

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

**DATE:** Thursday November 07, 2019

**CASE NUMBER:** C15-2019-0062

\_\_\_\_ Brooke Bailey  
\_\_\_\_ Jessica Cohen  
\_\_\_\_ Ada Corral  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ William Hodge  
\_\_\_\_ Don Leighton-Burwell  
\_\_\_\_ Rahm McDaniel  
\_\_\_\_ Darryl Pruett  
\_\_\_\_ Veronica Rivera  
\_\_\_\_ Yasmine Smith  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Kelly Blume (Alternate)  
\_\_\_\_ Martha Gonzalez (Alternate)  
\_\_\_\_ Denisse Hudock (Alternate)

**APPLICANT:** Igor Dimitrijevski

**OWNER:** Enable Capital, LLC

**ADDRESS:** 1707 ASTOR PL

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from LDC Section 25-2-476 (B) (3) (a) (i) (*Special Exceptions*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the interior side yard setback from 5 feet (required) to 3 ft. 9 inches (requested) in order to maintain a Single Family Residential use that has been at this location for at least 25 years in a "SF-3-NP", Single-Family Residence zoning district. (MLK Neighborhood Plan)

**Note:** *Per the LDC 25-2-476 (B) The Board shall grant a special exception under Subsection (A) of this section if; (B) the Board finds that: (a) the violation has existed for: (i) at least 25 years.*

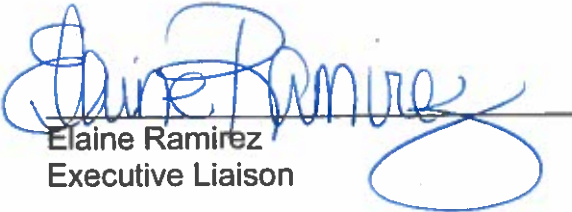
**BOARD'S DECISION:** BOA meeting Nov 7, 2019 POSTPONED TO JANUARY 13, 2020 BY APPLICANT

**FINDING:**

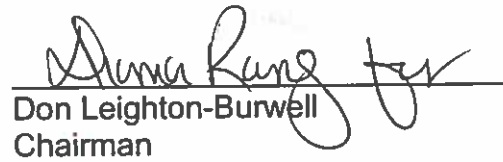
1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(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:



Elaine Ramirez  
Executive Liaison



Don Leighton-Burwell  
Chairman

**From:** [Ramirez, Elaine](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** Withdrawal of C15-2019-0062 / 1707 Astor Pl  
**Date:** Tuesday, December 10, 2019 7:42:49 AM

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\*\*\* External Email - Exercise Caution \*\*\*

Hi Elaine

Requesting to withdraw from the Variance Special Exception [January 13th](#) meeting for [1707 Astor Pl](#). The reason being is that there was a permit issued for the garage and the zoning department has approved that we don't need a special exception anymore.

Thanks

Igor Dimitrijevi  
City House Buyers  
586-822-8904

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**BOA GENERAL REVIEW COVERSHEET****CASE:** C15-2019-0062**BOA DATE:** November 7, 2019**ADDRESS:** 1707 Astor Pl**COUNCIL DISTRICT:** 1**OWNER:** Enable Capital LLC**AGENT:** Igor Dimitrijeviski**ZONING:** SF-3-NP**LEGAL DESCRIPTION:** LOT 57 OLT 19 DIV B GRANT PARK**VARIANCE REQUEST:** Special Exception**SUMMARY:** maintain a Single-Family residence**ISSUES:** the structure was built in its configuration in 1963

	<b>ZONING</b>	<b>LAND USES</b>
<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  
 Del Valle Community Coalition  
 East Austin Conservancy  
 East MLK Combined Neighborhood Plan Contact Team  
 Friends of Austin Neighborhoods  
 Friends of Northeast Austin  
 Homeless Neighborhood Association  
 Martin Luther King Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 Preservation Austin  
 SEL Texas  
 Sierra Club, Austin Regional Group



October 30, 2019

Igor Dimitrijevi,ski,  
For Enable Capital, LLC  
1707 Astor Pl  
Austin TX, 78721

Property Description: LOT 57 OLT 19 DIV B GRANT PARK

**Re: C15-2019-0062**

Dear Mr. Dimitrijevi,ski,

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

**Section 25-2-476 (B) (3) (a) (i) (*Special Exceptions*) – Section 25-2-492 (D) (*Site Development Regulations*);**

To decrease the interior side yard setback from **5 feet (required) to 3 ft. 9 inches (requested)**;  
In order to maintain a Single Family Residential use that has been at this location for at least 25 years in a "SF-3-NP", Single-Family Residence zoning district. (MLK Neighborhood Plan)

**Austin Energy does not oppose requested side yard setback variance**, provided any proposed and existing improvements are following 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\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2019-0062  
LOCATION: 1707 Astor Place



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" = 154'



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

P-5/7

## 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:  Date: 10/8/2019

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

Applicant Mailing Address: 4800 Steiner Ranch Blvd 20201

City: Austin State: TX Zip: 78732

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: 10/8/2019

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

Owner Mailing Address: 2121 Lohmans Crossing Rd Suite 504-248

City: Lakeway State: TX Zip: 78734

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).

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§ 25-2-476 - SPECIAL EXCEPTIONS.

- (A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 ( *Zoning* ) if the board finds that the special exception meets the requirements of this section.
- (B) The Board shall grant a special exception under Subsection (A) of this section if:
- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
  - (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
  - (3) the Board finds that:
    - (a) the violation has existed for:
      - (i) at least 25 years; or
      - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2017;
    - (b) the use is a permitted use or a nonconforming use;
    - (c) the structure does not share a lot with more than one other primary residence; and
    - (d) granting a special exception would not:
      - (i) alter the character of the area;
      - (ii) impair the use of adjacent property that is developed in compliance with city code; or
      - (iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.
- (C) A special exception granted under this section:
- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
  - (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
  - (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.
- (D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 ( *Noncomplying Structures* ).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126; [Ord. No. 20160519-057, Pt. 2, 5-30-16](#).



LAND TITLE SURVEY

Address 1707 ASTOR PLACE Reference D.R. HORTON  
Lot No. 57, OUTLOT 19, DIVISION B, GRANT PARK, an addition in the City  
of AUSTIN in TRAVIS County, Texas, of record in Volume 6,  
Page 107, of the Official Public Records of TRAVIS County, Texas.

SCALE 1"=40'

RESTRICTIVE COVENANTS  
AND EASEMENTS

1. Restrictions recorded in Volume 1418, Page 472, Volume 1484, page 181 and Volume 1702, Page 412, Deed Records of Travis County, Texas, Document No(s). 2001069322, 2001079869, 2014087937 and 2019063901, Official Public Records of Travis County, Texas and those set out on the plat recorded in Volume 6, Page 107, Plat Records of Travis County, Texas, DO AFFECT the subject lot.  
10. b. Visible and apparent easements on or across the subject property as described in Schedule A DO AFFECT the subject lot.  
10. d. All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Volume 6, Page 107, Plat Records of Travis County, Texas, DO AFFECT the subject lot.  
10. e. Grade Requirement Release recorded in Volume 2698, Page 277, Deed Records of Travis County, Texas, executed by AT. Washington and wife, Bette Jo Washington to the City of Austin, DOES AFFECT the subject lot.

The property described hereon is contained within Flood Zone "X" as identified on FIRM Map No. 48453C0470K, effective date January 5, 2016, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by Title Resources Guaranty Company according to Commitment No. 141-190204108 effective June 12, 2019, are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

AS SURVEYED BY:  
LANDMARK SURVEYING, LP  
TEXAS FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr.*

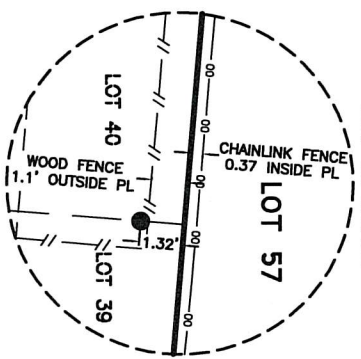
JUAN M. CANALES, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453  
STATE OF TEXAS  
SURVEYED: JULY 2 & 9, 2019

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: D.R. HORTON, AMERICA'S BUILDER, Ref: Erin Keshnick  
DATE: JULY 8, 2019  
OFFICE: K. KAWAZOE  
CREW: J. MALDONADO, A. SILVA, C. RINCON, K. KIZABI  
F.B.: 1690/10.11  
JOB: 94-0004-106-01  
T:\ERIN KESHNICK\1707 ASTOR PLACE\1707 ASTOR PLACE - LAND TITLE.dwg

REVIEWED BY

*JMC*  
Initials Date 7.10.2019



LEGEND

- 1/2" IRON ROD FOUND WITH ORANGE PLASTIC CAP STAMPED "RPLS 1908"
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "ATS"
- 1/2" UNCAPPED IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- RECORD INFORMATION
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DEED RECORDS, TRAVIS COUNTY, TEXAS
- BACK OF CURB
- RIGHT OF WAY
- CHAIN LINK FENCE
- WOOD FENCE
- ELECTRICAL OVERHEAD LINE
- MAILBOX
- PER VOL. 1418, PG. 472 & VOL. 1484, PG. 181, D.R.T.C.T.
- PROPERTY LINE
- GUY WIRE EASEMENT
- CONCRETE IMPROVEMENTS
- ROCK IMPROVEMENTS
- AIR CONDITIONER PAD

BASIS OF BEARING

TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE-4203) NAD 83, (GORS) U.S. SURVEY FEET GEOD MODEL 12A.

NOTES

- ONLY THOSE BUILDING SETBACK LINES SHOWN, OR REFERENCED ON THE RECORD SUBDIVISION PLAT ARE SHOWN HEREON. THEREFORE, OTHER BUILDING SETBACK LINES THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
- BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCES, RESTRICTIVE COVENANTS, ETC. THAT ARE NOT SHOWN HEREON.

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Landmark SURVEYING, LP

2205 E. 5TH STREET  
AUSTIN, TEXAS 78702  
TEXAS FIRM REGISTRATION NO. 100727-00  
PH: (512)328-7411 FAX: (512)328-7413  
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# Special Exception Request

Property: 1707 ASTOR PL; LOT 57 OLT 19 DIV B GRANT PARK

## Description:

The applicant is requesting a Special Exception(s) from LDC Section 25-2-492 (D) (Site Development Regulations) from setback requirements to decrease the interior side yard setback from 5 feet (required) to 3 ft. 9 inches (requested) in order to maintain a Single Family Residential use that has been at this location for at least 25 years in a “SF-3-NP”, Single-Family Residence zoning district. (MLK Neighborhood Plan)



P-5/14

Address 1707 ASTOR PLACE Reference D.R. HORTON  
 Lot No. 57, OUTLOT 19, DIVISION B, GRANT PARK, an addition in the City  
 of AUSTIN in TRAVIS County, Texas, of record in Volume 6,  
 Page 107, of the Official Public Records of TRAVIS County, Texas.

1. Restrictions recorded in Volume 1418, Page 472, Volume 1484, page 181 and Volume 1702, Page 412, Deed Records of Travis County, Texas, Document No(s). 2001069322, 2001070660, 2001082017 and

2019030301, United Public Records set on or after the date of the subject in the plot recorded in Volume 6, Page 107. Plot Records of Travis County, Texas, DOES AFFECT the subject. The subject has no comments on or across the subject property as described in Schedule A. DOES AFFECT the subject. lot setback lines, restrictions and dedications to set out on the plot recorded in Volume 6, Page 107. Plot Records of Travis County, lot 10, A, Grade Requirement Release recorded in Volume 2588, Page 277, Deed Records of Travis County, Texas, recorded by M. Cunningham and recorded by M. Cunningham in the City of Austin, DOES AFFECT the subject lot.

The property described hereon is contained within Flood Zone "X" as identified on FIRM Map No. 44453C0470K, effective date January 6, 2016, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by Title Resources Guaranty Company according to Commitment No. 141-190204108 effective June 12, 2019, are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

AS SURVEYED BY:  
LANDMARK SURVEYING, LP  
TEXAS FIRM REGISTRATION NO. 100727-00

John M. Canale, Jr.

**JUAN M. CANALES, JR.**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453  
STATE OF TEXAS

**SURVEYED: JULY 2 & 9, 2019**

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

ORIGINAL SIGNAL/DEN

CLIENT: D.R. HORTON,  
DATE: JULY 8, 2016

DATE: JULY 8, 2019  
OFFICE: K. KAWAZOE

OFFICE: K. KAWAZOE  
CREW: J. MALDONADO

CREW: J. MALDONADO  
F.B.: 1690/10,11

I.E.: 1050/10,11  
 JOB: 94-0004-10  
 TYPED BY: KJF

DISK: T:\ERIN KIESH

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REVIEWED BY JMC  
Initials 7.10.2019  
Date



NO. 2028114589 O.P.R.I.C.T.	DOC. NO. 2009073512 O.P.R.I.C.T.
PROPERTY ID: 204682 1616 ELMIRA ROAD	PROPERTY ID: 204681 1616 ELMIRA ROAD

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**Landmark**  
SURVEYING, LP

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AUSTIN, TEXAS 78702  
TEL: 512-333-7400 FAX: 512-333-7401  
TELEX: 150027-7

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2205 E. 5TH STREET  
AUSTIN, TEXAS 78702

TEXAS FIRM REGISTRATION NO. 100927-M  
PH (512)323-7411 FAX (512)323-7415  
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# Supporting Evidence – Garage Build Permit from 1963.

OWNER	A. T. Washington	ADDRESS	1707 Astor Place				
PLAT	366	LOT	57	BLK.		DIV	
SUBDIVISION	Grant Park						
OCCUPANCY	Res.						
				OWNERS			
BLD PERMIT #	89040	DATE	8-13-63	ESTIMATE	12,000.00		
CONTRACTOR	Owner			NO. OF FIXTURES	10		
WATER TAP REC #	E 34030	SEWER TAP REC #	40337				
RESIDENCE							
Stone ven. res and atch garage							
4-5-73 135378 Alvin Phillips Remodel exist. res.							
10-15-75-152594-frn acc bldg. 108 sq ft. \$100.00							

Found in Austin Historical Center Archives Attached Garage is specifically mentioned in this permit.



108 E. 10th  
220 Littlefield Bldg.

**J. O. GARRETT COMPANY**  
—Agency Established 1899—  
INSURANCE BONDS

Phone GR 2-9211

119

207 HOLLINGSWORTH JESSE T •  
GR-0560

102

ATTANCE ST.—FROM 1200 E. 1ST  
NORTH TO E 7TH

111 VACANT •  
—E 20 INTERSECTS

202 KIM V. MRS •  
GR-7-4444

204 LARA GRACE MRS •  
205 DE LEON NICOLASA MRS •  
GR-8-8170

—E 30 INTERSECTS

305 RODRIGUEZ MANUEL •  
307 MORENO LILLIE MRS •  
—E 4TH INTERSECTS

—(NOT OPEN FROM E 4TH TO  
E 5TH INTERSECTS

—E 6TH INTERSECTS

—E 7TH INTERSECTS

ATMODO ST.—FROM 1 BLK WEST 300  
KEMP EAST TO SAXON LA

6017 WILSON ALBERTA MRS •  
6018 THOMPSON MARY A MRS •  
6021 EDWARDS FRANK W • EWS-3274

6105 CLARK JANE MRS • EWS-3344

6106 JONES LULA MRS • EWS-3424

6107 SWIST ROGER •  
6108 KELLY CHINA JR REV •  
—E 19TH INTERSECTS

6110 VACANT •  
6111 MOORE MAMIE MRS • EWS-3464

6113 HARRISON EDGIE •  
6114 BUTLER WILLIE M MRS •  
6115 VACANT •  
6116 VACANT •  
6117 VACANT •  
6118 MAXWELL LOLA M MRS •  
6119 SWIST JOHN •  
EWS-3394

—MONTECALI DR INTERSECTS

—AUBURNDALE ST.—FROM 2700  
NORRHEAST DR NORTH TO  
AUBURNHILL

6504 NELSON DE WITT L •

—AUBURNHILL ST.—FROM 2500  
NORRHEAST DR EAST TO  
AUBURNDALE

6504 MAY FRANKS B • GL-2-0005

6505 BEESON JOSEPHINE A MRS •  
6509 WILLIAMS GERALD E •  
GL-3-4620

6510 BROOKS A FRANK JR •  
GL-2-2805

6520 SAVAGE FLOYD W • GL-3-5972

6522 RETNOLD ROBERT •  
6505 SWENSON VINCENT C •  
GL-2-0080

ATLANTA ST.—FROM 2200 LAKE  
AUSTIN BLVD NORTH TO W 7TH

311 NO RETURN

313 KOEPP PHILLIP GR-8-1329

315 MARTIN EMMETT J GR-7-5069

401 ODELL HARRY B • GR-8-5146

4015 VACANT •  
4017 SMITH JOSEPH B • GR-6-4013

407 VACANT •  
—FOSTER AV INTERSECTS

501 MARY-1942

503 GUERRERO ROBT L GR-6-3001

510 JOHNSON JULIA E MRS •  
GR-6-3080

—SUNSET AV INTERSECTS

—(NOT OPEN BETWEEN SUNSET  
—AV AND W 7TH INTERSECTS

—JOHNSON BEGINS

ASTOR PL.—FROM 4100 LESLIE  
NORTH TO E 19TH

1601 KING HARVE D WA-3-147

1602 JOHNSON MARCELLUS J •  
WA-3-2444

1603 BROWN FRANKIE A MRS •  
WA-0-428

1606 MC BRIDE WALTER L •  
1609 YOUNGLOD THEO R •  
1610 THOMAS-3577

1611 VACANT •  
1614 KNOX GEO • WA-0-567

1701 MEANS JAMES H • WA-6-1424

1703 PATTERSON ALVIN D •  
1707 WASHINGTON A T • WA-0-2885

1713 VACANT •  
—E 19TH INTERSECTS

ATKINSON RD.—FROM 4000  
INTERREGGIONAL HWY EAST TO  
CITY LIMITS

—BENNETT AV INTERSECTS

1000 VACANT •  
1002 VACANT •  
1006 VACANT •  
1010 VACANT •  
1012 SWAIN J J NEIGHBORHOOD  
CROCKERY GL-3-9413

1024 HARRISON MARGIE MRS •  
GL-3-2166

—BETHUNA AV BEGINS

1100 WOODS WALTER • GL-2-5839

1106 UNDER CONSN

—PROVIDENCE AV BEGINS

—MEADOW AV BEGINS

—BLESSING AV BEGINS

ATLANTA ST.—FROM 2200 LAKE  
AUSTIN BLVD NORTH TO W 7TH

311 NO RETURN

313 KOEPP PHILLIP GR-8-1329

315 MARTIN EMMETT J GR-7-5069

401 ODELL HARRY B • GR-8-5146

4015 VACANT •  
4017 SMITH JOSEPH B • GR-6-4013

407 VACANT •  
—FOSTER AV INTERSECTS

501 MARY-1942

503 GUERRERO ROBT L GR-6-3001

510 JOHNSON JULIA E MRS •  
GR-6-3080

—SUNSET AV INTERSECTS

—(NOT OPEN BETWEEN



# Supporting Evidence-Aerial Maps 1966 Overview



Found at the Austin History Center website at <http://library.austintexas.gov/ahc/aerial-photographs>

# Supporting Evidence-Aerial Maps 1966 Zoomed





# Supporting Evidence-Aerial Maps 1984 Overview



Found at the Austin History Center website at <http://library.austintexas.gov/ahc/aerial-photographs>

# Supporting Evidence-Aerial Maps 1984 Zoomed



Found at the Austin History Center website at <http://library.austintexas.gov/ahc/aerial-photographs>

## 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 development or change. 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 is required.

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 web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

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: C15-2019-0062**

**Contact: Elaine Ramirez, 512-974-2202**

**Public Hearing: Board of Adjustment, November 7<sup>th</sup>, 2019**

Lorene Nealy

Your Name (please print)

☐ I am in favor  
☒ I object

1610 ELMIRA Rd Austin, Tx 78721

Your address(es) affected by this application

Lorene Nealy

Signature

11-4-19

Date

Daytime Telephone: 512-470-7957

Comments: I oppose The variance request!  
Leaving less than 5 feet between properties  
would be hazardous to ALL  
properties in case of emergencies  
or fires!

**If you use this form to comment, it may be returned to:**  
City of Austin-Development Services Department/ 1st Floor  
Elaine Ramirez  
P. O. Box 1088  
Austin, TX 78767-1088  
Fax: (512) 974-6305  
Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)



**From:** City House Buyers  
**To:** [Ramirez, Elaine](#)  
**Subject:** Re: 11/7 (Thurs.) Board of Adjustment hearing  
**Date:** Thursday, November 07, 2019 2:16:45 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Hi Elaine

Per our conversation I did not get an inspection report done from residential department. I was not aware that I needed one. We need to postpone this meeting. I will come in tomorrow to start the inspection report process with the residential department. Thanks

Igor Dimitrijevi  
City House Buyers  
586-822-8904

On Oct 31, 2019, at 10:32 AM, Ramirez, Elaine  
<Elaine.Ramirez@austintexas.gov> wrote:

Greetings Board applicants on the **Thursday 11/7** agenda –

Please take a look at attached agenda (including AE's reports) and reply to just me (not to all) and advise if you'll need a postponement or to withdraw from Thursday's hearing.

Also, take a look at all the back up for your case at the Board's website and if you see anything missing or not legible and bring 14 copies of it to the hearing.

If you have any new evidence not shown bring 14 copies of it to the hearing to pass out to our Board Members at the time you will be presenting.

Here's a link to their website:

[https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/15\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm)

I can still take in correspondence (neighbor and neighborhood Opposition and Support letters) for the Board's late back up packet that they receive on the dais up until 10am the day of the hearing, just email it to me.

Remember to bring usb portable drive to the hearing with all your evidence saved to it so you'll be able to project your images as you speak, speaking time is limited to 5 minutes then the Board will ask you questions except that Interpretation Appeals are

limited to 10 minutes each.

BOA meetings are held:

2<sup>nd</sup> Monday of the Month (exception of Nov. 2019 due to a Holiday)

City Hall – Council Chambers, 301 W. 2<sup>nd</sup> St.

5:30p.m.

**Respectfully,**

**Elaine Ramirez**

*Board of Adjustment Liaison*

*Planner Senior*

[City of Austin Development Services Department](#)

One Texas Center, 1<sup>st</sup> Floor

505 Barton Springs Rd

Office: 512-974-2202

<image002.png>

Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX

***Scheduled Meeting Disclosure Information:***

*In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.*

*For more information please visit: [City Clerk's website](#)*

<A-1 BOA AGENDA Nov 7, 2019 Draft Agenda\_dlb2 -hyperlink2.pdf>

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