

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-9**

DATE: Monday February 14, 2022

CASE NUMBER: C15-2022-0018

_____ Thomas Ates
 _____ Brooke Bailey
 _____ Jessica Cohen
 _____ Melissa Hawthorne
 _____ Barbara McArthur
 _____ Rahm McDaniel
 _____ Darryl Pruet
 _____ Agustina Rodriguez
 _____ Richard Smith
 _____ Michael Von Ohlen
 _____ Nicholl Wade
 _____ Kelly Blume (Alternate)
 _____ Carrie Waller (Alternate)
 _____ Marcel Gutierrez-Garza (Alternate)

APPLICANT: Jason McNair

OWNER: Paul Smith

ADDRESS: 54 ANTHONY STREET

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code,

- a) Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 10.3 feet (requested)
- b) Section 25-2-943 (Substandard Lot) (B) (1) (a) to decrease the minimum Lot Size requirements from 4,000 square feet (required) to 3,380 square feet (requested) in order to erect a Single-Family residence with an attached garage in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Holly Neighborhood Plan)

Note: 25-2-943 SUBSTANDARD LOT (B) A substandard lot may be used for a single-family residential use if the use is permitted in the zoning district in which the lot is located and the lot complies with the requirements of this subsection. (1) A substandard lot recorded in the county real property records before March 14, 1946 must: (a) have an area of not less than 4,000 square feet; and (b) be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is: (i) not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot; (ii) not more than 150 feet in length; and (iii) maintained for access by the property owner.

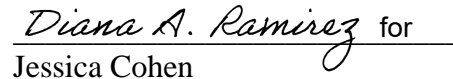
BOARD'S DECISION: POSTPONED TO MARCH 14, 2022 (AE DENIAL)

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

 for
Jessica Cohen
Chair



February 25, 2022

Jason McNair
PO Box 161501
Austin TX, 78716

Property Description: N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

Re: C15-2022-0018

Dear Jason,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from LDC Sections 25-2-492(D) and 25-2-943(B)(1)(A).

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881



AUSTIN ENERGY

One Texas Center | 505 Barton Springs Road
Phone: (512) 974-2632, (512) 974-9112
Email: aebpaespa@austinenenergy.com

F-7/4

☐ This project will require a Temporary Loop

☐ Design Required

Building Service Planning Application (BSPA)

This form to be used for review of Residential Building Permits only

For use in DAC only

Person Responsible for Request: Jason McNair

Email: aecsupinfo@gmail.com

Project Address: 54 Anthony Street

-OR-

Legal Description: _____ Lot: _____ Block: _____

Who is your electrical provider? ☒ AE ☐ Other: _____

☒ Overhead Service ☐ Underground Service ☐ Single-Phase (1Ø) ☐ Three-Phase (3Ø)

Location of meter: Behind lot - 2010 Haskell, along the alleyway

Scope of work: Demo of existing 1940s home. Proposed dev - two story single family home with attached garage - approx 2K SF.

McNair Consulting, LLC / AEC Support

BSPA Completed by (print name)

Phone

Jason McNair

01/13/2022

BSPA Completed by (signature)

Date

(Any change to the above information requires review and re-approval)

AE Representative Use Only

APPROVED

By PaceM at 4:50 am, Feb 25, 2022

All Structures must maintain 15' Radial Clearance from AE Overhead Primary and Neutral Electric wires. This measurement is from the nearest wire to the edge of the structure (including eaves and overhangs). This DOES NOT include Transmission lines. Per AE Criteria 1.10.3

ALL structures must maintain 7'6" Horizontal clearance from AE energized distribution power lines. Enforced by AE and NESC codes - this review DOES NOT include Transmission power lines.

Electric Service NOT Included in Review

The Applicant assumes all responsibility and liability for errors on any submitted plans, it is the sole responsibility of the applicant to provide accurate and current information for review. The applicant is responsible for any additional costs and delays; consequently, from inaccurate information or documents provided to reviewers.

All Structures must maintain 15' Radial Clearance from AE Overhead Primary and Neutral Electric wires. This measurement is from the nearest wire to the edge of the structure (including eaves and overhangs). This DOES NOT include Transmission lines. Per AE Criteria 1.10.2.

ALL structures must maintain 7'6" Horizontal clearance from AE energized distribution power lines. Enforced by AE and NESC codes - this review DOES NOT include Transmission power lines.

Electric Service NOT Included in Review

LOT SIZE= 3.380 SF

PROPOSED BUILDING

LEVEL 1 - 000 CE

LEVEL 2 = 1,147 SF

TOTAL = 2,133 SF

TREE LEGEND			DIAMETER OF TREE INCHES
TAG #	TREE TYPE	TREE #	
491	PECAN	1	18"
492	PECAN	1	20"
493	PECAN	1	18"

7'-6" CLEARANCE BETWEEN AE
OVERHEAD CONDUCTORS AND
EDGE OF ROOF.

PLAN

1

A- SITE PLAN

1/4" = 1'-0"

© 2021 CELESTE AGUIRRE ARCHITECTURE

««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»

C/A-
CELESTE
AGUIRRE

SCHEMATIC DESIGN

OPTIMIZING DESIGN

PROJECT NUMBER:

参考文献

NO	REFERENCE	ISSUED
----	-----------	--------

02/15/2022

ANTHONY RESIDENCE:

E4 ANTHONY C. F.

AUSTIN, TX 78702

—

7 SITE DI ANI

SITE PLAN ✓

A105

10

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0018

BOA DATE: February 14th, 2022

ADDRESS: 54 Anthony St

COUNCIL DISTRICT: 3

OWNER: Paul Smith

AGENT: Jason McNair

ZONING: SF-3-NP (Holly)

LEGAL DESCRIPTION: N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

VARIANCE REQUEST: decrease the minimum front yard setback from 25 feet (required) to 10.3 feet (requested) and decrease the minimum Lot Size requirements from 4,000 square feet (required) to 3,380 square feet (requested).

SUMMARY: erect Single-Family residence with attached garage

ISSUES: small lot and alley with electrical easement

	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



February 8, 2022

Jason McNair
54 Anthony St
Austin TX, 78702

Property Description: N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

Re: C15-2022-0018

Dear Jason,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from City of Austin Land Development Code Sections 25-2-492 (D) - SF3 standard site development regulation of a 25 foot front yard setback and 25-2-943 (B) (1) (A) - substandard lot size requirement of 4,000 SF if recorded before March 15th, 1946.

Austin Energy **cannot approve the request** until the applicant can show that any new proposed structures will be 15 feet away from any of Austin Energy Facilities, poles or lines or underground facilities as per Austin Energy's Clearance & Safety Criteria.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881 (512) 322-6050



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

F-7/8

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2022-0018 ROW # 12856266 Tax # 0200080209

Section 1: Applicant Statement

Street Address: 54 Anthony Street, Austin Texas 78702

Subdivision Legal Description:

N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

Lot(s): N 70.3' OF LOT 16

Block(s): H

Outlot: OLT 60&61

Division: DRIVING PARK ADDN / SUB

Zoning District: SF3 - NP

I/We Jason McNair on behalf of myself/ourselves as
authorized agent for Mr. Paul Smith affirm that on

Month January ☐, Day 2 ☐, Year 2022 ☐, 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: Single family residence with attached garage

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

1) LCD 25-2-492 (D) – reduce SF3 standard site development regulation of a 25 foot front yard setback requirement to a 10.3 front yard setback.

2.) LCD 25-2-943 (B) (1) (A) – reduce substandard lot size requirement of 4,000 SF if recorded before March 15th, 1946 to 3,380 SF.

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:

Current SF3 site development / zoning regulations do not apply to this lot. This lot is considered to be a substandard lot / "small lot" per LCD 25-2-943, section (B) (1) (A) and per the survey stands at a total of 3,380 SF. This is probably one of the smallest lots existing in Austin. The owner is requesting to build a modest home for his family and only asking for leniency as far as the current SF3 lot size requirement and for a reasonable reduction of 15 feet from the standard front yard setback. In order to build a livable space for a single family, the additional square footage is undoubtedly needed.

Hardship

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

This substandard lot has always been used as single family residence as of the early 1940 where the same house, which was built in the 1940s, is still existing. This particular lot runs along a side alley on the north side of lot also which has a 15 foot electrical easement. Per current building requirements and the Austin Energy Criteria Manual, this reduces the buildable area by an approximate 720 SF.

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

A majority of the lots in this neighborhood are at or above minimum lot sizes per COA LDC. There are only a few small lots in the Holly Neighborhood plan that exist today. The neighborhood plan allows for these In addition, not all lots have a 3 phase utility line that runs along the side of the entire property which also adds to the hardship not being general to the area but to this particular 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 front yard setback reduction from 25 feet reduced to 10 feet request would grant only the square footage allowed for a single family house built on a small lot which is allowed within the Holly Neighborhood Plan. The owners new construction plans seek to maximize the lots use of living and little personal yard space would not impaire the use of adjacent properties nor limit the purposes of the regulations as it will be used for a modest East Austin single family home.

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:

Not applicable

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:

Not applicable

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

Not applicable

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

Not applicable

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: [Signature] Date: 01/02/2022

Applicant Name (typed or printed): Jason McNair - McNair Consulting

Applicant Mailing Address: PO BOX 161501

City: Austin State: TX Zip: 78716

Phone (will be public information): (206) 354-7571

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: _____ Date: 01/02/2022

Owner Name (typed or printed): Paul Smith

Owner Mailing Address: 700 Rio Grande

City: Austin State: TX Zip: 78701

Phone (will be public information): -

Email (optional – will be public information): n/a

Section 5: Agent Information

Agent Name: SAME AS APPLICANT INFORMATION

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).

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:  Date: 01/02/2022

Applicant Name (typed or printed): Jason McNair - McNair Consulting

Applicant Mailing Address: PO BOX 161501

City: Austin State: TX Zip: 78716

Phone (will be public information): (206) 354-7571

Email (optional – will be public information): aecsupinfo@gmail.com

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: 01/02/2022

Owner Name (typed or printed): Paul Smith - 608 Crestland LLC

Owner Mailing Address: 700 Rio Grande

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 588-1453

Email (optional – will be public information): n/a

Section 5: Agent Information

Agent Name: SAME AS APPLICANT INFORMATION

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).

n/a

TREE LEGEND

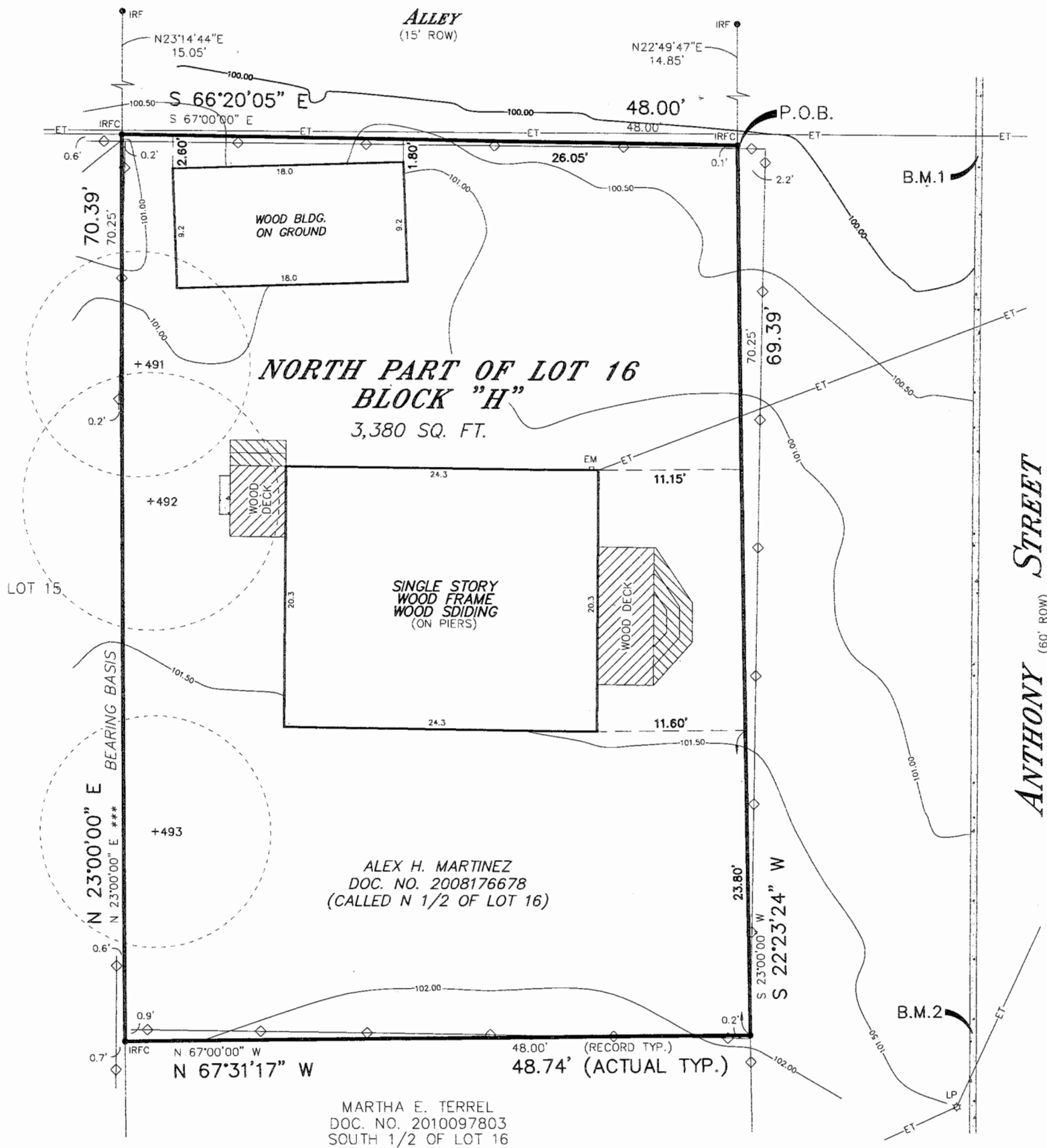
TAG #	TREE TYPE	TREE #	DIAMETER OF TREE/INCHES
491	PECAN	1	18"
492	PECAN	1	20"
493	PECAN	1	18"

BM1: "Δ" SET ON TOP OF CONCRETE CURB ± 18.8 FT. FROM THE NORTHEAST PROPERTY CORNER. ELEV. 100.00' (ASSUMED)

BM2: "□" SET ON TOP OF CONCRETE CURB ± 17.3 FT. FROM THE SOUTHEAST PROPERTY CORNER. ELEV. 101.14'

LEGEND

- LP☆ LIGHT POLE
- ET— OVERHEAD ELEC./TELE. LINE
- ◇ CHAIN LINK FENCE
- EM □ ELECTRIC METER
- IRF ● 1/2" IRON ROD FOUND
- IRFC ● 1/2" IRON ROD FOUND W/CAP STAMPED "PREMIER SURVEYING"



A Title Commitment was NOT furnished to the Surveyor. The only Easements shown hereon are per Plat. The Surveyor does not assume any Liability for existence of any easements and/or restrictions encumbered to the Property.

*** SCALED FROM TAX MAP

** 3,380 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE NORTH PART OF LOT 16 (FIELD NOTES ATTACHED)

* 2% CHANCE OF ANNUAL FLOOD HAZARD

PLAT OF SURVEY

Survey No. 21333

SCALE: 1" = 10'

GF

Said lot is in Zone X as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0465K
Dated: JAN. 22, 2020

LOT NO. ** BLOCK NO. "H"

ADDITION OR SUBDIVISION DRIVING PARK ADDITION, BOOK 2, PAGE 206, PLAT RECORDS

STREET ADDRESS 54 ANTHONY STREET CITY AUSTIN COUNTY TRAVIS

SURVEY FOR TWELVE RIVERS REALTY REFERENCE ALEX H. MARTINEZ

TO:

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

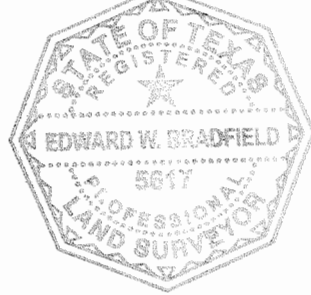
12885 US Highway 183 North, Suite 101-B

Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

705/61, DC

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



Edward W. Bradfield

Date: 11-01-2021

54 ANTHONY STREET,
AUSTIN TX 78702

PROPERTY PROFILE REPORTS & MAPS

CAPITAL VIEW & FESTIVAL BEACH CORRIDOR OVERLAY

Property Profile
A DEVELOPMENT SERVICES TOOL

Getting Around | Search & Identify Data | Drawing & Measurement | Printing & Reporting | Help

Address Search | Parcel Search | Find Review Case | Permits By Address | Find ROW Permits | Change visible map layers | Historic Layers | Point | Query | Filter

Search | Find Layers | Identify & Find Data

Layers

All Available Layers

Filter Layers... Filter

- ☐ Zoning Case Managers
- ☒ **Overlays/Other Areas**
 - ☐ Regulating Plan Subdistrict
 - ☐ Neighborhood Planning Areas
 - ☐ Airport Overlay
 - ☐ ADU Approximate Area Reduced
- Parking**
 - ☐ Barton Springs Overlay
 - ☐ Capitol Dominance Overlay
 - ☐ Central Urban Renewal (C.U.R.E.)
 - ☒ **Capitol View Corridors**
 - ☐ Congress Avenue
 - ☐ Convention Center
 - ☐ Criminal Justice Center Overlay
 - ☐ Downtown Austin Plan Districts

☆ Waterfront Overlay: FESTIVAL BEACH

[View Additional Details](#) [Add to Results](#)

AUSTIN FULL PURPOSE

FESTIVAL BEACH

0 500 1000ft

Home | Layers | Address | GreySca...

RECORDED SUBDIVISION - 1910

The screenshot displays the 'Property Profile' web application, a tool for development services. The interface includes a top navigation bar with tabs for 'Getting Around', 'Search & Identify Data', 'Drawing & Measurement', 'Printing & Reporting', and 'Help'. Below this is a toolbar with icons for various search and map functions. The main map area shows a street grid with several subdivisions highlighted in red outlines, including 'DRIVING PARK ADDN 1910', 'BENSONS SUBDIVISION', 'V.E. TAYLOR SUBDIVISION', 'MARTIN PARK (A RESUB OF OUTLOTS 67 & 68 DIV O)', 'BERGMAN VALLEY VIEW ADDN', 'ALFF ADDN', 'HIGHWAY ADDN', 'RIVER VIEW ADDN 1910', 'W.B. ANTHONY SUBD', 'GOVALL PLAZA SUBDIVISION', and 'FREE WILLIA SUBD'. A blue outline highlights a specific area within the 'DRIVING PARK ADDN 1910' subdivision. A pop-up window titled 'Recorded Subdivision: DRIVING PARK ADDN 1910' provides details for a specific parcel: 189792, C8-1910-1201, DRIVING PARK ADDN 1910, Recorded Date: [blank], Document ID: 0, and Document Type: 0. The left sidebar contains a 'Layers' panel with a list of available layers, including 'Lots & Subdivisions', 'Review Cases', 'Permits', 'ROW Permits', 'Inspector Territories', 'Long Range Planning', 'Building Footprints, Survey, & Contours', and 'Contours & Survey Monuments'. The bottom of the screen shows a scale bar (0 to 400 feet) and a 'Home' button.

Property Profile
A DEVELOPMENT SERVICES TOOL

Getting Around | Search & Identify Data | Drawing & Measurement | Printing & Reporting | Help

Address Search | Parcel Search | Find Review Case | Permits By Address | Find ROW Permits | Change visible map layers | Historic Layers | Point | Query | Filter

Search

Layers

All Available Layers

Filter Layers... Filter

- ☒ Lots & Subdivisions
 - ☐ Lot
 - ☐ Block
 - ☐ Lot Line
 - ☒ Recorded Subdivision
- ☒ Review Cases
- ☒ Permits
- ☒ ROW Permits
- ☒ Inspector Territories
- ☒ Long Range Planning
- ☒ Building Footprints, Survey, & Contours
 - ☒ Building Footprints & Points
 - ☐ Building Footprints 2017
 - ☐ Planimetrics 2015
- ☒ Contours & Survey Monuments

Home | Layers

Recorded Subdivision: DRIVING PARK ADDN 1910

189792
C8-1910-1201
DRIVING PARK ADDN 1910
Recorded Date:
Document ID: 0
Document Type: 0

[View Additional Details](#) [Add to Results](#)

DRIVING PARK ADDN 1910

BENSONS SUBDIVISION

V.E. TAYLOR SUBDIVISION

MARTIN PARK (A RESUB OF OUTLOTS 67 & 68 DIV O)

BERGMAN VALLEY VIEW ADDN

ALFF ADDN

HIGHWAY ADDN

RIVER VIEW ADDN 1910

W.B. ANTHONY SUBD

GOVALL PLAZA SUBDIVISION

FREE WILLIA SUBD

DRIVING PARK ADDN #2 1913

0 200 400ft

CURRENT BOA, BUILDING PERMIT & DEMO IN REVIEW

The screenshot displays the 'Property Profile' web application, a tool for development services. The interface includes a top navigation bar with the City of Seattle logo and the title 'Property Profile A DEVELOPMENT SERVICES TOOL'. Below this is a secondary navigation bar with tabs for 'Getting Around', 'Search & Identify Data', 'Drawing & Measurement', 'Printing & Reporting', and 'Help'. A toolbar on the left side of the map area contains icons for 'Address Search', 'Parcel Search', 'Find Review Case', 'Permits By Address', 'Find ROW Permits', 'Change visible map layers', 'Historic Layers', 'Point', 'Query', and 'Filter'. The main map area shows a street grid with various colored markers (green, yellow, red, brown) indicating different property types or statuses. A blue box highlights a specific property. The left sidebar contains a 'Layers' panel with a search bar and a list of layers. The 'Permits' section is expanded, showing 'Building Permits' and 'Demolition Permits' as checked. The bottom of the interface features a 'Home' button, a 'Layers' button, a 'GreyScale' button, a scale bar (0 to 200 feet), and a '1500' scale indicator.

Property Profile
A DEVELOPMENT SERVICES TOOL

Getting Around Search & Identify Data Drawing & Measurement Printing & Reporting Help

Address Search Parcel Search Find Review Case Permits By Address Find ROW Permits Change visible map layers Historic Layers Point Query Filter

Search

Layers

All Available Layers

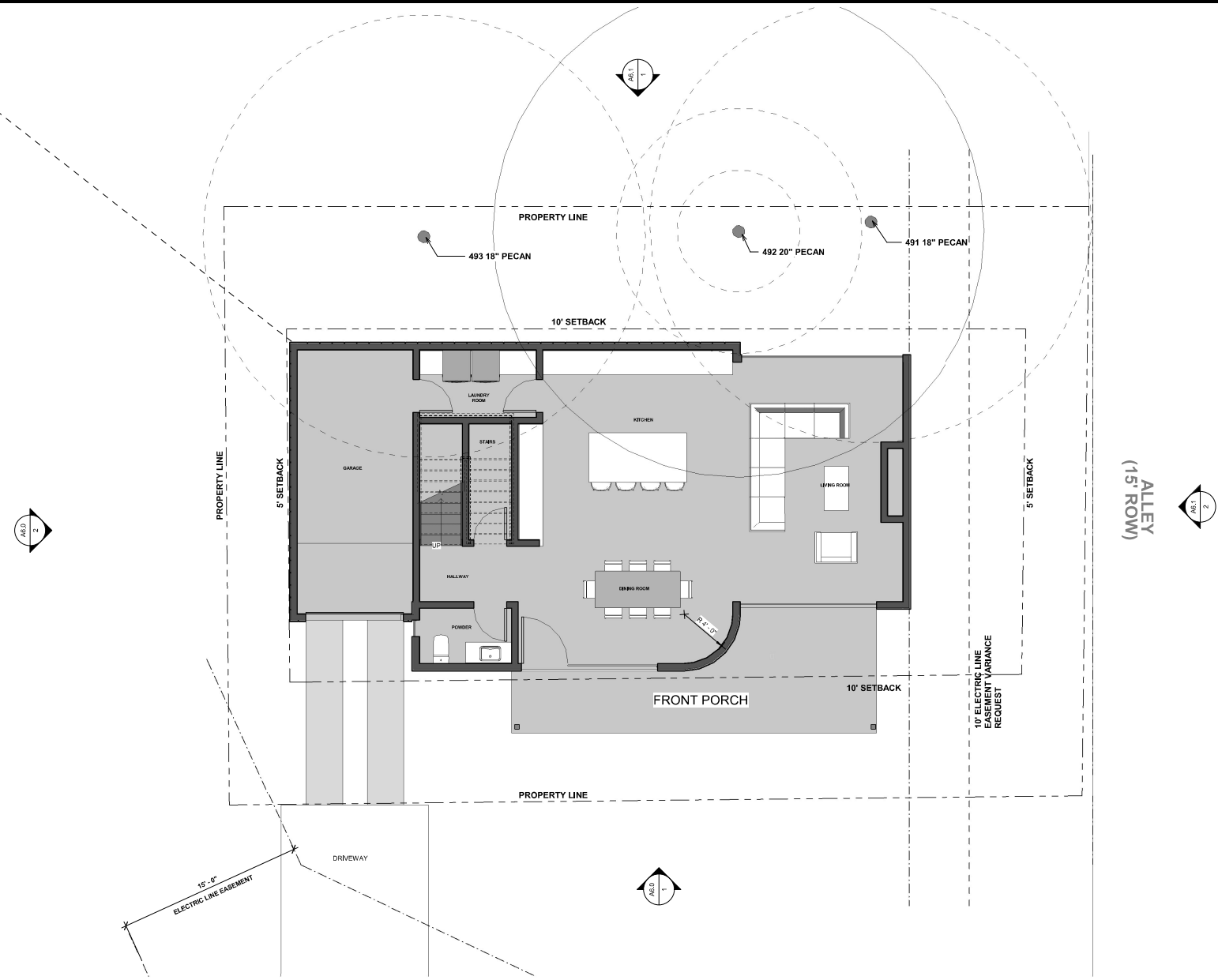
Filter Layers... Filter

- ☐ Subdivision Cases- IN REVIEW
- ☐ Site Plan Review Cases- IN REVIEW
- ☐ Zoning Review Cases- IN REVIEW
- ☐ Neighborhood Plan Amendment Review Cases- IN REVIEW
- ☒ Board of Adjustment Cases
- ☐ Subdivision Review Cases (All)
- ☐ Site Plan Review Cases (All)
- ☐ Zoning Review Cases (All)
- ☐ Neighborhood Plan Amendment Review Cases (All)

Permits

- ☒ Building Permits
- ☒ Demolition Permits
- ☐ Demolition Plan Review Cases (In Review)

Home Layers GreyScale 0 100 200ft 1500



C/A.
CELESTE
AGUIRRE

CELESTE AGUIRRE ARCHITECTURE
11000 N. MICHIGAN AVE. SUITE 100
DALLAS, TEXAS 75243
A KINSMAN CONSTRUCTION PROJECT

SCHEMATIC DESIGN

DATE: 01/06/22

PROJECT NUMBER: 190622

DESIGNER: C/A.

NO. REFERENCE ISSUED

1 1 1

2 2 2

3 3 3

4 4 4

5 5 5

6 6 6

7 7 7

8 8 8

9 9 9

10 10 10

11 11 11

12 12 12

13 13 13

14 14 14

15 15 15

16 16 16

17 17 17

18 18 18

19 19 19

20 20 20

21 21 21

22 22 22

23 23 23

24 24 24

25 25 25

26 26 26

27 27 27

28 28 28

29 29 29

30 30 30

31 31 31

32 32 32

33 33 33

34 34 34

35 35 35

36 36 36

37 37 37

38 38 38

39 39 39

40 40 40

41 41 41

42 42 42

43 43 43

44 44 44

45 45 45

46 46 46

47 47 47

48 48 48

49 49 49

50 50 50

51 51 51

52 52 52

53 53 53

54 54 54

55 55 55

56 56 56

57 57 57

58 58 58

59 59 59

60 60 60

61 61 61

62 62 62

63 63 63

64 64 64

65 65 65

66 66 66

67 67 67

68 68 68

69 69 69

70 70 70

71 71 71

72 72 72

73 73 73

74 74 74

75 75 75

76 76 76

77 77 77

78 78 78

79 79 79

80 80 80

81 81 81

82 82 82

83 83 83

84 84 84

85 85 85

86 86 86

87 87 87

88 88 88

89 89 89

90 90 90

91 91 91

92 92 92

93 93 93

94 94 94

95 95 95

96 96 96

97 97 97

98 98 98

99 99 99

100 100 100

101 101 101

102 102 102

103 103 103

104 104 104

105 105 105

106 106 106

107 107 107

108 108 108

109 109 109

110 110 110

111 111 111

112 112 112

113 113 113

114 114 114

115 115 115

116 116 116

117 117 117

118 118 118

119 119 119

120 120 120

121 121 121

122 122 122

123 123 123

124 124 124

125 125 125

126 126 126

127 127 127

128 128 128

129 129 129

130 130 130

131 131 131

132 132 132

133 133 133

134 134 134

135 135 135

136 136 136

137 137 137

138 138 138

139 139 139

140 140 140

141 141 141

142 142 142

143 143 143

144 144 144

145 145 145

146 146 146

147 147 147

148 148 148

149 149 149

150 150 150

151 151 151

152 152 152

153 153 153

154 154 154

155 155 155

156 156 156

157 157 157

158 158 158

159 159 159

160 160 160

161 161 161

162 162 162

163 163 163

164 164 164

165 165 165

166 166 166

167 167 167

168 168 168

169 169 169

170 170 170

171 171 171

172 172 172

173 173 173

174 174 174

175 175 175

176 176 176

177 177 177

178 178 178

179 179 179

180 180 180

181 181 181

182 182 182

183 183 183

184 184 184

185 185 185

186 186 186

187 187 187

188 188 188

189 189 189

190 190 190

191 191 191

192 192 192

193 193 193

194 194 194

195 195 195

196 196 196

197 197 197

198 198 198

199 199 199

200 200 200

201 201 201

202 202 202

203 203 203

204 204 204

205 205 205

206 206 206

207 207 207

208 208 208

209 209 209

210 210 210

211 211 211

212 212 212

213 213 213

214 214 214

215 215 215

216 216 216

217 217 217

218 218 218

219 219 219

220 220 220

221 221 221

222 222 222

223 223 223

224 224 224

225 225 225

226 226 226

227 227 227

228 228 228

229 229 229

230 230 230

231 231 231

232 232 232

233 233 233

234 234 234

235 235 235

236 236 236

237 237 237

238 238 238

239 239 239

240 240 240

241 241 241

242 242 242

243 243 243

244 244 244

245 245 245

246 246 246

247 247 247

248 248 248

249 249 249

250 250 250

251 251 251

252 252 252

253 253 253

254 254 254

255 255 255

256 256 256

257 257 257

258 258 258

259 259 259

260 260 260

261 261 261

262 262 262

























TUL 6

TUL 6

4-98-9

















[REDACTED]

City of Austin - Board of Adjustments
c/o Elaine Ramirez
POB 1088
Austin, Texas 78767

SUBJECT: Case #C15-2022-0018, 54 Anthony Street, Austin Texas 78702

I am writing in support of the variances for the owner of 54 Anthony, Austin Texas 78702 located in the Holly Neighborhood. As a co-founder of the East Cesar Chavez Neighborhood Planning Team, I am very familiar with the dilemma suffered by owners of substandard lots. Unfortunately, because of some self-proclaimed leaders in the Holly Planning Area who do not believe in the value of diversity being an asset, the City Council never accepted a formal Neighborhood Plan nor recognized a legitimate Planning Team despite heroic efforts by city staff, local businesses, diverse residents, congregations or civic groups within the planning boundary. I attended many Holly Planning meetings and helped with outreach efforts to ensure that all voices in the neighborhood had a seat at the table. In fact, city staff tried to mediate the conflicts between members of El Concilio and the East Town Lake Citizens and the rest of the honest folks who wanted to have a Neighborhood Plan and adopt land use regulations like small lot amnesty and prevailing setbacks like we did in the East Cesar Chavez Neighborhood Plan.

I knew the Dominguez family that lived at 54 Anthony for decades through my work with Summer Youth Employment and Community Education programs at Martin Middle School as an AISD project specialist up until 2000. Their tiny home, which I visited several times, was always at risk of being declared uninhabitable and my drive-by last week confirmed the condition of the tiny home has deteriorated even more. And there's a heritage tree that further restricts building a new home.

I believe that unless these variances are granted, we'll all suffer from another vacant lot in the Holly Neighborhood because it's just not financially feasible to build a home with the current setbacks and required lot size. Or worse yet, the land will flip several times and future owners will expend their time, talent and treasure coming before your Board.

Please allow the new owner to create a new home in Holly. We need more neighbors! Be a part of the solution of our housing crisis, not part of the problem. There are hundreds of these tiny homes on tiny lots that are grandfathered but unable to be restored or rebuilt. Most don't have driveways and face major north-south streets like Waller, Chalmers, Comal, Chicon, Anthony, and more.

Please don't hesitate to contact me at home at 512.478.6770 if you need to confirm my support.

On behalf of all the owners of tiny homes on tiny lots on the eastside, I remain, . . .

Forever optimistic,

Lori Rentería

[Tejano Healthy Walking Trails](#), Coordinator and Trail Guide
[Austin-Salttillo Sister Cities](#), Education Committee Chair
Home: 512-478-6770 (no texts)

[REDACTED]

From: Charley Dorsaneo
 To: [Ramirez, Elaine](#)
 Subject: C15-2022-0018
 Date: Tuesday, February 08, 2022 7:30:43 PM

*** External Email - Exercise Caution ***

PUBLIC HEARING INFORMATION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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; <p>and:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.</p>	
<p>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.</p>	
<p>Case Number: C15-2022-0018 Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov Public Hearing: Board of Adjustment; February 14th, 2022</p>	
<p><u>Charley Dorsaneo</u> Your Name (please print)</p>	<p><input type="checkbox"/> I am in favor <input type="checkbox"/> I object</p>
<p><u>2115 Haskell street</u> Your address(es) affected by this application</p>	<p><u>2/8/2022</u> Date</p>
<p><u>[Signature]</u> Signature</p>	
<p>Daytime Telephone: _____</p>	
<p>Comments: <u>Please give my neighbor</u> <u>whatever they need ASTP.</u> <u>I will always say yes to making</u> <u>it easier to build housing in my</u> <u>neighborhood.</u></p>	
<p>If you will be using this form to comment, please return it via e-mail to: Elaine Ramirez; 51274-2202 Scan & Email to: Elaine.Ramirez@austintexas.gov</p>	

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 cybersecurity@austintexas.gov.