

REVISIONS

RB ARCHITECT



ROEL BAZAN, AIA

11502 Kripp Cove
Austin, Texas 78739
(512) 791-2986
rburch2@hotmail.com

The Salazar Residence
2810 Gonzales St.
Austin, Texas 78702

WALL SECTION AND STAIR DETAIL

ATX design group
1301 S. IH 35, Suite 315
Austin, Texas 78704
Mobile: 512 584 0211
e-mail: returamx@xci.net

DATE: 10/8/2018
SCALE: 1/8"=1'-0"
DRAWN: RD/MAD
FILE: C:\JONES\ALAZAR REST
2810-43.DWG
SHEET 3
A3
OF 9 SHEETS



CEILING JOISTS SPAN CHARTS & NOTES

NOTE:

1. UNLESS NOTED OTHERWISE: ALL JOIST TO BE #2 KDYP.
2. UNLESS NOTED OTHERWISE: ALL BEAMS TO BE #2 KDYP.
3. UNLESS NOTED OTHERWISE: FRAMING UNDER HYAC TO BE 2x8's @ 16" O.C. WITH 3/4" PLYWOOD DECKING AS REQUIRED. PROVIDE 36" WIDE CATWALK FROM STAIRCASE.
4. BUILDER TO VERIFY SIZING AND SPACING OF JOIST AND BEAMS PRIOR TO CONSTRUCTION.
5. UNLESS NOTED OTHERWISE: ALL JOIST AT HALL #1 AND #2 TO BE 2x6's AT 16" O.C. WITH NO ATTIC STORAGE.

ROOF FRAMING SPAN CHARTS & NOTES

MAXIMUM CLEAR SPAN FOR RAFTERS WITH GYPSUM BOARD			
SIZE	24" O.C.	16" O.C.	12" O.C.
2x6	10'-0"	12'-4"	14'-2"
2x8	13'-3"	16'-3"	18'-9"
2x10	16'-11"	20'-8"	23'-1"
2x12	20'-6"	25'-2"	29'-1"

FOR MATERIAL WITH E=1.6 F_b=1400 LBS/IN² *E* 82 K
 DESIGN LOADS 20 psf LIVE 15 psf DEAD

NOTE:

1. UNLESS NOTED OTHERWISE: ALL JOIST TO BE #2 KDYP.
2. UNLESS NOTED OTHERWISE: ALL BEAMS TO BE #2 KDYP.
3. UNLESS NOTED OTHERWISE: FRAMING UNDER HVAC TO BE 2"x8" @ 24" O.C. WITH 3/4" PLYWOOD DECKING AS REQUIRED.
4. BUILDER TO VERIFY SIZING AND SPACING OF JOIST AND BEAMS PRIOR TO CONSTRUCTION.
5. UNLESS NOTED OTHERWISE: ALL JOIST TO BE 2"x6" @ 24" O.C. WITH NO ATTIC STORAGE UNLESS NOTED.



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



2 ROOF FRAMING PLAN

DATE: 10/8/2018
SCALE: 1/8" = 1'-0"
DRAWN: RD/SR
FILE: C:\DWG\SLAZAR RES
SLAZAR-A6.DWG
SHEET 6
A6
OF 9 SHEET



FOUNDATION NOTES

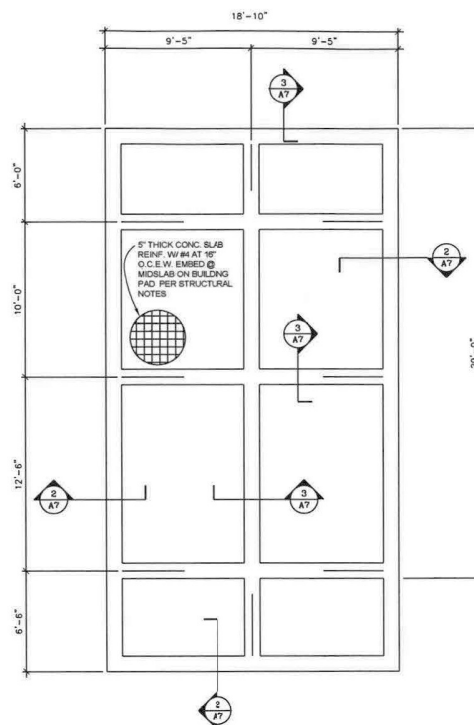
1. REMOVE ALL VEGETATION AND TOP SOIL FROM BUILDING AREA. STOCKPILE TOP SOIL FOR USE AT THE END OF PROJECT. EXCAVATE AND DISPOSE OF EXISTING CONCRETE AND ASPHALT PER PERMITS.
2. RE-COMPACT THE NEXT 6" TO SOIL TO 90% OF MAXIMUM PER ASTM D5958. THEN BACKFILL IN 6" LIFTS USING STRUCTURAL FILL. COMPACT TO A DENSITY OF 90% PER PERMITS. EXCAVATION SHALL BE DEEPER THAN 10" OR GREATER THAN THE OPTIMUM MOISTURE CONTENT FOR COHESIVE FILL AND AT WORKABLE MOISTURE CONTENT FOR GRANULAR FILL.
3. STRUCTURAL FILL SHALL CONSIST OF GRANULAR MATERIAL, FREE OF ORGANICS AND DEBRIS. NATURALLY OR ARTIFICIALLY GRADED; MIXTURE OF GRAVEL, CRUSHED STONE AND SAND ASTM D 2566 WITH ALL PARTICLES PASSING 100% THROUGH NO. 40 SIEVE. MINIMUM 20% PASSING NO. 200 U.S. STANDARD SIEVE. A PLASTIC INDEX OF 15 OR LOWER IS REQUIRED.
4. COMPACTION AND MOISTURE CONTENT OF SUB-GRADE AND EACH LIFT SHALL BE MONITORED BY INSPECTOR.
5. ALLOWABLE BEARING = 1500 PSF.
6. FOOTING EXCAVATION SHALL BE NESTED AND FREE OF LOOSE OR WET MATERIALS.
7. THE VAPOR BARRIER BELOW ALL SLAB AREAS SHALL BE 15 MIL POLYETHYLENE WITH JOINTS LAPPED 12" CONTINUOUSLY AND SEALED. DRAIN VAPOR BARRIER DOW THE SIDES OF ALL BEAM TRENCHES. DO NOT PLACE VAPOR BARRIER OVER EXISTING CONCRETE.
- IF BEARING SOILS ARE SOFTENED BY UNDESIRABLE WATER INTRUSIONS DURING EXPOSURE OR BY DESICCATION, THE UNSUITABLE SOIL MUST BE REMOVED FROM THE LOCATION PRIOR TO LAYING OF THE VAPOR BARRIER.
8. GRADE AREA AROUND BUILDS TO DRAIN WATER AWAY FROM THE BUILDING.
9. SEE ELEC. & PLUMBING DWGS FOR SLAB & WALL PENETRATIONS.

REINFORCING CONCRETE NOTES.

1. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 308-11.
2. ALL CONCRETE SHALL HAVE A SPECIFIED MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
3. SLUMP 3" TO 5" WITH MAX. WATER/CEMENT RATIO OF 3:45
4. PROVIDE 5% A/C 1-1/2" OF ENTRAINED AIR IN CONCRETE PERMANENTLY EXPOSED TO THE WEATHER.
5. EMBEDDED CONDUITS, PIPES AND SLEEVES SHALL MEET THE REQUIREMENTS OF ACI 309-96 SECT. 6.3.
6. REINFORCING STEEL SHALL BE DEFORMED BARS IN CONFORMANCE WITH ASTM A615 GRADE 60.
7. DETAILING OF REINFORCATIONS SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL.
8. MIN. LAP 36" OR 36 BAR DIA. (NOMINAL)
9. STEEL CLEAR COAT
10. GRADE BEAM: -1 1/2" TOP, 3" BOT., AND 2" SIDE (FORMED); 3" SIDE (PLACE AGAINST EARTH)
11. SLAB ON GRADE: 3" BOT. AND 1 1/2" TOP
12. PROVIDE CORNER AND INTERSECTION REIN. AS SHOWN IN DET. DETAIL 565.0
13. FINISH FLOOR FINISHATIONS SHALL BE IN ACCORDANCE WITH ACI 308-11
14. PROVIDE 2" DOWEL BETWEEN NEW AND EXISTING CONCRETE 12" ON CENTER.

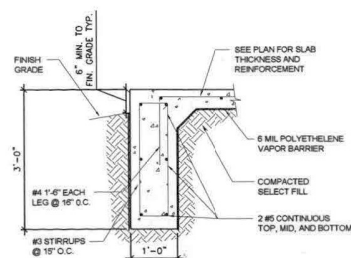
SLAB ON GRADE - 3' BOT. AND 1 1/2" TOP

11. PROVIDE 24" DOWEL BETWEEN NEW AND EXISTING CONCRETE 12" ON CENTER, TYP.

PLAN
NORTH

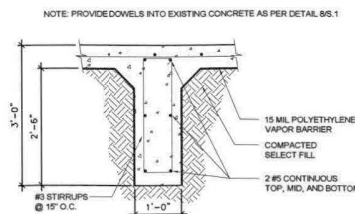
1 FOUNDATION PLAN

SCALE: 1/8"=1'-0"



2 FOUNDATION SECTION

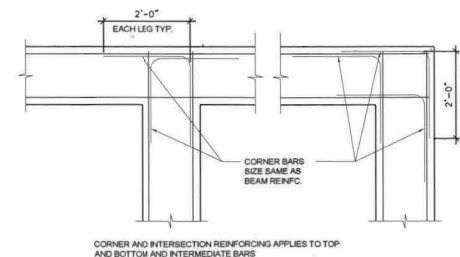
SCALE: 3/8"=1'-0"



3 FOUNDATION SECTION

SCALE: 1/8"=1'-0"

City of Austin
REVIEWED FOR CODE COMPLIANCE



4 FOUNDATION SECTION

SCALE: 3/8"=1'-0"



OCTOBER 8, 2018

LOConsultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm F-4756
17175 E. 7TH STREET
AUSTIN TEXAS 78702-4208
Ph. (512) 524-0677

The Salazar Residence
2810 Gonzales St.
Austin, Texas 78702

design group

301 S. IH 35, Suite 315
Austin, Texas 78741
Mobile: 512 594 0211
e-mail: rdurney.dg@gmail.com



DATE: 10/8/2018

SCALE: VARIES

DRAWN: MAD

FILE - ENVELOPE/SEALING RES.

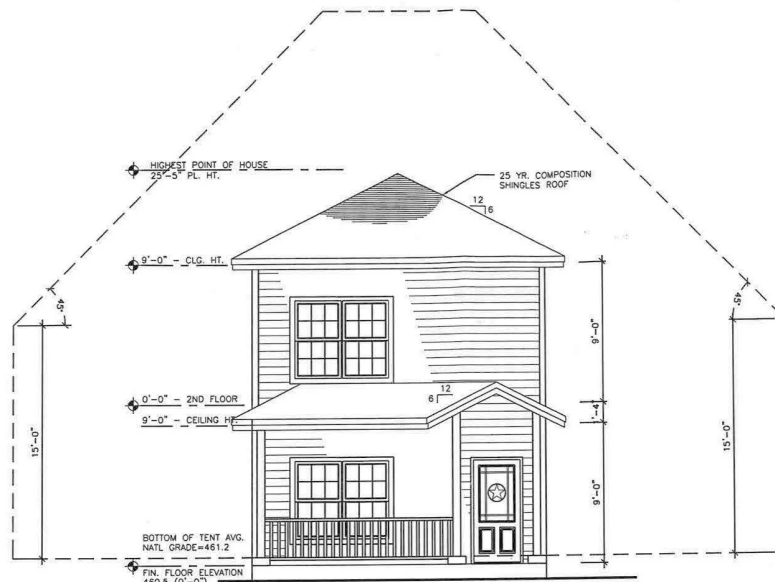
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SHEET 7

A7

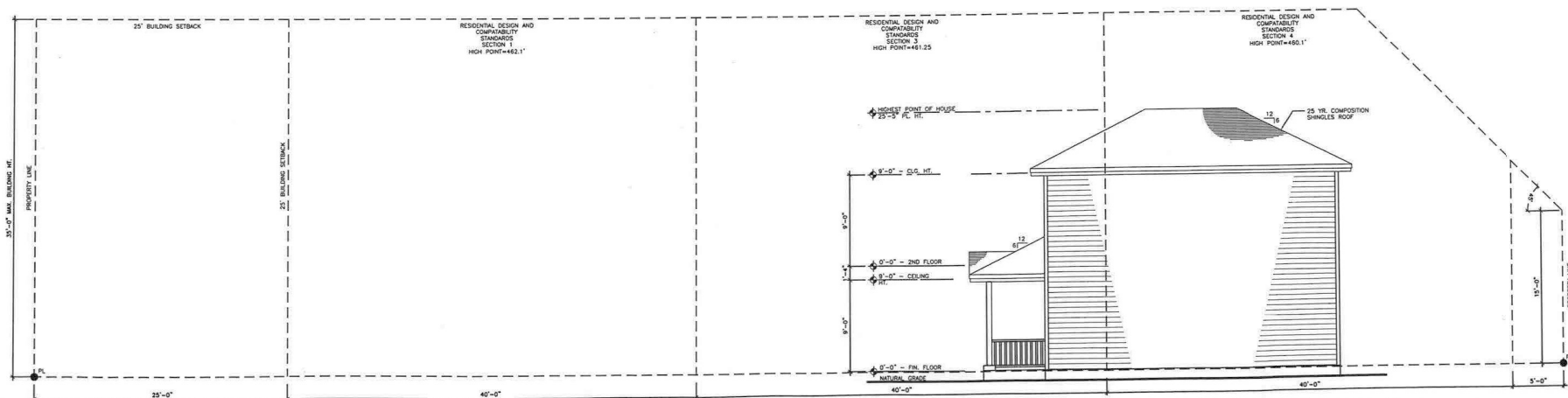
111

OF 9 SHEET



1 FRONT ELEVATION - GONZALES ST. VIEW
SCALE: 1/8"=1'-0"

City of Austin
REVIEWED FOR CODE COMPLIANCE



2 RIGHT ELEVATION
SCALE: 3/32"=1'-0"



REVISIONS

RB ARCHITECT
P.L.L.C.



ROEL BAZAN, RA

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Austin, Texas 78739
(512) 791-2986
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The Salazar Residence
2810 Gonzales St.
Austin, Texas 78702
ENVELOPE ELEVATIONS

ATX design group

1301 S. JIM SO. Suite 315
Austin, Texas 78704
Mobile: 512.544.5211
e-mail: rbarney.atx@gmail.com

DATE: 10/8/2018

SCALE: VARIES

DRAWN: RD/MAD

FILE: C:\JAMES\SAZAR\REV1

10-10-2018

SHEET 8

A8

OF 9 SHEETS



REVISIONS

RB ARCHITECT
P.L.L.C.



ROEL BAZAN, RA

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rbazan@rbarchitect.com

The Salazar Residence
2810 Gonzales St.
Austin, Texas 78702
ENVELOPE ELEVATIONS

ATX design group

1301 S. 1st St., Suite 215
Austin, TX 78704
Mobile: 512.544.0211
e-mail: atxdesigngroup@gmail.com

DATE: 10/8/2018

SCALE: VARIES

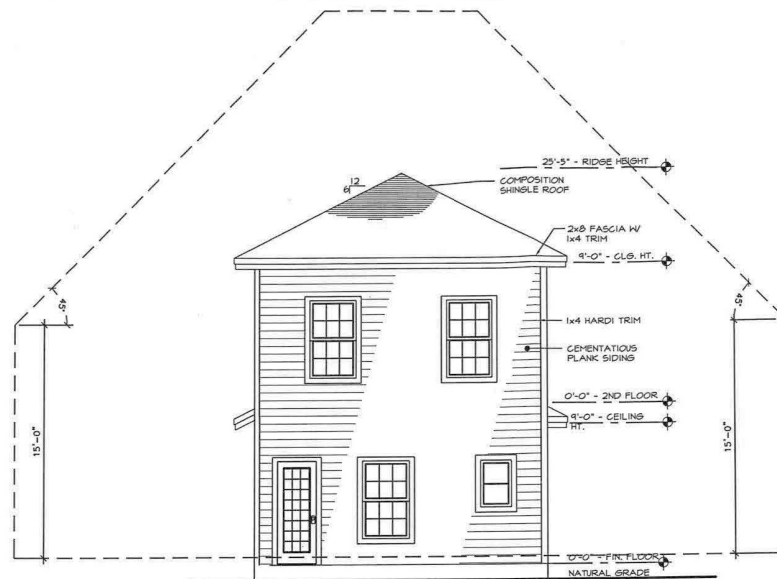
DRAWN: RD/MAD

FILE: C:\PROJECTS\2810 GONZALEZ ST.\2810-01.dwg

SHEET 9

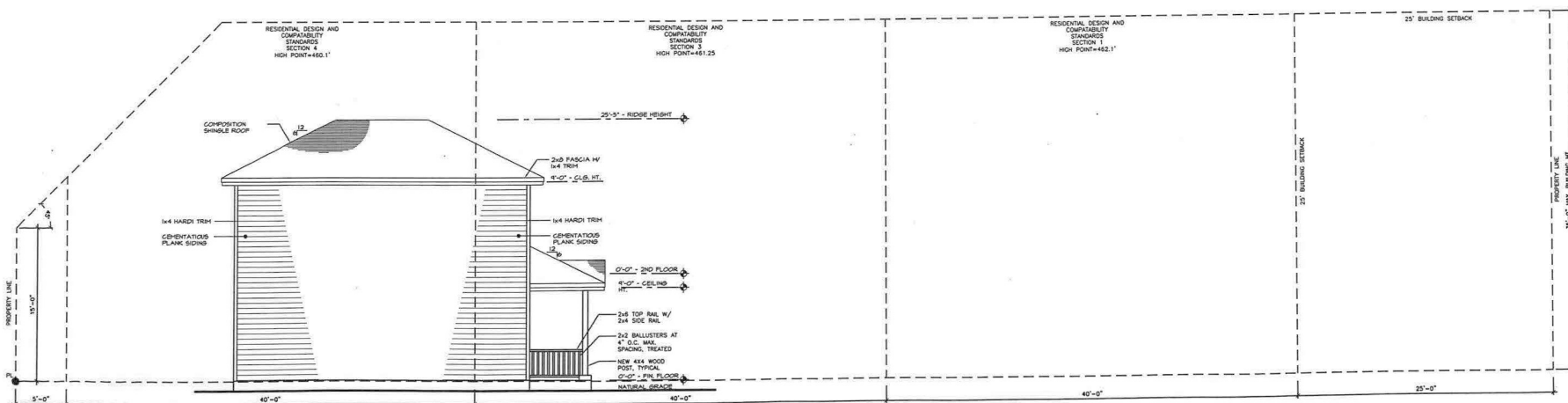
A9

OF 9 SHEETS



1 REAR ELEVATION - GONZALES ST. VIEW
SCALE: 1/8"=1'-0"

City of Austin
REVIEWED FOR CODE COMPLIANCE



2 LEFT ELEVATION
SCALE: 3/32"=1'-0"



REVISIONS

RB ARCHITECT
PLLC



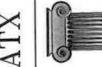
ROEL BAZAN, RA

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(512) 791-2062
rbarch@rbarch.com

The Salazar Residence
2810 Gonzales St.
Austin, Texas 78702
ELECTRICAL FLOOR PLANS

ATX design group

1301 S. 41st St., Suite 315
Austin, Texas 78704
Mobile: 512.554.0211
atxdesigngroup@gmail.com



DATE: 10/8/2018
SCALE: 1/8"=1'-0"
DRAWN: MAD
FILE: 2810-GZ-SALAZAR RES.
SHEET 1
E1
OF 1 SHEETS

LEGEND OF ELECTRICAL SYMBOLS

- PROVIDE WIRING FOR SPEAKER INSTALLATION
- CHIME
- SMOKE DETECTOR
- TELEPHONE JACK
- TV/CABLE OUTLET
- ELECTRIC PANEL
- GAS METER
- 110-120 VOLT RECEPTACLE
- 110-120 VOLT RECEPTACLE HEATER PROOF
- 110-120 VOLT GFI (44" A.F.P.)
- 110-120 VOLT SURFACE MOUNTED RECEPTACLE
- 220-240 VOLT RECEPTACLE
- RECESSED INCANDESCENT LIGHT
- INCANDESCENT CEILING OUTLET FIXTURE
- INCANDESCENT WALL MOUNTED OUTLET FIXTURE
- FLOOD LIGHT
- MOTION SENSOR FLOOD LIGHT
- CHANDELIER
- ONE-WAY SWITCH
- TWO-WAY SWITCH
- THREE-WAY SWITCH
- ONE-WAY SWITCH WITH DIMMER
- ONE-WAY SWITCH FOR SPEAKER VOLUME CONTROL
- EXHAUST FAN
- HOUSE WIRE CONCEALED IN WALL OR CEILING
- CEILING FAN WITH LIGHT
- 4' FLOUORESCENT LIGHT
- DISCONNECT

ALL OUTDOOR ELECTRIC SERVICE TO BE OVERHEAD.

PREHIRE FOR SECURITY SYSTEM.

PREHIRE FOR (CAT 5) FOR ENTIRE HOUSE.

SMOKE DETECTORS TO BE INSTALLED AT 50" MINIMUM FROM ANY AIR RETURN OR SUPPLY.

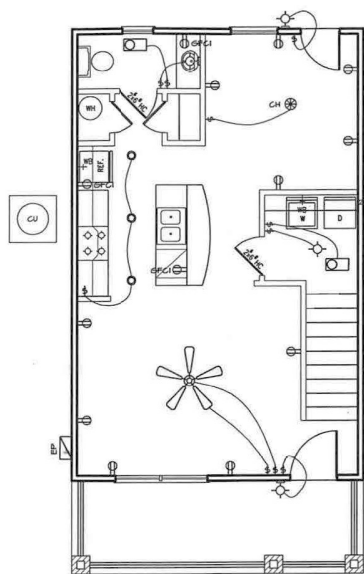
PREHIRE FOR (RIS) FOR ENTIRE HOUSE.

CONTRACTOR VERIFICATION RESPONSIBILITIES

THIS ELECTRICAL FLOOR PLAN DRAWING IS FOR LAYOUT INFORMATION ONLY. MASTER ELECTRICIAN TO VERIFY NATIONAL ELECTRIC CODE REQUIREMENTS AND MANUFACTURERS' EQUIPMENT REQUIREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE DESIGNER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT LOCAL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ON-SITE EXISTING UTILITIES.

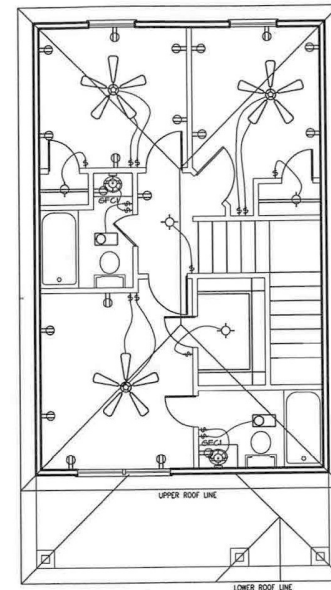
1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



City of Austin
REVIEWED FOR CODE COMPLIANCE

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
G-4

DATE: Monday February 8, 2021

CASE NUMBER: C15-2020-0083

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ - ☐ VACANT
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ Y ☐ Michael Von Ohlen
☐ - ☐ Kelly Blume (Alternate)
☐ - ☐ Vacant (Alternate)
☐ - ☐ Donny Hamilton (Alternate)

APPLICANT: Daniel Salazar

OWNER: Enez Salinas

ADDRESS: 2810 GONZALES ST

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-774 (Two-Family Residential Use) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure (required) to 5 feet (requested) in order to erect a Secondary Dwelling Unit in an “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Note: Per LDC the second Dwelling Unit must be contained in a structure other than the principal structure and must be located at least 10 feet to the rear or side of the principal structure

BOARD’S DECISION: BOA MEETING JAN 11, 2021 Board Member Jessica Cohen motions to postpone to February 8, 2021 due to technical difficulties, Board member Michael Von Ohlen seconds on a 9-0 vote; **POSTPONED TO February 8, 2021 DUE TO TECHNICAL DIFFICULTIES.** February 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Brooke Bailey motions to postpone to March 8, 2021; Board Member Darryl Pruett seconds on a 10-0 vote; **POSTPONED TO MARCH 8, 2021.**

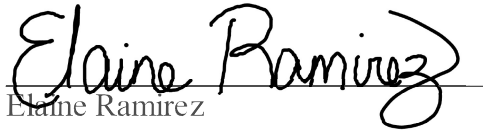
FINDING:

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

E-1/35



E-1/36







E-1/39



E-1/40



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

DATE: Monday January 11, 2021

CASE NUMBER: C15-2020-0083

☐ - ☐ Brooke Bailey OUT
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ - ☐ VACANT
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ - ☐ Veronica Rivera OUT
☐ Y ☐ Yasmine Smith
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Vacant (Alternate)
☐ - ☐ Donny Hamilton (Alternate) NOT AVAIL

APPLICANT: Daniel Salazar

OWNER: Enez Salinas

ADDRESS: 2810 GONZALES ST

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-774 (Two-Family Residential Use) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure (required) to 5 feet (requested) in order to erect a Secondary Dwelling Unit in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Note: Per LDC the second Dwelling Unit must be contained in a structure other than the principal structure and must be located at least 10 feet to the rear or side of the principal structure

BOARD'S DECISION: BOA MEETING JAN 11, 2021 Board Member Jessica Cohen motions to postpone to February 8, 2021 due to technical difficulties, Board member Michael Von Ohlen seconds on a 9-0 vote; POSTPONED TO February 8, 2021 DUE TO TECHNICAL DIFFICULTIES.

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

Members of the Board of Adjustment

I would like to take this opportunity to speak on behalf of Daniel Salazar. I hope this can shed some light on why this variance is being sought.

For those of you that are unfamiliar with the building inspection process I would like to briefly explain the layout inspection. The layout inspection is the initial inspection for most projects and is when we verify site conditions are consistent with the approved plans. This is by far one of the most important inspections we do, and in this case if it had been done correctly, we would not be having this conversation.

When Mr Salazar was starting his project the building inspections division was in the middle of department wide re-organization, dealing with declining response times and an alarming number of backlogged inspections. We were eventually allocated seven new positions at the beginning of fiscal year to deal with the backlog. This coupled with the departure of three veteran inspectors left us with the arduous task of not only filling ten vacancies but also training them with our remaining staff while simultaneously catching up with a seemingly insurmountable inspection backlog.

The approval of the layout inspection for 2810 Gonzales was a byproduct of this tumultuous time. Under normal circumstances this oversight would have been identified and correcting it would have been as simple as moving some forms. This oversight has led us to re-evaluate the way we do conduct our inspections as well as who conducts those inspections. Mr. Salazar trusted the City of Austin to make sure his project was done correctly and due to some very unfortunate circumstances we failed to meet those expectations.

Sincerely,

Kelly Stilwell

Acting Chief Building Inspector, Division Manager

T.S.B.P.E License No. 2461

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0083

BOA DATE: January 11th, 2021

ADDRESS: 2810 Gonzales St

COUNCIL DISTRICT: 3

OWNER: Enez Salinas

AGENT: Daniel Salazar

ZONING: SF-3-NP (Govalle NP)

LEGAL DESCRIPTION: LOT 3 BLK 1 *LESS SW TRI OLT 26-27 DIV A CHERNOSKY NO 11

VARIANCE REQUEST: Two-Family Residential use location at least 10 feet to the rear or side of the principal structure to 5 feet

SUMMARY: erect 2 story secondary dwelling unit

ISSUES: no alley and setback requirements

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	P-NP	Public
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	CS-V-NP	General Commercial Services-Vertical Mixed Uses

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 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
 Parque Zaragosa Neighborhood Association
 Preservation Austin
 SEL Texas
 Sierra Club, Austin Regional Group



January 5, 2021

Daniel Salazar
2810 Gonzales St
Austin TX, 78702

Property Description: LOT 3 BLK 1 *LESS SW TRI OLT 26-27 DIV A CHERNOSKY NO 11

Re: C15-2020-0083

Dear Daniel,

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 of the Land Development Code –

Section 25-2-774 (Two-Family Residential Use); (C) 2 a. The second dwelling unit must be located at least 10 feet to the rear or side of the principal structure; (required); to allow for a second dwelling unit to be five (5) ft. from the principal structure; (requested);

In order to erect a Secondary 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

E-1/46



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0083
LOCATION: 2810 GONZALES STREET



1" = 175'

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.



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: 2810 Gonzales St. Austin, TX 78702

Subdivision Legal Description:

LOT 3 BLK 1 *LESS SW TRI OLT 26-27 DIV A CHERNOSKY NO 11

Lot(s): 3 Block(s): 1

Outlot: _____ Division: _____

Zoning District: _____

I/We Daniel Salazar on behalf of myself/ourselves as

authorized agent for _____ affirm that on

Month November, Day 12, 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: New construction of 2-story secondary dwelling unit.

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

I am requesting a variance from the Land Development Code section 25-2-774 Two-Family Residential Use (C) (2) (a) for a SF-3-NP Two-Family location at least 10ft. (required) to rear of principal structure to 5ft (requested).

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: the setback requirements do not allow reasonable utilization of this lot and many of the other homes in the area have similar accessory structures that were built before the code went into effect.

Hardship

a) The hardship for which the variance is requested is unique to the property in that: All of the other commercial blocks on the south side of Cesar Chavez have an alley on the back side that would soften the compatibility standard. This block does not. This lot also has a 35" DBH tree on the property which all limit the development footprint. It is an over-mature, over-extended tree with a spread about as wide as it is tall. The height is about 35-40' tall.

b) The hardship is not general to the area in which the property is located because: All other blocks on the south side of East Cesar Chavez have an alley. In addition the tree is located in the middle of the property.

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:

Due to the age of the neighborhood there are numerous other lots on this block that have similarly configured accessory structures that are “existing non complying” so this accessory structure will not affect the character of the neighborhood. In addition the zoning district (Govalle Neighborhood Plan) only regulates property use and this variance would not impair those regulations.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 11/12/2020

Applicant Name (typed or printed): Daniel Salazar

Applicant Mailing Address: 2810 Gonzales St

City: Austin State: TX Zip: 78702

Phone (will be public information): 512-619-8154

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: 11/12/2020

Owner Name (typed or printed): Enez Salinas

Owner Mailing Address: 2810 Gonzales St.

City: Austin State: TX Zip: 78702

Phone (will be public information): 512-619-8154

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).
