#100

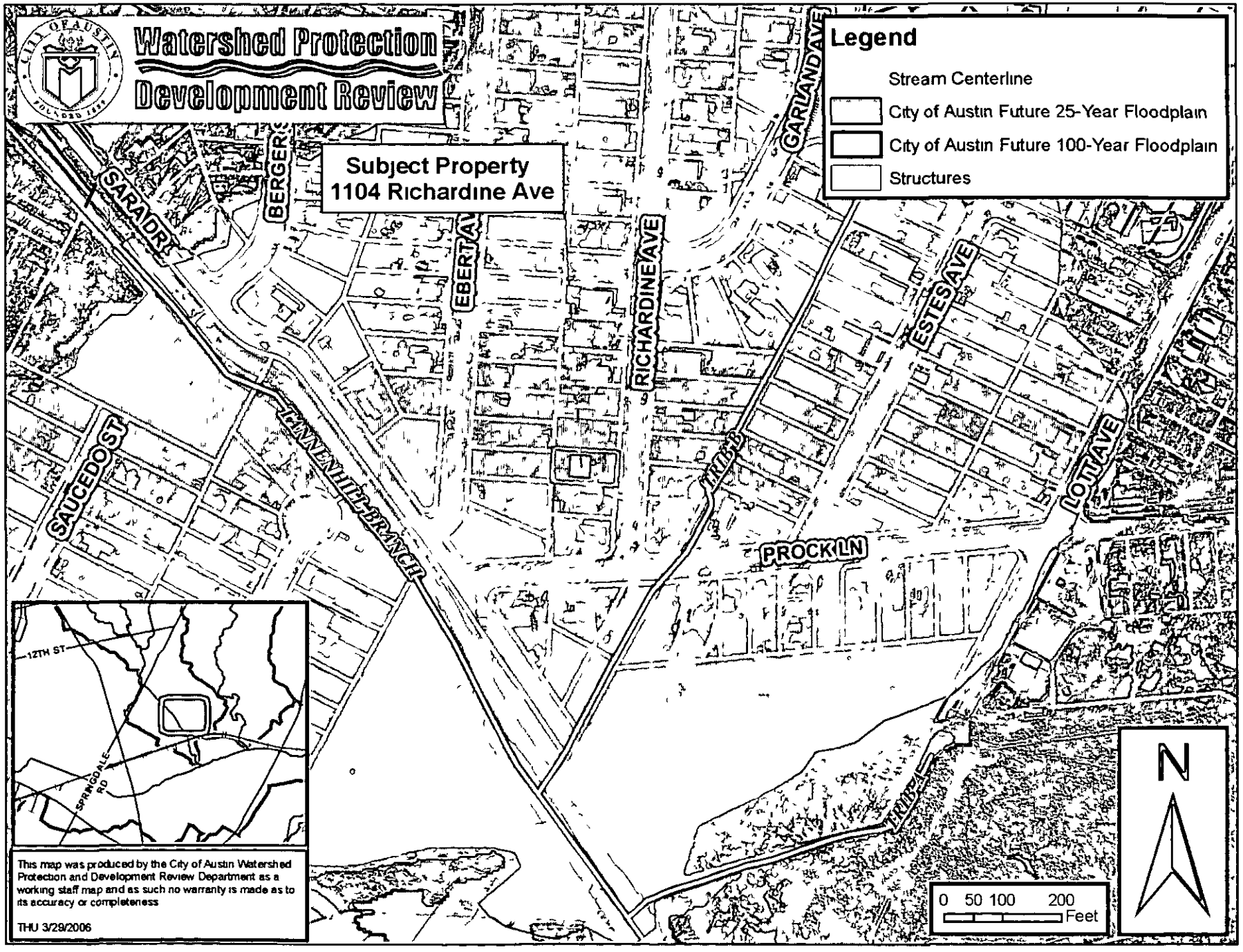
Floodplain Variance Request
1104 Richardine Avenue

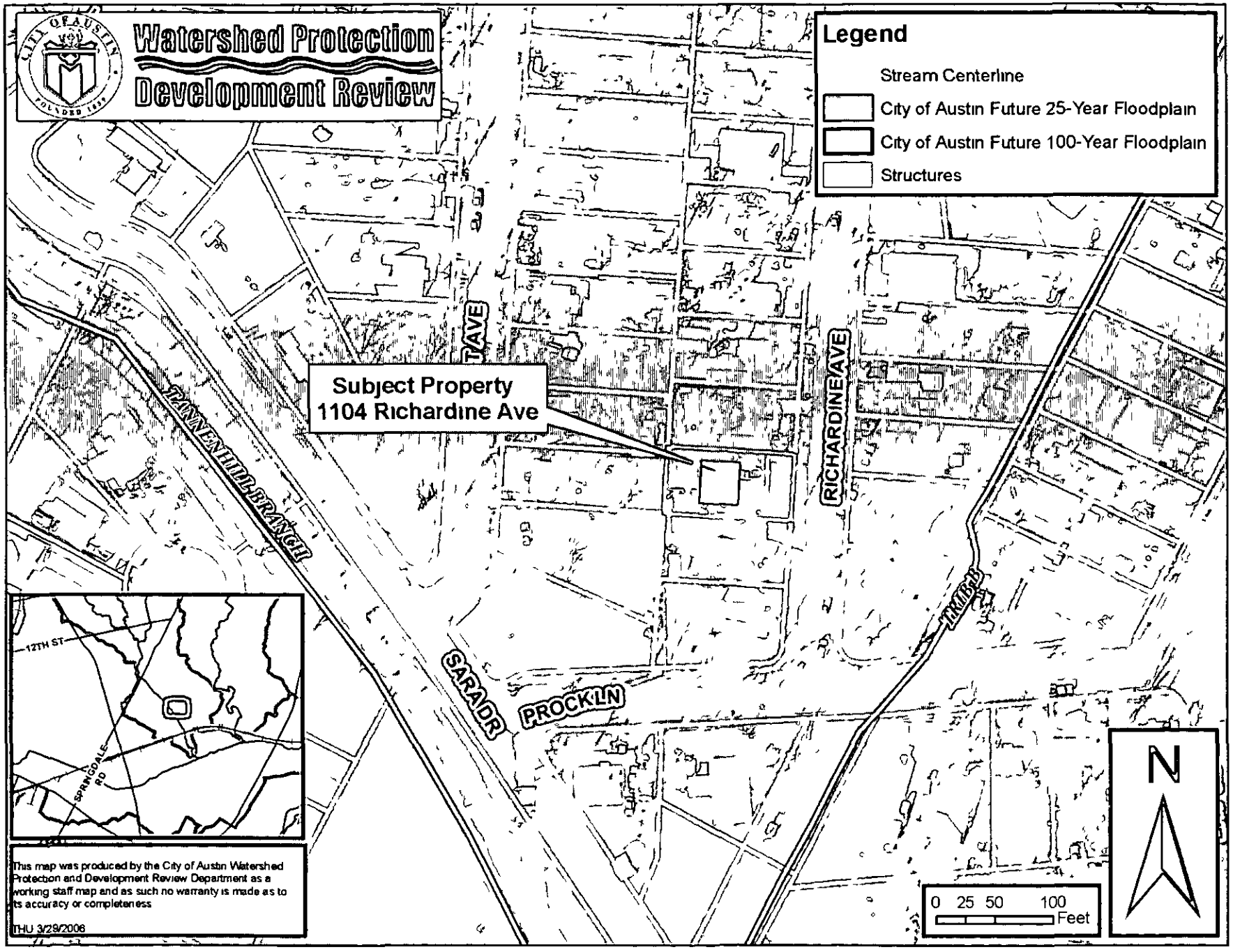
Tannehill Branch Watershed

Applicant Request

1. Construct a new 1873 sq. ft. two-story single family house at 1104 Richardine Avenue. There are currently no structures on this property.

2. Exclude building footprint from drainage easement dedication to the full limit of the 100-yr floodplain.


Watershed Protection
Development Review
Subject Property
1104 Richardine Ave
Legend
Stream Centerline
City of Austin Future 25-Year Floodplain
City of Austin Future 100-Year Floodplain
Structures
SARADRI
BERGER
EBERT AVE
RICHARDINE AVE
GARLAND AVE
ESTES AVE
LOTT AVE
SAUCEDO ST
TANNEHILL BRANCH
TRIB B
PROCK LN
TRIB A
12TH ST
SPRINGDALE RD
0 50 100 200
Feet
N
This map was produced by the City of Austin Watershed Protection and Development Review Department as a working staff map and as such no warranty is made as to its accuracy or completeness
THU 3/29/2006


Watershed Protection
Development Review
Legend
Stream Centerline
City of Austin Future 25-Year Floodplain
City of Austin Future 100-Year Floodplain
Structures
Subject Property
1104 Richardine Ave
TANNENHILL BRANCH
RICHARDINE AVE
SARA DR
PROCK LN
12TH ST
SPRINGDALE RD
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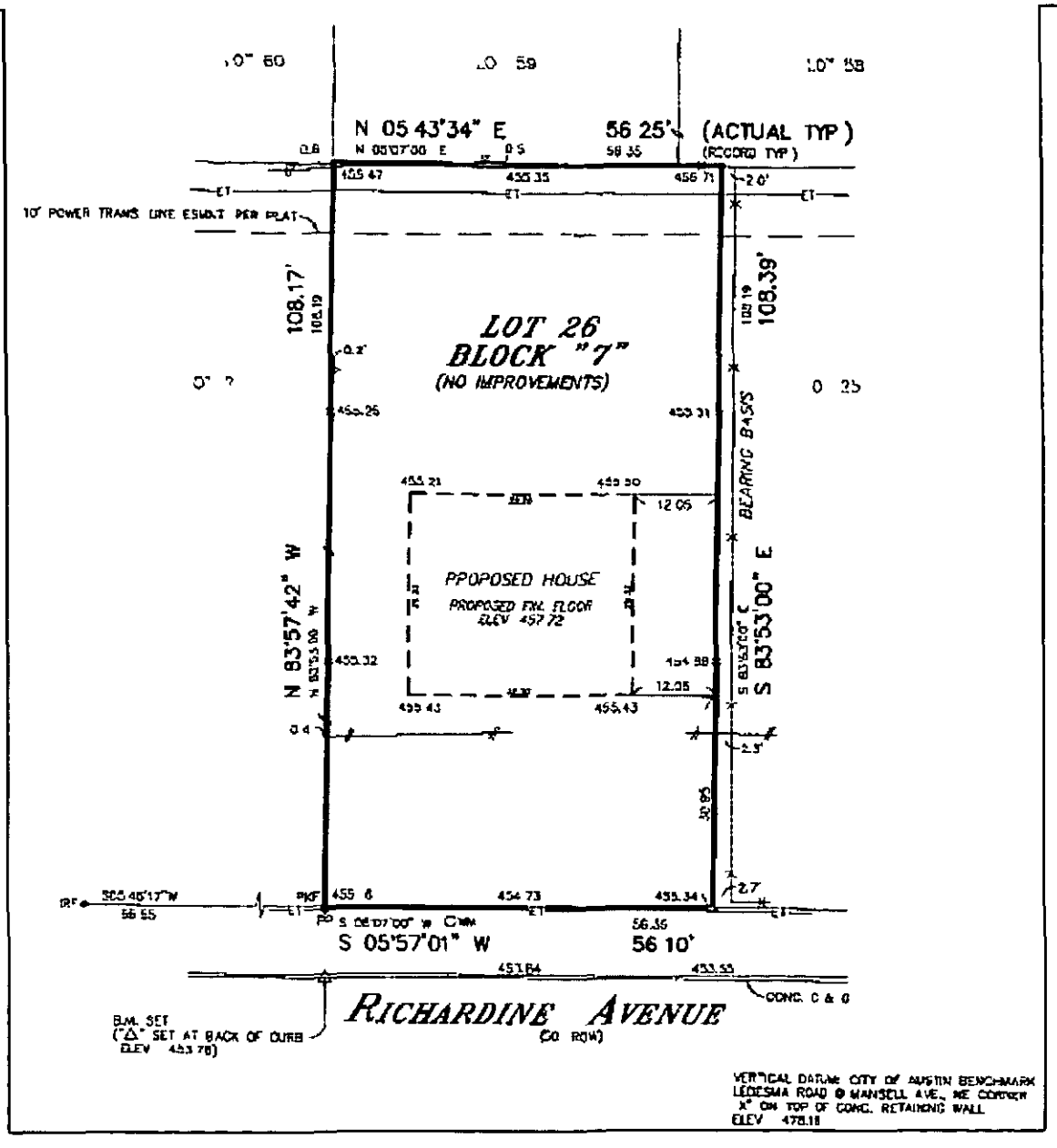
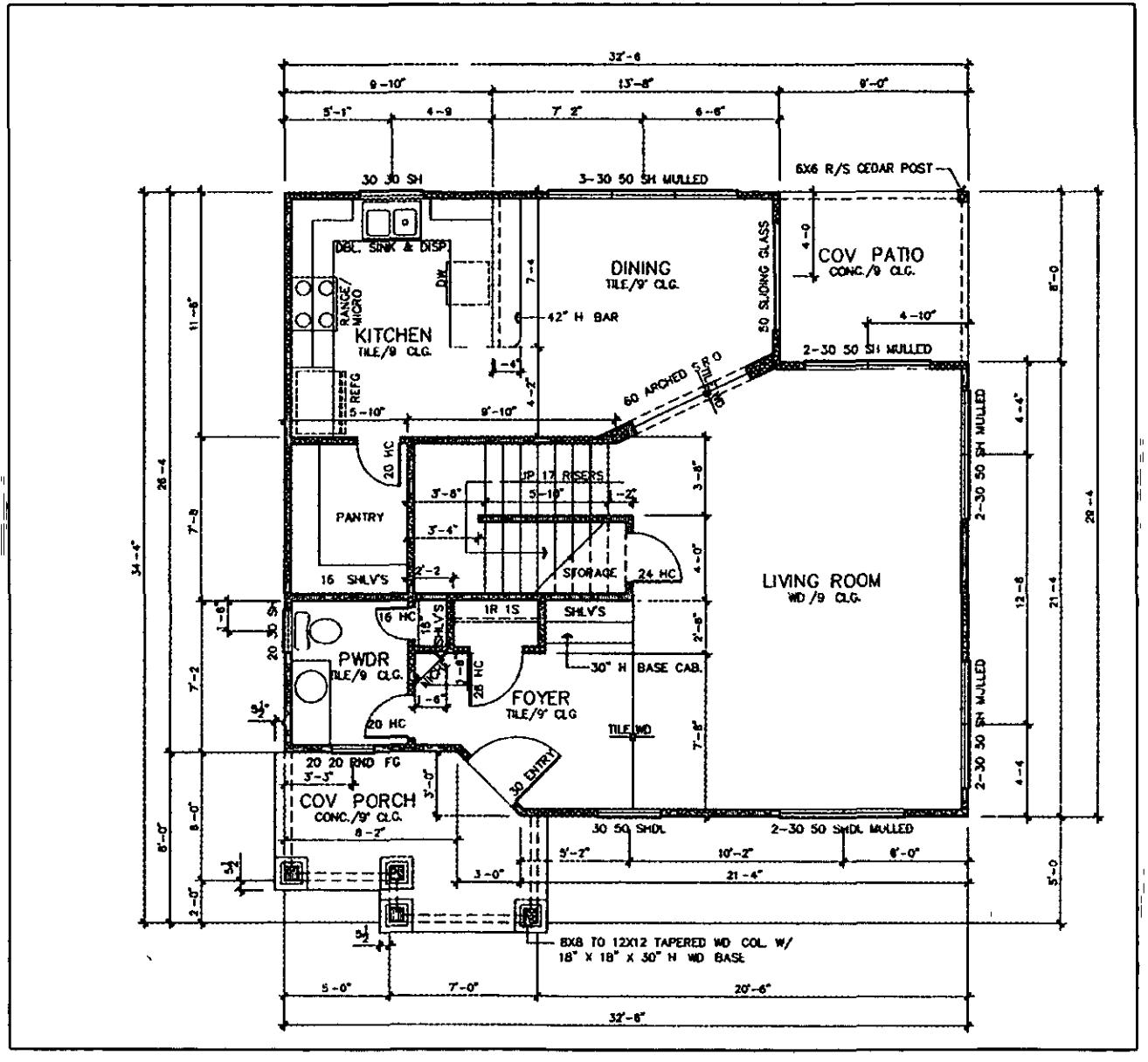
THU 3/29/2006
0 25 50 100
Feet
N

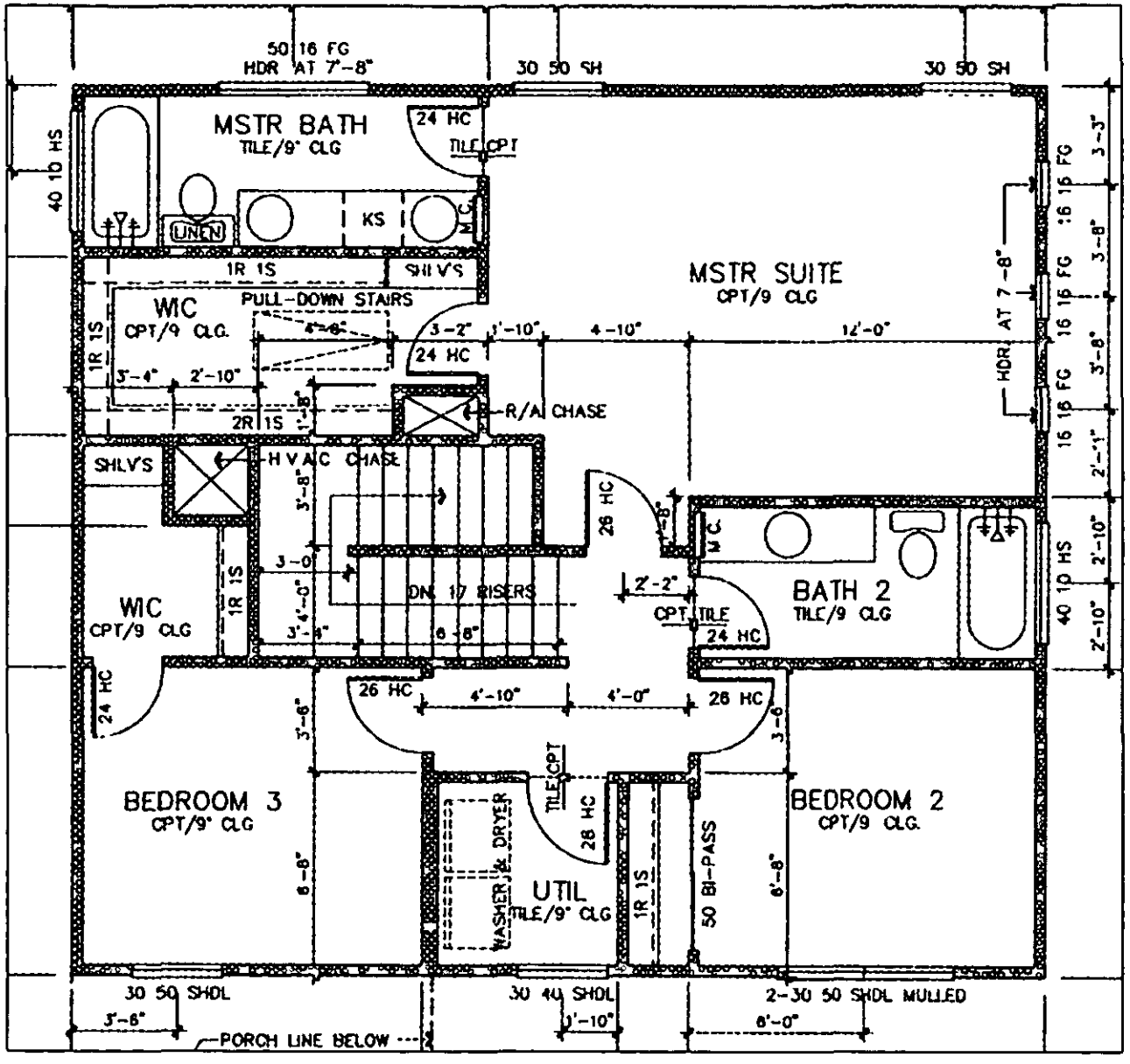
1104 Richardine Avenue
Site of Proposed 1873 sq. ft. House



1104 Richardine Avenue
Proposed House – Site Plan with Elevations



1104 Richardine Avenue
Proposed House – 1st Floor



1104 Richardine Avenue
Proposed House – 2nd Floor

VARIANCE DENIAL RECOMMENDED
SUMMARY of FINDINGS

1. PROPOSED CONSTRUCTION IS WITHIN THE 100-YEAR AND 25-YEAR FLOODPLAINS OF THE TANNEHILL BRANCH OF BOGGY 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 3.50 feet at the street curb line in front of the house impedes access to the house. The house will be surrounded by up to 1.34 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. Currently there are no structures on this property and the developer is proposing to construct a 1873 sq. ft. house.

4. FINISHED FLOOR ABOVE MINIMUM REQUIRED ELEVATION. The proposed construction *meets* City of Austin minimum elevation requirements (proposed elevation is at least one-foot above the 100-year floodplain elevation).

5. HARDSHIP CONDITIONS FOR THE PROPERTY EXIST. The lot is un-developable because of its location in the floodplain.

6. HISTORY OF FLOODING IN AREA. The November 2004 storm event resulted in moderate flooding in the lower Tannehill Branch watershed.

END