

Project Overview:

37 SQFT Elevated Walkway
Kristina and Evan Baehr
2605 W. 8th Street

Amended Variance Proposal

Request: 37 SF hallway connecting house to bedroom over garage to replace a bulky outside staircase

- An art studio above the garage is currently accessible by a bulky outdoor staircase. Regulations allow the conversion of that space into bedroom with small bathroom.
- Baehrs seek variance to connect the bedroom to the main home with a 37 SF elevated hallway to replace the exterior staircase. Bedroom will become a twin baby nursery.
- By the numbers: The house is currently at 39.99% FAR. The enclosed hallway is an additional 37 SF, effectively increasing the FAR to just above 40%. However, once the two structures are connected, the garage deduction decreases from 450 to 200, resulting in a technical 44% FAR.

Hardship: strict application of Subchapter F Ordinance is contrary to its intent because project will reduce structural mass and be virtually invisible

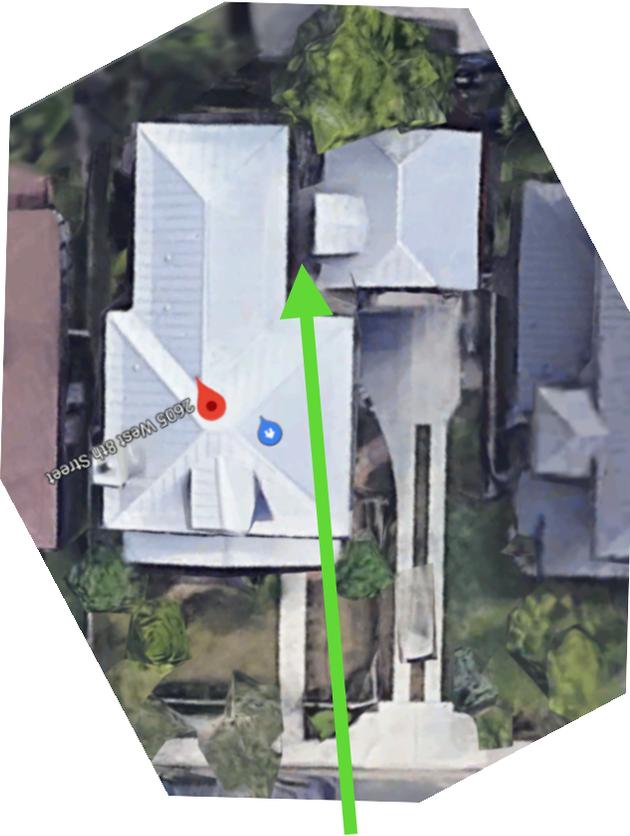
- **Intent:** “The standards are designed to protect the character of Austin’s older neighborhoods by ensuring that new construction and additions are compatible in scale and bulk with existing neighborhoods.”
 - But removal of bulky exterior staircase and replacement with the less obtrusive elevated hallway would *reduce* structural mass in this case.
 - And hallway connection will be virtually invisible from the street. [A prior proposal included a small dormer permitted by current zoning regulations – that dormer has been removed from these plans to address Board concerns].
- **Unique to property:** No other property (we are aware of) would allow connection of main house to a garage room that would both *reduce* structural mass *and* be unseen.

Hardship & Reasonable use: variance to benefit Baehrs, neighborhood, and City

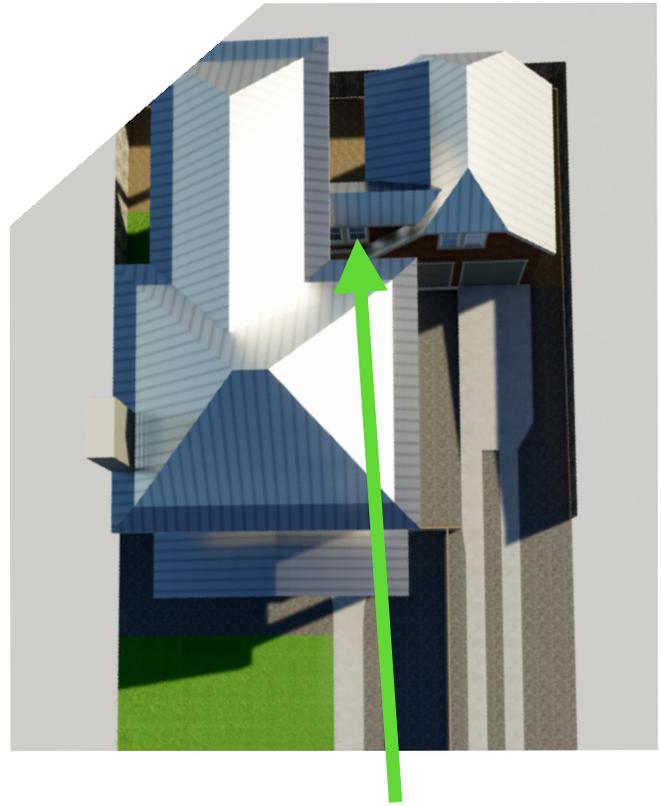
- **City.** Removal of outside staircase prevents possibility of short term rental by strangers. Short term (or long term) rentals of detached rooms can result in excessive noise, additional cars on the street, and overall undesirable density in the neighborhood. The City has sought to limit short term rentals for the same reason.
- **Neighborhood.** WANG has not opposed variance request on condition (to which Baehrs have agreed) that the bedroom be accessible *only* by the hallway.
- **Immediate Neighbors.** Immediate neighbors, Davi and Ryan McCorkle and John Lairsen, have expressed strong support for replacement of the staircase with inside hallway.
- **Baehrs.** Indoor access to use the room over the garage as a nursery is eminently reasonable.

Renderings

New Structure adds minimal mass from aerial view.



This is the current aerial shot. You can see the existing door roofline over the exterior door. This door exit begins the roof line for the to-be-constructed connection. The connector will extend the existing roof line.



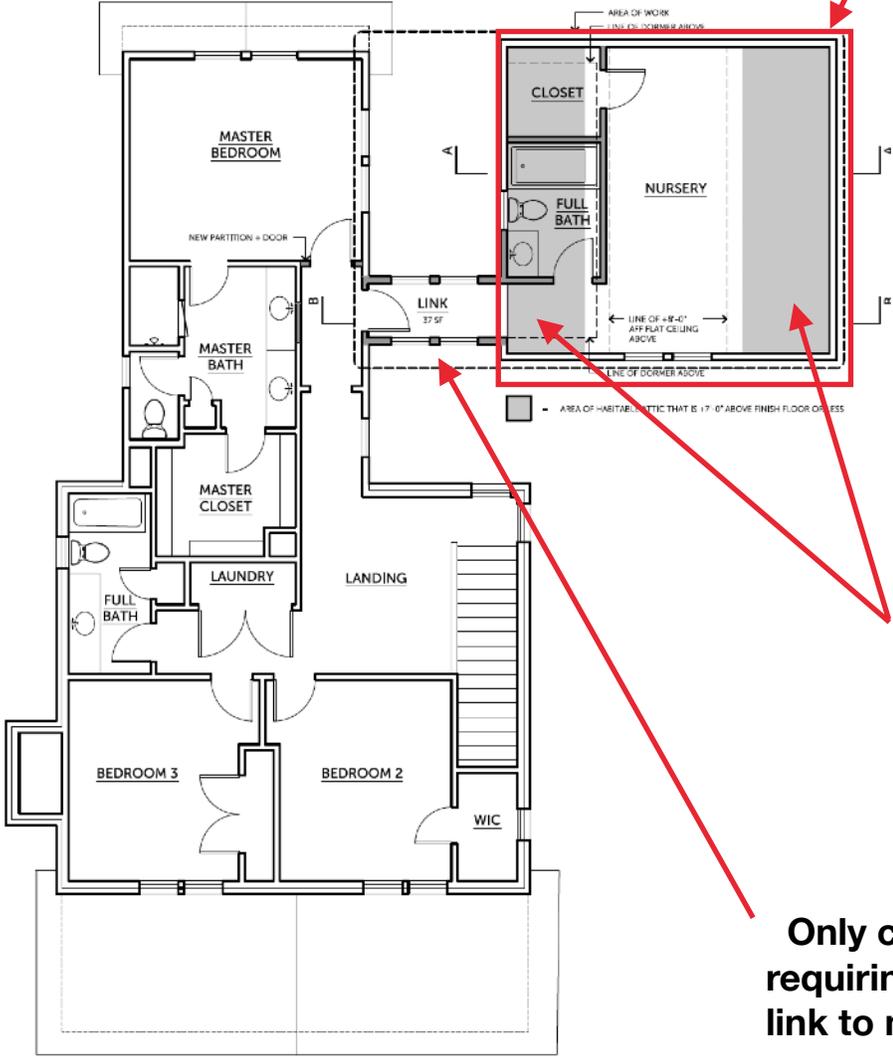
This is the new rendering. The green arrow shows the extended door roofline that will connect to the main house. The extension basically extends that roof line about 10'.

Old stairwell is large mass to be removed.



This is the existing stairwell to the second story garage apartment. This stairwell to be torn down, removing significant mass from the structure.

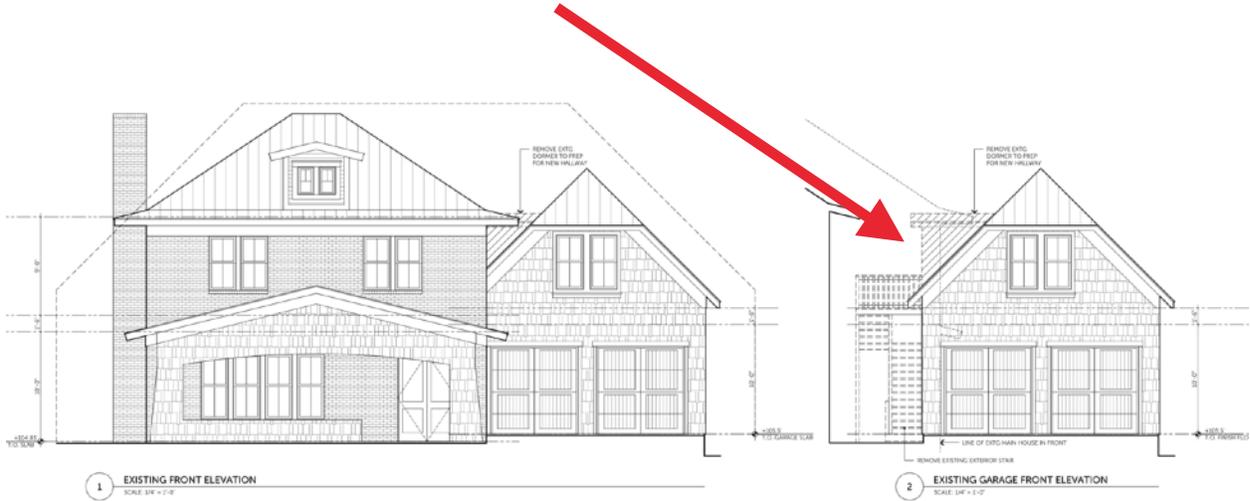
Proposed above-garage floor plan does not require a variance as it is within code.



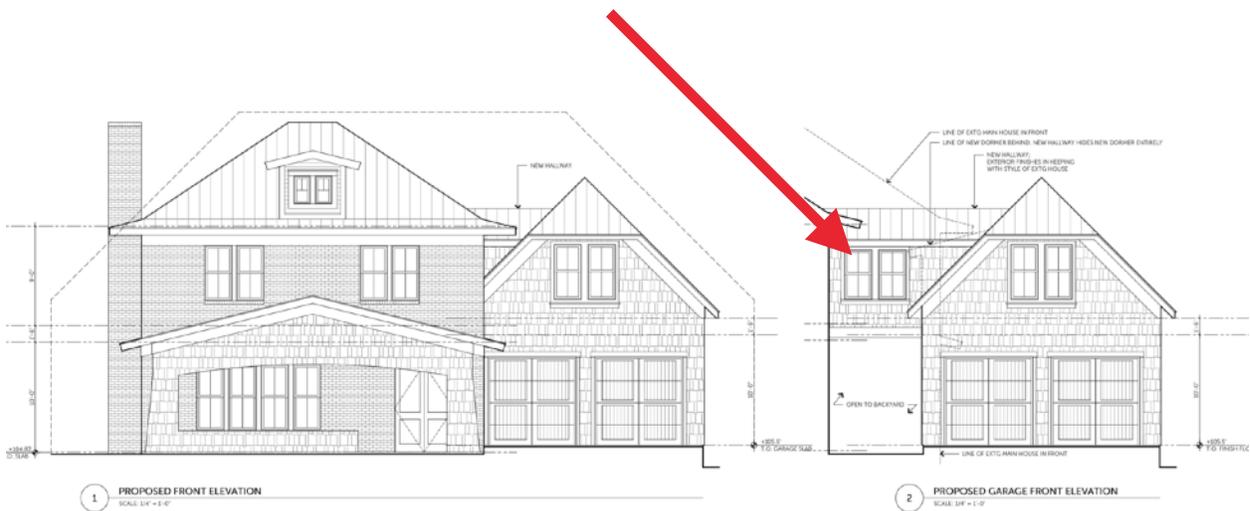
Area of existing square footage with a proposed ceiling height of 7' or less.

Only component requiring variance is the link to main house.

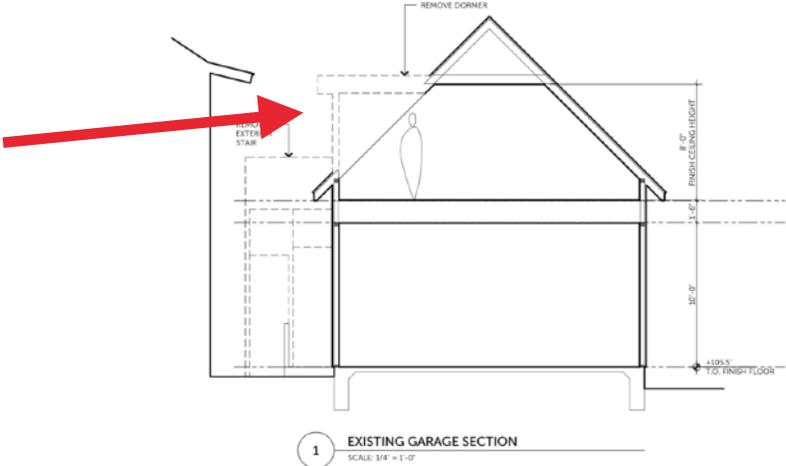
Existing dormer for the existing door to stairwell.



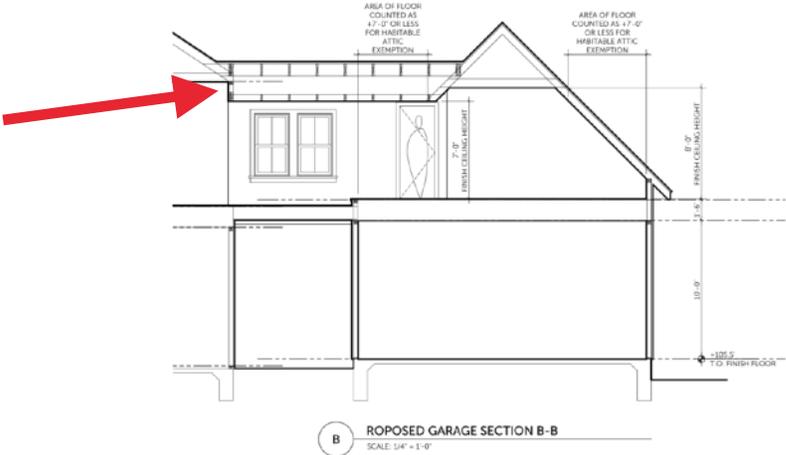
Proposed walkway extension - at the same height as the existing doorway.



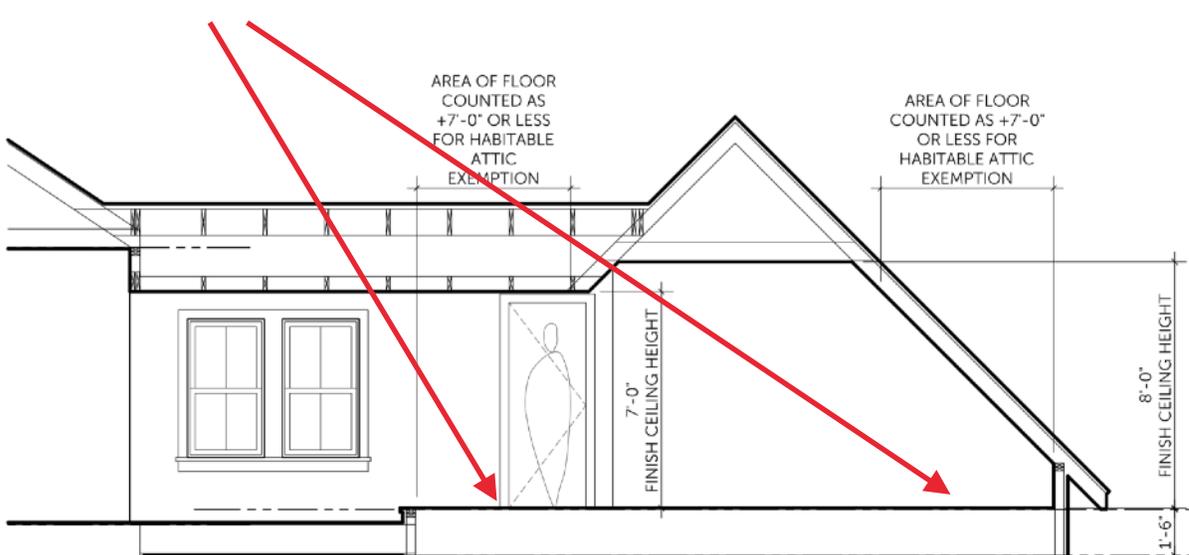
Existing dormer for the existing door to stairwell.



Proposed walkway extension - at the same height as the existing doorway.



The area of floor counted as < 7' for habitable attic exemption.



New structure can barely be seen from the street view.



Existing view of garage.



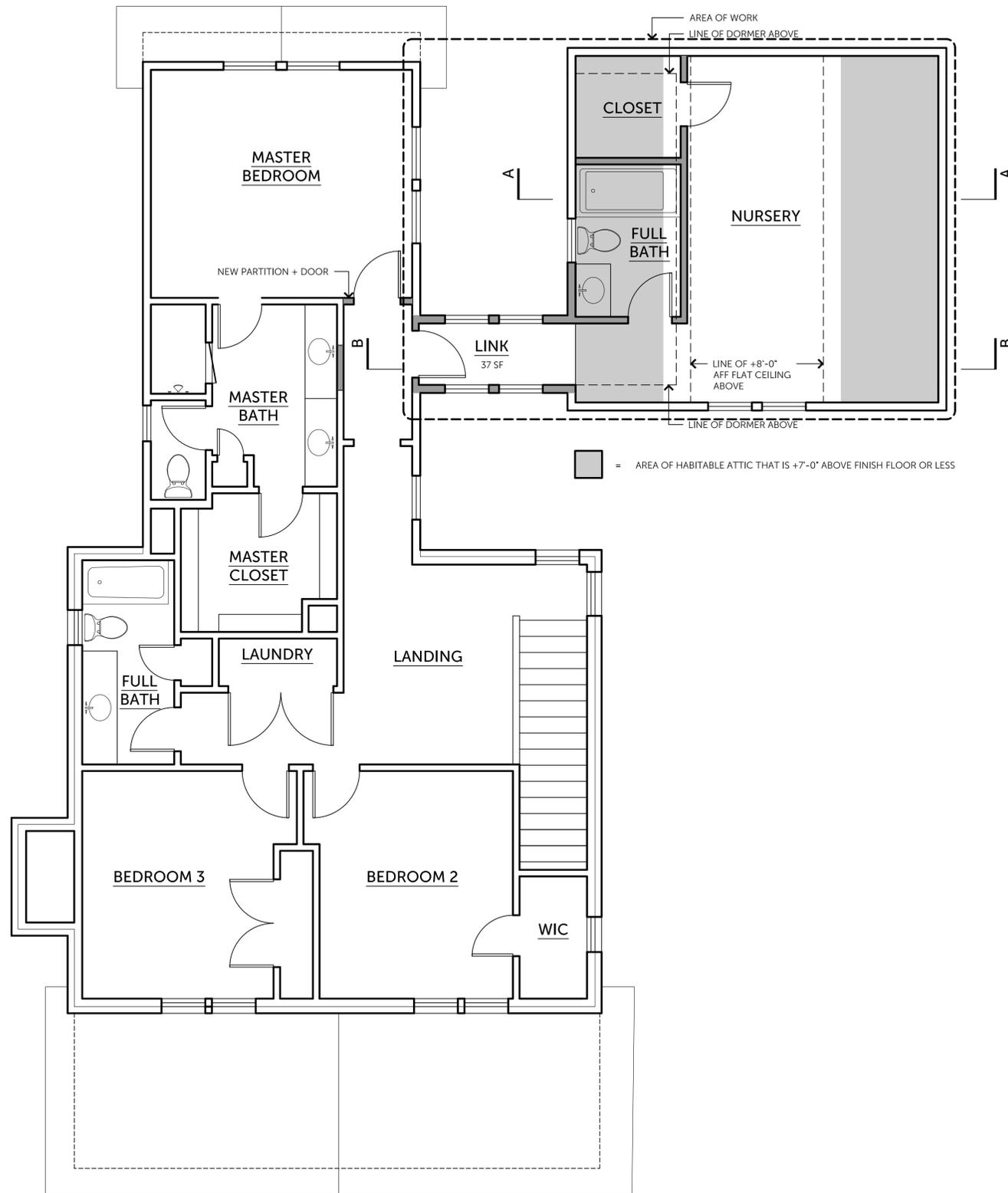
New view of garage with connector.



P:\CURRENT PROJECTS - Baehr Home Improvements\4 - Design\2 - CAD\AutoCAD\BAEHR_PLANS.dwg



1 PROPOSED LOWER LEVEL FLOOR PLAN



2 PROPOSED UPPER LEVEL FLOOR PLAN



COPYRIGHT ©2017 CG&S DESIGN-BUILD
THIS DRAWING MAY NOT BE REPRODUCED, REPRODUCED OR VIEWED
BY ANY OTHER CONSTRUCTION COMPANIES WITHOUT WRITTEN
PERMISSION FROM CG&S DESIGN-BUILD.

402 CORRAL LANE
AUSTIN, TEXAS 78745
OFFICE: 512-444-1580
FAX: 512-444-1790

RENOVATIONS
AT THE

BAEHR
RESIDENCE

2605 WEST 8TH STREET
AUSTIN, TEXAS 78703



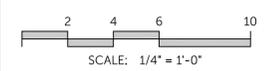
BAEHR

REVISED
VARIANCE
APPLICATION

02.26.2018

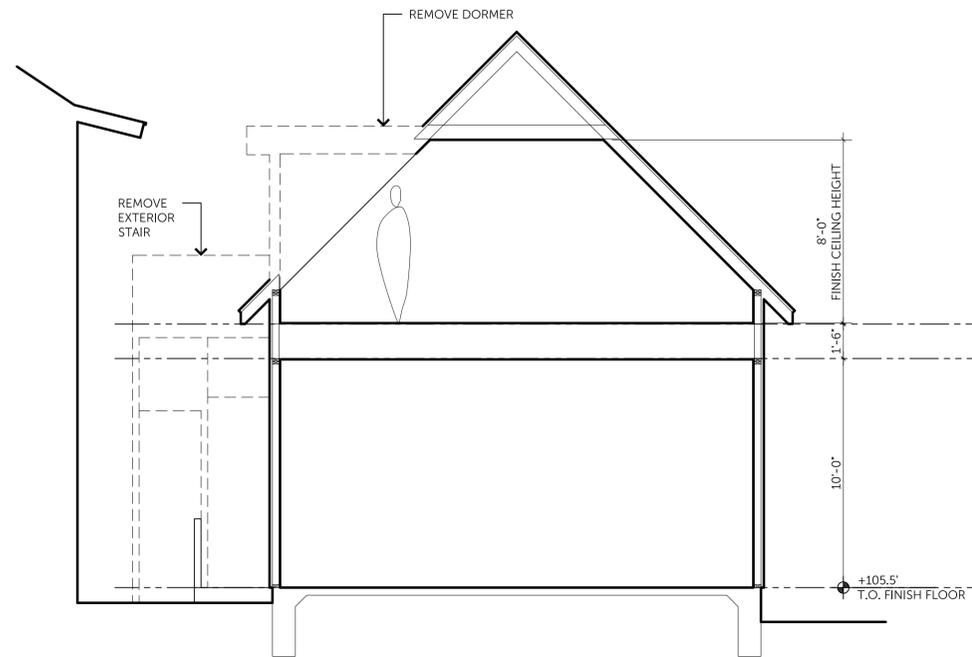
WHEN PRINTED AT 50% (EXCEPT ALL SCALES SHALL BE THE SIZE OF NOTED SCALES)

PROPOSED
FLOOR PLANS

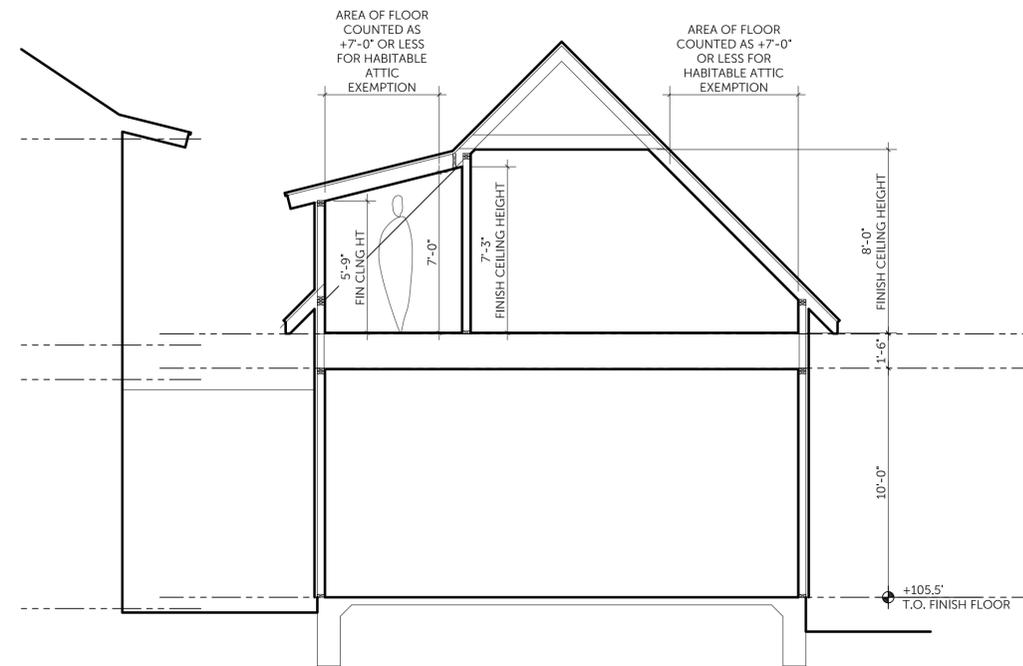


SHEET NO.

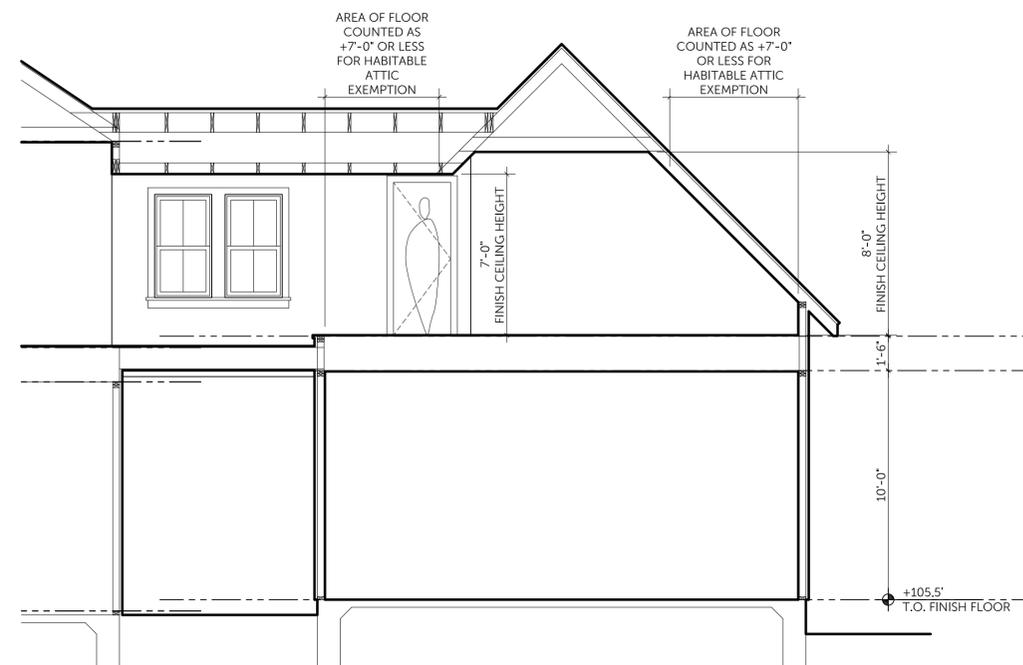
A4.0



1 EXISTING GARAGE SECTION
SCALE: 1/4" = 1'-0"

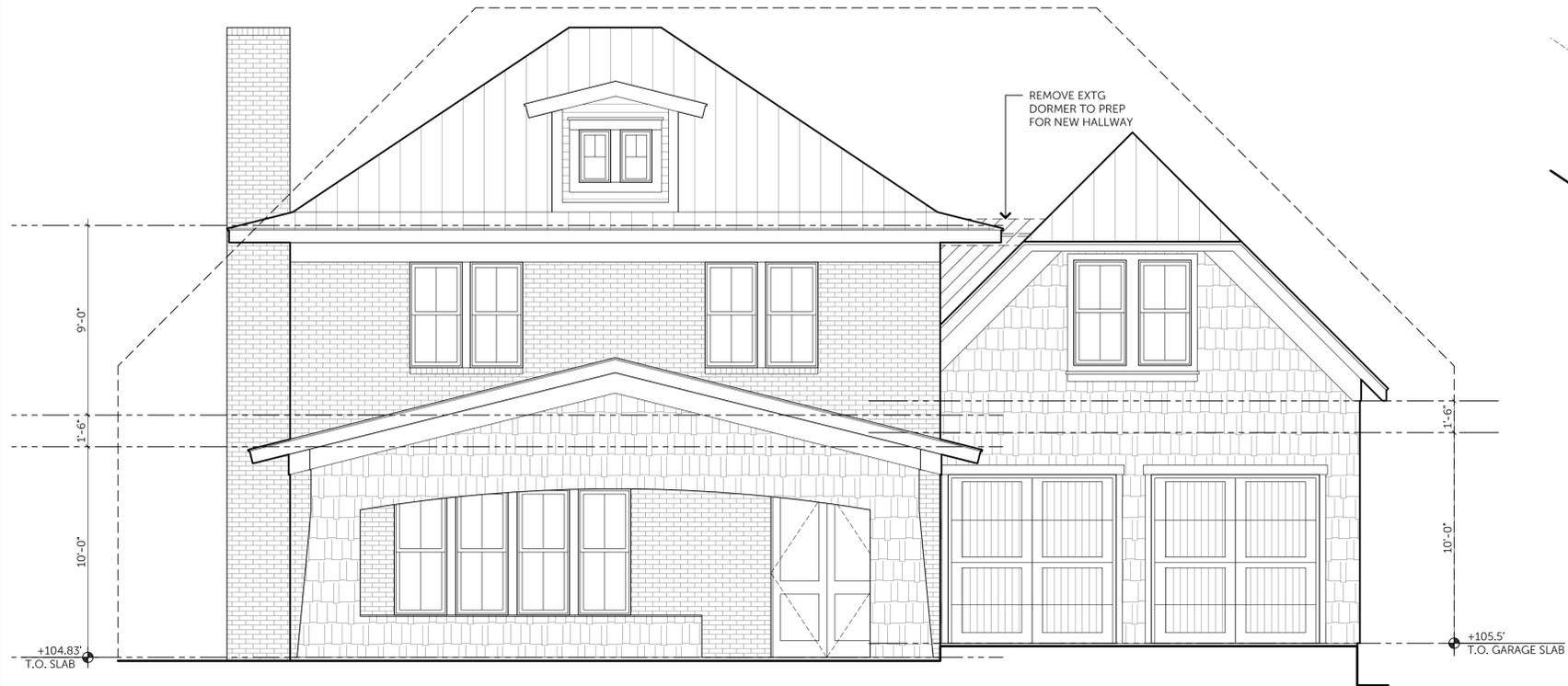


A PROPOSED GARAGE SECTION A-A
SCALE: 1/4" = 1'-0"

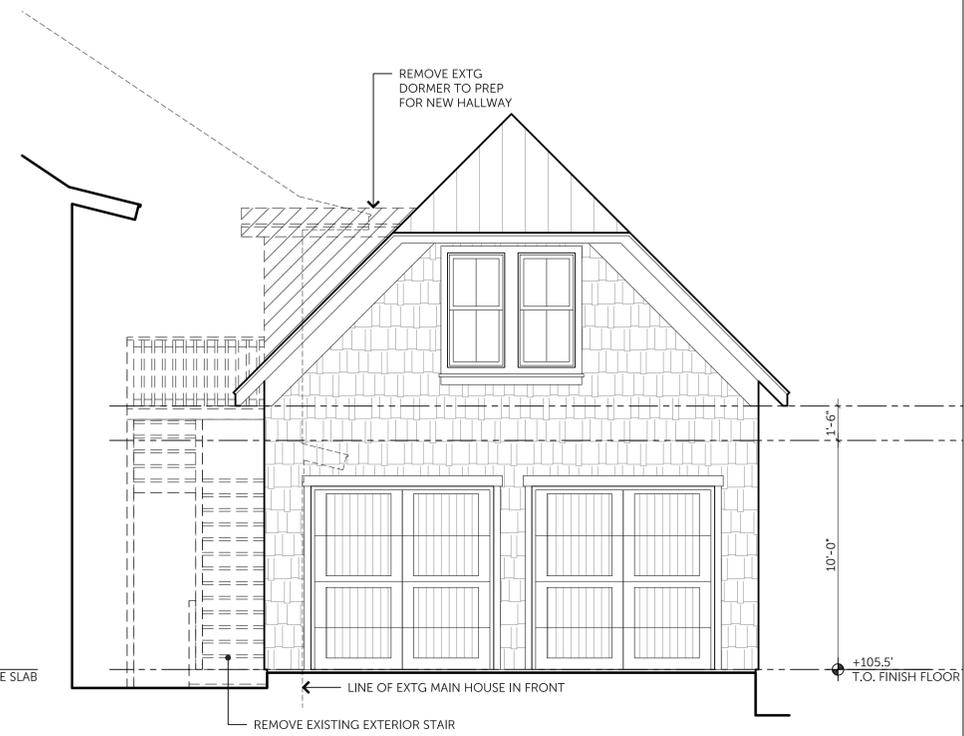


B ROPOSED GARAGE SECTION B-B
SCALE: 1/4" = 1'-0"

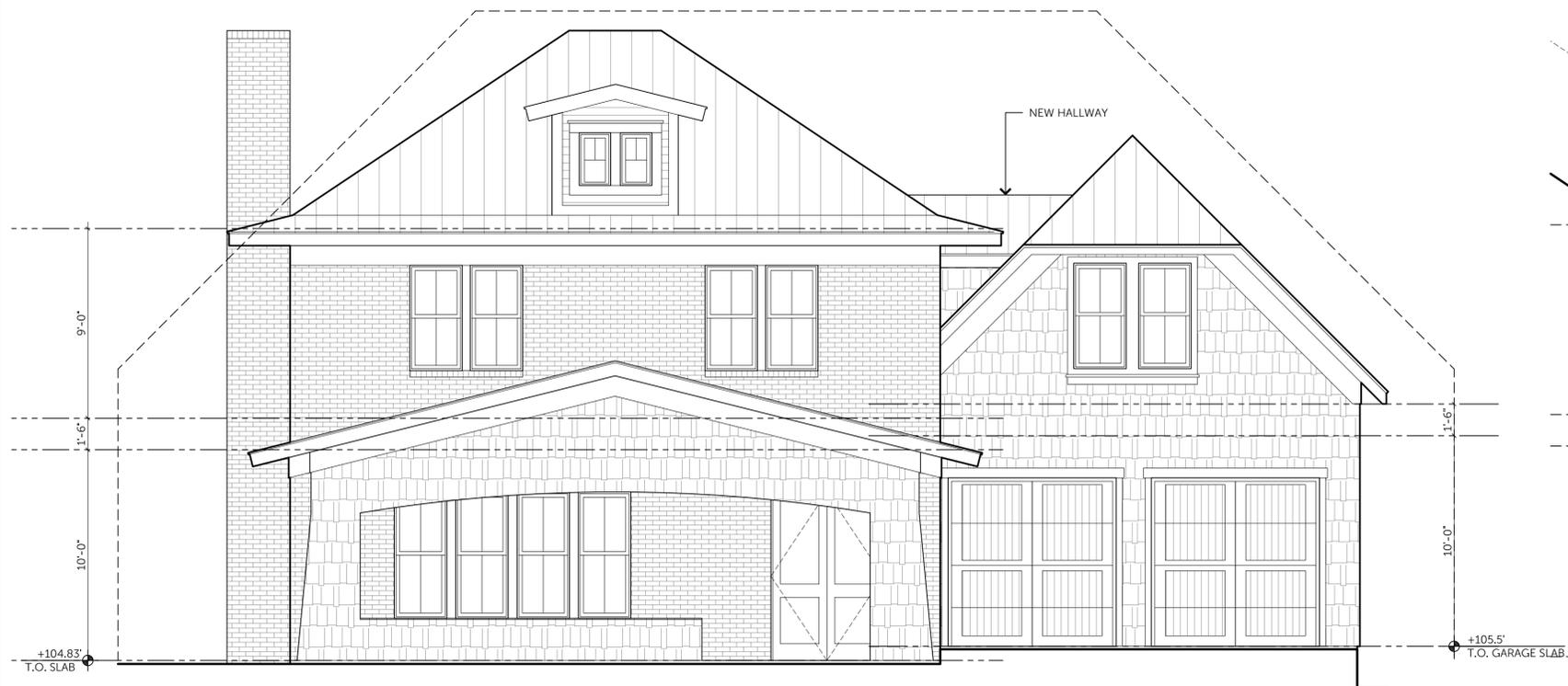




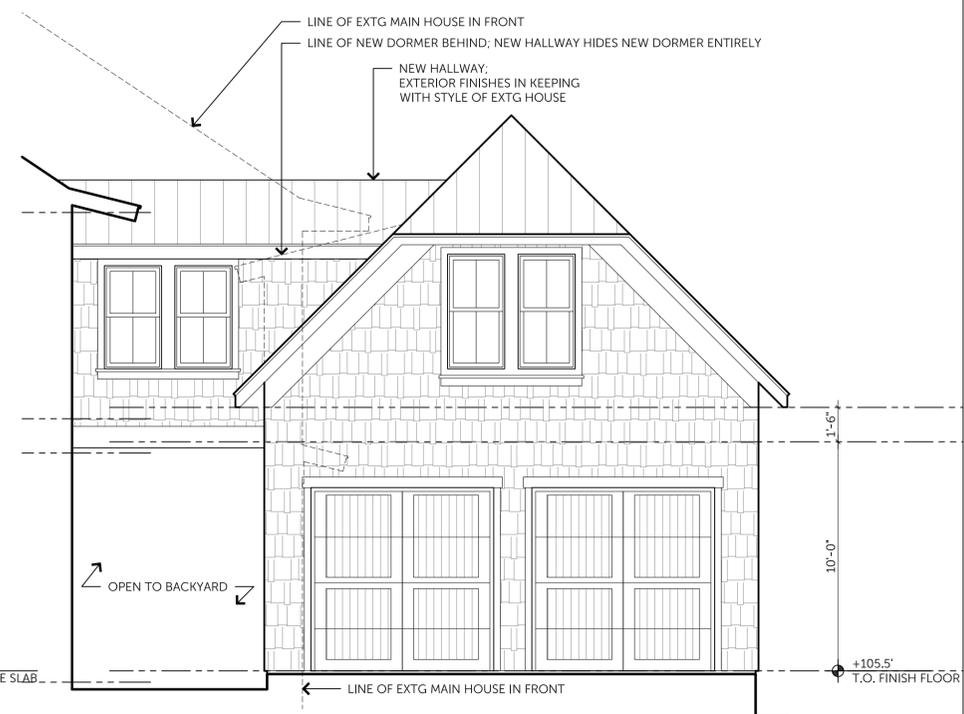
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"