

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0058

BOA DATE: July 11th, 2022

ADDRESS: 2202 Longview St

COUNCIL DISTRICT: 9

OWNER: Elizabeth Schaub

AGENT: Ada Corral

ZONING: SF-3-CO-NP (West University)

LEGAL DESCRIPTION: N 90 FT OF LOT 1 BLK B OLT 29 DIV D LAWLESS

VARIANCE REQUEST: a) decrease the minimum rear yard setback from 10 feet to 5 feet for existing non-complying primary structure b) decrease the minimum front yard setback from 25 feet to 16 feet and decrease the minimum rear yard setback from 10 feet to 5 feet

SUMMARY: erect accessory structure

ISSUES: 2202 Longview St is a replatted lot, subdivided from a standard lot size; 23" diameter Live Oak tree

	ZONING	LAND USES
<i>Site</i>	SF-3-CO-NP	Single-Family
<i>North</i>	SF-3-CO-NP	Single-Family
<i>South</i>	SF-4A-CO-NP	Single-Family
<i>East</i>	SF-3-CO-NP	Single-Family
<i>West</i>	SF-3-CO-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

CANPAC

Caswell Heights Neighborhood Association

Central Austin Community Development Corporation

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Original West University Neigh Assoc. (The)

Preservation Austin

SELTexas

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

University Area Partners

West Campus Neighborhood Association



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

D-4/2

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 # C15-2022-0058 ROW # 12951163 Tax # 0113000351

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: (West University) Council District: 9

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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:

Parking (additional criteria for parking variances only)

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

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

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

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

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

Section 3: Applicant Certificate

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

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): [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).

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: Ada Corral Digitally signed by Ada Corral
Date: 2022.06.09 18:12:12 -05'00' Date: 06/08/2022

Applicant Name (typed or printed): Ada Corral, AIA

Applicant Mailing Address: 505 W 38th Street, Suite B

City: Austin State: TX Zip: 78705

Phone (will be public information): (512) 499-1591

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: Elizabeth Schaub, Karl Richichi Digitally signed by Elizabeth Schaub, Karl Richichi
Date: 2022.06.09 19:31:24 -05'00' Date: 06/08/2022

Owner Name (typed or printed): Elizabeth Schaub, Karl Richichi

Owner Mailing Address: 2202 Longview Street

City: Austin State: TX Zip: 78705

Phone (will be public information): 512-689-7204

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Ada Corral, AIA

Agent Mailing Address: 505 W 38th Street, Suite B

City: Austin State: TX Zip:

Phone (will be public information): (512) 499-1591

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).

Cont from "Reasonable Use": Using prescribed setbacks, width of an accessory structure would be limited to 15'. Using setback averaging (resulting in approximately 10' front setback), a 25' wide accessory structure would be possible. The existing home on the lot sits 8'-6" from the front property line.

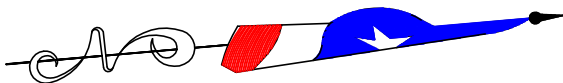
Additional Space (continued)

This image shows a full page of blank, lined paper. It features approximately 28 horizontal blue lines spaced evenly across the page, typical of standard notebook paper. The lines are thin and light blue, set against a plain white background. There are no margins, text, or other markings on the page.

OWNER:
KARL KEITH RICHICHI
ELIZABETH ANNE SCHAUB
ADDRESS:
2202 LONGVIEW ST

Waterloo Surveyors
SURVEY PLAT
Topographic & Tree

LEGAL DESCRIPTION:
THE NORTH 90 FEET OF LOT 1, DIVISION D, P.J. LAWLESS
ADDITION, PART OF OUTLOTS 29 AND 30 DIVISION D, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 70,
PLAT RECORDS, TRAVIS COUNTY, TEXAS.



TREE NOTE:
Trees as shown on this survey are
measured 4.5' above natural grade;
the circle represents a simulated
root zone with one foot of radius
for one inch of tree diameter.

TREE LEGEND
SPANISH OAK so
PECAN pec
HACKBERRY hb

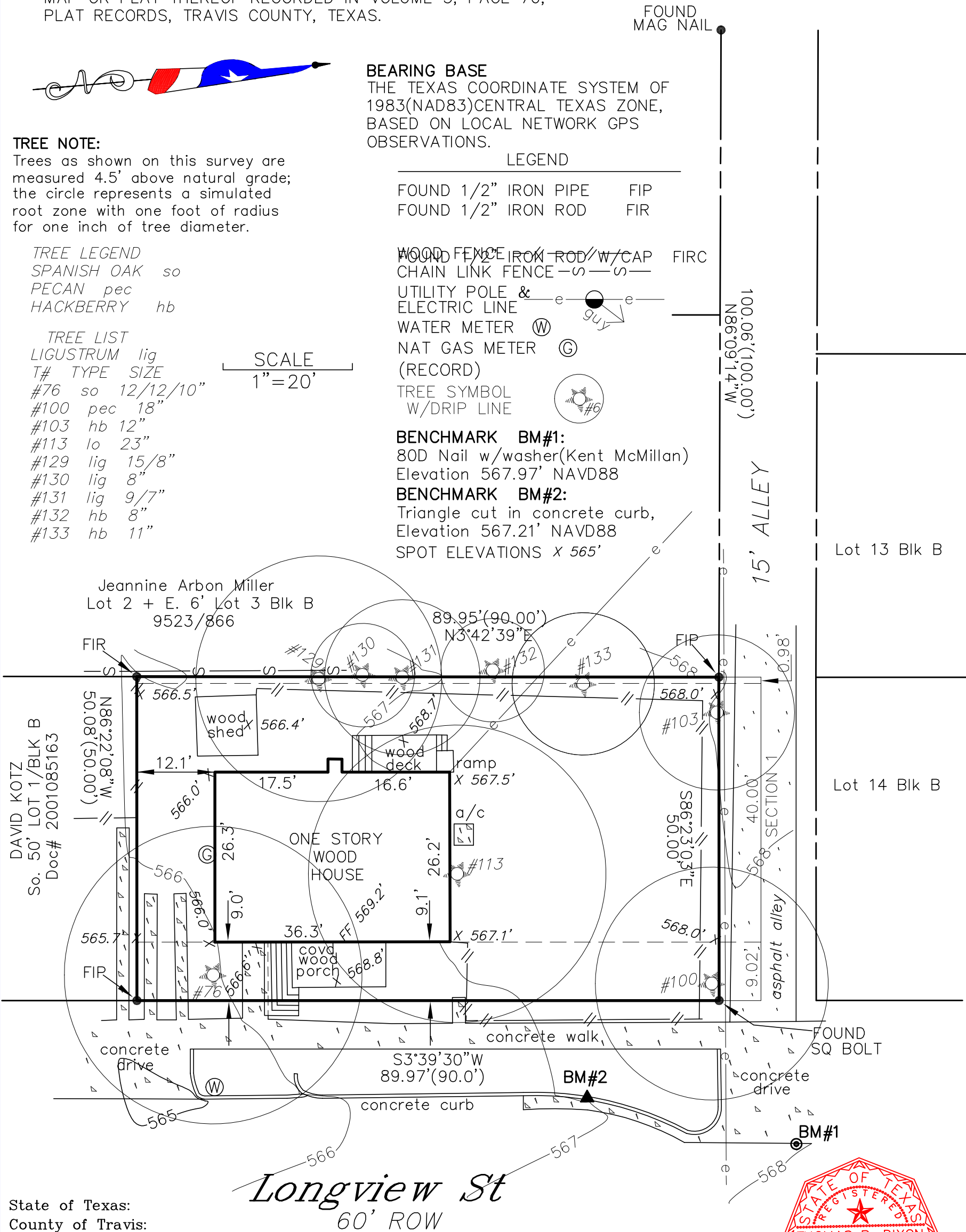
TREE LIST
LIGUSTRUM lig
T# TYPE SIZE
#76 so 12/12/10"
#100 pec 18"
#103 hb 12"
#113 lo 23"
#129 lig 15/8"
#130 lig 8"
#131 lig 9/7"
#132 hb 8"
#133 hb 11"

SCALE
1"=20'

BEARING BASE
THE TEXAS COORDINATE SYSTEM OF
1983(NAD83)CENTRAL TEXAS ZONE,
BASED ON LOCAL NETWORK GPS
OBSERVATIONS.

LEGEND	
FOUND 1/2" IRON PIPE	FIP
FOUND 1/2" IRON ROD	FIR
WOOD FENCE	W/F
CHAIN LINK FENCE	CLF
UTILITY POLE & ELECTRIC LINE	U&E
WATER METER	W
NAT GAS METER (RECORD)	G
TREE SYMBOL	
W/DRIP LINE	

BENCHMARK BM#1:
80D Nail w/washer(Kent McMillan)
Elevation 567.97' NAVD88
BENCHMARK BM#2:
Triangle cut in concrete curb,
Elevation 567.21' NAVD88
SPOT ELEVATIONS x 565'



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,3,6 Condition II Survey.
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 No.
48453C0445K Zone: X Dated: JANUARY 21, 2020

Survey Dated this the 27TH day of OCTOBER, 202 1
Thomas P. Dixon R.P.L.S. 4324
FIRM#10124400

NOT TO BE USED
FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

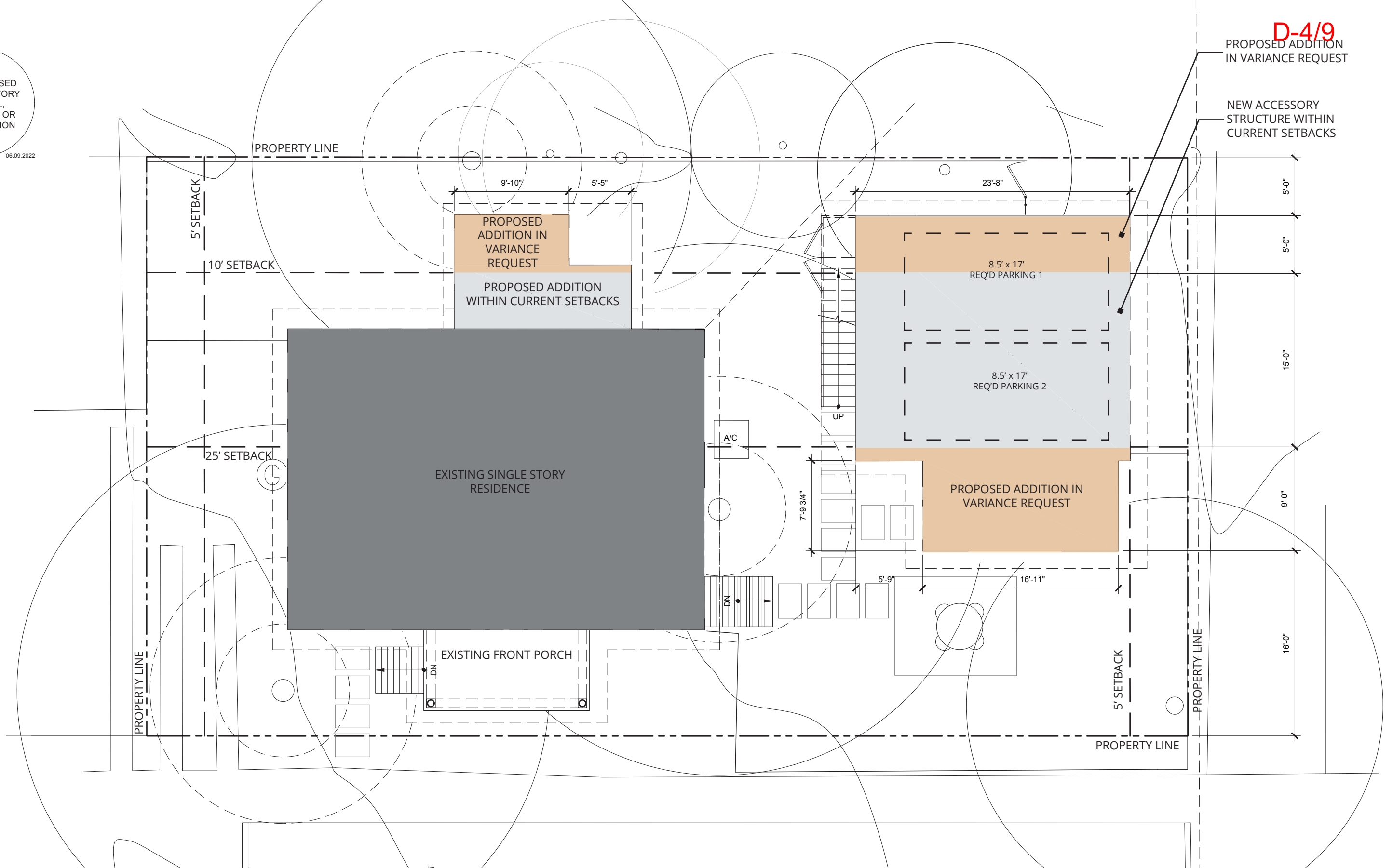
06.09.2022

NOT TO BE USED
FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

06.09.2022

D-4/9
PROPOSED ADDITION
IN VARIANCE REQUEST

NEW ACCESSORY
STRUCTURE WITHIN
CURRENT SETBACKS



2202 Longview Street Variance Request

Scale	1/8" = 1'-0"
Date	06.10.2022

SITE PLAN - VARIANCE REQUEST



Property Profile

A DEVELOPMENT SERVICES TOOL

Getting Around

Search & Identify Data


Drawing & Measurement

Printing & Reporting


Help

☐ Tool Labels


✕



Address Search




Parcel Search




Find Review Case


Search




Permits By Address




Find ROW Permits




Change visible map layers




Historic Layers



Point



Query



Filter

Identify & Find Data

Address

2202 LONGVIEW ST

Jurisdiction: AUSTIN FULL PURPOSE

Zoning: SF-3-CO-NP

Council District: 9

County: TRAVIS

Map Grid: MH24

[Property Profile Report](#)

[Appraisal District](#)

[FloodPro](#)

FULL_STREET_NAME

2202 LONGVIEW ST

PLACE_ID

390056

ZType

SF-3-CO-NP

Annexation History - Click Below

12/19/1985 - FULL

03/14/1946 - FULL

Legal Description

N 90 FT OF LOT 1 BLK B OLT 29 DIV D LAWLESS

Community Registry List

Austin Independent School District

Austin Independent School District



Home



Layers



Address





June 24, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

Dear Chair Members of the City of Austin Board of Adjustment,

We are requesting a variance on behalf of our clients Elizabeth Schaub and Karl Richichi, to make their house more comfortable and up to today's standards. Their existing house from 1922 is 958 sf and has several issues, as outlined in the application, that are not solvable within the current footprint.

Jobe Corral Architects conducted a feasibility study on this property to determine where the owner's requested program could be added. Because of the size and orientation of the lot, and a 23" heritage tree, there is no usable space for an accessory structure. We are requesting that the structure's front setback is changed to 16' instead of 25' (the existing house is 9'-2" from the property line, but averaging setback does not apply to this lot) and the rear setback to be 5' instead of 10', in both the accessory structure and the existing house. Even with this change, the site would still be in compliance with impervious coverage, FAR, and the "tent" as outlined in Subchapter F. We would also like to point out that this new structure is not an ADU: it is not how the clients will use it and it does not have a kitchen.

One of the main goals of this projects is to provide the owners the extra space they need, while maintaining the character of the neighborhood. This neighborhood has been changing drastically over the last few decades, but a section of it remains. We think it is important to maintain the existing structure in its original form from the exterior and preserve the fabric of this early 20th century neighborhood.

The documents included in our package were presented to the neighborhood on June 9th, 2022, and unanimously approved. The neighborhood's responses were all positive; they appreciated that the proposal included keeping the original house, and thought that the design was appropriate for the neighborhood. Letters of support are included with our documents.

We have worked extensively to provide a solution that we believe is responsible to the adjacent neighbors, and by it's scale and impact on the site, still in the intent of the code. We hope you will consider our request.

Thank you,

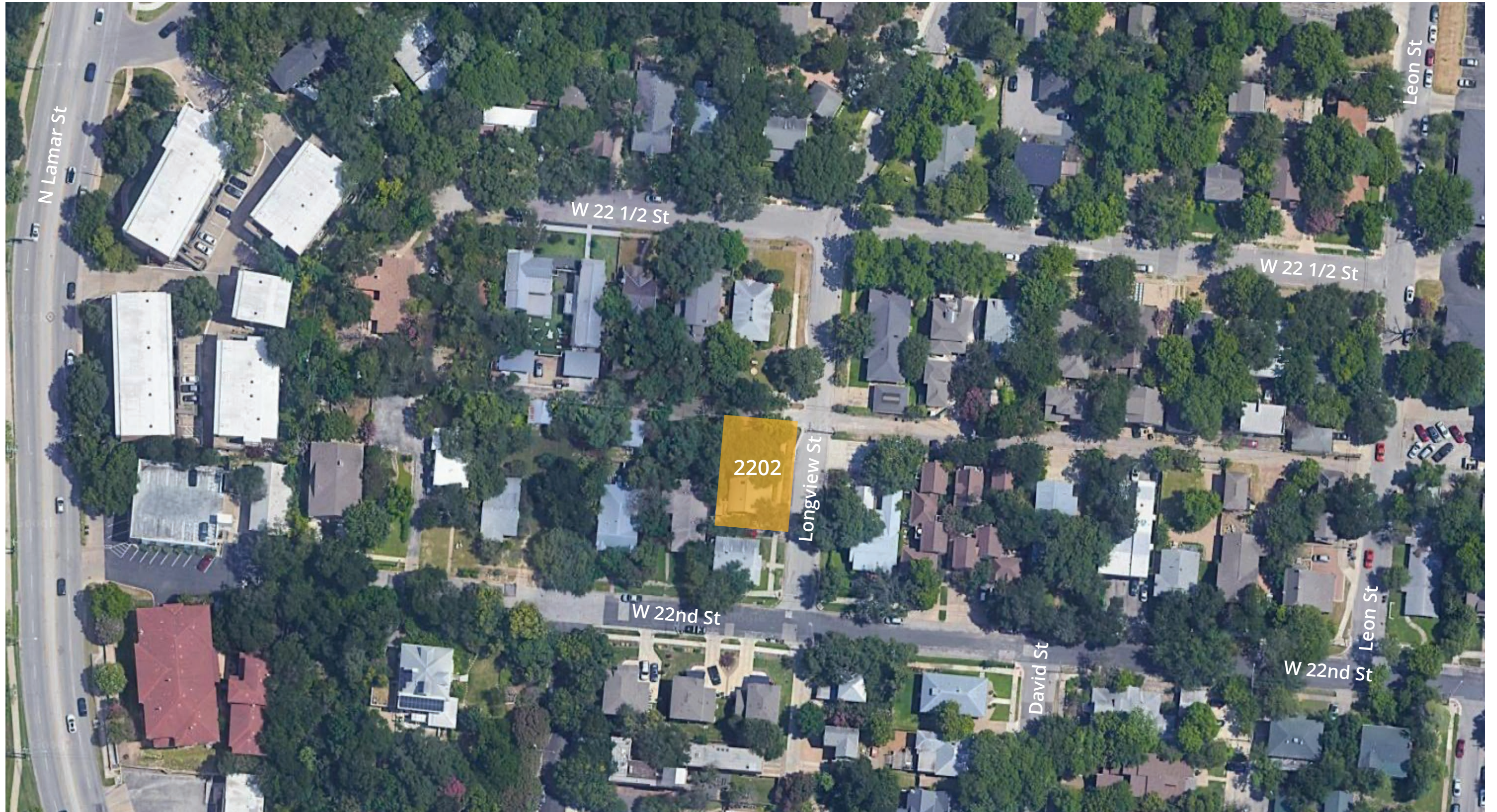
A handwritten signature in black ink, appearing to read 'Ada Corral'.

Ada Corral, AIA
Principal, Jobe Corral Architects

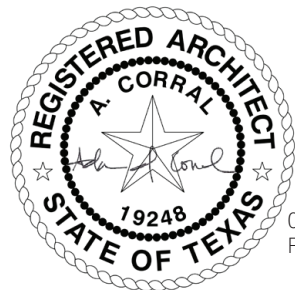


VARIANCE REQUEST FOR 2202 LONGVIEW STREET

Prepared by Jobe Corral Architects, Agent for Elizabeth Schaub and Karl Richichi, Owners



2202 Longview Street
Austin, TX 78705



06.24.2022
FOR REGULATORY APPROVAL ONLY



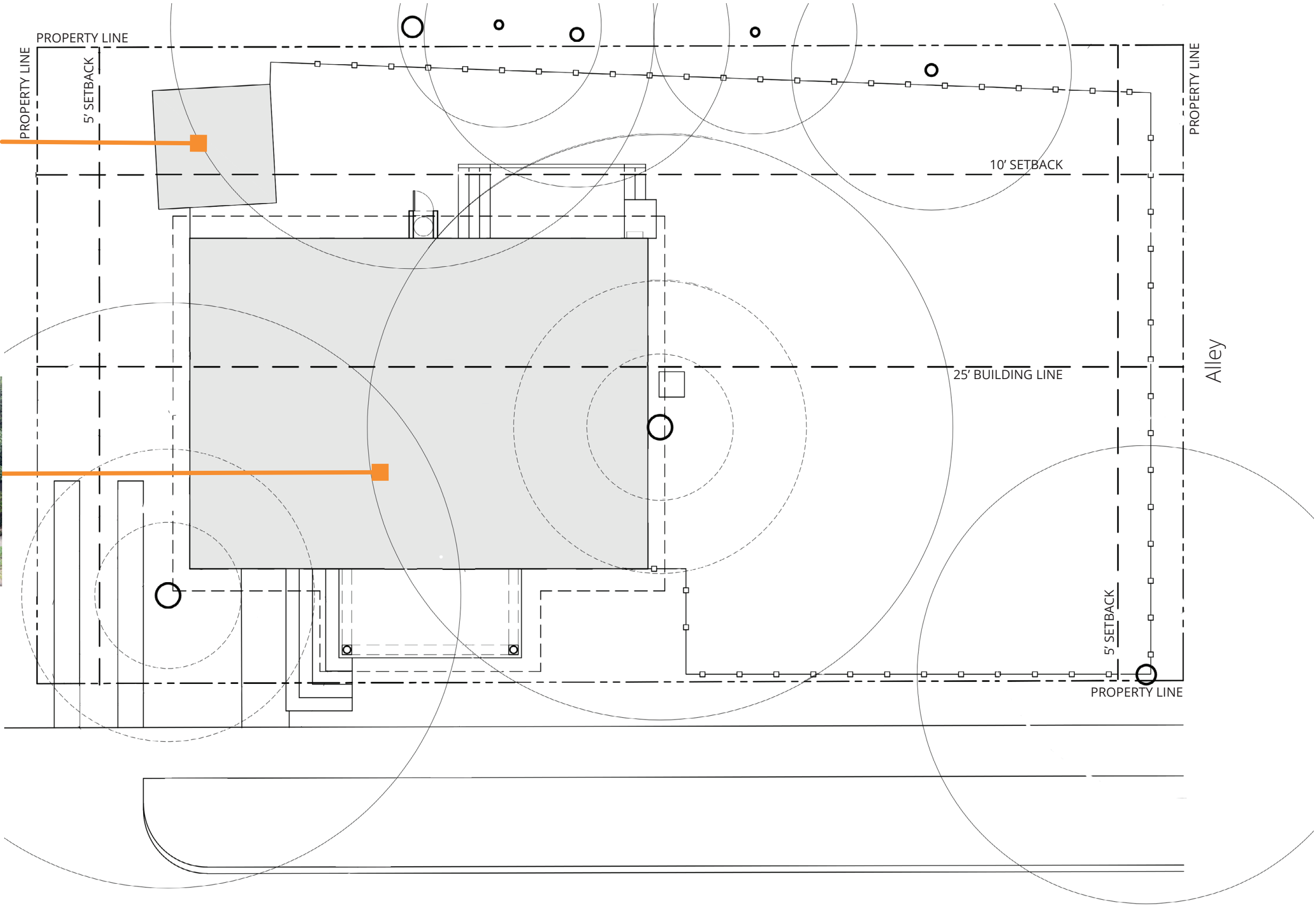
LOCATION



Existing Shed
To be Demolished
Current Washer/Dryer
Location

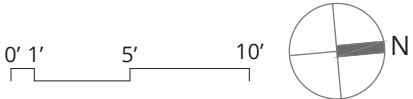


Existing House
Built 1922
958 SF

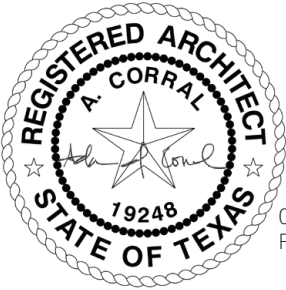
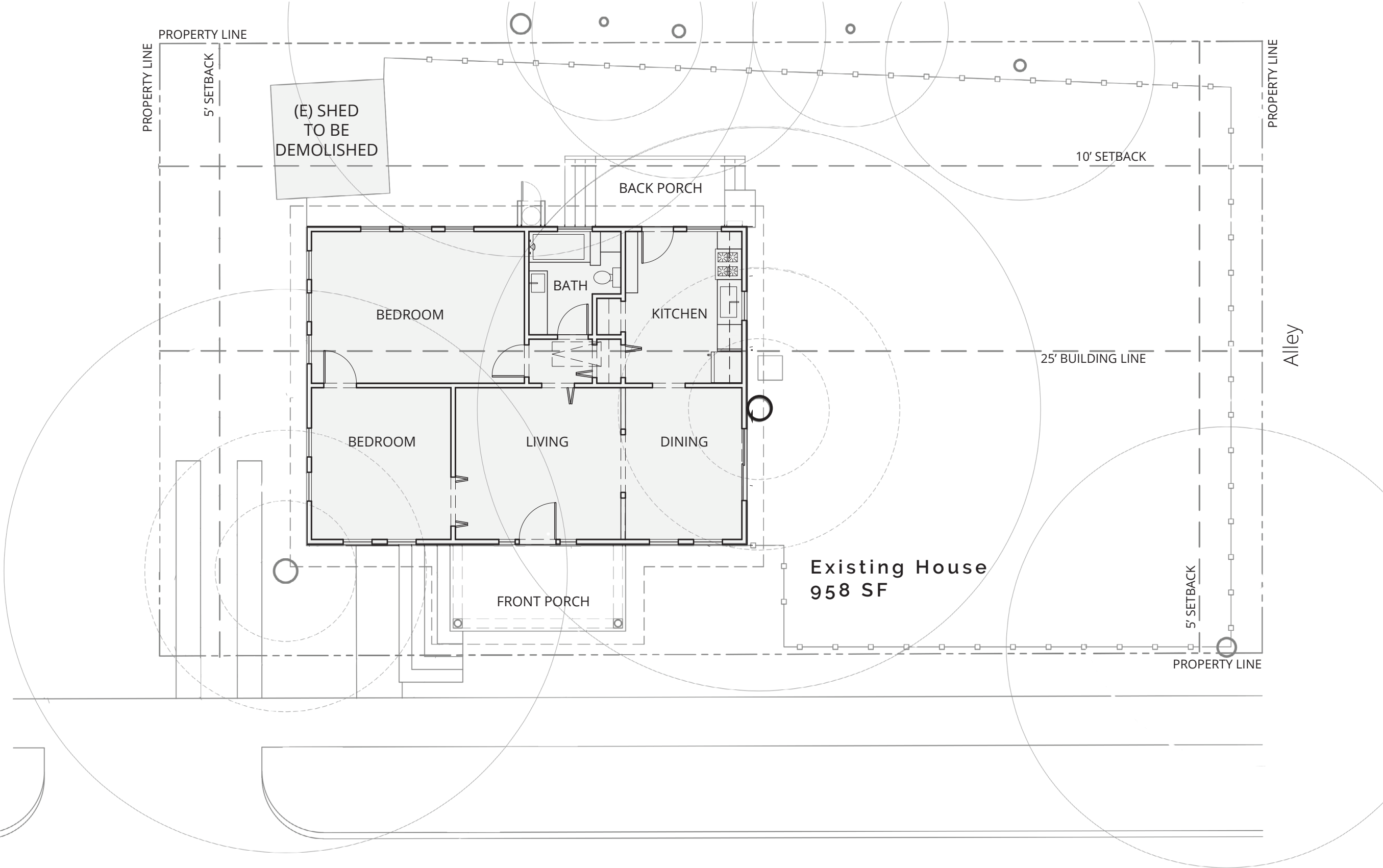


06.24.2022
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Longview Street



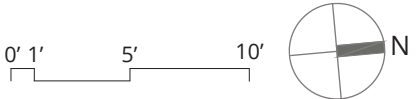
EXISTING SITE PLAN



06.24.2022
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Longview Street

Lot Size
4507 SF

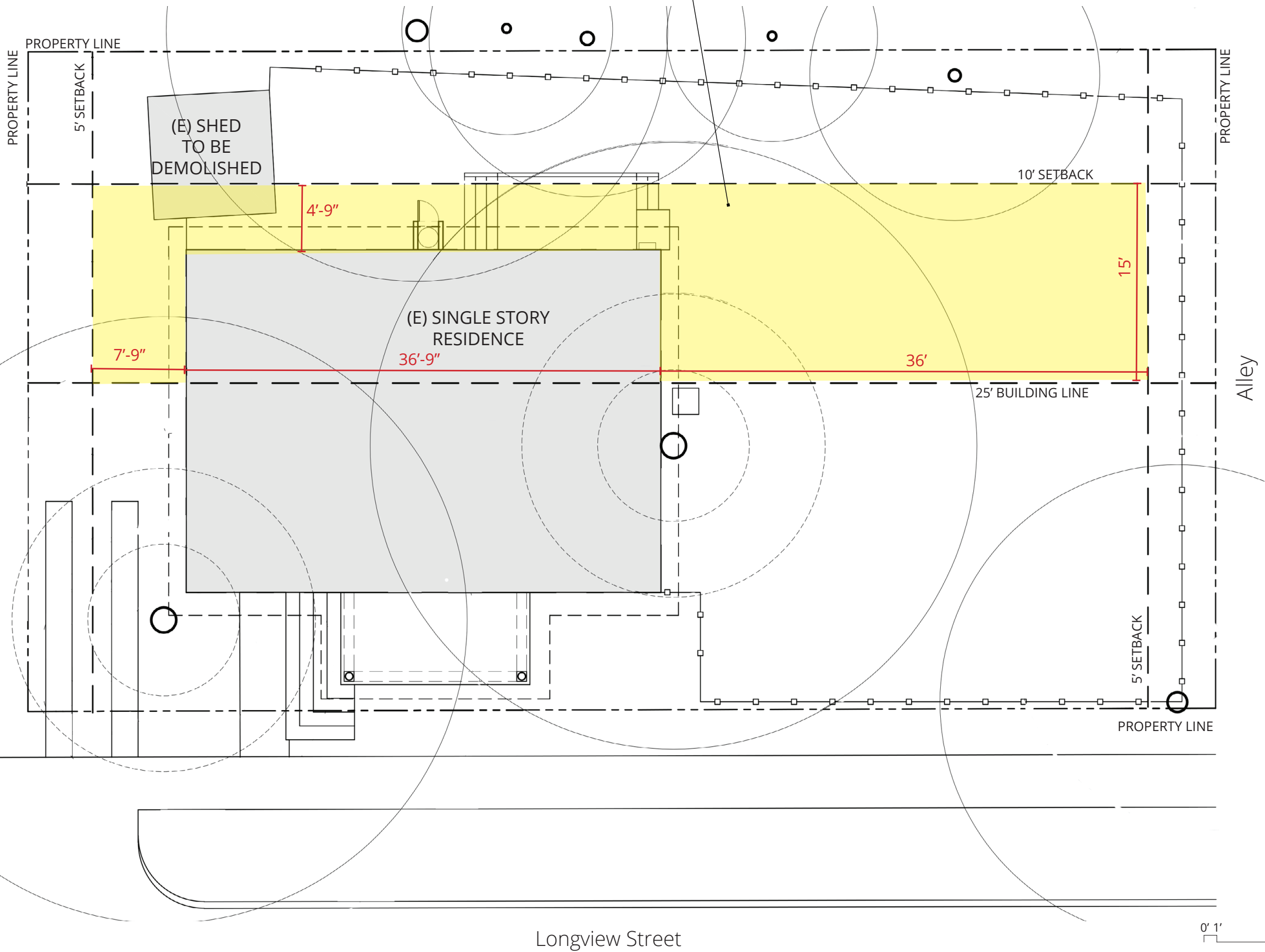


EXISTING FLOOR PLAN

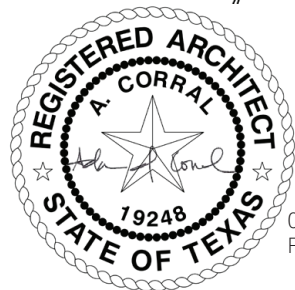
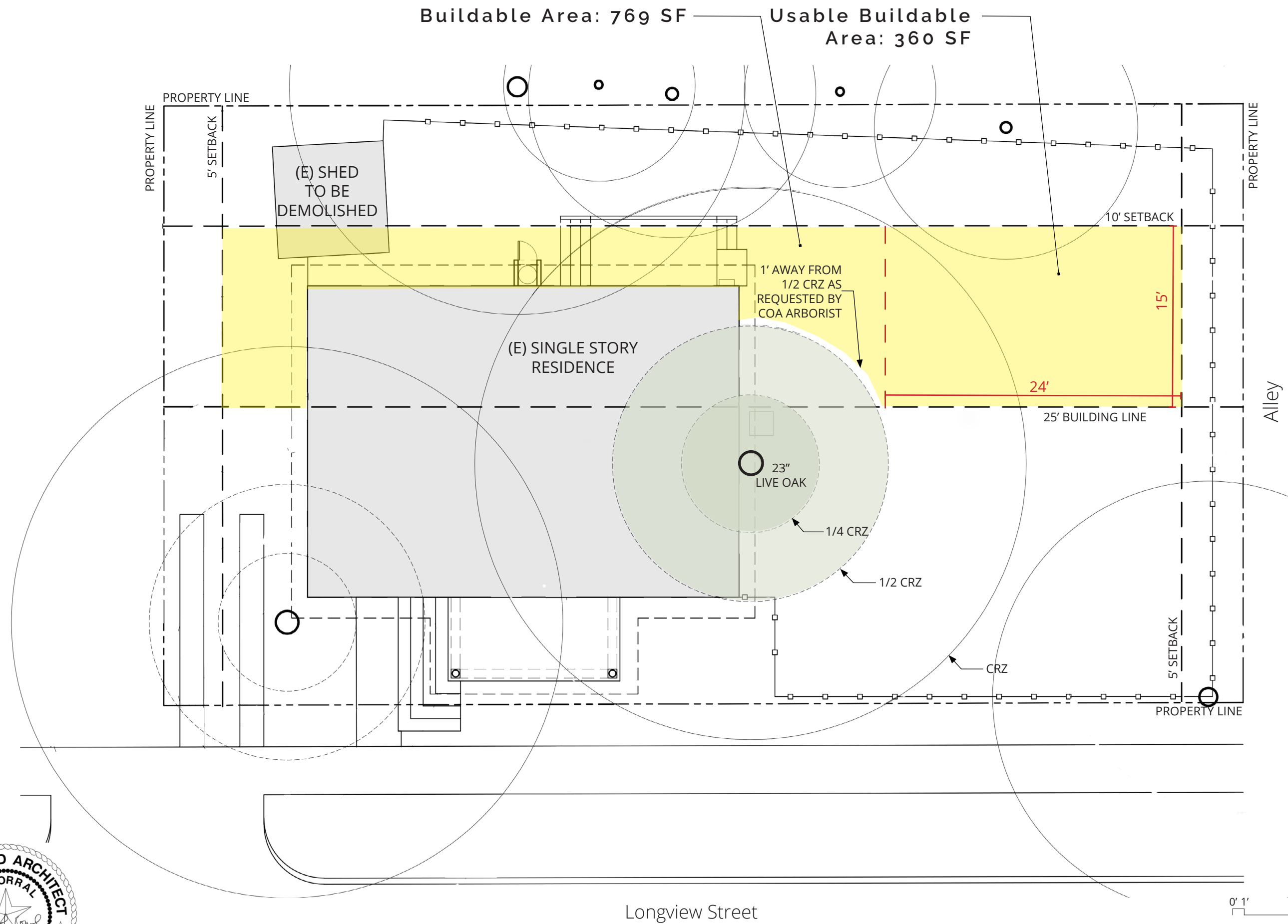
Project Goal: To add usable/livable space and a garage while maintaining the character of the neighborhood.



Buildable Area: 832 SF

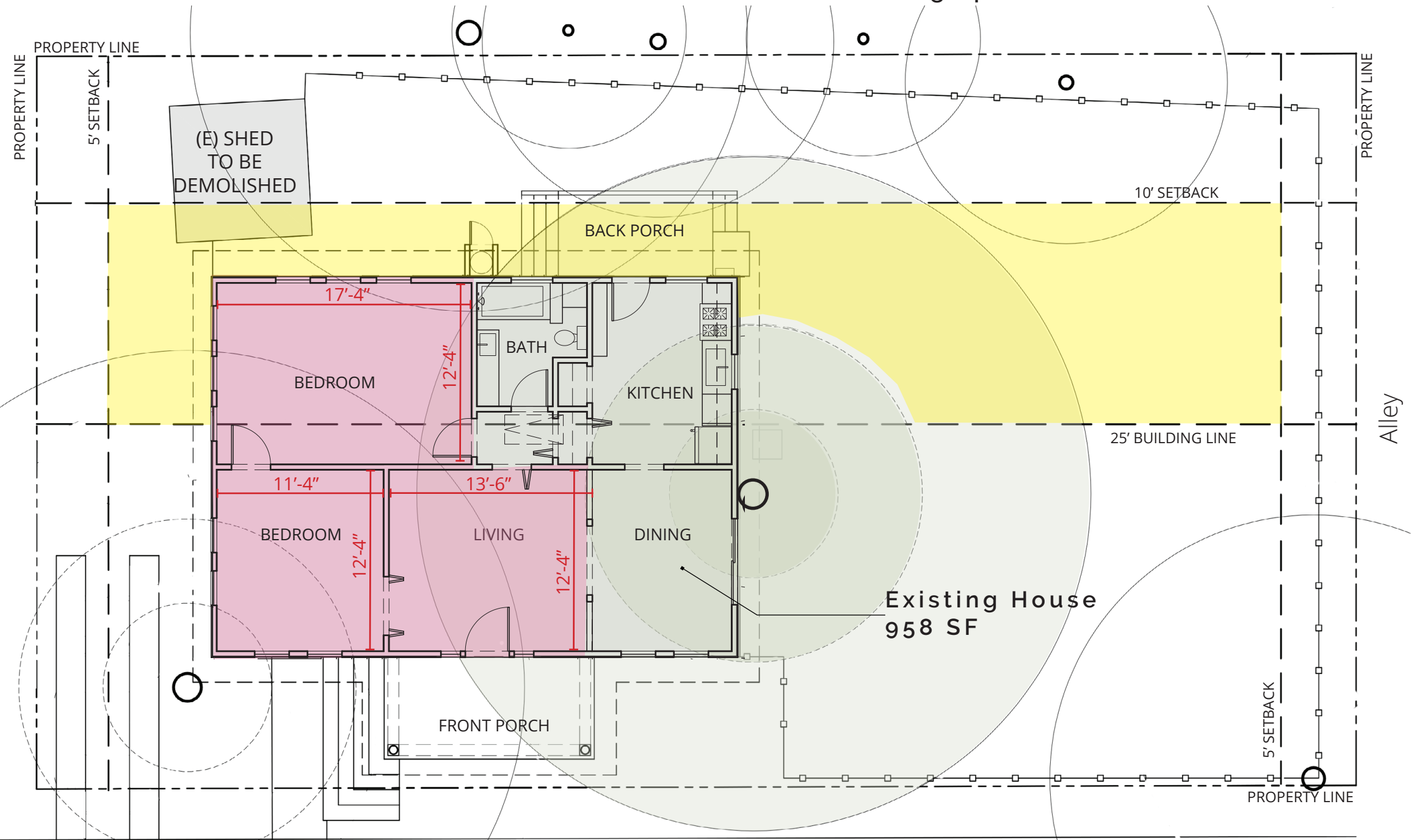


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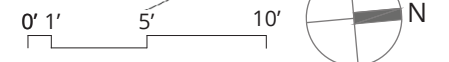


06.24.2022
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Issues with existing house: No closets, no washer/dryer connection,
no accessible entrance, no comfortable living space.



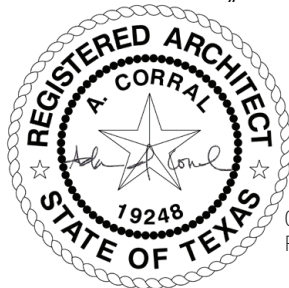
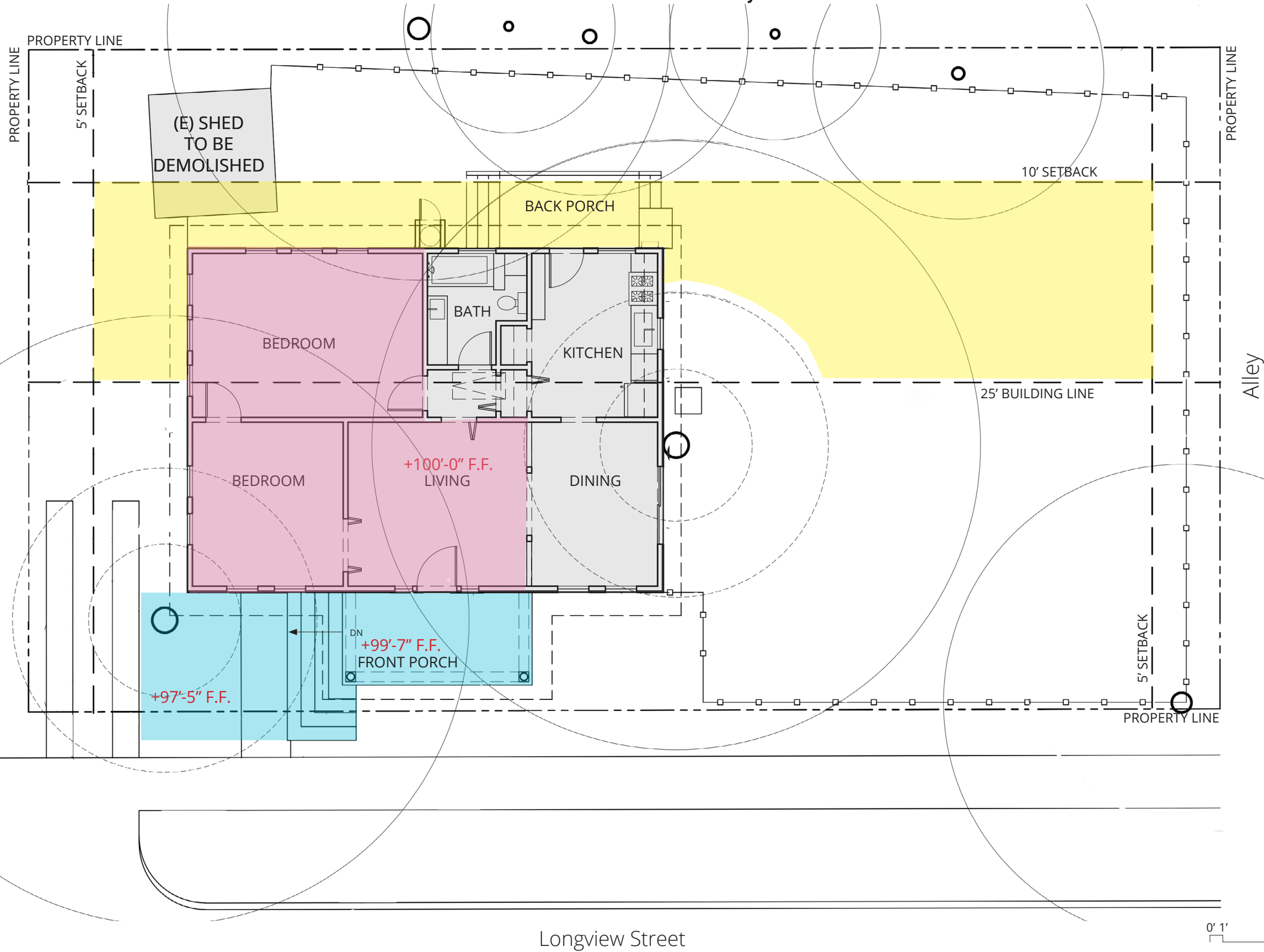
Longview Street



06.24.2022
FOR REGULATORY APPROVAL ONLY

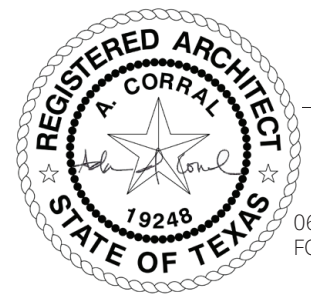
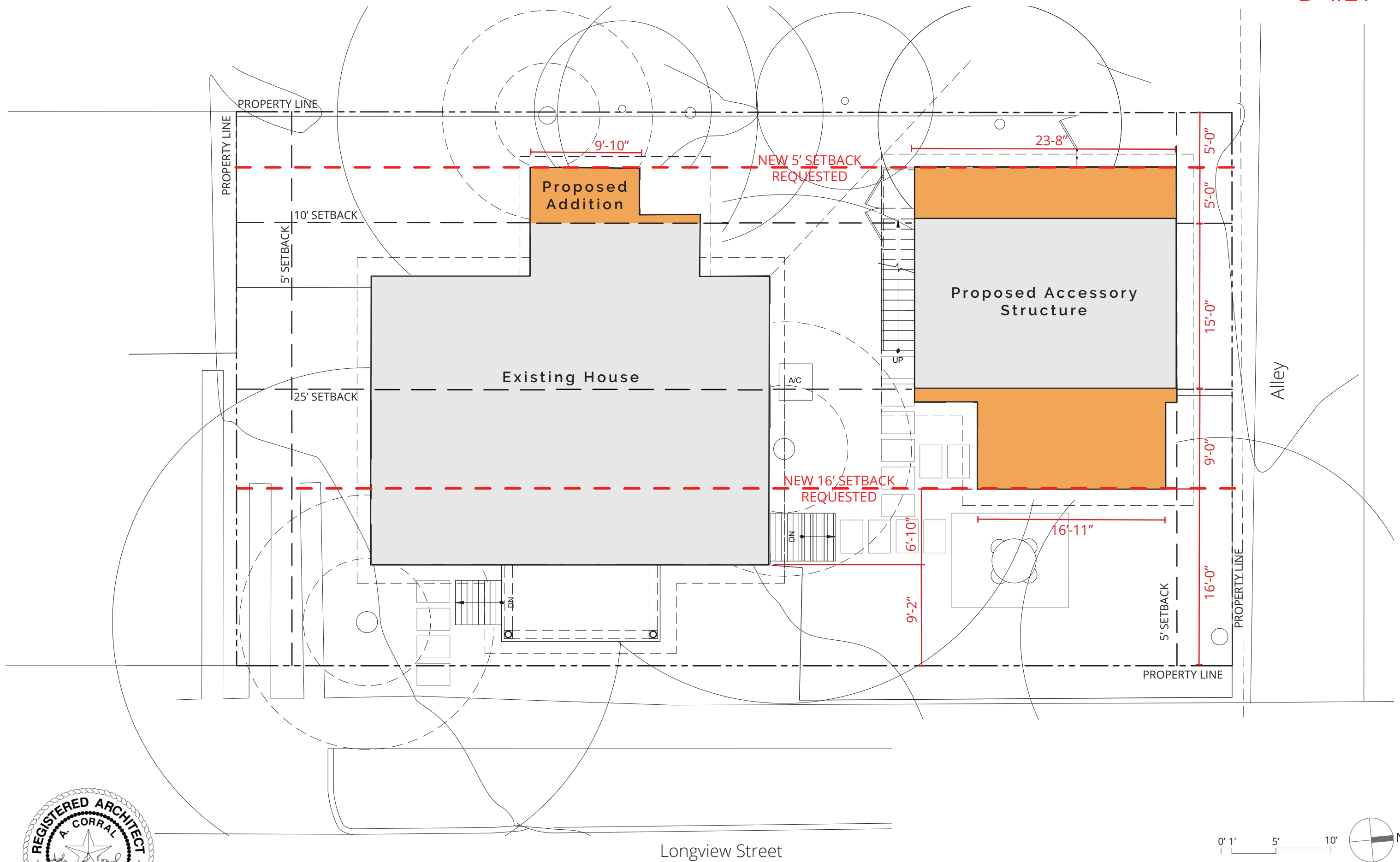
HARDSHIP #3 - EXISTING HOUSE

Existing house sits 26.5" above grade
with no accessible entry.



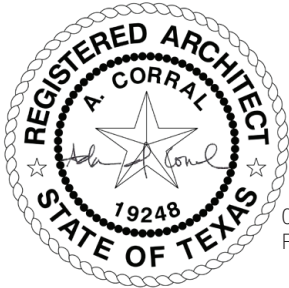
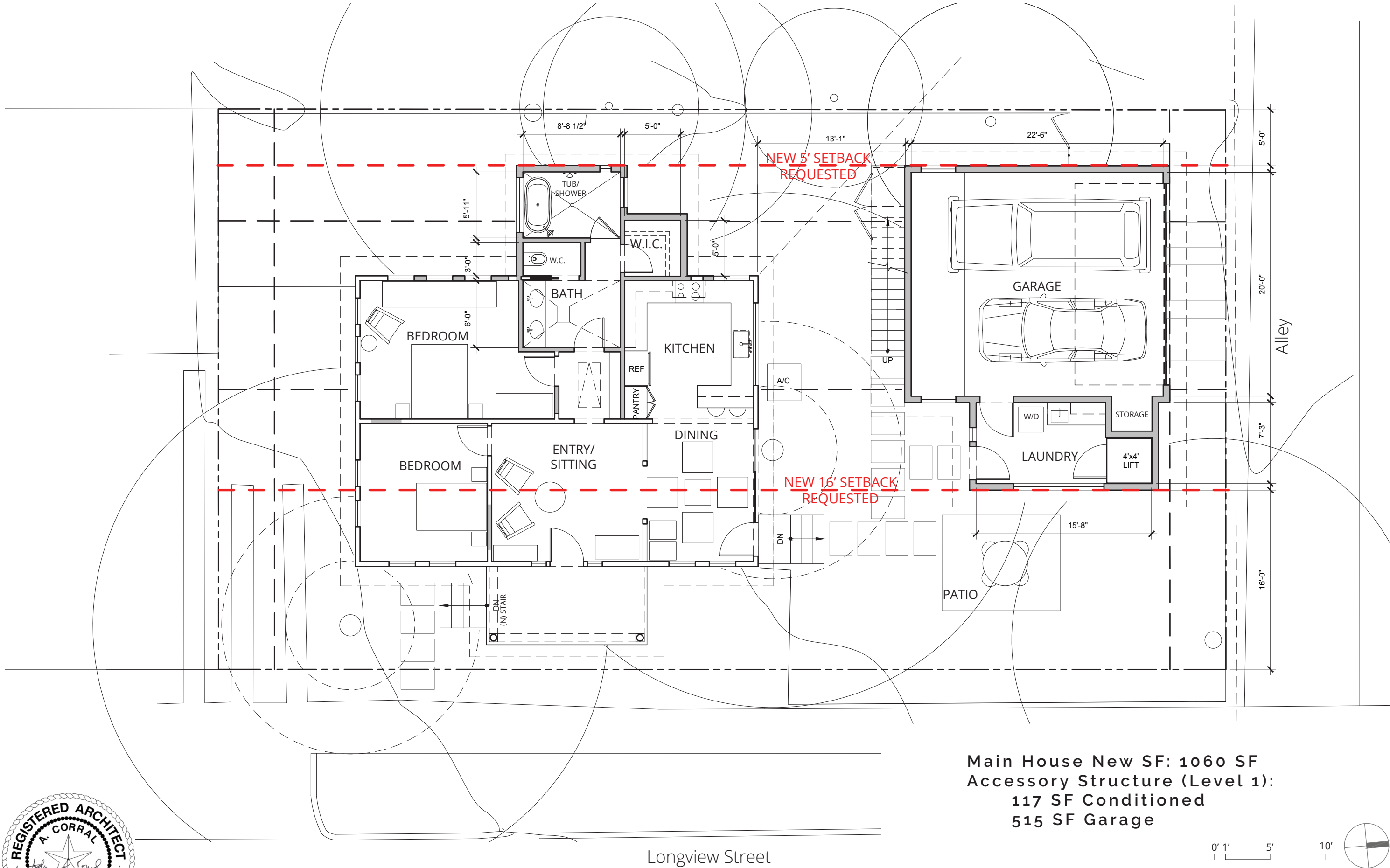
06.24.2022
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HARDSHIP #4 - VISITABILITY



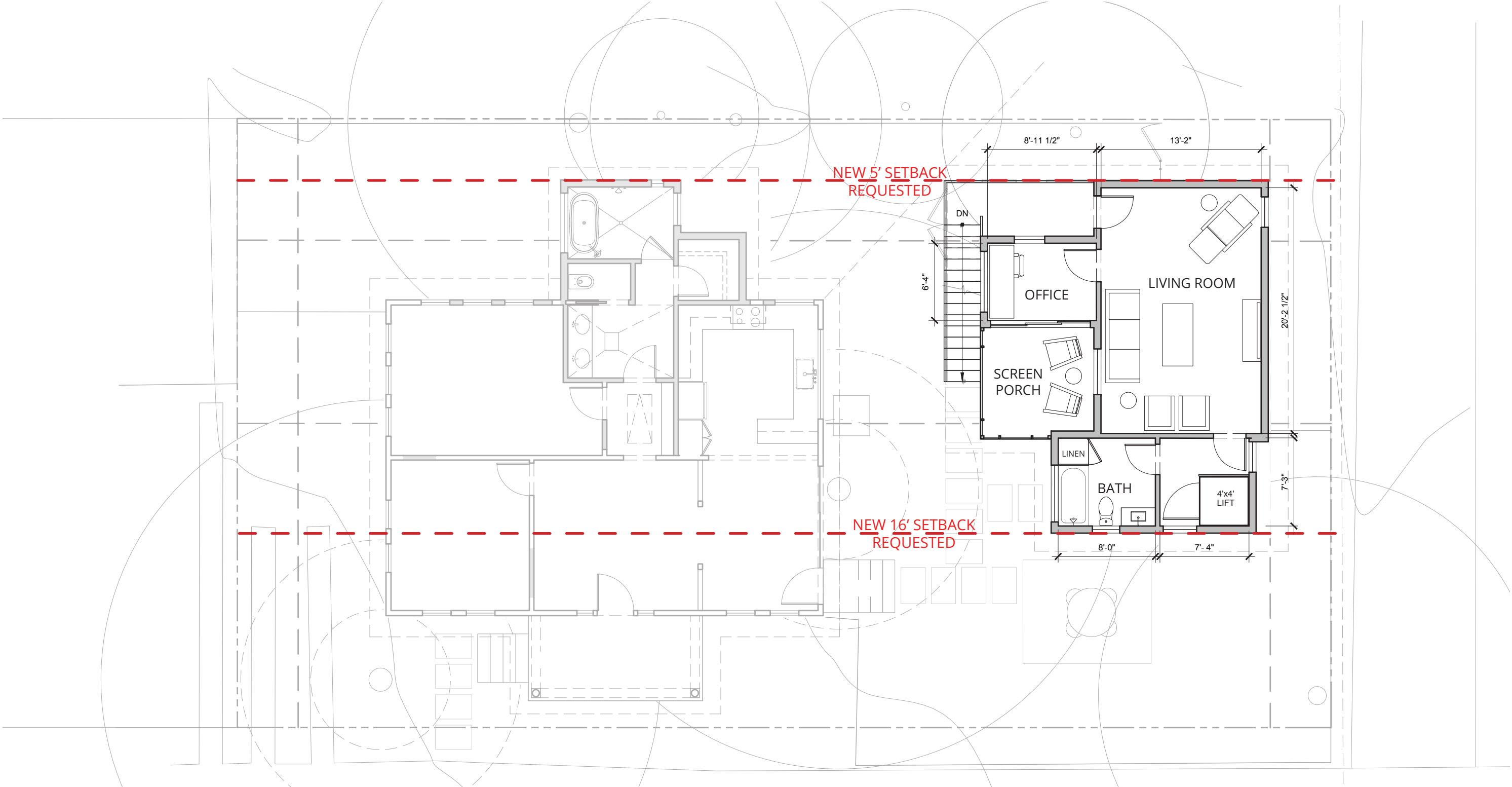
06.24.2022
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0' 1' 5' 10' N
VARIANCE REQUEST



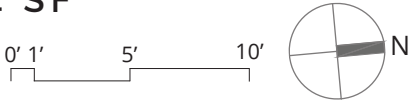
06.24.2022
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PROPOSED FLOOR PLAN - LEVEL 1



Accessory Structure(Level 2): 507 SF

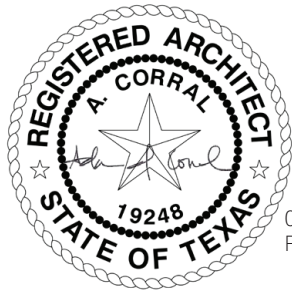
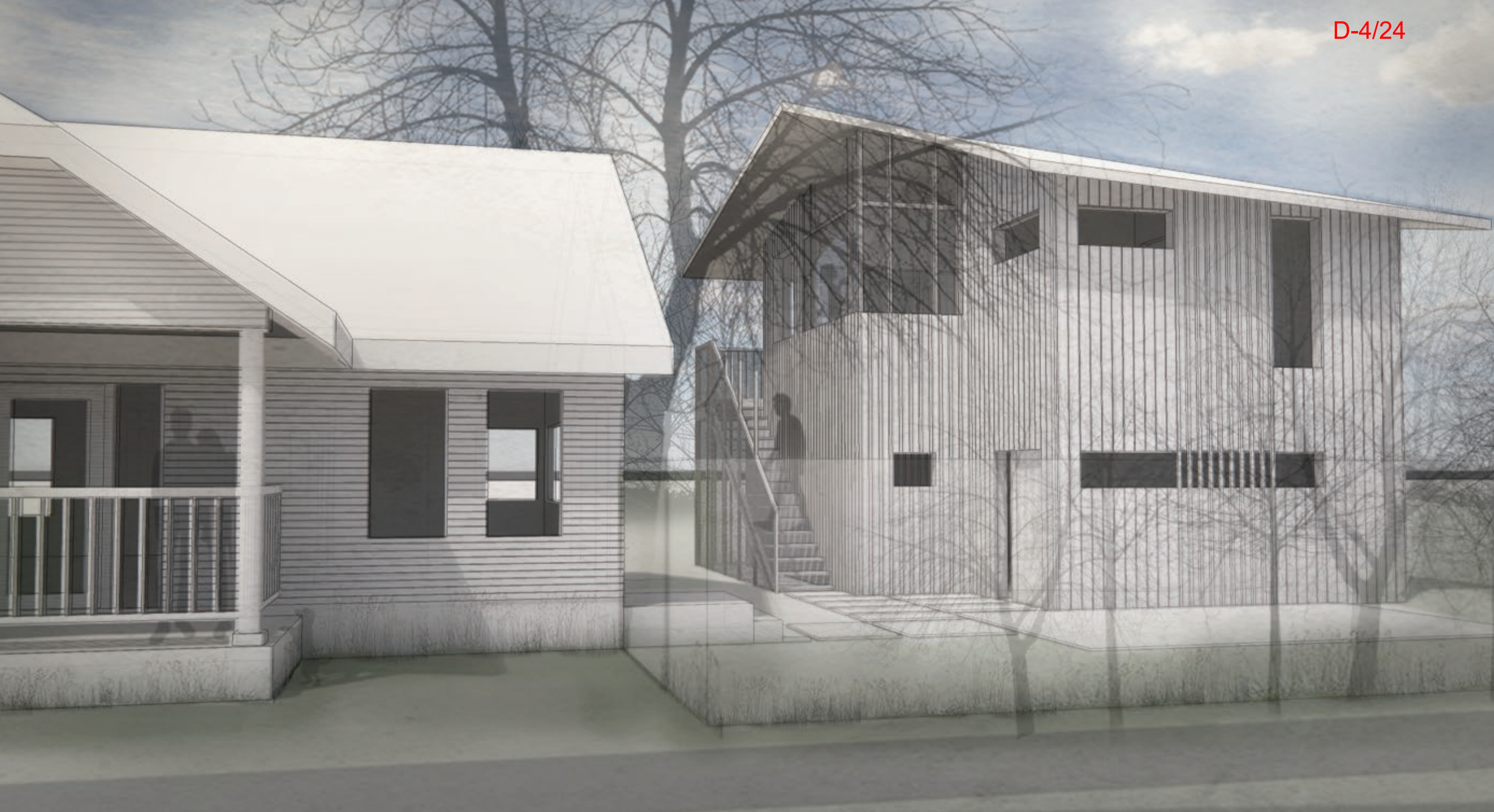
New total SF:
Conditioned: 1,684 SF
Garage: 515 SF



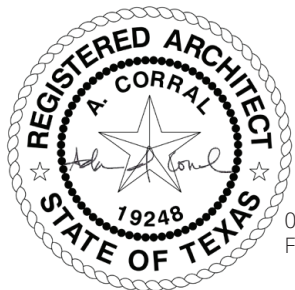
PROPOSED FLOOR PLAN - LEVEL 2



06.24.2022
FOR REGULATORY APPROVAL ONLY

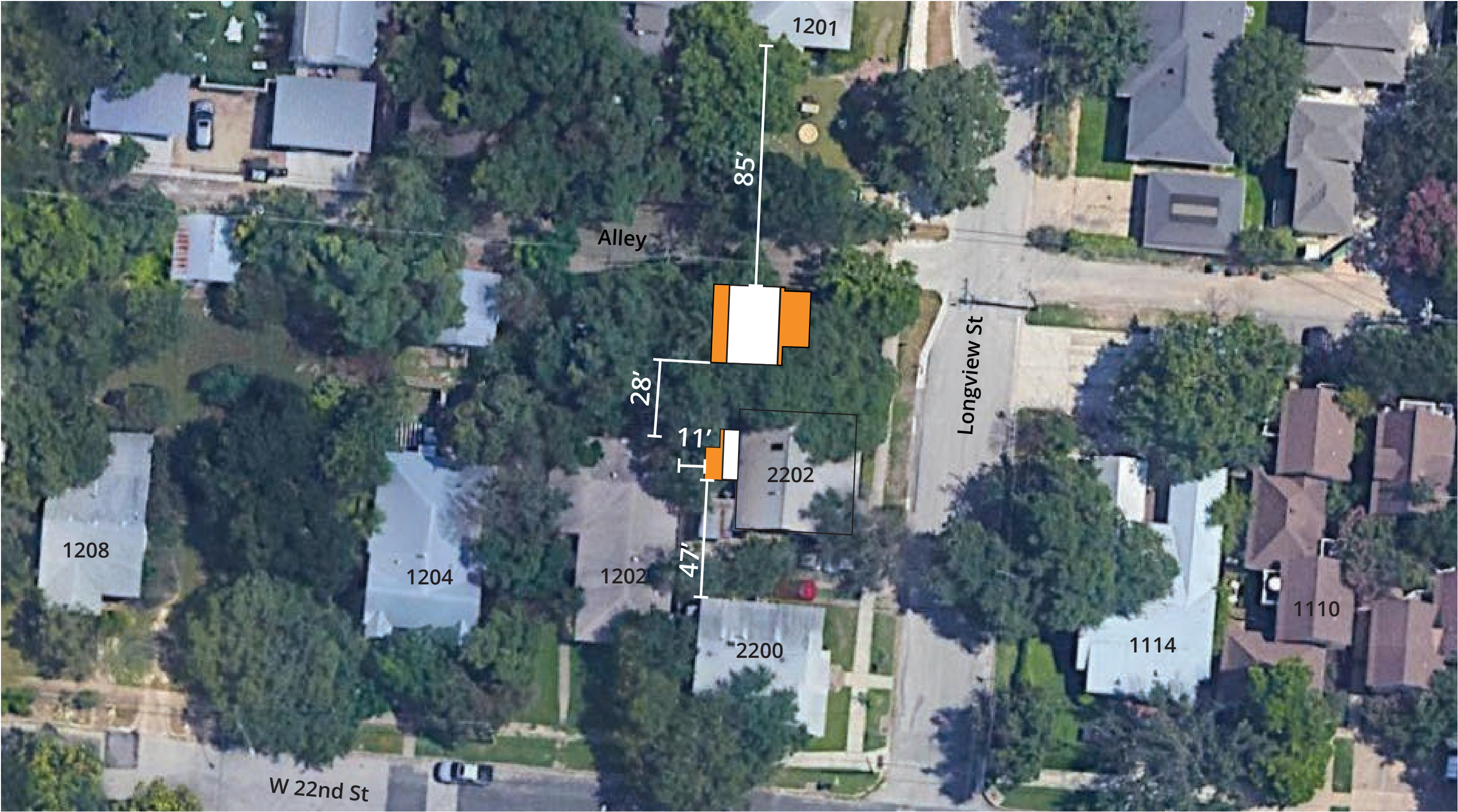


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FOR REGULATORY APPROVAL ONLY



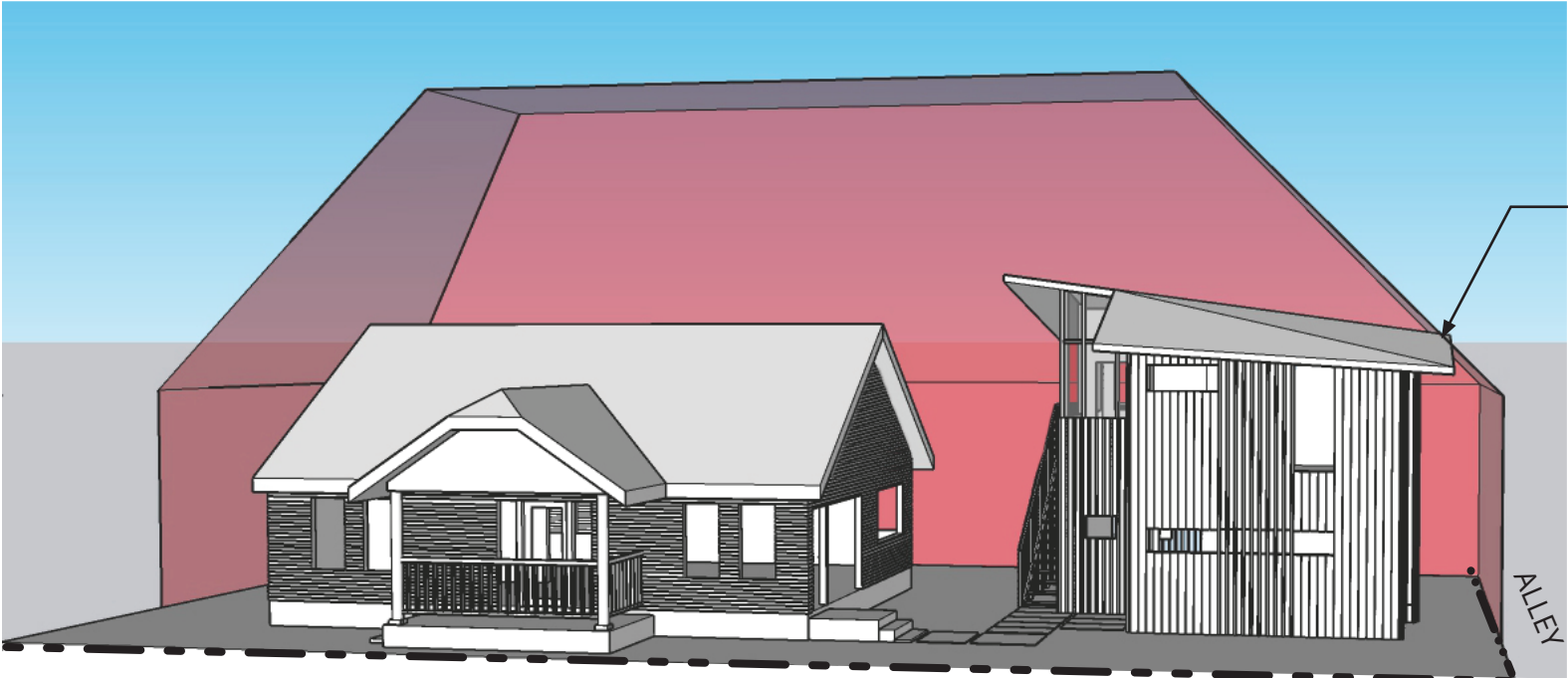
06.24.2022
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CONCEPTUAL RENDERING | BACK VIEW

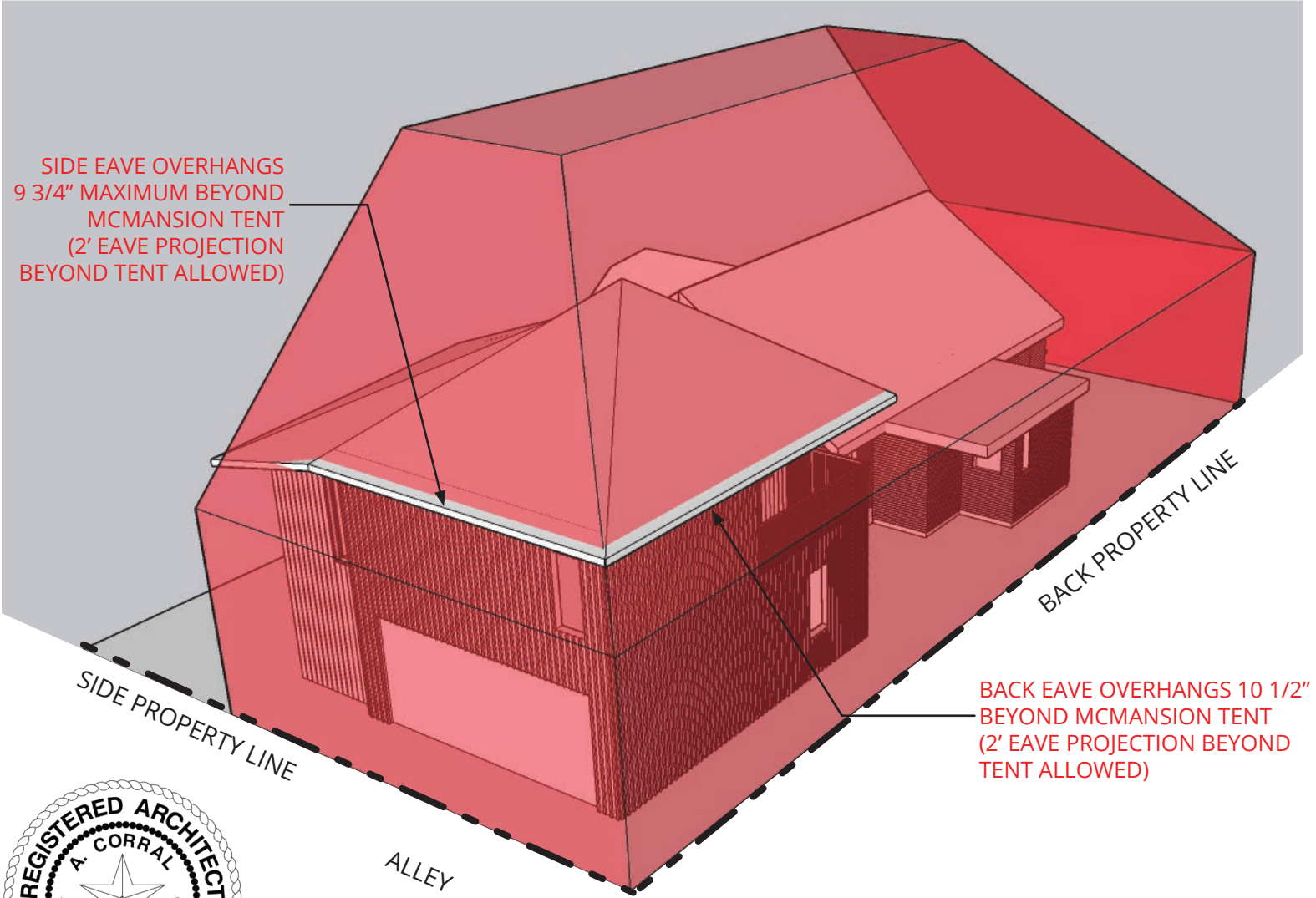


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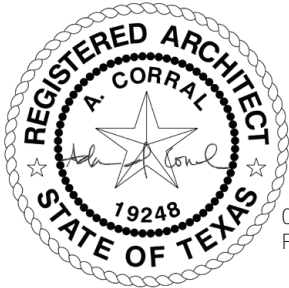




SIDE EAVE
OVERHANGS 9 3/4"
MAXIMUM BEYOND
MCMANSION TENT
(2' EAVE PROJECTION
BEYOND TENT
ALLOWED)



BACK EAVE OVERHANGS 10 1/2"
BEYOND MCMANSION TENT
(2' EAVE PROJECTION BEYOND
TENT ALLOWED)



06.24.2022
FOR REGULATORY APPROVAL ONLY

IMPERVIOUS COVERAGE: 44.8% (45% ALLOWED)

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 st Floor conditioned area	958.00	0.00	102.48	117.25	1,060.48	117.25
b) 2 nd Floor conditioned area	0.00	0.00	0.00	507.13	0.00	507.13
c) 3 rd Floor conditioned area	0.00	0.00	0.00	0.00	0.00	0.00
d) Basement	0.00	0.00	0.00	0.00	0.00	0.00
e) Covered parking (garage or carport)	0.00	0.00	0.00	515.70	0.00	515.70
f) Covered patio, deck, porch, and/or balcony area(s)	100.33	0.00	0.00		100.33	0.00
g) Other covered or roofed area	64.00	0.00	28.00	112.00	92.00	112.00
h) Uncovered wood decks	0.00	0.00	42.26		42.26	0.00
Total Building Area (total a through h)	1,122.33	0.00	172.74	1,252.08	1,295.07	1,252.08
i) Pool	0.00	0.00	0.00	0.00	0.00	0.00
j) Spa	0.00	0.00	0.00	0.00	0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	400.00	0.00			400.00	0.00
The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.						
Building Coverage Information <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small>						
Total Building Coverage (sq ft): 1,693.43 % of lot size: 37.57						
Impervious Cover Information <small>Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)</small>						
Total Impervious Cover (sq ft): 2,018.89 % of lot size: 44.80						

FAR: 38.8 (40 ALLOWED)

Subchapter F						
Gross Floor Area						
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.						
		Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 st Floor		958.00	102.48			1,060.48
2 nd Floor						0.00
3 rd Floor						0.00
Area w/ ceilings > 15'		0.00	0.00	Must follow article 3.3.5		0.00
Ground Floor Porch ¹ (check article utilized)		100.33		<input checked="" type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3 A 2)	100.33	0.00
Basement ⁴				Must follow article 3.3.3B, see note below		0.00
Attic ⁵				Must follow article 3.3.3C, see note below		0.00
Garage ² (check article utilized)	Attached			<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)		0.00
	Detached		515.70	<input checked="" type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)	450.00	65.70
Carport ² : (check article utilized)	Attached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 3) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 1) ³		0.00
	Detached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)		0.00
Accessory Building(s) (detached)			624.38			624.38
Totals		1,058.33	1,242.56	TOTAL GROSS FLOOR AREA		1,750.56
(Total Gross Floor Area ÷ Lot Area) x 100 = 38.80 Floor-To-Area Ratio (FAR)						
Is a sidewall articulation required for this project? Y <input checked="" type="checkbox"/> N (Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)						
Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y <input checked="" type="checkbox"/> N (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)						




June 19, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701


Dear Board of Adjustment Members:

On Thursday, June 9, 2022, Ada Corral, AIA, presented drawings for the proposed project for 2202 Longview Street, describing the current site conditions and details about the requested variance as outlined in case #2022-000043 BA.

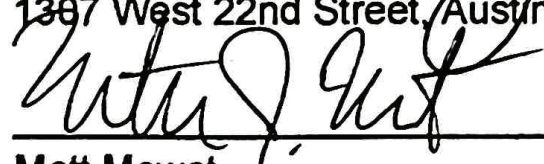
The following neighbors were present and unanimously approved the project and associated request for variance.




Rowena Dasch, Ph.D.
Executive Director, Neill-Cochran House Museum
2310 San Gabriel Street, Austin, Texas 78705




Karrie League
1307 West 22nd Street, Austin, Texas 78705



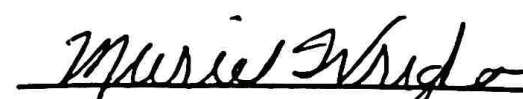
Matt Mowat
1204 West 22 ½ Street, Austin, TX 78705



Ronald Sawey
1202 West 22 ½ Street, Austin, TX 78705



Krista Whitson
1908 David Street, Austin, TX 78705



Murial Wright
1211 West 22 ½ Street, Austin, TX 78705

NEIGHBORHOOD LETTER OF SUPPORT

June 19, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

Dear Board of Adjustment Members:

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While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,



Nuria Zaragoza

June 20, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

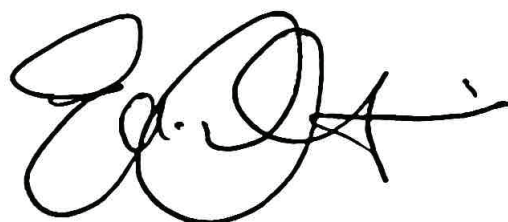
Dear Board of Adjustment Members:

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Sincerely,

Ernesto Cragolino



June 20, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

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Sincerely,



Gillian Stahl

June 20, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

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While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,

David Kotz

A handwritten signature in black ink, appearing to read 'DK', followed by a long horizontal line.

June 19, 2022

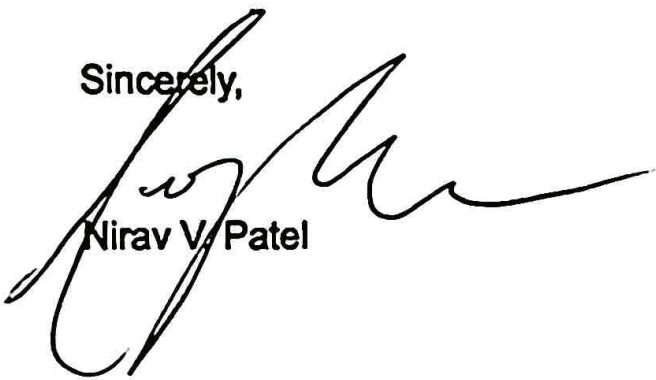
Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

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While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nirav V. Patel', with a stylized, flowing script.

Nirav V. Patel

June 19, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

Dear Board of Adjustment Members:

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While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,



Bob & Beverly Stringer

June 19, 2022

Board of Adjustment
Austin City Hall
201 West 2nd Street
Austin, Texas 78701

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Sincerely,



Ann Mowat