




N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2015-0146
2805 RIVERCREST DR.

1" = 292'

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.



CASE#

ROW#

TAX#

C15-2015-0146
11412754
0129210125

MD
1/2

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: 2805 Rivercrest Dr. Austin, TX 78746

LEGAL DESCRIPTION: Subdivision — Rivercrest Addition Sec 1

Lot(s) 22 Block B Outlot Division

I/We William L Hodge on behalf of myself/ourselves as authorized agent for

Daniel Chieng affirm that on Aug 17, 2015,

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

a single family residence with a setback of 32' (rather than 40')

in a LA 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 being rejected as incomplete. Please attach any additional support documents.

M10
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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:

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

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

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.

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

Signed William L. Hodge Mail Address 1706 W 6th St

City, State & Zip Austin, TX 78703

Printed William L. Hodge Phone 512.710.5140 Date 08/17/2015

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 Daniel Chieng Mail Address 11601 Anatole CT.

City, State & Zip Austin, TX 78748

Printed DANIEL CHIENG Phone 512.799.8910 Date 8/17/2015

SCALE: 1"=80'

LEGEND

- IRON ROD P.B.
- CALCULATED POINT
- P.P. NO.

There is a house here

RIVERCREST ADDITION
SECTION 1
B.C. 13, P.G. 27

LOT 23

LOT 22
SUBJECT LOT

LOT 21

LOT 20

LOT 19

LOT 18
OWNER REFUSED ACCESS

LOT 17

RIVERCREST DRIVE
(50' R.O.W.)

RIVERCREST DRIVE
(50' R.O.W.)

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21
B L O C K " A "

LOT 22

LOT 23

LOT 24

There is a house here as well

L A K E A U S T I N



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704
TEL: (512) 440-0071 - FAX: (512) 440-0198
TJRW REGISTRATION # 1011900



Roger L. Wilson

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THE RECORDED PLAT. BOUNDARY ADJUSTMENTS, ADJUTANT EASEMENTS AND SETBACKS MAY AFFECT LOT 22.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNMENT AUTHORITY OR HOME OWNER'S ASSOCIATION.
THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
ALL POINTS DOES NOT HAVE OR WARRANT ANY FLOOD ZONE DETERMINATION.

FILED	NOV	15	2006
DAVID	SEA		
SURVEY DATE	08-10-15		
JOB NO.	0383415		
SCALE	1"=80'		

