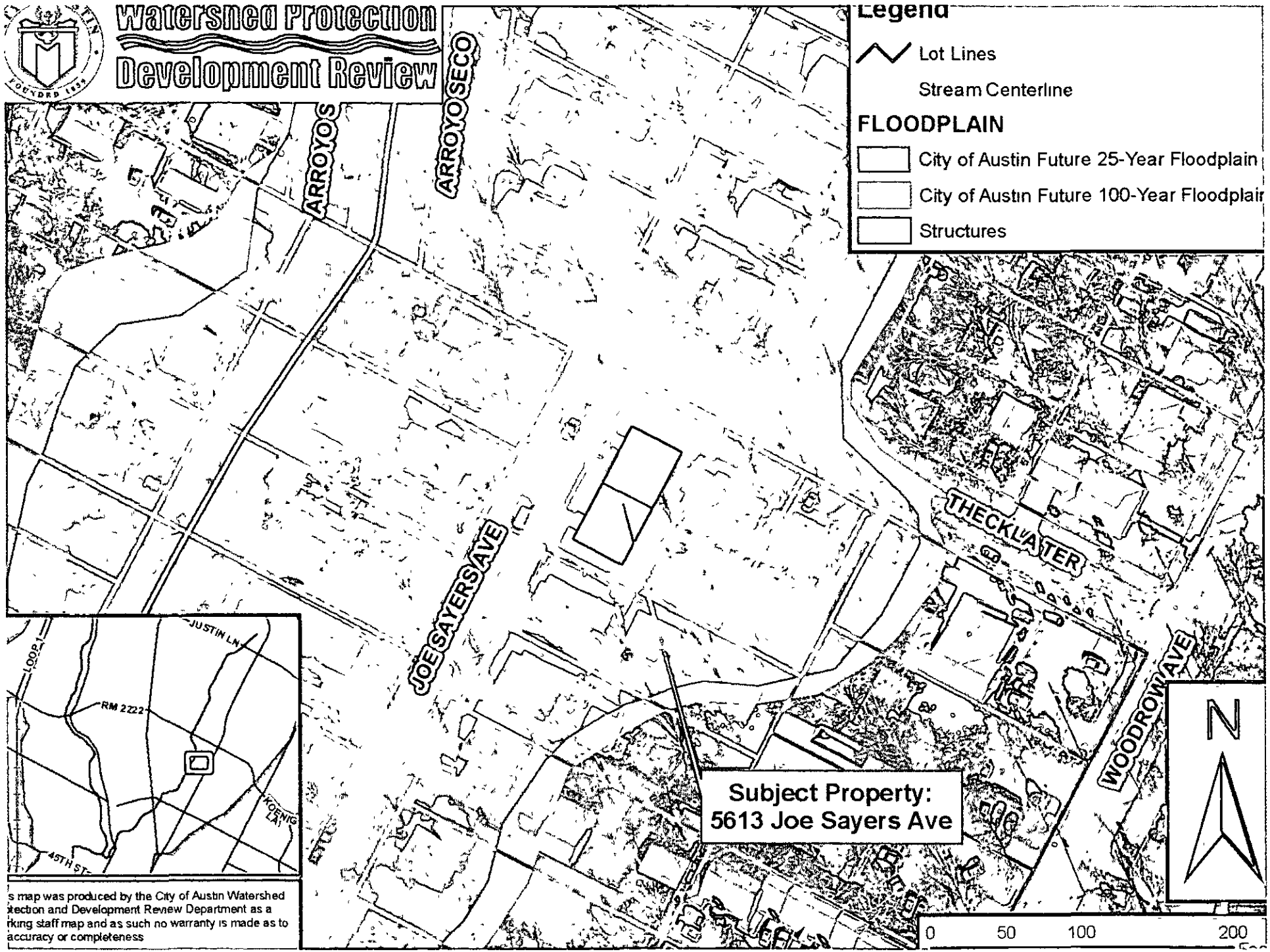
#45

Floodplain Variance Request
5613 Joe Sayers Avenue

Hancock Branch of
Shoal Creek Watershed

Applicant Request

1. Construct a new 4723 sq. ft. duplex (3905 sq. ft. conditioned space, 800 sq. ft. attached garage and 18 sq. ft. deck) at 5613 Joe Sayers Avenue. A 1300 sq. ft. duplex previously existed on the property, but the owners demolished it under Demolition Permit No. 05016954 issued on September 21, 2005.
2. Exclude building footprint from drainage easement dedication to the full limit of the 100-yr floodplain.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City of Austin Future 25-Year Floodplain
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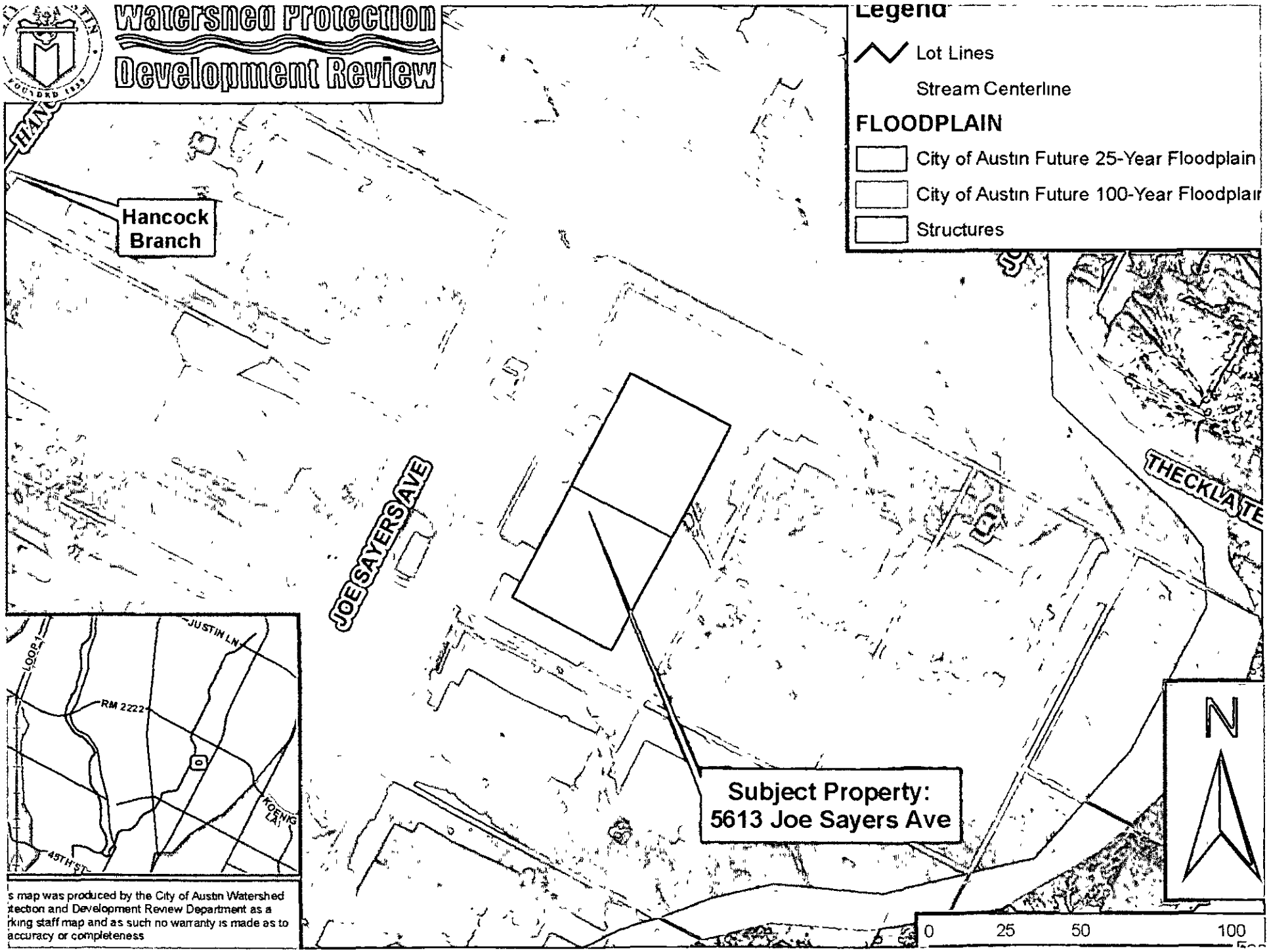
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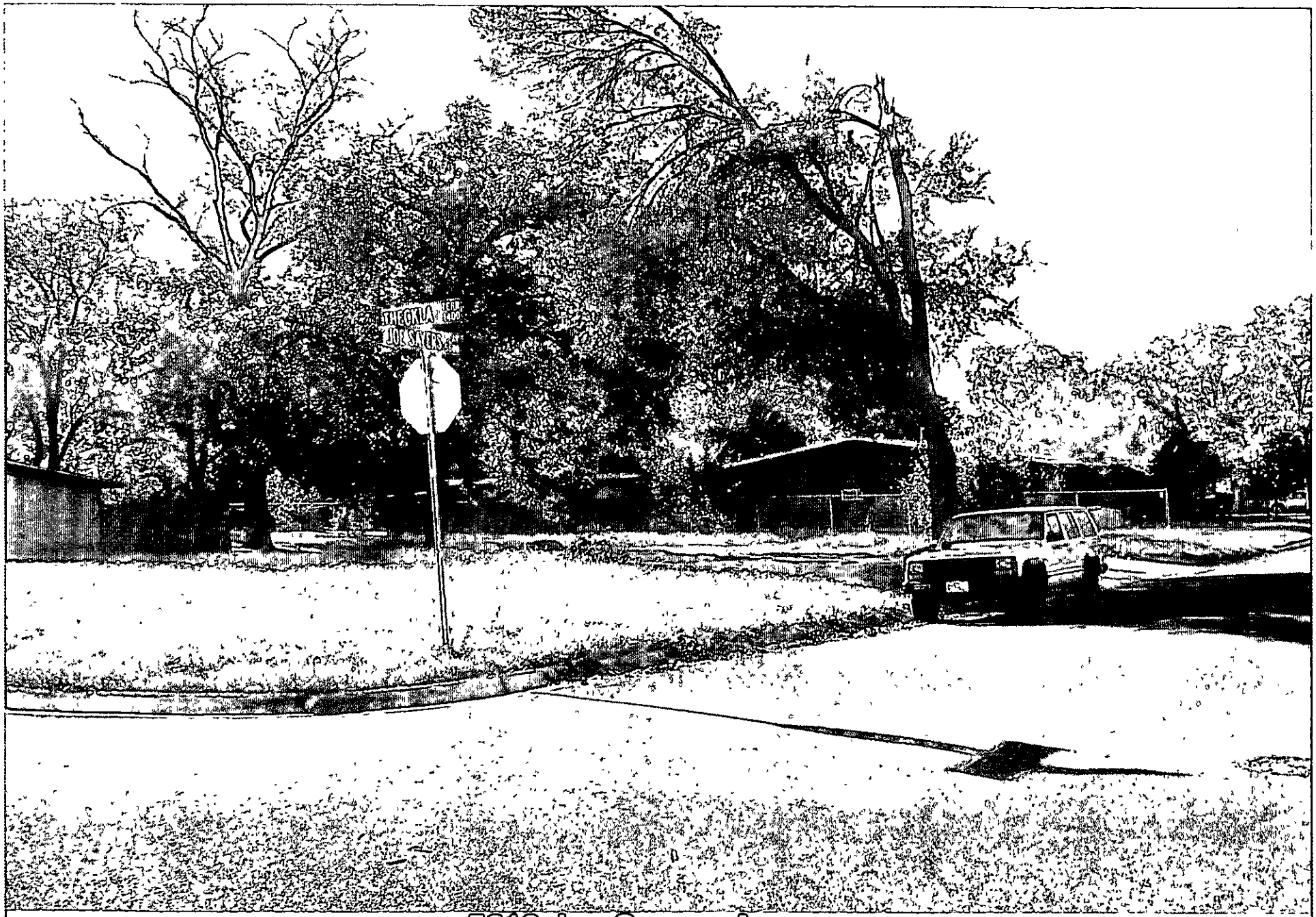
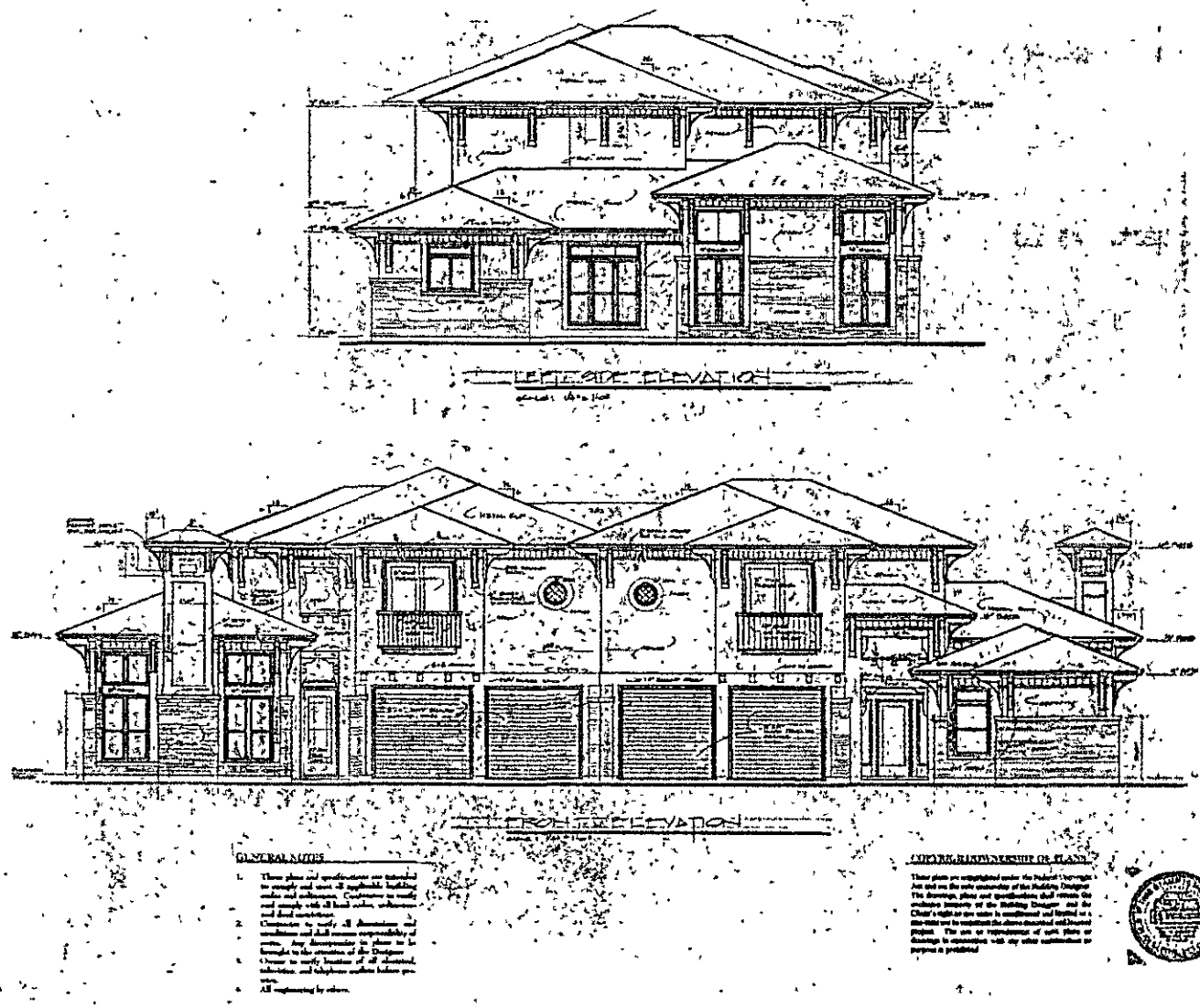
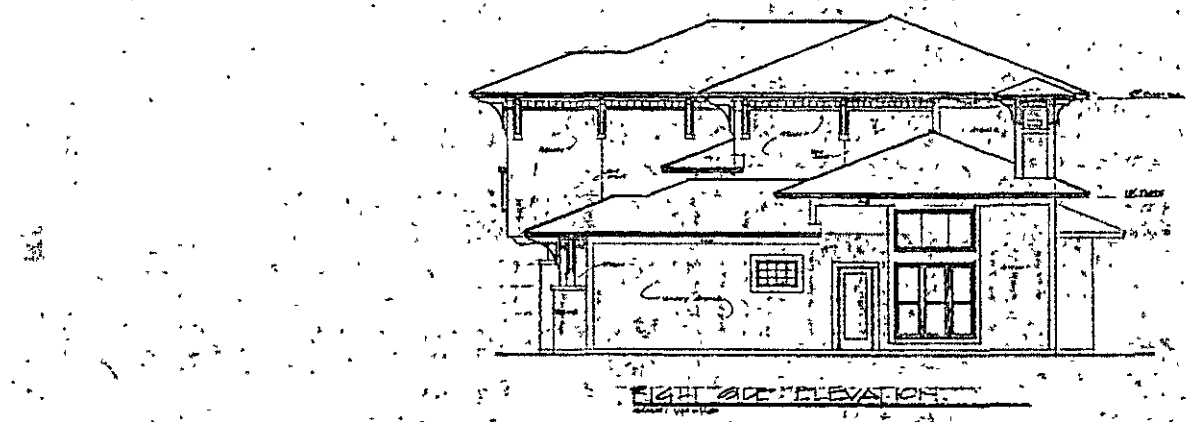


5613 Joe Sayers Avenue
Site of Former 1300 sq. ft. Duplex



5613 Joe Sayers Avenue

Proposed Duplex – Front & Left Side Elevations



GENERAL NOTES

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5613 Joe Sayers Avenue
Proposed Duplex– Rear and Right Side Elevations

VARIANCE DENIAL RECOMMENDED
SUMMARY of FINDINGS

1. PROPOSED CONSTRUCTION IS WITHIN THE 100-YEAR AND 25-YEAR FLOODPLAINS OF THE HANCOCK BRANCH OF SHOAL CREEK. The 100-year and 25-year floodplains inundates the entire lot.

2. NO SAFE ACCESS. For the 100-year flood event, a water depth of 2.5 to 4.6 feet at the street curb line impedes access to the house. The house will be surrounded by 1.8 to 3.4 feet of water during the 100-year flood event.

3. ADDITIONAL OCCUPANCY IN THE FLOODPLAIN. Proposed construction increases opportunity for human occupancy in the floodplain. The owners demolished a 1300 sq. ft. duplex and propose to construct a 3900 sq. ft. duplex.

4. HARDSHIP CONDITIONS FOR THE PROPERTY DO NOT EXIST. The property previously had a duplex structure on it, but it was demolished at the owner's discretion. Applicant was informed of the need for a floodplain variance at time of demolition permit issuance/building permit application.

END

5613 Joe Sayers Timeline

02/14/2003	CoA provides Keller-Williams Real Estate agent "Floodplain Insurance Form" (states that 5613 Joe Sayers is in the floodplain).
02/18/2003	TCAD Property Deed Date of Elizabeth and William Sisco (owner of 5613 Joe Sayers).
09/14/2005	Applicant applies for Demolition permit. Permit application states "Be sure to check with the WPDR Residential Zoning Review (office) ... to make sure that a new structure can be built on the property."
09/19/2005	Applicant applies for Building permit.
09/21/2005	Demolition permit is issued.

5613 Joe Sayers Timeline Continued

09/28/2005 Mr. Rick Edson of "House Buyers" requests and is provided a "Floodplain Development Form" (provides 25-yr. and 100-year floodplain depths at address).

10/13/2005 Applicant requests and is provided a "Floodplain Development Form".

02/16/2006 Mr. Jess Sheedy of McAngus Surveying requests and is provided a "Floodplain Development Form".

07/03/2006 Applicant requests floodplain variance.