

Floodplain Variance Request

5613 Joe Sayers Avenue

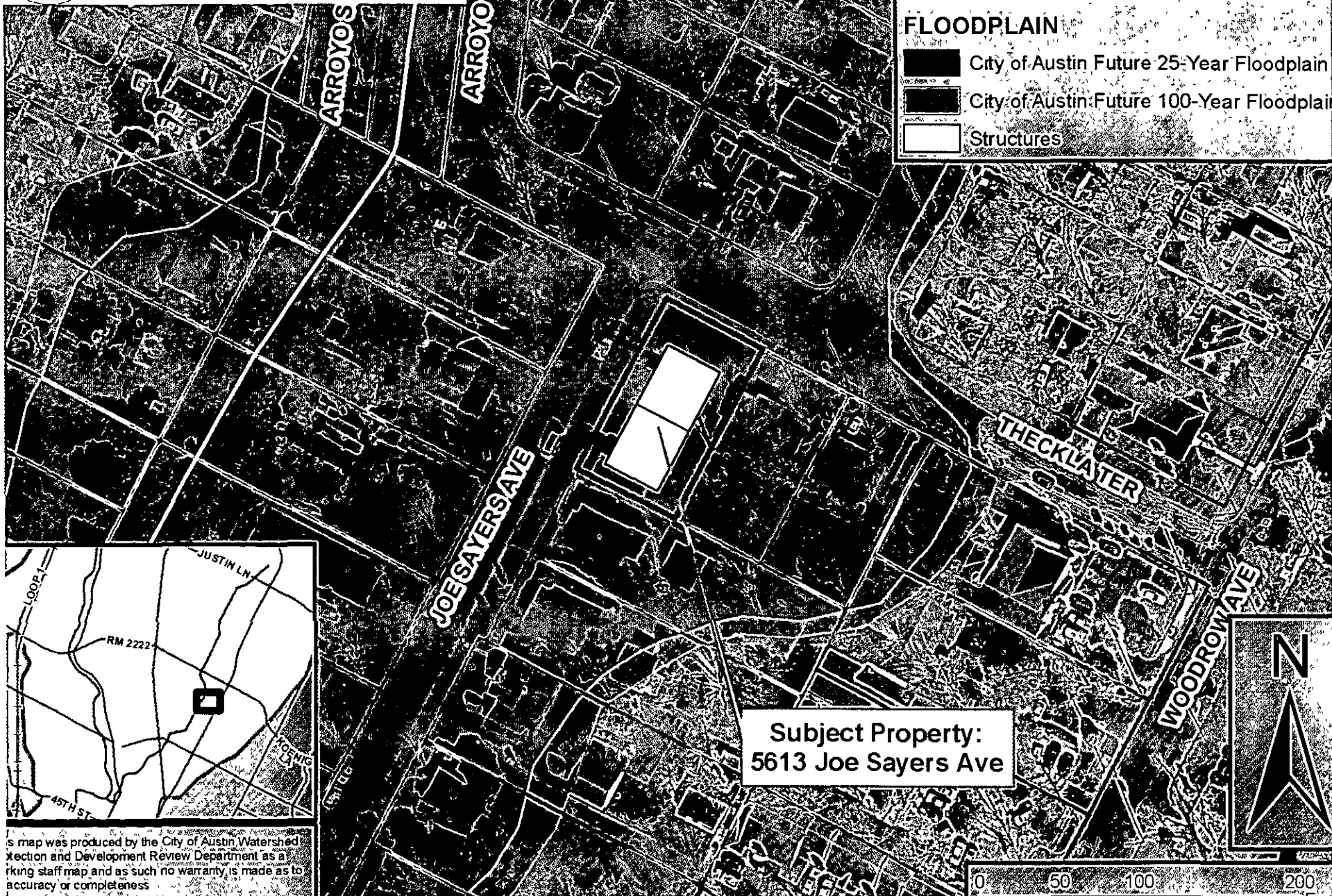
Hancock Branch of
Shoal Creek Watershed

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.**



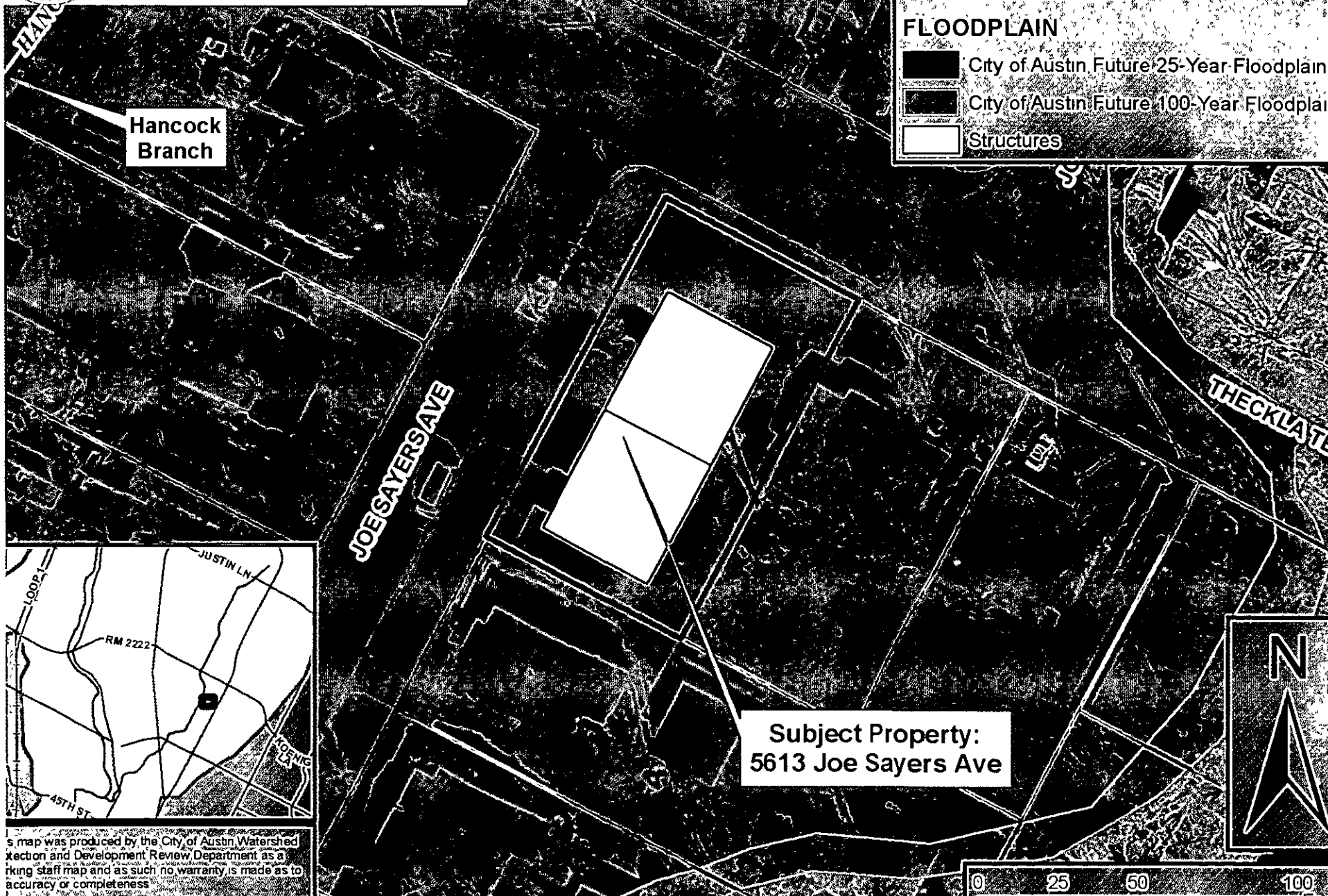
Watershed Protection Development Review



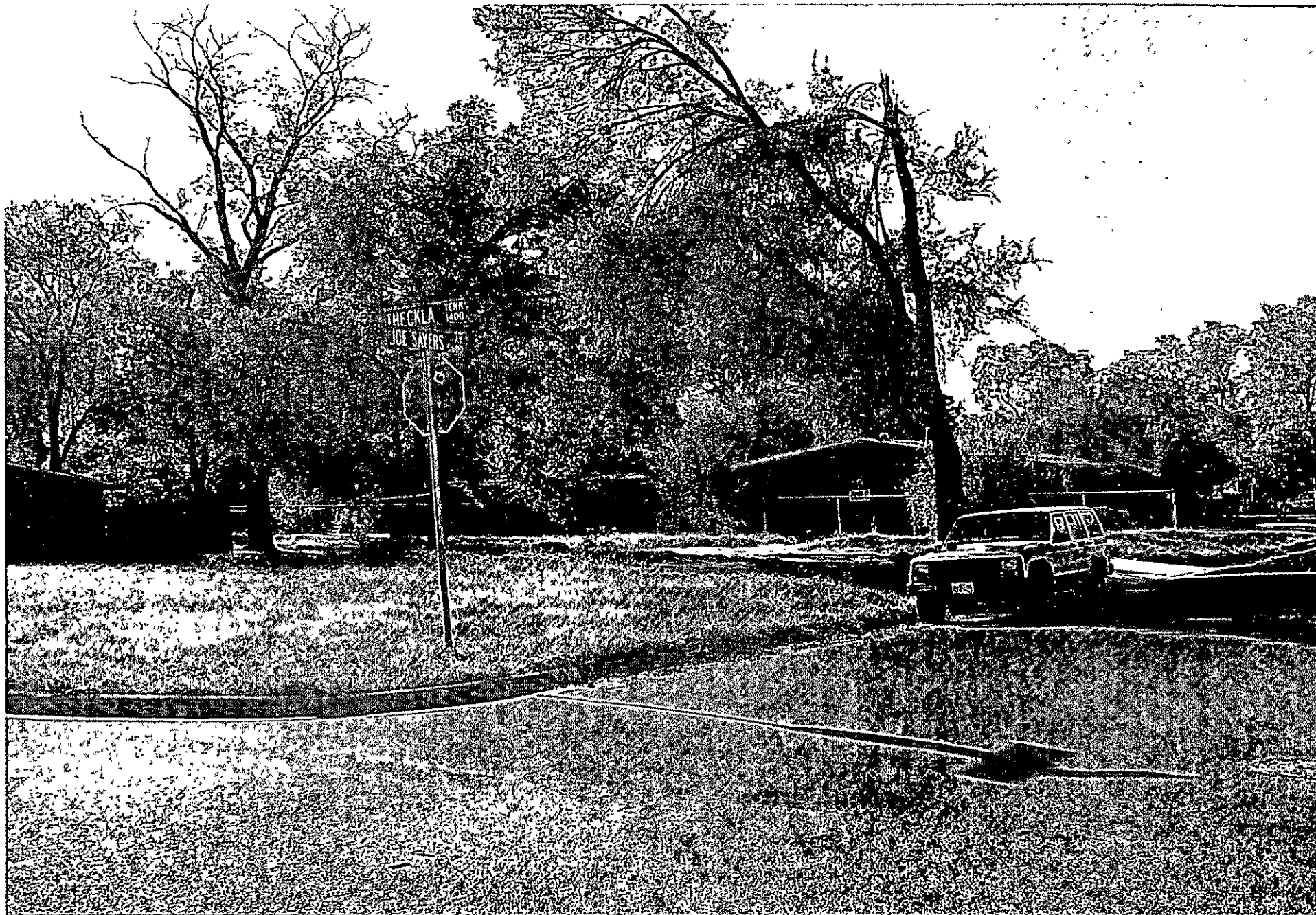
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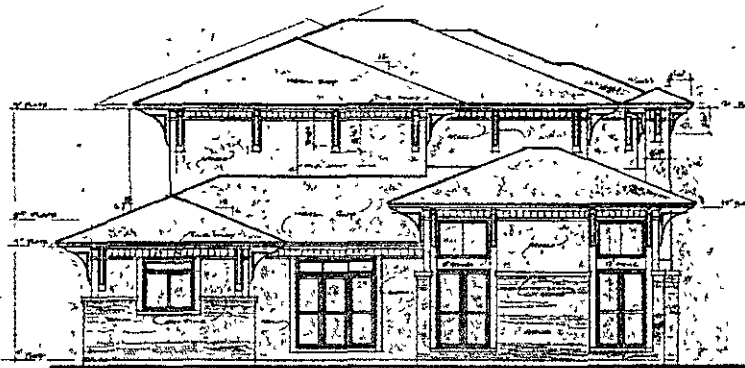
Watershed Protection Development Review



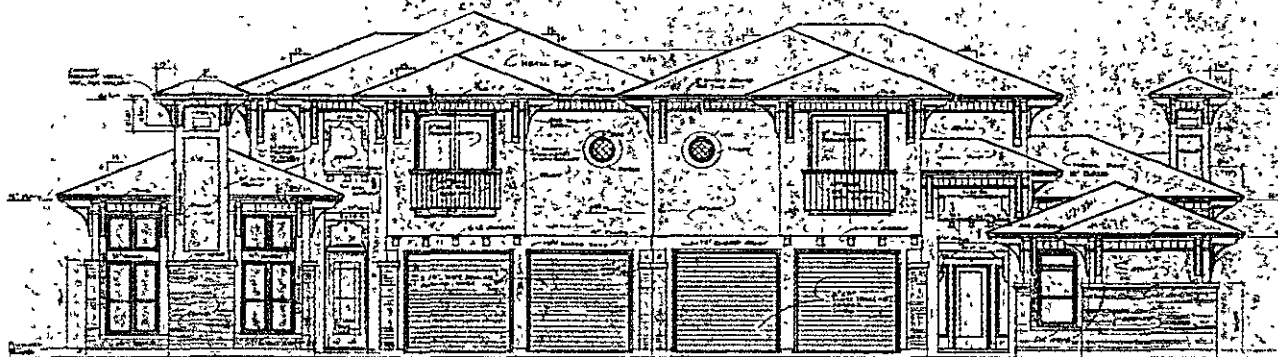
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5613 Joe Sayers Avenue
Site of Former 1300 sq. ft. Duplex



LEFT SIDE ELEVATION



FRONT ELEVATION

GENERAL NOTES

These plans and specifications are intended to provide a general guide for the construction of the building. The Contractor is to verify and comply with all local codes, ordinances and regulations. Contractor to verify all dimensions and conditions and shall assume responsibility for same. Any discrepancies in plans to be brought to the attention of the Designer. Owner to verify location of all electrical, plumbing, and mechanical services before construction. All engineering by others.

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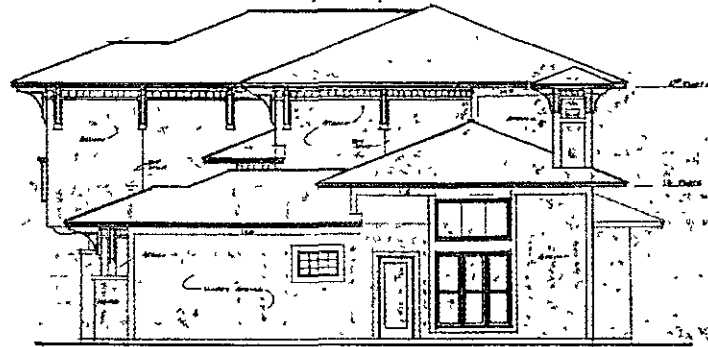


DATE DRAWN	06/15/2005
DRAWN BY	WPA
SHEET NUMBER	A1

5613 JOE SAYERS AVENUE
LOT 1, HARRY TERRO SUBDIVISION,
TRAVIS COUNTY, TEXAS

Wm. P. Anderson, Jr.
DESIGNER

**5613 Joe Sayers Avenue
Proposed Duplex – Front & Left Side Elevations**



RIGHT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTES

1. These plans and specifications are intended to comply with all applicable building codes and ordinances. Contractor to verify and comply with all local codes, ordinances and deed restrictions.
2. Contractor to verify all dimensions and conditions and shall assume responsibility of same. Any discrepancies to those as indicated on the drawings shall be brought to the attention of the Designer.
3. Owner to verify location of all electrical, plumbing and other utilities before construction.
4. All engineering by others.

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DATE DRAWN:

09/15/2009

DRAWN BY:

WPA

SHEET NUMBER:

A4

5613 JOE SAYERS AVENUE
LOT 1 HARRY TERRO SUBDIVISION
TRAVIS COUNTY, TEXAS



Wm. P. Anderson, Jr.
DESIGNER & ENGINEER
P.E. No. 12345
STATE OF TEXAS
EXPIRATION DATE 12/31/2010

**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 in front of the house impedes access to the house. The house will be surrounded by up 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 3905 +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 informed of the need for a floodplain variance at time of demolition permit issuance/building permit application-September 2005.**

Residential Design and Compatibility Standards ("McMansion") Ordinance

1. Compliance with the "McMansion" ordinance is not required. Building permit application pre-dates the ordinance.
2. The proposed development exceeds the allowed gross floor area permitted under the ordinance.
3. An applicant is allowed the greater of 2300 sq. ft or 0.4 to 1.0 floor-to-area ratio. The development on the subject property would be limited to 3336 sq. ft. of gross floor area per the ordinance.

Proposed Gross Floor Area:

- Residence – 3905 sq. ft.
- Garage – 600 sq. ft., excludes 200/parking req'd to meet minimum parking.
- Deck – 18 sq. ft.
- **Total 4523 sq. ft.**

4. To comply, applicant will have to remove 1187 sq. ft. from the proposed development.

Residential Design and Compatibility Standards ("McMansion") Ordinance

5. The interior side lot line is subject to a side-wall articulation under the *ordinance* which is lacking in the proposed development.
6. The maximum building height allowed under the *ordinance* is 32 ft. The proposed development is within the height restriction.
7. The structure is required to fit a "building tent" size limitation. At the proposed height of the development (23 ft. + foundation height) with the required setbacks of SF-3 zoning, the proposed structure complies with the "tent" requirement.
8. Issues of access to a proposed duplex deep in the floodplain and increased occupancy in the floodplain remain even if compliance with the "McMansion" ordinance is obtained. **VARIANCE DENIAL RECOMMENDED.**

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.

5613 Joe Sayers Avenue

Residential Design and
Compatibility Standards