

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2021-0100

**BOA DATE:** November 8<sup>th</sup>, 2021

**ADDRESS:** 1003 Kinney Ave

**COUNCIL DISTRICT:** 5

**OWNER:** Ian Ellis

**AGENT:** N/A

**ZONING:** SF-3

**LEGAL DESCRIPTION:** S 1/2 OF LOT 1-2 BLK 1 BARTON SPRINGS PARK

**VARIANCE REQUEST:** decrease minimum lot size from 5,750 square feet to 5,464 square feet

**SUMMARY:** erect a Single-Family residence and pool

**ISSUES:** property's boundaries have changed over time, undeveloped COA alley

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single-Family
<i>North</i>	SF-3	Single-Family
<i>South</i>	SF-3	Single-Family
<i>East</i>	SF-3	Single-Family
<i>West</i>	SF-3	Single-Family

## **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Friends of Austin Neighborhoods  
 Friends of Zilker  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Perry Grid 614  
 Preservation Austin  
 SELTexas  
 Save Our Springs Alliance  
 Sierra Club, Austin Regional Group  
 South Central Coalition  
 TNR BCP – Travis County Natural Resources  
 Zilker Neighborhood Association



October 26, 2021

Ian Ellis  
1003 Kinney Ave  
Austin TX, 78704

Property Description: S 1/2 OF LOT 1-2 BLK 1 BARTON SPRINGS PARK

**Re: C15-2021-0100**

Dear Ian,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from § 25-2-943 - SUBSTANDARD LOT (B) (2) to allow for the development of a single-family home on a 5,464 square-foot lot.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

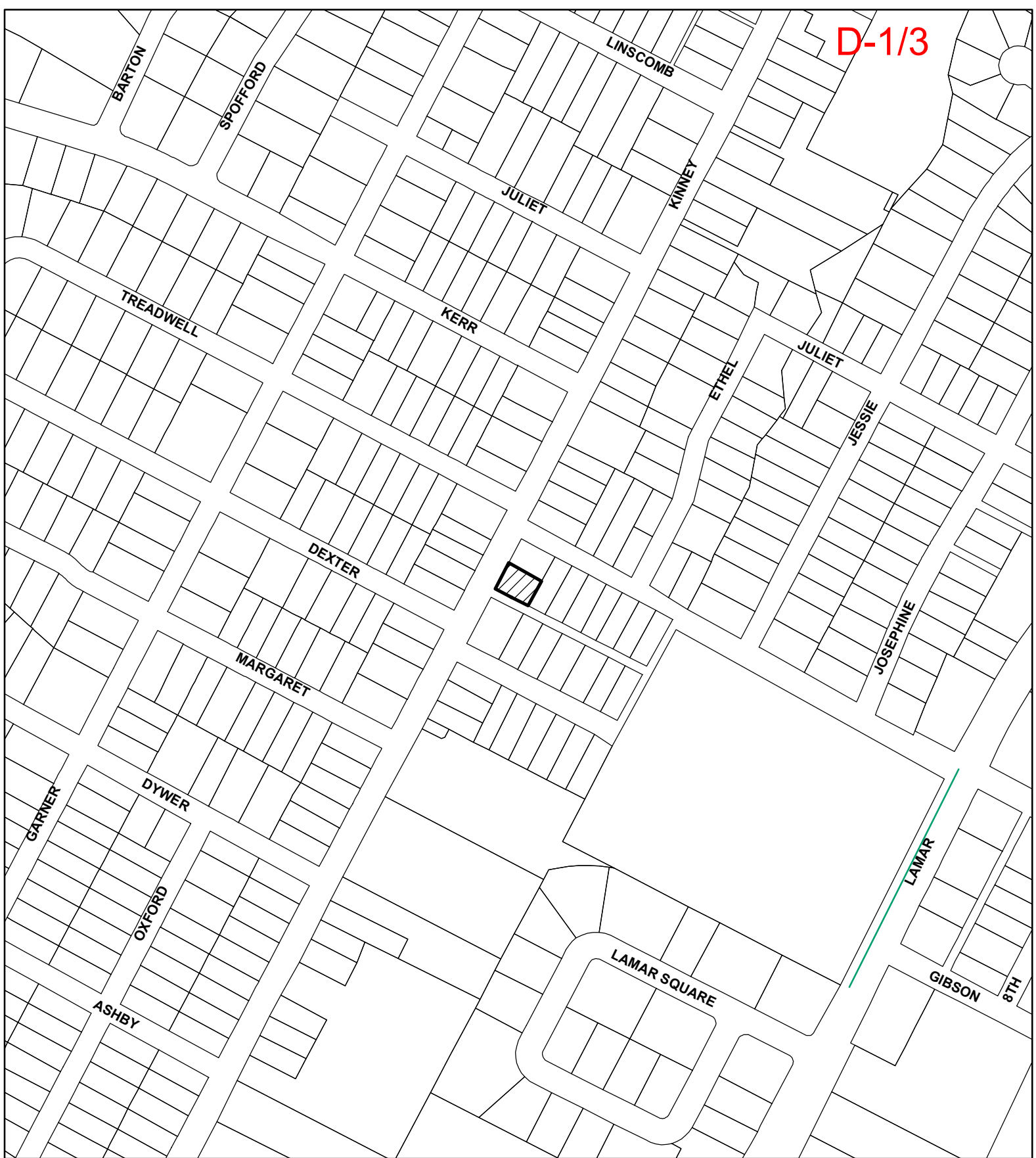
Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Cody Shook, Planner II**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6881



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2021-0100

LOCATION: 1003 KINNEY AVENUE

1" = 292'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





## CITY OF AUSTIN

### Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

D-1/4

## Board of Adjustment General/Parking Variance Application

**WARNING:** Filing of this appeal stops all affected construction activity.

**This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.**

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 1003 KINNEY AVENUE, AUSTIN, TX 78704

Subdivision Legal Description:

S 1/2 OF LOT 1-2 BLK 1 BARTON SPRINGS PARK BARTON SPRINGS PARK, RESUB OF  
(C8S-61- ? ) LOTS 1\*

Lot(s): 1-2 Block(s): 1

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: SF-3

I/We Ian Ellis, Property Owner/Partner Molly Devco on behalf of myself/ourselves as  
authorized agent for Molly Devco, Property Owner affirm that on  
Month October , Day 7 , Year 2021 , hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: SINGLE FAMILY RESIDENCE WITH POOL, NEW CONSTRUCTION



Portion of the City of Austin Land Development Code applicant is seeking a variance from:

“§ 25-2-943 - SUBSTANDARD LOT. (B) (2) A substandard lot recorded in the county real property records after March 14, 1946 must: (a) have an area of not less than 5,750 square feet;” TCAD shows the lot as 5,740sqft, our survey shows the lot as 5,464sqft. Requesting variance to allow the existing lot size for SF-3 zoning to construct a new single-family residence. Expedited review has already occurred, this is our only outstanding comment to clear.

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The property is currently surveyed as 5,464sqft (TCAD shows 5,740sqft) and currently zoned for SF-3. SF-3 minimum lot size is 5,750sqft, resulting in this being a substandard lot. Previously it was occupied with a single family home and detached artisan's studio. We intend to build a new single family home with a pool.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

This property's boundaries and areas have changed over time, and is unusual in that it is adjacent to a non-improved COA alley that cannot be developed privately for alley access, and will not be developed by COA (previous site plan exemption request confirmed this). At one time previously, it was likely this lot was larger, and would have met the minimum 5,750sqft area for SF-3 and to not be considered a substandard lot.

b) The hardship is not general to the area in which the property is located because:

While there are other substandard lots in the area that have received BOA approval (904 Ethel, about a block away, for example), not all properties in this neighborhood are impacted by an adjacent undeveloped COA alley AND slightly under the 5,750sqft minimum while proposing to keep the same use, same zoning.

**Area Character**

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The proposed home is of reasonable size, proportion, conforms with Subchapter F, and is not striving to max out every exemption possible. It is a single-family residence with a yard and pool, strategically tucked into the corner of the site away from the adjacent COA alley and the proptected Cedar Elm tree within the alley. The proposed home does not include a third story occupiable roof terrace or habitable attic, keeping the scale similar to the adjacent homes and maintaining a yard that is approachable for the walkable nature of the street.

**Parking** (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NOT APPLICABLE

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NOT APPLICABLE

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NOT APPLICABLE

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOT APPLICABLE

### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: OCT 7, 2021

Applicant Name (typed or printed): Ian Ellis

Applicant Mailing Address: 507 Walsh Street

City: Austin State: TX Zip: 78703

Phone (will be public information): 2106067880

Email (optional – will be public information): \_\_\_\_\_

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: OCT 7, 2021

Owner Name (typed or printed): Ian Ellis - Partner, Molly Devco

Owner Mailing Address: 507 Walsh Street

City: Austin State: TX Zip: 78703

Phone (will be public information): 2106067880

Email (optional – will be public information): \_\_\_\_\_

### Section 5: Agent Information

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

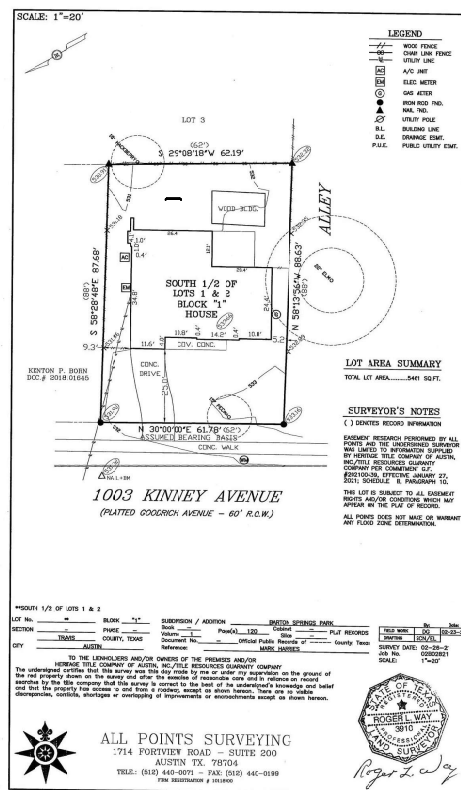
### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

We will be providing a visual package of the proposed and existing conditions, as well as the survey, plat, and plot plan with 3D renderings of the proposed construction. In addition, we will be providing backup commentary from COA Anthony McBryde regarding the substandard lot findings. Please reference Building Permit Application Case #2021-144210 PR

## GENERAL NOTES

1. DO NOT SCALE DRAWINGS. EXPLICIT DIMENSION SHALL HAVE PRECEDENCE OVER SCALE. THESE DOCUMENTS HAVE BEEN FORMATTED TO BE PRINTED ON 24" X 36" SHEET SIZES. DRAWINGS PRINTED AT OTHER SIZES ARE NOT NECESSARILY TO SCALE.
2. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ALL OTHER EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS. IF IN THE COURSE OF CONSTRUCTION A STRUCTURAL ISSUE EXISTS WHICH BEGARS WITH THAT AS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.
4. ANY DAMAGE TO EXISTING OR NEW WORK IN PLACE BY THE CONTRACTOR'S OR SUBCONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. ALL NOTES ARE APPLICABLE TO ALL TRADERS AND RESPECTIVE CONTRACTORS. ALL NOTES TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS, ALL SHEETS ARE TO BE REVIEWED AND ALL APPLICABLE NOTES TO BE APPLIED.



1 AS BUILT SURVEY

1"=20'

MATT FALKUS ARCHITECTURE, LLC



900 EAST 6TH STREET  
SUITE 100  
AUSTIN, TX 78702  
TEL: 512.452.5137

www.mfarchitecture.com

**KINNEY AVE. RESIDENCE**  
1003 KINNEY AVE  
AUSTIN, TX 78704

PROJECT TITLE



SEAL

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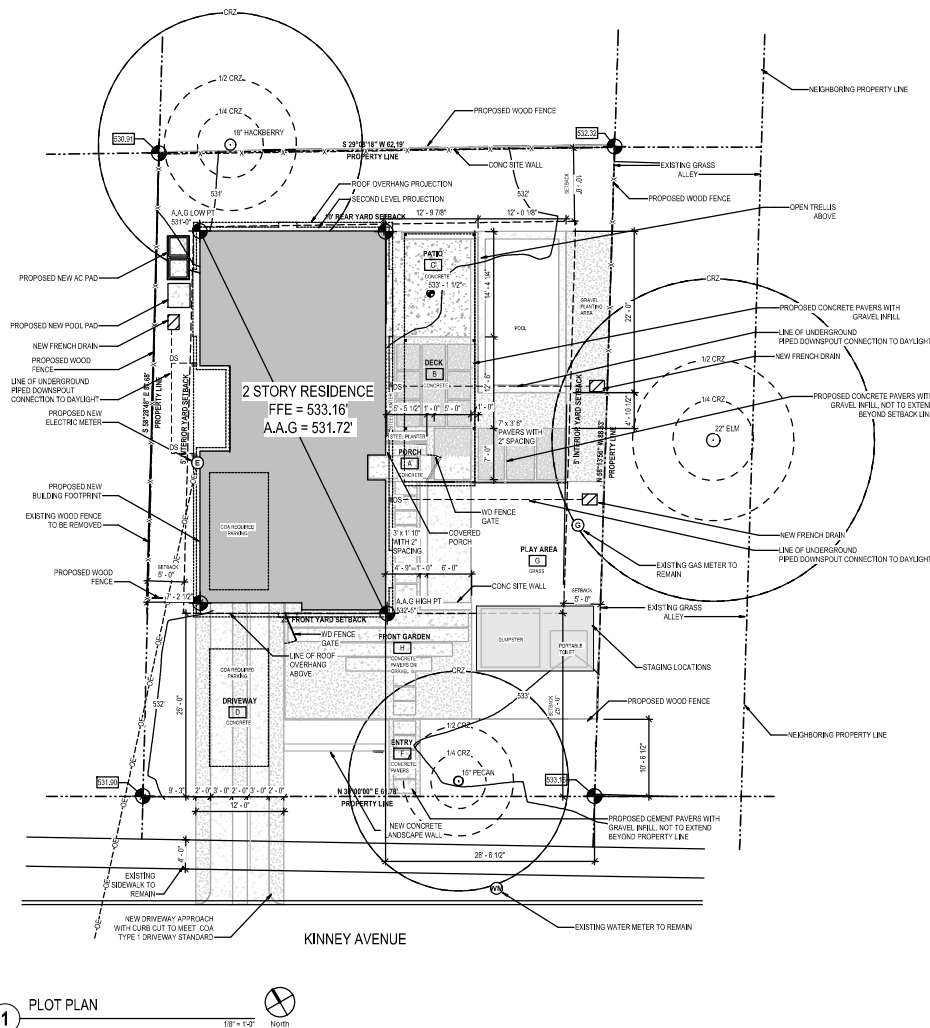
SHEET PRINT DATE: 05/10/2021

REVISIONS	Date	Description

PROJECT NUMBER:  
**21139**  
CURRENT PHASE:  
**PERMIT**

DRAWING TITLE:  
**SURVEY**

**A0.1P**  
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- GENERAL NOTES:**
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- GENERAL SITE PLAN NOTES:**
- REFERENCE SITE SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN ON SITE PLAN.
  - ARCHITECTURAL SITE PLAN FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, LANDSCAPE/HARDSCAPE DRAWINGS FOR ALL DRIVEWAYS, SITE WALLS, PLANTERS, PATHS, WATER FEATURES, ETC. AND ADDITIONAL SITE DESIGN REQUIREMENTS AND ADDITIONAL INFORMATION.
  - REFERENCE TREE PROTECTION PLAN FOR EXISTING TREES TO REMAIN AND PROTECTION REQUIREMENTS.
  - LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (0.2%). PROHIBITED DRAWINGS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURES. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 1/4 INCH PER FOOT (2%) AWAY FROM THE BUILDING.
  - SURVEYOR SHALL LOCATE ALL BUILDINGS & ORIENTATIONS OF BUILDING BASED ON ARCHITECT'S DIGITAL FILE.

- F.A.R. NOTES:**
- PLANTER BEDS NOT INCLUDED IN F.A.R. CALCULATIONS.
  - PORCH AREAS COMPLY WITH 250-330A AND ARE FULLY DEDUCTED FROM F.A.R. CALCULATIONS.
  - THE PROPOSED ALLOWABLE F.A.R. OF 200.0% FOR THE PROPERTY IS PERMITTED UNDER SUBCHAPTER F, SECTION 2.5-MAXIMUM DEVELOPMENT PERMITTED.

### PLAN LEGEND

- STAGING AREA
- PROPOSED BUILDING FOOTPRINT
- PROPOSED NEW CONC PAVING
- WOOD DECK
- GRAVEL
- FENCE
- OVERHEAD POWER LINE

### SYMBOLS LEGEND

- NEW/RELOCATED ELECTRICAL METER
- EXISTING WATER METER
- EXISTING GAS METER LOCATION
- WASTEWATER CLEANOUT

### TOTAL BUILDING AREA

Name	Area
COVERED PORCH	105 SF
GARAGE	221 SF
LEVEL 1, CONDITIONED	1,014 SF
LEVEL 2, CONDITIONED	1,262 SF
TOTAL BUILDING AREA	2,802 SF

### IMPERVIOUS COVER

NAME	AREA	IMPERVIOUS FACTOR	IMPERVIOUS AREA
AC PAD	6 SF	100%	6 SF
CONCRETE PATIO	263 SF	100%	263 SF
COVERED PORCH	105 SF	100%	105 SF
DRIVEWAY	155 SF	100%	155 SF
LEVEL 1, CONDITIONED	1,014 SF	100%	1,014 SF
PAVERS	505 SF	100%	505 SF
POOL COVERING	63 SF	100%	63 SF
POOL PAD	15 SF	100%	15 SF
SITE WALL	49 SF	100%	49 SF
GARAGE	221 SF	100%	221 SF
TOTAL IMPERVIOUS COVER	2,396 SF		2,396 SF

### IMPERVIOUS COVER PERCENTAGE

PROPERTY AREA	ALLOWABLE	PROPOSED
AREA	2,457 SF	2,396 SF
RMP %	49%	43.8%

### GROSS FLOOR AREA

NAME	AREA	GROSS DEDUCTION	CALCULATED AREA
1ST FLOOR CONDITIONED AREA - ADDED	1,014 SF	0 SF	1,014 SF
2ND FLOOR CONDITIONED AREA - ADDED	1,262 SF	0 SF	1,262 SF
GARAGE	221 SF	200 SF	21 SF
PORCH	105 SF	105 SF	0 SF
	2,602 SF		2,297 SF

### CALCULATED F.A.R.

PROPERTY AREA	ALLOWABLE	PROPOSED
FLOOR AREA	2,390 SF	2,297 SF
F.A.R.	42.1%	42.1%

### TREE SCHEDULE

NUM	TYPE	TRUNK DIAM	CRZ DIAM	CRZ AREA	CRZ IMPACT	IMPACT %
NOT PROTECTED						
10" PECAN	PECAN	10"	30'-0"	707 SF	43 SF	6.1%
18" HACKBERRY	HACKBERRY	18"	36'-0"	1,017 SF	123 SF	12.1%
PROTECTED						
22" ELM	ELM	22"	44'-0"	1,530 SF	12 SF	0.8%

MATT FARKUS ARCHITECTURE, LLC



900 EAST 6TH STREET  
SUITE 100  
AUSTIN, TX 78702  
TEL: 512.243.5253

www.mfarchitecture.com

PROJECT TITLE

**KINNEY AVE. RESIDENCE**

3003 KINNEY AVE  
AUSTIN, TX 78704



SEAL

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SHEET PRINT DATE: 06/10/2021

REVISIONS

Date	Description

PROJECT NUMBER:

**21139**

CURRENT PHASE:

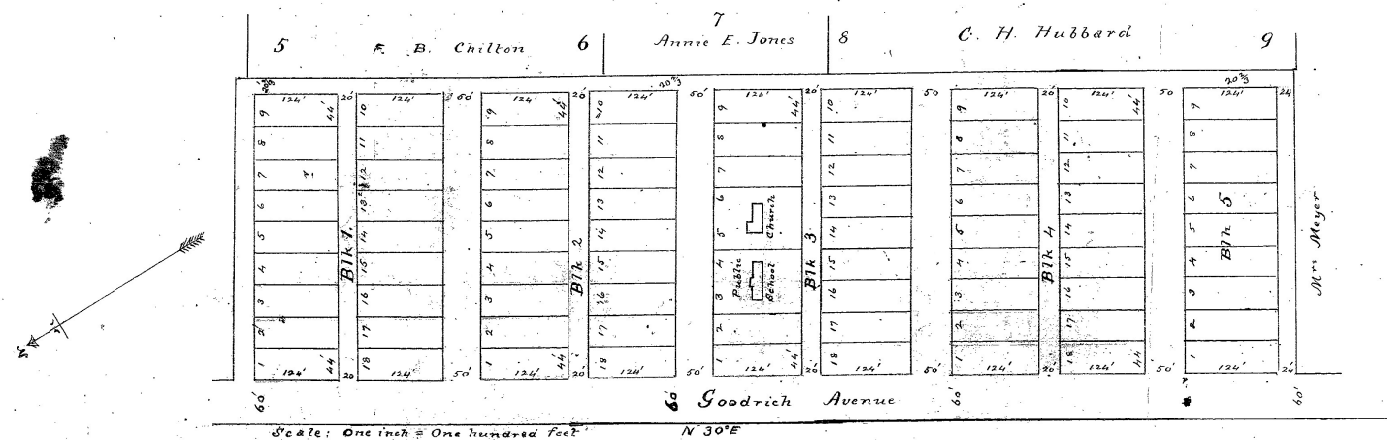
**PERMIT**

SHEET INFORMATION

DRAWING TITLE  
**PLAN, DEMO AND  
PLOT**

**A0.2P**

mfarchitecture



We hereby dedicate to the use of the owners of the  
lots, the streets and alleys adjoining each exhibited  
in the above.  
I. V. Davis } Owners  
Lucy L. Davis }

Filed for Record at 2<sup>30</sup> O'clock P. M. 19<sup>th</sup> August 1896  
Recorded 22<sup>nd</sup> August 1896 at 12<sup>00</sup> P. M.  
John W. Hornsby  
Clerk C. C. Travis County

## BARTON SPRINGS PARK

The property of I. V. Davis.

State of Texas } Before me N. A. Dawson a Notary Public  
County of Travis } in and for said State and County on this  
day personally appeared I. V. Davis and wife Lucy L. Davis known  
to me to be the persons whose names are subscribed to the foregoing  
instrument and acknowledged to me that they executed the same  
for the purposes and considerations therein expressed and the said  
Mrs. Lucy L. Davis having been examined by me privately and apart  
from her husband and having the same fully explained to her  
she the said Mrs. Lucy L. Davis acknowledged such instrument to  
be her act and deed and declared that she had willingly signed  
the same for the purposes and considerations therein expressed and  
that she did not wish to retract it.

Given under my hand and seal of office this August 18<sup>th</sup> 1896

N. A. Dawson  
Notary Public Travis County, Texas.

Sub



# KINNEY AVE

BOA Variance Package  
October 6th, 2021

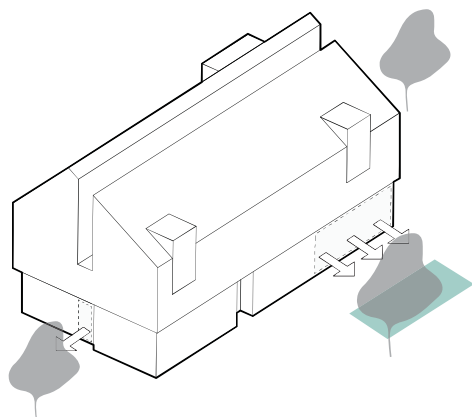




# VARIANCE REQUEST



# PROPOSED MASSING

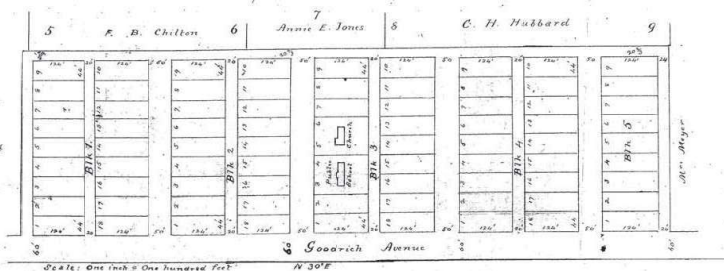


**PROPOSED DESIGN**  
4BED 3 BATH  
1 CAR GARAGE



**EXTERIOR RENDERINGS**

VARIANCE  
SUPPORT  
DOCUMENTATION



The hereby declare to the use of the owners of the  
lots, the streets and alleys adjoining each subdivided  
in the above.  
I, V. Davis  
Lucy E. Davis } Owners

Filed for Record at 2<sup>12</sup> O'clock P.M. 19<sup>th</sup> August 1896  
Recorded 13<sup>th</sup> August 1896 at 12<sup>12</sup> P.M.  
John W. Hovatt  
Clerk, C.C. Travis County

## BARTON SPRINGS PARK

The property of I.V. Davis.

State of Texas } Before me A. A. Dismore a Notary Public  
County of Travis } in and for said State and County on this  
day personally appeared I, V. Davis and wife Lucy E. Davis known  
to me to be the persons whose names are subscribed to the foregoing  
instrument and acknowledged to me that they executed the same  
for the purposes and considerations therein expressed and the said  
V. Davis having been examined by me privately and in secret  
from her husband and having the same fully explained to her  
she the said V. Davis did acknowledge such instrument to  
be her act and deed and declared that she had willingly and  
freely executed the same for the purposes and considerations therein expressed and  
that she did not wish to retract it.  
Given under my hand and seal of office this August 18<sup>th</sup> 1896  
A. A. Dismore  
Notary Public, Travis County, Texas.

900 EAST 6TH STREET  
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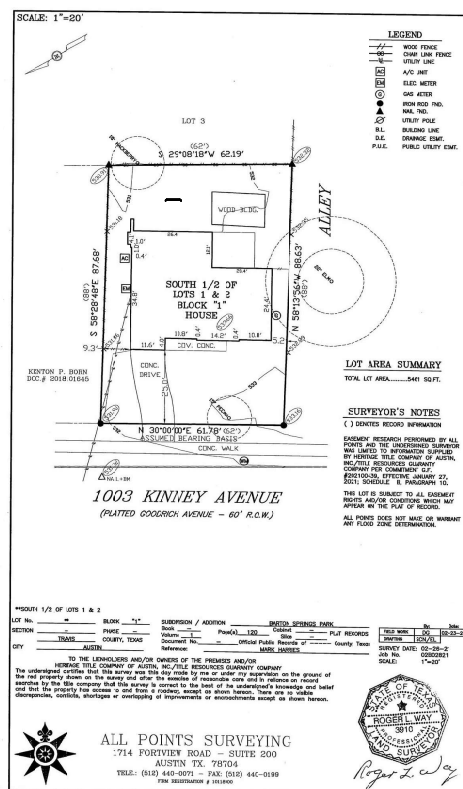
SHEET PRINT DATE: 09/10/202

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PROJECT NUMBER:  
**21139**  
CURRENT PHASE:  
**PERMIT**

DRAWING TITLE:  
**SURVEY**

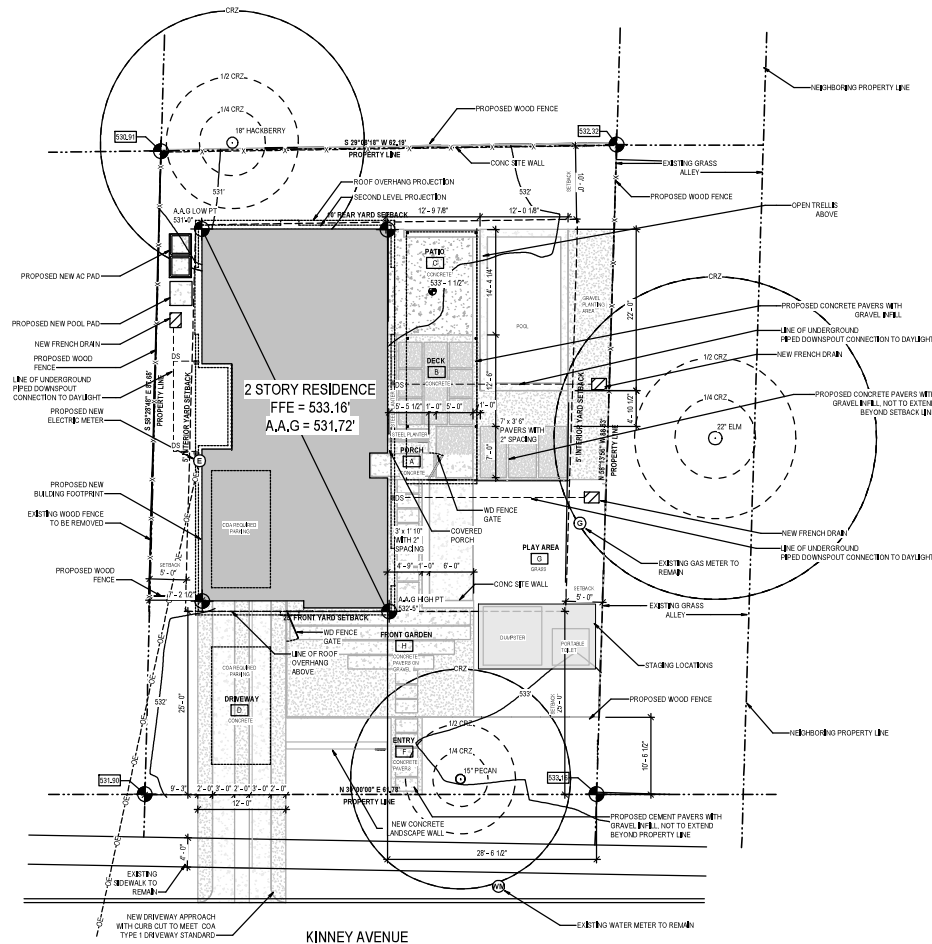
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*mf*architecture



1 AS BUILT SURVEY

 $1^{\circ} = 37.5$





1 PLOT PLAN

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. THESE DOCUMENTS HAVE BEEN FORMATTED TO BE PRINTED ON 8 1/2" X 11" SHEET SIZES. DRAWINGS PRINTED AT OTHER SIZES ARE NOT NECESSARILY TO SCALE.
  - GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ANY OTHER EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
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#### GENERAL SITE PLAN NOTES:

- REFERENCE SITE SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN ON SITE PLAN.
- ARCHITECTURAL SITE PLAN FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, LANDSCAPE / HARDSCAPE DRAWINGS FOR ALL OPENINGS, SITE WALLS, PLANTERS, PATHS, WATER FEATURES, ETC. AND ADDITIONAL SITE DESIGN REQUIREMENTS AND ADDITIONAL INFORMATION.
- REFERENCE TREE PROTECTION PLAN FOR EXISTING TREES TO REMAIN AND PROTECTION REQUIREMENTS.
- LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" INCHES WITHIN THE FIRST 10 FEET (0.2%) PROPOSED DRAINAGE OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 1/4" INCH PER FOOT (0.2%) AWAY FROM THE BUILDING.
- SURVEYOR SHALL LOCATE ALL BUILDINGS & CONSTRUCTION OF BUILDING BASED ON ARCHITECT'S DIGITAL FILE.

#### F.A.R. NOTES:

- PLANTER BEDS NOT INCLUDED IN F.A.R. CALCULATIONS.
- PORCH AREAS COMPLY WITH 25-33% AND ARE FULLY DEDUCTED FROM F.A.R. CALCULATIONS.
- THE PROPOSED ALLOWABLE F.A.R. OF 280.57% FOR THE PROPERTY IS PERMITTED UNDER SUBCHAPTER F, SECTION 21-144 MINIMUM DEVELOPMENT PERMITTED.

#### PLAN LEGEND

- STAGING AREA
- PROPOSED BUILDING FOOTPRINT
- PROPOSED NEW CONC PAVING
- WOOD DECK
- GRAVEL
- FENCE
- OVERHEAD POWER LINE

#### SYMBOLS LEGEND

- NEW/LOCATED ELECTRICAL METER
- EXISTING WATER METER
- EXISTING GAS METER LOCATION
- WASTEWATER CLEANOUT

#### TOTAL BUILDING AREA

Name	Area
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GARAGE	221 SF
LEVEL 1-CONDITIONED	1,014 SF
LEVEL 2-CONDITIONED	1,262 SF
TOTAL BUILDING AREA	2,602 SF

#### IMPERVIOUS COVER

NAME	AREA	IMPERVIOUS FACTOR	IMPERVIOUS AREA
AC PAD	9 SF	100%	9 SF
CONCRETE PATIO	263 SF	100%	263 SF
COVERED PORCH	105 SF	100%	105 SF
DRIVEWAY	180 SF	100%	180 SF
LEVEL 1-CONDITIONED	1,014 SF	100%	1,014 SF
PAVERS	505 SF	100%	505 SF
POOL COVERING	63 SF	100%	63 SF
POOL PAD	15 SF	100%	15 SF
SITE WALL	49 SF	100%	49 SF
GARAGE	221 SF	100%	221 SF
TOTAL IMPERVIOUS COVER	2,384 SF		2,384 SF

#### IMPERVIOUS COVER PERCENTAGE

PROPERTY AREA	ALLOWABLE	IMP %	PROPOSED	IMP %
5,461 SF	2,457 SF	45%	2,384 SF	43.8%

#### GROSS FLOOR AREA

NAME	AREA	CRZ 9' DEDUCTION	CALCULATED AREA
1ST FLOOR CONDITIONED AREA-ADDED	1,014 SF	0 SF	1,014 SF
2ND FLOOR CONDITIONED AREA-ADDED	1,262 SF	0 SF	1,262 SF
GARAGE	221 SF	200 SF	21 SF
PORCH	105 SF	105 SF	0 SF
	2,602 SF		2,297 SF

#### CALCULATED F.A.R.

PROPERTY AREA	ALLOWABLE		PROPOSED	
	FLOOR AREA	F.A.R.	FLOOR AREA	F.A.R.
5,461 SF	2,300 SF	42.1%	2,297 SF	42.1%

#### TREE SCHEDULE

NUM	TYPE	TRUNK DBH	CRZ DBH	CRZ AREA	CRZ IMPACT	IMPACT %
NOT PROTECTED						
10" PECAN	PECAN	10"	30'-0"	707 SF	43 SF	6.1%
18" HACKBERRY	HACKBERRY	18"	30'-0"	1,017 SF	123 SF	12.1%
PROTECTED						
22" ELM	ELM	22"	44'-0"	1,520 SF	12 SF	0.8%

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Date	Description

PROJECT NUMBER:

21139

CURRENT PHASE:

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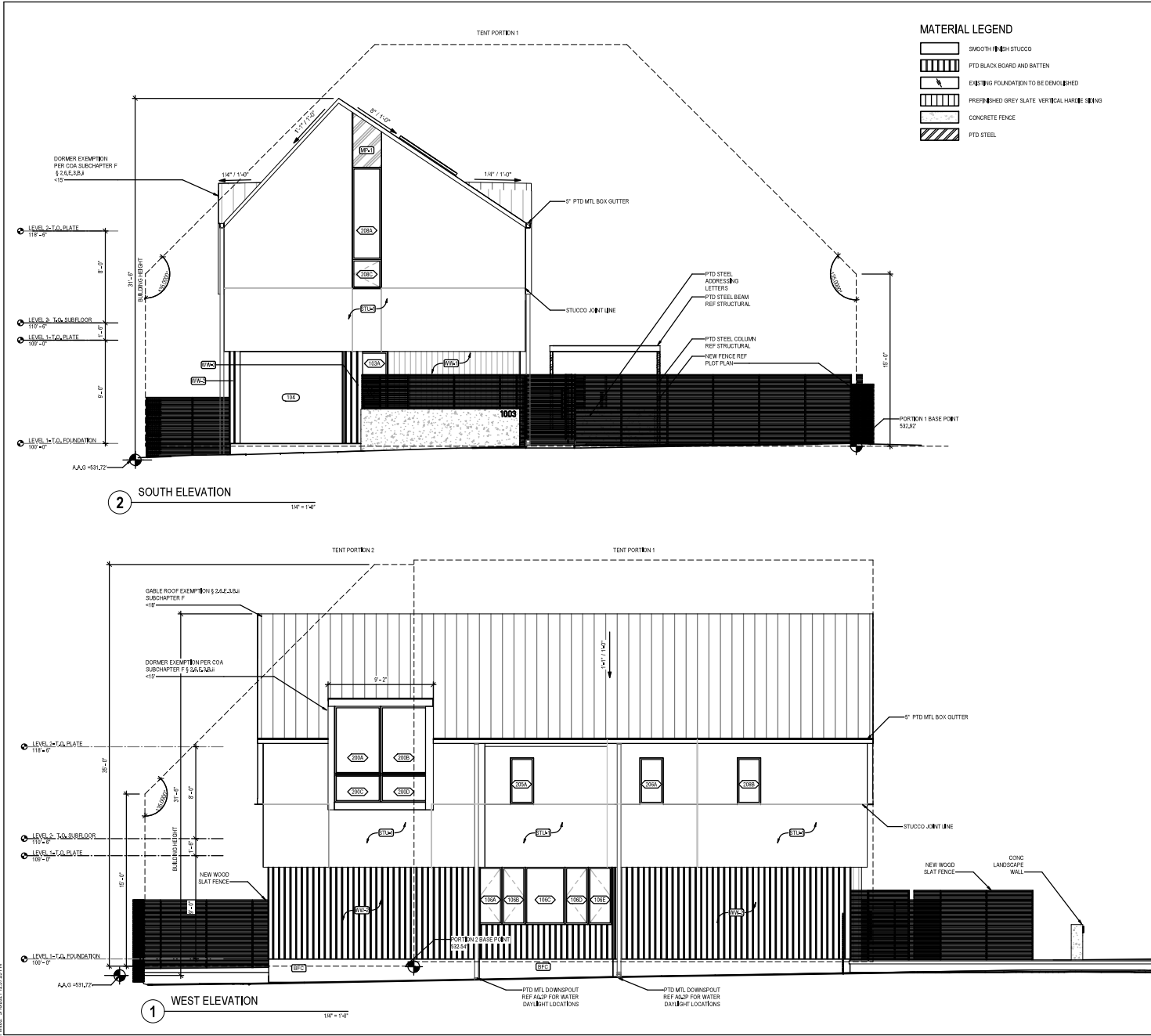
DRAWING TITLE:


PLAN, DEMO AND PLOT

A0.2P

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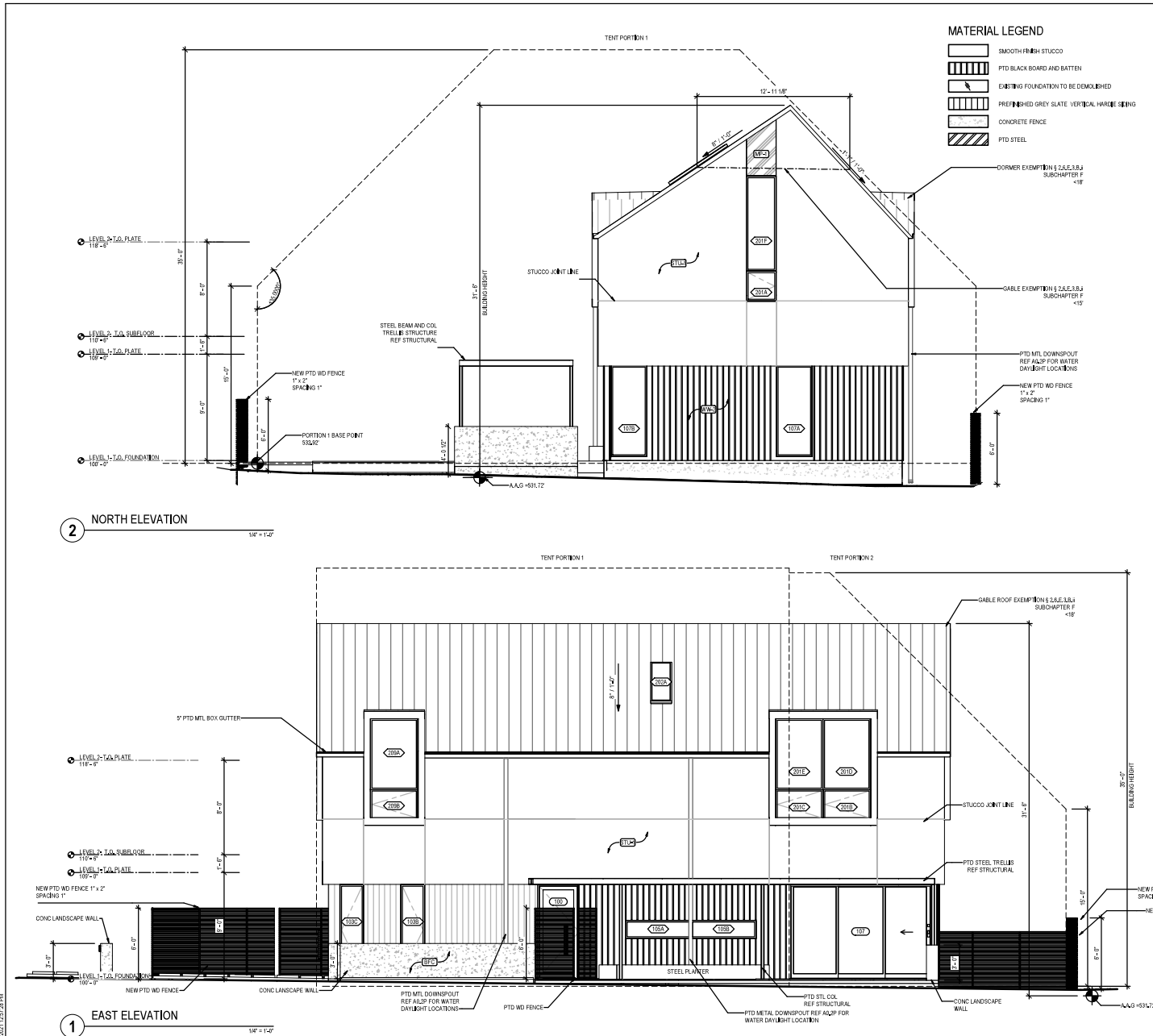
REVISIONS	Date	Description

**PROJECT NUMBER:**  
**21139**

**CURRENT PHASE:**  
**PERMIT**

**DRAWING TITLE:**  
**ELEVATIONS, BUILDING**

**A2.0P**  
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PRESENTING TO BOA:  
PROJECT DEVELOPER TEAM- IAN M. ELLIS, AIA, NCARB, RID  
PRINCIPAL ARCHITECT- SARAH JOHNSON, AIA, RID

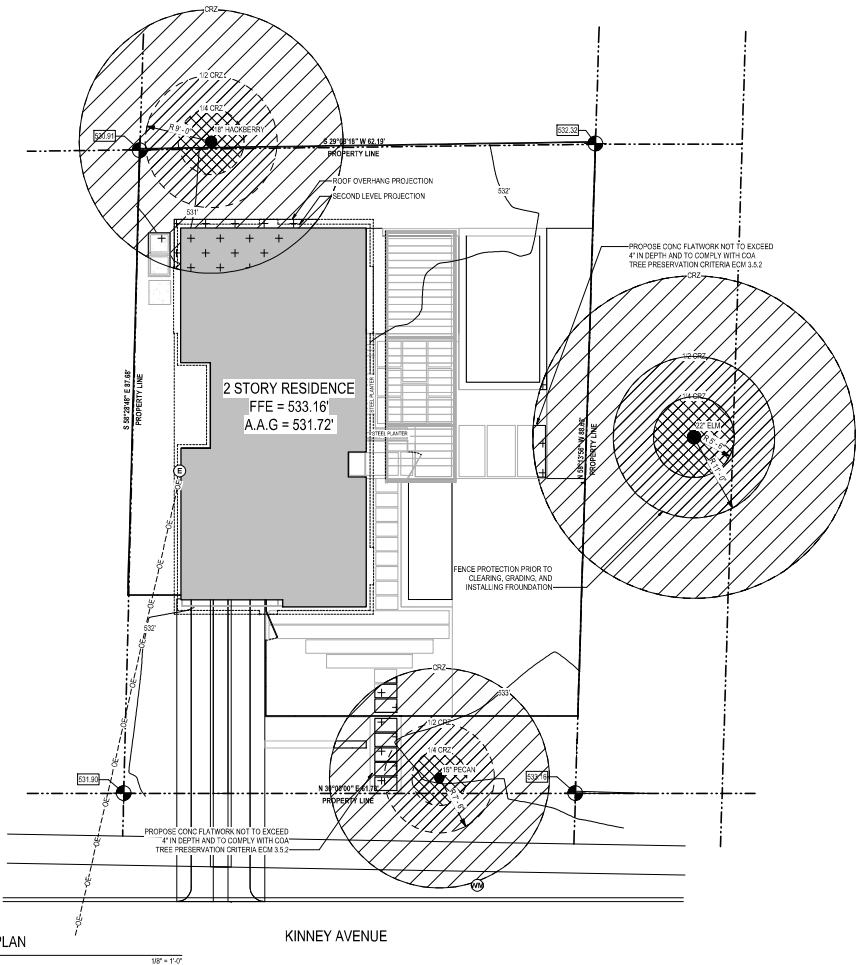
# KINNEY AVE

BOA Variance Package  
Case Number 2021-000085 BA  
October 21, 2021



TREE PLAN LEGEND

- BUILDING FOOTPRINT
- TREE MULCH PROTECTED, AREA REFERENCE CITY OF AUSTIN
- TREE PROTECTION NOTES FOR COMPLETE INFORMATION
- CRZ ENCROACHMENT, REFERENCE CITY OF AUSTIN
- TREE PROTECTION NOTES FOR COMPLETE INFORMATION
- TREE TO REMAIN
- TREE TO BE REMOVED



1 TREE PLAN

1/8" = 1'-0"

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. EXPLICIT DIMENSION SHALL HAVE PRECEDENCE OVER SCALE. THESE DOCUMENTS HAVE BEEN FORMATTED TO BE PRINTED ON 24" X 36" SHEET SIZES. DRAWINGS PRINTED AT OTHER SIZES ARE NOT NECESSARILY TO SCALE.
  - GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ALL OTHER EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
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  - ALL NOTES ARE APPLICABLE TO ALL TRADES AND RESPECTIVE CONTRACTORS. ALL NOTES TO BE REVIEWED AND APPLIED TO RELATED WORKING COMPONENTS. ALL SHEETS ARE TO BE REVIEWED AND ALL APPLICABLE NOTES TO BE APPLIED.

GENERAL TREE AND NATURAL AREA PROTECTION NOTES:

- REFERENCE CITY OF AUSTIN TREE PROTECTION STANDARDS FOR COMPLETE INFORMATION AND REQUIREMENTS.
- UTILITIES IN 12" OR TO HAVE TOP 30" OF SOIL AIR SPADED BY CERTIFIED ARBORIST.
- LIMITS OF CONSTRUCTION TO BE BOUND BY PROPERTY LINES.
- SEE STRUCTURAL FOUNDATION DETAILS FOR ADDITIONAL CRZ REQUIREMENTS.
- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERRECTED AS DETAILED FOR THE TREE PROTECTION. THE FENCE SHALL CONSIST OF 5 FT. TALL CHAIN LINK FENCING MATERIAL AND NONMOVABLE POSTS INSTALLED AT 8 FT INTERVALS OR LESS.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, AND GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL BE KEPT EXTERIOR TO THE TREE GROUP OF TREES AND SHALL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). SIGNS IN ENGLISH AND SPANISH, VISIBLE FROM ALL DIRECTIONS, SHALL BE PLACED ON THE FENCE TO INFORM WORKERS OF THE PURPOSE FOR THE BOUNDARY FOR NATURAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
  - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
  - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES GREATER THAN 6 INCHES CUT OR FILL OR TRENCHING NOT INDICATED ON PLANS.
  - MOVEMENT TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
  - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL, STORAGE, CEMENT TRUCK CLEANING, AND FIRE.
- EXCEPTIONS TO INSTALLING PROTECTIVE FENCES AT CRITICAL ROOT ZONES (THE CRITICAL ROOT ZONE IS DEFINED AS THE DRIP LINE OF THE TREE OR 12" RADIAL DISTANCE FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER MEASURED 4" ABOVE GRADE) MAY BE PERMITTED IN THE FOLLOWING CASES:
  - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERRECT THE FENCE APPROXIMATELY 2 TO 3 FEET BEYOND THE AREA DISTURBED.
  - WHERE PERMISSIBLE PAVING IS TO BE INSTALLED, ERRECT THE FENCE AT THE OTHER LIMITS OF THE PERMISSIBLE PAVING AREA.
  - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERRECT THE FENCE NO CLOSER THAN 6" TO THE BUILDING.
- SPECIAL NOTE FOR THE PROTECTION OF NATURAL AREAS: NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 3 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPING OR PLANKING TO A HEIGHT OF 4 FEET OR TO THE LIMITS OF LOWER BRANCHES IN ADDITION TO THE REDUCED FENCING.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES, THOSE AREAS SHOULD BE COVERED WITH 8 INCHES OF COARSE ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH AN AIR SPACE TOOL TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCES TO 2 FEET BEHIND THE GRADE CHANGE AREA. IN NO CASE SHALL THE FENCING BE LOCATED CLOSER TO THE TREE TRUNK THAN SIX TIMES THE DIAMETER OF THE TRUNK.
- ANY ROOTS EXPOSED, CUT, OR TORN BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND THE WOUNDS SHALL BE PAINTED WITH STANDARD TREE WOUND DRESSING. TREE WOUND DRESSING SHALL BE EITHER TREGROTE AGROSEAL OR TANGEROOT PRUNING SEALER OR APPROVED EQUAL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS. SEVERED ROOTS ON THE UNDISTURBED SIDE OF THE EXCAVATION SHALL BE CUT CLEANLY AND PAINTED WITH STANDARD TREE WOUND DRESSING.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING THE GROWING SEASON. THE WEEKLY TOTAL OF NATURAL RAINFALL AND SUPPLEMENTAL WATER SHOULD BE THE EQUIVALENT OF 1 INCH OR 750 GALLONS PER 100 SQ. FT. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES).
- DEVIATIONS FROM THE ABOVE NOTES MAY RESULT IN FINES IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED OR THEIR ROOT ZONES.

TREE SCHEDULE

TREE SCHEDULE

NUM	TYPE	TRUNK DIAM	CRZ DIAM	CZE AREA	CRZ IMPACT	IMPACT %
NOT PROTECTED						
15' PECAN	PECAN	15"	30' - 0"	707 SF	43 SF	6.1%
18' HACKBERRY	HACKBERRY	18"	36' - 0"	1,017 SF	123 SF	12.1%
PROTECTED						
22' ELM	ELM	22"	44' - 0"	1,520 SF	12 SF	0.8%

**mf**

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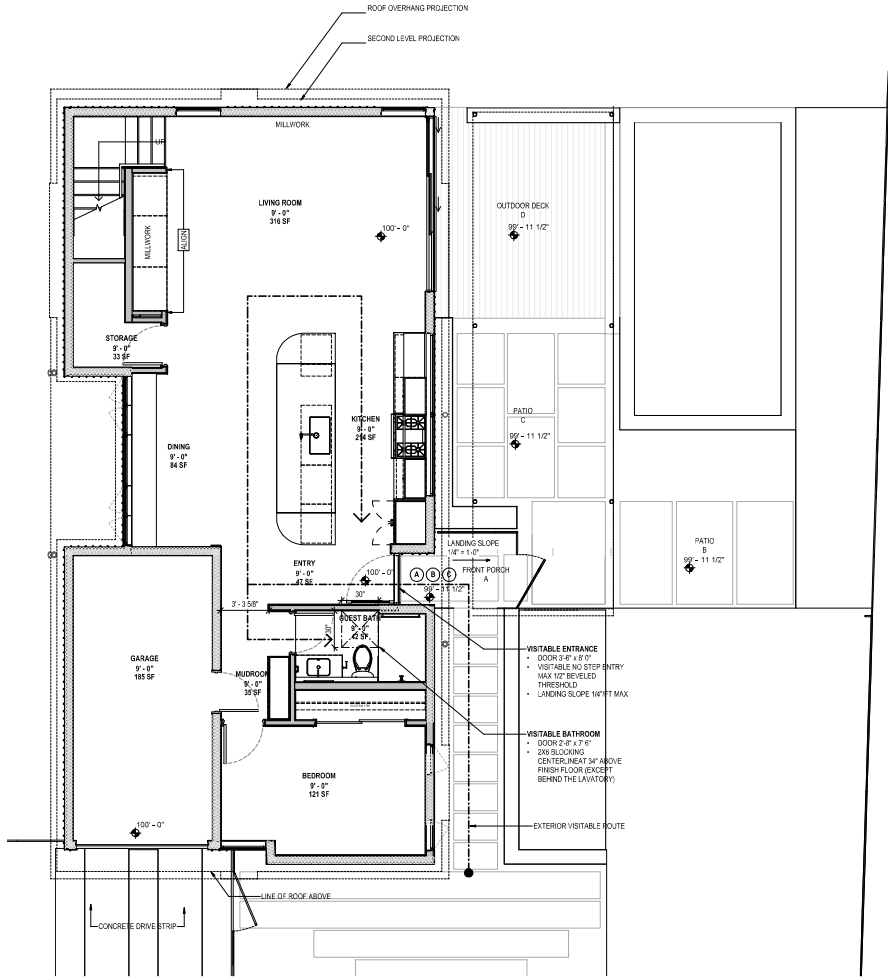
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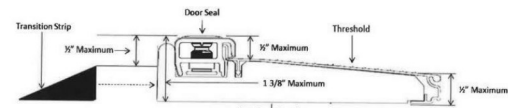
DRAWING TITLE:  
**PLAN, TREE PROTECTION**

**A0.4P**

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1 FIRST FLOOR VISITABLE ROUTE PLAN  
1/4" = 1'-0"



2 VISIBILITY THRESHOLD  
1/8\"/>

GENERAL NOTES:  
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VISIBILITY NOTES  
(REFER TO ORDINANCE NO. 20140130-021 - SECTION R320 AND BUILDING CRITERIA MANUAL SECTION 4.4.7 FOR ADDITIONAL REQUIREMENTS)

VISITABLE BATHROOMS (R320.3): A VISITABLE DWELLING MUST HAVE AT LEAST ONE BATHROOM GROUP OR HALF BATH ON THE FIRST FLOOR THAT MUST HAVE THE FOLLOWING:  
• MIN. CLEAR OPENING OF 30"  
• DOOR SHALL NOT IMPEDED 30/30" CLEAR FLOOR SPACE  
• LATERAL 2X6 OR LARGER WOOD BLOCKING MUST BE INSTALLED FLUSH WITH THE STUD EDGES OF BATHROOM WALLS AND THE BLOCKING MUST HAVE A CENTERLINE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS (R320.4): THE FIRST FLOOR OF A VISITABLE DWELLING MUST HAVE THE FOLLOWING:  
• LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL  
• OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS

A. VISITABLE BATHROOM ROUTE (R320.3): A BATHROOM GROUP OF HALF BATH DESIGNATE FOR VISITABILITY ON THE FIRST FLOOR MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR PATHWAY OF 30" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM AND KITCHEN. EXCEPTION: A VISITABLE ROUTE IS NOT REQUIRED THROUGH A SPLIT LEVEL OR SUNKEN FLOOR, IF AN ALTERNATIVE ROUTE IS AVAILABLE.  
B. VISITABLE DWELLING ENTRANCE ROUTE: A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO STEP ENTRANCE AND A DOOR WITH A MINIMUM CLEAR OPENING 30". THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT OF THE DWELLING.  
C. EXTERIOR VISITABLE ROUTE (R320.3): AN ENTRANCE THAT COMPLES WITH R320.3 VISITABLE DWELLING ENTRANCE MUST BE ACCESSIBLE USING A ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATE FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. AN EXTERIOR ROUTE THAT INCLUDES A RAMP MUST COMPLY WITH THE RESIDENTIAL CODE.



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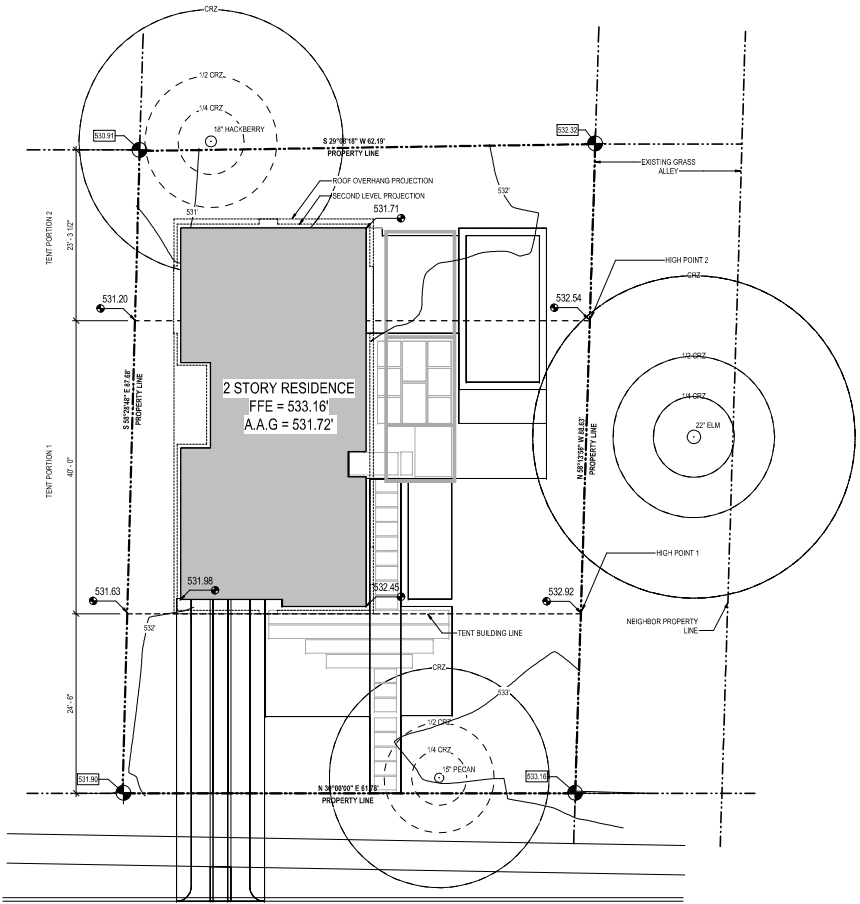
DRAWING TITLE  
**PLAN,  
VISITABILITY**

**A0.5P**  
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1 SETBACK EXHIBIT  
1/8" = 1'-0" North

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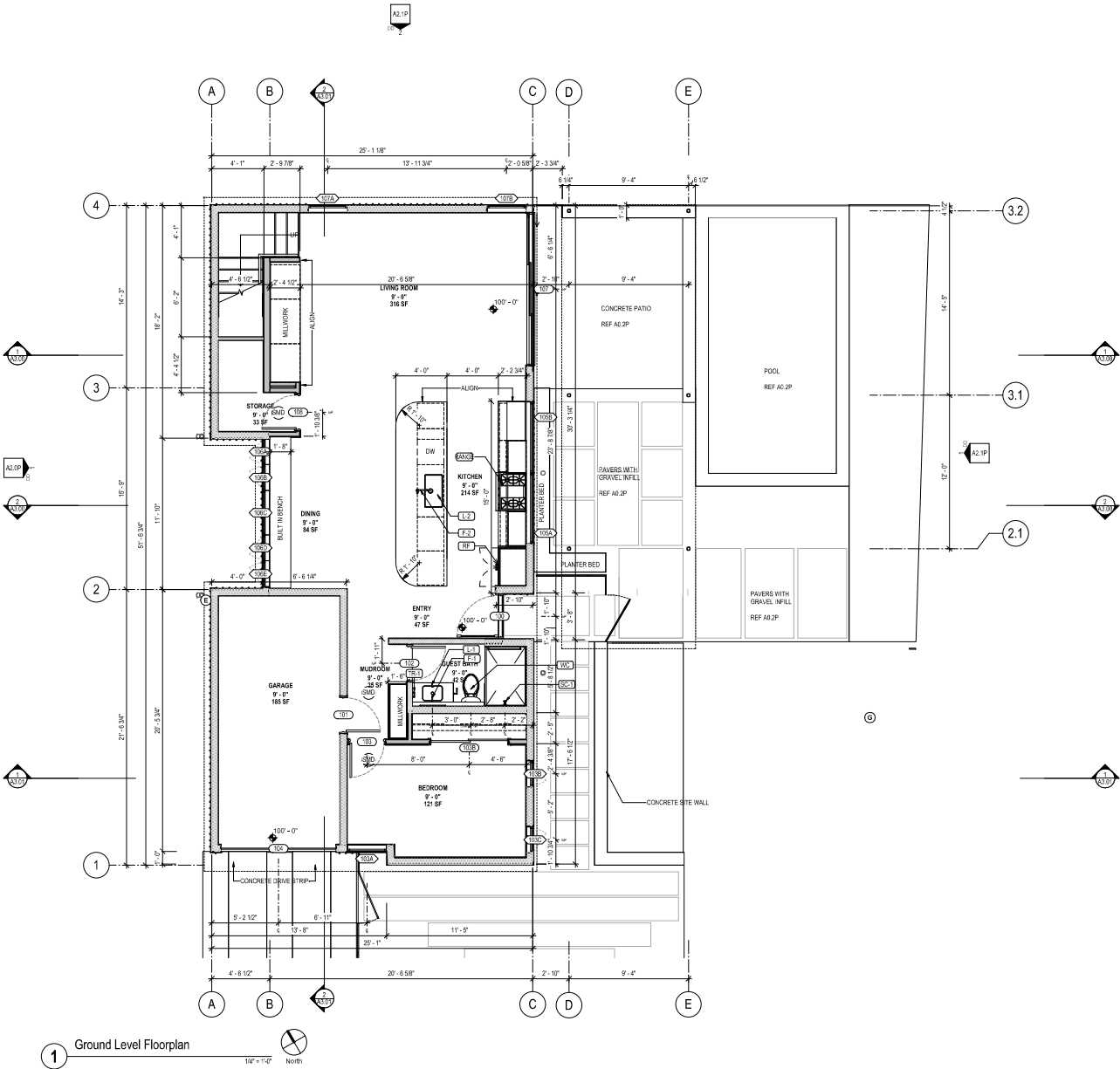
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**21139**  
CURRENT PHASE:  
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DRAWING TITLE:  
**EXHIBIT, SETBACK PLANE**

**A0.6P**  
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DOOR SCHEDULE

DOOR SCHEDULE - PERMIT					
KEY	LOCATION	NOMINAL OPENING WIDTH	NOMINAL OPENING HEIGHT	TEMPERED	
100	ENTRY	3'-0"	6'-0"		
101	GARAGE	2'-8"	7'-10"		
102	GUEST BATH	2'-8"	7'-10"		
103	BEDROOM	2'-8"	7'-10"		
103B	BEDROOM	6'-0"	6'-0"		
104	GARAGE	8'-0"	6'-0"		
107	LIVING ROOM	11'-11 1/2"	6'-0"		
108	STORAGE	2'-8"	7'-10"		
201	MASTER BEDROOM	2'-8"	7'-10"		
202	MAIN BATHROOM	2'-8"	6'-0"		
203	MASTER CLOSET	2'-8"	6'-0"		
204	MAIN BATHROOM	2'-8"	7'-10"		
204A	MAIN BATHROOM	2'-8"	6'-0"		
205	LAUNDRY	2'-8"	6'-0"		
206	VANITY	2'-8"	7'-10"		
207	WEST ROOM	2'-8"	7'-10"		
208	BEDROOM	2'-8"	7'-10"		
208A	BEDROOM	4'-6"	6'-0"		
209B	BEDROOM	4'-6"	6'-0"		
209	BEDROOM	2'-8"	7'-10"		
209A	BEDROOM	5'-0"	6'-0"		

FLOOR PLAN LEGEND

- CORE WALL CUT
- CORE WALL CUT WITH SOUND INSULATION

SYMBOLS LEGEND

- SMOKE DETECTOR CARBON MONOXIDE DETECTOR (HARDWIRED) INTERCONNECTED BATTERY BACK-UP IN ACCORDANCE WITH IRC R314 AND IRC R315
- HOSE BIB
- BREAKER PANEL
- GAS METER
- ELECTRICAL METER



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PROJECT TITLE

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REVISIONS	Date	Description

PROJECT NUMBER:  
**21139**  
CURRENT PHASE:  
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DRAWING TITLE:  
**PLAN, FLOOR -  
LEVEL 1**

SHEET INFORMATION

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DOOR SCHEDULE - PERMIT				
KEY	LOCATION	NOMINAL OPENING	TEMPERED	
100	ENTRY	3'-0"	6'-0"	T
101	GARAGE	2'-8"	7'-10"	
102	QUEST BATH	2'-8"	7'-10"	
103	BEDROOM	2'-8"	7'-10"	
103B	BEDROOM	6'-0"	8'-0"	
104	GARAGE	9'-0"	8'-0"	
107	LIVING ROOM	11'-11 1/2"	8'-0"	T
108	STORAGE	2'-8"	7'-10"	
201	MASTER BEDROOM	2'-8"	7'-10"	
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203	MASTER CLOSET	2'-8"	8'-0"	
204	MAIN BATHROOM	2'-8"	7'-10"	
204A	MAIN BATHROOM	2'-8"	8'-0"	
205	LAUNDRY	2'-8"	8'-0"	
206	VANITY	2'-8"	7'-10"	
207	WET ROOM	2'-8"	7'-10"	
208	BEDROOM	2'-8"	7'-10"	
208A	BEDROOM	4'-8"	8'-0"	
209B	BEDROOM	4'-8"	8'-0"	
209	BEDROOM	2'-8"	7'-10"	
209A	BEDROOM	5'-0"	8'-0"	

FLOOR PLAN LEGEND  
CORE WALL CUT  
CORE WALL CUT WITH SOUND INSULATION

SYMBOLS LEGEND  
SMOKE DETECTOR CARBON MONOXIDE DETECTOR (HARDWIRED). INTERCONNECTED BATTERY BACK-UP) IN ACCORDANCE WITH IRC R314 AND IRC R315  
HOSE BIB  
BREAKER PANEL  
GAS METER  
ELECTRICAL METER

KINNEY AVE. RESIDENCE

1003 KINNEY AVE  
AUSTIN, TX 78704



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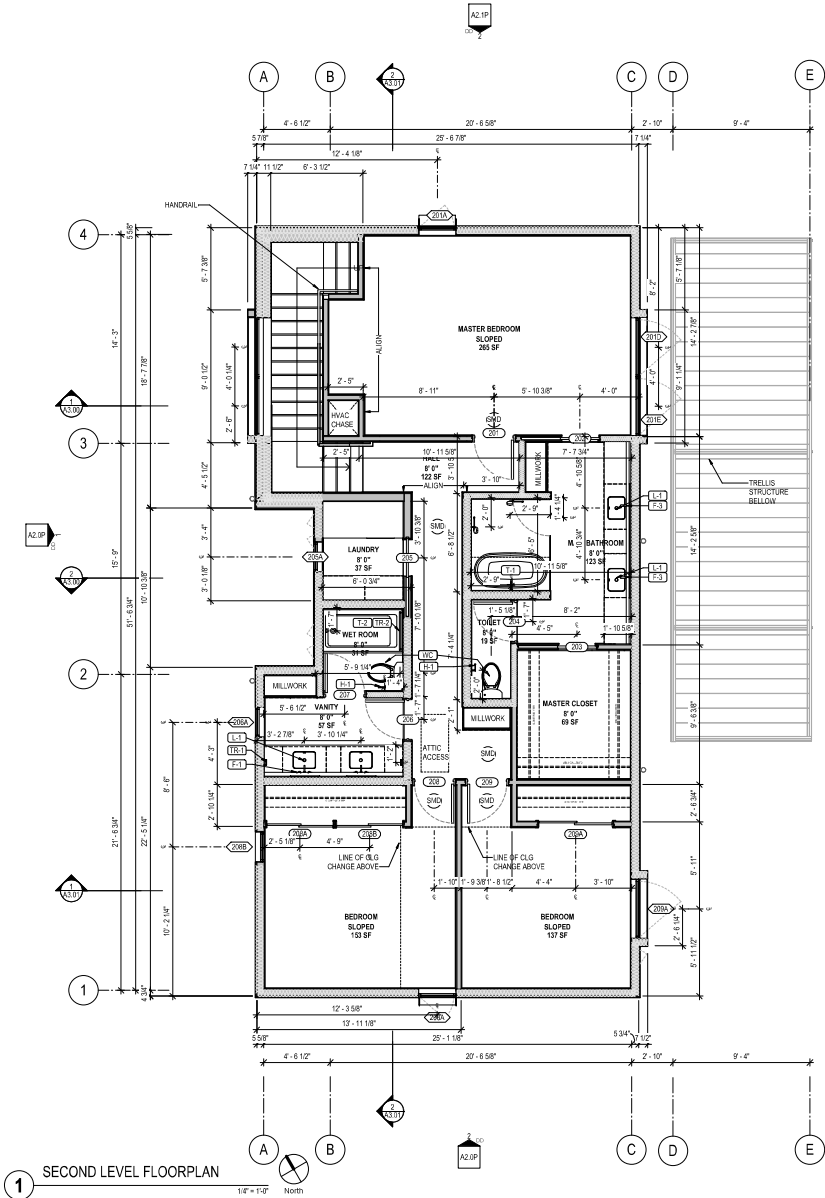
SHEET PRINT DATE: 06/10/2021

REVISIONS	Date	Description

PROJECT NUMBER:  
**21139**  
CURRENT PHASE:  
**PERMIT**

DRAWING TITLE:  
**PLAN, FLOOR - LEVEL 2**

**A1.2P**  
mfarchitecture





# SUPPLEMENT INFORMATION

- VIEWS LOOKING TOWARDS E SIDE OF KINNEY AVENUE
- 2-STORY AND 1-STORY HOMES ARE THE STANDARD
- MIXTURE OF NEW CONSTRUCTION AND EXISTING ORIGINAL HOMES



## NEIGHBORHOOD CONTEXT

PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & ARCHITECT- SARAH JOHNSON, AIA, RID  
KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021