXST'G FR. PORCH: 104 S.F.
EXST'G AC PAD: 9 S.F.
EXST'G WALK: REMOVED
EXST'G CARPORT: 110 S.F.
NEW DRIVE (FRONT): 403 S.F.
NEW DRIVE (BACK): 315 S.F.
NEW PORCH W/ AC: 187 S.F.
NEW GARAGE: 683 S.F.
TOTAL IMP. COVER: 2,912 S.F.
IMP. COVER TO SITE: 44.80%

GROSS FLOOR AREA:
EXST'G HOUSE: 1,101 S.F.
EXST'G FR. PORCH (EXEMPT): 104 S.F.
EXST'G CARPORT (EXEMPT): 110 S.F.
NEW OFFICE: 696 S.F.
NEW GARAGE (-450 EXEMPT): 233 S.F.
TOTAL FLOOR AREA: 2,140 S.F.
FLOOR AREA TO SITE: 32.92%

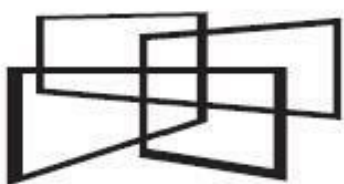
BUILDING COVERAGE:
EXST'G HOUSE: 1,101 S.F.
EXST'G FR. PORCH: 104 S.F.
EXST'G CARPORT: 110 S.F.
NEW OFFICE: 696 S.F.
NEW ROOFED DECK: 174 S.F.
TOTAL BLDG. COVER: 2,185 S.F.
BLDG. COVER TO SITE: 33.61%



SITE AREA:
6,500 S.F.
45% = 2,925 S.F.
40% = 2,600 S.F.



2 SITE - NEW
1/16" = 1'-0"



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A-I ARCHITECTURAL

MARC BERGERON
GARAGE & OFFICE

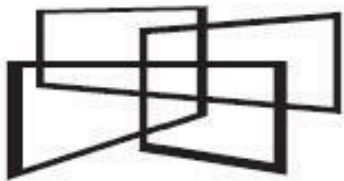
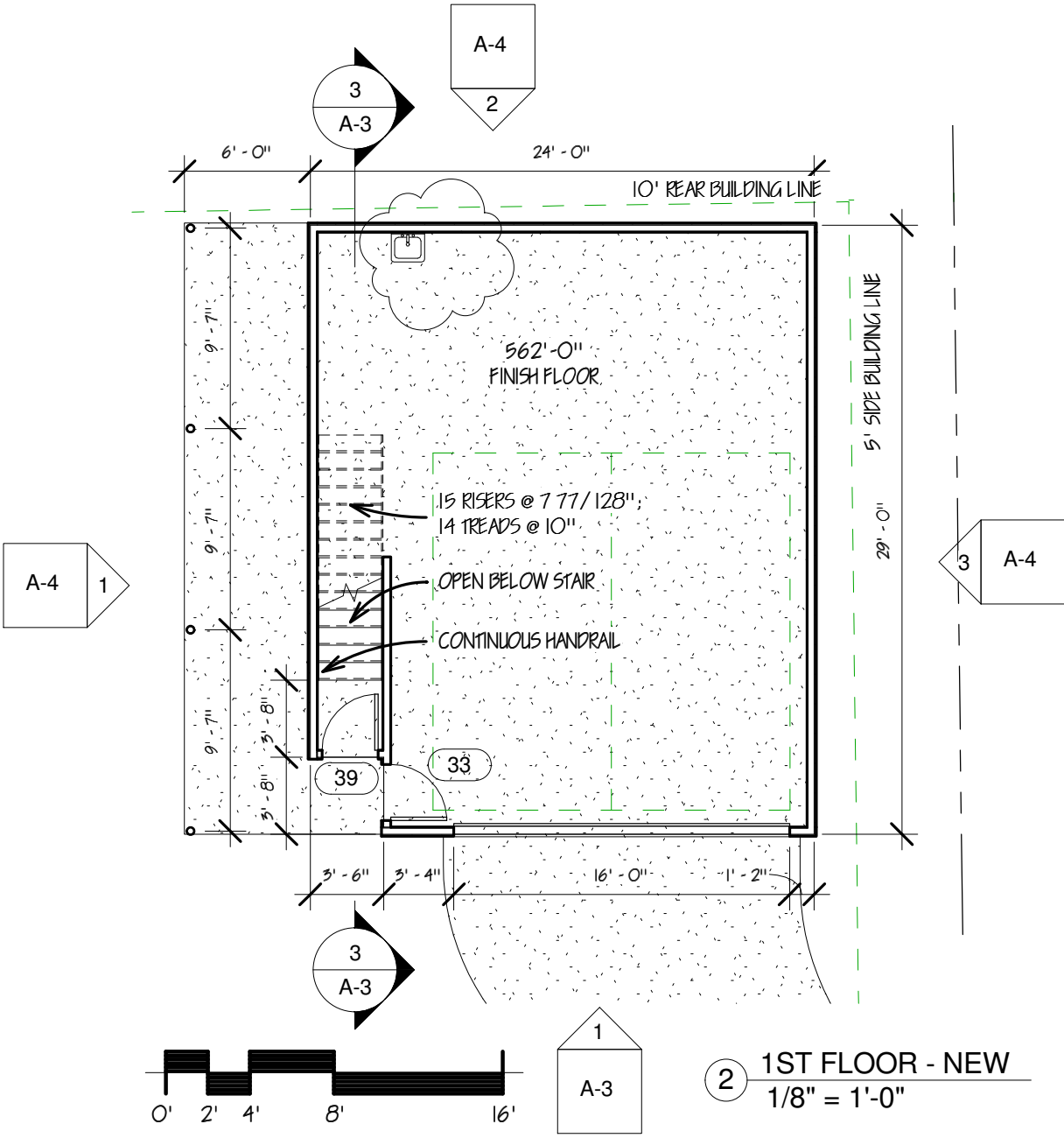
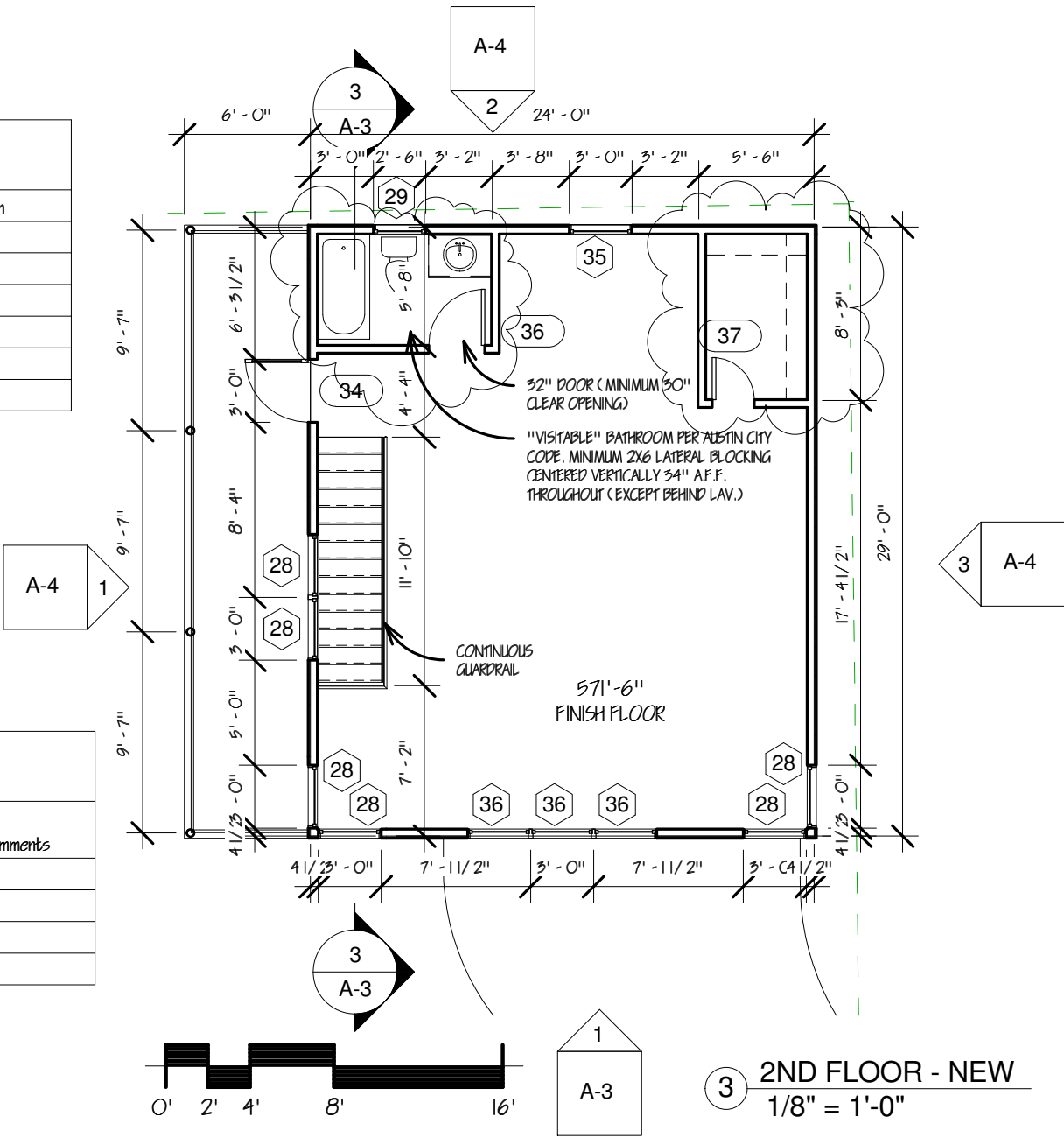
1701 TREADWELL
AUSTIN, TEXAS 78704

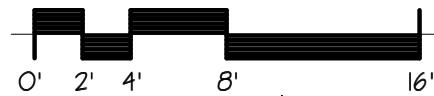
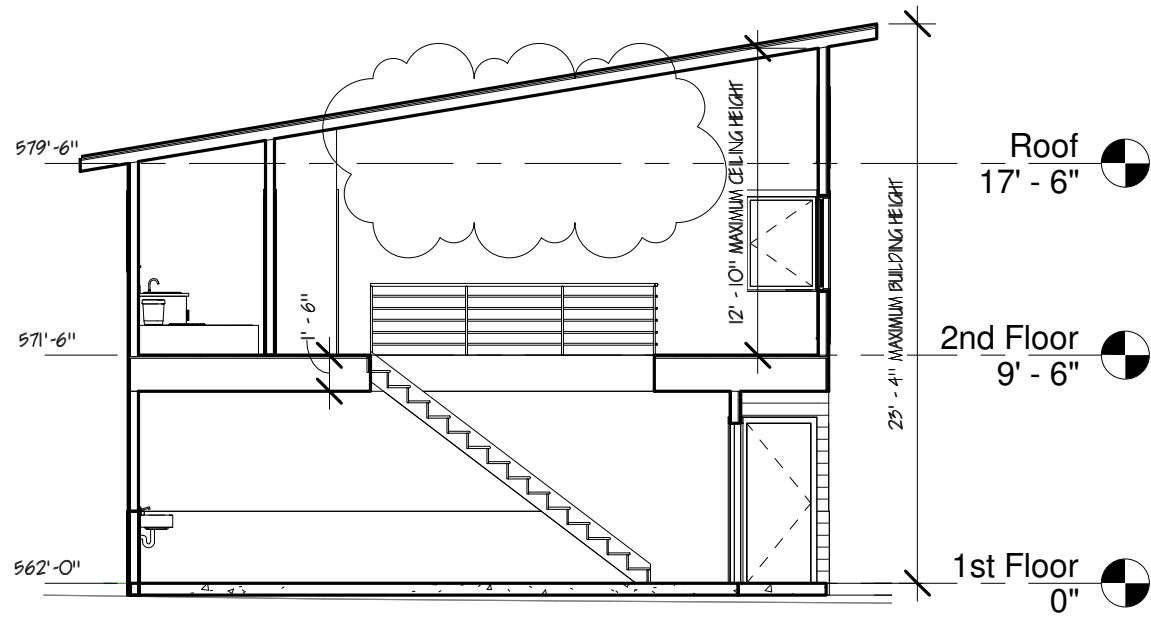


09 NOV 2015

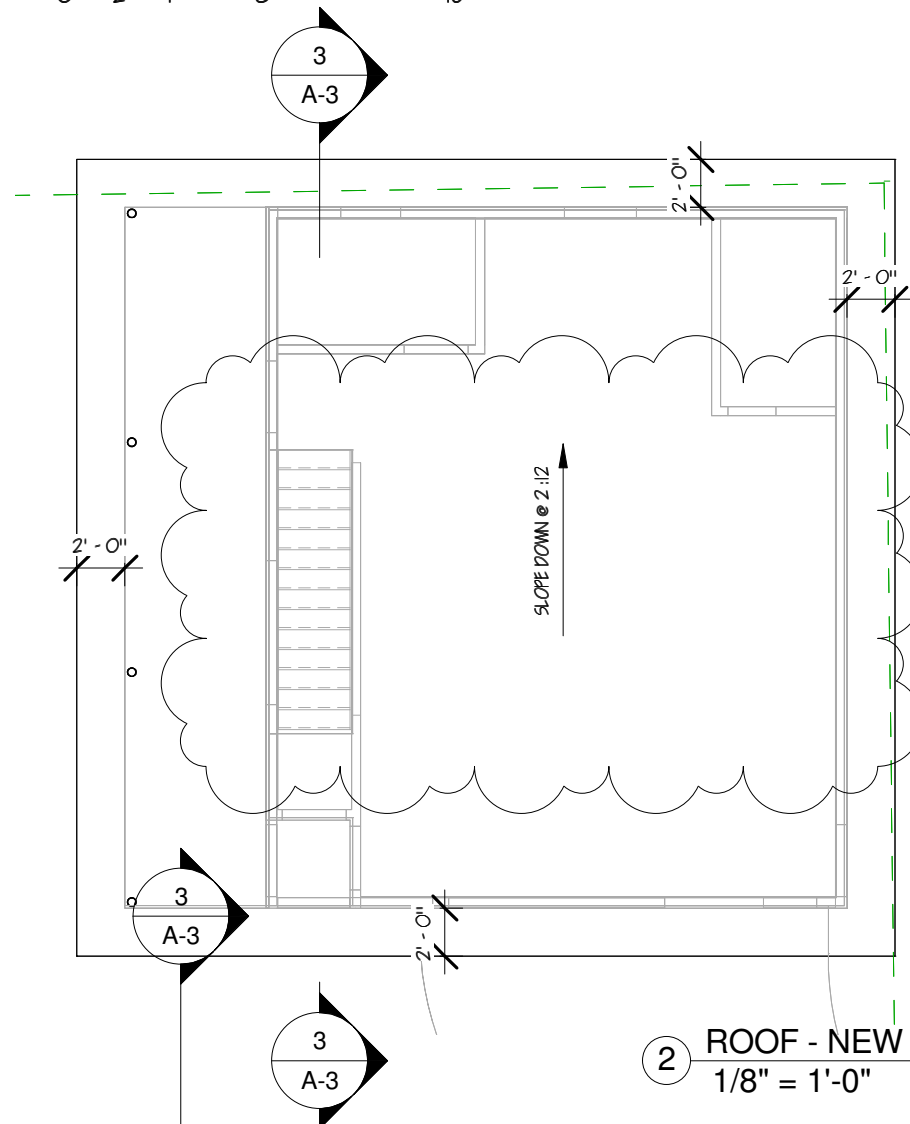
Door Schedule			
Door Number	Family	Door Size	Description
28	Overhead-Sectional	16' x 6'-8"	
33	Single-Flush	32" x 80"	
34	Single-Glass I	36" x 80"	
36	Single-Flush	32" x 80"	
37	Single-Flush	24" x 80"	
39	Single-Flush	32" x 80"	

Window Schedule					
Type Mark	Type	Width	Height	Count	Comments
28	Casement with Trim	3' - 0"	4' - 0"	6	
29	Casement with Trim	2' - 6"	3' - 0"	1	
35	Casement with Trim	3' - 0"	3' - 0"	4	
36	Casement with Trim	3' - 0"	6' - 0"	3	

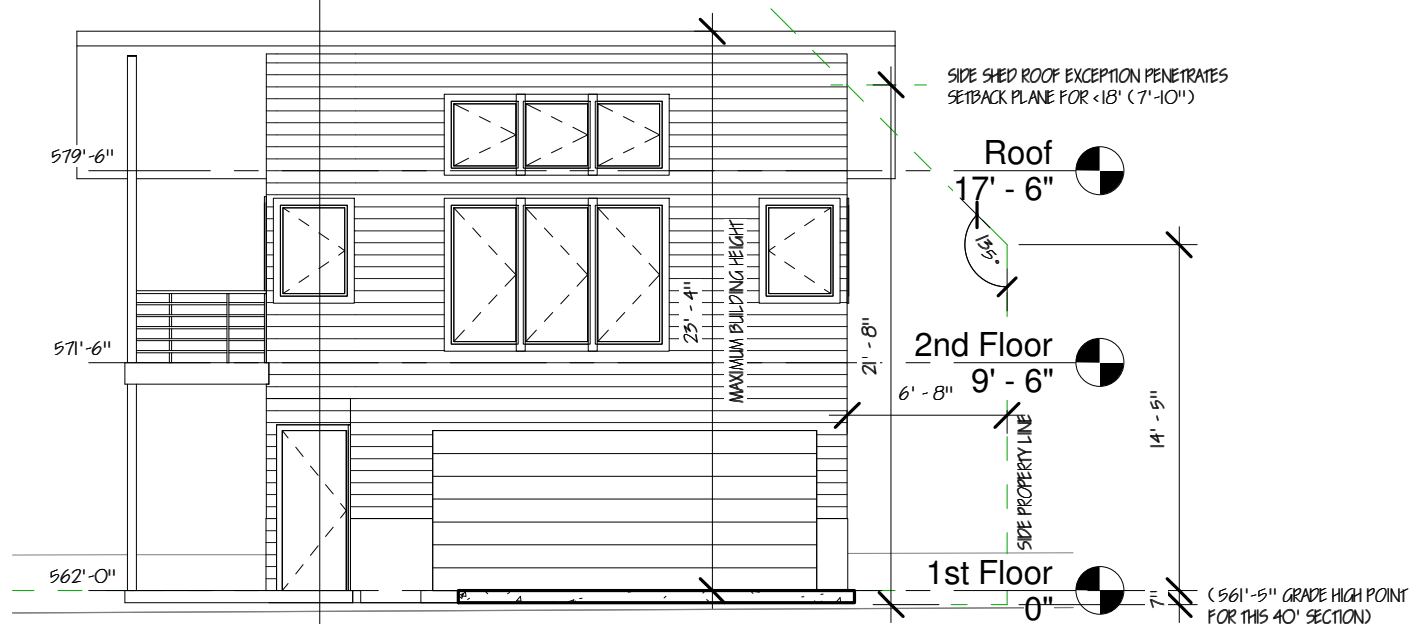




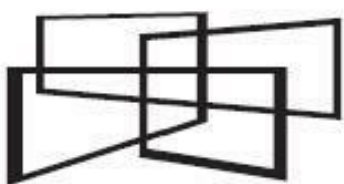
3 Section 1
1/8" = 1'-0"



2 ROOF - NEW
1/8" = 1'-0"



1 NORTH - NEW
1/8" = 1'-0"



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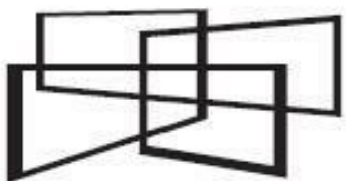
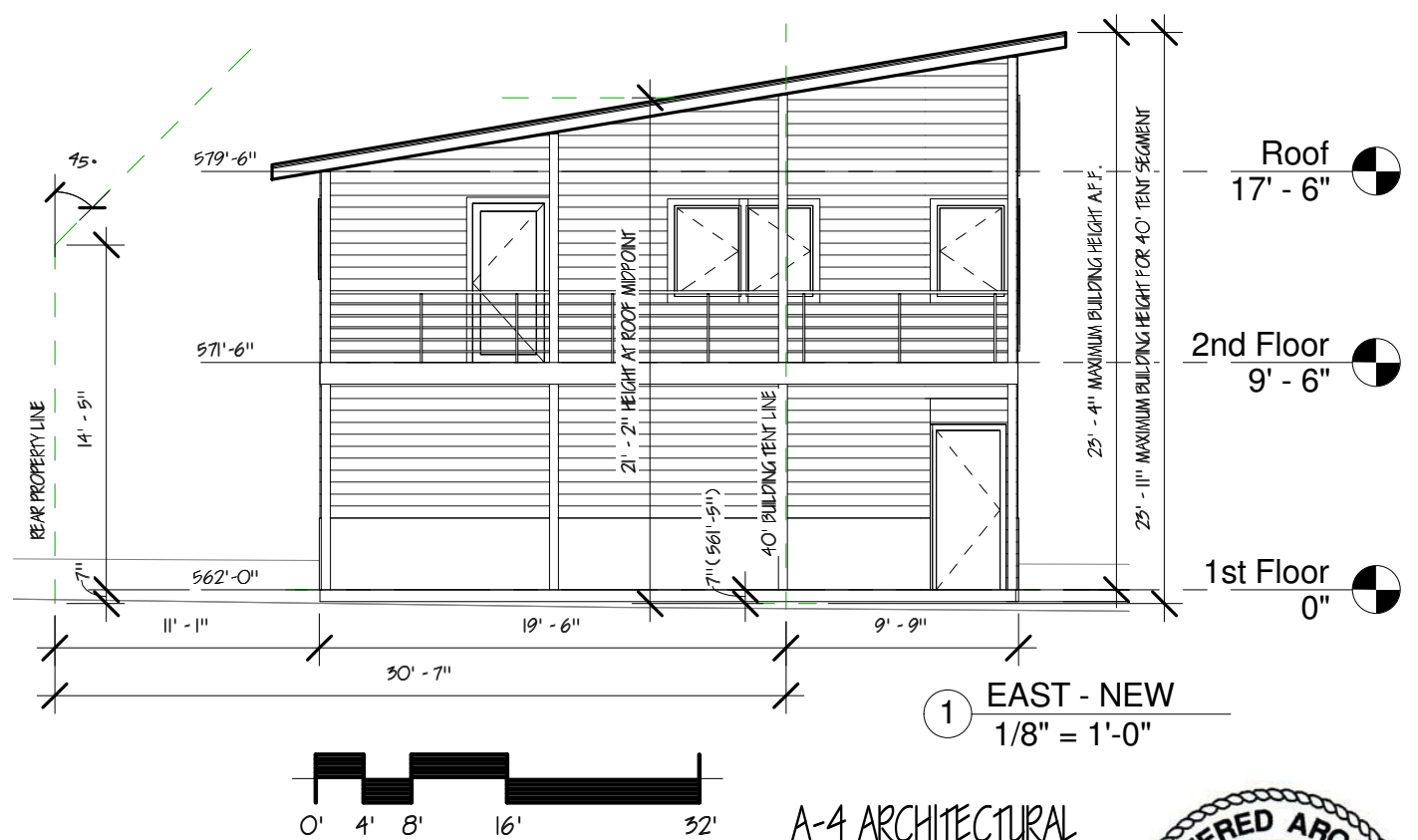
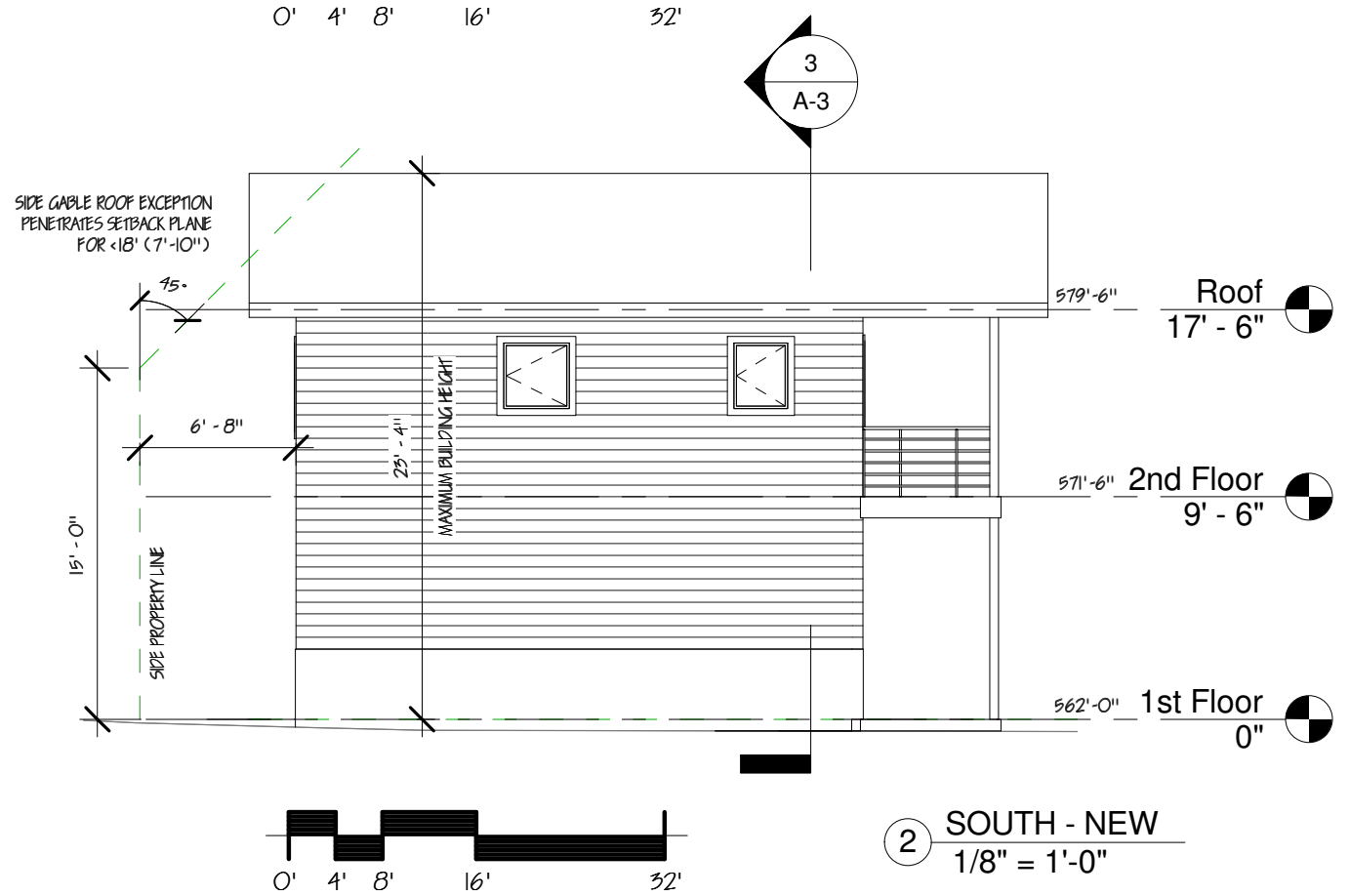
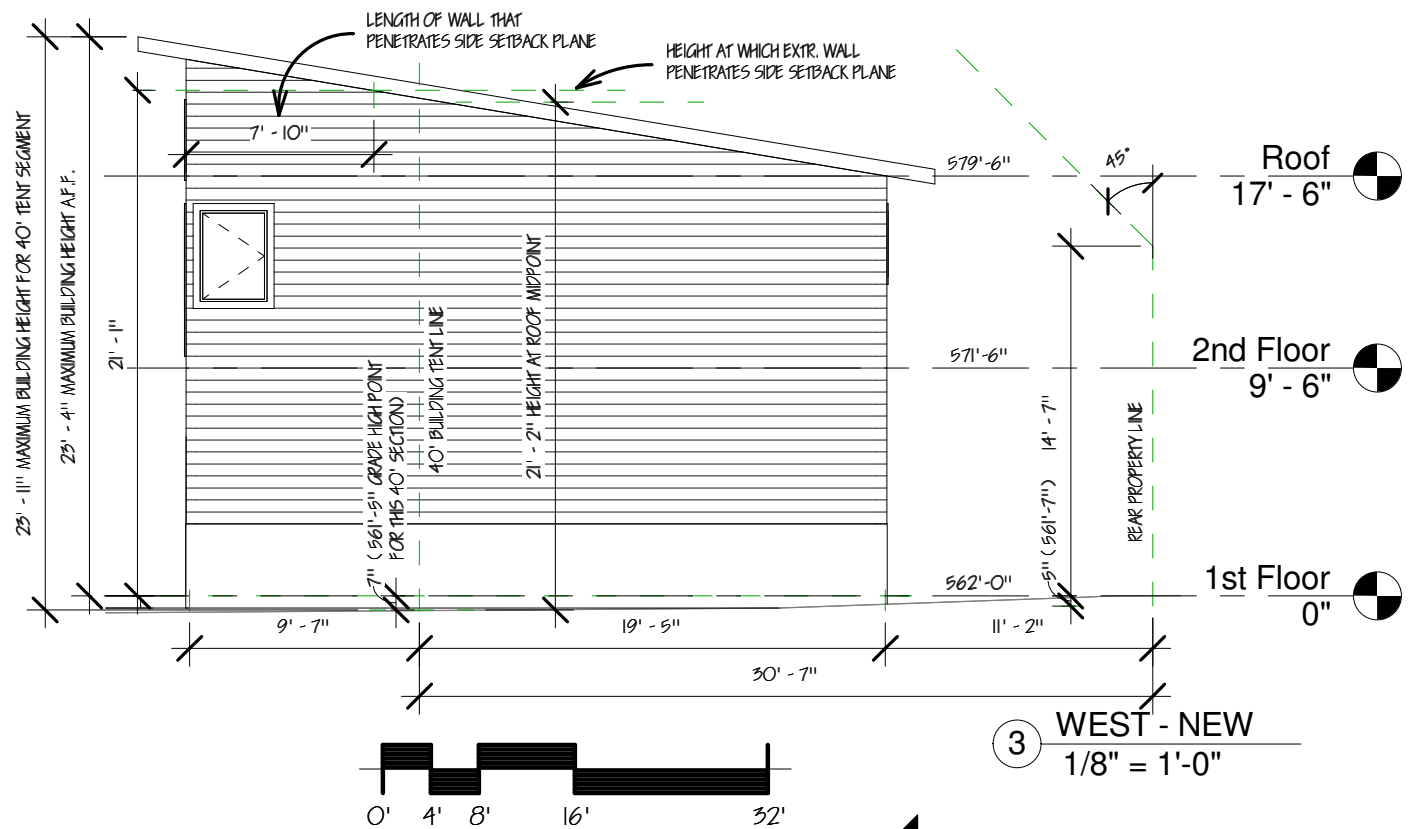
A-3 ARCHITECTURAL

MARC BERGERON
GARAGE & OFFICE

1701 TREADWELL
AUSTIN, TEXAS 78704



03 JUN 2015



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A-4 ARCHITECTURAL

MARC BERGERON
GARAGE & OFFICE

1701 TREADWELL
AUSTIN, TEXAS 78704



09 NOV 2015

1701 Treadwell St.

Variance for impervious coverage



Front view of the property.



View of the driveway



Stone walls and concrete wall
from around the property

Original calculation from architect. 44.8%

Note: retaining walls are not part of the calculation

<u>IMPERVIOUS COVER:</u>		<u>GROSS FLOOR AREA:</u>	
EXST'G HOUSE:	1,101 S.F.	EXST'G HOUSE:	1,101 S.F.
EXST'G FR. PORCH:	104 S.F.	EXST'G FR. PORCH (EXEMPT):	(0) S.F.
EXST'G AC PAD:	9 S.F.	EXST'G CARPORT (EXEMPT):	110 S.F.
EXST'G WALK:	REMOVED	NEW OFFICE:	696 S.F.
EXST'G CARPORT:	110 S.F.	NEW GARAGE (-450 EXEMPT):	233 S.F.
NEW DRIVE (FRONT):	403 S.F.	<u>TOTAL FLOOR AREA:</u>	<u>2,140 S.F.</u>
NEW DRIVE (BACK):	315 S.F.	<u>FLOOR AREA TO SITE:</u>	<u>32.92%</u>
NEW PORCH W/ AC	187 S.F.		
NEW GARAGE:	683 S.F.	<u>BUILDING COVERAGE:</u>	
<u>TOTAL IMP. COVER:</u>	<u>2,912 S.F.</u>	EXST'G HOUSE:	1,101 S.F.
<u>IMP. COVER TO SITE:</u>	<u>44.80%</u>	EXST'G FR. PORCH:	104 S.F.
		EXST'G CARPORT:	110 S.F.
		NEW OFFICE:	696 S.F.
		NEW ROOFED DECK:	174 S.F.
		<u>TOTAL BLDG. COVER:</u>	<u>2,185 S.F.</u>
		<u>BLDG. COVER TO SITE:</u>	<u>53.61%</u>

From the Impervious coverage survey:

If we remove the stone walls and concrete wall, we get a coverage of 2491sq.ft

Which is 44.99% impervious coverage

IMPERVIOUS COVERAGE

a. 1st House	<u>1092</u>	sq. ft.
b. 2nd House	<u>688</u>	sq. ft.
c. Covered Concrete	<u>283</u>	sq. ft.
d. Concrete Driveway & Runners	<u>862</u>	sq. ft.
e. Concrete Wall	<u>79</u>	sq. ft.
f. Stone Walls	<u>148</u>	sq. ft.
g. AC's	<u>16</u>	sq. ft.

IMPERVIOUS COVERAGE (a through g added) 3168 sq. ft.

LOT AREA	<u>6537</u>	sq. ft.
TOTAL IMPERVIOUS COVERAGE	<u>48.5</u>	% of lot