

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-2**

DATE: Monday NOVEMBER 9, 2020

CASE NUMBER: C15-2020-0054

☐ N ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ William Hodge
☐ N ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ N ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ - ☐ Michael Von Ohlen OUT
☐ - ☐ Kelly Blume (Alternate) N/A
☐ - ☐ Martha Gonzalez (Alternate) N/A
☐ N ☐ Donny Hamilton (Alternate)

APPLICANT: Mari Russ

OWNER: Matthew Satter

ADDRESS: 3612 GOVALLE AVE

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-774 (Two-Family Residential Use) (C) (5)

(a) to increase the total area of a Second Dwelling Unit; unit not to exceed 1,100 total square feet or Floor to Area Ratio of 0.15, whichever is smaller (maximum allowed) to 2,000 square feet (requested) and

(b) to increase the second floor area of a Second Dwelling Unit; 550 square feet on second floor (maximum allowed) to 1,100 square feet (requested) in order to erect an Accessory Dwelling Unit in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Note: 25-2-774 (C) The Second Dwelling Unit: (5) may not exceed: (a) 1,100 total square feet or a floor-to-area ration of 0.15, whichever is smaller; and (b) 550 square feet on the second story, if any; and (6) may not be used as a Short Term Rental for more than 30 days in a calendar year if the second dwelling unit was constructed after October 1, 2015.

BOARD'S DECISION: BOA MEETING OCT 12, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member William Hodge motions to

Postpone to November 9, 2020, Board Member Darryl Pruett seconds on an 11-0 vote; POSTPONED TO NOVEMBER 9, 2020.

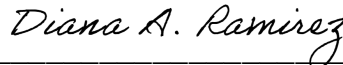
Nov 9 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Grant, Board Member Rahm McDaniel seconds on a 7-4 vote (Board members Brooke Bailey, Don Leighton-Burwell, Darryl Pruett, Donny Hamilton nay); DENIED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: providing a secondary unit on rear side of primary unit only allows 1100 sf less limiting amount redevelopment in order to preserve the structure in front and keep its context the scale and mass of the neighborhood allowing larger structure back while still needing all the other development regulations
2. (a) The hardship for which the variance is requested is unique to the property in that: has an original structure from the 20's/30's structure and context and mass of the road is consistent.

(b) The hardship is not general to the area in which the property is located because: most of the lots don't contain original structure as they have been demolished and the ones that have some context are putting larger units towards the rear.
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: it is supported by neighborhood association and most of properties are general in this area have smaller units in front and larger units in rear.


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman

o: 512.425.0024
c: 504.301.7397



3612 GOVALLE AVE



REQUEST FOR RECONSIDERATION

OUR CLARIFIED RESPONSE



DEAR MEMBERS OF THE BOARD -

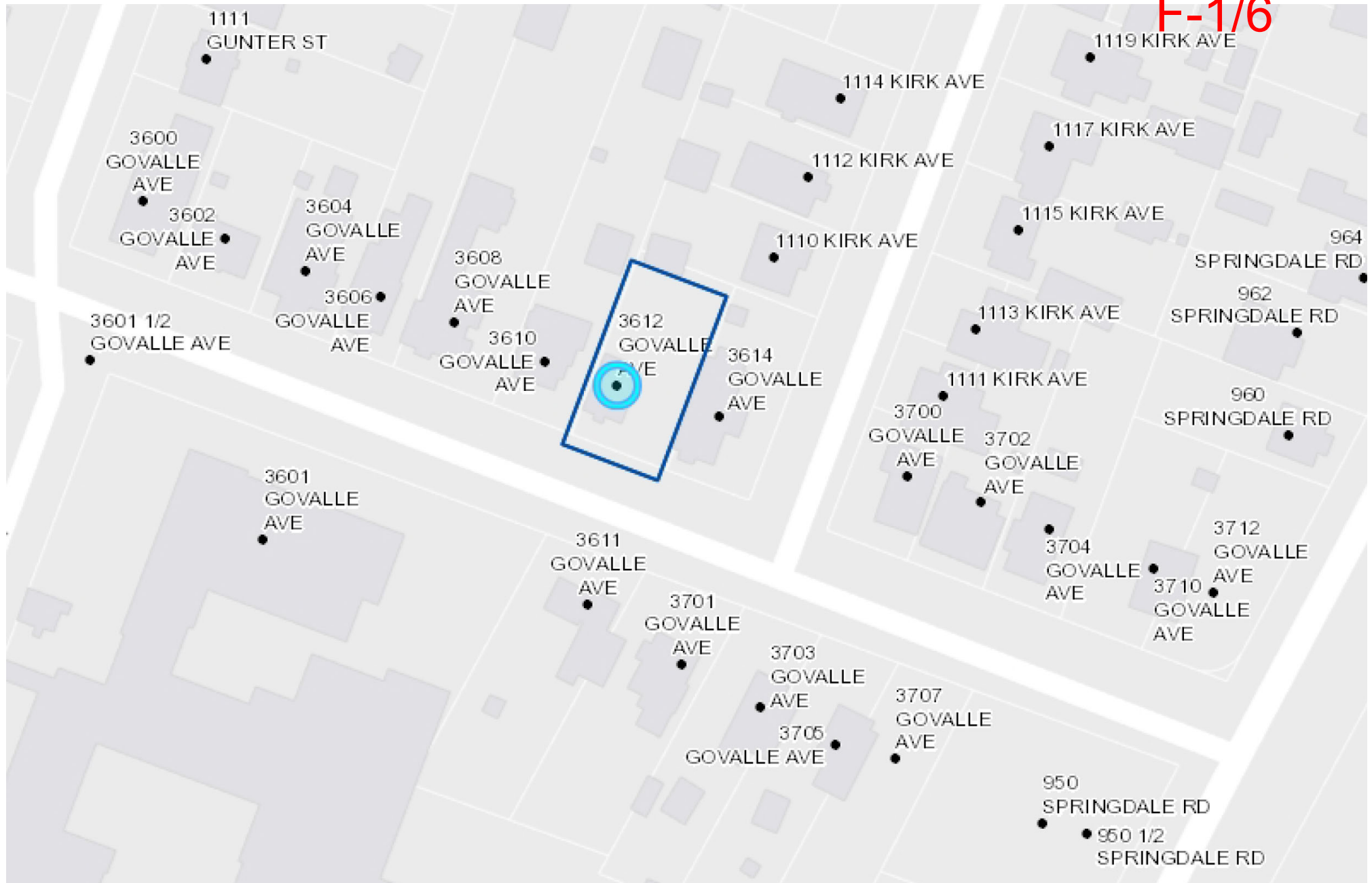
OUR PREVIOUS PROPOSAL AND SUBSEQUENT DENIAL WERE BASED ON THE DIFFERING VIEWPOINTS BETWEEN THE APPROPRIATE LEVEL OF REHABILITATION OR PRESERVATION FOR THE EXISTING STRUCTURE.

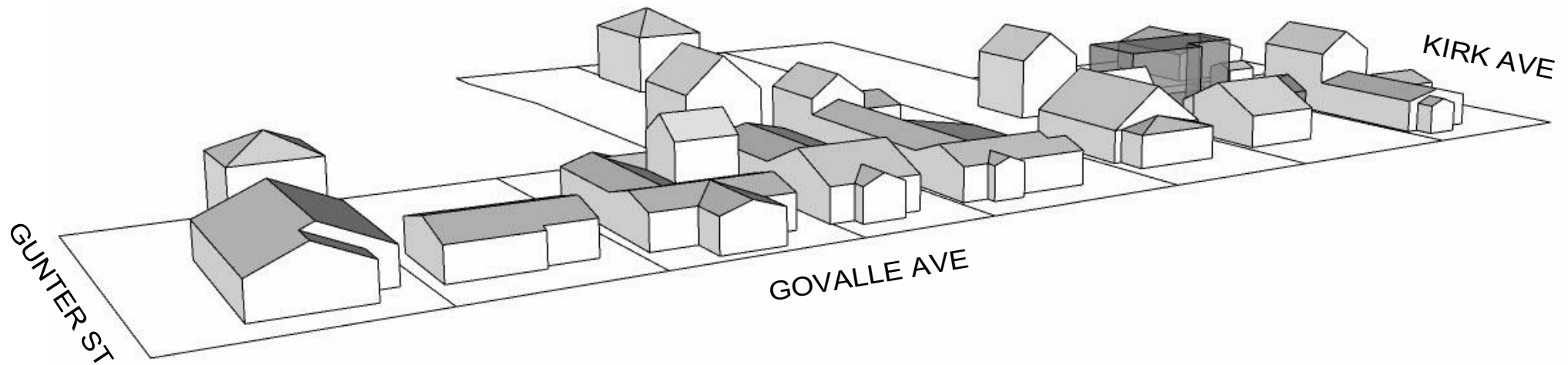
UNDERSTANDING THAT THE FIELD OF PRESERVATION CONTAINS SUBJECTIVITY, WE APPRECIATE THE STANDARD THE BOARD DECIDED TO UPHOLD. WE HAVE ADJUSTED OUR PROPOSAL BASED ON THAT STANDARD. PLEASE REVIEW OUR REVISED REQUEST THAT RETAINS THE POSITION OF THE FRONT DOOR, WINDOWS, AND A PORTICO ON THE STREET FACADE OF THE ORIGINAL STRUCTURE WHILE ALSO MAINTAINING OUR PREVIOUS PROPOSAL ELEMENTS OF MATERIALITY AND SCALE.

"REHABILITATION AS A TREATMENT IS DEFINED AS THE ACT OR PROCESS OF MAKING POSSIBLE A COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS, AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES WHICH CONVEY IT'S HISTORICAL, CULTURAL, OR ARCHITECTURAL VALUE."

- GRIMMER, ANNE E. AND WEEKS, CAY D. "NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS: PRESERVATION CONCERNS". NATIONAL PARK SERVICE GUIDANCE ON NEW ADDITIONS. PRESERVATION BRIEFS; TECHNICAL PRESERVATION SERVICES. <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm#summary>







NEIGHBORHOOD CONTEXT: 3600 BLOCK OF GOVALLE AVE.

PER STEVE SADOWSKY SUPPORT LETTER:

"THE GOVALLE NEIGHBORHOOD IS UNIQUE IN AUSTIN IN THAT IT DEVELOPED OUT OF A LARGE AGRICULTURAL TRACT WATERED BY BOGGY CREEK AND THE COLORADO RIVER. MANY HOUSES DATING FROM THE 1930s, SUCH AS THIS ONE, REFLECT THE EARLY AGRICULTURAL WORKING CLASS HISTORY OF THE NEIGHBORHOOD. RESIDENTS WORKED AT AREA FARMS OR AT BLUE COLLAR OCCUPATIONS IN NEARBY AUSTIN. WHILE THIS HOUSE MAY NOT QUALIFY AS AN INDIVIDUAL HISTORIC LANDMARK, ITS PRESERVATION IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT."





3612 GOVALLE AVE

VARIANCE REQUEST:

IN ORDER TO PRESERVE THE EXISTING 1937 COTTAGE WHICH SITES AT THE STREETFRONT ON 3612 GOVALLE AVE, THE OWNER IS REQUESTING AN

INCREASE IN ADU SQUARE FOOTAGE

SPECIFICALLY, A VARIANCE FROM

25-2-774-C-5-a: "SECOND DWELLING UNIT MAY NOT EXCEED: 1,100 TOTAL SQFT OR A FAR OF 0.15, WHICHEVER IS SMALLER"

- MAX ALLOWED: 1,100 SQFT - THE OWNER IS REQUESTING 2,000 SQFT;

25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY."

- MAX ALLOWABLE: 550 SQFT - THE OWNER IS REQUESTING 1,100 SQFT.

FIRST FLOOR: 900 SQFT

SECOND FLOOR: 1,100 SQFT



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



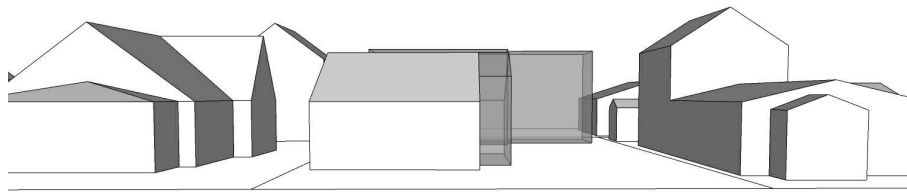
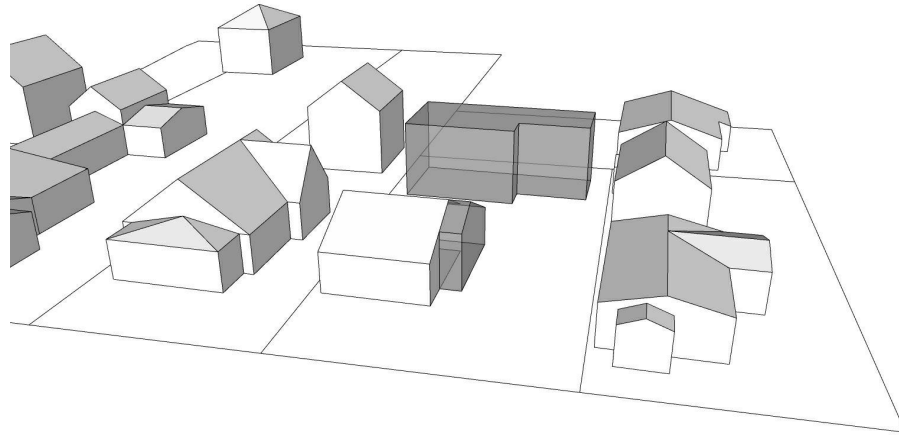


3612 GOVALLE AVE

CHARACTER:

- SCALE (WIDTH, HEIGHT)
- ROOF: PITCH, MATERIAL
- SITE PLACEMENT, CONNECTION TO THE STREET
- MATERIALS: SIDING
- OPENINGS





3612 GOVALLE AVE

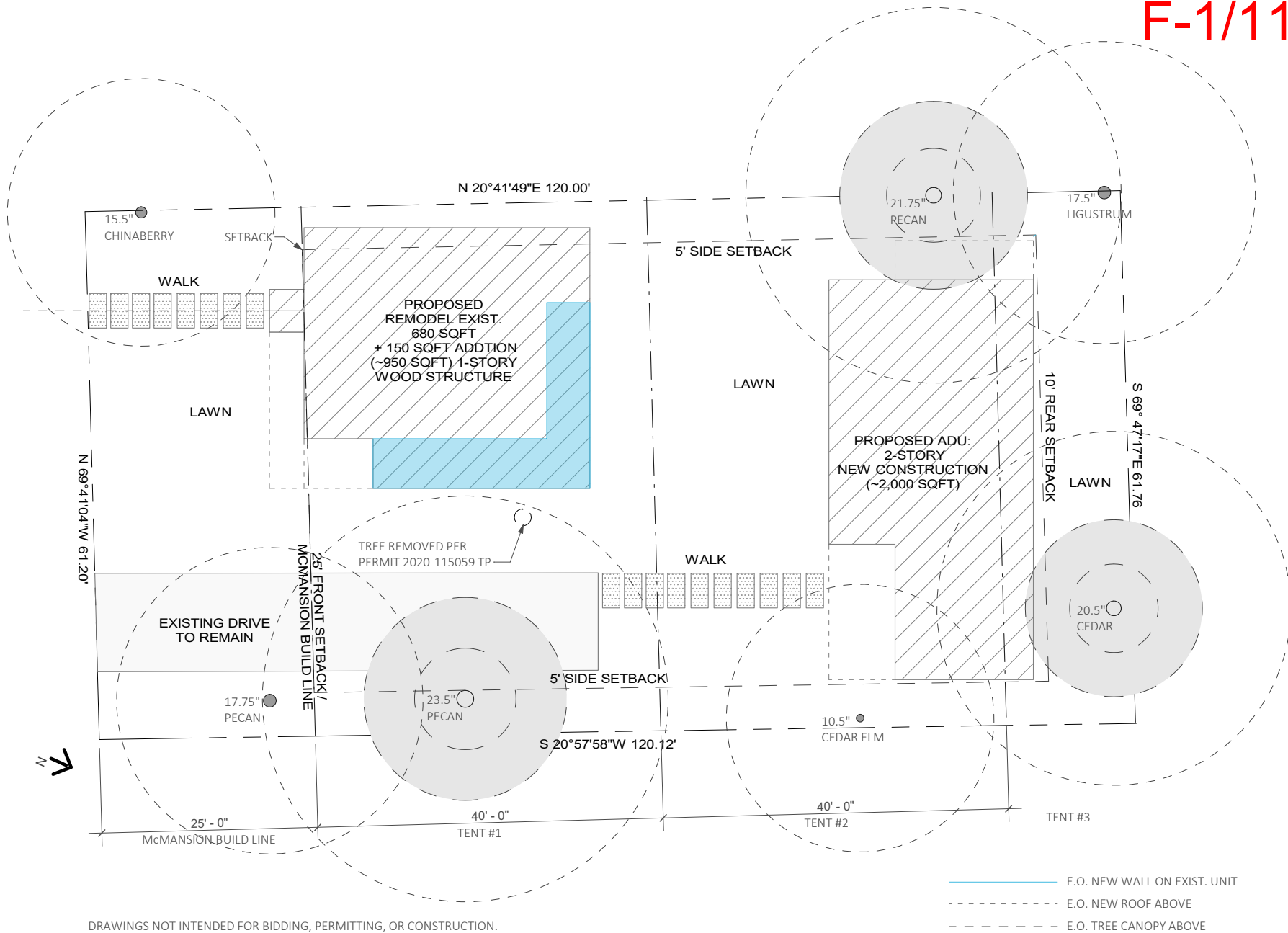
CONTEXT:

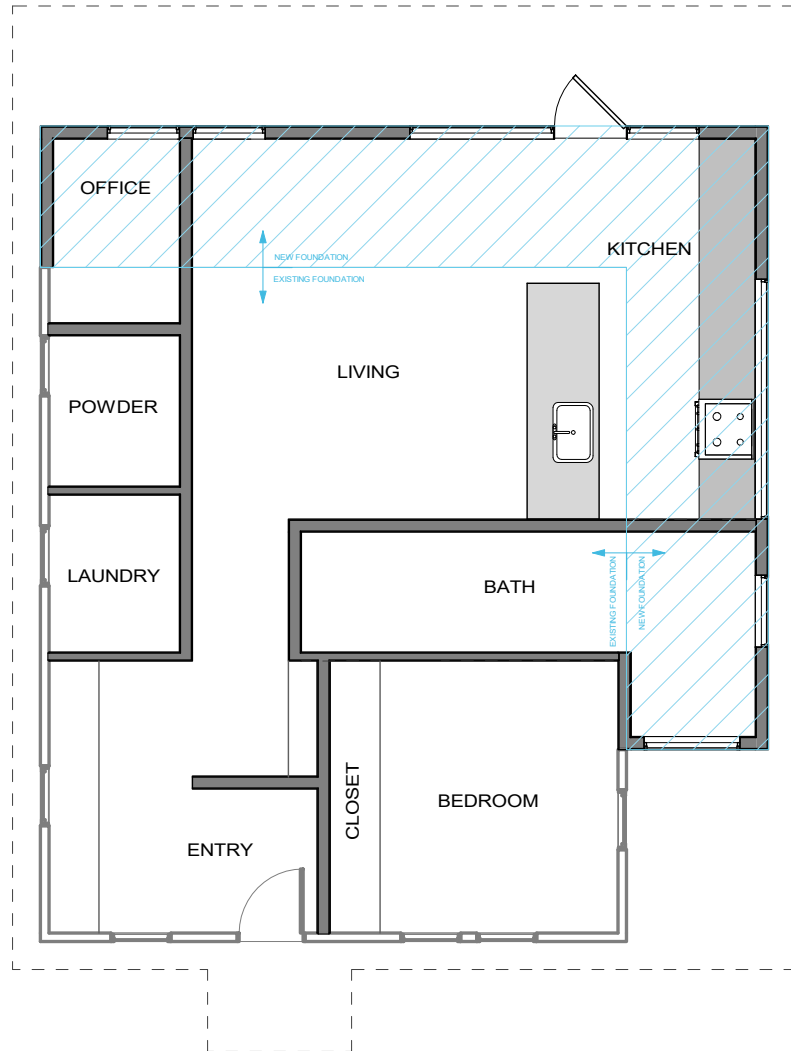
- BOTH NEIGHBORS HAVE 2-STORY UNITS IN THE REAR OF PROPERTY
- PROPERTY HAS GENEROUS MATURE TREE COVERAGE
- PROPOSED SCHEMATIC MASSING MATCHES GENERAL NEIGHBORHOOD BY KEEPING ONE-STORY UNIT AT STREET FRONT

"BEYOND A SINGLE BUILDING, ENTIRE BLOCKS ARE OFTEN CLOSELY RELATED ARCHITECTURALLY BY THEIR FORM AND ALIGNMENT ... THE FIRST PLACE TO CONSIDER PLACING A NEW ADDITION IS IN A LOCATION WHERE THE LEAST AMOUNT OF CHARACTER DEFINING FEATURES WILL BE LOST. IN MOST CASES, THIS WILL BE ON A SECONDARY SIDE OR REAR ELEVATION."

- GRIMMER, ET AL.





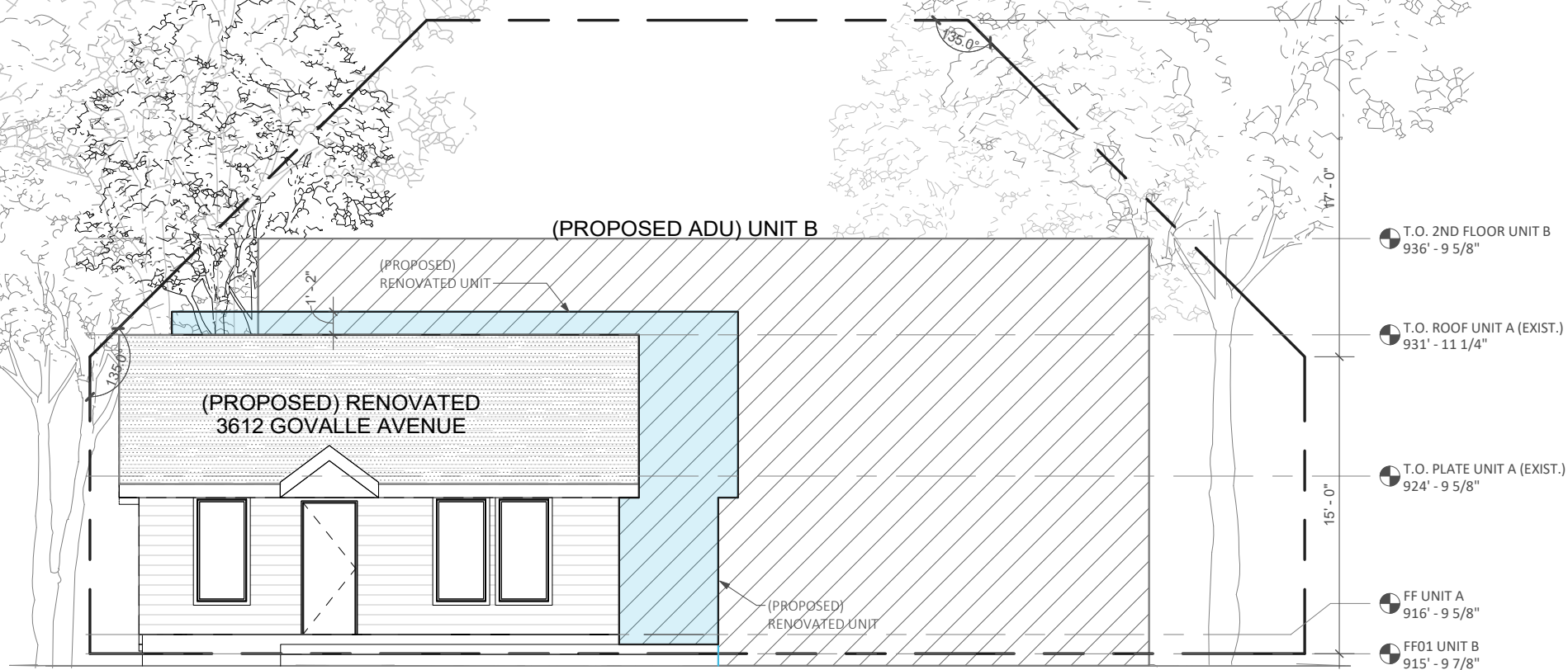


WALL SCHEDULE	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL

THE PROPOSED PLAN PRESERVES THE EXISTING LOCATION OF THE FRONT DOOR, PORTICO AND EXISTING WINDOWS AT THE STREET FACADE.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.





THE PROPOSED ELEVATION PRESERVES THE EXISTING LOCATION OF THE FRONT DOOR, PORTICO, AND EXISTING WINDOWS AT THE STREET FACADE.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

FRONT ELEVATION
V-203
11/19/2020



3610 GOVALLE AVE



3614 GOVALLE AVE



July 18, 2020

Re: 3612 Govalle Ave

The Govalle Neighborhood Association supports the variance at 3612 Govalle Ave. Maintaining the house in the front helps maintain the character of the neighborhood which is rapidly being whipped away by developers. In fact, the Land Development Code revision that was proposed last year had a provision wherein if a developer maintained the front facade of the house then greater density could be built on the lot. Applicant is not asking for greater density or an increase in the allowable permeable cover, rather applicant is asking to maintain the house in the front and build a larger house in the back, a reverse of the typical large house in front and ADU in the back. Additionally, the surrounding lots also have similar density in the back. For these reasons the Govalle Neighborhood Association supports this variance.

Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair



3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter [REDACTED] Rice, Andrew" [REDACTED], Craig Hoverman

Mari Russ <mari@erubor.ru>

Dear Mr. Hoverman:

We are happy to support your application for a variance that will preserve the existing 1930s house at [3612 Govalle Avenue](#). The Govalle neighborhood is unique in Austin in that it developed out of a large agricultural tract watered by Boggy Creek and the Colorado River. Many houses dating from the 1930s, such as this one, reflect the early agricultural working class history of the neighborhood. Residents worked at area farms or at blue collar occupations in nearby Austin. While this house may not qualify as an individual historic landmark, its preservation is important to reflect the history and heritage of the neighborhood, and would be contributing to a potential Govalle historic district. Your proposal to preserve the existing house appears to meet two important goals – preserving the historic streetscape that could easily be decimated by large-scale development, and the resulting loss of the history and context of this neighborhood, while still providing an opportunity to add housing units to this vibrant neighborhood. We believe that your proposal is very sensitive to the context and character of historic Govalle, and presents a unique circumstance because of the commitment to preserve a historic house when no other protections are in place to accomplish that goal. Preservation of this house also presents a hardship to the property owner in limiting the amount of redevelopment on this site, such that the continued existence of the historic-age building on the street, while offering the benefits described above, also reduces the amount of land open for redevelopment on this site. We appreciate your diligence in presenting this very sensitive approach to preserving the history of Govalle, and with it, the heritage of Austin.

Steve Sadowsky

Historic Preservation Officer

City of Austin, Texas

974-6454

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet
C-3**

DATE: Monday October 12, 2020

CASE NUMBER: C15-2020-0054

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ - ☐ Ada Corral (OUT)
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ William Hodge
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APPLICANT: Mari Russ

OWNER: Matthew Satter

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Postpone to November 9, 2020, Board Member Darryl Pruett seconds on an 11-0 vote; POSTPONED TO NOVEMBER 9, 2020.

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

Diana Ramirez for

Don Leighton-Burwell
Chairman



3612 GOVALLE AVE



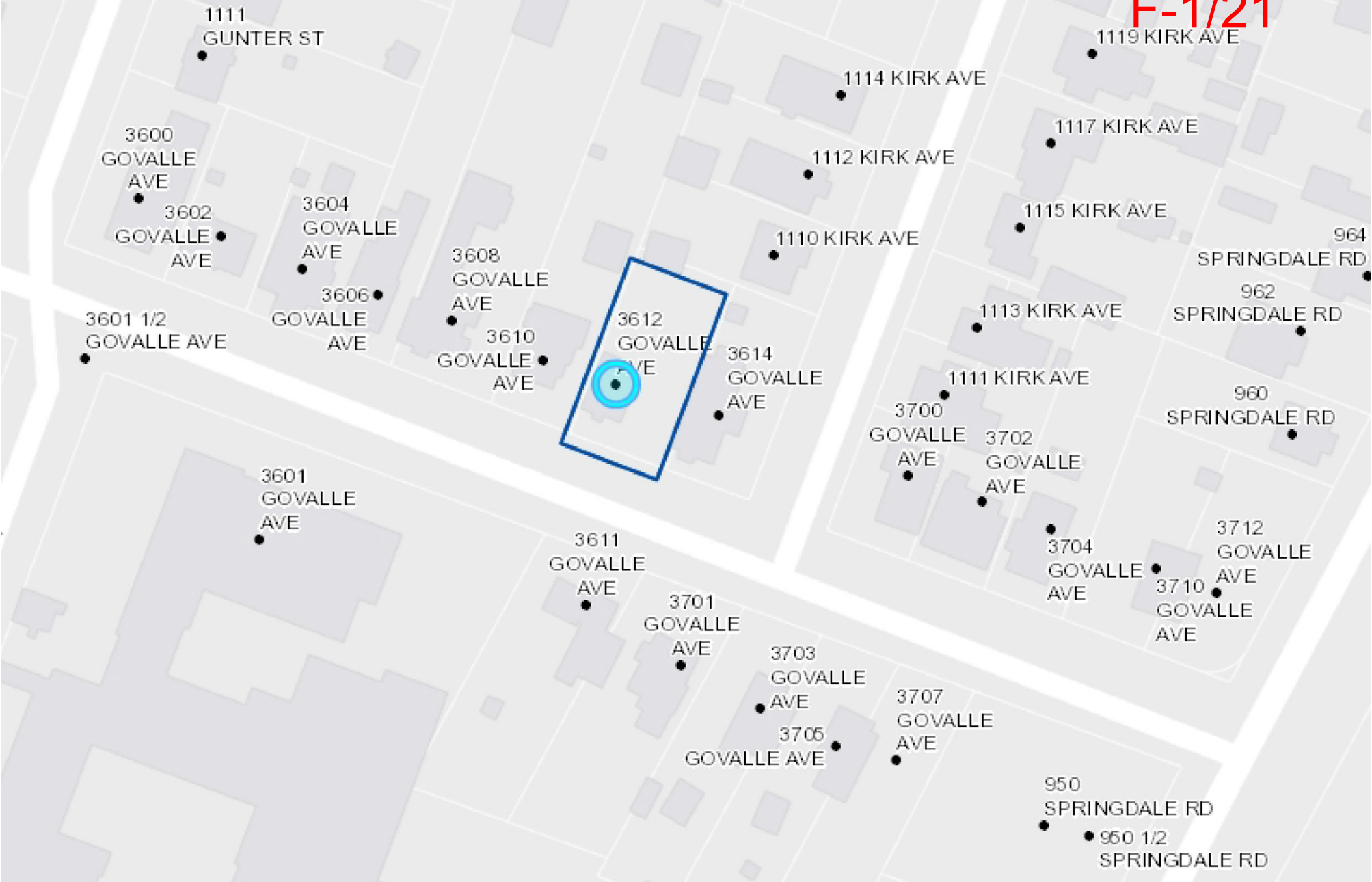


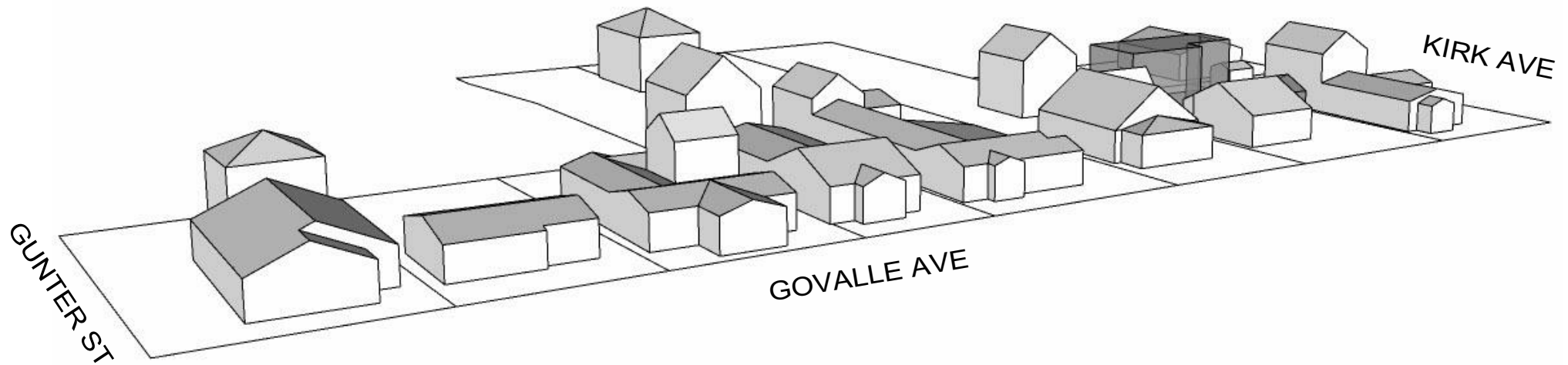
INTRODUCTION

I WISH TO PROVIDE SOME CONTEXT AS TO WHY THIS DECISION IS IMPORTANT TO US AND HOW BOTH MY EDUCATIONAL AND PROFESSIONAL BACKGROUND ENABLES ME TO BE SENSITIVE TO THE SAME CONCERNS THAT HAVE BEEN NOTED PREVIOUSLY BY THIS COMMITTEE. IT IS MY HOPE THAT WITH THIS CONTEXT - ALONG WITH CONSIDERATION OF THE TIME, EFFORT, AND COSTS ASSOCIATED IN PURSUIT OF THIS GOAL - YOU ARE ABLE TO APPROVE THIS VARIANCE REQUEST.

IN 2011, I FOUNDED *SHiP: STUDENTS FOR HISTORIC PRESERVATION* AT LSU, WHICH STILL OPERATES AS A STUDENT GROUP TODAY. THE GROUP HAS BEEN INSTRUMENTAL IN BRINGING VISITING PROFESSORS TO INSTRUCT AT LSU SCHOOL OF ARCHITECTURE'S FIRST COURSE ON HISTORIC PRESERVATION. STILL UNDER MY MENTORSHIP, IN 2012, SHiP WAS AWARDED FIRST PLACE IN THE CHARLES E. PETERSON PRIZE - AN AWARD GIVEN BY THE NATIONAL PARK SERVICE OF THE US DEPARTMENT OF INTERIORS - FOR DOCUMENTATION OF HISTORIC BUILDINGS, STRUCTURES, AND CULTURAL LANDSCAPES.

MY TIME SPENT AT VIRGINIA TECH, THROUGH THE WASHINGTON ALEXANDRIA ARCHITECTURE CONSORTIUM (WAAC), PROVIDED MANY OPPORTUNITIES INCLUDING SITTING ON HEARINGS REGARDING HISTORIC PRESERVATION DESIGN GUIDELINES. I ALSO WAS HONORED TO INTERN AT THE NATIONAL BUILDING MUSEUM IN WASHINGTON DC - OUR NATION'S MUSEUM THAT IS DEDICATED TO THE HISTORY AND IMPACT OF ARCHITECTURE AND DESIGN. THE MUSEUM HAS A SPECIFIC FOCUS ON BUILDING HERITAGE, URBAN DESIGN, AND HISTORIC PRESERVATION.



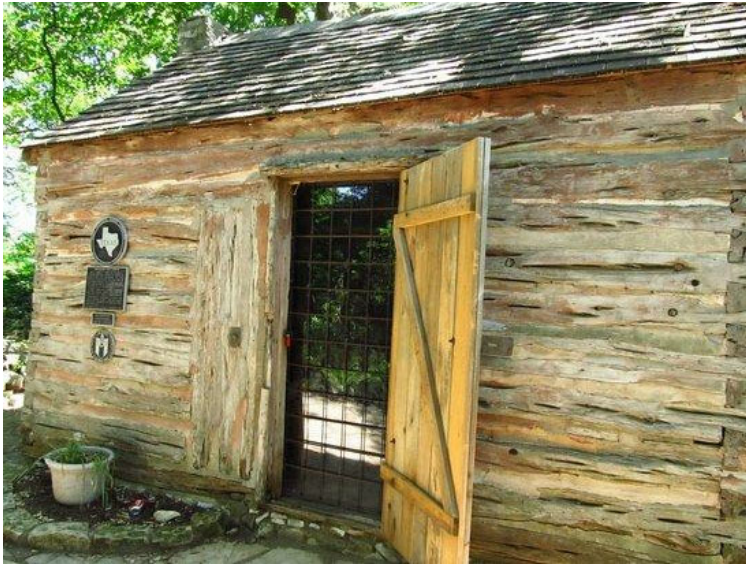


NEIGHBORHOOD CONTEXT: 3600 BLOCK OF GOVALLE AVE.

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"THE GOVALLE NEIGHBORHOOD IS UNIQUE IN AUSTIN IN THAT IT DEVELOPED OUT OF A LARGE AGRICULTURAL TRACT WATERED BY BOGGY CREEK AND THE COLORADO RIVER. MANY HOUSES DATING FROM THE 1930s, SUCH AS THIS ONE, REFLECT THE EARLY AGRICULTURAL WORKING CLASS HISTORY OF THE NEIGHBORHOOD. RESIDENTS WORKED AT AREA FARMS OR AT BLUE COLLAR OCCUPATIONS IN NEARBY AUSTIN. WHILE THIS HOUSE MAY NOT QUALIFY AS AN INDIVIDUAL HISTORIC LANDMARK, ITS PRESERVATION IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT."





SWEDISH LOG CABIN (1838)

GOVALLE AGRICULTURAL COTTAGE TYPOLOGY

FROM AUSTIN PARKS AND RECREATION DEPARTMENT, "SWEDISH LOG CABIN HISTORY":
"ZILKER GARDEN'S SWEDISH LOG CABIN AT AUSTIN, TEXAS IS AN AUTHENTIC FRONTIER HOME OF THE 1840'S, BUILT BY SWEDISH PIONEERS IN THE TRADITION OF THEIR ANCESTORS WHO HAD COME TO DELAWARE IN 1638."

...

THIS INCENTIVE BROUGHT THE FIRST SWEDISH SETTLER, S.M. SWENSON, TO TEXAS IN 1838. IN 1850, HE BOUGHT RANCHLAND EAST OF AUSTIN AND NAMED IT GOVALLE - FROM 'GO VALL,' MEANING "GOOD GRAZING GROUND" IN SWEDISH DIALECT."

THIS TYPOLOGY IS SPECIFICALLY WHAT STEVE SADOWSKY REFERS TO WHEN CONVEYING THE IMPOTANCE OF REHABILITATING THE HISTORICAL AGE STRUCTURE.

FROM ZILKER GARDEN CENTER:

"THIS PIONEER LOG CABIN IS ABOUT 167 YEARS OLD AND WAS BUILT AROUND 1838 - BEFORE AUSTIN WAS A TOWN. PREVIOUSLY OWNED BY A SCOTSMAN J.J. GRUMBLES AND LOCATED IN THE GOVALLE, EAST OF AUSTIN ON 400 ACRES OF FARM LAND WHICH WAS BOUGHT BY SVEN M. SWENSON IN THE 1850'S. SWENSON AND HIS UNCLE, SVANTE PALM WERE MAINLY RESPONSIBLE FOR PROMOTING THE IMMIGRATION OF MANY THOUSANDS OF THEIR SMALAND COUNTRYMEN TO TEXAS HELPING TO SETTLE THE FRONTIER."





3612 GOVALLE AVE

VARIANCE REQUEST:

IN ORDER TO PRESERVE THE EXISTING 1937 COTTAGE WHICH SITES AT THE STREETFRONT ON 3612 GOVALLE AVE, THE OWNER IS REQUESTING AN

INCREASE IN ADU SQUARE FOOTAGE

SPECIFICALLY, A VARIANCE FROM

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25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY."

- MAX ALLOWABLE: 550 SQFT - THE OWNER IS REQUESTING 1,100 SQFT.

FIRST FLOOR: 900 SQFT

SECOND FLOOR: 1,100 SQFT



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST





3612 GOVALLE AVE

CHARACTER:


- SCALE (WIDTH, HEIGHT)
- ROOF: PITCH, MATERIAL
- SITE PLACEMENT, CONNECTION TO THE STREET
- MATERIALS: SIDING
- OPENINGS: SIMILAR SCALE AND PROPORTION ON FACADE





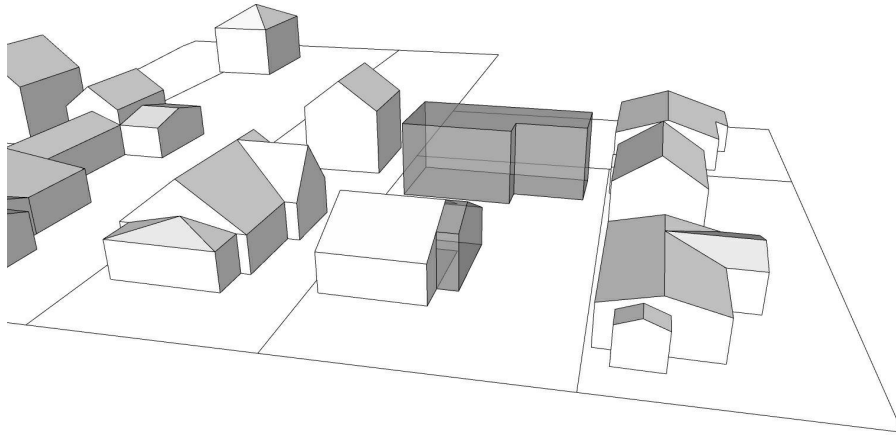
FRONT OF 3612 GOVALLE AVE.

DROPHOUSE DESIGN

 444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

3612 GOVALLE AVE: VARIANCE REQUEST

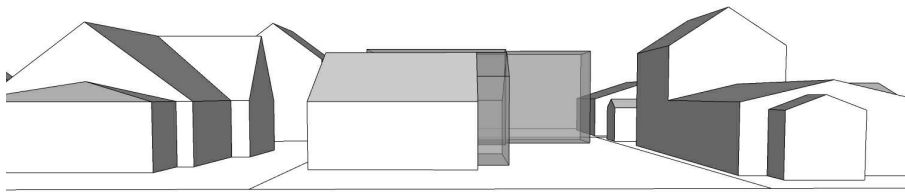
EXISTING PHOTOS
V-100
10/23/2020

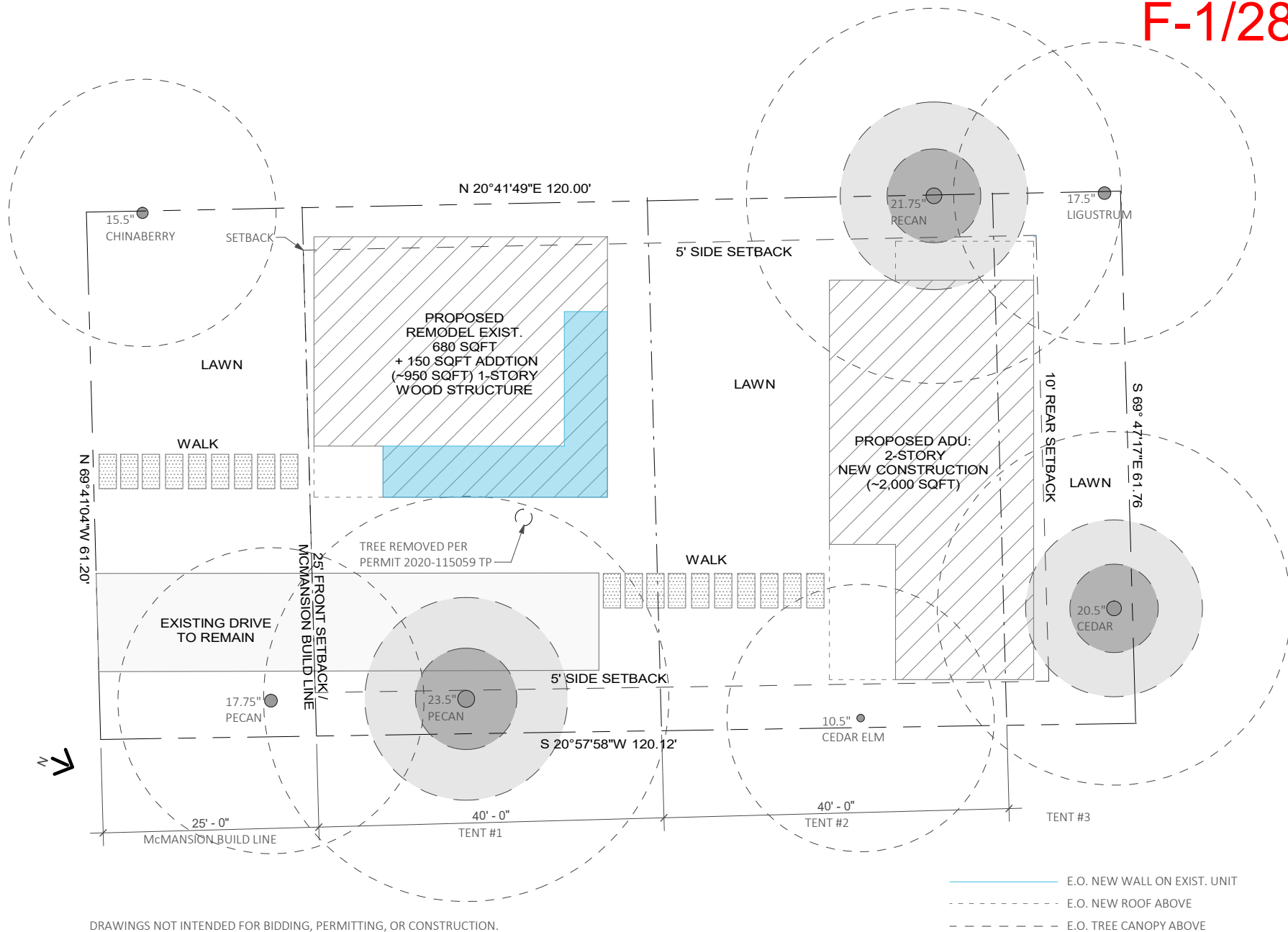


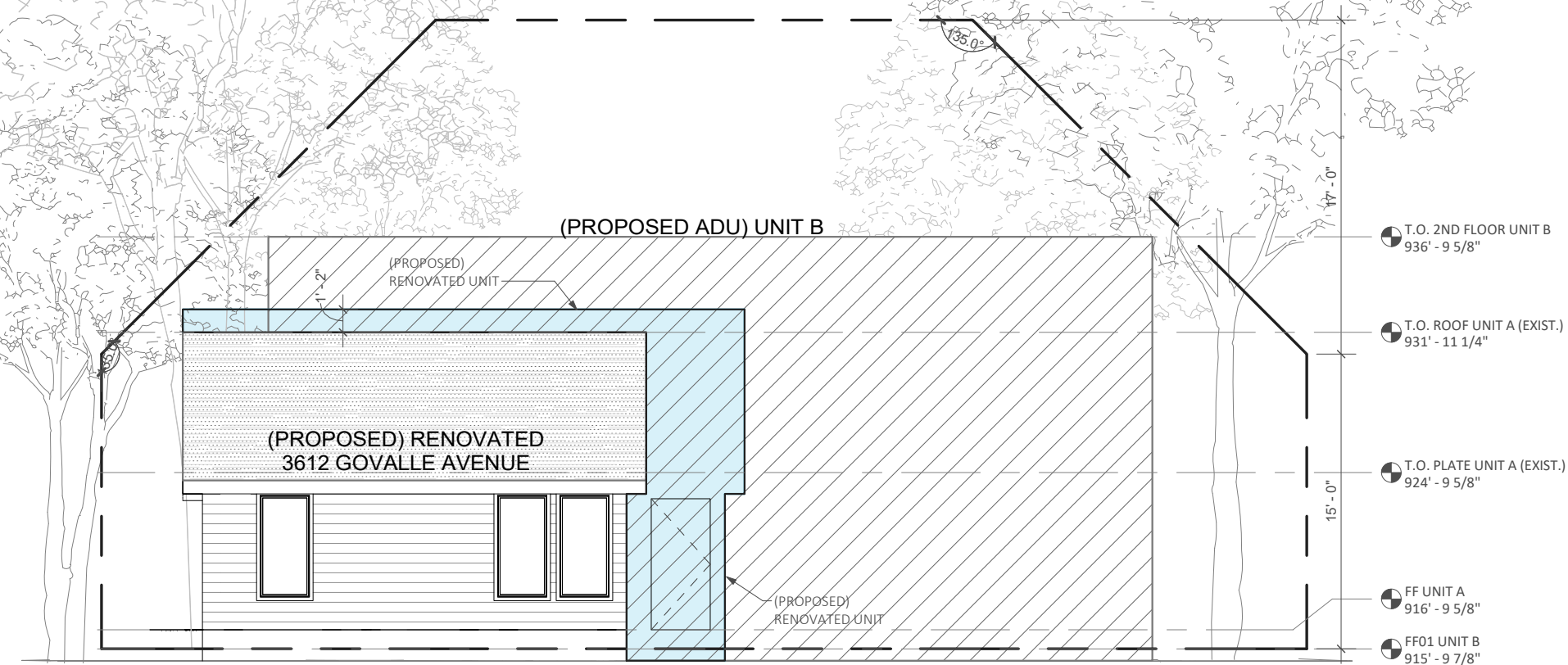
3612 GOVALLE AVE

CONTEXT:

- BOTH NEIGHBORS HAVE 2-STORY UNITS IN THE REAR OF PROPERTY
- PROPERTY HAS GENEROUS MATURE TREE COVERAGE
- PROPOSED SCHEMATIC MASSING MATCHES GENERAL NEIGHBORHOOD BY KEEPING ONE-STORY UNIT AT STREETFRONT







THIS ELEVATION IS MEANT TO CONVEY THE IMPORTANT *CHARACTER* ELEMENTS TO REMAIN THROUGHOUT RENOVATION: SCALE (HEIGHT, WIDTH, ROOF SLOPE), SITE PLACEMENT, MATERIALS, ETC, ALL OF WHICH PRESERVE A SENSE OF PLACE AND BUILDING. WE HOPE YOU'LL CONSIDER THAT DOOR LOCATION DOES NOT SUPERSEDE OR RULE OUT THE ENTIRETY OF ALL OTHER CONTRIBUTING FACTORS.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

FRONT ELEVATION
V-202
10/23/2020



3610 GOVALLE AVE



3614 GOVALLE AVE



July 18, 2020

Re: 3612 Govalle Ave

The Govalle Neighborhood Association supports the variance at 3612 Govalle Ave. Maintaining the house in the front helps maintain the character of the neighborhood which is rapidly being whipped away by developers. In fact, the Land Development Code revision that was proposed last year had a provision wherein if a developer maintained the front facade of the house then greater density could be built on the lot. Applicant is not asking for greater density or an increase in the allowable permeable cover, rather applicant is asking to maintain the house in the front and build a larger house in the back, a reverse of the typical large house in front and ADU in the back. Additionally, the surrounding lots also have similar density in the back. For these reasons the Govalle Neighborhood Association supports this variance.

Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair



3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

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Steve Sadowsky

Historic Preservation Officer

City of Austin, Texas

974-6454



BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0054

BOA DATE: October 12, 2020

ADDRESS: 3612 Govalle Ave

COUNCIL DISTRICT: 3

OWNER: Matthew Satter

AGENT: Mari Russ

ZONING: SF-3-NP (Govalle NP)

LEGAL DESCRIPTION: 120 X 61.7 FT OLT 48 DIVISION A

VARIANCE REQUEST: increase the total area of a second dwelling unit and increase second floor of a second dwelling unit.

SUMMARY: erect a 2,000 sq. ft. ADU

ISSUES: original structure that typifies the history and heritage of the area.

	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; P-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
 Friends of Austin Neighborhoods
 Govalle Neighborhood Association
 Govalle/Johnston Terrace Neighborhood Plan Contact Team
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0054
LOCATION: 3612 GOVALLE AVENUE

1" = 250'

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.





October 6, 2020

Mari Russ
3612 Govalle Ave
Austin TX, 78702

Property Description: 120 X 61.7 FT OLT 48 DIVISION A

Re: C15-2020-0054

Dear Mari,

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 section from the City of Austin's Land Development Code,

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

(a) to increase the total area of a Second Dwelling Unit; unit not to exceed 1,100 total square feet or Floor to Area Ratio of 0.15, whichever is smaller (maximum allowed) to 2,000 square feet (requested) and;

(b) to increase the second-floor area of a Second Dwelling Unit; 550 square feet on second floor (maximum allowed) to 1,100 square feet (requested);

In order to erect an Accessory Dwelling Unit in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Austin Energy does not oppose the above variance request provided any proposed and existing improvements follow Austin Energy's 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://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

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



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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: 3612 Govalle Ave

Subdivision Legal Description:

120 x 61.7 ft OLT 48 DIVISION A

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

Outlot: 48 Division: A

Zoning District: SF-3-NP

I/We MARI RUSS on behalf of myself/ourselves as

authorized agent for MATTHEW SATTER affirm that on

Month August, Day 17, Year 2020, 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: ERECT 2,000 SQFT SECONDARY UNIT/ADU (+900sqft over allowable 1,100 per code) AT 3612 GOVALLE AVE TO DETER DEMOLITION OF THE EXSITING 1937 STRUCTURE AT STREET FRONT IN ORDER TO PRESERVE TO THE SCALE, CONTEXT, AND HERITAGE OF THE NEIGHBORHOOD

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

25-2-774-C-5-a: "SECOND DWELLING UNIT MAY NOT EXCEED: 1,100 TOTAL SQFT OR A FAR OF 0.15, WHICHEVER IS SMALLER" MAX ALLOWED: 1,100 SQFT - I AM REQUESTING 2,000 SQFT; 25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY." MAX ALLOWABLE: 550 SQFT - I AM REQUESTING 1,100 SQFT(FIRST FLOOR = 900 SQFT; SECOND FLOOR = 1,100 SQFT)

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:

- (1) A NEW DUPLEX STRUCTURE WOULD REQUIRE 50% SHARED WALL, REQUIRING THE DEMOLITION OF THE EXISTING 1937 COTTAGE, CONTRIBUTING TO THE EROSION OF SCALE AND CHARACTER THAT IS REPRESENTATIVE OF SMALL 1930S COTTAGES OF THE GOVALLE NEIGHBORHOOD
- (2) A SECONDARY UNIT (PERMITTED ONLY ON THE SIDE OR REAR OF PRIMARY UNIT) ONLY ALLOWS 1,100 SQFT, THUS LIMITING THE AMOUNT OF REDEVELOPMENT IN ORDER TO PRESERVE THE HISTORIC-AGE COTTAGE AT STREET-FRONT.

Hardship

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

THE PROPERTY INCLUDES AN ORIGINAL STRUCTURE THAT TYPIFIES THE HISTORY AND HERITAGE OF THE AREA. A STRICT APPLICATION OF THE COA LDC WOULD DEPRIVE THE OWNERS OF THE SAME DEVELOPMENT PRIVILEGE ENJOYED BY NEIGHBORS BECAUSE THE COTTAGE IS LOCATED AT THE FRONT OF THE PROPERTY. TO DEMO THE HISTORIC-AGE STRUCTURE IS CONTRARY TO NEIGHBORHOOD PLAN.

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

MANY LOTS NO LONGER CONTAIN THE ORIGINAL STRUCTURES OF THIS UNIQUE TYPOLOGY AND THEREFORE ARE NOT BURDENED WITH THE CHOICE BETWEEN PRESERVATION AND DEVELOPMENT. SOME HAVE DEVELOPED SECONDARY UNITS PRIOR TO THE EXISTING LCD/CITY ORDINANCES (AND THUS ALLOW FOR LARGER REAR SECONDARY UNITS).

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:

MOST OF THE PROPERTIES IN THIS AREA HAVE A SMALLER UNIT AT THE FRONT OF THE PROPERTY WITH LARGER UNITS IN THE REAR. THIS VARIANCE REQUEST TO MAINTAIN A SMALLER FOOTPRINT/PRESERVE COTTAGE AT STREEFRONT AND INCREASE ADU AT REAR, FALLS WITHIN BOTH THE CHARACTER AND MORE RECENT DEVELOPMENT PATTERNS OF THE NEIGHBOHOOD (MATCHING THE DEVELOPMENT TRENDS PRECEDING THIS MOST RECENT UPTICK OF DEMOLISH & REPLACE).

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:

N/A

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:

N/A

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

N/A

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

N/A

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: Mari Russ Digitally signed by Mari Russ
Date: 2020.07.08 14:43:20 -05'00' Date: 07/08/2020

Applicant Name (typed or printed): MARI RUSS, RA

Applicant Mailing Address: 444 E ST. ELMO, A2

City: AUSTIN State: TX Zip: 78745

Phone (will be public information): (512) 425-0024

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: Matthew Satter Digitally signed by Matthew Satter
Date: 2020.08.24 09:18:44 -05'00' Date: 08/24/2020

Owner Name (typed or printed): Matthew Satter

Owner Mailing Address: 2235 E 6th St, Unit 210

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 425-0024

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

Section 5: Agent Information

Agent Name: MARI RUSS

Agent Mailing Address: 444 E St Elmo Road A2

City: Austin State: TX Zip: 78745

Phone (will be public information): (512) 425-0024

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).

ADDITIONAL SPACE WILL BE USED FOR REFERENCES TO THE GOVALLE NEIGHBORHOOD PLAN:

(1) "PRESERVATION OF SINGLE FAMILY HOUSING": KEEPING THE EXISTING COTTAGE IN FRONT ALLOWS OWNERS TO PRESERVE THE SCALE OF SINGLE FAMILY HOUSING WHILE

Additional Space (continued)

INCREASING DENSITY.

(2) "GOAL 4: CREATE AND PRESERVE A SENSE OF "HUMAN SCALE" TO THE BUILT ENVIRONEMNT OF THE NEIGHBORHOOD." THIS VARIANCE REQUEST ALLOWS THE EXISTING STRUCTURE TO REMAIN AT ONE STORY ON STREET FRONT.

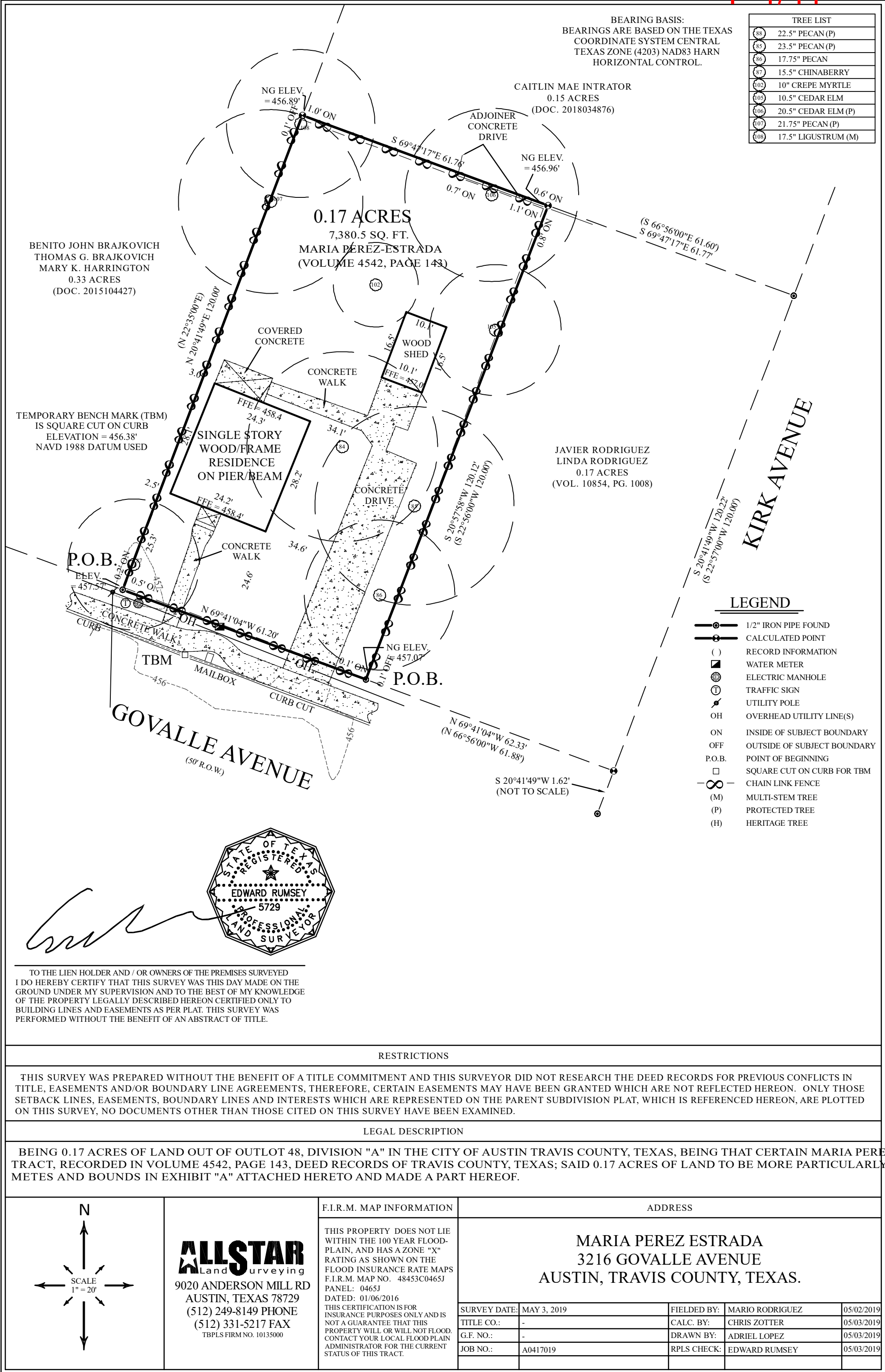
(3) "GOAL 5: MAINTAIN AN AFFORDABLE AND STABLE HOUSING STOCK." THIS VARIANCE REQUEST CREATES DENSITY WITHOUT OVERBURDENING THE NEIGHBORHOOD.

(4) "GOAL 6: FOSTER AND PROECT EXISTING NEIGHBORHOODS." THIS VARIANCE REQUEST PRESERVES THE HISTORIC-AGE COTTAGE TO REPRESENT THE CHARACTER AND CULTURE OF THE NEIGHBORHOOD.

(5) "GOAL 7: REHABILITATE THE DETERIORATING HOUSING STOCK." THIS VARIANCE REQUEST ALLOWS THE OWNERS TO FULLY DEVELOP THE LOT WHILE BREATHING NEW LIFE INTO THE EXISTING HISTORIC-AGE COTTAGE, CONTRIBUTING THE CULTURE AND HISTORY OF THE NEIGHBORHOOD.

(6) "GOAL 11: PROTECT AND PRESERVE HISTORIC BUILDINGS AND RESIDENTIAL AREAS IMPORTANT TO THE NEIGHBORHOOD" THIS VARIANCE REQUEST PRESERVES ONE OF THE FEW REMAINING HISTORAC-AGE COTTAGES WHICH IN TURN IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT. (PER STEVE SADOWSKY)

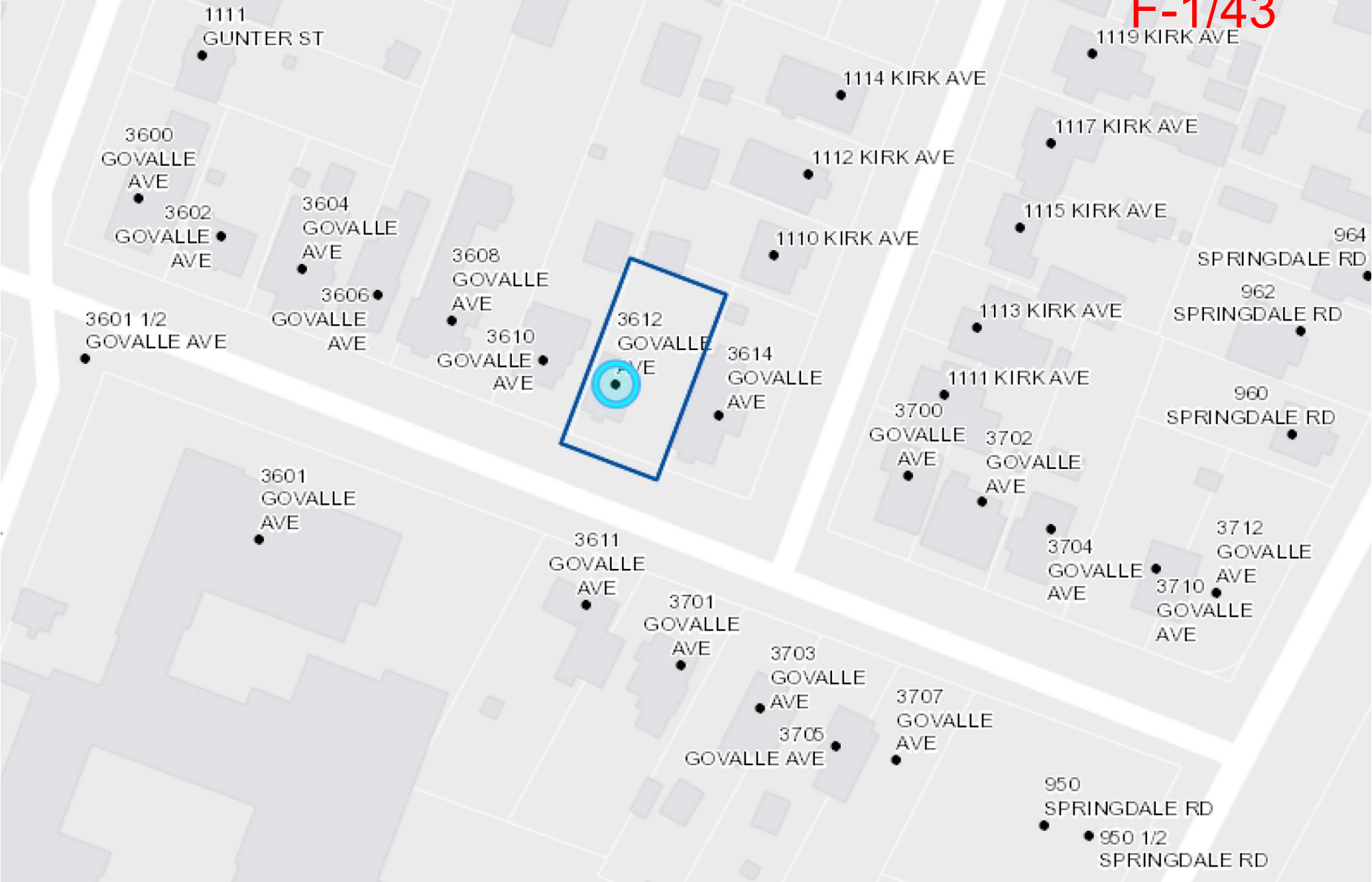
(7) "GOAL 13: ENCOURAGE NEW STRUCTURES, RENOVATIONS AND BUSINESSES TO BE COMPATIBLE WITH THE NEIGHBORHOOD.": THIS VARIANCE REQUEST WOULD ALLOW THE OWNERS TO MATCH THE NEWER DEVELOPMENTS IN THE AREA BYT CREATING A LARGER, 2-STORY UNIT IN THE REAR.

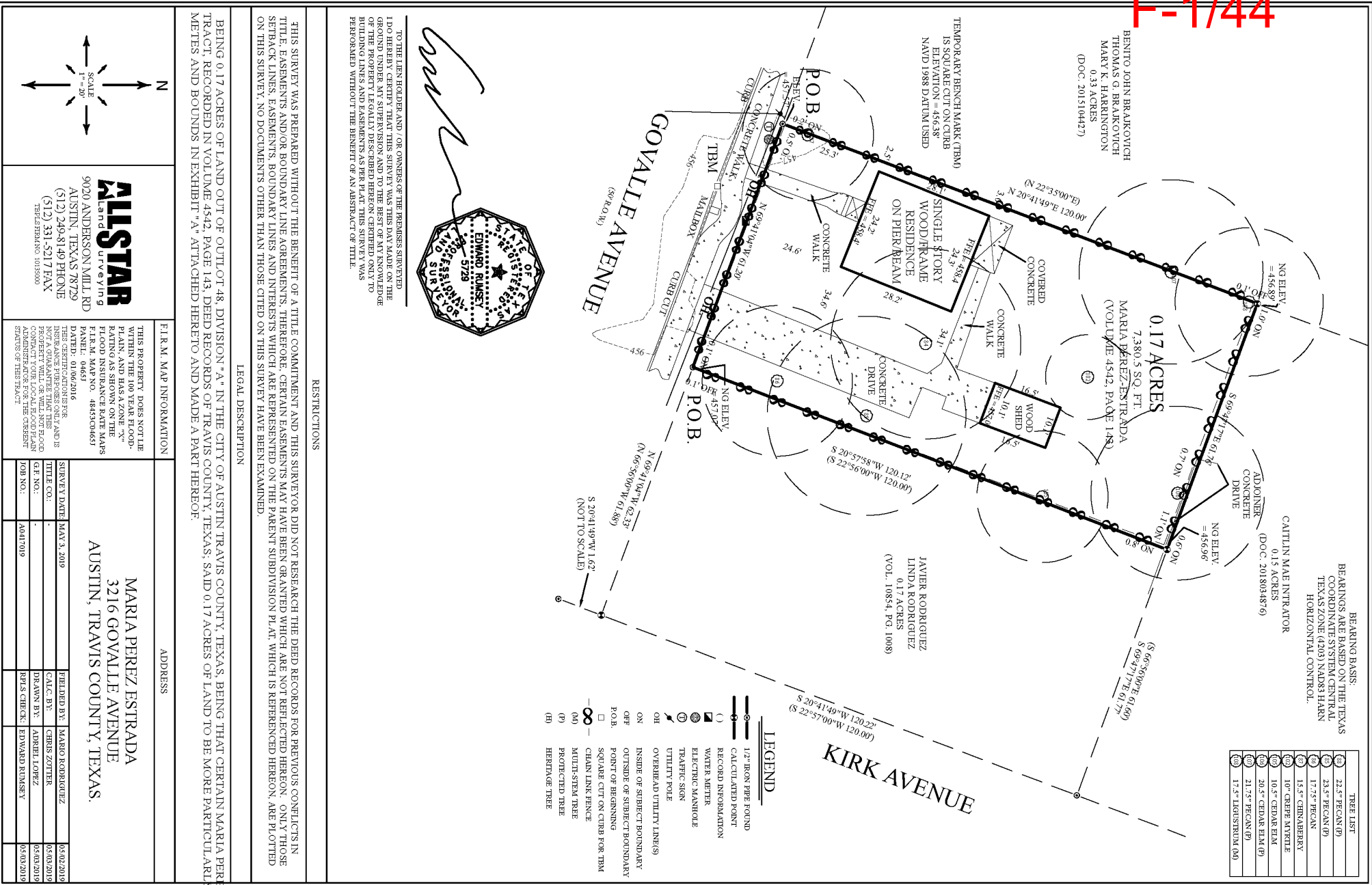




3612 GOVALLE AVE










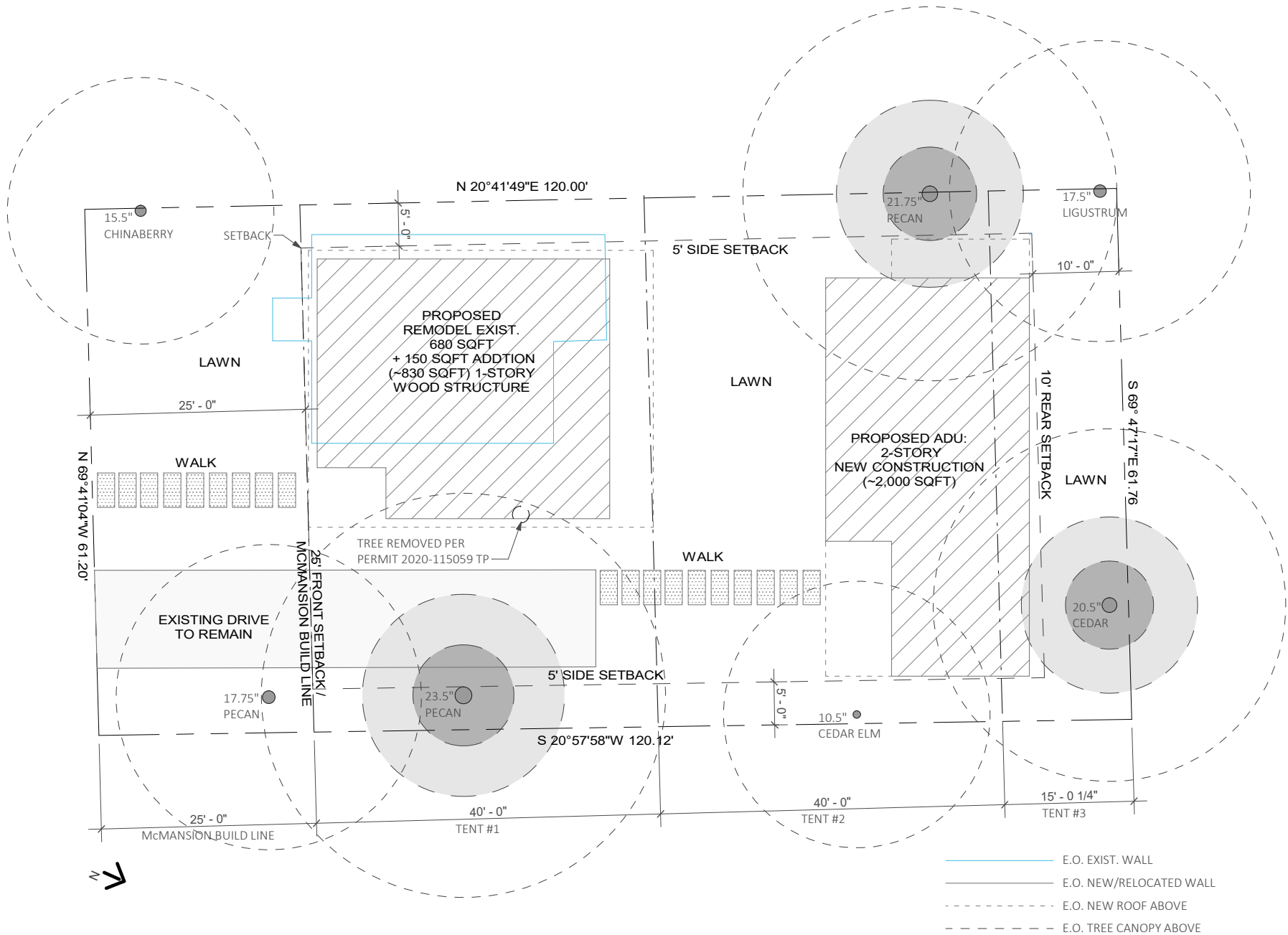
FRONT OF 3612 GOVALLE AVE.

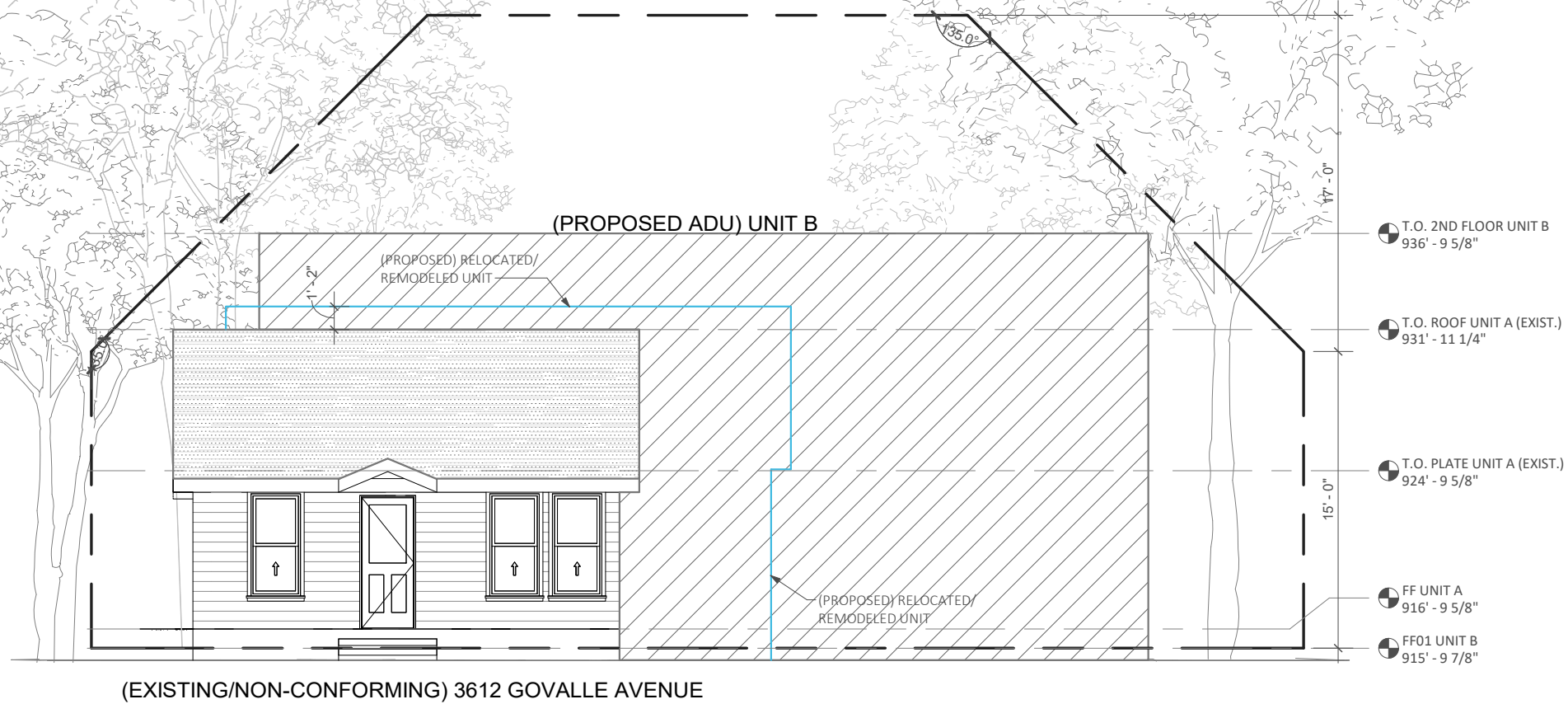
DROPHOUSE DESIGN

 444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

3612 GOVALLE AVE: VARIANCE REQUEST

EXISTING PHOTOS
V-100
08/17/20





DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

FRONT ELEVATION
V-202
08/17/20



Mari Russ <[REDACTED]>

3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter <[REDACTED]> "Rice, Andrew" <Andrew.Rice@austintexas.gov>, Craig Hoverman

[REDACTED] Mari Russ <[REDACTED]>

Dear Mr. Hoverman:

We are happy to support your application for a variance that will preserve the existing 1930s house at [3612 Govall Avenue](#). The Govalle neighborhood is unique in Austin in that it developed out of a large agricultural tract watered by Boggy Creek and the Colorado River. Many houses dating from the 1930s, such as this one, reflect the early agricultural working class history of the neighborhood. Residents worked at area farms or at blue collar occupations in nearby Austin. While this house may not qualify as an individual historic landmark, its preservation is important to reflect the history and heritage of the neighborhood, and would be contributing to a potential Govalle historic district. Your proposal to preserve the existing house appears to meet two important goals – preserving the historic streetscape that could easily be decimated by large-scale development, and the resulting loss of the history and context of this neighborhood, while still providing an opportunity to add housing units to this vibrant neighborhood. We believe that your proposal is very sensitive to the context and character of historic Govalle, and presents a unique circumstance because of the commitment to preserve a historic house when no other protections are in place to accomplish that goal. Preservation of this house also presents a hardship to the property owner in limiting the amount of redevelopment on this site, such that the continued existence of the historic-age building on the street, while offering the benefits described above, also reduces the amount of land open for redevelopment on this site. We appreciate your diligence in presenting this very sensitive approach to preserving the history of Govalle, and with it, the heritage of Austin.

*Steve Sadowsky**Historic Preservation Officer**City of Austin, Texas**974-6454*

From: Matt Satter <[REDACTED]>**Sent:** Tuesday, August 25, 2020 11:05 AM**To:** Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Rice, Andrew <Andrew.Rice@austintexas.gov>; Bertron, Cara <Cara.Bertron@austintexas.gov>; Craig Hoverman <[REDACTED]> Mari Russ <[REDACTED]>**Subject:** Re: 3612 Govalle Ave

*** External Email - Exercise Caution ***

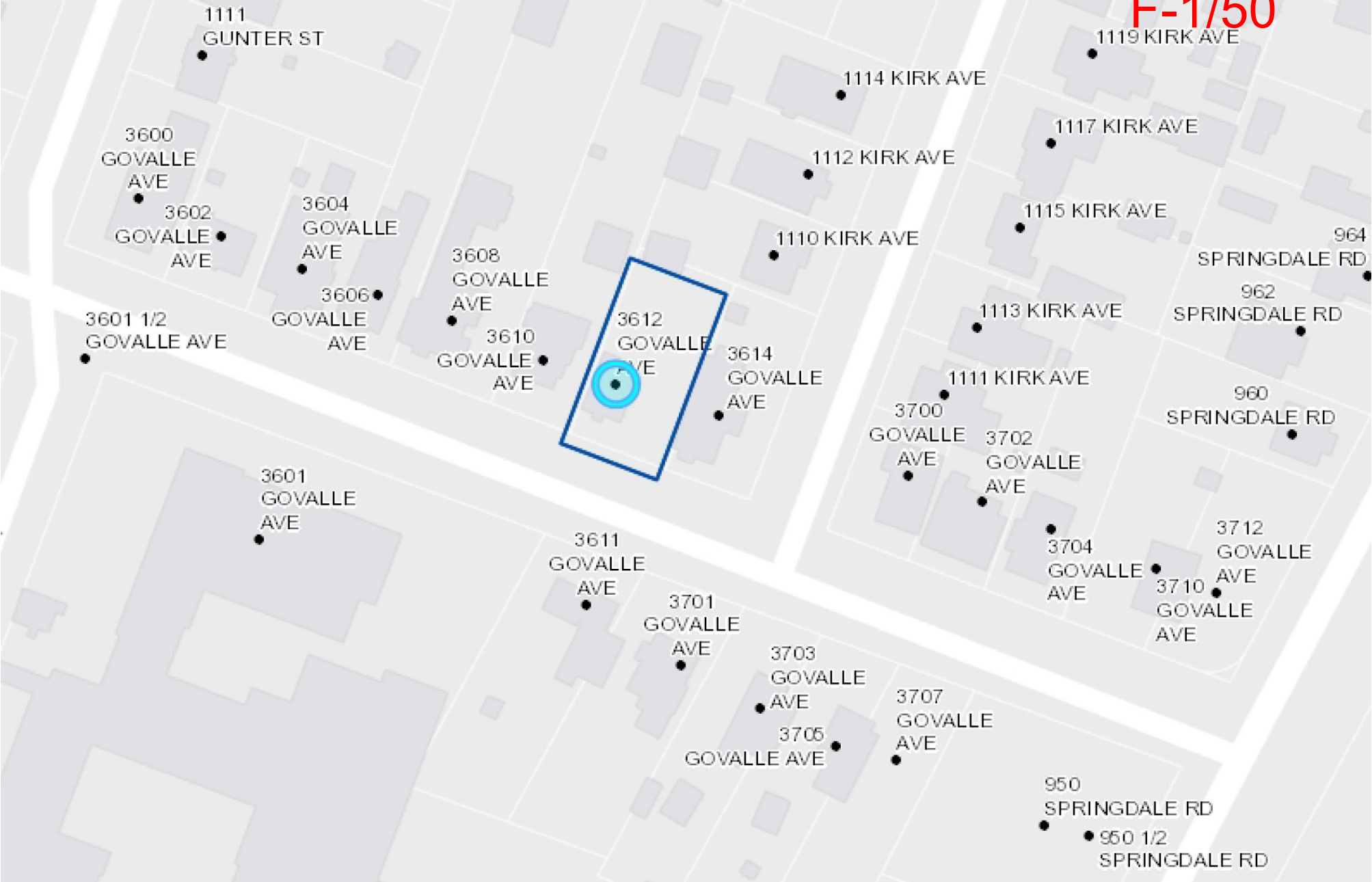
[Quoted text hidden]

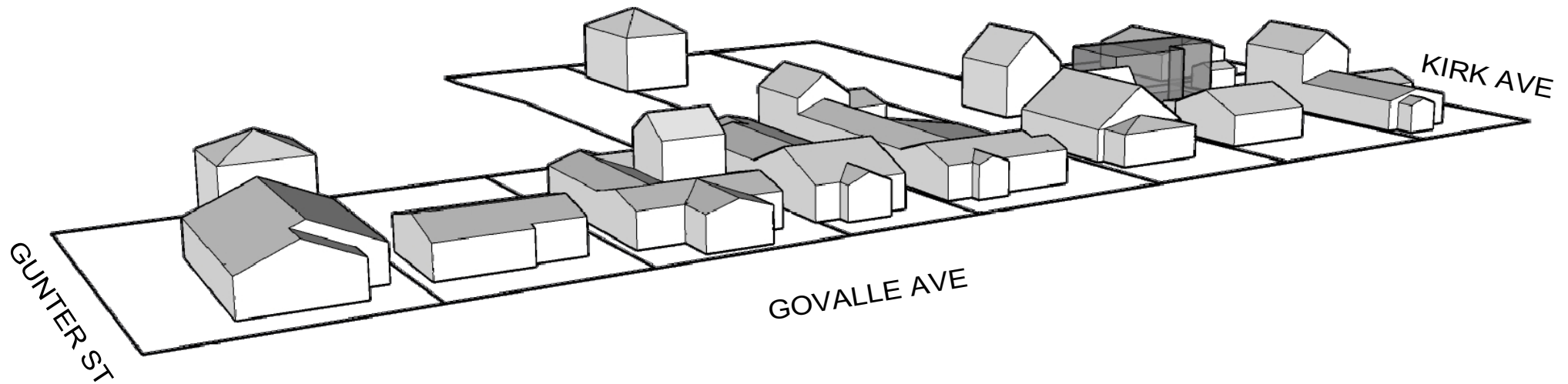
CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to ysb@cityofaustin.gov.



3612 GOVALLE AVE





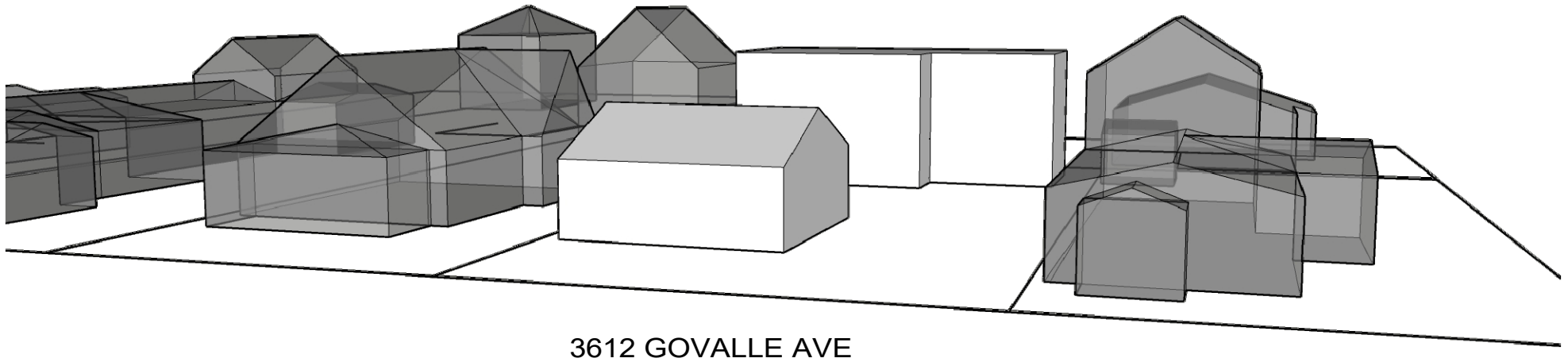


NEIGHBORHOOD CONTEXT: 3600 BLOCK OF GOVALLE AVE.

PER STEVE SADOWSKY:

"THE GOVALLE NEIGHBORHOOD IS UNIQUE IN AUSTIN IN THAT IT DEVELOPED OUT OF A LARGE AGRICULTURAL TRACT WATERED BY BOGGY CREEK AND THE COLORADO RIVER. MANY HOUSES DATING FROM THE 1930s, SUCH AS THIS ONE, REFLECT THE EARLY AGRICULTURAL WORKING CLASS HISTORY OF THE NEIGHBORHOOD. RESIDENTS WORKED AT AREA FARMS OR AT BLUE COLLAR OCCUPATIONS IN NEARBY AUSTIN. WHILE THIS HOUSE MAY NOT QUALIFY AS AN INDIVIDUAL HISTORIC LANDMARK, ITS PRESERVATION IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT."





VARIANCE REQUEST:

IN ORDER TO PRESERVE THE EXISTING 1937 COTTAGE WHICH SITES AT THE STREETFRONT ON 3612 GOVALLE AVE, THE OWNER IS REQUESTING AN INCREASE IN ADU SQUARE FOOTAGE.

SPECIFICALLY, A VARIANCE FROM

25-2-774-C-5-a: "SECOND DWELLING UNIT MAY NOT EXCEED: 1,100 TOTAL SQFT OR A FAR OF 0.15, WHICHEVER IS SMALLER"

- MAX ALLOWED: 1,100 SQFT - THE OWNER IS REQUESTING 2,000 SQFT;

25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY."

- MAX ALLOWABLE: 550 SQFT - THE OWNER IS REQUESTING 1,100 SQFT.

FIRST FLOOR: 900 SQFT

SECOND FLOOR: 1,100 SQFT





3600 GOVALLE AVE



3600 GOVALLE



3602 GOVALLE AVE





3604 GOVALLE AVE



3604 GOVALLE





3606 GOVALLE AVE





3608 GOVALLE AVE





3610 GOVALLE AVE





3612 GOVALLE AVE






3614 GOVALLE AVE





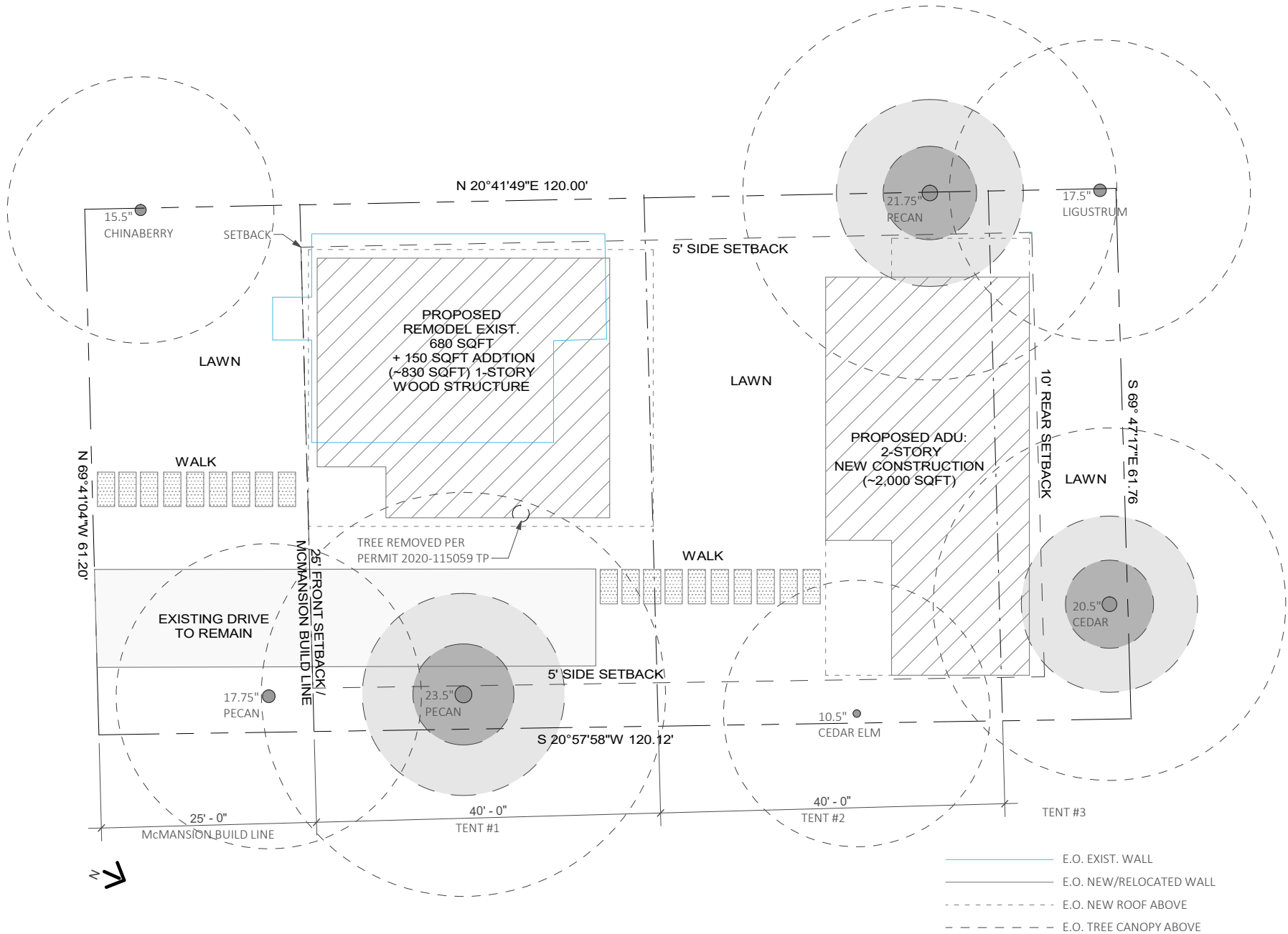
FRONT OF 3612 GOVALLE AVE.

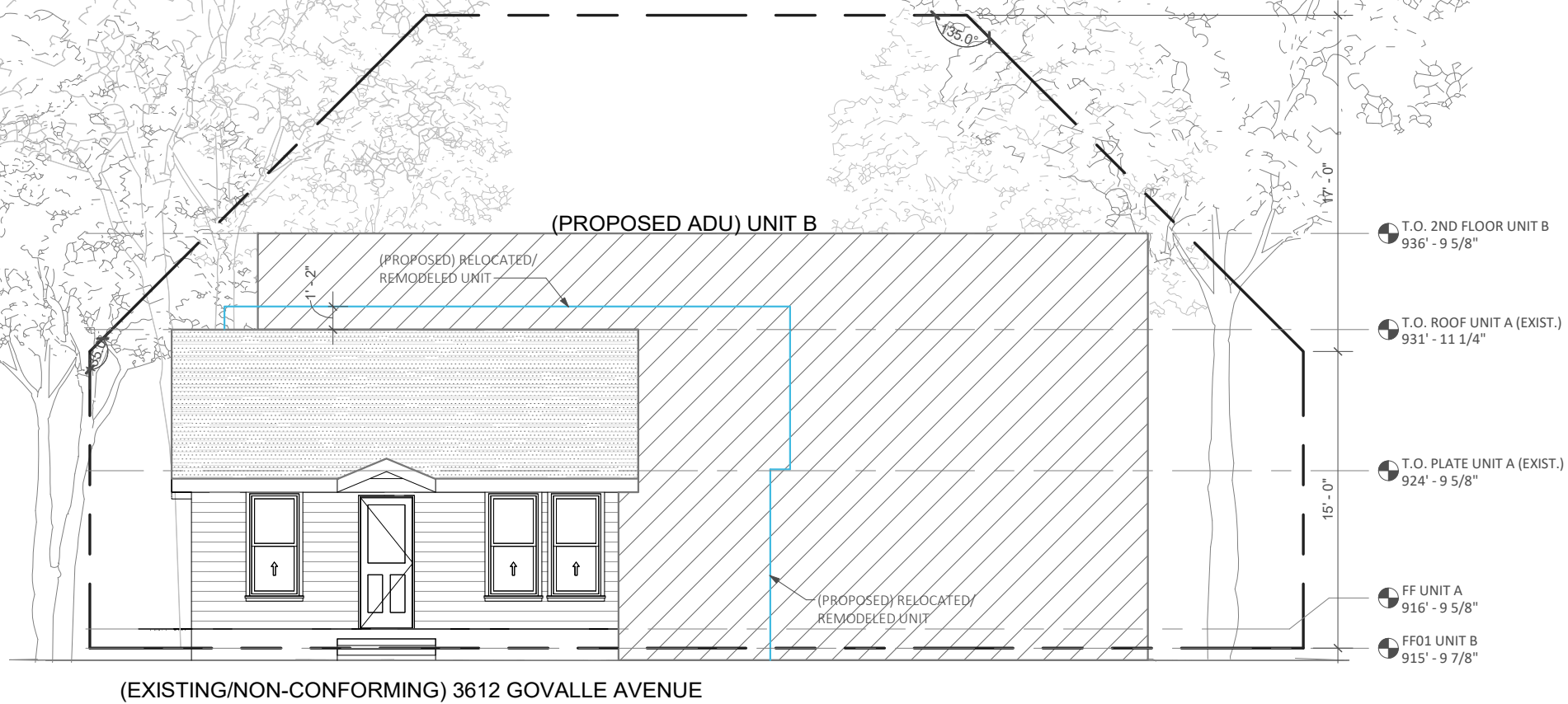
DROPHOUSE DESIGN

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3612 GOVALLE AVE: VARIANCE REQUEST

EXISTING PHOTOS
V-100
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DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

FRONT ELEVATION
V-202
08/17/20

July 18, 2020

Re: 3612 Govalle Ave

The Govalle Neighborhood Association supports the variance at 3612 Govalle Ave. Maintaining the house in the front helps maintain the character of the neighborhood which is rapidly being whipped away by developers. In fact, the Land Development Code revision that was proposed last year had a provision wherein if a developer maintained the front facade of the house then greater density could be built on the lot. Applicant is not asking for greater density or an increase in the allowable permeable cover, rather applicant is asking to maintain the house in the front and build a larger house in the back, a reverse of the typical large house in front and ADU in the back. Additionally, the surrounding lots also have similar density in the back. For these reasons the Govalle Neighborhood Association supports this variance.

Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair



3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter <matt@drophousedesign.com>, "Rice, Andrew" <Andrew.Rice@austintexas.gov>, Craig Hoverman <craig@dig-a.com>, Mari Russ <mari@drophousedesign.com>

Dear Mr. Hoverman:

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Steve Sadowsky

Historic Preservation Officer

City of Austin, Texas

974-6454



July 18, 2020

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Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair



City of Austin Board of Adjustment

Date: 10/7/2020

I, (Name) JESSE ALVAREZ, residing at (Address)

~~3612 GOVALLA AVE~~ 1112 KIRK AVE have reviewed the variance

request for 3612 Govalle Ave and declare my support for the requested variance.

Signature Jesse Alvarez

City of Austin Board of Adjustment

Date: 10/5/20

I, (Name) COBY MEEKS + SARAH MURRMANN, residing at (Address)
3611 GOVALLE AVE, have reviewed the variance

request for 3612 Govalle Ave and declare my support for the requested variance.

Signature Coby M
Sarah M

City of Austin Board of Adjustment

Date: 10-6-2020

I, (Name) Edward R. Saldaña, residing at (Address)
1113 Kirk Ave. Austin, TX 78702, have reviewed the variance

request for 3612 Govalle Ave and declare my support for the requested variance.

Signature Edward R. Saldaña

City of Austin Board of Adjustment

Date: 11/8/2020

I, (Name) JAVIER RODRIGUEZ, residing at (Address)

3614 GOVALLA AVE, have reviewed the variance

request for 3612 Govalle Ave and declare my support for the requested variance.

Signature 