

D7
1

CITY OF AUSTIN

CASE # 2001-010989-R

PLAN REVIEW # _____

VV

TP# 0406100-1800

APPLICATION TO THE RESIDENTIAL DESIGN

AND COMPATIBILITY COMMISSION (RDCC) 04-0610-0180

GENERAL MODIFICATION WAIVER

ROW# 10543051
10546008

STREET ADDRESS: 4200 Valley View Lot 3

LEGAL DESCRIPTION: Subdivision - Amended Plat of Valley View Park

Lot(s) 3 Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Nathan Stephens on behalf of myself/ourselves as authorized agent for

Theodore Low Heights, LP affirm that on February 11, 2011,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- _____ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
- _____ Maximum Linear feet of Gables protruding from setback plane
- _____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

_____ Side Wall Length Articulation

(Please describe request. Please be brief but thorough).

We are requesting a review of the lot boundaries and how they specifically work toward defining the tent requirement. By having the COA define the tent, we will be able to assess our ability to design within the requirement or submit for variance approval through the RDCC.

in a SF-3 zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

TBD

REQUEST:

2. The request for the modification is unique to the property in that:

TBD

AREA CHARACTER:


3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

N/a at this time


17/3

**CITY OF AUSTIN
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AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

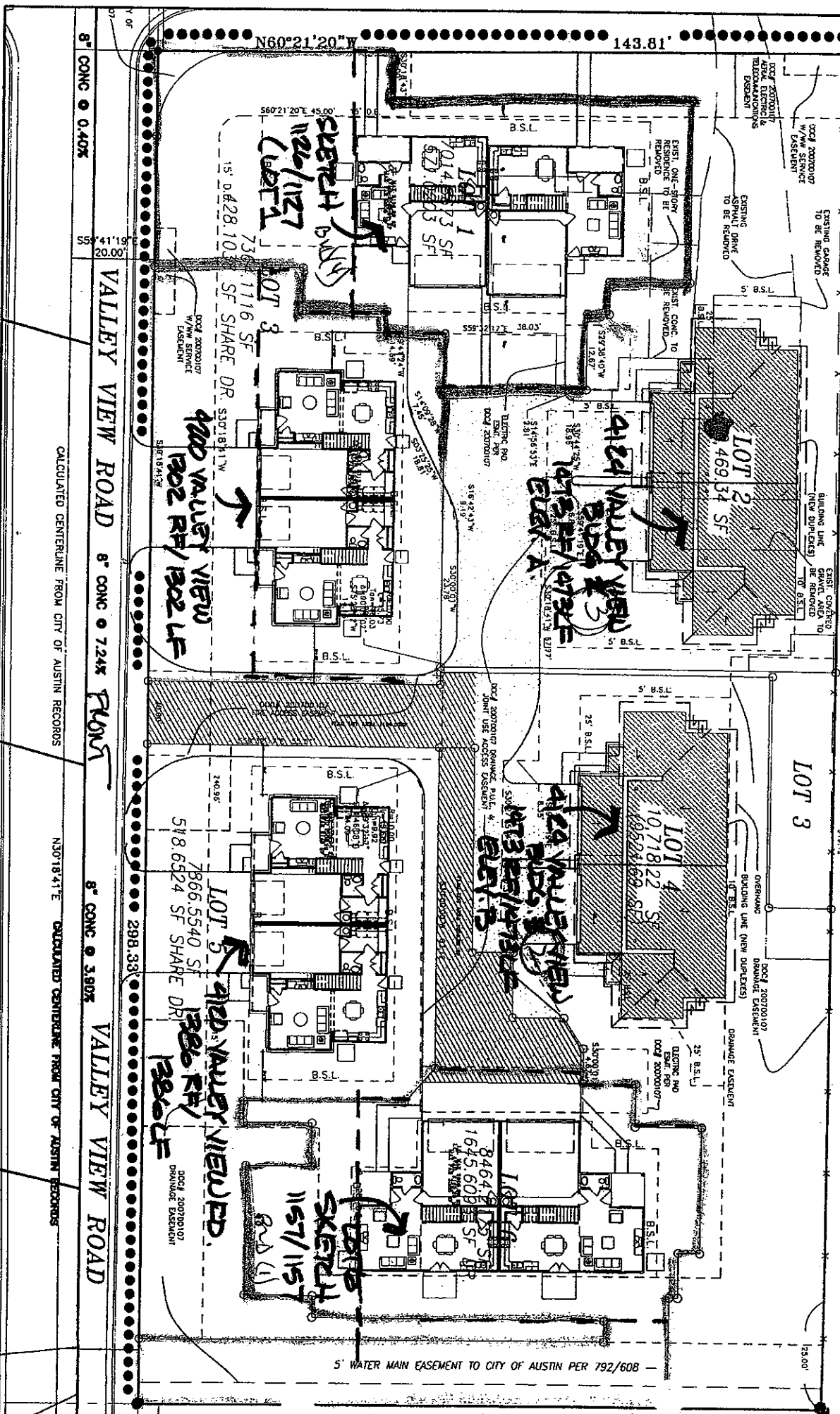
Mailing Address 4504 Colorado Crossing
City, State Austin, TX Zip 78731
Phone 512.970.1834 Printed Name Nathan Stephens
Signature  Date 2/11/2011

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 4504 Colorado Crossing
City, State Austin, TX Zip 78731
Phone 512.970.1834 Printed Name Nathan Stephens
Signature  Date 2/11/2011

LA 7

West



5' WATER MAIN EASEMENT TO CITY OF AUSTIN PER 792/608

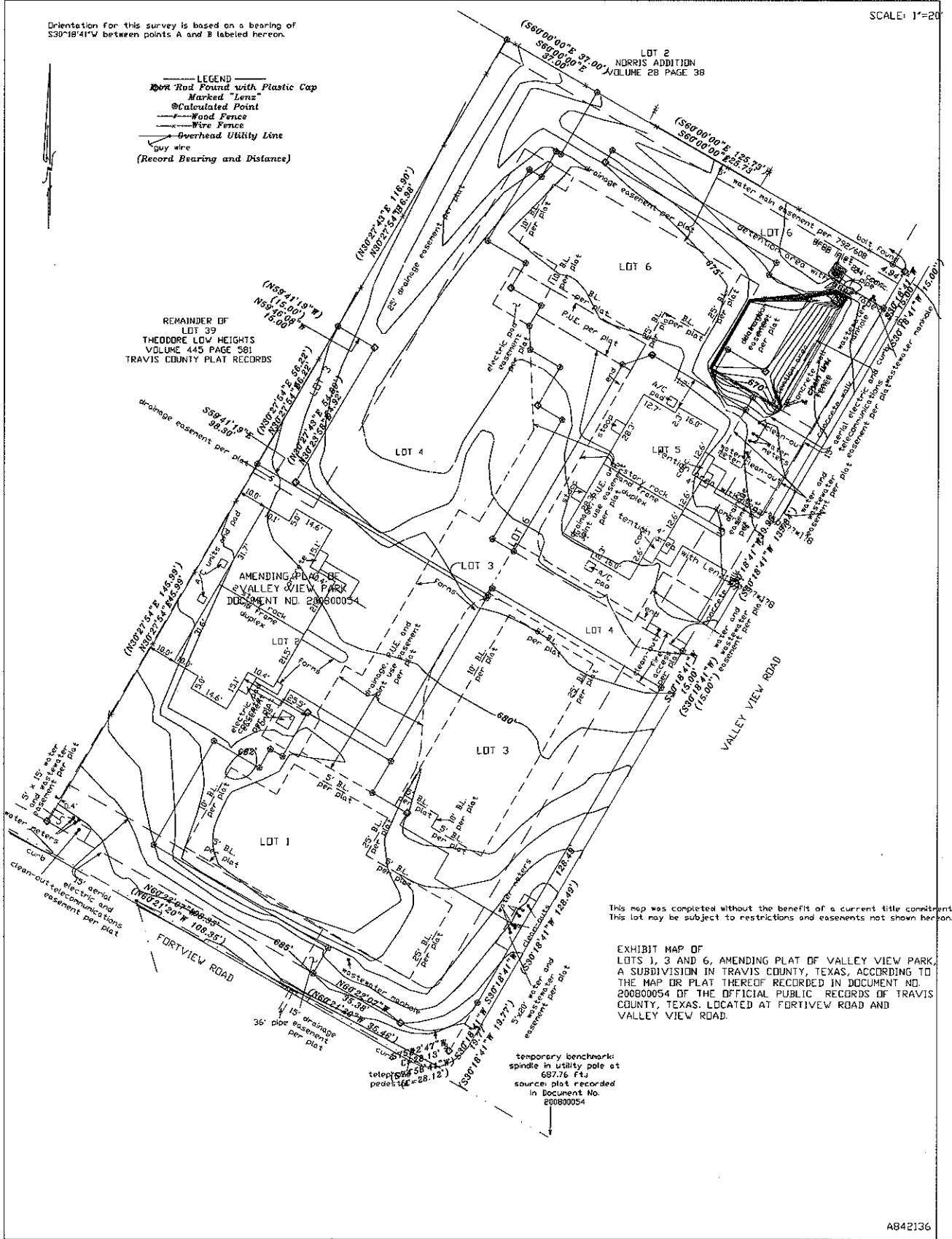
S 60°00'00\"/>

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Orientation for this survey is based on a bearing of S30°18'41"W between points A and B labeled hereon.

SCALE: 1"=20'

- LEGEND
- Rod Found with Plastic Cap
 - Marked "Lens"
 - Calculated Point
 - Wood Fence
 - Wire Fence
 - Overhead Utility Line
 - Guy wire
 - (Record Bearing and Distance)



This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

EXHIBIT MAP OF
LOTS 1, 3 AND 6, AMENDING PLAT OF VALLEY VIEW PARK,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO.
200800054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS, LOCATED AT FORTVIEW ROAD AND
VALLEY VIEW ROAD.

A842136



APRIL VIEW

Existenz

- 4120 Valley View Lot 2
4124 Valley View Lot 4
4120 Valley View Lot 5

Proposition

- 4124 Varsity View, Lot 1
4200 Varsity View, Lot 3
4124 Varsity View, Lot 6

$$\frac{D7}{6}$$

07
7



A

1806 Fort View



B

Fortview Running West

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C

1801 FORT VIEW

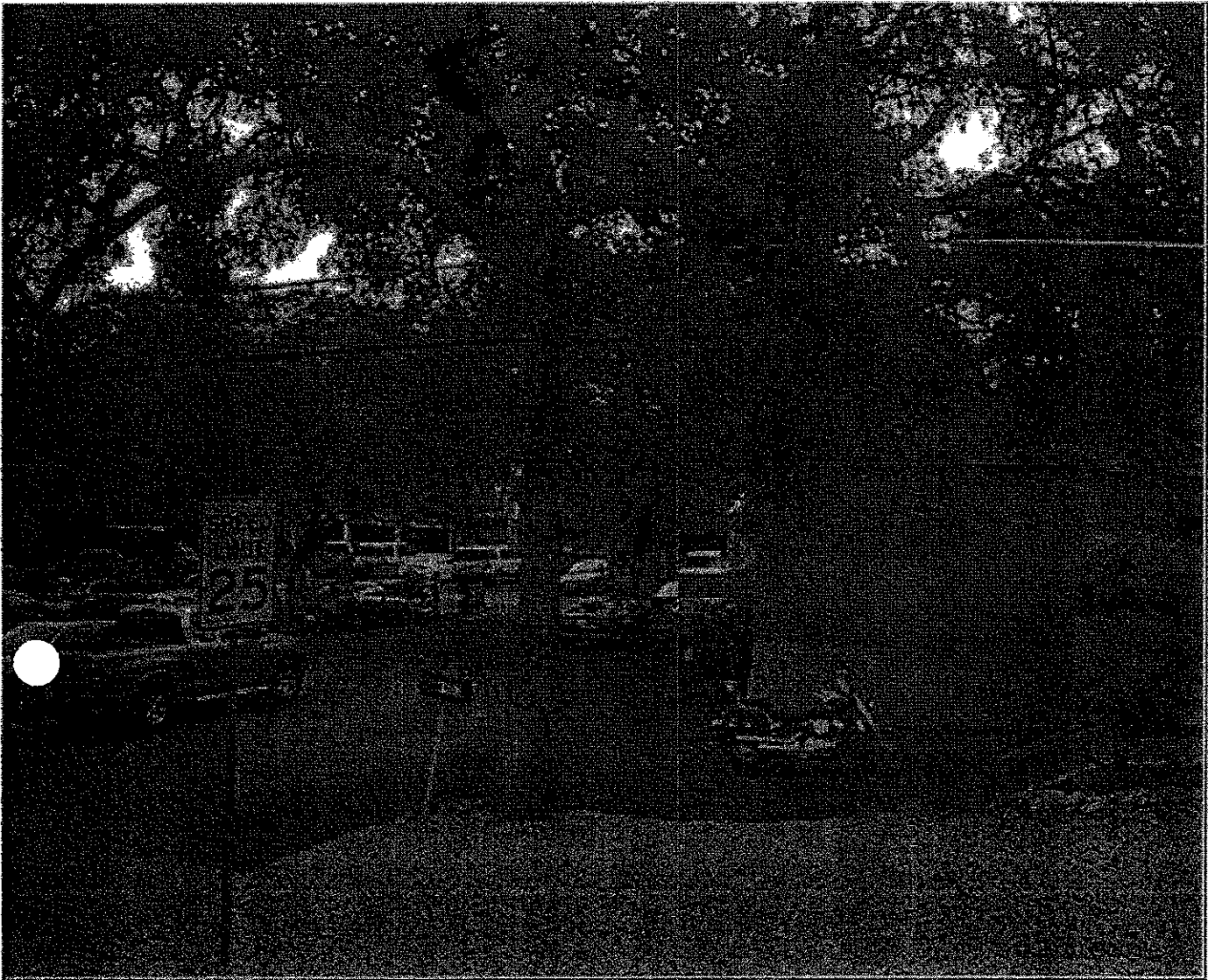
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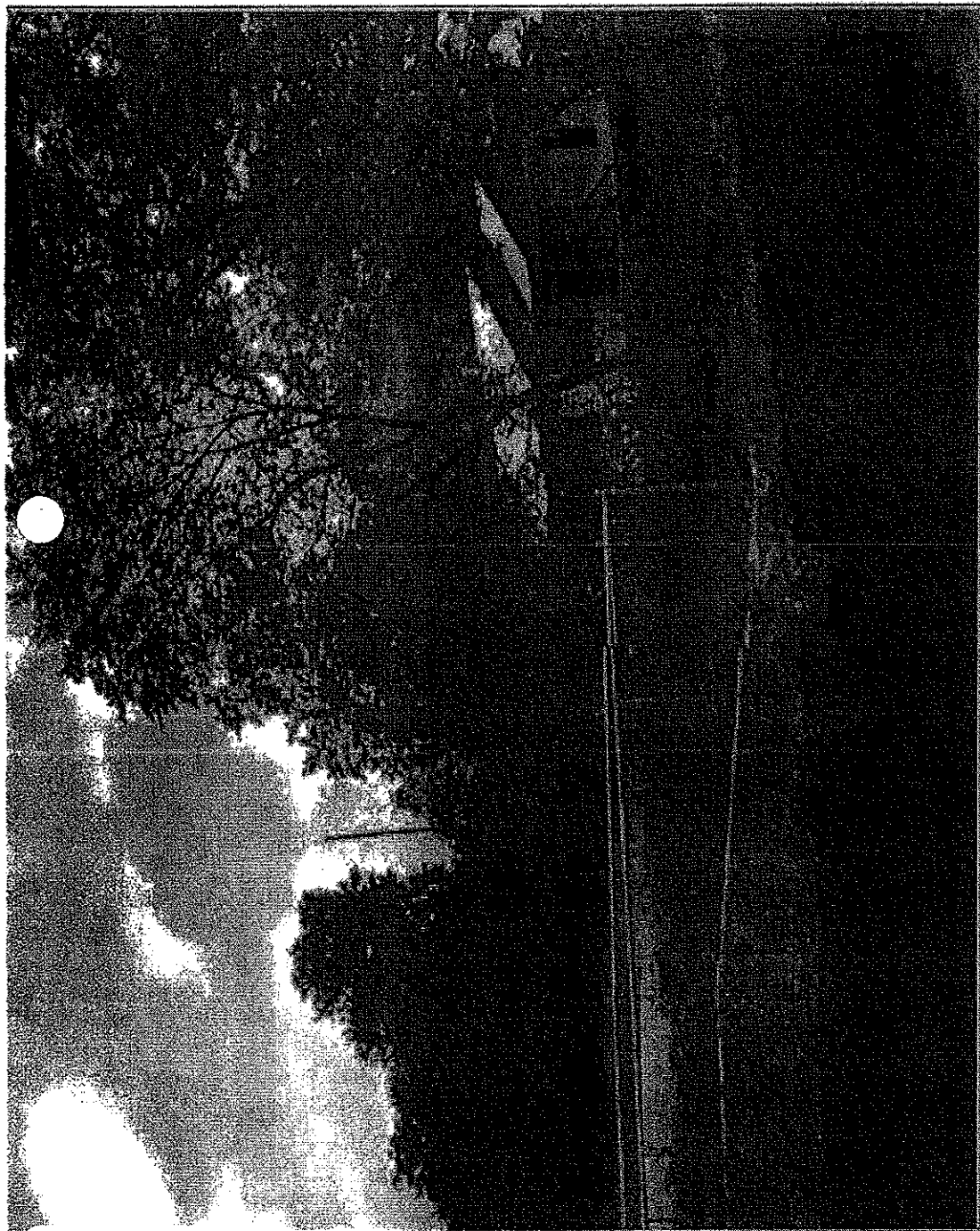
1800 Fort view

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E

1800 Fort View



F

4104 Vausey View

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