

# 705 E 50th Street Variance Request

12/12/2022

## 705 E 50th Street - Understanding the 2 items in conflict

The address was submitted for review, and during the expedited review meeting we discovered a somewhat unique overlapping of requirements preventing common footprint homes to be developed here.

### Item #1 - Setbacks

- The Maximum Front Yard setback is 30' (NCCD)
- The existing home's setback is approximately 34'-6"

### Item #2 - Tree CRZ

- Tree #62 is a 25.5" Heritage Pecan tree that has >50% of its CRZ(s) on the buildable Portion of the lot
- There is only a 14' wide area to Place a home within the first 15' of buildable depth.
- We understand CoA does NOT want to lose this tree (And neither do we!)

RZ1.)

Residential Zoning Review - Elliott Bucknall - 512-978-1774  
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APPLICATION: Please correct the lot area on page 1 of the application.

RZ2.) Per the North Hyde Park NCCD part 7 section 2, the maximum front yard setback is 30' for east-west streets east of Duval Street.

New Attachment

Page 1

Page 1

2. Except as otherwise provided in Part 6 (General Provisions), on an avenue, Duval Street, Fairfield Lane, and the east-west streets east of Duval Street:

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a. the minimum street yard setback is 25 feet; and

b. the maximum street yard setback is 30 feet.

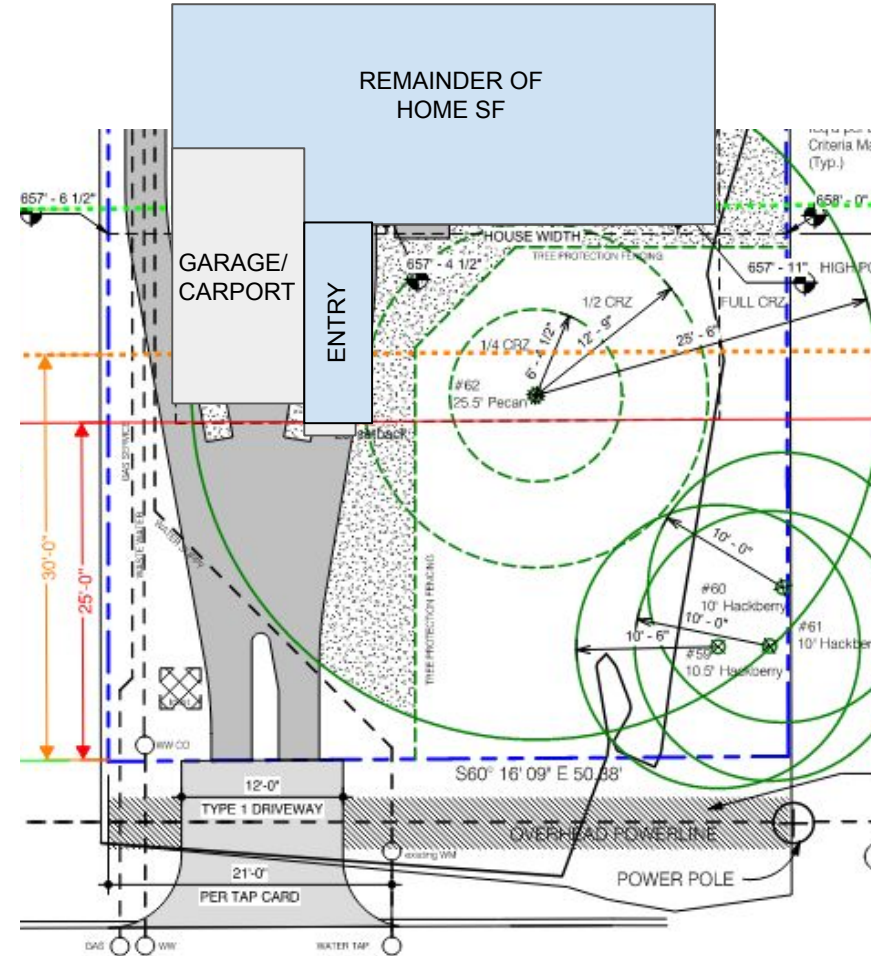


## 705 E 50th Street - The Hardship

### The Hardship:

- The space between the 25' & 30' range, between Tree CRZ and the property line leaves us with 14' of frontage to work with.
- If The home were to have a reasonable garage or carport (9-10' wide) seen in **Gray**:
  - The remaining frontage (4'-5') would likely be entry/hallway and would be roughly 10'-15' Long until the 1/2 CRZ was cleared to provide proper width for the rest of the home's SF. Seen in **Light Blue**
- A home with the described above massing is not congruent with the neighborhood's character and assigns a disproportionate amount SF to circulation/entry.

## ITEM06/4--PRESENTATION



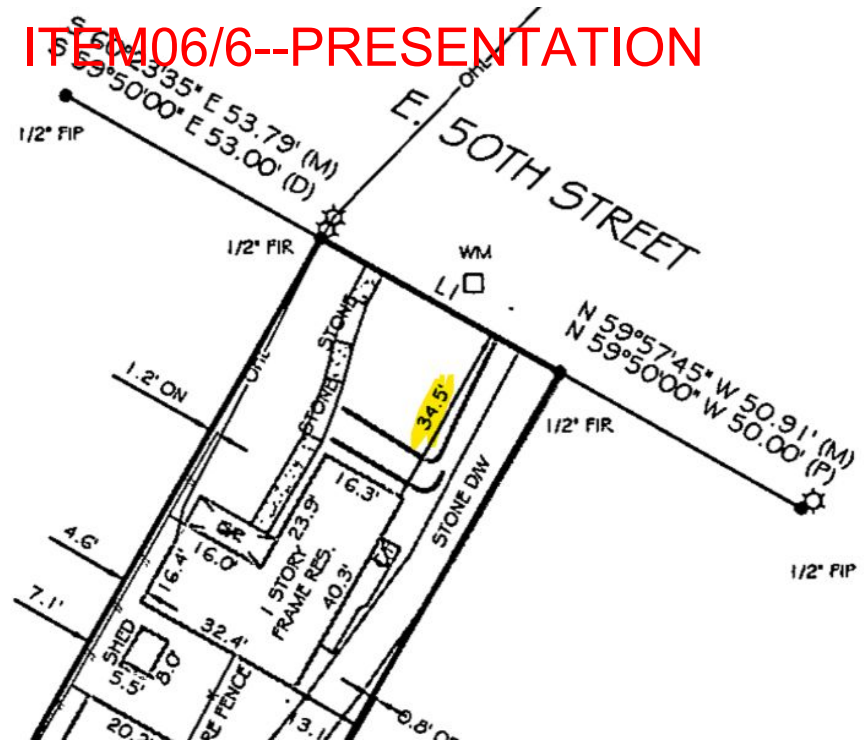
# Some Additional Context



## 705 E 50th Street - Current Context

The Current property violates the Maximum setback, we'd like to think it was to make room for the tree at the time, but the tree has since grown a little

- 705 East 50th
  - 34.5' Setback (Roughly)

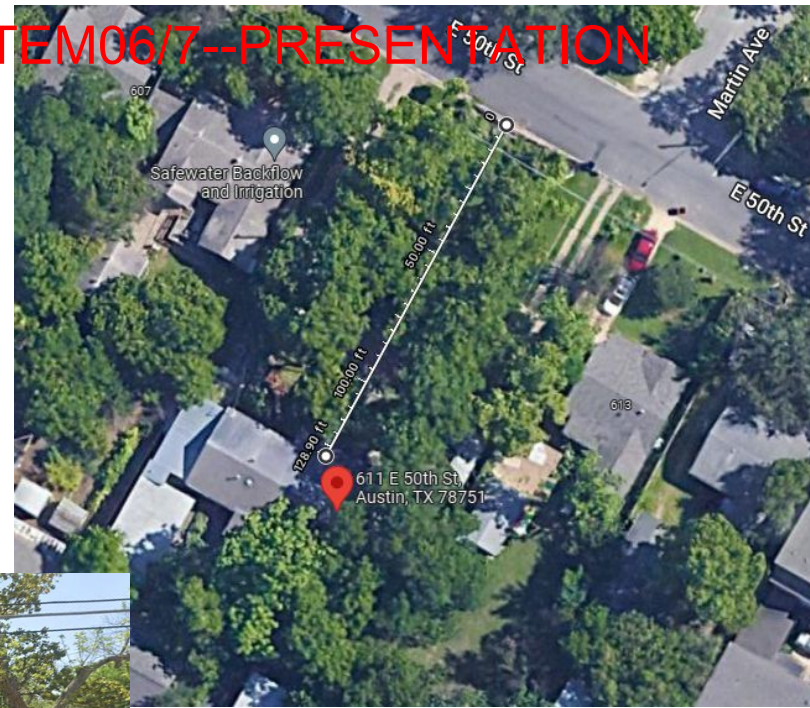


## 705 E 50th Street - Some Context

There are 2 Properties to the East of 705 E 50th, this example is only 100' away.

- 611 East 50th
  - 128' Setback (Roughly)

## ITEM06/7--PRESENTATION





## 705 E 50th Street - Some Context

There are 2 Properties to the East of 705 E 50th, this example is about 400' away.

- 511 East 50th
  - 77' Setback (Roughly)

ITEM06/8--PRESENTATION

