



## VARIANCE REQUEST FOR 2202 LONGVIEW STREET

Prepared by Jobe Corral Architects, Agent for Elizabeth Schaub and Karl Richichi, Owners  
Case # 2022-000043, Applicant: Ada Corral, AIA



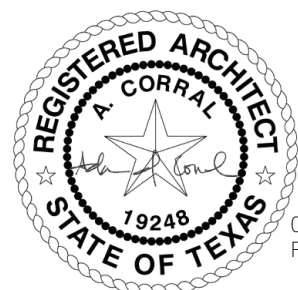
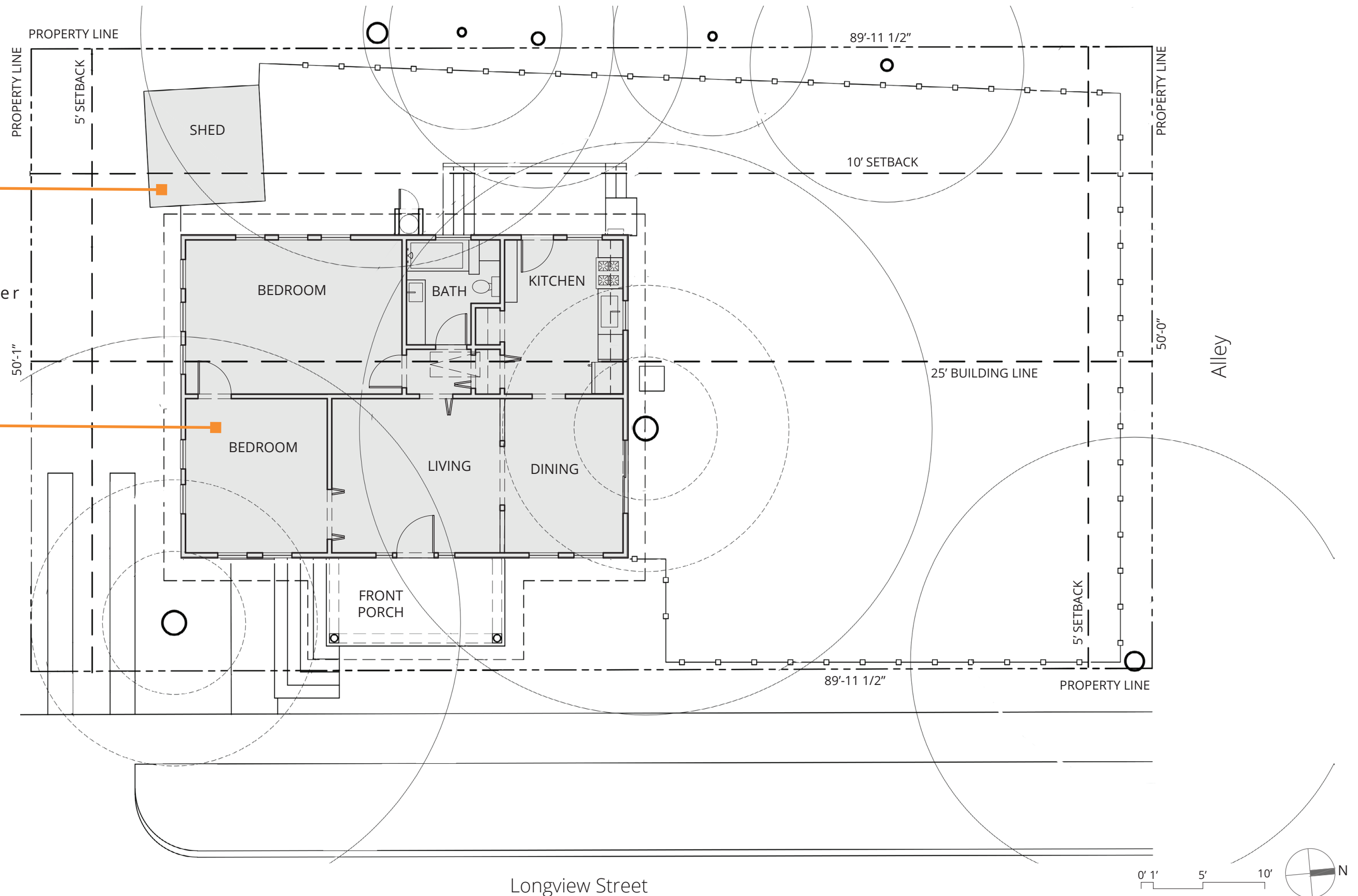
Project Goal: To add usable/livable space and a garage while maintaining the character of the neighborhood.



**Existing Shed**  
To be Demolished  
Current Washer/Dryer  
Location



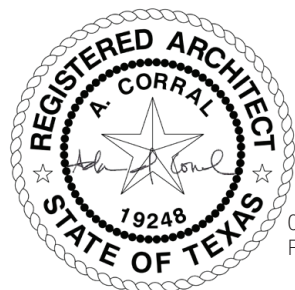
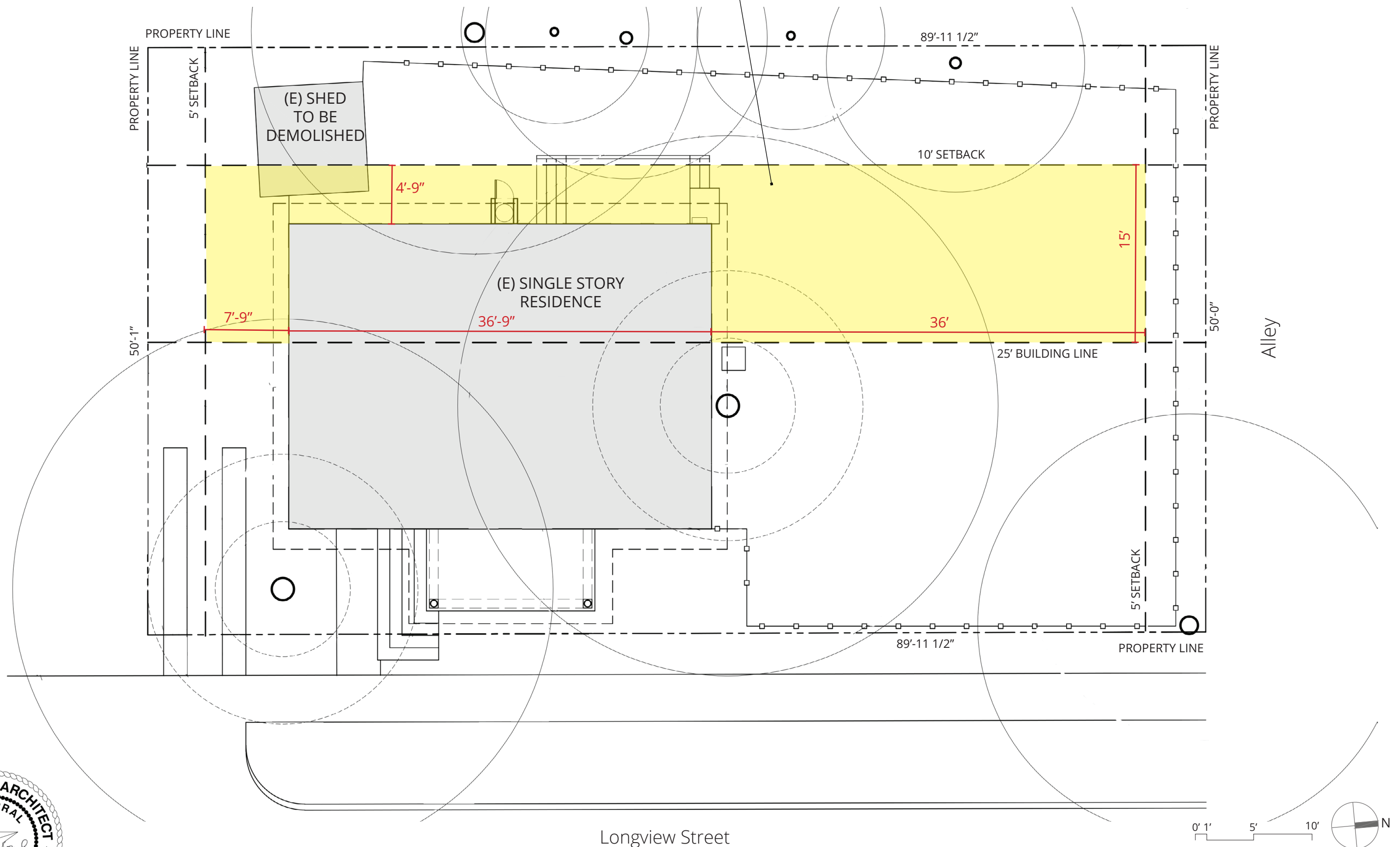
**Existing House**  
Built 1922  
958 SF



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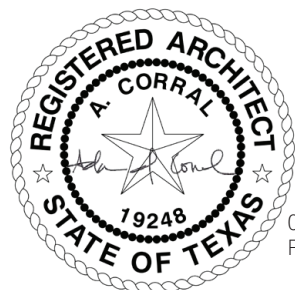
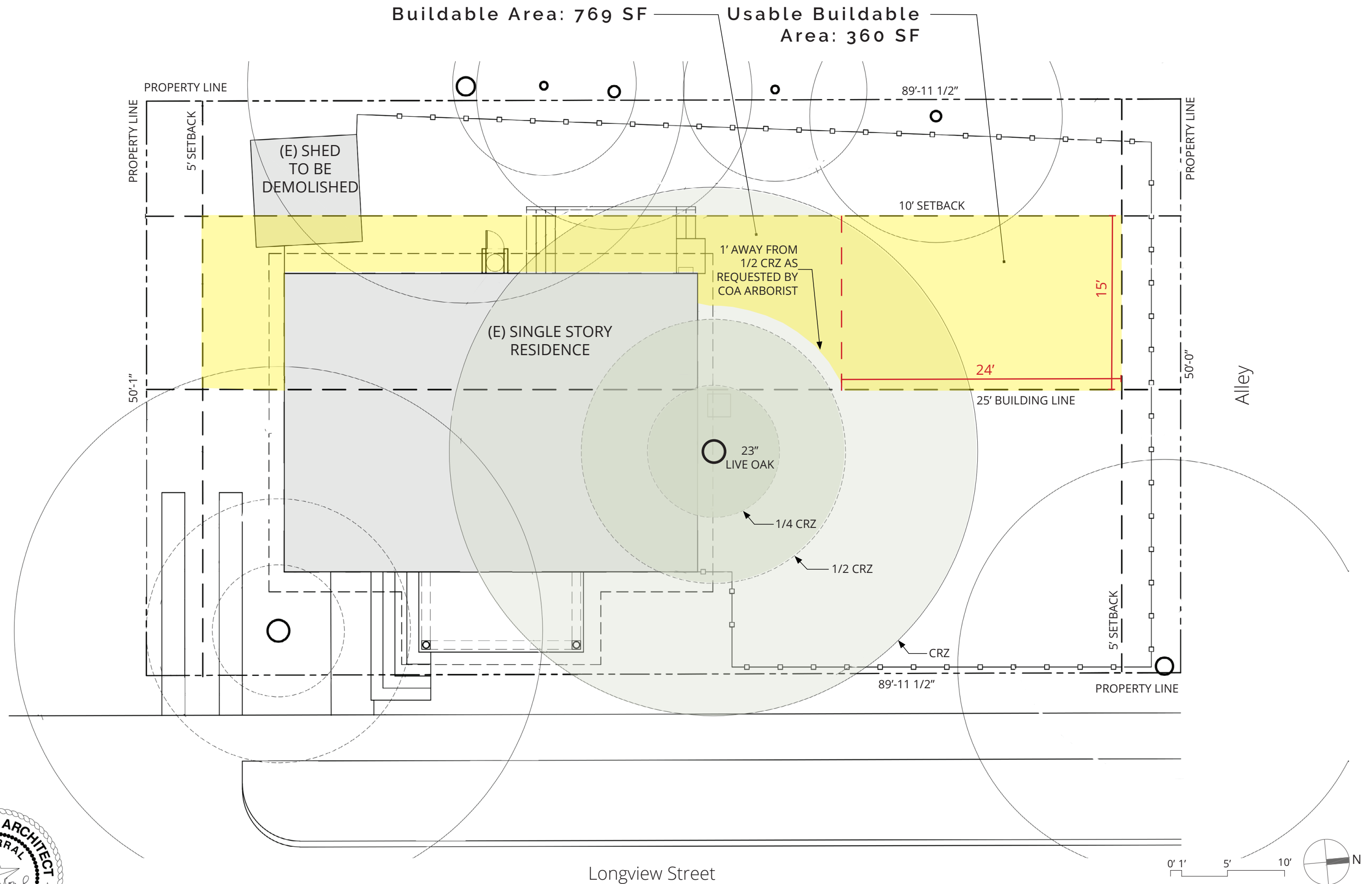
EXISTING SITE PLAN

Buildable Area: 832 SF



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HARDSHIP #1 - BUILDABLE AREA

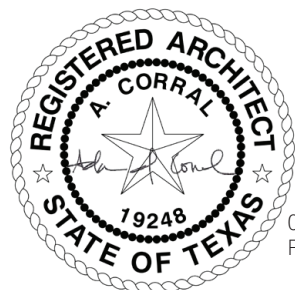
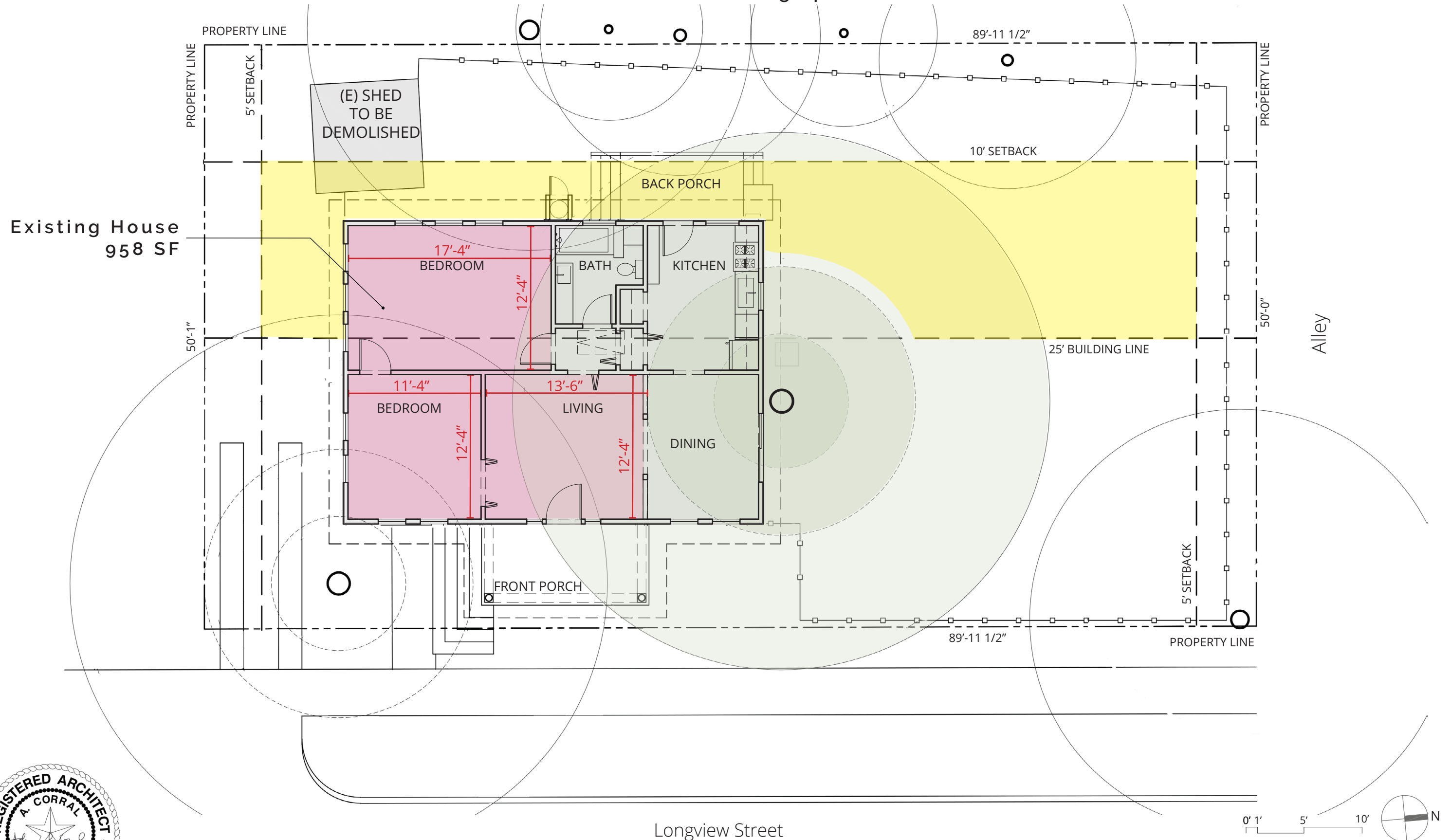


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HARDSHIP #2 - HERITAGE TREE



Issues with existing house: No closets, no washer/dryer connection,  
no comfortable living space.

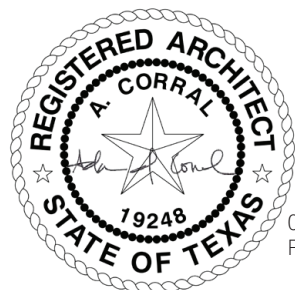
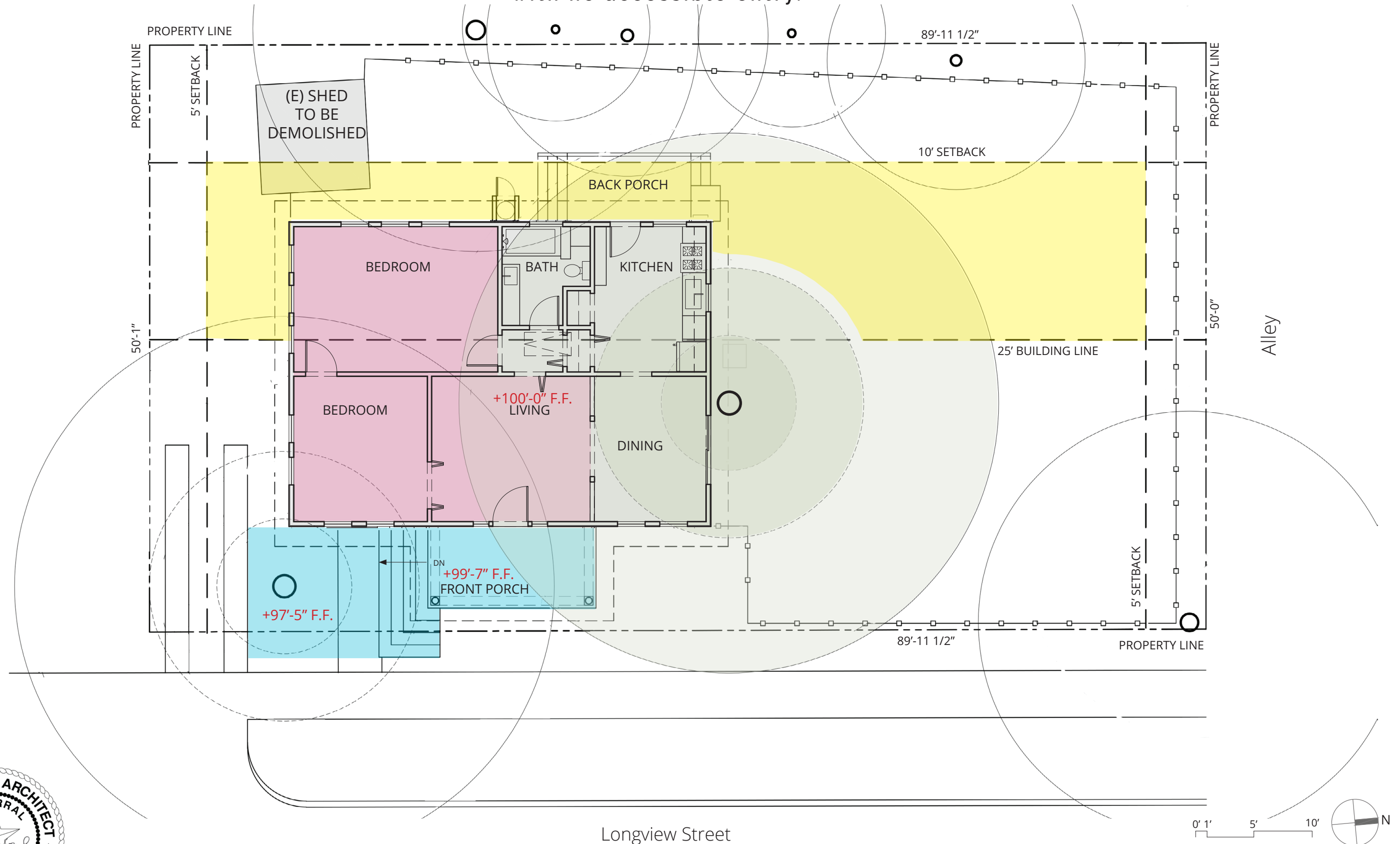


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HARDSHIP #3 - EXISTING HOUSE



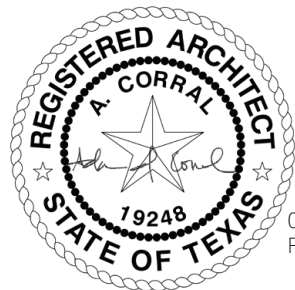
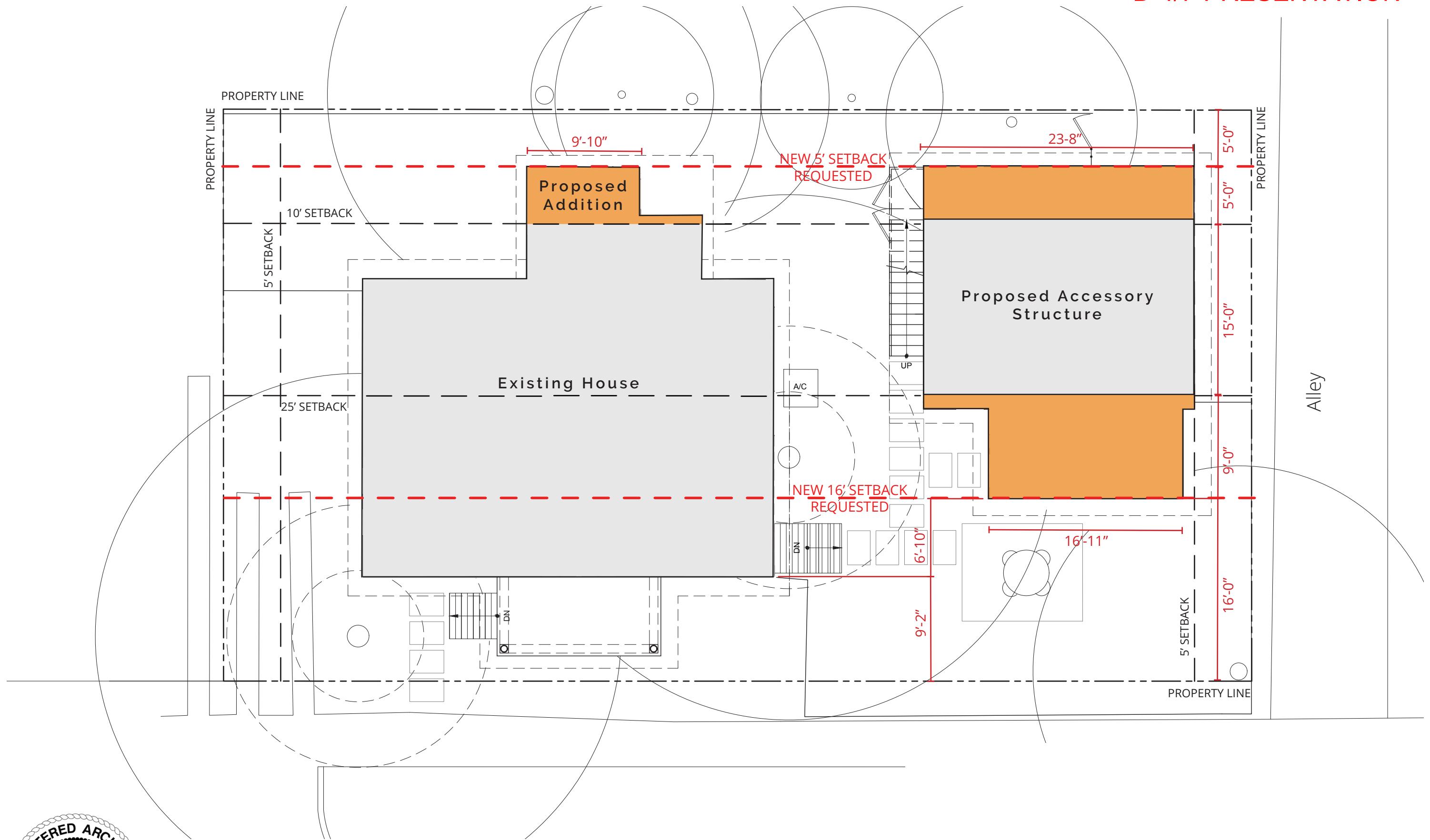
Existing house sits 26.5" above grade  
with no accessible entry.



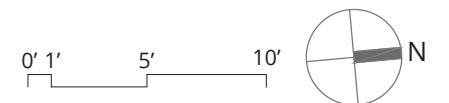
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HARDSHIP #4 - VISITABILITY



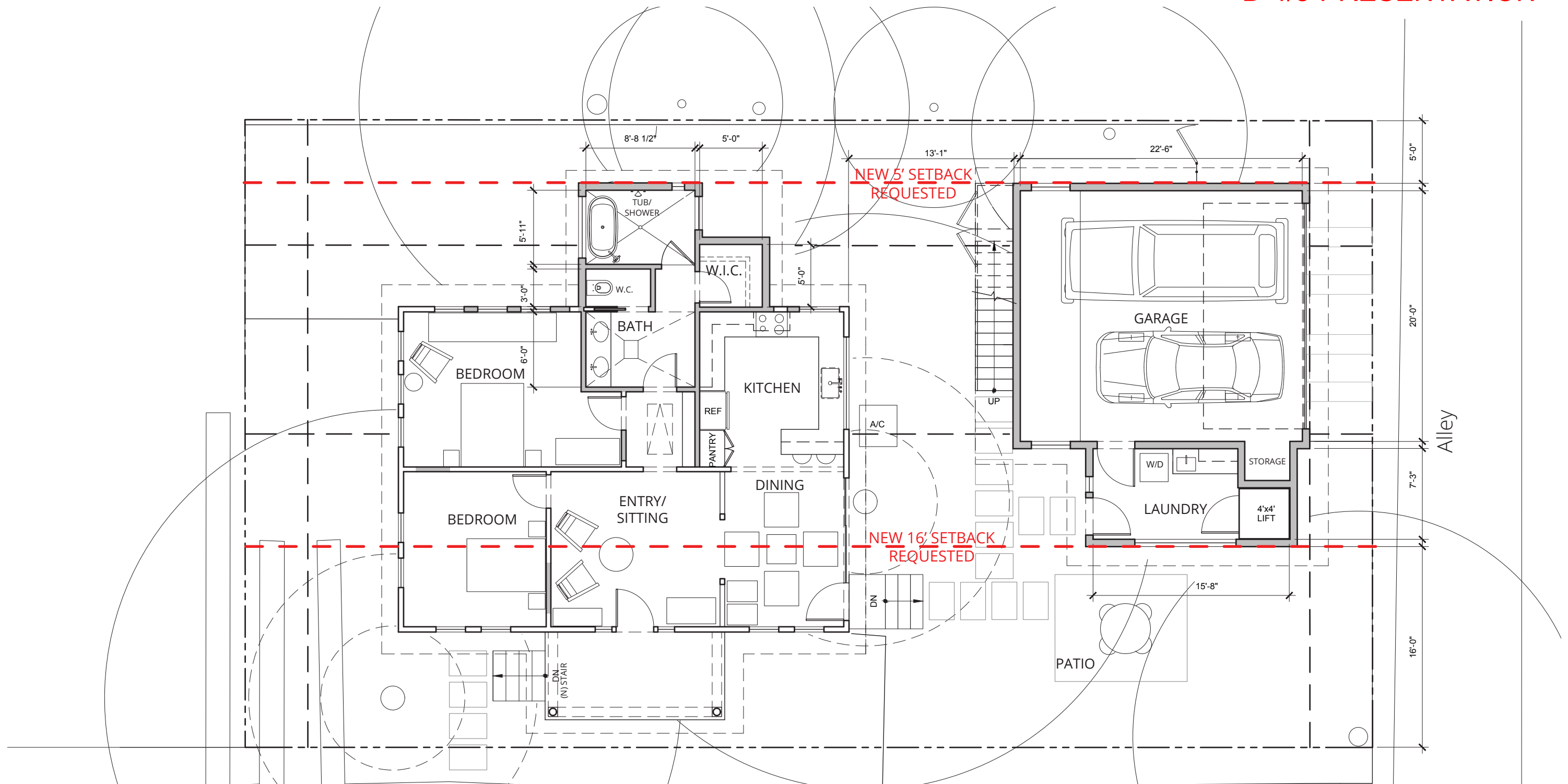


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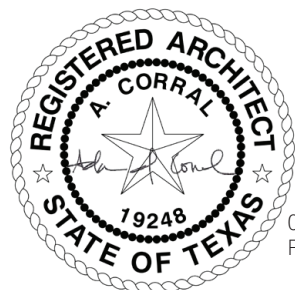


■ VARIANCE REQUEST





Main House New SF: 1060 SF  
 Accessory Structure (Level 1):  
 117 SF Conditioned  
 515 SF Garage

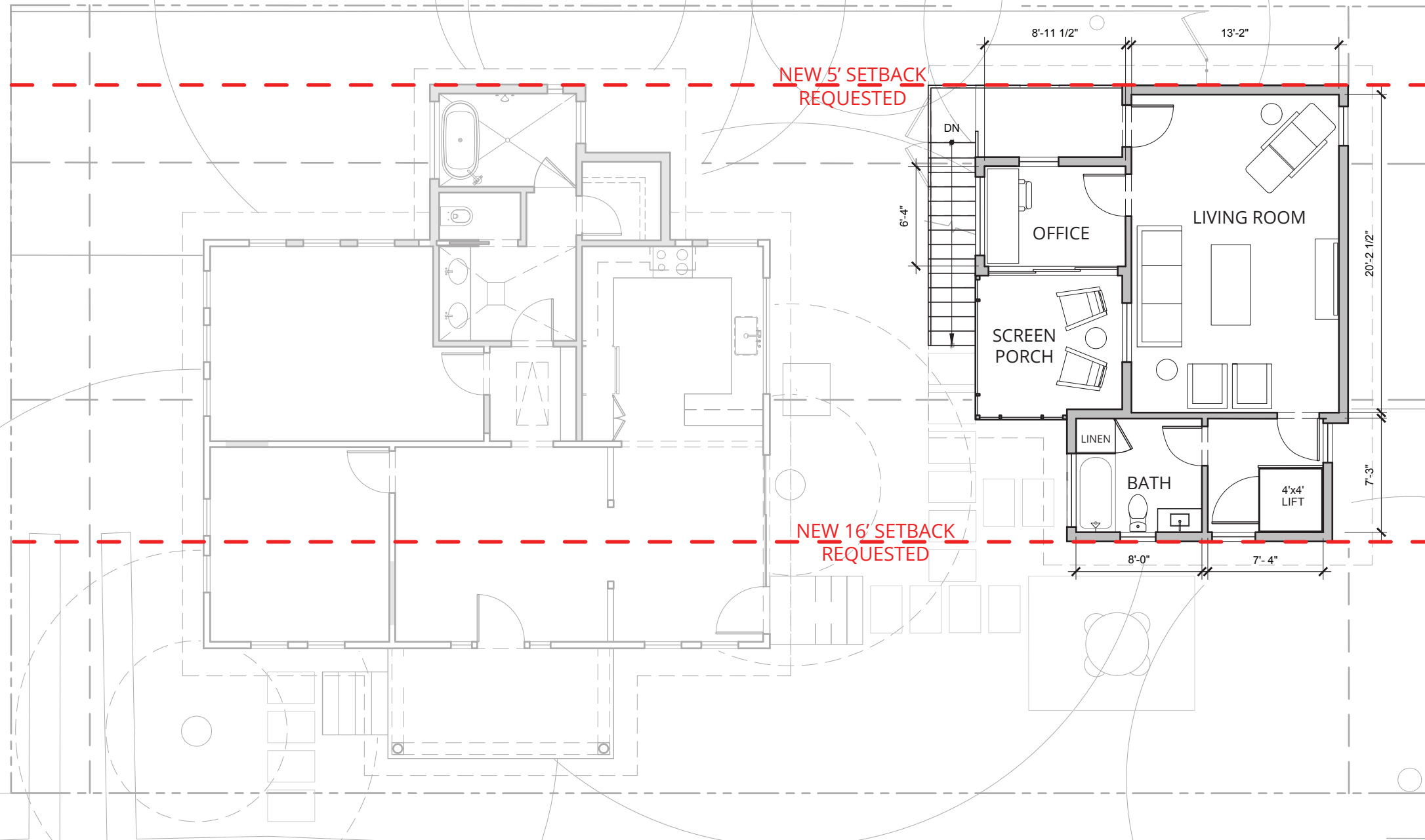


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PROPOSED FLOOR PLAN - LEVEL 1





Accessory Structure(Level 2): 507 SF

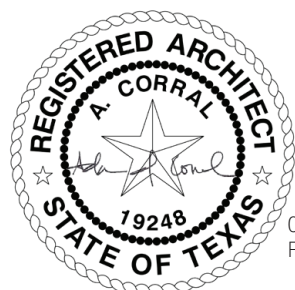
New total SF:

Conditioned: 1,684 SF

Garage: 515 SF

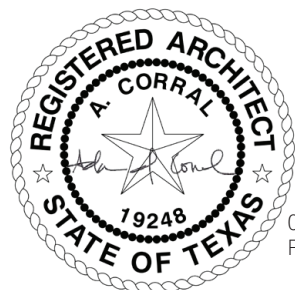


PROPOSED FLOOR PLAN - LEVEL 2



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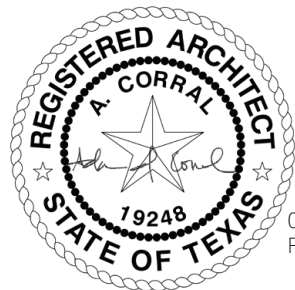




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CONCEPTUAL RENDERING | STREET VIEW



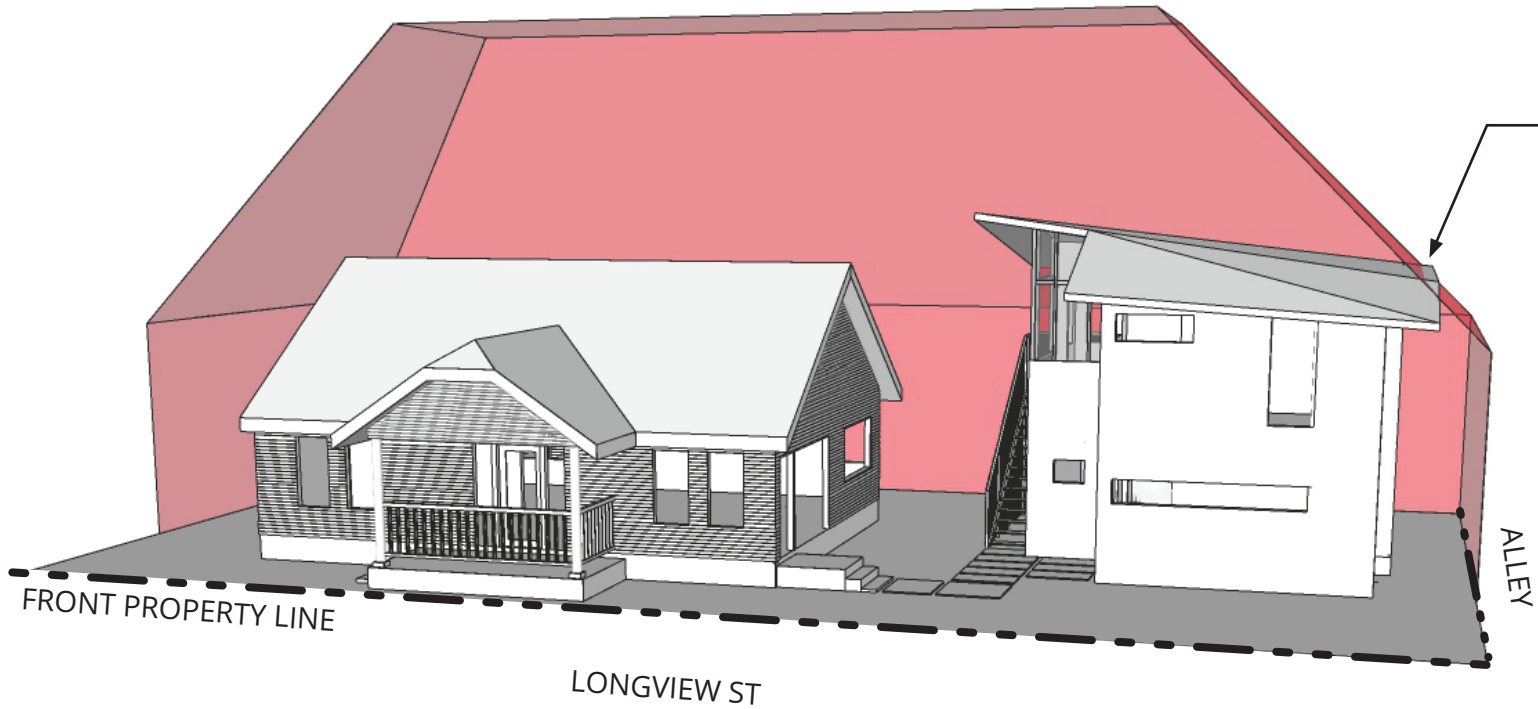


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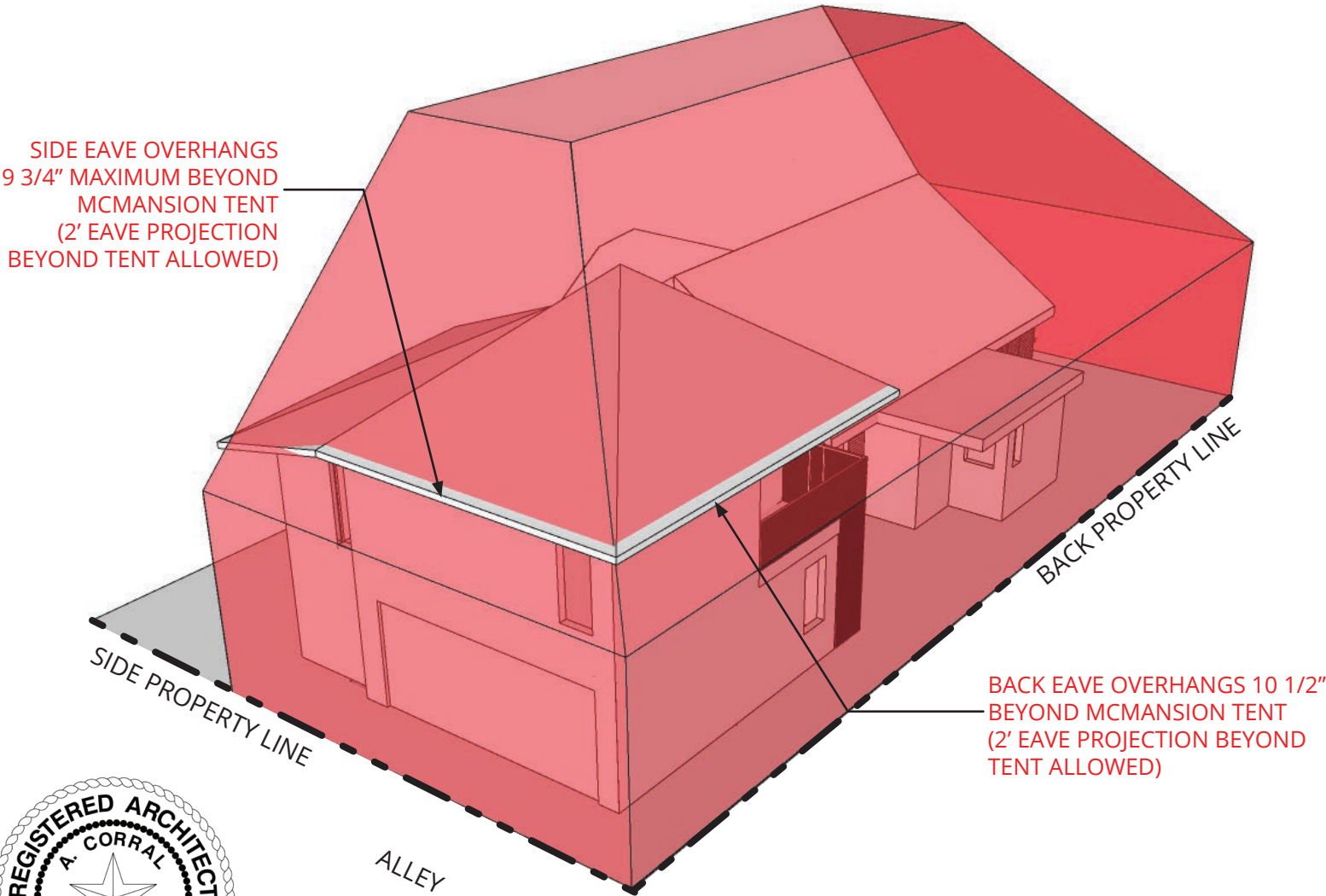
CONCEPTUAL RENDERING | BACK VIEW



IMPERVIOUS COVERAGE: 44.8% (45% ALLOWED)

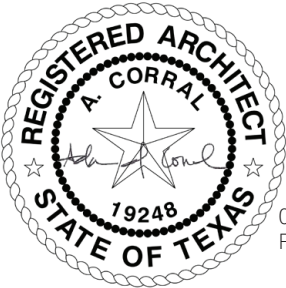


SIDE EAVE  
OVERHANGS 9 3/4"  
MAXIMUM BEYOND  
MCMANSION TENT  
(2' EAVE PROJECTION  
BEYOND TENT  
ALLOWED)



SIDE EAVE OVERHANGS  
9 3/4" MAXIMUM BEYOND  
MCMANSION TENT  
(2' EAVE PROJECTION  
BEYOND TENT ALLOWED)

BACK EAVE OVERHANGS 10 1/2"  
BEYOND MCMANSION TENT  
(2' EAVE PROJECTION BEYOND  
TENT ALLOWED)



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Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 <sup>st</sup> Floor conditioned area	958.00	0.00	102.48	117.25	1,060.48	117.25
b) 2 <sup>nd</sup> Floor conditioned area	0.00	0.00	0.00	507.13	0.00	507.13
c) 3 <sup>rd</sup> Floor conditioned area	0.00	0.00	0.00	0.00	0.00	0.00
d) Basement	0.00	0.00	0.00	0.00	0.00	0.00
e) Covered parking (garage or carport)	0.00	0.00	0.00	515.70	0.00	515.70
f) Covered patio, deck, porch, and/or balcony area(s)	100.33	0.00	0.00		100.33	0.00
g) Other covered or roofed area	64.00	0.00	28.00	112.00	92.00	112.00
h) Uncovered wood decks	0.00	0.00	42.26		42.26	0.00
<b>Total Building Area</b> (total a through h)	<b>1,122.33</b>	<b>0.00</b>	<b>172.74</b>	<b>1,252.08</b>	<b>1,295.07</b>	<b>1,252.08</b>
i) Pool	0.00	0.00	0.00	0.00	0.00	0.00
j) Spa	0.00	0.00	0.00	0.00	0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	400.00	0.00			400.00	0.00
<b>The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.</b>						
<b>Building Coverage Information</b> <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small>						
Total Building Coverage (sq ft): <u>1,693.43</u> % of lot size: <u>37.57</u>						
<b>Impervious Cover Information</b> <small>Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)</small>						
Total Impervious Cover (sq ft): <u>2,018.89</u> % of lot size: <u>44.80</u>						

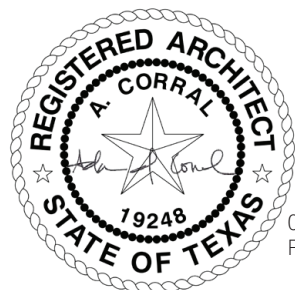
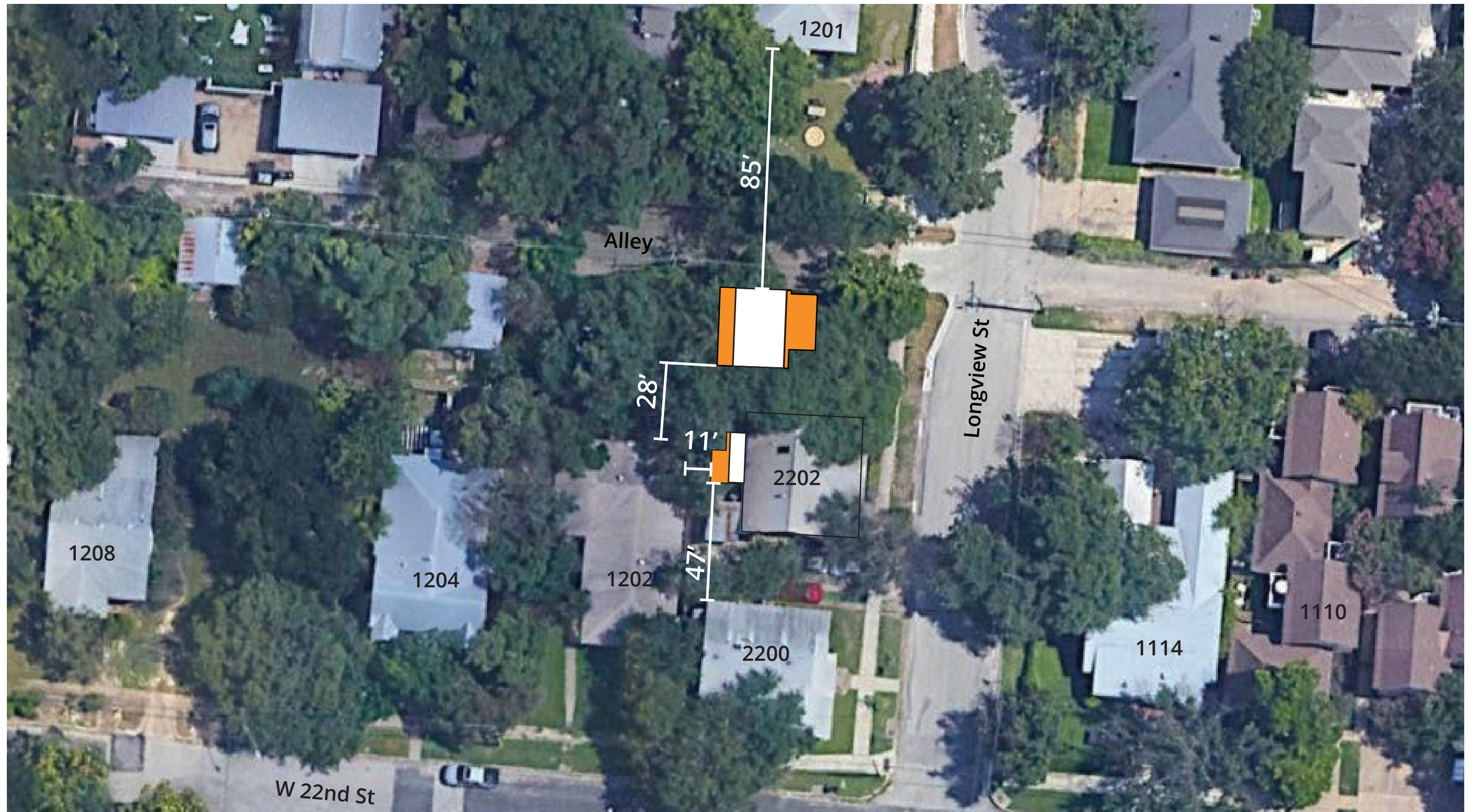
FAR: 38.8 (40 ALLOWED)

Subchapter F						
Gross Floor Area						
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.						
		Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 <sup>st</sup> Floor		958.00	102.48			1,060.48
2 <sup>nd</sup> Floor						0.00
3 <sup>rd</sup> Floor						0.00
Area w/ ceilings > 15'		0.00	0.00	Must follow article 3.3.5		0.00
Ground Floor Porch <sup>1</sup> (check article utilized)		100.33		<input checked="" type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3 A 2)	100.33	0.00
Basement <sup>4</sup>				Must follow article 3.3.3B, see note below		0.00
Attic <sup>5</sup>				Must follow article 3.3.3C, see note below		0.00
Garage <sup>2</sup> (check article utilized)	Attached			<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)		0.00
	Detached		515.70	<input checked="" type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)	450.00	65.70
Carport <sup>2</sup> : (check article utilized)	Attached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 3) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 1) <sup>3</sup>		0.00
	Detached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)		0.00
Accessory Building(s) (detached)			624.38			624.38
Totals		1,058.33	1,242.56	TOTAL GROSS FLOOR AREA		1,750.56
(Total Gross Floor Area ÷ Lot Area) x 100 = <b>38.80</b> Floor-To-Area Ratio (FAR)						
Is a sidewall articulation required for this project? Y <input checked="" type="checkbox"/> N (Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)						
Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y <input checked="" type="checkbox"/> N (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)						









06.24.2022  
FOR REGULATORY APPROVAL ONLY



NEIGHBORHOOD IMPACT



June 19, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

Dear Board of Adjustment Members:

On Thursday, June 9, 2022, Ada Corral, AIA, presented drawings for the proposed project for 2202 Longview Street, describing the current site conditions and details about the requested variance as outlined in case #2022-000043 BA.

The following neighbors were present and unanimously approved the project and associated request for variance.

Rowena Dasch, Ph.D.  
Executive Director, Neill-Cochran House Museum  
2310 San Gabriel Street, Austin, Texas 78705

Karrie League  
1397 West 22nd Street, Austin, Texas 78705

Matt Mowat  
1204 West 22 1/2 Street, Austin, TX 78705

Ronald Sawey  
1202 West 22 1/2 Street, Austin, TX 78705

Krista Whitson  
1908 David Street, Austin, TX 78705

Murral Wright  
1211 West 22 1/2 Street, Austin, TX 78705

June 19, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

Dear Board of Adjustment Members:

On Thursday, June 9, 2022, Ada Corral, AIA, presented drawings for the proposed project for 2202 Longview Street, describing the current site conditions and details about the requested variance as outlined in case #2022-000043 BA.

While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,

  
Nuria Zaragoza

June 20, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

Dear Board of Adjustment Members:

On Thursday, June 9, 2022, Ada Corral, AIA, presented drawings for the proposed project for 2202 Longview Street, describing the current site conditions and details about the requested variance as outlined in case #2022-000043 BA.

While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,

Ernesto Cragolino

June 20, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

Dear Board of Adjustment Members:

On Thursday, June 9, 2022, Ada Corral, AIA, presented drawings for the proposed project for 2202 Longview Street, describing the current site conditions and details about the requested variance as outlined in case #2022-000043 BA.

While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,

David Kotz

June 19, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

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Sincerely,

  
Ann Mowat

June 19, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

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Sincerely,

  
Nirav V. Patel

June 20, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

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While I was not present for Ms. Corral's presentation, I am expressing my support for the project and associated variance.

Sincerely,

  
Gillian Stahl

June 19, 2022

Board of Adjustment  
Austin City Hall  
201 West 2nd Street  
Austin, Texas 78701

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Sincerely,

  
Bob & Beverly Stringer