

APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

C15-2011-0045
ROW-10575785
TP-0302030615

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

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1100 Reagan Terrace

LEGAL DESCRIPTION: Subdivision – Lot one (1), Block 45 Travis Heights Sub Div

Lot(s) 1 Block 45 Outlot _____ Division _____

I/We Danny Waters on behalf of myself/ourselves as authorized agent for

Waters Custom Homes, LP affirm that on March 23, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

EXISTING: 2,900 sf single family come built around and attached to a Heritage Tree
- REMODEL: convert single family to a two family residence per SF-3 zoning ordinance,
demo improvements surrounding the Heritage tree and create pervious cover within the
Critical Root Zone to improve life of Tree. Conversion of two family residence requires
the main residence to be located at rear of lot and second residence (850 SF) to be located
at front of lot.

in a SF-3 - NP district.
(zoning district)

NOTE: 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 support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This single family must be converted to a two family residence due to the Heritage Tree dividing the existing home. Zoning in SF3 allows for two family. The design plan is to create additional pervious cover for the Heritage Tree towards the front of the lot. To do this effectively, I would remodel the front house to a 850 SF size, increase pervious cover around Heritage Tree, and make the residence at front of lot the "second dwelling unit". I would then add to the house at back of lot, away from CRZ of Heritage Tree, making it the "Main Dwelling Unit".

HARDSHIP:

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

The existing Heritage Tree in the middle of the lot that grows out of the ceiling and walls of house. It is surrounded by impervious cover (the house). The best solution is to make this property a two family residence and expand the pervious cover of the tree to provide longevity of life for the tree and livability for the two residences.

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

This is the only house I know where air conditioned space surrounds a Heritage tree.

AREA CHARACTER:

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:

This is a SF3 lot, where the zoning allows for a two family residence. The variance calls for the residence at the front of the lot to be the "second dwelling unit" and the residence at the back of lot to be the main unit. It is a corner lot, and this will assist in keeping the character of the house similar to its surroundings.

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 Section 479 of Chapter 25-6 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 reasonable 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:

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.

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

Signed *Danny Waters* Mail Address 801 W. Annie Street

City, State & Zip Austin, TX 78704

Printed Danny Waters Phone 512-589-4913 Date 3-21-11

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

* Signed *Danny Waters* Mail Address _____

City, State & Zip same

Printed _____ Phone _____ Date _____

* Currently Waters Custom Homes, LP is under contract with Owner to purchase property.



BOARD OF ADJUSTMENTS

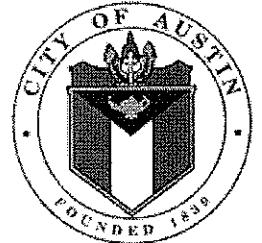
CASE#: C15-2011-0045
 LOCATION: 1100 REAGAN TERRACE
 GRID: J20
 MANAGER: SUSAN WALKER



SUBJECT TRACT

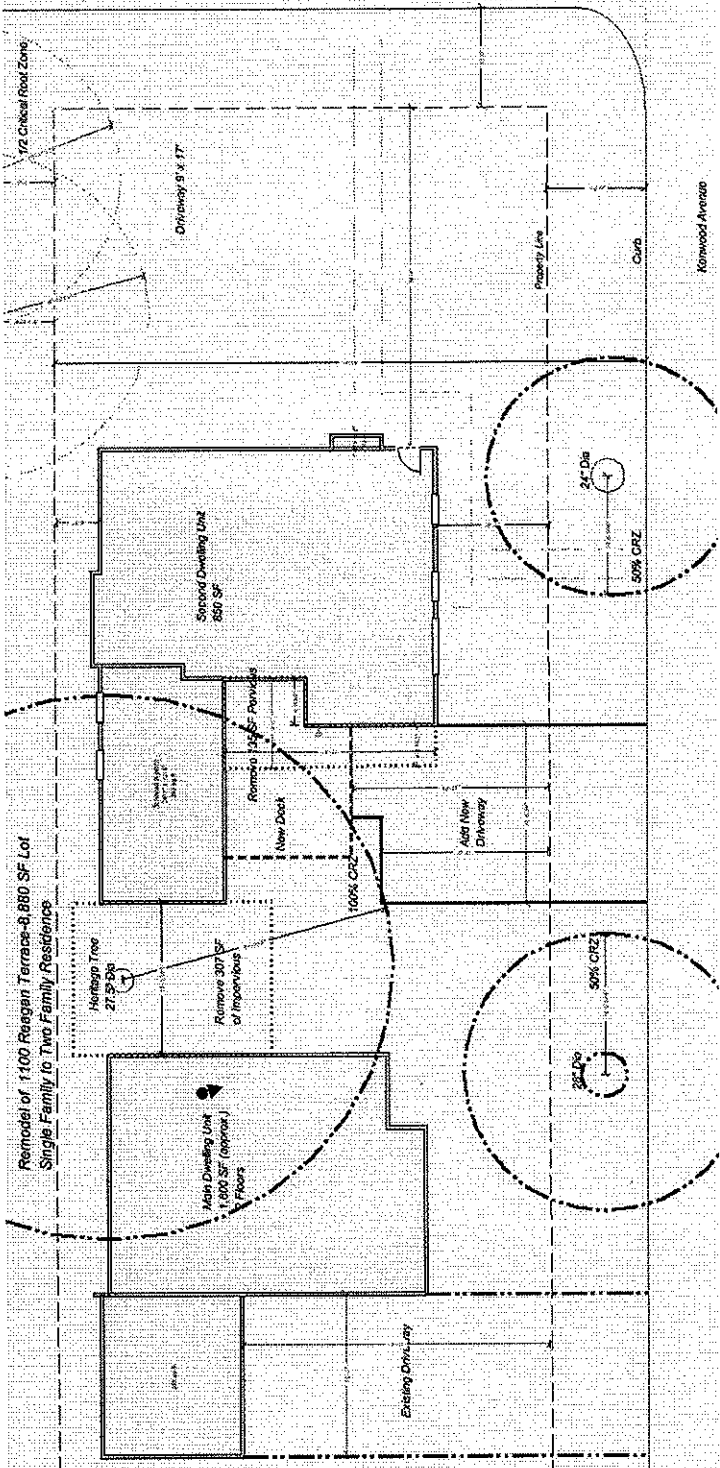


ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

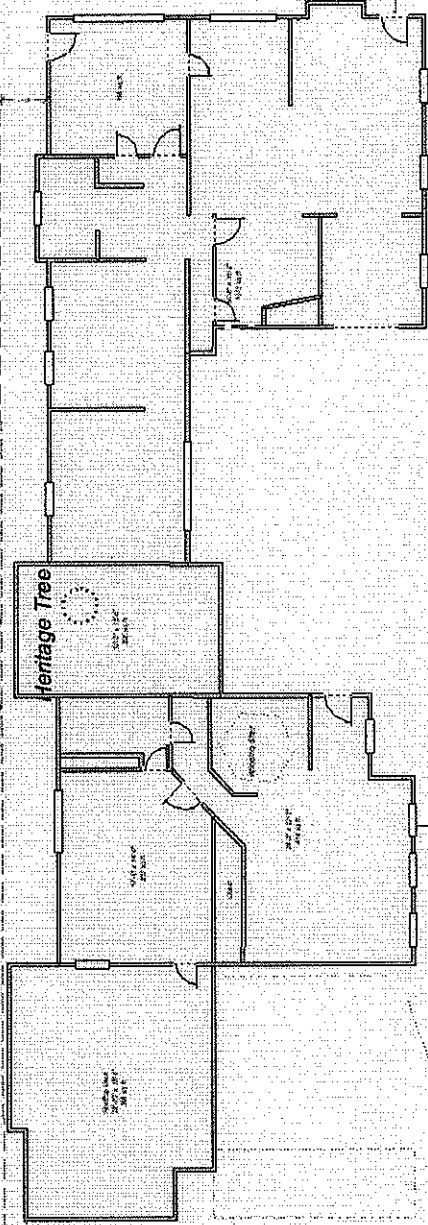
1" = 20'



Remodel of 1100 Reagan Terrace-8,880 SF Lot Single Family to Two Family Residences

1. Remove 332 SF of Impervious Cover within CRZ of Heritage Tree.
2. Remodel Second Dwelling unit to 850 SF Unit.
3. Remodel Main Unit to a 1,900 SF home
4. Add 50% pervious Wood Deck of 550 SF within CRZ
5. Add New Driveway outside of CRZ
6. Remove approx. 1,500 SF of Driveway at rear of lot and maintain existing driveway for Main Dwelling unit
7. Reduce total impervious cover from 4,262 SF to 3,279 SF (48% Imp. to 35%)

Existing 1100 Reagan Terrace



Heritage Tree

OFFICE

RECEPTION

MEETING ROOM

CONFERENCE ROOM

CORRIDOR

RESTROOM

LOBBY

HERITAGE TREE

HERITAGE TREE

HERITAGE TREE

HERITAGE TREE

HERITAGE TREE

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Property Line

Curb

Existing Driveways & Sidewalks



23

30

31

7

24

5

34

9

6

TRAVIS HEIGHTS

REAGAN TER

KENWOOD PLACE
SEC 2

44

MISSION RIDGE

33

32

11

12

