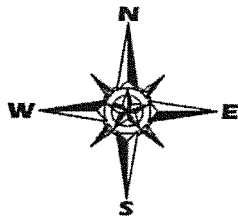


Revised

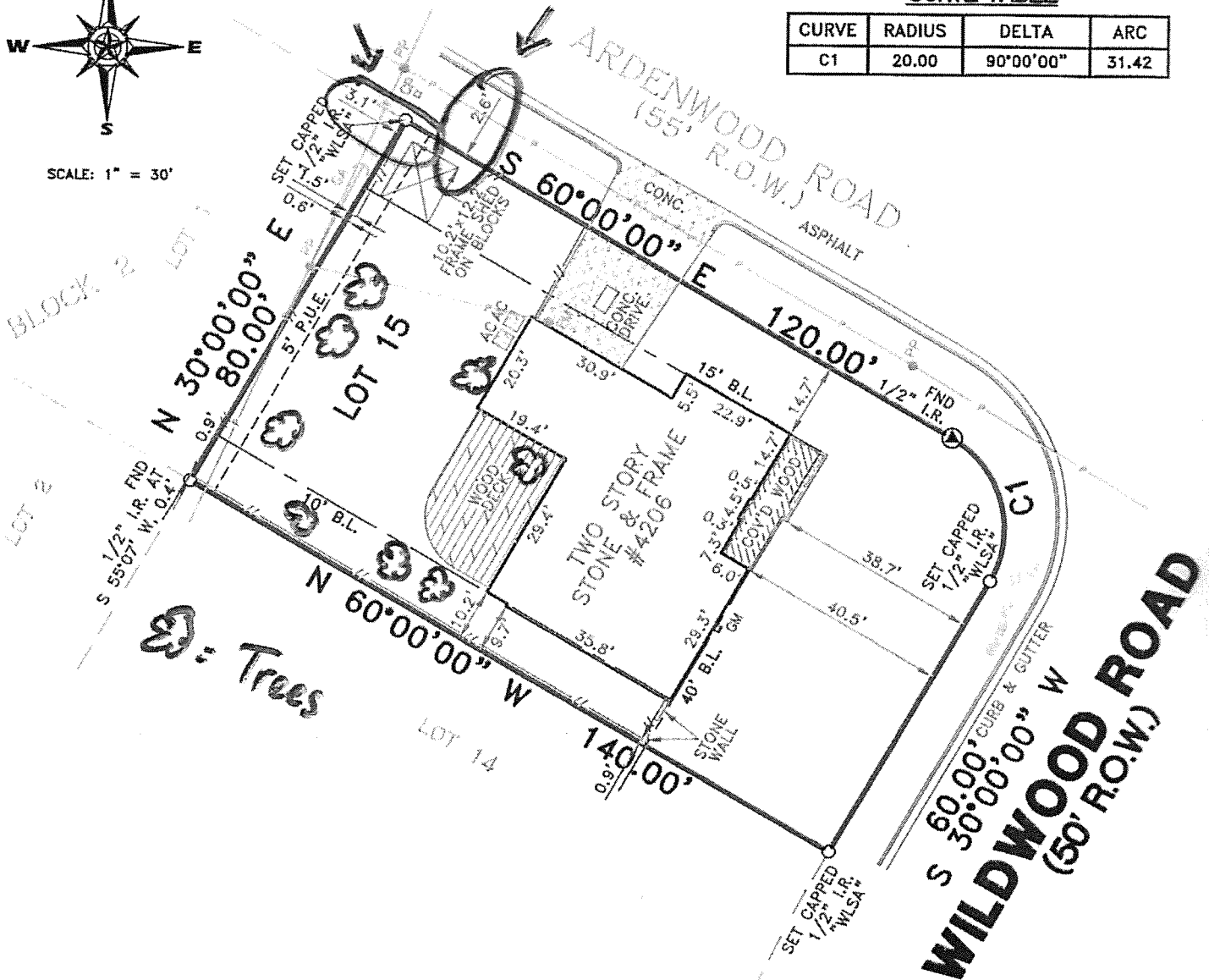
C15-2015-0024



SCALE: 1" = 30'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C1	20.00	90°00'00"	31.42



NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 676, PG. 333, VOL. 693, PG. 282, T.C.D.R.
- 2) BUILDING LINE RESTRICTIONS BY VOL. 676, PG. 333, T.C.D.R.
- 3) 5' PUBLIC UTILITY EASEMENT (REAR) BY VOL. 676, PG. 333, T.C.D.R., AND RECORDED PLAT.
- 4) TWO STORY STONE AND FRAME EXTENDS ACROSS 15' BUILDING LINE (SIDE STREET) AND 10' BUILDING LINE (SIDE) AS SHOWN.
- 5) WOOD SHED ON BLOCKS IS WITHIN 5' PUBLIC UTILITY EASEMENT (REAR) AS SHOWN.

LEGEND

- GA — GUY ANCHOR
- PP — POWER POLE
- HH — FIRE HYDRANT
- GM — GAS METER
- CP — CABLE TV PEDESTAL
- WM — WATER METER
- WV — WATER VALVE
- OP — OVERHEAD POWER LINE
- WF — WOOD FENCE
- B.L. — BUILDING LINE
- () — RECORD
- P.U.E. — PUBLIC UTILITY EASEMENT
- ▲ — CONTROL MONUMENT

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 201301559

SURVEY OF

LOT 15, BLOCK 2, WILSHIRE WOOD SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 153, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADE)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0465 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



**HAMLIN
TREE CARE**
PROFESSIONAL ARBORISTS

January 27, 2015

Board of Adjustments
One Texas Center
505 Barton Springs Road
Austin, TX 78704

Dear Board,

On Tuesday, January 27, 2015, I visited the residence of Erika and Brian Levack to assess the condition of trees on their property at 4206 Wildwood Road. At that time, I was made aware of a pending hearing with the Board of Adjustments related to the placement of a backyard shed.

After careful consideration, it is my professional opinion that the shed is best placed in its current position within their backyard, despite being outside of the building line. Moving it to within the limits of the building line would create a potentially dangerous situation, as it would sit directly beneath an expansive canopy of an established post oak that appears to be stressed and vulnerable due to drought conditions and the fact that it is nearing the end of its life span.

Please feel free to contact me with questions about this matter at any time.

Thanks very much,

John Gurasich
Hamlin Tree Care

**BOA Variance Application Addendum:
4206 Wildwood Road, Austin, TX, 78722**

1. Shed: Northwest corner of lot:

View from the shed in its current location, on the northwest section on the lot (Ardenwood Road).
Note that it does not impair use of the adjacent conforming property shown (4207 Bradwood Road).



2. View from Ardenwood Road:

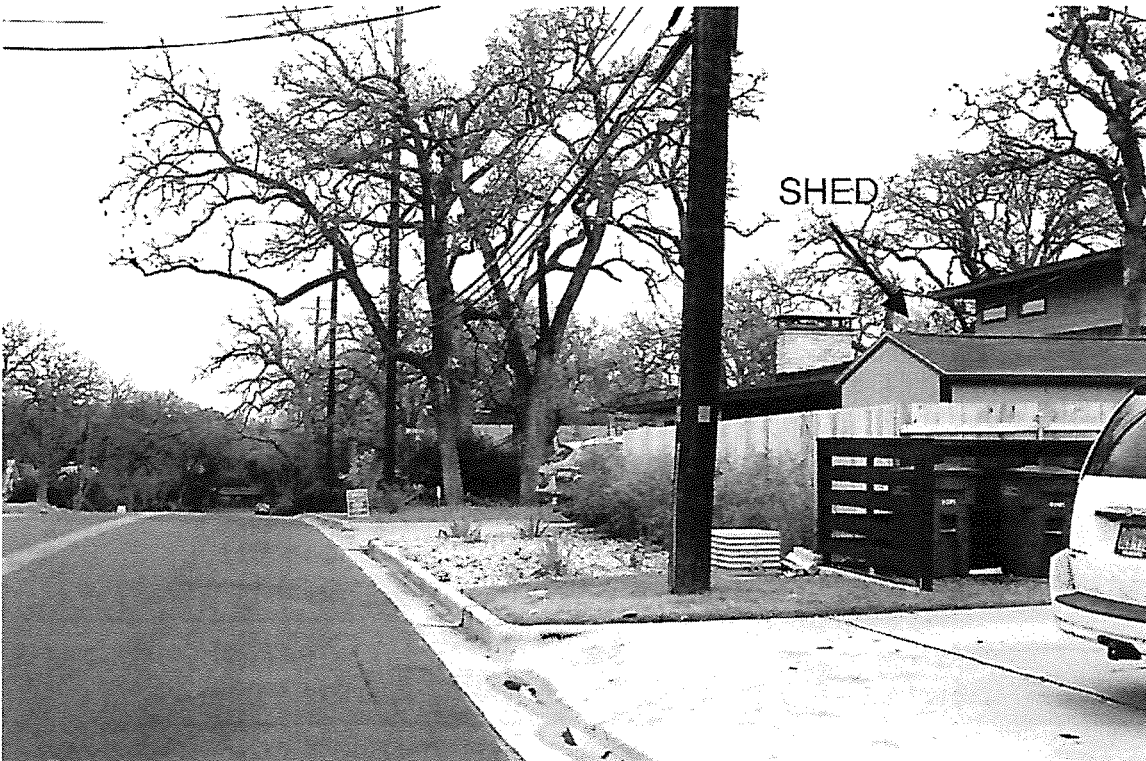
The shed does not encumber or restrict any views from the street, nor does it impair use of the adjacent conforming property shown (4207 Bradwood Road).



3. View from Ardenwood Road, looking west. You can see here that the shed in no way obstructs visibility when driving west along Ardenwood.

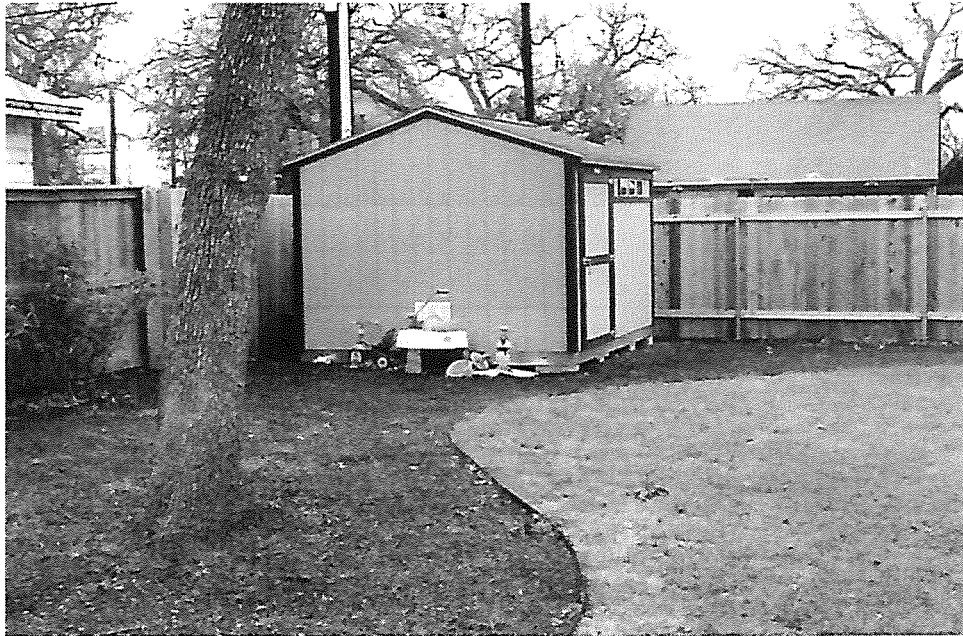


4. View from Ardenwood Road, looking east. The shed does not impair visibility when driving east along Ardenwood Road.



5. View from the south part of the lot:

Moving the shed south by 12 feet would cause it to cover the critical root zone for the tree shown (a roughly 60 year old established post oak, distressed due to drought). It would also sit directly under the extensive canopies of two trees (see photo #5, and survey attachment with trees drawn in – Trees A and B), atop the steel edging shown here, and on top of several sprinkler heads.



6. Note the steel edging below, which would encumber the shed if it were to sit atop.



7. View from the north part of the lot:

Note again in the photo below, that the shed, moved 12 feet south, would sit on the critical root zone of the same post oak as the tree in the above photo, directly under its fragile canopy, and atop the steel edging shown.



8. View from the roof of the house:

The shed would sit directly under the tree canopy shown in the photo below if this variance is denied. Given the tree's age, the canopy is fragile and would significantly damage the shed should one or more of its limbs fall on the shed's roof.





I, Enika Levack, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land

Development Code. The variance would allow me the ability to Maintain our backyard shed

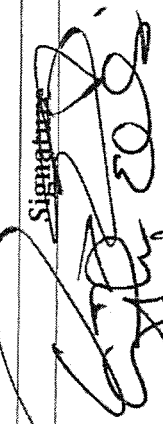





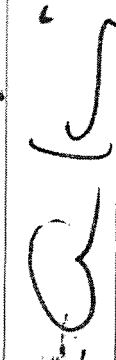

in its current position in the North West corner of our backyard, within the property fence line.

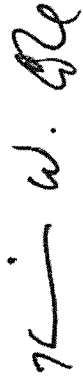






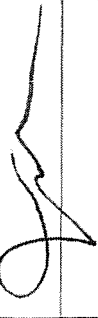

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
John Beever	4201 Lullwater Rd, Austin, TX 78742	[Signature]
Tricia Mitchell	4102 Wildwood Rd 78742	[Signature]
Edneia Hathaway	4207 Broadwood R.	[Signature]
Isaiah Tibbs	1313 Ardenwood Rd	[Signature]
Bob Roberts	4205 Wildwood Rd	[Signature]
Scott Wiggman	1310 Chestwood Rd - 78742	[Signature]

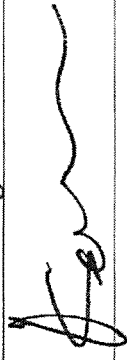
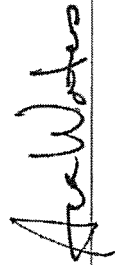

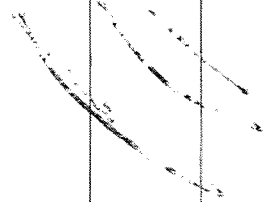
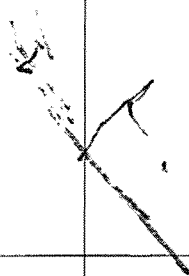
NA Pres. 4/29/13
512-

Petition in Support for Variance of Backyard Shed
at 4206 Wildwood Rd., Austin, TX 78722

Name	Address	Signature
DAVID ELWIS CYNTHIA ELWIS	4112 Lullwood Rd Austin, TX 78722	
Cynthia Hyer	1402 Crestwood Rd. Austin, TX 78722	
Debra Winegarten	1402 Crestwood Rd Austin, TX 78722	
Sydney P. Geyer Debra Melnic Chateen	1310 AR Lullwood Rd Austin, TX 78722	
Michele & Fred Blood	4204 Lullwood Rd 78722	
Anne & Karl Korinek	4100 Bradwood Rd 78722	
Caroline & Gary Beyer	4206 Lullwood Rd 78722	
	4205 Lullwood Rd 78722	

Name	Address	Signature
Kevia + Sheryl Cole	4101 Wildwood Rd. Austin, Tx 78722	
Geoff Rupp & Nancy Monuscello	1311 Ardenwood Rd Austin 78722	
Tommy Adams Brenda Sendero	1305 Broadwood Austin 78721	
Anne Dahlke	4006 Broadwood	
Scott Chazares	4104 Luuwood	
Leslie Lawton	1302 Ardenwood Rd	
Lori Levy	1205 Wilshire Blvd	
Lulie Nelson	1305 Crestwood	
JAY VELGOS	1304 CRESTWOOD	

4206 Wildwood Petition, Continued - Page 3

Name	Address	Signature
Kerry Nolan	1302 Wilshire	
Ava Waters	1302 Wilshire	
	4002 Luskwood	Tim Whitnell
		
		

Edneia Hathaway
4207 Bradwood Road
Austin, TX 78722

Monday, January 26, 2015

Board of Adjustments
City of Austin
Austin, TX

To whom it may concern,

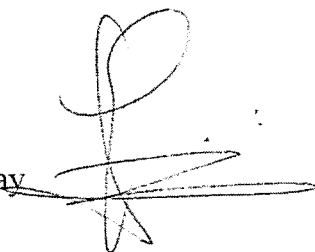
I am writing a letter in support of a variance application submitted by our neighbor, Erika Levack, to keep her backyard shed where it is currently located.

Our home and lot are located directly behind (west of) 4206 Wildwood Road. The shed in question is located on their property adjacent to our garage, and does not obstruct use of our property, nor does it impair views of any sort. The Levacks do not have a garage, and their shed is positioned where a garage would normally go. Moving the shed to the middle of their yard would prevent them from building all of the vegetable gardens they talk about putting in, in the most ideal locations (which would also hurt us as potential recipients of fresh organic vegetables!).

We support approval of this application, so that the Levacks can move forward with their backyard plans.

Sincerely,

Edneia Hathaway

A handwritten signature in black ink, consisting of a large, stylized 'E' followed by a horizontal line and a small flourish.