

3709 Cedar St.

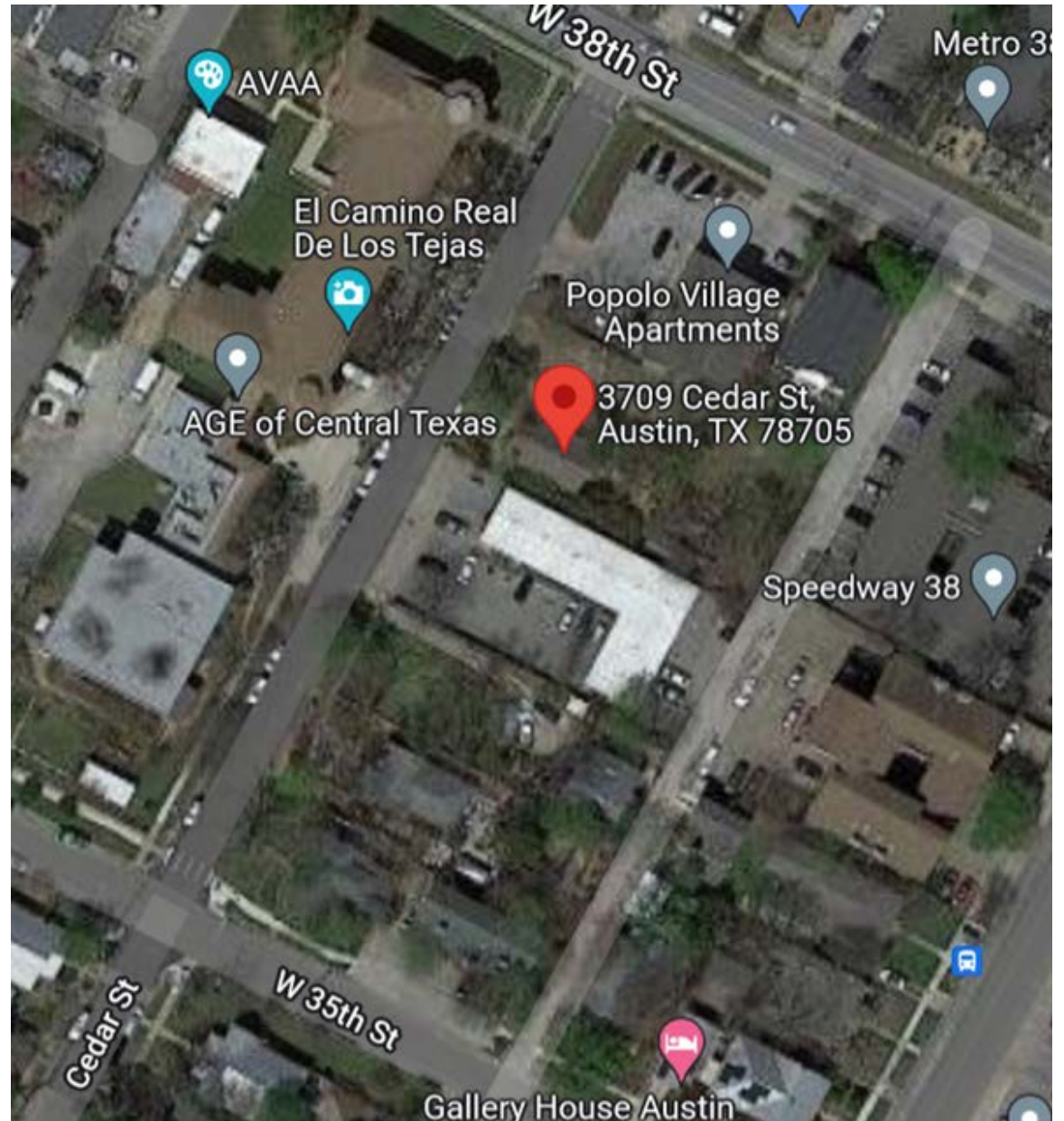
Board of Adjustment  
April 11, 2022

Case # C15-2022-0025

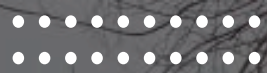
Homeowner: Suzannah Cox

Applicant : Karen McGraw

D-1/1-PRESENTATION

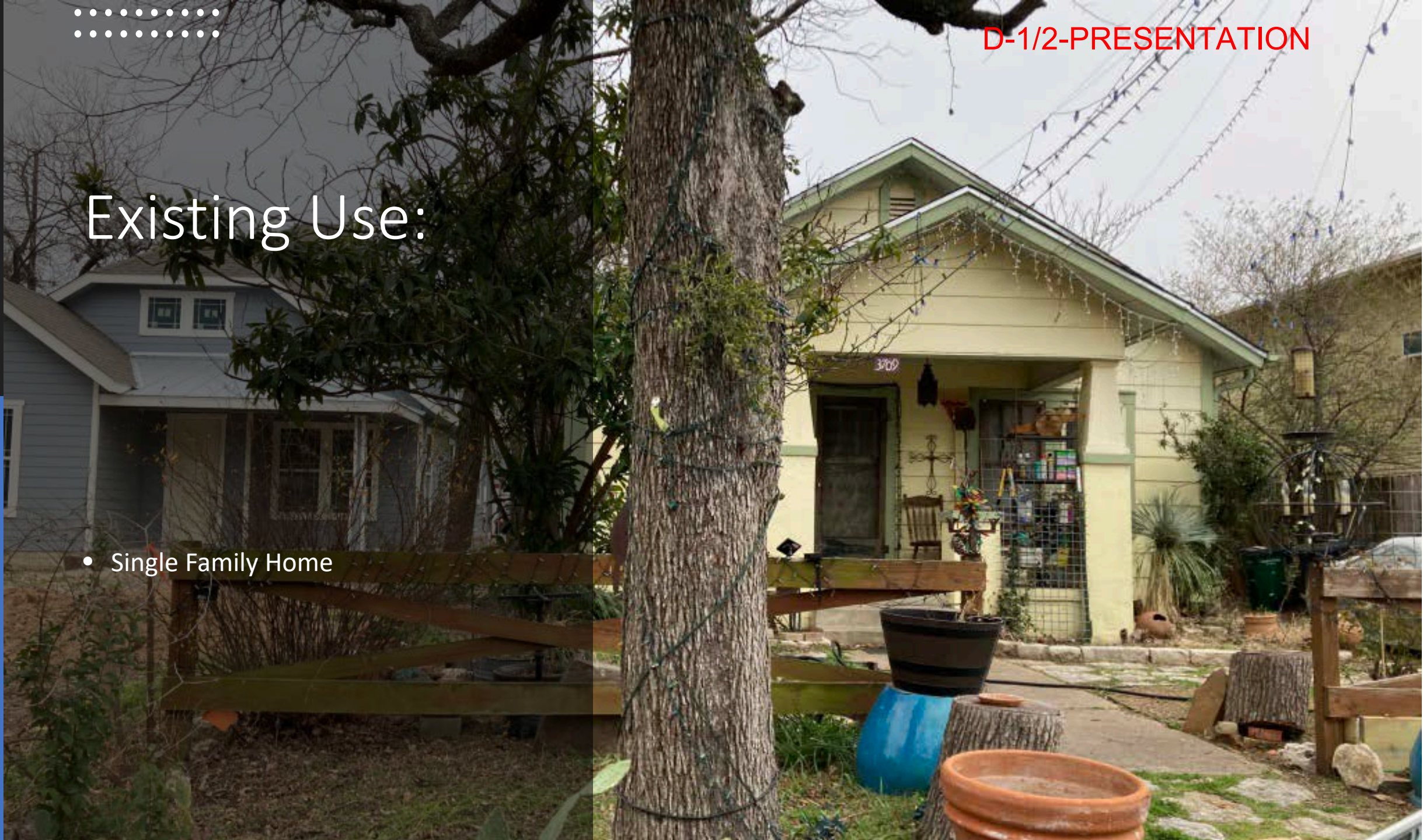






# Existing Use:

- Single Family Home





# Scope:

- Zoning - MF2-NCCD-NP

(At 6,636 SF it cannot be developed as Multi-family - 8,000 SF required.)

- Will be developed per SF3-NCCD-NP regulations.
- Homeowner wishes to:
  - Maintain the existing c. 1930 bungalow
  - Create a Two-Family use by adding a small second dwelling unit.
  - Relocate the garage for alley access while protecting heritage Pecan Trees.

The 3700  
block of  
Cedar has  
mixed  
zoning.

2/24/2022

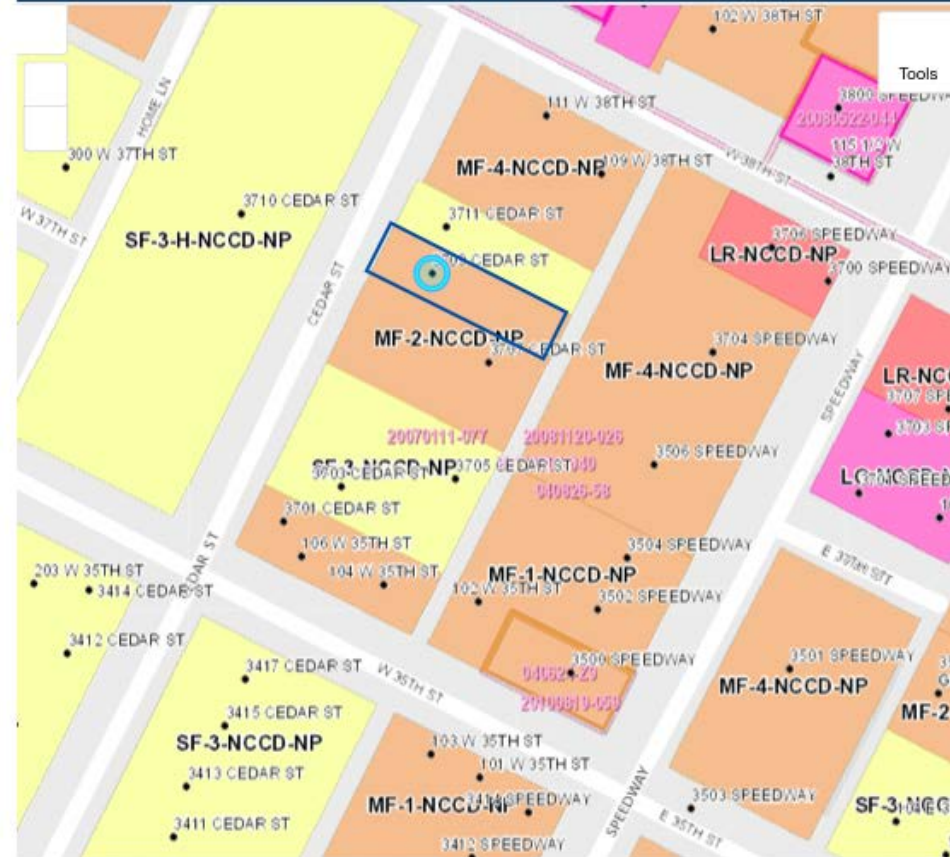
Property Profile



# Property Profile

A DEVELOPMENT SERVICES TOOL

D-1/4-PRESENTATION



GreyScale

0 50 100ft

<https://www.austintexas.gov/GIS/PropertyProfile/>

1/1

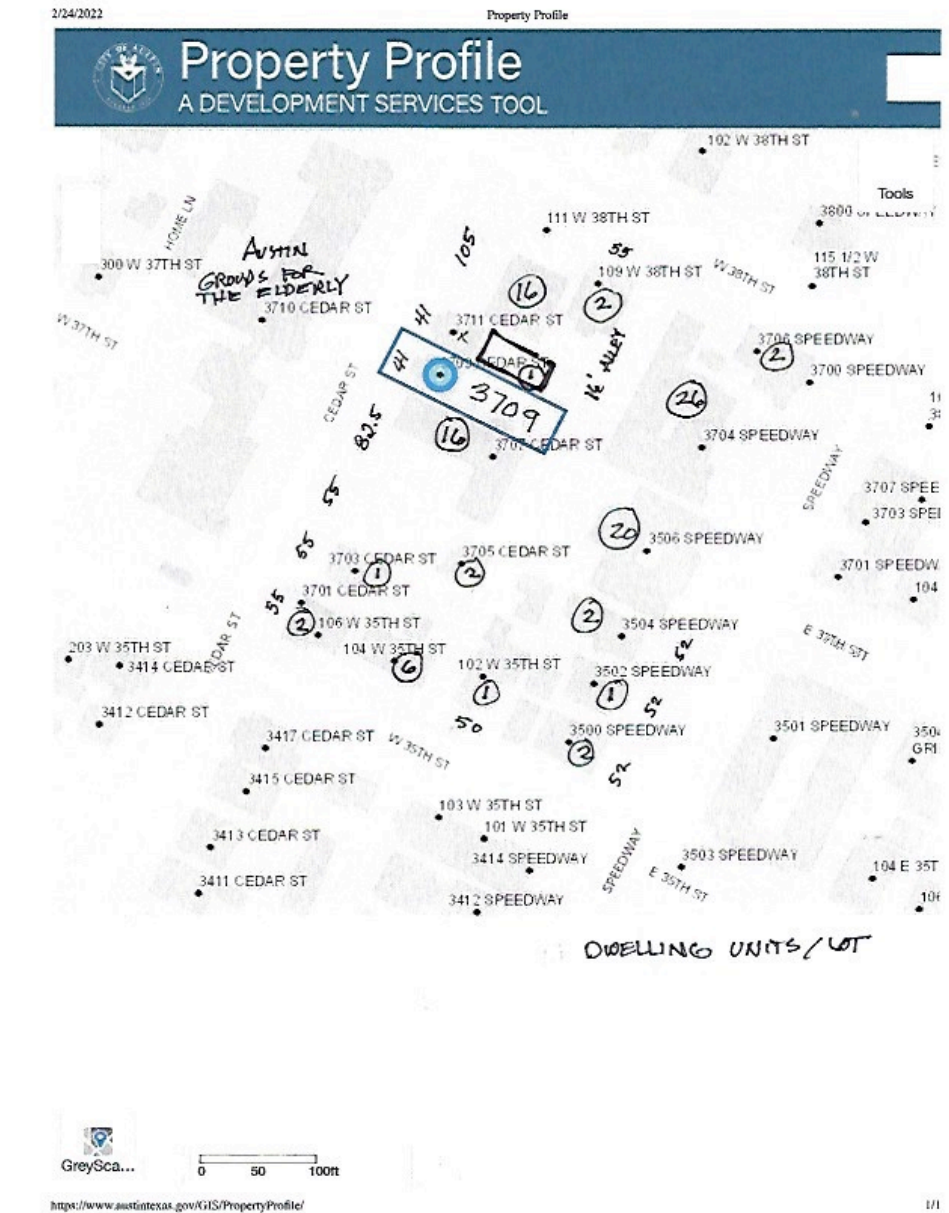
# Variances Requested:

- 1) Decrease the minimum lot width from 50' (required) to 41' (requested) in order to allow a Two-family residential use and
- Notes:
- The North University NCCD No. 040826-058 Part 7 (1) requires a lot minimum width to be 50'.
- The North University NCCD (Revision) Ordinance No. 2011-0804-040 Allows 2-family use on a lot at least 5,750 Sf.
- The existing lot is 41' x 160' and has 6,636 square feet.

\*building  
footprints

\*number of dwelling units

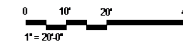
## \*Lot widths



## Second Variance

- 2) Decrease the minimum interior side yard setback from 5' (required) to 3' (requested) to erect a detached garage in an SF3-NCCD-NP) zoning district
- Notes:
  - The North University NCCD No. 040826-058 Part 7 (3) (d) states “a non-complying accessory building may be reconstructed at its existing location, but may not be less than 3' from the rear and interior side property lines.”
  - The existing garage is 2.3' from the side property line. The new garage needs to be accessible from the alley and requires a 3' setback to protect heritage trees but will NOT be on the existing location.

# D-1/8-PRESENTATION



SITE PLAN 1 OF 1	03.07.2022	<b>3709 CEDAR STREET</b> AUSTIN, TEXAS 78751 PROPOSED SECOND DWELLING BOARD OF ADJUSTMENT EXHIBIT	EARTHLINK CONSULTANTS 4315 AVENUE C AUSTIN, TEXAS 78751 512-817-1761 mcgrawka@earthlink.net	KAREN MCGRAW ARCHITECT PLLC 4315 AVENUE C AUSTIN, TEXAS 78751 512-817-1761 mcgrawka@earthlink.net
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# Reasonable Use

- All other lots on this blockface have a width of at least 50' except for 3709 and also 3711 where a new two-story home is under construction.
- Two-family uses are permitted on most nearby lots.
- The proposed second dwelling will meet all other regulations.
- The garage 3' minimum setback will protect the 28.6" Heritage Pecan Tree.

# Hardship

- The hardship is unique to the property as most other lots on this blockface are already developed with two or more dwelling units except for 3703 (and 3711 currently under construction).
- The hardship is not general to the area as only two lots on this block have a width less than 50.
- A 5' setback for the garage will limit its width to 10' to avoid impacting the 28.6" Heritage Pecan Tree.

# Area Character

- Keeping the bungalow will maintain the original character of the block along with only 3 other remaining original homes.
- The Two-family use will not exceed two stories while all adjacent buildings are at least 2 stories.
- The two units will require less parking and result in less traffic than the adjacent multi-family uses and AGE building to the west.



# 3700 Block Cedar Street



corner (38<sup>th</sup> Street at 3713 Cedar) - apartments



3713 Cedar to 3711 Cedar (Bannerman)



3711 Cedar to 3709 Cedar (Cox)



3709 Cedar to 3707 Cedar (Cedar Flats apartments)



3707 Cedar to 3705 Cedar (Morris) to 3703 Cedar (Chapman)



3705 Cedar (Morris) to 3703 Cedar (Chapman)



3703 Cedar (Chapman) to 3701 Cedar (rental duplex)



**Adjacent Properties viewed from 3709 Back Yard**

Photos of  
adjacent  
buildings  
viewed from  
the new site



**3704 Speedway - alley  
view**



**3506 Speedway - alley view**



**3711 Cedar Street - South side**



**3707 Cedar Street - North side**

# Two Variances Requested from North University NCCD Ord. #040826-058

- 1) Decrease the minimum lot width from 50' (required) to 41' (requested) in order to allow a Two-family residential use and
- 2) Decrease the minimum interior side yard setback from 5' (required) to 3' (requested) to erect a detached accessory building (garage) in an SF3-NCCD-NP\* zoning district

\*Single Family Residence Neighborhood Conservation Combining District Neighborhood Plan



# Thank you

- Questions?
- Karen McGraw
- Representing
- Suzannah Cox - Homeowner