

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

DATE: Monday, October 13, 2014

CASE NUMBER: C15-2014-0112

____ Jeff Jack
____ Michael Von Ohlen
____ Ricardo De Camps
____ Bryan King
____ Vincent Harding
____ Melissa Hawthorne
____ Sallie Burchett

APPLICANT: Holly Kincannon

OWNER: Holly Kincannon

ADDRESS: 3102 LAFAYETTE AVE

VARIANCE REQUESTED: The applicant has requested variance(s) to:

Section 25-2- 1463 (C) (5) (*Secondary Apartment Regulations*) to decrease the driveway requirement from 1 drive (required) to 0 drive (requested, existing); and to Section 25-6-593 (C) (*Provisions for Property in the Central Urban Redevelopment (CURE) Combining District Area*) of Article 7, Off-street parking and Loading to decrease the parking space requirement from 80% of the parking spaces required by Appendix A, 3 spaces (required) to 2 spaces (requested, existing) in order to erect a second dwelling unit in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek)

BOARD'S DECISION: The public hearing was closed on Board Member Sallie Burchett motion to Grant with conditions no future rental of secondary apartment, Board Member Ricardo De Camps second on a 6-1 vote (Board member Bryan King nay); **GRANTED WITH CONDITIONS NO FUTURE RENTAL OF SECONDARY APARTMENT.**

RECONSIDERATION REQUEST: POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

FINDING:

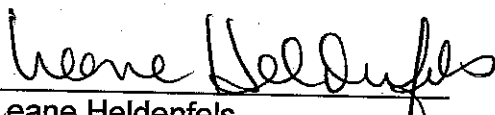
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the pre-existing location of our house and the obstruction caused by existing large trees and the imperative/ ordinance to protect these trees; as well as neighborhood goals to preserve a relationship of front house street rather than cars parked there
2. (a) The hardship for which the variance is requested is unique to the property in that: there are 4 trees protected that block access typically where there is driveway and parking would not allow parking back portion of lot, lot is challenging with trees proposed unit is not to be rented as conditioned to this motion, obligation to comply


with the CAN district plan that discourages parking in the front yard and promotes the building of porches for a friendlier and safer street front

- (b) The hardship is not general to the area in which the property is located because: the construction of our 1940's house was originally located to save the trees, with these obstructions there is little ability to expand, northbound neighbor currently has a drive that abuts this property, concerned about laying more coverage in the critical zone that will disturb these trees
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: plans were presented/support of the neighborhood associations and preserving street front is more consistent with area of character, providing a street friendly design, quality of the proposed materials was also complimented, plans to expand existing structure, adding casita in the back, does not exceed either the allowable FAR or impervious cover, unit in back is consistent with Austin Plan goals for affordability.

PARKING: (Additional criteria for parking variance only)

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation because: the current block/street is not congested and the proposed parking use will minimal because it will not be a rental unit.
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: Currently, Lafayette Ave has traffic calming devices, and stop signs of each end, seems safer to pull out into traffic from a parallel space rather than backing into traffic from front yard
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objective of this Ordinance because: the addition of another or even wider curb cut at the property will not be needed
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: any change of use will require code compliance


Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman



The Cherrywood Neighborhood is bounded by IH-35, Airport Boulevard and Manor Road and is a flourishing neighborhood of homes, businesses, and green spaces in Central Austin.

P.O. Box 463 | Austin, TX 78765 | ~~512.452.1234~~ | www.cherrywood.org

10 October 2014

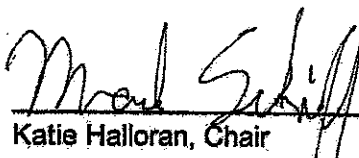
Board of Adjustment
City of Austin

RE: Case # C15-2014-0112

Chairman Jack and Members of the Board of Adjustment

The Cherrywood Neighborhood supports the request of Ms. Kincannon for the drive at 3102 LaFayette to be wider than 12 feet to provide access to the three parking spaces planned to accommodate both the main house and the proposed Secondary Apartment at the rear.

Sincerely,

 FOR MS. HALLORAN
Katie Halloran, Chair
Steering Committee, Cherrywood Neighborhood Association

Heldenfels, Leane

C15-2014-0112

From: Daniel Kang <[REDACTED]>
Sent: Friday, October 10, 2014 8:00 AM
To: Heldenfels, Leane
Subject: case#: C15-2014-0112, 3102 Lafayette Ave.

I am in favor.

Daniel Kang
3100 Lafayette Ave.
10/10/14
713-628-7463

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 application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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.

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Case Number: C15-2014-0112, 3102 Lafayette Ave.

Contact: Leane Heldenfels, 512-974-2202. leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 13th, 2014

Robert Shaw
Your Name (please print)

☐ I am in favor
☒ I object

3203 and 3212 Lafayette

Your address(es) affected by this application

10/9/14
Date

Signature

Daytime Telephone: 512-575-5559

Comments: I strongly object to this

variance - a wider drive does NOT fit

the character and style of the neighborhood.

there are no or mm wide driveways.

The vintage neighborhoods need to be preserved

further than allowing growth, traffic and

Additional units to be constructed. Lafayette is

already a busy road with traffic control. why add

to this problem?

Note: all comments received will become part of the public record of the case.

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

C15-2014-0112

Heldenfels, Leane

From: Holly Kincannon [REDACTED]
Sent: Wednesday, October 29, 2014 2:14 PM
To: Heldenfels, Leane
Subject: RE: Notice to be sent as drafted last month
Attachments: A.0.01b_site plan_10.14.pdf

Leane,

This plan has been approved by Public Works and Transportation, as well as the City Arborist. It includes 3 parking spaces, with material waivers.

Thanks,
Holly Kincannon, Assoc. AIA

KINCANNON STUDIOS
512.480.0066
WWW.KINCANNONSTUDIOS.COM

From: Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]
Sent: Tuesday, October 28, 2014 5:13 PM
To: Holly Kincannon
Subject: RE: Notice to be sent as drafted last month

Ok - 18'.
Thanks for looking at it again
Leane


From: Holly Kincannon [REDACTED]
Sent: Tuesday, October 28, 2014 5:10 PM
To: Heldenfels, Leane
Subject: RE: Notice to be sent as drafted last month


Leane,
The 17'-6" is not enough space according to several planners. We need at least 18'-0" PLEASE.
Thanks.
Holly


From: Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]
Sent: Tuesday, October 28, 2014 4:32 PM
To: Holly Kincannon
Subject: Notice to be sent as drafted last month


Attorney for the Board reviewed your suggested language and advised we need specificity about what the drive width request will be, can't have it say more than 12'. Do I have the measurement correct on this notice attached (same language as Oct one sent, just changed meeting location and date)? Otherwise, I can't make the changes you suggested. The one thing he advised I could do is specify which conditions the variance was approved with and which


LEGEND :


 1/2 CRZ OF EXISTING TREES
& NO IMPACT ZONE

 M
WATER METER ASSEMBLY ON SITE

 GM
GAS METER ASSEMBLY ON SITE

 BUILDING FOOTPRINT

 MINIMUM SETBACKS

 PROPERTY LINE

proposed site plan:

secondary opt.

primary house

proposed addition

property line

neighbor's existing drive

lafayette avenue

existing curb

proposed site plan:



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Case Number: C15-2014-0112, 3102 Lafayette Ave.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 13th, 2014

Levi Sitters

Your Name (please print)

3103 Lafayette Ave Austin TX 78722

Your address(es) affected by this application

[Signature]

Signature

10/10/14

Date

Daytime Telephone: 512 289 3815

Comments:

Note: all comments received will become part of the public record of the case.

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

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

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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Public Hearing: Board of Adjustment, October 13th, 2014

MONICA CERVANTES-SITERS

Your Name (please print)

3103 LAFAYETTE AVE AUSTIN TX 78722

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: **512-507-7357**

Date

10/8/14

Comments:

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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

DATE: Monday, September 8, 2014

CASE NUMBER: C15-2014-0112

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Ricardo De Camps 2nd the Motion
☐ N ☐ Bryan King
☐ Y ☐ Stuart Hampton- Vincent Harding(left early)
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Sallie Burchett **Motion to Grant**

APPLICANT: Holly Kincannon

OWNER: Holly Kincannon

ADDRESS: 3102 LAFAYETTE AVE

VARIANCE REQUESTED: The applicant has requested variance(s) to:

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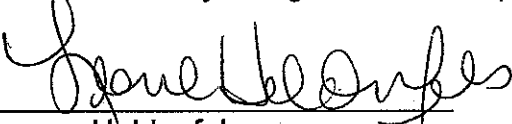
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2. (a) The hardship for which the variance is requested is unique to the property in that: there are 4 trees protected that block access typically where there is driveway and parking would not allow parking back portion of lot, lot is challenging with trees proposed unit is not to be rented as conditioned to this motion, obligation to comply with the CAN district plan that discourages parking in the front yard and promotes the building of porches for a friendlier and safer street front
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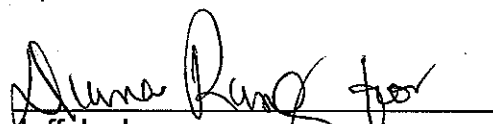
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3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: plans were presented/support of the neighborhood associations and preserving street front is more consistent with area of character, providing a street friendly design, quality of the proposed materials was also complimented, plans to expand existing structure, adding casita in the back, does not exceed either the allowable FAR or impervious cover, unit in back is consistent with Austin Plan goals for affordability.

PARKING: (Additional criteria for parking variance only)

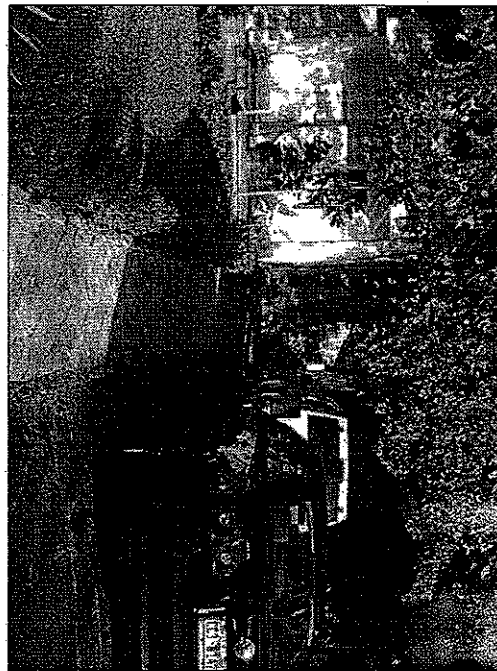
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Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman

PROJECT DESCRIPTION AND CALCULATIONS :

<u>LEGAL DESCRIPTION:</u>		<u>IMPERVIOUS COVERAGE</u>	
BEING LOT 6, BLOCK 4, QLT 28 & 31, DIV C, LA FAYETTE HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 4, PAGE 43, TRAVIS COUNTY PLAT RECORDS.		PRIMARY HOUSE: 1,667 SF. SECONDARY APT: 827 SF. DRIVEWAY (ON PRIVATE PROPERTY): 486 SF. WALKSTOOPS (ON PRIVATE PROPERTY): 102 SF.	
<u>ADDRESS:</u>		TOTAL COVERAGE: 3,092 SF.	
3102 LA FAYETTE AVENUE, AUSTIN, TEXAS		LOT AREA: 6,870 SF.	
<u>WATER & GAS METER:</u>		TOTAL PERCENT COVERAGE: 45%	
AS SHOWN ON SURVEY		FRONT YARD COVERAGE: 434 SF.	
<u>STORM SEWER INLETS:</u>			
NONE			
<u>OCCUPANCY GROUP:</u>		<u>FLOOR / AREA RATIO:</u>	
RESIDENTIAL R-3		PRIMARY HOUSE 1ST FL AREA: 1,463 SF.	
ZONING: SF-3-AP		SECONDARY APT 1ST FL AREA: 699 SF.	
NEIGHBORHOOD: UPPER BOGGY CREEK / CHERRYWOOD		SECONDARY APT 2ND FL AREA: 136 SF.	
SUBDIVISION: WITHOUT PUBLIC SIDEWALKS		GROSS FLOOR AREA: 2,287 SF.	
TOTAL LOT SIZE: 6,870 SF.		LOT AREA: 6,870 SF.	
MAXIMUM IMPERVIOUS COVERAGE (45%): 3,092 SF.		FLOOR TO AREA RATIO: 33.3%	
MAXIMUM FRONT IMP COVERAGE (40%): 500 SF.			
MAXIMUM FLOOR / AREA RATIO (40%): 2,748 SF.			



Heldenfels, Leane

C15-2014-0112

From: Holly Kincannon ~~Holly@kincannonstudios.com~~
Sent: Wednesday, September 17, 2014 4:53 PM
To: Heldenfels, Leane
Subject: 3102 Lafayette follow-up
Attachments: siteplan.pdf; siteplan info.pdf

Hello Leane,

I have attached revised plans. Please place us on the next agenda so that we might

- Withdraw our variance request of eliminating one parking space.
- Withdraw our variance request to not supply a drive.
- And, to comply with BOA/code requirements to change our front yard drive 12' width to 17'-6".

Thank you!

Sincerely,

Holly Kincannon, Assoc. AIA

KINCANNON STUDIOS
512.480.0066
WWW.KINCANNONSTUDIOS.COM

Heldenfels, Leane

From: Holly Kincannon <holly@kincannonstudios.com>
Sent: Wednesday, September 17, 2014 5:08 PM
To: Heldenfels, Leane
Subject: FW: please approve drive-revised

Approval letter from Arborist.

Thanks. HK

From: Embesi, Michael [<mailto:Michael.Embesi@austintexas.gov>]
Sent: Wednesday, September 17, 2014 3:35 PM
To: Holly Kincannon; Word, Daniel
Cc: Gobel, James (Jim)
Subject: RE: please approve drive-revised

Thank you for your email. I presume this is the outcome of many discussions with staff and BOA. Please be aware that the layout is permissible and the details of the layout will be finalize via the tree permitting process.

Thanks again,
Michael Embesi
City of Austin - Planning and Development Review Department
City Arborist
505 Barton Springs Road, Fourth Floor
Austin, TX 78704
Phone (512) 974-1876
Fax (512) 974-3010
Web Site <http://www.austintexas.gov/department/city-arborist>

Heldenfels, Leane

C15-2014-0112

From: Holly Kincannon <holly@kincannonstudios.com>
Sent: Thursday, September 18, 2014 11:53 AM
To: Heldenfels, Leane
Subject: reconsideration, please.

Leane,

Please add us to the October agenda for reconsideration of their action in order to review new evidence based on a new review of the site by Residential Review that they weren't able to consider at the hearing.

Please see the attached revised site plat (sent 9/17/14) that shows our project meeting the parking required (3 spaces), and providing a drive (versus not providing one in the former plan), but having a drive above 12'.

Thank so much.

Holly Kincannon, Assoc. AIA
Planning and Design Division

KINCANNON STUDIOS
512.480.0066
WWW.KINCANNONSTUDIOS.COM



kincannon studios, llc + sept 17, 2014 + 90% sd + hyk

Heldenfels, Leane

From: Mark Andrews <~~electricomp@yahoo.com~~>
Sent: Friday, September 05, 2014 9:03 PM
To: Heldenfels, Leane
Subject: Case Number: C15-2014-0112, 3102 Lafayette Avenue
Attachments: Case Number_C15-2014_0112.pdf

Ms. Heldenfels:

Please see attached. **We are in favor** of the home owner building another dwelling on their property. We understand the City's congestion concerns, but we believe in conjunction with population growth, the area is becoming better connected and less dependent on conventional transportation. Further, we have not observed in 8 years any watershed issues related to the area, thus any reduction in pervious area should have limited impact. We encourage the home owner to consider rain harvesting. Thank you. FYI, we do not know the home owners.

Mark A. Andrews, BSEE, M.Sc., MBA, P.E.
Electricomp Consulting
Austin, Texas 78722/Modjeska Canyon, CA. 92676
Ph: 512-415-0629
Email: electricomp@yahoo.com

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Contact: **Leane Heidenfels, 512-974-2202, leaneheidenfels@austintexas.gov**

Public Hearing: **Board of Adjustment, September 8th, 2014**

Mark Alan Heidenfels
Your Name (please print)

☒ I am in favor
☐ I object

3900 Lafayette Ave
Your address(es) affected by this application

Paul O Cole *9/14/14*
Signature Date

Daytime Telephone: *512 415 0629*

Comments: *I believe the area will accommodate an increase in density.*

Note: all comments received will become part of the public record of this case

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Leane Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heidenfels@austintexas.gov

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 application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

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

- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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.austintexas.gov/development.

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Case Number: C15-2014-0112, 3102 Lafayette Avenue

Contact: Leane Heidenfels, 512-974-2202, leana.heidenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 8th, 2014

Your Name (please print)

Rebecca Kohout

☒ I am in favor
☐ I object

1304 E. 29th St. 78722

Your address(es) affected by this application

Signature: *Rebecca Kohout* Date: 9-5-14

Daytime Telephone: 512-415-9876

Comments:

I have reviewed her plans, been part of a neighborhood discussion and fully support these adjustments

Note: all comments received will become part of the public record of this case

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

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

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heidenfels@austintexas.gov

Heldenfels, Leane

From: ~~hym@uncc.edu~~
Sent: Friday, September 05, 2014 11:17 AM
To: Heldenfels, Leane
Subject: Residential waiver case number C15-2014-0112

3102 Lafayette

09.05.14

Leana - I talked with you yesterday regarding the proposed waiver for case number C15-2014-0112 for the property located at 3102 Lafayette Ave. Thanks for your help locating the materials related to this proposal.

In June, I purchased the house 3105 Lafayette, which is across the street from the subject property. I've been gradually moving in, making several trips each week to work on my home and property. I never received notification about the proposed waiver, so without the sign in the front yard, I never would have known about this situation (that sign requirement is critical).

I carefully reviewed all the documents presented for this waiver. I wish I could support my neighbor's plans, as I'm sure they are well-intentioned. But I cannot, for the following reasons:

1) There is already so much on-street parking on Lafayette Ave. (especially this block) that the street is effectively a one-way street.

This waiver will only increase the problem.

2) There are no sidewalks along Lafayette, so that pedestrians must walk in the street. Increased on-street parking means less room for and more danger to pedestrians.

3) Lafayette is a busy bicycle route. Increased on-street parking means less room for and increased danger to cyclists. Please note that parallel-parked cars are a significant threat to cyclists, due to drivers opening doors in the path of oncoming cyclists.

4) Guests visiting my home often cannot park in front of my house due to on-street parking by my neighbors. This waiver will only increase the problem.

5) While the applicants state that the proposed 2nd dwelling is for someone who drives very little, that is only a transient situation. It is very likely that the next tenant will be an active driver, and perhaps have more than one car, and this waiver will allow all those

vehicles to park on the street. Or perhaps the current owners will sell this property, and there is a very real possibility that the new owners will bring even more cars (e.g., stealth dorm).

6) The applicants stated they have teenagers. I suspect these teenagers will soon drive, and these cars must also park on the street.

7) On-street parking for residents brings no benefit to the neighborhood. Rather, it increases visual clutter, and endangers pedestrians, cyclists and visitors. In addition, the streets in this neighborhood are not wide enough to support parking on both sides of the street.

8) There are already far too many cars parked on Lafayette, presumably by residents. The remaining unused spaces should be preserved for visitors, not homeowners.

I urge the Board of Adjustment to deny this requested waiver, and recommend that the applicants revise their plans to accommodate on-site parking for at least 3 cars.

Thanks for allowing my concerns to be properly considered.

Regards,

PUBLIC HEARING INFORMATION

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- and:
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 - is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2014-0112, 3102 Lafayette Avenue

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 8th, 2014

MARJORIE BAUMGARTEN

Your Name (please print)

1304 E. 30th St.

Your address(es) affected by this application

Marjorie Baumgarten

(Signature)

9/4/14

Date

Daytime Telephone:

512/826-1885

Comments:

There's not enough street parking as is to serve a functioning driveway and then provide an efficient street parking for the planned residents (is the height of adding insult to injury). To make matters worse, by forgetting to include a parking area, the applicant is not even making the area a parking area, making parking more complicated.

Note: all comments received will become part of the public record of this case

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heldenfels@austintexas.gov

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C15-2014-0112, 3102 Lafayette Avenue

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 8th, 2014

Rakhael Reed

Your Name (please print)

3007 Lafayette Ave 78722

Your address(es) affected by this application

Reed

9-1-14

Signature

Date

Daytime Telephone: 512. 636-0605

Comments:

☒ I am in favor
☐ I object

Note: all comments received will become part of the public record of this case

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

215-2014-0112

PROJECT DESCRIPTION AND CALCULATIONS :

LEGAL DESCRIPTION:

BEING LOT 6, BLOCK 4, OLT 28 & 31, DIV C, LAFAYETTE HEIGHTS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
THEREOF RECORDED IN VOLUME 4, PAGE 43,
TRAVIS COUNTY PLAT RECORDS.

ADDRESS:

3102 LAFAYETTE AVENUE, AUSTIN, TEXAS

WATER & GAS METER:
AS SHOWN ON SURVEY

STORM SEWER INLETS:
NONE

OCCUPANCY GROUP:

RESIDENTIAL R-3

ZONING:

SF-3-NP

NEIGHBORHOOD: UPPER BOGGY CREEK / CHERRYWOOD
SUBDIVISION: WITHOUT PUBLIC SIDEWALKS

TOTAL LOT SIZE:

6,870 SF.

MAXIMUM IMPERVIOUS COVERAGE (45%):

3,092 SF.

MAXIMUM FRONT IMP COVERAGE (40%):

523 SF.

MAXIMUM FLOOR / AREA RATIO (40%):

2.748 SF.

IMPERVIOUS COVERAGE

PRIMARY HOUSE:

1,676 SF.

SECONDARY APT:

841 SF.

FRONT PORCH:

166 SF.

DRIVEWAY (ON PRIVATE PROPERTY):

296 SF.

WALKSTOOPS (ON PRIVATE PROPERTY):

113 SF.

TOTAL COVERAGE:

3,092 SF.

LOT AREA:

6,870 SF.

TOTAL PERCENT COVERAGE:

44.71 %

FRONT YARD COVERAGE:

523 SF.

TOTAL PERCENT COVERAGE:

40 %

FLOOR / AREA RATIO:

PRIMARY HOUSE 1ST FL AREA:

1,473 SF.

SECONDARY APT 1ST FL AREA:

712 SF.

SECONDARY APT 2ND FL AREA:

130 SF.

GROSS FLOOR AREA:

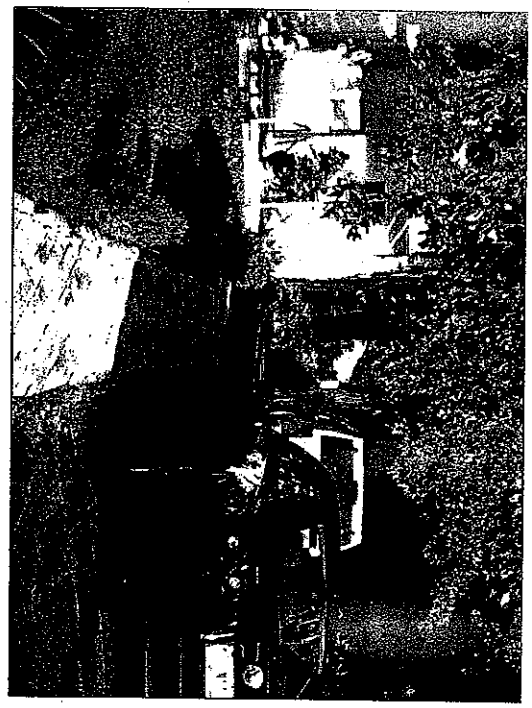
2,315 SF.

LOT AREA:

6,870 SF.

FLOOR TO AREA RATIO:

33.70%

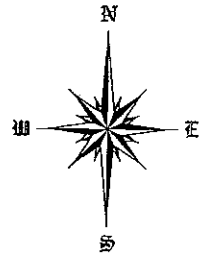




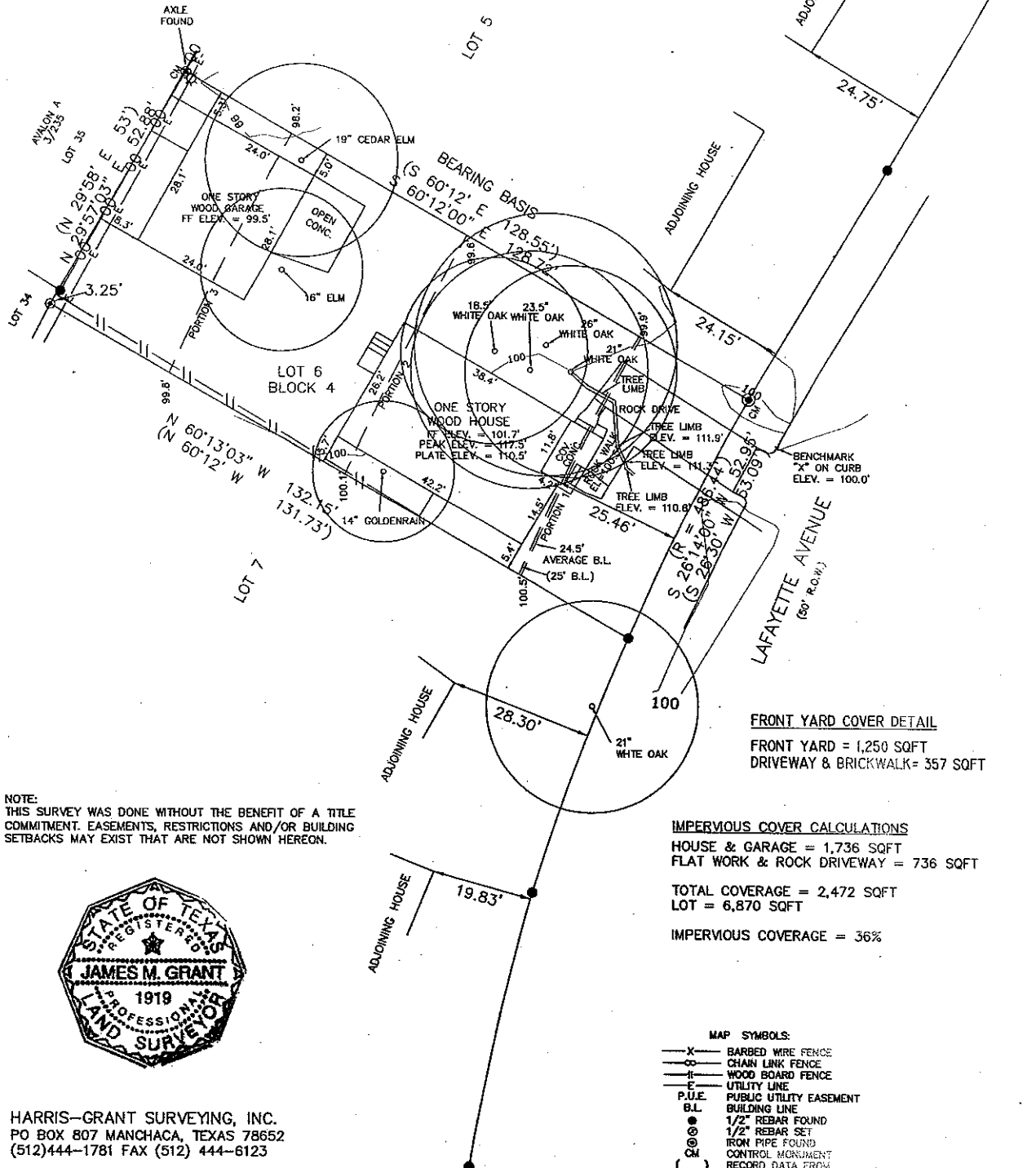
3102 LAFAYETTE AVENUE

OAK TREES ON NORTH SIDE

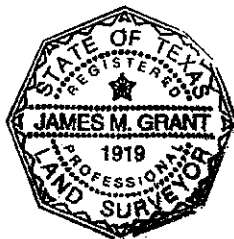
AS-BUILT SURVEY
OF 3102 LAFAYETTE AVENUE, AUSTIN, TEXAS
LOT 6, BLOCK 4 OUTLOT 28 & 31 DIVISION C
LAFAYETTE HEIGHTS
VOLUME 3, PAGE 43



PLAT NORTH
SCALE: 1" = 20'



NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE
COMMITMENT. EASEMENTS, RESTRICTIONS AND/OR BUILDING
SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.



HARRIS-GRANT SURVEYING, INC.
PO BOX 807 MANCHACA, TEXAS 78652
(512)444-1781 FAX (512) 444-6123

James M. Grant
JAMES M. GRANT R.P.L.S. 1919
DATE: JULY 8, 2014

HARRIS-GRANT SURVEYING, INC. FIRM NO. 10036100

FRONT YARD COVER DETAIL

FRONT YARD = 1,250 SQFT
DRIVEWAY & BRICKWALK = 357 SQFT

IMPERVIOUS COVER CALCULATIONS

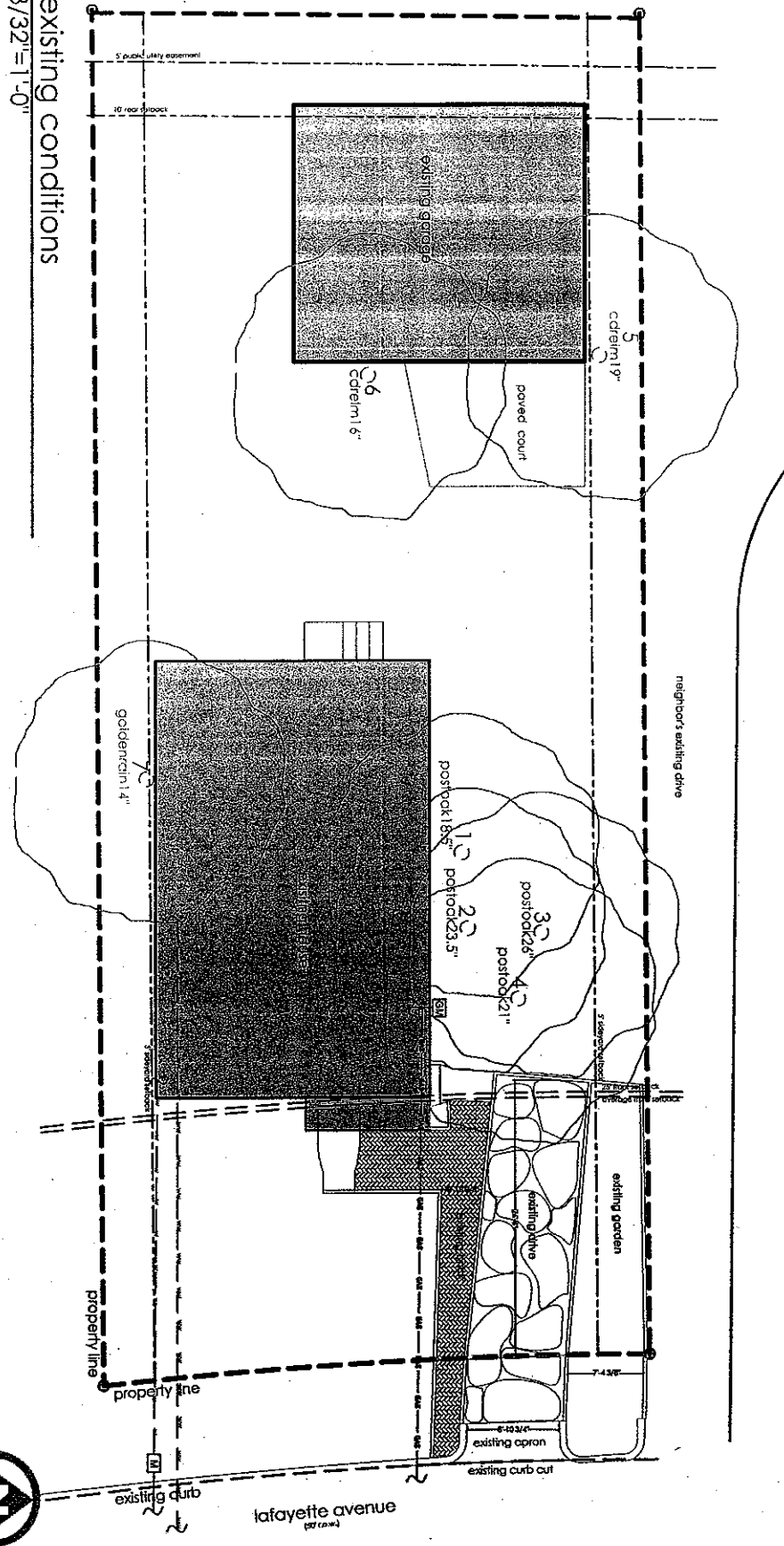
HOUSE & GARAGE = 1,736 SQFT
FLAT WORK & ROCK DRIVEWAY = 736 SQFT
TOTAL COVERAGE = 2,472 SQFT
LOT = 6,870 SQFT
IMPERVIOUS COVERAGE = 36%

MAP SYMBOLS:

- X— BARBED WIRE FENCE
- O— CHAIN LINK FENCE
- H— WOOD BOARD FENCE
- E— UTILITY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- 1/2" REBAR FOUND
- ⊙ 1/2" REBAR SET
- ⊙ IRON PIPE FOUND
- ⊙ CONTROL MONUMENT
- () RECORD DATA FROM PLAT 4/43
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- ⊙ POWER POLE

LEGEND :

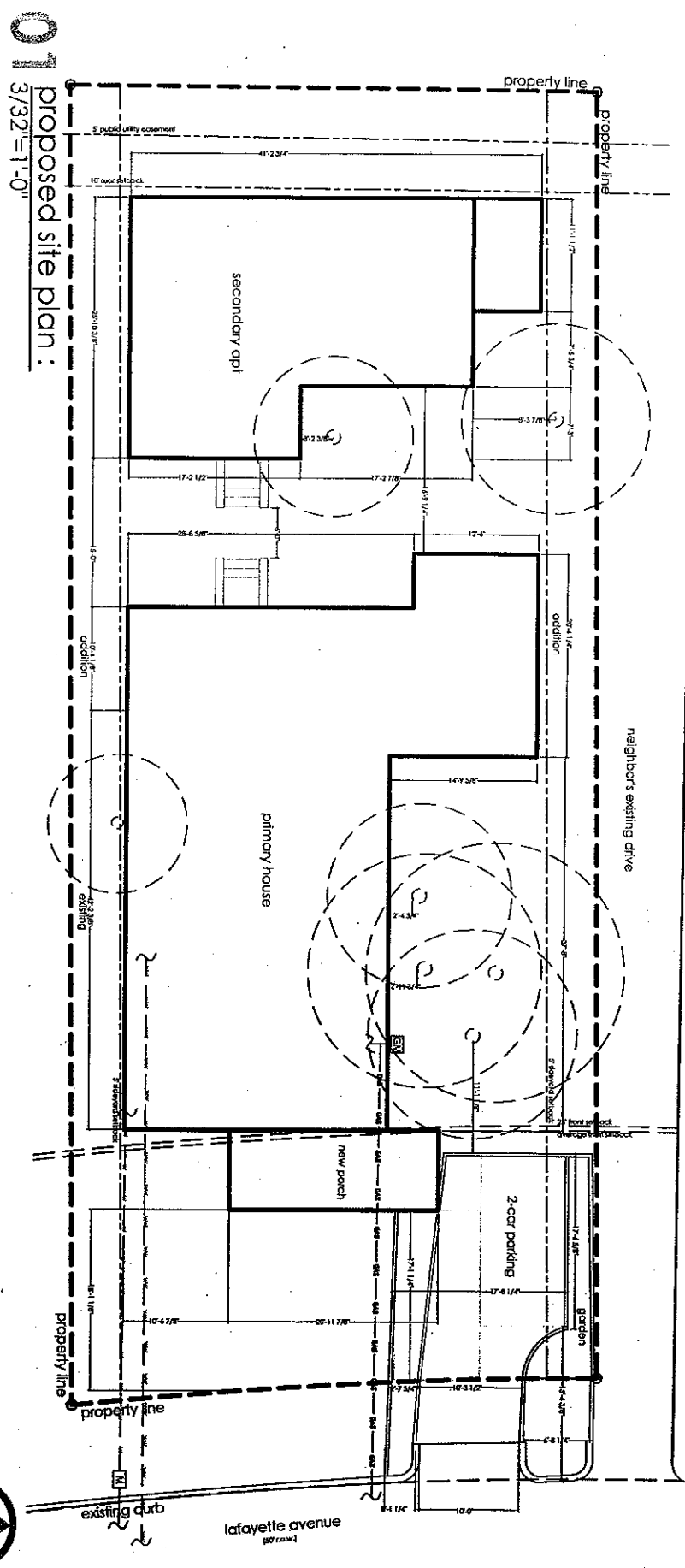
- EXISTING TREES
- ⊞ WATER METER ASSEMBLY, ON SITE
- ⊞ GAS METER ASSEMBLY, ON SITE
- ▨ BUILDING FOOTPRINT
- ▨ MINIMUM SETBACKS
- PROPERTY LINE



01 existing conditions
3/32"=1'-0"

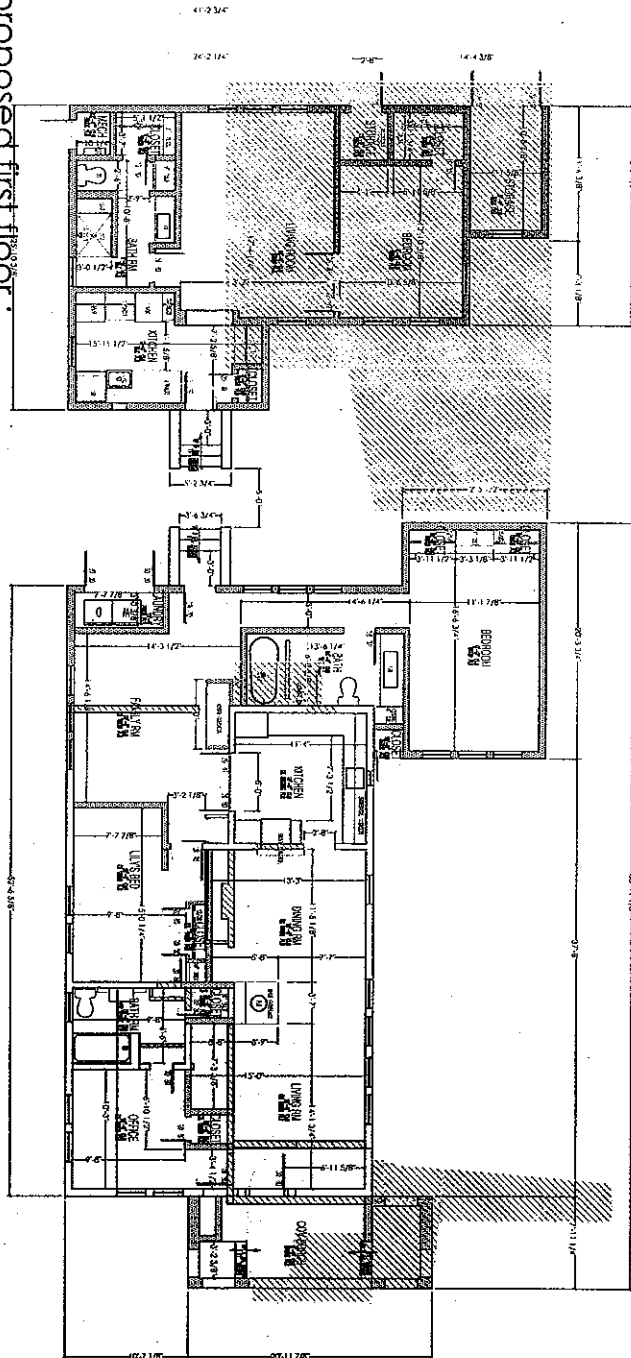


1/2 CHZ OF EXISTING TREES
WATER METER ASSEMBLY, ON SITE
GAS METER ASSEMBLY, ON SITE
BUILDING FOOTPRINT
MINIMUM SETBACKS
PROPERTY LINE



LEGEND:

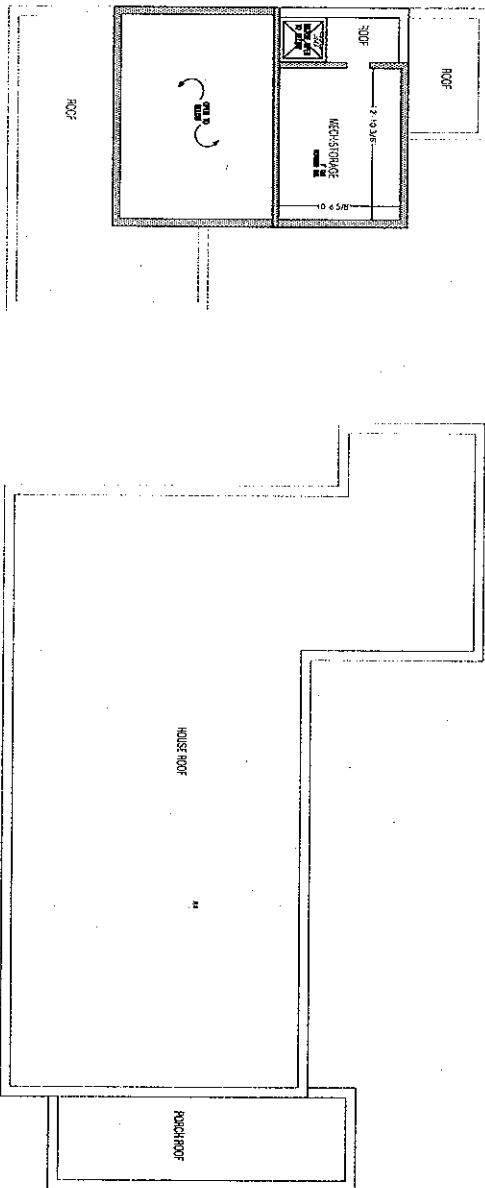
-  DEMO EXISTING WALLS & CONCRETE
-  ADDITION / NEW WALLS



01 proposed first floor:
3/32"=1'-0"

LEGEND :

-  DEMO EXISTING WALLS & CONCRETE
-  ADDITION / NEW WALLS



01 proposed second floor :
3/32"=1'-0"

Revised

CASE# C15-2014-0112
ROW# _____
TAX# _____

**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: 3102 LAFAYETTE AVENUE

LEGAL DESCRIPTION: Subdivision – LAFAYETTE HEIGHTS

Lot(s) 6 Block 4 Outlot 28&31 Division C

I/We HOLLY KINCANNON on behalf of myself/ourselves as

authorized agent for affirm that on AUGUST 19, 2014, hereby apply for a hearing

before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)**

☒ ERECT ☒ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

1) VARIANCE: To erect a 2nd dwelling residence WITHOUT a 3rd off-street parking space.

2) VARIANCE: To erect a 2nd dwelling residence WITHOUT an access drive.

3) MATERIAL VARIANCE: To maintain existing materials at drive, walkway and curb.

in a SF3-NP UpperBoggy Creek w/ Cherrywood sub 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**

Revised

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:

The pre-existing location of our house, and the obstruction caused by existing large trees, and the imperative/ordinance to protect these heritage trees.

HARDSHIP:

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

Re: Parking & Access, We have 4 (of 7) trees to protect. The location of these trees block access to the back part of the property where the 2nd dwelling is proposed. They also do not allow us to park in the back portion of our lot. We're already challenged to provide parking for two cars, plus a walk to our front door without encroaching on these trees. The front yard impervious cover permitted is 500 sq ft. This will not provide for 3 parking spaces, and a walkway without exceeding permitted coverage. Finally, we do feel an obligation (and hope) to comply with the CNA district plan that discourages parking in the front yard, and promotes the building of porches for a friendlier, and safer street front.

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

The construction of our 1940's house was originally located to avoid these oak trees, therefore it was built right up to the south sideyard 5' setback. With these obstructions there is little ability to expand north or south, only up or west. Also, our northbound neighbor currently has a drive that abuts our property, and it has a minimum width between their house and our property line. It appears that their lot exceeds the allowable impervious cover for that site. We are very concerned about laying more coverage in the critical root zone that will disturb the base of these heritage Post Oaks. We are proposing to remove some of our existing drive nearest to the trees to reduce cover in that area.

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 proposed plans were presented to our neighborhood assoc, and passed with generous support because the proposed changes conform to the neighborhood design guidelines, especially pertaining to the area's residential scale, protecting the open space and trees,

Revised

by providing a street-friendly design, and by promoting a traditional regional aesthetic. The quality of the proposed (& existing) materials was also complimented. Our plans to expand the existing structure, as well as adding a "casita" in the back, does not exceed either the allowable FAR or Impervious Cover, and is very much in keeping with the average size of neighboring properties.

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:

The current block/street is not congested, and the proposed parking use will be minimal since my mother-law is elderly, and will occupy the house, but rarely drives. It is rather likely that she will soon give up her vehicle. Also, our neighborhood has viable transportation options with multiple bus stops, a bike lane, and future rail planned nearby.

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:

Currently, Lafayette Ave has traffic calming devices (speed bumps), and stop signs at each end of our block. Also, it seems safer to pull out into traffic from a parallel space rather than backing into traffic, from front yard.

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

The addition of another, or even wider curb cut at our property will not be needed if the requested variance is granted to use on-street parking.

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

Not needed.

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.

Revised

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

Holly Kincannon

Signed _____ Mail Address 3102 Lafayette Ave.

City, State & Zip Austin, Tx 78722

Printed Holly Kincannon Phone 512.478.6119 Date 7/15/14

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 same as above Mail _____ Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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:

Currently, Lafayette Ave has traffic calming devices (speed bumps), and stop signs at each end of our block. Also, it seems safer to pull out into traffic from a parallel space rather than backing into traffic, from front yard.

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Not needed.

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 Holly K. Mail Address 3102 Lafayette Ave.

City, State & Zip Austin, Tx 78722

Printed HOLLY KINCANNON Phone 512.478.6119 Date 7/15/14

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 Holly K. Mail Address See above

City, State & Zip _____

Printed _____ Phone _____ Date _____



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0112
Address: 3102 LAFAYETTE

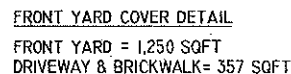
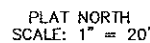
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

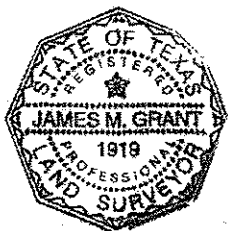


1" = 200'

OF 3102 LAFAYETTE AVENUE, AUSTIN, TEXAS
LOT 6, BLOCK 4 OUTLOT 28 & 31 DIVISION C
LAFAYETTE HEIGHTS
VOLUME 3, PAGE 43



NOTE:
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COMMITMENT. EASEMENTS, RESTRICTIONS AND/OR BUILDING
SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.



HARRIS-GRANT SURVEYING, INC.
PO BOX 807 MANCHACA, TEXAS 78652
(512)444-1781 FAX (512) 444-6123

JAMES M. GRANT R.P.L.S.. 1919
DATE: JULY 8, 2014

HARRIS-GRANT SURVEYING, INC. FIRM NO. 10036100

IMPERVIOUS COVER CALCULATIONS

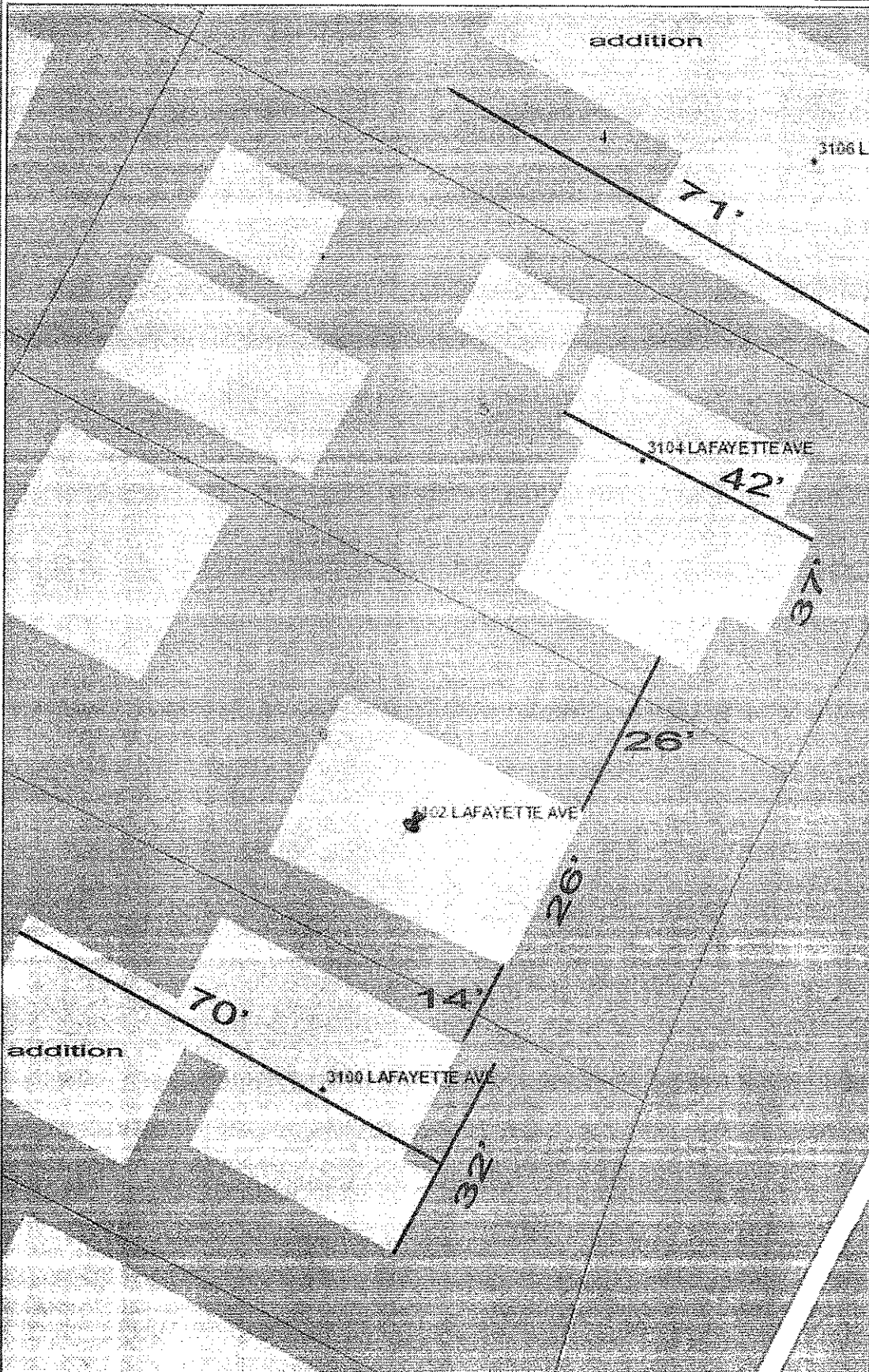
HOUSE & GARAGE = 1,736 SQFT
FLAT WORK & ROCK DRIVEWAY = 736 SQFT

TOTAL COVERAGE = 2,472 SQFT
LOT = 6,870 SQFT

IMPERVIOUS COVERAGE = 36%

MAP SYMBOLS:

- | | |
|--------|----------------------------|
| -X- | BARBED WIRE FENCE |
| -oo- | CHAIN LINK FENCE |
| -ll- | WOOD BOARD FENCE |
| -E- | UTILITY LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| B.L. | BUILDING LINE |
| 1/2" | 1/2" REBAR FOUND |
| 1/2" | 1/2" REBAR SET |
| IRON | IRON PIPE FOUND |
| CON | CONTROL MONUMENT |
| () | RECORD DATA FROM PLAT 4/43 |
| D.E. | DRAINAGE EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| PO | POWER POLE |



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Address Points
- Lot ID
- Lot Line

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

[illegible]

1/2 CHZ OF EXISTING TREES
WATER METER ASSEMBLY, ON SITE
GAS METER ASSEMBLY, ON SITE
BUILDING FOOTPRINT
MINIMUM SETBACKS
PROPERTY LINE

Revised

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT DESCRIPTION AND CALCULATIONS :

LEGAL DESCRIPTION:

BENIG LOT 6, BLOCK 4, LOT 28 & 31, DIV C LAFAYETTE HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 4, PAGE 43, TRAVIS COUNTY PLAT RECORDS.

ADDRESS:

3102 LAFAYETTE AVENUE, AUSTIN, TEXAS

WATER & GAS METER:
AS SHOWN ON SURVEY

STORM SEWER INLETS:
NONE

OCCUPANCY GROUP:

RESIDENTIAL R-3

ZONING:

SF-3-MP

NEIGHBORHOOD: UPPER BOGGY CREEK / CHERRYWOOD
SUBDIVISION: WITHOUT PUBLIC SIDEWALKS

TOTAL LOT SIZE:

6,870 SF.

MAXIMUM IMPERVIOUS COVERAGE (45%):

3,092 SF.

MAXIMUM FRONT IMP COVERAGE (40%):

500 SF.

MAXIMUM FLOOR / AREA RATIO (40%):

2.748 SF.

IMPERVIOUS COVERAGE

PRIMARY HOUSE:

1,676 SF.

SECONDARY APT:

842 SF.

FRONT PORCH:

213 SF.

DRIVEWAY (ON PRIVATE PROPERTY):

225 SF.

WALKSTOPS (ON PRIVATE PROPERTY):

114 SF.

TOTAL COVERAGE:

3,071 SF.

LOT AREA:

6,870 SF.

TOTAL PERCENT COVERAGE:

44.71 %

FRONT YARD COVERAGE:

500 SF.

TOTAL PERCENT COVERAGE:

40 %

FLOOR / AREA RATIO:

PRIMARY HOUSE 1ST FL AREA:

1,473 SF.

SECONDARY APT 1ST FL AREA:

712 SF.

SECONDARY APT 2ND FL AREA:

130 SF.

GROSS FLOOR AREA:

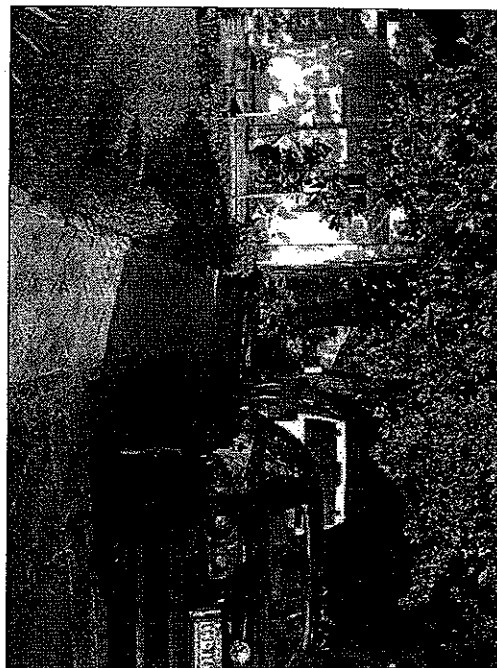
2,315 SF.

LOT AREA:

6,870 SF.

FLOOR TO AREA RATIO:

33.70%



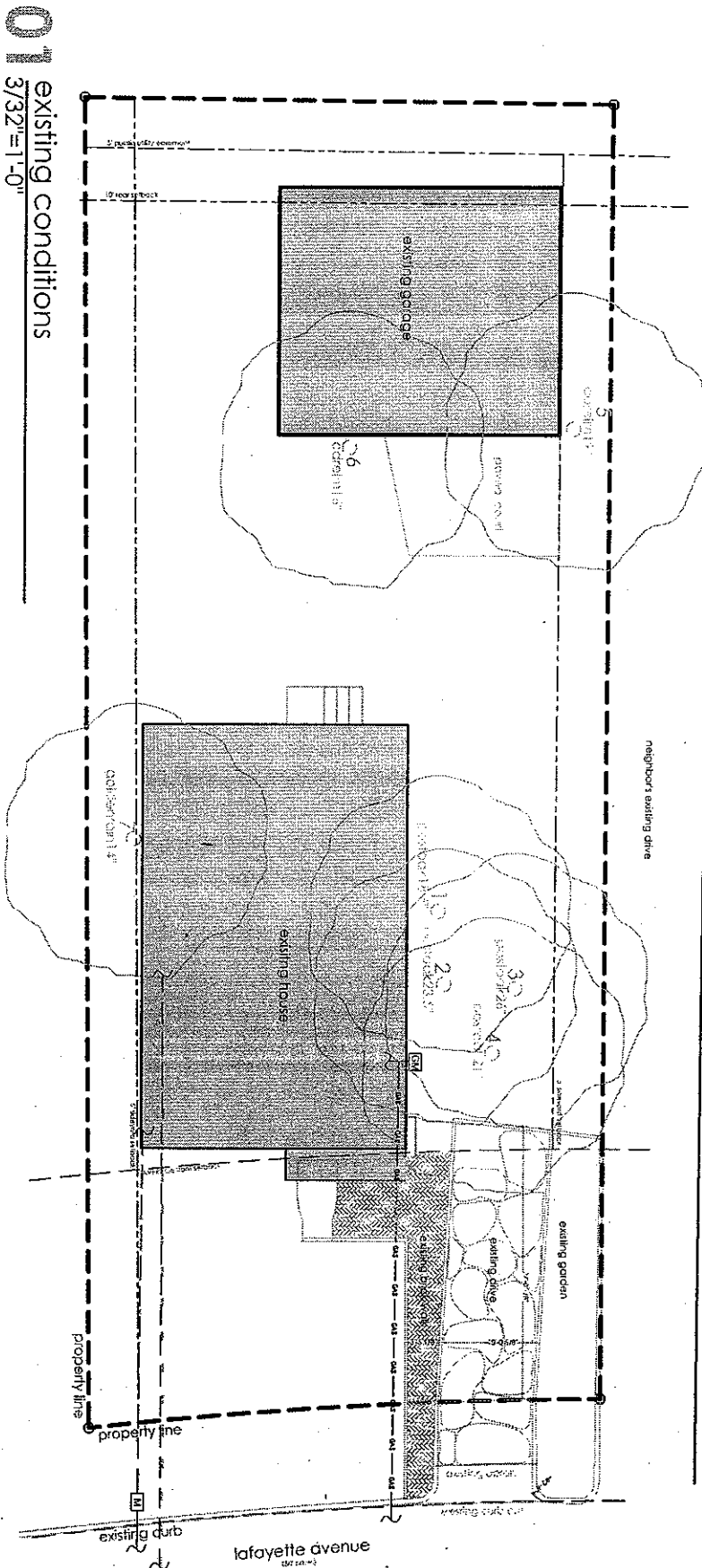
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Revised

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LEGEND :

- EXISTING TREES
- ⊠ WATER METER ASSEMBLY, ON SITE
- ⊞ GAS METER ASSEMBLY, ON SITE
- ▨ BUILDING FOOTPRINT
- ▬ MINIMUM SETBACKS
- PROPERTY LINE



01 existing conditions
1/32" = 1'-0"

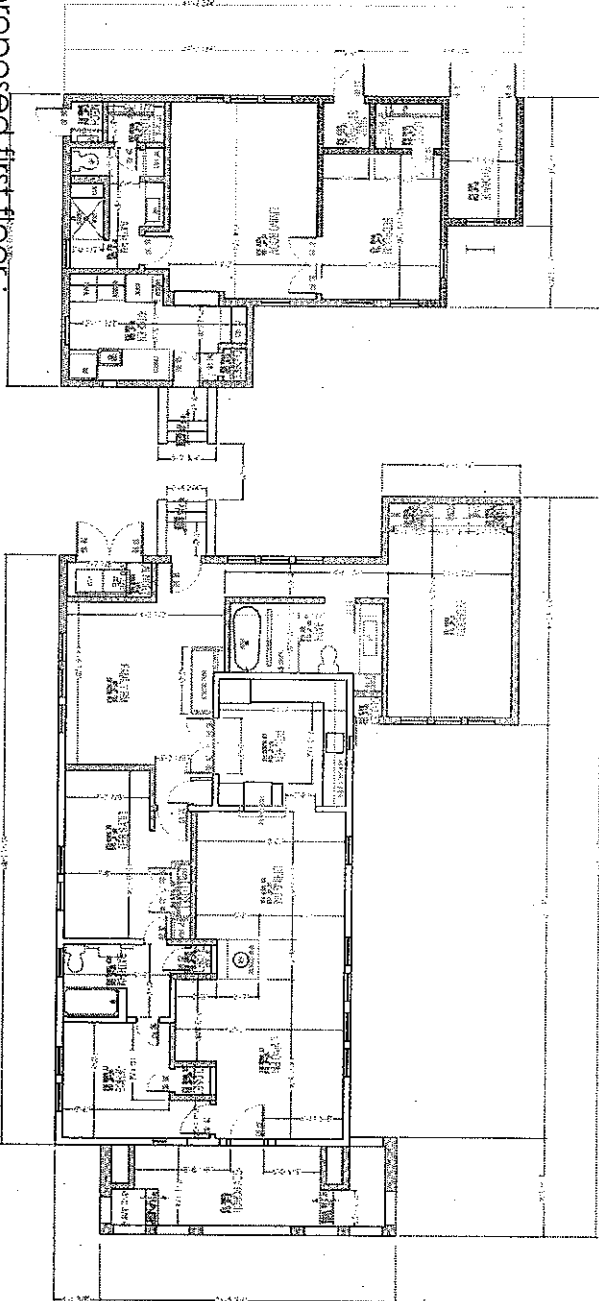
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Revised

LEGEND :

- DEMO EXISTING WALLS & CONCRETE
- ADDITION / NEW WALLS

01 proposed first floor :





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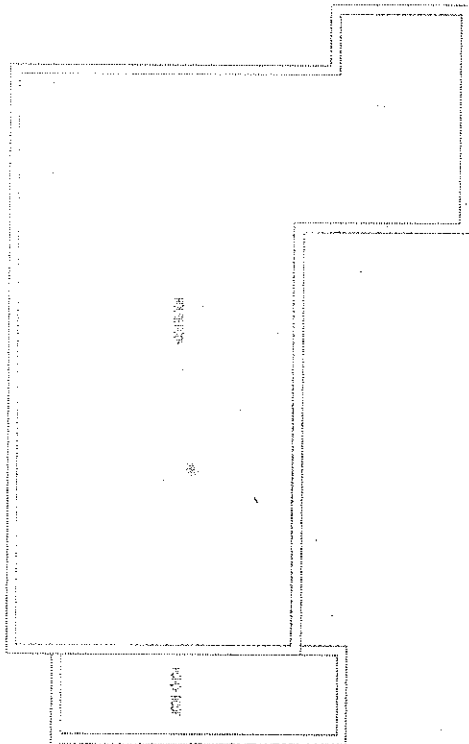
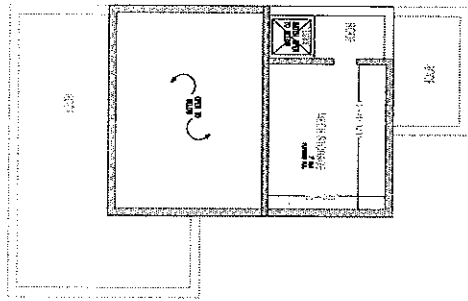
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Revised

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LEGEND :

-  DEMO EXISTING WALLS & CONCRETE
-  ADDITION / NEW WALLS



01 proposed second floor : $\frac{3}{32}'' = 1'-0''$

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

C19-2014-0112

KINCANNON STUDIOS, LLC

Date: August 27, 2014

To: Jeff Jack, Chair
Board of Adjustment Members

From: Holly Kincannon
Applicant

Re: Request for Two Variances at 3102 Lafayette Avenue

Dear Mr. Jack and Board Members,

I am writing to furnish an image as to why we must request your assistance and approval.

Our family currently lives in a house with less than 1000 sq. ft. After 10 years in our Cherrywood home, we find ourselves in need of additional space to accommodate my mother-and-law, and teenage influxes. Our house is humble for sure, but we have always admired the beautiful trees on our property. We hope to keep those trees intact, and have designed our house addition and "granny casita" to safeguard their future.

Since there is a conflict with our homestead's needs, and zoning requirements, we have presented our case to adjacent and surrounding neighbors, and gratefully, we have received their earnest support. We have also visited with arborists, both COA and private, and have heeded to their advice.

We come to you for two waivers, please:

To build the casita without a 3rd parking space requirement, and
To waive the requirement for an access drive to that dwelling.

While designing, we have learned that our current two parking spaces are not acceptable because several feet extend into the ROW. We have also learned that the current parking area extends into the CRZ of the protected oaks. The attached plan makes adjustments for the two spaces, but we haven't the area for a third space in our front yard.

It is not easy to secure the support of a neighborhood association with regards to off-site parking. We did so because the allowable front yard impervious cover would be exceeded if we must build three spaces, and honestly, most folks would rather not see a parking lot in our front yard.

Regarding the access drive, well, we actually have not had a functioning vehicular drive to the current garage. For as long as we have owned the property, these wonderful oak trees have blocked our rear yard access. SO... it does seem overly burdensome to require a rear drive at this time.

Believe me we are feeling the weight this set of circumstances. Given the competing site requirements, there seem to be only uncomfortable choices. Please help us protect our trees, and build the modest changes to our one family property.

Thanks so much.

Sincerely,



C15-2014-0112



To: Jeff Jack, Chair
Board of Adjustment Members

From: Michael Embesi, City Arborist *ME*
Planning & Development Review Department

Date: August 26, 2014

Subject: Trees @ 3102 Lafayette Avenue

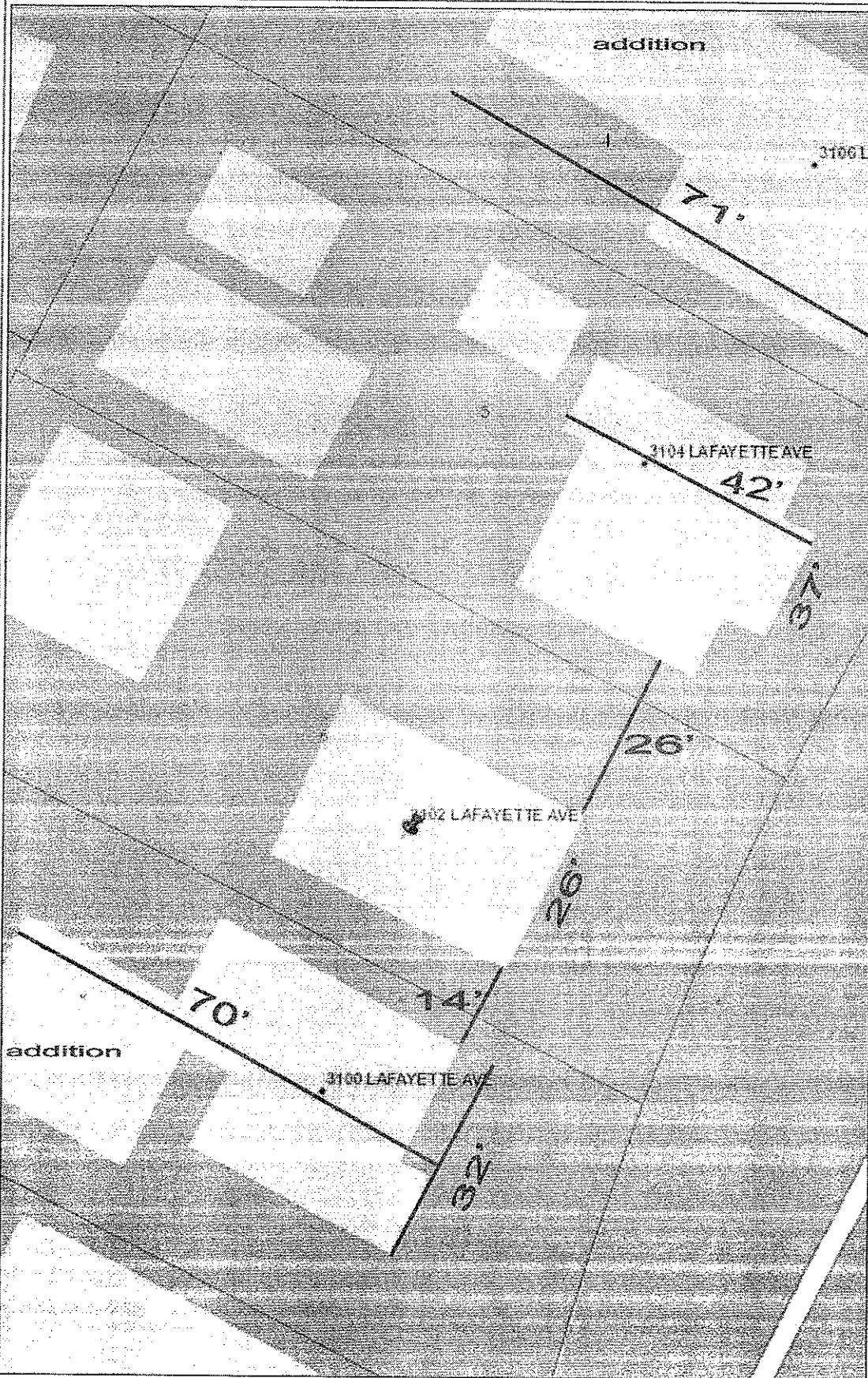
The regulatory trees were assessed at 3102 Lafayette Avenue as requested by the applicant. There are various species of trees on the property, but most notably Post Oaks (*Quercus stellata*) are present. They are of immediate interest due to their location, protected status and the challenges they present for zoning and development requirements. Four of seven trees on the property are protected trees, and all protected are on the north side of the property.

The group of oaks are near the existing drive/parking area. Their location and trunk size block reasonable access to the back of the property. The oaks also limit the length and configuration in which the drive/parking area may be expanded. The applicant has identified:

- A waiver from the requirement to provide a driveway to the proposed secondary "casita" dwelling,
- A waiver from the need to provide a third parking space for the "casita".

The applicant has corresponded with the City Arborist Program several times in hopes to minimize impacts to the trees. They have also consulted with a private arborist to confirm the condition of their trees and to better understand the specifics for planning and care. The result of their efforts is a tree-friendly, proposal, albeit still in design development, but with full intent to protect and comply with the tree ordinances.

Due to the site challenges the applicant has respectfully requested our support for any variance which would minimize impacts to the trees. If a variance is approved, conditions will be added to the tree permit which limits impacts to the regulatory root zones. If you have questions or need additional details, please contact me at (512) 974-1876 or michael.embesi@austintexas.gov.



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Address Points
- Lot ID
- Lot Line

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

-X- BARBED WIRE FENCE
 -oo- CHAIN LINK FENCE
 -ll- WOOD BOARD FENCE
 -E- UTILITY LINE
 P.E. PUBLIC UTILITY EASEMENT
 B.L. BUILDING LINE
 ● 1/2" REBAR FOUND
 ⊗ 1/2" REBAR SET
 ⊙ IRON PIPE FOUND
 CM CONTROL MONUMENT
 () RECORD DATA FROM
 PLAT 4/43
 D.E. DRAINAGE EASEMENT
 R.O.W. RIGHT-OF-WAY
 ⚡ POWER POLE

C15-2014-0112

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT DESCRIPTION AND CALCULATIONS :

LEGAL DESCRIPTION:

BENIG LOT 6, BLOCK 4, QLT 28 & 31, DIV C LAFAVETTE HEIGHTS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
THEREOF RECORDED IN VOLUME 4, PAGE 43,
TRAVIS COUNTY PLAT RECORDS.

ADDRESS:

3102 LAFAVETTE AVENUE, AUSTIN, TEXAS

WATER & GAS METER:
AS SHOWN ON SURVEY

STORM SEWER INLETS:

NONE

OCCUPANCY GROUP:

RESIDENTIAL R-3

ZONING:

SF-3-NP

NEIGHBORHOOD: UPPER BOGGY CREEK / CHERRYWOOD
SUBDIVISION: WITHOUT PUBLIC SIDEWALKS

TOTAL LOT SIZE:

6,870 SF.

MAXIMUM IMPERVIOUS COVERAGE (45%):

3,092 SF.

MAXIMUM FRONT IMP COVERAGE (40%):

529 SF.

MAXIMUM FLOOR / AREA RATIO (40%):

2.748 SF.

IMPERVIOUS COVERAGE

PRIMARY HOUSE:

1,676 SF.

SECONDARY APT:

841 SF.

FRONT PORCH:

166 SF.

DRIVEWAY (ON PRIVATE PROPERTY):

296 SF.

WALKSTOOPS (ON PRIVATE PROPERTY):

113 SF.

TOTAL COVERAGE:

3,092 SF.

LOT AREA:

6,870 SF.

TOTAL PERCENT COVERAGE:

44.71 %

FRONT YARD COVERAGE:

523 SF.

TOTAL PERCENT COVERAGE:

40 %

FLOOR / AREA RATIO:

PRIMARY HOUSE 1ST FL. AREA:

1,473 SF.

SECONDARY APT 1ST FL. AREA:

712 SF.

SECONDARY APT 2ND FL. AREA:

130 SF.

GROSS FLOOR AREA:

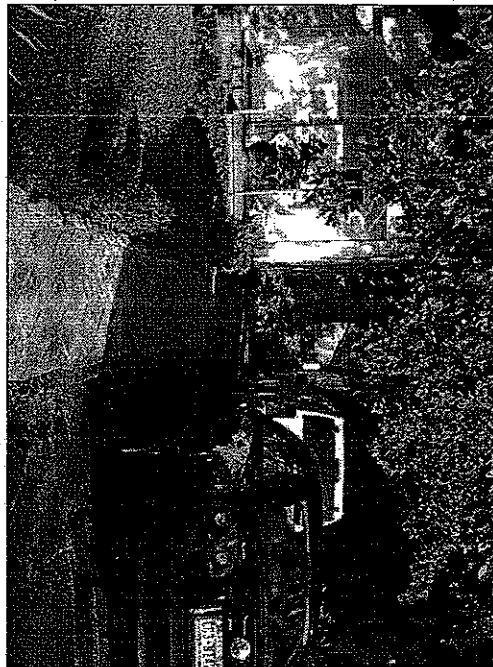
2,315 SF.

LOT AREA:

6,870 SF.

FLOOR TO AREA RATIO:

33.70%



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

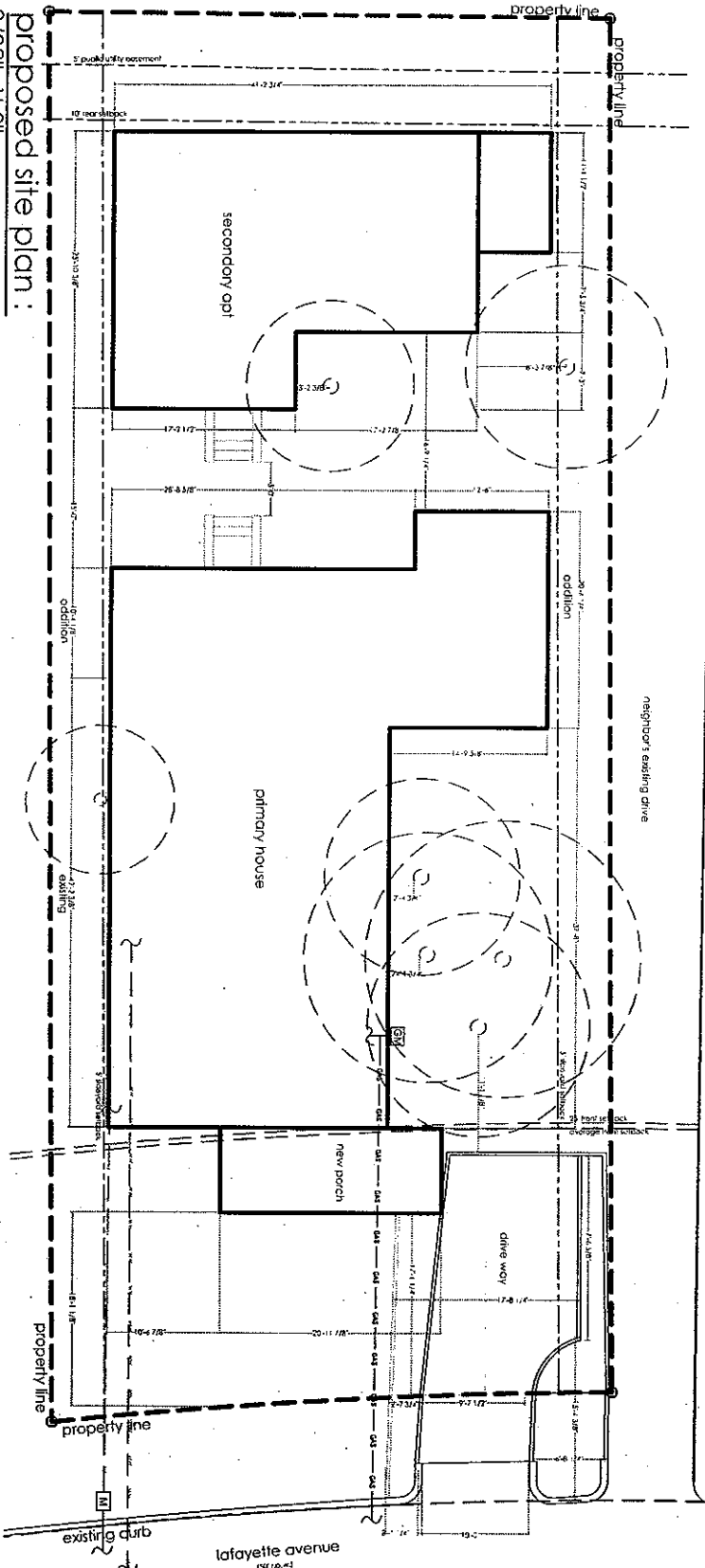
City 2014-012

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LEGEND :

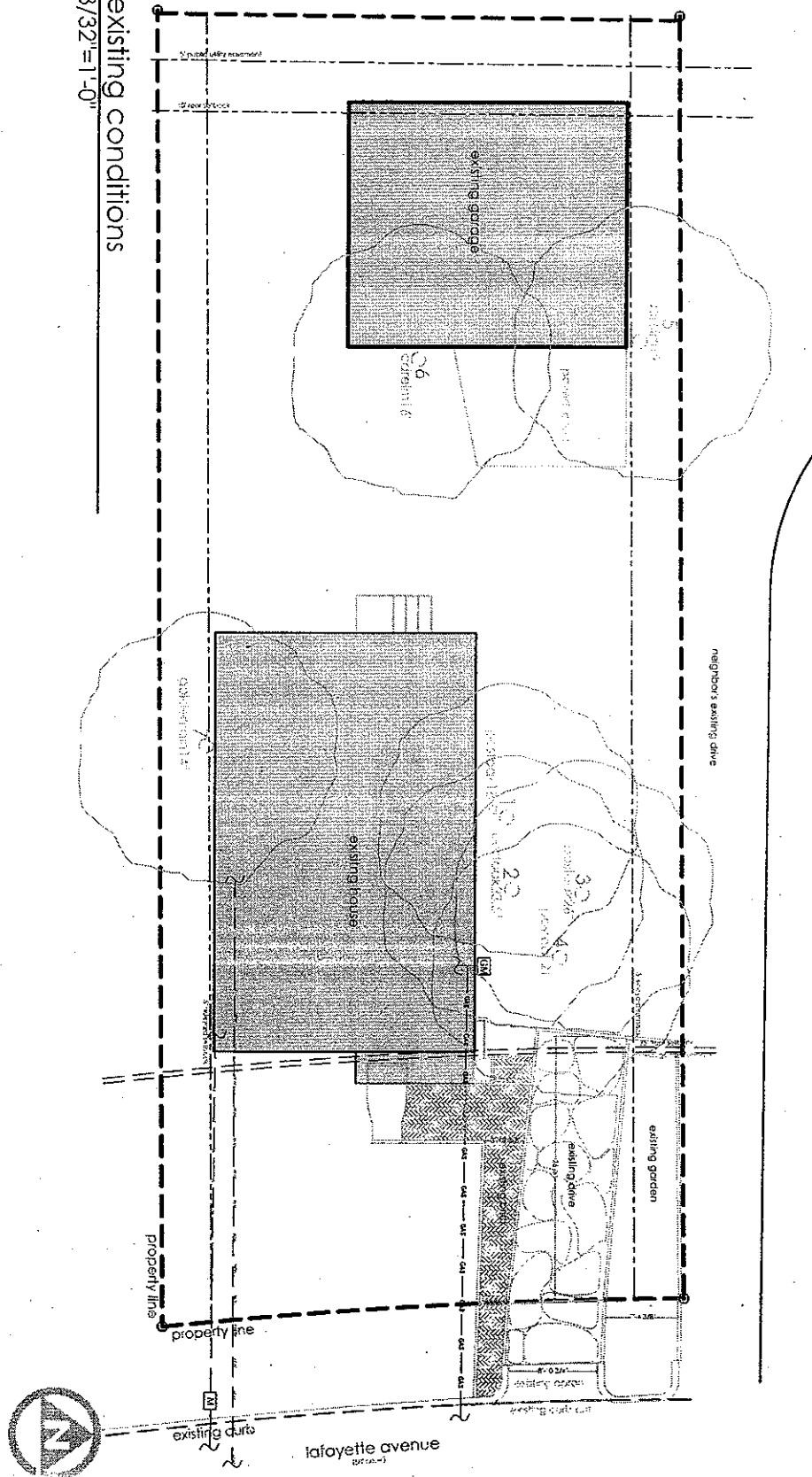
- 1/2 CRZ OF EXISTING TREES
- WATER METER ASSEMBLY, ON SITE
- GAS METER ASSEMBLY, ON SITE
- BUILDING FOOTPRINT
- MINIMUM SETBACKS
- PROPERTY LINE

01
3/32"=1'-0"



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

- EXISTING TREES
WATER METER ASSEMBLY, ON SITE
GAS METER ASSEMBLY, ON SITE
BUILDING FOOTPRINT
MINIMUM SETBACKS
PROPERTY LINE



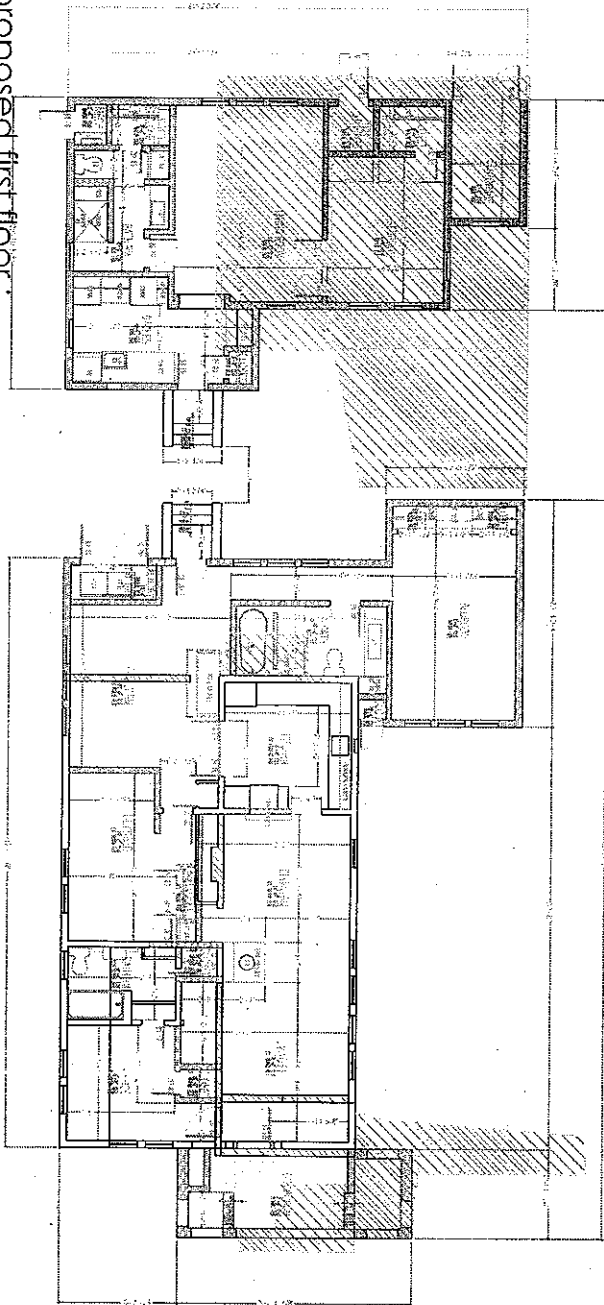
01 existing conditions
3/32"=1'-0"

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LEGEND:

- EXISTING WALLS & CONCRETE
- ADDITION / NEW WALLS



01 proposed first floor :
3/32" = 1'-0"

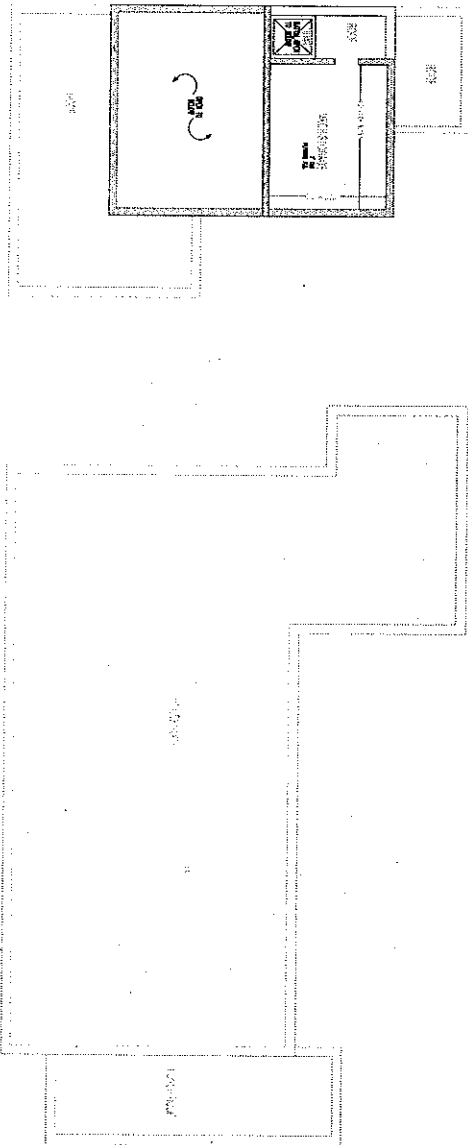
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

C15-2014-012

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LEGEND :

- DEMOLITION WALLS & CONCRETE
- ADDITION / NEW WALLS



01 proposed second floor : $\frac{3}{32}'' = 1'-0''$

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

CNA - July 2nd mtg.
C15-2014-0112

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
< cherrywood.org >

This form might be used *informally* to share plans for a contemplated project with neighbors, and to relay their feelings and concerns back to the Proposer; and *formally* to document data CNA might need to intervene officially in a City approval process.

Informally, timely approval works wonders. Factors that often are overlooked include how a project will impact breeze, drainage, fire safety, light, parking, privacy, security, and trees. As Ben Franklin reminds, "An ounce of prevention is worth a pound of cure." Early in the process, ideas can be suggested. Concerns can be addressed. Problems can be anticipated. Solutions may be easier to find. While too many cooks may spoil the soup, several guests make a feast.

Everyone given this form to fill out should be provided a copy of the CNA Design Guidelines - available on-line at cherrywood.org.

Formally, it sometimes is necessary to approach the City and/or the Cherrywood Neighborhood Association (CNA) to secure a building permit, Plan amendment, permission to remove a tree, relaxation of a restrictive covenant, variance, or zoning change. In some cases, owners within 300 feet are notified, and a hearing scheduled. CNA's purpose is not to duplicate what others do. It is to encourage implementation of our Guidelines. These outline construction standards people living in this neighborhood have found to be desirable.

1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 LAFAYETTE AVE

Name of Proposer: Holly Kincannon (JOSEPH)

Address / Phone / E-mail: holly@kincannonstudios.com
SAME 512.478.6119

2 RESPONDENT:
I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

☒ I approve ☐ I approve with conditions ☐ I disapprove Date: 6/26/14

Comments (please write overleaf, or attach):

Name: LEVI SITTERS

Address: 3103 LAFAYETTE AVE
AUSTIN, TX 78722

Signature: 
☒ Owner / owner-resident / tenant?

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
< cherrywood.org >

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1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 LAFAYETTE AVE

Name of Proposer: HOLLY & JOSEPH KINCANNON

Address / Phone / E-mail:

same 512 478 6119 holly@kincannonstudios.com

2 RESPONDENT:
I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

☒ I approve ☐ I approve with conditions ☐ I disapprove Date: 6-24-14

Comments (please write overleaf, or attach):

Name: Julia Hart

Signature

Address: 3107 Lafayette Avenue
Austin TX 78722

Owner / owner-resident / tenant?

C15-2014-0112

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
< cherrywood.org >

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1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 LAFAYETTE AVE.

Name of Proposer: HOLLY & JOSEPH KINCANNON


Address / Phone / E-mail: holly@kincannonstudios.com
SAME 512-478-6119

2 RESPONDENT:
I am fully aware of the protect and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

☒ I approve ☐ I approve with conditions ☐ I disapprove Date:

Comments (please write overleaf, or attach):

Name: Amanda Eskridge-Johnson

Signature: 

Address: 3100 Lafayette Ave.

Owner Owner-resident / tenant?

C15-2014-0112

Cherrywood Neighborhood Association
 NEIGHBOR SURVEY
 < cherrywood.org >

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1 PROPOSER: What is to be constructed?
 (Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 Lafayette Ave

Name of Proposer: Holly Kincannon (& JOSEPH)

Address / Phone / E-mail: holly@kincannonstudios.com
 same 512.478.6119

2 RESPONDENT:
 I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

☒ I approve ☐ I approve with conditions ☐ I disapprove Date:

Comments (please write overleaf, or attach):

Name: David Pyndus

Signature: D. Pyndus

Address: 3104 Lafayette Ave.

Owner / owner-resident / tenant?

KINCANNON STUDIOS, LLC

PROPOSED AT 3102 LAFAYETTE = 2315 SQ FT

AVERAGE CHERRYWOOD HOME = 2384 SQ FT

ADDRESS	SQFT
3106 Lafayette	2154
2901 Lafayette	2040
3000 Lafayette	2684
3302 Lafayette	1980
3305 Lafayette	3031
3207 Lafayette	2026
3007 Dancy	2374
3213 Dancy	2787



The Cherrywood Neighborhood is bounded by IH-35, Airport Boulevard and Manor Road and is a flourishing neighborhood of homes, businesses, and green spaces in Central Austin.

P.O. Box 4631 | Austin, TX 78765 | steering@cherrywood.org | www.cherrywood.org

August 25, 2014

Mr. Jeff Jack, Chair and
Members of the City of Austin Board of Adjustment
City of Austin

RE: 3102 LaFayette Avenue, COA Case C-15-2014-0112

Mr. Jack and members of the City Board of Adjustment:

The Cherrywood Neighborhood supports the applicant's requests to:

- Not be required to have an access driveway to the rear of the site.
- Be allowed to have only two off-street (on-site) parking spaces.

We will try to have a representative of the Cherrywood Neighborhood Association present at the BOA meeting to address any questions you may have regarding our positions on this project.

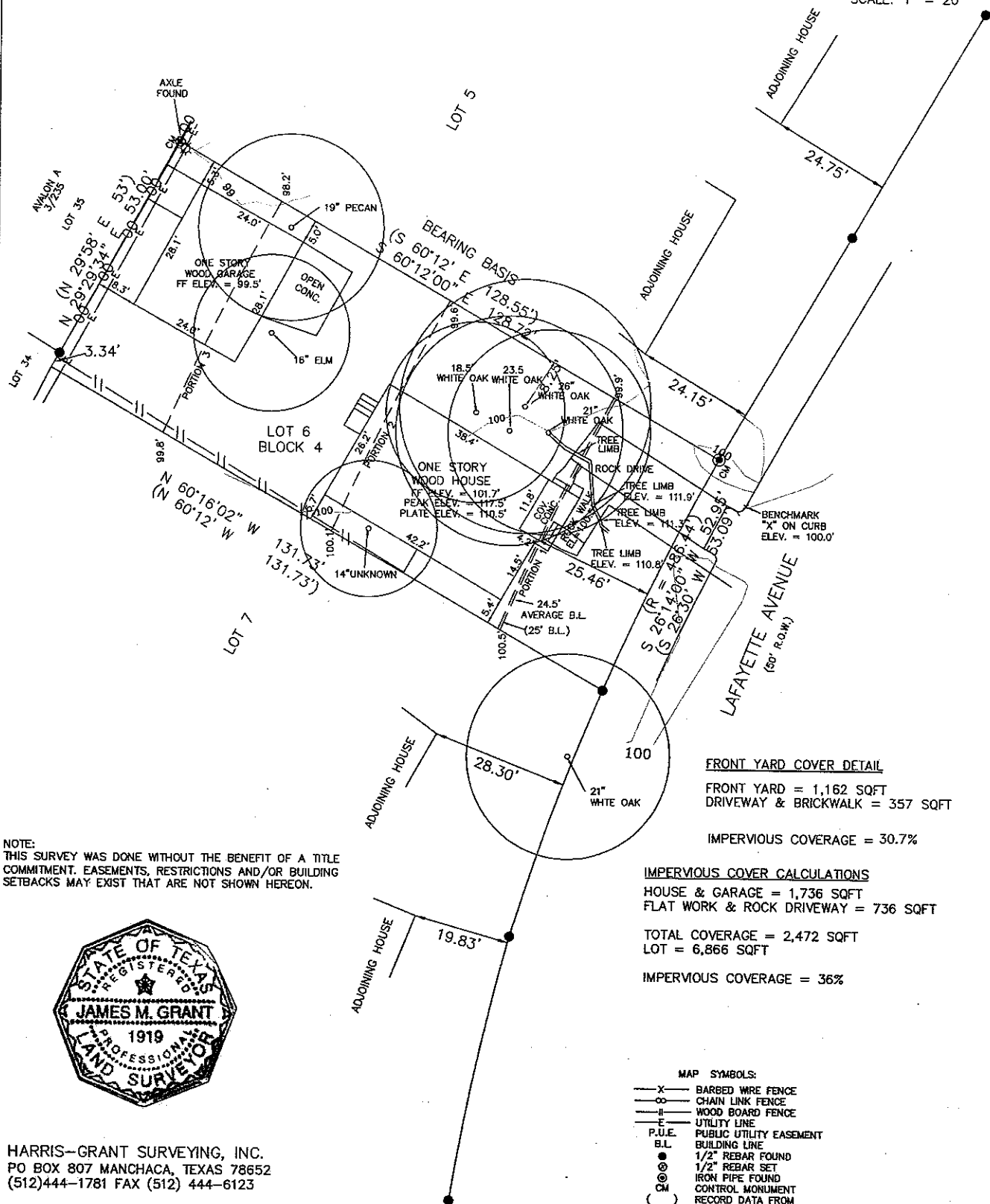
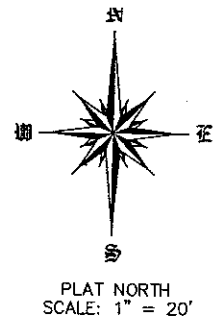
Respectfully;

Rebecca Kohout, Treasurer, in behalf of Katie Halloran, Interim Chair, CNA Steering Committee

cc: Paul Yadro

Leane Heldenfels

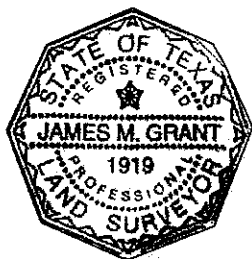
Steering Committee | Katie Pearl Halloran, Chair | Rebecca Kohout, Treasurer |
Terry Dyke, Justin Irving, Girard Kinney, Jules Kniolek, Jeremy Mazur, Jennifer Potter-Miller, Mark Schiff, and Emily Schwartz Members



FRONT YARD COVER DETAIL
FRONT YARD = 1,162 SQFT
DRIVEWAY & BRICKWALK = 357 SQFT
IMPERVIOUS COVERAGE = 30.7%

IMPERVIOUS COVER CALCULATIONS
HOUSE & GARAGE = 1,736 SQFT
FLAT WORK & ROCK DRIVEWAY = 736 SQFT
TOTAL COVERAGE = 2,472 SQFT
LOT = 6,866 SQFT
IMPERVIOUS COVERAGE = 36%

NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS AND/OR BUILDING SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.



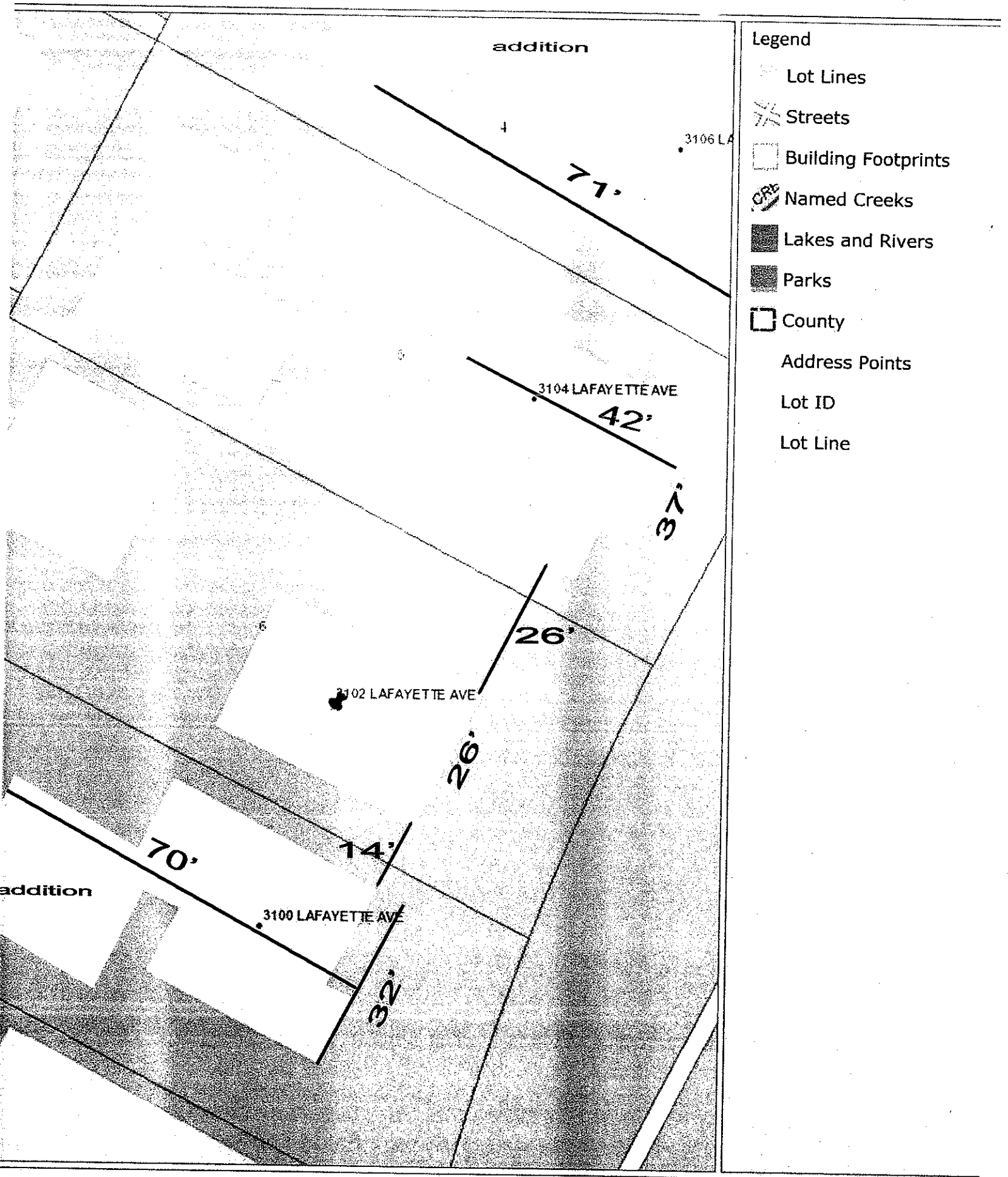
HARRIS-GRANT SURVEYING, INC.
PO BOX 807 MANCHACA, TEXAS 78652
(512)444-1781 FAX (512) 444-6123

James M. Grant
JAMES M. GRANT R.P.L.S. 1919
DATE: JULY 1, 2014

HARRIS-GRANT SURVEYING INC. FIRM NO 10036100

- MAP SYMBOLS:**
- X— BARBED WIRE FENCE
 - oo— CHAIN LINK FENCE
 - ||— WOOD BOARD FENCE
 - E— UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - ⊙ 1/2" REBAR SET
 - ⊙ IRON PIPE FOUND
 - ⊙ CONTROL MONUMENT
 - () RECORD DATA FROM PLAT 4/43
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - ⚡ POWER POLE

CITY OF AUSTIN DEVELOPMENT WE MAP



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