

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2020-0002

**BOA DATE:** January 13<sup>th</sup>, 2020

**ADDRESS:** 1016 Avondale Rd

**COUNCIL DISTRICT:** 9

**OWNER:** Meredith Bradley

**AGENT:** N/A

**ZONING:** SF-3-NP

**LEGAL DESCRIPTION:** LOT 19 BLK 28 TRAVIS HEIGHTS

**VARIANCE REQUEST:** decrease setbacks in front and rear; increase non-complying wall allowance

**SUMMARY:** remodel and 2<sup>nd</sup> story addition to existing residence

**ISSUES:** lot is situated wider than longer

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

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Greater South River City Combined Neighborhood Plan Contact Team

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition

South River City Citizens Assn.

Zoning Committee of South River City Citizens

# AE REPORT



December 11, 2019

Meredith Bradley  
1016 Avondale Rd  
Austin TX, 78704

Property Description: LOT 19 BLK 28 TRAVIS HEIGHTS

**Re: C15-2020-0002**

Dear Meredith,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from

1. **Section 25-2-492 (D)** (Site Development Regulations) from setback requirements in order to:
  - a) decrease the minimum front yard setback from 25 feet (required) to 12 feet 6 inches (requested/existing),
  - b) decrease the minimum rear setback from 10 feet (required) to 5 feet (requested/existing), and from;
2. **Section 25-2-963 (F) (2)** (Modification and Maintenance of Non-complying Structures)  
  
to exceed the additional length of a modified portion of a building's non-conforming wall by more than 25 feet (permitted) to 32 feet (Requested);

In order to add a second story to a portion of the first story footprint of an existing single-family home in a SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (South River City Neighborhood Plan)

Austin Energy does not oppose the requested variances above, for your addition, provided all proposed and existing improvements follow 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.

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSA\\_RE](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

I-4/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2020-0002  
LOCATION: 1016 Avondale Rd.



1" = 135'

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

### 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:

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## 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:

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### Hardship

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

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

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**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:

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**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: *W. Bradtley* *J. Rans* Date: \_\_\_\_\_

Applicant Name (typed or printed): \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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: *W. Bradtley* *J. Rans* Date: \_\_\_\_\_

Owner Name (typed or printed): \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

### Section 5: Agent Information

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

### 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).

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ADDRESS:  
1016 AVONDALE ROAD, 78704  
3/15  
15.17".19" Travis Heights  
Lot 44  
Block 28

Waterloo Surveyors Inc.  
**SURVEY PLAT**  
TREE & TOPOGRAPHIC  
SURVEY



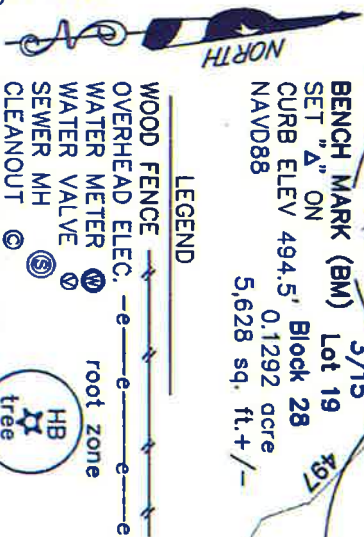
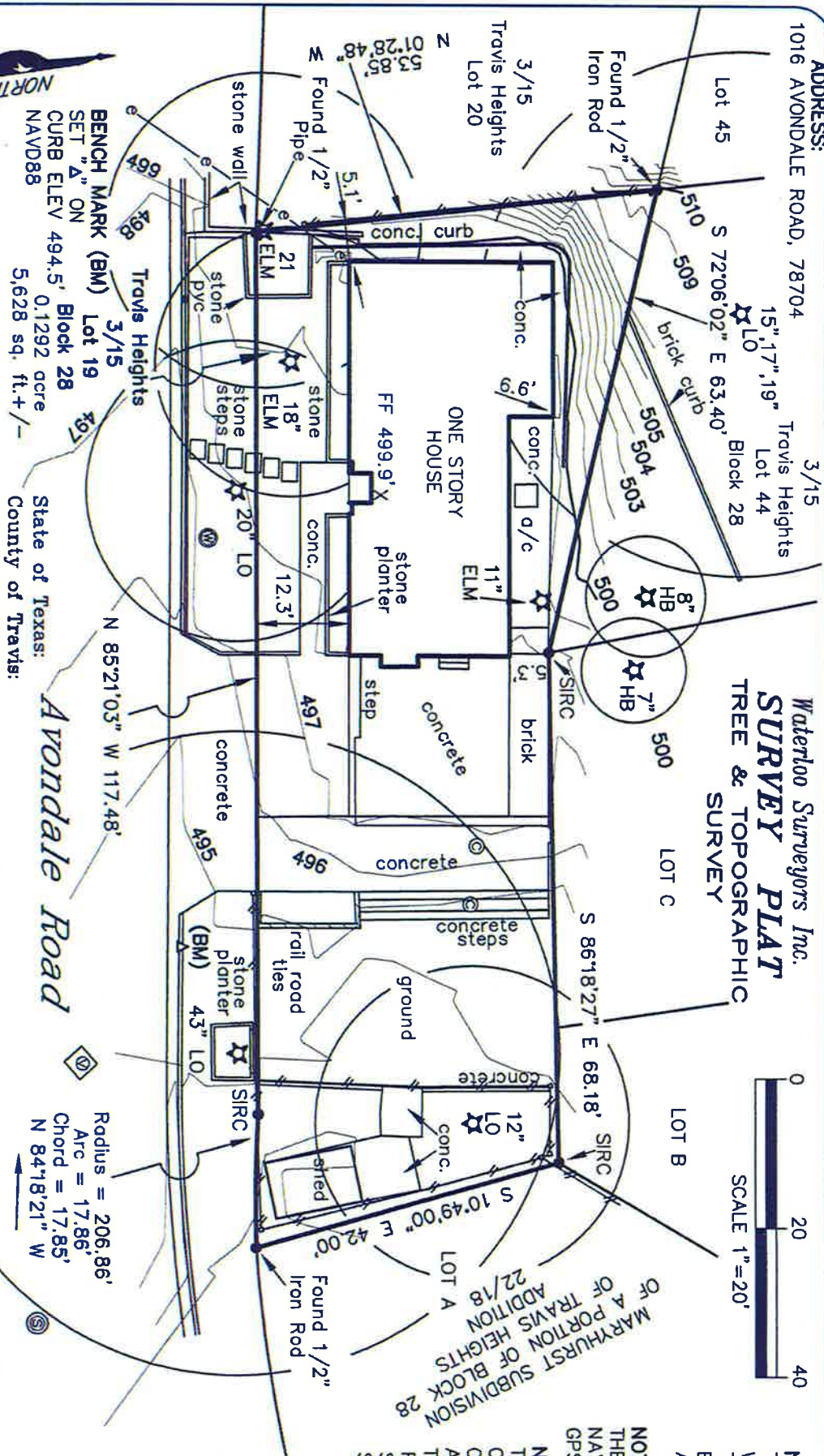
**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER EASEMENTS, RESTRICTIONS AND CONDITIONS MAY APPLY

J156721T

**NOTE:**  
THE ELEVATIONS SHOWN HEREON ARE NAVD88, BASED ON LOCAL NETWORK GPS OBSERVATION.

**NOTE:**  
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER AS MEASURED 4.5' FROM GROUND UP. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA:  
SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

**LEGAL DESCRIPTION:**  
LOT 16, BLOCK 28, OF RESUBDIVISION OF LOTS 16, 17, 18, 19, 39, 40, 41, 42 AND 43, IN BLOCK 28 OF TRAVIS HEIGHTS ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO DAVID RAMOS AND SPOUSE, MEREDITH BRADKEY BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2013009950, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



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The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3.5.6 Condition II Survey. IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0605J

Zone: X Dated: 01/06/2016

Dated this the 5TH day of FEBRUARY, 2019.

www.WaterlooSurveyors.com - Austin, Texas - (512)481-9602

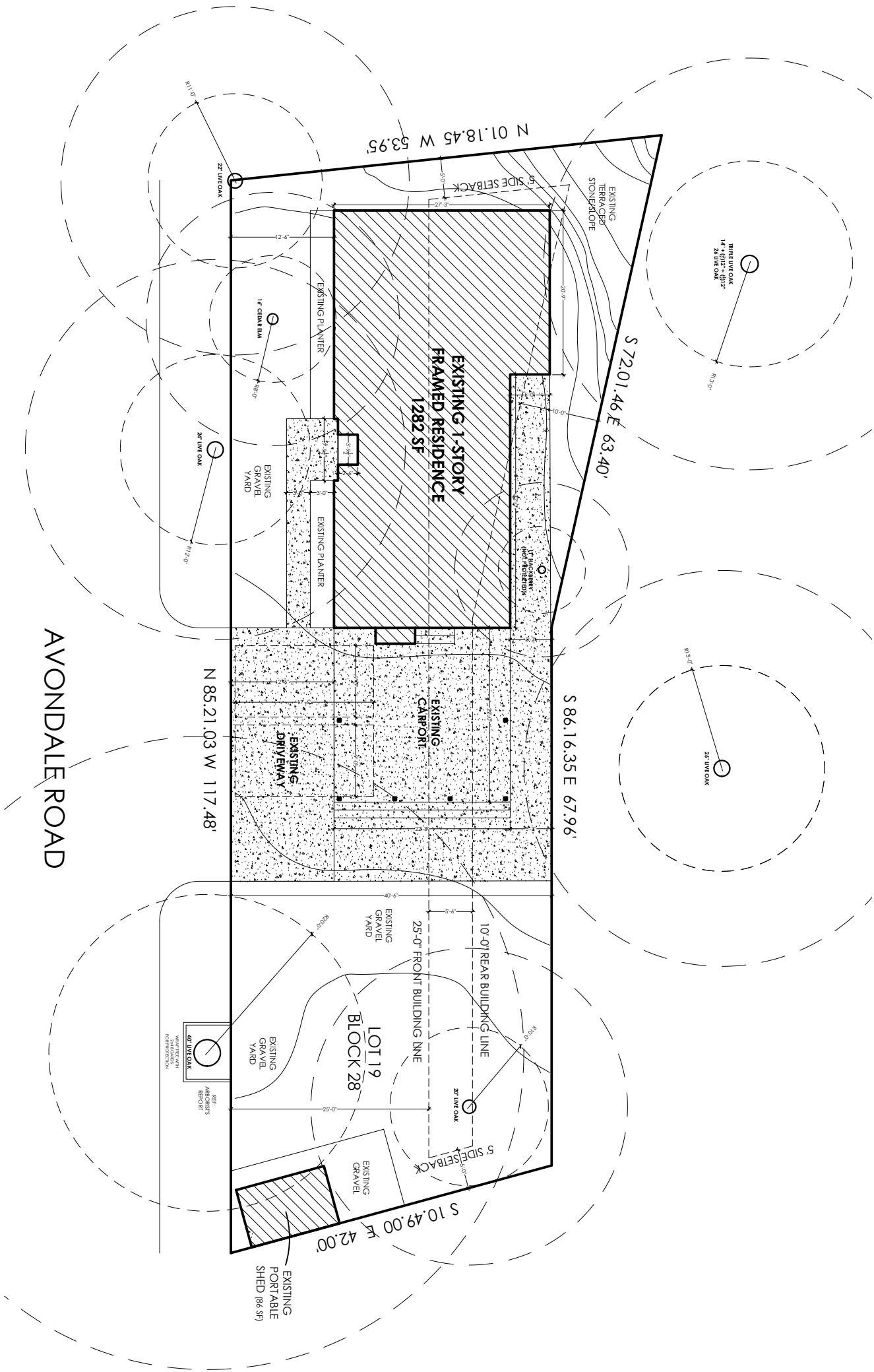


Thomas P. Dixon R.P.L.S. 4324  
FIRM# 10124400



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



NOTES:

1016 AVONDALE  
REMODEL/ADDITION

TOTAL SITE: 5,771 SF

BUILDING AREA

ALLOWABLE FAR: 2,308 SF  
EXISTING FAR: 1,282 SF  
PROPOSED FAR: TBD  
EXISTING FAR: 22.21 %

IMPERVIOUS COVER

TOTAL AC AREA: 1,282 SF  
CARPORT: 480 SF  
COVERED PORCH: 10 SF  
WALKWAYS: 657 SF  
EXISTING DRIVEWAY: 417 SF  
2,846 SF

ALLOWABLE I.C.: 2,597 SF  
EXISTING I.C.: 2,846 SF  
PROPOSED I.C.: 2,846 SF  
(EXISTING) 49.31 %

PROJECT TEAM:

OWNERS:

MEREDITH BRADLEY & DAVID RAMOS  
512.799.8080  
mredithbradley@nmc.com

DESIGNER:

BM MAY DESIGN  
512.507.4644  
bmty.dtw@gmail.com



REMODEL/ADDITION  
1016 AVONDALE  
AUSTIN, TX 78704

DATE: 7/19/18

SCALE:

SHEET NAME:





Search Type

DEVELOPMENT WEB MAP

Address

1016 AVONDALE RD, AUSTIN, TX, 7

GO

Map Tools

Map Pan

Map Themes

Base Map

1 : 600

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Map Layers

Layers Legend

Address Matches

1016 AVONDALE RD, AUSTIN, TX	Score: 100	Address
1001 AVONDALE RD, AUSTIN, TX	Score: 68	Address
1006 AVONDALE RD, AUSTIN, TX	Score: 68	Address
904 AVONDALE RD, AUSTIN, TX, 7	Score: 68	Address
906 AVONDALE RD, AUSTIN, TX, 7	Score: 68	Address
908 AVONDALE RD, AUSTIN, TX, 7	Score: 68	Address
1011 AVONDALE RD, AUSTIN, TX	Score: 68	Address
1014 AVONDALE RD, AUSTIN, TX	Score: 68	Address
1017 AVONDALE RD, AUSTIN, TX	Score: 68	Address
1015 AVONDALE RD, AUSTIN, TX	Score: 68	Address

# AJACENT SETBACK DISTANCES FOR AVONDALE ROAD TOP DISTANCES TAKEN FROM STREET CURB DISTANCES IN (FT) BELOW ARE FROM APPROX. PROPERTY LINE

28'-3"  
(20'-3")

30'-6"  
(24'-6")

28'-9"  
(22'-9")

34'-6"  
(28'-6")

24'-0"  
(18'-0")

35'-0"  
(27'-0")

22'-0"  
(14'-0")

1016 AVONDALE

21'-6"  
(12'-6")

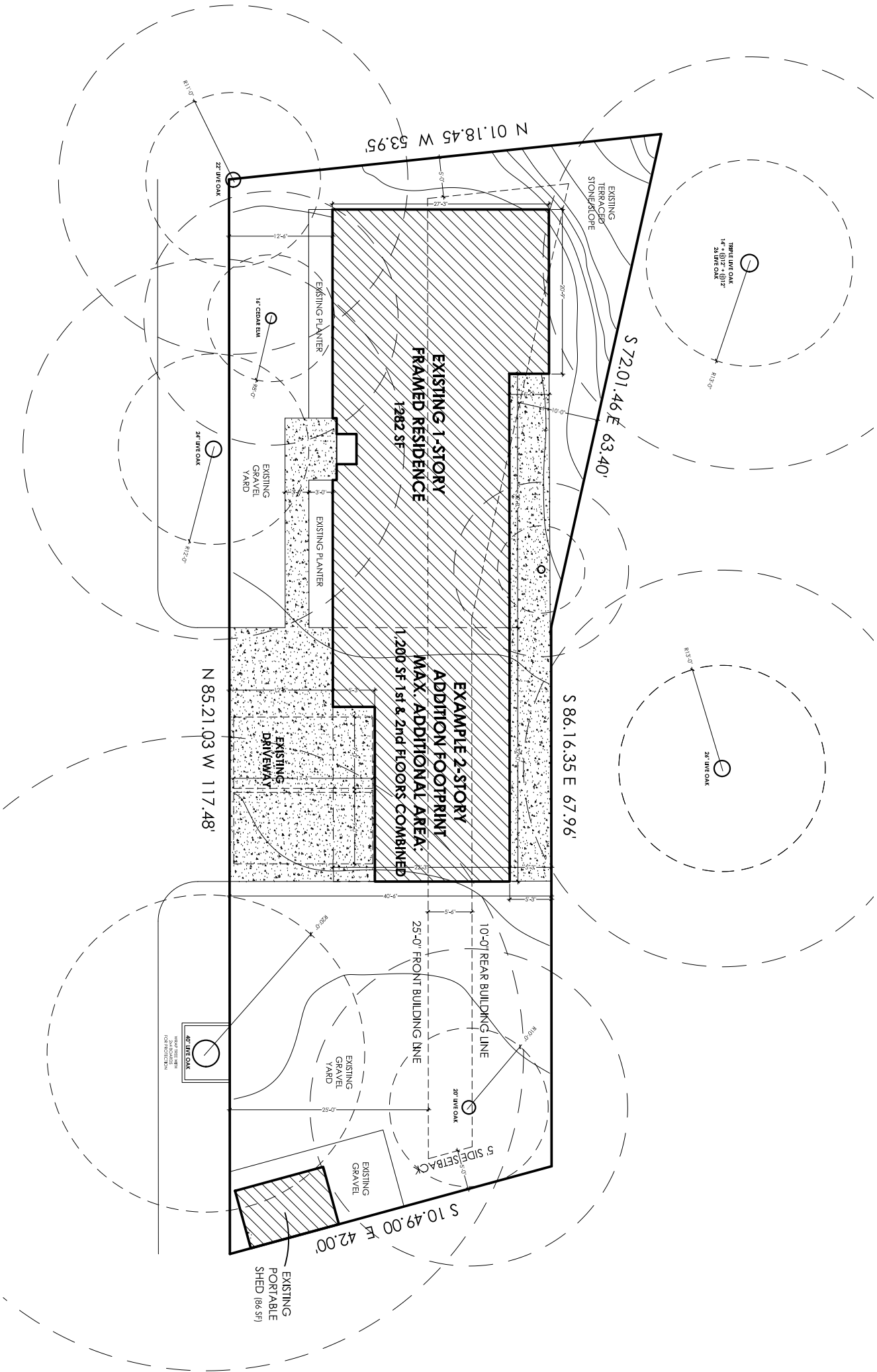
35'-6"  
(25'-6")

35'-9"  
(27'-9")



NEW SITEPLAN: EXAMPLE OF PROPOSED ADDITION FOOTPRINT (w 2ND STORY ABOVE)

SCALE: 1/16" = 1'-0"



NOTES:

1016 AVONDALE  
REMODEL/ADDITION

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PROPOSED I.C. (EXISTING): 2,846 SF  
49.31 %

PROJECT TEAM:

OWNERS:

MEREDITH BRADLEY & DAVID RAMOS  
512.799.8080  
mredithbradley@mmc.com

DESIGNER:

BEN MAY DESIGN  
512.507.4664  
bmoy\_cdx@gmail.com



REMODEL/ADDITION  
1016 AVONDALE  
AUSTIN, TX 78704

DATE: 12/5/19

SCALE

SHEET NAME





Search Type

DEVELOPMENT WEB MAP

Address

1016 AVONDALE RD, AUSTIN, TX, 7

GO

Map Tools

Map Pan

Map Themes

Base Map

1 : 600

Map Layers

Layers Legend

Address Matches			
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1017 AVONDALE RD, AUSTIN, TX	Score: 68	Address	
1015 AVONDALE RD, AUSTIN, TX	Score: 68	Address	

Layers

Layers

Grids

Elevation Contours

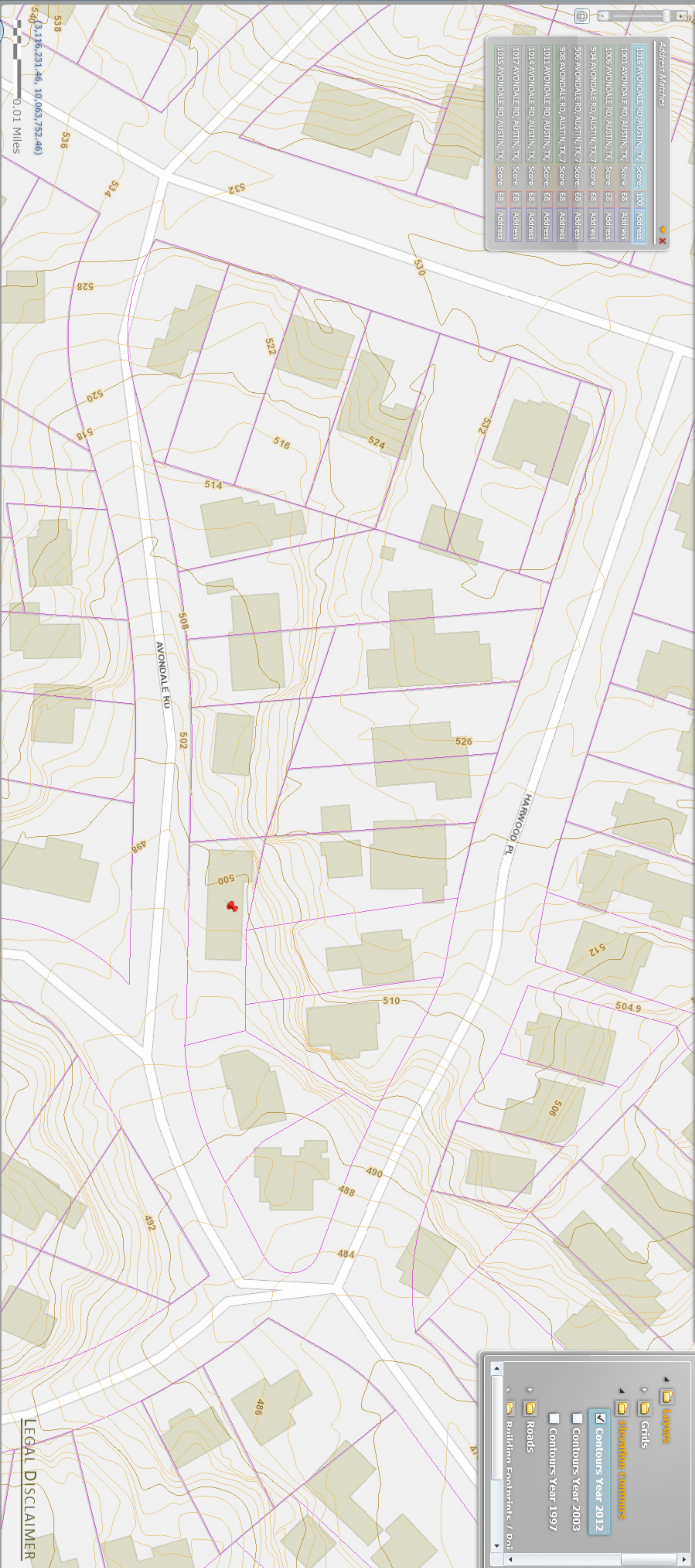
Contours Year 2012

Contours Year 2003

Contours Year 1997

Roads

Building Footprints / Doi

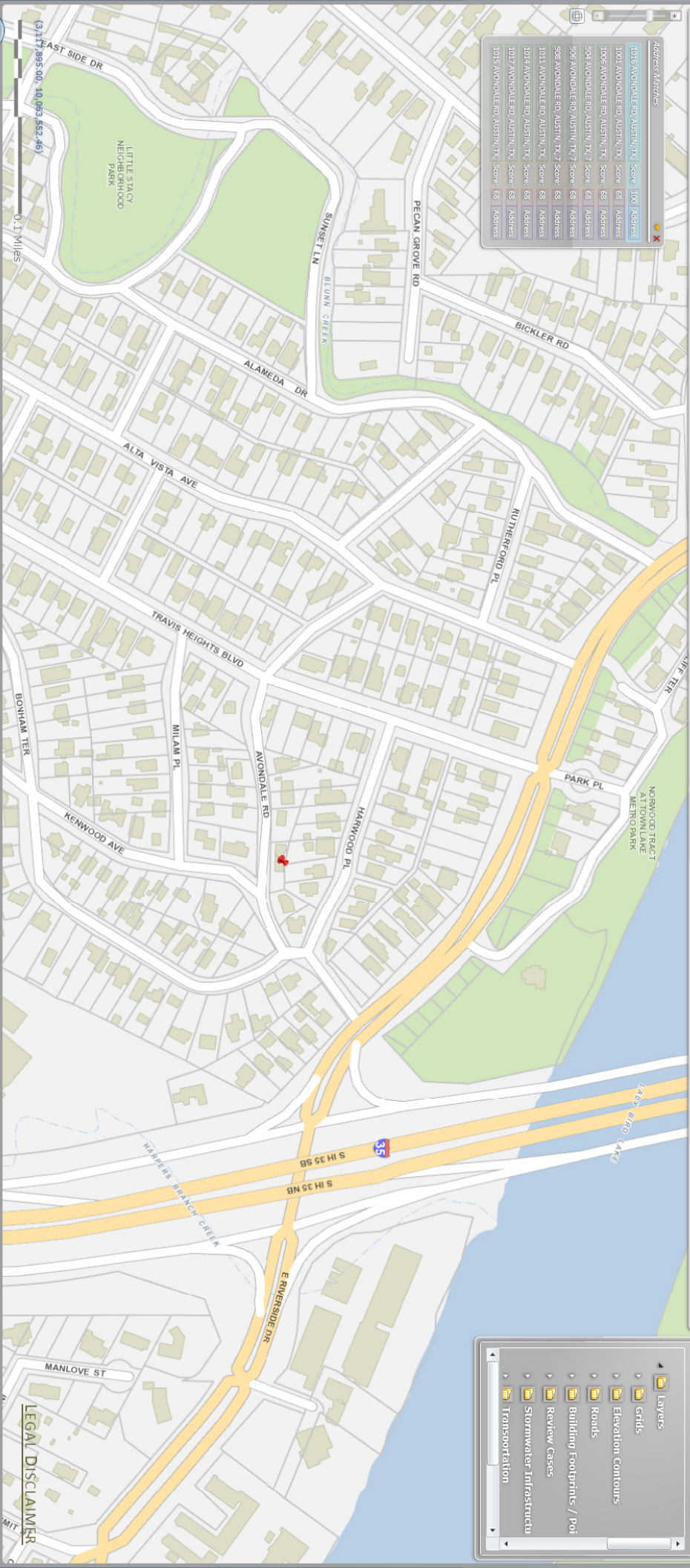


LEGAL DISCLAIMER



Address Matches

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994 AVONDALE RD, AUSTIN, TX, 7	Score: 63	Address
996 AVONDALE RD, AUSTIN, TX, 7	Score: 63	Address
998 AVONDALE RD, AUSTIN, TX, 7	Score: 63	Address
1011 AVONDALE RD, AUSTIN, TX	Score: 63	Address
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1015 AVONDALE RD, AUSTIN, TX	Score: 63	Address



Map Layers

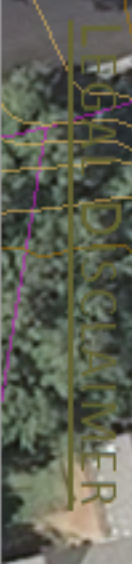
Layers Legend

- Layers
- Grids
- Elevation Contours
- Roads
- Building Footprints / Poi
- Review Cases
- Stormwater Infrastructure
- Transportation





1 : 600





I-4/15





I-4/16

