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PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

EXISTING STREET VIEW

DATE:

8/1/22

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PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

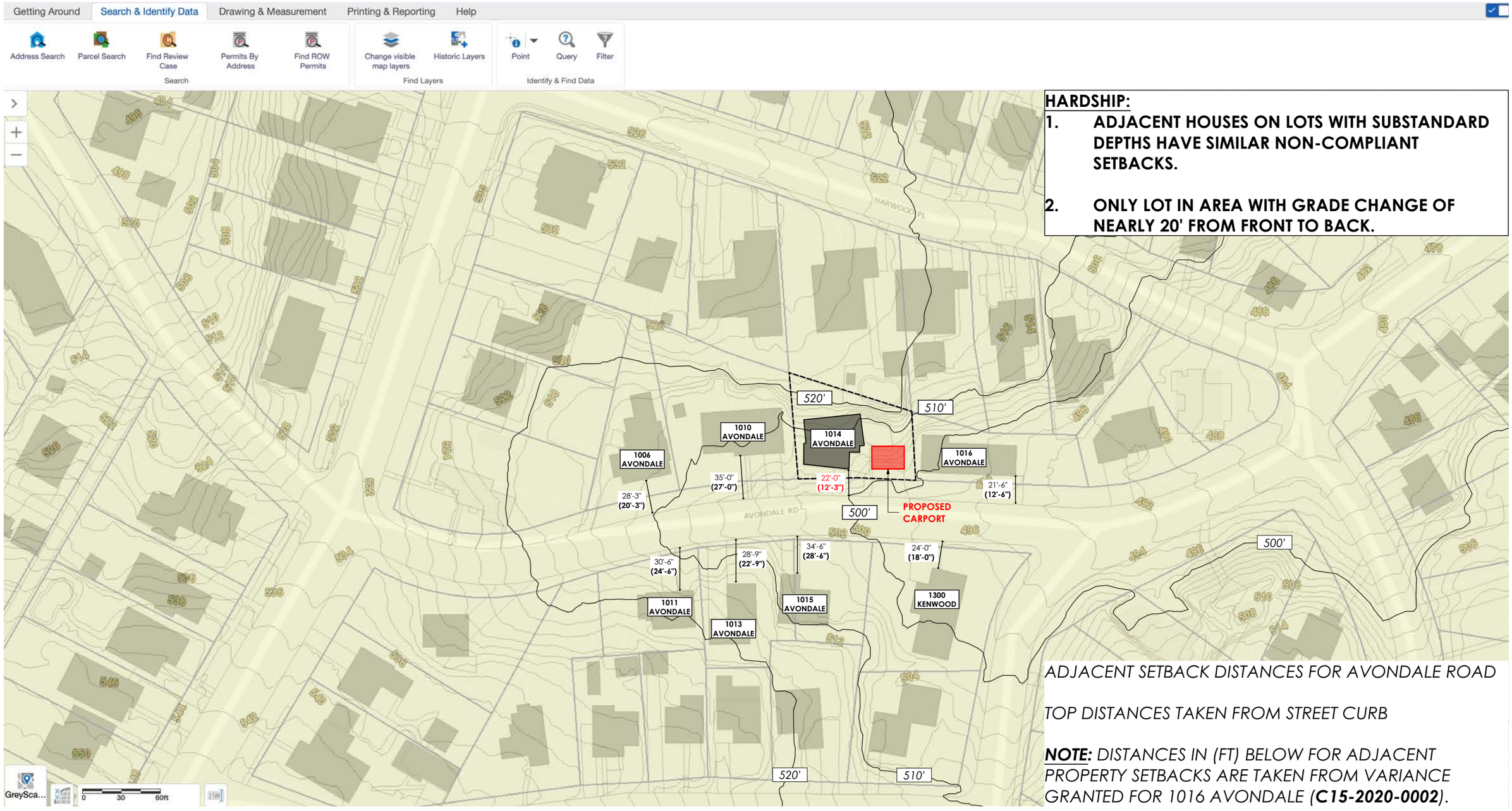
EXISTING STREET CONTEXT

DATE:

8/1/22

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HARDSHIP:

1. **ADJACENT HOUSES ON LOTS WITH SUBSTANDARD DEPTHS HAVE SIMILAR NON-COMPLIANT SETBACKS.**

2. **ONLY LOT IN AREA WITH GRADE CHANGE OF NEARLY 20' FROM FRONT TO BACK.**

ADJACENT SETBACK DISTANCES FOR AVONDALE ROAD

TOP DISTANCES TAKEN FROM STREET CURB

***NOTE:** DISTANCES IN (FT) BELOW FOR ADJACENT PROPERTY SETBACKS ARE TAKEN FROM VARIANCE GRANTED FOR 1016 AVONDALE (**C15-2020-0002**).*

PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

NEIGHBORHOOD SETBACKS

DATE:

8/1/22

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1209 TRAVIS HEIGHTS BLVD
CARPORT



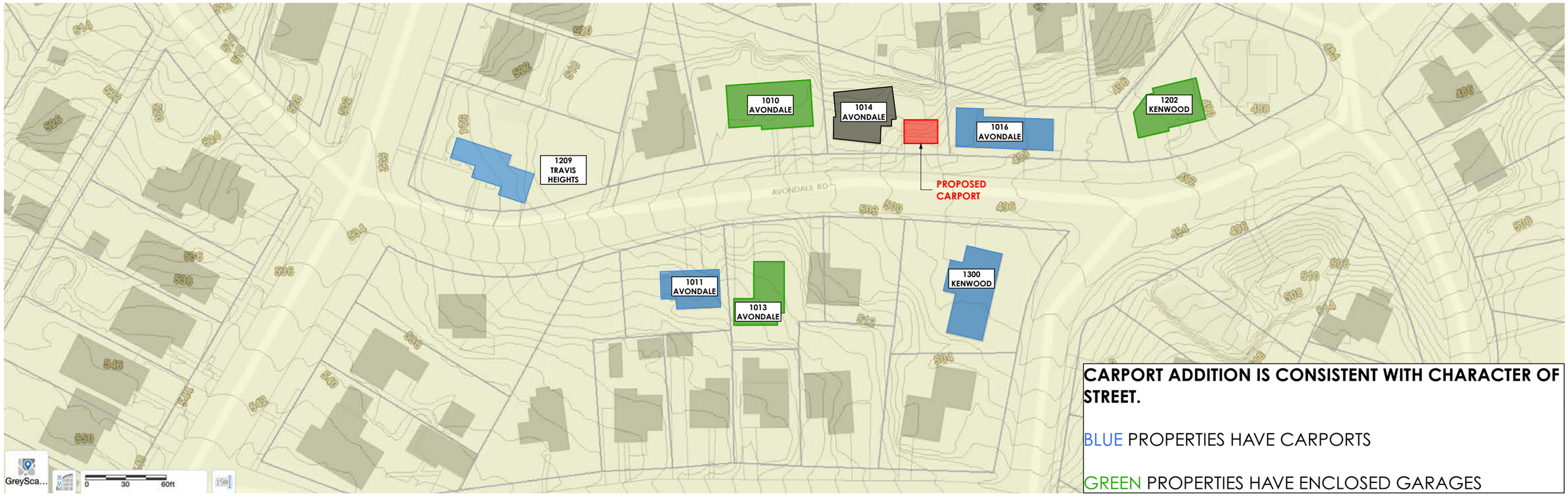
1010 AVONDALE RD
GARAGE



1013 AVONDALE RD
GARAGE



1016 AVONDALE RD
CARPORT



CARPORT ADDITION IS CONSISTENT WITH CHARACTER OF STREET.

BLUE PROPERTIES HAVE CARPORTS

GREEN PROPERTIES HAVE ENCLOSED GARAGES

PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

NEIGHBORHOOD MAP

DATE:

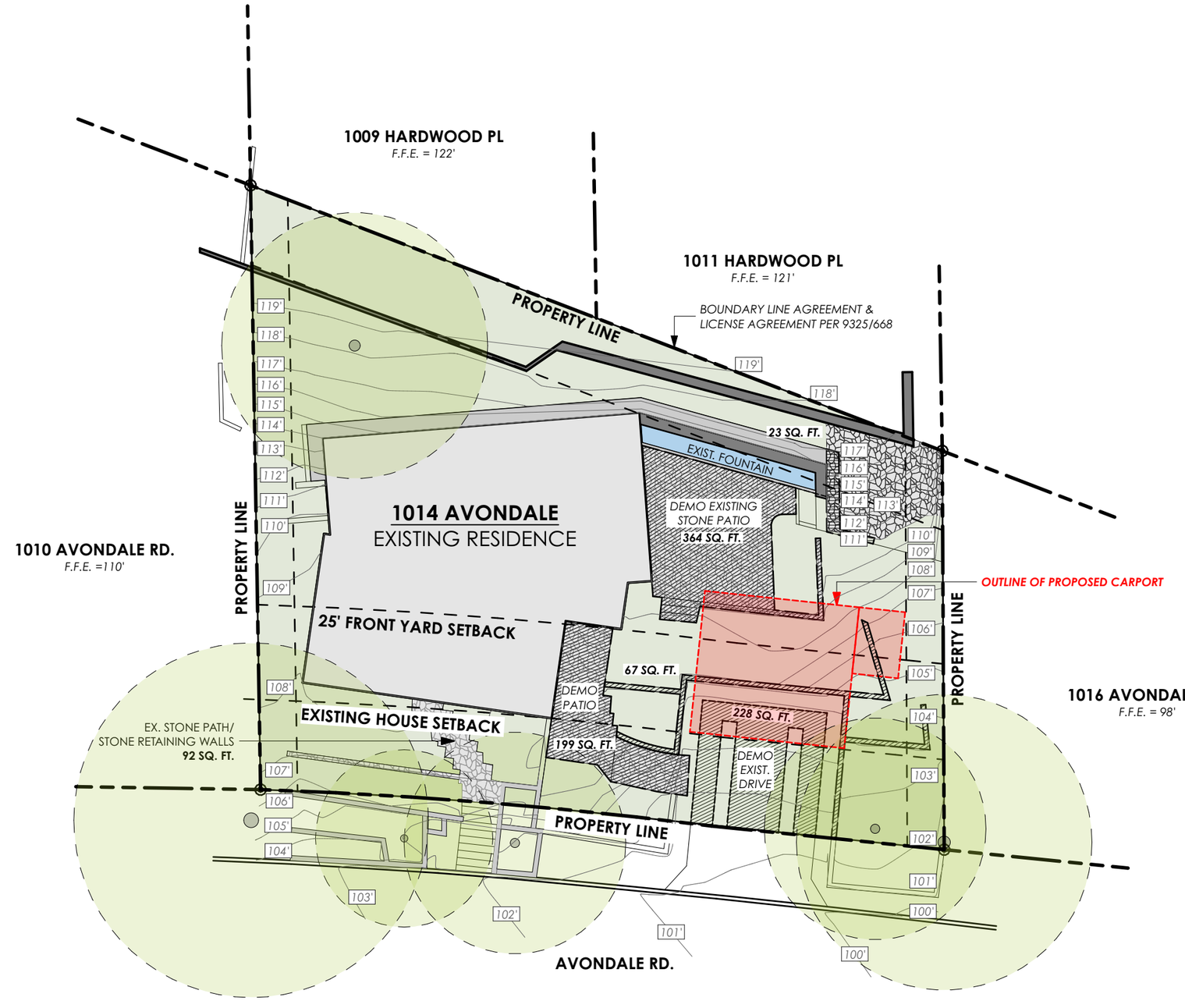
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ZONING	
SF-3-NP	
MAX BUILDING HEIGHT	32'
SETBACKS	
AVONDALE	25'
SIDE YARD	5'
REAR YARD	10'

ALLOWABLE AREA	
SITE AREA	6,250.0 SF
BUILDABLE AREA	2,609.0 SF
IMPERVIOUS COVER	2,812.5 SF (45%)
BUILDING COVER	2,500.0 SF (40%)
F.A.R.	2,500.0 SF (.4:1)



PROJECT NAME:

1014 AVONDALE

IMAGE NAME: EXISTING/ DEMO SITE PLAN

SCALE: 1/16" = 1'-0"

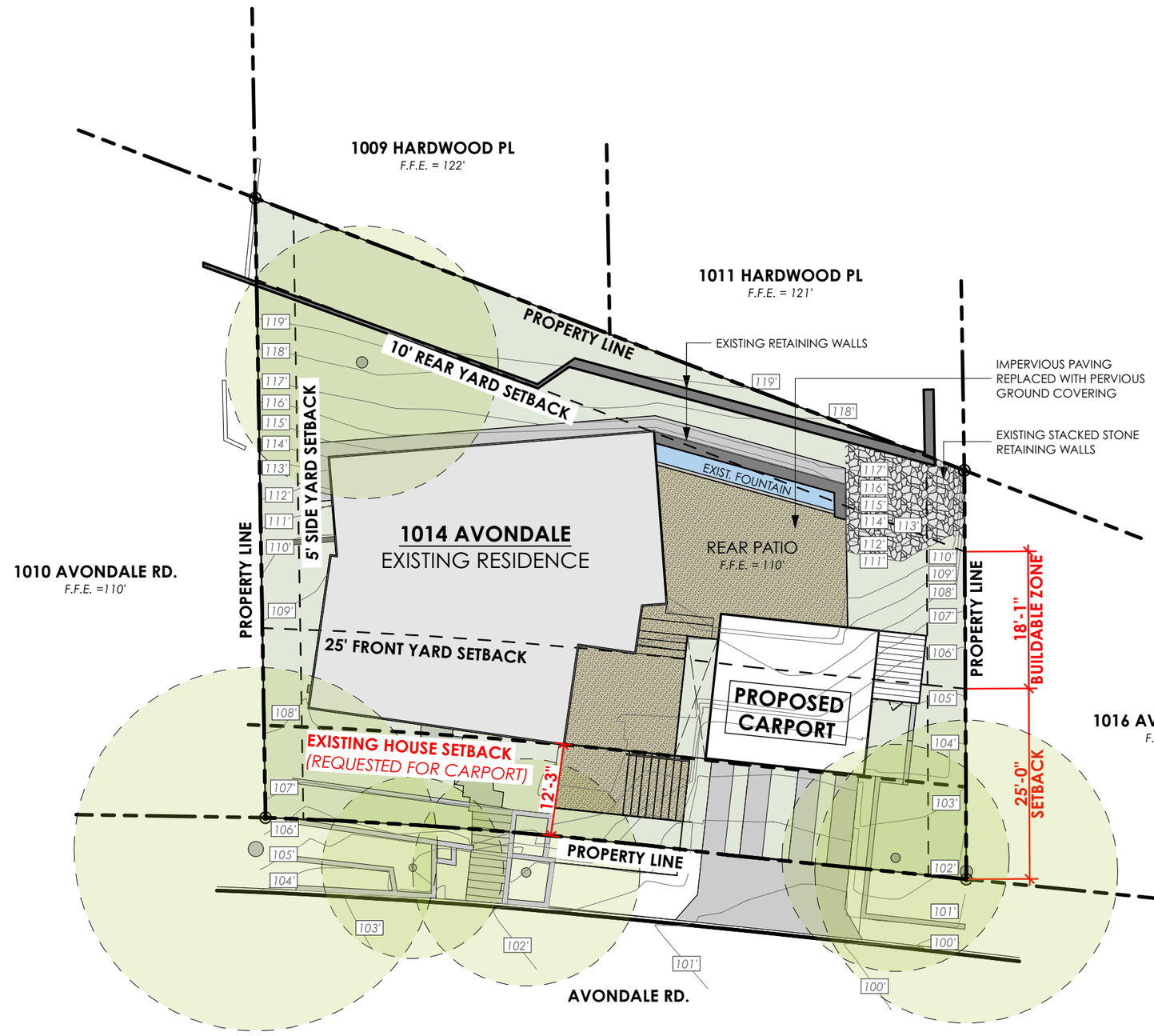
DATE: 8/1/22

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PROPOSED AREA	
BUILDING COVER	1,970.0 SF (31.5 %)
F.A.R.	2,500.0 SF (.4:1)
IMPERVIOUS COVER	2,385.0 SF (38.2 %)

IMPERVIOUS COVER BREAKDOWN	
TOTAL SITE AREA	6,250.0 SF
ALLOWABLE	2,812.5 SF (45.0 %)
EXISTING IMPERVIOUS COVER	2,817.0 SF (45.1%)
PROPOSED REDUCTIONS	- 881.0 SF
PROPOSED ADDITIONS	+ 613.0 SF
TOTAL PROPOSED	**2,549.0 SF (40.8 %)**



PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

PROPOSED SITE PLAN

SCALE:

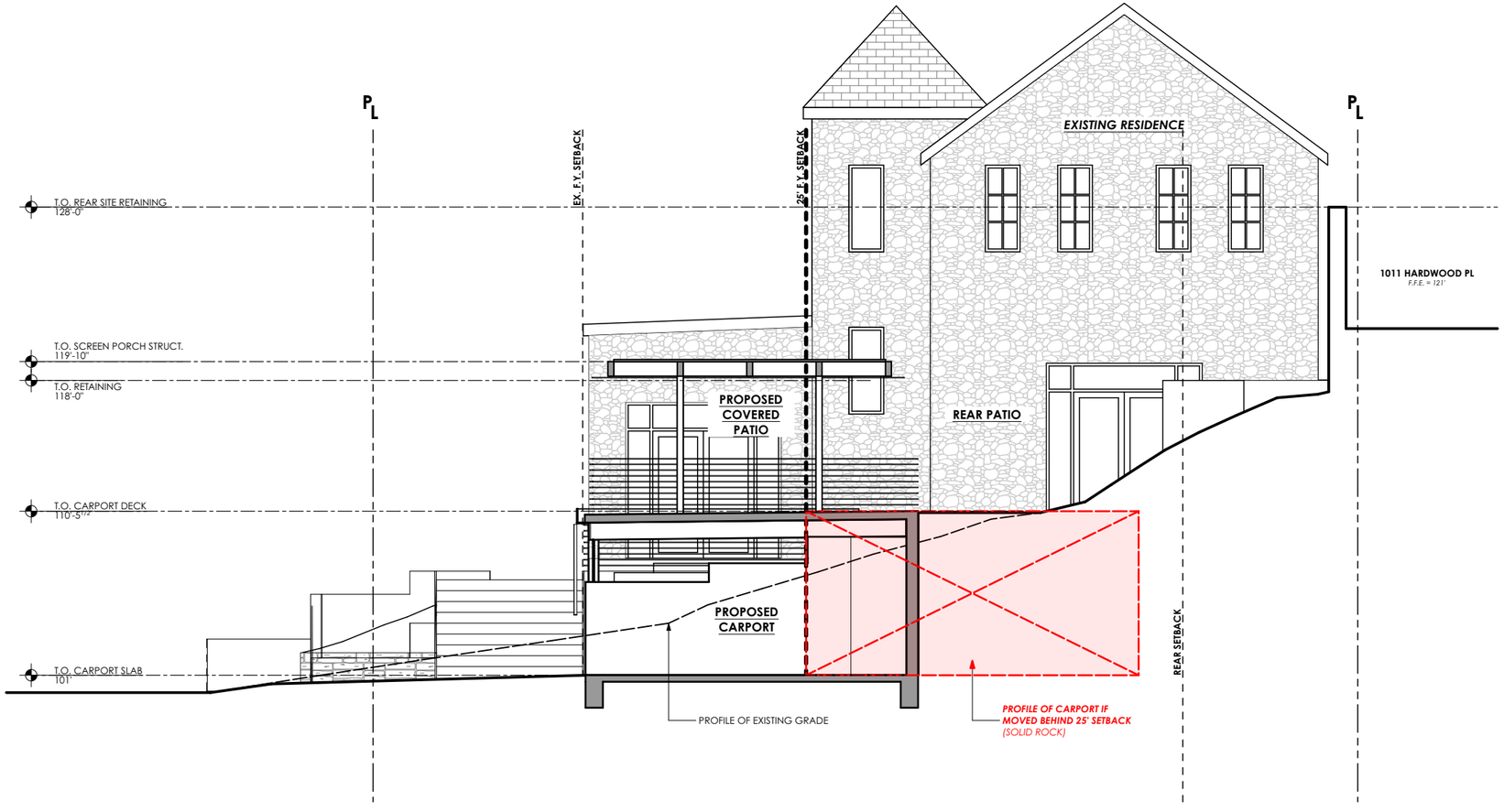
1/16" = 1'-0"

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PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

SITE SECTION 1 - THROUGH NEW CARPORT

DATE:

8/1/22

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PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

SITE SECTION 2 - THROUGH PATIO/STAIRS

DATE:

8/1/22

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PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

EXISTING STREET VIEW

DATE:

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PROJECT NAME:

1014 AVONDALE

IMAGE NAME:

PROPOSED STREET VIEW

DATE:

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HARDSHIP

1. SUBSTANDARD LOT DEPTH AT 54' REDUCING BUILDABLE AREA BETWEEN SETBACKS.

2. EXTREME GRADE CHANGE OF 19' BETWEEN STREET & BACK OF LOT UNIQUE TO PROPERTY IN THIS AREA.

ASKING FOR

PERMISSION TO DECREASE 25' BUILDING SETBACK *(SECTION 25-2-492-D)* TO ALIGN WITH EXISTING RESIDENCE AT 12'-3" IN ORDER TO CONSTRUCT NEW CARPORT ADJACENT TO EXISTING RESIDENCE.

NOT ASKING FOR

NO ADDITIONAL F.A.R.

NO ADDITIONAL SQUARE FOOTAGE

NO ADDITIONAL IMPERVIOUS COVER

NO ADDITIONAL HEIGHT

NO CHANGES TO REAR OR SIDEYARD SETBACKS

NO TREES IMPACTED

NO NEW DRIVEWAY CURB CUT