



► 54 Anthony Street  
Austin, TX 78702

CASE #C15-2022-0018

FEBRUARY 14, 2022



# 54 ANTHONY - VARIANCE REQUEST

Requesting a variance from City of Austin Land Development Code:

- 1) 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)
- 2) b) Section 25-2-943 (Substandard Lot) (1) (a) to decrease the minimum Lot Size requirements from 4,000 square feet (required) to 3,380 square feet



# CURRENT CONDITIONS (FRONT OF LOT)

F-7/3-PRESENTATION





# CURRENT CONDITIONS (REAR OF LOT)



F-7/4-PRESENTATION

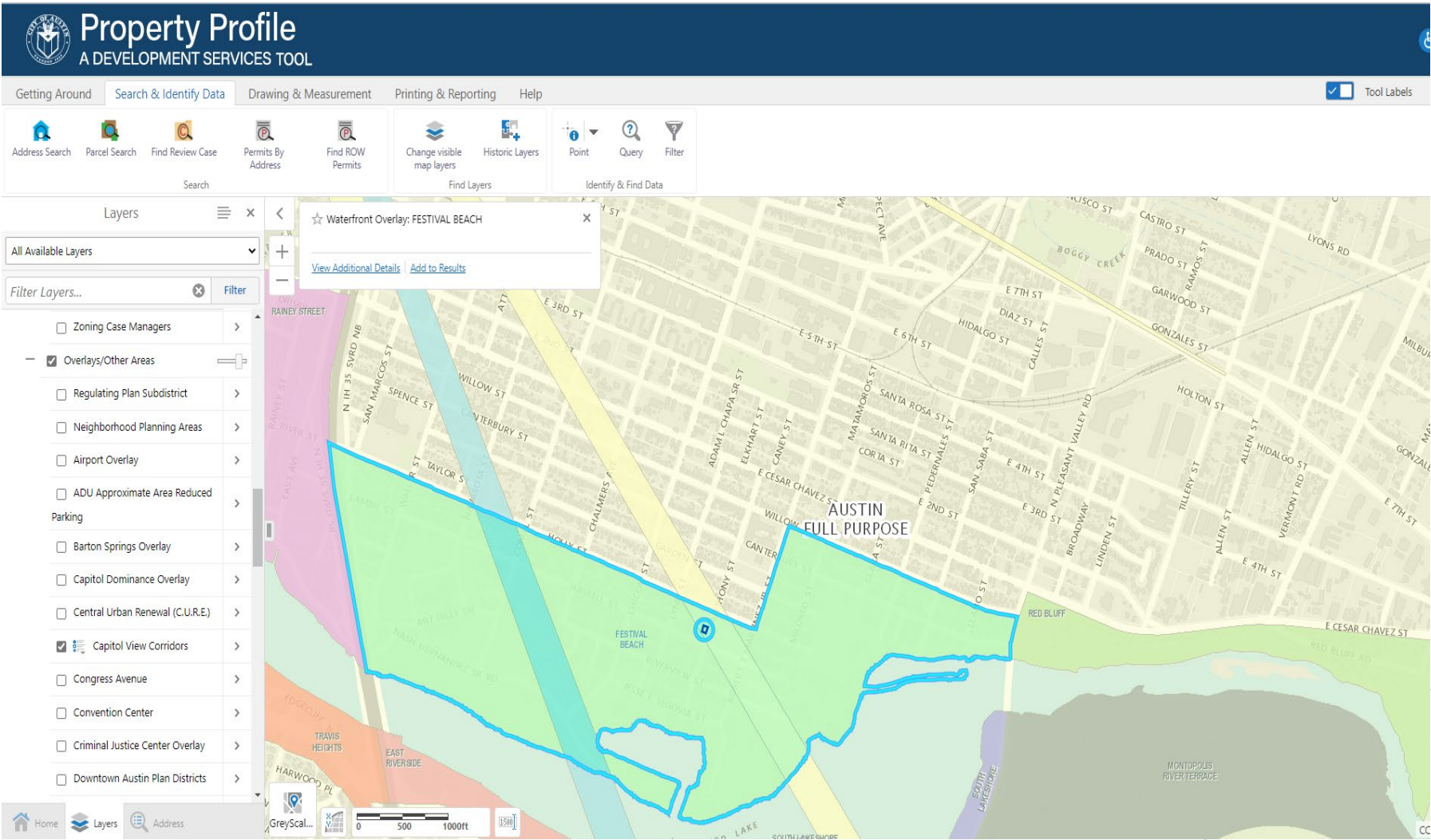


## 54 ANTHONY - KEY FACTORS

- ▶ SUBSTANDARD LOT SIZE OF 3,380 SQUARE FEET
- ▶ BUILDABLE AREA REDUCED BY AE EASEMENT (SIDE) - 1,035 SF
- ▶ BEACH FRONT OVERLAY REDUCES IMPERVIOUS COVER TO 40%
- ▶ PROTECTED PECAN TREES IN THE MIDDLE THE LOT (REAR)
- ▶ LEGAL LOT PER 1995 PLATTING RULE PLATTING EXCEPTION
- ▶ FEW OPTIONS TO BUILD WITHOUT VARIANCE APPROVAL
- ▶ CURRENT STRUCTURES ARE IN SEVERE NEED OF DEMO
- ▶ PROPOSED DEVELOPMENT HAS NEIGHBORHOOD SUPPORT



# 54 ANTHONY - FESTIVAL BEACH OVERLAY

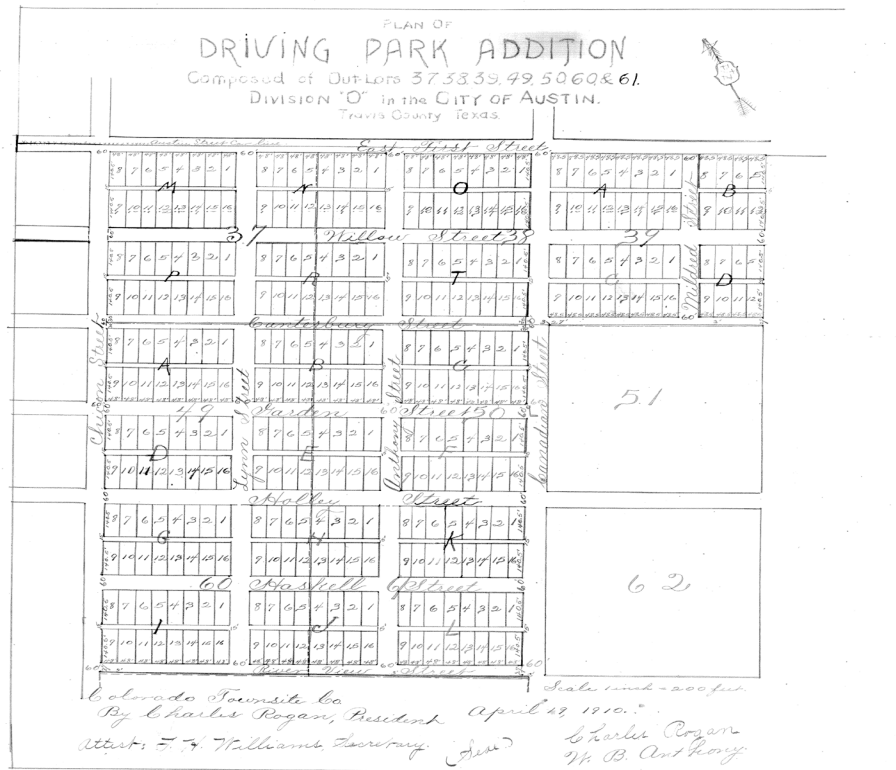




# 54 ANTHONY - ORIGINAL 1910 PLAT

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The State of Texas: Before me, F. C. Malone, a Notary Public in and for Travis County, Texas, on this day personally appeared W. B. Anthony known to me to be the person whose name is subscribed to the foregoing instrument and plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
Given under my hand and seal of office this 3<sup>rd</sup> day of May 1910.

F. C. Malone  
(Seal) Notary Public Travis County, Texas

Tell May 3<sup>rd</sup> 1910 at 12 M.  
Recorded May 6<sup>th</sup> 1910 at 10 A. M.  
Paul M. Deane, C. L. K.



## REASONABLE USE

- ▶ This lot is considered to be a substandard lot / "small lot" per LCD 25-2-943, section (B) (1) (A). Per the survey the entire lot 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 necessary.



## HARDSHIP

- This substandard lot has always been used as a single family residence since the early 1940s. The original structures of a single family 480 SF home and 162 SF garage still exist. 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 1,040 due to the newly adopted requirement by AE.



## NOT GENERAL TO THE AREA

- 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 these particular properties between Haskell and Holly Street.



## AREA OF CHARACTER

- Approving a variance for lot size will have zero adverse impact on adjacent lots. 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 owner's new construction plans seek to maximize the lots use of living and little personal yard space would not impair 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. This request proposes no uses which pose any impact to existing surrounding improvements or uses.



Action Item 1.3.3: Encourage the City of Austin to facilitate the development of additional affordable housing for mixed incomes in the neighborhood. – **Neighborhood Planning Team & Neighborhood Housing and Community Development**

**Objective 1.4:** Maintain and increase housing opportunities for low income workers.

Action Item 1.4.1: Provide phone numbers and information about existing programs for low income housing at neighborhood functions, association meetings and other neighborhood events. - **Holly Neighborhood Planning Team**

Action Item 1.4.2: Investigate opportunities for low interest loans for home repairs and construction of accessory structures (garage apartments) and distribute information at key locations. - **Neighborhood Planning & Zoning Department**

**Objective 1.5:** Preserve (SF) single family housing throughout the neighborhood.

Action Item 1.5.1: Preserve local family housing in the District through the future land use plan. - **Neighborhood Planning & Zoning Department**

Action Item 1.5.2: Permit small lot amnesty for single family lots currently under 5,750 square feet in order to allow new or reconstruction of houses on lots previously too small to build on. (neighborhood-wide, primarily applicable to Residential District) - **Neighborhood Planning & Zoning Department**

**Objective 1.6:** Encourage home repairs.

**Action Item 1.6.1:** Increase assistance for home repairs near the Holly Power Plant especially for roof and foundation repairs. - **Austin Energy, Neighborhood Housing & Community Development, Austin Housing Finance Corp.**

**Action Item 1.6.2:** Increase education in English and Spanish regarding home loans (for purchase and repairs) for lower income households through flyers, and radio announcements. - **Holly Neighborhood Planning Team, Austin Energy, Austin Housing Finance Corp.**

**Action Item 1.6.3:** Provide education on property maintenance by expanding and updating the handbook created by neighborhood associations in the area and producing copies to have available and Recreation Centers and key meeting places in the neighborhood. - **Holly Neighborhood Planning Team**

Action Item 1.6.4: Work with property owners to encourage removal of boarded structures or redevelopment of vacant lots for construction of new housing at the following locations- **Neighborhood Planning & Zoning Department**

- Calles & 6<sup>th</sup>
- Holly Street next to power plant
- Anthony between Canterbury and Willow
- Vacant lots along Haskell, Holly, Garden, Lambie, César Chávez, Willow and Anthony





**City of Austin  
Development Services Department  
Land Status Determination  
1995 Rule Platting Exception**

**September 22, 2021**

File Number: **C8I-2021-0370**

Address: **54 ANTHONY ST**

Tax Parcel I.D.# **0200080209**

Tax Map Date: **September 22, 2021**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **the north one-half of Lot 16, Block H, Driving Park Addition, a subdivision of Outlot No. 61 in Division O** in the current deed, recorded on **Oct 27, 2008**, in **Document #2008176678, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Mar 19, 1964**, in **Volume 2700, Page 147, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water service on Aug 22, 1939**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: *Jennifer L. Bennett*

**Jennifer L. Bennett, Representative of the Director  
Development Services Department**



January 23, 2022

Attention: City of Austin - Board of Adjustments

Case #C15-2022-0018

54 Anthony Street, Austin Texas 78702

I am a neighboring property of 54 Anthony, Austin Texas 78702 located in the Holly Neighborhood and am signing my name in support of the following variance requests for this lot:

LDC, 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.

Please feel free to contact me for any additional information and or confirmation of my support. Thank you.

NAME	ADDRESS	PHONE	EMAIL
1. Will Haddock	2014 Holly	843-354411	Wshaddock@austin.com
2. T. Goodman	2206 Holly	941-590-7003	lgoodman@gmail
3. Ueha Moks	2010 Haskett	512-461-2595	
4. Dave Wonders	1614 Haskett	512-416-9191	dawonders@austin.com
5. Denise Rojas	42 Anthony St	512-971-8723	denise.rojas@yahoo.com
6. Jesse Amiez	4414 Anthony St	512-901-7444	jessieamiez@austin.com
7. Ariel Gutierrez	45 Anthony St	512-903-536	ariel.gutierrez@yahoo.com
8. Billy Halloran	2204 Willow	512-791-1511	bhalloran@yahoo.com
9. Summer Lee	2109 Garden St	806-240-4820	summerlee58@yahoo.com
10. Nadine Nack	2108 Holly St	920-889-9237	NACKN3L@gmail.com
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			





# ANTHONY RESIDENCE

54 ANTHONY ST AUSTIN, TX 78702

## SYMBOL LEGEND

Section

Building Elevation

Interior Elevation

Window Type - Reference Sheet A3.02

Door Number - Reference Sheet A3.01

Room Number and Name

Detail Reference

Level Mark

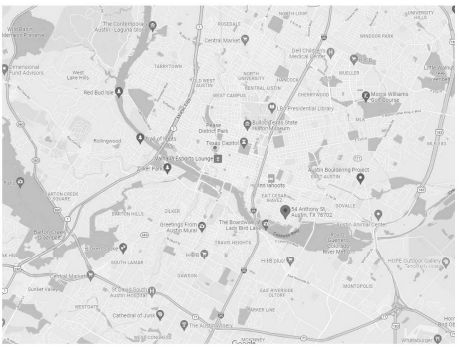
## GENERAL NOTES

1. Plan dimensions are to face of stud, center line, or masonry unless noted otherwise.
2. Alignment takes precedent over dimensions. Verify all dimensions and conditions and notify the architect of any discrepancies.
3. Do not scale the drawings - the contractor shall use dimensions shown on the drawings and actual field measurements. Notify the architect of any discrepancies.
4. All details and sections shown on the drawings are intended to be typical and shall apply to similar conditions elsewhere.
5. Field check and verify all existing conditions and report any discrepancies to the architect before proceeding with the work.
6. Verify existing conditions and the locations of all utilities before proceeding with the work.
7. The contractor is to verify the requirements of all other trades and coordinate with those trades prior to the fabrication or installation of work.
8. Electrical accessories to be Decora style.
9. Contractor is to coordinate all required equipment with subcontractor and owner for the following systems: hot tub equipment, pool equipment, hot tub equipment, salt water aquarium equipment, audio visual equipment, sauna equipment, and solar shade equipment.
10. All materials to be stored, handled, installed, and maintained as per manufacturer's recommendations unless noted otherwise.
11. Any modification or alteration to the design intent directive of this construction document without the designer's written consent voids any real or implied warranty and liability to the designer and related consultants.

## PROJECT INFORMATION

LOT SIZE= 3,380 SF  
PROPOSED BUILDING  
LEVEL 1 = 1,020 SF  
LEVEL 2 = 1,260 SF  
TOTAL = 2,280 SF  
GARAGE = 220 SF

## LOCATION



## SHEET LIST

NUMBER	SHEET NAME	Current Revision Date
A0.0	COVER SHEET	
A1.0	SITE PLAN	
A1.3	FOUNDATION LAYOUT	
A3.0	DIMENSIONS PLAN	
A3.1	DIMENSIONS PLAN	
A6.0	EXTERIOR ELEVATIONS	
A6.1	EXTERIOR ELEVATIONS	
A10.0	ISOMETRIC	
A10.1	PERSPECTIVES	

C/A.  
CELESTE  
AGUIRRE

CONTRACTOR ONLY - DESIGNER'S SEAL AND SIGNATURE REQUIRED FOR ALL CONSTRUCTION PROJECTS.

### SCHEMATIC DESIGN

ISSUE DATE:		02/01/22
PROJECT NUMBER:		
REVISIONS:		
NO	REFERENCE	ISSUE

02/09/2022

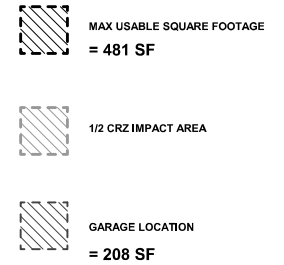
ANTHONY RESIDENCE

54 ANTHONY ST  
AUSTIN, TX 78702

COVER  
SHEET  
A0.0



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



MAX USABLE SQUARE FOOTAGE

LEVEL 1	= 481 SF
LEVEL 2	= 678 SF
<b>TOTAL</b>	<b>= 1,159</b>

**C/A\_**  
CELESTE  
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design service and are authorized for  
a single construction project.

## SCHEMATIC DESIGN

ISSUE DATE:		02/03/2022
PROJECT NUMBER:		-
REVISING:		
NO	REFERENCE	ISSUED

02/03/2022

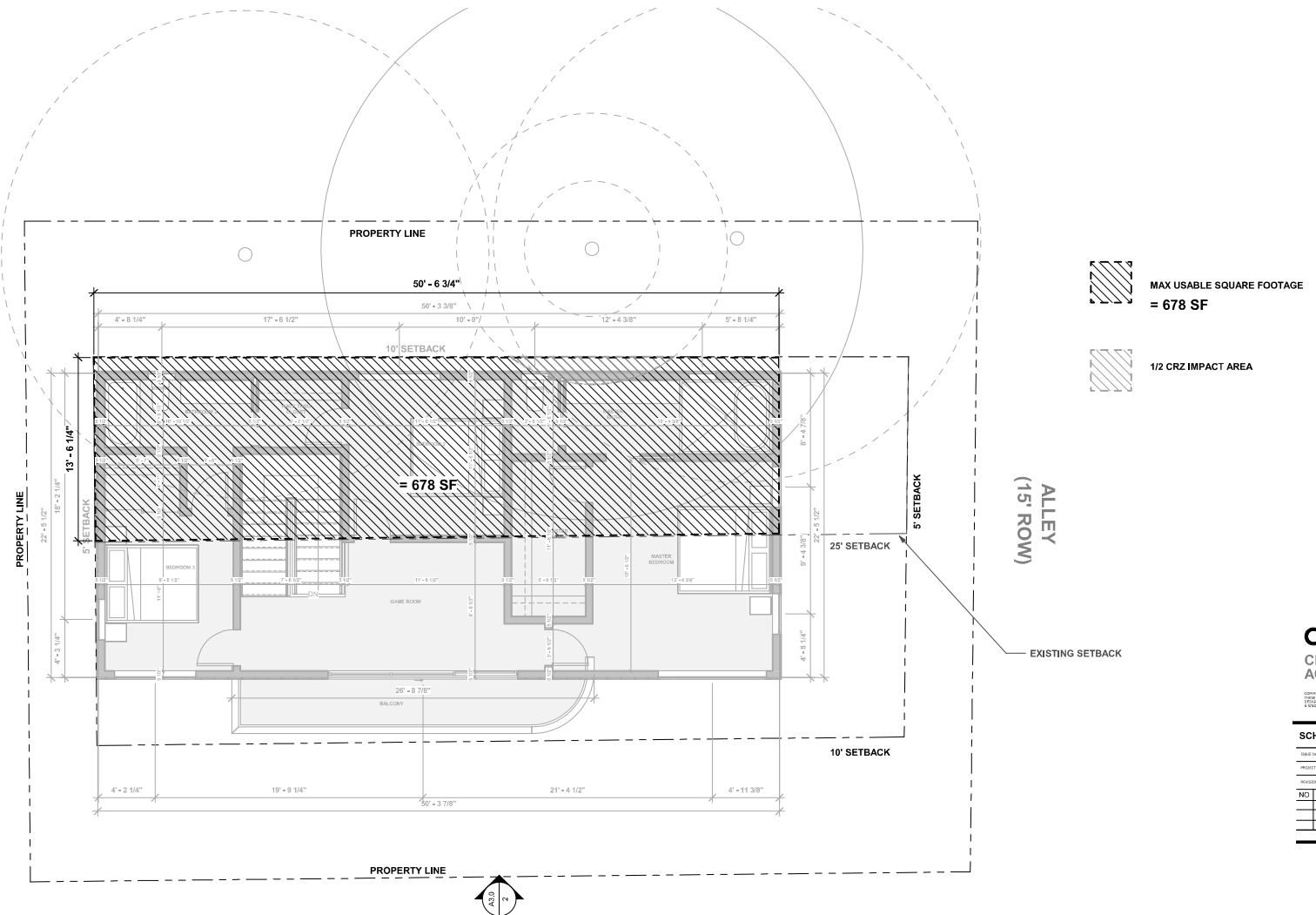
ANTHONY RESIDENCE

54 ANTHONY ST  
AUSTIN, TX 78702

**DIMENSIONS  
PLAN  
A3.0**



# F-7/17-PRESENTATION



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a single construction project.

## SCHEMATIC DESIGN

ISSUE DATE:		02/03/2022
PROJECT NUMBER:		-
ACQUISITIONS:		
NO	REFERENCE	ISSUED

02/03/2022

ANTHONY RESIDENCE

54 ANTHONY ST  
AUSTIN, TX 78702

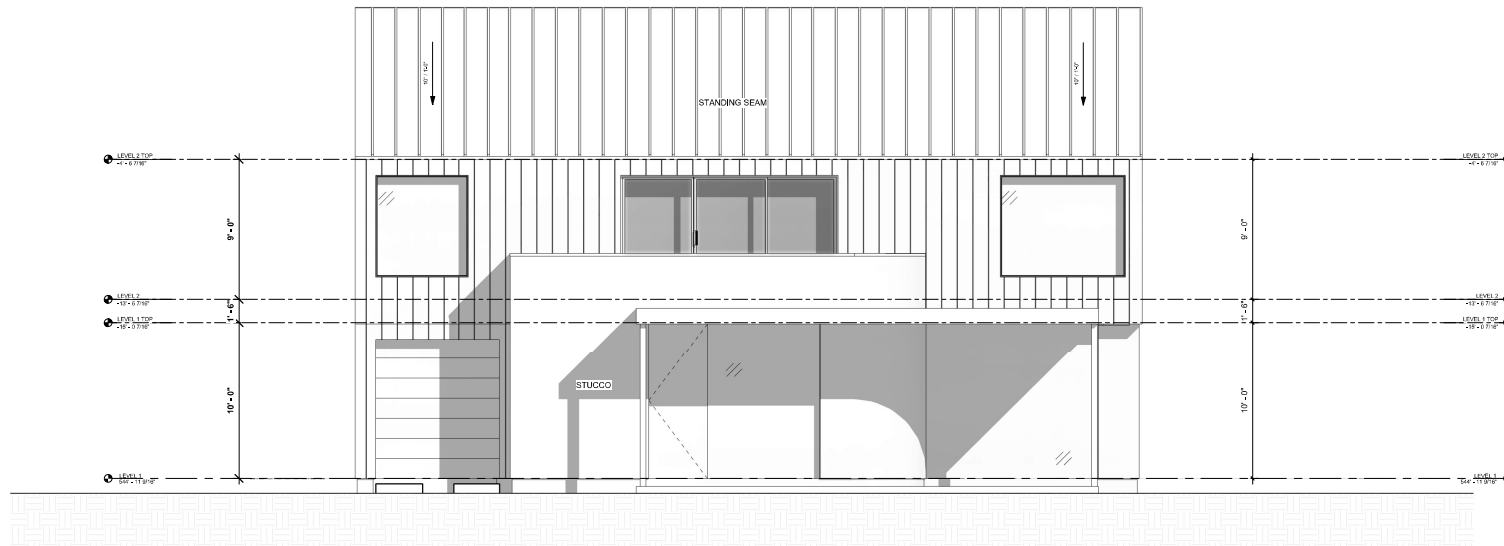
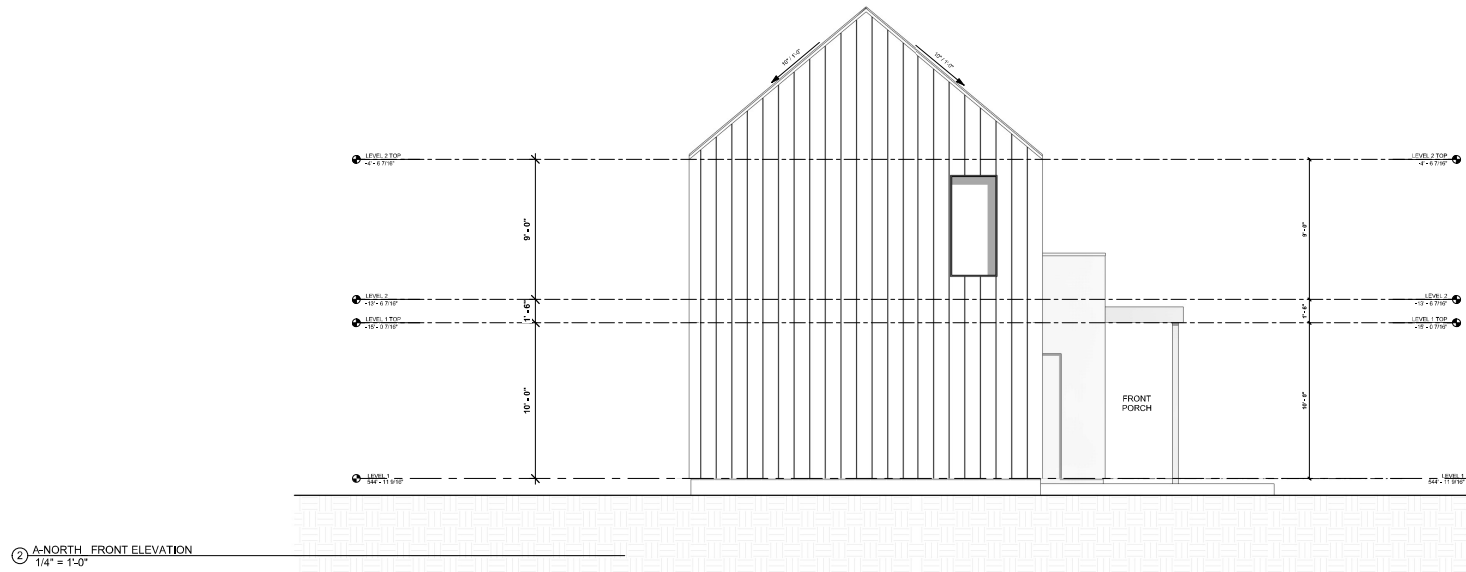
### DIMENSIONS PLAN A3.1



# F-7/18-PRESENTATION

GENERAL NOTES - EXTERIOR ELEVATIONS

1. CONTRACTOR SHALL KEEP BUILDING WEATHER-TIGHT.
2. VERIFY ALL MATERIALS AND FINISHES WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. SLOPE GRADE AWAY FROM BUILDING & FOUNDATION FOR A MINIMUM OF 10'-0"
4. ALL EXPOSED FASTENERS ON WOOD SIDING TO BE STAINLESS STEEL.
5. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED AND FLASHED TO PREVENT MOISTURE INTRUSION.
6. ALL PLUMBING APPLIANCE & GAS VENTS SHALL VENT TO TOP OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
7. PAINT ALL GUTTERS AND DOWNSPOUTS TO MATCH EXTERIOR TRIM COLOR.



**C/A\_**  
CELESTE  
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THESE DRAFTS ARE DISBURSMENTS OF  
DESIGN SERVICE AND ARE AUTHORIZED FOR  
A SINGLE CONSTRUCTION PROJECT.

## SCHEMATIC DESIGN

ISSN: 0000-0000 02/03/2022

PROJECT NUMBER: \_\_\_\_\_

ADDITIONAL INFORMATION: [www.elsevier.com/locate/bsc](http://www.elsevier.com/locate/bsc)

NO	REFERENCE	ISSUED


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\_\_\_\_\_

02/03/2022

**ANTHONY RESIDENCE**

54 ANTHONY ST  
AUSTIN, TX 78702

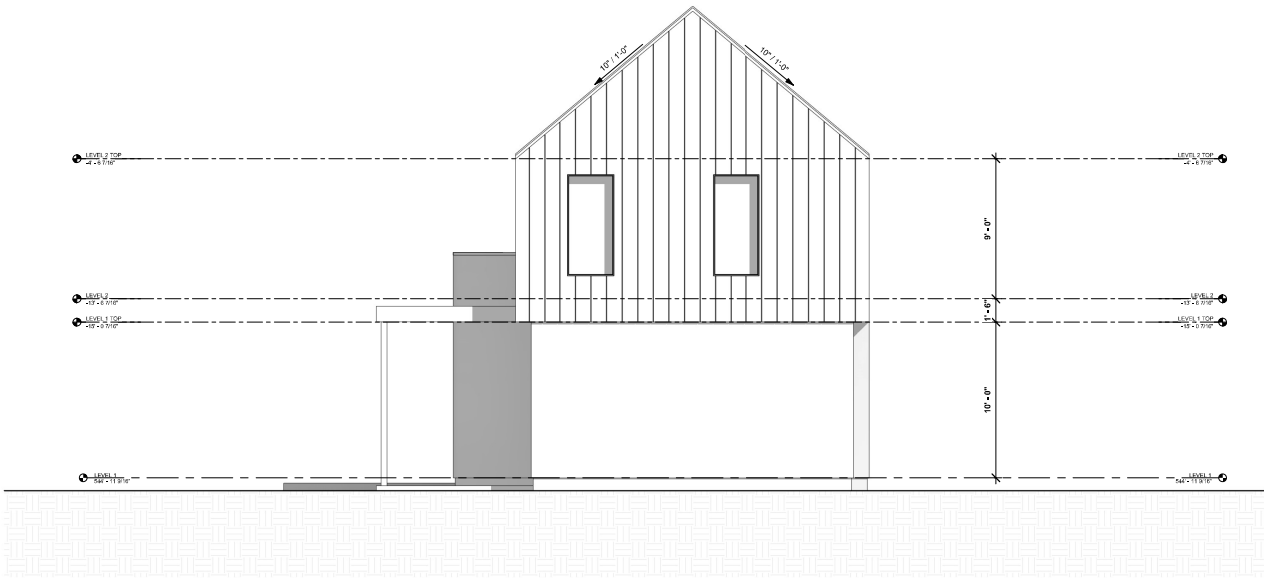
## EXTERIOR ELEVATIONS

### A6.0

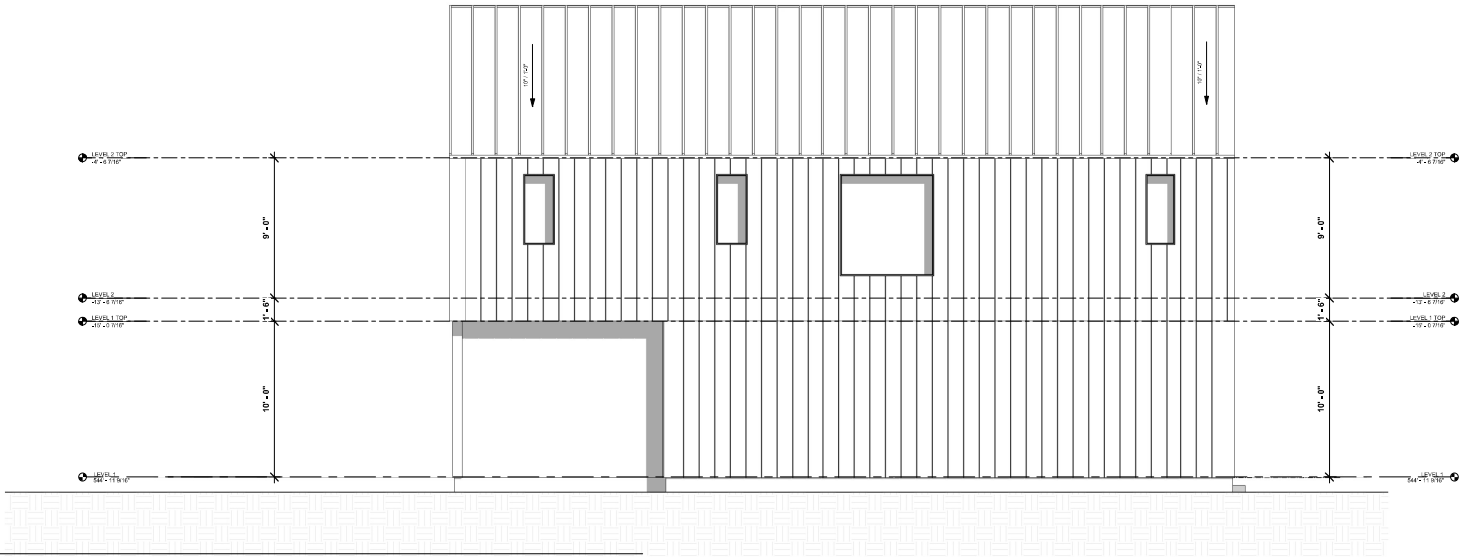


GENERAL NOTES - EXTERIOR ELEVATIONS

1. CONTRACTOR SHALL KEEP BUILDING WEATHER-TIGHT.
2. VERIFY ALL MATERIALS AND FINISHES WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. SLOPE GRADE AWAY FROM BUILDING & FOUNDATION FOR A MINIMUM OF 100".
4. ALL EXPOSED FASTENERS ON WOOD SIDING TO BE STAINLESS STEEL.
5. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED AND FLASHED TO PREVENT MOISTURE INTRUSION.
6. ALL PLUMBING, APPLIANCE & GAS VENTS SHALL VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
7. PAINT ALL GUTTERS AND DOWNSPOUTS TO MATCH EXTERIOR TRIM COLOR.



② A-SOUTH  
1/4" = 1'-0"



① A-EAST  
1/4" = 1'-0"

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CELESTE  
AGUIRRE

CONCEPTUAL DESIGN - EXTERIOR ELEVATIONS  
FOR ANTHONY RESIDENCE AND GARAGE (2021) FOR  
A KIMBLE CONSTRUCTION PROJECT.

SCHEMATIC DESIGN

DATE: 02/09/2022

PROJECT: ANTHONY RESIDENCE

ISSUED:

NO	REFERENCE	ISSUED

EXTERIOR  
ELEVATIONS  
A6.1

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1 FRONT PERSPECTIVE

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CONCEPT AND DESIGN CONSULTING  
ARCHITECTURE AND INTERIOR DESIGN  
A KIMCO CONSTRUCTION PROJECT

SCHEMATIC DESIGN

DATE: 02/09/2022

PROJECT: ANTHONY

LOCATION:

NO	REFERENCE	ISSUED

02/09/2022

ANTHONY RESIDENCE

54 ANTHONY ST  
AUSTIN, TX 78702

PERSPECTIVES

A10.1



In summation, we ask the Board approve this reduction in the front yard setback and to reduce the minimum lot size to allow the current owner to be able to build a modest home which will be designed and utilized in the most efficient manner.

**THANK YOU!**