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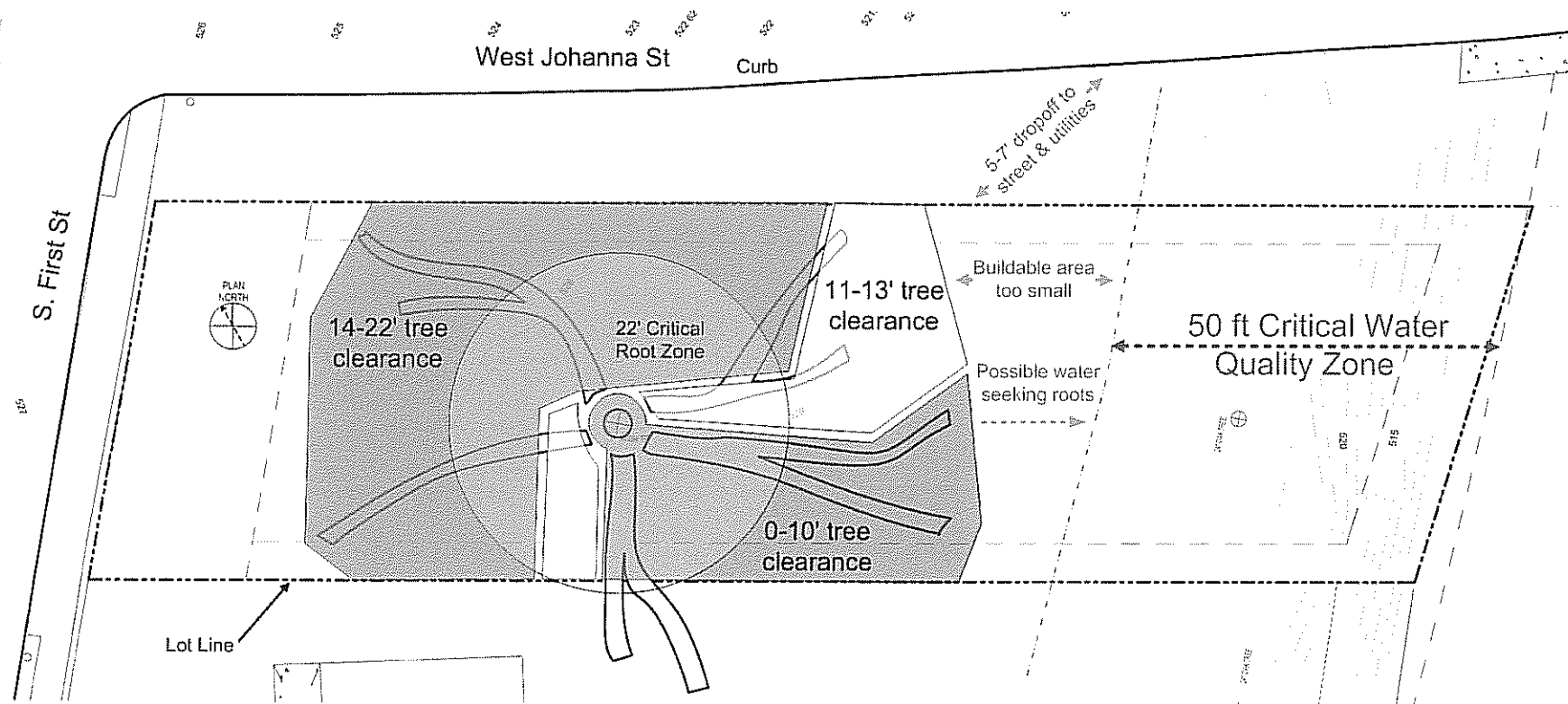
## 2001 S. First Street: Lot Analysis for Variance Request

Hardship 1: Critical water quality zone (50ft setback from Bouldin Creek centerline)

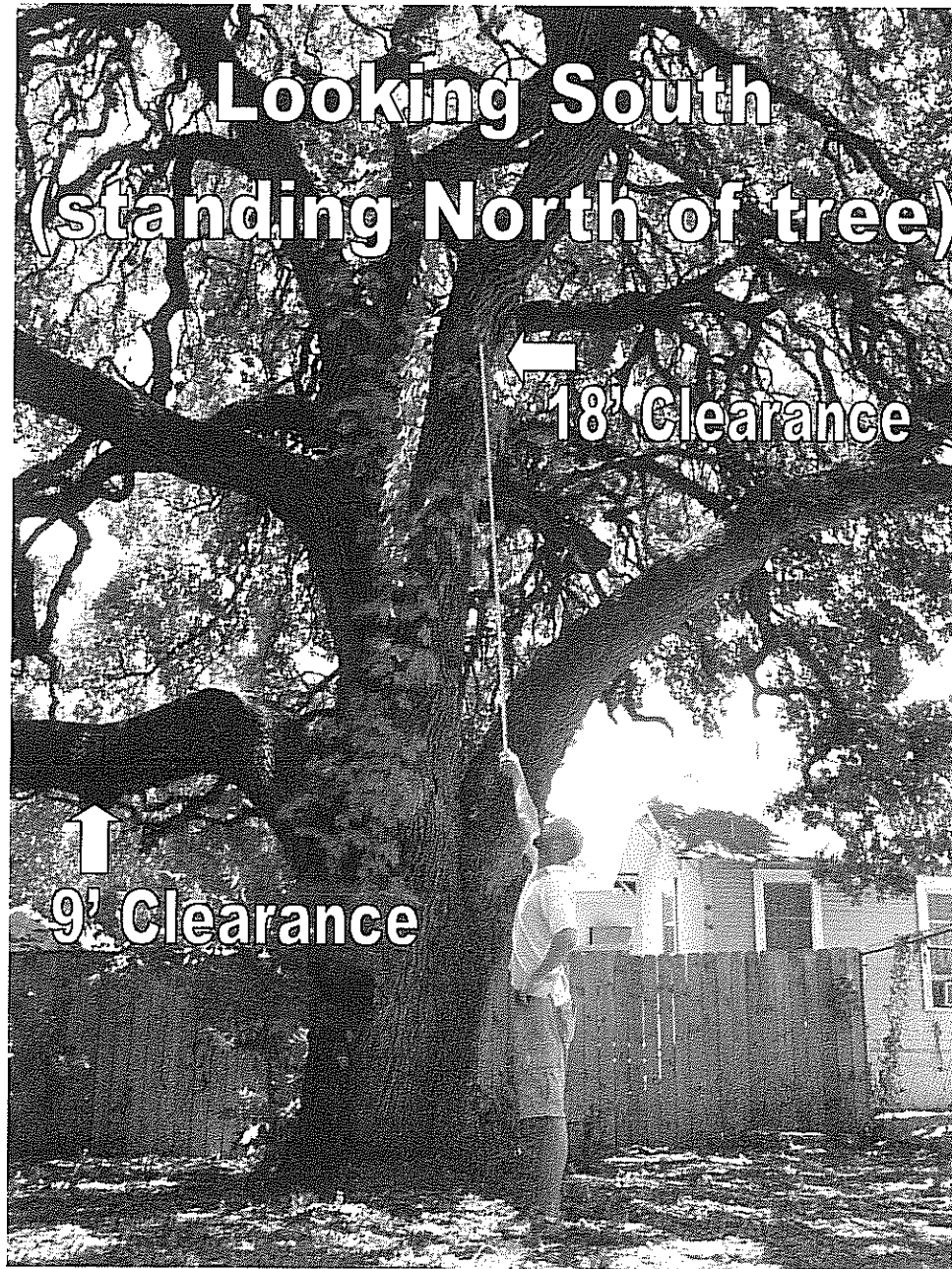
Hardship 2: Heritage Class Tree requires maximum protection of a beautiful Oak on property.

Major branches of the lower canopy (showing clearances), along with the Critical Water Quality zone, are illustrated in diagram below. These two issues significantly reduce the buildable area under either SF3 or CS-MU codes.

Note: Total lot size is approximately 8700 Sq Ft.

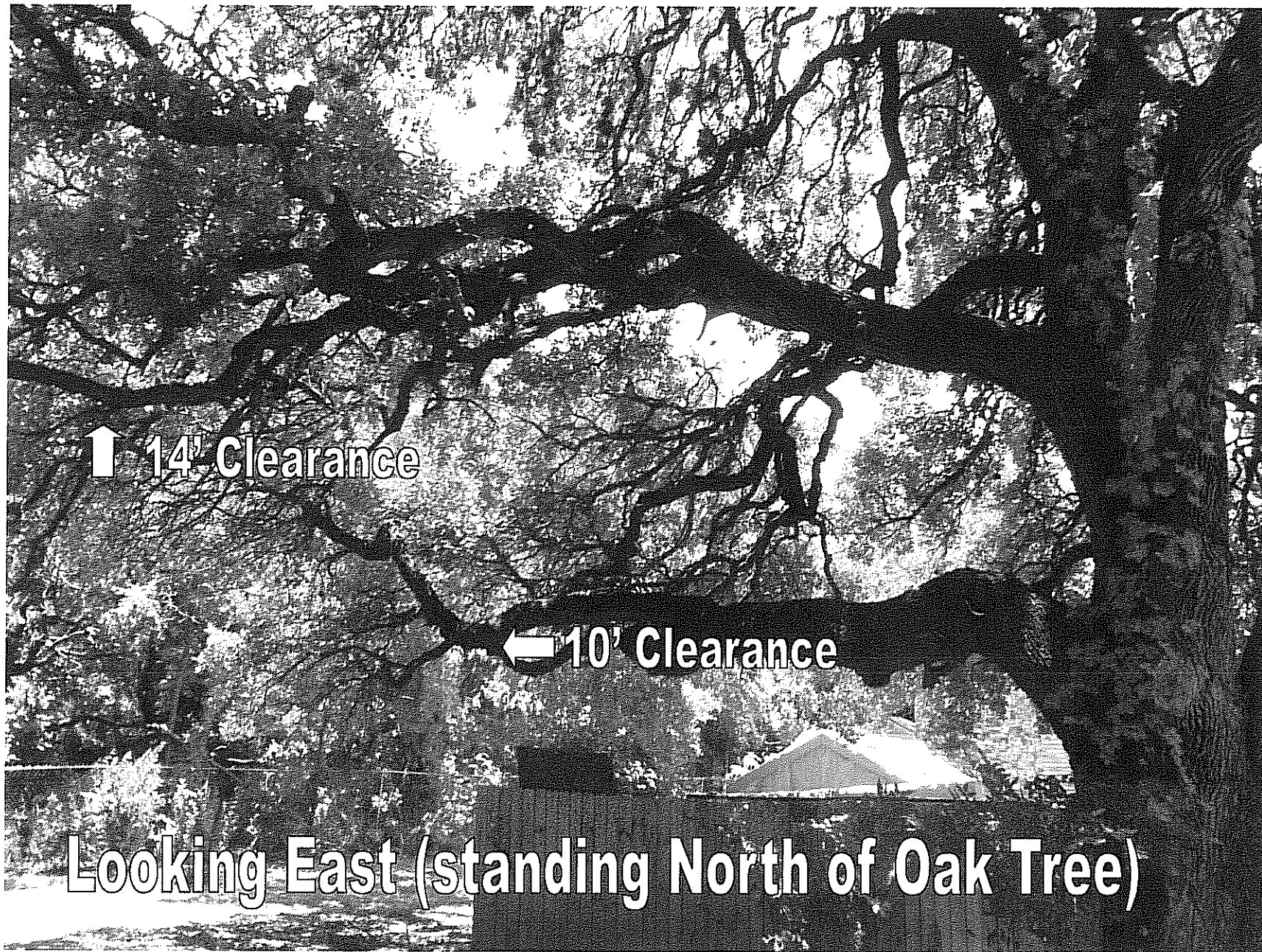


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- North and west parts of the lot have open 14-22' canopy
- South and East portions have low hanging major branches with only 10' clearance

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↑ 14' Clearance

← 10' Clearance

Looking East (standing North of Oak Tree)

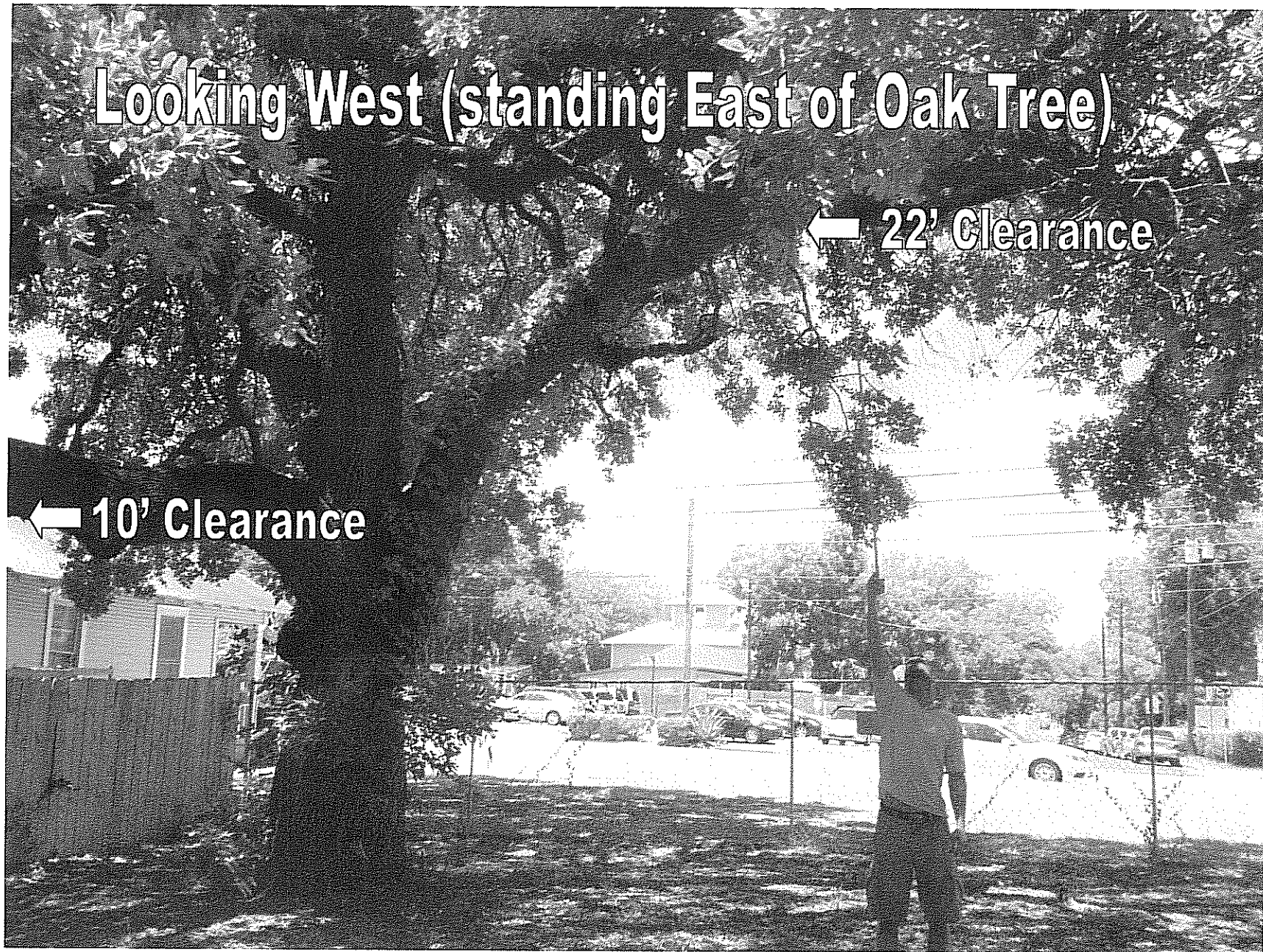


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**Looking West (standing East of Oak Tree)**

← **22' Clearance**

← **10' Clearance**

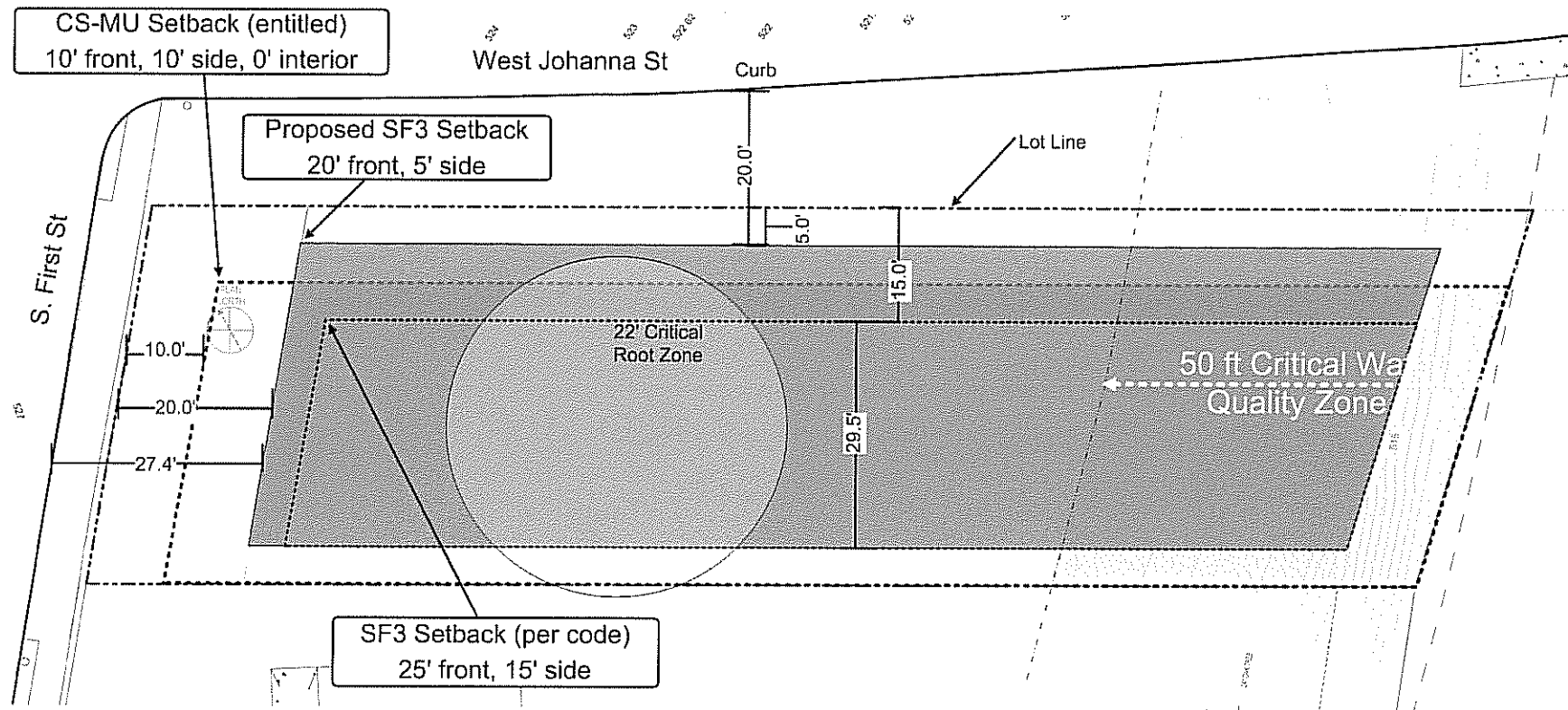


## 2001 S. First St: Setback analysis under various building codes

Owner intends to build a residential (SF3) single-story investment property, which could be rented as either a home or an office (given appropriate use permits), in line with the mixed-use designation along this corridor.

Owner intends to build 'to scale' to fit in with adjacent properties, resulting in a smaller structure (1,694 sq ft) than CS-MU or SF3 would entitle.

- rear neighbors have given formal support to this variance request
- Bouldin Neighborhood Association provided a 'no-opposition' letter after formal review
- NA members said they were pleased with building plans to scale with deeper setbacks, per the character of the neighborhood
- Extra wide right-of-way to side street (average 15' curb-to-lotline) preserves line-of-sight; proposed plan leaves 20' curb setback, more than double the average curb setback of the structures directly across Johanna Street.

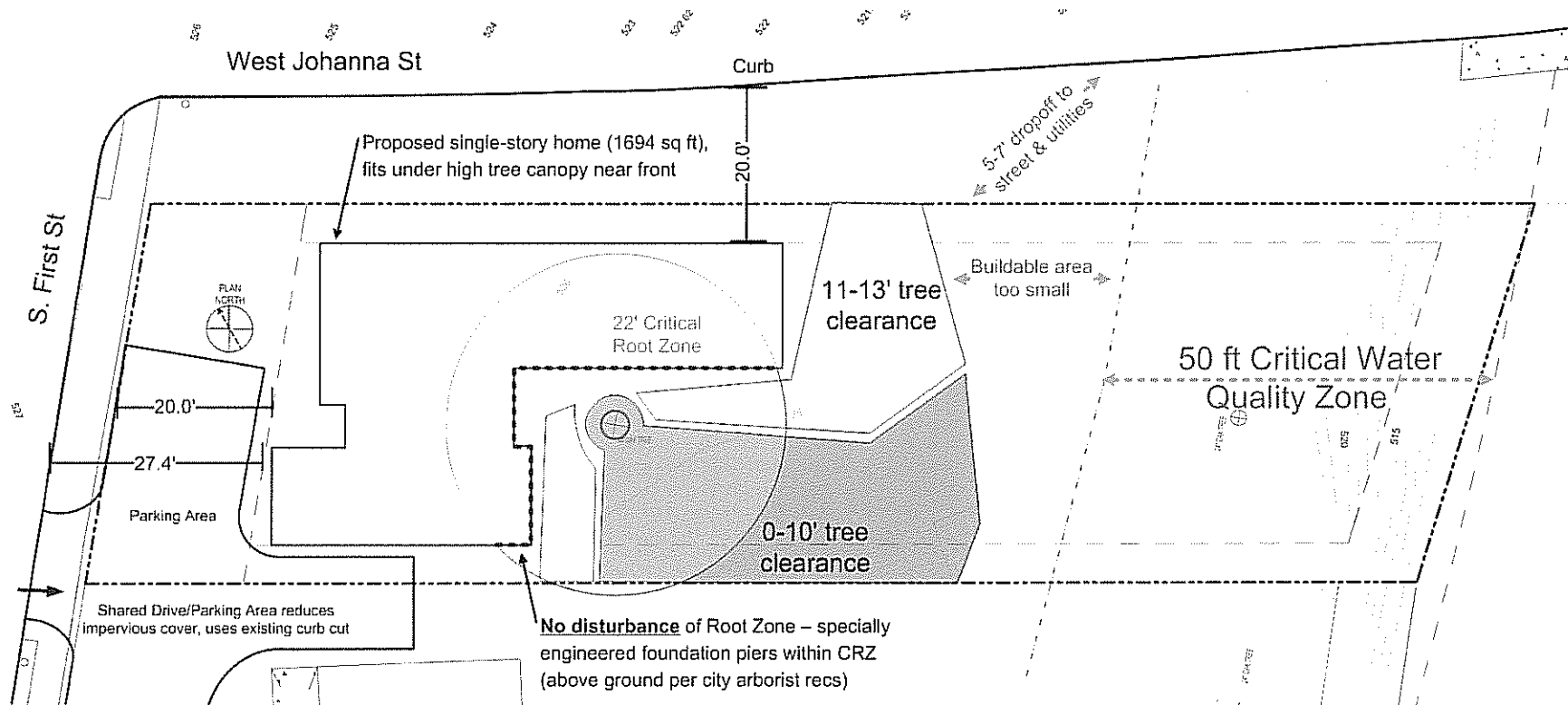


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## 2001 S. First: Site Plan and Heritage Oak Protection

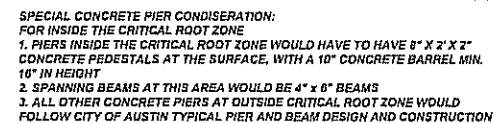
The only area for a 1700 sqft residence that enables front parking/drive (away from root zone) and utilities from S. First (to avoid trenching in rear of property), is on the NW corner of the lot. Though CS-MU would enable a 10' setback, any parking and driveway would then cover the rear of property, disturbing the natural area and impact the critical root zone with concrete flatwork. Owner has designed parking up front (similar to adjacent properties) to preserve the natural, shaded back yard bordered by Bouldin Creek, as would be desired with a residence.

Though the structure will partially cover the 22' critical root zone, it should be noted that the surface and roots in the 22' half-CRZ are left completely undisturbed. Special piers which sit above ground were engineered **per city arborist specifications** to avoid any digging within the 22' critical root zone. Also, canopy is almost entirely preserved with only minimal trimming of small 1" branches above the roof. This building plan **exceeds all requirements** for Heritage Tree Protection.



## 2001 S. First: Summary Points

- Development plan balances tree preservation & constructive use of lot
- Saves almost entire tree crown (minimal trimming of 1" branches above roof)
- Avoids covering or disturbing water-seeking roots in rear
- Exceeds Heritage tree preservation requirements, per certified arborist
- Builds *less than* entitled by either CS-MU or SF3 zoning, to match nearby structures
- Reduces impervious and building coverage far below allowable
  - **Entitled** under CS-MU = 2:1 Floor Area Ratio, 95% Building and Impervious coverage
  - SF3 code allows 40% Building coverage, 45% Impervious coverage
  - **Proposed SF3 plan** = 19.5% Building coverage, 26.7% Impervious coverage
- Received formal support from rear neighbors and letter of "non-opposition" from neighborhood association



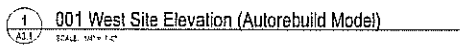


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PROJECT: 2001 SOUTH PARK DRIVE - SOUTH HILL SCHOOL  
HAUSEN ARCHITECTURE :  
DRAWN BY: Eric Hausert  
CLIENT: Philip Hastings  
09/23/01

2001 SOUTH FIRST  
A3.1  
Elevations