




# 1101 Quaker Ridge

Variance Request



# 1101 Quaker Ridge

- Case: C15-2022-046
  - Owners: Jeffery and Leslie Socha
  - Presented by: Ricca Keepers, Keepers Land Planning and Permitting
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- The applicant is requesting a variance(s) from the Land Development Code Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum Street Side Yard Setback from 15 feet (required) to 10 feet (requested), in order to erect an addition above the garage in a “SF-2”, Single-Family zoning district.
- Variance is requested for the following reasons
  - Large, 19” Red Oak in the backyard, see attached tree survey and arborist’s, prohibits building any structure in the backyard
  - The house backs up to a beautiful walking trail and park. The owner’s are hoping to avoid obscuring the view to the park by building over the garage.
    - Current house is two stories, proposed addition would be no higher than the current height of the house
  - House is on a corner lot, corner lot setbacks are significantly different than that of an interior lot resulting in less area in back and side yard to build on

# 1101 Quaker Ridge Pictures



Front of the house, showing  
garage and current height



# 1101 Quaker Ridge Picture



Side of house and  
garage leading up to  
the park in the back  
of the house

# 1101 Quaker Ridge



Entire garage shown, as well as height of current house.

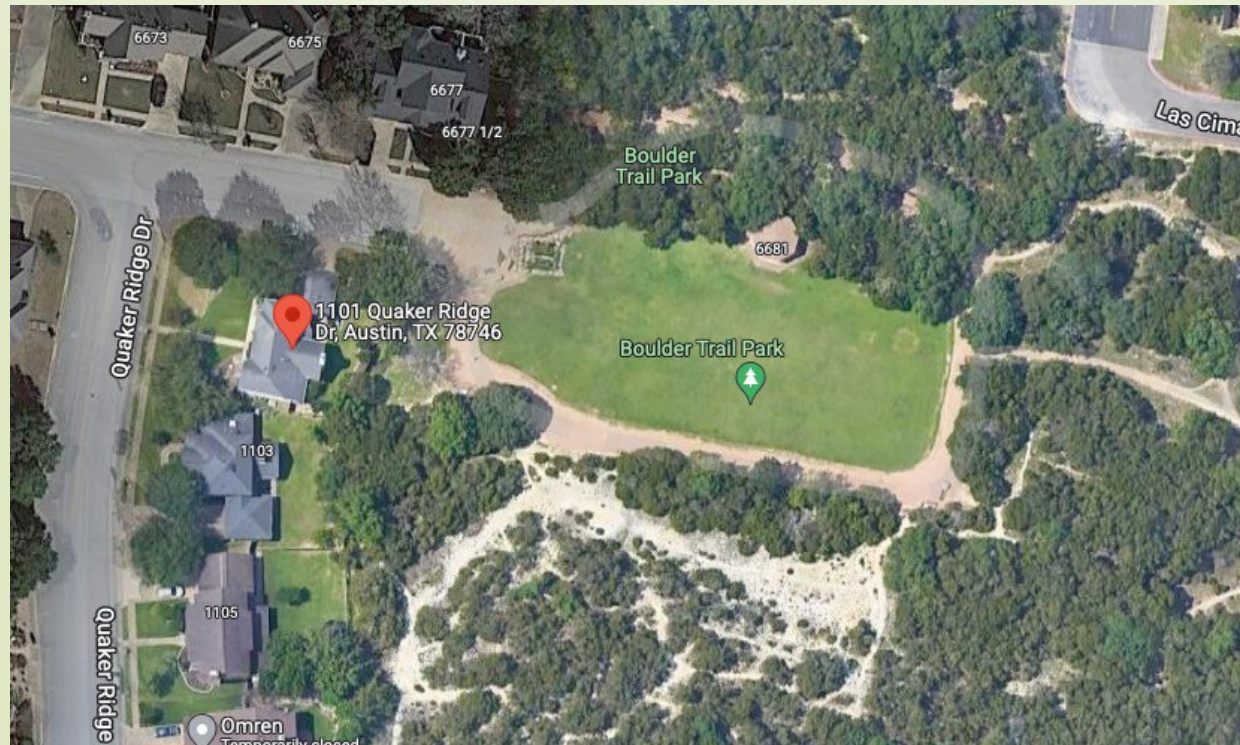


# 1101 Quaker Ridge



Showing the fence in the back of the property, including the park and walking trail that is behind the house. You can also see the 19" Red Oak that prohibits building in the back

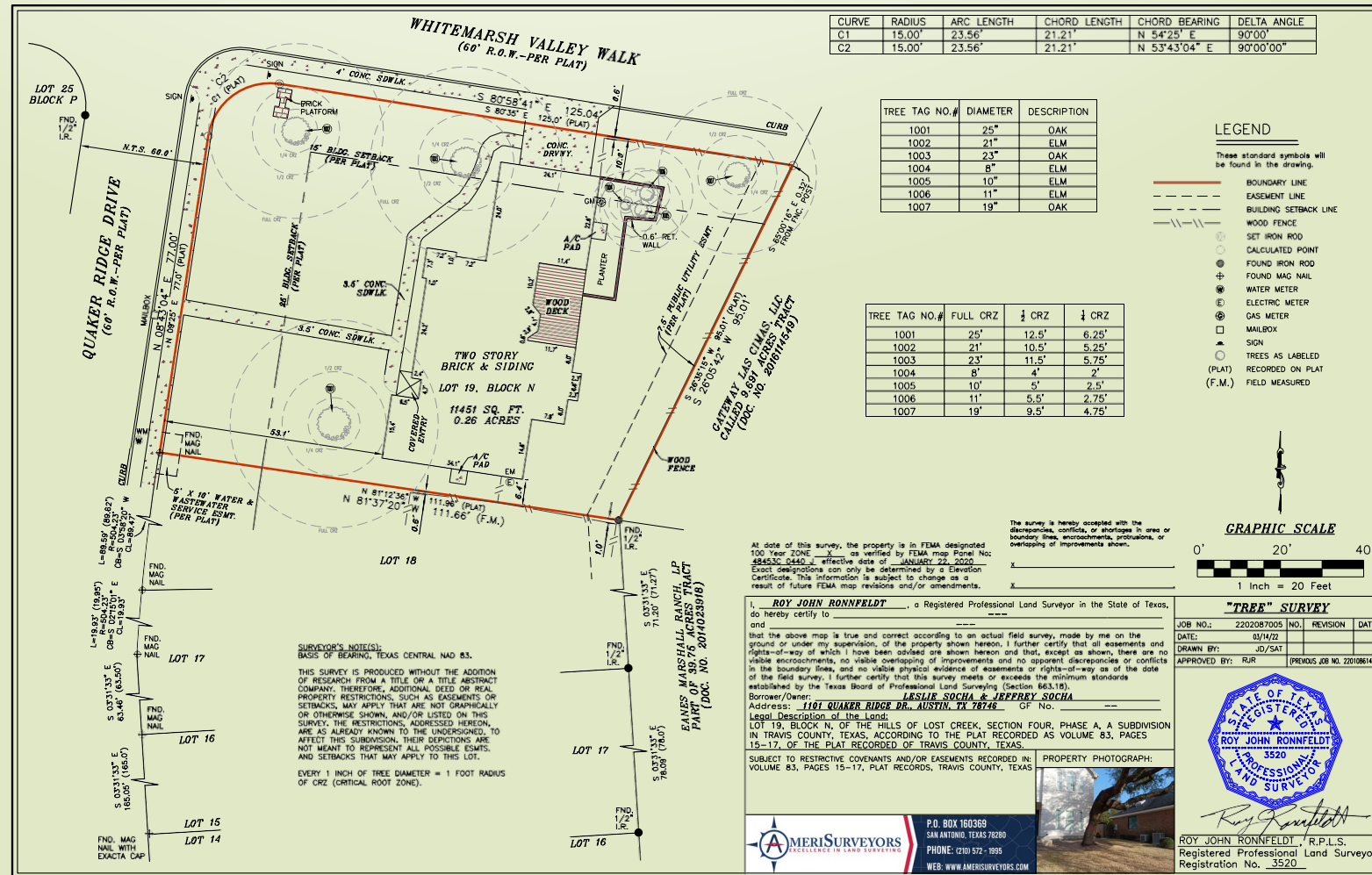
# 1101 Quaker Ridge



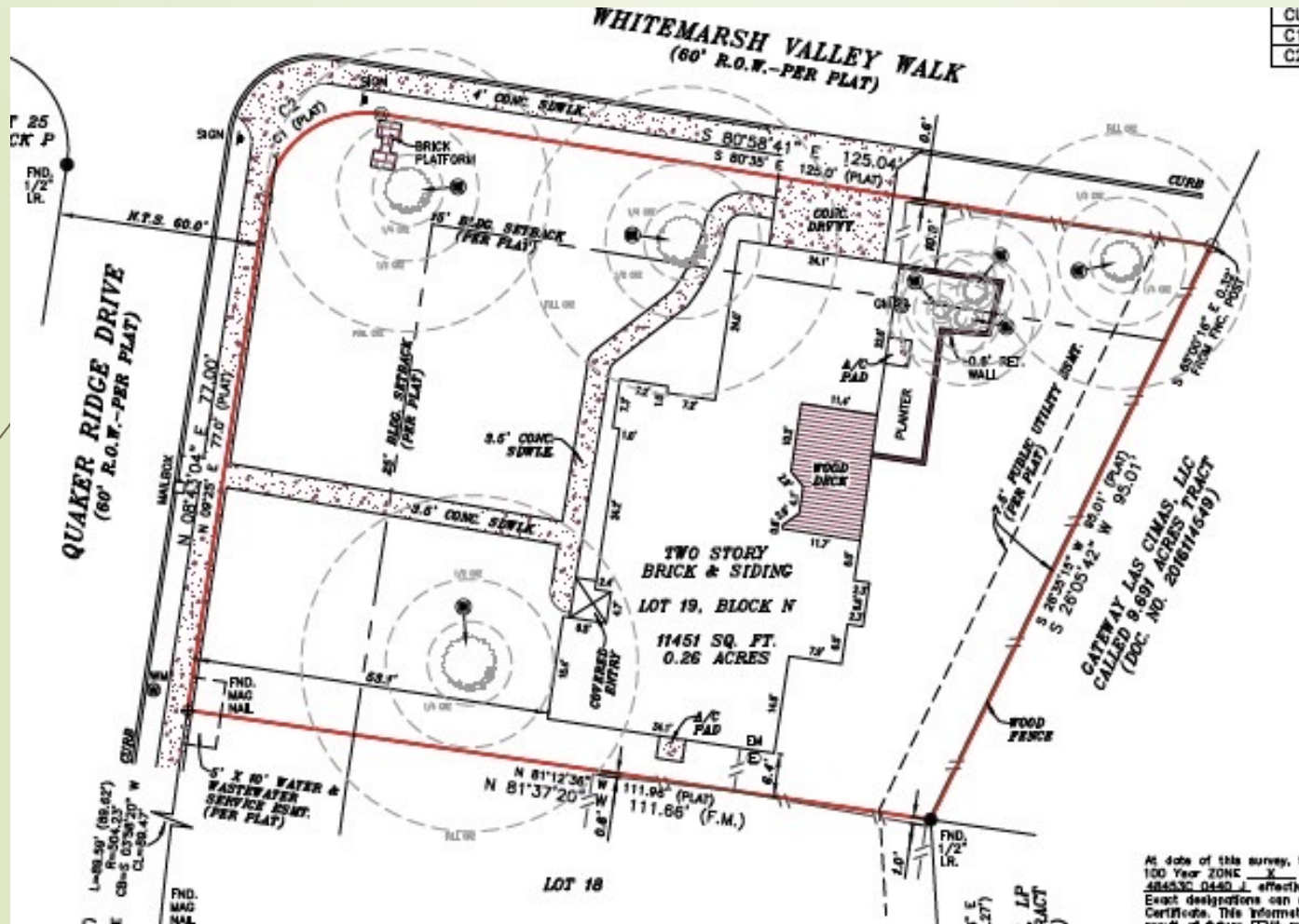
Arial view of the property to include the park and waking trails. Development in the backyard would obstruct the current view of the park.



# 1101 Quaker Ridge Survey



# 1101 Quaker Ridge



You can see from this image, the backyard leaves little room for an addition due to additional setbacks and protected trees.

Specifically, the tree on the corner in the backyard further prevents construction in the backyard.

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## Tree Condition Assessment

### Trees

Tag Species and DBH	107: 19" red oak
Tree Description	Tree condition is good.

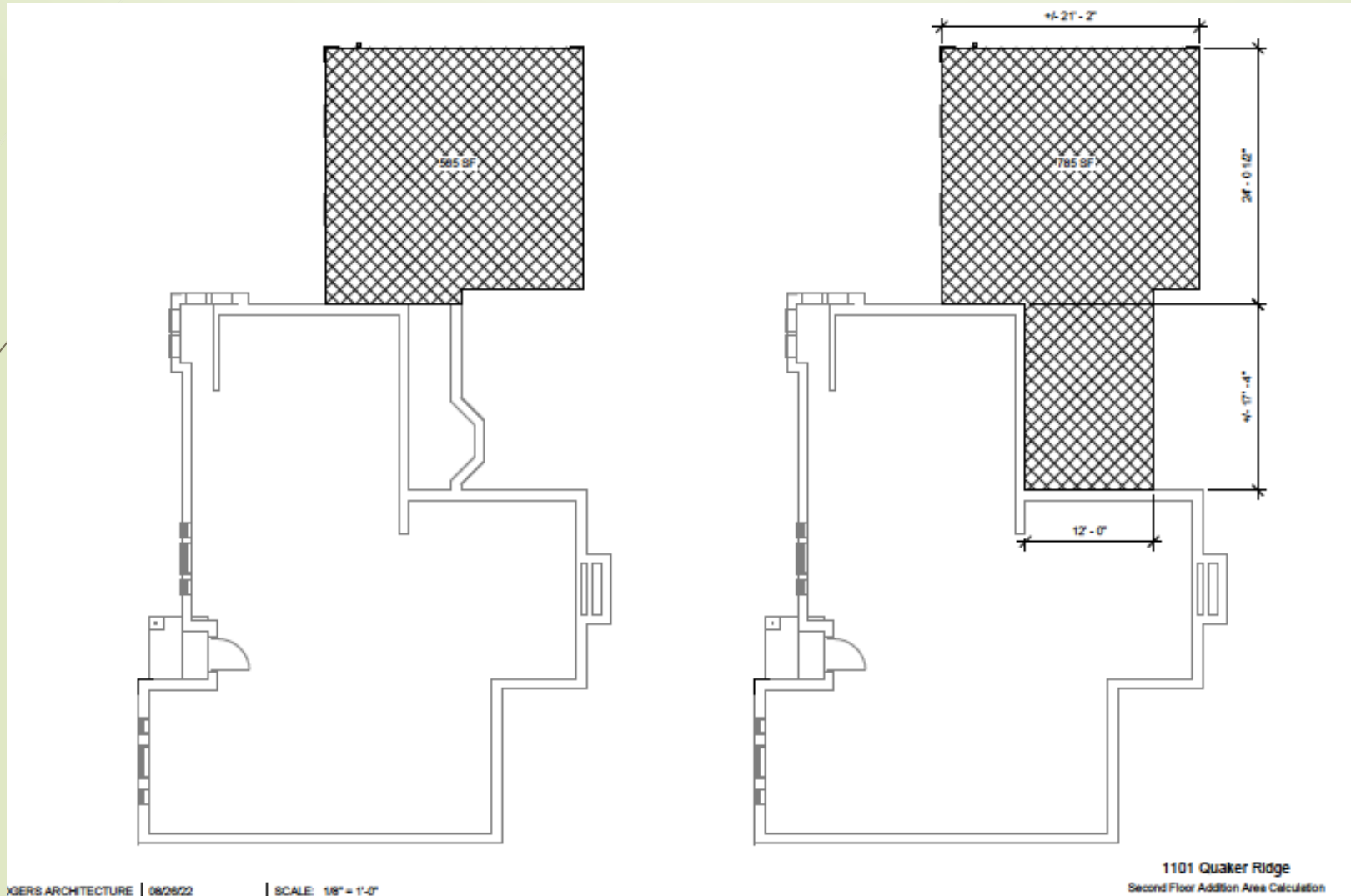
photo 1



Arborist's Report  
showing tree noted  
on survey in the  
back of the house,  
19" Red Oak, noted  
in "Good Condition"



# Proposed Plans



# Proposed Plans



# Proposed Plans







# History of Property

ETJ 1977

Annexed into city 2015

House was built in July 24, 1984 was approved in 1984-006833 BP