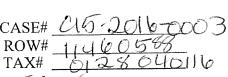


NOTIFICATIONS

CASE#: C15-2016-0003 LOCATION: 3301 Perry Lane

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.



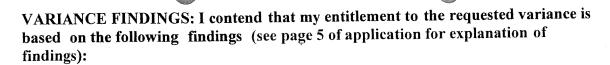




CITY OF AUSTIN TO APPLICATION TO BOARD OF ADJUSTMENT GENERAL VARIANCE/PARKING VARIANCE

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

PLEASE: APPLICATION MUST BI INFORMATION COMPLETED.	E TYPED WITH ALL REQUESTED
STREET ADDRESS: 3301 PERRY LANE	
LEGAL DESCRIPTION: Subdivision –	HIGHLAND PARK WEST
Lot(s) 16 Block C Outlo	tDivision
I/We_PHIL MONCADA on be	chalf of myself/ourselves as authorized agent for
JEFF CAPRA	affirm that on _10, _28,
hereby apply for a hearing before the Boar	
(check appropriate items below and sta Code you are seeking a variance from)	te what portion of the Land Development
X_ERECT ATTACH COMPLI	ETE REMODEL MAINTAIN
INSTALL RAIN HARVESTING SYSTEM IN 15'	SIDEYARD SETBACK AREA SHIELDED FROM ROADWAY BY
HERITAGE SIZE PECAN TREE.	
in a SF-3 district. (zoning district)	
supporting the findings described below. The	istence of, sufficiency of and weight of evidence erefore, you must complete each of the applicable ion. Failure to do so may result in your application by additional support documents.





REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
A/C UNITS AND GAS METERS ARE ALLOWED IN SETBACK AREAS PER BOA PREVIOUS
INTERPRETATIONS.
HARDSHIP:
2. (a) The hardship for which the variance is requested is unique to the property in that: NO OTHER VIABLE PLACE TO INSTALL RAINWATER HARVESTING SYSTEM WITH LAYOUT OF HOME.
(b) The hardship is not general to the area in which the property is located because: OWNER HAS LARGE TREES SURROUNDING HOME AND THIS PROPOSED LOCATION PROVIDES
MINIMAL IMPACT ON TREES.
AREA CHARACTER:
3. The variance will not alter the character of the area adjacent to the property, will no 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:
TANKS WILL BE SCREENED BY TREES ON BOTH FRONT AND REAR AREAS.
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 sit or the uses of sites in the vicinity reasonable require strict or literal interpretation an enforcement of the specific regulation because: N/A



2.	public streets in such a manner as to interfere with the free flow of traffic of the streets because:
antinony	N/A

3.	The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: N/A
4.	The variance will run with the use or uses to which it pertains and shall not run with the site because:
***********	N/A
pringers and	
N	OTE: 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.
AP app	PLICANT CERTIFICATE — Laffirm that my statements contained in the complete lication are true and correct to the best of my knowledge and belief.
Sigi	ned Phil Moncada Mail Address 1301 S IH 35 STE 204
City	, State & Zip AUSTIN, TEXAS 78741
Prin	ted PHIL MONCADA Phone 512-627-8815 Date 11.4.15
OW ire i	NERS CERTIFICATE – Laffirm that my statements contained in the complete application rue and correct to the best of my knowledge and belief.
Sign	ed /eff (Mail Address 3301 PERRY LANE
City	. State & Zip AUST/N. TEXAS 78731
rim	red JEFF CAPRA Phone 512-663-3410 Date

FAIRVIEW DRIVE

N20. S1,22,E (N20. 4),00,E





11/20/2014



(ant	
Perry	
2301	

LEGAL DESCRIPTION	
LOT 16. BLOCK C, OF HIGHLAND PARK WEST A SUBDIVISION IN TRAVIS COUNTY, TEXAS, CONCIDENT OF THE MAP ON PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 239 PLAT RECORDS, TRAVIS COUNTY, EASS.	
2777144	

SONING

PERRY LANE

Takin.

-EXISTING WASTE SEWER LINE FROM ACCESSORY APARTMENT TO REMAIN SF-3 - BUX,DING COVERAGE AND IMPERVIOUS COVER PER 25-2-492 (D)

Ė			ELEVATION	NOTES	TREE TAG NO.	\$12E	8PECKES		
3	FLATWORK IN ROW	LOW GRADE POWT			-	22.3	SPANSHONK		
Œ	FLATWORK	STRUCTURE	7.7		, ~	à	HSH.		
J [нен свыре ром		Ī	-	24.7	SPANISH DAK		
	GRAVEL OVER	ADJACENT TO STRUCTURE	701. 0 174		-	2.8	соттоничого		
E				Ī		38.	соттаничаса		
1		AVERAGE ADJACENT	700 - 11/2			10.2	соттоимосо		
	14 CRITICAL ROOT ZOINE				-	31.3	PECAN		
			******			25.5°	PECAN		
ð	ADJACENT TO BURDING			-					
-	3301 Perry								
	107 Ch 74			1	!			120	
	TAXD	LEGAL DESCRIPTION TOT 16 BLK C HIGHLAND PARK WEST TAX DADGET IN 10-80-0	16 H. A. C. H.	H.AND PARK	MES				
	SMMOZ	G. G. Carrier					(r)	SINGLE FAMILY (SF.3)	
	LOTS	LOT S/ZE (8c)					0.4m22	ACRES	
	1018	LOT SZE III					17826	th	
	MAX	MAX GROSS FLOOR AREA (40%)	(40%)				7130	bh	49% per LDC 25:2 53.6
	MAX	MAX BUILDING COVERAGE (40%)	E (40%)				7130	b	40% per LDC 25-3-492
	MAX SF	LL,					7130	b	
	est. M.	est. MAX SF with covered parking	Guals				7130	Ьħ	
	MAX	MAX IMPERYOUS COVERAGE (45%)	AGE (45%)				8022	bs	6% per LDC 25-3483

	Walter and the second statistical in	ON T	LDC 75-1903		
	Gerage Piecenon Erant Porch Satherik	2.2	LDC 25-31f04		
9	Building and size ages				
il		EXISTING GARAGE APT		TOTAL SOLFT	
l	NST PLOCR CONDITIONED	0	2766	2766	
	2nd FLOOR CONDITIONED	816	a	816	
	380 FLOOR CONTITIONED	Ö	0	<u></u>	_
	BASENENT	0	0	\$	
	COVERED PARRONG (GARAGEGARPORT)				
		915		618	
	ATTACHED CAPPORT	0	H	25	
	COVERED PATICA DECK OF PORCH	O	758	\$£	
	BALCONY	0	0		
	OTHER (enclosed storage at garage)	G.	£	75	
1	CIALBULANGO DE BESTALINE DE LA SERON TOTAL DE L'ED SE 27(1)	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	4741	4.5	SHOW
١	DRIVEWAY	¥.9	77.1	1625	
	WALKWAYS	9	280	<u></u>	
	UNCOVERED PATIO	105	0	10.5	
	UNICOVERED WICOD DECK (counts at 50%) uncovered wood access to garage apt.	Z	115	£.	
	AC PADS	ca,	sò.	11	
	5, RETAINING WALLS)	0	0	ũ	
ij				-	
	400.	÷ c		-	
1	C.				
W. F.	B. M. DAVE CONFERGE INTERSEA DON FOR LOCK SELECT (18), Herm stone)		:	1.	
	EXISTING RUIDANG DOVERAGE	9.9	PERCENTAGE OF LOT	OT TO	ſ
	PROPOSED BUILDING COVERAGE	157	PERCENTAGE DF LOT	OT 2000%	П
Ş	APERIODIS COVERINGORATION (PRI LOC 25-1/2) (BL)		The file of		Γ
	EXISTING INDUSTRIAL STREET	1531 5	PERCENTAGE OF LOT	0.1	
	BOAGEO STONESPANICIES DE CONTRA LA C	670g	PERCENTAGE OF LOT	38,08%	ſ

01-06-15

GROSS FLOORAREA		
MUSCS	EXISTING GARAGE APT NEW	Exemption
1st Floor (from above)	0	2766
2nd Floor (from above)	816	0
3rd Floor (from storys)	Ð	0
Desement (from above)	Q	D
Att		
GARASElotteched (from above) comples with exemptions 3.3.2.A.2.B (up to -450)	616	0
GARAGE(attached) (from above) complies with exemptions 3.3.2.B.1 (up to -200)	•	£
Garage (attached (from above)	0	Ð
Accessory building(s) described)	0	9

16' (PLAT) 7 5' PUE & DEL 38.67'

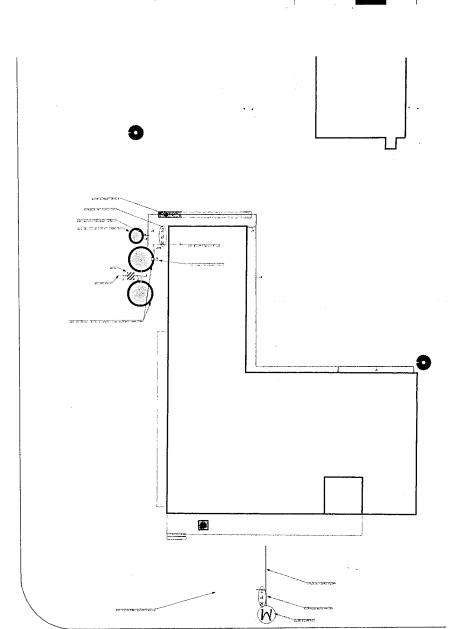
EXISTRIG CONCRETE DRIVE 834 SF

EXISTORG SECONDARY STRUCTURE #16 SF

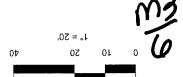
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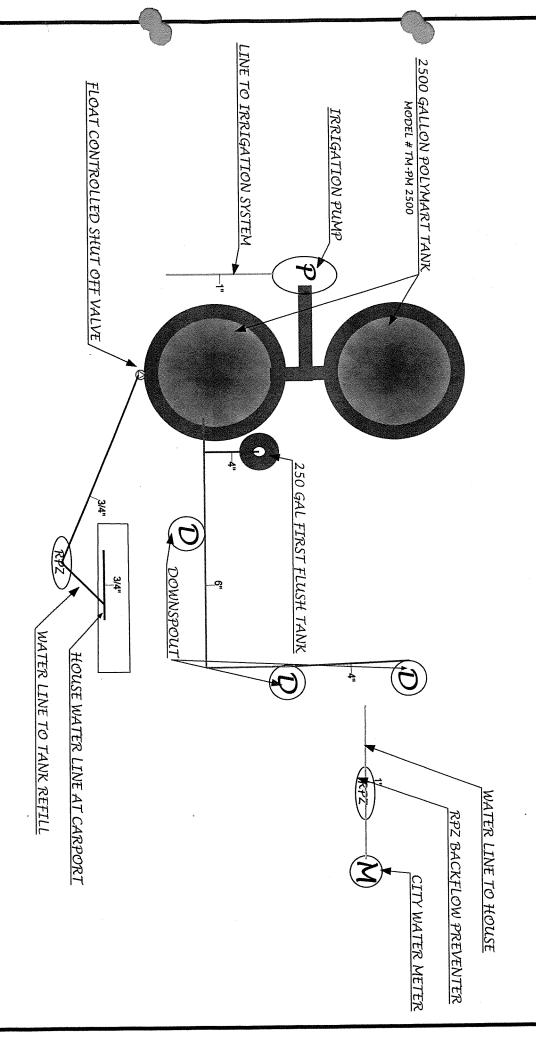
RAINWATER HARVESTING SYSTEM

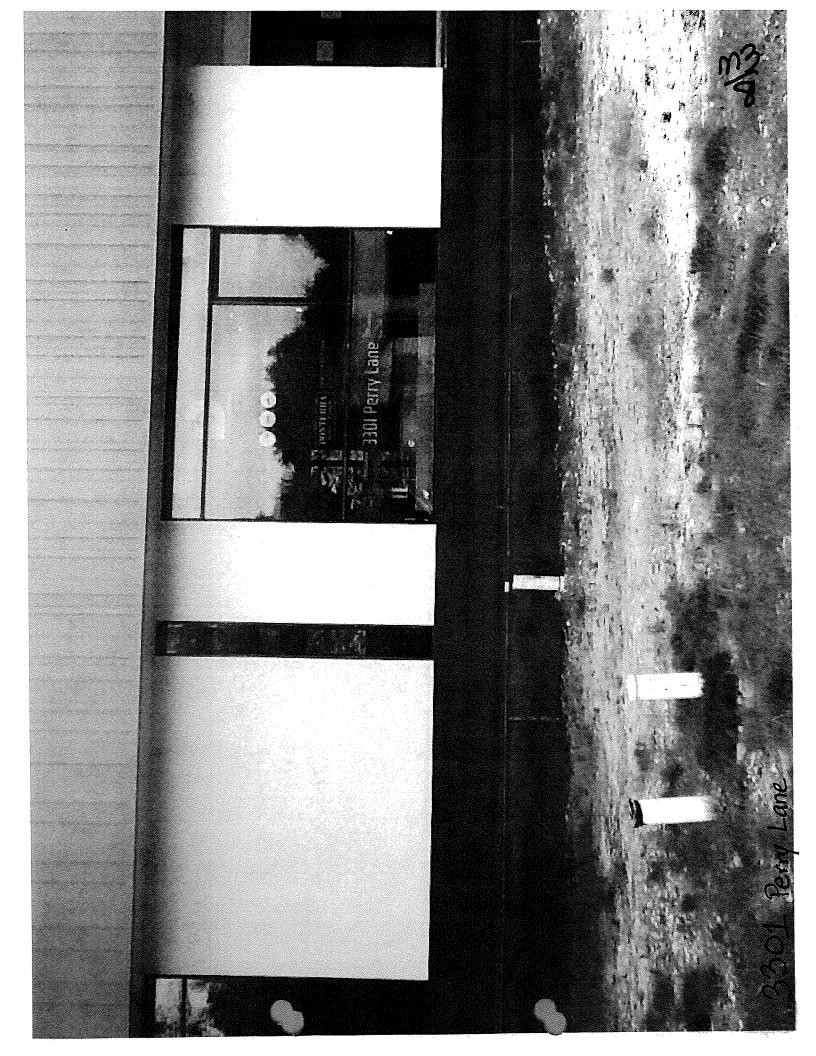






RAIN HARVEST DESIGN - SIMPLE VIEW/COMPONENTS 吗 3301 PERRY LANE





3301 Perry Lane

