






NOTIFICATIONS

CASE#: C15-2018-0005
LOCATION: 2605 W 8th Street



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 88'

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.



CITY OF AUSTIN

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 # C15-2018-0005 ROW # 115491403 Tax # 0111071014

Section 1: Applicant Statement

Street Address: 2605 W. 8th St

Subdivision Legal Description: Lot 12A Colla Henry Home Tract Amended Plat of lots 11, 12, 13 & 14 (6,363 SF lot)

Lot(s): Block(s):

Outlot: Division:

Zoning District: SF3-NP (West Austin Neighborhood Group)

I/We Kristina and Evan Baehr on behalf of myself/ourselves as authorized agent for ourselves affirm that on

Month December, Day 11, Year 2017, 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: single family residential

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

Please see attached page.

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:

Please see attached page.

Hardship

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

Please see attached page.

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

We are not aware of any other families in the area which are expecting twins and need to remodel their home in order to accommodate a growing family, yet are constrained by an unobstructed non-habitable elevated hallway which does not add to size and scale of the residence.

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: 1/2/18

Applicant Name (typed or printed): Kristina and Evan Baehr

Applicant Mailing Address: 2605 W. 8th St

City: Austin State: texas Zip: 78704

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: 1/2/18

Owner Name (typed or printed): Kristina and Evan Baehr

Owner Mailing Address: 2605 W. 8th St

City: Austin State: Texas Zip: 78704

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: N/A

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).

We are meeting with WANG on January 2, 2018. We will provide an update to the BOA ~~Commission at the February BOA agenda as well as any additional letters of support we obtain.~~

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

LDC subchapter F Section 2.1 Maximum Development Permitted (FAR) to allow increase from 2,545.2 SF (39.99%) to 2,816 SF (44%) FAR for an enclosed elevated hallway connecting house to room above garage. The 430.7 SF garage FAR exemption is reduced to 200 SF credit when adding the 430.7 SF is added back into the FAR calculations, so the 44% FAR is a technical number, not a true 4% FAR increase. The 37 SF hallway adds less than 1% FAR.

Reasonable Use

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

The existing residence was permitted via building permits 2010-077527 and 2010-077528 for a 2 story residence w/ detached garage + art studio above garage. The house was permitted at 43% IC and 39.99% FAR. The TCAD lot size of 6,363 SF allows 2,545 SF (40%) FAR. We are asking for 2,816 SF FAR, or 44%, in order to add a 37 SF enclosed hallway connecting the primary residence's 2nd floor to the existing art studio above the garage. The reason we need the hallway is due to our unexpected twin pregnancy which adds considerable need for more space in our home. We do not and cannot afford to move. We love our neighborhood and want to stay in it. The elevated hallway would not be visible from the street and would allow us to remain in our home with our existing family.

Hardship

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

The Subchapter F Ordinance appears to be intended to reduce scaling and oversize, no articulated homes. Our home only needs a non-habitable hallway enclosure which will not add mass or scale to the structure so we can access the remodeled twin baby's room from our upstairs bedroom. The announcement of twins in addition to our existing, growing family is a blessing but pushes our need for more creative space within the home. We currently office out of the house and cannot afford to remove any of the Square footage.

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 elevated enclosed hallway will not alter the area character. It will only add ~37 SF FAR and cannot readily be seen from the street. The overall FAR will be 2,816 SF FAR on a 6,363 SF lot, or 44% and will allow us to remain in our home while maintaining the spirit and intent of SubChapter F FAR regulations.

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:

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:

EXISTING

H01/7

Subchapter F					
Gross Floor Area					
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.					
	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	1,349.00				1,349.00
2 nd Floor	1,196.00				1,196.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	233.00		<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	233.00	0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic	433.70		Must follow article 3.3.3C, see note below	433.70	0.00
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached	433.70	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	433.70	0.00
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	3,645.40	0.00			2,545.00
TOTAL GROSS FLOOR AREA (add Total Sq Ft column) <u>2,545.00</u>					
(Total Gross Floor Area ÷ Lot Area) x 100 = <u>40</u> Floor-To-Area Ratio (FAR)					
Is a sidewall articulation required for this project? Y <input checked="" type="checkbox"/> N (Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)					
Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y <input checked="" type="checkbox"/> N (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)					
*Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.					
**Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."					
***Ordinance article 3.3.2 B 1 is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.					
Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.					
Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.					

PROPOSED

H01/8

Subchapter F					
Gross Floor Area					
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.					
	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	1,349.00				1,349.00
2 nd Floor	1,196.00	37.00			1,233.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	233.00		<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	233.00	0.00
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	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	3,645.40	37.00			2,815.70

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,815.70

(Total Gross Floor Area ÷ Lot Area) x 100 = 44 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y N
 (Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y N
 (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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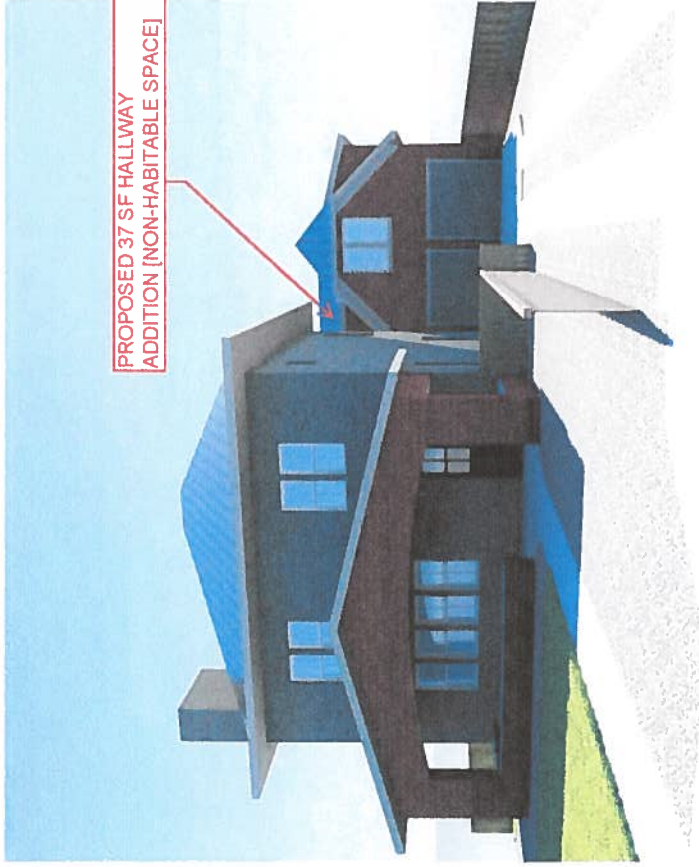
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EXISTING STREET VIEW OF 2605 WEST 8TH STREET, 78703.



PROPOSED 37 SF HALLWAY
ADDITION [NON-HABITABLE SPACE]

PROPOSED STREET VIEW OF 2605 WEST 8TH STREET, 78703
[EXISTING LANDSCAPING TO REMAIN BUT NOT SHOWN FOR CLARITY]



PROPOSED STREET PERSPECTIVE VIEW OF 2605 WEST 8TH STREET, 78703
[EXISTING LANDSCAPING TO REMAIN BUT NOT SHOWN FOR CLARITY]

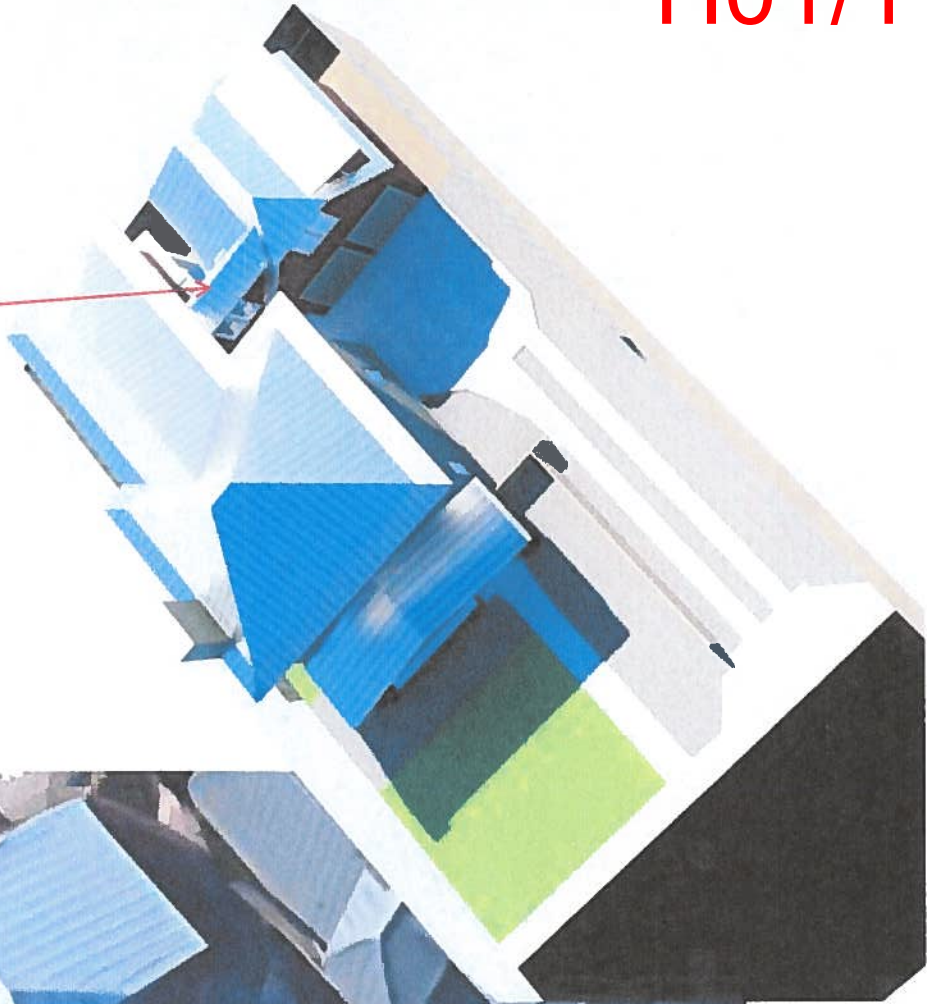


EXISTING STREET PERSPECTIVE VIEW OF 2605 WEST 8TH STREET, 78703

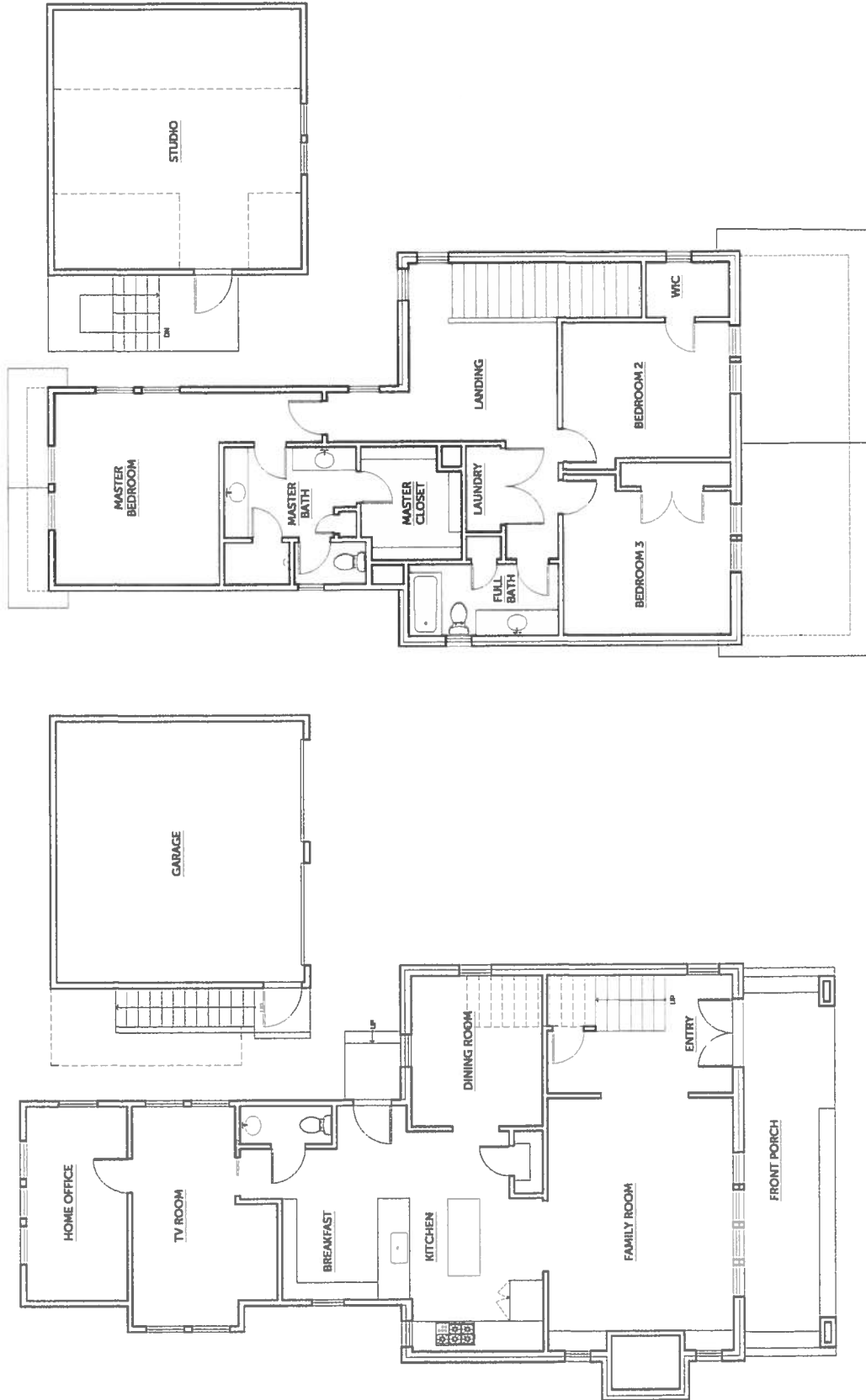


EXISTING BIRDS-EYE VIEW OF 2605 WEST 8TH STREET, 78703

PROPOSED 375F HALLWAY ADDITION
[NON-HABITABLE SPACE]



PROPOSED BIRDS-EYE VIEW OF 2605 WEST 8TH STREET, 78703



1 EXISTING LEVELS 1 & 2 FLOOR PLANS

