

# Variance Request

**Address: 2111 Wilson Street**

**Case # C15-2020-0080**

"Requesting a variance from Land Development Code section **25-2-492** Site Development Regulations, for an accessory structure on an SF-3-NP residential property to allow a **Rear Yard setback** (10ft required, 5ft for accessory structures) to be 0.1ft (requested) as well as a **Side Yard setback** (5 ft required) to be 2ft (requested)."

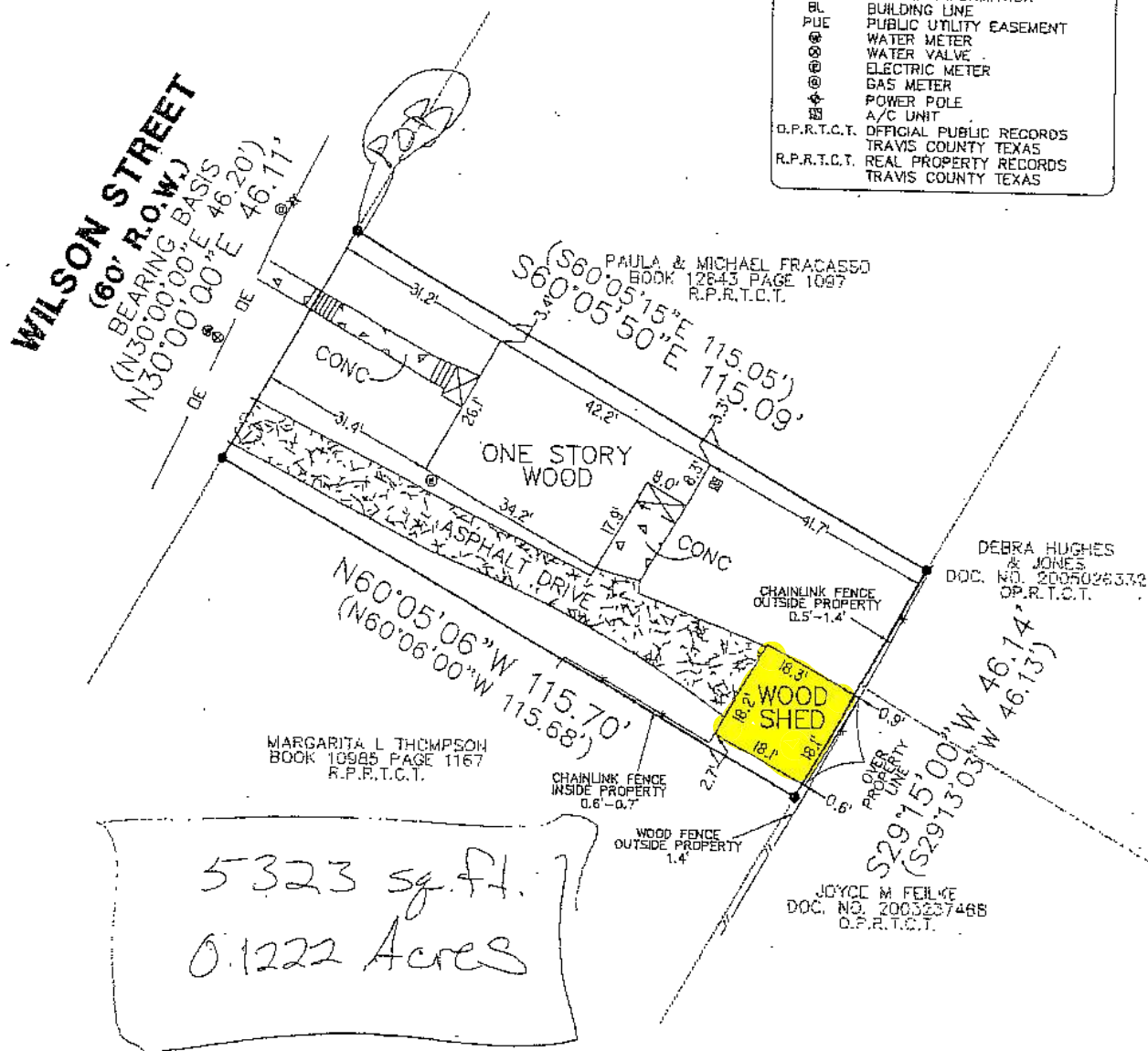
# **EXHIBIT**

## **"A"**

**Property Survey from 8/19/2008  
(when property was purchased)  
Showing the existing Garage (Wood Shed)  
relative to property boundaries**

Reference: TBD Address: 2111 Wilson Street, Austin, TX  
 A Tract of Land, Document No. 2001005497, Official Public Records of Williamson County, Texas.

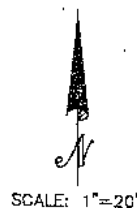
LEGEND	
●	3" IRON ROD FOUND
○	2" IRON ROD W/ 'ATS' CAP-SET
( )	RECORD INFORMATION
BL	BUILDING LINE
PUE	PUBLIC UTILITY EASEMENT
⊗	WATER METER
⊗	WATER VALVE
⊗	ELECTRIC METER
⊗	GAS METER
⊗	POWER POLE
⊗	A/C UNIT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS
	TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS
	TRAVIS COUNTY TEXAS



**Notes:**

1) All easements, of which I have knowledge and those recorded easements furnished by Lawyers Title Insurance Corporation and Land America Austin Title Company according to Title Commitment GF No. 2449000598, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.

I, Paul Utterback, HEREBY CERTIFY 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, encroachments, overlapping of improvements, easements or right-of-way, 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.



Paul Utterback, RPLS No. 5738  
 Client: Land America Austin Title-Cap Tx  
 Date of Field Work: 08/13/2008  
 Field: AHarp  
 Tech: JDeLong  
 Date Drawn: 08/19/2008  
 Path: Projects\LandAmerica-AustinTitle\WilsonSt2111\dwgs\TITLE\_080814.dwg

**ATS** Engineers Inspectors & Surveyors  
 www.ats-engineers.com  
 4211 DEER CREEK ROAD, STE 200  
 AUSTIN, TEXAS 78748  
 (512) 328-7695  
 FAX: (512) 328-6988

# **EXHIBIT**

# **"B"**

**Photos of existing garage, and  
relationship to existing Heritage Oak Tree  
and Pecan Tree.**



## D-3/5-PRESENTATION



**Photos of Garage and Relationship to Trees**



## D-3/6-PRESENTATION

Heritage Oak  
Tree (24" dia.)



**Photos of Garage and Relationship to Trees**

# **EXHIBIT**

## **"C"**

**Site Plan of the property, showing locations of the 24" Heritage Oak Tree, and 12" Pecan Tree, posing a hardship from relocating the garage.**



D-3/8-PRESENTATION

ZONING INFORMATION

ZONING USE DESIGNATION: SF-3 NP  
MIN. LOT SIZE: 5,750 SF  
MIN. LOT WIDTH: 50'  
MAX. HEIGHT: 35'  
MINIMUM SETBACKS:  
FRONT YARD: 25'  
STREET SIDE YARD: 15'  
INTERIOR SIDE YARD: 5'  
REAR YARD: 10'  
- ACCESSORY STRUCTURES  
MAXIMUM BUILDING COVERAGE: 50 %  
MAXIMUM IMPERVIOUS COVER: 45 %

NOTES ON EXISTING NON-CONFORMANCE:  
- LOT IS AN EXISTING NON-CONFORMING LOT, (WIDTH <50') PLATTED PRIOR TO 1946.  
- HOUSE IS AN EXISTING NON-CONFORMING STRUCTURE (SIDE-YARD SETBACK), BUILT IN 1930. THE HOUSE IS NOT PART OF THIS PROJECT.  
- GARAGE IS AN EXISTING NON-CONFORMING STRUCTURE (SIDE YARD AND REAR SETBACKS), BUILT IN 1930.

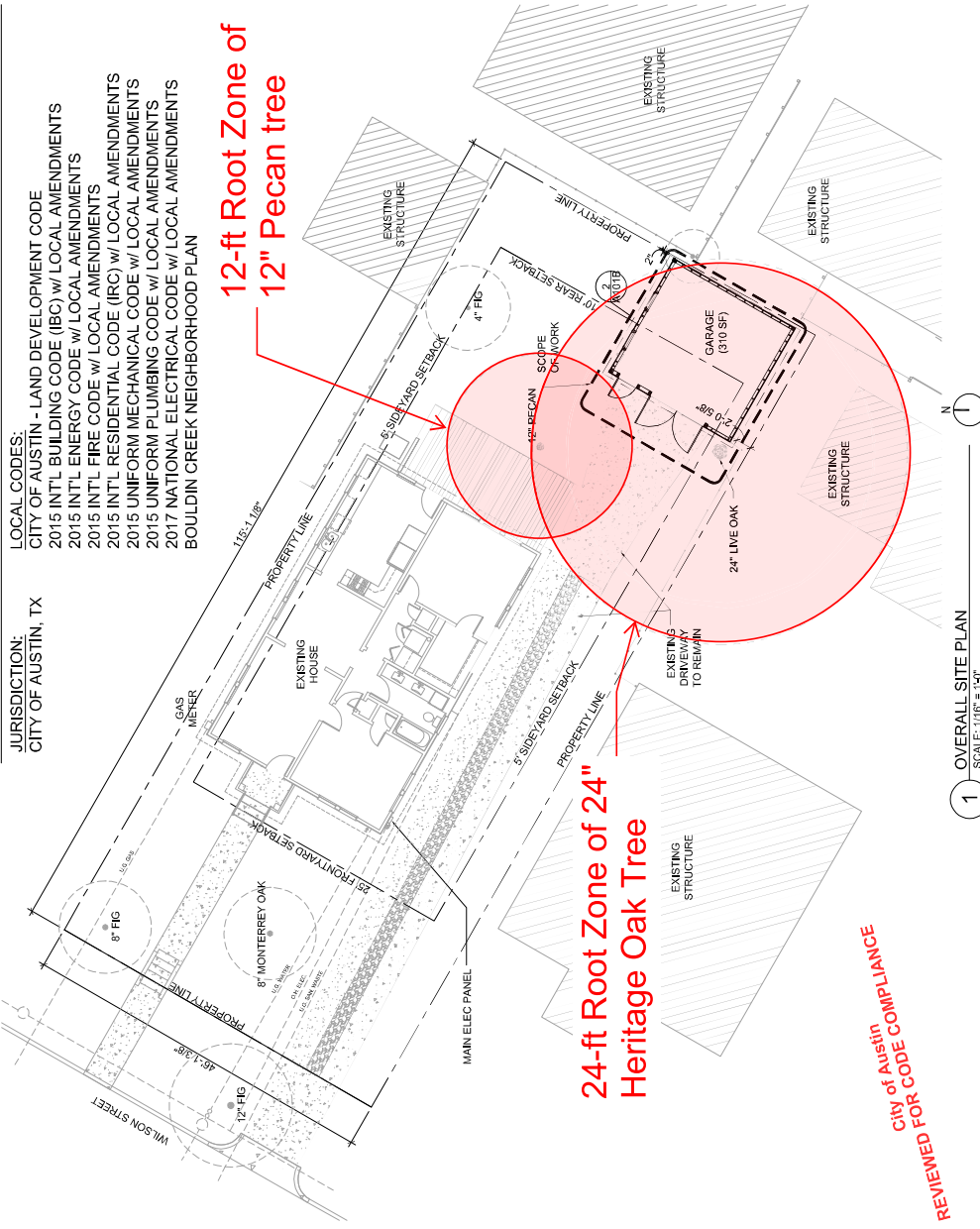
SITE AREAS

TOTAL SITE AREA:	5,323 SF	IMPERVIOUS COVER	
STRUCTURES		HOUSE	1,092 SF
EXISTING HOUSE:		GARAGE	310 SF
GARAGE:	1,092 SF	FRONT PORCH	26 SF
PORCH:	310 SF	DRIVEWAY	705 SF
	26 SF	BACK DECK (@50%)	106 SF
ALLOWED BLDG COVERAGE:	40%	FRONT WALKWAY	136 SF
BUILDING COVERAGE:	26.8%	A/C PAD	8 SF
NOTES:		IMPERVIOUS AREA	2,383 SF
- DECK IS COUNTED AT 50% PERVIOUS		ALLOWED IMPERVIOUS %:	45%
		ACTUAL IMPERVIOUS %:	44.8%

REGULATORY INFORMATION

LOCAL CODES:  
CITY OF AUSTIN - LAND DEVELOPMENT CODE  
2015 INT'L BUILDING CODE (IBC) w/ LOCAL AMENDMENTS  
2015 INT'L ENERGY CODE w/ LOCAL AMENDMENTS  
2015 INT'L FIRE CODE w/ LOCAL AMENDMENTS  
2015 INT'L RESIDENTIAL CODE (IRC) w/ LOCAL AMENDMENTS  
2015 UNIFORM MECHANICAL CODE w/ LOCAL AMENDMENTS  
2015 UNIFORM PLUMBING CODE w/ LOCAL AMENDMENTS  
2017 NATIONAL ELECTRICAL CODE w/ LOCAL AMENDMENTS  
BOULDIN CREEK NEIGHBORHOOD PLAN

JURISDICTION:  
CITY OF AUSTIN, TX



1 OVERALL SITE PLAN  
SCALE: 1/16" = 1'-0"

2 LOCATION PLAN  
NOT TO SCALE

ORIG. ISSUE DATE: 2020-06-19  
SCALE: 1/16" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A001.dwg

PAUL BIELAMOWICZ, AIA, LEED AP  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

REVISION HISTORY

REV.	DESCRIPTION	DATE

GARAGE  
RENOVATION

Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704



6/19/2020

PLOT PLAN AND  
CODE INFORMATION

A-001

# **EXHIBIT**

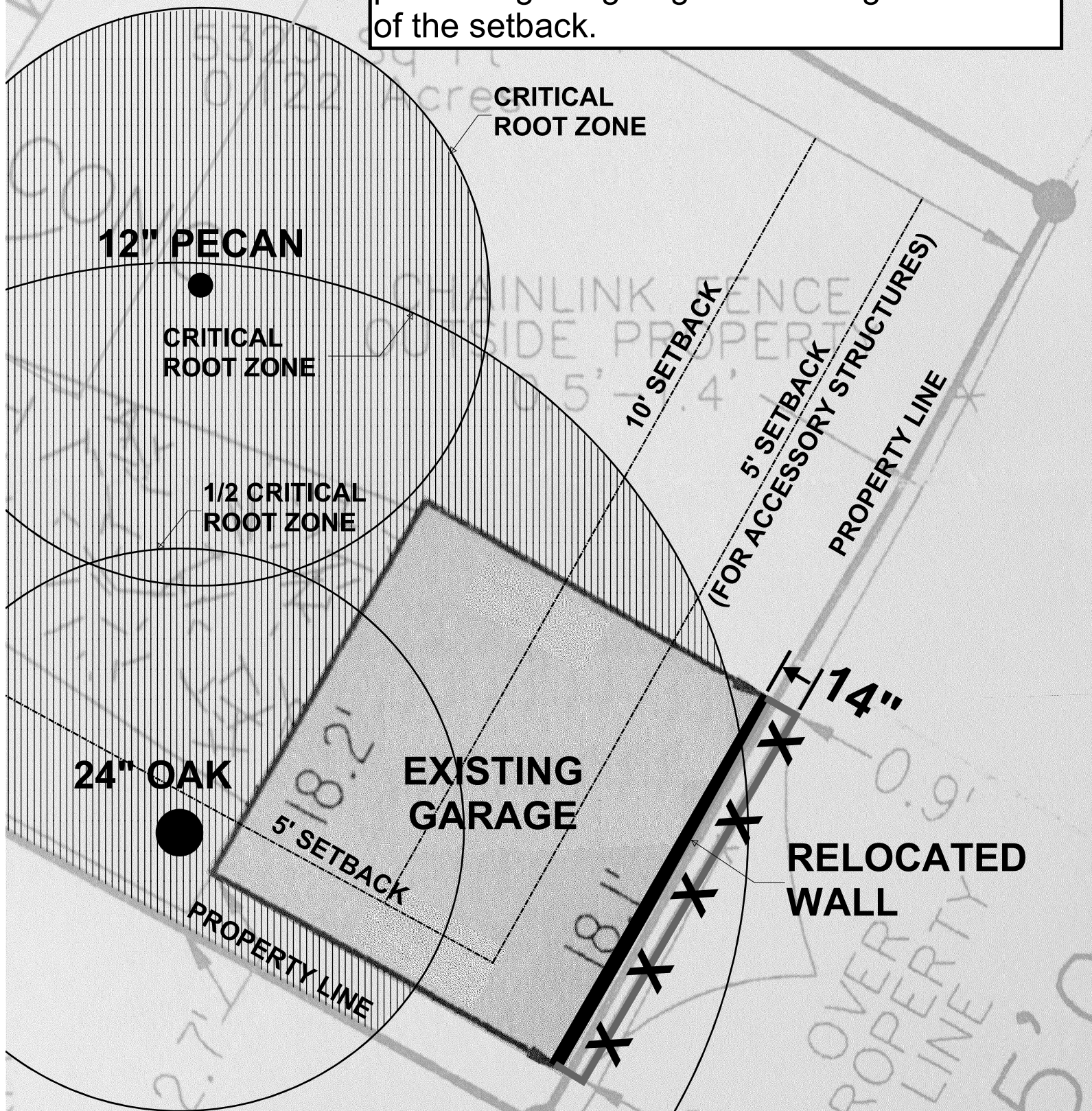
# **"D"**

**Simplified Illustration of Proposed  
Modification to Garage Structure  
due to Hardship from Heritage Oak Tree  
and Pecan Tree**



### **Hardship:**

The critical root zones of the Heritage Oak Tree and Pecan Tree pose a hardship, preventing the garage from being moved out of the setback.



### **Proposal:**

Move the East wall to the West by 14", to get the structure off of the property line, while leaving enough structure in the setback to park a car in the garage.



# **EXHIBIT**

# **"E"**

**Building Permit 2020-113967 BP**  
**Issued 10/8/2020**



# D-3/12-PRESENTATION

## City of Austin

### BUILDING PERMIT

**PERMIT NO :** 2020-113967 BP

Type: RESIDENTIAL

Status : Active

2111 WILSON ST

Issue Date : 10/08/2020

**Expiry Date : 04/06/2021**

LEGAL DESCRIPTION:

SITE APPROVAL:

ZONING:

N46.14X115FT BLK 2 DOUGHTY SUBD

SF-3-NP

PROPOSED OCCUPANCY:

WORK PERMITTED:

Addition and Remodel

ISSUED BY:

Aaron Finney

\*Partial demo\* Repair/remodel existing detached garage.

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT	GROUPS	FLOORS	UNITS	# OF PKG SPACES
New/Addn: 0 Remodel : 310	Total Job Valuation : \$1.00 Total Rem : \$.00		434		1	1	2
TOTAL BLDG COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		
1,428.00	26.83	2,383.00	44.77	1.0	0.00		

Contact	Phone	Contact	Phone
Applicant, Paul Bielamowicz	(512) 484-3990	Internet User, Paul Bielamowicz	(512) 484-3990
General Contractor, Alex Loredo, By Loredo Construction	(512) 799-3717		

Fee Description	Fee Amount	Paid Date	Fee Description	Fee Amount	Paid Date
Building Permit Fee	\$272.15	10/08/2020	Demolition Permit Fee	\$67.00	10/08/2020
Foundation pre-pour tree inspection	\$219.00	10/08/2020	Residential Plan Review Application Processing Fee	\$75.00	07/02/2020
Residential Plan Review Fee	\$946.00	07/02/2020	Technology Surcharge-DSD	\$40.84	07/02/2020
Technology Surcharge-DSD	\$22.33	10/08/2020			
<b>Total Fees:</b>	<b>\$1,642.32</b>				

Construction documents approved by the building official are approved with the intent that such construction documents comply in all respects with City technical codes. The review of construction documents is not exhaustive of all code requirements. The issuance or approval of plans and specifications or other construction documents is not an approval of any violation of the technical codes or of any other ordinance of the jurisdiction. The issuance of an approval based on plans, specifications and other data shall not prevent the building official from requiring the correction of errors in the plans, specifications or other data.

The City of Austin has not conducted a plan review of the mechanical, electrical or plumbing on this plan set. Be advised that all work performed on this project must be as per applicable trade code.

Inspection requirements
Building Inspection      Electric Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.



# **EXHIBIT**

## **"F"**

**Photos of Work Completed under  
Building Permit 2020-113967 BP, showing  
the garage in relation to the Heritage Oak  
Tree and Pecan Tree.**

**(all work was stopped after notification  
was sent on 10/26/2020)**