

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, February 11, 2013

CASE NUMBER: C15-2012-0112

☒ Y _____ Jeff Jack
☒ Y _____ Michael Von Ohlen **Motion to Grant Special Excep and PP Var to 3-11-13**
☒ Y _____ Nora Salinas **ABSENT – STUART HAMPTON**
☒ Y _____ Bryan King **2nd the Motion**
☒ Y _____ Fred McGhee
☒ Y _____ Melissa Hawthorne
☒ Y _____ Sallie Burchett
☐ - _____ Cathy French (SRB only)

APPLICANT: David Cancialosi

OWNER: Daniel Gillotte & Rosie Weaver

ADDRESS: 100 LISA DR

VARIANCE REQUESTED: Special Exception Request(s): The applicant has requested a special exception from Section 25-2-476 in order to maintain a carport 5 feet 10 inches from the front street property line instead of the required 25 feet from the property line and 0 feet from the side yard (west property line) instead of the required 5 feet from the property line in order to maintain a carport for a single family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

Variance Request(s): The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 16 feet 7 inches in order to maintain a playscape for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

BOARD'S DECISION: Special Exception Request(s): The applicant has requested a special exception from Section 25-2-476 in order to maintain a carport 5 feet 10 inches from the front street property line instead of the required 25 feet from the property line and 0 feet from the side yard (west property line) instead of the required 5 feet from the property line in order to maintain a carport for a single family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan) **The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Bryan King second on a 7-0 vote; GRANTED.**

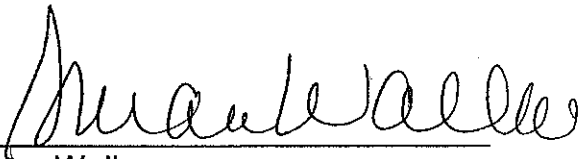
Variance Request(s): The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 16 feet 7 inches in order to maintain a playscape for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan) **The public hearing was**

closed on Board Member Michael Von Ohlen motion to Postpone to March 11, 2013, Board Member Bryan King second on a 7-0 vote; POSTPONED TO MARCH 11, 2013.


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:



Susan Walker
Executive Liaison



Jeff Jack
Chairman

Ramirez, Diana

From: ~~dauidcancialosi@gmail.com~~ on behalf of David Cancialosi ~~dauid@permit-partners.com~~
Sent: Monday, March 04, 2013 9:27 AM
To: Ramirez, Diana; Walker, Susan
Cc: David Cancialosi
Subject: MARCH 11 BOA UPDATE DOCS 100 E LISA
Attachments: march 11 docs to staff.pdf

Diana - As requested by the Commission, here are documents to be provided at the March 11 BOA for the 100 East Lisa Dr case.

This includes a current site plan and elevations + pictures of the existing utility wires + two alternate site plans with respective elevations.

Please add these to the case back up.

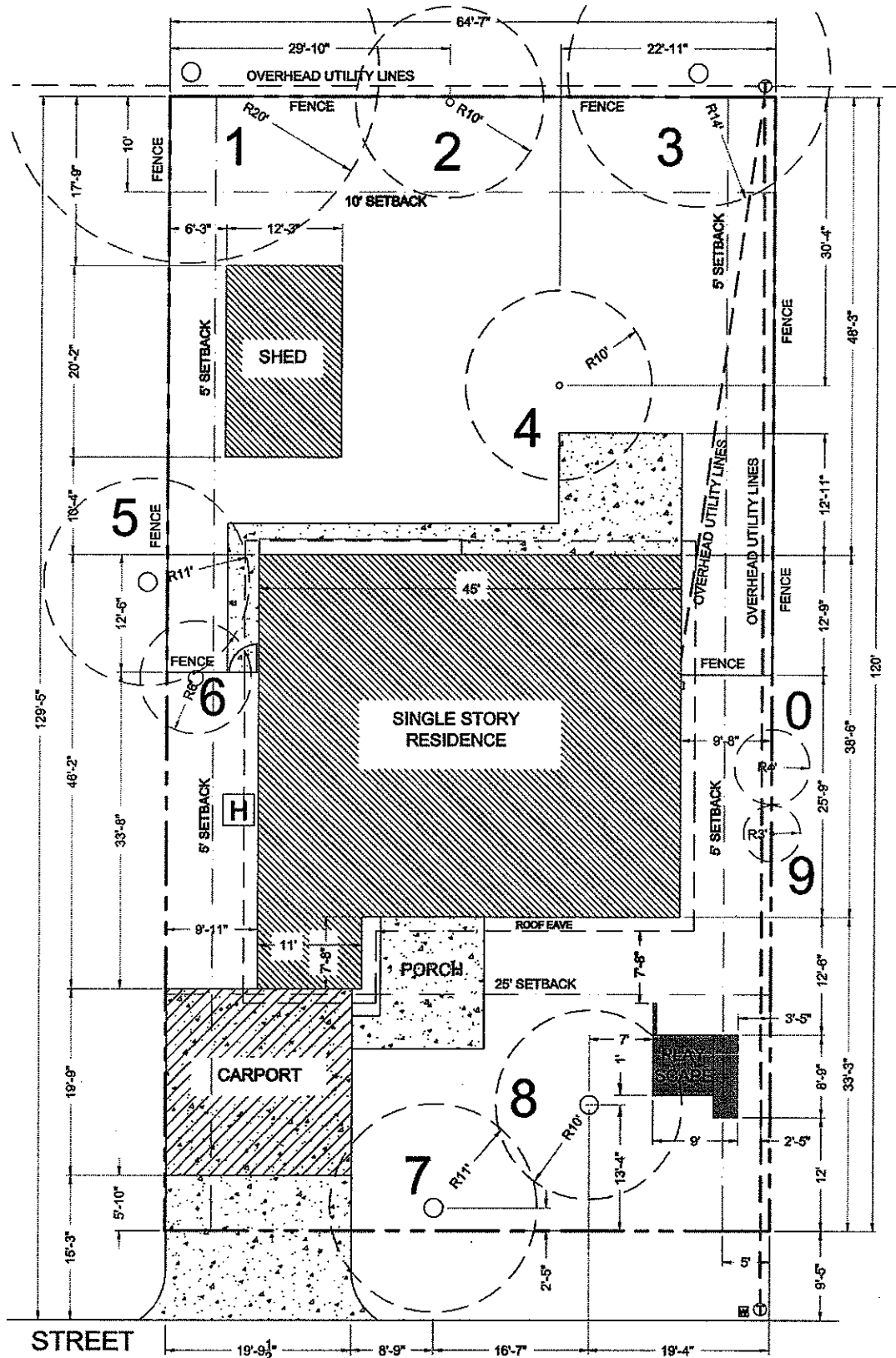
I will also have these in power point that evening to present to the board.

--

Sincerely,
David C. Cancialosi, President
Permit Partners, LLC
DC Development & Construction, Inc.
512-799-2401 c
512-373-8846 f
www.permit-partners.com

CONFIDENTIAL AND PRIVILEGED COMMUNICATION: This e-mail transmission, and any documents or files attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. Interception of e-mail is a crime under the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and 2701-2709. Any comments, code interpretations, or information conveyed by Permit Partners LLC via federal, state, or local regulations may not be 100% accurate given the complex and ever-changing nature of various code interpretations made by staff members. If you have received this transmission in error, please immediately notify Mr. David Cancialosi by replying to this e-mail or by telephone at 512-799-2401, and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

015-2012-0112



PLAYSCAPE CURRENT LOCATION



SITE PLAN - 100 E. LISA DR.
3/32" = 1'-0"

IMPERVIOUS COVER

TOTAL LOT SIZE = 7760 SF
TOTAL IMPERVIOUS = 3070 SF
39.6% IMPERVIOUS COVER

CONCRETE = 985 SF
HOUSE = 1816 SF
SHED = 247 SF
PLAYSCAPE = 42 SF

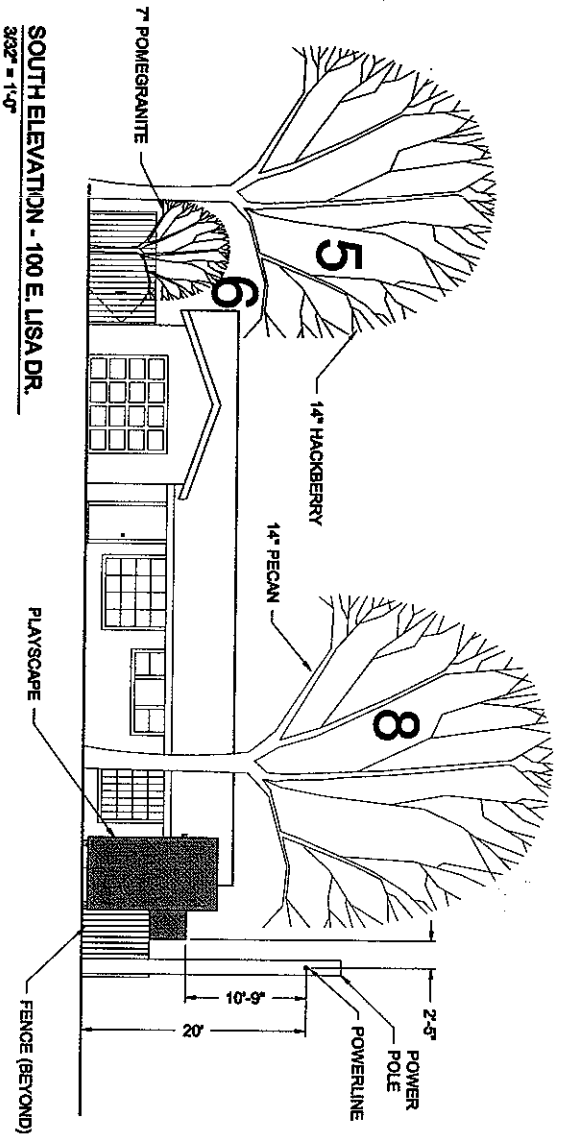
TREES

- 1 - 12" HACKBERRY
- 2 - 10" REDBUD
- 3 - 8" HACKBERRY
- 4 - 8" APRICOT
- 5 - 16" HACKBERRY
- 6 - 7" POMEGRANATE
- 7 - 24" VITEX
- 8 - 14" PECAN
- 9 - 3" MOUNTAIN LAUREL
- 0 - 3" REDBUD

LEGEND

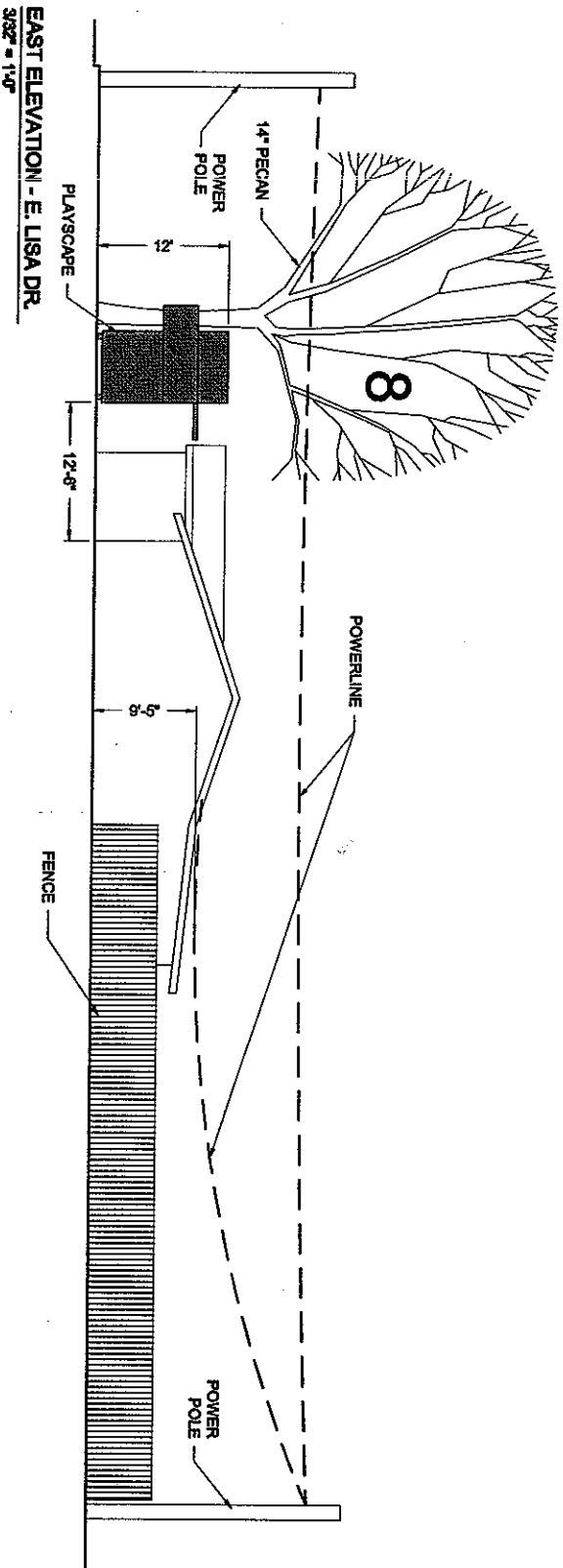
- [H] HVAC
- TELEPHONE POLE
- WATER METER
- PROPERTY LINE
- OVERHEAD UTILITY LINES
- OVERHEAD STRUCTURE
- SETBACK

PLAYSCAPE CURRENT LOCATION

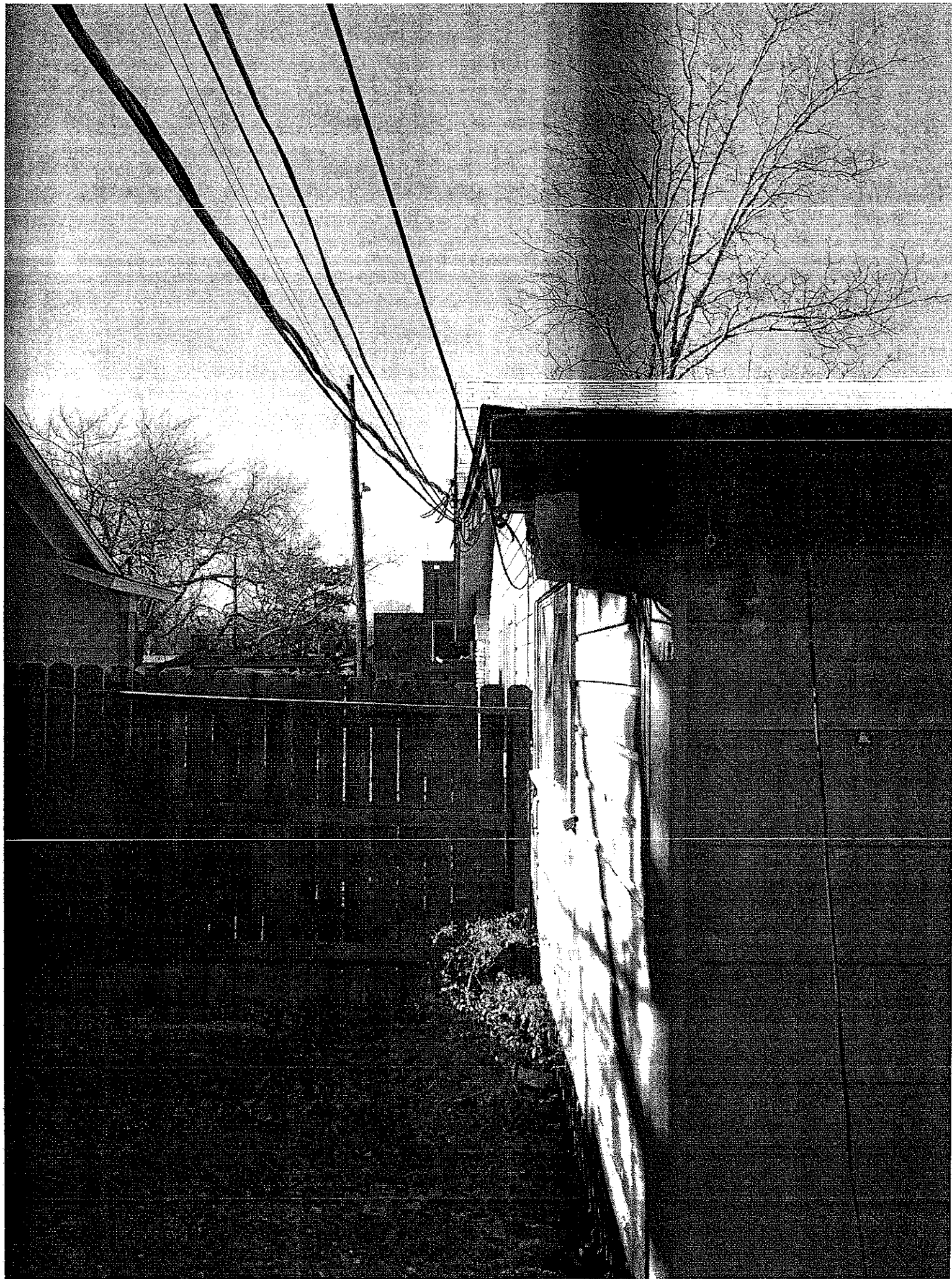


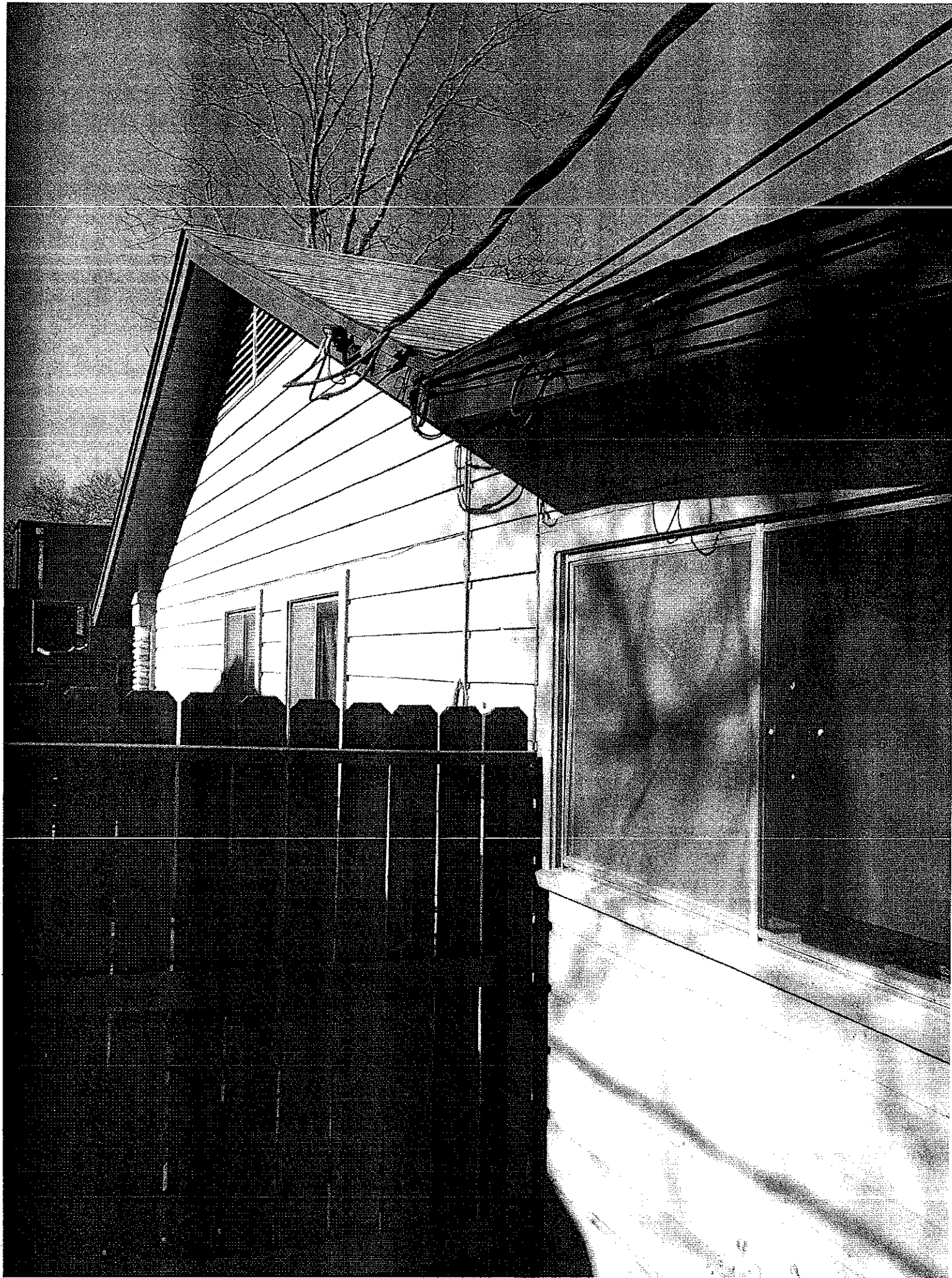
SOUTH ELEVATION - 100 E. LISA DR.
3/827 = 1'-0"

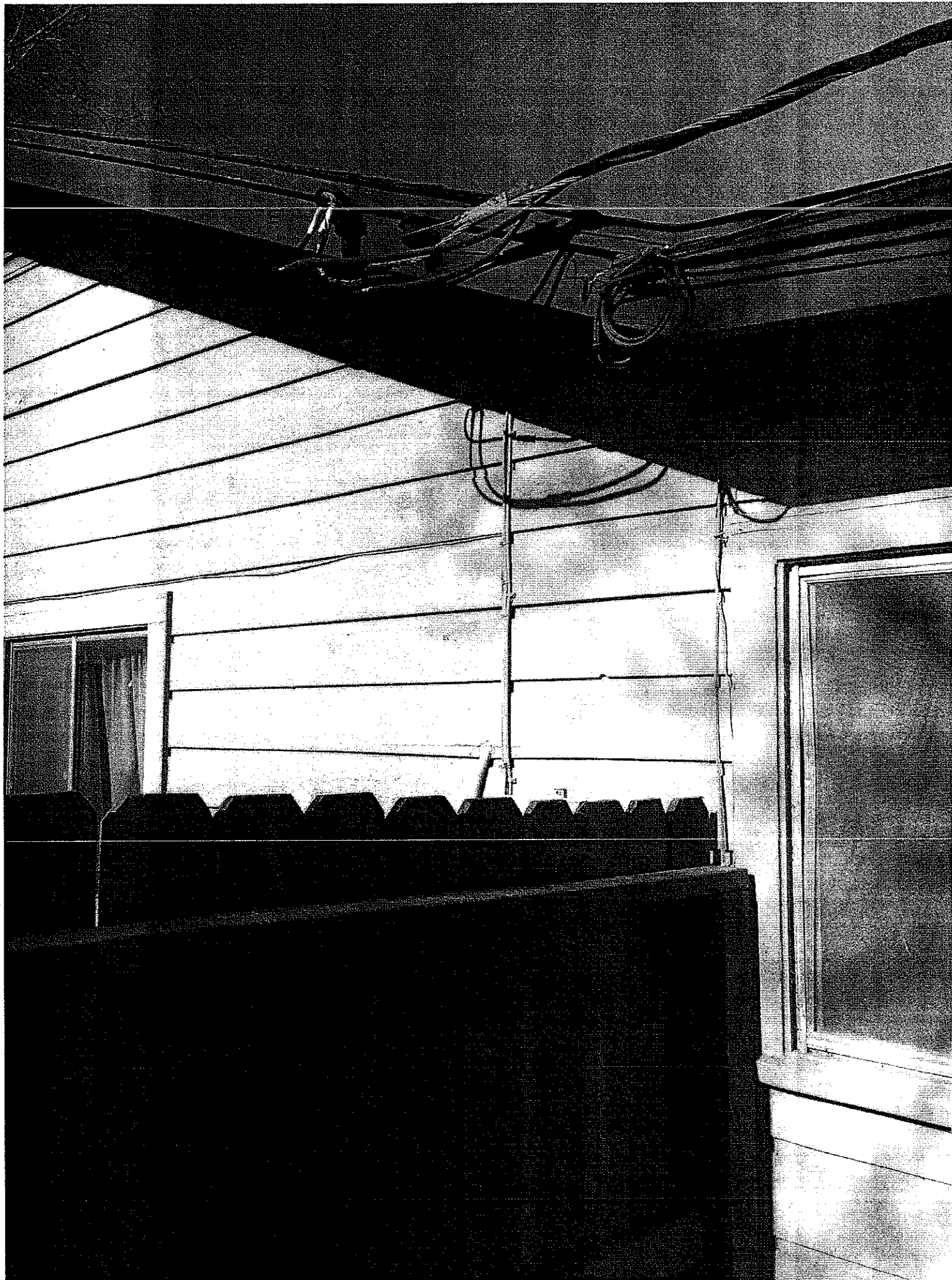
- TREES**
- 1- 12' HACKBERRY
 - 2- 10' REDBUD
 - 3- 8' HACKBERRY
 - 4- 8' APRICOT
 - 5- 18' HACKBERRY
 - 6- 7' POMEGRANATE
 - 7- 24' VITEX
 - 8- 14' PECAN
 - 9- 3' MOUNTAIN LAUREL
 - 0- 3' REDBUD

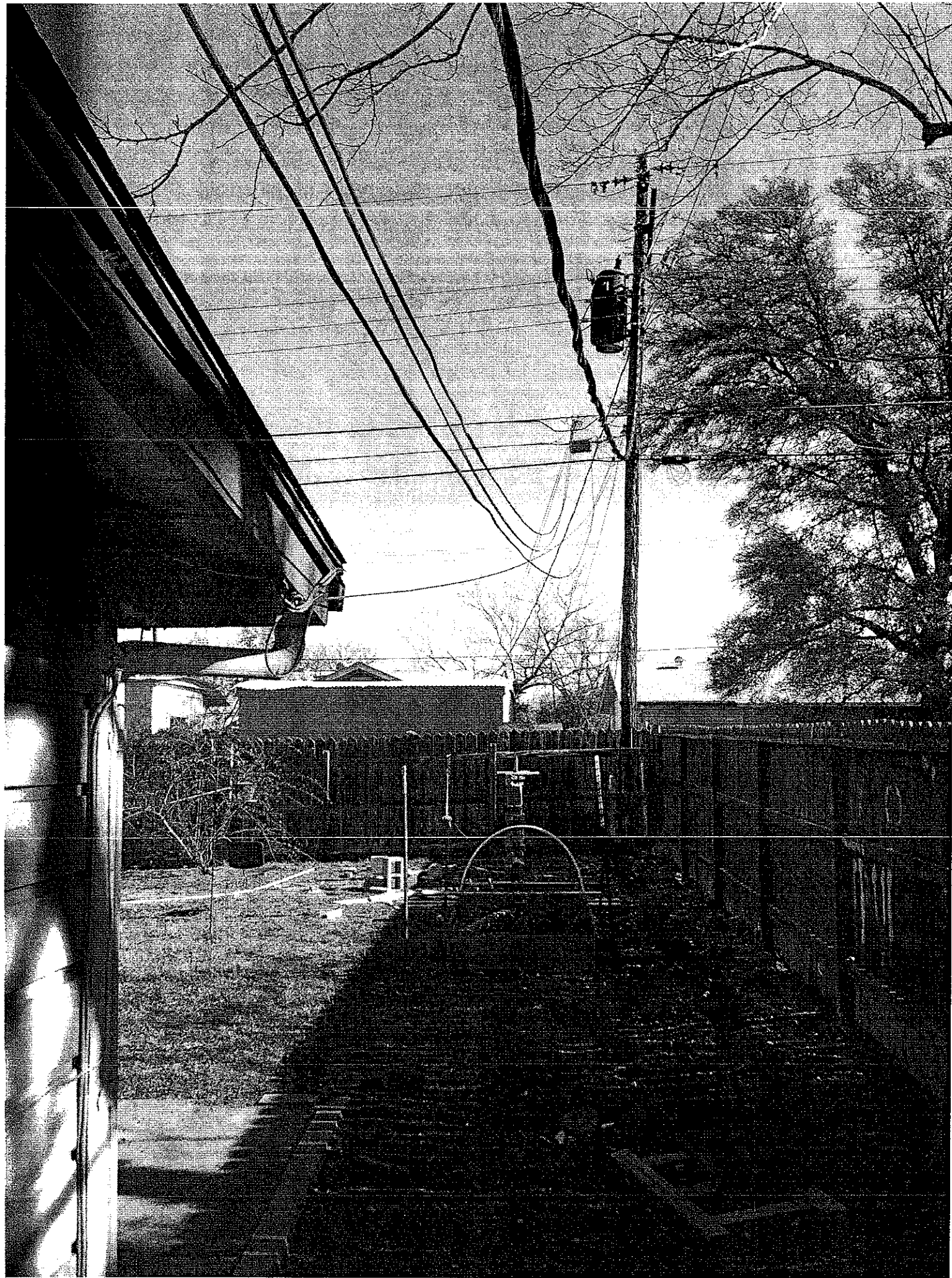


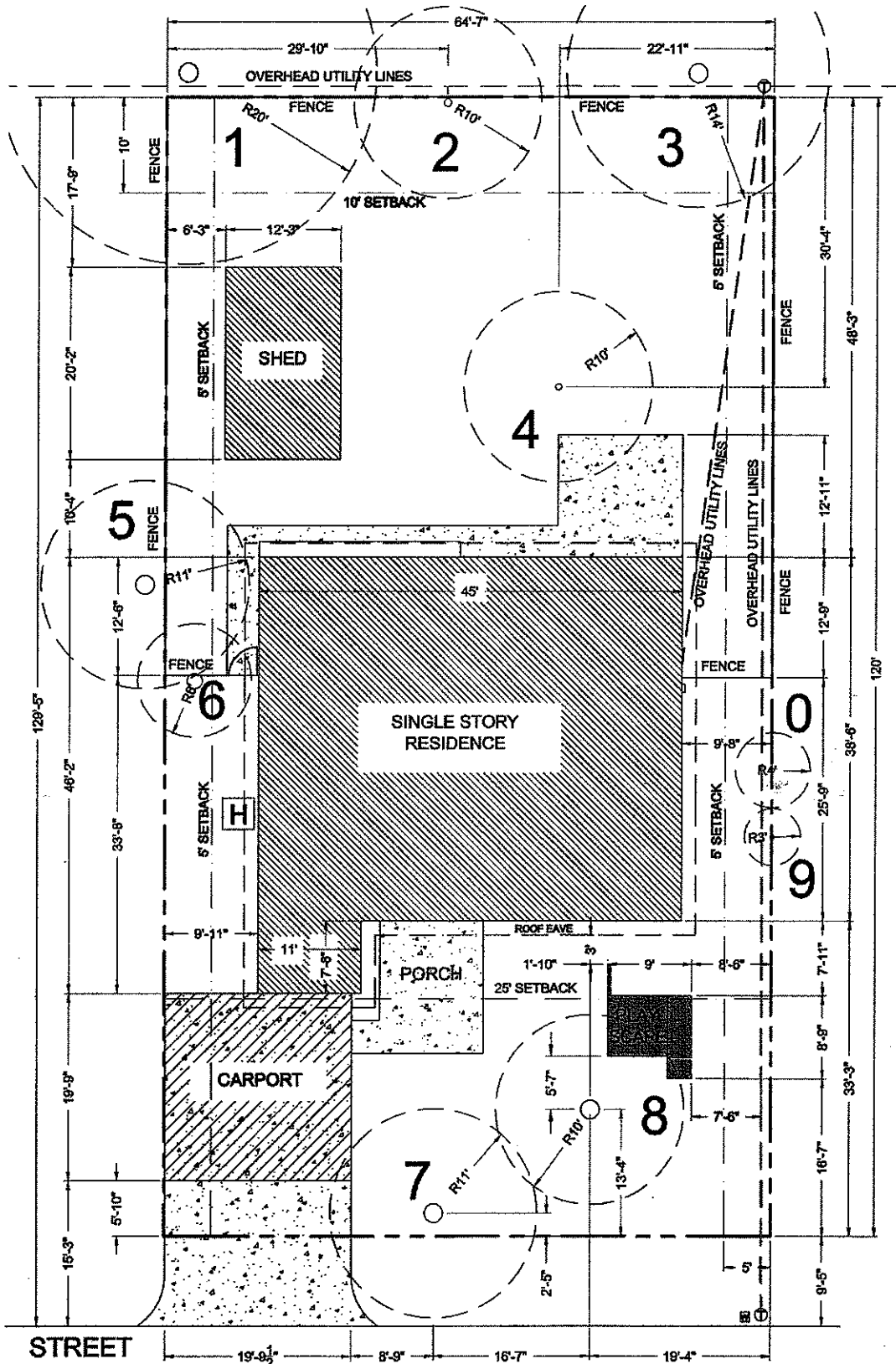
EAST ELEVATION - E. LISA DR.
3/827 = 1'-0"



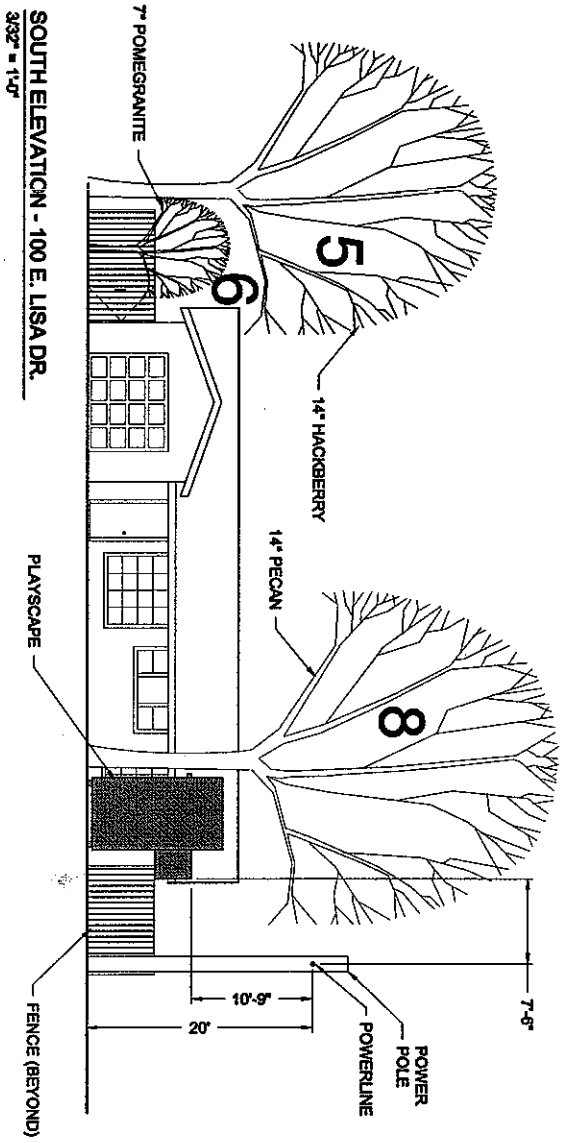




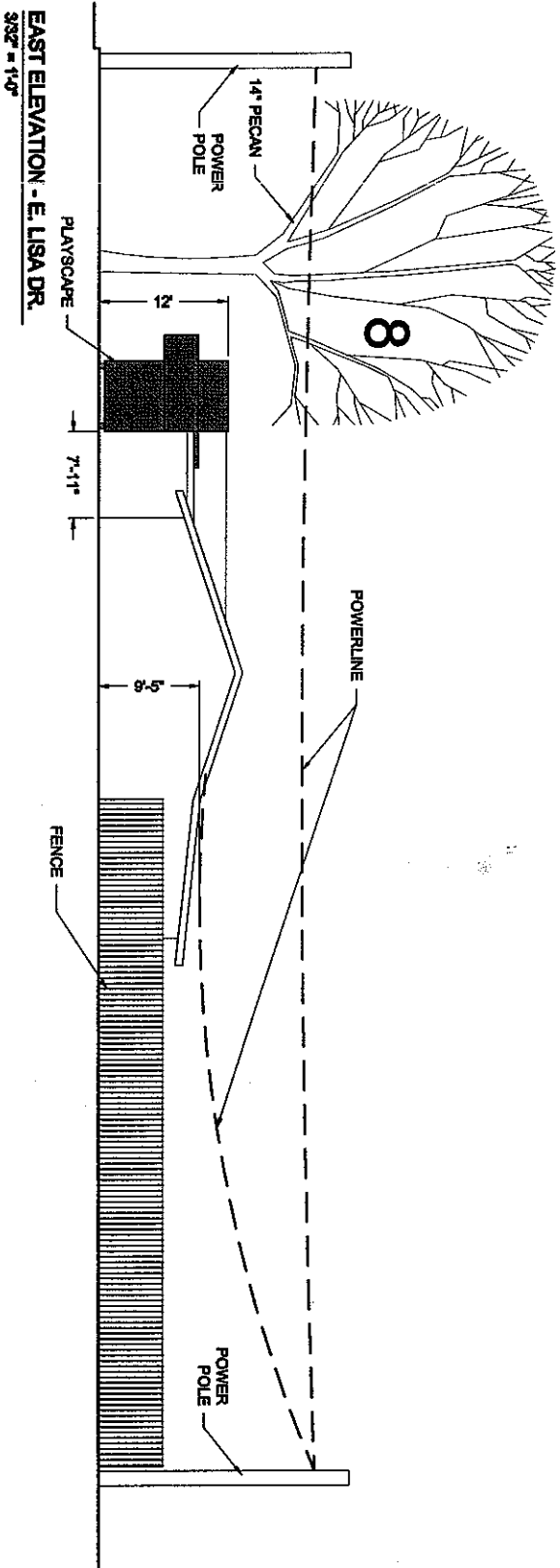




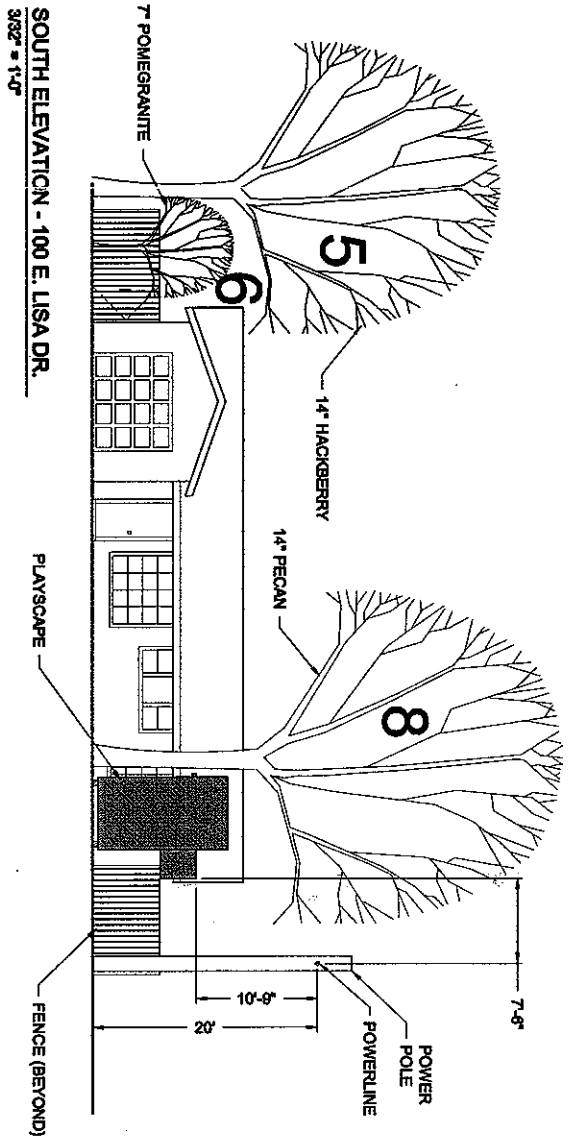
PLAYSCAPE ALT. LOCATION #1



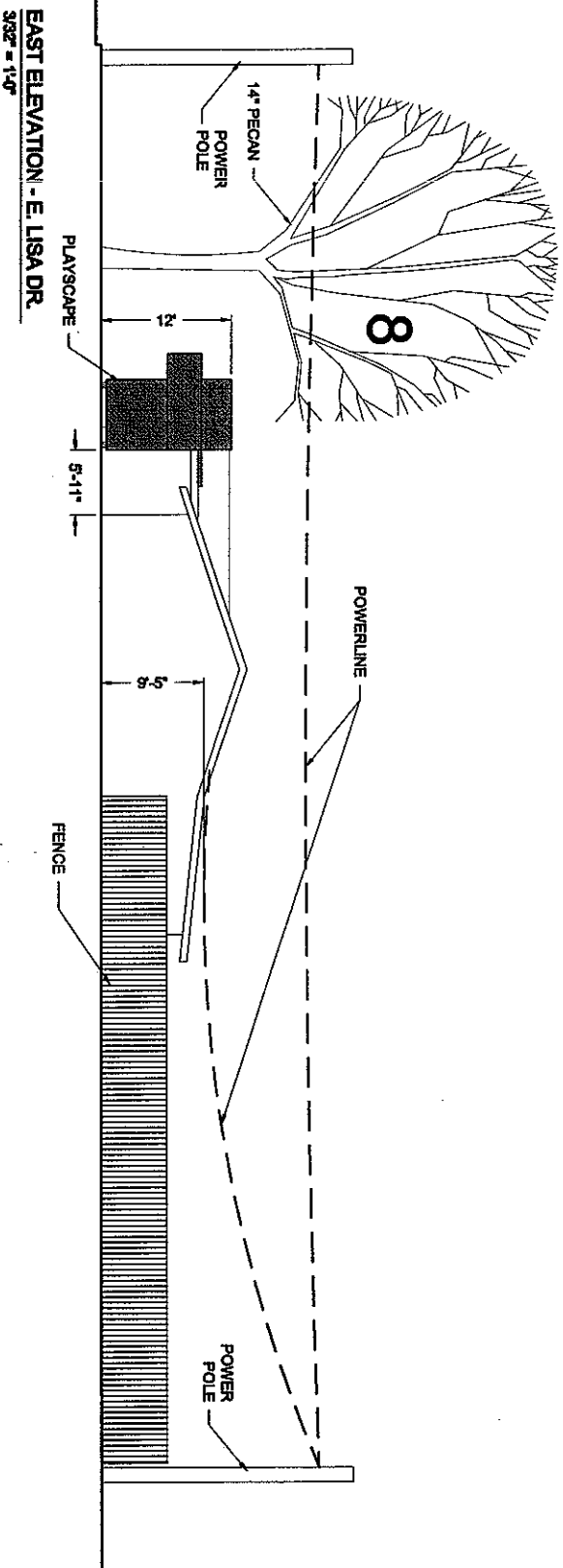
TREES	
1 - 12' HACKBERRY	
2 - 16' REDBUD	
3 - 8' HACKBERRY	
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6 - 7' POMEGRANATE	
7 - 24' VITEX	
8 - 14' PECAN	
9 - 3' MOUNTAIN LAUREL	
0 - 3' REDBUD	



PLAYSCAPE ALT. LOCATION #2



- TREES**
- 1 - 12" HACKBERRY
 - 2 - 10" REDBUD
 - 3 - 8" HACKBERRY
 - 4 - 8" APRICOT
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 - 7 - 24" VITEK
 - 8 - 14" PECAN
 - 9 - 3" MOUNTAIN LAUREL
 - 0 - 3" REDBUD



PUBLIC HEARING INFORMATION

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.

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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:

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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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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.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. 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.

Case Number: C15-2012-0112 - 100 East Lisa Drive

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, February 11, 2013

Carolyn Winkler
Your Name (please print)

☒ I am in favor
☐ I object

7009 Paiscilla Dr.

Your address(es) affected by this application

Carolyn Winkler
Signature

2-4-13
Date

Daytime Telephone: (512) 452-3348

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2012-0112 - 100 East Lisa Drive

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, February 11, 2013

Marilyn Anderson

Your Name (please print)

102 West Lisa Drive Austin, TX 78752

Your address(es) affected by this application

Marilyn Anderson

Signature

Date

Daytime Telephone: 512-276-8085

Comments: See Attached

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

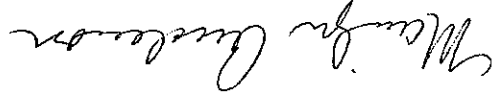
Comments regarding case # C15-2012-0112 – 100 East Lisa Drive

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, February 11, 2013

I object to the request for special exception and request for variance for the property at 100 East Lisa Drive. I'm tired of people thinking that rules, laws and ordinances do not apply to them. I have not seen the young girl who lives at this residence or any other children play on the plays cape structure in a long time. It sits idle, has no purpose and should be removed. I recently noticed that a bench now sits in front of the entrance. The carport hides the house and reduces property values. If this residence is allowed to ignore city ordinances and requirements, this will encourage other to ignore city ordinances (which is already occurring, e.g., parking on from yards, dogs not on leashes, long parked vehicles with deflating tires, etc.).

I respectfully request that these exceptions and variances be denied.



Marilyn Anderson
102 West Lisa Drive
Austin, TX 78752-3116
512-371-3251

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, February 11, 2013

Marilyn Anderson

Your Name (please print)

☐ I am in favor
☒ I object

102 West Lisa Drive Austin, TX 7875

Your address(es) affected by this application

Marilyn Anderson

Signature

Date

Daytime Telephone: 512-276-8085 (work)

Comments: See Attachment

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

Comments regarding case # C15-2012-0112 – 100 East Lisa Drive

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Public Hearing: Board of Adjustment, February 11, 2013

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Marilyn Anderson
102 West Lisa Drive
Austin, TX 78752-3116
512-371-3251

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Case Number: C15-2012-0112 - 100 East Lisa Drive
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, February 11, 2013

JOHE WILKES

Your Name (please print)

106 E LISA DR

Your address(es) affected by this application

JOHE WILKES

Signature

Date

Daytime Telephone: 417 8957

2/2/13

☒ I am in favor
☐ I object

Comments: The playscape has served to bring neighborhood children together. We'd like it to stay. Additionally, the closest pocket park is not convenient or safe to get to by foot or by bike. Please support this request for a variance.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2012-0112
ROW # 10826968
TP-0231110208

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

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

**WAR
NING**

: Filing of this appeal stops all affected construction activity.

STREET ADDRESS: 100 East Lisa Dr

LEGAL DESCRIPTION: Subdivision — LOT 28 BLK 5 HUNTLAND HEIGHTS SEC 1

I/We David Cancialosi on behalf of myself/ourselves as authorized agent for

Daniel Gillotte and Rosie Weaver affirm that on January 1 2013

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

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

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.

(zoning district) SF-3 -np Highland Neighborhood Plan
Special Exception to maintain 5' 10" front yard setback & 0' side yard setback
Variance to maintain / erect playscape in front yard setback to 16' 7" front setback

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:
 - 1) The owners purchased and erected a one-piece playscape to be utilized by their children and others in the neighborhood in order to serve as safe location for children to gather and play during day time hours. The owners were unaware that zoning setback regulations are applicable despite the playscape not requiring a building permit due to it being less than 200 SF in size. The owners are requesting a variance to maintain this playscape.
 - 2) The original carport was built prior to purchase by the current owners. The carport provides the only on-site covered parking. The 250 SF garage is used for storage given the size of the primary structure (1400 SF). Many homes in the area have carports. The carport was built approximately 20 years ago. The owners are requesting a special exception to maintain the carport in the front yard setback. This request is addressed in a separate letter to the BOA.

HARDSHIP:

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

The playscape provides an integral part of the neighborhood in lieu of a local park. It serves as a tool to many neighborhood children and keeps them out of the street. It serves as a local community focal point for several families. It has become a local fixture among families and children alike.

It cannot maintain its location in the front yard without encroaching in the front yard setback given the size of the lot. Despite the playscape being 42 SF in footprint size, the playscape cannot be relocated to the rear yard due to existing powerlines on the east side of the house. Nor can the playscape be relocated via the west side of the house without removing substantial vegetation on the subject lot. Further, this route would require significant removal/ damage to a tree on the adjacent neighbor's lot. If the playscape were to be located to the rear yard, any potential location would conflict with pre-existing cable and / or power lines.

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

There are no known properties in the area attempting to maintain a playscape to be used by neighborhood children on an intermittent basis.

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:

The playscape does not impair the area of character. Prior to a notice of violation from Code Compliance Department, the owners fully intended to beautify the front yard area by installing vegetation, updating the front porch, and making the area more kid friendly; however have been on hold pending the outcome of this hearing request.

Upon inspection of the carport by the building inspections department it was found that the structure poses no hazard to the health, safety or welfare of the general public. That building permit and subsequent inspection report is attached.

PARKING: (Additional criteria for parking variances only.) **N/A**

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

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 David Cancialosi
7105 Barnsdale Way Austin Texas 78745
512-799-2401

Printed David C. Cancialosi
January 1 2013

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 DAN Gillette
Mail Address 100 EAST USA DR

Printed _____
Phone _____ Date _____

David C. Cancialosi, Agent for property owner
Site address: 100 East Lisa Dr.
Austin, Texas 78752
January 1 2013

City of Austin Board of Adjustment Commissioners

Dear Commissioners:

This letter is a formal request to consider a Special Exception for property located at 100 East Lisa Dr.

Per city of Austin Ordinance 20110526-098, the Board of Adjustment is authorized to address minor setback issues existing on or before adoption of the current zoning code, adopted March 1, 1986. Further, this ordinance allows the Board to grant a special exception for setback violations existing for at least 15 years.

Representatives from the City of Austin Code Compliance Legal and Investigations as well as the Residential Review Department have determined that this site meets the criteria for the 15 year amnesty.

The request before you is to allow the property owner to maintain the following encroachments:

Special Exception to allow a side setback of 0' in order to maintain pre-existing carport
Special Exception to allow a front yard setback of 5'10" in order to maintain pre-existing carport

The encroachments have been in place for approximately 20 years or more. The current owners bought the property in 2003 with the carport in place. Statements from surrounding longtime neighbors verify the length of time the carport has been in place. Several neighbors support the request to maintain the carport. Further, the Hancock neighborhood association has stated they do not oppose the request.

Should the Board grant this request it is our opinion that your decision would not allow a property to be used in a manner that alters the character of the surrounding area. Many homes in this neighborhood were originally constructed in the mid-1960's. Many homes have added carports over the years in order to accommodate additional covered parking. The garages in this area are typically 250-300 SF, much smaller than found in contemporary sized homes.

The current setback encroachments will not impair the use of adjacent properties. There are no known complaints from the adjacent owner. In fact, they support this request as well as the request to maintain the playscape in the front yard.

Further, granting the aforementioned request will not result in a special privilege inconsistent with other properties in the area as there are many carports utilized to accommodate current lifestyles in older, smaller homes.

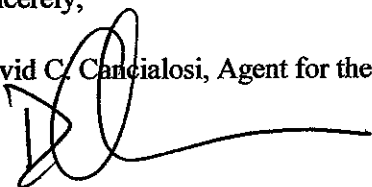
Should the Board approve this Special Exception and Variance request, the owners intend to seek the required permit(s).

Please refer to the city inspection report, maps, pictures, and letters of support provided in your packet for more information.

Thank you for your thoughtful consideration of this case.

Sincerely,

David C. Cancialosi, Agent for the owner and applicant





SPECIAL EXCEPTION INSPECTION



Address:	100 East Lisa
Permit Number:	12-118471
Property Owner Requesting Special Exception:	Dan Gillotte

Special Exception Requested:

5 foot encroachment into side setback and 19'9" encroachment into front setback

Date Structure was originally constructed: aerial shows to exist in 1984

Date of Inspection:	12-14-2012
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: <ol style="list-style-type: none">1.2.3.4.



City of Austin BUILDING PERMIT

PERMIT NO: 2012-118471-BP

100 E LISA DR

Type: RESIDENTIAL

Status: Active

Issue Date: 12/10/2012

EXPIRY DATE: 06/08/2013

LEGAL DESCRIPTION						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Life Safety				ISSUED BY: Glenda Willsford			
Life Safety (special exception permit) for carport									
TOTAL SQFT New/Addn: 360		VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$0.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Contact

Applicant: David Cancialosi, Permit Partners
General Contractor, GILLOTTE DANIEL

Phone

(512) 799-2401
() -

Contact

Owner, GILLOTTE DANIEL

Phone

() -

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	29.00	12/10/2012	Development Services Surchar	1.16	12/10/2012			
Fees Total:	30.16							

Permits/Approved plans must be posted on jobsite. A layout inspection/pre-con must be made prior to beginning construction.

Inspection Requirements

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Expired Permit Number: Special Exception Permit for carport.

Permit is not required for playscape per Ordinance 20071018-089 section R105.2. Variance is still required for playscape to encroach in side and front setbacks.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.

A "Cancelled" and/or "Failed/No Work Performed"

Residential Zoning Review

inspection result does not extend the expiration date.

Date: 11/27/2012
Reviewer: Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

PERMIT NO: 2012-118471-BP

100 E LISA DR

Type: RESIDENTIAL Status: Active

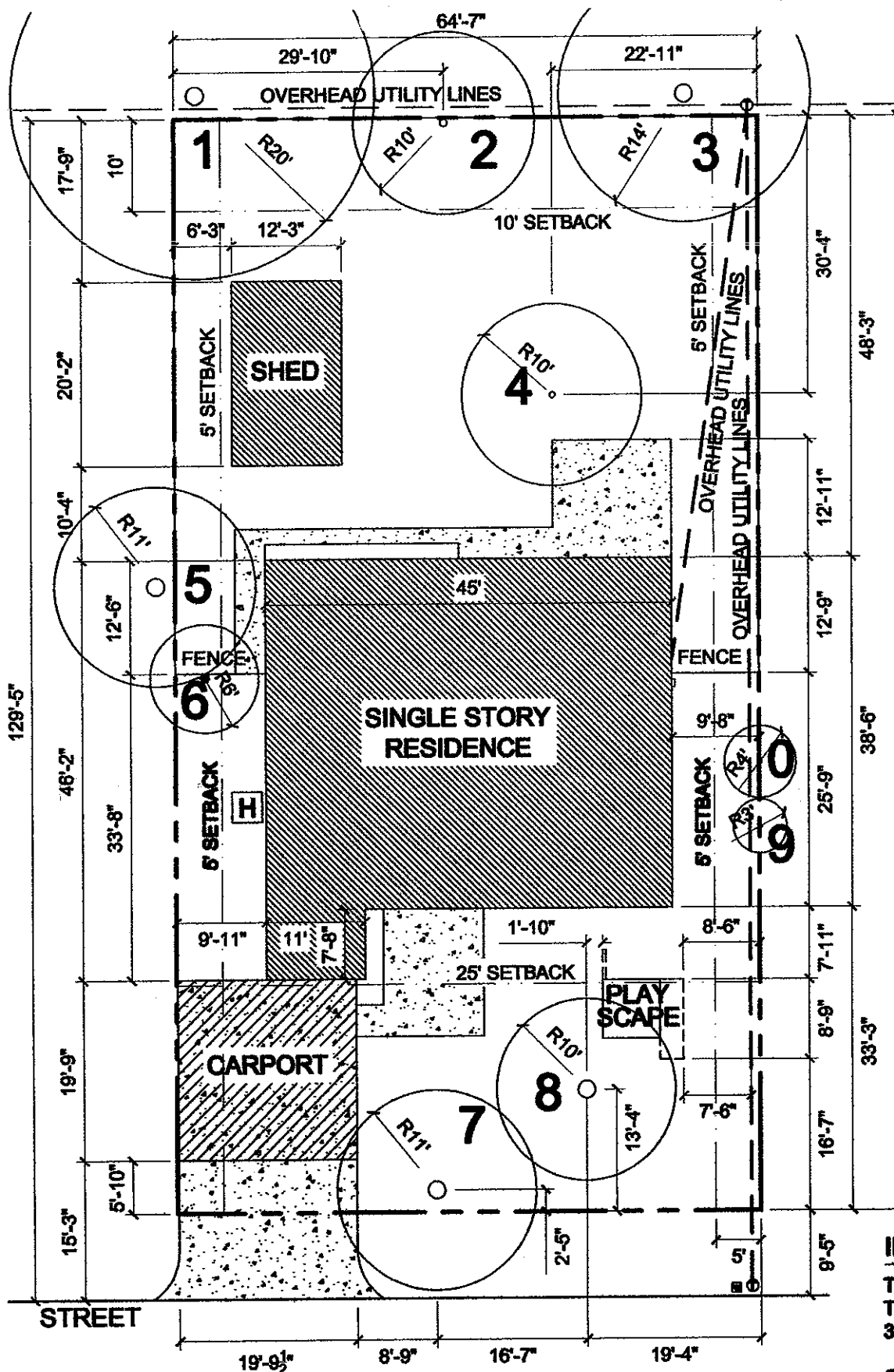
Issue Date: 12/10/2012 EXPIRY DATE: 06/08/2013

LEGAL DESCRIPTION						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Life Safety				ISSUED BY: Glenda Wilsford			
Life Safety (special exception permit) for carport									
TOTAL SQFT New/Addn: 360		VALUATION Tot Val Rem: \$.00 Tot Job Val: \$.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Type	Date	Status	Comments	Inspector
100 Pre-Construction		Open		Kelly Stilwell
112 Final Building		Open		Kelly Stilwell
Deficiencies		Open		Kelly Stilwell

Pin #

5253306



- LEGEND**
- H** HVAC
 - TELEPHONE POLE
 - WATER METER
 - PROPERTY LINE
 - OVERHEAD UTILITY LINES
 - OVERHEAD STRUCTURE
 - SETBACK
- TREES**
- 1 - 12" HACKBERRY
 - 2 - 10" REDBUD
 - 3 - 8" HACKBERRY
 - 4 - 8" APRICOT
 - 5 - 16" HACKBERRY
 - 6 - 7" POMEGRANATE
 - 7 - 24" VITEX
 - 8 - 14" PECAN
 - 9 - 3" MOUNTAIN LAUREL
 - 0 - 3" REDBUD

IMPERVIOUS COVER

TOTAL LOT SIZE = 7750 SF
 TOTAL IMPERVIOUS = 3070 SF
 39.6% IMPERVIOUS COVER

CONCRETE = 965 SF
 HOUSE = 1816 SF
 SHED = 247 SF
 PLAYScape = 42 SF



SITE PLAN - 100 E. LISA DR.
 1/16" = 1'-0"

Mike Lanza

226 YALE ROAD MENLO PARK, CA 94025
TEL 415-641-1985

mike@lanza.net

January 10, 2012

To Whom It May Concern:

I'm writing to advocate for the placement of the playhouse in Dan Gillotte's front yard at 100 E Lisa Drive in Austin. I'm a blogger (Playborhood.com) and soon-to-be-published author on the topic of kids' play in neighborhoods. I've written about over a dozen innovative neighborhoods across the US that are creating vibrant neighborhood lives for children.

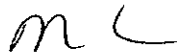
Also, I'm a very active practitioner myself of what Dan is doing. I've thoroughly renovated my front and back yards in Menlo Park, CA to try to make them into a "neighborhood hangout" for children.

In my front yard, we have a large picnic table, fountain, whiteboard, and sandbox with a few feet of the sidewalk in front of our house. Many passers by interact with these features every day, regardless of whether anyone in my family is there or not. We strongly encourage our neighbors to use our front yard like a quasi-public park because we don't live in a dense urban environment with "hangout spaces" at every block. Thus, if we didn't do this, our neighbors would miss out on having a place to chat and play.

From all this research and practice, I've found that all neighborhood residents, but particularly children, benefit greatly from the conversion of front yards into quasi-public spaces. Governments will never be able to provide adequate public land for "hangout spaces," especially given the fact that children independently roam far less today than they did decades ago. Either they hang out in our front yards, or they sit in front of screens for hours a day.

I'd be happy to share a lot more with you regarding my research on this subject.

Sincerely yours,

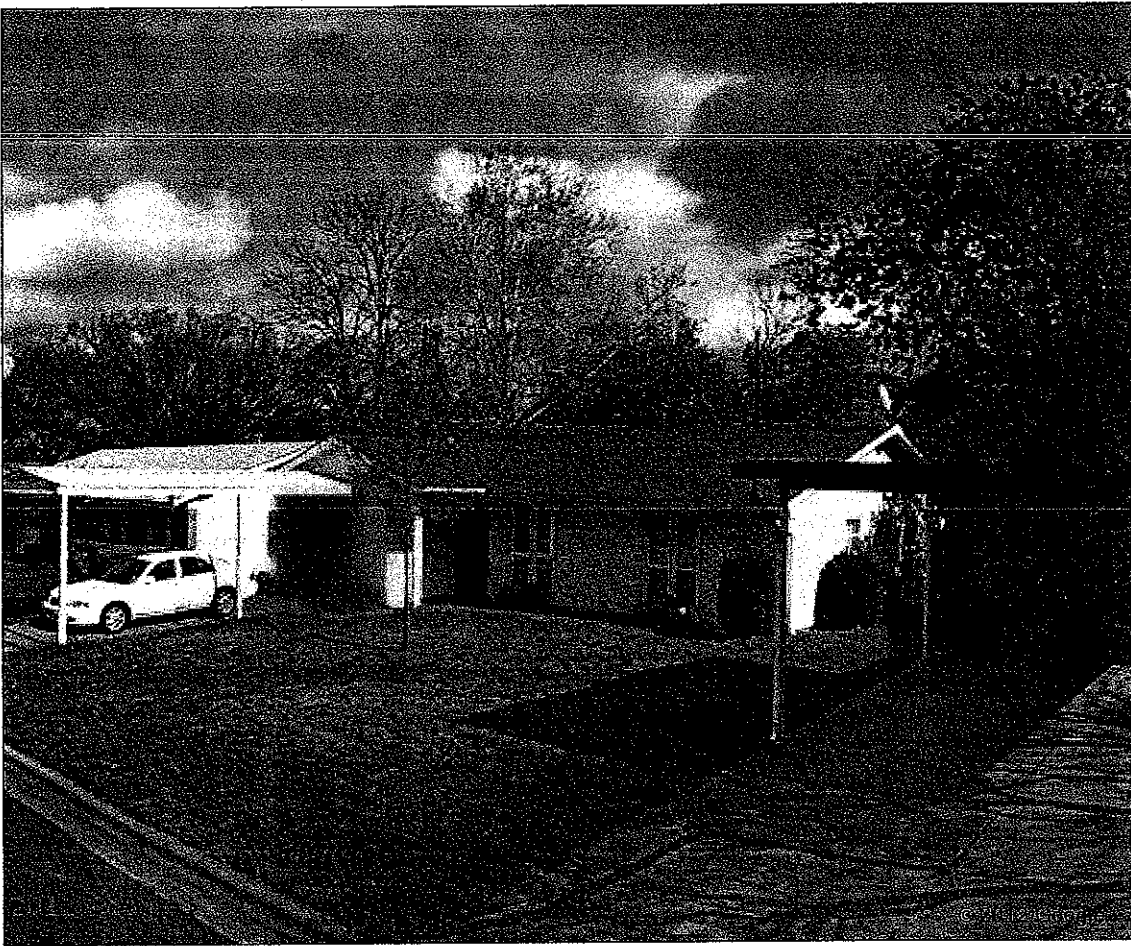


Mike Lanza



Address **100 East Lisa Drive**

Address is approximate





Address **100 East Lisa Drive**

Address is approximate

