

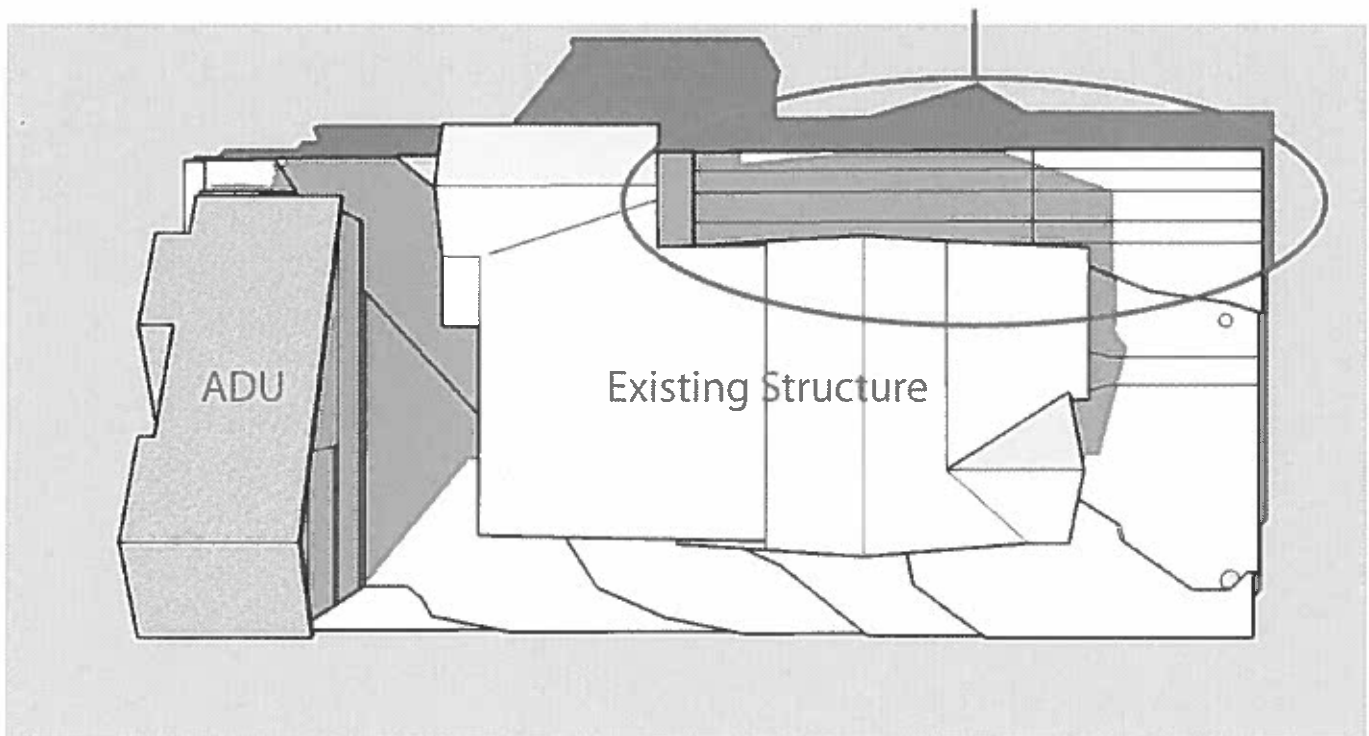
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1608 Cedar Ave, 78702

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

Excessively long driveway to existing garage



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:

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

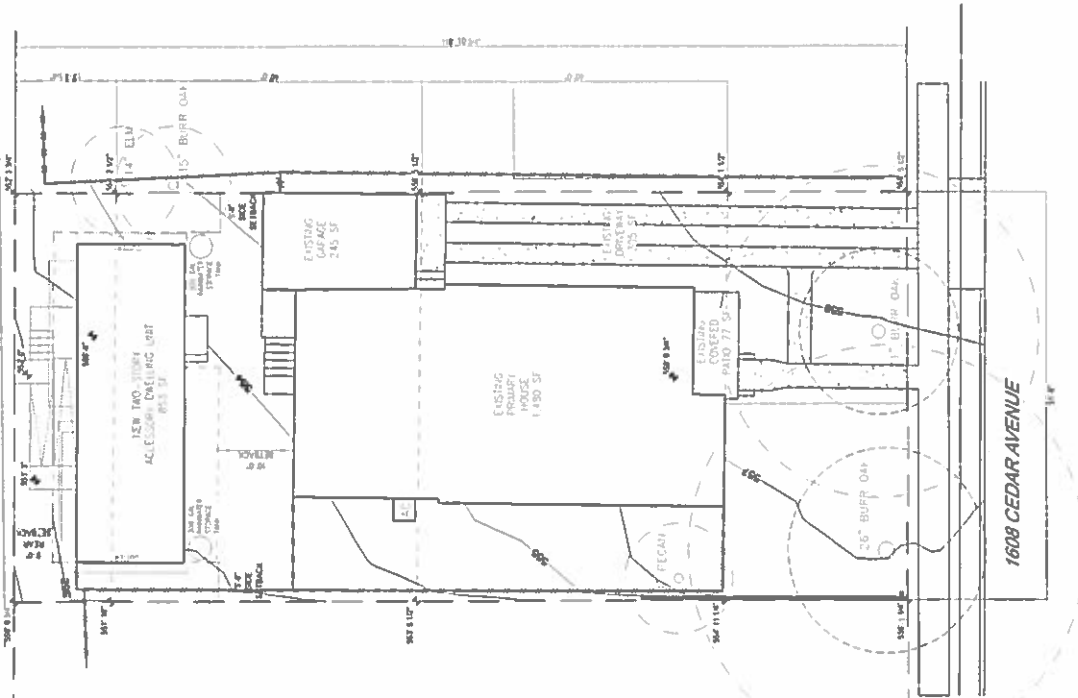
EXISTING PRIMARY HOUSE	1,400 SF
EXISTING ATTACHED GARAGE	245 SF
EXISTING COVERED PORCH	77 SF
EXISTING DRIVEWAY	302 SF
EXISTING SIDEWALKS	153 SF
EXISTING UNCOVERED WOOD DECKS (50%)	14 SF
EXISTING FLATWORK	8 SF
NEW ADU LEVEL 1	548 SF
NEW ADU LEVEL 2	307 SF
NEW COVERED WOOD DECKS	39 F
NEW SIDEWALKS	15 SF
NEW UNCOVERED WOOD DECK (50%)	55 SF

GENERAL NOTES:

1. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION BY WORKERS 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 DETAILLED IN CONNECTION WITH THESE CHANGES SHALL BE COMPLETED BY THE CONTRACTOR AT HIS OWNERS RISK AND EXPENSE.
3. THE GENERAL CONTRACTOR AND ALL APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND FEES REQUIRED TO COMPLETION OF THE PROJECT AS DESCRIBED ON ANY PERMITS. THESE CHANGES INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, DRINKING AND ENVIRONMENTAL, PESTICIDE.
4. OWNER SHALL BE RESPONSIBLE FOR COST OF WATER METERS, ELECTRICAL METERS, SEWER CONNECTION FEES AND ANY REQUIRED TESTING.
5. ANY AND ALL SPECIALTY MATERIALS, SUCH AS ROOFING, SHALL BE ORDERED AND DELIVERED TO THE PROJECT SITE PRIOR TO THE START OF CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL CONSULT WITH THE REPRESENTATIVES OF THE WATER, ELECTRIC, GAS AND TELECOM UTILITIES TO VERIFY AVAILABLE UTILITIES ABOVE AND BELOW GROUND AND THE TIME AND CHARGES FOR CONNECTION TO THESE UTILITIES. OWNER SHALL PAY THE COST OF SUCH UTILITIES.
7. PROJECT SHALL BE CONSTRUCTED TO ACHIEVE AT LEAST 1 STAR ON THE ENERGY DESIGN RATED BUILDING SINGLE FAMILY BUILDING TOOL.
8. ALL DIMENSIONS SHALL BE FIELD DIMENSIONS.

SITE PLAN NOTES:

1. INSTALL ALL FENCING, TRAILS AND SAFETY MEASURES REQUIRED BY THE CITY OF AUSTIN BEFORE WORK.
2. PACE OUT WORK.
3. ALL LOGS/DEBRIS 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.



1. SITE PLAN FOR 36' X 36' FOOT SIZE WITH 1/8" = 1'-0" SCALE
 1/8" = 1'-0" FOR 11' X 11' FOOT SIZE

Tricia and David Ciccioppo
 1608 Cedar Avenue
 Austin, TX 78702

ACDDC
 1310 Burnwood Ave
 Austin, Texas 78702
 P 512.228.4254

1608 Cedar Avenue
 SMART Housing - Expedited Permit Review

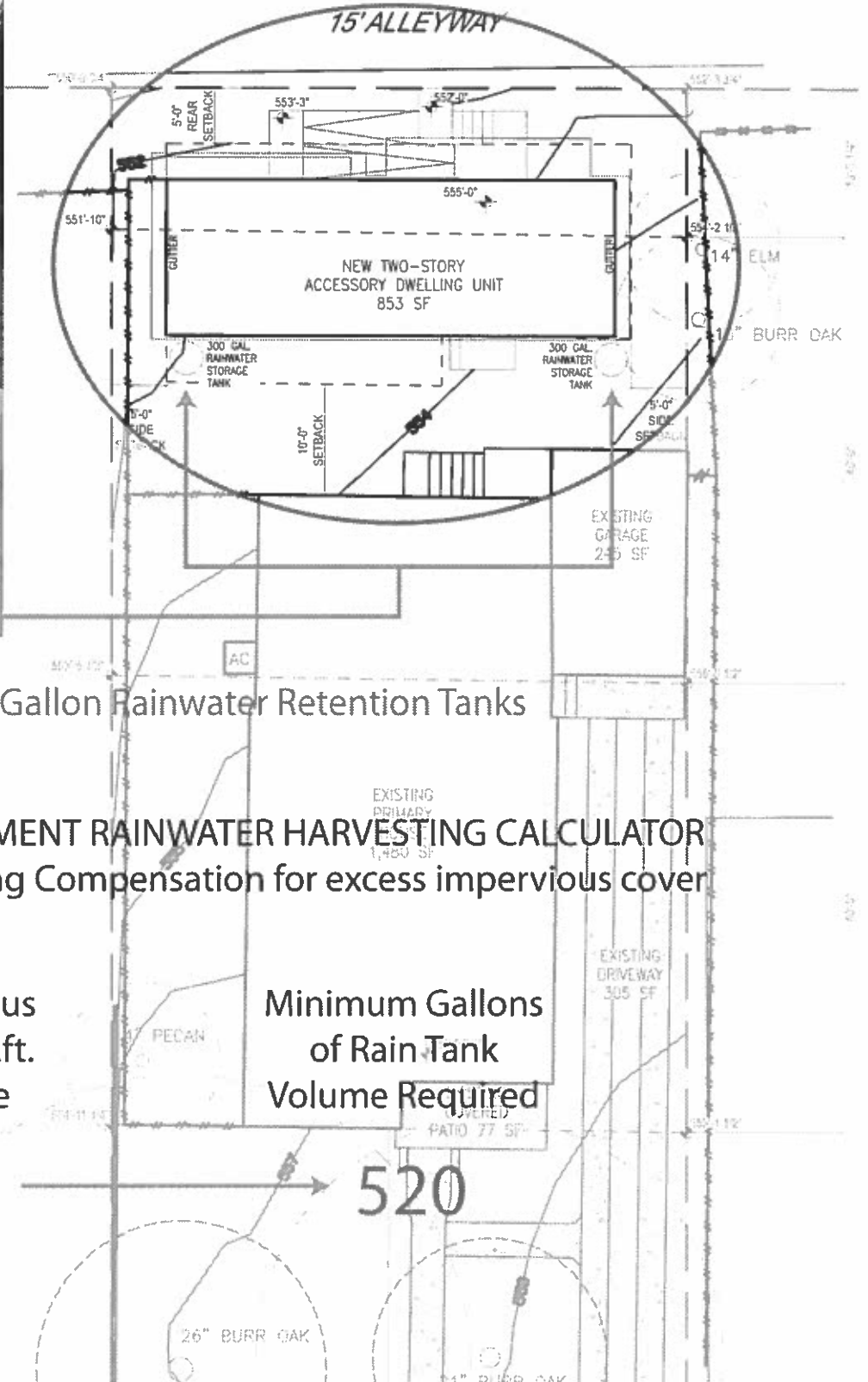
FOR REVIEW ONLY,
 NOT FOR CONSTRUCTION

Cedar Alley Flat
 1608 Cedar Avenue
 Austin, TX 78702

SITE PLAN & GENERAL INFORMATION
 A101

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** <cicca76@gmail.com> 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** <wghuntco@sbcglobal.net> 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** <cicca76@gmail.com> 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/1xhBf7SQzF0QjZC4U_hohrofZq0spqHLN/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 ruffle 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 2nd 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.

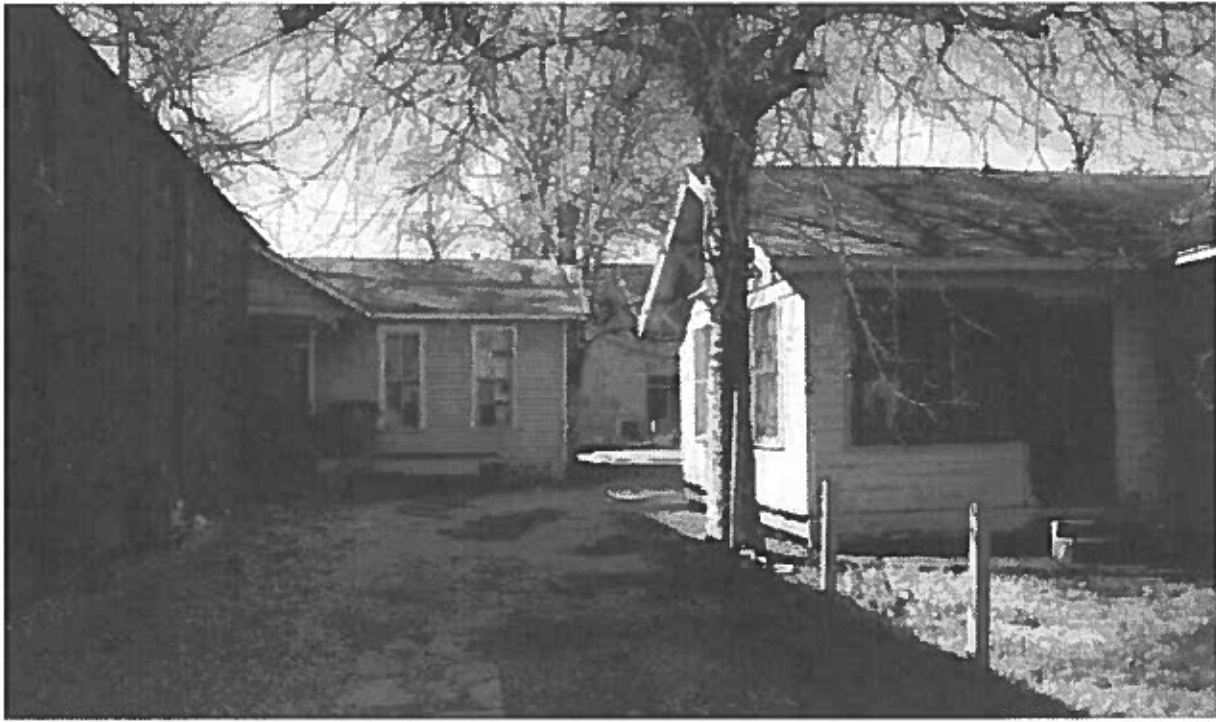
Regarding the Chestnut Neighborhood Plan, granting the variance and allowing this accessory dwelling unit to be built would fulfill Objective 1.2 (Encourage compatible infill development) of Goal One: Revitalize the Historic, Residential and Pedestrian-Friendly Character of Chestnut, as well as broadly 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.



 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