

13



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C15-2016-0013  
305 SCENIC DRIVE



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" = 208'



**CITY OF AUSTIN**  
**Development Services Department**  
One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

Revised

m7/2

CIS-206-0013

## **Board of Adjustment General/Parking Variance Application**

The following information provides a summary of the Board of Adjustment variance process. This is not intended to be a complete or exhaustive guide in assisting you through this process.

### **Variance Requirements**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the City of Austin Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

### **Submittal Requirements**

**All variances expire one year after approval date per City Code Section 25-1-217 unless Board decision states otherwise.**

Failure to complete the application or to submit all the required materials below will result in non-acceptance of the application, and it will not be added to the next Board agenda.

- 1. A completed application indicating all variances being requested. The application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
  - ☒ Application must be typed
  - ☒ Application must be signed and dated by owner and agent
- 2. A site plan or survey drawn to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- 3. If property is located in Williamson County, then contact Williamson County Appraisal District for an electronic spreadsheet list of the property owners' names and addresses within a 500-foot radius.
- 4. Check made payable to the City of Austin for the Board of Adjustment application fee.
  - See Board of Adjustment fees at: <http://www.austintexas.gov/departments/fees>
- 5. Other Information — Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s), signatures of support from neighbors, tree and topography information, cover letter explaining extenuating circumstances, elevations of the proposed

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structure, floorplans of the proposed structure, etc. Any additional information you wish to submit must be in our office two weeks prior to the meeting. The Board will receive an 8-1/2" x 11" black and white copied packet with all information that has been submitted on the Thursday prior to the meeting. If you would like the Board to see any of your evidence in either full color or large format, provide 15 sets of the information to our office two weeks prior to the meeting.

— Please consider contacting your Neighborhood Association about your request

6. Austin Energy approval as noted below:

— The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual, and National Electric Safety Code. The Board of Adjustment considers variance to the City of Austin Land Development Code, and a variance granted by the Board does not waive the requirements enforced by Austin Energy. Prior to your variance hearing, you must receive approval from Austin Energy by contacting Eben Kellogg at (512) 322-6050 or email [eben.kellogg@austinenenergy.com](mailto:eben.kellogg@austinenenergy.com).

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

Please be advised that the Board only reviews 16 new cases a month, therefore, applications will be accepted on a first come, first served basis. In addition, a request for reconsideration must be filed within 10 days from the Board meeting.

Board of Adjustment staff

City of Austin – Development Assistance Center  
505 Barton Springs Road  
Austin, Texas 78704  
Phone: (512) 978-4000; Fax: (512) 974-6305

Mailing Address

P. O. Box 1088  
Austin, Texas 78767-1088

## **Required Findings**

All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

### **Reasonable Use**

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. (Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.)

### **Hardship**

- a) Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested (for example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.). A strictly financial or personal reason is not a valid hardship.

- b) Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

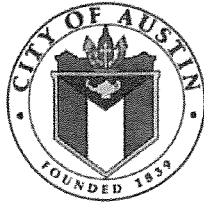
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#### **Area Character**

Application must demonstrate to the Board how 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 zoning regulations of the zoning district in which the property is located.

#### **Parking**

Parking variances **require additional findings** to be made. The additional findings are listed on the application and must also be completed for submittal of the application.



## CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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### Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

#### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

#### Section 1: Applicant Statement

Street Address: 3005 Scenic Drive

Subdivision Legal Description:

Brown Herman

Lot(s): 9 Block(s): c

Outlot: \_\_\_\_\_ Division: Addn No. 2 Sec. 4

Zoning District: SF-3-NP

I/We Shaney Clemmons on behalf of myself/ourselves as

authorized agent for Debra and Hanoch Patt affirm that on

Month December, Day 28, Year 2015, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: An in-grade swimming pool

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Section 25-2-492 (D) (Site Development Regulations)

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6

## Section 2: Variance Findings

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 supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

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

The homeowners would like to apply for a pool building permit. The residence and surrounding hardscape was built in 1967, prior to the City's regulation of impervious cover and is 75% impervious. Due to site constraints, removal of all extraneous impervious cover will still not meet the current regulations of 45% impervious cover.

### Hardship

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

Placement of a pool is limited because of the CRZs of heritage Live Oaks, setbacks, topography and drainage issues. Common impervious cover reductions, such as replacing the front drive with drive strips is not a good design solution because of the steep topography and curved approach/connection to Scenic Drive and Willowood Circle.

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

This specific site is at the bottom of a slope, and takes on adjacent property storm water, which flows along the west side of the house in a concrete channel that is integral to the foundation of the house. Removal of concrete channel along the west property line would jeopardize the integrity of the home's foundation in heavy rain events.

### Area Character

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 removal of the back drive concrete and the addition of a rainwater storage system below the house will significantly reduce the amount of storm water runoff that flows onto Scenic Dr. The conversion to softscape will be beneficial to the health of the 29" heritage Live Oak tree, and enhance the overall aesthetics. Proposed rain water tanks will not be visible (under house).

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**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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

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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:

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

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

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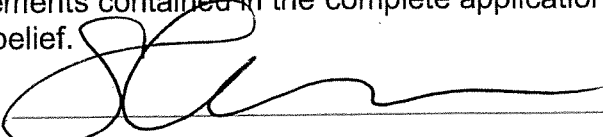
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**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

**Section 3: Applicant Certificate**

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

Applicant Signature:



Date: 12/28/2015

Applicant Name (typed or printed): Shaney Clemmons

Applicant Mailing Address: P.O. Box 41718

City: Austin

State: TX

Zip: 78704

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Phone (will be public information): (512) 440-0013

Email (optional – will be public information): \_\_\_\_\_

#### **Section 4: Owner Certificate**

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

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name (typed or printed): \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

#### **Section 5: Agent Information**

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

#### **Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

The owner would like to request a variance to the City's impervious cover restrictions, LDC –  
Section 8 impervious cover, to obtain a pool building permit. The current site is at 75% impervious  
cover (IC). The owner would like to propose a two-part strategy to reach the City's current zoning  
regulations. The owner proposes an 11% IC reduction by demolishing the back drive concrete and  
curbs, and installing two 28' x 7' rainwater pillow tanks for on-site water retention of 76% of the roof  
area. The proposed location for the two (2x) 28'-0" x 7'-0" rain water pillow tanks is below the  
house, in the pier and beam, dirt floor crawlspace (see suplimental photos). The location of these  
pillow tanks will not be visible from anywhere on site, or from adjacent street/neighbors.



**Additional Space (continued)**

In order to attain a pool permit and meet today's impervious cover regulations, the owner would like seek the Board of Adjustments' approval of an alternative solution; eliminate the back drive concrete and capture 1700 gallons of roof rainwater per inch of rainfall. This water can be used for irrigation, and should be considered as on-site retention. See attached pillow tank product specifications.

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See attached letter of support from the City Arborist, Keith Mars, explaining the benefits of removing the concrete driveway for the overall health of the heritage oak tree.

**SAVE**





12.28.15

Board of Adjustments  
City of Austin

3005 Scenic Drive

Variance Request(s): *The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to increase the maximum impervious cover from 45% (required, permitted) to 64% (requested, 75% existing in order to add a pool and decking to an existing home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)*

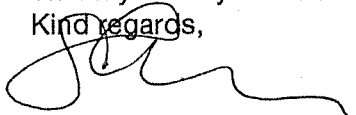
The residence and surrounding hardscape was built in 1967, prior to the City's regulation of impervious cover and is 75% impervious. The homeowners' of 3005 Scenic Drive wish to apply for a swimming pool permit in their back yard for their family of five, but are unable to meet today's regulations of 45% impervious cover. The homeowners' are seeking a variance to the impervious cover limitations by proposing a two-part system that will reduce impervious cover and provide on-site storm water retention:

- 1) reduce the impervious cover by 11% by converting hardscape areas to softscape where logical\*
- 2) install rain water harvesting pillow tanks under the existing house (in the crawl space) to store a potential 3.82" of rainfall from the roof.

\* Converting the existing driveway (paralleling Scenic Drive) to ribbon strips is not a good design solution because of the steep grades and sharp curves, see images.

In reviewing the proposed plans, please note that proposed impervious cover calculations take in account a swimming pool, pool equipment pad, and an on-grade boardwalk that will serve as an accessible route of travel to the house. The accessible route of travel is critical to the homeowner, as they have a family member that requires wheelchair access.

Thank you for your time and consideration.  
Kind regards,

  
Shaney Clemmons



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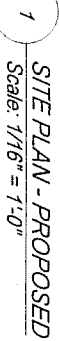
PATT R  
3005 SCENIC DR  
AUSTIN, TEXAS 7  
FOR REVIEW  
NOT FOR C

Issued / Revised  
Date  
12.10.2015  
12.20.2015

SCALE AS INDICATED  
ON PLATE

Owner/Project No. \_\_\_\_\_  
Architect's Project No. \_\_\_\_\_  
Drawn By: \_\_\_\_\_

7.



**PROPOSED CONDITIONS**

TOTAL LOT SIZE: 13123 SF

PROPOSED PERVIOUS AREA: 38.51%

☐ EXISTING PERVIOUS AREA

☐ NEW PERVIOUS AREA

BUILDING: 4734 SF  
SITE DEVELOPMENT: 3672 SF  
TOTAL IMPERVIOUS AREAS: 8406 SF

☐ POOL COPING

☐ DECKING

☐ WALLS

☐ BRICK PAVING

☐ RESIDENCE

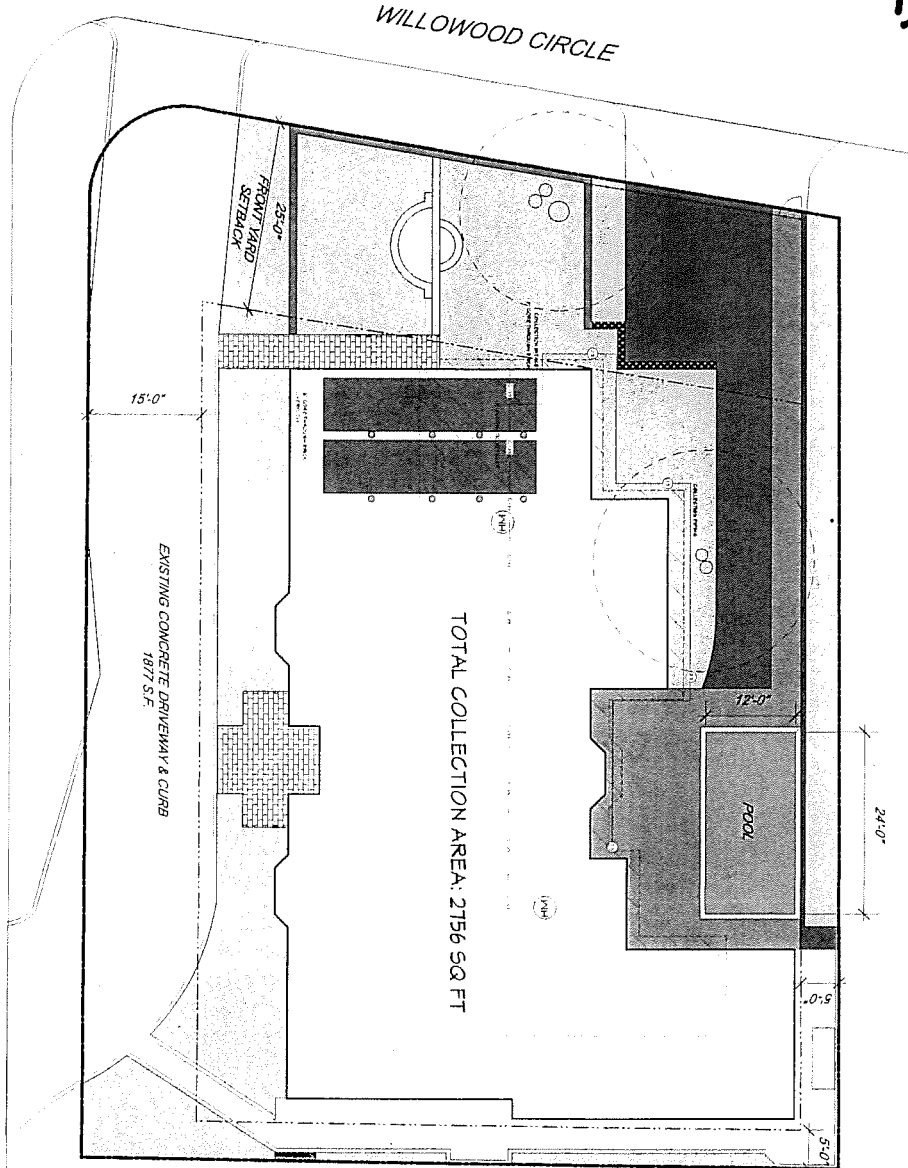
☐ CONCRETE

☐ STONE PAVING

TOTAL IMPERVIOUS COVER: 80.49%

NOTE: SEE WATER COLLECTION PLAN  
FOR PROPOSED RAIN WATER  
COLLECTION AREAS & CALCULATIONS

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**COLLECTION POTENTIAL:**

2756 SF COLLECTION AREA (50% OF ROOF)  
1100 GALLONS PER INCH OF RAINFALL  
3.82" STORAGE POTENTIAL  
@ 75% CREDIT IMPERVIOUS COVER 49%  
@ 50% CREDIT IMPERVIOUS COVER 54%

**EQUIPMENT:**

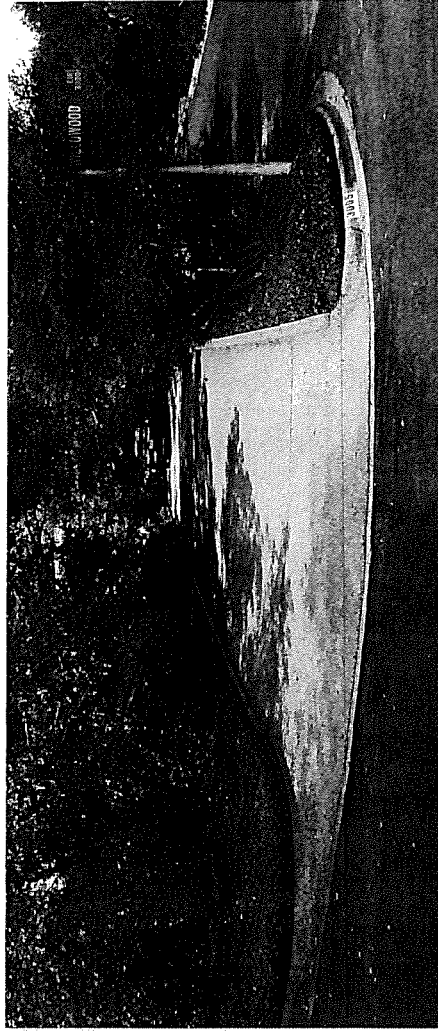
- 1) 2 28" X T RAINWATER PILLION TANKS
- 2) GRUNDFOS SB43-45 1HP ELECTRONICALLY CONTROLLED SUBMERSIBLE PUMP
- 3) SELF CLEANING INTAKE FILTER AT GRADE
- 4) PVC DOWNSPOUTS WITH FLEXIBLE COUPLING AT GRADE FROM REAR OF HOUSE
- 5) FLOAT CONTROLLED BACKUP WATER SUPPLY THROUGH AIR GAP TO TANK
- 6) RPZ REQUIRED AT PROPERTY LINE FOR DOMESTIC SUPPLY
- 7) WATER HEATER EXPANSION TANKS REQUIRED IN COLD WATER SUPPLY

1 PROPOSED WATER COLLECTION PLAN  
Scale: 1/16" = 1'-0"

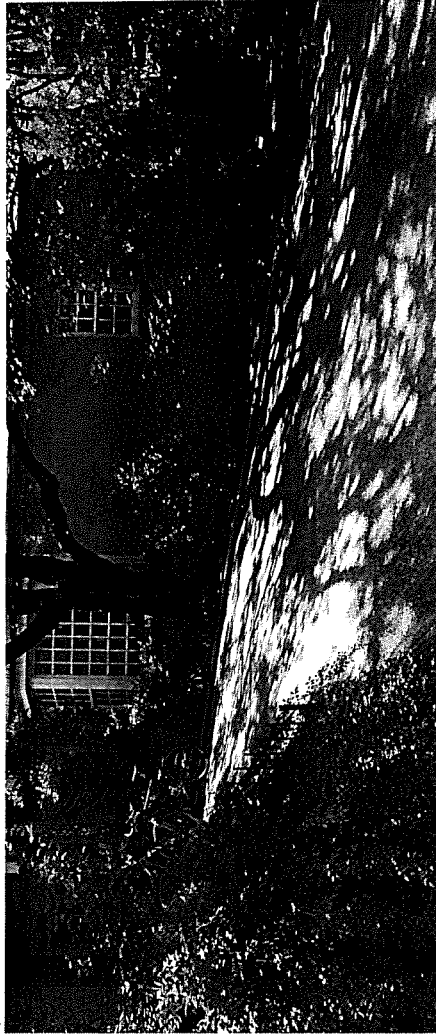




STEEP, CURVED CONCRETE DRIVEWAY TO REMAIN



FRONT ENTRY DRIVE

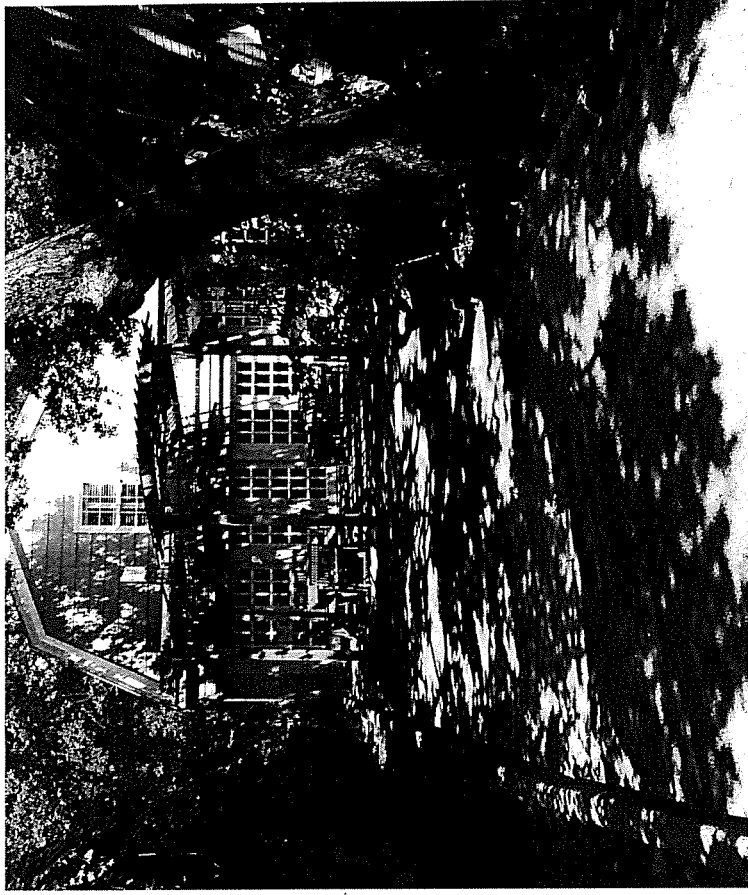


# 3005 SCENIC DRIVE - IMPERVIOUS COVER VARIANCE REQUEST EXISTING CONDITIONS - FRONT YARD DECEMBER 28, 2015

13



REMOVE EXISTING CONCRETE DRIVE AND CURB TO IMPROVE IMPERVIOUS COVER AND OVERALL HEALTH OF 29" HERITAGE LIVE OAK TREE



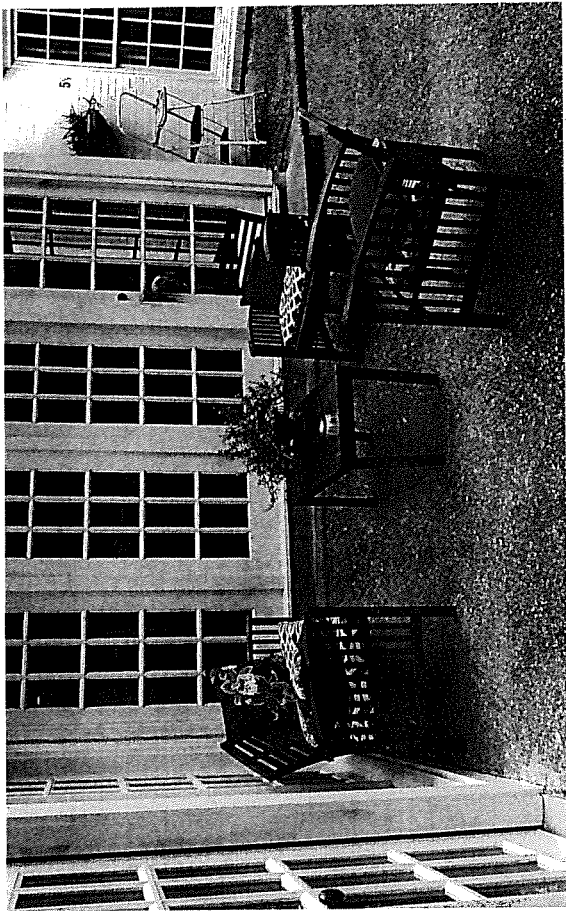
### 3005 SCENIC DRIVE - IMPERVIOUS COVER VARIANCE REQUEST

EXISTING CONDITIONS - BACK YARD  
DECEMBER 28, 2015

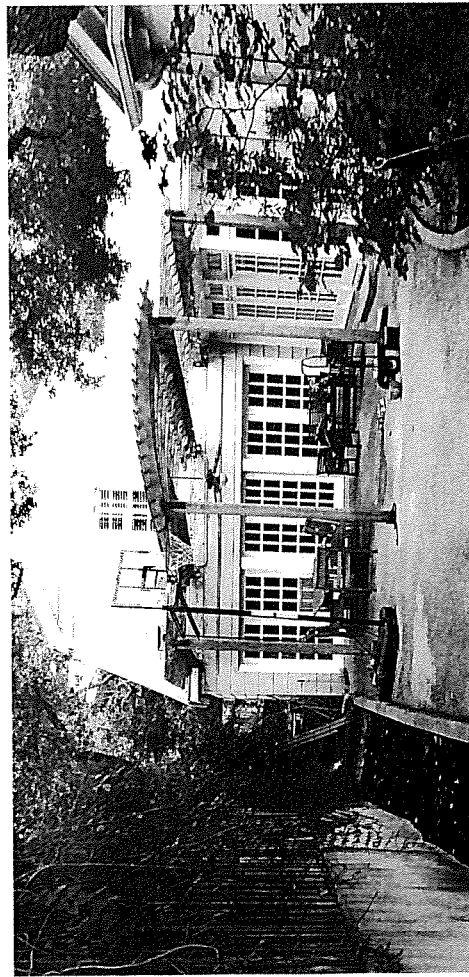
18/37



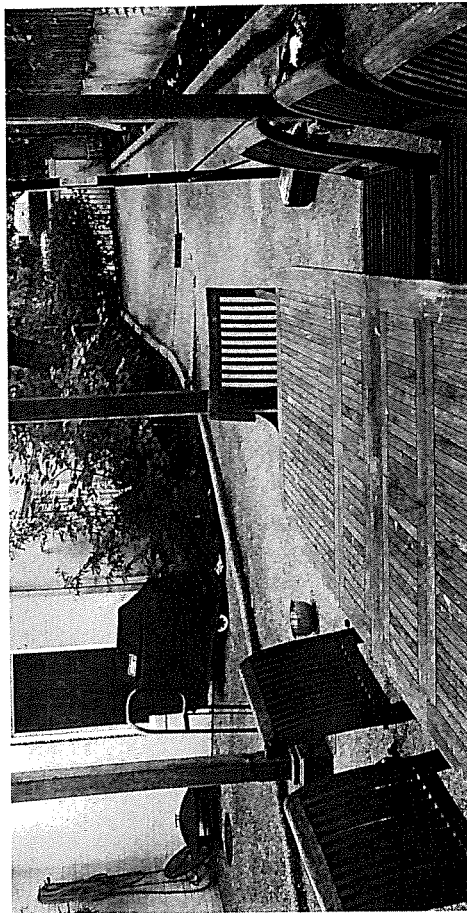
WOOD ARBOR TO BE DEMOLISHED



PROPOSED POOL LOCATION



CONCRETE CURBS AND DRIVE TO BE DEMOLISHED



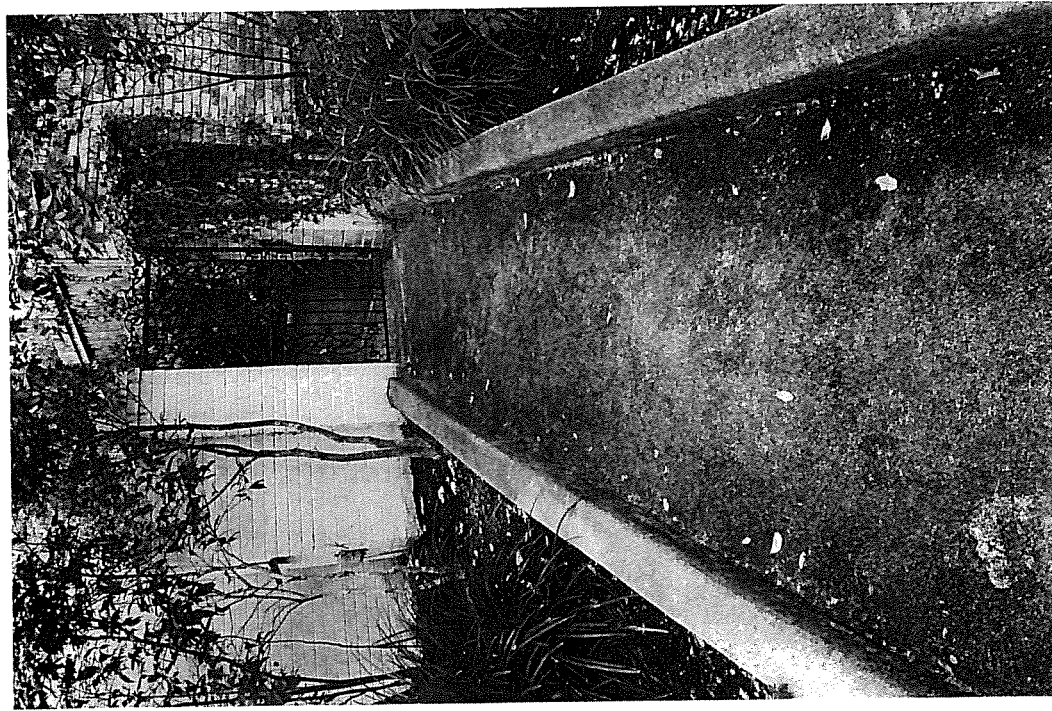
DEMOLISH CONCRETE DRIVE AND UPDATE SITE DRAINAGE

## 3005 SCENIC DRIVE - IMPERVIOUS COVER VARIANCE REQUEST

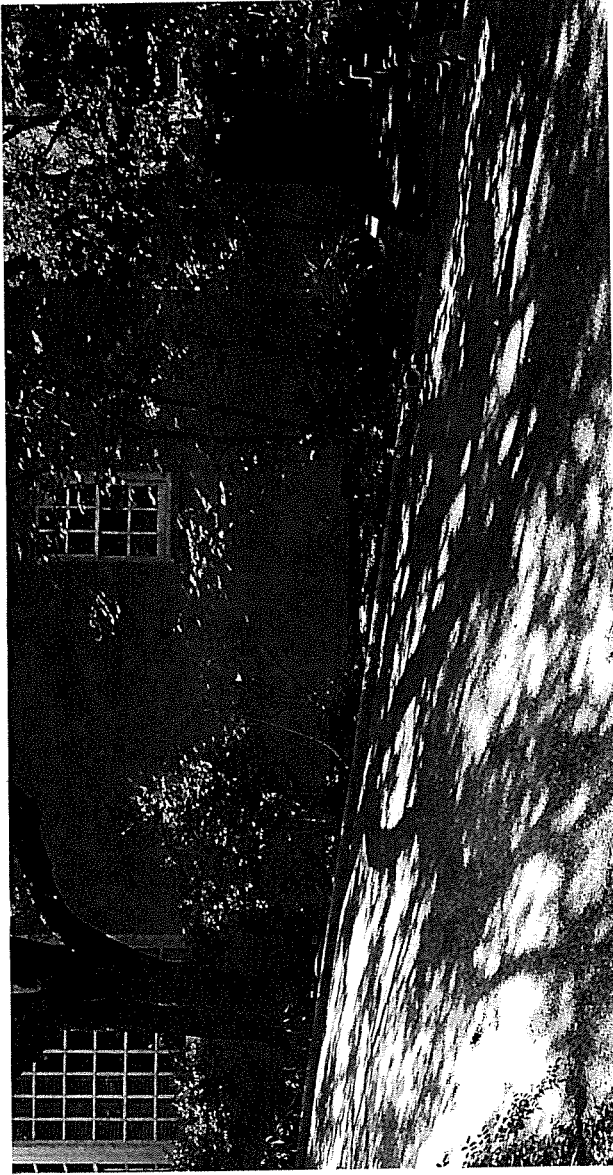
EXISTING CONDITIONS - BACK YARD  
DECEMBER 28, 2015

19/3



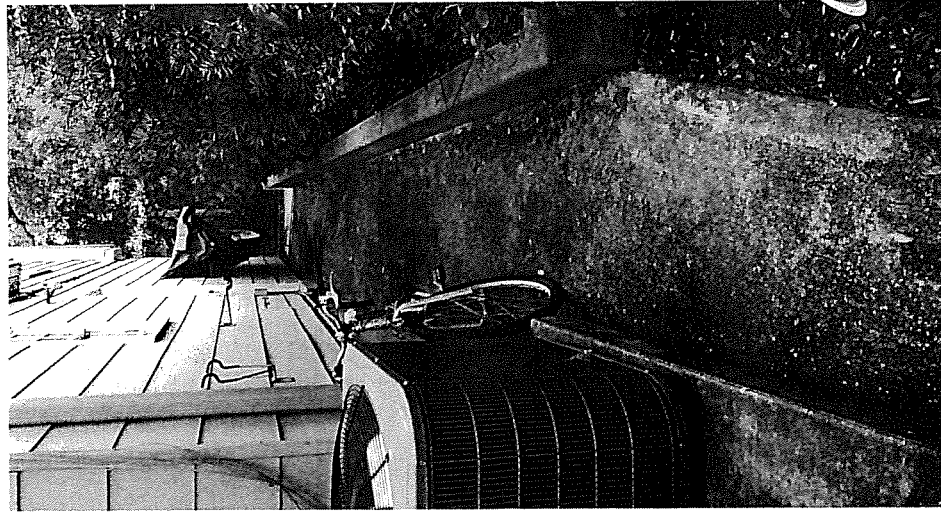


CONCRETE DRAINAGE CHANNEL TO REMAIN

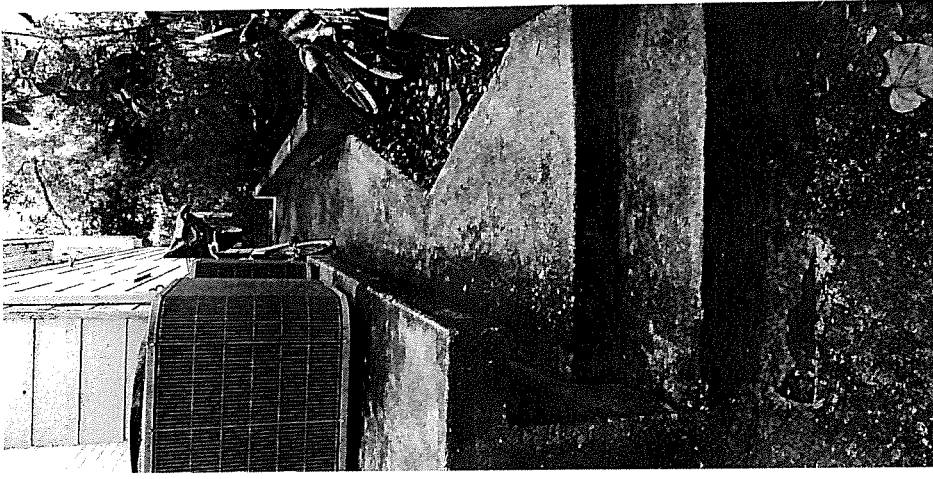


# 3005 SCENIC DRIVE - IMPERVIOUS COVER VARIANCE REQUEST

EXISTING CONDITIONS - FRONT YARD  
DECEMBER 28, 2015



CONCRETE DRAINAGE CHANNEL TO REMAIN. CONCRETE DRAINAGE CHANNEL MOVES WATER FROM ADJACENT PROPERTIES AROUND HOUSE AND TO SCENIC DRIVE.



## 3005 SCENIC DRIVE - IMPERVIOUS COVER VARIANCE REQUEST

EXISTING CONDITIONS - WEST SIDE YARD  
DECEMBER 28, 2015



CONCRETE CURB AND STAIRS TO REMAIN



SIDE YARD CONCRETE IS INTEGRAL TO HOUSE FOUNDATION

### 3005 SCENIC DRIVE - IMPERVIOUS COVER VARIANCE REQUEST

EXISTING CONDITIONS - WEST SIDE YARD  
DECEMBER 28, 2015

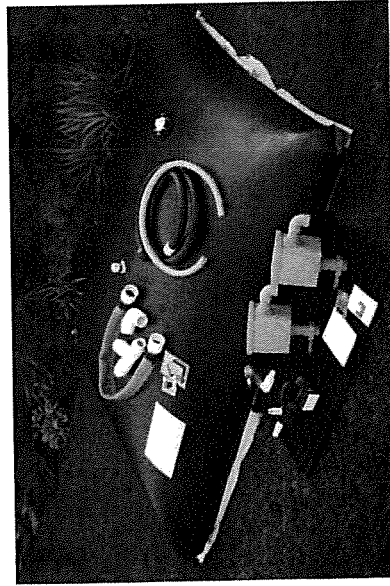
22/37



- ✓ Pillows are designed to be stored in horizontal wasted space. (under decks or crawl spaces)
- ✓ Custom pillow sizes and footprints up to 200,000 gallons



✓ Residential and Commercial Systems for potable and non-potable applications



✓ Complete system kit designed to fit your application, including pillow, filter, pump, UV light, & all fittings



✓ Custom Cistern Liners for new construction or repair

## Rainwater... Clean, Pure and Simple

There are many benefits to harvesting your own rainwater

- ✓ Rainwater is not subject to water bans or restrictions.
- ✓ Rainwater harvesting is a great stormwater management tool
- ✓ Rainwater contains no man-made pollutants, almost no dissolved minerals.
- ✓ Rainwater is ideal for irrigating all residential and commercial landscape.
- ✓ Rainwater harvesting reduces energy costs through collection and use at one location.

## Contact us:

**Jim Harrington, ARSCA, AP**

*Owner, System Engineer*

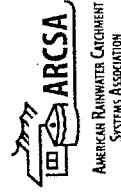
**770.853.9918**

**jim@rainwaterpillow.com**

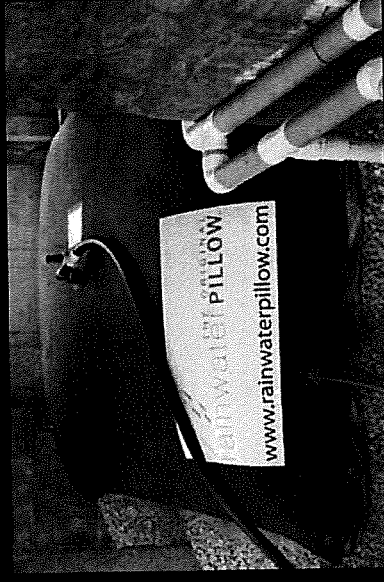
**www.rainwaterpillow.com**

*Rainwater Collection Solutions, Inc.*

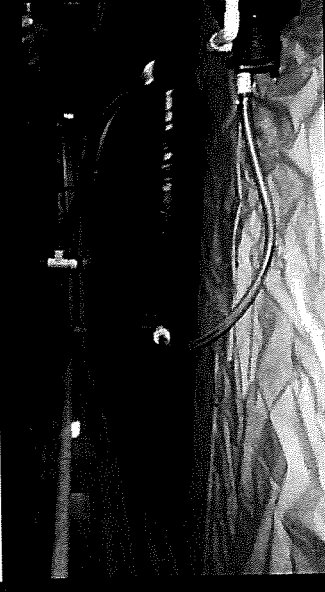
**Alpharetta, GA 30009**



Take control of  
all your watering needs  
Collect It~ Store It~ Use It~



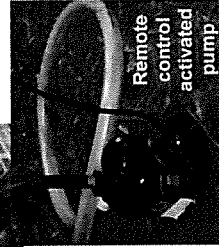
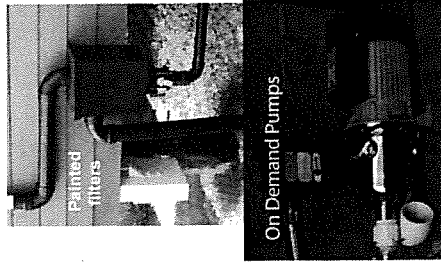
*custom cistern liners*



THE ORIGINAL  
**rainwaterPILLOW**



- The pillow fabric is reinforced Polymer Alloy NSF61 approved for potable water
- Pillows and Liners are made from a heavy-duty, industrial strength fabric commonly used by the military with a proven history of durability.
- Tear strength 550 lbs. per inch
- Radio Frequency welded seams
- Severe weather tolerance +160 to -30 F
- Excellent UV and abrasion resistance



We provide Engineering and Custom System Design services

LEED Points  
NAHB Green Building Standard  
Cradle to Cradle Systems

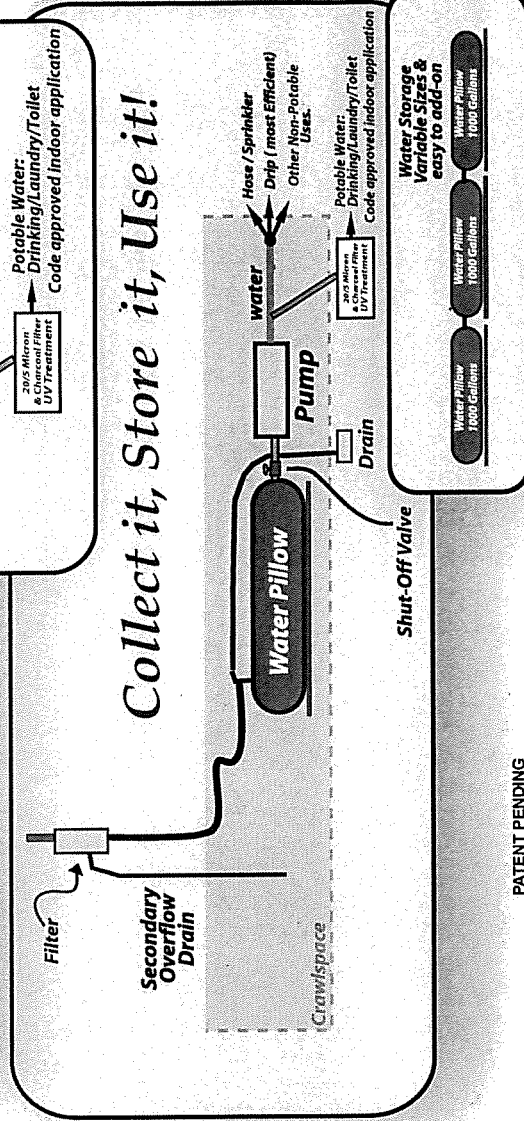
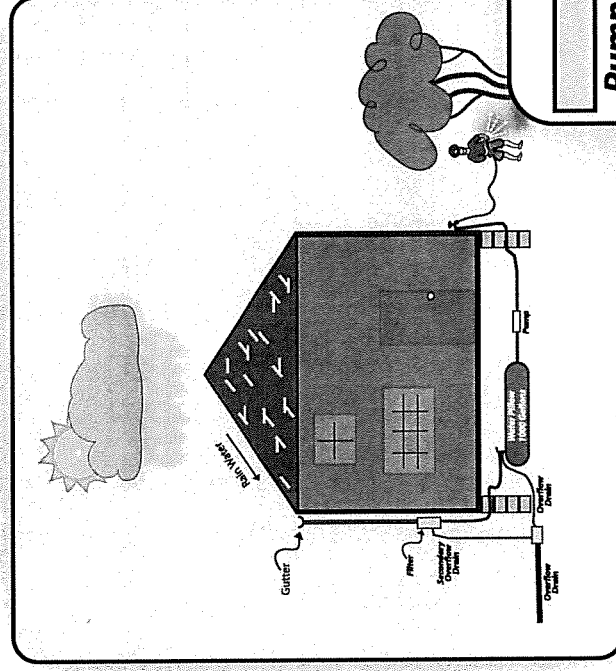
# Did you know that a 40' X 40' roof collects 1,000 gallons of rainwater from 1 inch of rain? What is *YOUR* roof's potential?

## Calculate Your Roof's Potential

Measure the square footage of the area directly covered by your roof, multiplying the length of the space x the width.

Multiply that number by 0.625.

The resulting number is the potential amount of rainwater (in gallons) that your roof can provide from 1 inch of rain.



PATENT PENDING  
MADE IN AMERICA

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CASE# C15-2016-0013  
ROW# 11460791  
TAX# 01210100419

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25

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

see revised

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

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

STREET ADDRESS: 3005 Scenic Drive

LEGAL DESCRIPTION: Subdivision - Brown Herman

Lot(s) 9 Block C Outlot Division Addn No. 2 Sec. 4

I/We Shaney Clemmons on behalf of myself/ourselves as authorized agent for  
Debra and Hanoach Patt affirm that on 10 December, 2015, 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)**

☒ x ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

The owner would like to request a variance to the City's impervious cover restrictions, LDC - Section 8 impervious cover, to obtain a pool building permit. The current site is at 75% impervious cover (IC). The owner would like to propose a two-part strategy to reach the City's current zoning regulations. The owner proposes an 11% IC reduction by demolishing the back drive concrete and curbs, and installing three, 2,500 gallon cisterns for on-site water retention of 76% of the roof area. The proposed location of the cisterns is behind an existing 6'-0" high brick wall that is located within the side yard setback. Therefore, the owner would also like to request a variance to LDC - 25-2 Side Yard Setback to place three 8' Dia. x 8'-6" ht. metal tanks for on-site storm water retention.

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

(West Austin Neighborhood Group)

**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.**

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26

**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 homeowners would like to apply for a pool building permit. The residence and surrounding hardscape was built in 1967, prior to the City's regulation of impervious cover and is 75% impervious. Due to site constraints, removal of all extraneous impervious cover will still not meet the current regulations of 45% impervious cover.

---

**HARDSHIP:**

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

---

Placement of a pool is very limited because of the CRZs of heritage Live Oaks, setbacks, topography and drainage issues. Common impervious cover reductions, such as replacing the front drive with drive strips is not a good design solution because of the steep topography and curved approach/connection to Scenic Drive.

In order to attain a pool permit and meet today's impervious cover regulations, the owner would like seek the Board of Adjustments' approval of an alternative solution; eliminate the back drive concrete and capture 1700 gallons of roof rainwater per inch of rainfall. This water can be used for irrigation, and should be considered as on-site retention.

---

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

---

This specific site is at the bottom of a slope, and takes on adjacent property storm water. Removal of concrete channel along the west property line would jeopardize the integrity of the home's foundation in heavy rain events.

---

**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 removal of the back drive concrete and the addition of a rainwater storage system below the house will significantly reduce the amount of storm water runoff that flows downhill onto Scenic Drive. The removal of the back drive concrete and conversion to softscape will be beneficial to the health of the 29" heritage Live Oak tree, and enhance the overall aesthetics of the property. The two (2x) 28'-0" x 7'-0" rain water pillow tanks will be installed below the house, in the pier and beam, dirt floor crawlspace (see photos). The location of these pillow tanks will not be visible from anywhere on site, or from adjacent street/neighbors.

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**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.

application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address P.O. Box 41718

City, State & Zip Austin, TX, 78704

Printed 12.10.2015 Phone 512.440.0013 Date 12.10.15

**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 [Signature] Mail Address 3005 Scenic Dr.

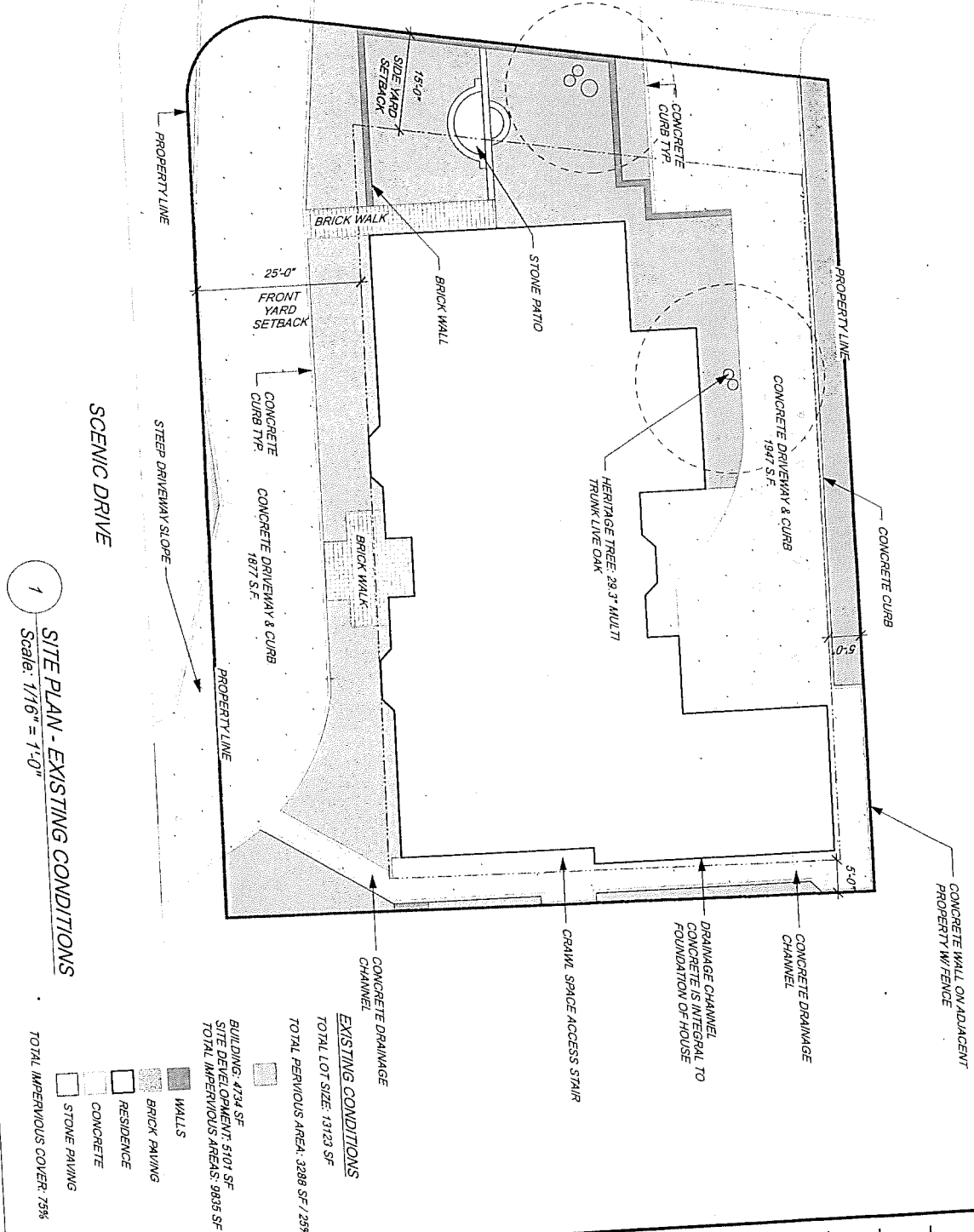
City, State & Zip Austin, TX,

Printed 12.10.2015 Phone 5123232959 Date 12/10/15

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28

Mark Word Design  
PO Box 41715  
Austin, Texas 78761  
TEL (512) 440-0000  
532-6140

WILLOWOOD CIRCLE



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

TOTAL IMPERVIOUS COVER: 75%

7 2A

Owner Project No.:  
Architect's Project No.:  
Drawn By:

SCALE AS MARKED  
ON 12X71

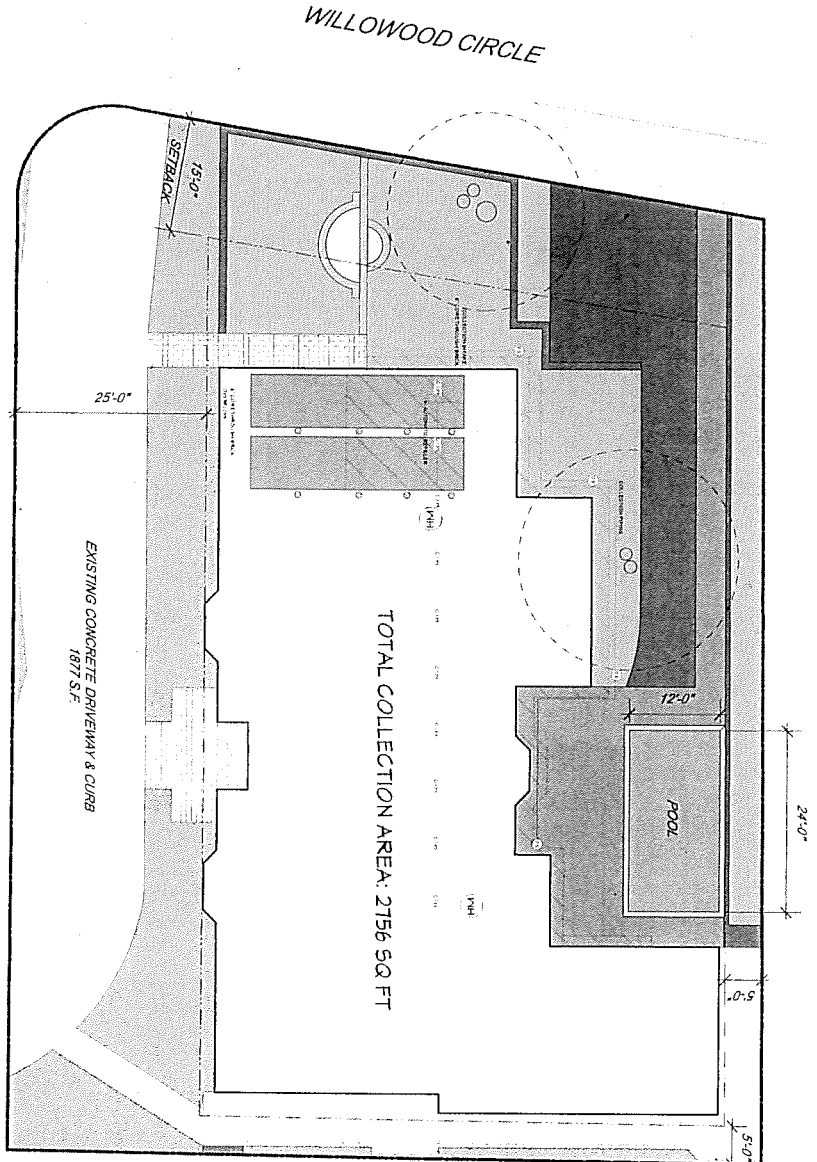
Issued / Revised  
Date  
12.10.2011

**PATTF**  
3005 SCENIC I  
AUSTIN, TEXAS

FOR REVIEW  
NOT FOR C

Mark Ward Deal  
PO Box 41718  
Austin, Texas 7  
TEL (512) 440-0  
832-8146

3/2/31



**COLLECTION POTENTIAL:**

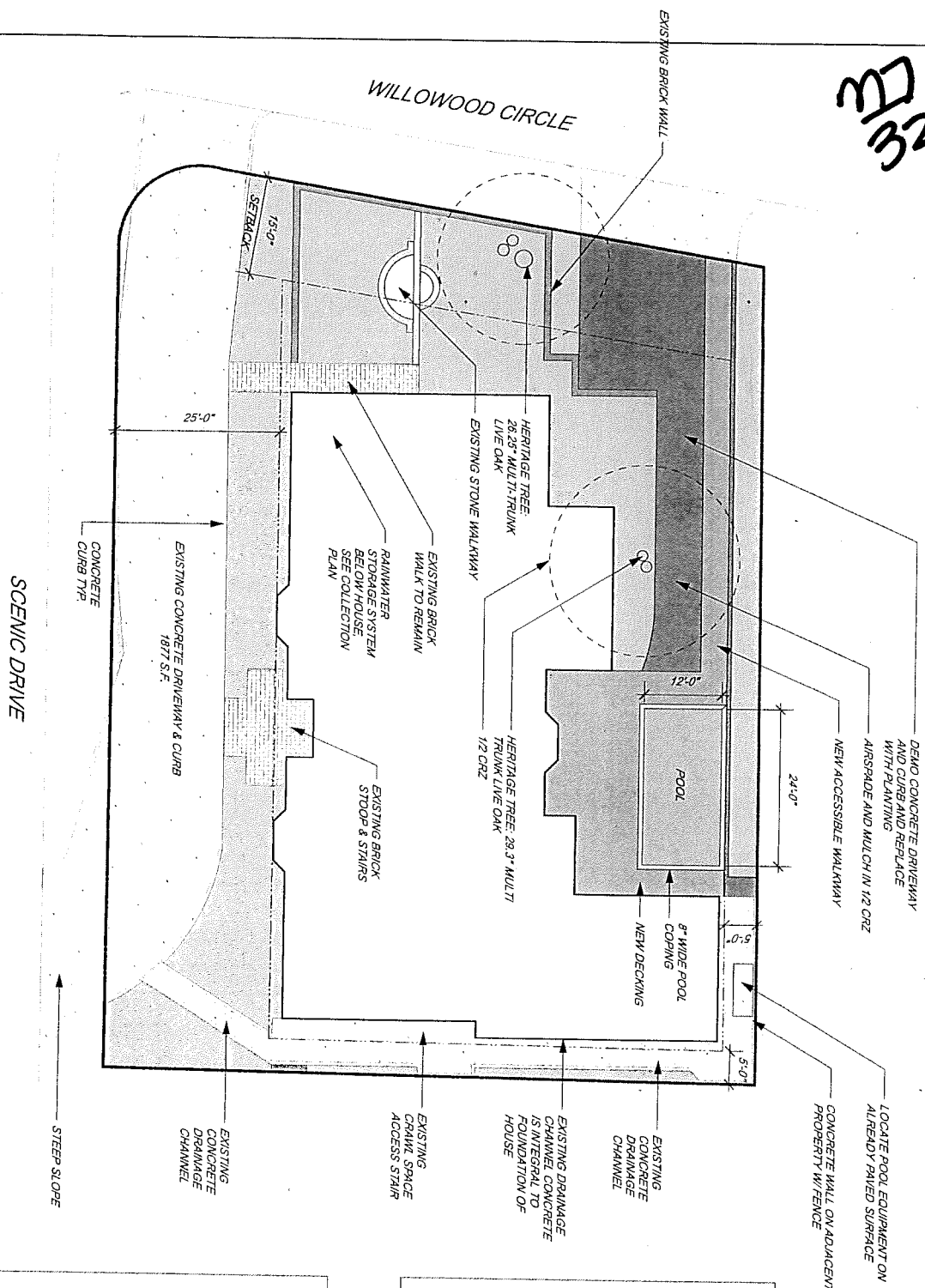
- 2156 SF COLLECTION AREA (5% OF ROOF)
- 1700 GALLONS PER INCH OF RAINFALL
- 3.82" STORAGE POTENTIAL
- @ 75% CREDIT IMPERVIOUS COVER 40%
- @ 50% CREDIT IMPERVIOUS COVER 54%

**EQUIPMENT:**

- 1) 2.25' X 7' RAINWATER FILLWATER TANKS
- 2) GRUNDFOSS SB43-45 1HP ELECTRONICALLY CONTROLLED SUBMERSIBLE PUMP
- 3) SELF-CLEANING INTAKE FILTER AT GRADE
- 4) PVC DOWNSPOUTS WITH FLEXIBLE COUPLING AT GRADE FROM REAR OF HOUSE
- 5) FLOAT-CONTROLLED BACKUP WATER SUPPLY THROUGH AIR GAP TO TANK
- 6) RPZ REQUIRED AT PROPERTY LINE FOR DOMESTIC SUPPLY
- 7) WATER HEATER EXPANSION TANKS REQUIRED IN COLD WATER SUPPLY

1 PROPOSED WATER COLLECTION PLAN  
Scale: 1/16" = 1'-0"

32



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

EXISTING CONDITIONS	
	BUILDING: 4734 SF
	SITE DEVELOPMENT: 5101 SF
	TOTAL IMPERVIOUS AREAS: 9835 SF
	WALLS
	BRICK PAVING
	RESIDENCE
	CONCRETE
	STONE PAVING
	TOTAL IMPERVIOUS COVER: 75.00%

PROPOSED CONDITIONS	
	TOTAL LOT SIZE: 13123 SF
	PROPOSED PERVIOUS AREA: 39.51%
	NEW PERVIOUS AREA
	BUILDING: 4734 SF
	SITE DEVELOPMENT: 3672 SF
	TOTAL IMPERVIOUS AREAS: 8406 SF
	POOL COPING
	DECKING
	WALLS
	BRICK PAVING
	RESIDENCE
	CONCRETE
	STONE PAVING
	TOTAL IMPERVIOUS COVER: 60.49%

NOTE: SEE WATER COLLECTION PLAN FOR PROPOSED RAIN WATER COLLECTION AREAS & CALCULATIONS

Maplewood  
P.O. Box 41718  
Austin, Texas 7  
77241-0718  
512.840.1400

PAT F  
3055 SCENIC  
AUSTIN, TEXAS  
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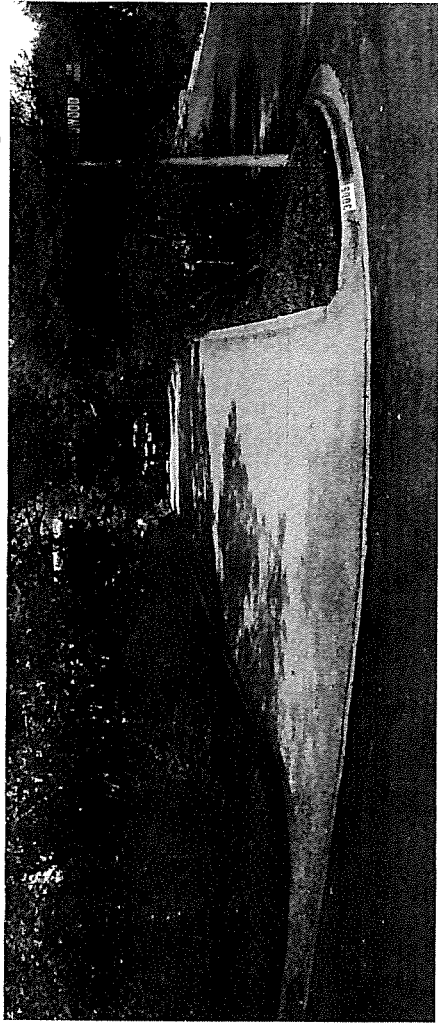
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12.10.2011

SCALE 1/16" = 1'-0"

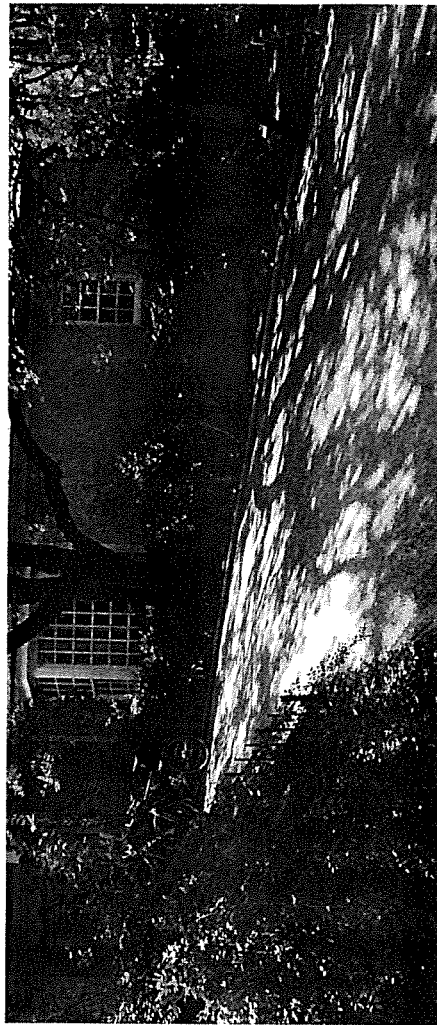
Owner Project No.:  
Architect Project No.:  
Drawn By:



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FRONT ENTRY DRIVE



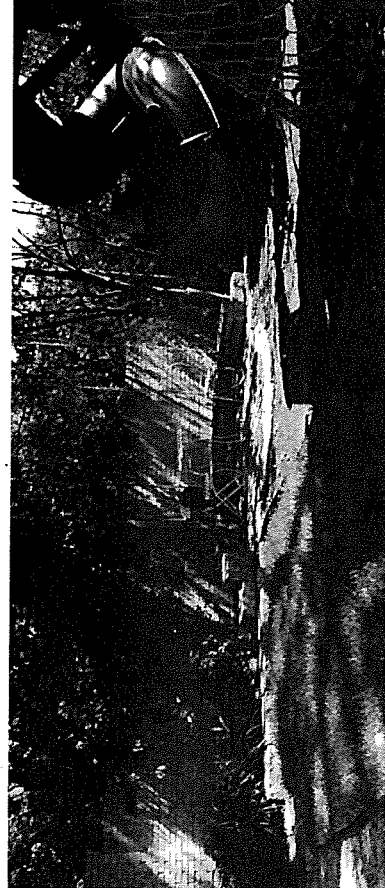
STEEL, CURVED CONCRETE DRIVEWAY TO REMAIN

PATT POOL  
EXISTING CONDITIONS - FRONT YARD  
NOVEMBER 2015

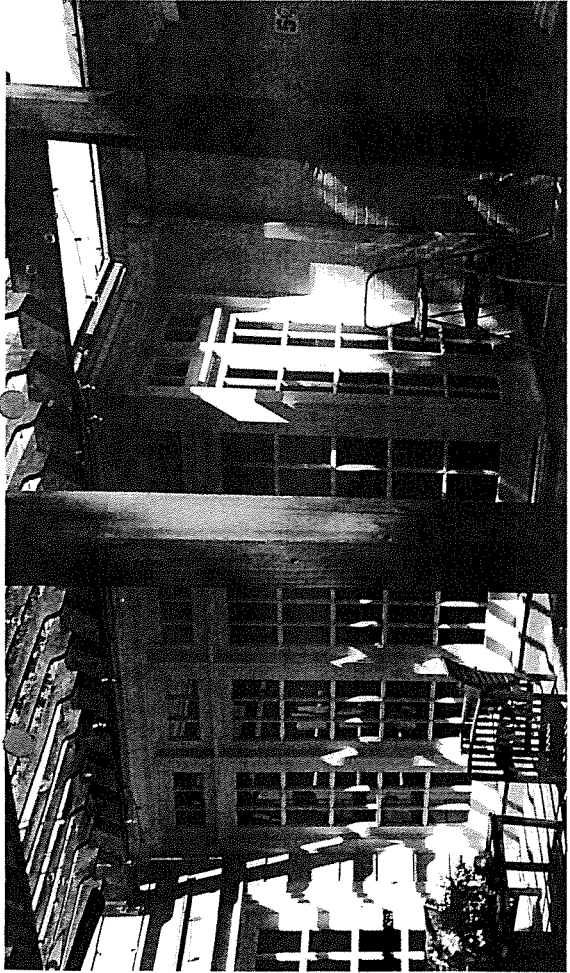
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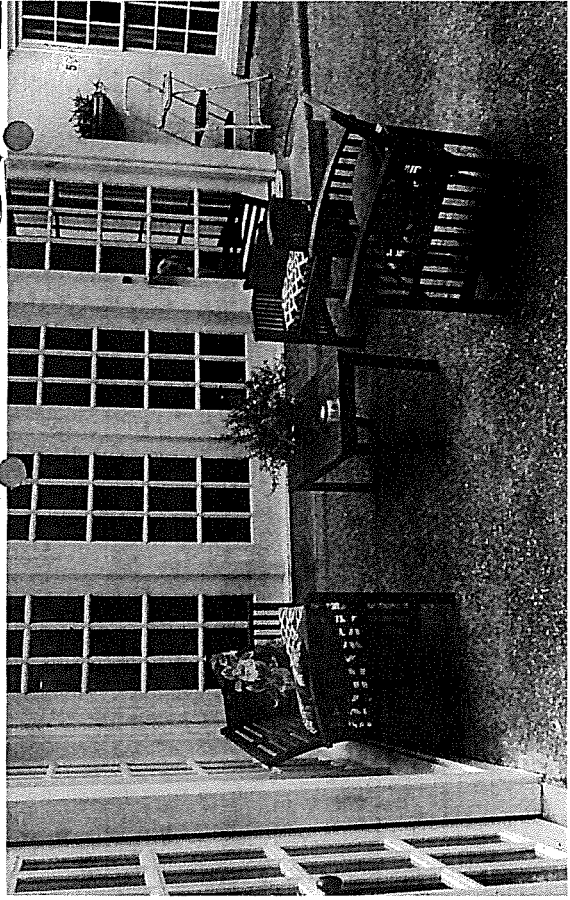
PROPOSED LOCATION FOR RAINWATER COLLECTION TANKS



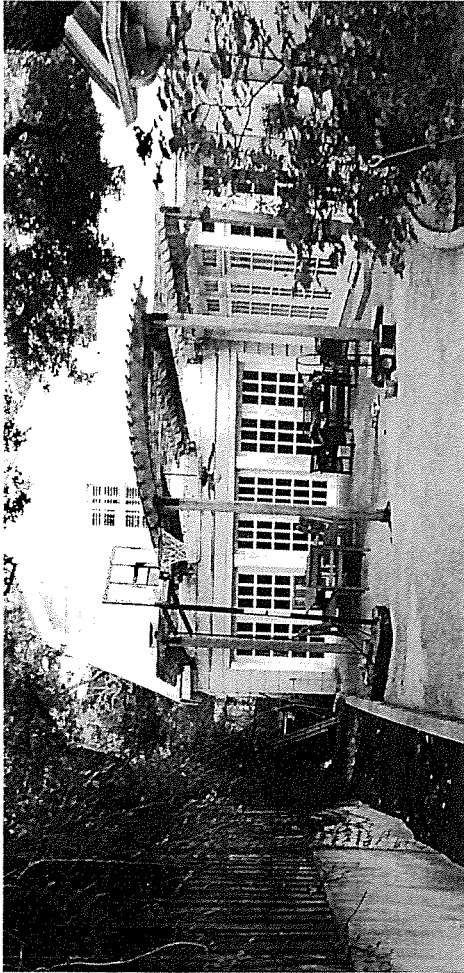
PATT POOL  
EXISTING CONDITIONS - EAST SIDE YARD  
NOVEMBER 2015



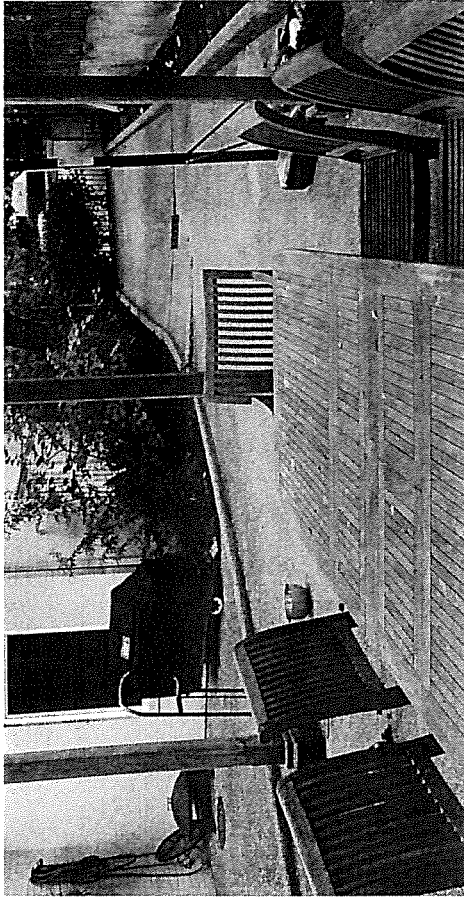
WOOD ARBOR TO BE DEMOLISHED



PROPOSED POOL LOCATION



CONCRETE CURBS AND DRIVE TO BE DEMOLISHED



DEMOLISH CONCRETE DRIVE AND UPDATE SITE DRAINAGE

**PATT POOL**  
EXISTING CONDITIONS - BACK YARD  
NOVEMBER 2015

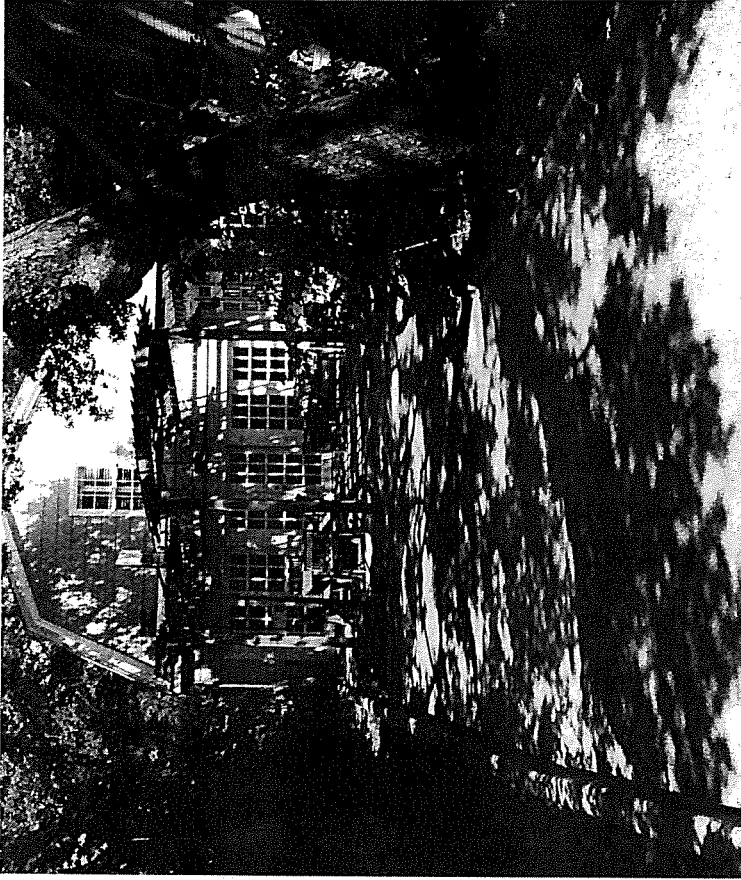
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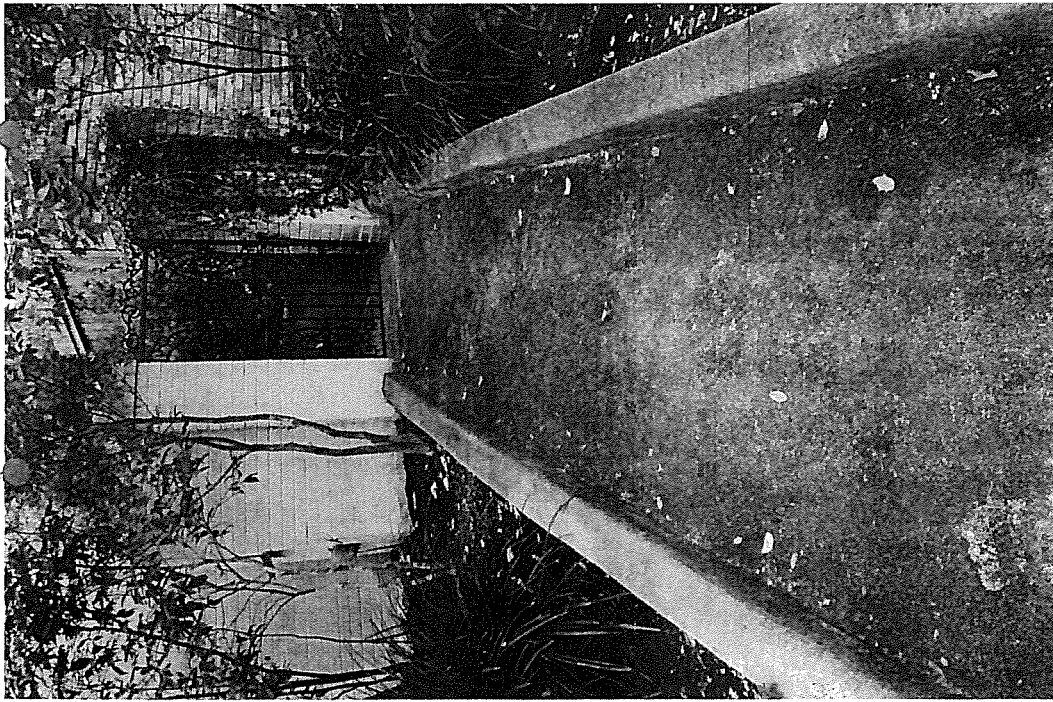
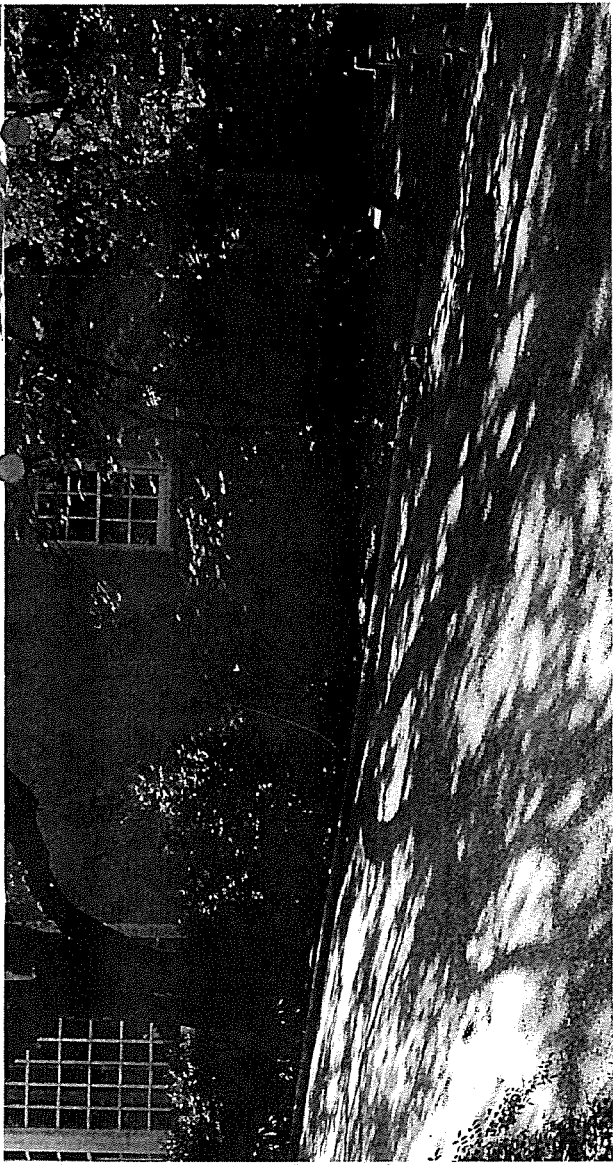
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REMOVE EXISTING CONCRETE DRIVE AND CURB TO IMPROVE IMPERVIOUS COVER AND OVERALL HEALTH OF 29" HERITAGE LIVE OAK TREE

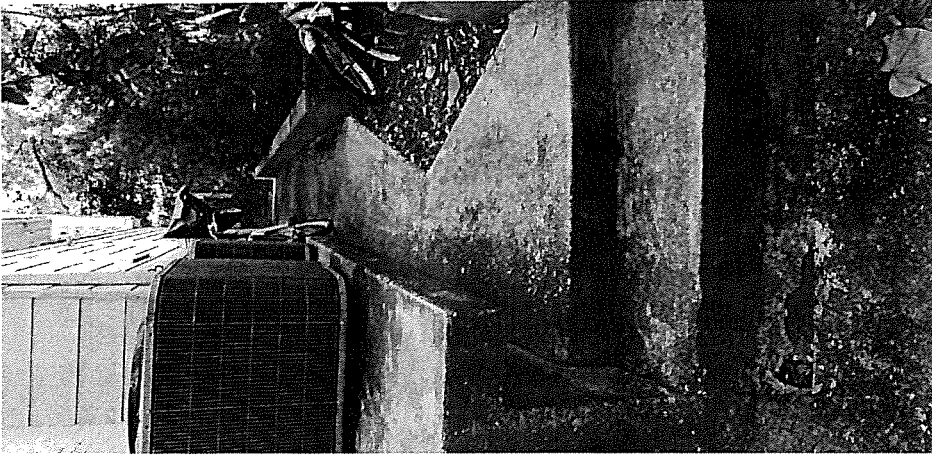
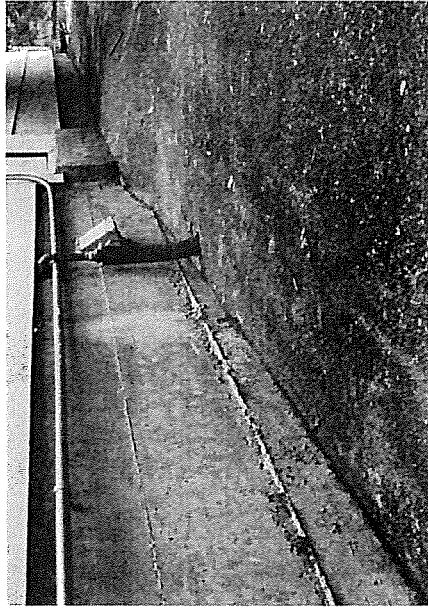
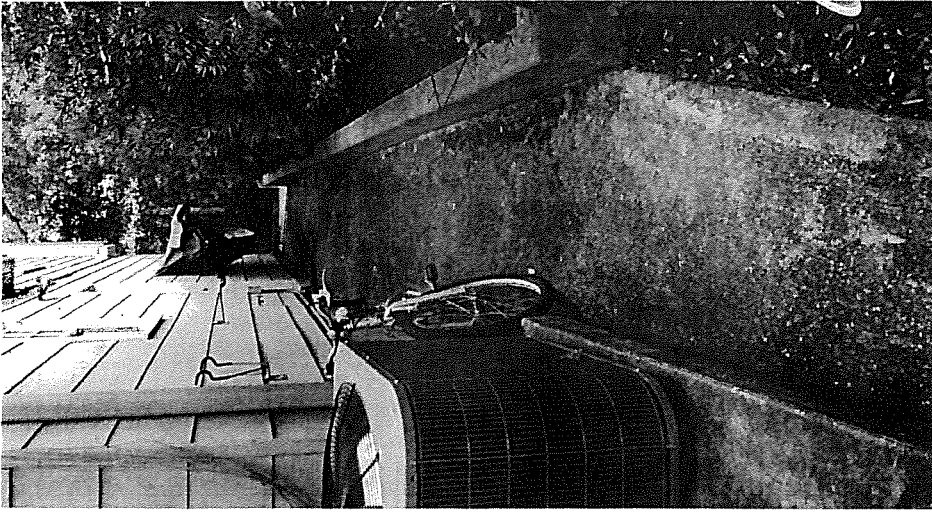


PATT POOL  
EXISTING CONDITIONS - BACK YARD  
NOVEMBER 2015



CONCRETE DRAINAGE CHANNEL TO REMAIN

**PATT POOL**  
 EXISTING CONDITIONS - FRONT YARD  
 NOVEMBER 2015



CONCRETE DRAINAGE CHANNEL TO REMAIN. CONCRETE DRAINAGE CHANNEL MOVES WATER FROM ADJACENT PROPERTIES AROUND HOUSE AND TO SCENIC DRIVE.

**PATT POOL**  
 EXISTING CONDITIONS - WEST SIDE YARD  
 NOVEMBER 2015

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CONCRETE CURB AND STAIRS TO REMAIN



SIDE YARD CONCRETE IS INTEGRAL TO HOUSE FOUNDATION

**PATT POOL**  
EXISTING CONDITIONS - WEST SIDE YARD  
NOVEMBER 2015

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I, HANCOCH + DEBRA PAIT, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to CONSTRUCT A NEW SWIMMING POOL while CONCURRENTLY REDUCING IMPERVIOUS COVER FROM 75% TO 54%.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
HANCOCH PAIT	3005 SCENIC DR 78703	[Signature]
DEBRA PAIT	3005 SCENIC DR 78703	[Signature]

137  
40



107  
41

"Mars, Keith" <Keith.Mars@austintexas.gov>  
To: Shaney Clemmons  
RE: Board of Adjustment question

December 15, 2015 5:47 PM

Hey Shaney,

I would hold off on submitting the tree permit until you are ready for building permits. In general, anytime we reduce impervious cover that is a benefit for tree preservation. Based on the existing conditions and proposed site plan you provided, undoubtedly, the critical root zone conditions will be improved since the northern half of the root zone is currently covered by concrete. I noticed you are also proposing to improve the soil conditions post driveway removal that further adds to the benefit of removing the impervious cover. Feel free to include this e-mail in your material.

Keith Mars  
Acting City Arborist  
Development Services Department  
505 Barton Springs Road, 4th Floor  
Austin, TX 78704  
Phone: (512) 974-2755  
<http://austintexas.gov/department/city-arborist>

**From:** Shaney Clemmons [REDACTED]  
**Sent:** Tuesday, December 15, 2015 4:42 PM  
**To:** Mars, Keith  
**Subject:** Board of Adjustment question

Hello Keith,

I hope you have been well. I have a question for you regarding the Board of Adjustment process. I've never applied for a variance before, so I am wondering if you think it would be beneficial to submit a tree ordinance review application prior to the BOA hearing on January 11th?

In brief, the project address is 3005 Scenic Dr.

The existing conditions are 75% impervious cover (the house was built prior to the City regulating impervious cover).

They want a pool, so I am proposing a plan that reduces IC to 60%

The removal of the concrete driveway will improve the health of the 29" heritage, multi-trunk tree.

To make up additional IC savings, we are capturing over half of the house roof and storing the rainwater in pillow tanks (located in the very tall crawl space below the house), and then will be used for landscape irrigation.

All of my supporting documentation needs to be submitted to BOA by December 28th. Do you think it would strengthen our argument to have a report from your office in support of the concrete driveway removal?

I am happy to meet you out there, or discuss over the phone. I appreciate your insight!  
Thank you,

**Shaney Clemmons**

Mark Word Design | [REDACTED]  
P.O. Box 41718 | Austin, Texas 78704