Request for Variance Case #: C15-2020-0048

4700 Milburn Lane, Austin, Texas 78702

Applicant Name: James Flowers

C-5/2-P

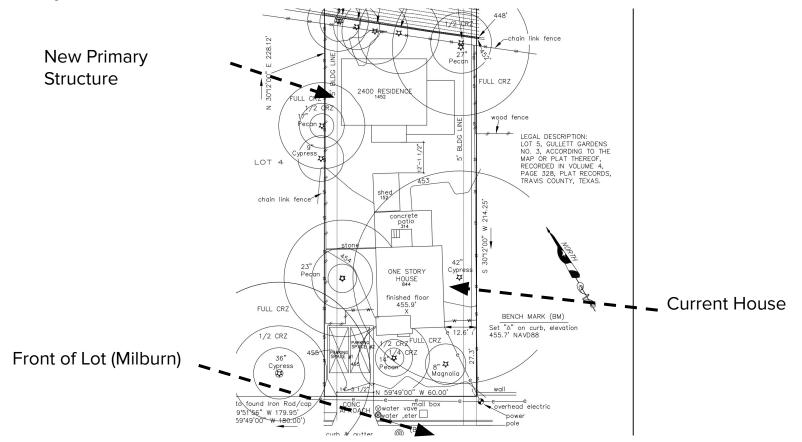
Introduction of Applicant

Overview of Request

- LDC Section 25-2-774 (Two Family Residential Use)
 - o (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

C-5/4-P

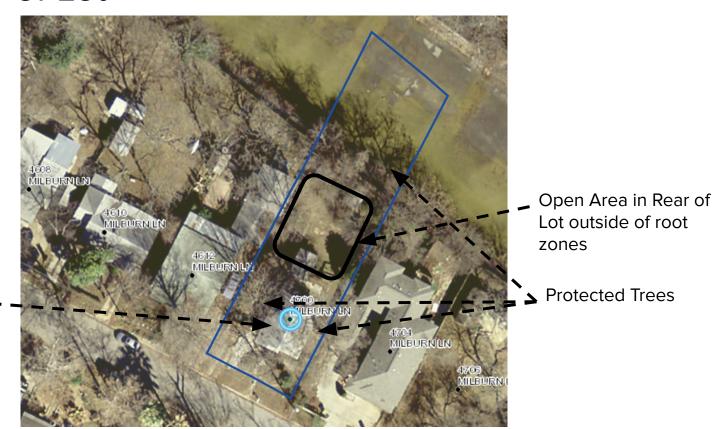
Proposed Site Plan with Variance



C-5/5-P

Aerial View of Lot

Current House



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)



