

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

CASE# C15-2013-0050
ROW# 10948 203
TP-020708-03-20

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: 1214 Cotton

LEGAL DESCRIPTION: Subdivision- Julia B. Clark resubdivision of the south one-half
of Lot 2

Lot(s) 2A Block 7 Outlot 56 Division B

I/We François Lévy, Architect on behalf of myself/ourselves as authorized agent for
Austin Newcastle Homes affirm that on 4/3/2013

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A detached single-family residence with a secondary apartment in front of the main house, with the normal
FAR exemptions (up to 450 SF) normally granted for detached garages and carports located behind a primary
residence and more than 10' away from it.

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

Central East
Austin N.P.

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:

§ 25-2-774 C.2.a requires that a second dwelling unit be placed behind the principal structure. However, two heritage oaks' critical root zones prevent a reasonably sized primary structure to be placed nearer the street. The natural conditions combined with the Heritage Tree ordinance therefore prevent reasonable use.

HARDSHIP:

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

This lot has no alley access; this combined with the heritage oaks' critical root zones prevents a garage/carport (and garage apartment) to be located in the rear of the property. Furthermore, the location of the ½ Critical Root Zone area (within which no substantial construction is allowed) limits construction of an appropriately sized primary residence to the (north) portion of the lot. The logical placement of a detached garage/carport and secondary residence is therefore near the street, which is not permitted without the requested variance.

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

No other lots of legal size in this area have two such significant trees located in such a way as to prevent a secondary residence behind a primary residence.

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 variance requested does not undermine the scale of existing homes built in the area, and in fact reinforces it. By placing the smaller structure nearer the street and the larger, primary residence at the back of the lot, the massing of the project is less imposing. All other conditions of Subchapter F (maximum FAR, buildable volume) as well as impervious cover are strictly observed. No parking variance is sought.

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  Mail Address 1001 Lydia Street

City, State & Zip Austin, Texas 78702

Printed François Lévy Phone 512-689-7667 Date 3 April 2013

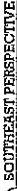
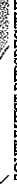
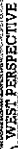
OWNERS CERTIFICATE- I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address _____

City, State & Zip 5108 Avenue G, Austin TX 78751

Printed Alex Zwarun Phone 512-454-4600

Date 4/3/2013

[illegible]

SF-3-NCCD-NP

SF-3-NP

SF-3-NP

O-MU-NP

SF-3-H-NP

SF-3-NP

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1192

1206

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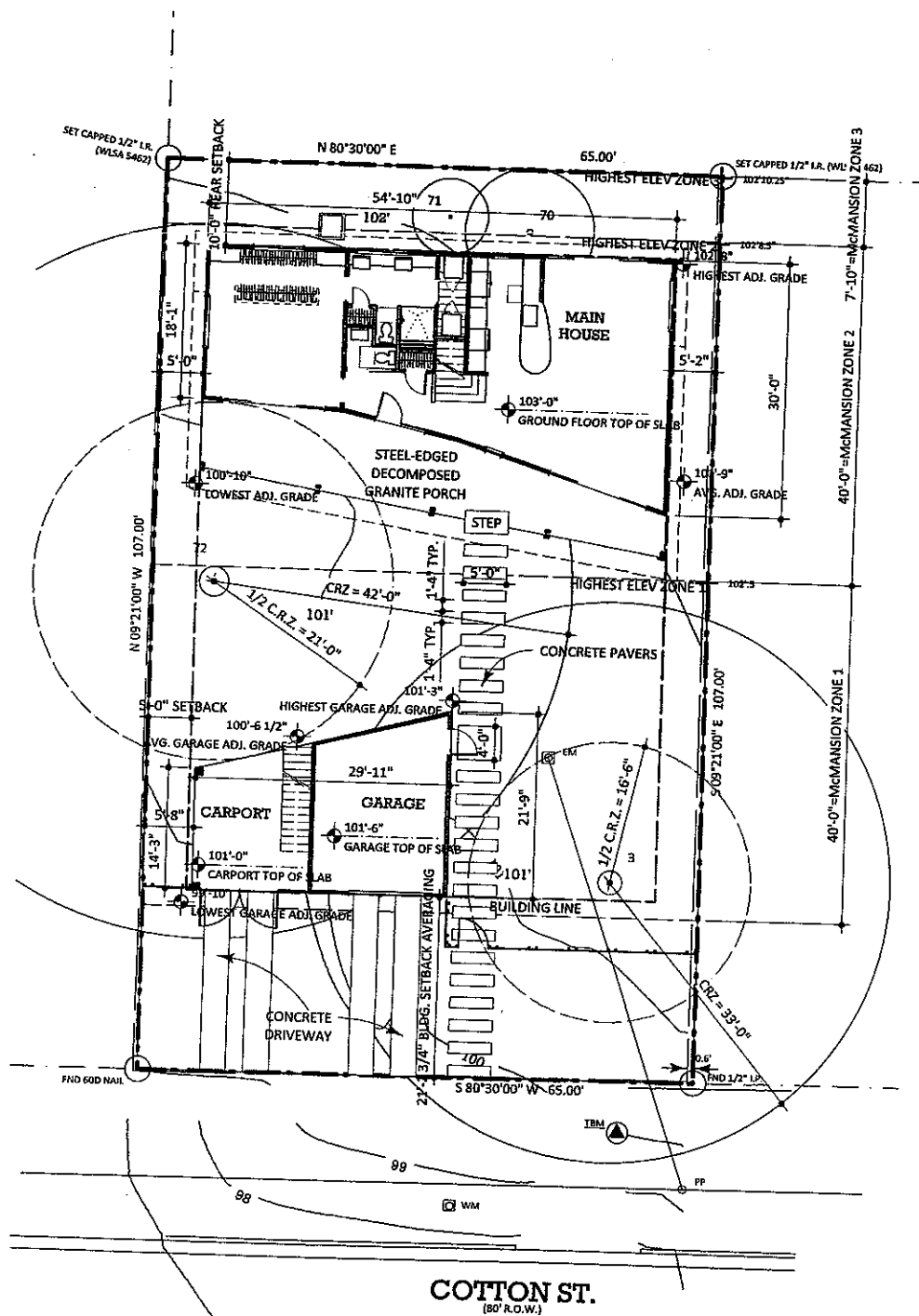
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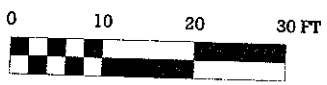
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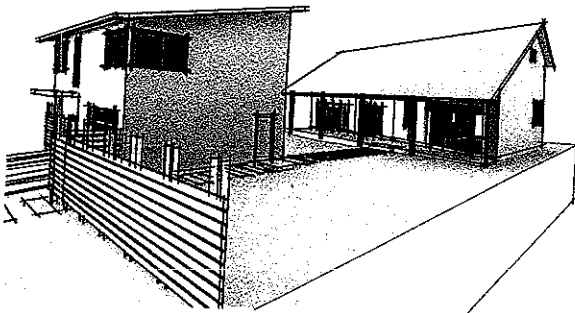


1 SITE PLAN
Scale: 1/16" = 1'-0"



5 APR 2013

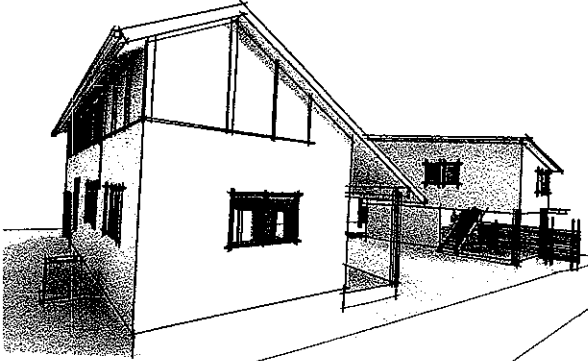
<p>SP</p> <p>DATE: 5 APR 2013</p> <p>REVISIONS:</p>	<p>SITE PLAN</p>	<p>TWELVE 14</p> <p>COTTON STREET</p>	<p>François Lévy Architect AIA</p> <p>512.689.7667 francoislevy.com</p>
	<p>DATE: 5 APR 2013</p> <p>REVISIONS:</p>	<p>DATE: 5 APR 2013</p> <p>REVISIONS:</p>	<p>DATE: 5 APR 2013</p> <p>REVISIONS:</p>



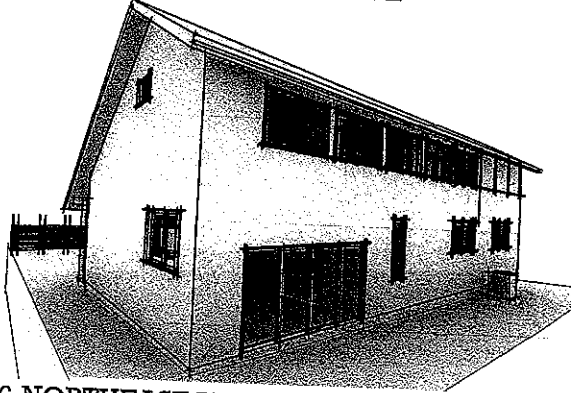
3 SOUTHEAST PERSPECTIVE



4 SOUTHWEST PERSPECTIVE



5 WEST PERSPECTIVE



6 NORTHEAST PERSPECTIVE

IMPERVIOUS COVER

	EXISTING	ADDED	TOTAL
FIRST FLOOR CONDITIONED	0.0 SF	1,227.6 SF	1,227.6 SF
SECOND FLOOR CONDITIONED	0.0 SF	517.4 SF	517.4 SF
GARAGE UPPER FLOOR CONDITIONED	0.0 SF	463.0 SF	463.0 SF
BASEMENT	0.0 SF	0.0 SF	0.0 SF
COVERED PARKING (DETACHED CARPORT)	0.0 SF	216.7 SF	216.7 SF
COVERED PARKING (DETACHED GARAGE)	0.0 SF	321.8 SF	321.8 SF
COVERED PORCH	0.0 SF	447.7 SF	447.7 SF
EXTERIOR STAIR	0.0 SF	0.0 SF	0.0 SF
BALCONY	0.0 SF	0.0 SF	0.0 SF
TOTAL BUILDING COVERAGE	0.0 SF	2,213.7 SF	2,213.7 SF
BUILDING COVER	0.0 %	31.8 %	31.8 %
DRIVEWAYS	0.0 SF	255.3 SF	255.3 SF
DEWALKS	0.0 SF	0.0 SF	0.0 SF
UNCOVERED PATIO	0.0 SF	0.0 SF	0.0 SF
UNCOVERED WOOD DECKS (50%)	0.0 SF	0.0 SF	0.0 SF
POOL PAD	0.0 SF	9.0 SF	9.0 SF
OTHER (POOL COPING, PAVERS)	0.0 SF	435.3 SF	435.3 SF
TOTAL SITE COVERAGE	0.0 SF	2,913.4 SF	2,913.4 SF
LOT SIZE	6,955.0 SF	6,955.0 SF	6,955.0 SF
IMPERVIOUS COVER	0.0 %	41.9 %	41.9 %



AR CALCULATIONS

	EXISTING	NEW	EXEMPTION	TOTAL
FIRST FLOOR CONDITIONED	0.0 SF	1,227.6 SF	0.0 SF	1,227.6 SF
GROUND FLOOR COVERED FRONT PORCH	0.0 SF	447.7 SF	-447.7 SF	0.0 SF
SECOND FLOOR CONDITIONED	0.0 SF	517.4 SF	0.0 SF	517.4 SF
SECOND FLOOR COVERED PORCH	0.0 SF	220.9 SF	0.0 SF	220.9 SF
THIRD FLOOR	0.0 SF	0.0 SF	0.0 SF	0.0 SF
BASEMENT	0.0 SF	0.0 SF	0.0 SF	0.0 SF
ATTIC (SEE BELOW FOR EXEMPTION CALCULATIONS)	0.0 SF	397.6 SF	-397.6 SF	0.0 SF
CARPORT (DETACHED)	0.0 SF	216.7 SF	-200.0 SF	16.7 SF
GARAGE (DETACHED)	0.0 SF	321.8 SF	0.0 SF	321.8 SF
GARAGE UPPER FLOOR CONDITIONED (DETACHED)	0.0 SF	463.0 SF	0.0 SF	463.0 SF
GARAGE (DETACHED)	0.0 SF	0.0 SF	0.0 SF	0.0 SF
TOTAL GROSS FLOOR AREA	0.0 SF	3,812.7 SF	-1,045.2 SF	2,767.4 SF
LOT SIZE				6,955.0 SF
COVERED AREA RATIO				39.79%
MAX 40%				2,782.0 SF
MAX ATTIC FLOOR AREA		397.6 SF	OVER/SHORT	-14.6 SF
MAX FLOOR AREA 7'-0" OR TALL		16.0 SF		
PERCENTAGE OF ATTIC OVER 7'-0" TALL		4.0%	ATTIC IS EXEMPT	

PERSPECTIVES + CALCS

TWELVE 14
COTTON STREET

François Lévy Architect AIA
812.689.7667 francoislevy.com