

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-2

DATE: Monday November 8, 2021

CASE NUMBER: C15-2021-0062

☐ Y ☐ Thomas Ates
☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Barbara Mcarthur
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ Y ☐ Agustina Rodriguez
☐ Y ☐ Richard Smith
☐ - ☐ Michael Von Ohlen (out)
☐ - ☐ Nicholl Wade (out)
☐ Y ☐ Kelly Blume (Alternate)
☐ Y ☐ Carrie Waller (Alternate)
☐ - ☐ Vacant (Alternate)

APPLICANT: David Cancialosi

OWNER: Christen Steen

ADDRESS: 3401 RIVERCREST DR

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-551 (Lake Austin District Regulations) (C) (3)
(a) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 48 percent (requested), (53% existing)
(b) increase the maximum impervious cover on a slope with a gradient of 15 percent and not more than 25 percent from 10 percent (allowed) to 49 percent (requested), (54.25% existing)
(c) increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 18 percent (requested), (4.41% existing)
(d) increase maximum impervious cover on a slope gradient greater than 35 percent to 3 percent (requested), (0.83% existing) in order to erect a Single-Family + associated improvements in a "LA", Lake Austin zoning district.

***Note:** This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted.
For the above address the Subdivision Plat was recorded on January 4, 1965*

The overall change in IC is from 21.51% to a proposed 20.89% IC, or 8,084 SF IC to 7,883 SF IC, when calculated on a gross lot area basis.

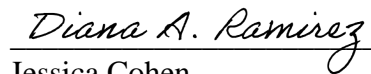
BOARD'S DECISION: BOA JULY 12, 2021 POSTPONED TO AUGUST 9, 2021; Aug 9, 2021 The public hearing was closed by Chair Jessica Cohen, Board Member Melissa Hawthorne motions to Postpone to October 11, 2021; Board Member Brooke Bailey seconds on a 10-0 vote; POSTPONED TO October 11, 2021; Oct 11, 2021-POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS (Due to not enough Board Members present at the meeting).

Nov 8, 2021 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to approve with conditions to remove existing wood deck and stairs on the north side as per exhibit E-2/28 and presentation slide E-2/35, and will not exceed calculations on presentation slide E-2/26; Board Member Darryl Pruett seconds on a 11-0 vote; GRANTED WITH CONDITIONS TO REMOVE EXISTING WOOD DECK AND STAIRS ON THE NORTH SIDE AS PER EXHIBIT E-2/28 AND PRESENTATION SLIDE E-2/35 AND WILL NOT EXCEED CALCULATIONS ON PRESENTATION SLIDE E-2/26.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: this site is very large site on top of hill with a subdivision plat from 60s and is state of noncompliance and bringing impervious cover down in order to accommodate the existing structure and moderate improvements, replacing and repairing some retaining walls that are in need in order for structure to remain
2. (a) The hardship for which the variance is requested is unique to the property in that: there is no other lots directly around this area that are encumbered with this slope and the general concerns of having a slope and vehicular and people traffic along the way.
(b) The hardship is not general to the area in which the property is located because: the site was platted in the mid 1960's, no slope category on it at the time and changed to LA overlay.
3. 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: there is a decrease of impervious cover, some retaining that is going to make it safer place and lessen the slope in some degrees will help the drainage.


Elaine Ramirez
Executive Liaison

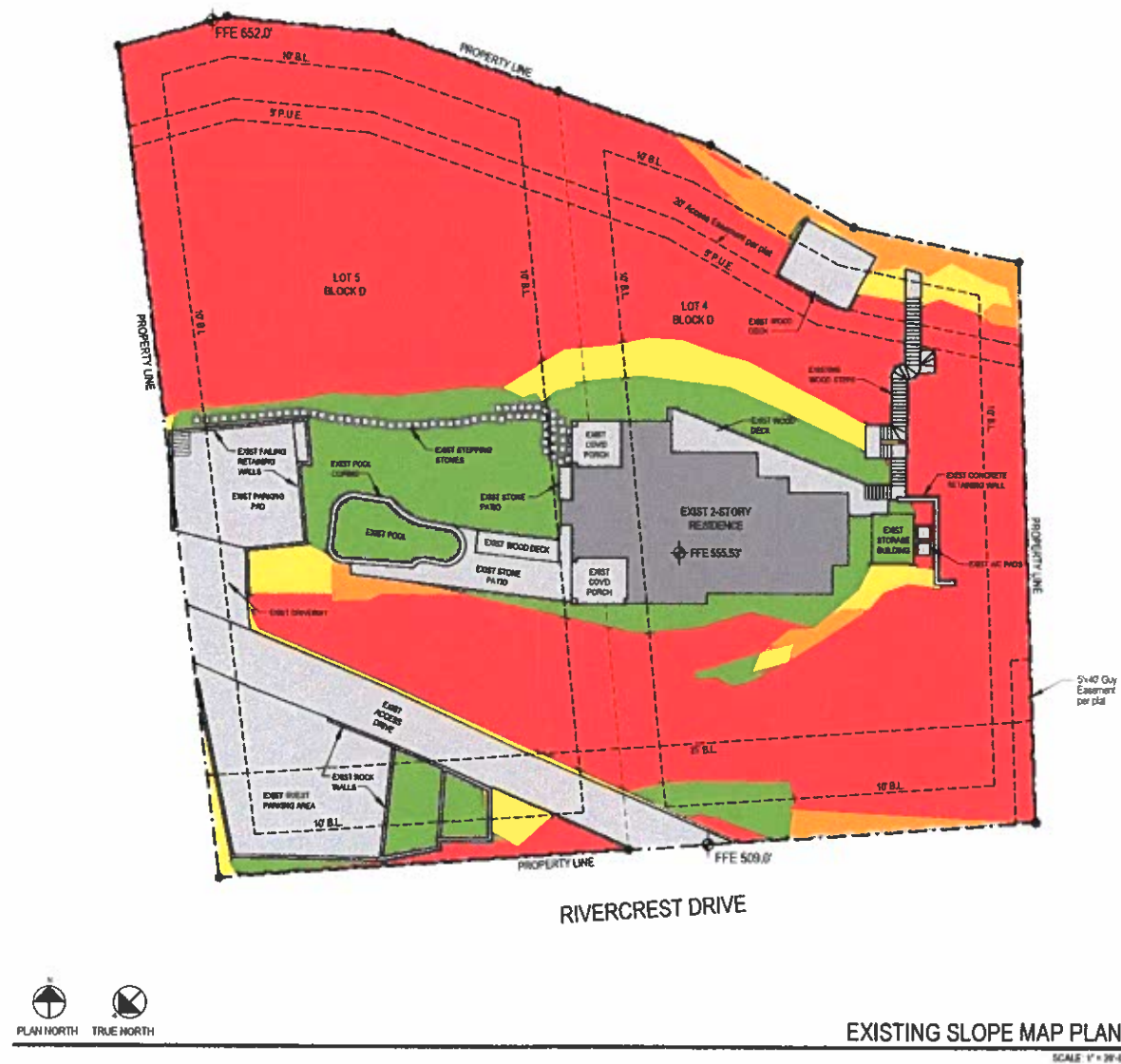

Jessica Cohen
Madam Chair

GENERAL NOTES

AREA DESCRIPTION	EXISTING AREA
House Footprint	2,409 sq ft
Storage Building Footprint	127 sq ft
Retaining Wall at Storage Building	34 sq ft
AC Pads	18 sq ft
Wood Deck at House	175 sq ft
Wood Steps to Upper Wood Deck	148 sq ft
Upper Wood Deck	142 sq ft
Stone Patio at House	24 sq ft
Stone Patio at Pool	396 sq ft
Wood Deck at Pool	54 sq ft
Pool Coping	101 sq ft
Parking Pad	843 sq ft
Retaining Walls at Parking Pad	89 sq ft
Driveway	292 sq ft
Access Drive	1,558 sq ft
Guest Parking Area	1,521 sq ft
Rock Walls at Guest Parking Area	133 sq ft
Total Impervious Cover	8,064 sq ft
Total Lot Area	37,498 sq ft

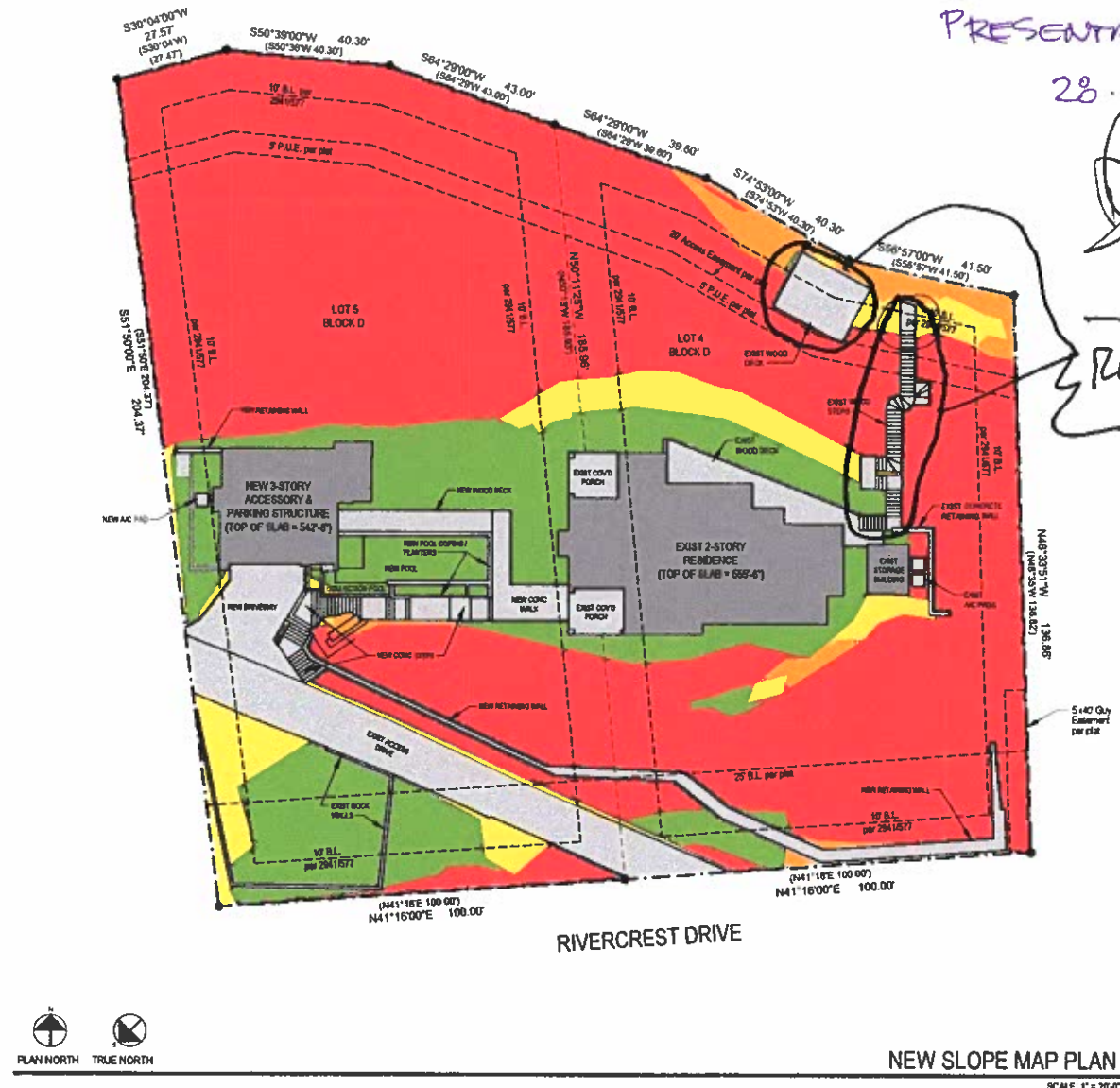
IMPERVIOUS COVER ZONES BASED ON SLOPE MAP	SYMBOL	LOT SQUARE FOOTAGE PER ZONE	ALLOWABLE PERCENTAGE PER ZONE	MAX ALLOWABLE SQUARE FOOTAGE PER ZONE	EXISTING SQUARE FOOTAGE PER ZONE	EXISTING PERCENTAGE PER ZONE
00% - 15%		10,348 sq ft	35%	3,622 sq ft	5,537 sq ft	53.51%
>15% - 25%		4,209 sq ft	10%	421 sq ft	2,285 sq ft	54.28%
>25% - 35%		1,451 sq ft	05%	73 sq ft	64 sq ft	4.41%
>35%		21,490 sq ft	00%	0 sq ft	178 sq ft	0.83%
TOTALS		37,498 sq ft		4,116 sq ft	8,064 sq ft	21.51%

Total Lot Area	37,498 sf (100%)
Non-Buildable Area	33,382 sf (89% of property)
Allowed Buildable Area (impervious coverage)	4116 sf (11% of property)



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Upper Wood Deck	142 sq ft
Concrete Walk	244 sq ft
Concrete Steps	361 sq ft
Pool Coping / Pavers	119 sq ft
Pool and Collection Pool	488 sq ft
New Accessory Structure Footprint	966 sq ft
Driveway	473 sq ft
Access Drive	1,558 sq ft
New AC Pad	8 sq ft
Landscape Wall and Steps	49 sq ft
Rock Walls at Guest Parking Area	88 sq ft
Concrete Retaining Wall	443 sq ft
Total Impervious Cover	7,833 sq ft
Total Lot Area	37,498 sq ft

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>15% - 25%		4,209 sq ft	10%	421 sq ft	2,037 sq ft	48.40%
>25% - 35%		1,451 sq ft	05%	73 sq ft	258 sq ft	17.78%
>35%		21,490 sq ft	00%	0 sq ft	607 sq ft	2.82%
TOTALS		37,498 sq ft		4,116 sq ft	7,833 sq ft	20.89%



C. 2021
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C. 2021
11/8/2021

Steen Residence
Garage /
Pool Cabana /
Guest Suite
3488 Rivercrest Drive
Austin, Texas 78746

DATE	DESCRIPTION	BY
11/8/2021	NEW AND EXISTING SLOPE MAP PLANS	DIANBY CHEN

SHEET TITLE
NEW AND EXISTING
SLOPE MAP PLANS

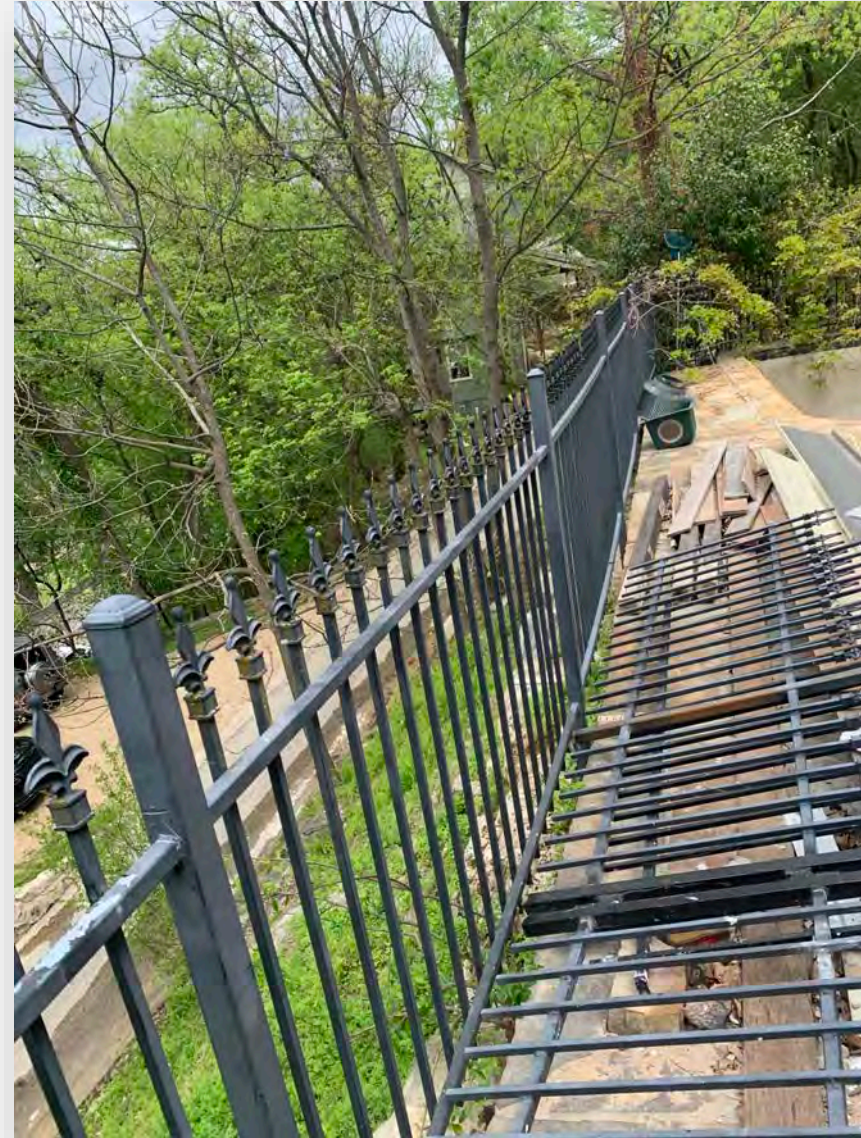
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3401 RIVERCREST – PROPOSED SIDE YARD AREA



3401 RIVERCREST – SIDE YARD AREA / RAILING

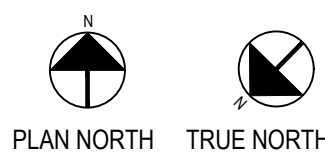
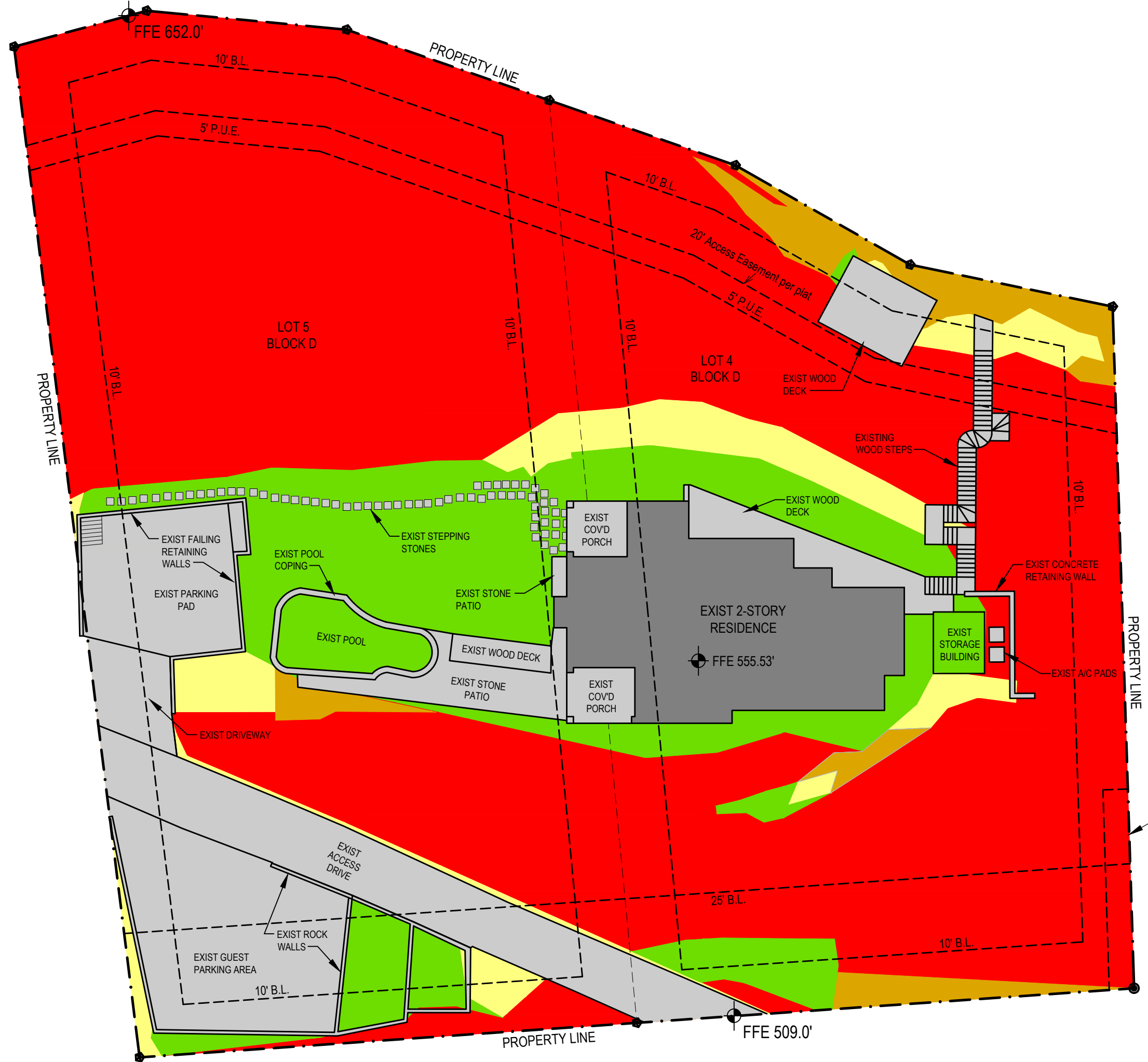


GENERAL NOTES

EXISTING IMPERVIOUS COVERAGE CALCS	
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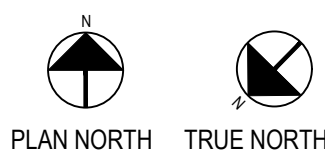
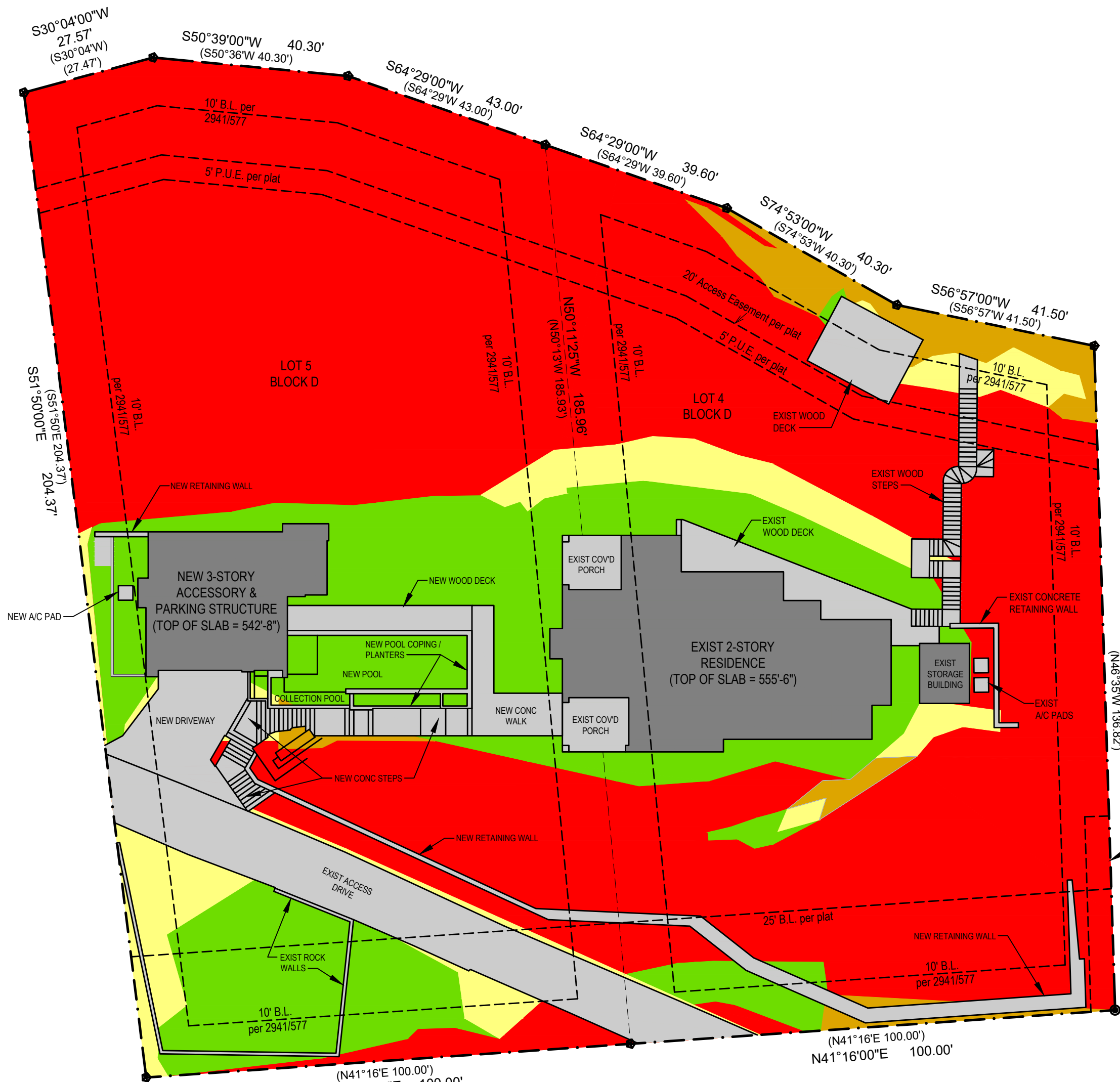


EXISTING SLOPE MAP PLAN

SCALE: 1" = 20'-0"

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NEW SLOPE MAP PLAN

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CRG
09.10.2021

Steen Residence
Garage /
Pool Cabana /
Guest Suite
3401 Rivercrest Drive
Austin, Texas 78746

DATE	09.10.2021
DESCRIPTION	ISSUED FOR PERMITTING
REV	

SHEET TITLE
NEW AND EXISTING
SLOPE MAP PLANS

SHEET
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