

607 E 49<sup>th</sup> St

Case C15-2022-0019

Shelley & Andrew Thompson

# Hardship Request

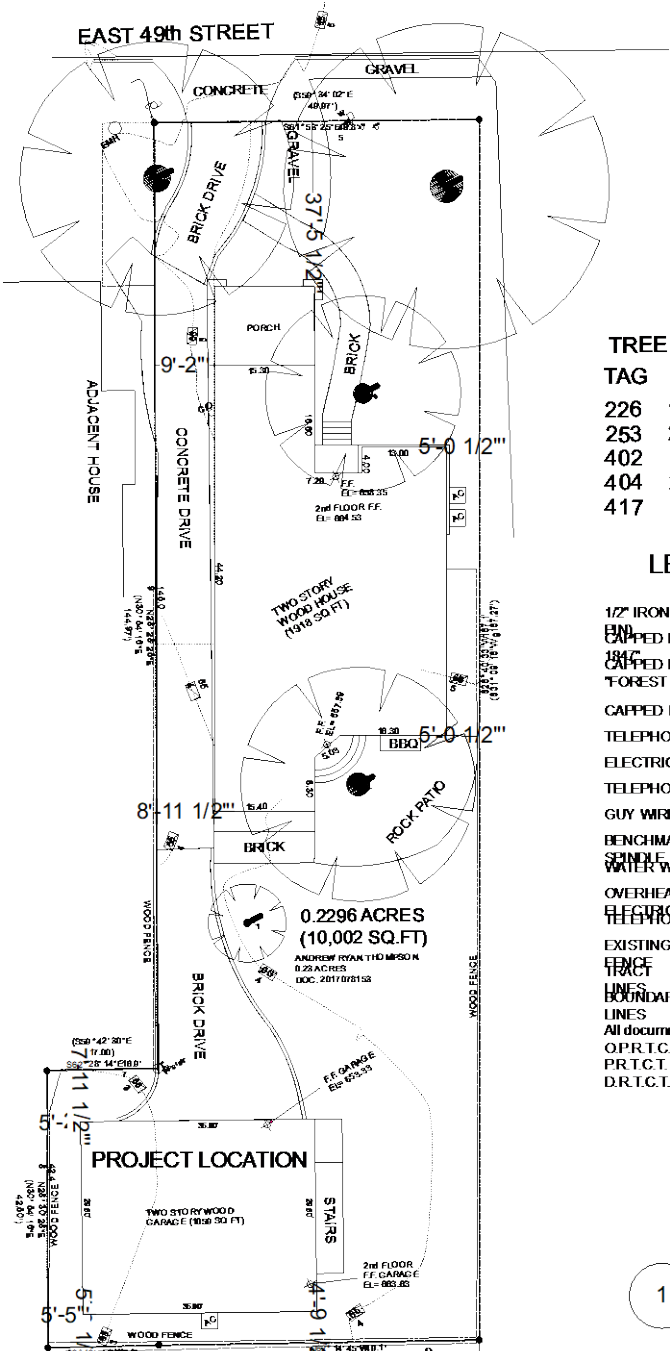
This ADU is intended for our teen daughter

- She has a diagnosed mental health disability
- She receives support services from the Texas Workforce Commission
- The ADU is a potential home, or transitional housing, for her

We work from home advising physicians and institutions on rare diseases

# Background & Requests

- House constructed in 2004 without a permit for the garage
- Sold to us in 2017 without any disclosure of permit status
- There is a bonus room above the garage, measuring approx. 864 sq ft. It is enclosed and climate-controlled
- We request two variances:
  1. an increase in FAR to a total of 45.7% (max=40%), and
  2. an allowance of a 2<sup>nd</sup>-floor room, that measures approx. 864 sq ft (max=550 sq ft)



TREE TABLE

TAG	DIA	SPECIES
226	15"	pecan
253	25"	pecan
402	18"	pecan
404	21"	pecan
417	6"	pecan

LEGEND

1/2" IRON PIN FOUND (STEEL PIN)	●
CAPPED IRON PIN SET MARKED "FOREST 1847"	⊙
CAPPED IRON PIN FOUND MARKED "FOREST 1847"	●
CAPPED IRON PIN FOUND MARKED	●
TELEPHONE PEDESTAL	⊙
ELECTRIC POWER POLE	⊙
TELEPHONE POLE	⊙
GUY WIRE	⊙
BENCHMARK MONUMENT (COTTON SAND) SET	⊙
WATER WELL (HAND DUG)	⊙
OVERHEAD ELECTRIC	---
TELEPHONE LINE	---
EXISTING FENCE TRACT	---
BOUNDARY LINES	---

All document references are in Travis County, Texas  
O.P.R.T.C.T. Official Public Records of Travis County, Texas  
P.R.T.C.T. Plat Records of Travis County, Texas  
D.R.T.C.T. Deed Records of Travis County, Texas

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Site Plan  
Scale: 1" = 20'-0"

Site Plan

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ADU REMODEL  
607 East 49th Street  
Austin, Texas 78751

Construction Documents

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Sheet No.

A100

# House & Detached Garage





## No Parking Issues: Room for 5 cars

- The garage parks 3 cars
- And a parking pad at front of house (shown)
- Plus a second parking pad at back of house



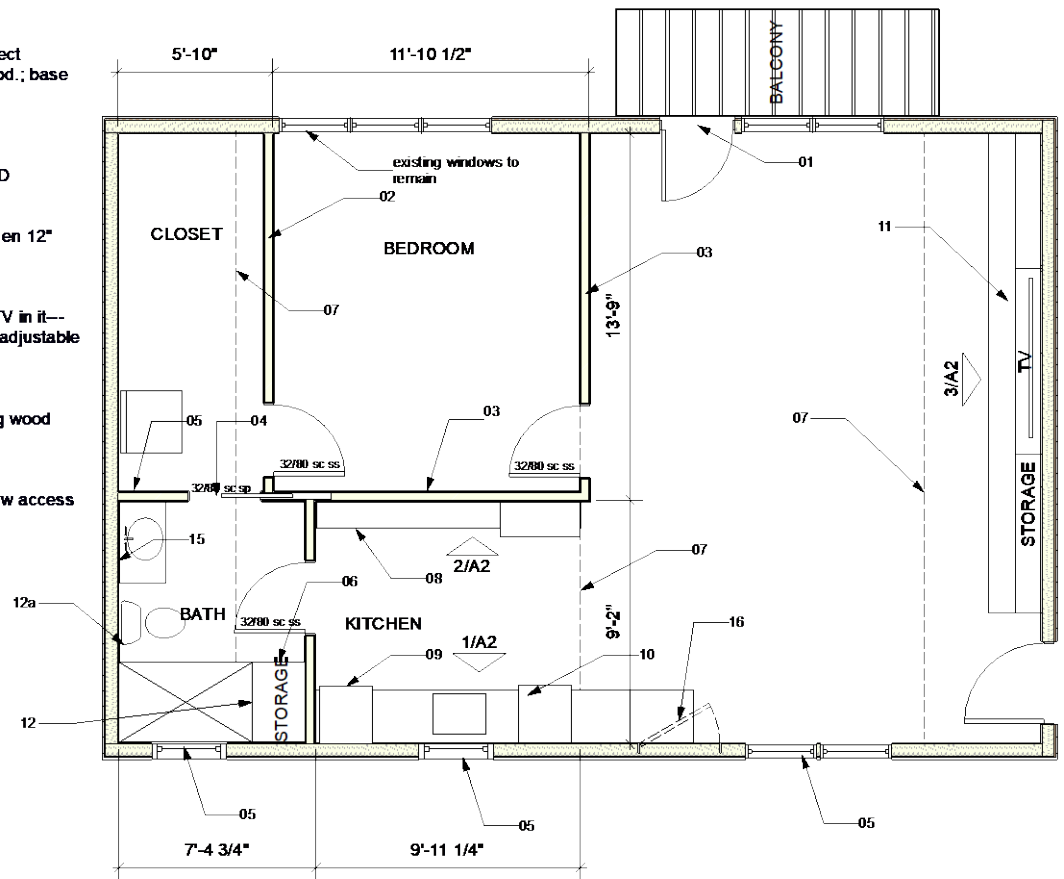


Bonus Room above Garage



# Architect's Plan

- 01. Balcony & access door (optional); ref. Architect
- 02. new wood stud (2x4) interior wall; 5/8" gyp. bd.; base match exist. (typical)
- 03. new wood stud (2x4) interior wall with sound attenuation treatment; ref. Architect
- 04. pocket door
- 05. Place utility hook and open shelves near W/D
- 06. Bathroom storage 36" deep, pull out
- 07. line of sloped ceiling above
- 08. Floor-to-ceiling cabinets on right wall of kitchen 12" deep, 16" deep cutout for coffee pot etc
- 09. compact 24" refrigerator
- 10. microwave with vent
- 11. Storage adjacent to front door on right with TV in it-- 24" cabinets on bottom with pullout?, 12" to 15" adjustable shelves on top; shelves above TV (see 3/A2)
- 12. Bathroom: add seat to shower and
- 12a. electrical for bidet
- 13. Ceramic Tile in Bath only; otherwise, existing wood floor to remain
- 14. Move return air vent as shown
- 15. Add wall light to bathroom vanity
- 16. remove AC access door as shown; install new access hatch in ceiling of Garage



607 E 49th St ADU PLAN  
Scale: 1/4" = 1'-0"

ahA

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# Austin Energy Approved



● **Shook, Cody** <[REDACTED]>  
To: Andrew Thompson



Tue, Feb 22 at 1:39 PM



Hi Andrew,

This variance request will be all good to go from Austin Energy’s end in the March BOA meeting. I just approved everything in our system and let the BOA team know.

Let me know if you have any further questions or concerns.

**Cody Shook**

Austin Energy | Planner II | Public Involvement & Real Estate Services

Office: (512) 322-6881

## Hyde Park Neighborhood Assoc Design Review Committee's Comments



● David Conner <[REDACTED]>  
To: Andrew Thompson



Mon, Feb 28 at 1:55 PM



Hello Andrew, thank you for letting the HPNA Development Review Committee review your plans. At this time, the DRC does not oppose your plans. The DRC cannot provide documentation or comment directly to the BOA, so feel free to use this email as you see fit ( ie. send to your architect etc).

I personally know 49th street is going thru a transition where single family homes are being demolished and replaced with two large houses due to the large lots ( ie condo regime etc).

I appreciate that you are maintaining your single family home and want to improve the property with a more habitable ADU for your family. I personally hope the BOA commission will consider this along with the fact your lot is 10K square feet.

If I can be of further assistance, please do not hesitate in contacting me.

David Conner  
3820 Avenue F



February 6, 2022

## Letter of Support for C15-2022-0019 / 607 E 49th St

We, the neighbors of Andrew & Shelley Thompson, support their request for two City of Austin variances, *Section 2.1 of Sub Ch. F* and *25-2-774 (C)(5)(b) Two-Family residential use*, to permit the existing 2-story accessory garage building at 607 E. 49<sup>th</sup> Street.

We understand that the request is to allow:



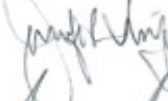
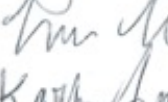
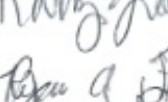


Variance 1) an increase in FAR to a total of 45.7% (max=40%) and

Variance 2) an allowance of a 2<sup>nd</sup>-floor room, which is 864 sq ft (max=550 sq ft), to permit the existing garage building at 607 E 49<sup>th</sup> Street.

We know that there will be no demolition of existing structures, no exterior changes to the existing garage building, nor any creation of new buildings, and that these variances will not impact the character of the neighborhood or any adjacent properties.

We know that this will not result in any changes or impact parking or traffic volume on our streets. We know that no trees will be affected by this project.

# Neighbors Approve

Name	Signature	Address	Date
Tatiana Sifed		515 E 49th St	2/8/22
Arni Trivedi		602 E 49th Street	2/8/22
Jennifer Lingon		604 E 49th St	2/6/22
Laura Lewis		608 E. 49th	2/6/22
Kathy Lewis		609 E. 49th	2/6/22
Ryan Finke		607 E 49th	2/6/22
James A. Kempshall		605 E 49th	2/6/22
Sarah M. Powers		605 E 49th	2/6/22