#12

Floodplain Variance Request

1111 Berger Street

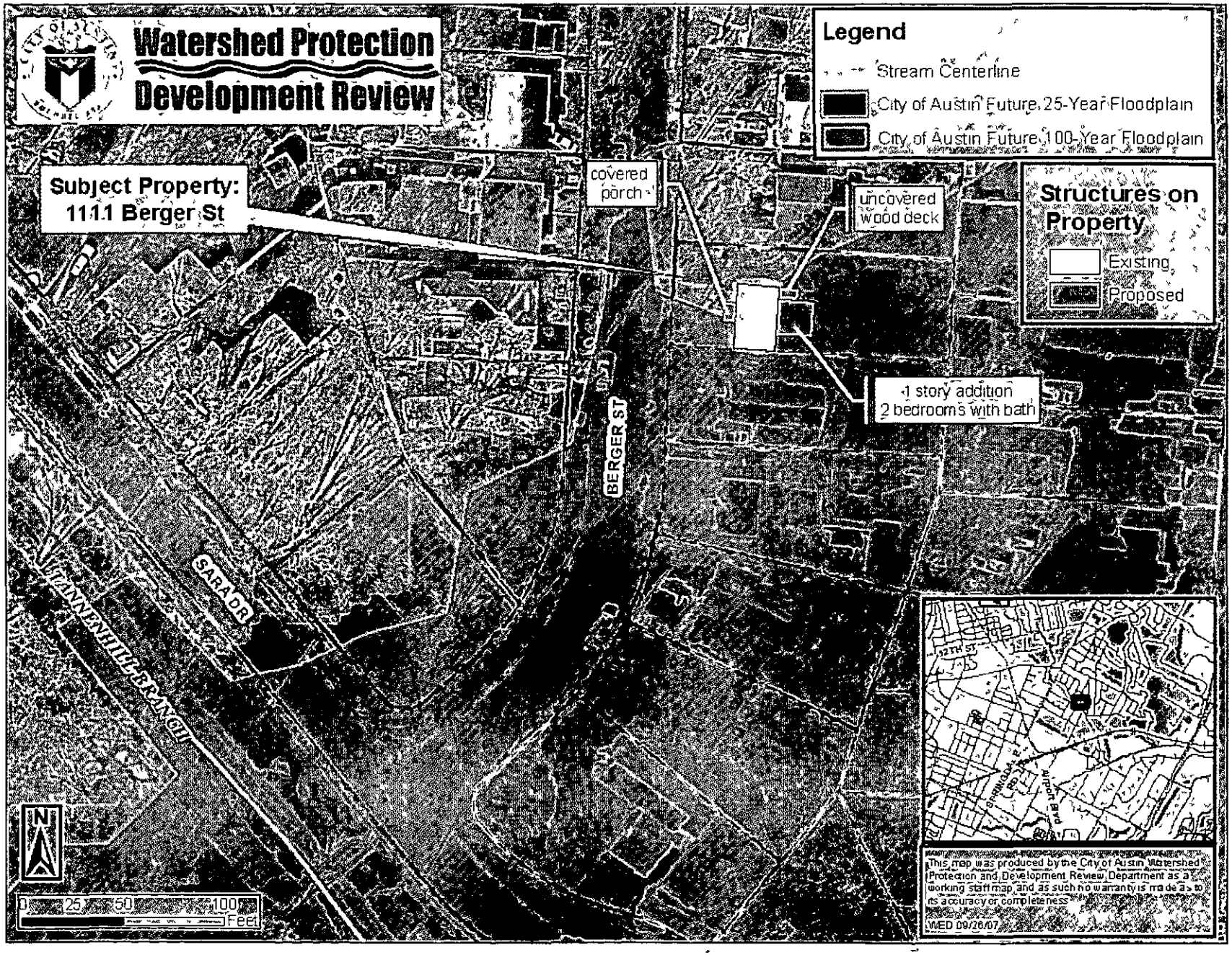
Tannehill Branch Watershed

Applicant Request

1. Construct a 434 sq. ft. addition to an existing 659 sq. ft. single-family house. Construction includes two bedrooms and one bath at 324 sq. ft. , a deck at 60 sq. ft. and a 50 sq. ft. covered porch. Proposed improvements constitute "substantial improvement."

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

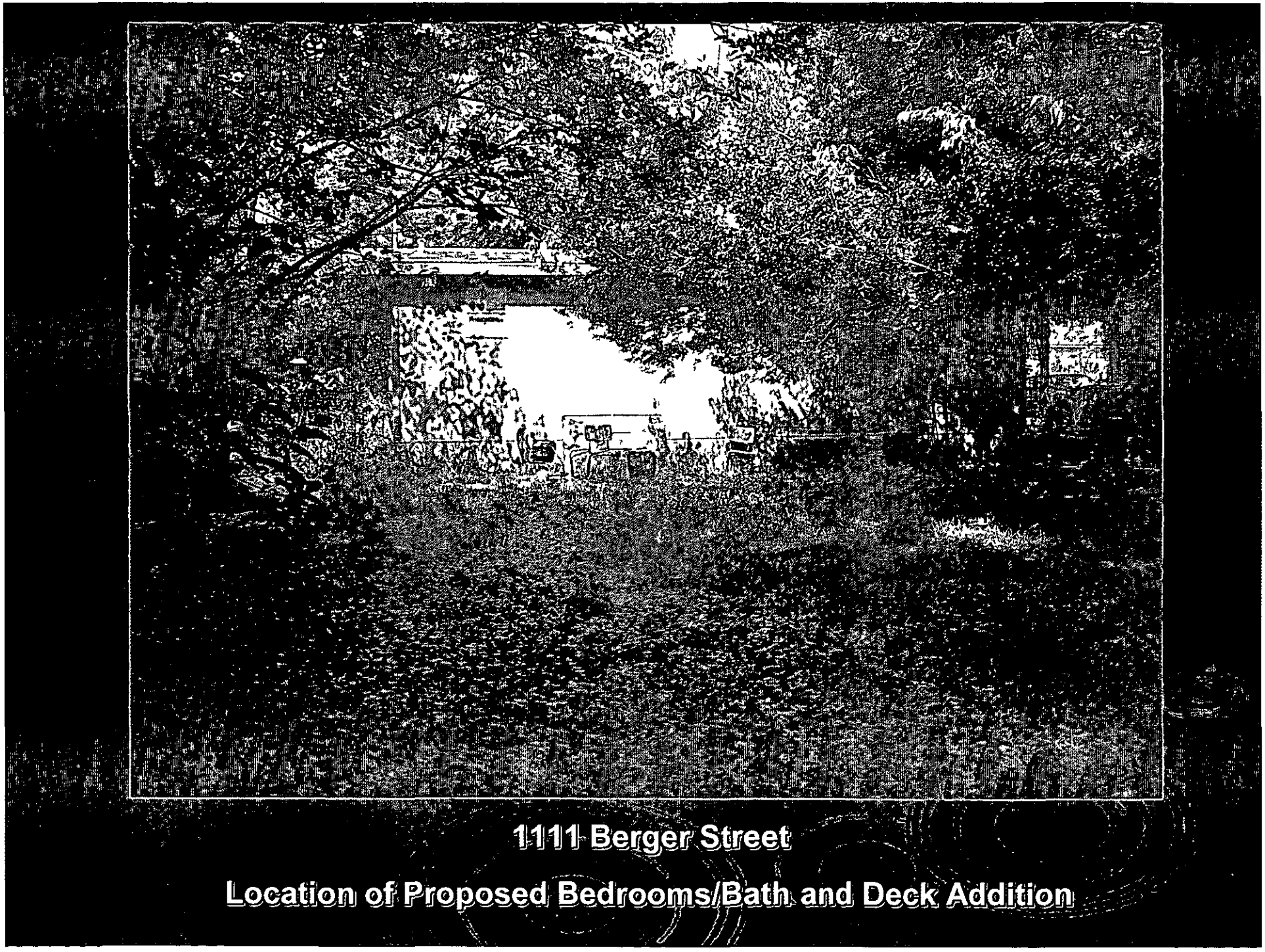

Watershed Protection
Development Review
Legend
Stream Centerline
City of Austin Future 25-Year Floodplain
City of Austin Future 100-Year Floodplain
Subject Property
1111 Berger St
DEWEY ST
SPUR ST
BERGER ST
EBERT AVE
PROCK LN
GARA DR
DONAWN ST
TANNEHILL BRANCH
RICHARDINE AVE
CHICO ST
ESTES AVE
BROOKSWOOD AVE
I-35
N
0 100 200 400 Feet
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.
WED 09/26/07


Watershed Protection
Development Review
Legend
Stream Centerline
City of Austin Future 25-Year Floodplain
City of Austin Future 100-Year Floodplain
Subject Property:
1111 Berger St
covered porch
uncovered wood deck
Structures on Property
Existing
Proposed
1 story addition
2 bedrooms with bath
BERGER ST
SARA DR
TANNEHILL RANCH
N
0 25 50 100
Feet
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WED 09/26/07



1111 Berger Street

Site of Proposed "Substantial Improvements"



1111 Berger Street

Location of Proposed Bedrooms/Bath and Deck Addition


1111 Berger Street
Location of Proposed Covered Porch

VARIANCE DENIAL RECOMMENDED

SUMMARY of FINDINGS

1. PROPOSED CONSTRUCTION IS WITHIN THE 25-YEAR AND 100-YEAR FLOODPLAINS OF TANNEHILL BRANCH.

2. NO SAFE ACCESS. The depth of water on Berger Street at the property's driveway during the 100-year flood event will be up to 2.35 ft. The existing house will be surrounded by water depths up to 2.0 ft. Due to water depths in the street, access to this structure by Austin Fire Department vehicles would not be 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 659 sq. ft. The addition would add 324 sq. ft. of conditioned space, for a proposed 49.2% increase.

4. FINISHED FLOOR ABOVE MINIMUM REQUIRED ELEVATION. The proposed addition will be at least one-foot above the 100-year floodplain elevation and the existing floor will be raised to a minimum elevation of one foot above the 100-year floodplain elevation.

5. HARDSHIP CONDITIONS FOR THE PROPERTY DO NOT EXIST. The existing residence provides economic return.

6. PREREQUISITES FOR GRANTING VARIANCES ARE NOT MET. Proposed construction does not meet Building Code prerequisites for granting a floodplain variance.

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

END