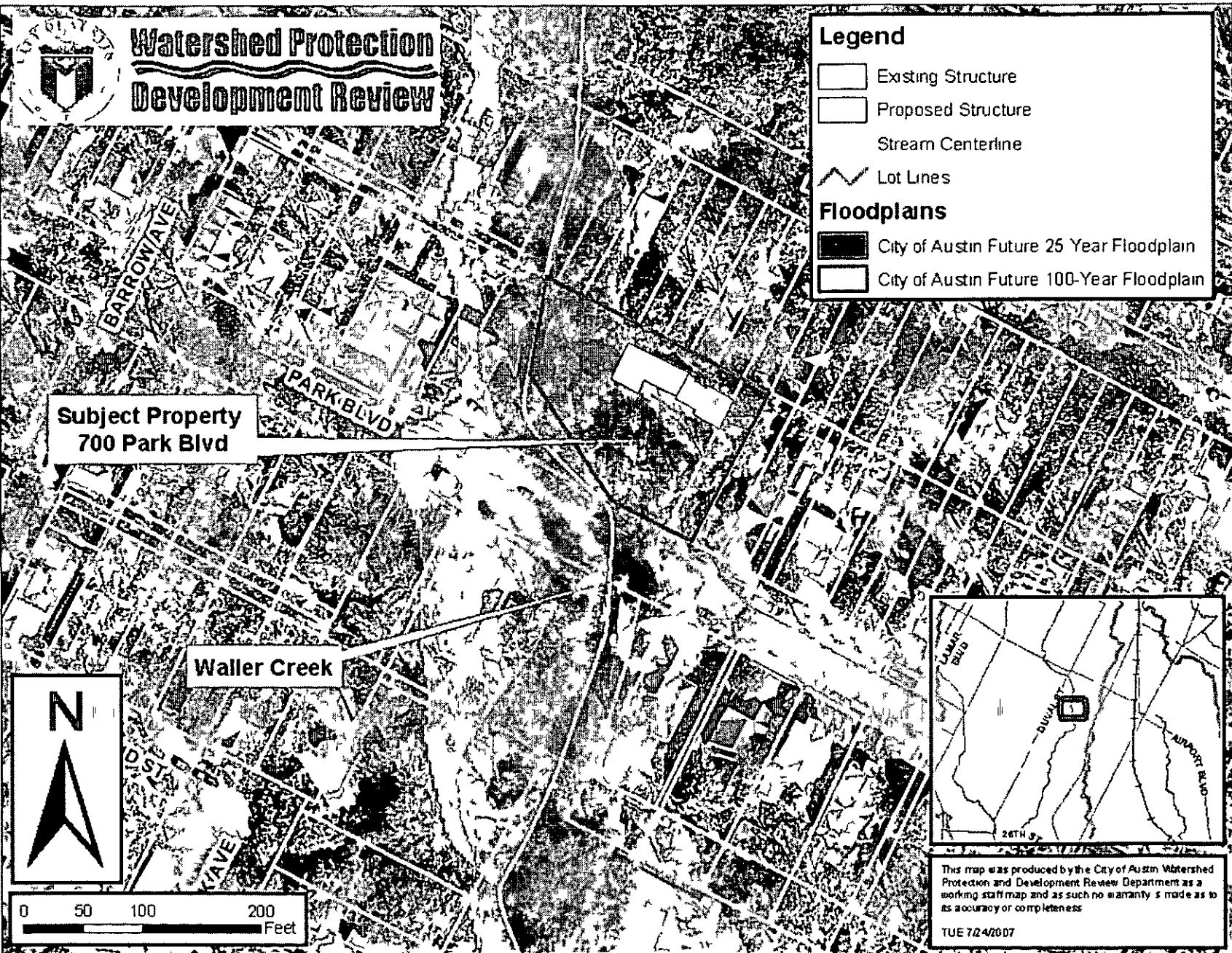


Floodplain Variance Request
700 Park Boulevard
Waller Creek Watershed

Applicant Request

1. Construct 1,291 sq. ft. addition to existing single-family house--two-story attached garage (563 sq. ft), storage space above garage (455 sq. ft) and family room (273 sq. ft.).
2. Exclude building footprint from the drainage easement dedication to the full limit of the 100-year floodplain





700 Park Boulevard

Site of Proposed 836 Sq Ft Addition

Location of Proposed Addition

700 Park Boulevard





700 Park Boulevard

Flowline of Creek along edge of Property

VARIANCE APPROVAL RECOMMENDED

SUMMARY of FINDINGS

1	PROPOSED CONSTRUCTION IS WITHIN THE 100-YEAR FLOODPLAIN OF WALLER CREEK. The 100-year and 25-year floodplains inundate most of the lot and cut across the footprint of the existing structure. The proposed structure is located within the 100-year floodplain, just beyond the limits of the 25-year floodplain
2	FEASIBLE ACCESS. The depth of water on Park Boulevard at the property's driveway during the 100-year flood event would be up to 1.35 feet. The existing house will be surrounded by water up to 4.9 feet in depth. Due to water depths in the street, access to this structure by Austin Fire Department vehicles is possible
3	ADDITIONAL OCCUPANCY IN THE FLOODPLAIN. The proposed construction will increase the opportunity for human occupancy in the floodplain. Living space within the existing home is 3,068 sq. ft. The proposed addition would add 273 sq. ft. of conditioned space, 455 sq. ft. of enclosed storage area and a 563 sq. ft. garage which totals 42 per cent of the existing floor area
4	FINISHED FLOOR ABOVE MINIMUM REQUIRED ELEVATION. The proposed addition will match the elevation of the existing structure which is above the minimum required elevation
5	HARDSHIP CONDITIONS FOR THE PROPERTY DO NOT EXIST. The existing residence is serviceable
6	PREREQUISITES FOR GRANTING VARIANCES ARE NOT MET. Proposed construction does not meet Building Code prerequisites for granting a floodplain variance

END