

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 # C15-2013-0032
ROW # 10914880
TP-0166130212

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

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

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

STREET ADDRESS: Country 10911 ~~COUNTRY~~ KNOLL RD.

LEGAL DESCRIPTION: Subdivision – SPICEWOOD ESTATES

Lot(s) 15 Block E Outlot _____ Division SEC 1

I/We KRISTINA OLIVENT OF H+UO ARCHITECTS on
behalf of myself/ourselves as authorized agent for

RYAN & MELISSA CUSH affirm
that on MARCH 8, 2013,

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

(check appropriate items below)

 ERECT X ATTACH COMPLETE REMODEL MAINTAIN

 A BATHROOM TO THE EXISTING HOUSE

40% → 47.4%

in a SF-1 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:

When the City of Austin annexed this neighborhood in the late 1990s, as built, this property was already over the impervious cover maximum of 40% assigned to the property with a SF-1 zoning designation. Therefore, without knowing it the home owners at 10911 Country Knoll could not alter or expand their home -- no matter how small the change -- without having to demolish portions of their property to meet the 40% impervious cover requirement. Currently, the need has arisen to attach a small bathroom. The addition will total 122 sq.ft.

HARDSHIP:

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

The property was already built when annexed by the city, and the new zoning restrictions now prevent any changes to the property.

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

Due to the situation, this may be a common problem in the area. However, there are two factors which restrict this property more than others in the neighborhood. 1) The house built on this property was already larger than most of its neighbors, before the restrictions applied, and was therefore closer to the 40% impervious cover limitation. 2) This land parcel, at 10,204 sq.ft., is **just within** the SF-1 minimum limit of 10,000 sq.ft., which bumped it up into the SF-1 category, versus the more favorable SF-2 category which allows for 45% impervious cover. Some neighbors received a SF-2 zoning designation. So, even if their houses are similar in size to 10911 Country Knoll, the different zoning allows those neighbors to change their homes due to the higher impervious cover maximum.

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 small addition is tucked tightly against the existing structure, and will maintain consistent wall and roof materials to match the house. The new bathroom will not affect adjacent properties because it is well within the property setbacks and all other zoning regulations, with the exception of impervious cover.

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:

N/A

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:

N/A

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

N/A

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

N/A

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 Kristina Olivent Mail Address H+UO ARCHITECTS
702 SAN ANTONIO ST.

City, State & Zip AUSTIN, TX 78701

Printed KRISTINA OLIVENT Phone 512-474-8548 Date 3/7/2013

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 Ryan Cush Mail Address 10911 Country Knoll

City, State & Zip AUSTIN TX 78750

Printed Ryan Cush Phone 512-423-3946 Date 3/7/17

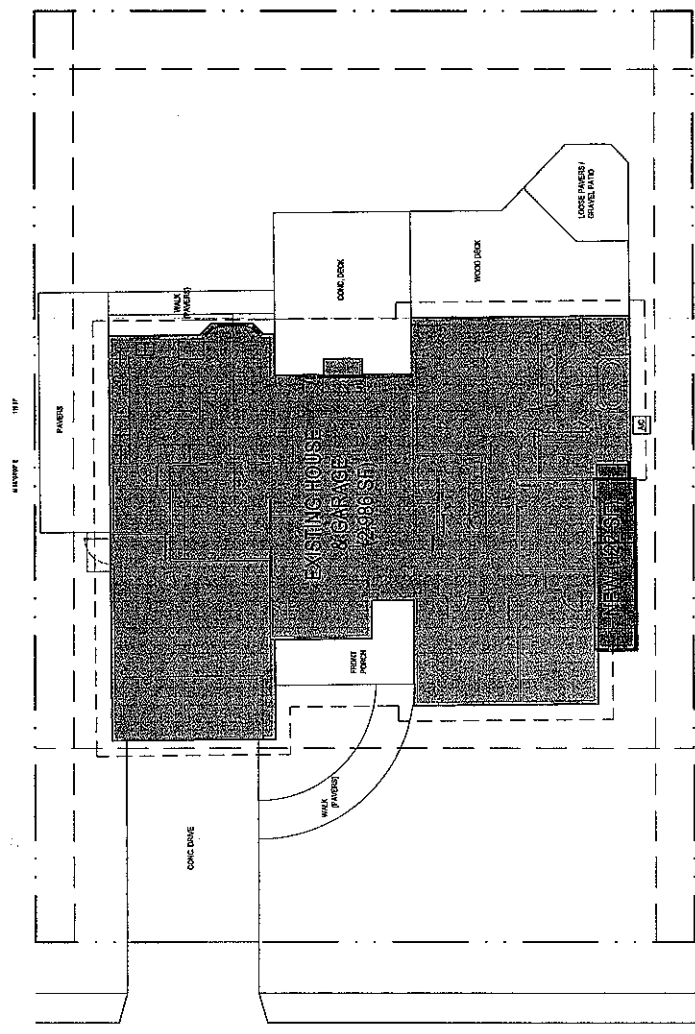
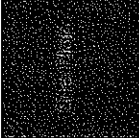


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10911 Country Knoll
RESIDENCE
Austin, Texas 78750

NOTES: This drawing is to be used in conjunction with the approved site plan and all applicable city, county, and state codes. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the owner or third parties. The architect is not responsible for the construction of the project.

REVISION DATES	
10/20/13	Initial Design
11/05/13	Final Design
11/20/13	Construction Documents
12/05/13	Final Construction Documents



01 Site Plan
SCALE: 1/8"=1'-0"

LEGEND	
PROPERTY LINE	---
BUILDING FOOTPRINT	---
ROOF EAVES	---
CONCRETE/STONE	---
ASPHALT	---
GRASS	---
EXISTING	---
NEW	---

BUILDING COVERAGE			
LOT SIZE: 10,204 SF		ZONING: SF-1	
		EXISTING	NEW ADDITION
a.	1st Floor Conditioned Area	2,475 SF	122 SF
b.	2nd Floor Conditioned Area	N/A	N/A
c.	3rd Floor Conditioned Area	N/A	N/A
d.	Basement	N/A	N/A
e.	Garage/ Carport Attached	511 SF	N/A
f.	Detached	N/A	N/A
g.	Wood Decks / must be counted as 100%	359 SF	N/A
h.	Breastways	N/A	N/A
i.	Covered Porches	N/A	N/A
j.	Covered Patios	133 SF	N/A
k.	Balconies	N/A	N/A
l.	Swimming Pool (surface area)	N/A	N/A
m.	Other Building or Covered Areas (if applicable)	N/A	N/A
n.	Specific	N/A	N/A
TOTAL BUILDING AREA (add e. through l.)		3,119 SF	122 SF
TOTAL BUILDING COVERAGE ON LOT			
(sum of a, b, c, d, e, f, g, h, i, j, k, l, m, n)			
3,241 SF			
SF-1 Max. = 33%			
31.2% OF LOT			

GROSS FLOOR AREA AND FLOOR AREA RATIO

	EXISTING	NEW / ADDITION
I. 1st Floor Gross Area		
a. 1st Floor Area (excluding covered or uncovered attached ground-floor porches)	2,475 SF	122 SF
b. 1st Floor Area with Ceiling Height Over 15 Feet	N/A	N/A
c. TOTAL (add a and b above)	2,475 SF	122 SF
II. 2nd Floor Gross Area		
d. 2nd Floor Area (including all areas covered by a roof)	N/A	N/A
e. 2nd Floor Area with Ceiling Height Over 15 Feet	N/A	N/A
f. TOTAL (add d and e above)	N/A	N/A
III. 3rd Floor Gross Area		
g. 3rd Floor Area (including all areas covered by a roof)	N/A	N/A
h. 3rd Floor Area with Ceiling Height Over 15 Feet	N/A	N/A
i. TOTAL (add g and h above)	N/A	N/A
IV. Basement Gross Area		
j. Floor area outside (opposed of first floor	N/A	N/A
V. Garage		
k. Attached		
l. Detached	311 SF	N/A
m. TOTAL (add k and l above)		
n. Detached (including 450 square feet if more than 10 feet from principal structure)	N/A	N/A
VI. Carport		
o. TOTAL (add m and n above)		
VII. TOTAL	2,786 SF	122 SF
TOTAL GROSS FLOOR AREA		
2,908 SF		
GROSS AREA OF LOT		
10,204 SF		
FLOOR AREA RATIO (Gross floor area / Gross area of lot)		
SF-1 Max. = 2.80 SF or 40%, whichever greater		
or 0.265 to 1.0		

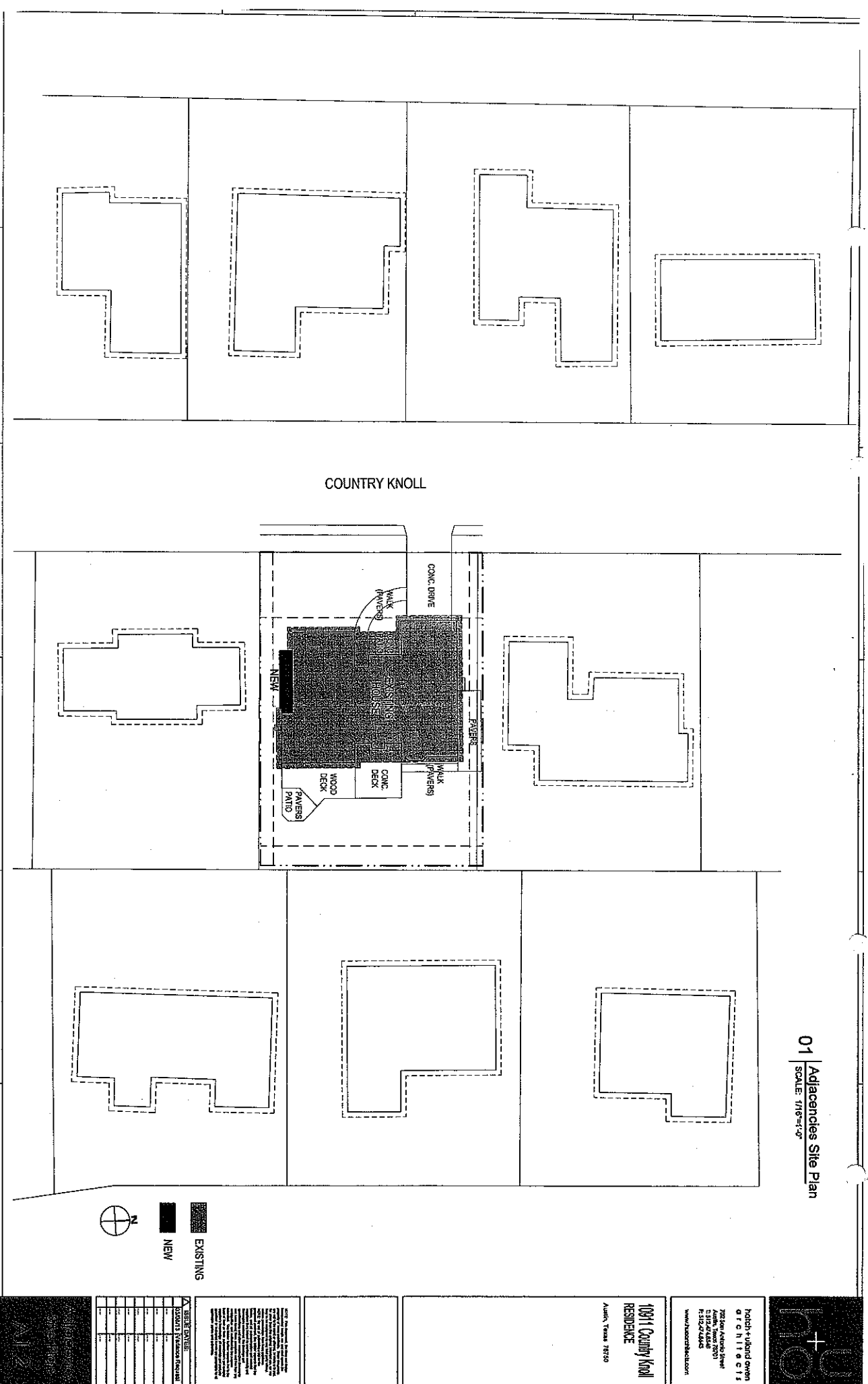
PROPERTY ADDRESS: 10911 Country Knoll
Austin, Texas 78750

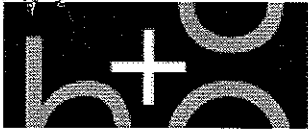
LEGAL DESCRIPTION:

LOT 15 BLK E SPICEWOOD ESTATES SEC 1

IMPERVIOUS COVERAGE

a. Total Building Coverage on Lot (see above)	3,241 SF
b. Driveway Area on Private Property	443 SF
c. Sidewalk / Walkways on Private Property	202 SF
d. Uncovered Patios	405 SF
e. Uncovered Wood Decks (may be counted at 50%)	180 SF
f. All Conditioned Paved	9 SF
g. Concrete Decks	500 SF
h. Other	N/A
TOTAL IMPERVIOUS COVERAGE	
(add a. through h.)	
4,940 SF	
SF-1 Max. = 40%	
47.4% of lot	





kristina olivent <kristinaolivent@huoarchitects.com>

*Regarding: 10911 Country Knoll - 4/8/13 BOA Meeting***Re: BOA Application 7-31-08 Version.doc**

kristina olivent <kristinaolivent@huoarchitects.com>
To: "Walker, Susan" <Susan.Walker@austintexas.gov>

Tue, Mar 19, 2013 at 4:05 PM

Hello, again, Susan -

I hadn't yet heard back from you as to whether I should email you our corrected Site Plan for 10911 County Knoll due to my math error in the calculations. (Please see email below.) When you have a moment, will you let me know if I should email this document to you? We are on the agenda for 4-8-2013.

Thank you,
Kristina

—
Kristina Olivent
e: kristinaolivent@huoarchitects.com
o: 512.474.8548 x 307

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client-focused + responsible design

*3/22/2013
Hello, Susan ~
I haven't heard back
from you yet but
I thought I'd better
get this updated
site plan to you
before the 4/8/13 meeting.
Thank you,
Kristina Olivent
H+UO Architects*

On Fri, Mar 15, 2013 at 9:11 AM, kristina olivent <kristinaolivent@huoarchitects.com> wrote:
Good morning, Susan -

Thank you for your updates regarding the two projects our office submitted to the BOA.

I am emailing now to let you know that I just discovered a math error in my site calculations for 10911 Country Knoll. The error is in the calculation tables included on the Site Plan that we submitted. The new numbers are not necessarily in our favor, but it is best to be honest and accurate. Are we allowed to update the Site Plan and have you replace the one I submitted previously? If so, I will email you the corrected PDF today.

Please let me know if this will be acceptable.

With Thanks,
Kristina

—
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