

Address: 3708 Robinson Avenue, Austin Texas 78722

Applicant: Joel Nolan

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## **OVERVIEW OF REQUEST**

Land Development Code 25-2-774 Two Family Residential Use

C2a. The second dwelling unit must be located at least 10' to the rear or side of the principal structure

C2b. The second dwelling unit must be above a detached garage

Approval of this request would allow for the remodel & addition of an existing detached storage building:

1. To remain in its current location, closer than the required 10' offset from the principal structure
2. Allow for the new ADU to be built on the ground floor, not above a detached garage as required by the code above.
3. Seeking to remove Short Term Rental Limitation set on previous approval.
4. Seeking to remove build-able area limitation set on previous approval.

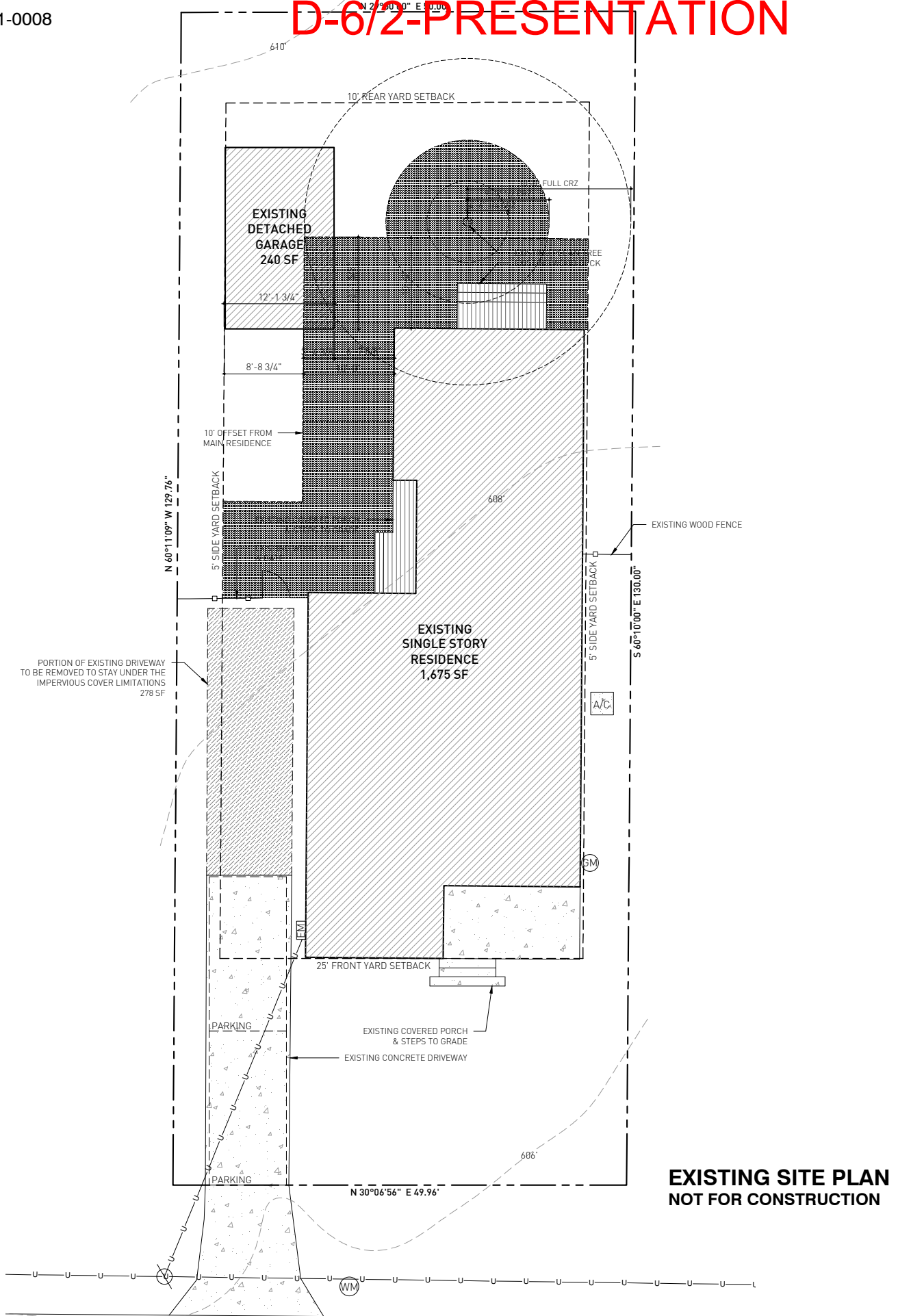
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- Existing Lot Size: **6,471 sf**
  - Existing Impervious Cover: **42%**
  - Proposed Impervious Cover: **40%**

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- Maximum size of new Accessory Dwelling Unit: **970 sf.**

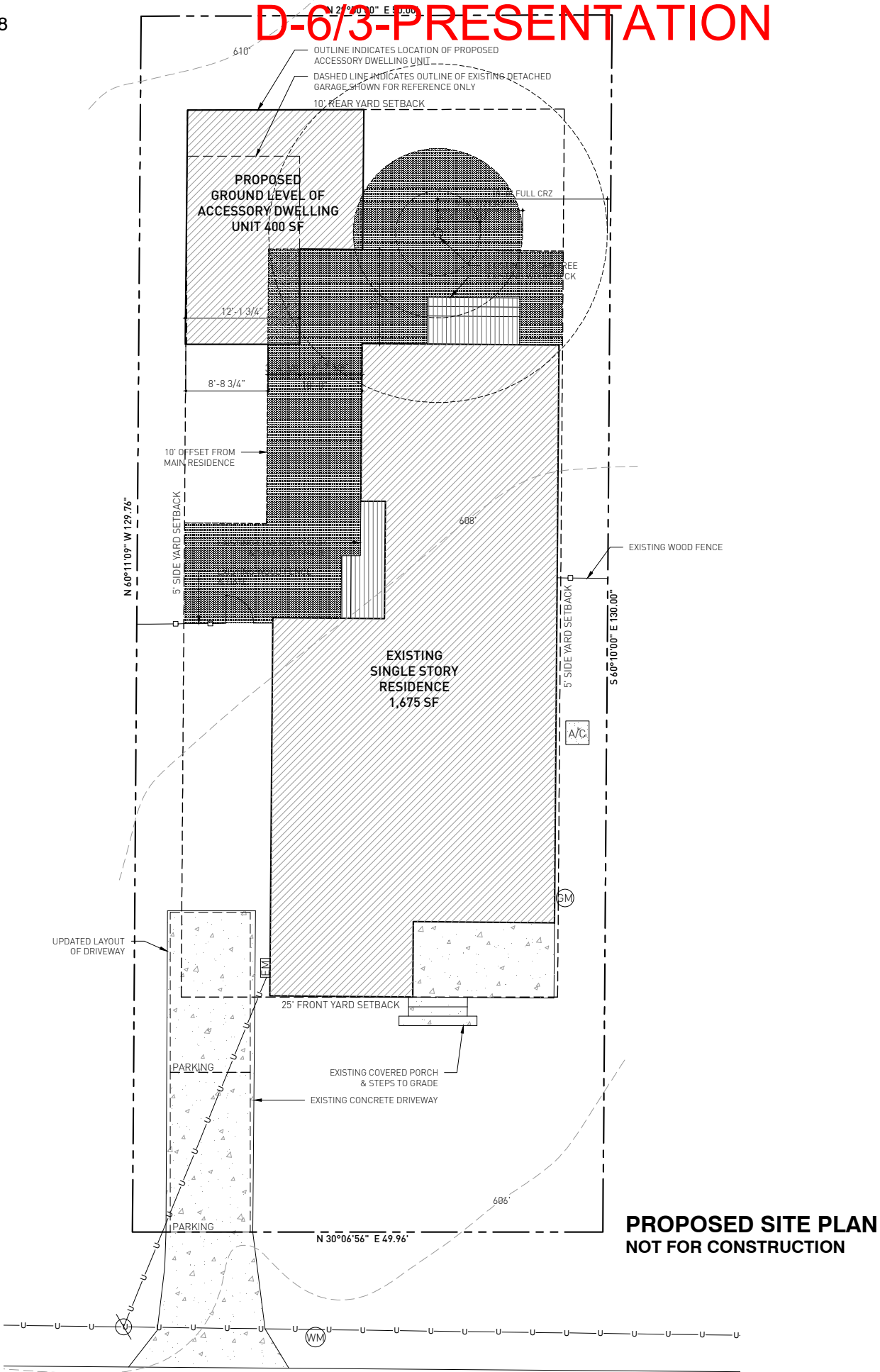
The maximum size of an ADU to 1,100 square feet or **0.15 FAR** whichever is smaller

- Proposed size of new Accessory Dwelling Unit: **+/- 800 sf**

# D-6/2-PRESENTATION



D-6/3-PRESENTATION



PROPOSED SITE PLAN  
NOT FOR CONSTRUCTION





← PROTECTED 18" PECAN TREE

**EXISTING SITE PHOTOS**

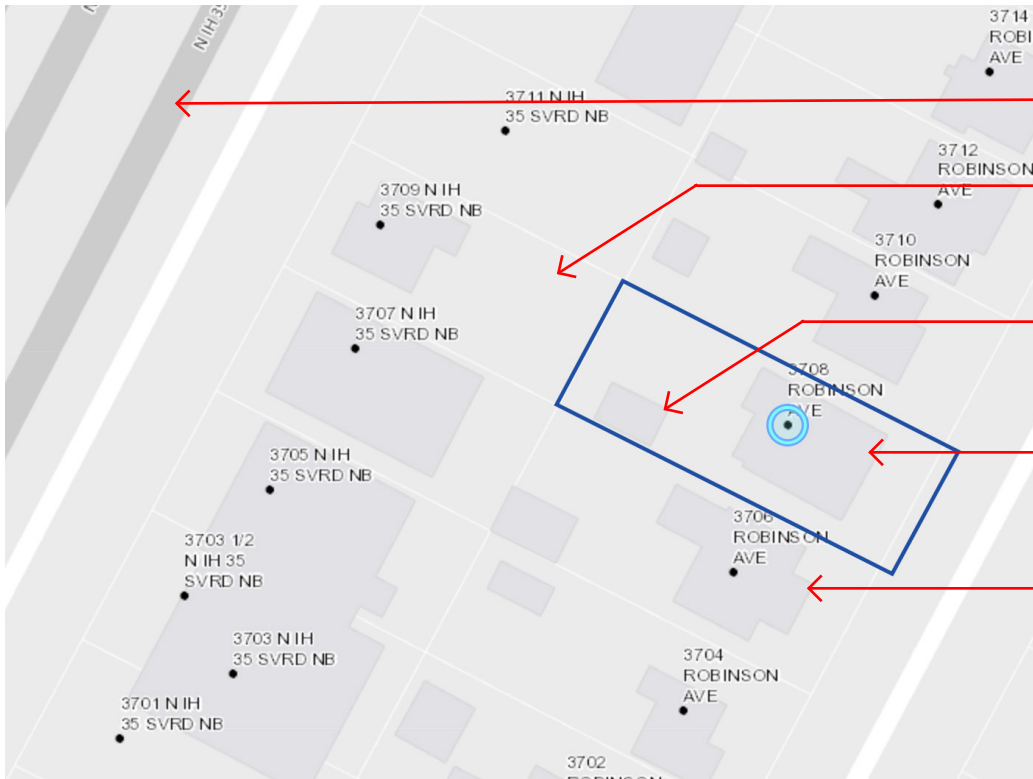


# D-6/5-PRESENTATION



INTERSTATE HIGHWAY 35  
UPPER DECK

EXISTING STORAGE BUILDING



INTERSTATE HIGHWAY 35

COMMERCIALLY ZONED LOTS  
CS-MU-V-CO-NP

EXISTING STORAGE BUILDING

MAIN HOUSE

NEIGHBORING HOUSE

**SITE DIAGRAMS**