

BILAL KHAN

15 MARGRANITA CRES  
AUSTIN, TX 78703

CASE C15-2023-0026

---

- 
- **LEGAL DESCRIPTION:** LOT 204 LESS E 18.37 FT TARRYTOWN OAKS
  - **VARIANCE REQUEST:** increase the F.A.R from 40% to 42.61%
  - **SUMMARY:** remodel to convert existing carport into a garage

## FROM THE OWNER

---


- Every time it rains the water floods the carport from two open sides
- Water sits on the carport floor for about 5-7 days creating a hazardous condition for my young children and the younger of the two has slipped couple of times
- The angle of the carport floor is towards the wall of the house instead of going away from the house thus water is unable to escape

- 
- Once we discovered this issue about two years ago we had to open the wall of the house to look for damage
  - Then we had to dry the wall with fans for weeks
  - Afterwards we had to replace the entire bottom portion of the wall with new wood, siding and paint
  - This above process has been done with drying the walls couple of times

- 
- Angle of driveway is not enough to make new drains on the carport
  - We then placed new cement on top of the carport floor to have the water drain away from the house
  - It worked for a little while however due to the weight of the cars the cement start to break and water again started coming towards the house
  - We then had to tear and remove the new cement as it was pooling not only water but becoming unstable to walk (cracks) and had areas of popping

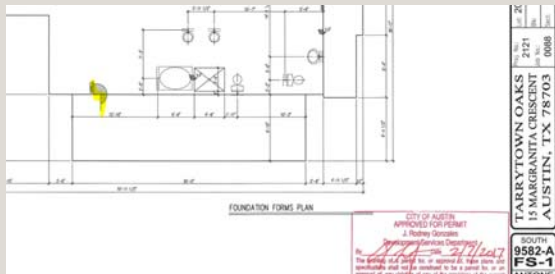
- 
- Afterwards we tried to place screening and had a contractor come to the house
  - Problem with the screening was that due to the high wind pressures, it created high wind “pressure tunnel” and the water was still coming underneath the screening and defeated the purpose of stopping the water coming onto the carport

- 
- Currently the house has temporary plastic screening taped to the carport to prevent rain coming in; It must be re-taped again and again every few months
  - Rainwater still comes through it at edges and underneath
  - This requires me to go out to the carport after each heavy rain and physically move water out of the carport
  - However, by the time I go out to remove the water after it rains,; it has been pooling underneath the car and most of the surface of the carport and again seeping into the house wall

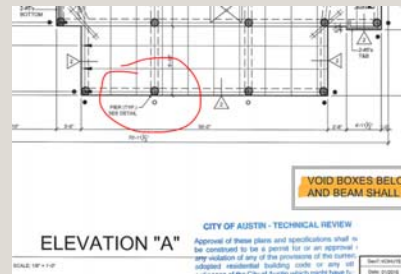
- 
- Currently the carport has two open sides
  - It already has lighting and garage door installed
  - I request two non-weight bearing walls to change the carport into a car garage
  - We do not need more area then existing concrete for the carport nor do we need more electricity or anything else such as new roof and it will look like typical one car garage
  - This will not change any impervious area, drain or change anything to the house or affect neighbors
  - We have paid close to \$10,000 and failed
- 



HP1



Foundation design per plan shows an 12" drop



Engineered foundation design did not capture drop

- Foundation engineer, COA, builder and contractor did not catch the miss in engineering upon review



- 
- The foundation was built per engineering plan, and upon review from our engineer this has created a latent defect in the design
  - Chipping the existing slab is not a viable long term structural fix and could compromise the integrity of the foundation

- 
- Our main purpose is to
    - Create safe environment for me and my family
    - Have long term solution for my hardship as we have failed with other solutions
    - Prevent my house from further damage to the wall of the house and also the concrete slab itself of the house