

904 Avondale Rd.

Application for Variance -
Screened porch encroaching into
front yard setback & Variance for
nonconforming use (substandard
lot size).

Owners: Frank and Jeannine Clark.

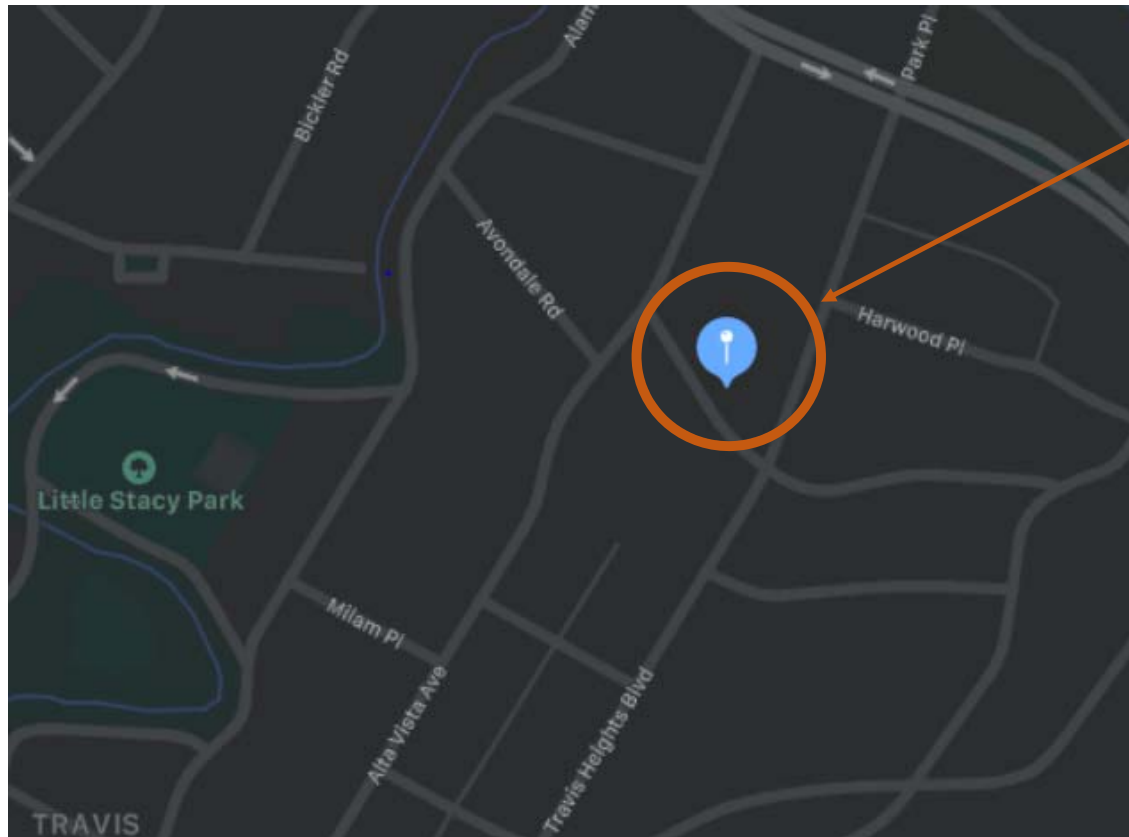
**Frank is a restoration carpenter with 25 years of
experience.*

**Jeannine is an interior designer.*

**This is our retirement home.*



D-7/2-PRESENTATION



LOCATION:
904 Avondale.
Travis Heights
Neighborhood.
Between Travis
Heights Blvd &
Alta Vista Avenue.
South of Riverside
Drive.

D-7/3-PRESENTATION

EXISTING



Existing porch footprint to remain.
New Porch with roof extension and
screens, open on two sides. New
porch will not extend past the current
street-side face of the home.
Coverage area: approx. 8' x 16'.

This corner of the porch
intersects the required front
yard setback from 25' to 17'

PROPOSED



D-7/4-PRESENTATION

Current condition:

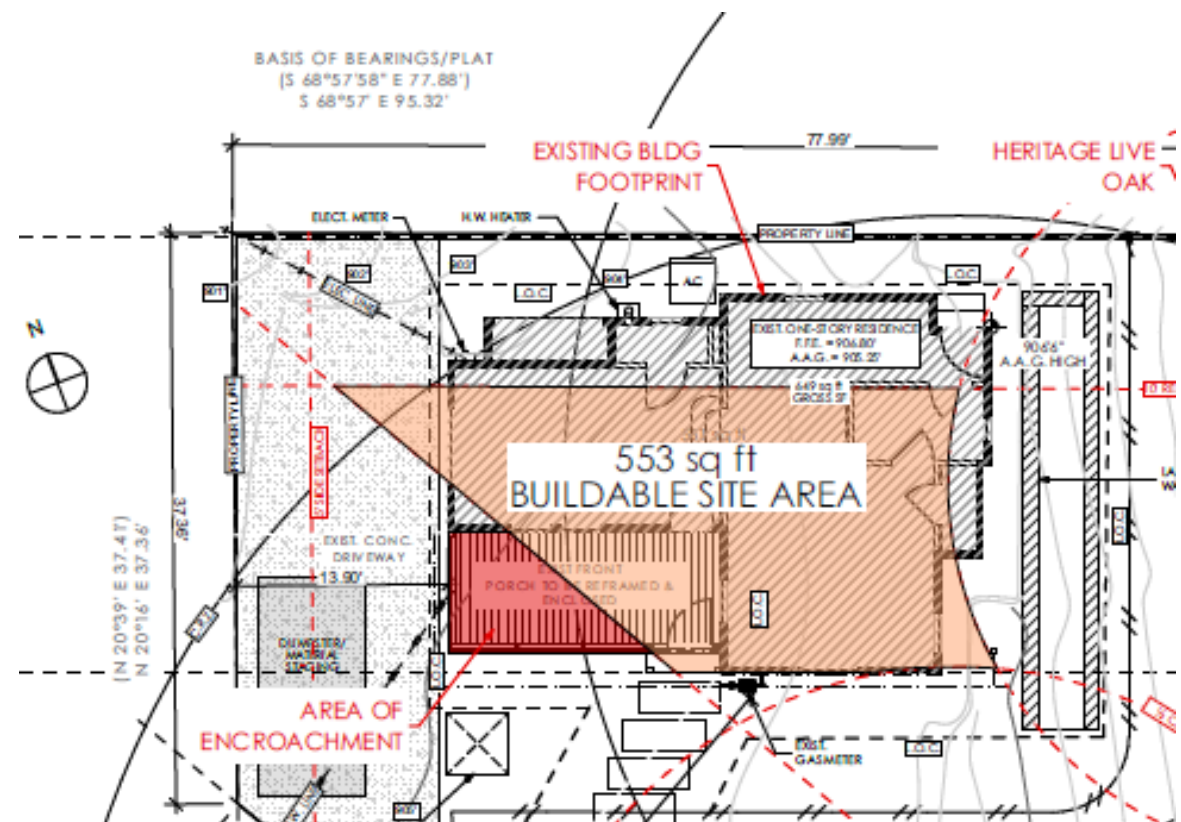
Existing 1949 vintage 'small home' Cottage—594 square feet, 1 bedroom.

Goal:

- Restoration of the existing home to conform to the character of the neighborhood **without** adding interior square footage.
- Add screened front porch as part of the renovations. (at existing non-enclosed front porch).

Conflicts which require variance:

- A triangle portion of the proposed screened porch encroaches the required 25' front yard setback per LD Code 25-2-513G. Request to reduce setback in this area to align with front of existing home, approx. 17' from property line.
- LD Code 25-2-947. Lot size is 5292 s.f., which is a non conforming size lot.



HARDSHIP SUMMARY

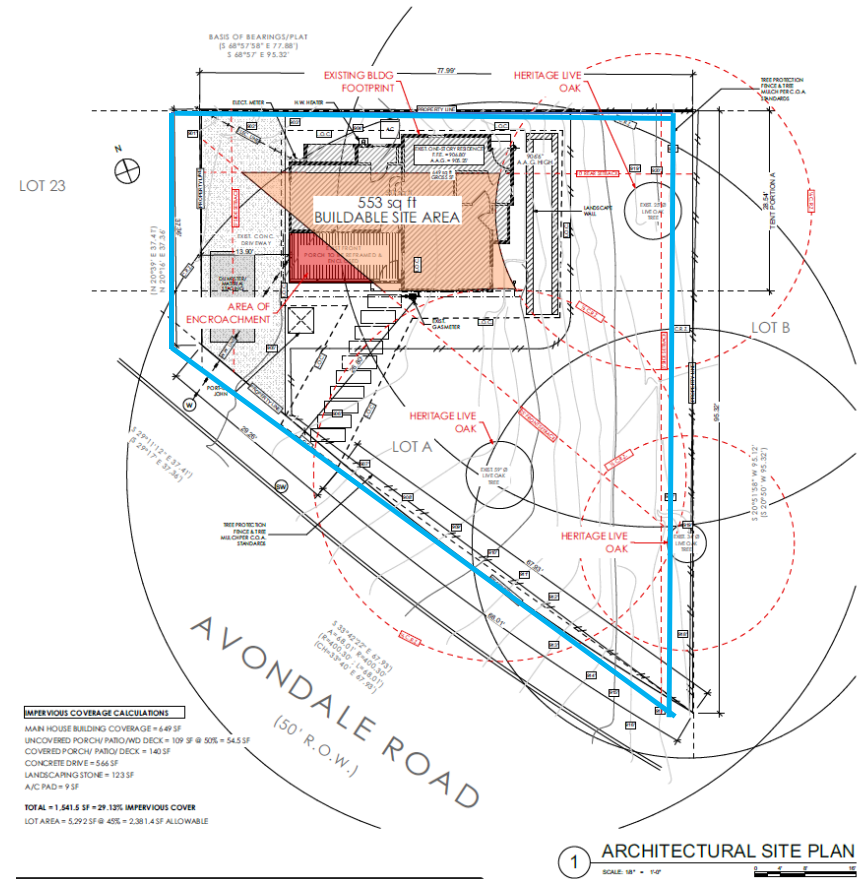
There is, quite literally, no other location we can add this screened porch, and the porch is vital to the enjoyment of our tiny home.

The shape of the lot: The pie-shape creates a very small area for any construction due to the lot depth and angles of the setbacks. The angle of the front setback cuts through a portion of the porch and house since the lot is so shallow on the short end; therefore the buildable area is severely restricted.

The size of the lot: The lot is considered substandard by the current city code since it does not meet the minimum lot depth or size. The lot is measured at 5,292 SF. In many other areas of town, the city has acknowledged the need to provide a means of developing on small lots and therefore allows small lot amnesty; however in our case, the small lot amnesty is not applicable due to the neighborhood not adopting the code, and limits the amount of improvements. The improvements will be in character of the neighborhood and do not increase the conditioned square footage of the existing house.

Heritage trees: There are three heritage Live Oak Trees on the property. In order to limit the adverse effects of building around the trees, construction impact must stay out of the 1/2 CRZ. Taking into account the critical root zones of the trees, the allowable site disturbance is very limiting.

Topography of the lot: There is 21 feet of vertical grade change on the property. The lot is measured at 5,292 SF, so the slope is significant. This limits the location options for a screened porch. In addition to the above mentioned constraints, the flattest portion of the property is where the front porch is located.



D-7/6-PRESENTATION



Photo showing lot slope

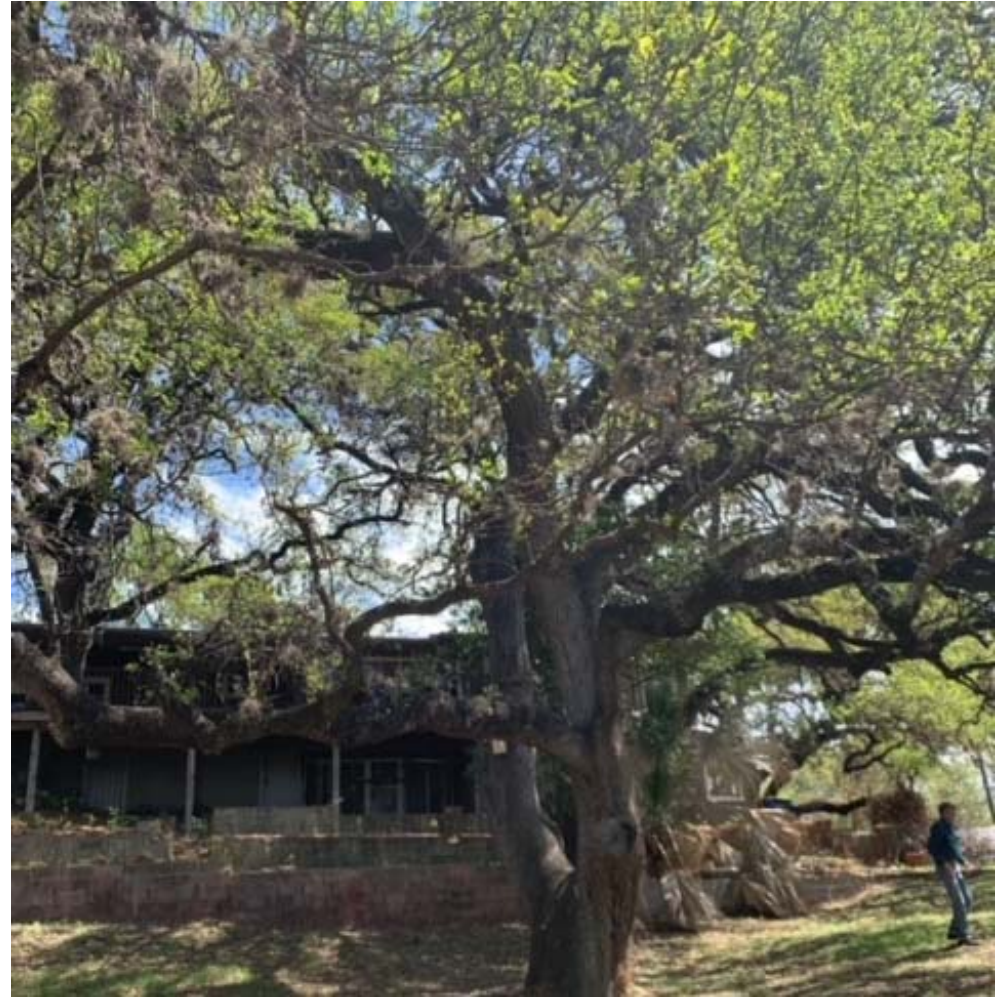
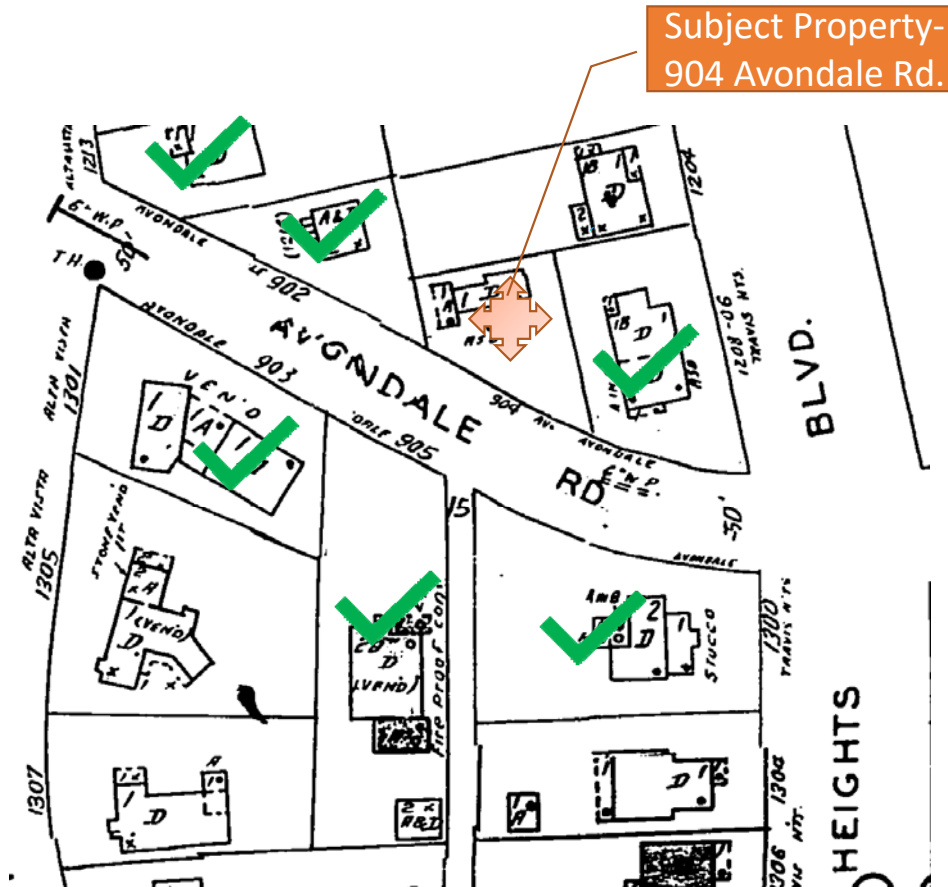


Photo showing our largest Live Oak Tree

D-7/7-PRESENTATION

We have the full support of our closest neighbors!



Subject Property-
904 Avondale Rd.

Location: 904 Avondale Rd. Austin TX 78704
Request: Variance for a portion of screened porch. Per Land Development Code 25-2-513 (G), proposed porch encroaches into a portion of the required front yard setback.
Applicants: Frank and Jeannine Clark (512) 890-5809

To whom it may concern:
My residence / property is adjacent to the subject property. I have reviewed their request to encroach into a portion of the front yard required setback for construction of a screened porch. I understand the new screened porch will have the same footprint as the existing uncovered front yard porch.
I do not object to their request for approval on this variance.

By: Armin G. Burger
Address: 1300 Travis Heights Blvd
Date: 6-9-2021

Location: 904 Avondale Rd. Austin TX 78704
Request: Variance for a portion of screened porch. Per Land Development Code 25-2-513 (G), proposed porch encroaches into a portion of the required front yard setback.
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By: Cindy Hagan Cindy Hagan
Address: 902 Avondale
Date: 6/9/21

Location: 904 Avondale Rd. Austin TX 78704
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Applicants: Frank and Jeannine Clark (512) 890-5809

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By: Ihor Gowda
Address: 1301 Alta Vista Rd.
Date: 6-7-21

Location: 904 Avondale Rd. Austin TX 78704
Request: Variance for a portion of screened porch. Per Land Development Code 25-2-513 (G), proposed porch encroaches into a portion of the required front yard setback.
Applicants: Frank and Jeannine Clark (512) 890-5809

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By: Wendy T. Camie Bull
Address: 905 Avondale Rd 78704
Date: 6-8-21

Location: 904 Avondale Rd. Austin TX 78704
Request: Variance for a portion of screened porch. Per Land Development Code 25-2-513 (G), proposed porch encroaches into a portion of the required front yard setback.
Applicants: Frank and Jeannine Clark (512) 890-5809

To whom it may concern:
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I do not object to their request for approval on this variance.

By: Teresa Elliott + Lisa Pizzi
Address: 901 Avondale Rd.
Date: 6-7-21