

H03/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0001
LOCATION: 1608 Cedar Avenue



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 140'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: _____

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

b) The hardship is not general to the area in which the property is located because:

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

December 20, 2017

From:
David & Tricia Ciccocioppo
1608 Cedar Avenue
Austin Texas, 78702

To:
Leane Heldenfels
Board of Adjustment Liaison
City of Austin
1st Floor – Development Assistance Center
505 Barton Springs Road
Austin, TX 78704

This letter is a request for an impervious cover variance. The current City of Austin Land Development Code allows for a maximum 45% of impervious cover. We're seeking a variance to allow us to build with a total of 49% of impervious cover on our lot.

My wife and I are hoping to build a S.M.A.R.T Housing Certified accessory dwelling unit in the backyard of our home. It is our goal to rent this ADU for a minimum of five years to those with a household income less than 80% of the area median family income (MFI) in accordance with the S.M.A.R.T. Housing and Alley Flat Initiatives. In order to provide a safe, accessible and comfortable living space for our future tenants we need to go slightly over the allowed amount of impervious cover for our lot. To meet the current maximum of 45% would require us to further reduce the amount of living space in our current design which would mean smaller rooms, or more narrow hallways resulting in a less safe, less accessible and less comfortable living space.

It would be a burden to remove any amount of the impervious cover associated with the current structure on our lot, our primary residence, because almost all of the impervious cover outside of the house itself is taken up by an abnormally long driveway that leads from the street to a garage toward the rear of the house. Removing and rebuilding the existing garage closer to the street would be a significant financial burden for us and would not allow us to provide the affordable rental unit in the back of the house at all.

Our proposed ADU will provide much needed affordable housing for a small family. Our location is close to downtown and walking distance to Cap Metro busses and rail. The additional impervious cover requested will not negatively impact the neighborhood because our lot backs up to semi-permeable alley and the topography would suggest that any excess runoff would drain into the alley as opposed to directly into a neighbor's yard. An extra measure we are willing to take to ensure that our request has no negative impact on our neighborhood is rainwater harvesting. We will install a minimum of 520 gallons of rain tank volume to mitigate the effects of any runoff associated with our additional 200 square feet of impervious cover.

Thank you for considering our request.

Sincerely,
David Ciccocioppo & Tricia Ciccocioppo



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

October 18, 2017

S.M.A.R.T. Housing Certification

Tricia and David Ciccocioppo – 1608 Cedar Ave (ID #411)

TO WHOM IT MAY CONCERN:

Austin Community Design & Development Center, on behalf of the owners, Tricia and David Ciccocioppo (development contact Nicole Joslin, phone: 512-220-4254 (o); 972-824-5976 (m) Nicole.joslin@acddc.org) an application to develop a one (1) 853 square foot secondary residential unit at 1608 Cedar Ave, Austin TX 78702.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because the **secondary** unit in this development will serve households with incomes at or below **80%** of Austin's Median Family Income level (MFI), the development is eligible for a waiver of **100%** waiver of the fees listed in the S.M.A.R.T. Housing Ordinance, as amended, adopted by the City Council with the exception of the Capital Recovery Fees (CRF). **This development is not in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore is not eligible to receive any CRF fee waivers under the S.M.A.R.T. Housing Ordinance.** Expected fee waivers include, but are not limited to, the following fees:

~~Capital Recovery Fees~~
 Building Permit
 Concrete Permit
 Electrical Permit
 Mechanical Permit

Site Plan Review
 Misc. Site Plan Fee
 Building Plan Review
 Construction Inspection
 Misc. Subdivision Fee

Zoning Verification
 Parkland Dedication (by
 separate ordinance)
 Land Status Determination
 Plumbing Permit

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenrgy.com).
- Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility standards have been met.
- Enter into a Restrictive Covenant securing the affordability period.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely



Sandra Harkins, Project Coordinator

Neighborhood Housing and Community Development

Cc:	Laurie Shaw, Capital Metro	Catherine Doar, AEGB	Alma Moleri, DSD
	Maureen Meredith, PZD	Gina Copic, NHCD	Ellis Morgan, NHCD
	M. Simmons-Smith, DSD	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD
	Katherine Murray, Austin Energy	Heidi Kasper, AEGB	Elizabeth Robinson, DSD
	Alice Flora, AWU	Carl Wren, DSD	Zulema Flores, DSD

1608 CEDAR AVENUE

ACCESSORY DWELLING UNIT

SHEET INDEX:

- A101 SITE PLAN & GENERAL INFORMATION
A102 FLOOR & ELECTRICAL PLANS
A103 ELEVATIONS
A104 BUILDING SECTION, ROOF & VISITABILITY PLAN

SITE INFORMATION:

TOTAL LOT SIZE	6,049 SF
TOTAL BUILDING AREA	45%; 2,721 SF
TOTAL BUILDING COVERAGE	40%; 2,414 SF
TOTAL SITE IMPERVIOUS COVERAGE	49%; 2,961 SF

EXISTING PRIMARY HOUSE	1,480 SF
EXISTING ATTACHED GARAGE	245 SF
EXISTING COVERED PORCH	77 SF
EXISTING DRIVEWAY	302 SF
EXISTING SIDEWALKS	153 SF
EXISTING UNCOVERED	
WOOD DECKS (50%)	14 SF
EXISTING FLATWORK	8 SF
NEW ADU LEVEL 1	546 SF
NEW ADU LEVEL 2	307 SF
NEW COVERED WOOD DECKS	39 F
NEW SIDEWALKS	15 SF
NEW UNCOVERED WOOD DECK (50%)	55 SF

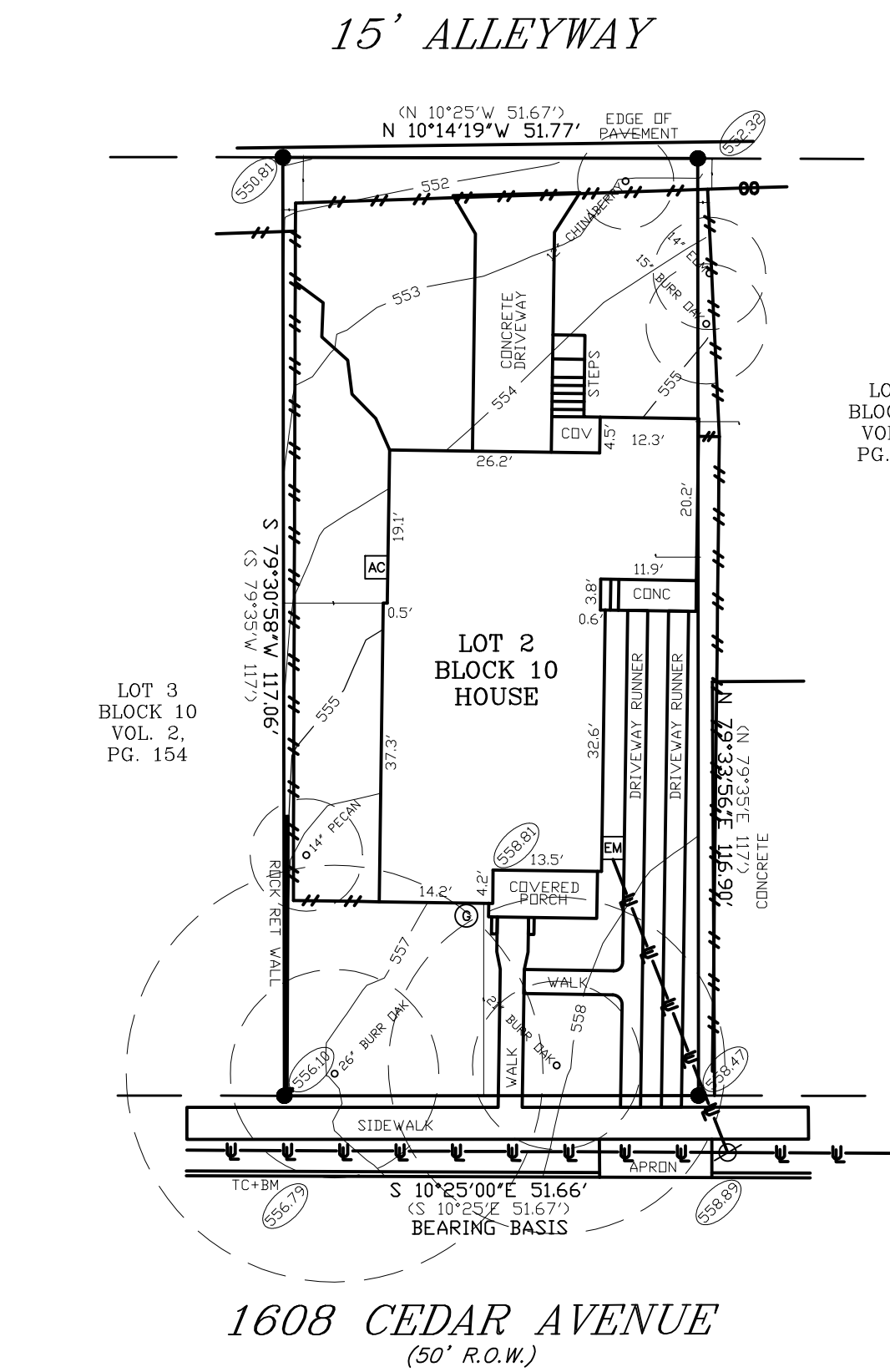
GENERAL NOTES:

- THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION BY ANYONE ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF AND ACTS ON ANY DISCREPANCY, OMISSION AND AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS.
- ANY AND ALL WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- THE GENERAL CONTRACTOR AND ALL APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING FOR ALL FEES REQUIRED TO CONSTRUCT THE PROJECT AS DESCRIBED OR INFERRED BY THESE DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, DRIVEWAY AND ENVIRONMENTAL PERMITS.
- OWNER SHALL BE RESPONSIBLE FOR COST OF WATER METERS, ELECTRICAL METERS, SEWER CONNECTION FEES AND ANY REQUIRED TESTING.
- WORK NOT SPECIFICALLY SET FORTH IN THESE DOCUMENTS, BUT REASONABLY IMPLIED SHALL BE INCLUDED AND INSTALLED IN A WORKMAN LIKE MANNER.
- GENERAL CONTRACTOR SHALL CONSULT WITH THE REPRESENTATIVES OF THE WATER, ELECTRIC, GAS AND TELECOM COMPANIES TO VERIFY AVAILABLE FACILITIES ABOVE AND BELOW GROUND AND THE FEE AND CHARGES FOR CONNECTION TO THESE FACILITIES. OWNER SHALL PAY THE COST OF SUCH FEES.
- PROJECT SHALL BE CONSTRUCTED TO ACHIEVE AT LEAST 3 STARS ON THE AUSTIN ENERGY GREEN BUILDING SINGLE FAMILY RATING TOOL.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. .

SITE PLAN NOTES:

- INSTALL SILT FENCING, TOILETS AND SAFETY MEASURE REQUIRED BY THE CITY OF AUSTIN BEFORE WORK.
- STAKE OUT WORK.
- ALL CONCRETE REMOVED DURING WORK SHALL BE PROPERLY RECYCLED AND DIVERTED FROM THE LANDFILL.
- ALL EXCESS DIRT AND TRASH SHALL BE REMOVED FROM THE SITE AT THE END OF CONSTRUCTION.

SCALE: 1"=20'



LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	UTILITY LINE
	A/C UNIT
	ELEC. METER
	GAS METER
	IRON ROD PND.
	UTILITY POLE

LOT 1
BLOCK 10
VOL. 2,
PG. 154

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY GRACY TITLE COMPANY PER COMMITMENT C.F. #1109545, EFFECTIVE SEPTEMBER 7, 2011.

LOT 2 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOLUME 2, PAGE 154, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

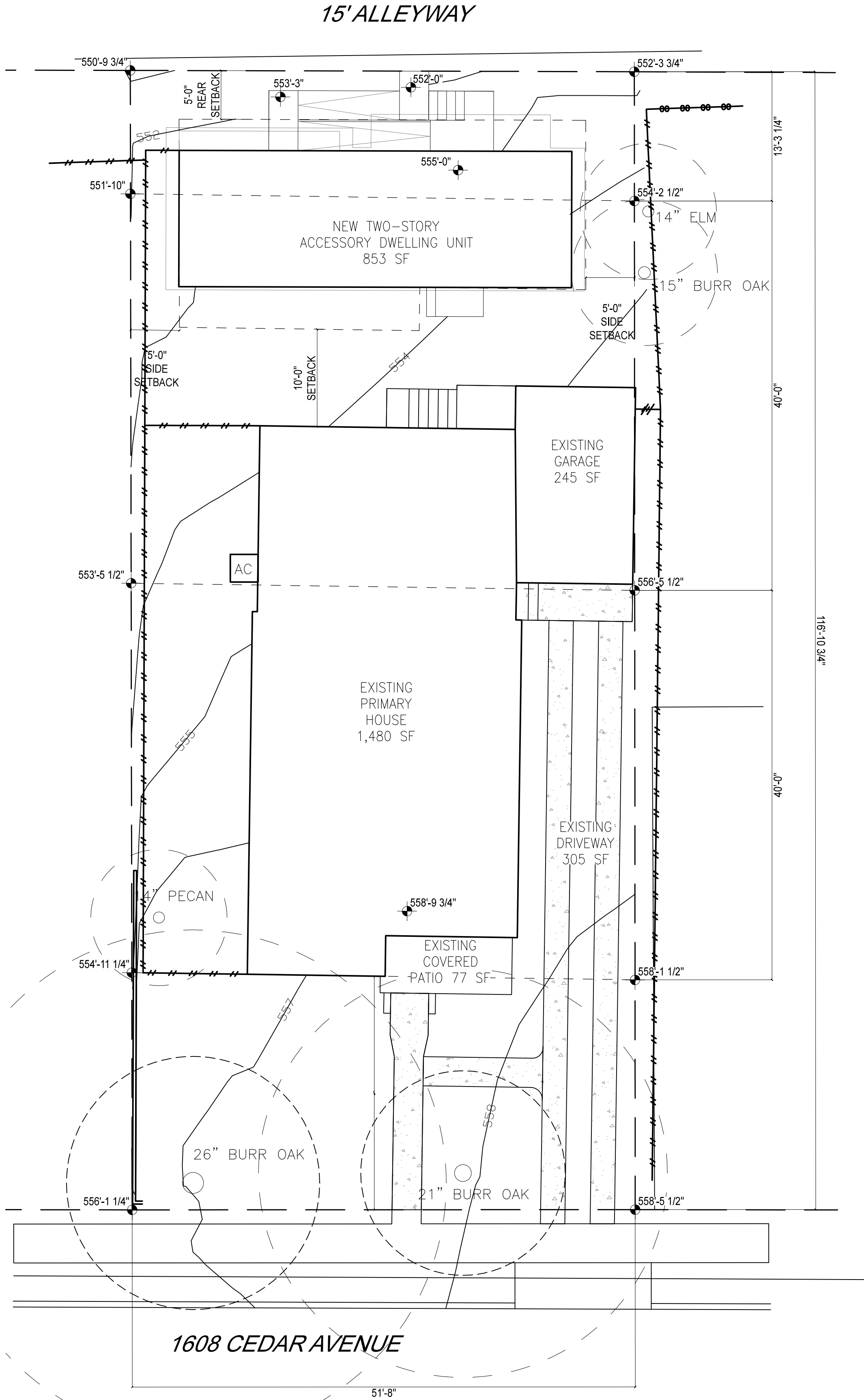
LOT No. 2	BLOCK "10"	SUBDIVISION / ADDITION	GLENWOOD ADDITION TO EAST AUSTIN OUTLOTS 32 AND 33, DIVISION B
SECTION	PHASE	Book	Cabinet
TRAVIS	COUNTY, TEXAS	Volume 2	Page(s) 154
CITY	AUSTIN	Document No.	Slide
		Reference	DAVID W. CICCOCIOPPA AND TRICIA B. CICCOCIOPPA

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR GRACY TITLE, A STEWART TITLE GUARANTY COMPANY, WELLS FARGO BANK, NA

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704
TEL: (512) 440-0071 - FAX: (512) 440-0199
PLM REGISTRATION NO. 10119000

2 SURVEY
1" = 20'-0"

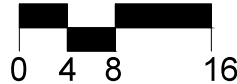


15' ALLEYWAY

1608 CEDAR AVENUE

51'-8"

1 SITE PLAN
1/16"=1'-0" FOR 24" X 36" PLOT SIZE
1/32"=1'-0" FOR 11" X 17" PLOT SIZE



Owner:

Tricia and David Ciccocioppo
1608 Cedar Avenue
Austin, TX 78702

Architect:

ACDDC
Austin Community Design and Development Center
Design Matters

1210 Rosewood Ave.
Austin, Texas 78702
p: 512.220.4254

1608 Cedar Avenue
SMART Housing - Expedited Permit Review

FOR REVIEW ONLY,
NOT FOR CONSTRUCTION

Project:

Cedar
Alley Flat

Project Address:

1608 Cedar Avenue
Austin, TX 78702

Sheet Name:

SITE PLAN &
GENERAL
INFORMATION

Sheet No.:

A101

Owner:
Tricia and David Ciccocioppo
1608 Cedar Avenue
Austin, TX 78702

Architect:
ACDDC
Austin Community Design and Development Center
Design Matters

1210 Rosewood Ave.
Austin, Texas 78702
p: 512.220.4254

1608 Cedar Avenue
SMART Housing - Expedited Permit Review

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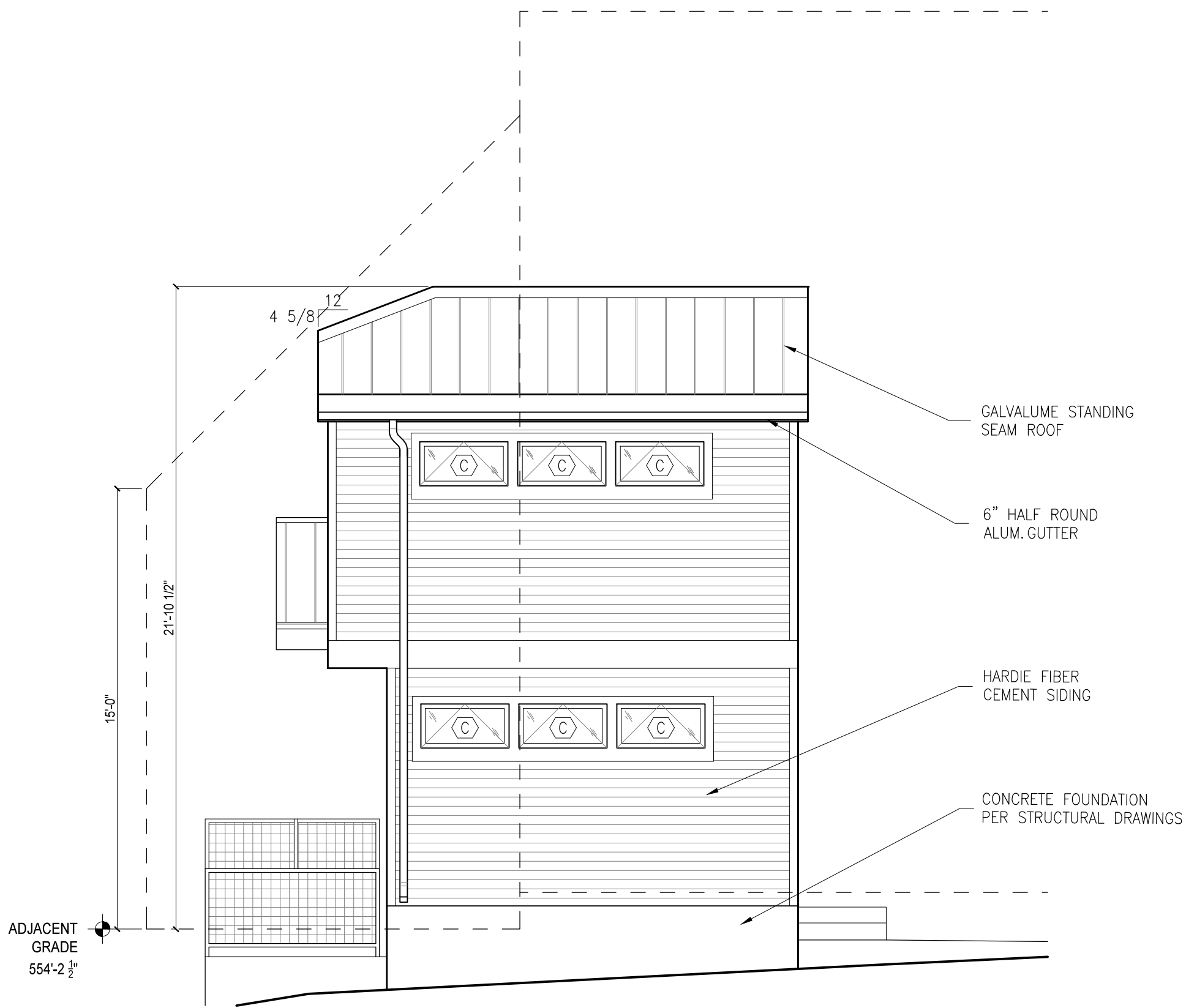
Project:
**Cedar
Alley Flat**

Project Address:
1608 Cedar Avenue
Austin, TX 78702

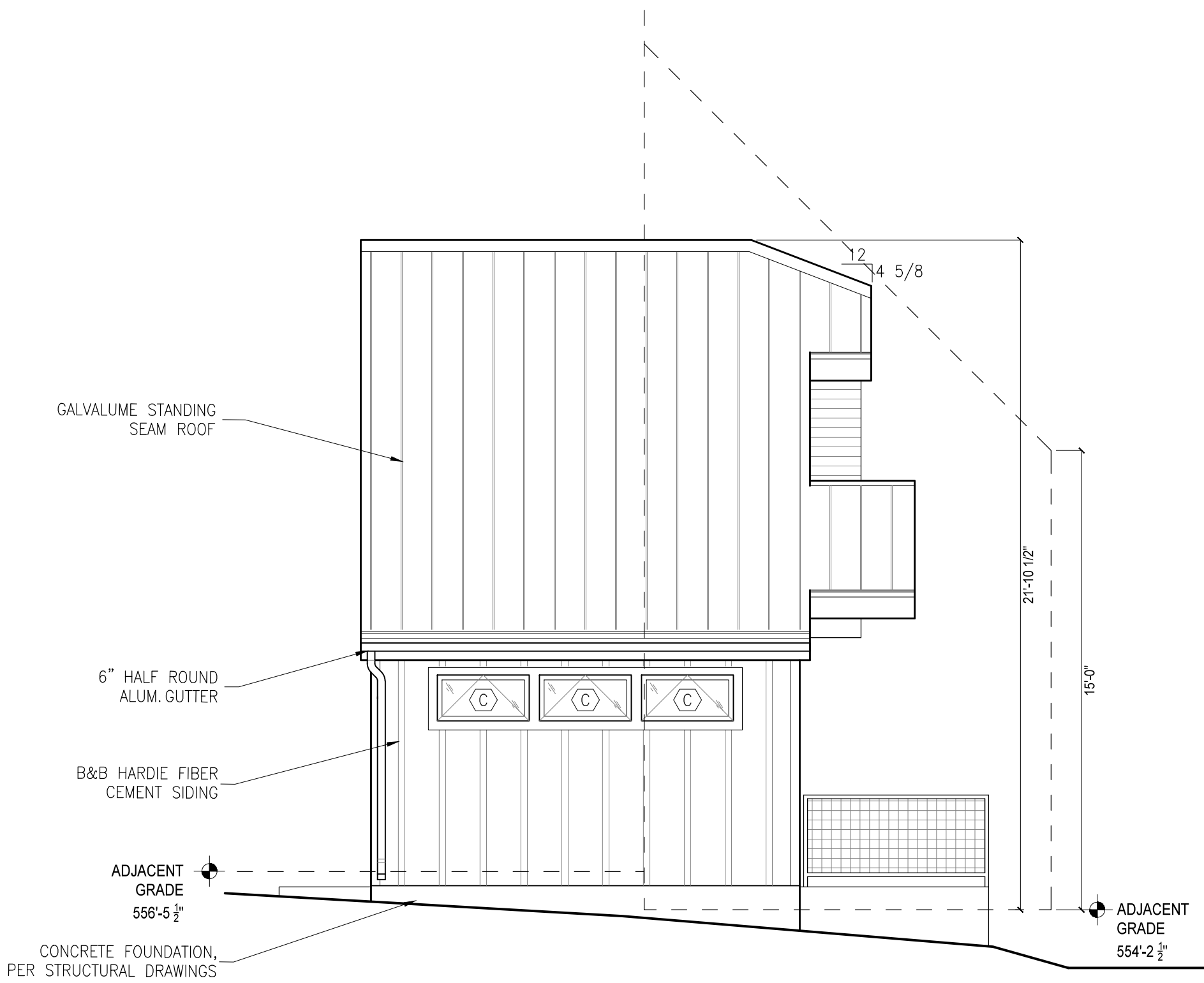
Sheet Name:
ELEVATIONS

Sheet No.:

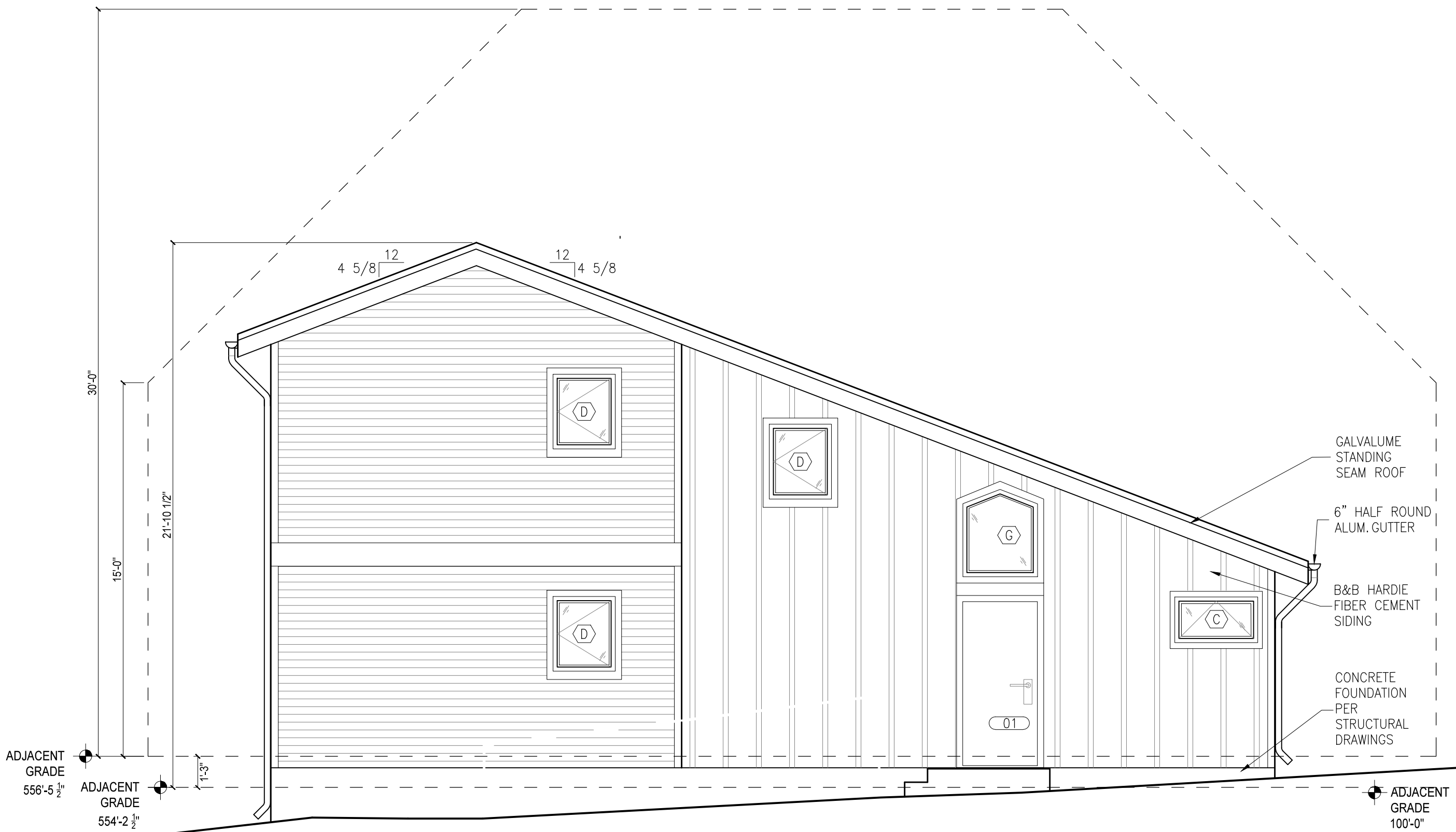
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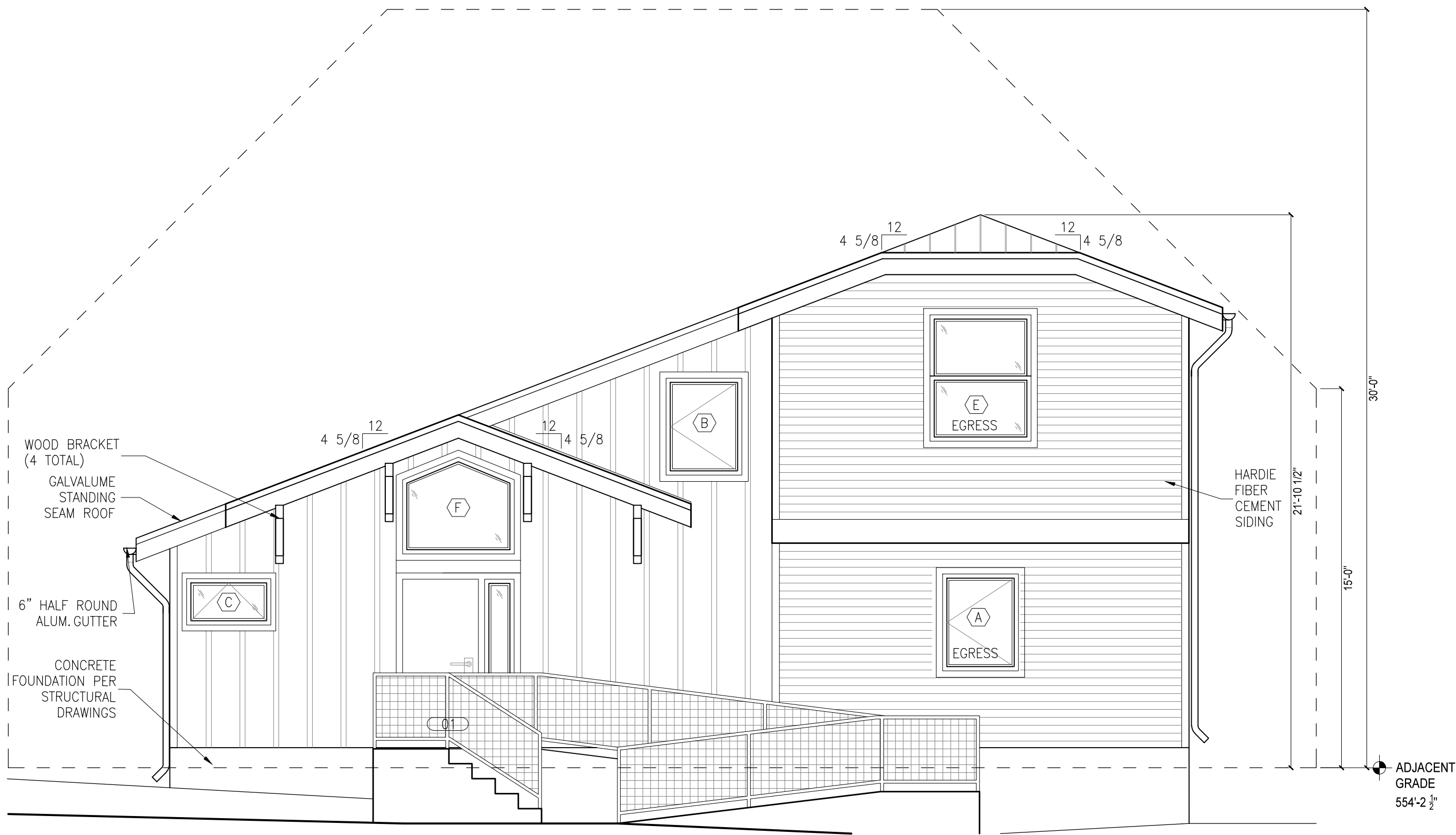
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1/4" = 1'-0" FOR 24" X 36" PLOT SIZE
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



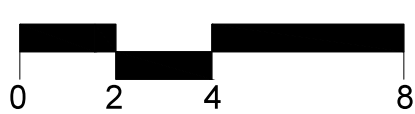
3 EXTERIOR ELEVATION
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



2 EXTERIOR ELEVATION
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



1 EXTERIOR ELEVATION
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



Owner:
Tricia and David Ciccocioppo
1608 Cedar Avenue
Austin, TX 78702

Architect:
ACDDC
Austin Community Design and Development Center
Design Matters

1210 Rosewood Ave.
Austin, Texas 78702
p: 512.220.4254

1608 Cedar Avenue
SMART Housing - Expedited Permit Review

FOR REVIEW ONLY,
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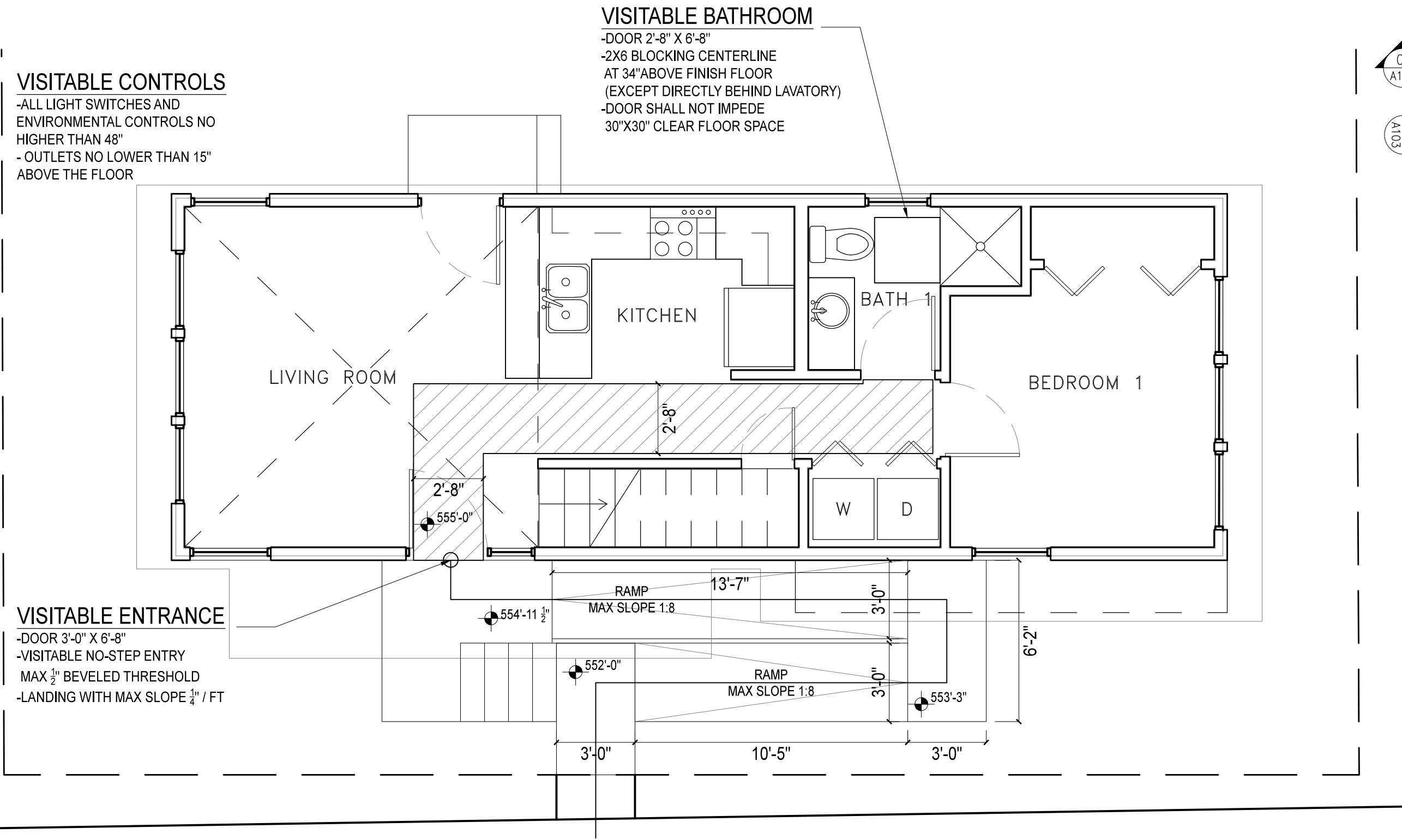
Project:
**Cedar
Alley Flat**

Project Address:
1608 Cedar Avenue
Austin, TX 78702

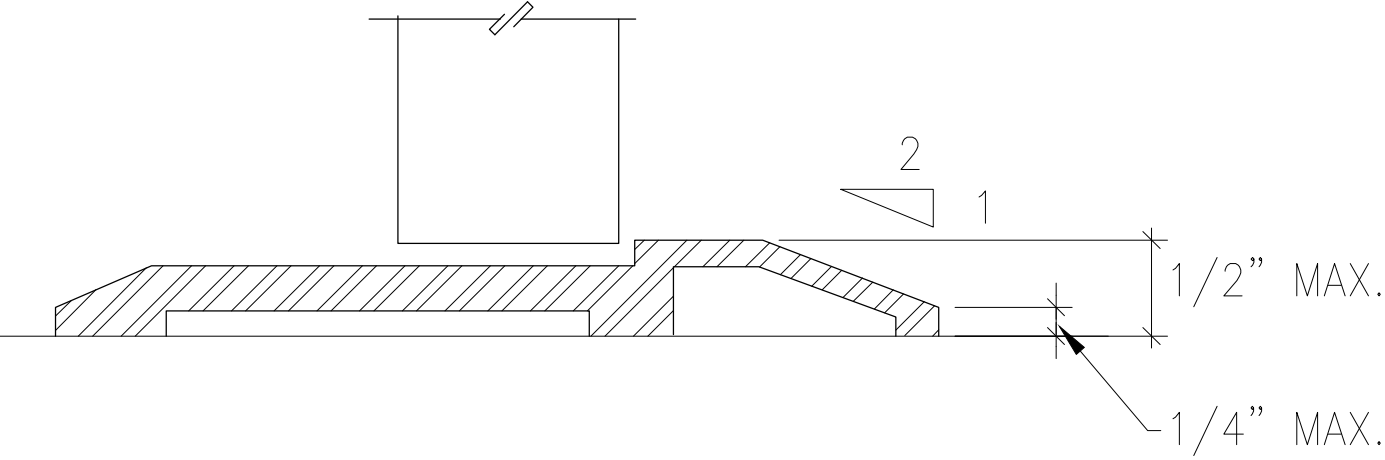
Sheet Name:
**BUILDING SECTION
ROOF & VISIBILITY
PLAN**

Sheet No.:

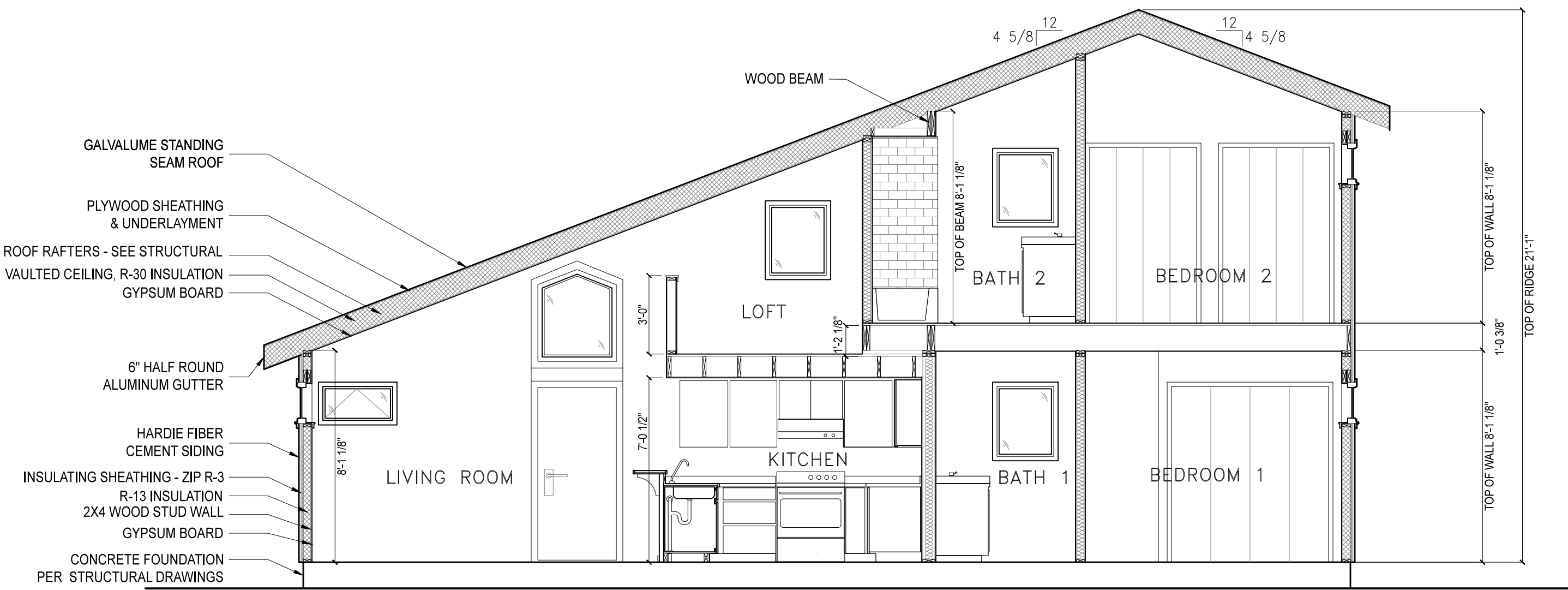
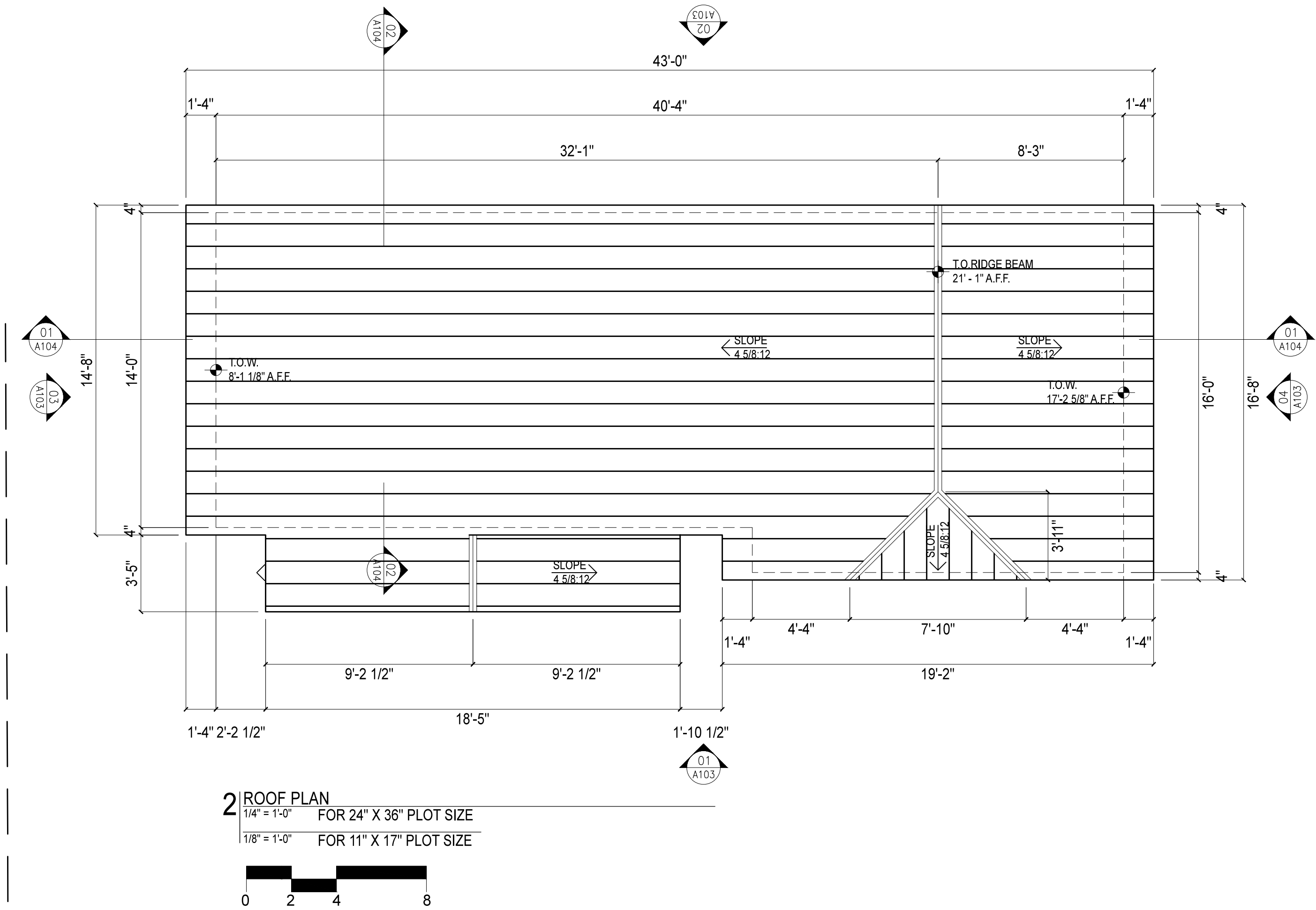
A104



4 VISITABILITY PLAN
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



3 FRONT DOOR THRESHOLD DETAIL
1'-0" = 1'-0" FOR 24" X 36" PLOT SIZE
6" = 1'-0" FOR 11" X 17" PLOT SIZE



1 BUILDING SECTION
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



Property Profile Report

General Information

Location: **1608 CEDAR AVE**

Parcel ID: **0210111509**

Grid: **MK23**

Planning & Zoning

Future Land Use (FLUM): **Single Family**

Regulating Plan: **No Regulating Plan**

Zoning: **SF-3-NP**

Zoning Cases: **No Zoning Cases**

Zoning Ordinances:
(May not include all ordinances)
001207-47

Zoning Overlays: Neighborhood Planning Areas: CHESTNUT
Residential Design Standards: LDC/25-2-Subchapter F

Infill Options: Urban Home Infill Option
Secondary Apartment Infill Option
Small Lot Amnesty Infill Option
Cottage Lot Infill Option

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Environmental

Fully Developed Floodplain:	No
FEMA Floodplain:	No
Austin Watershed Regulation Areas:	URBAN
Watershed Boundaries:	Boggy Creek
Creek Buffers:	No
Edwards Aquifer Recharge Zone:	No
Edwards Aquifer Recharge Verification Zone:	No
Erosion Hazard Zone Review Buffer:	No

Political Boundaries

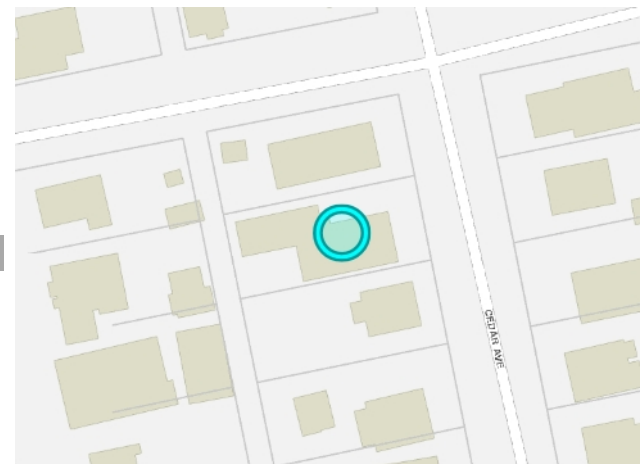
Jurisdiction:	AUSTIN FULL PURPOSE
Council District:	1
County:	TRAVIS
School District:	Austin ISD
Community Registry:	See Community Registry Report



Zoning Map



2015 Aerial View



Vicinity Map



Property Profile

Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ



1: 300



0.0 0 0.00 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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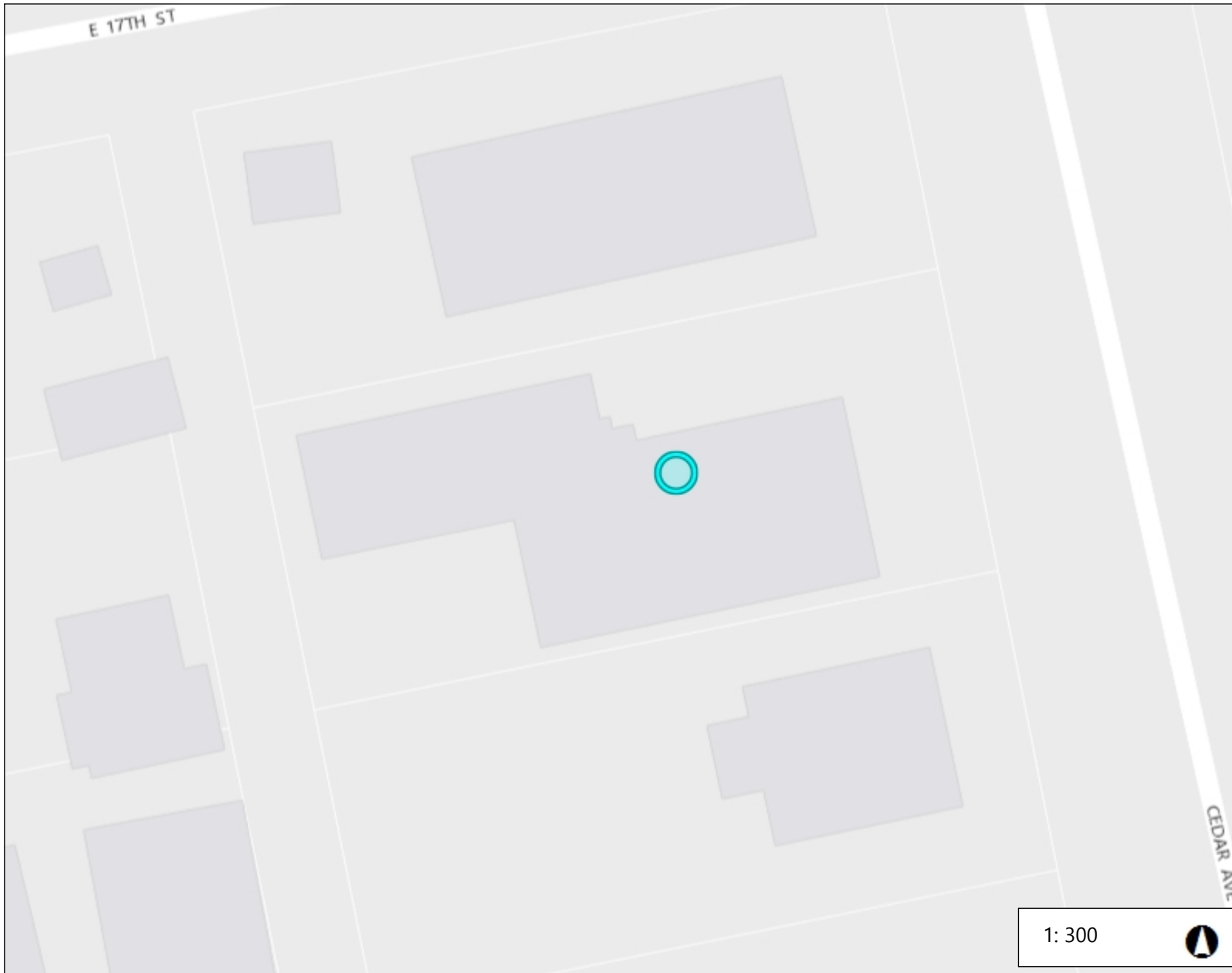
Notes

Tree Canopy 2014



Property Profile

Legend



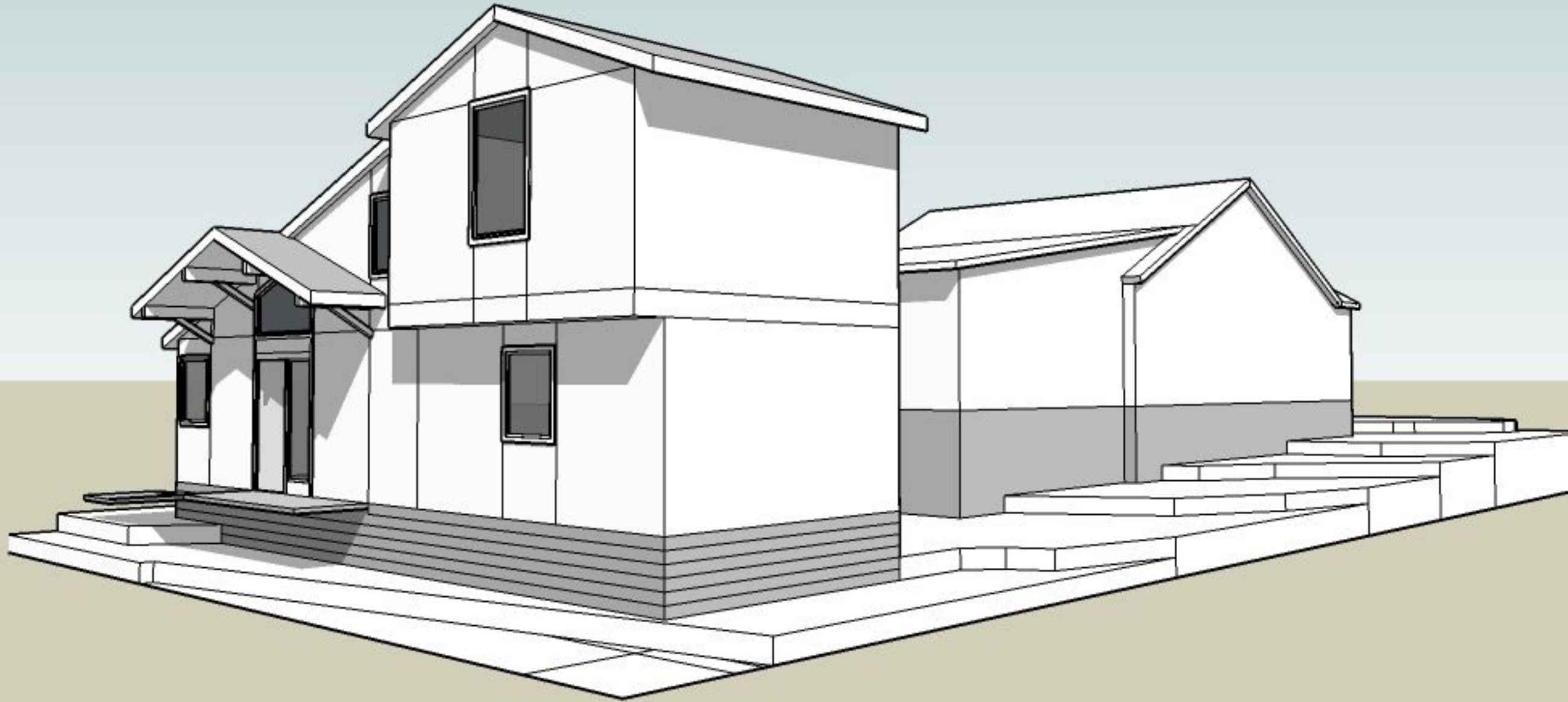
Notes

0.0 0 0.00 0.0 Miles

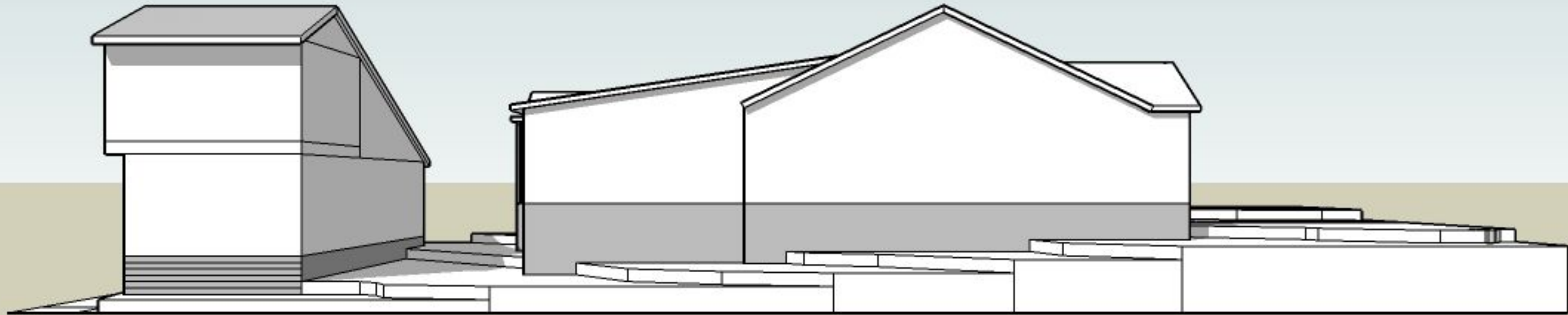
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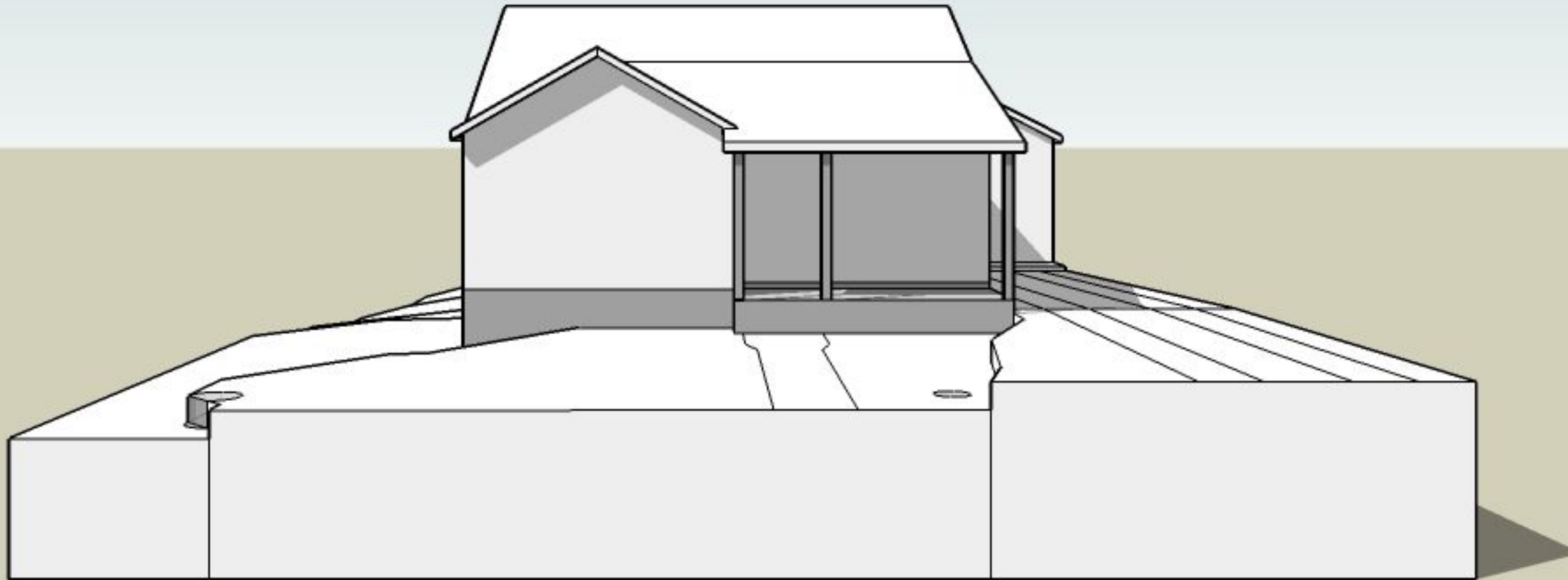
Date Printed:

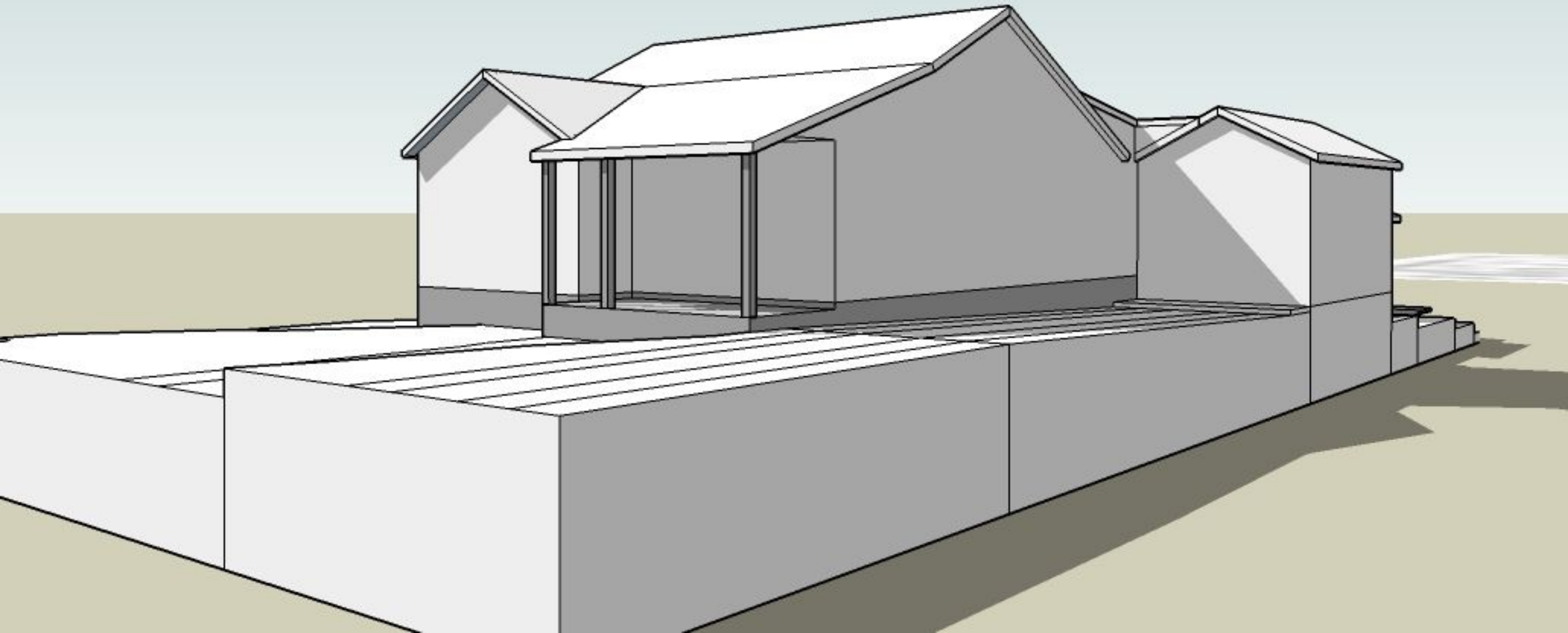
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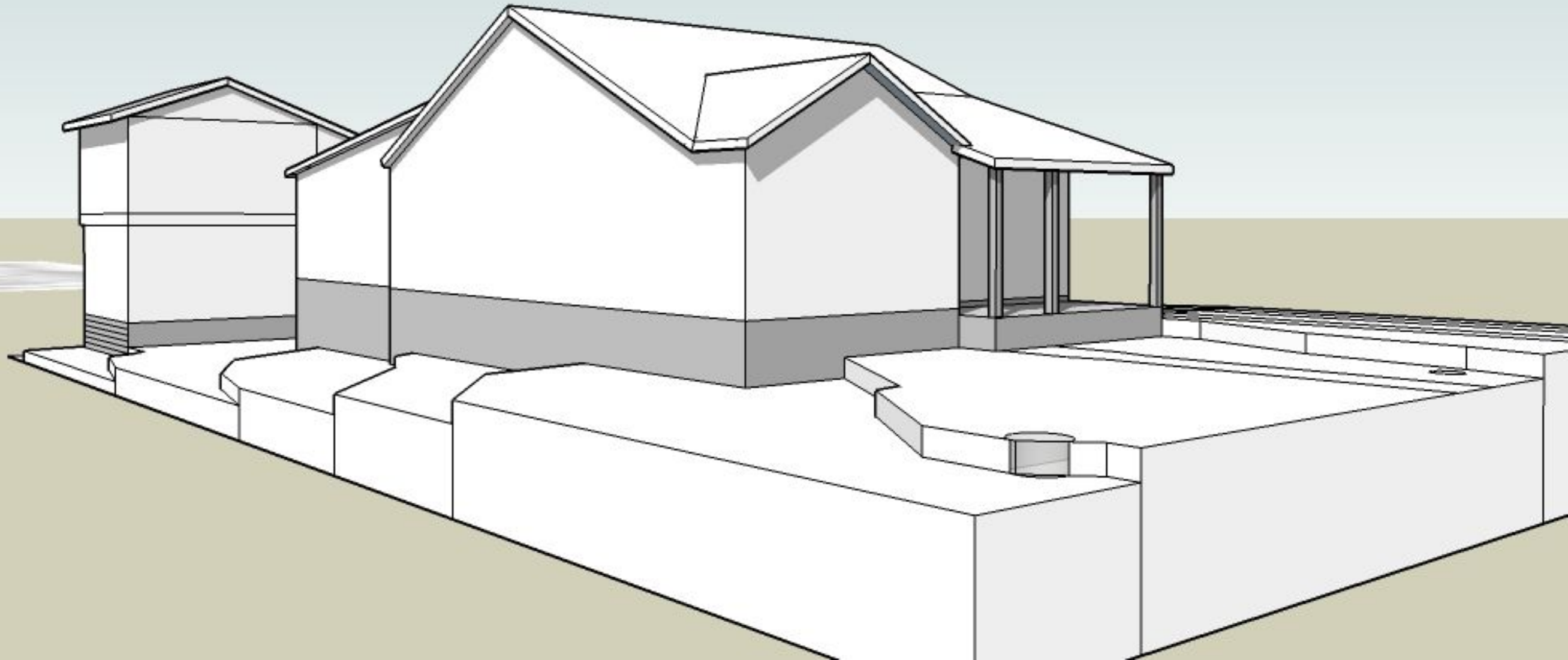




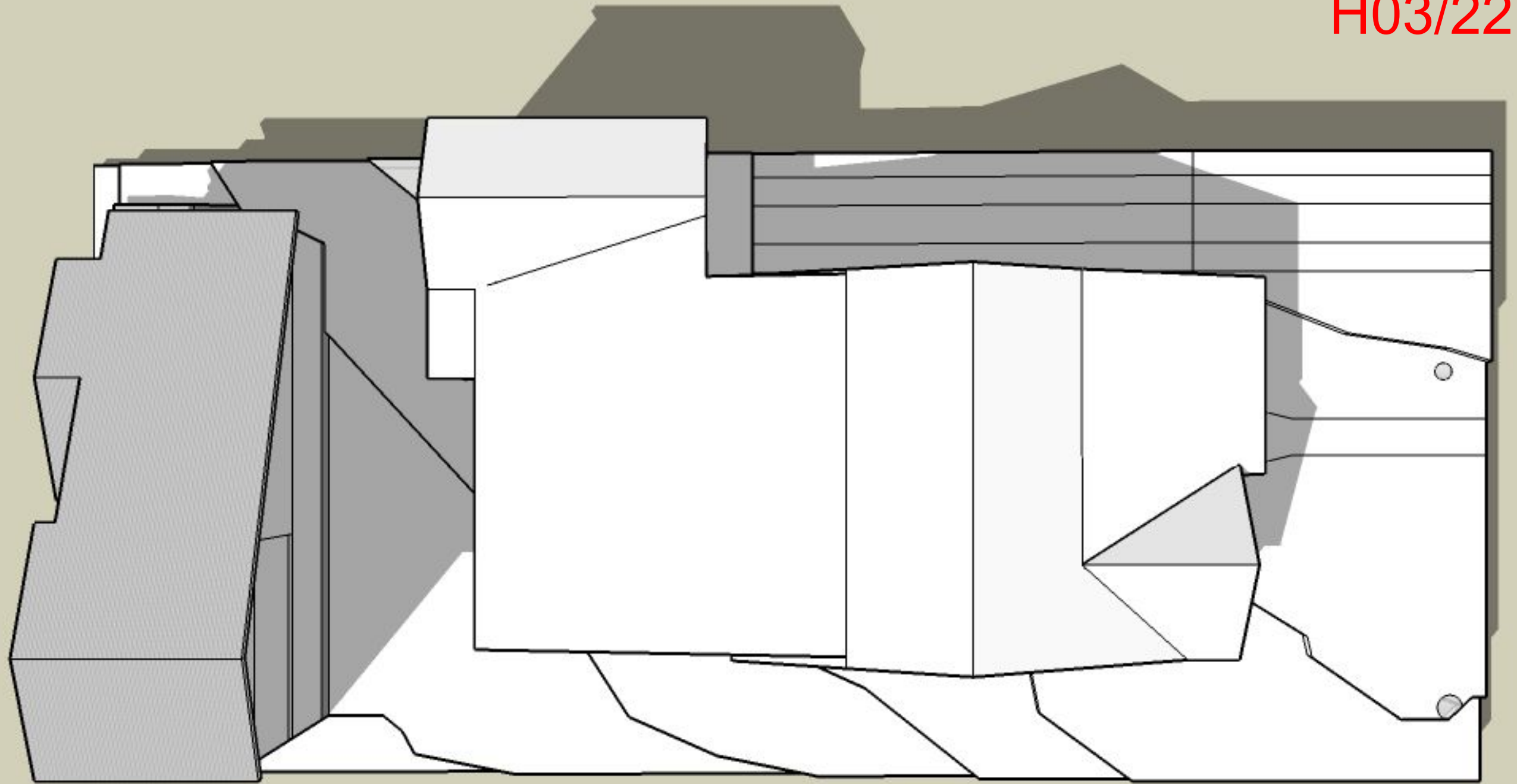




H03/21



H03/22



H03/23



H03/24



H03/25



H03/26



H03/27





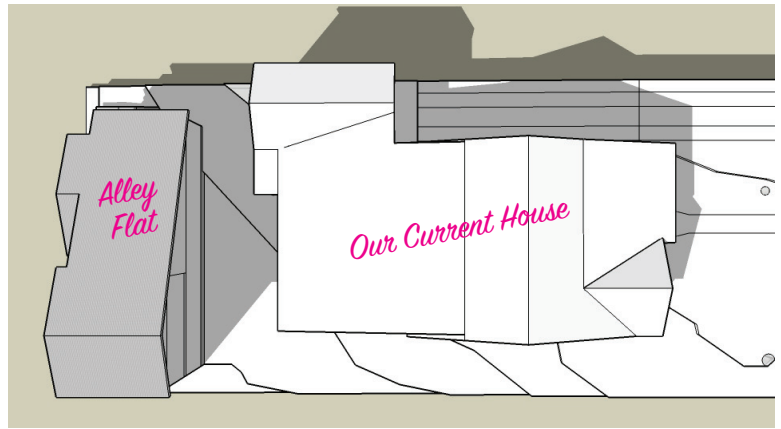
Hi, Neighbors!

We're building an alley flat in our backyard as part of the Alley Flat Initiative, and the City of Austin's S.M.A.R.T Housing Program. As part of this program, we will be renting out our alley flat for a minimum of five years to those with a household income less than 80% of the area median family income (MFI). It will not be a short term rental unit. It will be affordable housing!

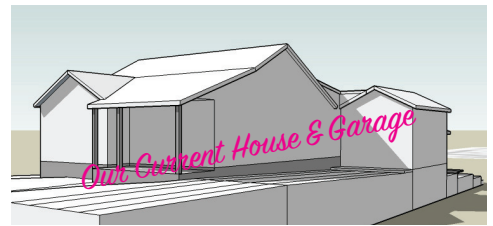
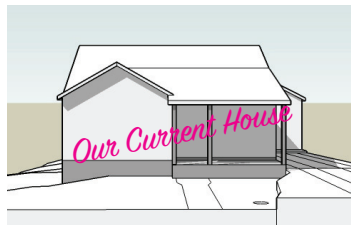
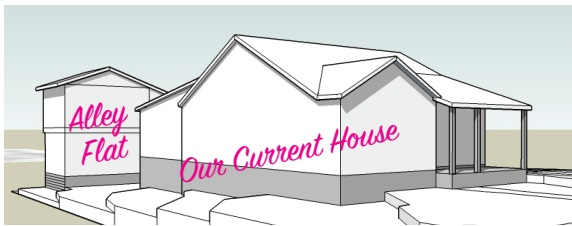
Here's what it will look like (kind of).



It's not as big as it looks. Here it is from above with our existing house on the right.



See? It will be barely visible from Cedar Avenue!



What's the catch?

There's always a catch, right? We are submitting a variance request from the current City of Austin Land Development Code to allow us to go 4% over the 45% impervious cover maximum because our existing house has an abnormally long driveway leading to the garage. CodeNEXT 2 suggests the max will go up to 50, but in the meantime, we're confident our request will not negatively impact the neighborhood because our lot backs up to semi-permeable alley and the topography would divert any excess runoff into the alley as opposed to directly into a neighbor's yard.

An extra measure we are willing to take to ensure that our request has no negative impact on our neighborhood is rainwater harvesting. We will install a minimum of 520 gallons of rain tank volume to mitigate the effects of any runoff associated with our additional 200 square feet of impervious cover.

You will be getting a letter to notify you of our variance request closer to our hearing date so this is just meant to be a heads up. My wife and I have lived here for 6 years. We will continue to live in our current house at 1608 Cedar with no plans to sell or move any time in the near future. If you have any questions or concerns or if you'd like to voice your support for our project, please email me at cicco76@gmail.com.



Thanks! David & Tricia Ciccocioppo