

PERMIT PARTNERS, LLC  
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Approximately 60% of the total proposed IC will be located in the 0-15 slope. Approximately 37% of the total proposed IC will be located in the 35%+ out of necessity due to the existing topography and irregular tract shape.

The project is proposing to reduce the newly imposed LA rear setback from 20' to 10'. The new orientation of the lot is a result of taking access from Island way and the city determining that Island Way is the front of the lot. The original north property line was a side property line and required a 5' setback prior to the LA zoning ordinance modification adopted by City Council in 2014. That code amendment removed the 5' side setback allowance for LA zoned properties platted prior to 1982 or a tract not required to plat. This tract's former side property line is now a rear property line with a 20' setback requirement. The existing home as a 0' setback at this property line and is proposing a 10' rear setback.

The tract's new orientation also requires a setback variance along Lakeshore Dr. The existing house fronts Lakeshore Dr. and has a 0' setback. The new orientation now designates Lakeshore Dr. as a 25' street side setback and the project is proposing a 5' setback along Lakeshore Dr.

**b) The hardship is not general to the area because:**

There is no known lot with similar issues where the house has extended beyond it's natural life, was labeled non-compliant when LA LTD purpose zoning was applied in 1982, the building site is wedged between the ROW and protected trees, and has topography and lot shape challenges combined on a single site.

**Area Character:**

The proposed redevelopment will not alter the character of the Lakeshore Dr. area nor impair the use of the adjacent property nor impair the purpose of the LA zoning regulations applied by the city in 1982 when said ordinance created a non-compliant site that is very difficult to redevelop under LA zoning performance standards. The current house has a 4 story tower that has been an eyesore for many years and is being remove as part of the redevelopment. Included with this application are two letters of support from surrounding neighbors.

In sum I respectfully request the Board consider the above variances in order for a reasonable redevelopment of a challenging site. Please reference the attached powerpoint and supporting exhibits for a more comprehensive understanding of the proposed project.

Sincerely,

David C. Cancialosi, agent for owner

Cc: Valla Djafari, M.D.

## REQUESTED VARIANCES

### 1. IMPERVIOUS COVER

1. Increase from 35% to 66% on 0-15% Slope
2. Increase from 10% to 88% on 15-25% Slope
3. Increase from 5% to 9% on 25-35% Slope
4. Increase from 0% to 31% on 35-100% Slope

### 2. PROPOSED SETBACKS

1. Front yard changed from Lakeshore to Island Way per COA
2. Avoid impacting Existing Protected/Heritage Tree CRZs
3. Proposed Setbacks
  - Front Yard: 40' Front Yard Setback per COA
  - Street Yard: 25' Street Yard Setback per COA (Island Way)
  - Rear Yard: 10' Rear Yard Setback per COA
  - Existing Structure at 0'
  - To be made Compliant with 10' Setback
  - Street Yard: 5' Street Yard Setback (Lakeshore Drive)

LAKESHORE RESIDENCE  
Board of Adjustments

July 24, 2017



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**EXISTING CONDITIONS**

Front Setback: 7'  
 Side Setback: 0'  
 Street Side: 0'  
 Rear Setback: N/A faces lake  
 Easements: N/A

**ALLOWABLE CONDITIONS**

Front Setback: 40' from Lakeshore Dr.  
 Side Setback: 10'  
 Street Side: 25' from Island Way  
 Rear Setback: 10'  
 Easements: N/A

**PROPOSED CONDITIONS**

Front Setback: 40' from Island Way  
 Street Side: 5' from Lakeshore Dr.  
 Street Side: 25' from Island Way  
 Rear Setback: 10' from adjacent lot  
 Easements: N/A

**PROJECT CONDITIONS**

**LAKE AUSTIN ZONING & OVERLAY IMPERVIOUS COVER CHART**

GROSS SITE AREA = 30,712 SF  
 SHORELINE SETBACK AREA = 3,282 SF

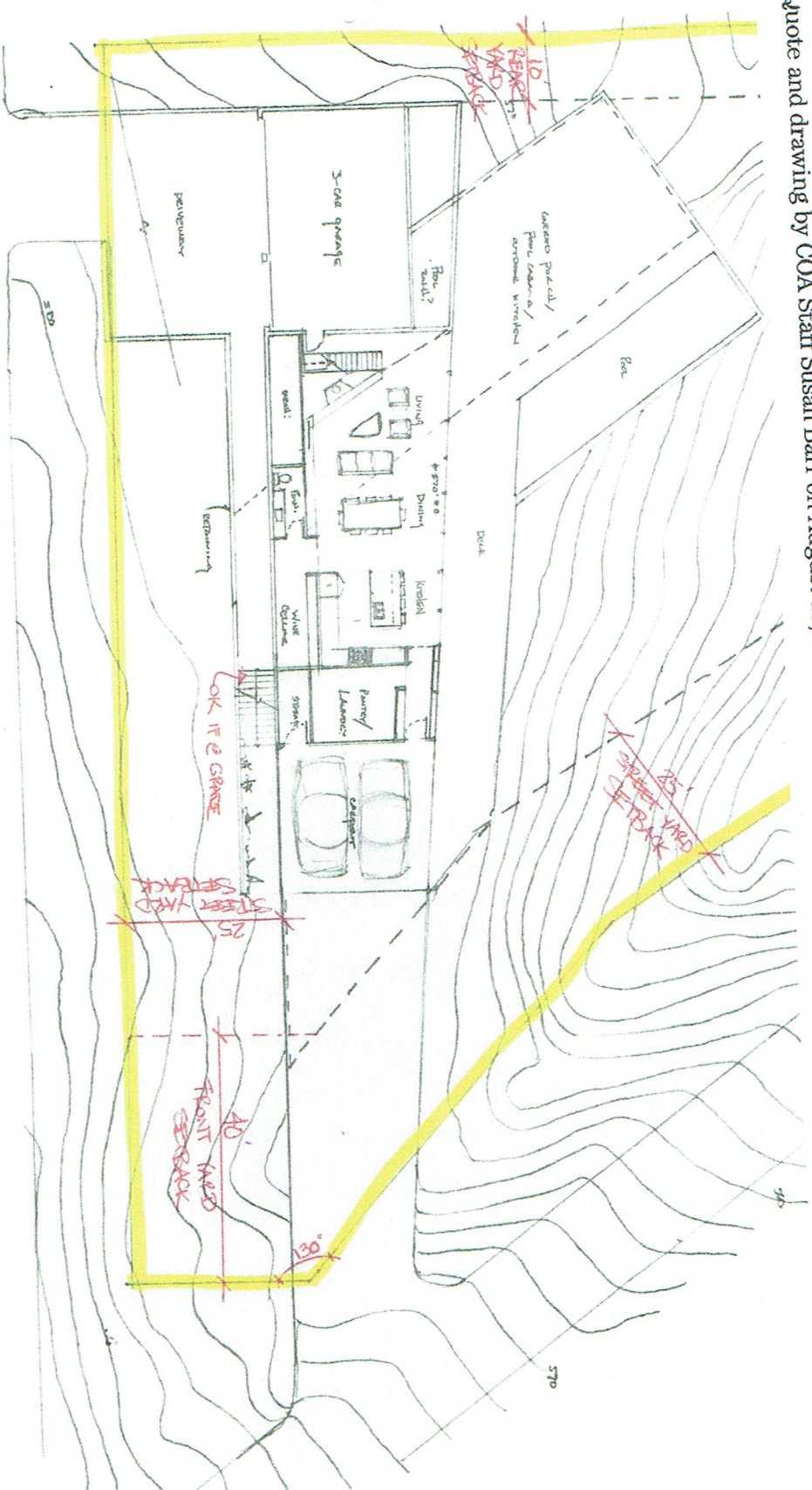
SLOPE		TOTAL		% IC		% IC	
CATEGORY (%)	AREA (SF)	MULTIPLIER	IC ALLOWED (SF)	IC EXISTING (SF)	EXISTING	IC PROPOSED (SF)	PROPOSED
0-15	11,540	0.35	4,039	8,515	74%	7,564	66%
15-25	185	0.10	19	0	0%	162	88%
25-35	830	0.05	42	0	0%	75	9%
35-100	14,875	0.00	0	0	0%	4,583	31%
TRANSFER PER E	0	0.40	-	-	-	-	-
TOTAL				8,515	-	12,383	-
SHORELINE SETBACK				1,655	-	1,771	-
NET TOTAL				10,170		14,154	

1. Table is based on the information provided in City of Austin Land Development Code 25.2.551(C)(3).
2. This legal tract was recorded prior to April 22, 1982. Per City of Austin Land Status Determination File Number C81-02-0071.

# NEW FRONT YARD LOCATION PER CITY OF AUSTIN

"Since the angle between L2 and the adjacent property line parallel to Island Way is  $<135^\circ$ , L2 is the front property line. As such, its setback is 40'. The setback from each respective street is 25'. However, with L2 being the front property line, the interior property line is then the rear property line requiring a 20' setback. If a 10' setback is desired, a BOA variance will need to be sought."

Quote and drawing by COA Staff Susan Barr on August 13, 2015.



NEW SETBACKS BY COA

LAKE SHORE RESIDENCE  
Board of Adjustments

July 24, 2017





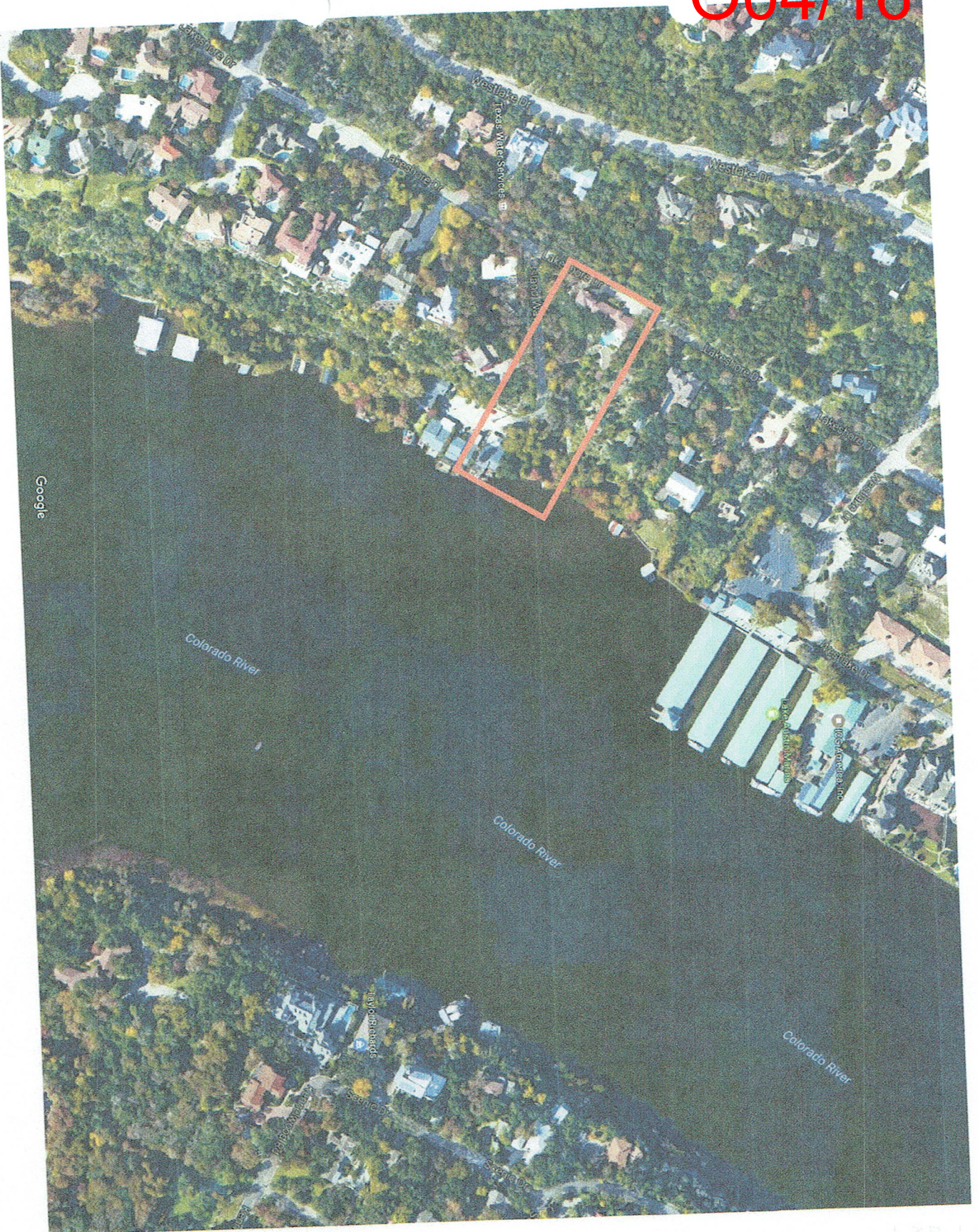
**SITE CONTEXT**

Scale: Not to Scale

LAKE SHORE RESIDENCE  
Board of Architects

July 24, 2017





## SITE CONTEXT