

Revised

CASE# C15-2014-0112
ROW# _____
TAX# _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 3102 LAFAYETTE AVENUE

LEGAL DESCRIPTION: Subdivision – LAFAYETTE HEIGHTS

Lot(s) 6 Block 4 Outlot 28&31 Division C

I/We HOLLY KINCANNON on behalf of myself/ourselves as

authorized agent for affirm that on AUGUST 19, 2014, hereby apply for a hearing

before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

- 1) VARIANCE: To erect a 2nd dwelling residence WITHOUT a 3rd off-street parking space.
- 2) VARIANCE: To erect a 2nd dwelling residence WITHOUT an access drive.
- 3) MATERIAL VARIANCE: To maintain existing materials at drive, walkway and curb.

in a SF3-NP UpperBoggy Creek w/ Cherrywood sub district. (zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application

Revised

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The pre-existing location of our house, and the obstruction caused by existing large trees, and the imperative/ordinance to protect these heritage trees.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Re: Parking & Access, We have 4 (of 7) trees to protect. The location of these trees block access to the back part of the property where the 2nd dwelling is proposed. They also do not allow us to park in the back portion of our lot. We're already challenged to provide parking for two cars, plus a walk to our front door without encroaching on these trees. The front yard impervious cover permitted is 500 sq ft. This will not provide for 3 parking spaces, and a walkway without exceeding permitted coverage. Finally, we do feel an obligation (and hope) to comply with the CNA district plan that discourages parking in the front yard, and promotes the building of porches for a friendlier, and safer street front.

- (b) The hardship is not general to the area in which the property is located because:

The construction of our 1940's house was originally located to avoid these oak trees, therefore it was built right up to the south sideyard 5' setback. With these obstructions there is little ability to expand north or south, only up or west. Also, our northbound neighbor currently has a drive that abuts our property, and it has a minimum width between their house and our property line. It appears that their lot exceeds the allowable impervious cover for that site. We are very concerned about laying more coverage in the critical root zone that will disturb the base of these heritage Post Oaks. We are proposing to remove some of our existing drive nearest to the trees to reduce cover in that area.

AREA CHARACTER:

3. The variance 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:

The proposed plans were presented to our neighborhood assoc, and passed with generous support because the proposed changes conform to the neighborhood design guidelines, especially pertaining to the area's residential scale, protecting the open space and trees,

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by providing a street-friendly design, and by promoting a traditional regional aesthetic. The quality of the proposed (& existing) materials was also complimented. Our plans to expand the existing structure, as well as adding a "casita" in the back, does not exceed either the allowable FAR or Impervious Cover, and is very much in keeping with the average size of neighboring properties.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

The current block/street is not congested, and the proposed parking use will be minimal since my mother-in-law is elderly, and will occupy the house, but rarely drives. It is rather likely that she will soon give up her vehicle. Also, our neighborhood has viable transportation options with multiple bus stops, a bike lane, and future rail planned nearby.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Currently, Lafayette Ave has traffic calming devices (speed bumps), and stop signs at each end of our block. Also, it seems safer to pull out into traffic from a parallel space rather than backing into traffic, from front yard.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

The addition of another, or even wider curb cut at our property will not be needed if the requested variance is granted to use on-street parking.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not needed.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

Revised

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

Holly Kincannon

Signed _____ Mail Address 3102 Lafayette Ave.

City, State & Zip Austin, Tx 78722

Printed Holly Kincannon Phone 512.478.6119 Date 7/15/14

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

Signed same as above Mail _____ Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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City, State & Zip Austin, Tx 78722

Printed HOLLY KINCANNON Phone 512.478.6119 Date 7/15/14




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Signed Holly Kincannon Mail Address see above

City, State & Zip _____

Printed _____ Phone _____ Date _____



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0112
 Address: 3102 LAFAYETTE



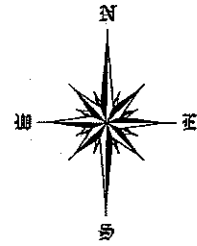
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

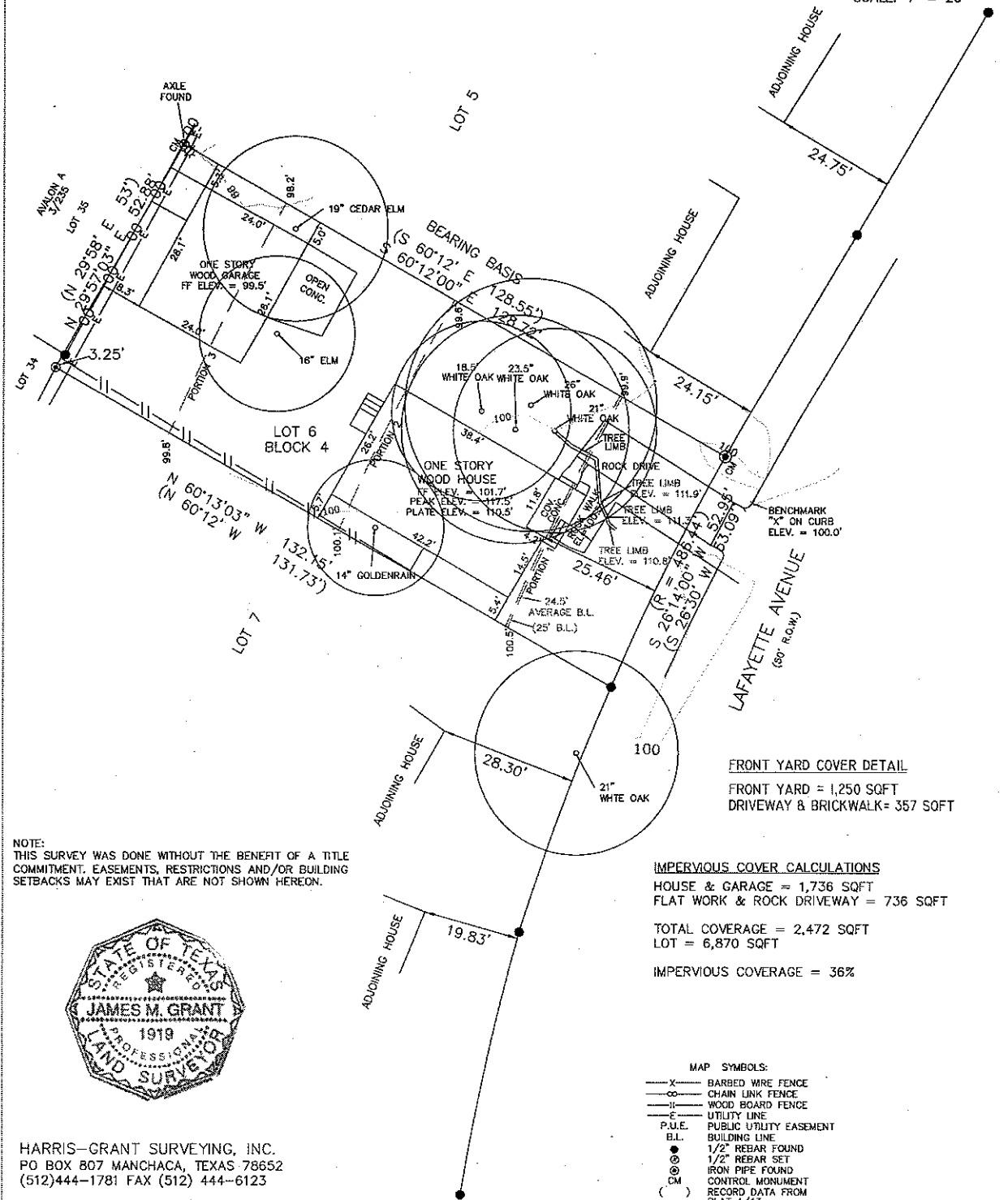
1" = 200'

Revised

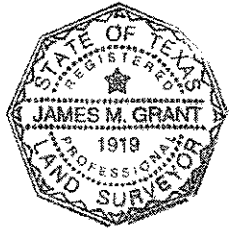
AS-BUILT SURVEY
OF 3102 LAFAYETTE AVENUE, AUSTIN, TEXAS
LOT 6, BLOCK 4 OUTLOT 28 & 31 DIVISION C
LAFAYETTE HEIGHTS
VOLUME 3, PAGE 43



PLAT NORTH
SCALE: 1" = 20'



NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE
COMMITMENT. EASEMENTS, RESTRICTIONS AND/OR BUILDING
SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.



HARRIS-GRANT SURVEYING, INC.
PO BOX 807 MANCHACA, TEXAS 78652
(512)444-1781 FAX (512) 444-6123

James M. Grant
JAMES M. GRANT R.P.L.S., 1919
DATE: JULY 8, 2014

HARRIS-GRANT SURVEYING, INC. FIRM NO. 10036100

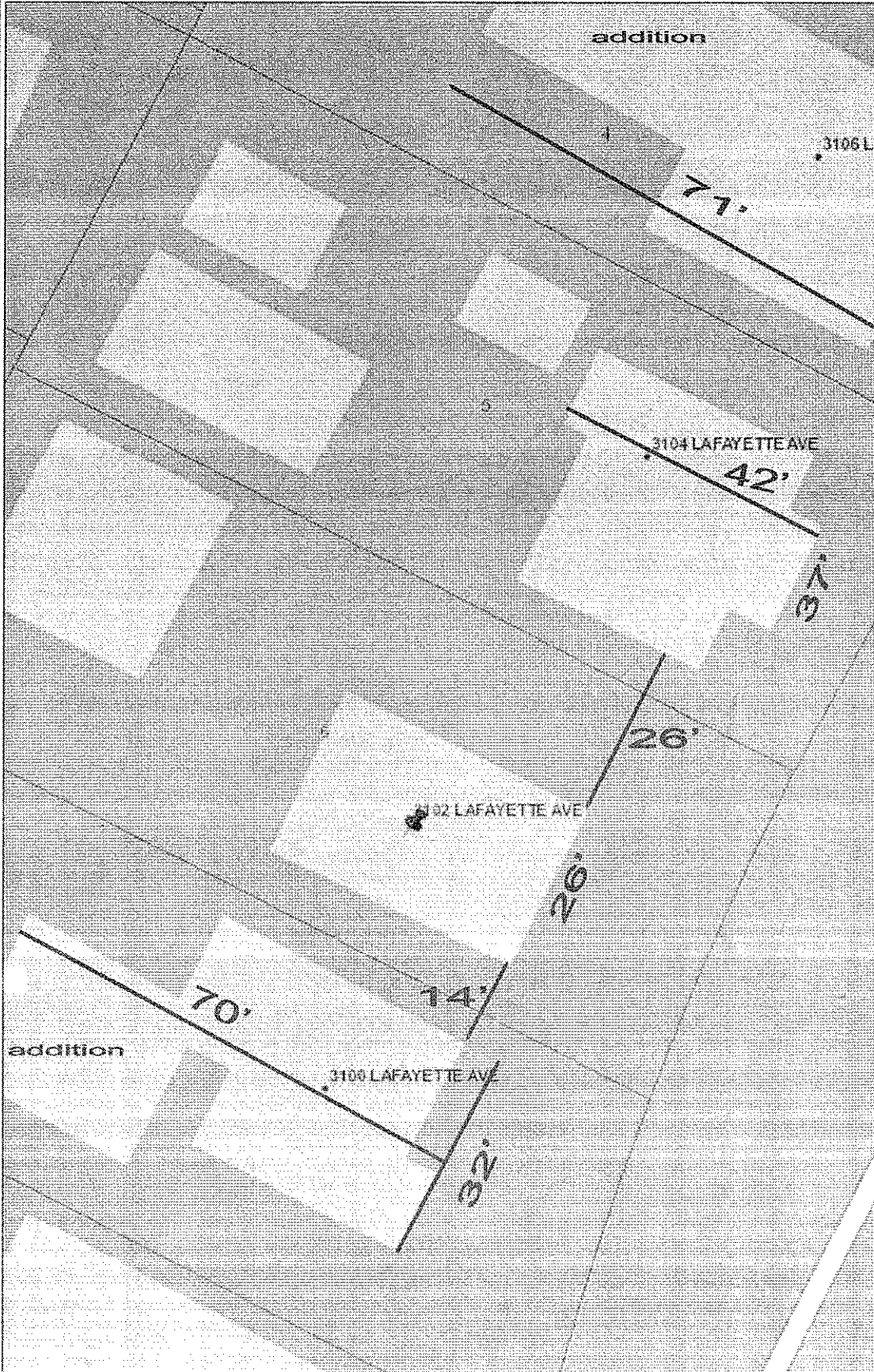
FRONT YARD COVER DETAIL
FRONT YARD = 1,250 SQFT
DRIVEWAY & BRICKWALK = 357 SQFT

IMPERVIOUS COVER CALCULATIONS
HOUSE & GARAGE = 1,736 SQFT
FLAT WORK & ROCK DRIVEWAY = 736 SQFT
TOTAL COVERAGE = 2,472 SQFT
LOT = 6,870 SQFT
IMPERVIOUS COVERAGE = 36%

- MAP SYMBOLS:
- X— BARBED WIRE FENCE
 - ∞— CHAIN LINK FENCE
 - ||— WOOD BOARD FENCE
 - E— UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - ⊙ 1/2" REBAR SET
 - ⊗ IRON PIPE FOUND
 - CM CONTROL MONUMENT
 - () RECORD DATA FROM PLAT 4/43
 - DE DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - ⊛ POWER POLE

CITY OF AUSTIN DEVELOPMENT WEB MAP

Revised



Legend

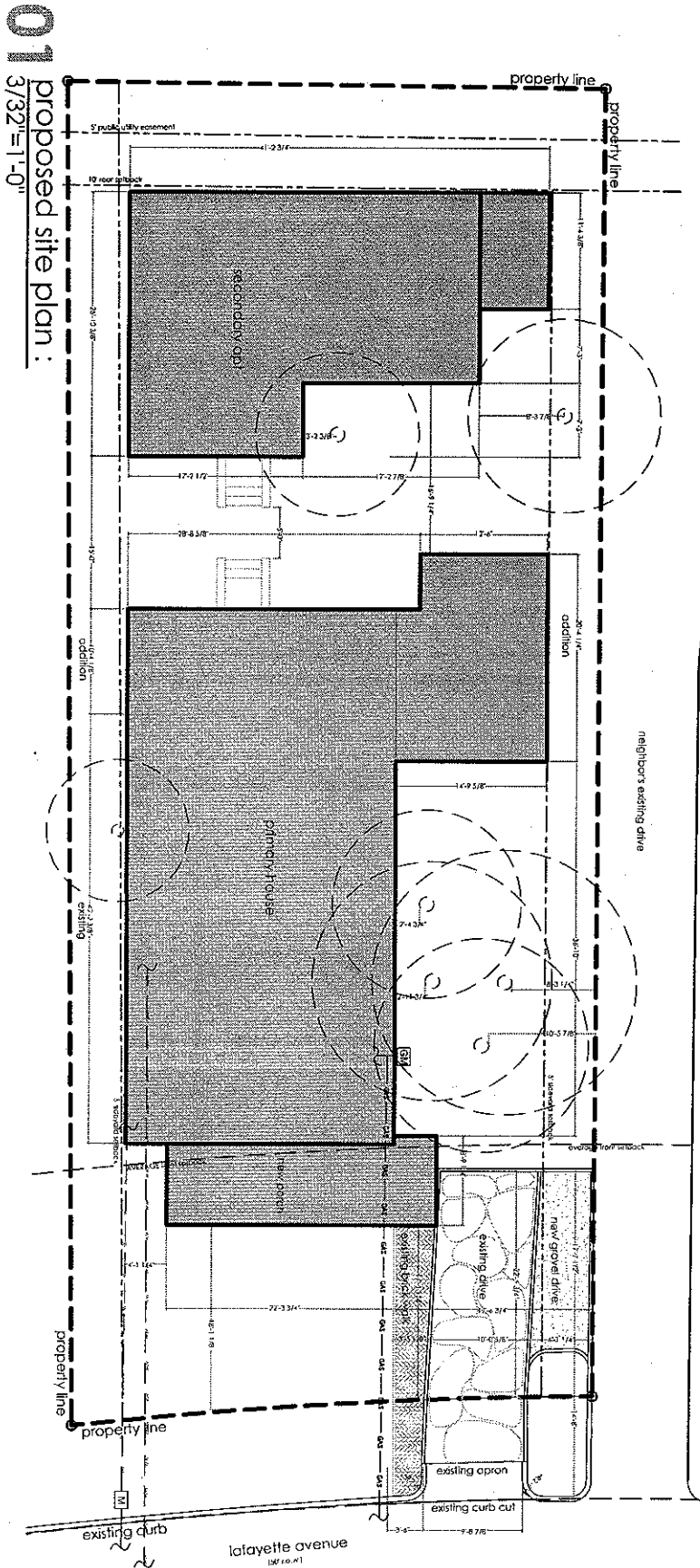
-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
- Address Points
- Lot ID
- Lot Line

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

- LEGEND :**
- 1/2 CRZ OF EXISTING TREES
 - WATER METER ASSEMBLY, ON SITE
 - GAS METER ASSEMBLY, ON SITE
 - BUILDING FOOTPRINT
 - MINIMUM SETBACKS
 - PROPERTY LINE



01
3/32"=1'-0"
proposed site plan :

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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PROJECT DESCRIPTION AND CALCULATIONS :

LEGAL DESCRIPTION:

BENGLIOT 6, BLOCK 4, LOT 28 & 31, DIV C, LAFAYETTE HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 4, PAGE 43, TRAVIS COUNTY PLAT RECORDS.

ADDRESS:

3102 LAFAYETTE AVENUE, AUSTIN, TEXAS

WATER & GAS METER:

AS SHOWN ON SURVEY

STORM SEWER INLETS:

NONE

OCCUPANCY GROUP:

RESIDENTIAL R-3

ZONING:

SF-3-4P

NEIGHBORHOOD: UPPER BOGGY CREEK / CHERRYWOOD

SUBDIVISION: WITHOUT PUBLIC SIDEWALKS

TOTAL LOT SIZE:

6,870 SF.

MAXIMUM IMPERVIOUS COVERAGE (45%):

3,092 SF.

MAXIMUM FRONT IMP COVERAGE (40%):

500 SF.

MAXIMUM FLOOR / AREA RATIO (40%):

2,748 SF.

IMPERVIOUS COVERAGE

PRIMARY HOUSE:

SECONDARY APT:

FRONT PORCH:

DRIVEWAY (ON PRIVATE PROPERTY):

WALKSTOOPS (ON PRIVATE PROPERTY):

1,676 SF.

842 SF.

213 SF.

225 SF.

114 SF.

TOTAL COVERAGE:

LOT AREA:

TOTAL PERCENT COVERAGE:

FRONT YARD COVERAGE:

TOTAL PERCENT COVERAGE:

3,071 SF.

6,870 SF.

44.71%

500 SF.

40%

FLOOR / AREA RATIO:

PRIMARY HOUSE 1ST FL AREA:

SECONDARY APT 1ST FL AREA:

SECONDARY APT 2ND FL AREA:

GROSS FLOOR AREA:

LOT AREA:

FLOOR TO AREA RATIO:

1,473 SF.

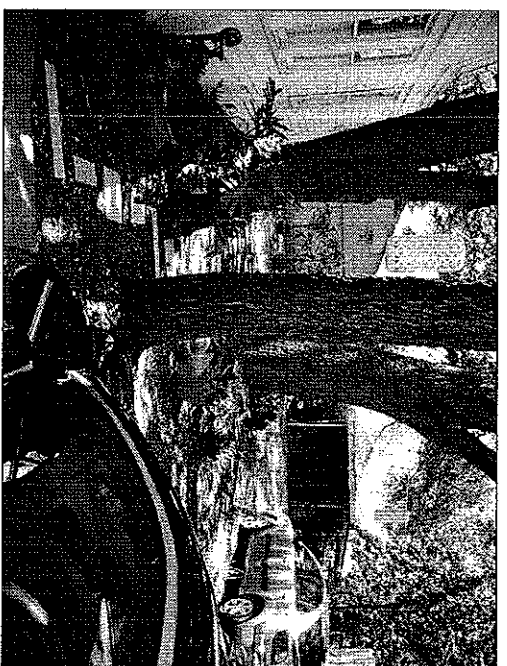
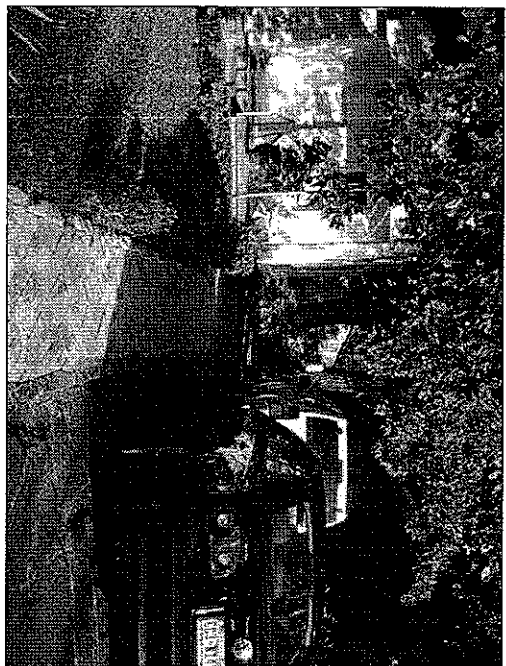
712 SF.

130 SF.

2,315 SF.







6,870 SF.

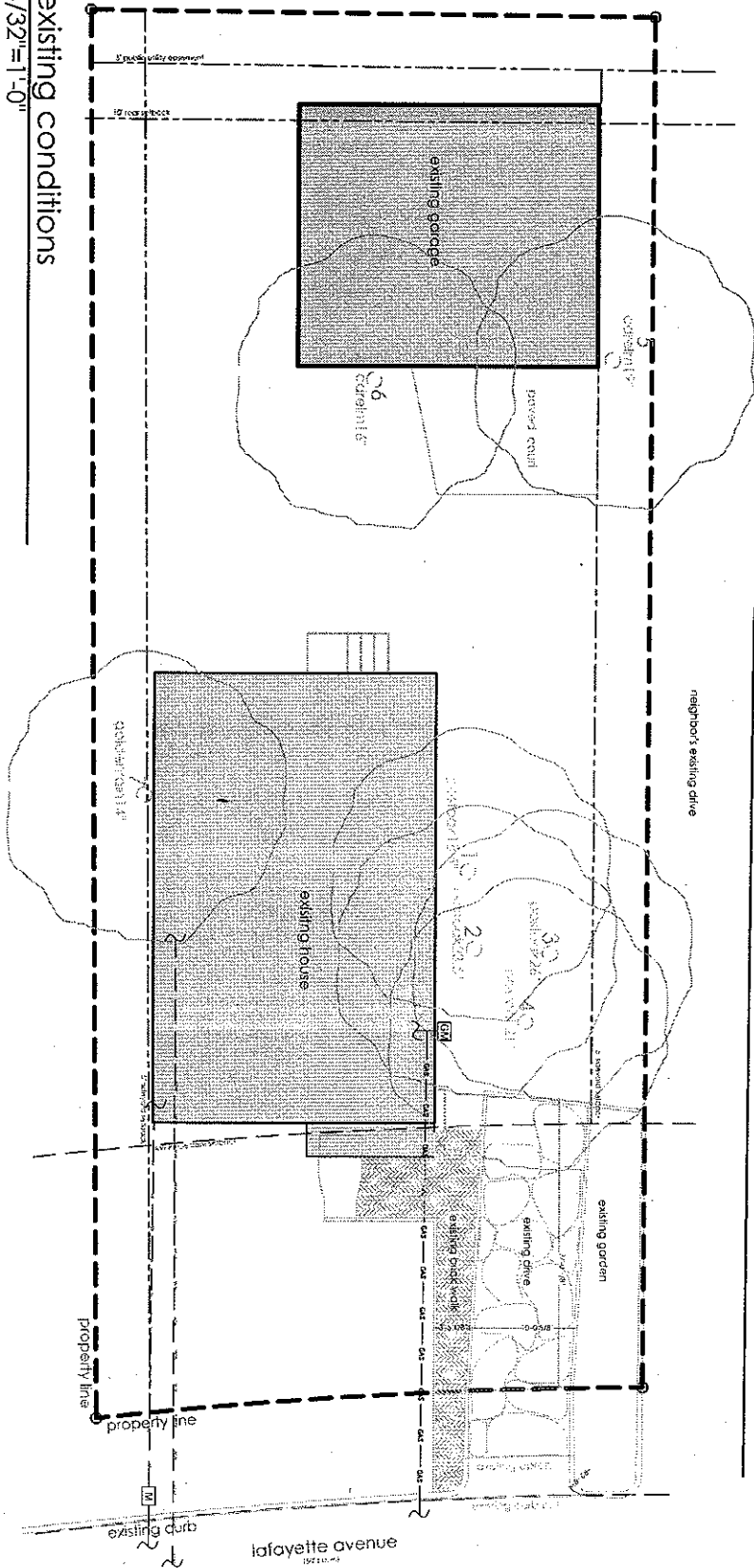
33.70%



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- LEGEND:**
-  EXISTING TREES
 -  WATER METER ASSEMBLY ON SITE
 -  GAS METER ASSEMBLY ON SITE
 -  BUILDING FOOTPRINT
 -  MINIMUM SETBACKS
 -  PROPERTY LINE

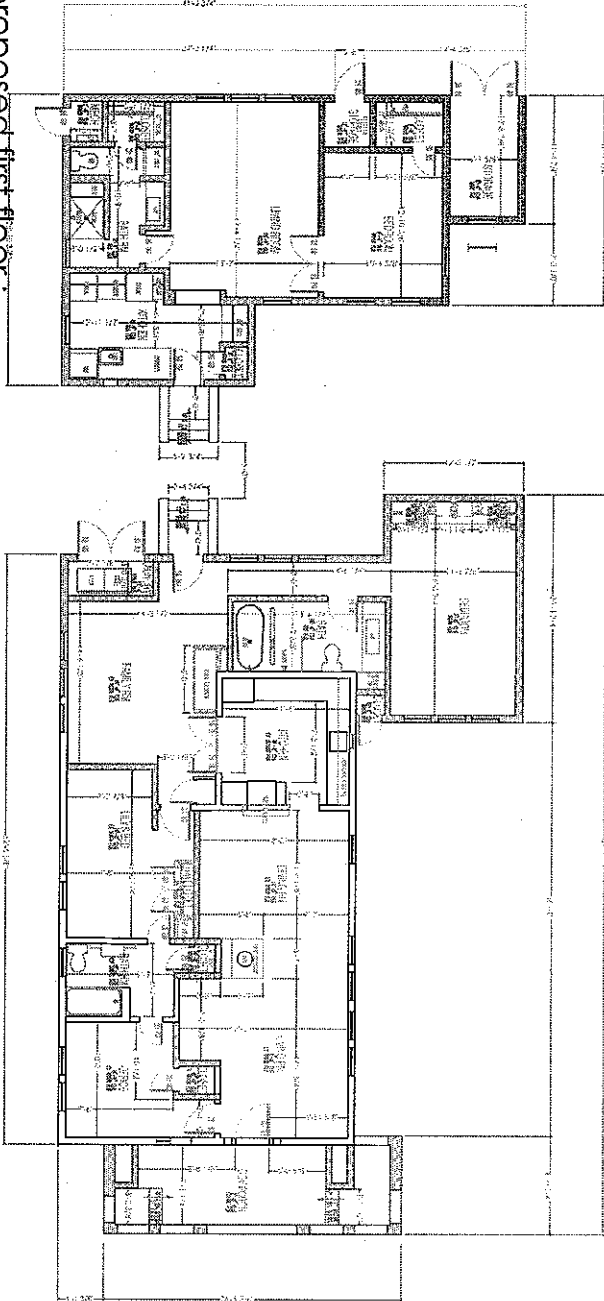


01 existing conditions
3/32"=1'-0"

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Revised

01 Proposed first floor :
3/32" = 1'-0"



LEGEND :



- DEMO EXISTING WALLS & CONCRETE
- ▨ ADDITION / NEW WALLS

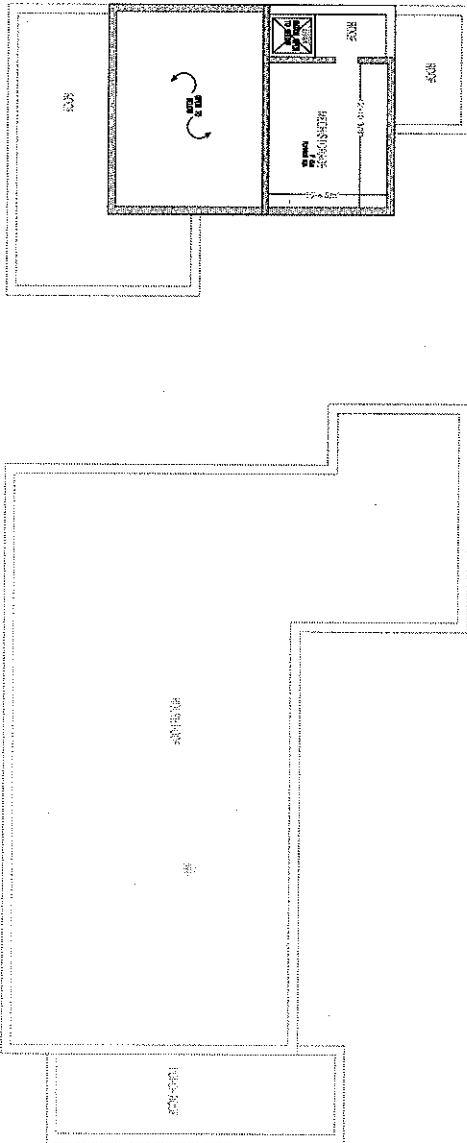
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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Revised

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- LEGEND :**
-  DEMO EXISTING WALLS & CONCRETE
 -  ADDITION / NEW WALLS



01 proposed second floor :
 $\frac{3}{32}'' = 1'-0''$

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

C19-2014-0112

KINCANNON STUDIOS, LLC

Date: August 27, 2014

To: Jeff Jack, Chair
Board of Adjustment Members

From: Holly Kincannon
Applicant

Re: Request for Two Variances at 3102 Lafayette Avenue

Dear Mr. Jack and Board Members,

I am writing to furnish an image as to why we must request your assistance and approval.

Our family currently lives in a house with less than 1000 sq. ft. After 10 years in our Cherrywood home, we find ourselves in need of additional space to accommodate my mother-and-law, and teenage influxes. Our house is humble for sure, but we have always admired the beautiful trees on our property. We hope to keep those trees intact, and have designed our house addition and "granny casita" to safeguard their future.

Since there is a conflict with our homestead's needs, and zoning requirements, we have presented our case to adjacent and surrounding neighbors, and gratefully, we have received their earnest support. We have also visited with arborists, both COA and private, and have heeded to their advice.

We come to you for two waivers, please:

To build the casita without a 3rd parking space requirement, and
To waive the requirement for an access drive to that dwelling.

While designing, we have learned that our current two parking spaces are not acceptable because several feet extend into the ROW. We have also learned that the current parking area extends into the CRZ of the protected oaks. The attached plan makes adjustments for the two spaces, but we haven't the area for a third space in our front yard.

It is not easy to secure the support of a neighborhood association with regards to off-site parking. We did so because the allowable front yard impervious cover would be exceeded if we must build three spaces, and honestly, most folks would rather not see a parking lot in our front yard.

Regarding the access drive, well, we actually have not had a functioning vehicular drive to the current garage. For as long as we have owned the property, these wonderful oak trees have blocked our rear yard access. SO... it does seem overly burdensome to require a rear drive at this time.

Believe me we are feeling the weight this set of circumstances. Given the competing site requirements, there seem to be only uncomfortable choices. Please help us protect our trees, and build the modest changes to our one family property.

Thanks so much.

Sincerely,



CE-2014-0112



To: Jeff Jack, Chair
Board of Adjustment Members

From: Michael Embesi, City Arborist *ME*
Planning & Development Review Department

Date: August 26, 2014

Subject: Trees @ 3102 Lafayette Avenue

The regulatory trees were assessed at 3102 Lafayette Avenue as requested by the applicant. There are various species of trees on the property, but most notably Post Oaks (*Quercus stellata*) are present. They are of immediate interest due to their location, protected status and the challenges they present for zoning and development requirements. Four of seven trees on the property are protected trees, and all protected are on the north side of the property.

The group of oaks are near the existing drive/parking area. Their location and trunk size block reasonable access to the back of the property. The oaks also limit the length and configuration in which the drive/parking area may be expanded. The applicant has identified:

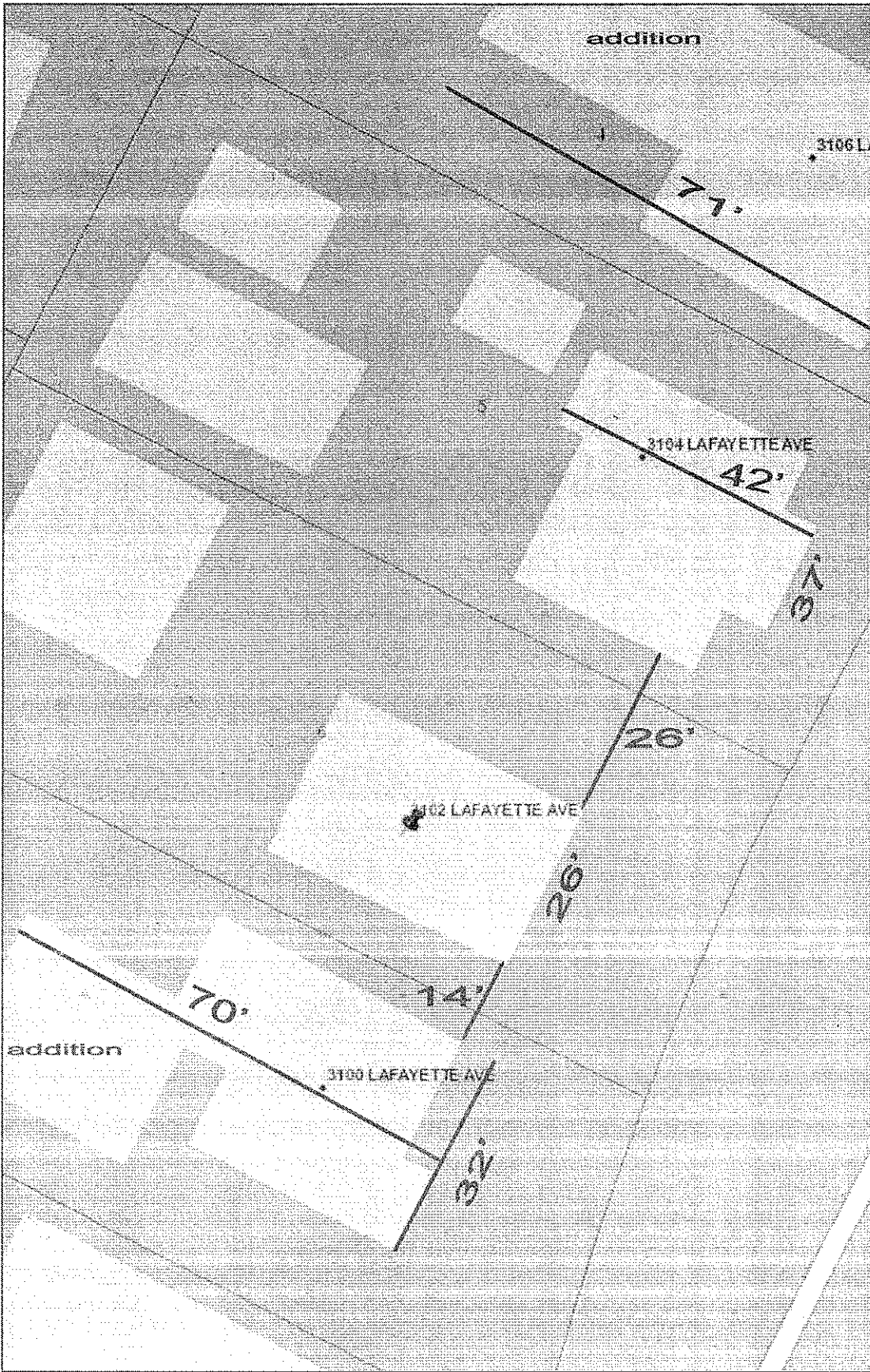
- A waiver from the requirement to provide a driveway to the proposed secondary "casita" dwelling,
- A waiver from the need to provide a third parking space for the "casita".

The applicant has corresponded with the City Arborist Program several times in hopes to minimize impacts to the trees. They have also consulted with a private arborist to confirm the condition of their trees and to better understand the specifics for planning and care. The result of their efforts is a tree-friendly, proposal, albeit still in design development, but with full intent to protect and comply with the tree ordinances.








Due to the site challenges the applicant has respectfully requested our support for any variance which would minimize impacts to the trees. If a variance is approved, conditions will be added to the tree permit which limits impacts to the regulatory root zones. If you have questions or need additional details, please contact me at (512) 974-1876 or michael.embesi@austintexas.gov.

CITY OF AUSTIN DEVELOPMENT WEB MAP

C15-2014-0112



Legend

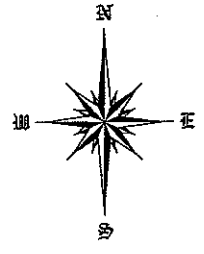
-  Lot Lines
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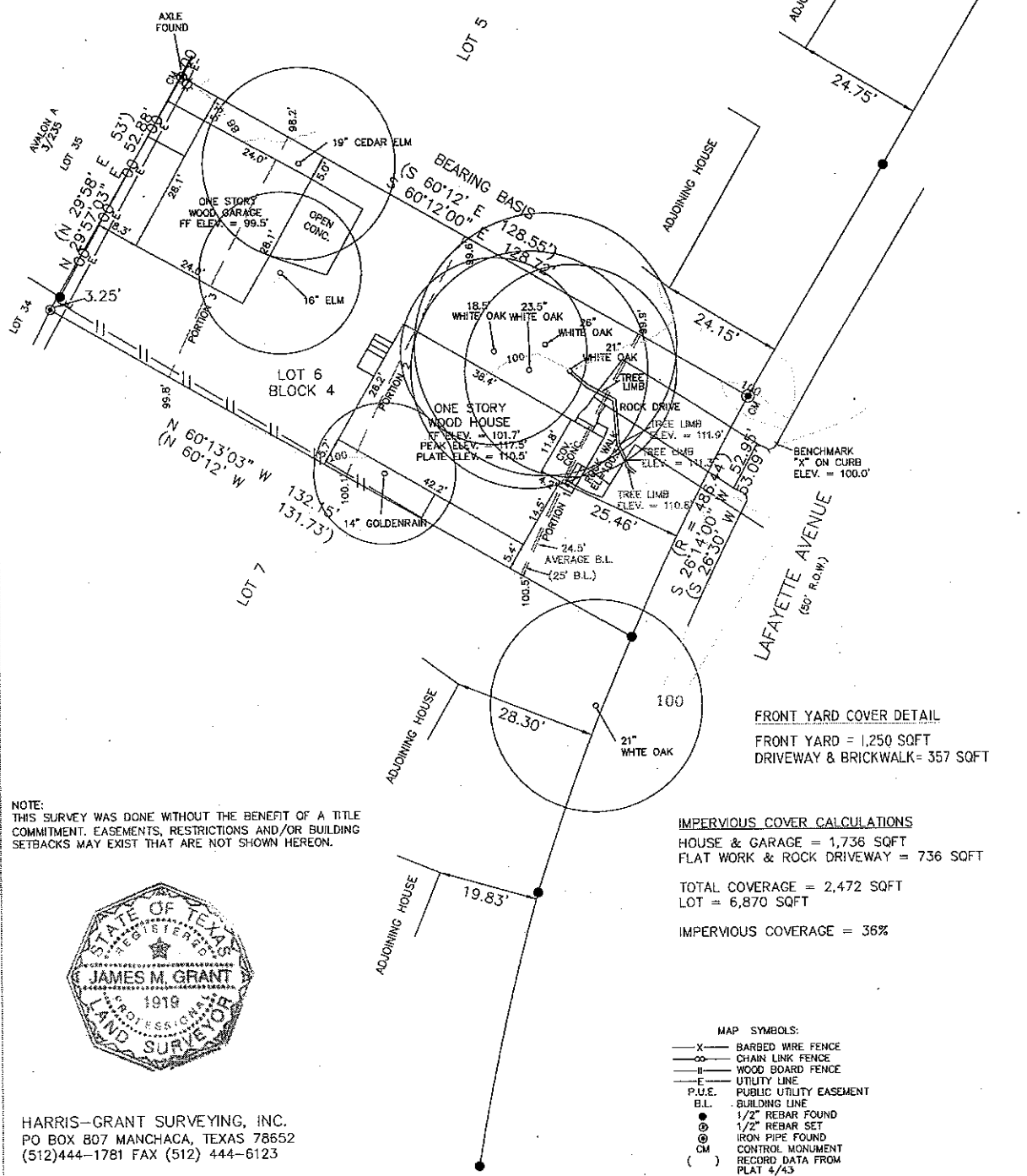
C15-2014-0112

AS-BUILT SURVEY

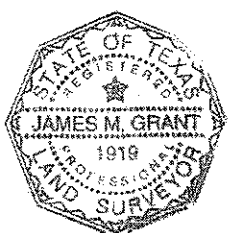
OF 3102 LAFAYETTE AVENUE, AUSTIN, TEXAS
 LOT 6, BLOCK 4 OUTLOT 28 & 31 DIVISION C
 LAFAYETTE HEIGHTS
 VOLUME 3, PAGE 43



PLAT NORTH
 SCALE: 1" = 20'



NOTE:
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS AND/OR BUILDING SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.



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 PO BOX 807 MANCHACA, TEXAS 78652
 (512)444-1781 FAX (512) 444-6123

James M. Grant
 JAMES M. GRANT R.P.L.S. 1919
 DATE: JULY 8, 2014

HARRIS-GRANT SURVEYING, INC. FIRM NO. 10036100

FRONT YARD COVER DETAIL
 FRONT YARD = 1,250 SQFT
 DRIVEWAY & BRICKWALK = 357 SQFT

IMPERVIOUS COVER CALCULATIONS
 HOUSE & GARAGE = 1,736 SQFT
 FLAT WORK & ROCK DRIVEWAY = 736 SQFT
 TOTAL COVERAGE = 2,472 SQFT
 LOT = 6,870 SQFT
 IMPERVIOUS COVERAGE = 36%

- MAP SYMBOLS:
- X- BARBED WIRE FENCE
 - o- CHAIN LINK FENCE
 - | | WOOD BOARD FENCE
 - E- UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - ⊙ IRON PIPE FOUND
 - ⊙ CONTROL MONUMENT
 - () RECORD DATA FROM PLAT 4/43
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - ☆ POWER POLE

C15-2014-012

PROJECT DESCRIPTION AND CALCULATIONS :

LEGAL DESCRIPTION:

BEING LOT 6, BLOCK 4 OUT 28 & 31 DIV C LAFAYETTE HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 4, PAGE 43, TRAVIS COUNTY PLAT RECORDS.

ADDRESS:

3102 LAFAYETTE AVENUE, AUSTIN, TEXAS

WATER & GAS METER:

AS SHOWN ON SURVEY

STORM SEWER INLETS:

NONE

OCCUPANCY GROUP:

RESIDENTIAL R-3

ZONING:

ST-3-AP

NEIGHBORHOOD:

UPPER BOGGY CREEK / CHERRYWOOD

SUBDIVISION:

WITHOUT PUBLIC SIDEWALKS

TOTAL LOT SIZE:

6,870 SF.

MAXIMUM IMPERVIOUS COVERAGE (45%):

3,092 SF.

MAXIMUM FRONT IMP COVERAGE (40%):

523 SF.

MAXIMUM FLOOR / AREA RATIO (40%):

2,748 SF.

IMPERVIOUS COVERAGE

PRIMARY HOUSE:

SECONDARY APT:

FRONT PORCH:

DRIVEWAY (ON PRIVATE PROPERTY):

WALKSTOOPS (ON PRIVATE PROPERTY):

TOTAL COVERAGE:

LOT AREA:

TOTAL PERCENT COVERAGE:

FRONT YARD COVERAGE:

TOTAL PERCENT COVERAGE:

FLOOR / AREA RATIO:

PRIMARY HOUSE 1ST FL AREA:

SECONDARY APT 1ST FL AREA:

SECONDARY APT 2ND FL AREA:

GROSS FLOOR AREA:

LOT AREA:

FLOOR TO AREA RATIO:

1,676 SF.

841 SF.

166 SF.

296 SF.

113 SF.

3,092 SF.

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44.71 %

523 SF.

40 %

1,473 SF.

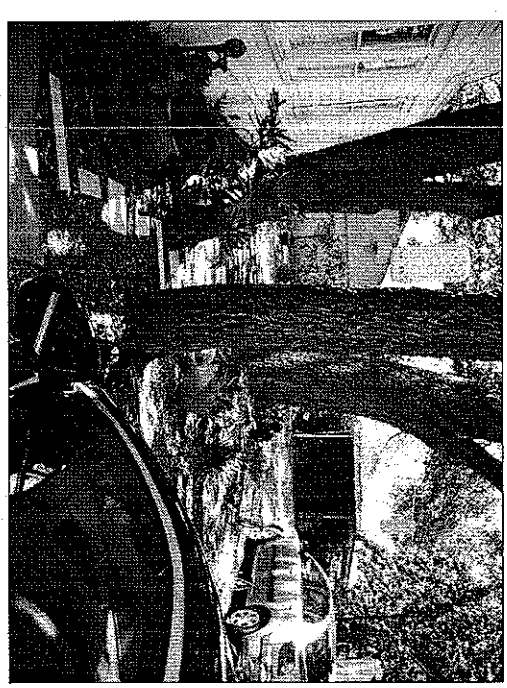
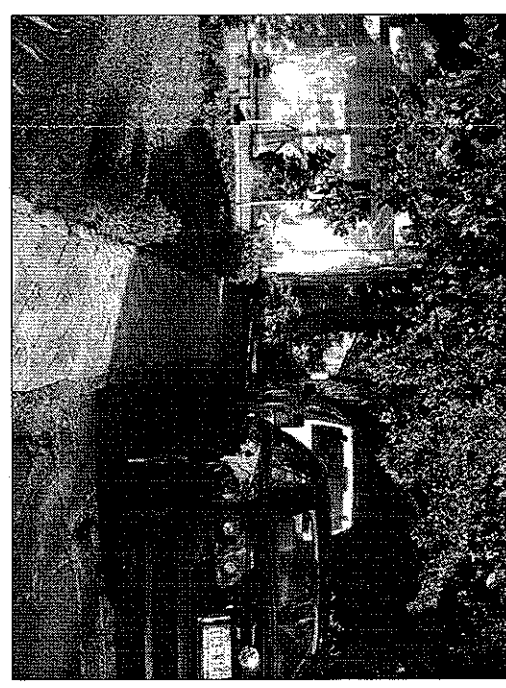
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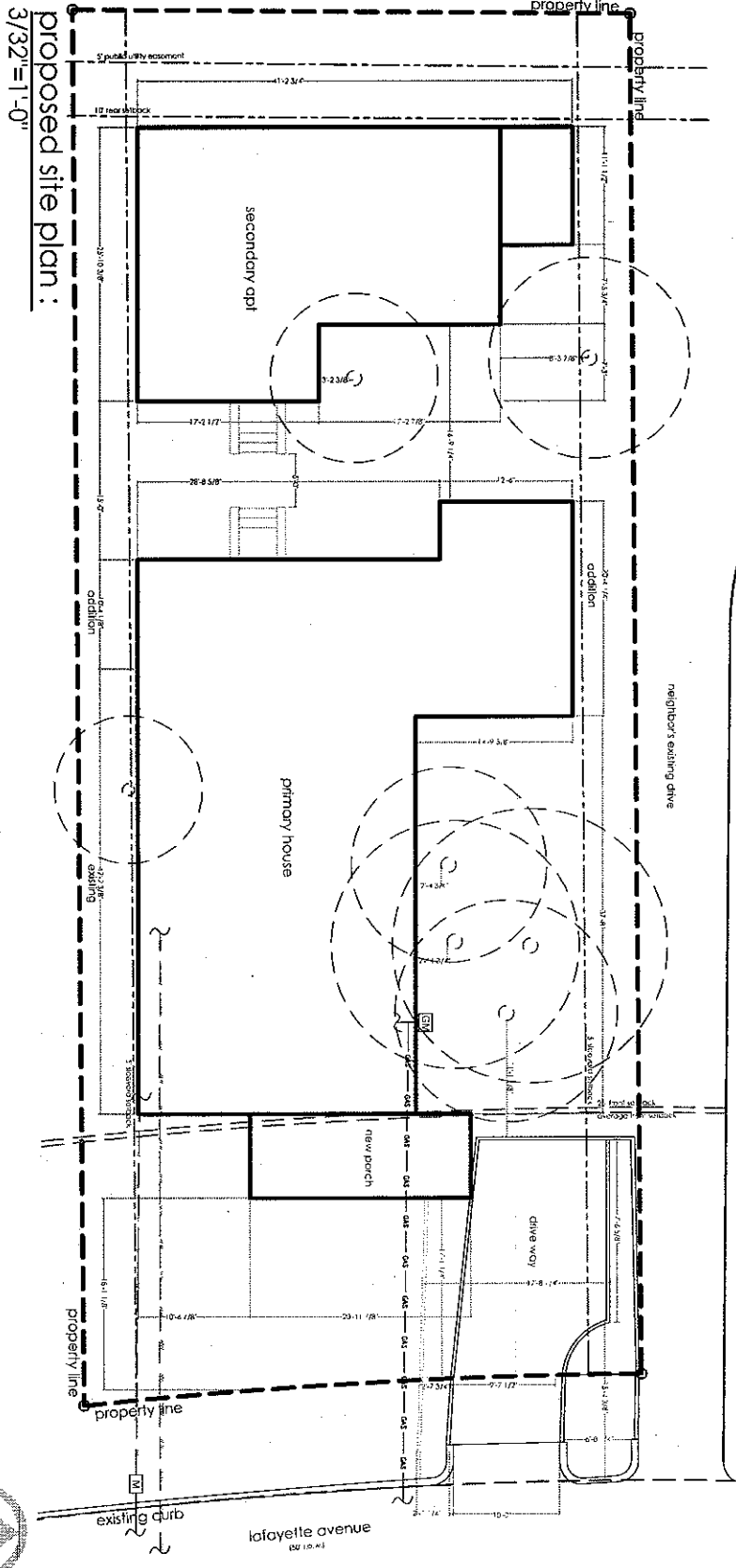
6,870 SF.

33.70%



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

- LEGEND :**
- (○) 12 ORZ OF EXISTING TREES
 - (M) WATER METER ASSEMBLY, ON SITE
 - (G) GAS METER ASSEMBLY, ON SITE
 - [Hatched Box] BUILDING FOOTPRINT
 - [Dashed Box] MINIMAL SETBACKS
 - [Dotted Line] PROPERTY LINE



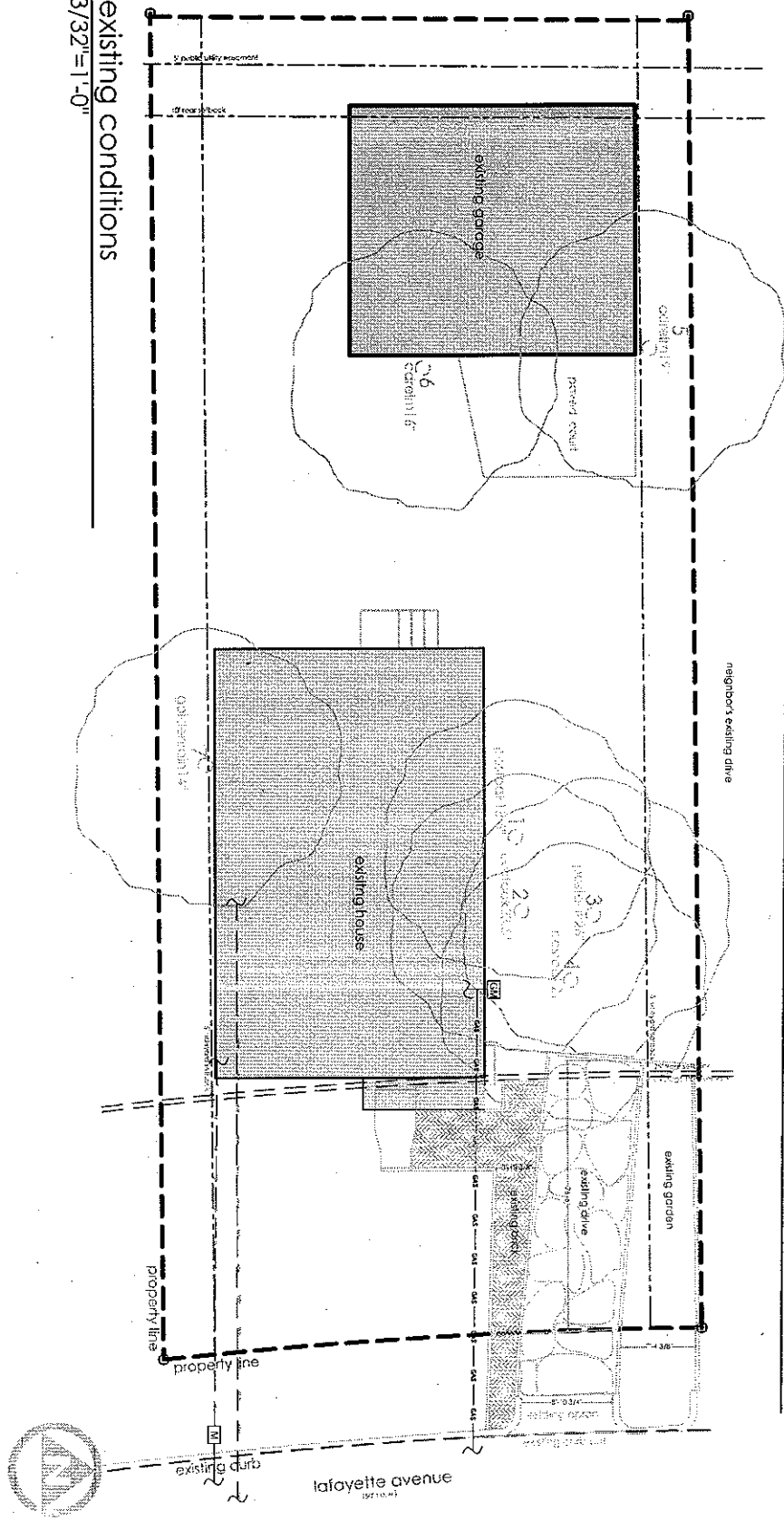
01 proposed site plan :
3/32"=1'-0"

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

C15-2014-0112



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- LEGEND :**
- EXISTING TREES
 - WATER METER ASSEMBLY, ON SITE
 - GAS METER ASSEMBLY, ON SITE
 - BUILDING FOOTPRINT
 - MINIMUM SETBACKS
 - PROPERTY LINE

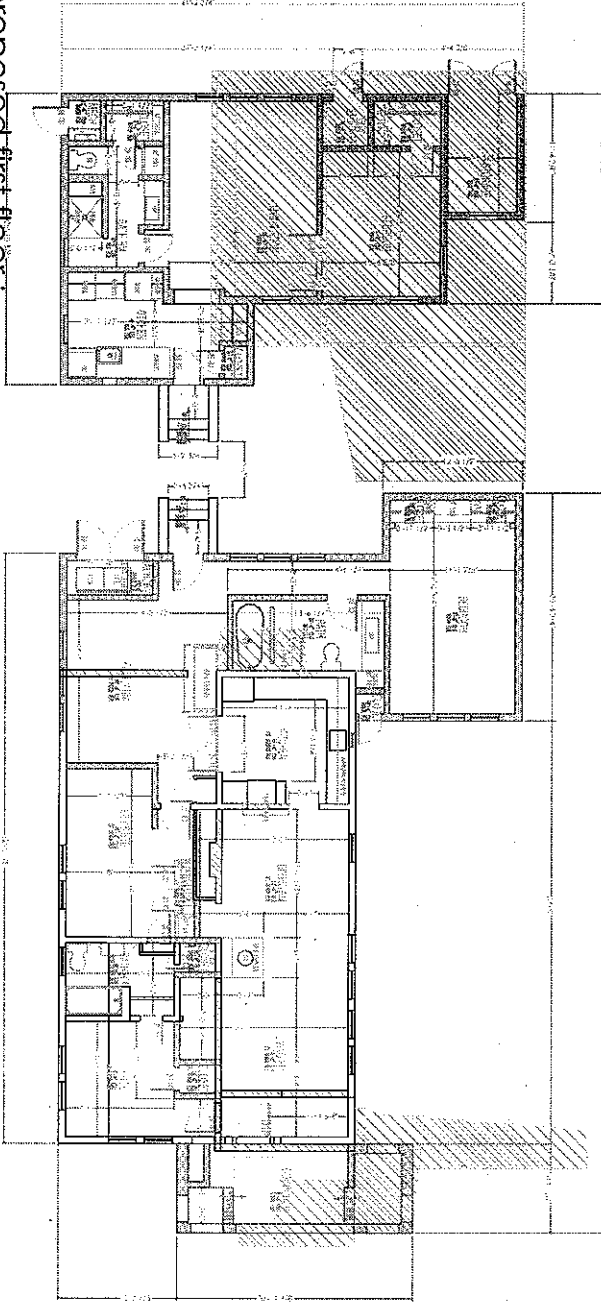


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LEGEND :

-  DEMO EXISTING WALLS & CONCRETE
-  ADDITION / NEW WALLS



01 proposed first floor :
 3/32"=1'-0"

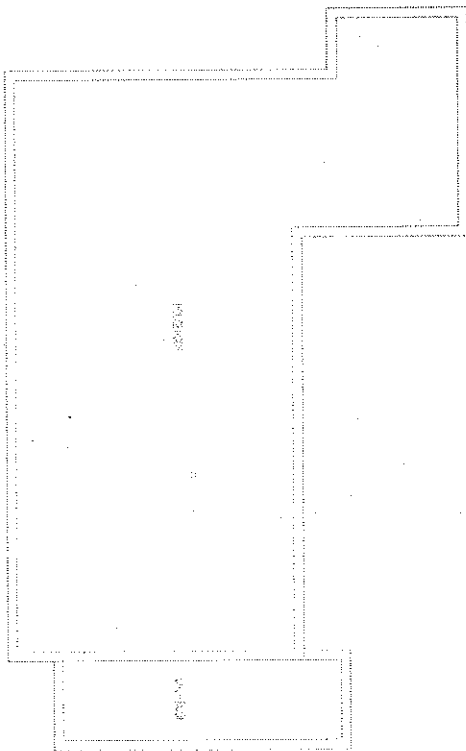
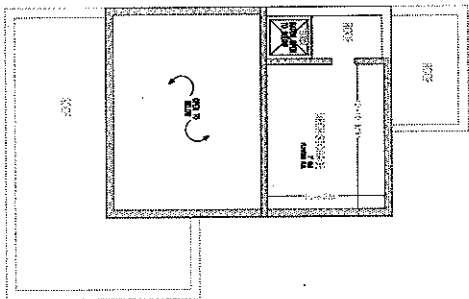


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C15-2014-012

- LEGEND :**
-  DEMO EXISTING WALLS & CONCRETE
 -  ADDITION / NEW WALLS



01
3/32"=1'-0"

proposed second floor :

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CNA - July 2nd mtg.
C15-2014-0112

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
< cherrywood.org >

This form might be used *informally* to share plans for a contemplated project with neighbors, and to relay their feelings and concerns back to the Proposer; and *formally* to document data CNA might need to intervene officially in a City approval process.

Informally, timely approval works wonders. Factors that often are overlooked include how a project will impact breeze, drainage, fire safety, light, parking, privacy, security, and trees. As Ben Franklin reminds, "An ounce of prevention is worth a pound of cure." Early in the process, ideas can be suggested. Concerns can be addressed. Problems can be anticipated. Solutions may be easier to find. While too many cooks may spoil the soup, several guests make a feast.

Everyone given this form to fill out should be provided a copy of the CNA Design Guidelines - available on-line at cherrywood.org.

Formally, it sometimes is necessary to approach the City and/or the Cherrywood Neighborhood Association (CNA) to secure a building permit, Plan amendment, permission to remove a tree, relaxation of a restrictive covenant, variance, or zoning change. In some cases, owners within 300 feet are notified, and a hearing scheduled. CNA's purpose is not to duplicate what others do. It is to encourage implementation of our Guidelines. These outline construction standards people living in this neighborhood have found to be desirable.

1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 LAFAYETTE AVE

Name of Proposer: Holly Kincannon (& JOSEPH)

Address / Phone / E-mail: holly@kincannonstudios.com
SAME 512.478.6119

2 RESPONDENT:
I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

I approve I approve with conditions I disapprove Date: 6/26/14

Comments (please write overleaf, or attach):

Name: LEVI SITTERS

Signature: 

Address: 3103 LAFAYETTE AVE
AUSTIN, TX 78722

Owner / owner-resident / tenant?

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NEIGHBOR SURVEY
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1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 LAFAYETTE AVE

Name of Proposer: HOLLY & JOSEPH KINCANNON

Address / Phone / E-mail:
same 512 478 6119 holly@kincannonstudios.com

2 RESPONDENT:

I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

I approve I approve with conditions I disapprove Date: 6-24-14

Comments (please write overleaf, or attach):

Name: Julia Hart

Signature

Address: 3107 Lafayette Avenue
Austin TX 78722

Owner (owner-resident / tenant?)

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NEIGHBOR SURVEY
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1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 LAFAYETTE AVE.

Name of Proposer: HOLLY & JOSEPH KINCANNON

Address / Phone / E-mail: holly@kincannonstudios.com
SAME 512-478-6119

2 RESPONDENT:
I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

I approve I approve with conditions I disapprove Date:

Comments (please write overleaf, or attach):

Name: Amanda Eskridge-Johnson

Signature:

Address: 3100 Lafayette Ave.

Owner / Owner-resident / tenant?

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 NEIGHBOR SURVEY
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1 PROPOSER: What is to be constructed?
 (Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3102 Lafayette Ave

Name of Proposer: Holly Kincannon (& JOSEPH)

Address / Phone / E-mail: holly@kincannonstudios.com
 same 512.478.6119

2 RESPONDENT:
 I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

I approve I approve with conditions I disapprove Date:

Comments (please write overleaf, or attach):

Name: David Pyndus

Signature: D. Pyndus

Address: 3104 Lafayette Ave. Owner / owner-resident / tenant?

C 15-2014-0112

KINCANNON STUDIOS, LLC

PROPOSED AT 3102 LAFAYETTE = 2315 SQ FT

AVERAGE CHERRYWOOD HOME = 2384 SQ FT

ADDRESS	SQFT
3106 Lafayette	2154
2901 Lafayette	2040
3000 Lafayette	2684
3302 Lafayette	1980
3305 Lafayette	3031
3207 Lafayette	2026
3007 Dancy	2374
3213 Dancy	2787



The Cherrywood Neighborhood is bounded by IH-35, Airport Boulevard and Manor Road and is a flourishing neighborhood of homes, businesses, and green spaces in Central Austin.

P.O. Box 4631 | Austin, TX 78765 | steering@cherrywood.org | www.cherrywood.org

August 25, 2014

Mr. Jeff Jack, Chair and
Members of the City of Austin Board of Adjustment
City of Austin

RE: 3102 LaFayette Avenue, COA Case C-15-2014-0112

Mr. Jack and members of the City Board of Adjustment:

The Cherrywood Neighborhood supports the applicant's requests to:

- Not be required to have an access driveway to the rear of the site.
- Be allowed to have only two off-street (on-site) parking spaces.

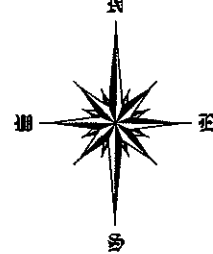
We will try to have a representative of the Cherrywood Neighborhood Association present at the BOA meeting to address any questions you may have regarding our positions on this project.

Respectfully;

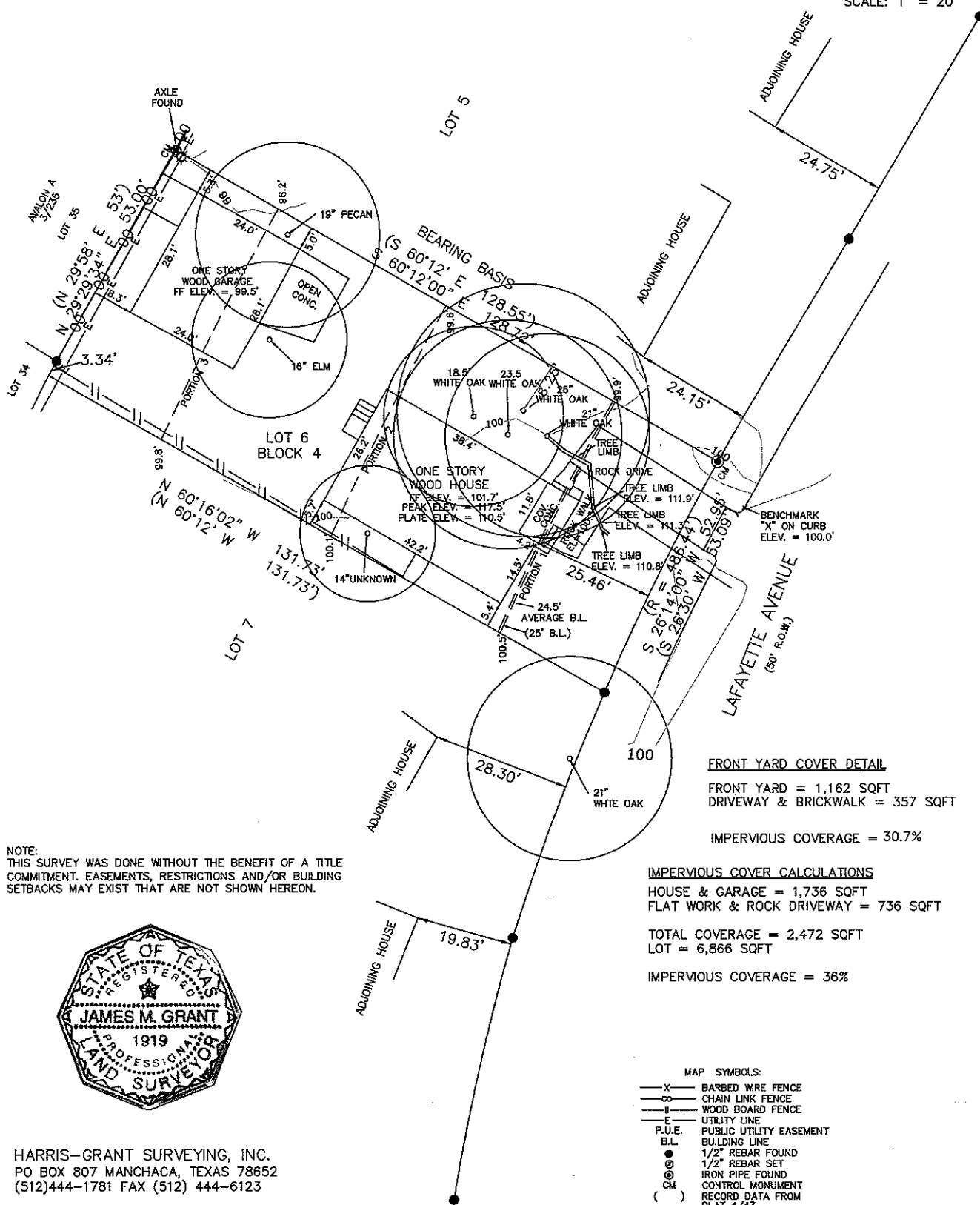
Rebecca Kohout, Treasurer, in behalf of Katie Halloran, Interim Chair, CNA Steering Committee

cc: Paul Yadro
Leane Heldenfels

AS-BUILT SURVEY
 OF 3102 LAFAYETTE AVENUE, AUSTIN, TEXAS
 LOT 6, BLOCK 4 OUTLOT 28 & 31 DIVISION C
 LAFAYETTE HEIGHTS
 VOLUME 3, PAGE 43



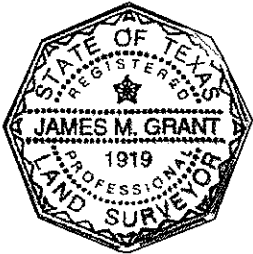
PLAT NORTH
 SCALE: 1" = 20'



FRONT YARD COVER DETAIL
 FRONT YARD = 1,162 SQFT
 DRIVEWAY & BRICKWALK = 357 SQFT
 IMPERVIOUS COVERAGE = 30.7%

IMPERVIOUS COVER CALCULATIONS
 HOUSE & GARAGE = 1,736 SQFT
 FLAT WORK & ROCK DRIVEWAY = 736 SQFT
 TOTAL COVERAGE = 2,472 SQFT
 LOT = 6,866 SQFT
 IMPERVIOUS COVERAGE = 36%

NOTE:
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS AND/OR BUILDING SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.



HARRIS-GRANT SURVEYING, INC.
 PO BOX 807 MANCHACA, TEXAS 78652
 (512)444-1781 FAX (512) 444-6123

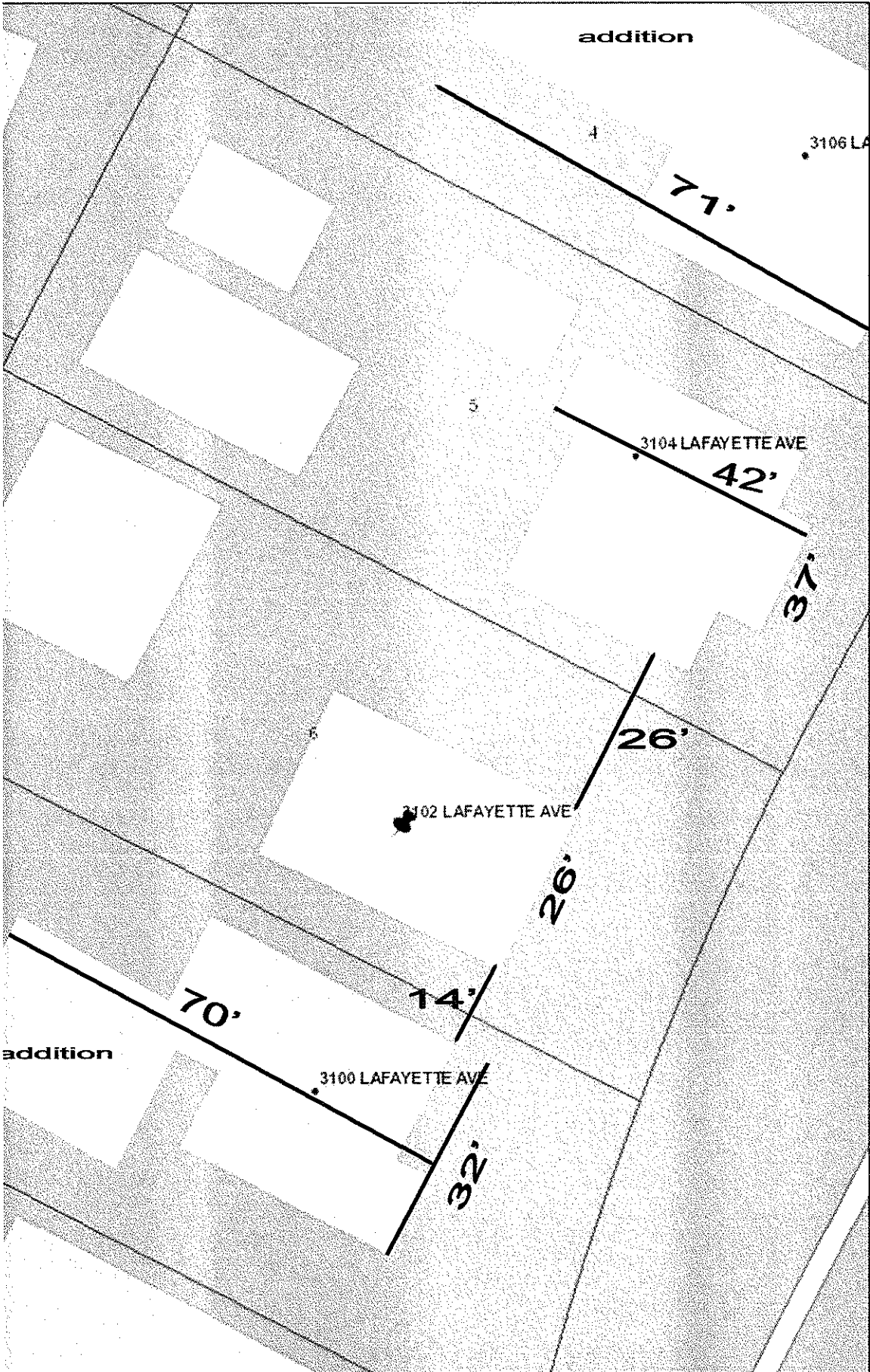
James M. Grant

JAMES M. GRANT R.P.L.S. 1919
 DATE: JULY 1, 2014

HARRIS-GRANT SURVEYING INC. FIRM NO 10036100

- MAP SYMBOLS:
- x— BARBED WIRE FENCE
 - ∞— CHAIN LINK FENCE
 - ||— WOOD BOARD FENCE
 - E— UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - ⊙ 1/2" REBAR SET
 - ⊙ IRON PIPE FOUND
 - CM CONTROL MONUMENT
 - () RECORD DATA FROM PLAT 4/43
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - ⊛ POWER POLE

CITY C AUSTIN DEVELOPMENT WEB MAP



- Legend**
-  Lot Lines
 -  Streets
 -  Building Footprints
 -  Named Creeks
 -  Lakes and Rivers
 -  Parks
 -  County
 -  Address Points
 -  Lot ID
 -  Lot Line

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