

Late Backup

## Item #126. 2006 Hopi Trail

Steven Nacamuli (applicant) appealing the Residential Design & Compatibility Commission (RDCC) decision to deny Subchapter waiver request.



# Background


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- February 2007
  - Demolition permit applied & issued for 2100 Hopi Trail.
  - Structure straddled 2100 and 2006 Hopi Trail
  - Both lots are owned by the applicant
- August 15, 2007
  - City received an application for new construction of a single family home on 2006 Hopi Trail
  - FAR requested at 0.49 (2,949 sq ft)
  - Sidewall length proposed at 61 feet without articulation
- September 5, 2007 RDCC Waiver Request
  - Increase FAR by 25% (605 sq ft)
  - Increase length of side wall from 32 ft to 61 ft before articulation is required
  - RDCC postponed, requesting FAR of other properties within 300 ft of the subject property

## Background (cont...)

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- October 3, 2007 RDCC Hearing
  - Opposition included
    - 5 letters & a petition signed by 16 area property owners
    - Presentation by West Austin Neighborhood Group (WANG) providing FAR analysis of properties within 300 ft
  - Applicant presented photos of 8 area properties & compared square footage.
  - RDCC denied request (6-2-1 vote)



## Appellant's Claim

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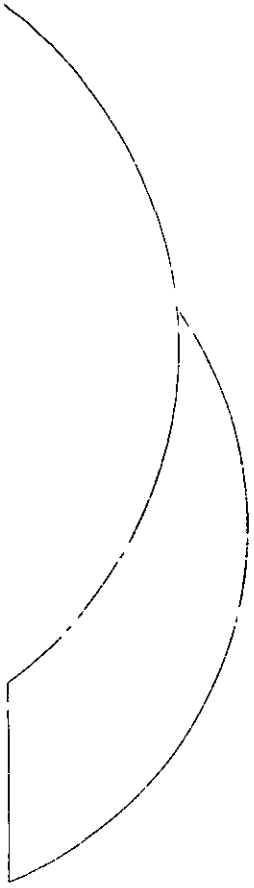
- Commissioners stated that plans:
  - Met the requirements of Subchapter F
  - Complied with neighborhood design guidelines
  - Consistent with streetscape
  - Consistent with scaling
  - Considerate of impact of privacy to neighbors
- Commissioners did not state any objection to the house plan.
- Appellant requests Council overturn RDCC's denial.



# Council Options

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- Approve the appeal
  - Overturns RDCC's denial
  - Subchapter F is waived:
    - 0.5 FAR = 3,025 sq. ft maximum
    - Sidewall articulation waived for a proposed wall length of 61 ft.
- Deny the appeal
  - Upholds RDCC's denial
  - Residence must comply with Subchapter F
    - 0.4 FAR = 2,420 sq. ft.
    - Sidewall articulation must occur at 32 ft



# Questions & Answers

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