

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-3

DATE: Monday August 09, 2021

CASE NUMBER: C15-2021-0080

☐ Y ☐ Thomas Ates
☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Barbara McArthur
☐ Y ☐ Rahm McDaniel
☐ - ☐ Darryl Pruett (out-no show)
☐ Y ☐ Agustina Rodriguez
☐ Y ☐ Richard Smith
☐ - ☐ Michael Von Ohlen (out)
☐ Y ☐ Nicholl Wade
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Carrie Waller (Alternate)
☐ Vacant (Alternate)

APPLICANT: Micah King

OWNER: Darius Fisher

ADDRESS: 74 SAN SABA ST Unit 2

VARIANCE REQUESTED:): The applicant is requesting a variance(s) from the Land Development Code Section 25-2-492 (*Site Development Regulations*) from:

a) setback requirements to decrease the minimum Rear Yard Setback from 10 feet (required) to 2.1 feet (requested)

b) setback requirements to decrease the minimum Interior Side Yard Setback from 5 feet (required) to 3.9 feet (requested)

and from 25-2-735 (Festival Beach Subdistrict Regulations) from

c) impervious cover requirements to increase from 40% (maximum allowed) to 41.38% (requested), (existing 47.8%), in order to maintain a 2nd FL deck on rear accessory structure in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Holly Neighborhood Plan).

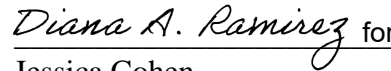
Note: 25-2-735 (Festival Beach Subdistrict Regulations) (A) This section applies in the Festival Beach subdistrict of the WO combining district. (D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is: 1) 40 percent

BOARD'S DECISION: Aug 9, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Melissa Hawthorne motions to Postpone to September 13, 2021; Board Member Thomas Ates seconds on a 10-0 vote; POSTPONED TO September 13, 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 A. Ramirez for
Jessica Cohen
Chair

HUSCH BLACKWELL

Micah J. King
Senior Associate

111 Congress Avenue, Suite 1400
Austin, Texas 78701
Direct: 512.370.3468

August 27, 2021

The Board of Adjustment
c/o Elaine Ramirez
Planner Senior and Board of Adjustment Liaison
City of Austin Development Services Department

Re: Follow-Up Information Related to the Variance Request to Preserve an Existing
Deck at 74 San Saba Street (the "Property"); C15-2021-0080

Dear Board Members:

This letter is to address a question raised at our previous hearing regarding whether fencing on the Property would require a variance, along with some additional follow-up information. We have researched the applicable rules and measured the fences, and met with the Development Services Department, and they confirmed that the fences comply with the applicable rules for the reasons set forth below.

FENCES:

The front fence is, on average, approximately 5'-10", and its max. height is less than 7'. As such, the front fence complies with the max. height requirement set forth in § 25-2-899(D), which states that, "[. . .] a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet."

The fence between the front and rear units is +/- 7'-4". There is not a building setback line per the plat, but this fence is located behind the front setback line of 25' (this fence is approximately 70' behind the front property line). As such, the height of this fence complies with § 25-2-899(F), which states that, "A solid fence may be constructed to a maximum of eight feet in height if the fence is located on or within the building setback lines."

Any question regarding height appears to have been caused by the fact that it appears based on Google Street View that the fence is taller than it is. The rule for the measurement of a fence is set forth in Subchapter F: Residential Design and Compatibility Standards 3.4.4. That rule states that:

"The height of a structure other than a building is measured vertically from the ground level immediately under the structure to the top of the structure. The height of a fence on top of a retaining wall is measured from the bottom of the retaining wall."

The Board of Adjustment
August 27, 2021
Page 2 of 2

I measured the height of the fence from the ground level immediately under the fence. It appears that there might be a retaining wall on the Property, but there is not per the survey, which shows that that fence is on the front property line. There are some retaining stones that have appear to have existed for many decades about a foot away from the fence, but those stones are outside of the Property in public right-of-way adjacent to and several inches from the sidewalk, meaning that the grade change is not on the Property and the proper place to measure the fence is from the natural grade immediately beneath the fence. In addition, the retaining wall appears to represent a step-down from the natural grade of the yard down to the street and so it did not increase the elevation of the Property (it may have been that the stones were meant to prevent the erosion of the yard from stormwater flowing down the ROW toward the Colorado River, and there are several other properties in the area with a similar design, but I cannot tell for sure as the stones have existed for so long and there is nobody who can provide their history).

HARDSHIP:

As a follow up on our previous discussion, the hardship is created in part by the fact that the rear unit to which the porch is attached was constructed closer to the rear property line than allowed under the City Code, but the house was constructed in 1930, which was prior to the adoption of the City's first zoning ordinance on April 23, 1931. Regarding precedent, in another nearby variance case, the BOA made a finding that a hardship for a structure in the rear and side setback did, in fact, exist, since the rear structure existed prior to current zoning and TCAD showed that the structure was constructed in 1936 (a copy of the decision sheet is attached as **Exhibit A**).

There is also a minimum separation requirement between the units of 10' and there are established palm trees between the units, and so the only place to install the porch was at the rear of the rear unit, which is where it is located.

NEIGHBOR TO THE REAR:

While we have not been able to make contact with the owner of the property to the rear, they received public notice of our variance request and did not object to it or send a letter of opposition. Moreover, they have a shed that encroaches on their rear setback by about as much as our porch encroaches onto the rear setback. We are trying to meet with that neighbor and will update you as to their position once we get to speak with them.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Micah King" with a stylized flourish at the end.

Micah King

Exhibit A

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 9, 2012

CASE NUMBER: C15-2012-0036

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King B **Motion to Grant**
☐ Y ☐ Susan Morrison
☐ Y ☐ Melissa Hawthorne **2nd the Motion**
☐ Y ☐ Heidi Goebel
☐ - ☐ Cathy French (SRB only)
☐ - ☐ Dan Graham (SRB only)

APPLICANT: John L Sanchez

OWNER: Amy Lankford

ADDRESS: 2604 CANTERBURY ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5.90 feet in order to remodel an existing accessory building to create a Secondary Apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.40 feet in order to remodel an existing accessory building to create a Secondary Apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)


BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Grant with condition to remain a single story, Board Member Melissa Hawthorne second on a 7-0 vote; **GRANTED WITH CONDITION TO REMAIN A SINGLE STORY.**


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: zoning regulations for 2604 Canterbury do not allow for the existing detached structure to be remodel into a second dwelling unit because the new structure is closer to the rear and side property lines then SF-3 zoning allows
2. (a) The hardship for which the variance is requested is unique to the property in that: the structure to be remodeled existed prior to current zoning, Travis County tax records show the structure was constructed in 1936

(b) The hardship is not general to the area in which the property is located because: other houses in the area may not have protected size trees restricting the location or moving of this dwelling closer in from this property line

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: the variance will not alter the character of the area or impair the use of adjacent conforming properties as the structures that has been existing ad present configuration in 1936


Susan Walker
Executive Liaison


Jeff Jack
Chairman

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0080

BOA DATE: August 9th, 2021

ADDRESS: 74 San Saba St –Unit 2

COUNCIL DISTRICT: 3

OWNER: Darius Fisher

AGENT: Micah King

ZONING: SF-3-NP (Holly)

LEGAL DESCRIPTION: LOT 3 BLK 7 & 8FT ADJ ALLEY OLT 41-42&53 DIV O RILEYS SUBD

VARIANCE REQUEST:

- a) decrease rear yard setback from 10 ft. to 2.1 ft.
- b) decrease interior yard setback from 5 ft. to 3.9 ft.
- c) increase impervious cover from 45% to 47.8%

SUMMARY: maintain 2nd FL wood deck

ISSUES: size and configuration of lot

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

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Del Valle Community Coalition
 East Austin Conservancy
 East Town Lake Citizens Neighborhood Association
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 Tejano Town



E-3/8



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0080

LOCATION: 74 SAN SABA STREET




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" = 292'

HUSCH BLACKWELL

Micah J. King
Senior Associate

111 Congress Avenue, Suite 1400
Austin, Texas 78701
Direct: 512.370.3468


June 29, 2021

The Board of Adjustment
c/o Elaine Ramirez
Planner Senior and Board of Adjustment Liaison
City of Austin Development Services Department

Re: Request for Variance to Preserve Existing Deck at 74 San Saba Street (the “Property”)

On behalf of the owner of the above-referenced Property, please accept the enclosed request for a variance to preserve an existing wooden deck at the Property. The deck serves the old rear residence on the property and provides secondary egress for the unit, whose habitable space is entirely on the top floor of the structure, and there is no internal stairwell for any other secondary point of egress. The deck also provides important outdoor space for the tenant of the rear unit which is important given ongoing concerns about health limitations on travel.

The deck was constructed in good faith based on the contractor’s assurances to the owner. The rear and side property lines are also not clear as the fence is off and the house was originally constructed close to the rear and south side of the Property, and the rear 8' of the Property is part of a vacated alleyway. While the property lines changed when the alleyway was vacated, the deck is located more than 10' from the platted, original property line of the property to the rear.

Approval would result in a net decrease to the amount of impervious cover in the Waterfront Overlay, in which the Property is located, which would advance the Overlay’s goal of enhancing environmentally sensitive areas of the Colorado River Corridor as called for in § 25-2-710(B).

Even prior to the construction of the deck, the Property exceeded the maximum impervious cover of 40%, which is imposed on properties in the Festival Beach subdistrict of the Waterfront Overlay outside of the primary and secondary setbacks. The amount of impervious cover on the Property was 44.14% and is now 47.8%. We are seeking a variance to have 41.38%. We can comply with this limit by demolishing 345 sq. ft. of pre-existing concrete impervious cover, which would result in a net decrease to the amount of impervious cover by 2.76% as compared to pre-deck conditions. We would also comply with the 45% impervious cover limit set by SF-3 zoning via the demolition.

Thank you for your time and for the Board’s consideration.

Sincerely,



Micah King



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 # _____
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Section 1: Applicant Statement

Street Address: 74 San Saba Street, Austin, Texas 78702

Subdivision Legal Description:

LOT 3 BLK 7 & 8FT ADJ ALLEY OLT 53 DIV O RILEYS SUBD, ACCORDING TO THE PLAT RECORDED AT VOL. 3 P. 140 OF THE PLAT RECORDS OF TRAVIS COUNTY.

Lot(s): 3 Block(s): 7

Outlot: 53 Division: O

Zoning District: SF-3-NP

I/We Micah King, Husch Blackwell LLP on behalf of myself/ourselves as authorized agent for Darius Fisher affirm that on Month July, Day 7, Year 2021, 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: Existing porch attached to rear of circa 1930 home.

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

LDC § 25-2-492 (Site Development Regulations) for residential property zoned SF-3-NP to reduce the min. rear setback requirement from 10 feet (required) to 2.1 feet (requested); reduce the min. side setback from 5 feet (required) to 3.9 feet (requested); and from LDC § 25-2-735 (D)(1) to increase max. impervious cover from 40% to 41.38% (for a net reduction of cover).

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 zoning regulations do not allow for a reasonable use of the property because they would preclude being able to preserve an existing deck for the upstairs rear residential unit, which increases the fire safety for residents by providing a secondary point of egress in case of emergency and which increases the quality of life for residents. The deck is set back approximately 10 feet from the originally platted lot line of the property to the rear, and the side of the deck is in line with the side of the existing structure from circa 1930 which it serves.

Hardship

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

The hardship is unique to the property because options for where to place the deck are constrained by the locations of the old existing residential structures, the size and configuration of the property, and by the need to provide a gap between the existing houses, and the property line was unclear due to the vacated rear alleyway and misplaced fence at the rear of the property and the location of the existing rear structure.

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

The hardship is not general to the area since for most other properties in the area a rear deck with outdoor living space could be provided without encroaching onto the rear setback, the existing rear unit is in close proximity to the rear property line but has existed there for approximately 90 years, and there is a vacated former alleyway at the rear 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:

The variance would not alter the character of the area since it is common for structures to violate rear and side setback requirements in this area and the deck's design is consistent with the area's character. In addition, to comply with Code, the approval of the variance and preservation of the deck will require the demolition of concrete impervious cover, which would result in a net reduction to the amount of impervious cover and advance the Waterfront Overlay's goal of enhancing the environmentally sensitive Colorado River Corridor.

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: Micah King Date: 07/07/2021

Applicant Name (typed or printed): Micah King

Applicant Mailing Address: Husch Blackwell LLP, 111 Congress Avenue, Suite 1400

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 370-3468

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: [Signature] Date: July 9, 2021

Owner Name (typed or printed): Darius Fisher

Owner Mailing Address: 74 San Saba Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): (914) 413-1400

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Micah King

Agent Mailing Address: Husch Blackwell LLP, 111 Congress Avenue, Suite 1400

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 370-3468

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

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

**Photo of Encroachment Along the South Property Line Showing the Deck is
Aligned with the Side of the Old House**



**Photo Showing Example of the Area's Similarly-Encroaching
Structures on Adjacent Property**






Property Profile

Lot Lines and Other Nearby Encroachments

E-3/16

Legend

 Lot Line



1: 600



0.0 0 0.01 0.0 Miles

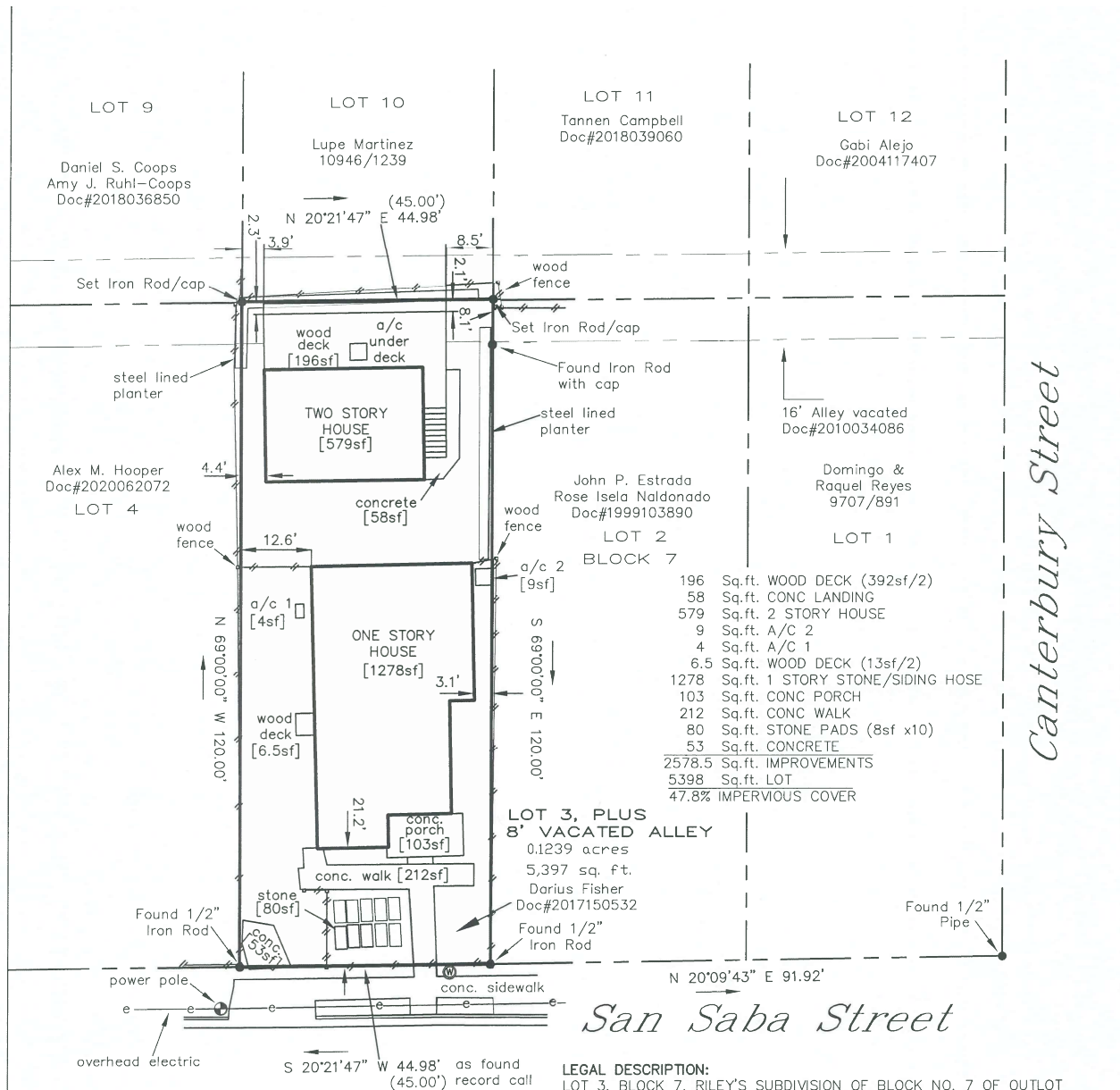
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

As-Is Survey



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

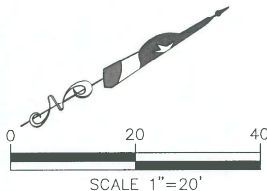
State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey. IS NOT

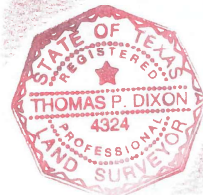
And I certify that the property shown hereon _____ IS NOT _____ within a special
flood hazard area as identified by the Federal Insurance Adm. Department of HUD
flood hazard boundary map revised as per Map Number: 48453C0465K
Zone: X Dated: 01/22/2020

Dated this the 10TH day of NOVEMBER 2020

Impervious cover added this the 30th day of JUNE, 2021

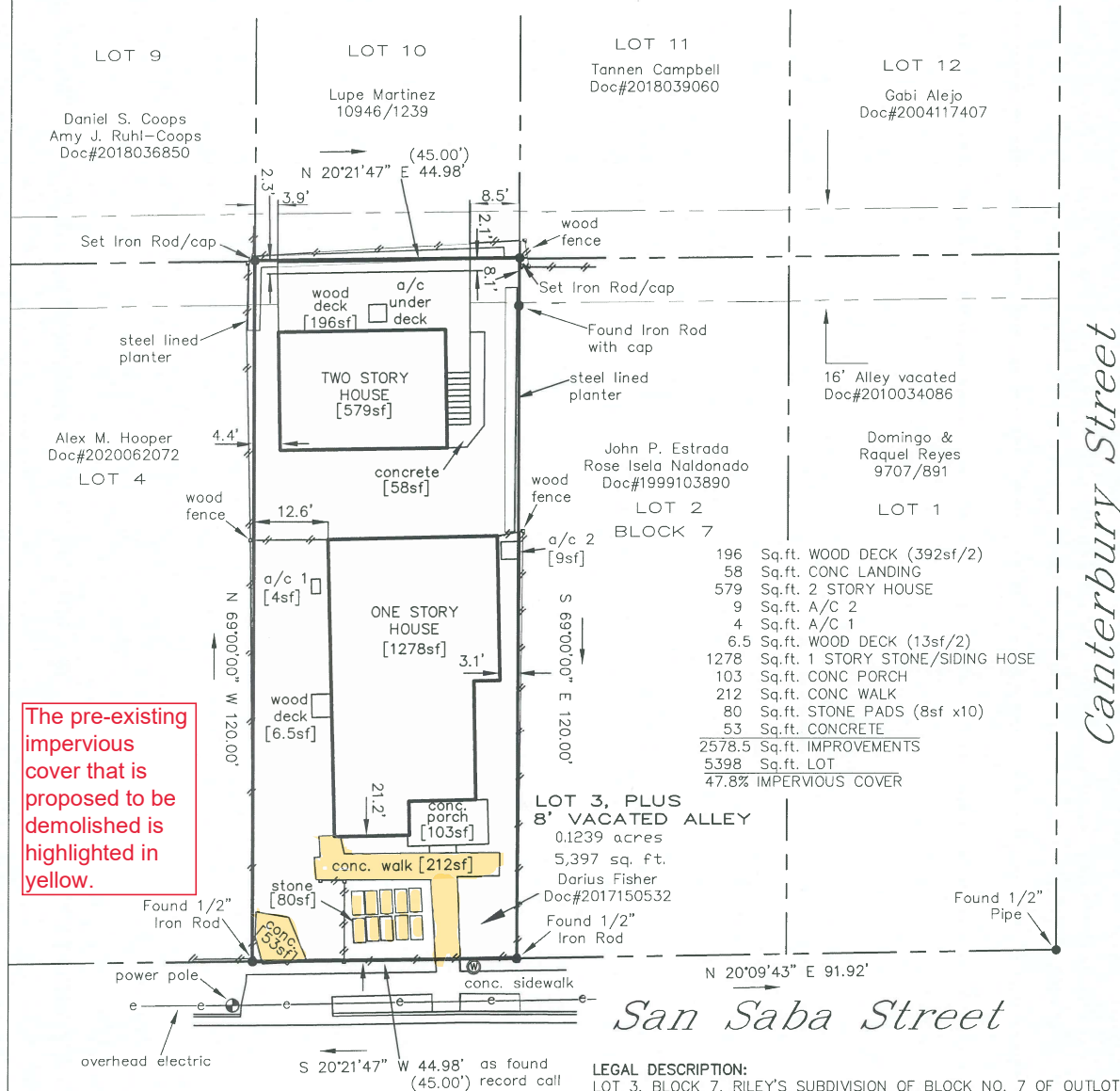


Thomas P. Dixon R.P.L.S. 4324



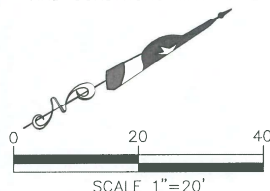
OWNER:
DARIUS FISHER
ADDRESS:
74 SAN SABA STREET

Waterloo Surveyors Inc.
SURVEY PLAT
Impervious Cover Survey



The pre-existing impervious cover that is proposed to be demolished is highlighted in yellow.

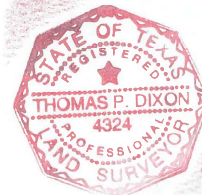
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER EASEMENTS, RESTRICTIONS AND CONDITIONS MAY APPLY



State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey. IS NOT
And I certify that the property shown hereon within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0465K
Zone: X Dated: 01/22/2020
Dated this the 10TH day of NOVEMBER 2020.
Impervious cover added this the 30th day of JUNE, 2021

Thomas P. Dixon R.P.L.S. 4324





Matthew Solum

Scale: Not to Scale
Issued: 10/19/2020
Drafter: JG

GENERAL:

1. Dimensions refer to rough surfaces. The contractor must verify all dimensions prior to start of construction. The engineer shall be notified of any discrepancies or inconsistencies.
2. All drawings are considered part of the contract documents. The contractor shall be responsible for review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies that occur shall be brought to the attention of the engineer prior to the start of construction so that clarification can be issued. Any work in conflict with the contract documents or any code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or structural engineer.
3. All work shall conform to the minimum standards of the building code as well as any other regulating authority over any portion of the work including those additional codes and standards listed in the structural notes and specifications.
4. The engineer shall not control and shall not be responsible for construction means, methods, techniques, sequences or procedures; for safety precautions and programs in connection with the work; for acts or omissions of the contractor, subcontractor or for any persons performing the work; or for the failure of any of them to carry out the work in accordance with contract documents.
5. Site observations by field representatives of the engineer are solely for the purpose of determining if the work of the contractor is proceeding in accordance with the structural contract drawings. This limited site observation should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather an effort to guard the owner against defects or deficiencies in the work of the contractor.
6. All structures require periodic maintenance to extend life span and to insure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include items such as painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, spall and cracks in concrete.

DESIGN DATA

GENERAL BUILDING CODE
The contract documents are based on the requirements of THE 2015 INTERNATIONAL RESIDENTIAL CODE

Ground snow load:	5psf
Wind speed (3 second gust)	115mph
Risk Category:	II
Exposure category:	C
Seismic Design Category:	A

Live Loads:	
exterior balconies:	60psf
decks:	40
passenger vehicle garages:	50
attics without storage:	10
attics with storage:	20
rooms other:	40
sleeping rooms:	30
guardrails and handrails	200 lbs

Roof Live Load:		tributary area	
roof slope	0-200	201-600	601+
4:12	20 psf	16	12
4:12 to <12:12	16	14	12
12:12 and up	12	12	12

Dead Loads:	
roofing:	metal (2psf)
flooring:	ceramic tile 3/4" thick (10psf) hardwood 7/8" thick (4psf) carpet and pad (2psf)

Materials indicated above were assumed in design. Prior to construction, builder must compare to actual materials and weights and contact engineer if differences are found. Actual dead loads must not exceed the loads indicated.

DEFLECTIONS:

The building movement specified below is anticipated and should be considered by the contractor in the performance of the work.

rafters:	L/180
floors/ceilings:	L/360
decks:	L/240

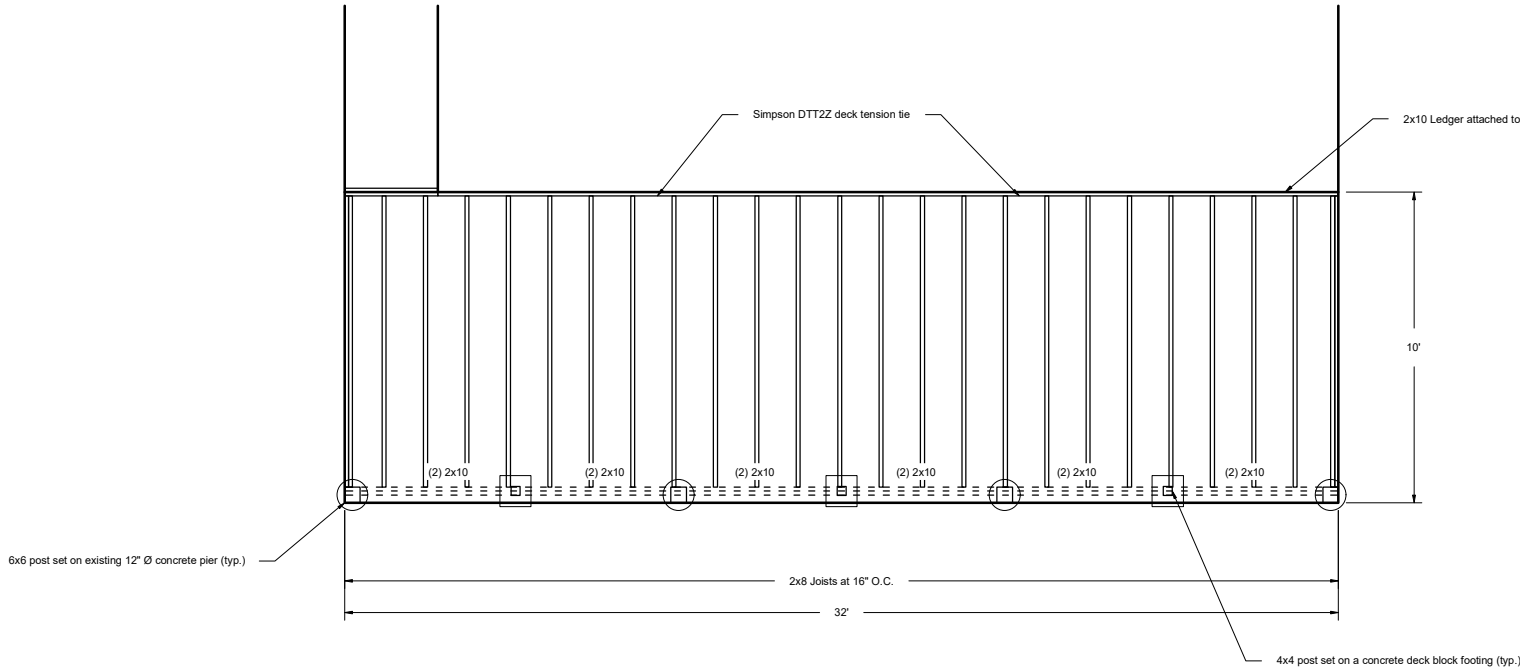
STRUCTURAL OBSERVATION:

1. The structural engineer of record, or his designate, shall provide structural observation of the structural system for general conformance to the approved plans and specifications at significant construction stages and at completion of the structural system as noted elsewhere in the contract documents.
2. The contractor shall notify the engineer a minimum of 72 hours prior to the date the observation is required in order to ensure availability of an inspector.
3. The following items require structural observation:
- Foundation reinforcing and pre-pour setup
 - Framing prior to installation of gypsum board or wall covering.

WOOD FRAMING:

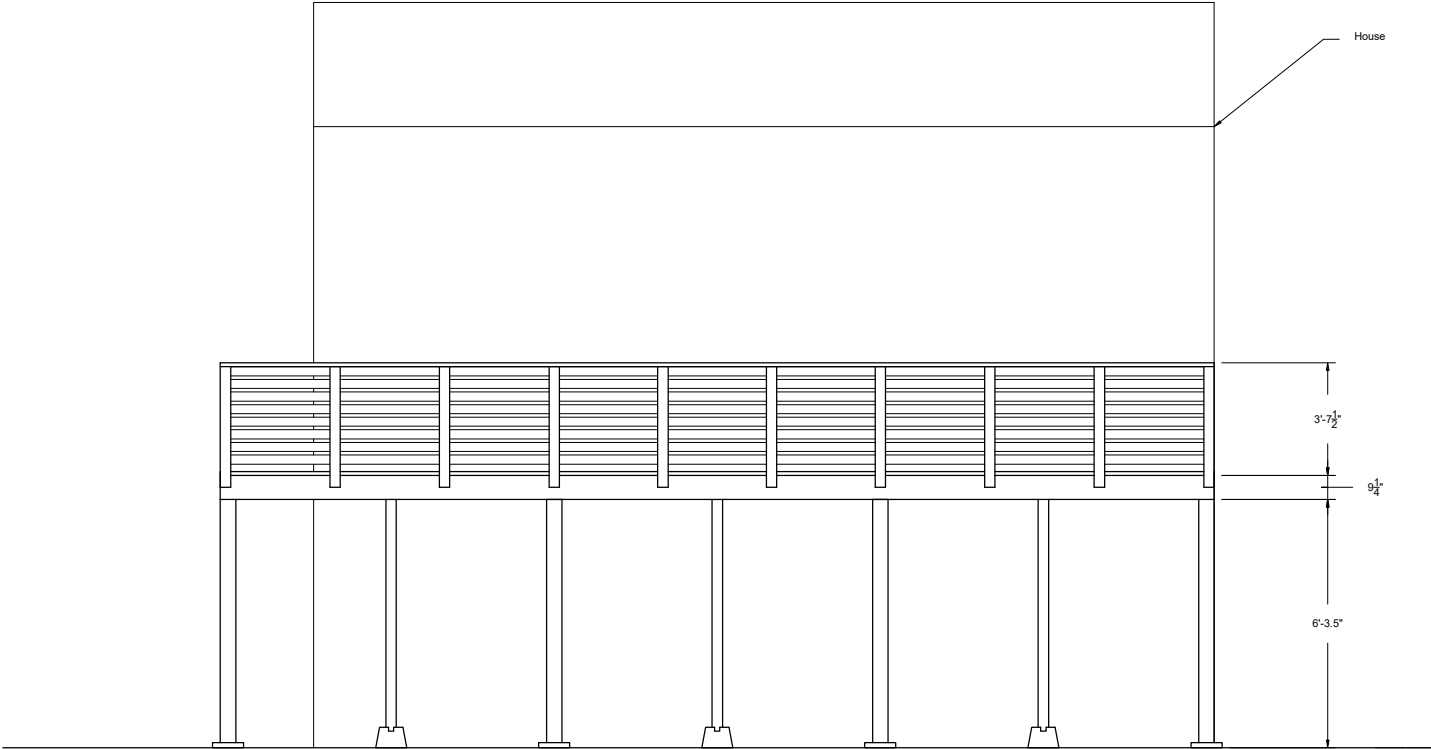
GENERAL:

1. Lumber: All materials and workmanship shall conform with the requirements of the latest "National Design Specifications for Stress-Grade Lumber and Its Fastenings" by National Forest Products Association.
2. All lumber shall be Southern Pine (S4S) conforming to the standard grading and dressing rules of the Southern Pine Inspection Bureau.
3. Unless indicated otherwise, the minimum grade of structural members shall be as follows:
- | | |
|--------------|-------|
| studs | no. 3 |
| other lumber | no. 2 |
4. Microlam (LVL) laminated veneer lumber: LVL shall be manufactured by and designed in accordance with ICBO ES ER-4979.
5. Plywood or OSB: Sheathing/single floor shall be exterior grade bear the following APA span rating:
- | | |
|-------------------------|-------|
| 15/32" roof sheathing: | 32/16 |
| 11/8" single floor t&g: | 48 oc |
| 15/32" wall sheathing: | 32/16 |
6. All floor sheathing shall be glued to the joists. The field-glued system shall comply with the recommendations of the American Plywood Association.
7. At roofs, unsupported plywood panel end and side edges shall be backed with 2x4 flat blocking or Simpson panel sheathing clips.
8. Where connectors and fasteners contact treated lumber, use stainless steel or hot-dipped galvanized connectors and fasteners.
9. Columns and beams which are exposed to the elements or part of a pier-and-beam foundation or floor system shall be pressure treated.



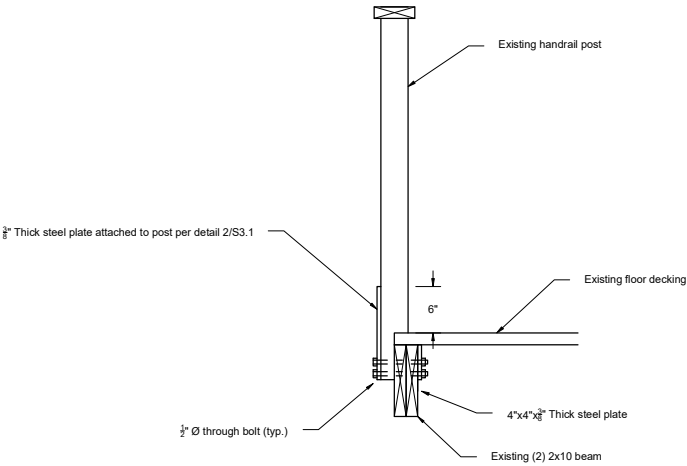
Matthew Solum

Scale: Not to Scale
Issued: 10/19/2020
Drafter: JG



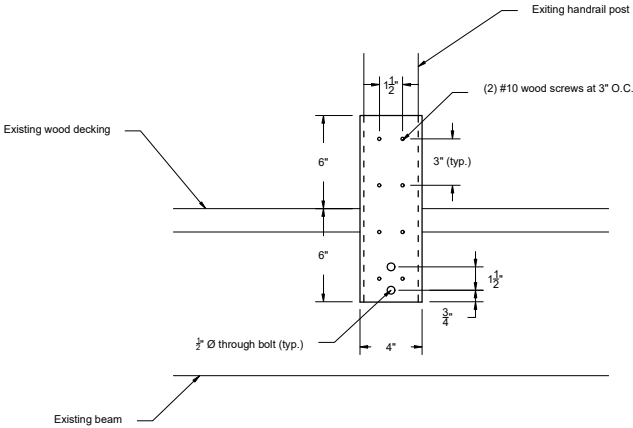
Matthew Solum

Scale: Not to Scale
Issued: 10/19/2020
Drafter: JG



1 Handrail Repair Elevation

Scale: not to scale
Notes:



2 Steel Plate Detail

Scale: not to scale
Notes:

STATE OF TEXAS
MATTHEW SOLUM
129777
LICENSED
PROFESSIONAL ENGINEER

Matthew Solum

Scale: Not to Scale
Issued: 10/19/2020
Drafter: JG



From

Tucker Engineering, Inc.
1311 Chisholm Trail, Ste 303
Round Rock, Texas 78681
Registration F-8611

To

Hunter Leadford

Regarding

74 San Saba Street,
Austin, Texas 78702
Reference Number 38312
Issued October 2, 2020

Framing Certification

Inspection

October 1, 2020 – The framing and steel plates were in place for the deck being constructed at behind the rear unit at the above referenced location.

Certification

This is to certify that framing for the deck at 74 San Saba Street, Austin, Texas was done according to the plans and details issued by this office in a good and workmanlike manner.





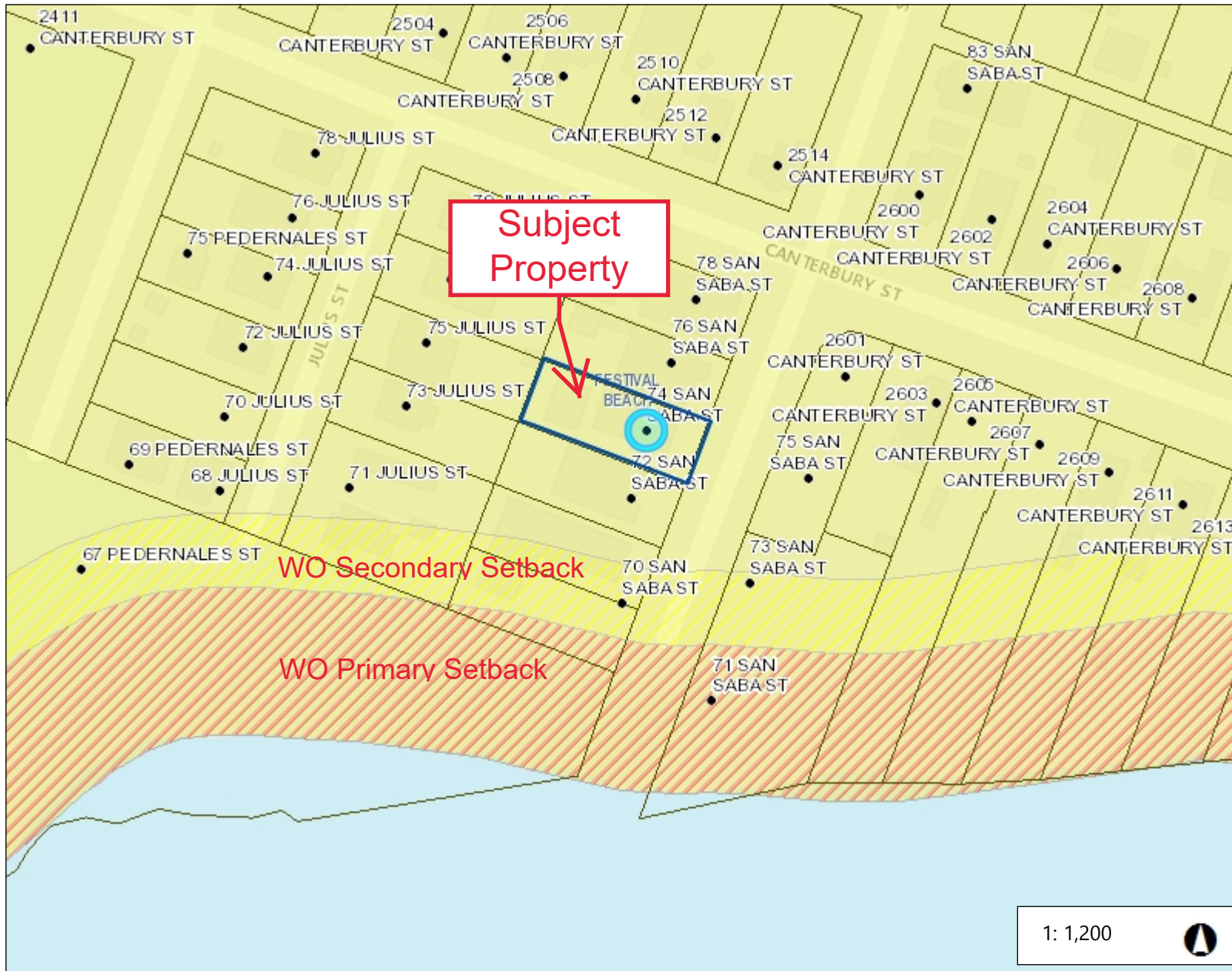
Property Profile

Detail of the Festival Beach Subdistrict of the Waterfront Overlay

E-3/24

Legend

- Addresses
- Lot Line
- Waterfront Setbacks Overlay
 - Primary
 - Secondary
- Waterfront Overlay
 - AUDITORIUM SHORES
 - BALCONES ROCK CLIFF
 - BUTLER SHORES
 - CITY HALL
 - EAST RIVERSIDE
 - FESTIVAL BEACH
 - LAMAR
 - MONTOPLIS RIVER TERRACE
 - NORTH SHORE CENTRAL
 - RAINEY STREET
 - RED BLUFF
 - SOUTH LAKESHORE
 - SOUTH SHORE CENTRAL
 - TRAVIS HEIGHTS
 - UNIVERSITY/DEEP EDDY
 - ZILKER PARK



0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

§ 25-2-735 FESTIVAL BEACH SUBDISTRICT REGULATIONS.

- (A) This section applies in the Festival Beach subdistrict of the WO combining district.
- (B) The primary setback line is located 100 feet landward from the Town Lake shoreline.
- (C) The secondary setback line is located 50 feet landward from the primary setback line.
- (D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is:
- (1) 40 percent; or
 - (2) 70 percent, for a site that:
 - (a) contains congregate care and retail uses on 15 or more acres;
 - (b) is adjacent to 1.5 or more acres of parkland or publically accessible open space;
 - (c) includes, within the congregate care use, at least:
 - (i) 310 rental housing units that serve residents earning at or below 60% of area median family income;
 - (ii) 40 rental housing units that serve residents earning at or below 30% of area median family income; and
 - (iii) 100 rental housing units that serve residents which are either:
 - earning at or below 30% of the area median family income and receiving a rent subsidy; or
 - earning at or below 50% of area median family income, without a rent subsidy, or with a rent subsidy that is required to be available under federal law to residents earning up to 50% of area median family income.
 - (d) contains the following enhanced water quality features:
 - (i) water quality treatment utilizing green water quality controls sized at ½-inch or greater, based on assumed impervious cover of 68%;
 - (ii) at least 30,000 square feet of porous pavement for pedestrian areas;
 - (iii) at least 8,126 cubic feet of rainwater harvesting sufficient to capture 1.3 inches of runoff from 75,000 square feet of impervious cover; and
 - (iv) onsite water quality ponds sufficient to treat a minimum of 6,200 cubic feet of off-site drainage.

Case Number: C15-2021-0080

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

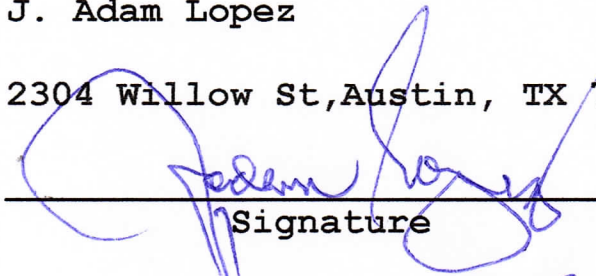
Public Hearing: Board of Adjustment; August 9th, 2021

J. Adam Lopez

() I am in favor

(x) I object

2304 Willow St, Austin, TX 78702


Signature

Aug 3, 2021
Date

Daytime telephone: 512 565-0844

Comments: Impervious coverage is very important! It effects the landscape effectively absorbing rainfall, which is extremely important in the Austin area! Knowing or unknowingly preventing this from happening has strict guidelines which all of us MUST follow, NOT by choice!

Having appealed my property taxes several times, I've discovered building and additions to properties without a permit are more common than some would believe. Those of us that begin the process by obtaining a City Building Permit pay a fee for the permit. Thus we pay more from the start!

From that calendar year our property taxes will remain higher, while those without a permit by-pass this expense and deprive the Travis Central Appraisal District of additional revenue. Ignorance of the law is NO EXCUSE!

The individual(s) this situation applies to is NOT alone. However, that does NOT make this process legal and correct.

Showing up for an Appeal with this (non-permit) information "stalls the hearing." I've written at least two letters to the head of TCAD with my findings and concerns. In addition, I've made suggestions to correct. To date, I've received not reply.

Thanks for reading this far.

Page One of One

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.

E-3/27

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. 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: C15-2021-0080

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; August 9th, 2021

Marcel Meyer

Your Name (please print)

☒ I am in favor
☐ I object

70 San Saba St.

Your address(es) affected by this application

[Signature]

Signature

7/30/2021
Date

Daytime Telephone: 512-689-4455

Comments: I am in favor because
I believe the addition
will improve the quality
of life of the homeowner.
Please allow him to proceed
with the variance.

Thank you,

Marcel Meyer

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:

City of Austin-Development Services Department

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0080

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; August 9th, 2021

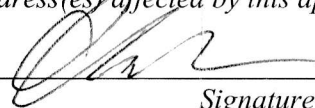
Anis Paladino

Your Name (please print)

☒ I am in favor
☐ I object

2506 Willow St and 2508 Willow St

Your address(es) affected by this application



Signature

8/2/21

Date

Daytime Telephone: 512-720-8654

Comments: _____

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing) to:

City of Austin-Development Services Department

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

John Estrada
76 San Saba Street
Austin, Texas 78702

August 3, 2021

The Board of Adjustment
c/o Elaine Ramirez
Planner Senior and Board of Adjustment Liaison
The City of Austin

Re: Letter of Support for Variance Request for 74 San Saba Street to Preserve Deck;
Case No. C15-2021-0080

Dear Board Members:

I own the house immediately to the north of Darius Fisher's property, and I support the variances to preserve Darius's existing wood deck at the rear of his property. The deck is consistent with the area's character and should be allowed stay as-is without being demolished. Thank you for your consideration.

Sincerely,



John Estrada