

# Request for Variance

## Case #: C15-2020-0048

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4700 Milburn Lane, Austin, Texas 78702

Applicant Name: James Flowers

# Introduction of Applicant

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## Overview of Request

- LDC Section 25-2-774 (*Two Family Residential Use*)
  - (C)(2)(a) - Secondary dwelling must be at least 10 feet to the **rear** or **side** of primary building
- Variance Request
  - Allow Secondary dwelling to be at least 10 feet to the **front** of the primary building
- The granting of this variance would allow the construction of a new primary structure in the open area in the rear of the lot, while maintaining the current small primary structure “as-is”, so that it becomes the new secondary dwelling





## Aerial View of Lot





C-5/6-P

## Photos - Lot Front and Back



Front of Lot



Rear of Lot

## Justifications for Variance - Protected Trees

- Multiple large protected trees, including two very close to the existing primary structure
  - Most other uses of this lot would require demolishing the current home, and would significantly impact anything else that could be built in its place
  - Building the second structure in the rear of the lot would prevent potential damage to the current trees during any demolition and rebuild
  - There is already a large, open area in the rear of the lot, well away from the protected trees, that is undeveloped on the lot and has more than enough space for a primary structure
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## Justifications for Variance

- Maintain the look of the current property and its fit in the existing neighborhood by protecting an older home rather than demolishing it
  - Current primary structure was built in 1941 by a WWII vet; current owner is only the third to have lived here
  - Approved variance would allow the traditional Austin bungalow to stay at the front of the lot, while putting a larger more modern-build home towards the rear out of view
  - Owner specifically wants to maintain the historical home rather than trying to expand, build a second story, etc. Additionally, any expansions would likely conflict with the protected tree root zones mentioned previously as well.



C-5/9-P

## Photos - Protected Tree - Pecan (East side)





C-5/10-P

## Photos - Protected Tree - Cypress (West Side)

