

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday September 10, 2018**

**CASE NUMBER: C15-2018-0024**

☐ - ☐ Brooke Bailey OUT  
☐ Y ☐ William Burkhardt  
☐ Y ☐ Christopher Covo  
☐ Y ☐ Eric Golf  
☐ - ☐ Melissa Hawthorne (no vote -left early)  
☐ Y ☐ Bryan King  
☐ N ☐ Don Leighton-Burwell  
☐ Y ☐ Rahm McDaniel  
☐ - ☐ Martha Gonzalez (Alternate)  
☐ - ☐ Veronica Rivera  
☐ Y ☐ James Valdez  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Kelly Blume (Alternate) (for BB)  
☐ - ☐ Pim Mayo (Alternate)

**APPLICANT: Jim Witliff**

**OWNER: Susan R Pollo**

**ADDRESS: 1219 BICKLER RD**

**VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-774 (Two-Family Residential Use) (C) (5) to:**

**A) (a) to decrease the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15(1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/1,050 square feet existing primary home); and to**

**B) (b) to increase the size of the 2nd story from 550 square feet (required/permitted) to 1,250 square feet (requested) in order to permit a second dwelling unit to be added in the rear of this single lot in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (South River City)**

**BOARD'S DECISION: BOA July 9, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to August 13, 2018, Board Member Melissa Hawthorne second on a 11-0 vote; POSTPONED TO AUGUST 13, 2018. (RE-NOTICE)**

**RENOTICE: AUG 13, 2018 The applicant has requested variance(s) to Section 25-2-774 (Two-Family Residential Use) (C) (5) to:**

A) (a) to increase the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15 (1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/); and to

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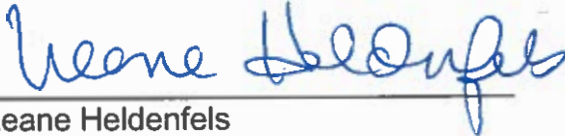
in order to erect a second dwelling unit behind the existing 1,050 square foot single family home in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (South River City)


**BOARD'S DECISION:** August 13, 2018 POSTPONED TO SEPTEMBER 10, 2018 AT APPLICANT REQUEST; Sept 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to postpone to October 8, 2018, Board Member Rahm McDaniel second on an 8-1 vote (Board members Don Leighton-Burwell nay, Melissa Hawthorne no vote-left early) ; POSTPONED TO OCTOBER 8, 2018

**EXPIRATION DATE:**

**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

  
 William Burkhardt  
 Chairman

**From:** [Heldenfels, Leane](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** c15-2018-0024/1219 Bickler Road amanda and advance 10.8 packet, after decision sheet  
**Date:** Thursday, September 27, 2018 2:05:31 PM

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**From:** [REDACTED]  
**Sent:** Monday, September 17, 2018 4:20 PM  
**To:** Heldenfels, Leane  
**Subject:** Regarding 1219 Bickler Road

Dear SRCC Board,

I live at 1207 Bickler Road and have been remiss in not expressing my opposition to the variance at 1219 Bickler Road. It hadn't occurred to me that anyone would find it acceptable.

I have spoken to the person seeking the variance and my husband and I have looked at the property, and we believe the plans she's seeking approval for will have a seriously negative impact on our block.

In general, we are not opposed to multiple units on a lot. Indeed, our house is technically a duplex, and I see great benefit in increasing density in our inner city neighborhood. However, I think the guidelines are already generous, and her plan is excessive. There is a line between dense and crowded, and the applicant's plans, in our opinion, cross that line.

We have already had to endure the Original McMansion on our block--a building that is now a white elephant, having been on the market for many months, making our block even more deserted than it already is due to part-time owners.

I believe the applicant needs to send her architect back to the drawing board.

Thank you for your attention.

Marian Schwartz and Reid Minot

--

Marian Schwartz

001/4

NEWING

SUNNY

ACADEMY

RIVERSIDE

BICKLER

RUTHERFORD

PECAN GROVE

AVONDALE




ALTA VISTA

SUNSET

ALAMEDA

### NOTIFICATIONS

CASE#: C15-2018-0024  
LOCATION: 1219 Bickler Road

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 151'

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.



**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday August 13, 2018**

**CASE NUMBER: C15-2018-0024**

\_\_\_\_\_ Brooke Bailey  
 \_\_\_\_\_ William Burkhardt  
 \_\_\_\_\_ Christopher Covo  
 \_\_\_\_\_ Eric Golf  
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**APPLICANT: Jim Witliff**

**OWNER: Susan R Pollo**

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**in order to permit a second dwelling unit to be added in the rear of this single lot in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (South River City)**

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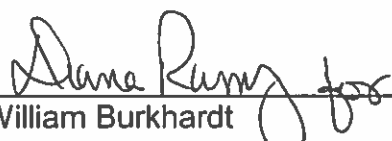
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**EXPIRATION DATE:**

**FINDING:**

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

  
\_\_\_\_\_  
William Burkhardt  
Chairman

**CITY OF AUSTIN  
Board of Adjustment  
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**DATE: Monday July 9, 2018**

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<input checked="" type="checkbox"/>	Y	Brooke Bailey
<input checked="" type="checkbox"/>	Y	William Burkhardt
<input checked="" type="checkbox"/>	Y	Christopher Covo
<input checked="" type="checkbox"/>	Y	Eric Golf
<input checked="" type="checkbox"/>	Y	Melissa Hawthorne
<input checked="" type="checkbox"/>	Y	Bryan King
<input checked="" type="checkbox"/>	Y	Don Leighton-Burwell
<input type="checkbox"/>	-	Rahm McDaniel
<input type="checkbox"/>	-	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Y	Veronica Rivera
<input checked="" type="checkbox"/>	Y	James Valdez
<input checked="" type="checkbox"/>	Y	Michael Von Ohlen
<input checked="" type="checkbox"/>	Y	Kelly Blume (Alternate)
<input type="checkbox"/>	-	Pim Mayo (Alternate)

**APPLICANT: Jim Witliff**

**OWNER: Susan R Pollo**

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\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman



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**From:** [REDACTED]  
**Sent:** Tuesday, July 31, 2018 10:24 AM  
**To:** Heldenfels, Leane  
**Subject:** RE: Renotice for 1219 Bickler

Leane,

Please postpone this case to the September agenda. We are scheduled to meet with the South River city Citizens neighborhood, but that meeting is after August 13<sup>th</sup>.

Thank you,

Jim Wittliff



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

001/10

## 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 # 015-2014-0024 ROW # 11944359 Tax # 0301020507  
DATA

### Section 1: Applicant Statement

Street Address: 1219 Bickler Rd.

Subdivision Legal Description:

Lot 33, Woodlawn Addition

Lot(s): 33 Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: SF-3-NCCD-NP

I/We Jim Wittliff/Land Answers, Inc. on behalf of myself/ourselves as

authorized agent for Bill Luce affirm that on

Month April, Day 13, Year 2018, 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: Single Family Residence

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

LDC 25-2-774(c)(5): "The second dwelling unit may not exceed 1,100 square feet"

## 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:

LDC 25-2-774(c)(5) assumes the "first residence" on the property will be the larger residence, entitled to 0.25 or more FAR. According to TCAD, the existing house on this property contains 1,050 square feet, which is less than the maximum allowable size for the second residence. The existing structure also has a 98 square foot covered porch, which is exempt from FAR. The property owner wished to construct a 2,500 to 3,000 square foot residence on the rear of the property, which will serve as the "first residence," rather than demolishing the existing home, building a larger home on the front, and a second residence on the rear.

### Hardship

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

Most lots that are being developed as Two Family Residential already have the larger home in the front.

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

There are very few lots eligible for Two Family Residential that have the smaller home already built on the front of the property.

## 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:

The rear home will be two stories/ 30 feet/ 3,000 square feet, which is typical of many of the  
home sizes in Travis Heights. Additionally, approval of this variance will not set a precedent,  
since the BOA has previously approved an identical variance for the property at 1400 Newning.

## 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:

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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:

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

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

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### 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: [Signature] Date: 04/13/2018

Applicant Name (typed or printed): Jim Wittliff/Land Answers, Inc.

Applicant Mailing Address: 3606 Winfield Cove

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 416-6611

Email (optional – will be public information): [Redacted]

### 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: [Signature] Date: 04/13/2018

Owner Name (typed or printed): Susan Pollo

Owner Mailing Address: 4422 Peach Street

City: Sealy State: Texas Zip: 77474

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

### Section 5: Agent Information

Agent Name: Jim Wittliff/Land Answers

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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record encumbrances, restrictive covenants or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: [www.fema.gov](http://www.fema.gov)
- 4) Due to differing building practices, building dimensions are approximate.
- 5) Property east of bluff was inaccessible and was not surveyed.

Land Area: 10,518.06 Sq. Ft.  
House Footprint: 1,062.14 Sq.  
Concrete walks, drives, pads,  
porches: 1,241.78 Sq. Ft.  
The above improvements com-  
total of 2,303.92 Sq. Ft. or 2  
the land area.

( )  
 P.R.O.W.  
 PLAT RECORDS TRAVIS COUNTY  
 VOL./PG. VOLUME & PAGE  
 PECAN  
 B/C BACK OF CURB  
 +TEL: SPOT ELEVATION  
 FINISHED FLOOR ELEVATION

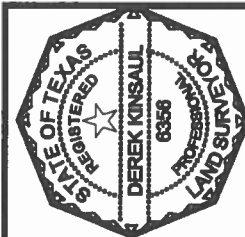
The above improvements comprise a total of 2,303.92 Sq. Ft. or 21.9% of the land area.

LOT 32  
WOODLAWN  
PG. 129  
P.R.T.C.

TEMPORARY BENCHMARK:  
MAG NAIL SET  
ELEVATION = 471.41'

(N27°10'E)  
(50')  
N24°22'58"

TEMPORARY BENCHMARK:  
FOUND 1 1/2" IRON ROD  
ELEVATION = 472.56'



I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

Derek Kinsaul, R.P.L.S. No 6356 April 16, 2018

WEYWORKSAUSTIN.COM  
SURVEYWORKSAUSTIN.COM  
FIRM #10194157  
(512) 964-5929  
2701 WARE ROAD  
AUSTIN, TX 78741



**SURVEY.WORKS**

FLOOD INFORMATION:

FLOOD INFORMATION:  
Per [www.fema.gov](http://www.fema.gov), a portion of this property appears to be located in Zone AE (subject to inundation by the 1% annual chance flood). This property was found in map number 4845306051, dated 01/06/2016.

# TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:  
LOT 33, WOODLAWN, VOLUME 3, PAGE 129, PLAT RECORDS, CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS.

SURVEYED FOR: Bill Luce

**SITE ADDRESS:** 1219 Bickler Rd. Austin, TX

[illegible]

**SURVEYOR:** D. KINSAUL

DRAWN BY: E. OLDEN

**FIELDBOOK:**

	30	60
$\Delta \text{H}_{\text{f}}^{\circ}(\text{kJ mol}^{-1})$	-94.0	-110.5
$\Delta \text{G}_{\text{f}}^{\circ}(\text{kJ mol}^{-1})$	-77.1	-89.0
$S_{\text{m}}^{\circ}(\text{J K}^{-1} \text{mol}^{-1})$	69.9	86.9
$C_p(\text{J K}^{-1} \text{mol}^{-1})$	25.1	28.2

333

[illegible]

SCALE: 1 INCH = 30 FEET

001/14

001/15

at this survey has been completed in accordance with the current requirements of the State of Texas, practice for Surveying in the State of Texas, and the best of my knowledge and belief.

2018

# TOPOGRAPHIC SURVEY

FLOOD INFORMATION:  
Per www.fema.gov, a portion of this property appears to be located in Zone AE- (subject to inundation by the 1% annual chance flood). This property was found in map number 48453C0605J, dated 01/06/2016.

NOTE: Rear home must be sprinkled

TEMPORARY BENCHMARK:  
FOUND 1/2" IRON ROD  
ELEVATION = 472.56'

TEMPORARY BENCHMARK:  
MAG NAIL SET  
ELEVATION = 471.41'

LOT 32  
WOODLAWN  
VOL. 3, PG. 129  
P.R.T.C.

por-  
The above  
total of 2.30-  
the land area.

N64°11'48"W  
(208')  
208.00'

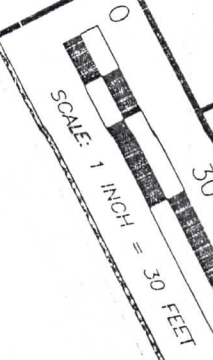
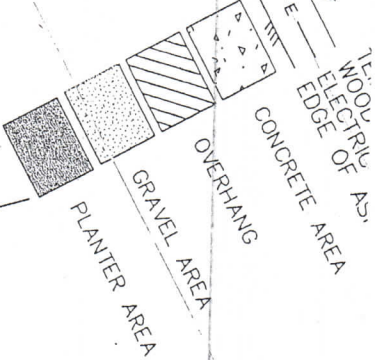
LOT 34

FOUND IRON ROD  
WITH CAP

BLUNN CREEK

S64°22'02"E  
(215')  
215.00'

49.90'  
N24°24'21"E



SURVEYED FOR: Bill Luce  
SITE ADDRESS: 1219 Bickler

S32°27'59"W  
50.39'



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

**[www.austintexas.gov/department/development-services](http://www.austintexas.gov/department/development-services)**

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

**Case Number:** C15-2018-0024, 1219 Bickler Road

**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, Thursday July 9, 2018

*Cassidy Crocker*

Your Name (please print)

*1221 Bickler Rd.*

Your address(es) affected by this application

*[Signature]* *7/2/2018*  
Date

Signature

Daytime Telephone:

*512-964-9207*

Comments:

*The applicants have expressed their desire to keep the character of the original house, and street, intact while adding square footage. This is admirable, but they should work within current code provisions to accomplish this. Many houses on Bickler have auxiliary dwellings built behind main houses. However, per COA building code, these are smaller structures which don't impinge on the*

**Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing:**

**Mail:** City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday the hearing to be seen by the Board at this hearing)

**Fax:** (512) 974-6305

**Email:** [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

001/16  
OVER



back yard privacy of neighbors, Allowing the applicants to build a 2500 sq. ft. structure would upset this balance and negatively affect neighbors on both sides. Particularly their desire to build 1,250 sq. ft. on the second story. If the proposed land use code rewrite is adopted, the applicant will be free to pursue the course outlined in

this variance. Why make special exceptions now? It should also be pointed out that, given the lot size of 1219 Brehler, there are numerous options for adding square footage that don't require a variance.

001/17

## PUBLIC HEARING INFORMATION

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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**Case Number:** C15-2018-0024, 1219 Bickler Road

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, Thursday July 9, 2018

Charla Hathaway  
Your Name (please print)

600 Pecan Grove Rd,

Your address(es) affected by this application

Charla Hathaway 6/30/2018  
Signature Date

Daytime Telephone: 512-626-5037

Comments: I think a 2400 additional home is too big. We've lost the art of smallness - and slowness - and neighborhood flow. How would our community look if every couple had to have 3500 sq ft of living space on their lot?? Gone - the the scale of space. Sad.

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing:

**Mail:** City of Austin-Development Services Department/ 1st Floor  
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday the hearing to be seen by the Board at this hearing)

**Fax:** (512) 974-6305

**Email:** [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

001/18

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**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, Thursday July 9, 2018

**DANIEL + ANN ROGERS**

*Your Name (please print)*

**1205 BICKLER ROAD**

**605 BROAD OAKS DRIVE**

*Your address(es) affected by this application*

**ANN ROGERS**

*Signature*

*Date*

**1 JULY 2018**

**Daytime Telephone: 713-751-3200**

**Comments:**

**Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing:**

**Mail:** City of Austin-Development Services Department/ 1st Floor  
Leane Heldenfels  
P. O. Box 1088  
Austin, TX 78767-1088

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**Fax:** (512) 974-6305

**Email:** [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**001/19**

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**Public Hearing:** Board of Adjustment, Thursday July 9, 2018

*Cassidy Crocker*

Your Name (please print)

*1221 Bickler Rd.*

Your address(es) affected by this application

*[Signature]*

Signature

Daytime Telephone: *512-964-9207*

Date

*7/2/2018*

Comments: *The applicants have expressed their desire to keep the character of the original house, and street, intact while adding square footage. This is advisable, but they should work within current code provisions to accomplish this. Many houses on Bickler have excellent dwellings built behind main houses. However, per COA building code, these are smaller structures which don't impinge on the*

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday the hearing is to be seen by the Board at this hearing)

**Fax:** (512) 974-6305

**Email:** [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

001/20  
OVER



## PUBLIC HEARING INFORMATION

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**Public Hearing:** Board of Adjustment, Thursday July 9, 2018

*Emily Cocker*

Your Name (please print)

1221 Bickler Rd

Your address(es) affected by this application

*Leane Heldenfels*

Signature

7/2/18

Date

Daytime Telephone: 512-964-9150

Comments: *The current Code allows for sufficient options to build a second dwelling of a decent size. Allowing the proposed variance opens the doors for other land owners to alter the feel of the neighborhood. The Code should be addressed to maintain the neighborhood. Over*

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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**Public Hearing:** Board of Adjustment, Thursday July 9, 2018

Kathy Redondo  
Your Name (please print)

☐ I am in favor  
☒ Subject

1220 Bickler Rd 78704  
Your address(es) affected by this application

Kathy Redondo  
Signature

7/2/2018  
Date

Daytime Telephone: 512 293-5821

Comments: Having built an addition and ADU, we complied with all city restrictions. This new neighbor is wanting excessive rights to over build on the property. The variance to the driveway is acceptable but the and the bungalow to remain but a two story that exceeds city code is not.

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Austin, TX 78767-1088

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# Property Profile

1217  
BICKLER RD

1219  
BICKLER RD

1221  
BICKLER RD

CRITICAL  
WATER  
QUALITY  
ZONE

100 YR.  
FLOOD  
PLAIN

## Legend

- Addresses
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Greater Austin Fully Developed
  - COA Fully Developed 25-Year
  - COA Fully Developed 100-Year
  - COA Master Plan 25-Year
  - COA Master Plan 100-Year
  - 100-Year (Detailed-AE)
  - 100-Year (Shallow-AO, AH)
  - 100-Year (Approx-A)
- Creek Buffers/Waterway Setback
- Critical Water Quality Zone
- Water Quality Transition Zone

## Notes

1: 300



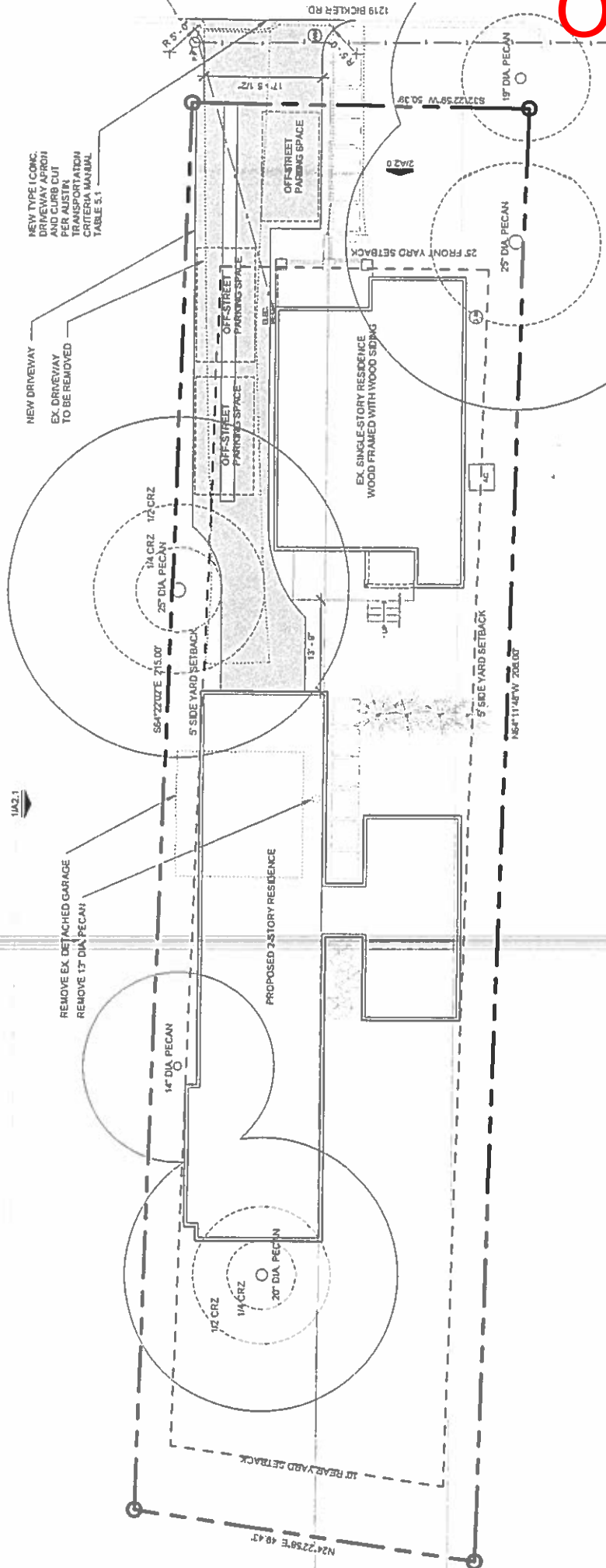
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:



# CONCEPTUAL DEVELOPMENT PLAN



1 SITE PLAN  
3/32" = 1'-0"

DATE ISSUED FOR  
07.09.18 B.O.A.

SITE PLAN

## Bickler Residence

1219 Bickler Rd.  
Austin, TX 78704

A0.0

HALF-SIZE SET

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**FIELD INSPECTION REQUIRED**  
Prior to performing any building, new construction, and/or repairs, the general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

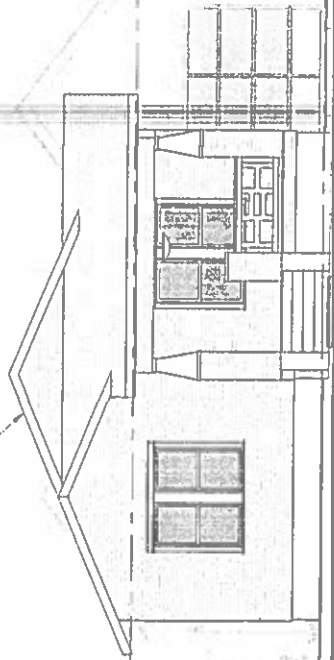
**Sideltraced**  
1605 E. 7th St, Unit B  
Austin, Texas 78702  
512.774.4261

001/25

# FRONT ELEVATION

PROPOSED TWO-STORY RESIDENCE BEYOND

EX. SINGLE-STORY RESIDENCE

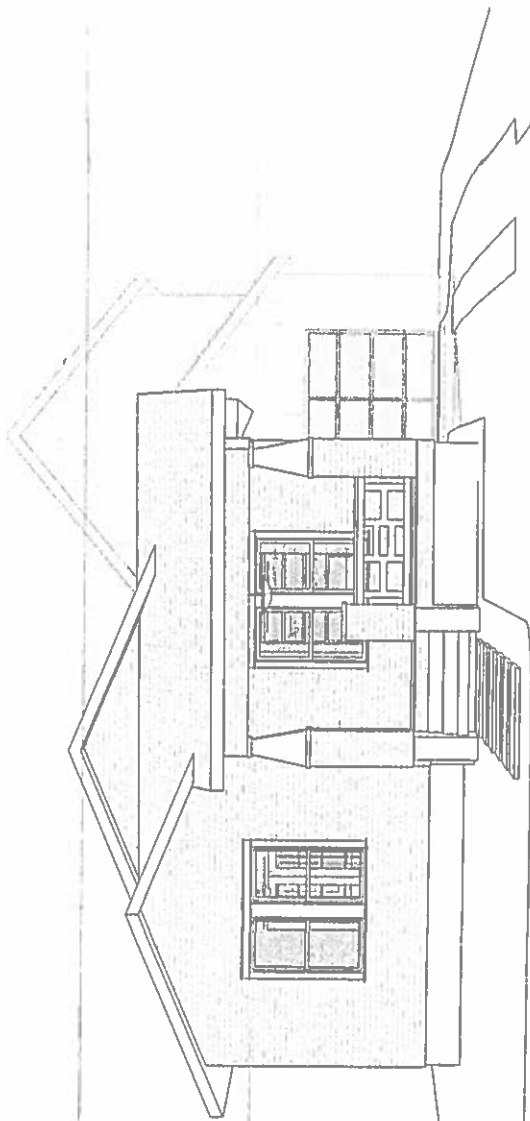


PROPOSED HOUSE  
2ND FLR F.F.E.  
588' - 10 1/2"

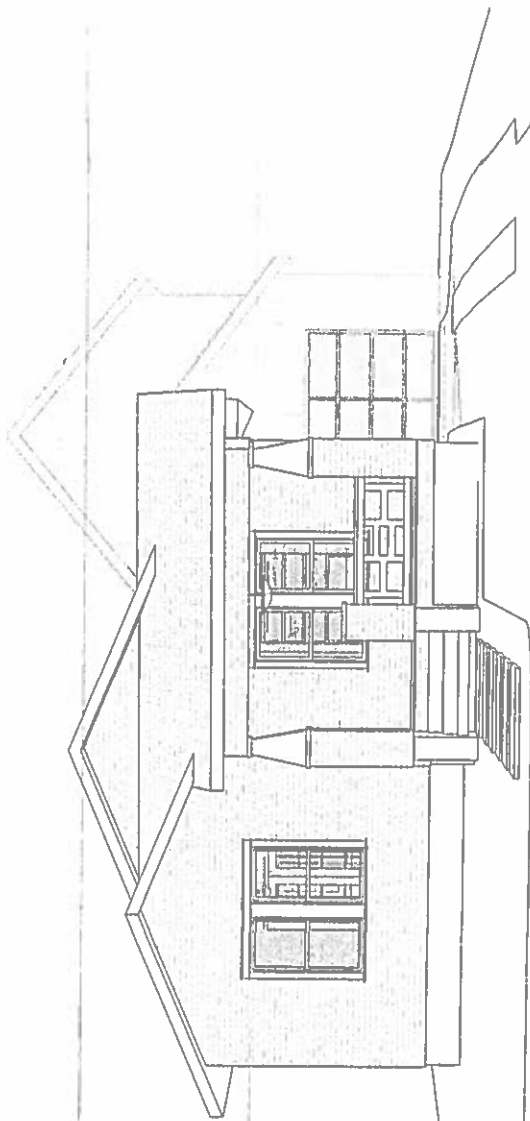
PROPOSED HOUSE  
F.F.E.  
578' - 2 1/4"

## 2 NORTH ELEVATION

3/16" = 1'-0"



## 1 FRONT PERSPECTIVE



Sidetracked

1605 E. 7th St. Unit 8  
Austin, Texas 78702  
512.774.4261

PRELIMINARY

NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Norma Yancy. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

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DATE ISSUED FOR  
07.09.18 B.O.A.

EXTERIOR ELEVATIONS

A2.0

HALF-SIZE SET

Bickler Residence

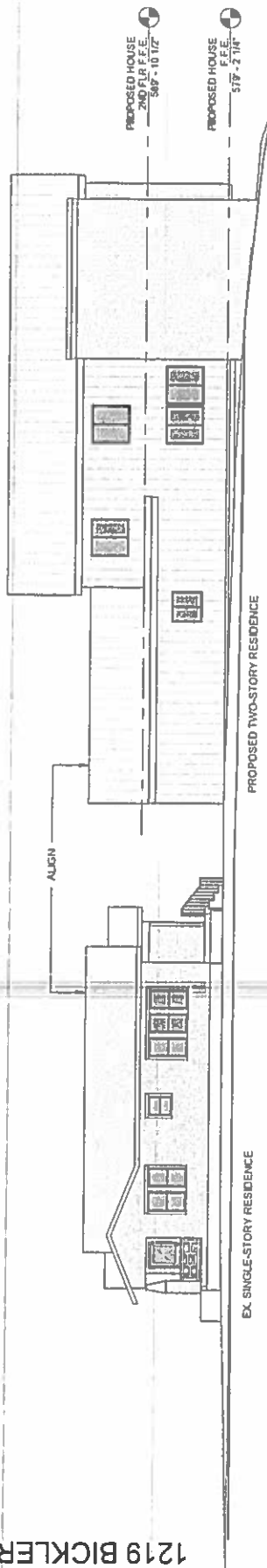
1219 Bickler Rd.  
Austin, TX 78704

COPYRIGHT © 2018  
Norma Yancy, AIA

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# WEST SIDE ELEVATION

1219 BICKLER RD



1 WEST ELEVATION  
3/32" = 1'-0"

001/27

Sidelacked

1605 E. 7th St, Unit B  
Austin, Texas 78702  
512 774 4261

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DATE 07.09.18  
ISSUED FOR B.O.A.

EXTERIOR ELEVATIONS

Bickler Residence

1219 Bickler Rd.  
Austin, TX 78704

A2.1

COPYRIGHT © 2018  
Norma Yancery, AIA

HALF-SIZE SET

**Land Answers**

**From:** Kellogg, Eben <Eben.Kellogg@austinenergy.com>  
**Sent:** Thursday, July 05, 2018 3:28 PM  
**To:** Land Answers  
**Cc:** Heldenfels, Leane; Wilhite, Joan E; England, Pamela  
**Subject:** AE\_BOA\_20180705\_1219\_BICKLER\_RD  
**Attachments:** AE\_BOA\_20180705\_1219\_BICKLER\_RD.pdf

Jim Wittliff - Land Answers, Inc.  
 for Susan Pollo  
 1219 Bickler Road  
 Austin Texas, 78704

Lot 33 – Woodlawn Addition.  
 Vol. 3, Pg. 129  
 P.R.T.C.TX

Re: C15-2018-0024

Dear Jim,

July 5, 2018

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variance(s) from the following section of the Land Development Code –

**Section 25-2-774 (Two-Family Residential Use) (C) (5) A) (a)**

- to decrease the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15(1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/1,050 square feet existing primary home);
- and to B)(b) to increase the size of the 2nd story from 550 square feet (required/permitted) to 1,250 square feet (requested);

In order to permit a second dwelling unit to be added in the rear of this single lot in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (South River City)

Austin Energy does not oppose your application for the above variance(s), provided that all proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code (NESC) and OSHA. All removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop is recommended to be relocated, when you obtain a building permit, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, for the new location of your service.

Attached is a link to our clearance criteria.

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.OCLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.OCLSARE)

Thank you,

**Eben Kellogg | Property Agent**  
 Austin Energy  
 Public Involvement | Real Estate Services  
 2500 Montopolis Drive  
 Austin, TX 78741  
 (512) 322-6050 office  
 (512) 689-0307 mobile

**From:** [Heldenfels, Leane](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** c15-2018-1124, 1219 Bickler aug 13 late back up packet, just this email no attachment  
**Date:** Monday, August 13, 2018 12:05:33 PM

---

I am a neighbor at 1312 Bickler Rd.

Eric de Valpine

562-234-8211

Generally I believe folks should be able to do what they want. But many of us have successfully done remodels without requesting significant variance approval. It seems the purpose of variance approval is to navigate constraints imposed by nature, plats, or other criteria unforeseen in as-written development code. Variance approvals are not appropriate just so the owner can do whatever they want.

We encourage the city to decline this approval, there is plenty of room on the lot for a successful architectural solution that conforms to city code.

If the argument is made to look ahead to what CodeNext envisions, increased density, I would point out that this neighborhood now has density such that you cannot drive in a straight line down Bickler or Newning, but now must weave between cars parked on alternating sides of the street, and frequently yield to oncoming cars because our two lane streets are in fact not.

Thank you,  
Eric de Valpine

Sent from my iPhone



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**Public Hearing:** Board of Adjustment, Thursday July 9, 2018

Your Name (please print)

LEANE DEHAAS

☐ I am in favor  
☒ I object

Your address(es) affected by this application

508 Pecan Grove Rd, Austin, TX 78704

Signature

Date

Daytime Telephone:

512/657-9642

Comments:

I REVIEWED THE WALLACE PROPOSAL & ARCHITECT PLANS AND FIND IT TO BE OVERBOARD AND NOT IN STANDING WITH THE NEIGHBORHOOD. I HAVE AND EXTRA DIVERSITY AND NEVER HAVE CONSIDERED GOING BEYOND CODE. THIS NEVER

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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**Fax:** (512) 974-6305

**Email:** [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

001/31

will make my 20<sup>th</sup> Anniversary  
living on Pecan Grove — Best

Decision I ever made!

I hope the current Resident

can be happy following normal

code, but I cannot support

this request.

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

[www.austintexas.gov/department/development-services](http://www.austintexas.gov/department/development-services)

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number:** C15-2018-0024, 1219 Bickler Road

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, Thursday, July 9, 2018

Your Name (please print) Leane Heldenfels

Your address(es) affected by this application 1219 Bickler Road

☐ I am in favor  
☒ Object

Signature Leane Heldenfels

Date 7/21/2018

Daytime Telephone: 512/414-1111

Comments

I just had the opportunity to read the architect plans of the new house. I really was not in line with a narrow parking strip will cause parking issues for those around the neighbor hood. The second dwelling is expensive! Build small. Follow Council

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing: city codes

**Mail:** City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be seen by the Board at this hearing)

**Fax:** (512) 974-6305

**Email:** [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)





South River City Citizens Inc.  
P O Box 40632  
Austin TX 78704  
[www.srccatx.org](http://www.srccatx.org)

Dan Fredline, Co-Vice President  
Eric Cassady, Co-Vice President  
Oliver Caruso, Treasurer  
Mary Friedman, Secretary

Leane Heldenfels  
Board of Adjustments  
City of Austin  
505 Barton Springs Rd  
Austin, TX 78704

August 31, 2018

RE: September 10, 2018 Agenda Item - Case #O15-2018-0024 - 1219 Bickler Rd. Variance Request

Dear Ms. Heldenfels,

On August 6, 2018, the members of the South River City Citizens (SRCC) neighborhood association voted to "not oppose" the application for a variance for 1219 Bickler Rd..

We are pleased to see homeowners using creative ways to preserve existing homes instead of demolishing them. Furthermore, we appreciate the efforts of the applicant to include their neighbors in this process.

Sincerely,  
Eric Cassady

Co-Vice President, SRCC  
[covicepresident@srccatx.org](mailto:covicepresident@srccatx.org)