



March 1, 2024

Board of Adjustments Chair  
City of Rollingwood  
403 Nixon Drive  
Rollingwood, TX 78746

RE: Variance Request for 2409 Vance Lane

To the City of Rollingwood Board of Adjustment Chair,

We are writing to request a variance to Section 107-76 (d) of the Rollingwood Code of Ordinances, "Minimum required depth and width of yards". We are requesting a reduction of the minimum depth of the rear yard on the property from 20' to 10'. We are making this request under Section 107-492, "Variances".

This Variance request arose from the need to provide an accessible bathroom and bedroom (Guest Suite) for an aging parent who cannot climb stairs. All of the existing bedrooms and full bathrooms in the house are currently on the second floor and can only be accessed by a full straight flight of stairs with no intermediary landings (please see Exhibit A). Therefore, we have found it necessary to make an addition to the first floor of the home to accommodate this accessible Guest Suite.

We have engaged Carina Coel with Restructure Studio to help us determine the best location and layout for the Guest Suite. We are also looking to add a pool to the property. While considering potential locations for this addition, she has reviewed the layout of the existing house and its situation on the property, Rollingwood zoning setbacks, the natural slope of the lot, our desire to have easy access to our backyard and our desire for natural light.

Due to the lot being located on a street corner, we have 30' setbacks on the two street sides of the property which take up a significant portion of the lot. Per Carina's review, she has recommended that the only space available on the property for an addition large enough for a Guest Suite is the back yard. Our living room is located in the Eastern corner of the home, which is adjacent to the area of highest grade in the back yard and currently the only access point from the main level of the home to the back yard. The only other rooms along the back façade of the home, where an addition could be tied in, are the kitchen, pantry and garage. The garage is split level and can only be accessed by a flight of stairs from the Main level, and therefore would not be a suitable tie-in location for an accessible space (please see Exhibits B1 and B2). The best and only access point to tie in an accessible addition in the back yard would be from the Living Room.

Locating the Guest Suite addition immediately off of the living room would not only severely restrict the natural light for this part of the house, but it would also prevent direct access from the Living Room to the yard itself. Our house is also home to two young children who use the backyard frequently. Therefore it is imperative that we have easy access to the yard, as well as clear sightlines and views from


the kitchen and living room to the backyard (and potential pool), to be able to make sure that the children are safe.


The results of the feasibility study of the property with Restructure Studio indicate that an accessible Guest Suite can be successfully located at the Eastern corner of the lot, connected to the existing home via a Hallway/Gallery space, leaving a reasonable yard and pool area between the existing home and the Guest Suite (see Exhibit C). This will allow the Guest Suite to stay at the same level as the existing home (or provide access via an accessible ramp in the Gallery), while also maintaining access to and a clear view of the yard. However, in order to accommodate a reasonable yard area that will still provide natural light to the Living Room and enough room for a play area and pool, the Guest Suite addition would need to encroach 10' into the 20' rear yard setback of the lot. This due diligence has led us to the request for a Variance to reduce our Rear Yard setback from 20' to 10', in order to accommodate the addition we seek to make to be able to appropriately house our aging parent.

Our property is located at the corner of Vance Lane and Riley Road, and is at the very edge of the City of Rollingwood zoning area (see Exhibit D). The property located directly to the rear of our lot, 2507 Stratford Dr, is zoned for the City of Austin. This means that our neighbors to the rear of our lot already have a 10' rear yard setback per City of Austin zoning. Reducing our rear yard setback to 10' would not be injurious to the adjoining property, as it would match the conditions that they already have.

Thank you for your consideration of our Variance request. We look forward to answering any questions you may have.

Sincerely,

DocuSigned by:  
  
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Kurt Lanzavecchia

DocuSigned by:  
  
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Erica Lanzavecchia