



Western Hills Athletic Club Site Improvements

**A proposal before the Board of Adjustments,
City of Rollingwood**

October 26, 2022



Summary of Proposed Improvements

- (1) Reconstruct tennis courts;
- (2) Replace volleyball court with new pickleball/tennis courts
- (3) Improve drainage
- (4) Improve landscaping

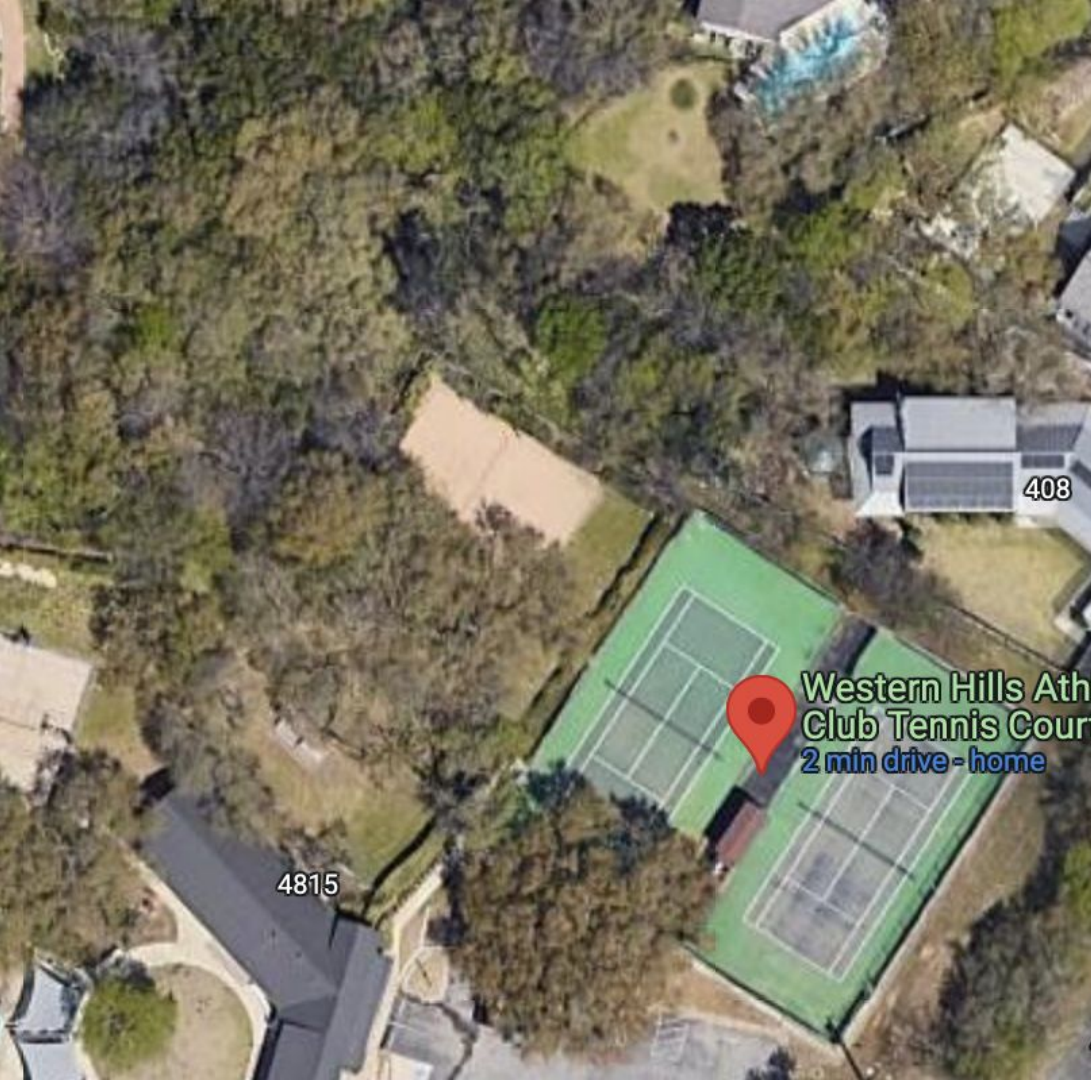


WHAC

1968: Club founded

1976: Tennis court

1984: Volleyball court



Closer view of the
tennis and
volleyball courts



Lower court damage: multiple cracks (some dangerous), worn surface



Upper Court Damage: weakened foundation, dead spots,
worn surface



Chain link fence: rusted, leaning, and missing rails and other parts



Asphalt berm between lower and upper courts: wider than needed barrier; unsightly



Reconstruction of
the volleyball area...

Volleyball v. Pickleball

- Volleyball court seldom used
- Pickleball growing rapidly, across various ages and physical abilities
- A hybrid pickleball/tennis court more efficient use of space



A private court on Hatley Dr., striped for both sports

Zoning Constraints



Sec. 107-242. 30 ft greenbelt zone required between park and residential lots.

Sec. 107-422. May not extend any non-conformity

Sec. 107-35. Tennis courts may not be built between the setback line and the lot line [note: duplicates restriction in 107-242]



Hatley Fields, 1970 (two years after WHAC founding)



The design preserves a magnificent oak to grace the new courts' entrance; no exception would require removing tree

107-491. Special Exceptions

- (a) The board may, in a specific case, where the board makes the findings required under subsection (c) herein, grant the following special exceptions from the requirements of this division:
 - (1) Permit the **reconstruction of a nonconforming building or structure that has been damaged** by fire or other cause;
 - (2) Permit the **enlargement or extension of a nonconforming use** or nonconforming building upon the lot occupied by such use or building at the time of the passage of this division;

107-491 (continued)

(c) Prior to granting a special exception, the board shall make a finding that it is empowered under this chapter to grant the special exception, that the **public convenience and welfare** will not be substantially or permanently injured in the granting of the special exception, and that the grant of the special exception will not adversely affect the **public health, convenience, safety or general welfare**.

Expected Impact on “**health, convenience, and welfare**”

The site improvements...

1. Include senior residents/connect **generations**
2. Increase **social capital**
3. Enhance **beauty** of property and neighborhood
4. Increase **recreational** opportunities
5. Increase **value** and **reputation** of the City of Rollingwood
6. Improve **landscaping** and long-term tree population
7. Improve **drainage**
8. Restore an important **local landmark**