

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday January 08, 2018**

**CASE NUMBER: C15-2018-0001**

\_\_\_\_\_ Brooke Bailey  
 \_\_\_\_\_ William Burkhardt  
 \_\_\_\_\_ Christopher Covo  
 \_\_\_\_\_ Eric Goff  
 \_\_\_\_\_ Melissa Hawthorne  
 \_\_\_\_\_ Bryan King  
 \_\_\_\_\_ Don Leighton-Burwell  
 \_\_\_\_\_ Rahm McDaniel  
 \_\_\_\_\_ Veronica Rivera  
 \_\_\_\_\_ James Valadez  
 \_\_\_\_\_ Michael Von Ohlen  
 \_\_\_\_\_ Kelly Blume (Alternate)  
 \_\_\_\_\_ Martha Gonzalez (Alternate)  
 \_\_\_\_\_ Pim Mayo (Alternate)

**OWNER/APPLICANT: Tricia and David Ciccocioppo**

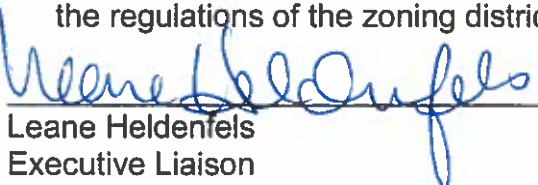
**ADDRESS: 1608 CEDAR AVE**

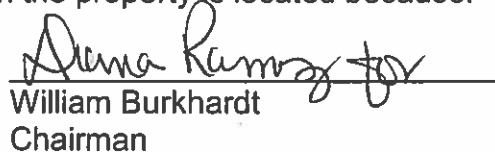
**VARIANCE REQUESTED:** The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to increase the maximum impervious cover from 45% (required/permitted) to 49% (requested) in order to erect a new two-story accessory dwelling unit in a SF-3-NP, Family Residence zoning district. (Chestnut)

**BOARD'S DECISION:** Jan 8, 2018 The public hearing was closed on Board Member Bryan King motion to Postpone to February 12, 2018, Board Member Melissa Hawthorne second on a 11-0 vote; **POSTPONED TO FEBRUARY 12, 2018.**

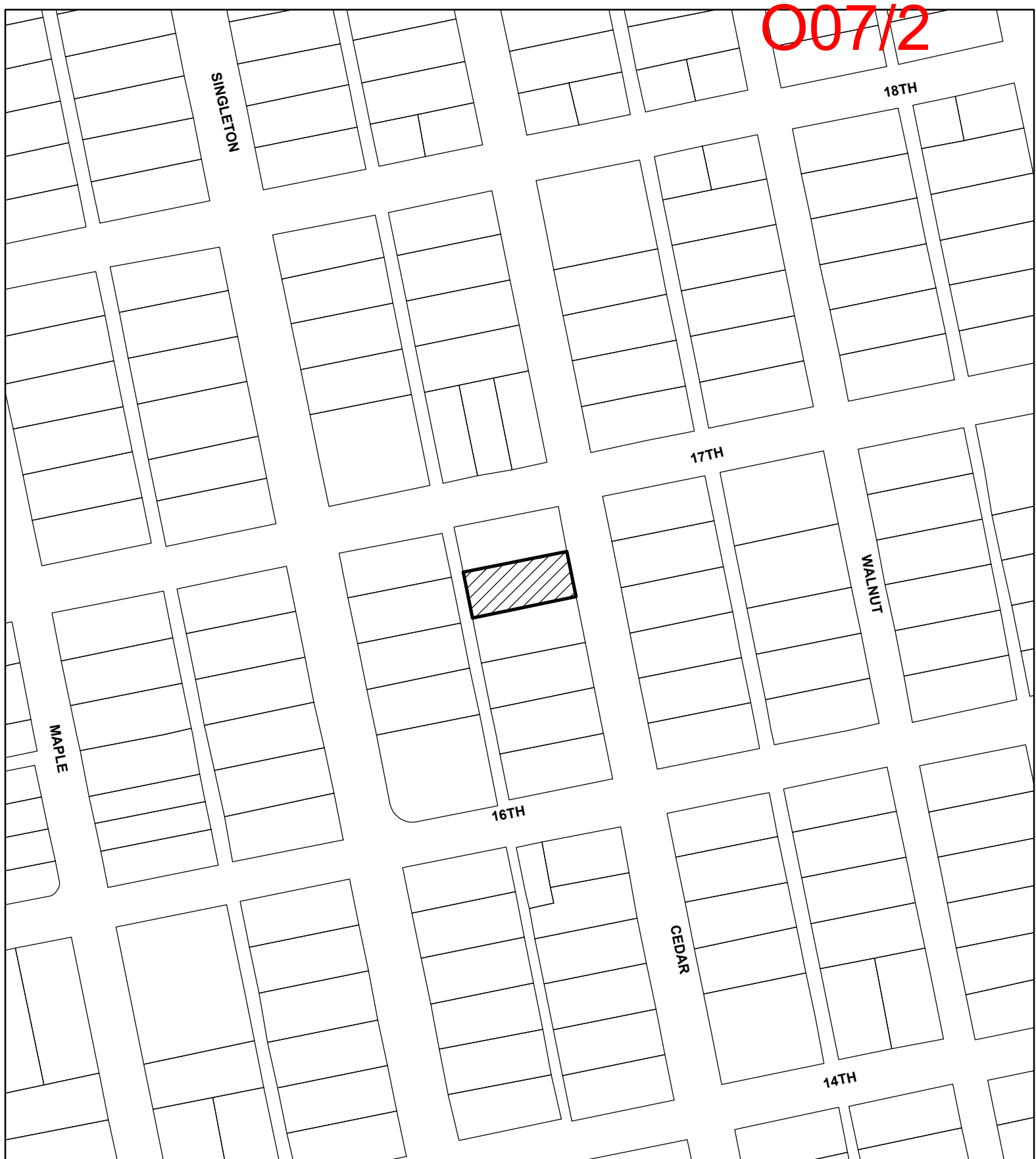
**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
 Leane Heldenfels  
 Executive Liaison

  
 William Burkhardt  
 Chairman

007/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0001  
LOCATION: 1608 Cedar Avenue



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" = 140'



## Development Services Department

One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

# 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: \_\_\_\_\_

Subdivision Legal Description:

\_\_\_\_\_  
\_\_\_\_\_

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: \_\_\_\_\_

I/We \_\_\_\_\_ on behalf of myself/ourselves as  
authorized agent for \_\_\_\_\_ affirm that on  
Month \_\_\_\_\_, Day \_\_\_\_\_, Year \_\_\_\_\_, 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: \_\_\_\_\_

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

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## 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.

**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.**

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:

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### Hardship

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

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

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**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:

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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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**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: \_\_\_\_\_

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

Applicant Mailing Address: \_\_\_\_\_

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

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

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).

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December 20, 2017

From:  
David & Tricia Ciccocioppo  
1608 Cedar Avenue  
Austin Texas, 78702

To:  
Leane Heldenfels  
Board of Adjustment Liaison  
City of Austin  
1st Floor – Development Assistance Center  
505 Barton Springs Road  
Austin, TX 78704

This letter is a request for an impervious cover variance. The current City of Austin Land Development Code allows for a maximum 45% of impervious cover. We're seeking a variance to allow us to build with a total of 49% of impervious cover on our lot.

My wife and I are hoping to build a S.M.A.R.T Housing Certified accessory dwelling unit in the backyard of our home. It is our goal to rent this ADU for a minimum of five years to those with a household income less than 80% of the area median family income (MFI) in accordance with the S.M.A.R.T. Housing and Alley Flat Initiatives. In order to provide a safe, accessible and comfortable living space for our future tenants we need to go slightly over the allowed amount of impervious cover for our lot. To meet the current maximum of 45% would require us to further reduce the amount of living space in our current design which would mean smaller rooms, or more narrow hallways resulting in a less safe, less accessible and less comfortable living space.

It would be a burden to remove any amount of the impervious cover associated with the current structure on our lot, our primary residence, because almost all of the impervious cover outside of the house itself is taken up by an abnormally long driveway that leads from the street to a garage toward the rear of the house. Removing and rebuilding the existing garage closer to the street would be a significant financial burden for us and would not allow us to provide the affordable rental unit in the back of the house at all.

Our proposed ADU will provide much needed affordable housing for a small family. Our location is close to downtown and walking distance to Cap Metro busses and rail. The additional impervious cover requested will not negatively impact the neighborhood because our lot backs up to semi-permeable alley and the topography would suggest that any excess runoff would drain into the alley as opposed to directly into a neighbor's yard. An extra measure we are willing to take to ensure that our request has no negative impact on our neighborhood is rainwater harvesting. We will install a minimum of 520 gallons of rain tank volume to mitigate the effects of any runoff associated with our additional 200 square feet of impervious cover.

Thank you for considering our request.

Sincerely,  
David Ciccocioppo & Tricia Ciccocioppo



## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

### Nighborhood Housing and Community Development Department

October 18, 2017

#### S.M.A.R.T. Housing Certification

Tricia and David Ciccocioppo – 1608 Cedar Ave (ID #411)

#### TO WHOM IT MAY CONCERN:

Austin Community Design & Development Center, on behalf of the owners, Tricia and David Ciccocioppo (development contact Nicole Joslin, phone: 512-220-4254 (o); 972-824-5976 (m) [Nicole.joslin@acddc.org](mailto:Nicole.joslin@acddc.org)) an application to develop a one (1) 853 square foot secondary residential unit at 1608 Cedar Ave, Austin TX 78702.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because the **secondary** unit in this development will serve households with incomes at or below **80%** of Austin's Median Family Income level (MFI), the development is eligible for a waiver of **100%** waiver of the fees listed in the S.M.A.R.T. Housing Ordinance, as amended, adopted by the City Council with the exception of the Capital Recovery Fees (CRF). **This development is not in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore is not eligible to receive any CRF fee waivers under the S.M.A.R.T. Housing Ordinance.** Expected fee waivers include, but are not limited to, the following fees:

~~Capital Recovery Fees~~  
 Building Permit  
 Concrete Permit  
 Electrical Permit  
 Mechanical Permit

Site Plan Review  
 Misc. Site Plan Fee  
 Building Plan Review  
 Construction Inspection  
 Misc. Subdivision Fee

Zoning Verification  
 Parkland Dedication (by  
 separate ordinance)  
 Land Status Determination  
 Plumbing Permit

#### Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenrgy.com](mailto:greenbuilding@austinenrgy.com)).
- Submit plans demonstrating compliance with accessibility standards.

#### Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility standards have been met.
- Enter into a Restrictive Covenant securing the affordability period.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

Sincerely



Sandra Harkins, Project Coordinator

Neighborhood Housing and Community Development

Cc:	Laurie Shaw, Capital Metro	Catherine Doar, AEGB	Alma Moleri, DSD
	Maureen Meredith, PZD	Gina Copic, NHCD	Ellis Morgan, NHCD
	M. Simmons-Smith, DSD	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD
	Katherine Murray, Austin Energy	Heidi Kasper, AEGB	Elizabeth Robinson, DSD
	Alice Flora, AWU	Carl Wren, DSD	Zulema Flores, DSD



# 1608 CEDAR AVENUE

## ACCESSORY DWELLING UNIT

### SHEET INDEX:

- A101 SITE PLAN & GENERAL INFORMATION  
A102 FLOOR & ELECTRICAL PLANS  
A103 ELEVATIONS  
A104 BUILDING SECTION, ROOF & VISITABILITY PLAN

### SITE INFORMATION:

TOTAL LOT SIZE	6,049 SF
TOTAL BUILDING AREA	45%; 2,721 SF
TOTAL BUILDING COVERAGE	40%; 2,414 SF
TOTAL SITE IMPERVIOUS COVERAGE	49%; 2,961 SF

EXISTING PRIMARY HOUSE	1,480 SF
EXISTING ATTACHED GARAGE	245 SF
EXISTING COVERED PORCH	77 SF
EXISTING DRIVEWAY	302 SF
EXISTING SIDEWALKS	153 SF
EXISTING UNCOVERED	
WOOD DECKS (50%)	14 SF
EXISTING FLATWORK	8 SF
NEW ADU LEVEL 1	546 SF
NEW ADU LEVEL 2	307 SF
NEW COVERED WOOD DECKS	39 F
NEW SIDEWALKS	15 SF
NEW UNCOVERED WOOD DECK (50%)	55 SF

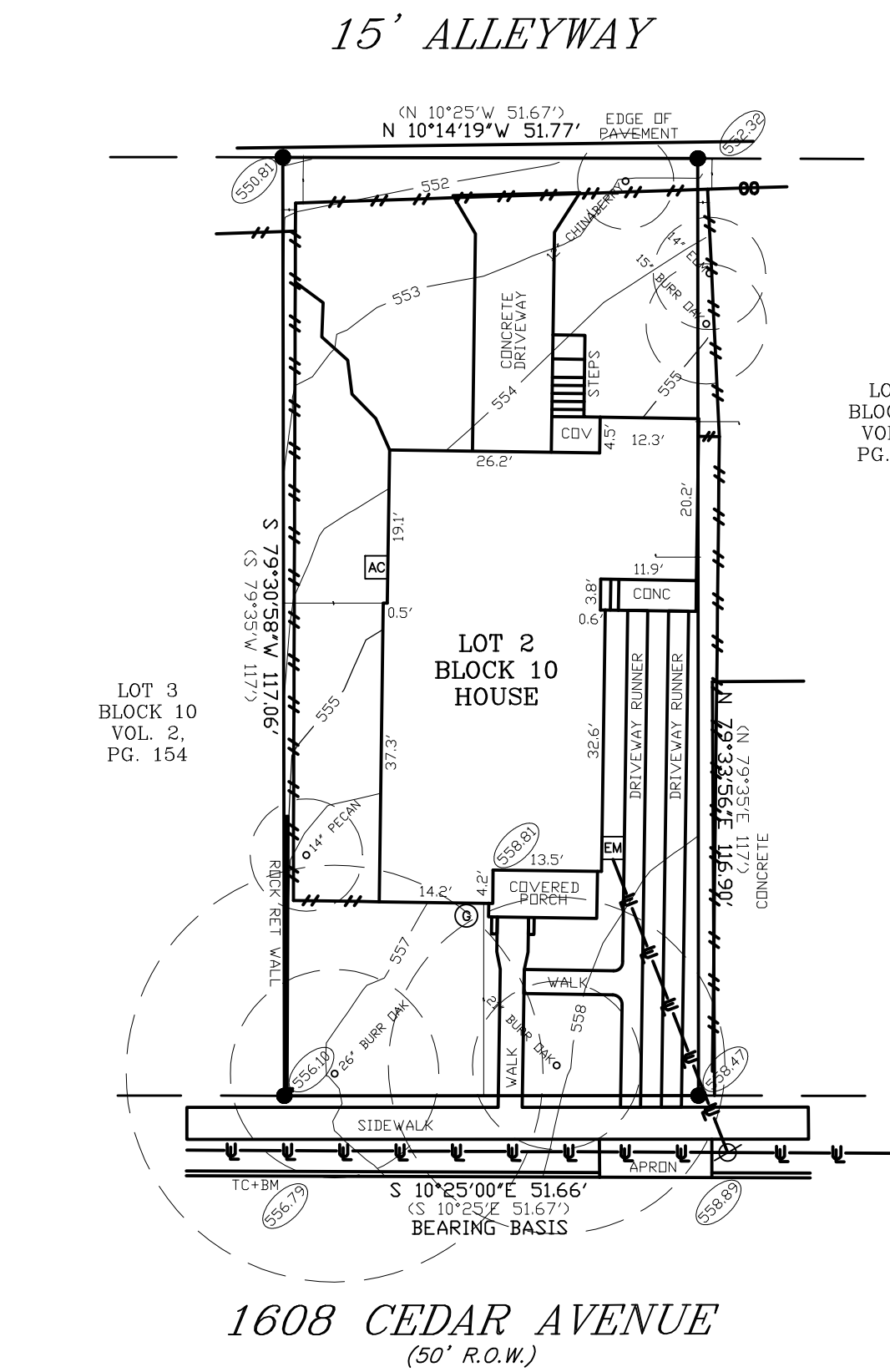
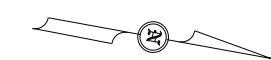
### GENERAL NOTES:

- THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION BY ANYONE ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF AND ACTS ON ANY DISCREPANCY, OMISSION AND AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS.
- ANY AND ALL WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- THE GENERAL CONTRACTOR AND ALL APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING FOR ALL FEES REQUIRED TO CONSTRUCT THE PROJECT AS DESCRIBED OR INFERRED BY THESE DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, DRIVEWAY AND ENVIRONMENTAL PERMITS.
- OWNER SHALL BE RESPONSIBLE FOR COST OF WATER METERS, ELECTRICAL METERS, SEWER CONNECTION FEES AND ANY REQUIRED TESTING.
- WORK NOT SPECIFICALLY SET FORTH IN THESE DOCUMENTS, BUT REASONABLY IMPLIED SHALL BE INCLUDED AND INSTALLED IN A WORKMAN LIKE MANNER.
- GENERAL CONTRACTOR SHALL CONSULT WITH THE REPRESENTATIVES OF THE WATER, ELECTRIC, GAS AND TELECOM COMPANIES TO VERIFY AVAILABLE FACILITIES ABOVE AND BELOW GROUND AND THE FEE AND CHARGES FOR CONNECTION TO THESE FACILITIES. OWNER SHALL PAY THE COST OF SUCH FEES.
- PROJECT SHALL BE CONSTRUCTED TO ACHIEVE AT LEAST 3 STARS ON THE AUSTIN ENERGY GREEN BUILDING SINGLE FAMILY RATING TOOL.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. .

### SITE PLAN NOTES:

- INSTALL SILT FENCING, TOILETS AND SAFETY MEASURE REQUIRED BY THE CITY OF AUSTIN BEFORE WORK.
- STAKE OUT WORK.
- ALL CONCRETE REMOVED DURING WORK SHALL BE PROPERLY RECYCLED AND DIVERTED FROM THE LANDFILL.
- ALL EXCESS DIRT AND TRASH SHALL BE REMOVED FROM THE SITE AT THE END OF CONSTRUCTION.

SCALE: 1"=20'



LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	UTILITY LINE
	A/C UNIT
	ELEC. METER
	GAS METER
	IRON ROD PND.
	UTILITY POLE

LOT 1  
BLOCK 10  
VOL. 2,  
PG. 154

### SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY GRACY TITLE COMPANY PER COMMITMENT C.F. #1109545, EFFECTIVE SEPTEMBER 7, 2011.

LOT 2 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOLUME 2, PAGE 154, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

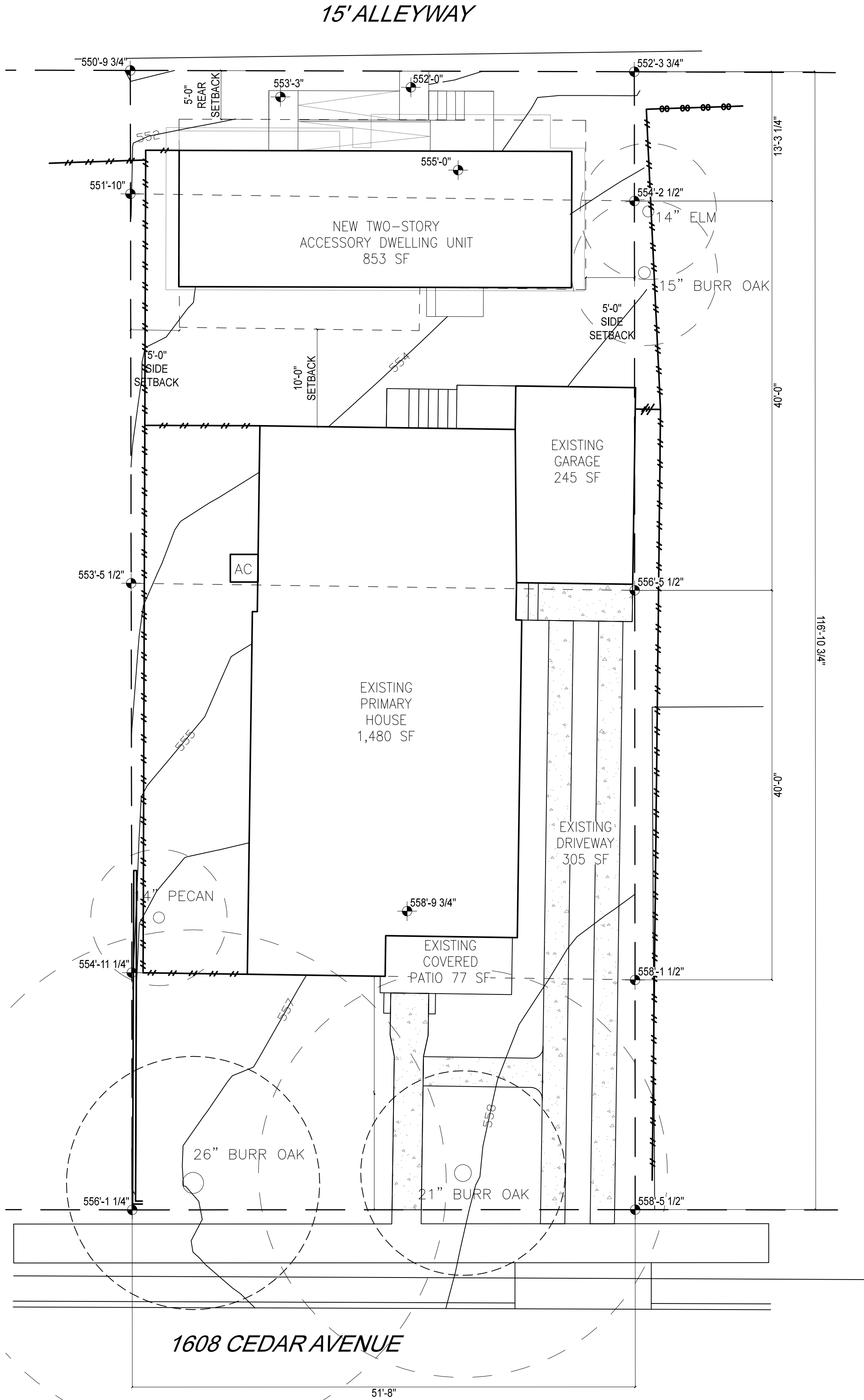
LOT No.	2	BLOCK	"10"	SUBDIVISION / ADDITION	GLENWOOD ADDITION TO EAST AUSTIN OUTLOTS 32 AND 33, DIVISION B
SECTION	TRAVIS	PHASE	COUNTY, TEXAS	Book	2
CITY	AUSTIN	Reference	DAVID W. CICCOCIOPPA AND TRICIA B. CICCOCIOPPA	Page(s)	154

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR GRACY TITLE, A STEWART TITLE GUARANTY COMPANY WELLS FARGO BANK, NA

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown herein. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown herein.

ALL POINTS SURVEYING  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TEL: (512) 440-0071 - FAX: (512) 440-0199  
PLM REGISTRATION NO. 10119000

2 SURVEY  
1" = 20'-0"

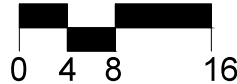


15' ALLEYWAY

1608 CEDAR AVENUE

51'-8"

1 SITE PLAN  
1/16"=1'-0" FOR 24" X 36" PLOT SIZE  
1/32"=1'-0" FOR 11" X 17" PLOT SIZE



Owner:

Tricia and David Ciccocioppo  
1608 Cedar Avenue  
Austin, TX 78702

Architect:

ACDDC  
Austin Community Design and Development Center  
Design Matters

1210 Rosewood Ave.  
Austin, Texas 78702  
p: 512.220.4254

1608 Cedar Avenue  
SMART Housing - Expedited Permit Review

FOR REVIEW ONLY,  
NOT FOR CONSTRUCTION

Project:

Cedar  
Alley Flat

Project Address:

1608 Cedar Avenue  
Austin, TX 78702

Sheet Name:

SITE PLAN &  
GENERAL  
INFORMATION

Sheet No.:

A101





Owner:  
**Tricia and David Ciccocioppo**  
1608 Cedar Avenue  
Austin, TX 78702

Architect:  
**ACDDC**  
Austin Community Design and Development Center  
*Design Matters*

1210 Rosewood Ave.  
Austin, Texas 78702  
p: 512.220.4254

# 1608 Cedar Avenue

SMART Housing - Expedited Permit Review

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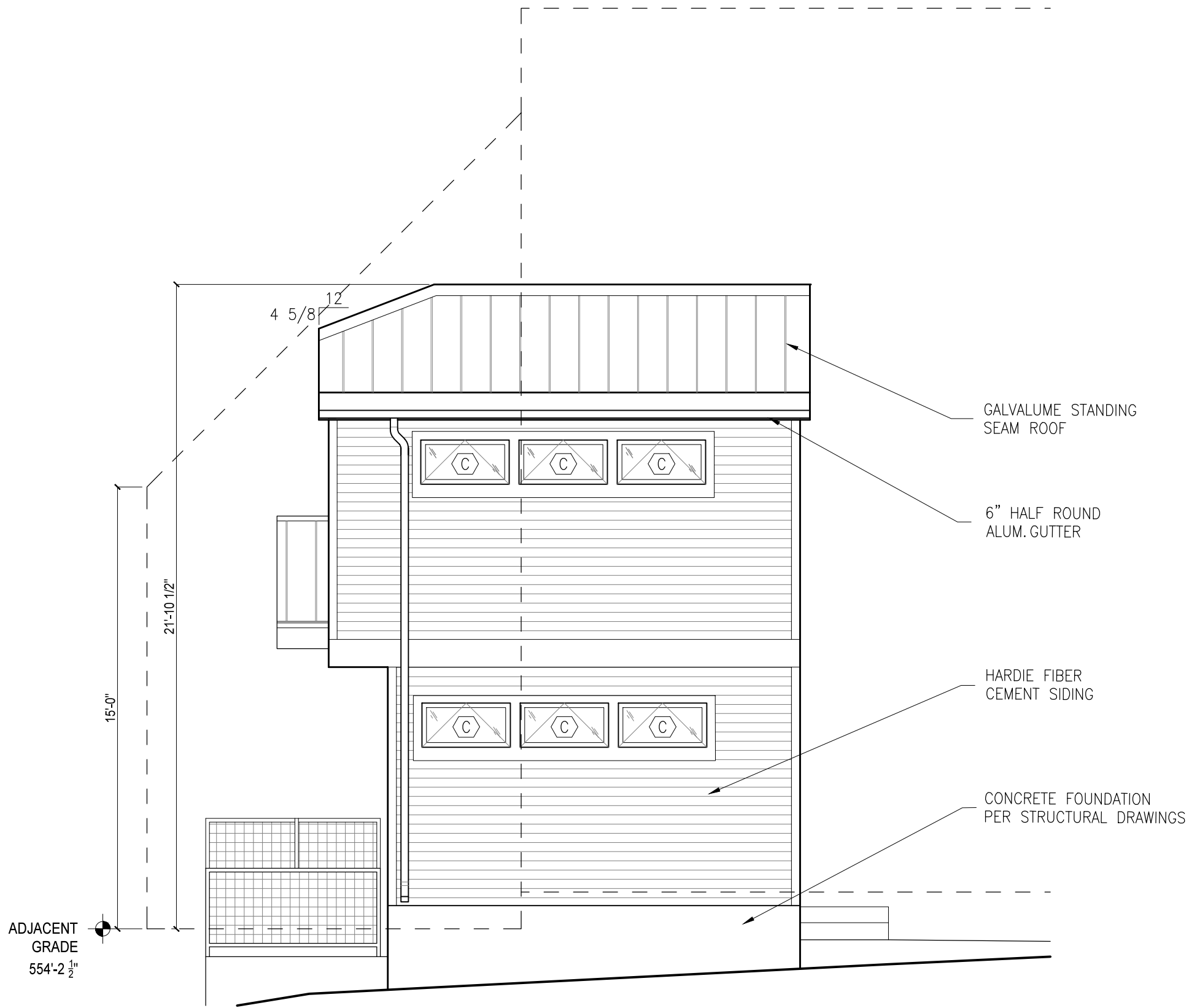
## Cedar Alley Flat

Project Address:  
1608 Cedar Avenue  
Austin, TX 78702

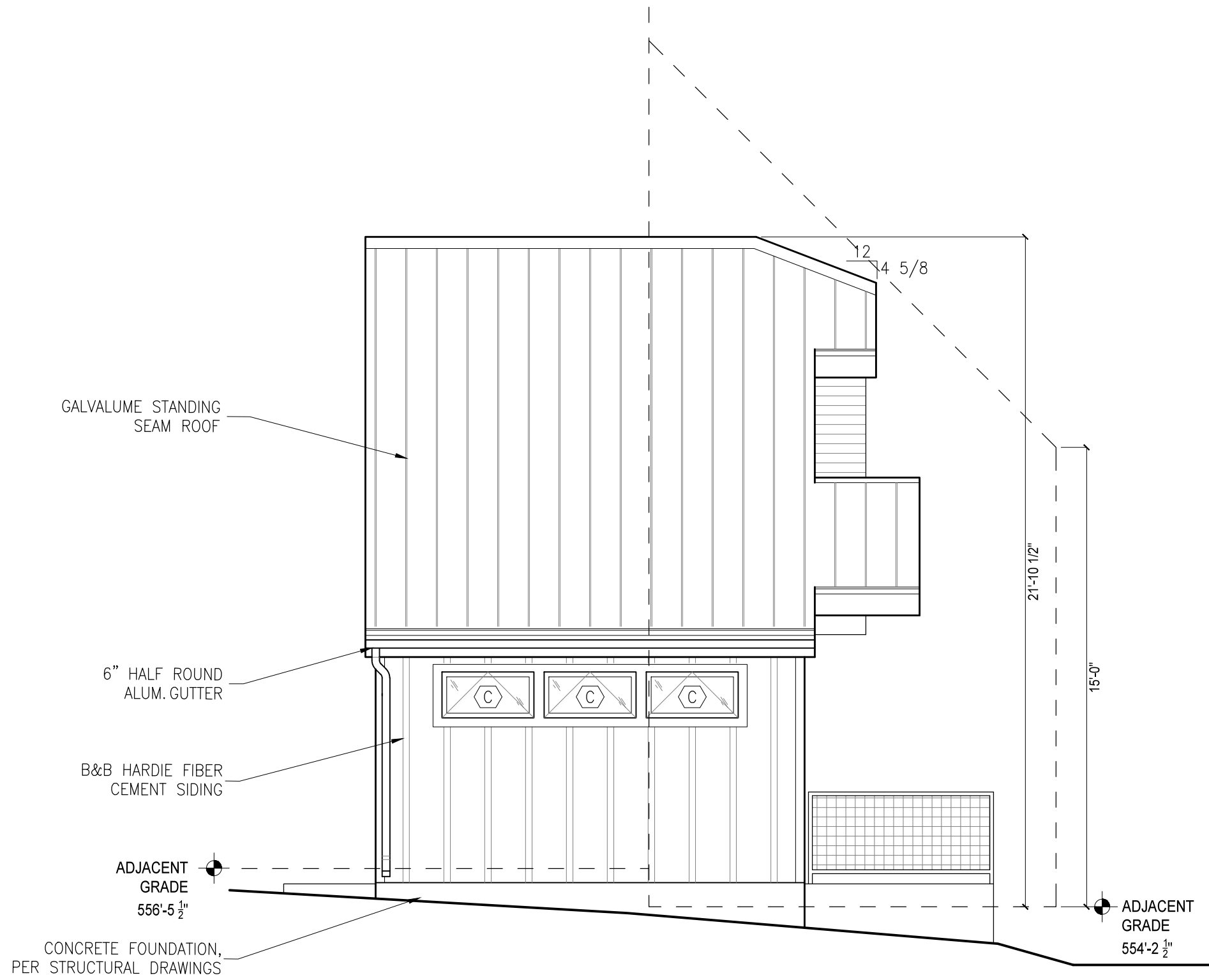
Sheet Name:  
**ELEVATIONS**

Sheet No.:

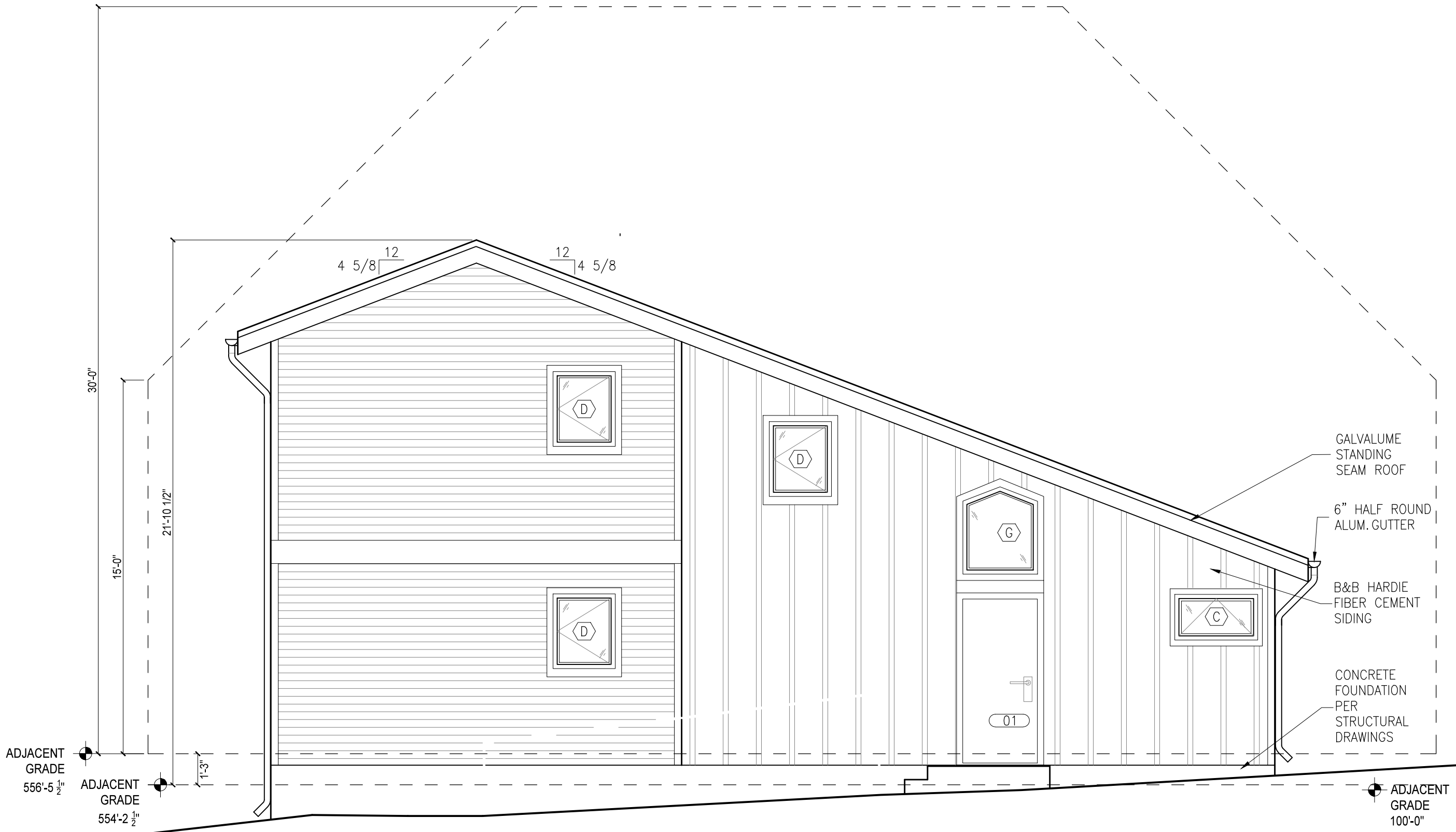
**A103**



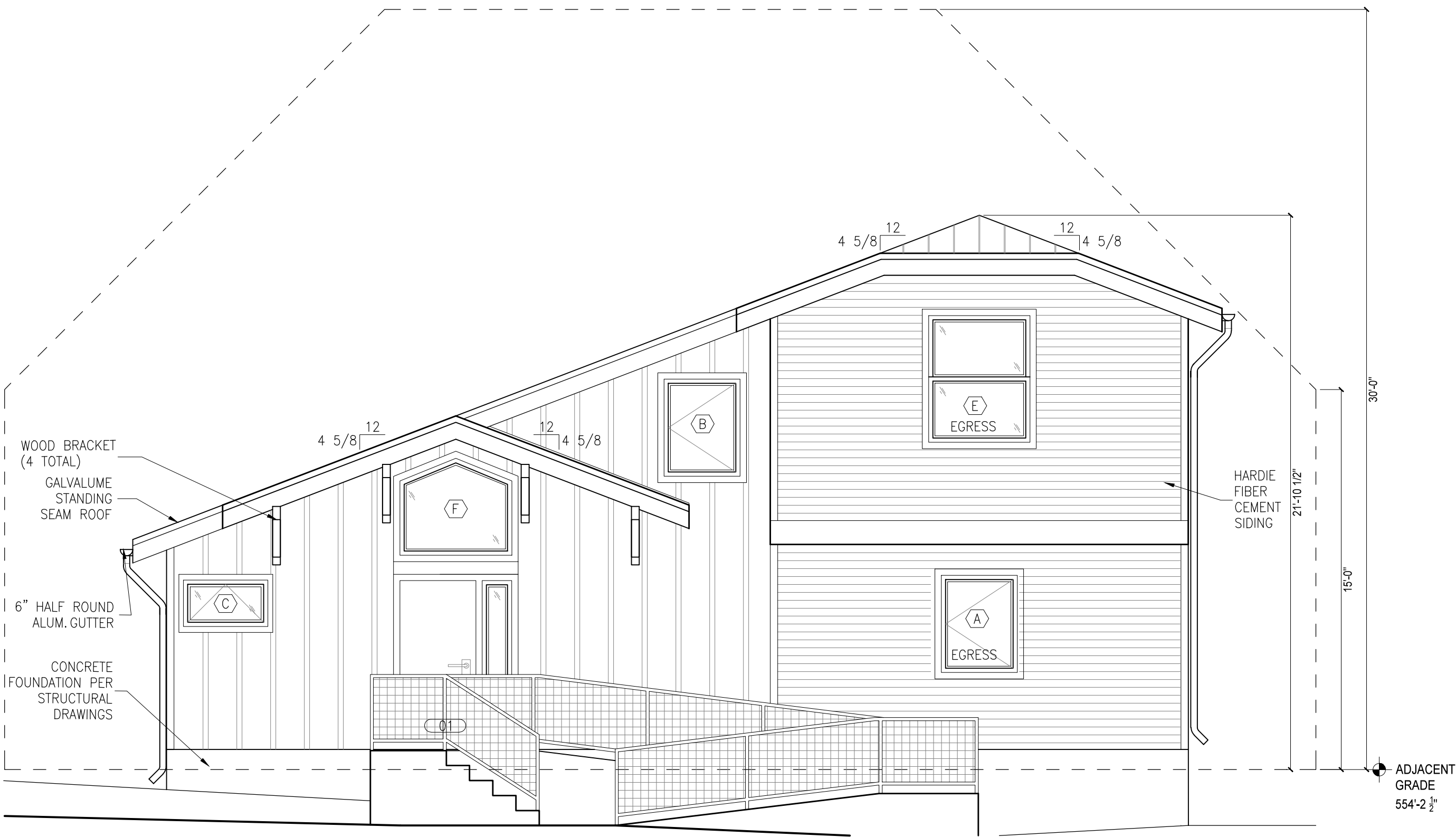
**4 EXTERIOR ELEVATION**  
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



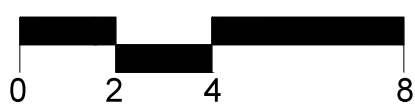
**3 EXTERIOR ELEVATION**  
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



**2 EXTERIOR ELEVATION**  
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



**1 EXTERIOR ELEVATION**  
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE





Owner:  
**Tricia and David Ciccocioppo**  
1608 Cedar Avenue  
Austin, TX 78702

Architect:  
**ACDDC**  
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1210 Rosewood Ave.  
Austin, Texas 78702  
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**1608 Cedar Avenue**  
SMART Housing - Expedited Permit Review

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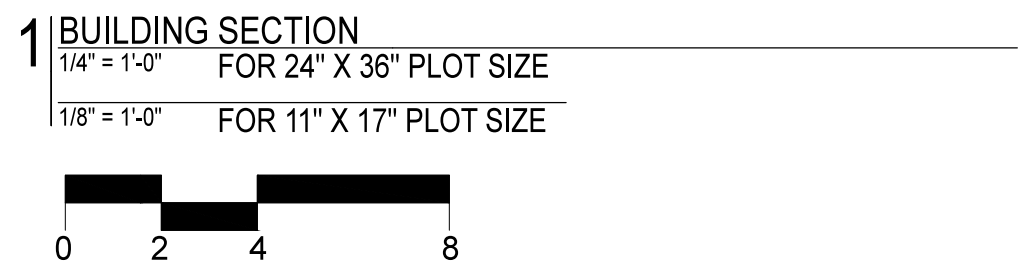
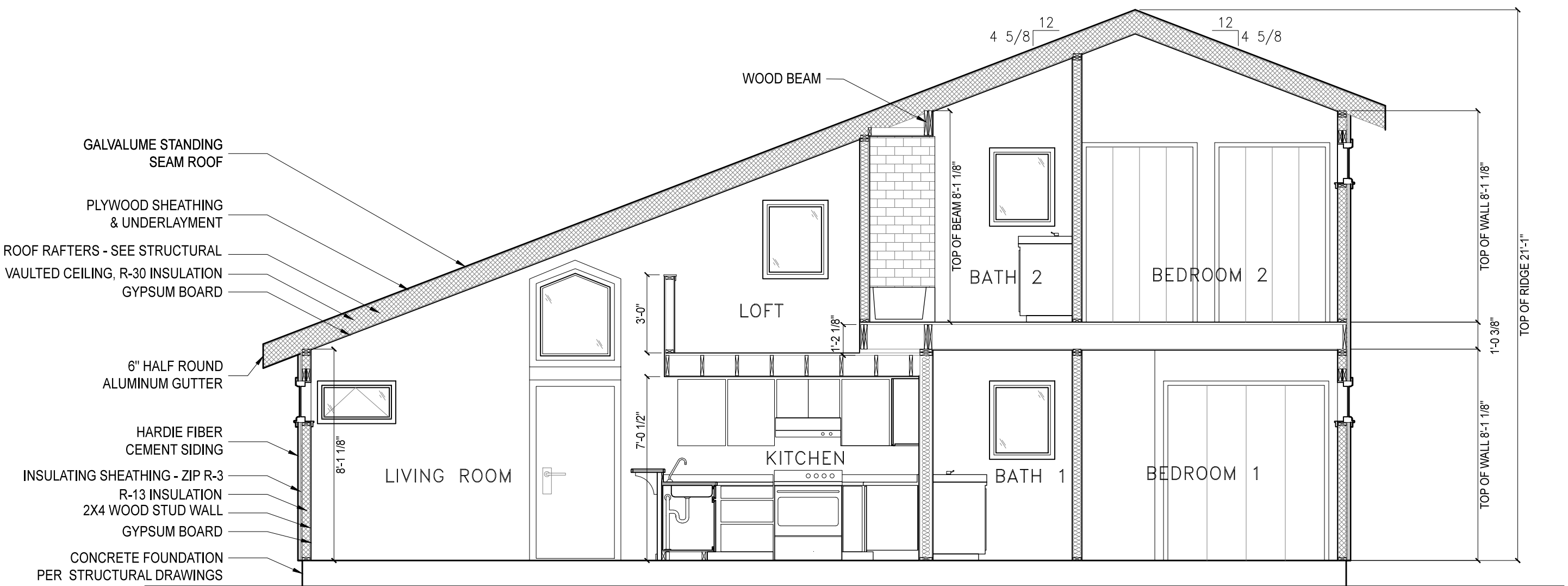
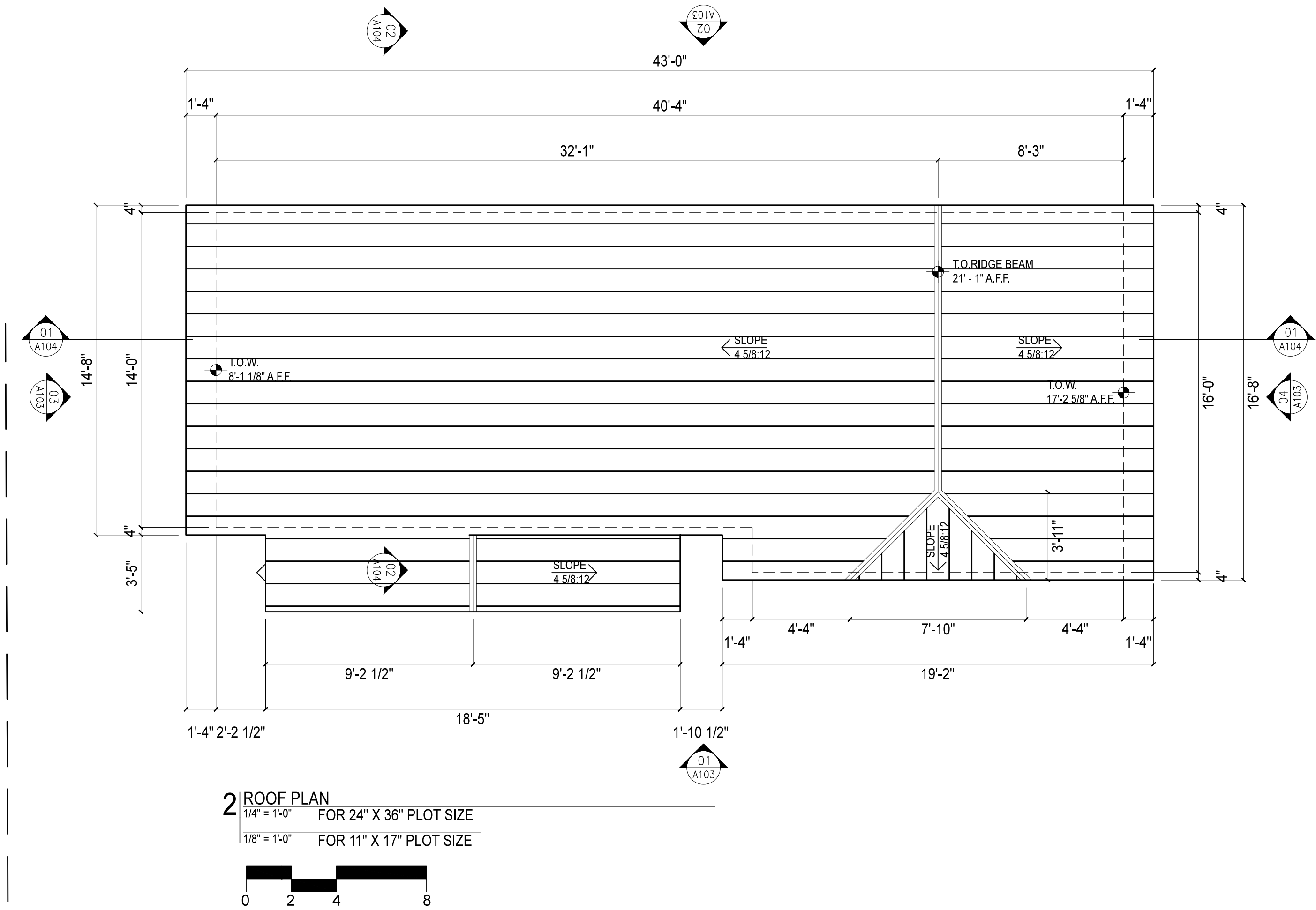
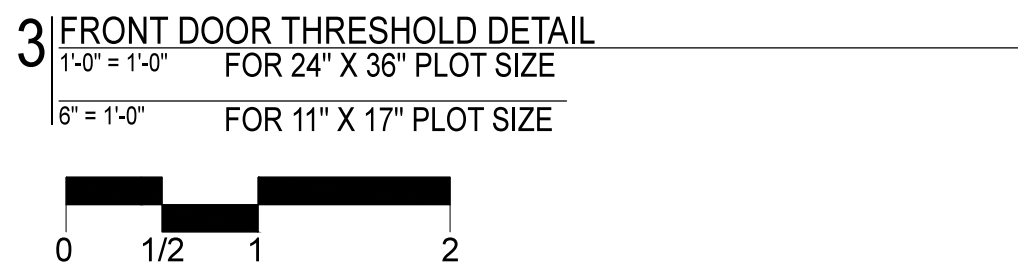
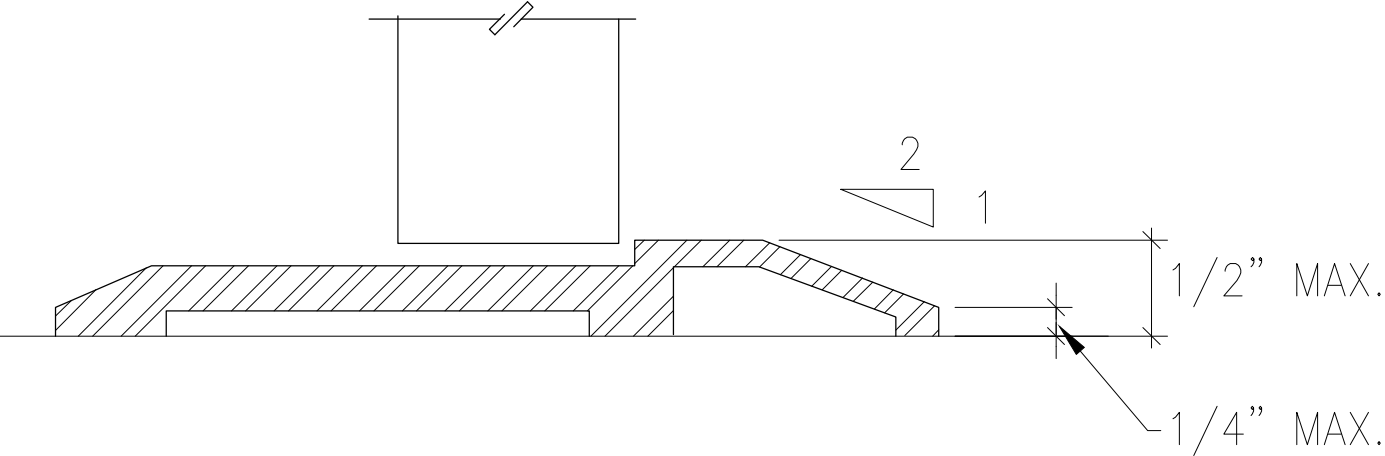
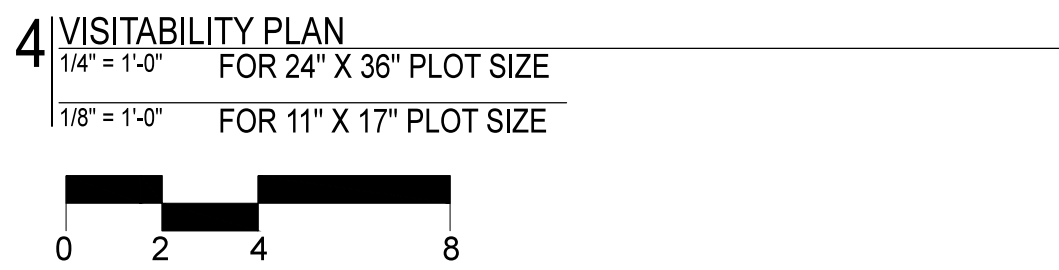
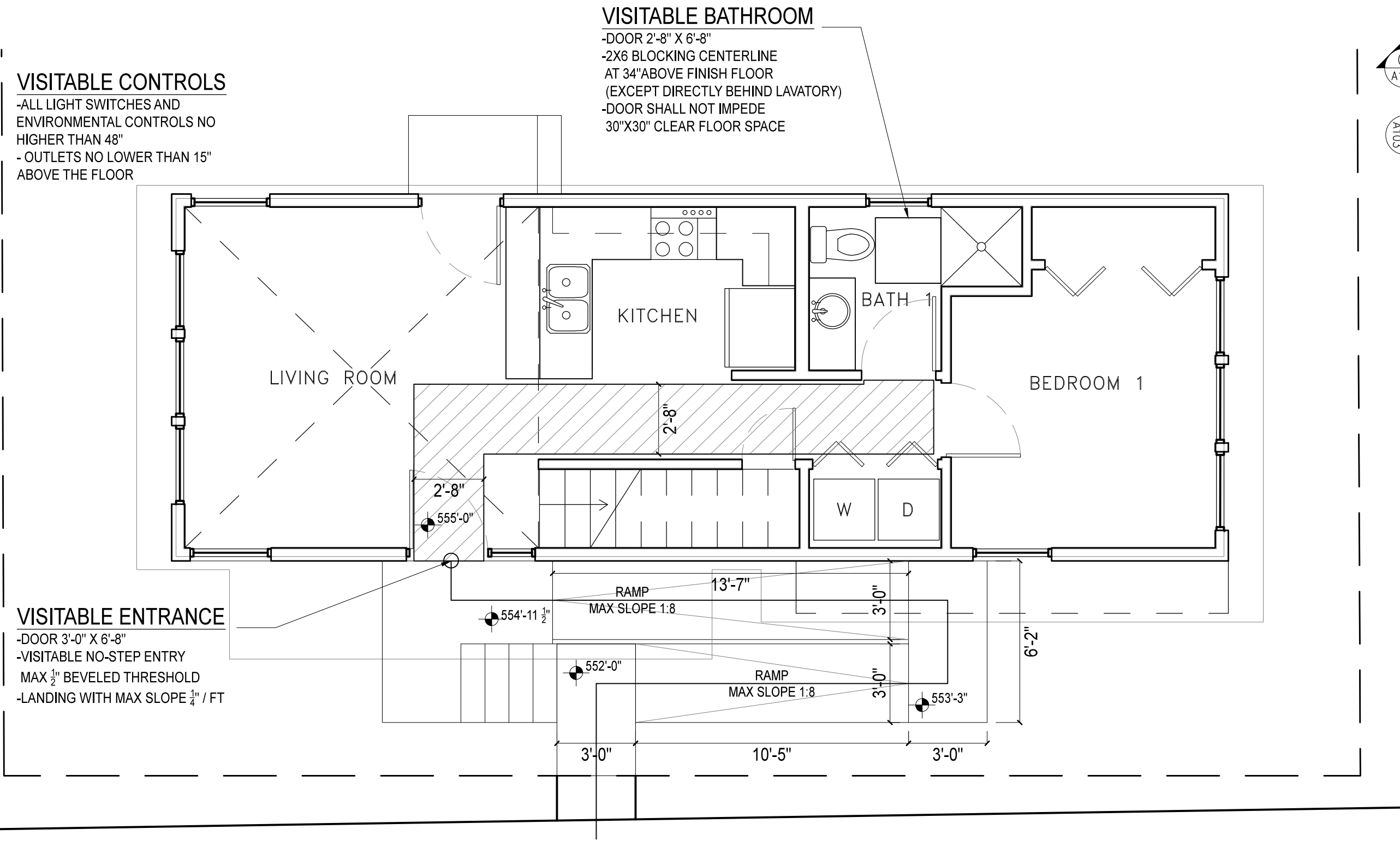
Project:  
**Cedar  
Alley Flat**

Project Address:  
1608 Cedar Avenue  
Austin, TX 78702

Sheet Name:  
**BUILDING SECTION  
ROOF & VISIBILITY  
PLAN**

Sheet No.:

**A104**



Property Profile Report

General Information

Location: 1608 CEDAR AVE  
Parcel ID: 0210111509  
Grid: MK23

Planning & Zoning

Future Land Use (FLUM): Single Family  
Regulating Plan: No Regulating Plan  
Zoning: SF-3-NP  
Zoning Cases: No Zoning Cases  
  
Zoning Ordinances: 001207-47  
(May not include all ordinances)  
Zoning Overlays: Neighborhood Planning Areas: CHESTNUT  
Residential Design Standards: LDC/25-2-Subchapter F

Infill Options: Urban Home Infill Option  
Secondary Apartment Infill Option  
Small Lot Amnesty Infill Option  
Cottage Lot Infill Option

Neighborhood Restricted Parking Areas: --  
Mobile Food Vendors: --  
Historic Landmark: --

Environmental

Fully Developed Floodplain: No  
FEMA Floodplain: No  
Austin Watershed Regulation Areas: URBAN  
Watershed Boundaries: Boggy Creek  
Creek Buffers: No  
Edwards Aquifer Recharge Zone: No  
Edwards Aquifer Recharge Verification Zone: No  
Erosion Hazard Zone Review Buffer: No

Political Boundaries

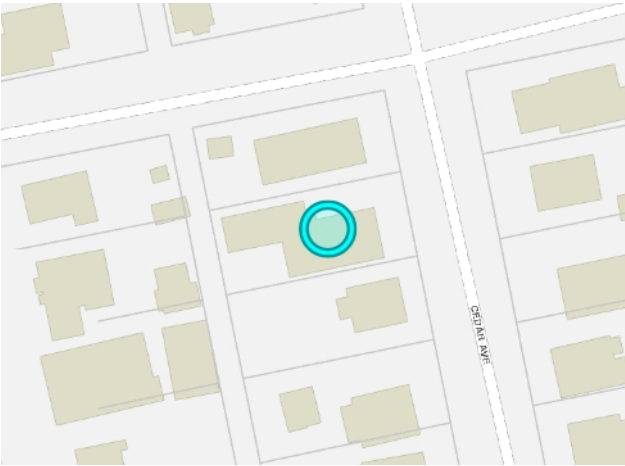
Jurisdiction: AUSTIN FULL PURPOSE  
Council District: 1  
County: TRAVIS  
School District: Austin ISD  
Community Registry: See Community Registry Report



Zoning Map



2015 Aerial View



Vicinity Map



# Property Profile

## Legend

- Addresses
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ



0.0 0 0.00 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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. 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.

1: 300



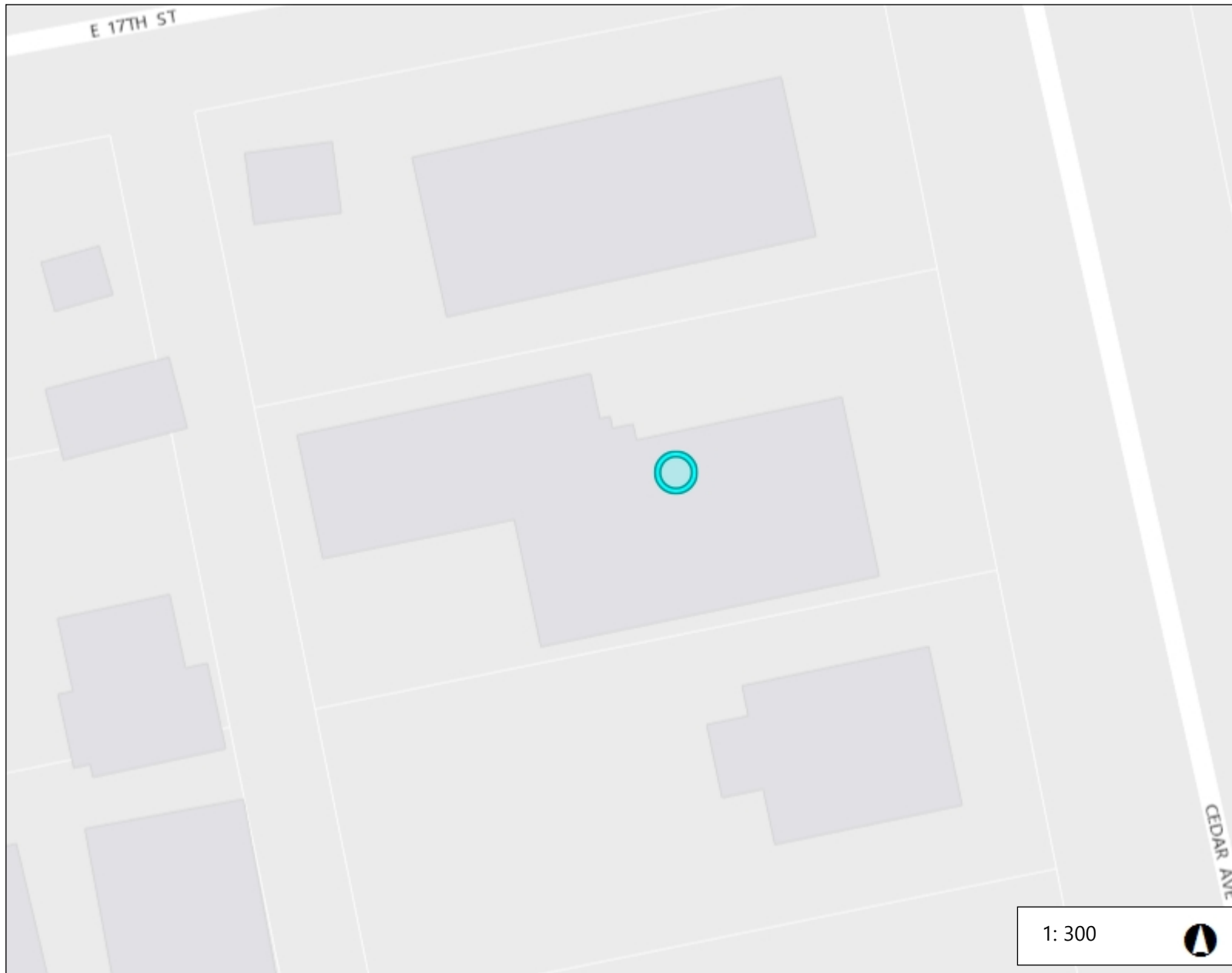
## Notes

Tree Canopy 2014



## Property Profile

Legend



0.0 0 0.00 0.0 Miles

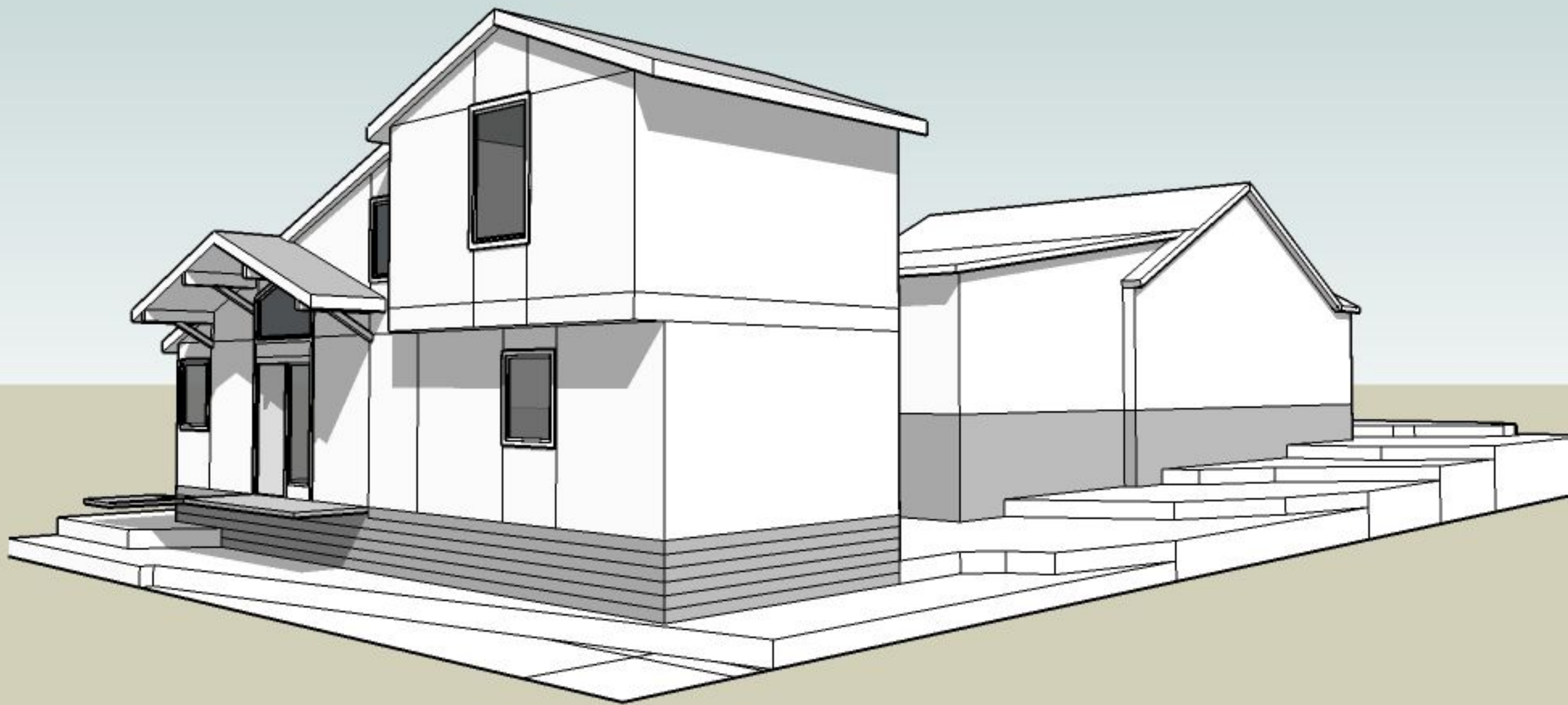
NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

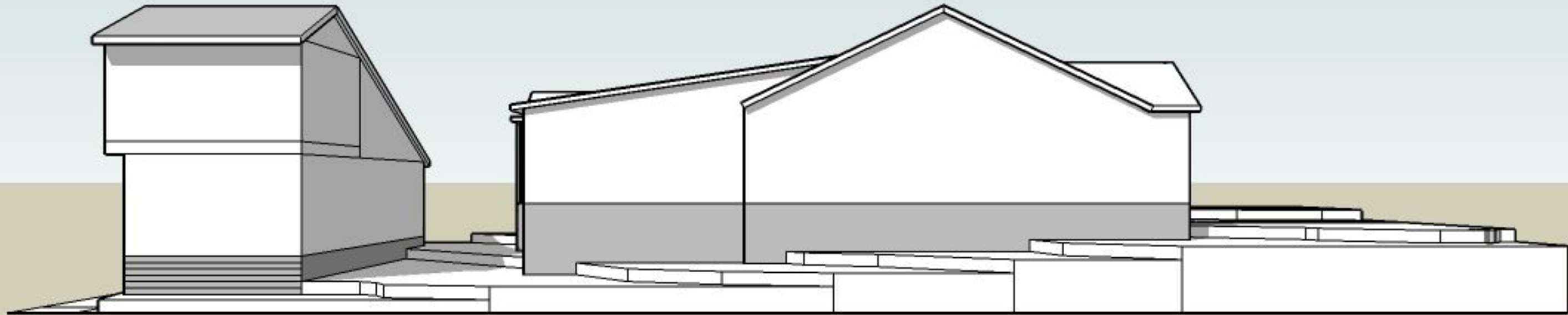
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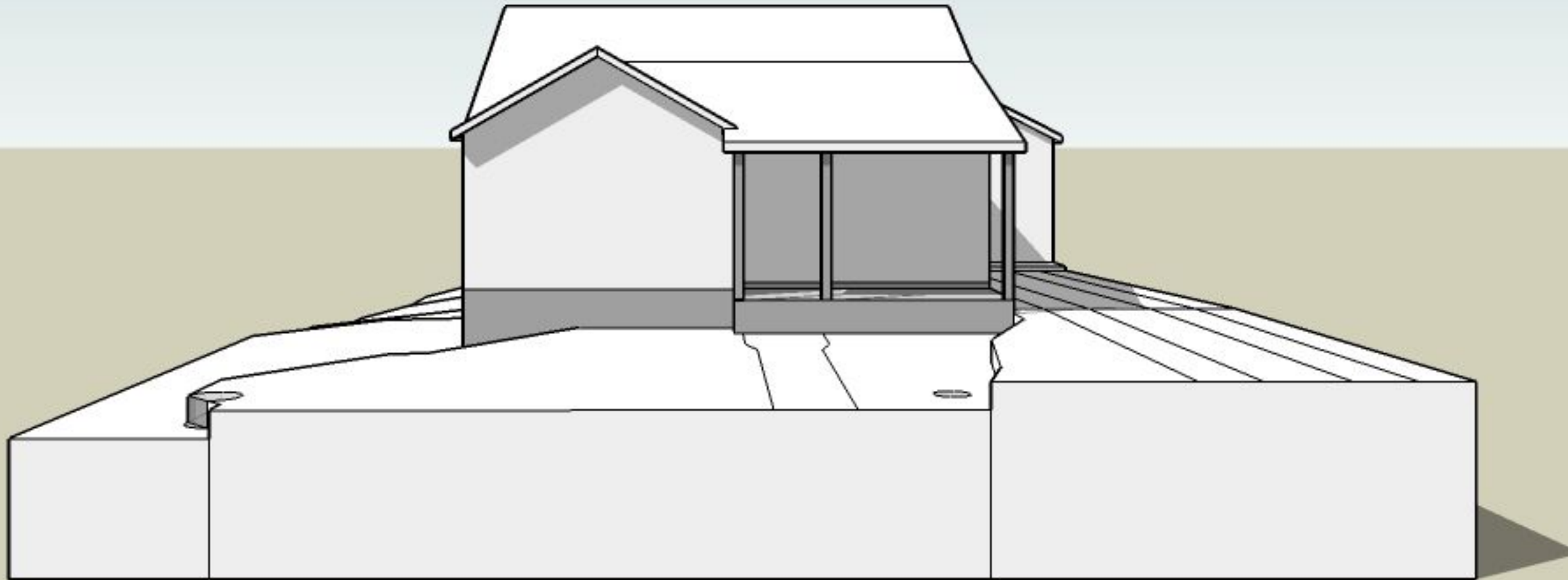
Notes



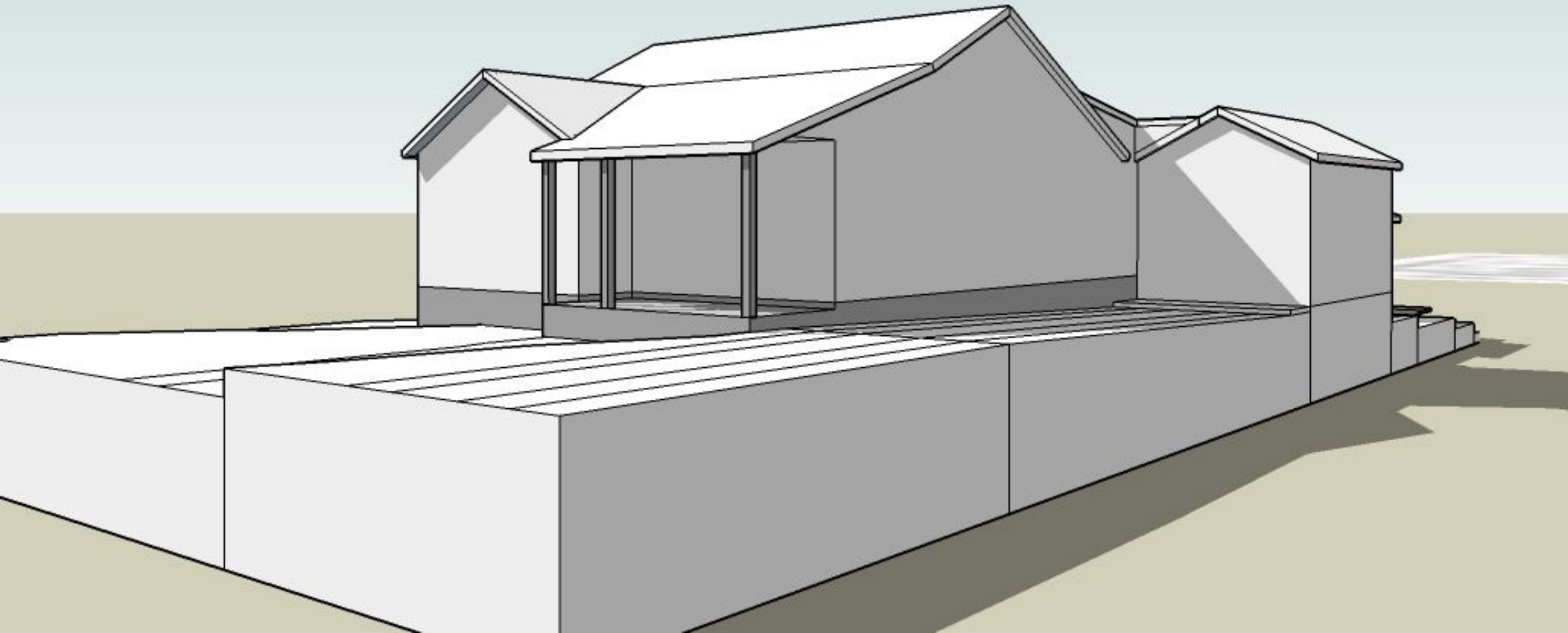


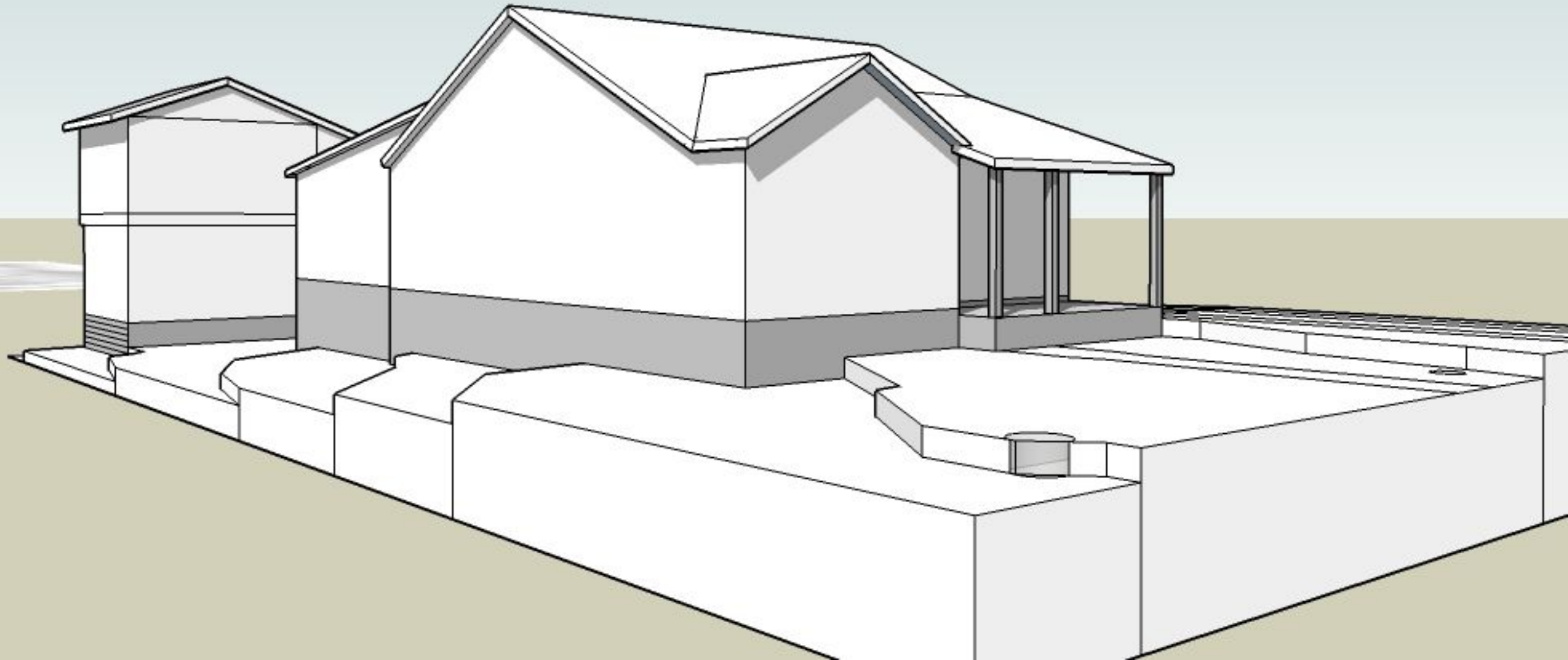


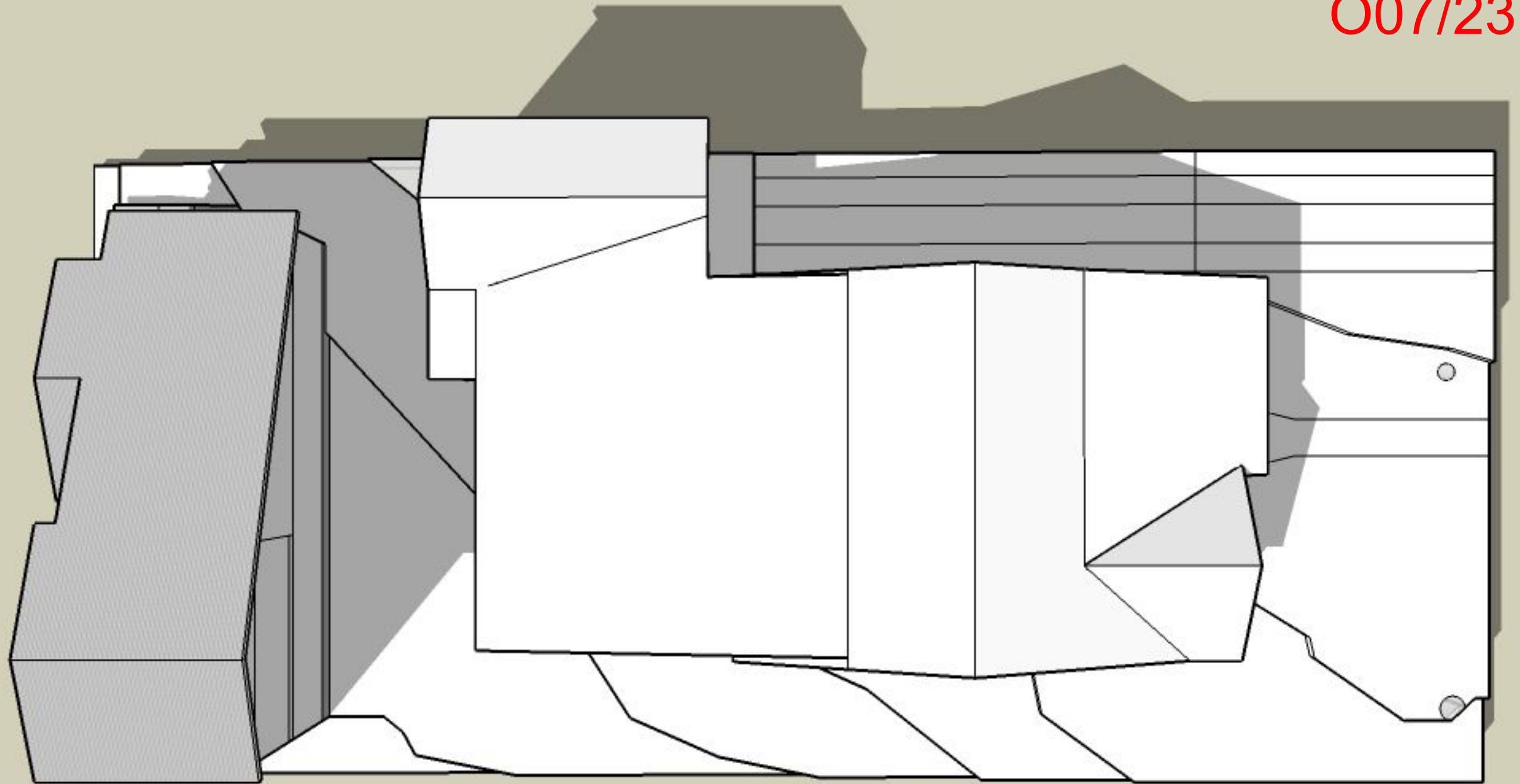














007/24





007/25





007/26





007/27









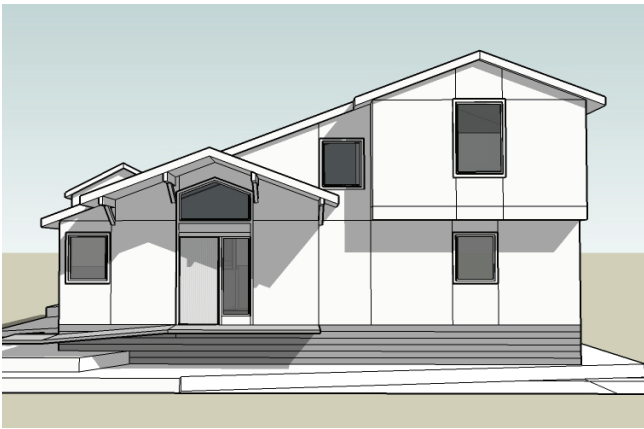




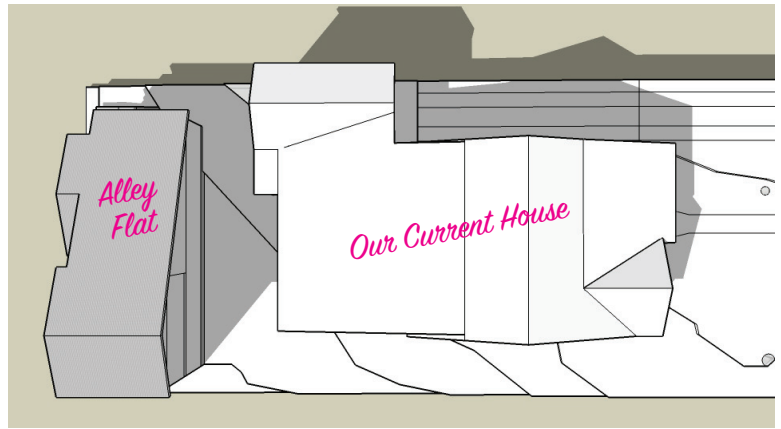
# Hi, Neighbors!

We're building an alley flat in our backyard as part of the Alley Flat Initiative, and the City of Austin's S.M.A.R.T Housing Program. As part of this program, we will be renting out our alley flat for a minimum of five years to those with a household income less than 80% of the area median family income (MFI). It will not be a short term rental unit. It will be affordable housing!

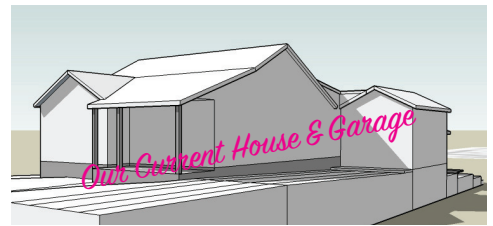
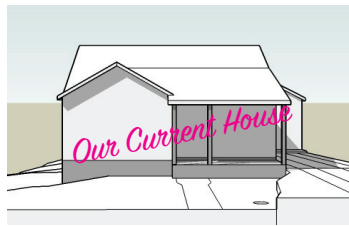
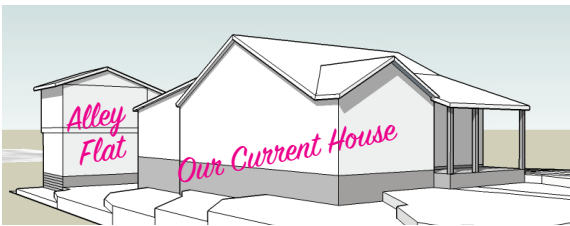
**Here's what it will look like (kind of).**



**It's not as big as it looks. Here it is from above with our existing house on the right.**



**See? It will be barely visible from Cedar Avenue!**



## What's the catch?

There's always a catch, right? We are submitting a variance request from the current City of Austin Land Development Code to allow us to go 4% over the 45% impervious cover maximum because our existing house has an abnormally long driveway leading to the garage. CodeNEXT 2 suggests the max will go up to 50, but in the meantime, we're confident our request will not negatively impact the neighborhood because our lot backs up to semi-permeable alley and the topography would divert any excess runoff into the alley as opposed to directly into a neighbor's yard.

An extra measure we are willing to take to ensure that our request has no negative impact on our neighborhood is rainwater harvesting. We will install a minimum of 520 gallons of rain tank volume to mitigate the effects of any runoff associated with our additional 200 square feet of impervious cover.

You will be getting a letter to notify you of our variance request closer to our hearing date so this is just meant to be a heads up. My wife and I have lived here for 6 years. We will continue to live in our current house at 1608 Cedar with no plans to sell or move any time in the near future. If you have any questions or concerns or if you'd like to voice your support for our project, please email me at [cicco76@gmail.com](mailto:cicco76@gmail.com).

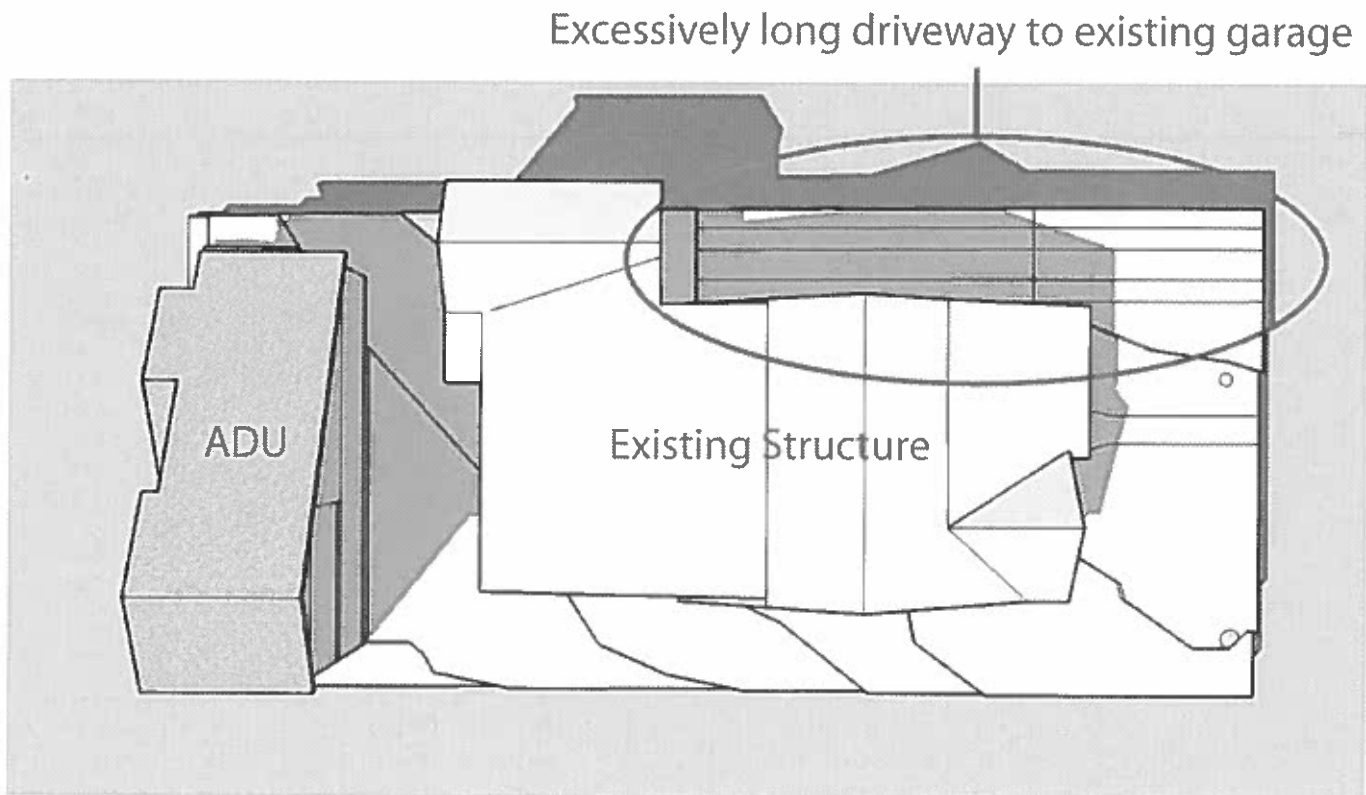


**Thanks! David & Tricia Ciccocioppo**

1608 Cedar Ave, 78702

REQUEST:

Seeking a variance to allow us to build with a total of 49% of impervious cover (45% is the max under the current code



HARDSHIP:

Reducing the amount of living space in our current design which would mean smaller rooms, or more narrow hallways resulting in a less safe, less accessible and less comfortable living space.

HARDSHIP:

Removing and rebuilding the existing garage closer to the street would be a significant financial burden for us and would kill the project.

# 1608 CEDAR AVENUE

## ACCESSORY DWELLING UNIT

### SHEET INDEX

- A101 SITE PLAN & GENERAL INFORMATION
- A102 FLOOR & ELECTRICAL PLANS
- A103 ELEVATIONS
- A104 BUILDING SECTION, ROOF & VISIBILITY PLAN

### SITE INFORMATION:

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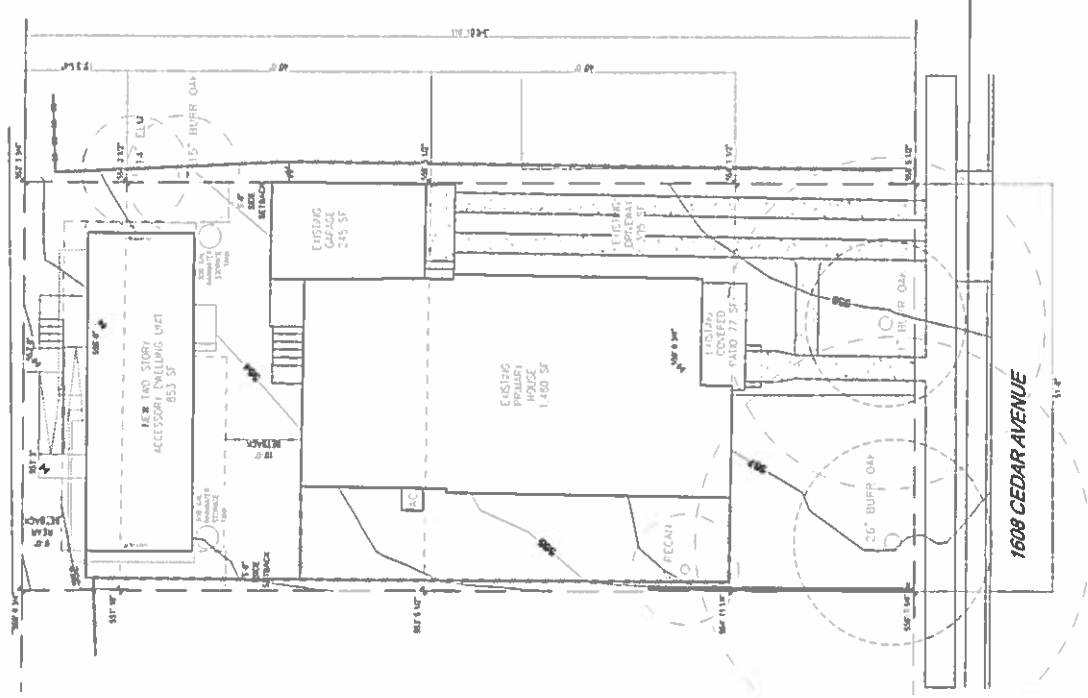
### GENERAL NOTES:

- THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION BY ANYONE ON THE PROJECT IF THE PROJECT IS NOT CONSTRUCTED IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CITY OF AUSTIN, TEXAS.
- ANY AND ALL WORK INSTALLED IN CONFLICT WITH THESE CHANGES SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- THE GENERAL CONTRACTOR AND ALL APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PLANS REQUIRED TO CONSTRUCT THE PROJECT AS DESCRIBED ON THE PERMITS. THESE CHANGES INCLUDE MECHANICAL, ELECTRICAL, PLUMBING, DRINKING WATER AND ENVIRONMENTAL PERMITS.
- OWNER SHALL BE RESPONSIBLE FOR COST OF WATER METER, ELECTRICAL METER, SEWER CONNECTION FEES AND ANY REQUIRED SETBACKS.
- WORK NOT SPECIFICALLY SET FORTH IN THESE DOCUMENTS, BUT REASONABLY IMPLIED, SHALL BE INCLUDED AND INSTALLED IN A WORKMANLIKE MANNER.
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- PERMITS SHALL BE SUBMITTED TO AUSTIN AT LEAST 15 DAYS ON THE AUSTIN ENERGY GREEN BUILDING SCHEDULED START DATE.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED.

### SITE PLAN NOTES:

- INSTALL SIX TREES: TWO (2) LARGES AND FOUR (4) MEDIUM REQUIRED BY THE CITY OF AUSTIN BEFORE WORK.
- PAVE LOT WORK.
- ALL CONCRETE REQUIRED DURING WORK SHALL BE PROPERLY RECYCLED AND DISPOSED PROPERLY.
- ALL EXCESS DIRT AND TRASH SHALL BE REMOVED FROM THE SITE AT THE END OF CONSTRUCTION.

15' ALLEYWAY



1 SITE PLAN  
FOR 26' X 36' PLOT SIZE  
FOR 11' X 11' PLOT SIZE

Tricia and David Cicciocioppo  
1608 Cedar Avenue  
Austin, TX 78702

ACDDC  
Austin Community Development Center  
1200 Guadalupe Street  
Austin, Texas 78702  
P: 512.229.4254

1608 Cedar Avenue  
SMART Housing - Expedited Permit Review

FOR REVIEW ONLY,  
NOT FOR CONSTRUCTION

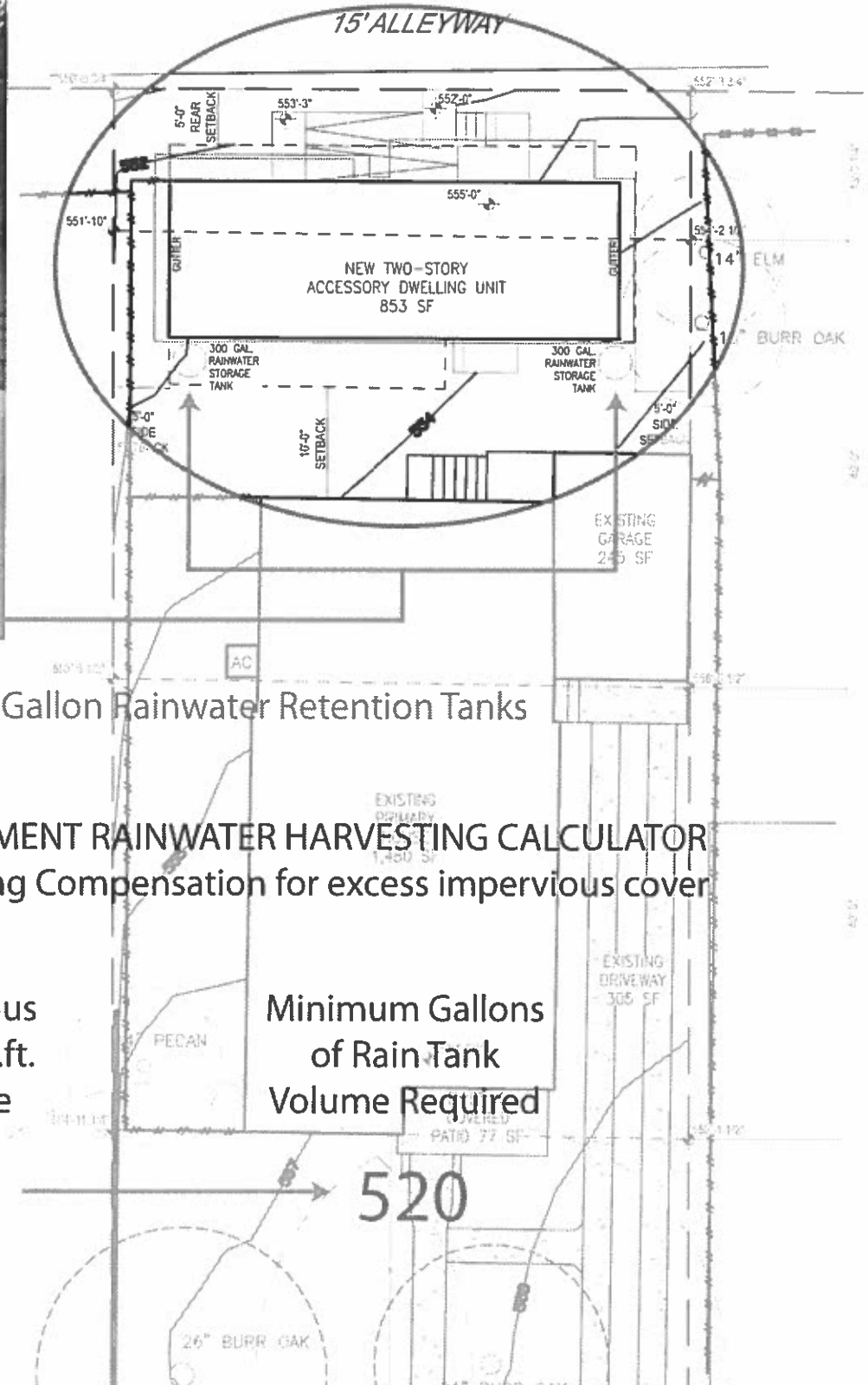
Cedar  
Alley Flat  
Project Address  
1608 Cedar Avenue  
Austin, TX 78702

Site Plan &  
General  
Information  
Sheet No.  
A101

007/32

## UPDATED SITE PLAN

600 gallons of rain tank volume have been added to our plans



2 X 300 Gallon Rainwater Retention Tanks

BOARD OF ADJUSTMENT RAINWATER HARVESTING CALCULATOR  
Rainwater Harvesting Compensation for excess impervious cover

Impervious  
Cover sq.ft.  
overage

Minimum Gallons  
of Rain Tank  
Volume Required

200

520



David W Ciccocioppo &lt;cicco76@gmail.com&gt;

11/20/17

to WGHuntCo

Hi Mr. Hunt,

My wife and I are still very interested in speaking for a few minutes about our alley flat plans at the next neighborhood meeting. I'm hoping it's still on for 11/28.

Thanks,  
David Ciccocioppo  
512-705-3555



WGHuntCo &lt;wghuntco@sbcglobal.net&gt;

11/21/17

to me

David,

As of today, we will most likely NOT have a meeting this month. We'll see if there is another opportunity before the end of the year. Thanks and ...

**Have a Fantastic Day!**

Willis

C.A.N.A.

"A Community of Sharing and Caring"



David W Ciccocioppo &lt;cicco76@gmail.com&gt;

12/27/17 (11 days ago)

to WGHuntCo

Hello Mr. Hunt,

I hope you are enjoying the Holidays. Just a heads up that a public notice for an impervious cover variance for the alley flat we're building will be postmarked on 12/28. I plan on distributing these flyers to our adjacent neighbors this weekend.

[https://drive.google.com/file/d/1xhBI7SQzF0QJZC4U\\_hohrofZg0soeHLN/view?usp=sharing](https://drive.google.com/file/d/1xhBI7SQzF0QJZC4U_hohrofZg0soeHLN/view?usp=sharing)

I have also attached our cover letter to the Board of Adjustors that accompanied our application for more detail.

We intended for everything to be in compliance with the current code so as not to rustle any feathers with our neighbors, but the impervious cover coverage was discovered late in the game after analyzing the plans. The BoA liaison suggested that it would be in our best interest NOT to show up without some form of written support from our adjacent neighbors and the association. I'll do my best to get n touch with our neighbors. If I craft a short statement of support would you be willing to sign it as well, as the president of CANA? I'm happy to speak with you further if you have any questions.

Thank you, and have a great day.  
David Ciccocioppo  
512-705-3555

## 3 Attachments



WGHuntCo

12/28/17 (10 days ago)

to Angela, James, Susan, me, Andrew

David,

Thanks for the heads up with your development that you guys are trying to make happen. However, I cannot execute a letter on behalf of C.A.N.A. without a meeting of Q&A. You should enlighten Andrew about this issue within the neighborhood planning contact team, in which I'm also active with

Hope to hear from you soon and ...

**Have a Fantastic Day!**

Willis

C.A.N.A.

"A Community of Sharing and Caring"



Dear Interested Parties:

I am writing this letter to support the requested variance for Case Number C15-2018-0001 concerning the property at 1608 Cedar Ave. I am in support of this variance both as a nearby neighbor (I live within 500 feet of the subject property) and in my capacity as Chair of the Chestnut Neighborhood Planning Contact Team (though not on behalf of Chestnut Neighborhood Planning Contact Team's membership since no votes have been taken on this matter). As I understand it, the proposed accessory dwelling unit ("ADU") would be built through the Alley Flat Initiative. My wife and I lived in a house at 1804B East 2<sup>nd</sup> Street built through the Alley Flat Initiative in 2010-2011 and appreciate the affordable housing options that they provide, both for the homeowner and the tenant. A minimal increase in the maximum impervious cover is well worth the much-needed housing that this ADU will provide.

Regarding the Chestnut Neighborhood Plan, granting the variance and allowing this accessory dwelling unit to be built would fulfill Objective 1.2 (Encourage compatible infill development) of Goal One: Revitalize the Historic, Residential and Pedestrian-Friendly Character of Chestnut, as well as broadly meeting the objectives of Goal Three: Promote the rehabilitation of existing housing and new, infill housing compatible with the old style of this neighborhood. ADUs are very common in the Chestnut neighborhood, so this additional ADU would be highly compatible with the neighborhood character.

Given the severe housing shortage that Austin is experiencing – as evidenced by rapidly increasing home prices and rents – I would hope that approving such a minor variance request to increase housing supply in the urban core while preserving neighborhood character would be one of the most uncontroversial and logical decisions that this Board makes.

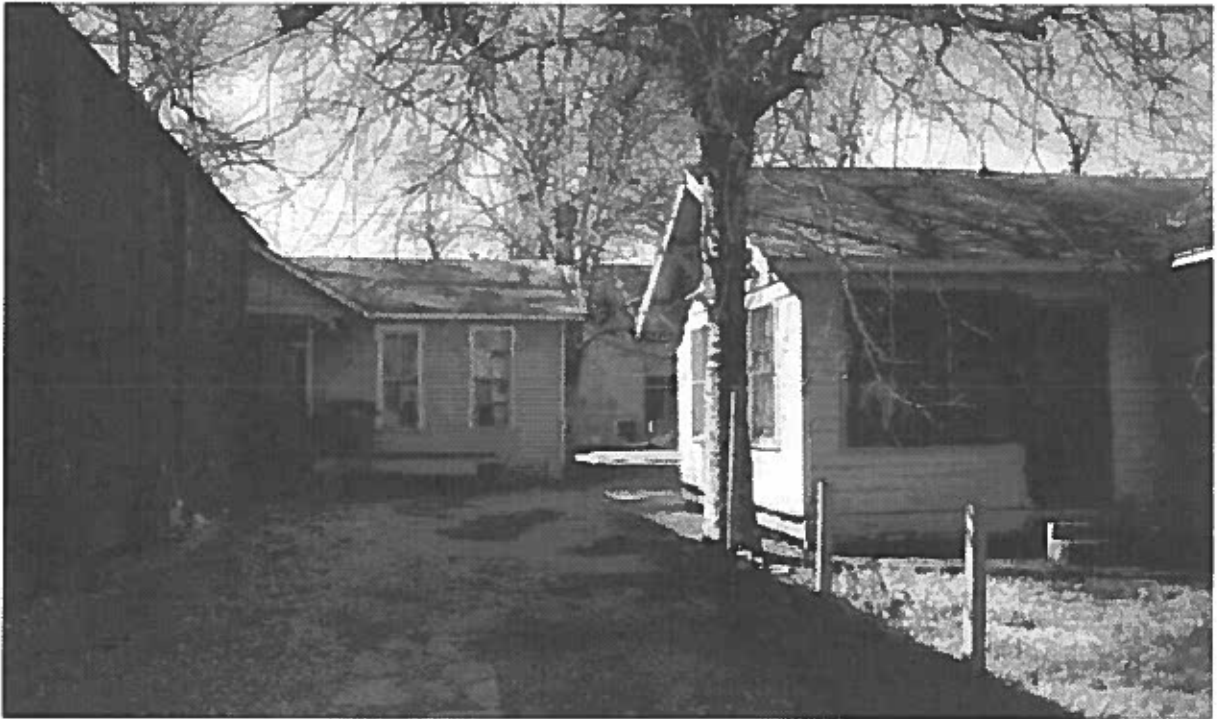
Sincerely,

Andrew Sinnott

1602 Cedar Ave.

# AUSTIN MONITOR

BETA



 LAND DEVELOPMENT CODE

Friday, November 10, 2017 by Syeda Hasan

## Austin wants to make it easier to build garage apartments

City Council took a step yesterday to streamline the process of building and remodeling homes by approving the Family Homestead Initiative. The resolution calls for the city to identify all the regulations and costs associated with the process.

place as property values rise; and

**WHEREAS**, Accessory Dwelling Units (ADUs) are an example of a tool that may achieve the City's affordable housing goals and has the potential of being a tool that helps families make living in Austin more affordable as it grows; and

**WHEREAS**, Resolution 20140612-062 states that "ADUs can help homeowners make ends meet while providing affordable, central-city rental opportunities for single young people, seniors, and multi-generational families by providing a mix of housing that responds to changing family needs and smaller households;" and

**WHEREAS**, another barrier for homeowners who want to stay in place

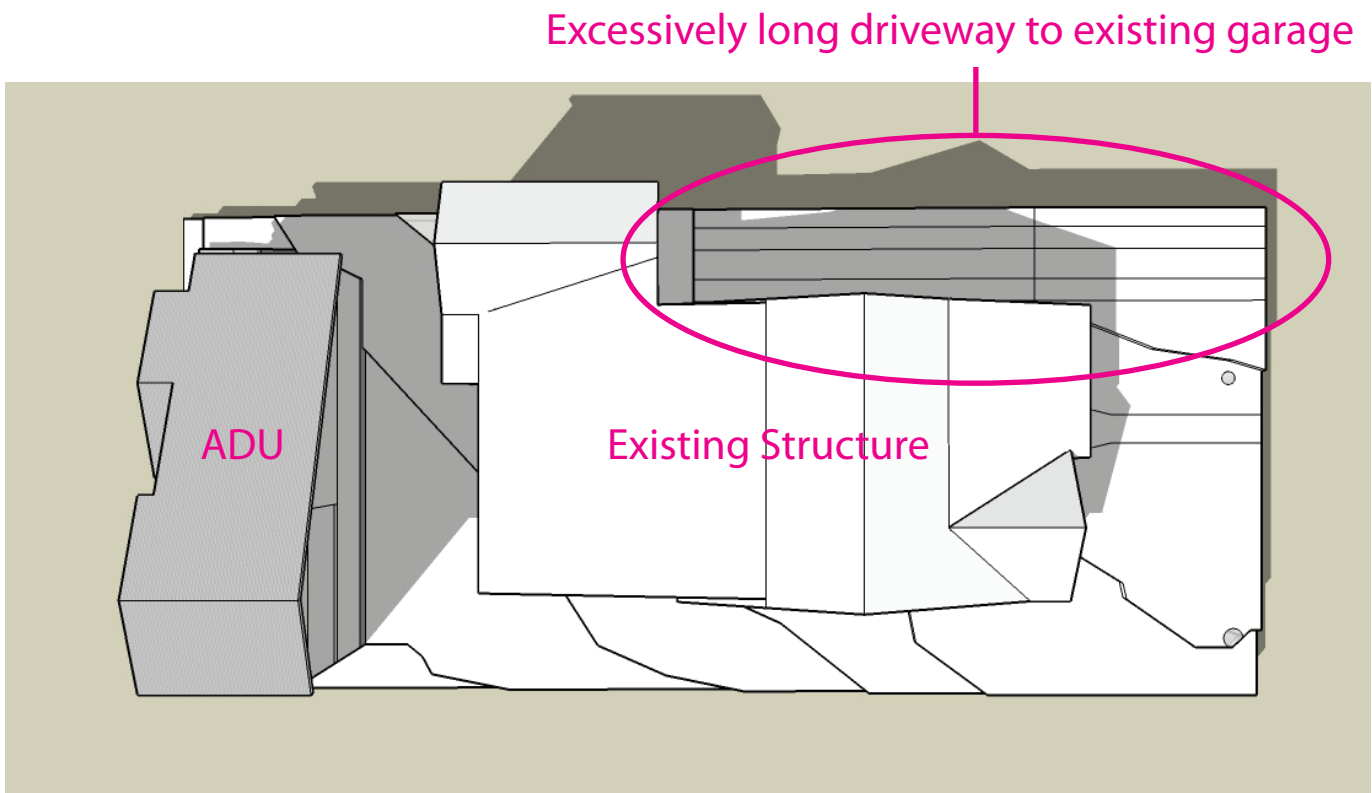
Land Development Services



1608 Cedar Ave, 78702

**REQUEST:**

Seeking a variance to allow us to build with a total of 49% of impervious cover (45% is the max under the current code



**HARDSHIP:**

Reducing the amount of living space in our current design which would mean smaller rooms, or more narrow hallways resulting in a less safe, less accessible and less comfortable living space.

**HARDSHIP:**

Removing and rebuilding the existing garage closer to the street would be a significant financial burden for us and would kill the project.

# 1608 CEDAR AVENUE

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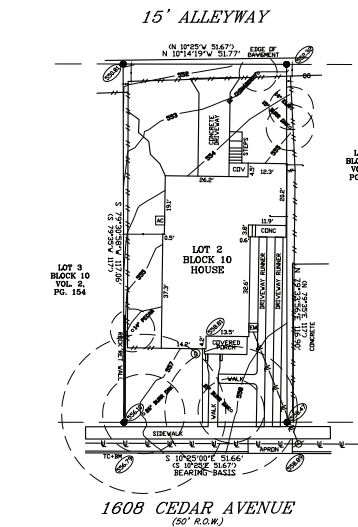
### GENERAL NOTES:

1. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION BY ANYONE ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF AND ACTS ON ANY DISCREPANCY, OMISSION AND AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS.
2. ANY AND ALL WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. THE GENERAL CONTRACTOR AND ALL APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING FOR ALL FEES REQUIRED TO CONSTRUCT THE PROJECT AS DESCRIBED OR INFERRED BY THESE DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, DRIVEWAY AND ENVIRONMENTAL PERMITS.
4. OWNER SHALL BE RESPONSIBLE FOR COST OF WATER METERS, ELECTRICAL METERS, SEWER CONNECTION FEES AND ANY REQUIRED TESTING.
5. WORK NOT SPECIFICALLY SET FORTH IN THESE DOCUMENTS, BUT REASONABLY IMPLIED SHALL BE INCLUDED AND INSTALLED IN A WORKMAN LIKE MANNER.
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7. PROJECT SHALL BE CONSTRUCTED TO ACHIEVE AT LEAST 3 STARS ON THE AUSTIN ENERGY GREEN BUILDING SINGLE FAMILY RATING TOOL.
8. ALL DIMENSIONS SHALL BE FIELD VERIFIED.

### SITE PLAN NOTES:

1. INSTALL SILT FENCING, TOILETS AND SAFETY MEASURE REQUIRED BY THE CITY OF AUSTIN BEFORE WORK.
2. STAKE OUT WORK.
3. ALL CONCRETE REMOVED DURING WORK SHALL BE PROPERLY RECYCLED AND DIVERTED FROM THE LANDFILL.
4. ALL EXCESS DIRT AND TRASH SHALL BE REMOVED FROM THE SITE AT THE END OF CONSTRUCTION.

SCALE: 1"=20'

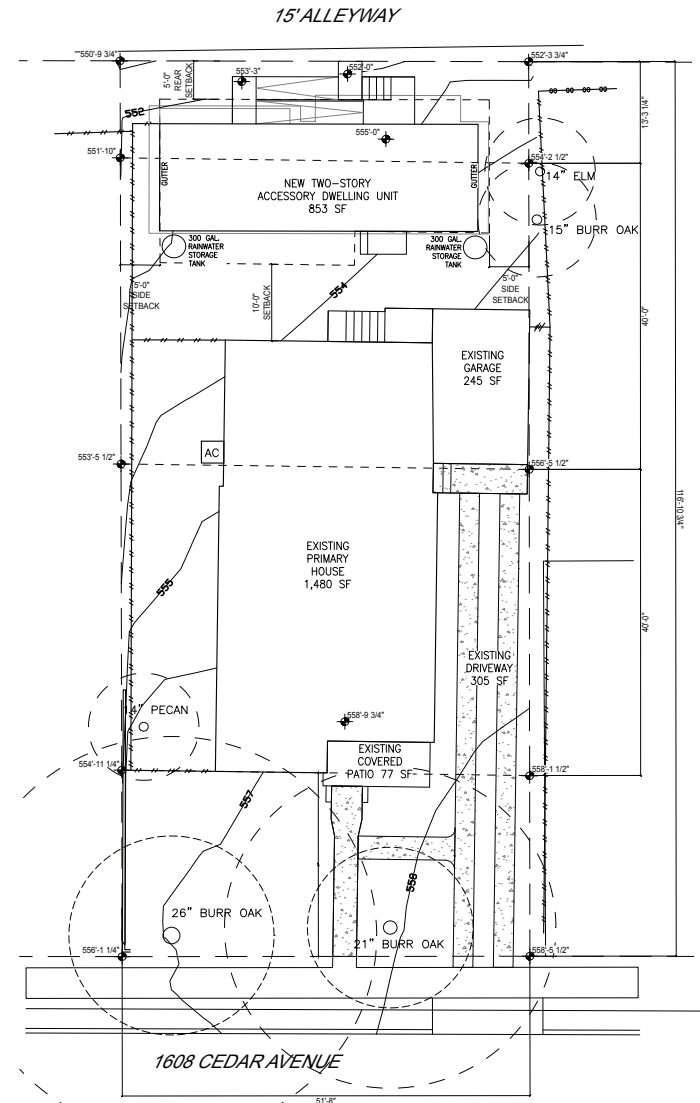


LOT No.	2	BLOCK	10	SUBDIVISION / ADDITION	GLENNWOOD ADDITION TO EAST AUSTIN
SECTION	TRUSS	PHASE	2	Block	10
CITY	AUSTIN	COUNTY	TRAVIS	PLAT	154
				DATE	08/15/17
				SCALE	1"=20'

TO THE LENDERS AND/OR OWNERS OF THE PREMISES AND/OR GRANT TRAIL, A STEWART COMPANY / ESTATE TRILL SURVEY COMPANY  
WELLS FARGO BANK, NA

ALL POINTS SURVEYING  
1714 PORTVIEW ROAD - SUITE 200  
AUSTIN, TX 78704  
TEL: (512) 440-8071 • FAX: (512) 440-0199  
PERM REGISTRATION NO. 10118600

2 | SURVEY



15' ALLEYWAY

1608 CEDAR AVENUE

1 | SITE PLAN  
1/16"=1'-0" FOR 24" X 36" PLOT SIZE  
1/32"=1'-0" FOR 11" X 17" PLOT SIZE



Owner:  
**Tricia and David Ciccocioppo**  
1608 Cedar Avenue  
Austin, TX 78702

Architect:  
**ACDDC**  
Austin Community Development Center  
Design Matters

1210 Rosewood Ave.  
Austin, Texas 78702  
p: 512.220.4254

**1608 Cedar Avenue**  
SMART Housing - Expedited Permit Review

FOR REVIEW ONLY,  
NOT FOR CONSTRUCTION

Project:  
**Cedar Alley Flat**

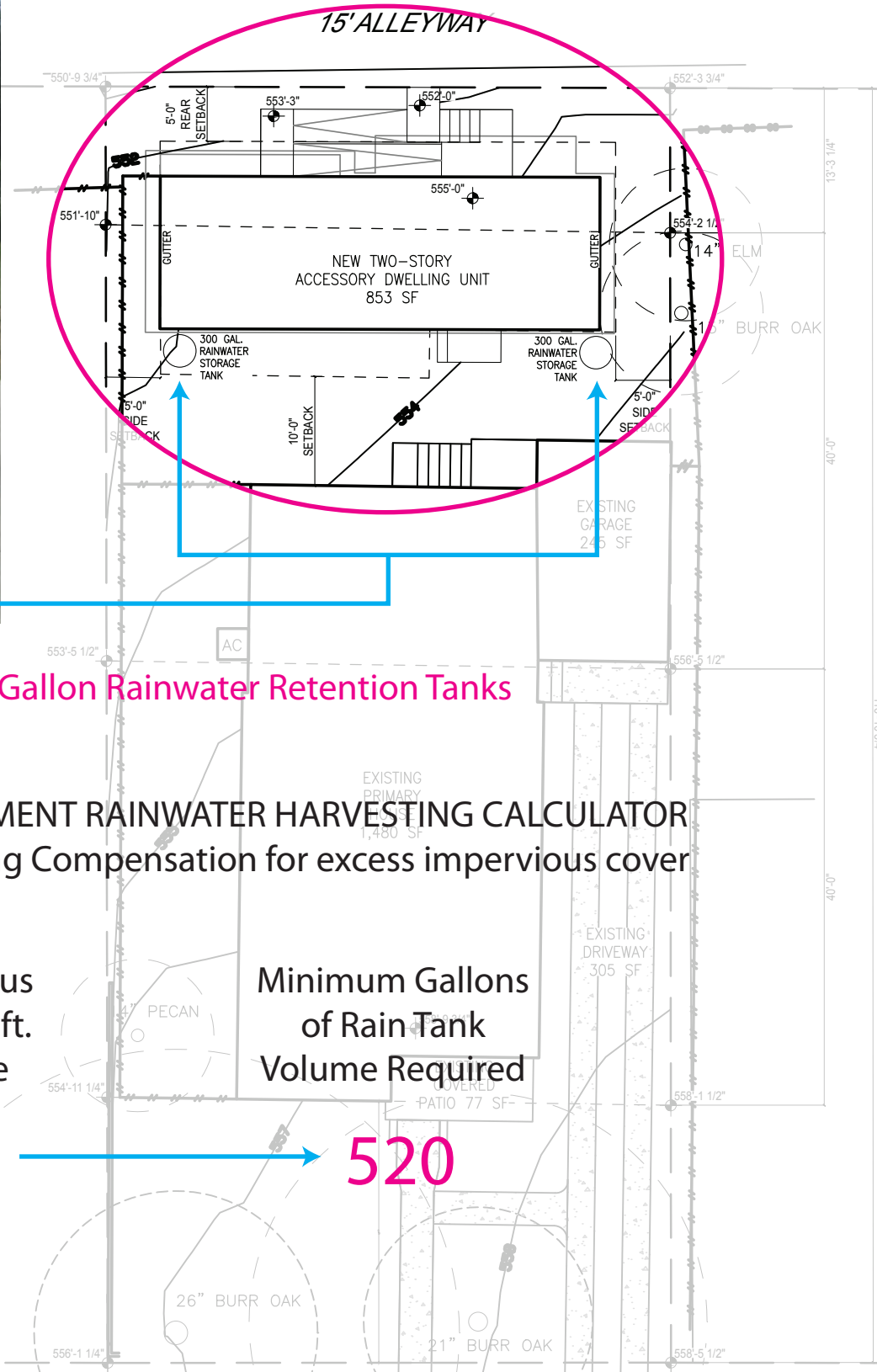
Project Address:  
1608 Cedar Avenue  
Austin, TX 78702

Sheet Name:  
**SITE PLAN &  
GENERAL  
INFORMATION**

Sheet No.:  
**A101**

## UPDATED SITE PLAN

600 gallons of rain tank volume have been added to our plans



2 X 300 Gallon Rainwater Retention Tanks

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Rainwater Harvesting Compensation for excess impervious cover

Impervious  
Cover sq.ft.  
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Minimum Gallons  
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David W Ciccocioppo &lt;cicco76@gmail.com&gt;

11/20/17



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*"A Community of Sharing and Caring"*

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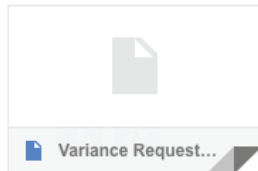
[https://drive.google.com/file/d/1xBf7SQzF0QJZO4U\\_hohrofZg0soeHLN/view?usp=sharing](https://drive.google.com/file/d/1xBf7SQzF0QJZO4U_hohrofZg0soeHLN/view?usp=sharing)

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WGHuntCo

12/28/17 (10 days ago)



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Given the severe housing shortage that Austin is experiencing – as evidenced by rapidly increasing home prices and rents – I would hope that approving such a minor variance request to increase housing supply in the urban core while preserving neighborhood character would be one of the most uncontroversial and logical decisions that this Board makes.

Sincerely,

Andrew Sinnott

1602 Cedar Ave.



 LAND DEVELOPMENT CODE

Friday, November 10, 2017 by Syeda Hasan

## Austin wants to make it easier to build garage apartments

City Council took a step yesterday to streamline the process of building and remodeling homes by approving the [Family Homestead Initiative](#). The resolution calls for the city to identify all the regulations and costs associated with the process.

place as property values rise; and

**WHEREAS**, Accessory Dwelling Units (ADUs) are an example of a tool that may achieve the City's affordable housing goals and has the potential of being a tool that helps families make living in Austin more affordable as it grows; and

**WHEREAS**, Resolution 20140612-062 states that "ADUs can help homeowners make ends meet while providing affordable, central-city rental opportunities for single young people, seniors, and multi-generational families by providing a mix of housing that responds to changing family needs and smaller households;" and

**WHEREAS**, another barrier for homeowners who want to stay in place

Development Services, P