

Variance request reduced: We have included an accessible attic at the back portion of the house and moved it out of the back setback. We have requested a reduced building coverage of 44% and impervious coverage of 49%. We are only asking for adjustments to the side setback as shown and as follows:

To accomodate 9' wide carport requires 3.5' side setback

Allow 4.2' side setback at west and 4.2' side setback at east (back portion only). All setbacks requests already otherwise allowed in 25-2-779

1 Proposed Site Plan

NTS

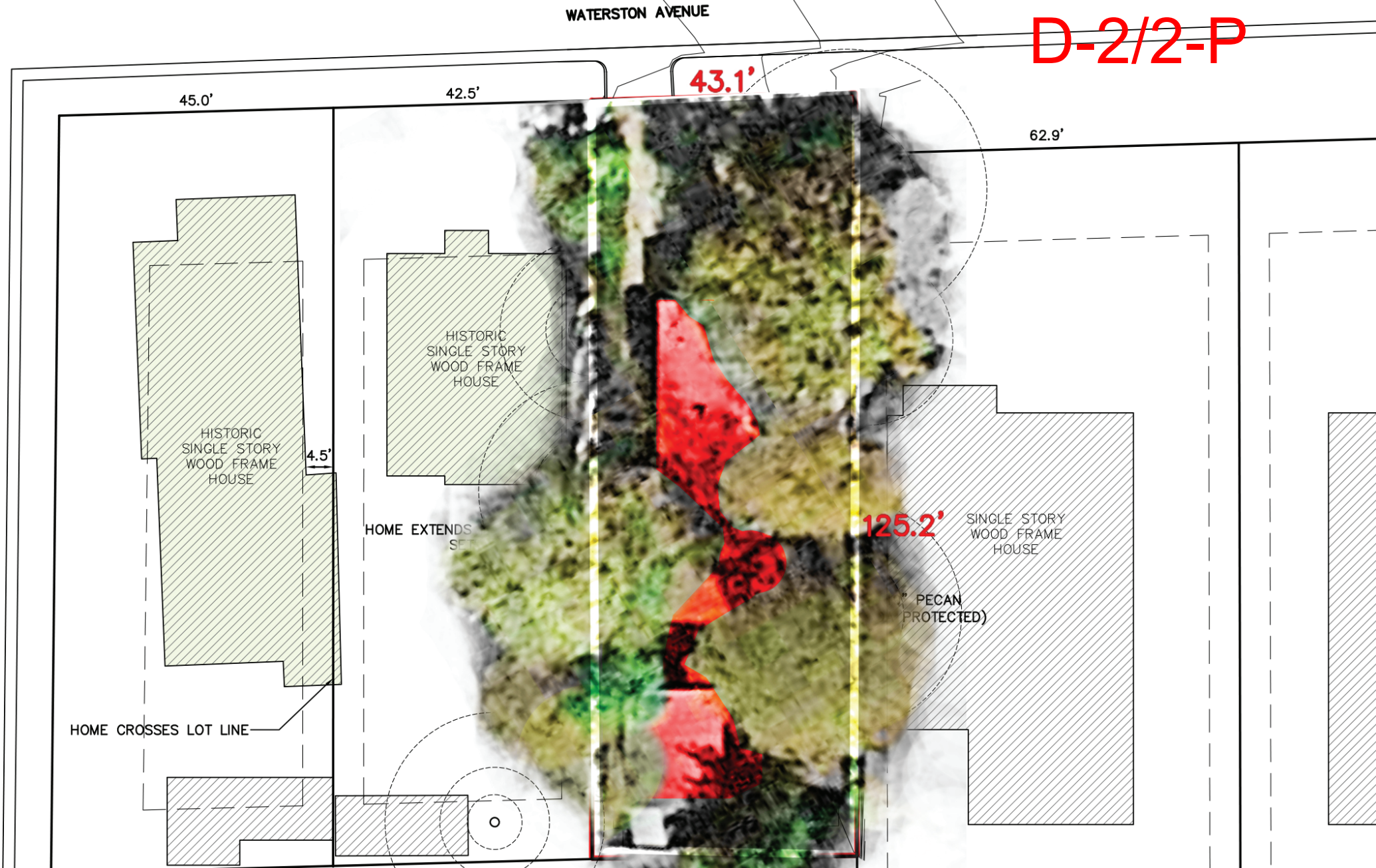
Molly Rosenblatt and John Peet

1711 Waterston Ave
Austin, Texas 78703
Mobile +1 215 806 6796

Designer

Low Design Office

2601A S 2nd St
Austin, TX 78704
Telephone +1 832 729 7962
www.lowdo.net



Tree roots and canopy severely restrict buildable area and height. ONLY ~700sf OF BUILDABLE AREA IS NOT COVERED BY TREE CANOPY, MAKING BUILDING 2 STORIES IMPOSSIBLE WITHOUT ADVERSELY AFFECTING CANOPY. Code allows 1482sf addition.

Lot has substandard width (43.1'), depth (125.2') and overall size (5401sf).

All neighboring homes are 1 story.

Direct neighbors are historic with alterations. Also in close proximity to National Register Historic home.

1 Existing Plan

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PROTECTED POST OAK
[RESPONDS VERY POORLY
TO CONSTRUCTION. AVOID
ANY EXTERIOR RENNOVA-
TION AT EXISTING]

NEIGHBOR'S
PECAN BEHIND



NEIGHBOR'S
HACKBERRY

PROTECTED
PECAN
[CANOPY WILL BE SEVERELY
REDUCED W/
TWO STORY ADDITION]

NEIGHBOR'S CHERRY
LAUREL [WOULD LIKELY DIE W/
TWO STORY ADDITION]

NEIGHBOR'S
LIVE OAK

NEIGHBOR'S
AMERICAN ELM
BEHIND



NEIGHBOR'S HACKBERRY
[HEALTH RISK: REQUIRES
PRUNING AND SUGGESTED
CABLE UNION]

NEIGHBOR'S HACKBERRY

NEIGHBOR'S CHERRY
LAUREL [WOULD LIKELY DIE W/
TWO STORY ADDITION DUE TO
PRUNING]



D-2/3-P

NEIGHBOR'S
PECAN

PROTECTED
PECAN BEHIND
[CANOPY WILL BE SEVERELY
REDUCED W/
TWO STORY ADDITION]

ALL NEIGHBOR'S
TREES AT LOT LINE



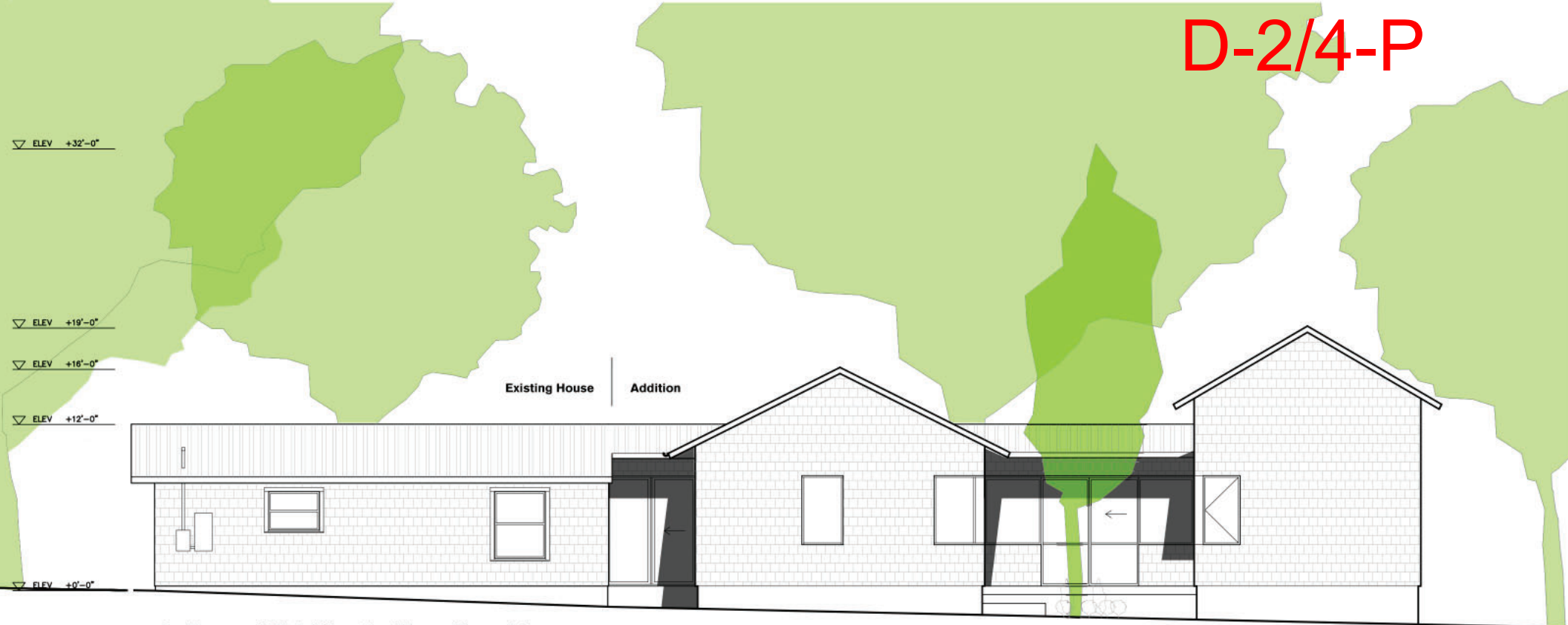
PROTECTED
PECAN
[CANOPY WILL BE SEVERELY
REDUCED W/
TWO STORY ADDITION]

NEIGHBOR'S HACKBERRY
[HEALTH RISK: REQUIRES
PRUNING AND SUGGESTED
CABLE UNION]

NEIGHBOR'S
TREES

NEIGHBOR'S
PECAN

PROTECTED POST
OAK BEHIND



3 Proposed Side Elevation Viewed from driveway

3/32" = 1'-0" printed on 8.5x11



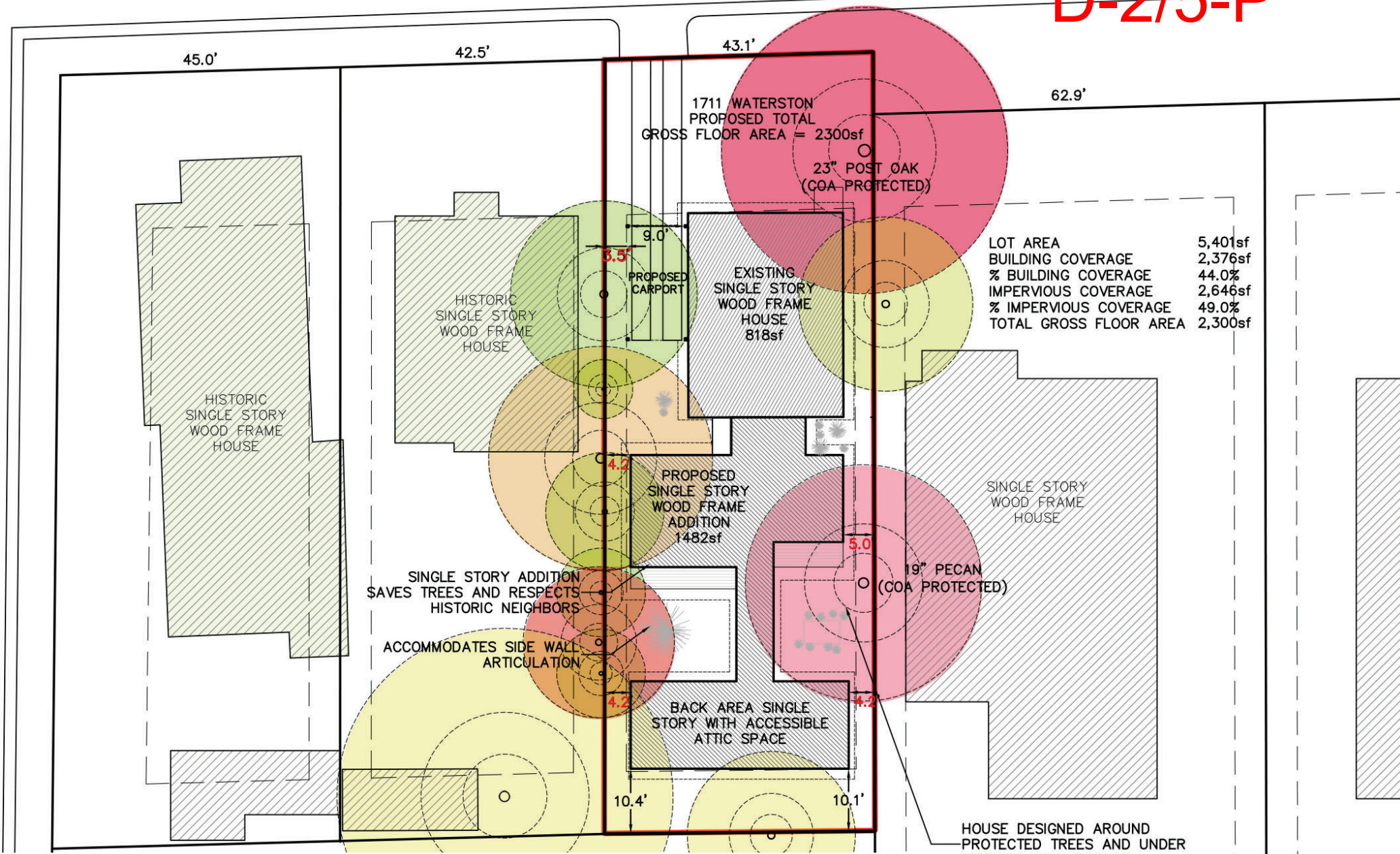
1 Existing Front Elevation Viewed from Street

3/32" = 1'-0" printed on 8.5x11



2 Proposed Front Elevation Viewed from Street

3/32" = 1'-0" printed on 8.5x11



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