

## **Floodplain Variance Request – Agenda Item 56**

ROSSI / KIMBROUGH RESIDENCE

7303 GREENHAVEN DRIVE, AUSTIN, TEXAS

03/24/05

- 1) **Greetings**
  - a) Mayor
  - b) Council members
  - c) City staff
- 2) **Team introductions / qualifications**
  - a) Owners [original owners of home, 1987-2005]
    - i) Jill Rossi
    - ii) Kerry Kimbrough
  - b) Architect-builder [hired September 2004]
    - i) CG&S Design-Build: 100% specialized in residential renovations, 1957-2005.
    - ii) Architect: Stewart Davis AIA, Design Director, CG&S Design-Build, registered architect, State of Texas 1987-2005, completed over 200 projects with CG&S 1994-2005.
- 3) **Project summary** [SEE ATTACHED SITE / FLOOR PLAN DRAWING]
  - a) Existing construction
    - i) 3 BR / 2 Bath 2000SF single family residence at 7303 Greenhaven Drive, Allandale Park subdivision, built 1987 in compliance with then-current floodplain requirements.
  - b) Proposed improvements
    - i) 400 SF expansion of existing rooms [20% increase in existing heated and cooled SF]: Home office, sitting area, exercise room.
    - ii) 150 SF new covered outdoor patio
    - iii) Interior repairs / replacements to 18 year old kitchen, living and dining areas.
    - iv) Master bath: Make accessible with walk-in shower [in lieu of tub] / wide openings.
  - c) Reason for improvements: This will be Jill and Kerry's final private home
    - i) Typical maintenance / repairs / updating of existing residence of this age
    - ii) Create safe and comfortable home for retirement / old age.
    - iii) Owners wish to live central in lieu of contributing to suburbia / urban sprawl.
- 4) **Permitting issues**
  - a) Impervious cover: 44.7% actual / 45% allowed, approved.
  - b) Building cover: 37.2% actual / 40% allowed, approved.
  - c) Required yards: 5'-0" to side property line, approved.
  - d) Finished floor elevation [684.8] / 100 year BFE [684.28]: 6.25" above / 12" above required; rejected, seeking relief.
- 5) **Variance request: Seeking Council's relief** [SEE ATTACHED 100 YR. FLOODPLAIN MAP]
  - a) Location / shape of addition is best possible case
    - i) Selected highest ground available, outside of flood area per COA map. Will not impact velocity / volume of flood water, shape of addition [narrow face to current] minimizes impedance to water flow [if waters exceed 100 year level], no impact to access by emergency vehicles / personnel.
  - b) Finished floor is 6.25" above BFE / home will not flood [we're only 5.75" out of compliance]
  - c) Accessibility requirements / deed restrictions dictate horizontal expansion at same level; design options limited.
  - d) Economically impractical to raise existing FF; ramps require excessive run; single steps create severe tripping/falling hazard and chop up continuous spaces.
  - e) Improvements not categorized as "substantial" [Less than 50% added value to structure]
    - i) Appraised value of structure prior to improvements: **\$148 K**
    - ii) Appraised value after structure after proposed improvements: **\$215 K**
    - iii) Added value to structure: **45.3%** of existing.
- 6) **Neighborhood trends** [SEE ATTACHED AERIAL PHOTO IDENTIFYING RECENT PROJECTS]
  - a) Many neighbors have recently improved / enlarged their homes, maintaining or raising property values, several much closer to creek and lower in elevation.
  - b) Several examples depicted on exhibit. Recent variance granted to owners at 7300 Greenhaven with finished floor 2" below 100 year BFE.
  - c) Requesting similar consideration / relief given [thankfully] to neighbors.
- 7) **Thank you for your attention and kind consideration!**

# PROJECT INFO.

## PROJECT SUMMARY

OWNER: J.L. ROSS & SISTER, INCORPORATED  
ADDRESS: 1305 GREENHAVEN DRIVE  
AUSTIN, TEXAS 78757  
LEGAL DESCRIPTION:  
TRACT 1 FROM A SURVEY BY  
JAMES H. ROSS, JR., DATED  
JANUARY 1, 1981, IN THE  
TRAVIS COUNTY LOT 37A BLOCK 1,  
ALYDALE PARK, SECTION 1 AND 3  
ZONING CLASSIFICATION: SF-3

## AREA CALCULATIONS

SITE AREA: 3,370.8 SF  
EXISTING HOUSE: 1,401.0 SF  
EXISTING GARAGE: 440.0 SF  
EXISTING ENTRY PORCH: 45.0 SF  
EXISTING MOOD DECK: 1,480.0 SF  
TOTAL: 3,366.0 SF

### EXISTING BUILDING AREA

EXISTING HOUSE: 1,401.0 SF  
EXISTING GARAGE: 440.0 SF  
EXISTING ENTRY PORCH: 45.0 SF  
EXISTING MOOD DECK: 1,480.0 SF  
TOTAL: 3,366.0 SF

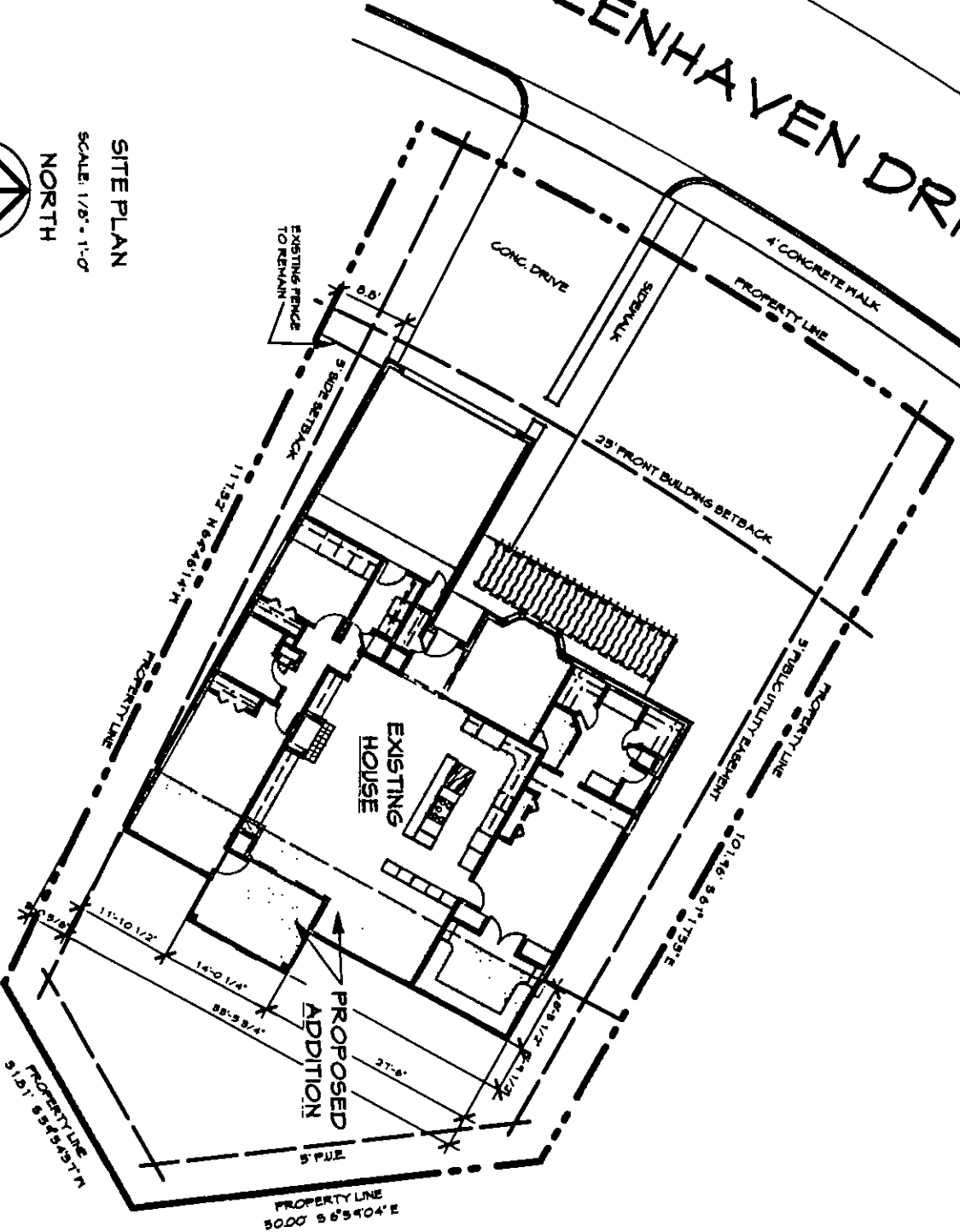
### PROPOSED BUILDING AREA

EXISTING BUILDING AREA: 3,366.0 SF  
PROPOSED ADDITION: 4,410.0 SF  
REMOVED MOOD DECK: -1,000.0 SF  
TOTAL: 6,776.0 SF  
PERCENT BUILDING COVERAGE: 31.2%

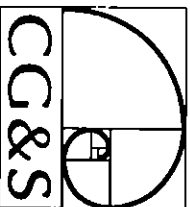
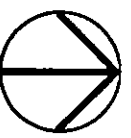
### PROPOSED IMPERVIOUS COVER

PROPOSED BUILDING COVER: 5,111.0 SF  
EXISTING DRIVEWAY: 504.0 SF  
EXISTING PATIO: 1,350.0 SF  
TOTAL: 7,005.0 SF  
PERCENT IMPERVIOUS COVER: 44.1%

# GREENHAVEN DRIVE



SITE PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



## DESIGN-BUILD

402 CORTELL LANE  
AUSTIN, TEXAS 78745  
OFFICE: 512-444-1560  
FAX: 444-1740

## KIMBROUGH-ROSSI RESIDENCE

1305 GREENHAVEN  
DRIVE  
AUSTIN, TEXAS 78757



# Watershed Protection Development Review

Shoal Creek

GREENHAVEN DR

CASCADE DR

Subject Property:  
7303 Greenhaven Dr

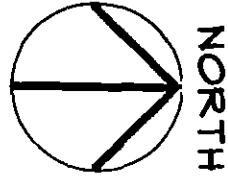


## Legend

-  Lot Lines
-  Preliminary FEMA 100-Year Floodplain



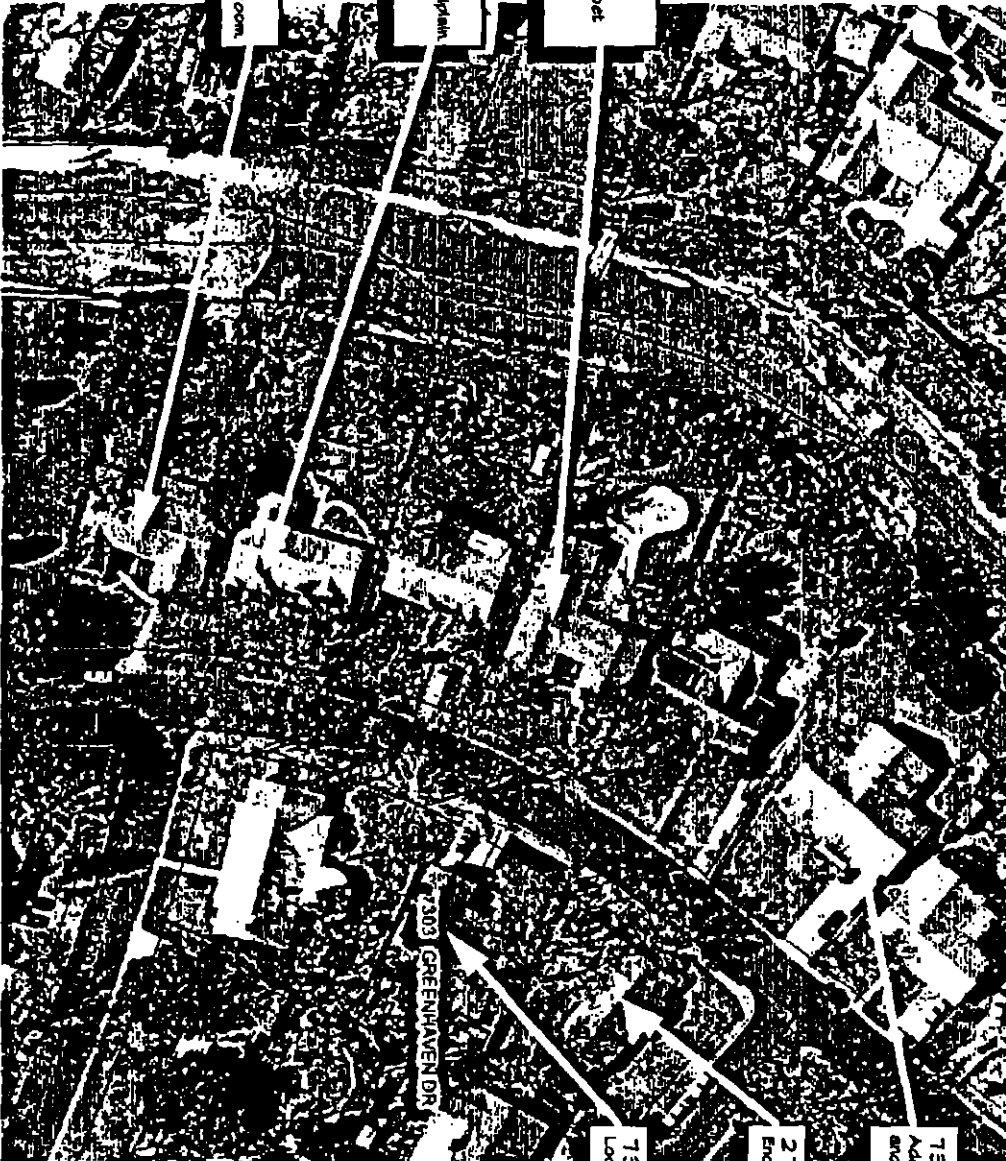
This map was produced by the City of Austin Watershed Protection and Development Review Department as a working staff map and as such no warranty is made as to its accuracy or completeness.  
WED 3/6/2004



**7304 Greenhaven:**  
Extended back of house to increase master  
bed room and master bath. New paint and carpet  
throughout house. No floodplain issues.

**7300 Greenhaven:**  
Variance Approved. Floor height 3" below floodplain.  
Many other aspects of the situation similar to  
7303 Greenhaven.

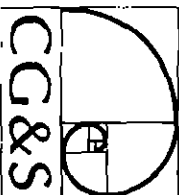
**7204 Greenhaven:**  
Enclosed the garage and turned it into a music room.



**7306 Greenhaven:**  
Added guest room, guest bath, family room,  
and back porch. Remodeled master bath.

**2713 Cascade:**  
Enclosed and extended garage as an apartment.

**7303 Greenhaven:**  
Location of floodplain variance request.



**DESIGN-BUILD**

403 Corral Lane  
Austin, Texas 78745  
Office: 512-444-1500  
Fax: 444-1790

# **Floodplain Variance for Rossi/Kimbrough Residence**

## **Issue**

A Public Hearing (**March 24th – Agenda Item No. 56**) to consider a variance requested by Jill Rossi and Kerry Kimbrough to expand our existing home in the 100-year floodplain of Shoal Creek.

## **Summary**

We have applied for a building permit to remodel and expand our home in the Allandale neighborhood by 500 sq ft (370 interior/130 porch). It has been our home since it was built in 1987 and we have decided to make it the home where we retire. Although the 100 year floodplain elevation (BFE) has risen since 1987, the elevation of our existing slab and proposed expansion is 6 inches above BFE.

## **Retirement Home**

Last summer, we researched retirement home options. We looked at homes in many neighborhoods across the Austin area and talked with our banker about building a new home. But we love our inner-city neighborhood and decided to remodel instead of moving. Because we intend to retire in this home, we have worked to incorporate ADA compliant design elements into many aspects of our remodel plans.

## **Limited Design Options**

Deed restrictions prevent us from adding a second story. Elevating the expansion to comply with code would create a falling/tripping hazard and would divide open spaces into awkward separate areas. The use of a ramp to connect the two floor levels would require a six foot run, creating a sloping floor in the center of the house.

## **Floodplain History**

As long time Austin residents, we knew our neighborhood experienced flooding in 1981.

- 1987: Our house was built in compliance with 1983 ordinances. The property plat certified that none of our lot was in the 100 year floodplain. BFE was below 682.8, the lowest point on our lot.
- 1995: Per request from our mortgage lender, city staff certified that BFE was 683.9.
- 2003: Mortgage lender required FEMA BFE certification. FEMA BFE was 683.6.
- 2005: On review of our building permit request, city staff indicated that BFE is 684.3.

The level of our existing slab and proposed expansion is 684.8 -- 6 inches above BFE.

## **Neighborhood Trends**

Recently, many of our immediate neighbors have completed home remodel projects that are similar to ours. Because our home is our largest retirement investment, we want to make improvements that will make it comparable to other homes in the market place.

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Thank you for reviewing our case. We hope that you will support our request to make improvements to our home and grant us a variance for this project.