



AUSTIN ENERGY REPORT

June 26, 2019

Dwayne Barnes
5003 Martin Ave
Austin TX, 78751

Property Description: LOT 4 *& N21 FT OF LOT 3 BLK 7 HIGHLANDS THE

Re: C15-2019-0038

Dear Dwayne,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from Ordinance No. 20120112-087, Hyde Park NCCD, Part 7, Residential District, Section 1, (Site Development Standard Table) in order to:

Decrease the minimum lot width from 50 feet (required) to 46 feet (requested/existing);
Decrease the rear yard setback from 10 feet (required) to 5 feet (requested/existing);
And from Section 4. To decrease the minimum lot size of a Secondary Dwelling Unit use from 7,000 square feet (required) to 5,738 square feet (surveyed; 5750 platted/recorded)

all in order to maintain an existing secondary dwelling use in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (Hyde Park)

Austin Energy does not oppose requested variance, provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSA RE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA REVIEW COVERSHEET

CASE: C15-2019-0038

BOA DATE: July 8, 2019

ADDRESS: 5003 Martin Ave

COUNCIL DISTRICT: 9

OWNER: Dwayne Barnes

AGENT: N/A

ZONING: SF-3-NCCD-NP (North Hyde Park)

LEGAL DESCRIPTION: LOT 4 *& N21 FT OF LOT 3 BLK 7 HIGHLANDS THE

VARIANCE REQUEST: decrease lot width, decrease lot size, and decrease rear setback

SUMMARY: maintain Secondary Dwelling Unit

ISSUES: zoning & NCCD requirements established after original structure was built

	ZONING	LAND USES
<i>Site</i>	SF-3-NCCD-NP	Single-Family
<i>North</i>	SF-3-NCCD-NP	Single-Family
<i>South</i>	SF-3-NCCD-NP	Single-Family
<i>East</i>	SF-3-NCCD-NP	Single-Family
<i>West</i>	SF-3-NCCD-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District; Austin Neighborhoods Council; Bike Austin; Central Austin Community Development Corporation; Friends of Austin Neighborhoods; Friends of Hyde Park; Hill Country Conservancy; Homeless Neighborhood Association; Hyde Park Neighborhood Assn; Hyde Park Neighborhood Plan Contact Team; Neighborhood Empowerment Foundation; North Austin Neighborhood Alliance; Preservation Austin; SEL Texas; Sierra Club, Austin Regional Group; The Midtown Alliance

I-4/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0038

LOCATION: 5003 MARTIN AVE



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" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

I-4/3

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): _____

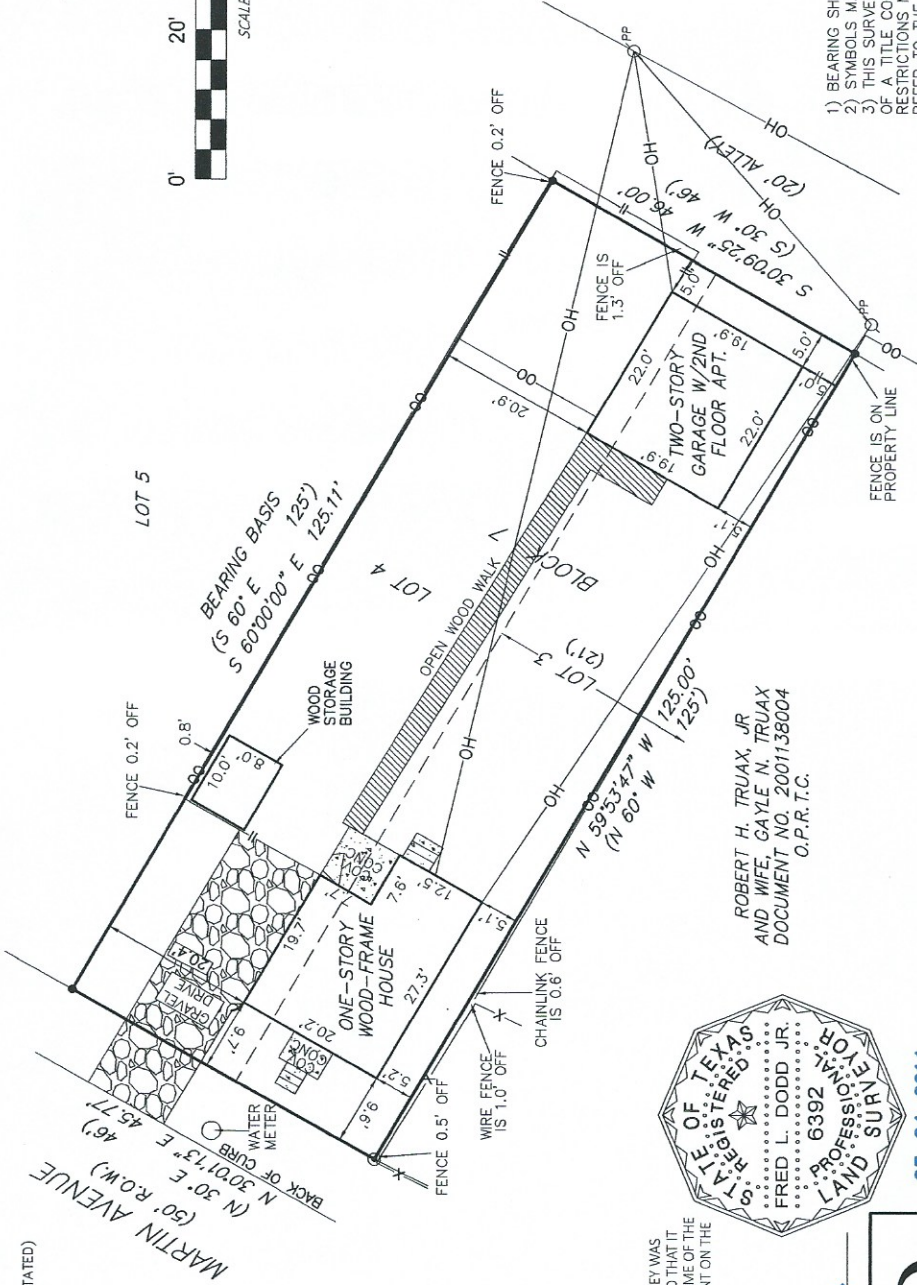
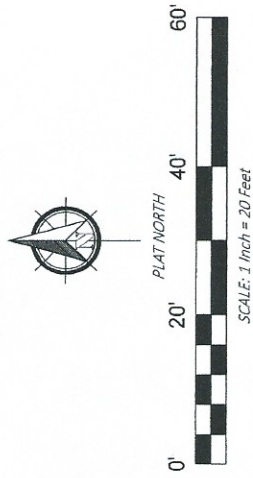
Section 6: Additional Space (if applicable)

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).

AN AS-BUILT SURVEY OF THE NORTH 21' OF LOT 3 AND ALL OT LOT 4, BLOCK 7, THE HIGHLANDS, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 55, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- POWER POLE
- DOWN GUY
- ELECTRICAL METER BOX
- CLEAN OUT
- CONCRETE
- OVERHEAD UTILITY
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- CONTROL MONUMENT



I, FRED L. DODD, JR., HEREBY CERTIFY THAT THIS SURVEY WAS
MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT
CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE
SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE
GROUND EXCEPT AS SHOWN HEREON.

Fred L. Dodd Jr.
FRED L. DODD, JR. P.L. NO. 6392



QUESTIONS, COMMENTS OR TO
ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM

WWW.DODDSURVEYING.COM

112 W. PECAN STREET
PFLUGERVILLE, TX 78660
(512) 843-3633

- 1) BEARING SHOWN ARE BASED ON DEED RECORD.
- 2) SYMBOLS MAY BE EXAGGERATED FOR CLARITY.
- 3) THIS SURVEY WAS PERFORMED WITH OUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, SETBACKS, ANEON RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON. REFER TO THE CITY OF AUSTIN - UNIFIED DEVELOPMENT CODE FOR CURRENT BUILDING SETBACK LINES.

14/7





I-4/10





Structural Verification Report

To complete this form electronically: Open with Internet Explorer, then [Click Here to Save and continue.](#)

Project Information

Date: July 16, 2018 City of Austin Building Permit Application (PR) Number: 2017-003716 PR

Project Address: 5003 Martin Avenue, Austin, Texas

Site Visit Information

Date of Site Visit: September 15, 2017

Area(s) of property observed: Interior and exterior of rear garage apartment

Description of existing structure (A detailed investigation is required to fulfill the requirements of this report. See attached checklist for minimum items to review. Completed check list **MUST** be attached to this report. Include recommendations for structural repair/modification if required. The City of Austin reserves the right to request further investigation/information if the report is insufficient for plan review purposes. Please attach additional sheets as needed):
The subject garage apartment was reportedly constructed from an existing garage in approximately 1997, and piers were added to supplant the existing concrete slab foundation of the garage. A crack in the floor slab approximately 3/16 inch in width (max) was filled with a flowable cementitious compound, and had not recurred. Hairline slab cracks were observed around visible portions of the perimeter footing, however, no evidence of recent differential foundation movement was observed.

The walls of the garage are conventionally wood-framed with a siding exterior, the roof is a gambrel-style frame with collar ties and mechanical fasteners reportedly present across all rafters. No separations or deflection of the roof framing was observed, and the ridge was generally level. The sizes of framing members all appeared to be adequate. No evidence of significant moisture damage, rot, or termite damage to any of the framing members was observed. The exterior walls appear to be reasonably plumb with no evidence of sag, deflection, or rack. A moveable floor-access panel was located adjacent to the stairs on the west side of the garage and was reportedly supported by hinges. The panel should be more appropriately affixed to the framing with removable lag bolts.

Professional Opinion

It is my opinion that the existing structure ☒ IS ☐ IS NOT adequate to support the anticipated loads.

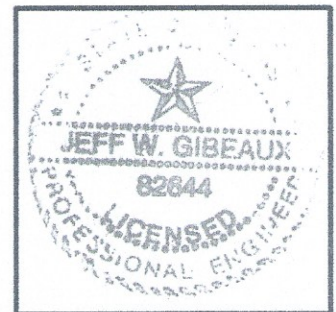
Engineer/Architect Signature

Jeff Gibeaux

Typed/Printed Name

F-10148

Firm Registration # (for Engineers)



Engineer/Architect Seal

Structural Checklist

I-4/12

FOUNDATIONS – Concrete Slab Foundations		
Included in Report	Not Applicable	
<input checked="" type="checkbox"/>		Visible Cracking?
<input checked="" type="checkbox"/>		Visible shifting/diselevation from existing slab?
	<input checked="" type="checkbox"/>	For renovations to existing porches/carports: Is the slab flatwork or is it monolithic with main structural slab?
<input checked="" type="checkbox"/>		Foundation thickness adequate for attachment of new walls/columns or do footings/foundation need to be constructed?
<input checked="" type="checkbox"/>		Evidence of corrosion, spalling or deterioration?
FOUNDATIONS – Pier and Beam Foundations		
	<input checked="" type="checkbox"/>	Footing spacing
	<input checked="" type="checkbox"/>	Footing condition (cracking, spalling, etc.)
	<input checked="" type="checkbox"/>	Footings supporting and in contact with framing?
	<input checked="" type="checkbox"/>	Typical joist size and spacing
	<input checked="" type="checkbox"/>	Typical beam size and spacing
	<input checked="" type="checkbox"/>	Condition of wood framing (wood rot, termite damage, moisture damage, visible deflection)
FRAMING – Floors		
<input checked="" type="checkbox"/>		Sloping/movement in floor system?
<input checked="" type="checkbox"/>		Typical joist size and spacing
<input checked="" type="checkbox"/>		Typical beam size and spacing
<input checked="" type="checkbox"/>		Condition of wood studs (wood rot, termite damage, moisture damage, visible deflection)
FRAMING – Walls		
<input checked="" type="checkbox"/>		Cracking/separations in exterior veneer?
<input checked="" type="checkbox"/>		Cracking/separations in interior walls/ceilings?
<input checked="" type="checkbox"/>		Cracking/separations at windows/window openings?
<input checked="" type="checkbox"/>		Doors that swing/wedge/do not latch?
<input checked="" type="checkbox"/>		Typical wood stud size and spacing
<input checked="" type="checkbox"/>		Condition of wood studs (wood rot, termite damage, moisture damage, visible deflection)
<input checked="" type="checkbox"/>		Proper attachment of sill plate to foundation
<input checked="" type="checkbox"/>		Proper connection of wood studs to framing
FRAMING – Roofs		
<input checked="" type="checkbox"/>		Typical rafter size and spacing
	<input checked="" type="checkbox"/>	Are purlins adequate and supported?
	<input checked="" type="checkbox"/>	Truss spacing
<input checked="" type="checkbox"/>		Condition of wood framing (wood rot, termite damage, moisture damage, visible deflection)
FRAMING – Bracing		
<input checked="" type="checkbox"/>		Describe wall sheathing type or bracing method/system
<input checked="" type="checkbox"/>		Adequate attachment of sheathing to framing?
<input checked="" type="checkbox"/>		Condition of wall sheathing/bracing (wood rot, termite damage, moisture damage)
<input checked="" type="checkbox"/>		Evidence of racking or shifting?
Carports/Covered Porches		
	<input checked="" type="checkbox"/>	Describe roof framing
	<input checked="" type="checkbox"/>	Condition of roof framing?
	<input checked="" type="checkbox"/>	Walls (see above)
	<input checked="" type="checkbox"/>	Post size and spacing
	<input checked="" type="checkbox"/>	Post attachment to foundation
	<input checked="" type="checkbox"/>	Condition of wood posts (wood rot, termite damage, moisture damage)
	<input checked="" type="checkbox"/>	Evidence of racking or shifting?
	<input checked="" type="checkbox"/>	Lateral bracing system present?

SAVE Form

I-4/13





Structural Verification Report

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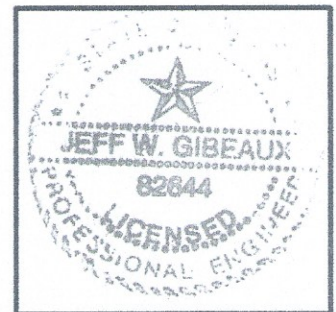
Engineer/Architect Signature

Jeff Gibeaux

Typed/Printed Name

F-10148

Firm Registration # (for Engineers)



Engineer/Architect Seal

Structural Checklist

I-4/15

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SAVE Form

ADU Comparison Properties for 5003 MARTIN AVE BOA Case #C15-2019-0038

