

BOA CASE REVIEW SHEET

CASE: C15-2019-0004

BOA DATE: February 11, 2019

ADDRESS: 1604 Juliet

COUNCIL DISTRICT AREA: 5

OWNER: Douglas Oldmixon

AGENT: Thomas Conyers

ZONING: SF-3

AREA: Lot 9B Gravis Lucy Belle Subdivision

VARIANCE REQUEST: Section 25-2-492 (D), 10 foot rear yard

SUMMARY: New house with 2-story accessory structure with garage on first floor and dwelling unit on 2nd floor

ISSUES: Lot does not back to an alley so Section 2.4 of Subchapter F which allows 5' setback instead of 10' does not apply. Trees in front of lot do not allow for use of front setback averaging for the block.

	ZONING	LAND USES
<i>Site</i>	SF-3	Residential
<i>North</i>	SF-3	Residential
<i>South</i>	SF-3	Residential
<i>East</i>	SF-3	Residential
<i>West</i>	SF-3	Residential

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Neighborhoods Council; Bike Austin; Friends of Austin Neighborhoods; Friends of Zilker; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Perry Grid G14; Preservation Austin; SEL Texas; Sierra Club, Austin Regional Group; TNR BCP Travis County Natural Resources; Zilker Neighborhood Association

I-1/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0004
LOCATION: 1604 Juliet 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" = 159'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

I-1/3

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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:

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:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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

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: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

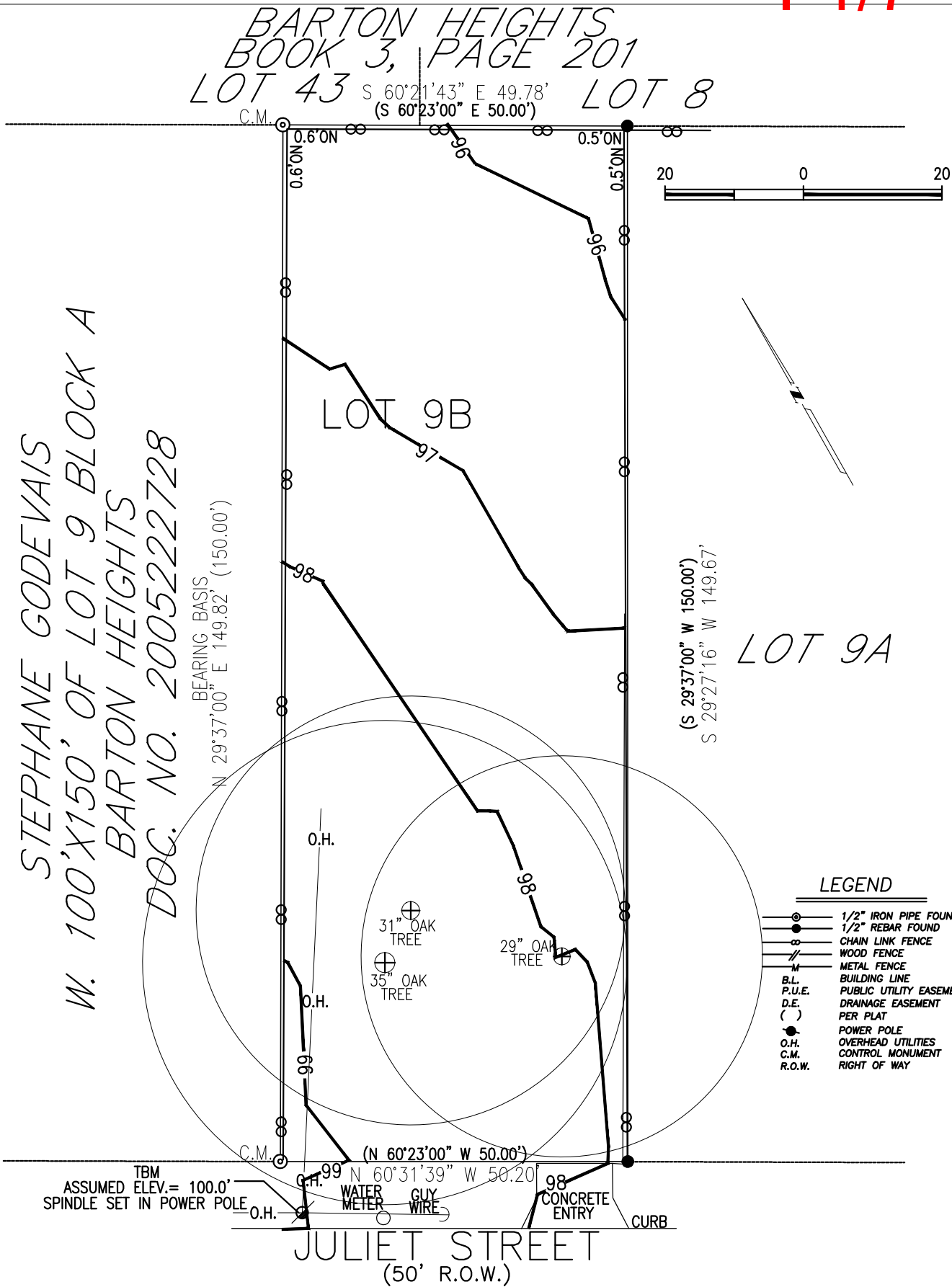
City: _____ State: _____ Zip: _____

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).



SUBDIVISION LUCY BELLE GRAVIS SUBDIVISION

LOT: 9B BLOCK: VOLUME 54 PAGE 23 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1604 JULIET STREET

CITY: AUSTIN REFERENCE NAME PAT OLDMIXON



B&G Surveying, Inc.
Dewey H. Burris & Associates
Surveyed by: B&G Surveying, Inc.

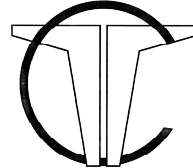
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969
Fax 512*458-9845

IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B&G SURVEYING INC., at the time of this survey.

JOB # B0400311_TA
DATE 04/07/11
SCALE 1"= 20'

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

JEO_TBLK		
FIELD WORK	JESUS	04/07/11
CALCULATIONS	TONI	04/11/07
DRAFTING	JOSE	04/07/11
CORRECTIONS	JOSE	04/07/11
UP DATE		



CONYERS-ARCHITECT.COM

THOMAS W. CONYERS, A.I.A.

P O B O X 3 4 1 2 0 6 - A U S T I N - T E X A S 7 8 7 3 4

9 7 0 . 3 6 9 . 0 0 5 7 P H O N E

RE: 1604 Juliet Street
Austin, Texas 78704
Request for Rear Yard Setback Variance

Dear Board of Adjustments,

We have currently submitted an application for a Rear Yard Setback Variance for review by the BOA on February 11, 2019. The property at 1604 Juliet Street has three existing protected trees occupying the front third of the lot and limits the development potential to the rear two-thirds of the lot. The average front yard setback requirements in Subsection 2.3 cannot be met due to the location of the trees. The location of the trees also dictates the location of the new structures and the placement of the driveway to maximize access to the rear structure while not disturbing the structure and dripline of the trees. Therefore, we are requesting a variance to Subsection 2.4 to allow a 5'-0" setback for a Secondary Dwelling Unit above the garage. This will place the garage 10'-0" from the Primary Residence and allow maximum development potential for the property.

The supporting documents and photos outline the existing conditions on the street. There are several new and existing developments along Juliet Street with Primary Residences and Secondary Dwelling Units above the garage. The front yard setbacks are consistent with Subsection 2.3 and the homes are designed to fit within the existing context and guidelines of the neighborhood. The aerial photograph and tree canopy survey clearly defines the issue we are facing with the existing trees in developing the property at 1604 Juliet. The location of the trees require the new Primary Residence to be set back several feet further than the other structures on the street, therefore, encroaching on the required 10' between the Primary Residence and the Secondary Dwelling Unit. With the variance to allow a 5'-0" rear yard setback, we will be able to design a home consistent with the newer developments on the street and work within the existing design constraints on the lot that are not general to this area.

Thank you,
Thomas W. Conyers
Architect

existing 2 story
garage structures



Imagery ©2018 Google, Map data ©2018 Google 20 ft

line of setback
along street

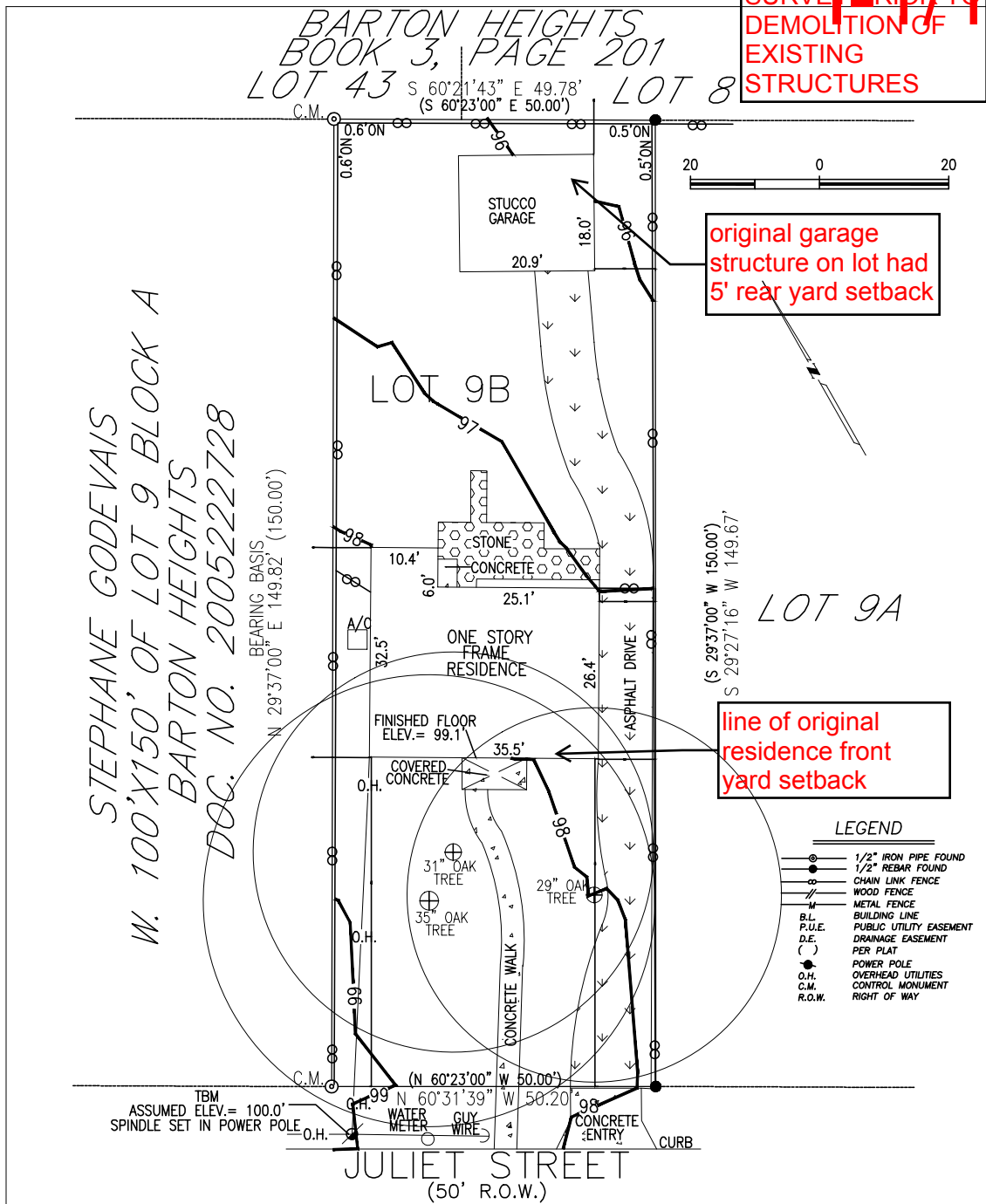
line of front yard
setback due to
existing trees



1604 Juliet St
Austin, TX 78704



1-1-10
SURVEY BRIDGE TO
DEMOLITION OF
EXISTING
STRUCTURES



SUBDIVISION _____ LUCY BELLE GRAVIS SUBDIVISION _____

LOT: 9B BLOCK: _____ VOLUME 54 PAGE 23 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1604 JULIET STREET

CITY: AUSTIN REFERENCE NAME PAT OLDMIXON



B&G Surveying, Inc.
Dewey H. Burris & Associates

Surveyed by: B&G Surveying, Inc.

1404 West North Loop Blvd.
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TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED


JEO_TBLK		
FIELD WORK	JESUS	04/07/11
CALCULATIONS	TONI	04/11/07
DRAFTING	JOSE	04/07/11
CORRECTIONS	JOSE	04/07/11
UP DATE		


Drawing & Measurement Printing & Reporting Help ☐ Tool



Layers By Address



Change visible map layers



Historic Layers

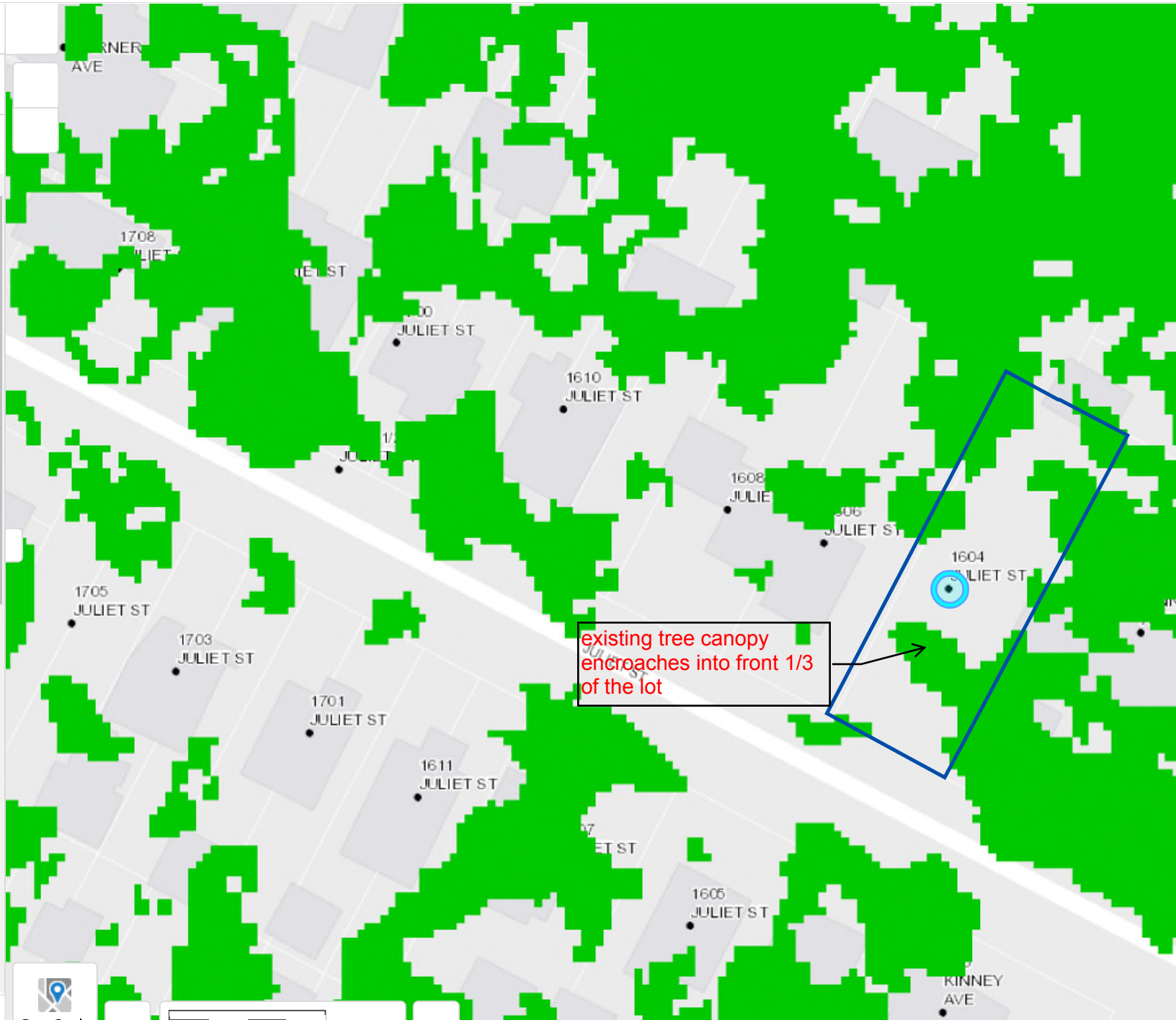

Find Layers



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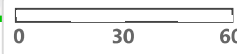

Query


Filter


Identify & Find Data




GreyScale


0 30 60ft



ADJACENT
PROPERTIES WITH NO
EXISTING TREE ISSUES



2 STORY
GARAGE
STRUCTURE



2 STORY GARAGE
STRUCTURE

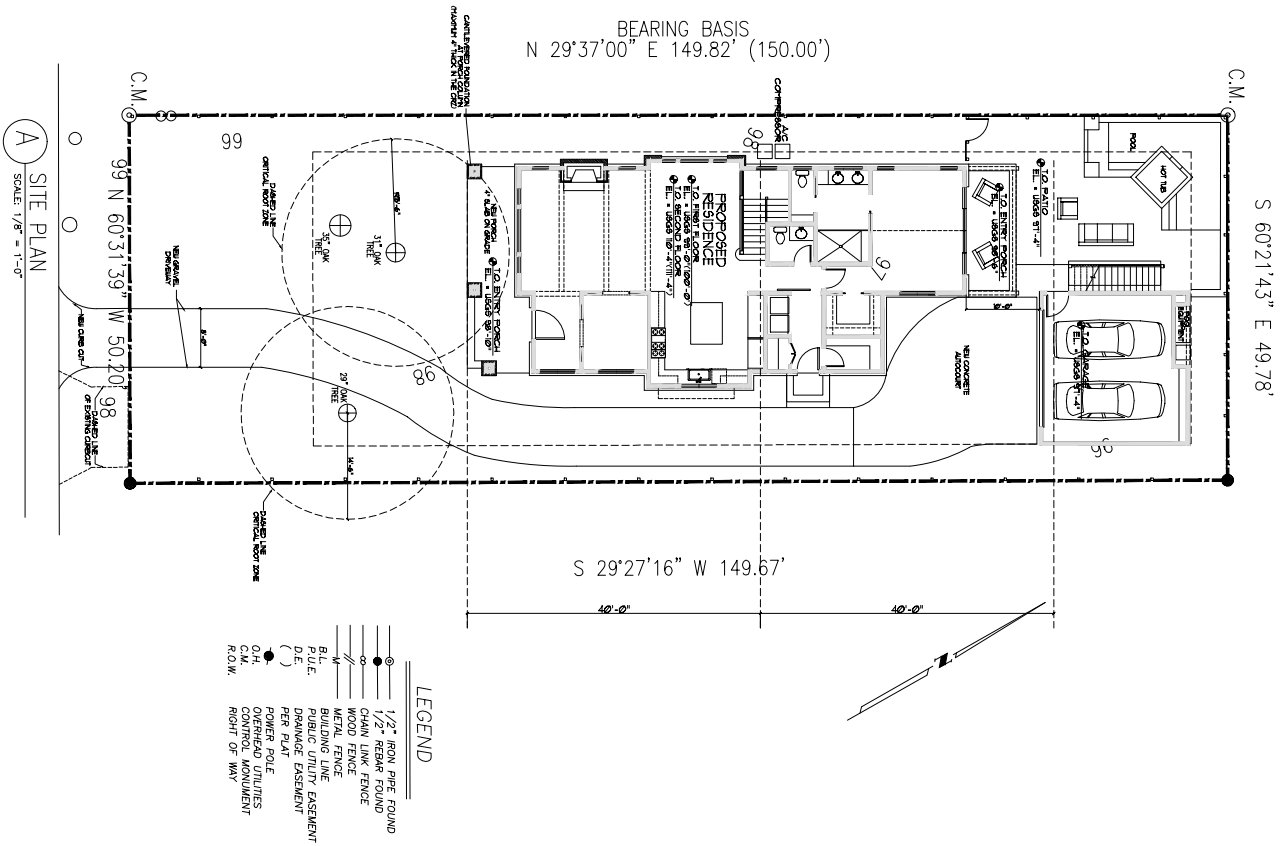


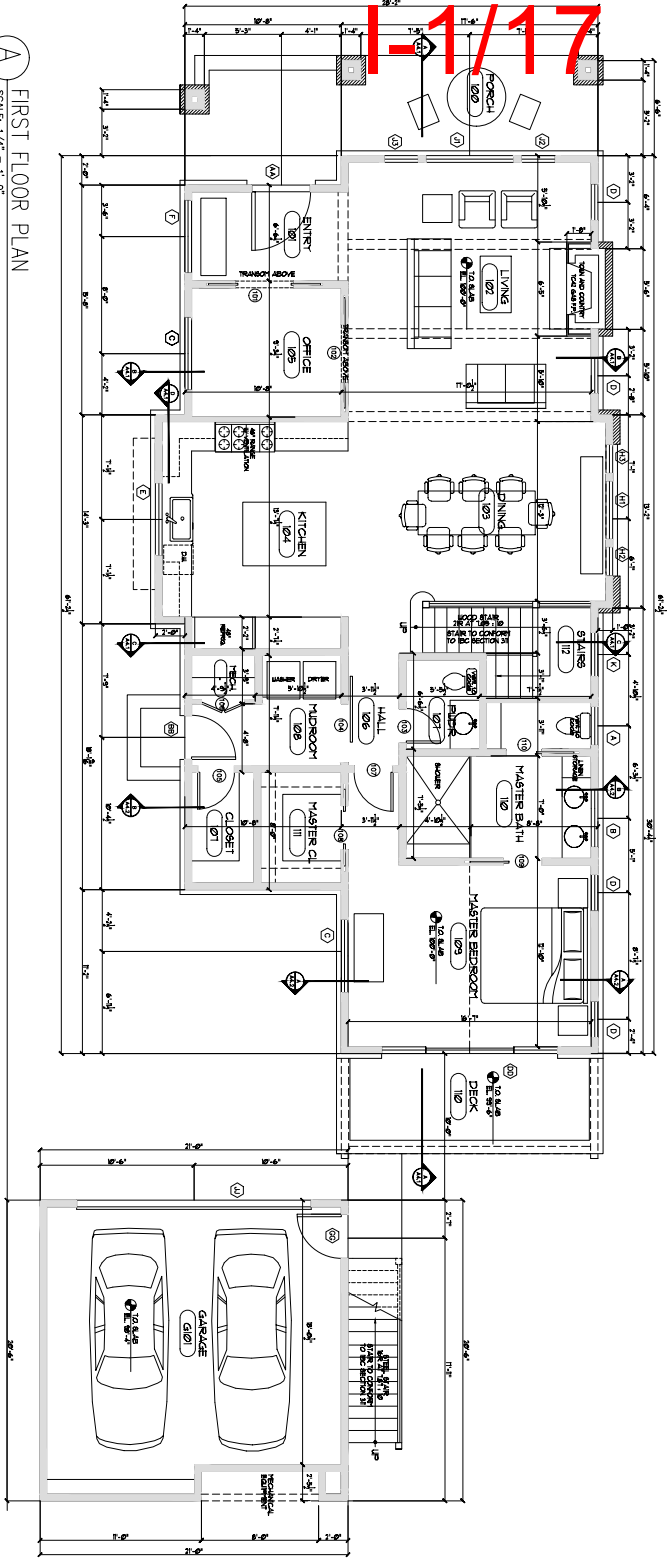
2 STORY
GARAGE
STRUCTURE



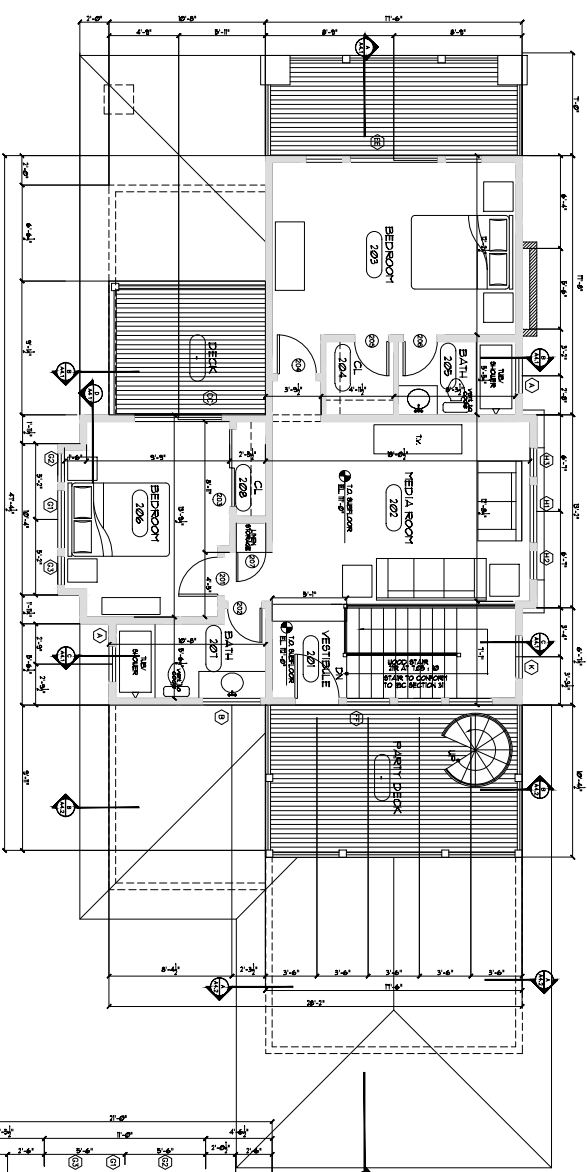
new structure

2 STORY GARAGE
STRUCTURE
ACROSS STREET

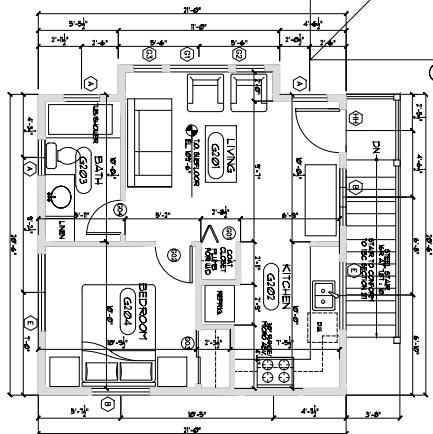




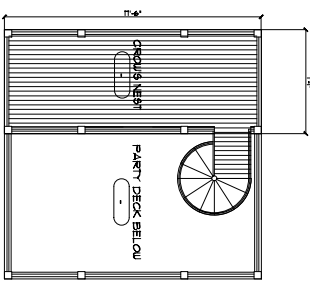
A FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SQUARE FOOTAGE: 1625 SQUARE FEET
SQUARE FOOTAGE (GARAGE): 418 SQUARE FEET



B SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SQUARE FOOTAGE: 1625 SQUARE FEET
SQUARE FOOTAGE (GARAGE): 418 SQUARE FEET

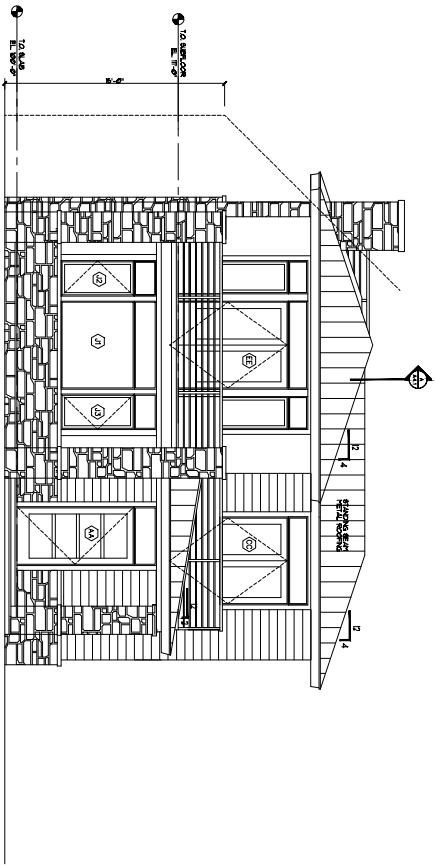


C THIRD FLOOR TERRACE
SCALE: 1/4" = 1'-0"



UNIVERSITY OF TEXAS AT AUSTIN

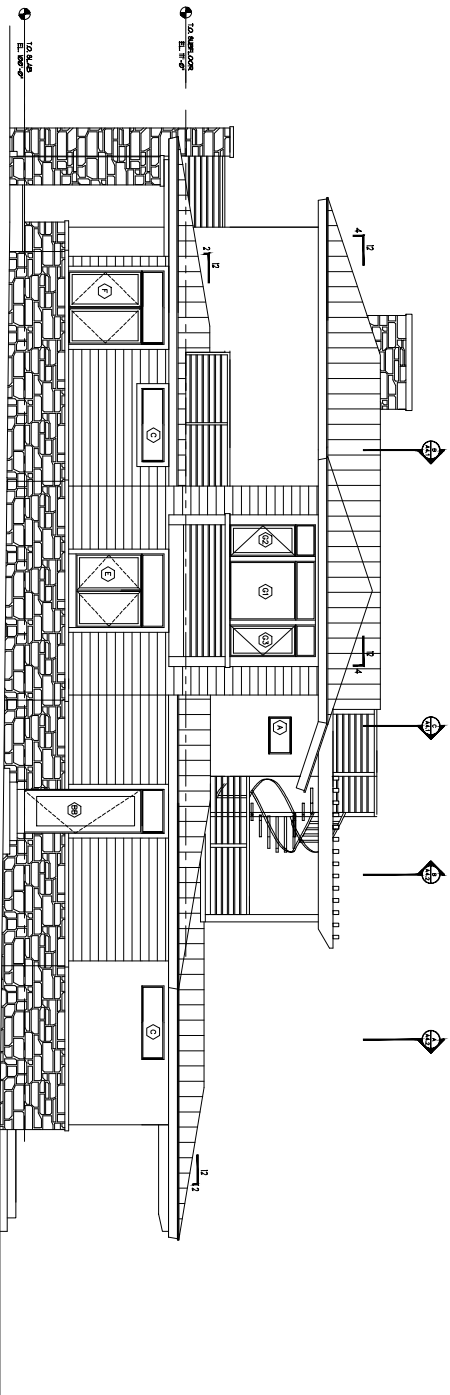
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A

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



B

EAST ELEVATION

SCALE 1/4" = 1'-0"



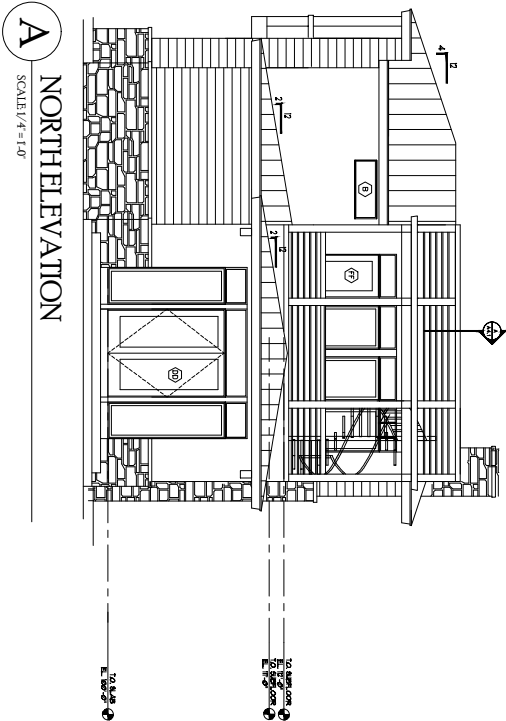
Camyers Studio
Architectural & Construction
P.O. BOX 23900
AUSTIN, TEXAS 78724
512.399.4057

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

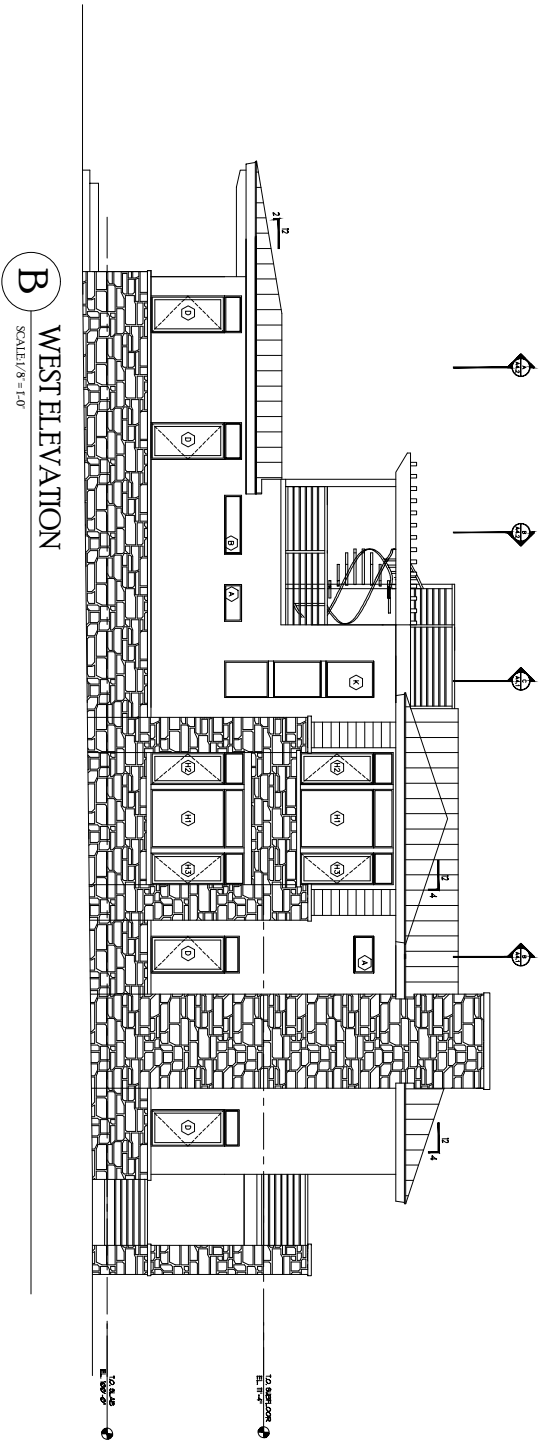
UNION	GRASS
INTER	GRASS
DISPERSE	DATE

ELEVATIONS
Drawing

A3.1



A NORTH ELEVATION
SCALE: 1/4" = 1'-0"



B WEST ELEVATION
SCALE: 1/8" = 1'-0"



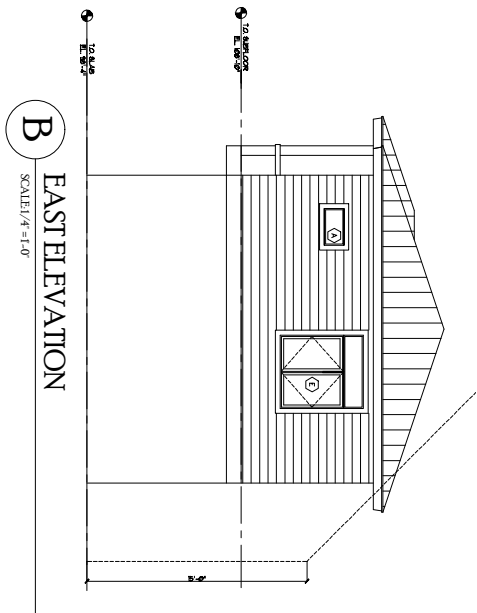
Camyers Studio
Architectural & Construction
P.O. BOX 33900
AUSTIN, TEXAS 78734
512.339.4057

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

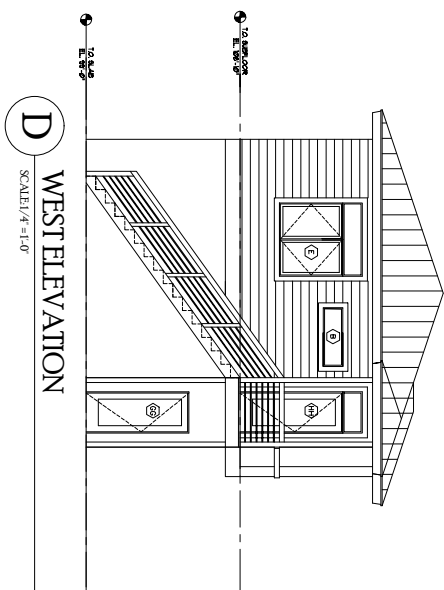
DATE	12/15/2018
REVISION	
DESCRIPTION	
DATE	

ELEVATIONS
Drawn by: [Name]

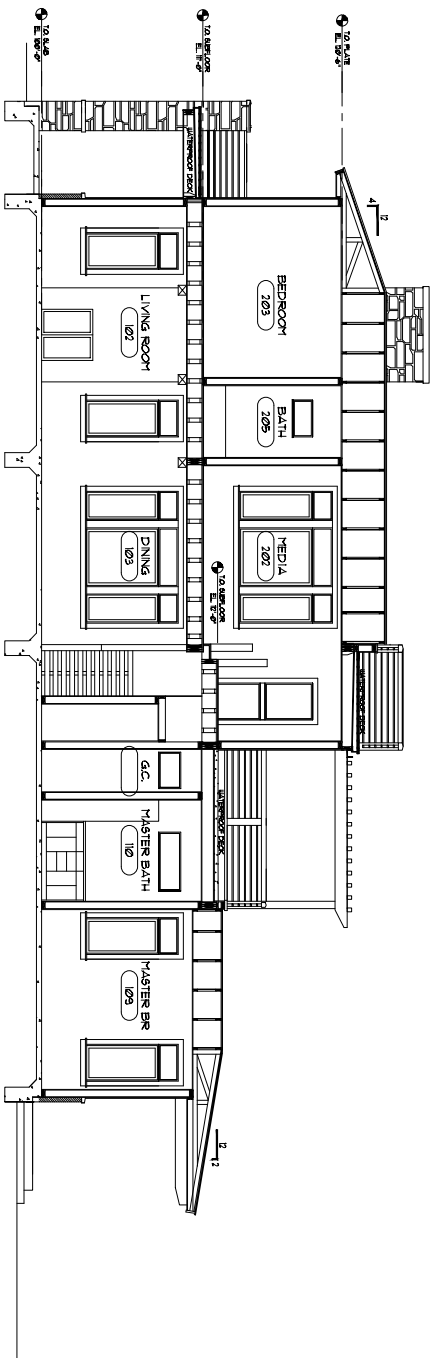
A3.2



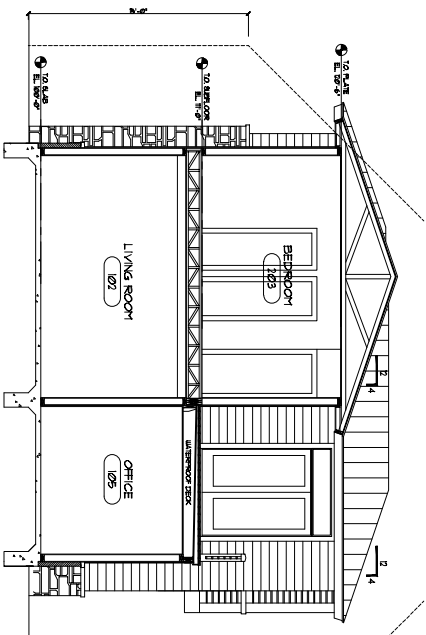
B EAST ELEVATION
SCALE: 1/4" = 1'-0"



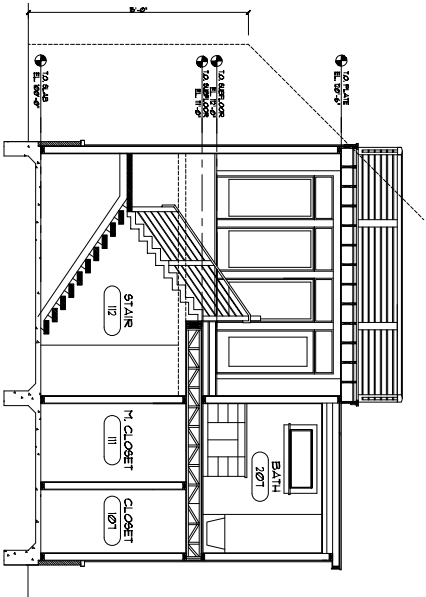
D WEST ELEVATION
SCALE: 1/4" = 1'-0"



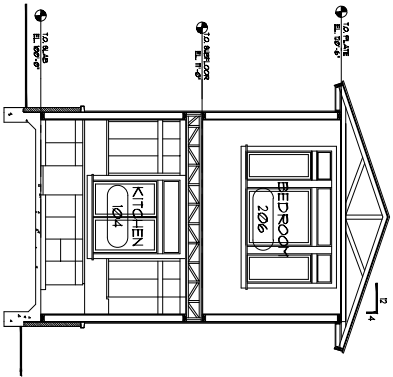
A
BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



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



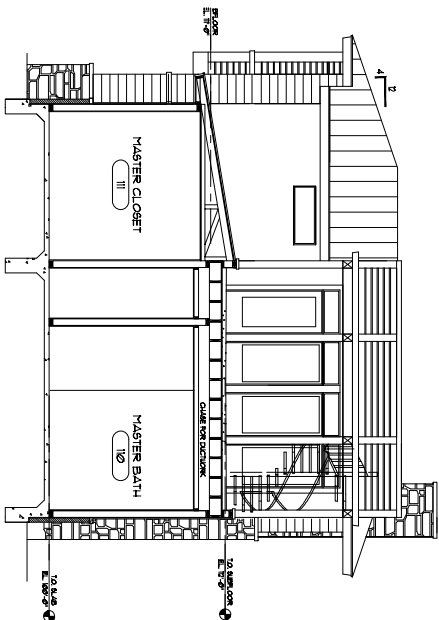
Camyers Studio
Architectural & Construction
710 DENVER ST.
AUSTIN, TEXAS 78704
512.399.4027

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

OWNER	CLARK
ARCHITECT	CAMYERS STUDIO
DATE	2021.04.14

BUILDING SECTION
Drawing No.

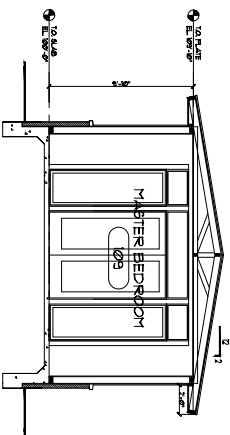
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B

BUILDING SECTION

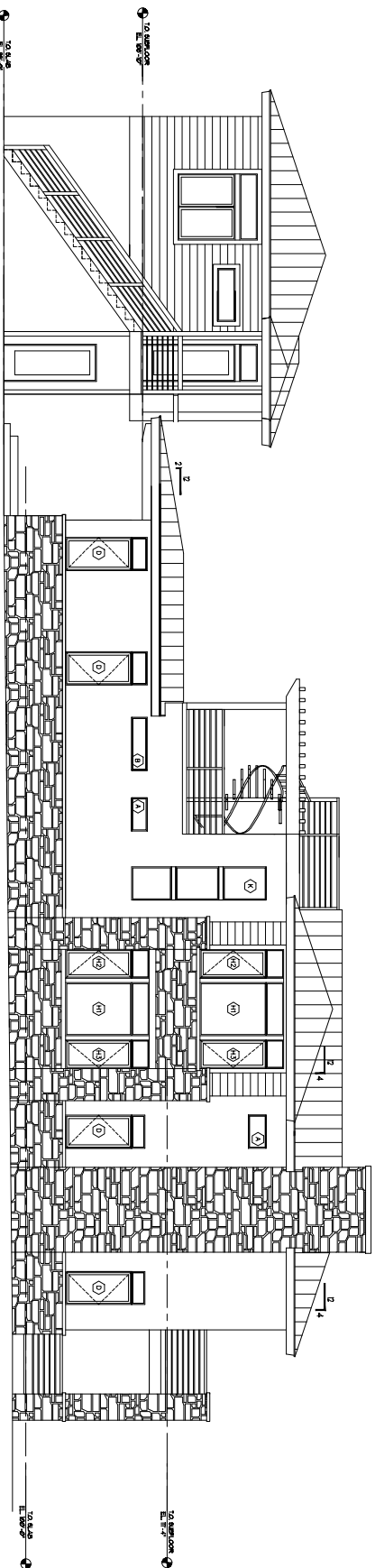
SCALE: 1/4" = 1'-0"



A

BUILDING SECTION

SCALE: 1/4" = 1'-0"



C

WEST ELEVATION-COMBINED

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



Camyers Studio
Architectural & Construction
770 DENVER ST.
AUSTIN, TEXAS 78704
512.399.4057

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

DATE	10/10/2020
DESCRIPTION	CONSTRUCTION
DATE	10/10/2020

BUILDING SECTION
Drawing No.

A4.2

Google Maps 1604 Juliet St



Imagery ©2018 Google, Map data ©2018 Google 20 ft



1604 Juliet St
Austin, TX 78704

