



3006 Glenview Avenue

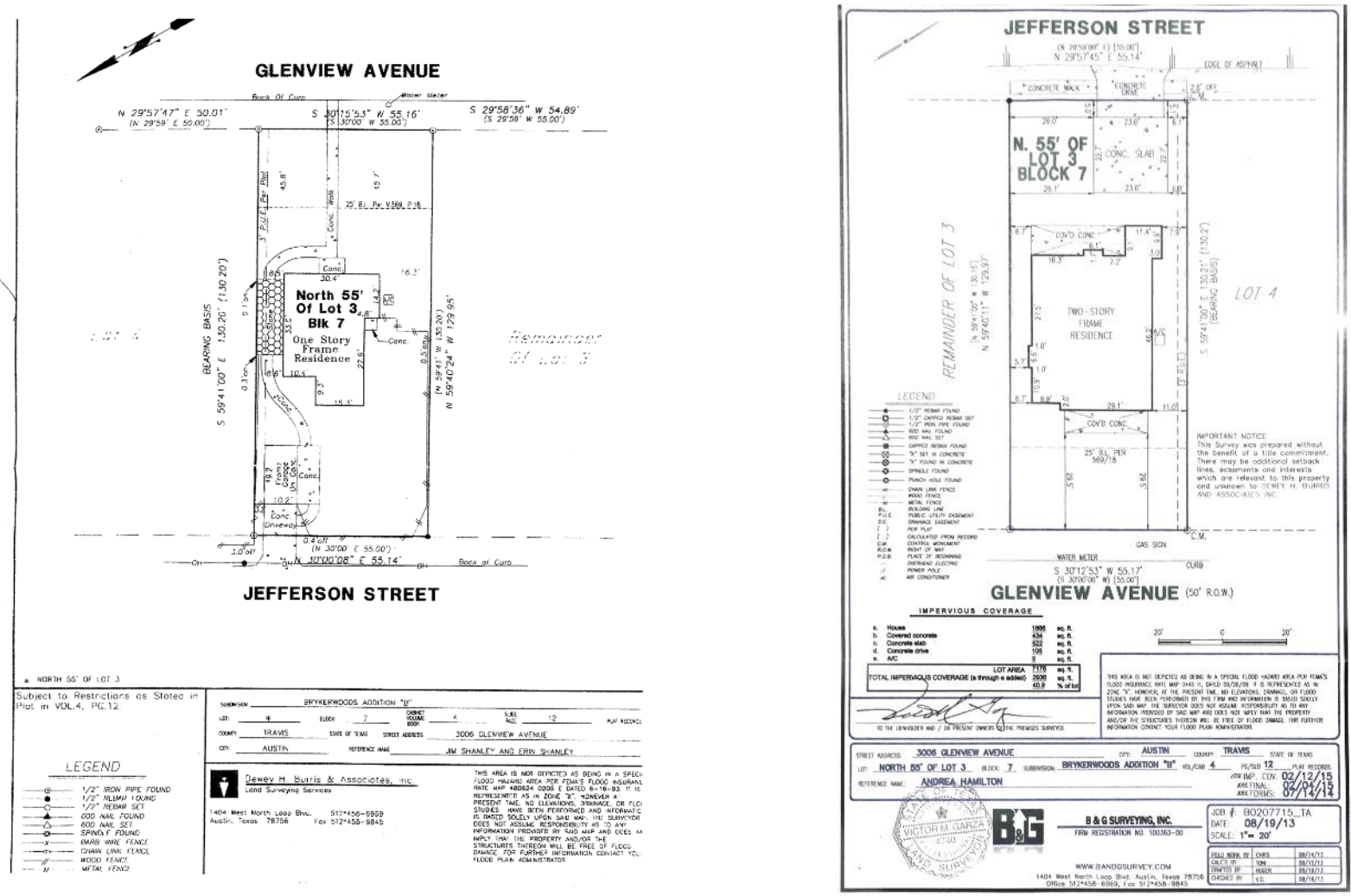
Variance Request (LDC 25-2-515 Re: Rear Yard of a Through Lot)

Additional Variance Request: LDC 25-2 Subchapter F 3.3.2.A.1 allowing for a 450sf FAR exemption less than 10 feet from primary residence

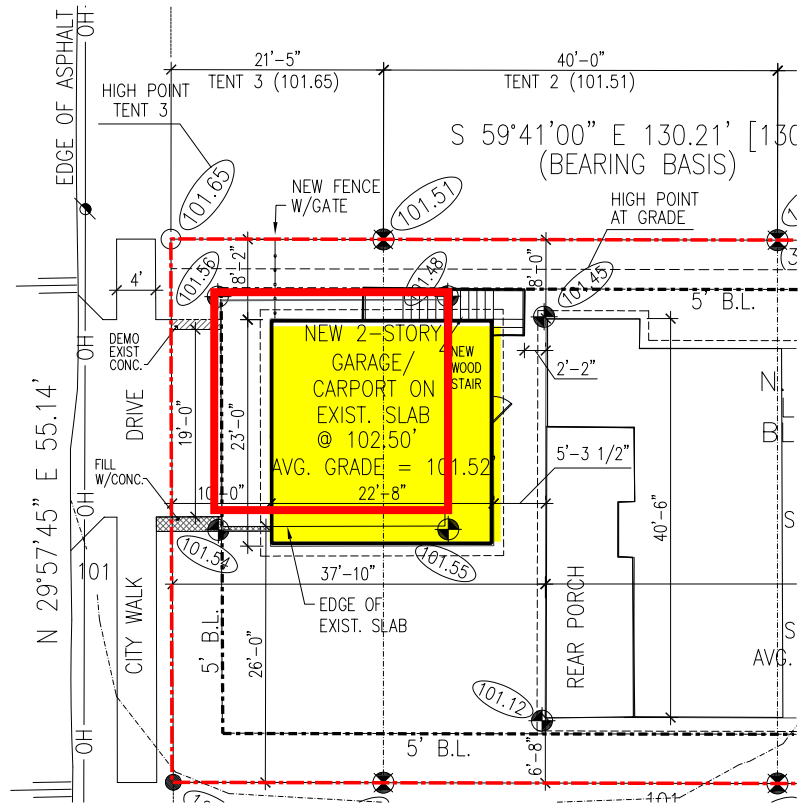
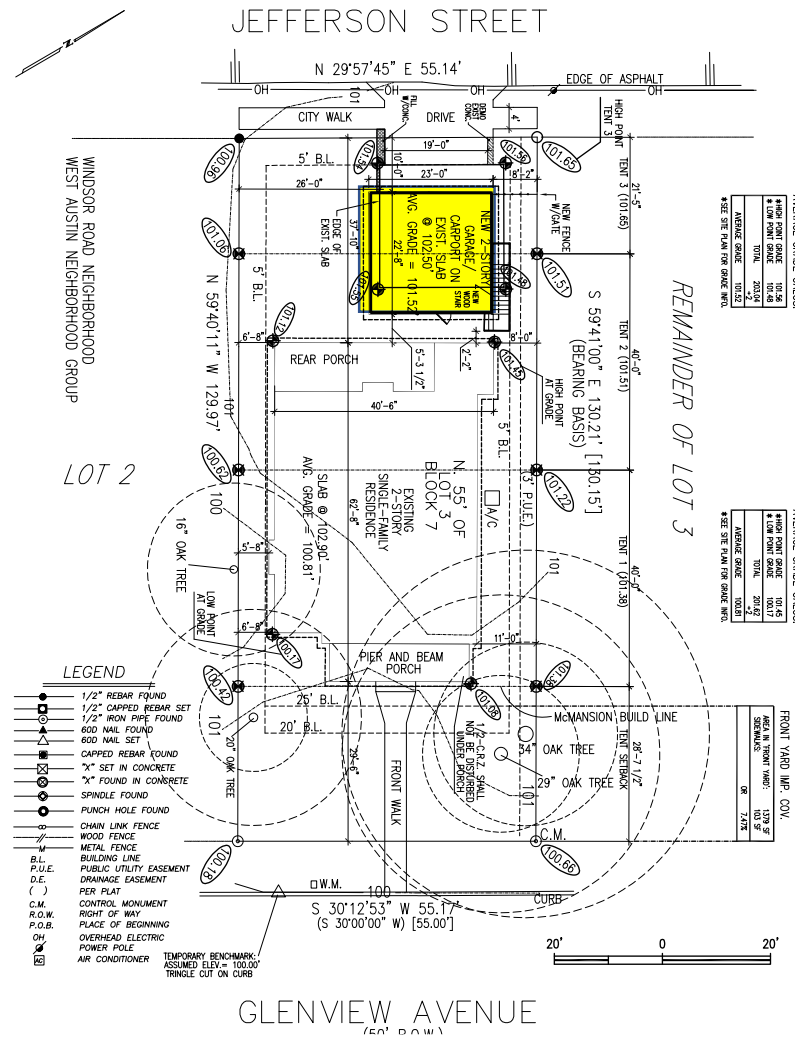
History & Background Details

The current home was constructed in 2015 with surface parking in the rear. The subject property is located on Glenview Avenue in Brykerwoods. This street is unusual, in that homes on the east side of the street have curb cuts and driveway access from the front of the homes, while all homes on the west side of the street do not. Homes have historically treated Jefferson Avenue as an alley and all off-street parking for these homes on the west side of Glenview access their parking via rear entry.

A side-by-side comparison of the previous and current survey shows that a non-complaint garage structure was removed in order to make room for two off-street parking spaces as required by city code.



Following the July BOA meeting, adjustments were made to the proposed garage structure which would require partial demolition of the existing parking pad. The result places the garage 5' farther from Jefferson Ave.



CITY OF AUSTIN CALCULATIONS

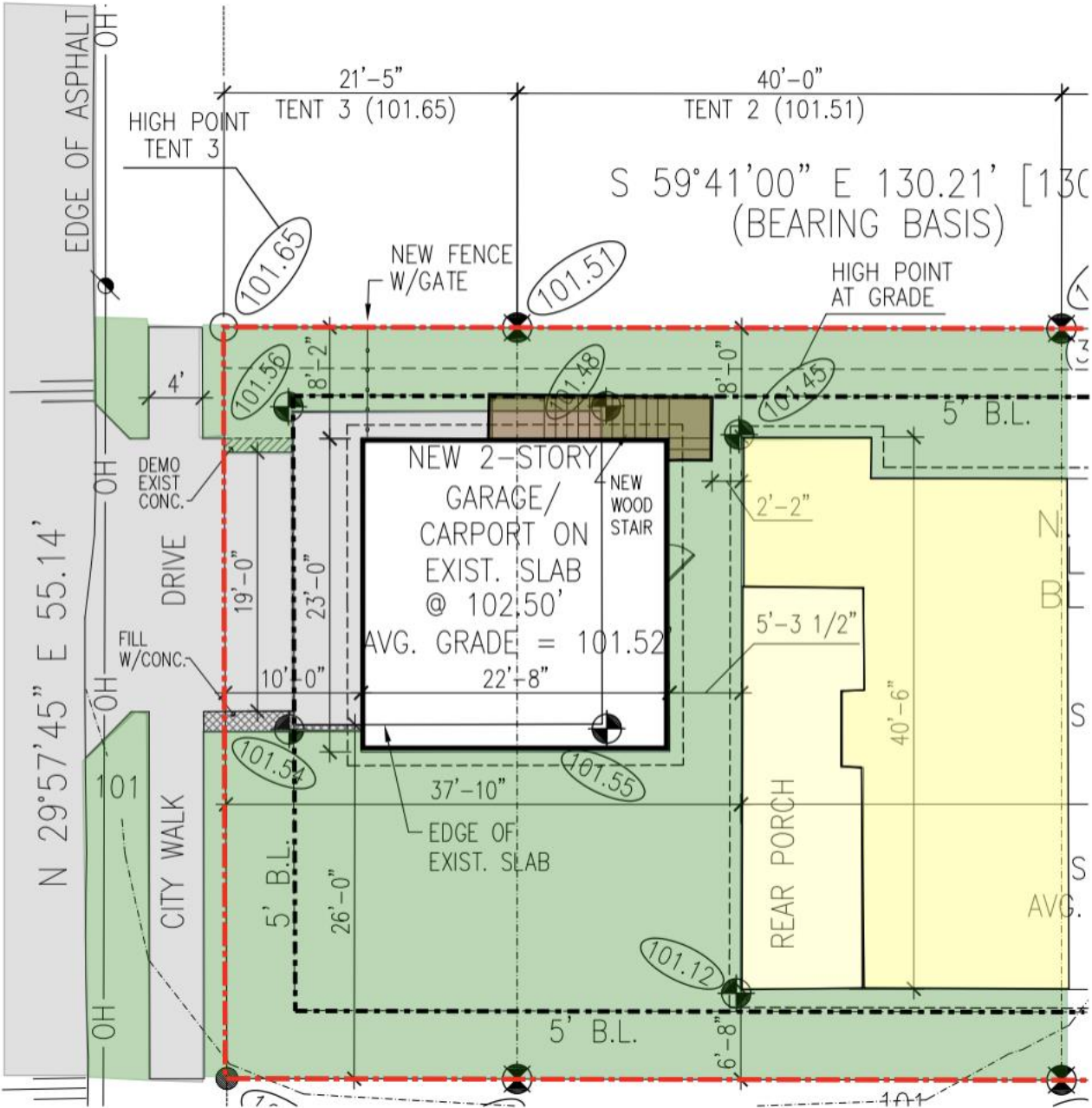
	F.A.R.	IMP. COVERAGE	B.L.D.G. COVERAGE	GROSS AREA
EXISTING				
MAX ALLOWED	40	45.0%	45.0%	1638
FLOOR 1 LIVING	1638	1638	1638	1638
FLOOR 2 LIVING	1638	1638	1638	1638
PARKING SLAB	0	551	0	798
TOTAL	3276	3827	3276	3276
ADDED				
GARAGE/CARPORT	150	150	150	150
OFFICE LOT	200	200	200	200
WOOD STEPS	1	1	1	1
CONC. DRIVE	1	1	1	1
F. PORCH	181	181	181	181
UPPER PORCH	285	285	285	285
6. PORCHES	133	133	133	133
SHED/WALK	100	100	100	100
DRIVEWAY	10	10	10	10
A/C PADS	10	10	10	10
TOTAL AREA	2988	3228	2988	2988
LOT AREA	7175	7175	7175	7175
FINAL CALCULATION	3997	4438	3997	3997

* DETACHED REAR PARKING AREA OF 450 SF. IS DEDUCTED FROM F.A.R. PER SECTION 3.3.2.1.1 OF THE COMPATIBILITY STANDARDS.
** LOT AREA MEETS HABITABLE AREA EXEMPTION CRITERIA

ELISA DENNIS
Architecture & Design
1750 E 14TH
AUSTIN, TX 78703
09/22/2021

GARAGE/CARPORT ADDITION
3006 GLENVIEW AVENUE
AUSTIN, TX 78703

PLANS
PLN-1
HAMILTON
CENTRAL LIVING



CITY OF AUSTIN CALCULATIONS				
	F.A.R.	IMP. COVERAGE	BLDG COVERAGE	GROSS AREA
CITY OF AUSTIN MAX ALLOWED	.40	45.0%	40.0%	
FLOOR 1 LIVING	1838	1838	1838	1838
FLOOR 2 LIVING	960			960
PARKING SLAB	0	521	0	2798
TOTAL	2798			
ADDED				
GARAGE/CARPORT	70*	150	520	520
OFFICE LOFT	0 **			360
WOOD STEPS		20***		39
CONC. DRIVE		4		4
F. PORCH		181	181	181
UPPER PORCH				181
R. PORCHES		265	265	265
SIDEWALK		133		133
DRIVEWAY		100		100
A/C PADS		16		16
TOTAL AREA	2868	3228	2805	
LOT AREA	7175	7175	7175	
FINAL CALCULATION	.3997	44.98%	39.08%	

* DETACHED REAR PARKING AREA OF 450 S.F. IS DEDUCTED FROM F.A.R. PER SECTION 3.3.2.A.1 OF THE COMPATIBILITY STANDARDS.

** LOFT AREA MEETS HABITABLE AREA EXEMPTION CRITERIA

The measurements, dimensions, and other specifications shown on this document are for informational purposes only. The actual specifications of the finished project may vary from what is shown on this document. The completed structure will look like.

ELISA DENNIS
Architecture & Design
Scale: 1/8" = 1'-0"
Date: 09/22/2021

Lot: 3

Proj. No.: 2101

Garage/Carport Addition

3006 Glenview Avenue

Austin, TX 78703

Bk: 7

Lab No.:

2101

Sect: B

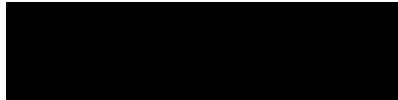
PLANS

PLN-1

HAMILTON

CENTRAL LIVING

In response to the changes made to the site plan, the Bryker Woods Neighborhood Association has withdrawn it's opposition to the variance request.



 Thu, Oct 7, 1:10 PM   

Hello Elaine,

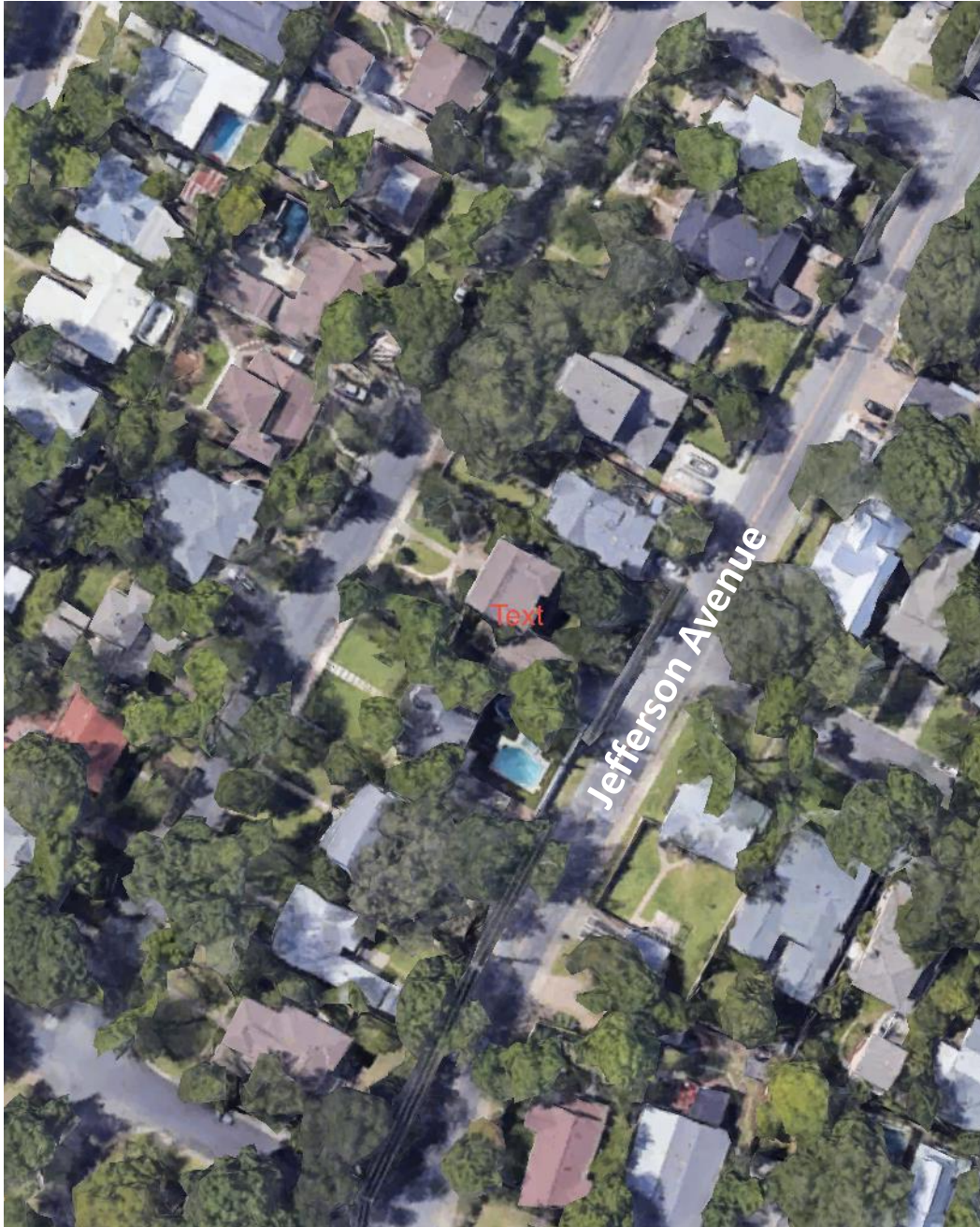
The Board of the Bryker Woods Neighborhood Association agrees with the revised variance request for the reduction of the rear yard setback from 25 to 10 ft which is in keeping with the precedent set by the Board of Adjustment in 2014, and with the additional variance request that the garage/carport/loft be moved 5 ft closer to the Hamilton's house.

We thank the Hamilton's for their work to find a solution that serves all parties.

Thank you for your service to our community,

Joyce Basciano, on behalf of the Bryker Woods Neighborhood Association Board





Aerial views by Google Maps show driveways along Jefferson Avenue with varying distances from the ROW. Some have been updated and some have not (photos to follow). Most range from 19' to 23' from the asphalt.

***Plot plan revisions for 3006 Glenview Avenue place the proposed garage at 21'8" from asphalt at Jefferson Ave, consistent with others along the corridor.**

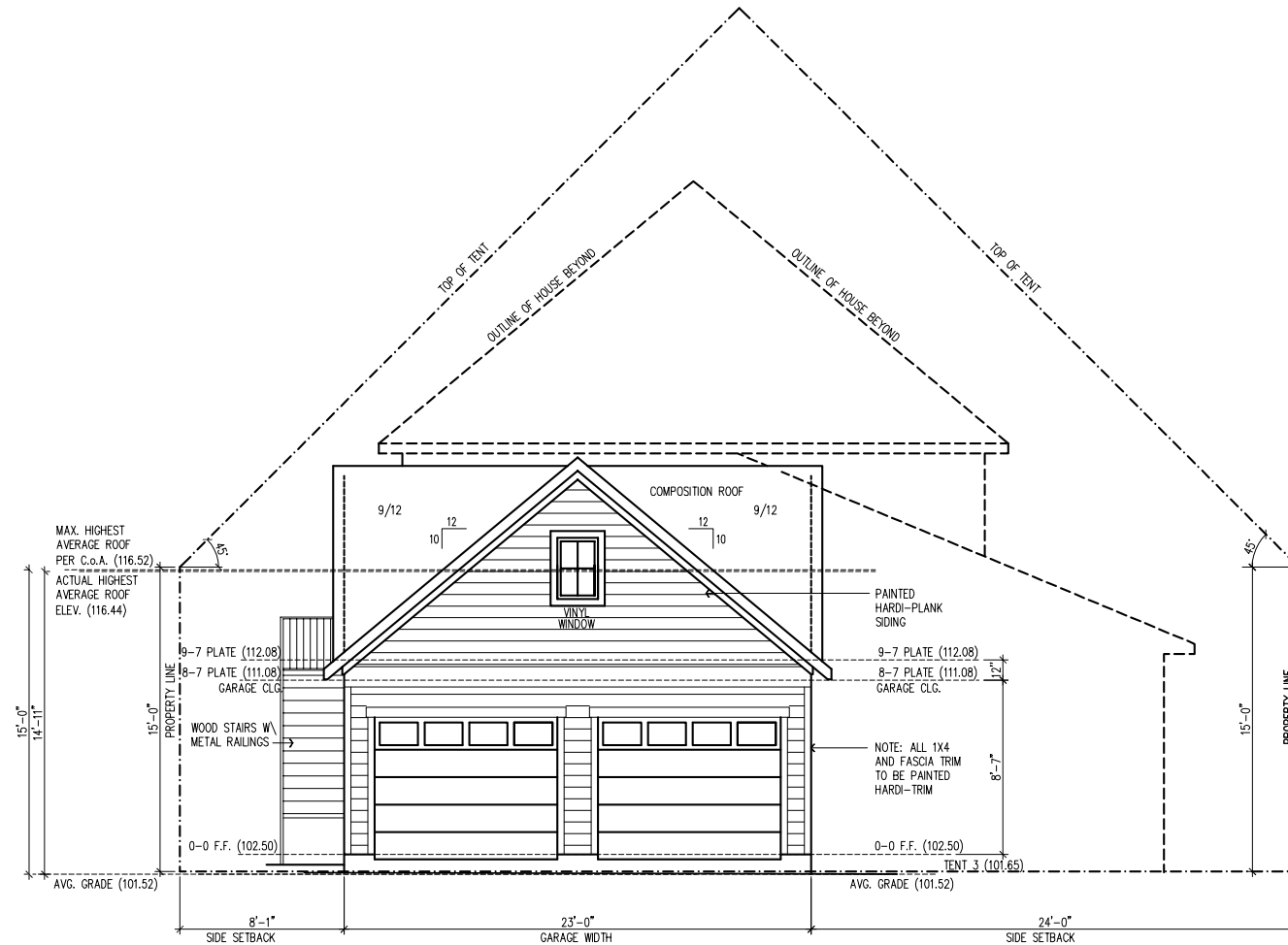






A variance was granted for a neighbor's property at 3200 Glenview Avenue in 2014 and a garage and studio apartment were built.

Revised Proposed Garage and Home Office



WEST GARAGE ELEVATION (FACING JEFFERSON)