

**BOA Variance Request
3123 Edgewater Drive**

**City of Austin Board of Adjustment
Gary Cooley
Case # C15-2025-0018**



Variance Request Summary

Proposed Project:

Remove existing deck and replace with a two-car attached garage with storage space.

Reasonable Use:

Addition of an attached garage to provide safety and security of family members and property due to prior garage being on adjacent lot after subdivision

Hardship:

- *Application of Lake Austin (LA) zoning Impervious Coverage and set back restrictions on lot minimum of one Acre have been misapplied to 1/3 Acre lot size property*
- *Location of Lake Austin Estates subdivision property lines and house position on the lot have limited building options*

Community Support:

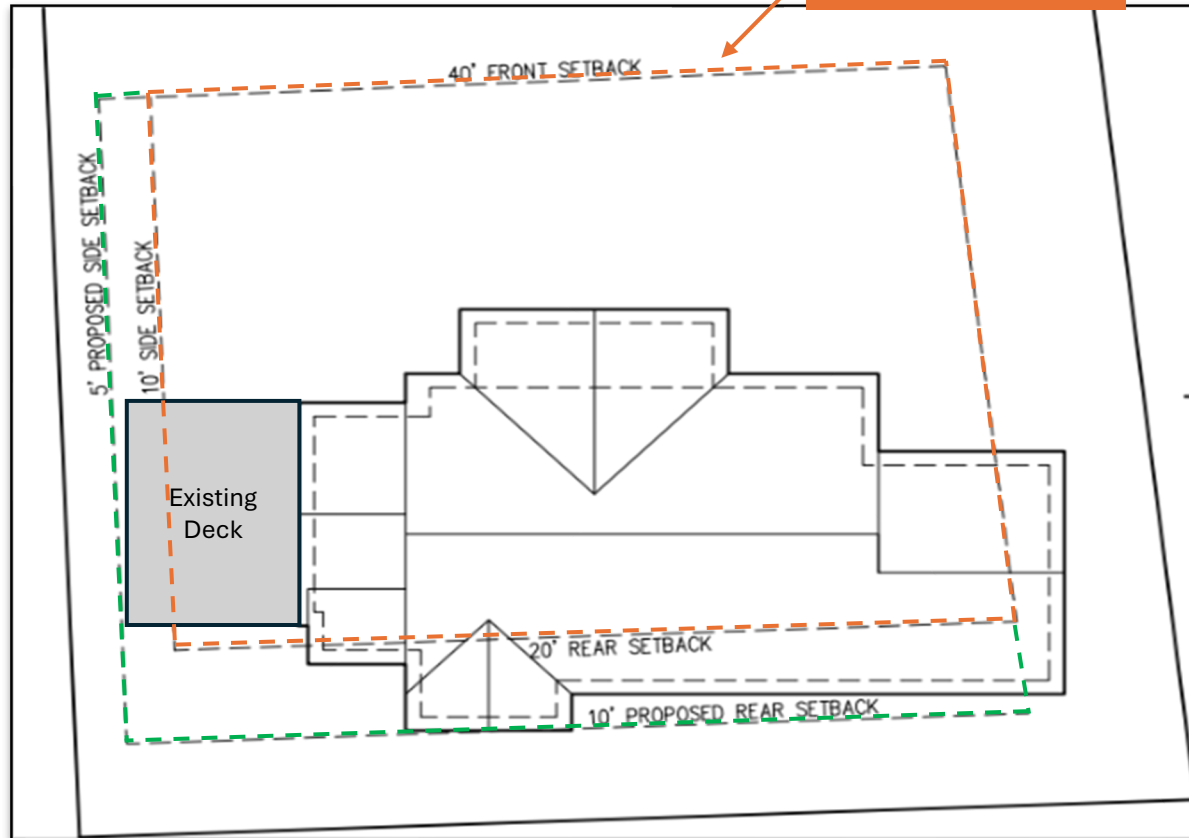
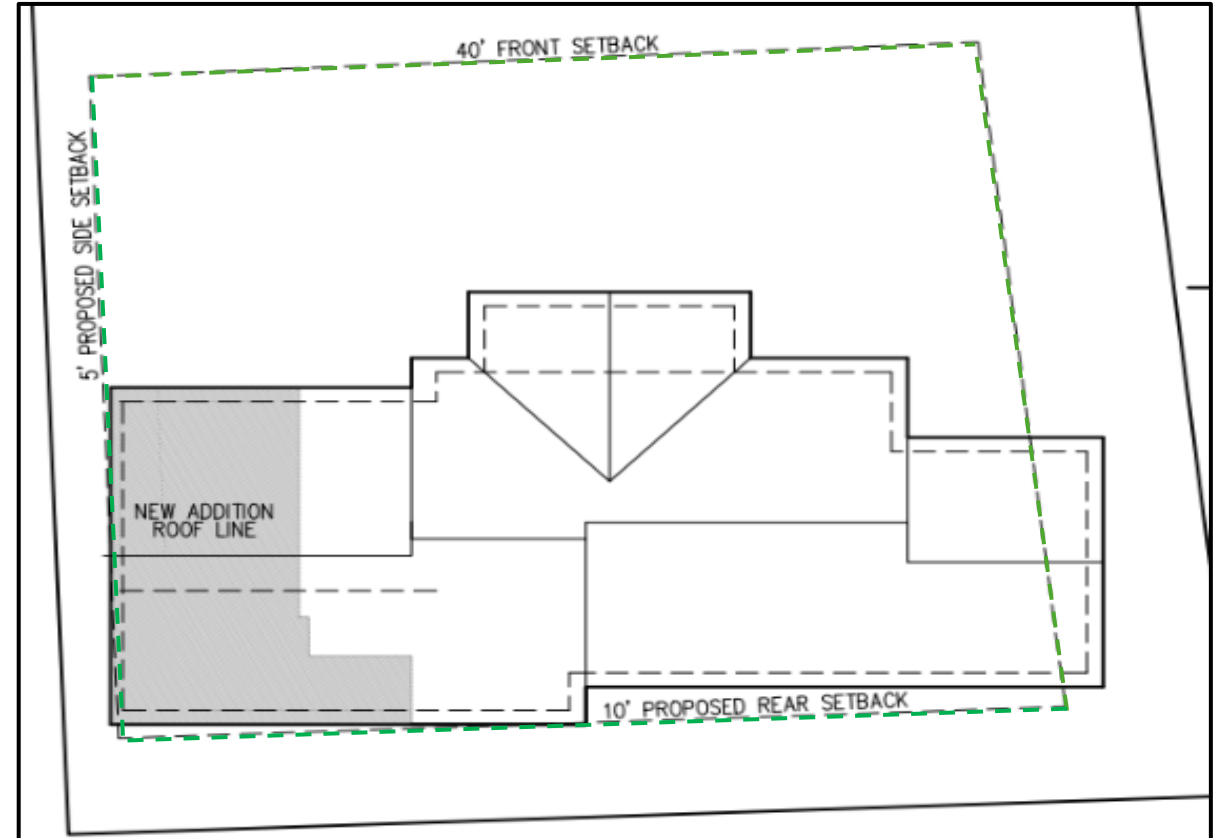
- *All adjacent property owners have provided letters of support*

Variance Request

- **25-2-551 (C) (3) (a)** Impervious Coverage maximum of 35% increased to 45% (estimated and will most likely be below this figure)
- **25-492** Rear yard set back of 20ft reduced to 10ft and side yard setback of 10ft reduced to 5ft

Existing

LA Zoning

**Proposed**

- Application of LA zoning imposes more onerous setback and impervious coverage limitations
- Proposed removal of existing wood deck
- Replace deck with two car garage in line with existing structures at 10' rear setback and 5' side setback
- Increase Impervious Coverage from 37% to 45% (estimated figure and will most likely be below this figure)

3123 Edgewater Dr. – Front view



Replacement of existing deck with attached two car garage

3123 Edgewater Dr. – Rear yard and side yard



Existing Deck to be removed and replaced with new two car garage

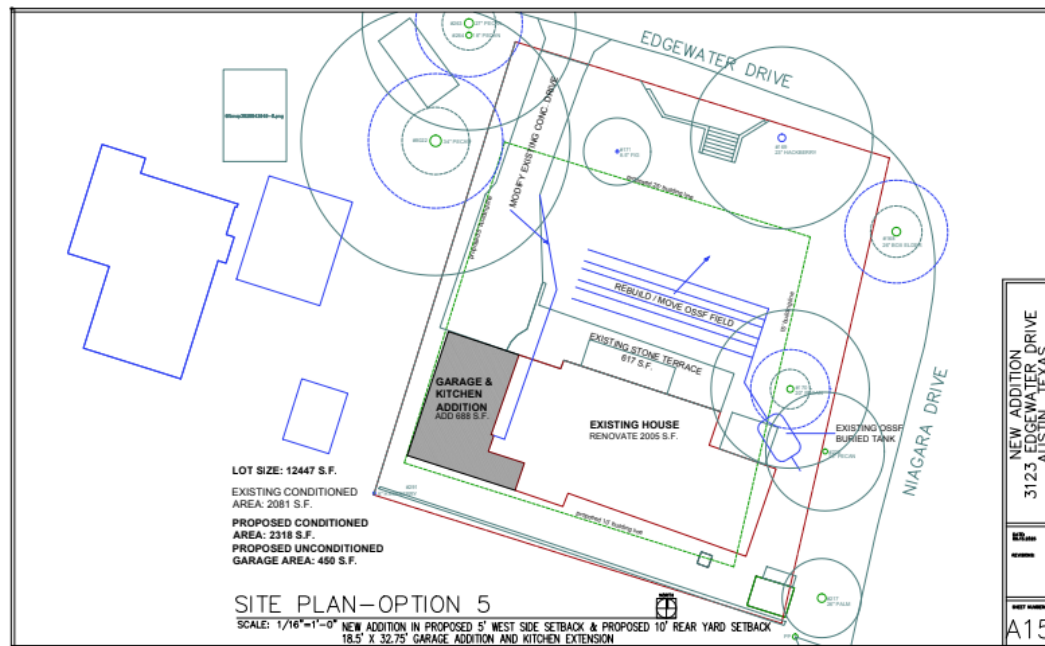
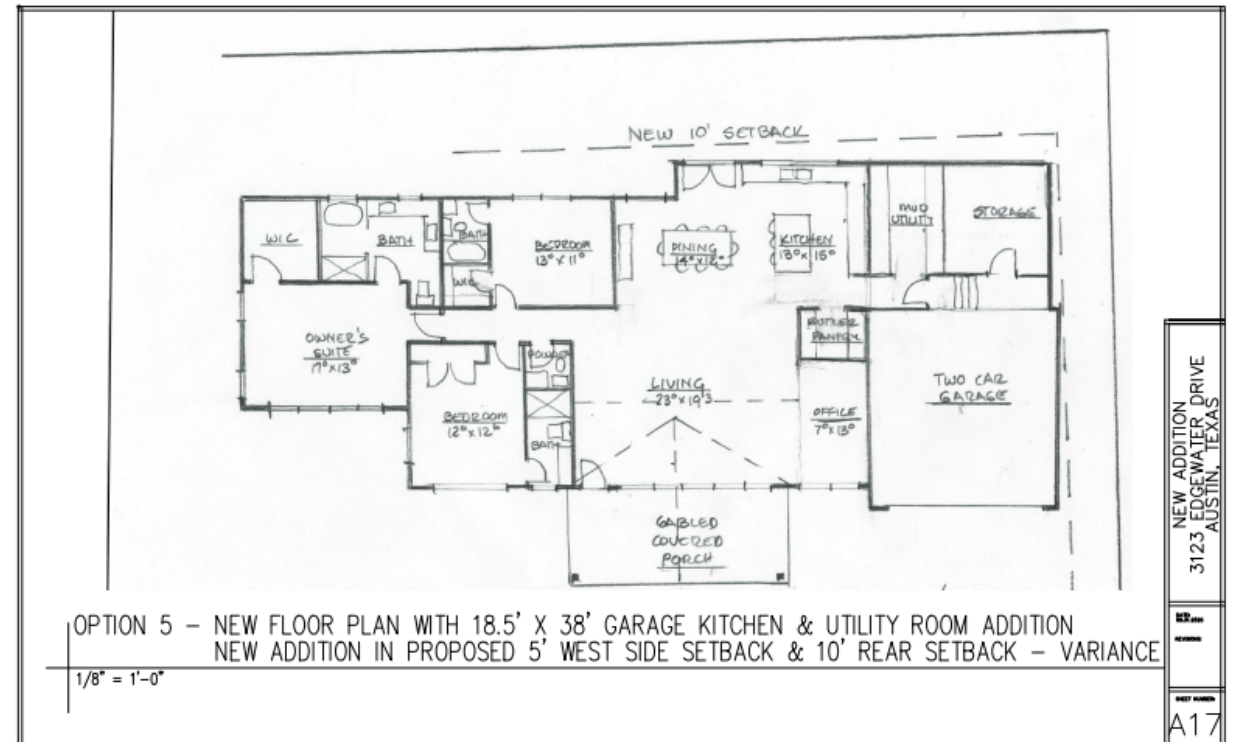
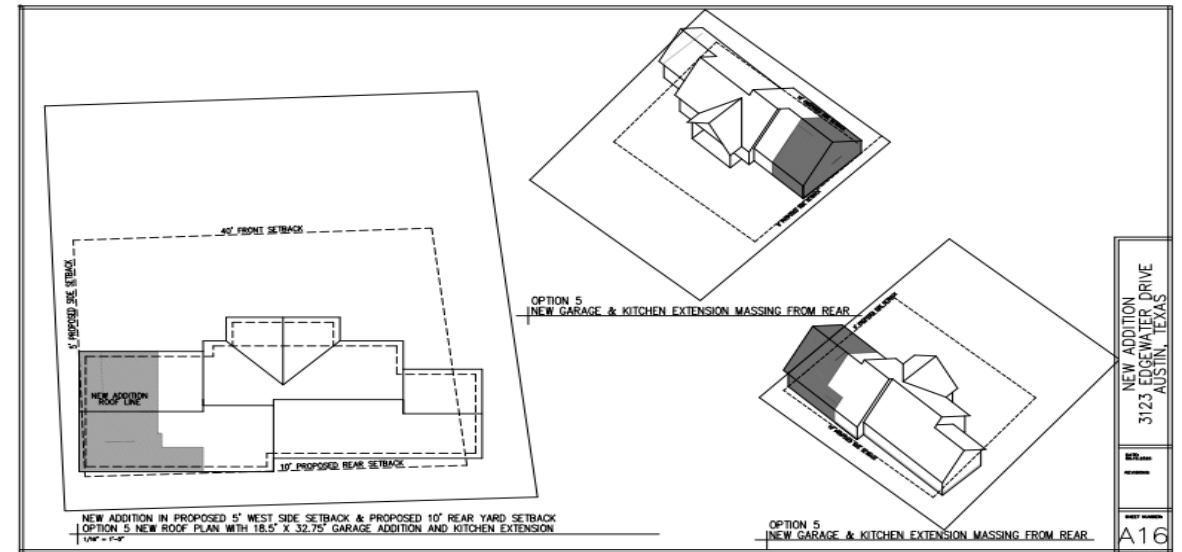


Existing structure at 10ft Setback



Proposed Project

- Removal of existing deck
- Build an attached two car garage
- Addition of two storage rooms
- Required side set back of 5' and rear set back of 10'
- Increase impervious coverage from 37% to 45% (estimated and may not be required)



Impervious Barrier – Increase to 45%

25-2-551 (C) (3) (a) Impervious Coverage maximum of 35% increased to 45% (estimated and will most likely be below this figure)

- **Current property is at 37.4%**
- **Project plan**
 - Eliminate Deck, AC Pad and Fire Pit
 - Garage Addition
 - **Estimated 40%**
- **Project plan – Patio Options**
 - Eliminate Deck, AC Pad and Fire Pit
 - Garage Addition
 - Additional Options for landscape additions
 - **Estimated 45%**
- **Actual Impervious Barrier of 45% is estimated and may not be required.**

	Current		Proposed (Garage + Storage)		Proposed (Garage + Storage + Patio)	
	SFT	%	SFT	%	SFT	%
House	2,086.6	16.8%	2,086.6	16.8%	2,086.6	16.8%
Shed	79.1	0.6%	79.1	0.6%	79.1	0.6%
Drive	1,212.1	9.7%	1,212.1	9.7%	1,212.1	9.7%
Pourch	433.4	3.5%	433.4	3.5%	433.4	3.5%
Walls	97.5	0.8%	97.5	0.8%	97.5	0.8%
ACPad	9.5	0.1%		0.0%		0.0%
Fire Pit	30.3	0.2%	-	0.0%	-	0.0%
Pavers	145.3	1.2%	145.3	1.2%	145.3	1.2%
Porch	158.7	1.3%	158.7	1.3%	158.7	1.3%
Stairs	74.7	0.6%	74.7	0.6%	74.7	0.6%
Wood Decks*	332.0	2.7%		0.0%		0.0%
Garage		0.0%	688.0	5.5%	688.0	5.5%
Potential Patio Estimate		0.0%		0.0%	600.0	4.8%
Total	4,659.2	37.4%	4,975.4	40.0%	5,575.4	44.8%
Lot Coverage	12,446.7	37.4%	12,446.7	40.0%	12,446.7	44.8%

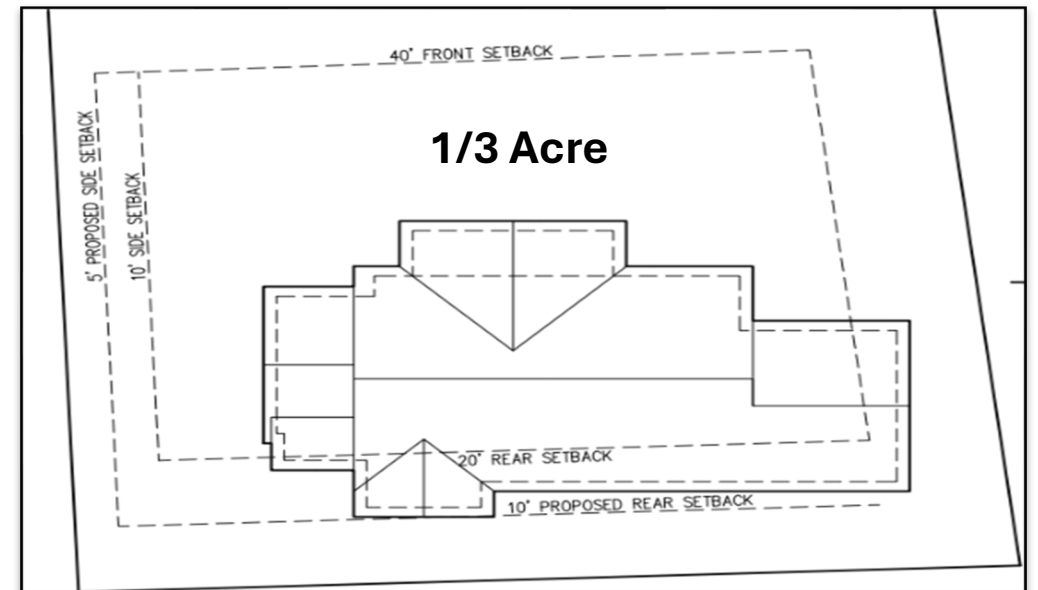
Hardship: Application of more restrictive LA Zoning Restrictions

- LA Zoning was intended for larger lots with a minimum of one Acre while the current property has one only 1/3 Acre

§ 25-2-53 - LAKE AUSTIN RESIDENCE (LA) DISTRICT DESIGNATION.

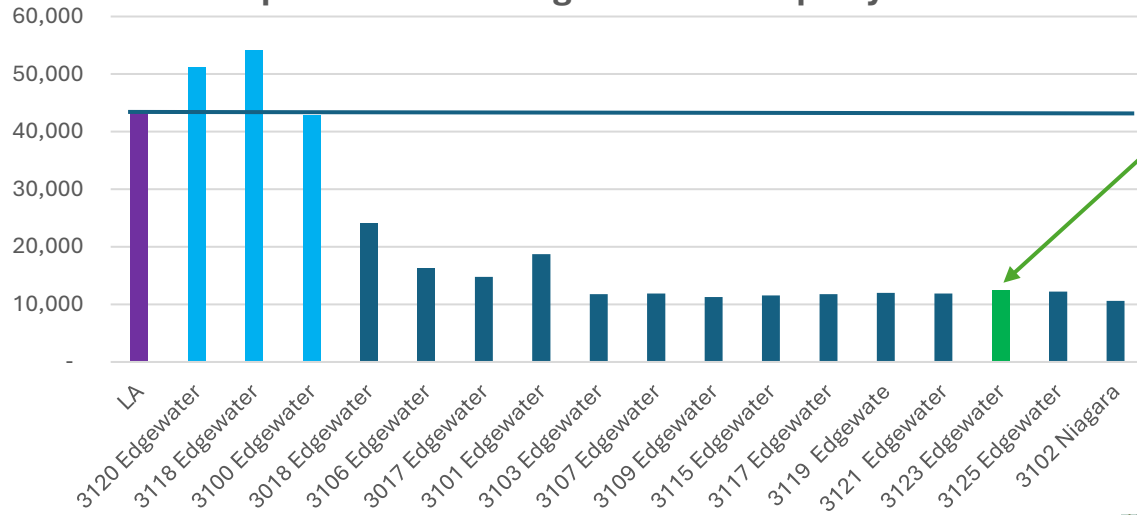
Lake Austin residence (LA) district is the designation for a low density single-family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin.

Zoning	LA	SF1	SF2	Current	Proposed
Minimum Lot Size (sqft))	43,560	10,000	5,750	12,466	12,466
Front Yard	40	25	25	25	40
Interior Side	10	5	5	5	5
Rear Yard	20	10	10	10	10
Impervious Coverage	35%	40%	45%	37%	45%

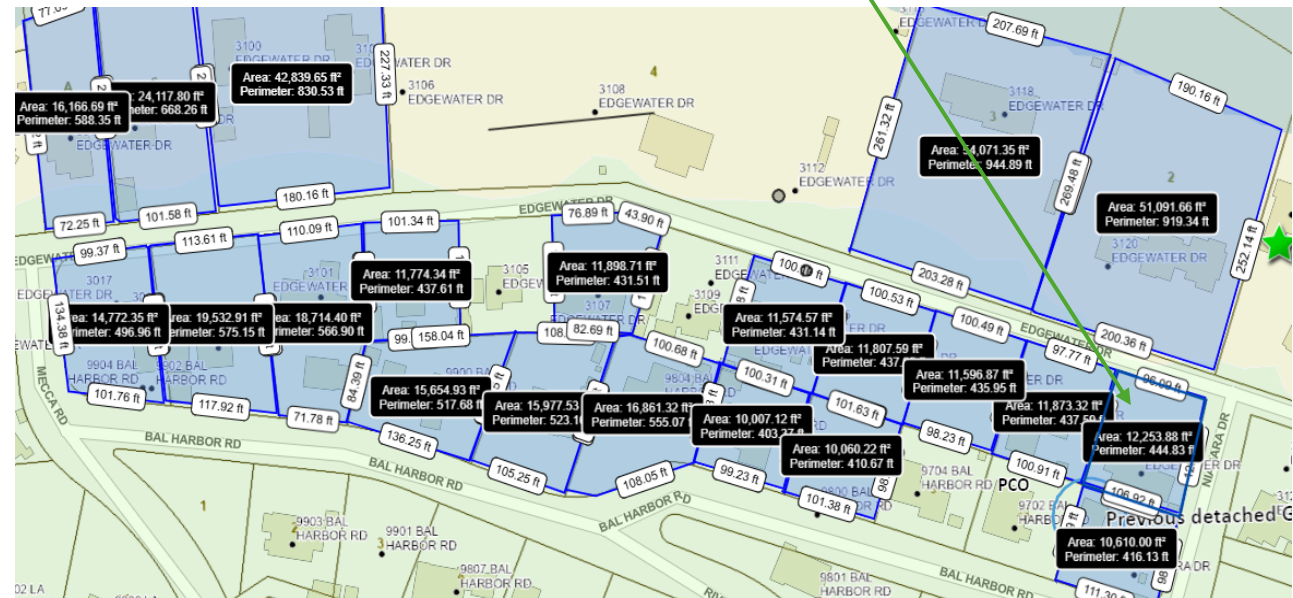


Hardship: Application of more restrictive LA Zoning Restrictions

Comparison of LA Zong to Actual Property Sizes

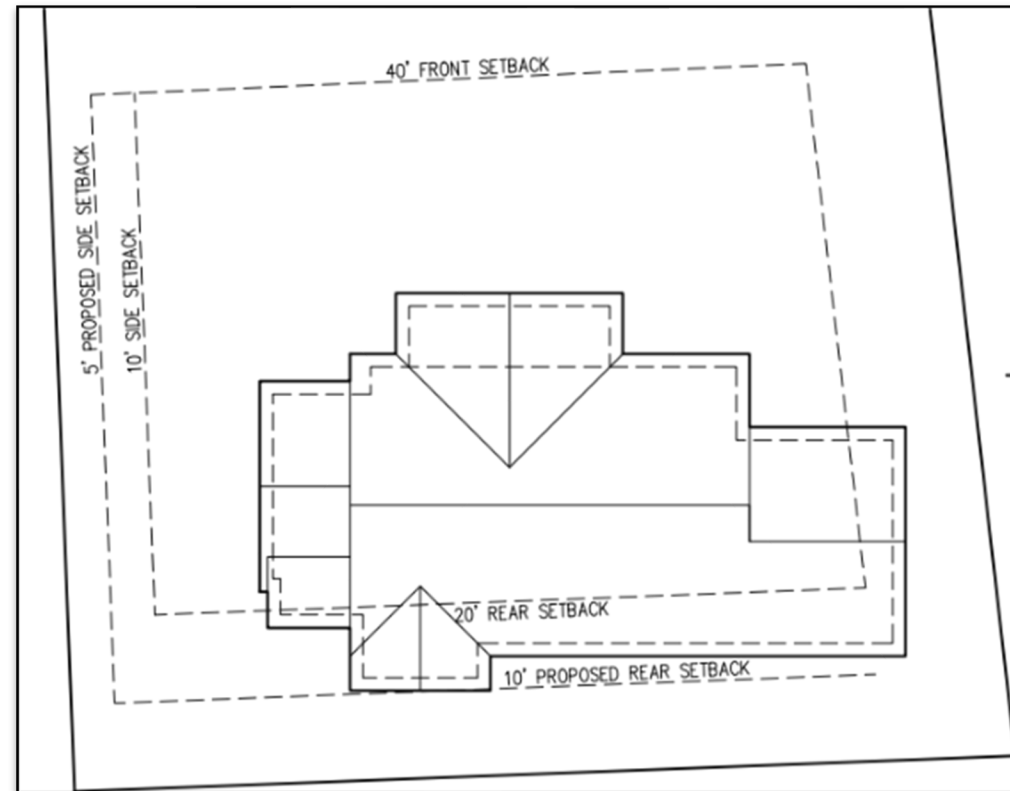
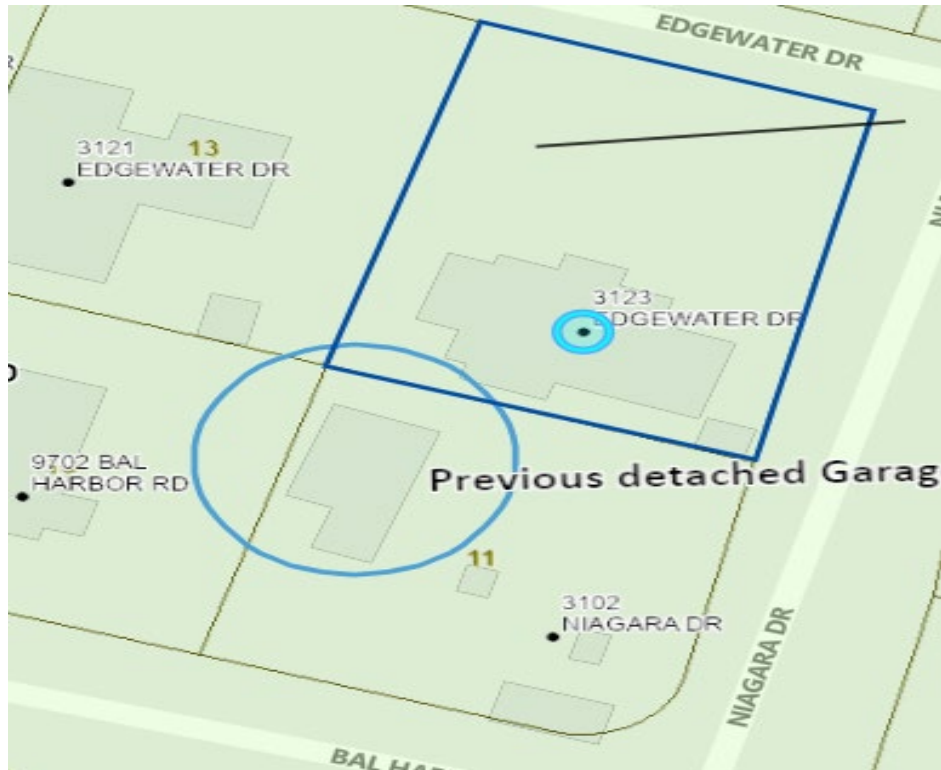


- Currently Only three (3) lots on the immediate block meet the minimum one Acre lot size requirement of LA zoning
- Increased lot minimum has increased side setbacks to 10' and rear setbacks 20'
- 35% Impervious coverage on a once acre lot would allow 15,246 sqft of building with the proposed project only requiring 5,600sqft



Hardship: Lake Austin Estates Subdivision property lines

- Existing home positioned toward the back of property due to Lake Austin Estates subdivision lot line designations impacting setbacks and limiting options for building a replacement
- Previous detached garage was subdivided on a separate lot and turned into single family home



Strong Neighborhood Support



Consent Letters and preliminary plans have been shared with all adjacent property owners, and they have unanimously provided their support (Letters included in Advance package)

Signed Consent Letters

3120 Edgewater	Roy Seiders	★
3121 Edgewater	Lisa Lee	★
3124 Edgewater	Ryan Seiders	★
3125 Edgewater	Marica Cross	★
3126 Edgewater	Conrad Bering	★
3102 Niagara	Bob Sokol	★
9702 Bal Harbor	Public Conditional Overlay(PCO)	



Reasonable Use

- Need for an attached garage for the safety and security of family and property. Falling limbs from nearby trees and extreme weather have previously damaged property.



Specific Hardship

- Application of LA Zoning creates onerous setbacks and impervious barrier restriction intended for larger **One Acre** lot size with current property at **1/3 of an Acre**
- When property was subdivided the property lines set house outside of setback requirement with previously attached garage on adjacent lot which has been converted to a home.



Community Support

- All adjacent property owners have reviewed plans and provided letters of support



Requested Variance - Several design options were considered but all required the following variances

- **25-2-551 (C) (3) (a)** Impervious Coverage maximum of 35% increased to 45% (estimated figure and will most likely be below this figure)
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Thank You!