




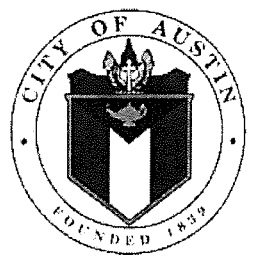
3313



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

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



1" = 172'

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# 015-2016-0003
ROW# 11460588
TAX# 0128040116

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CITY OF AUSTIN TCADV
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: 3301 PERRY LANE

LEGAL DESCRIPTION: Subdivision – HIGHLAND PARK WEST

Lot(s) 16 Block C Outlot _____ Division _____

I/We PHIL MONCADA on behalf of myself/ourselves as authorized agent for

JEFF CAPRA affirm that on 10, 28,

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

INSTALL RAIN HARVESTING SYSTEM IN 15' SIDEYARD SETBACK AREA SHIELDED FROM ROADWAY BY
HERITAGE SIZE PECAN TREE.

in a SF-3 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.**

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):

m3
3

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 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:

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 site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

m3/4

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:

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

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 Phil Moncada Mail Address 1301 S IH 35 STE 204

City, State & Zip AUSTIN, TEXAS 78741

Printed PHIL MONCADA Phone 512-627-8815 Date 11.4.15

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

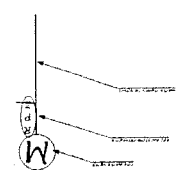
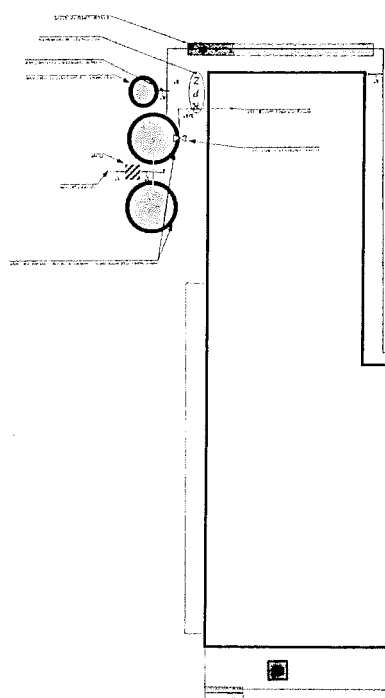
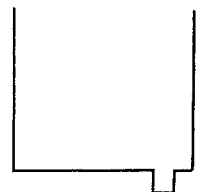
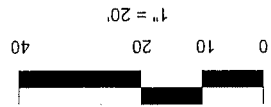
Signed Jeff Capra Mail Address 3301 PERPY LANE

City, State & Zip AUSTIN, TEXAS 78731

Printed JEFF CAPRA Phone 512-663-3410 Date _____

	EXISTING GARAGE FPI	NEW	Exemption	Total
1st Floor (from above)	0	0	2796	2796
2nd Floor (from above)	018	0	0	018
3rd Floor (from above)	0	0	0	0
Basement (from above)	0	0	0	0
GARAGE (Elevated) complies with exemptions 3.3.2 A, 2B (up to .450);	018	0	542	166
GARAGE (attached from above) complies with exemptions 3.3.2 B (up to .200).	0	*	542	116
GARAGE (detached from above)	0	0	0	0
Ceasing (detached from above)	0	0	0	0

6/23

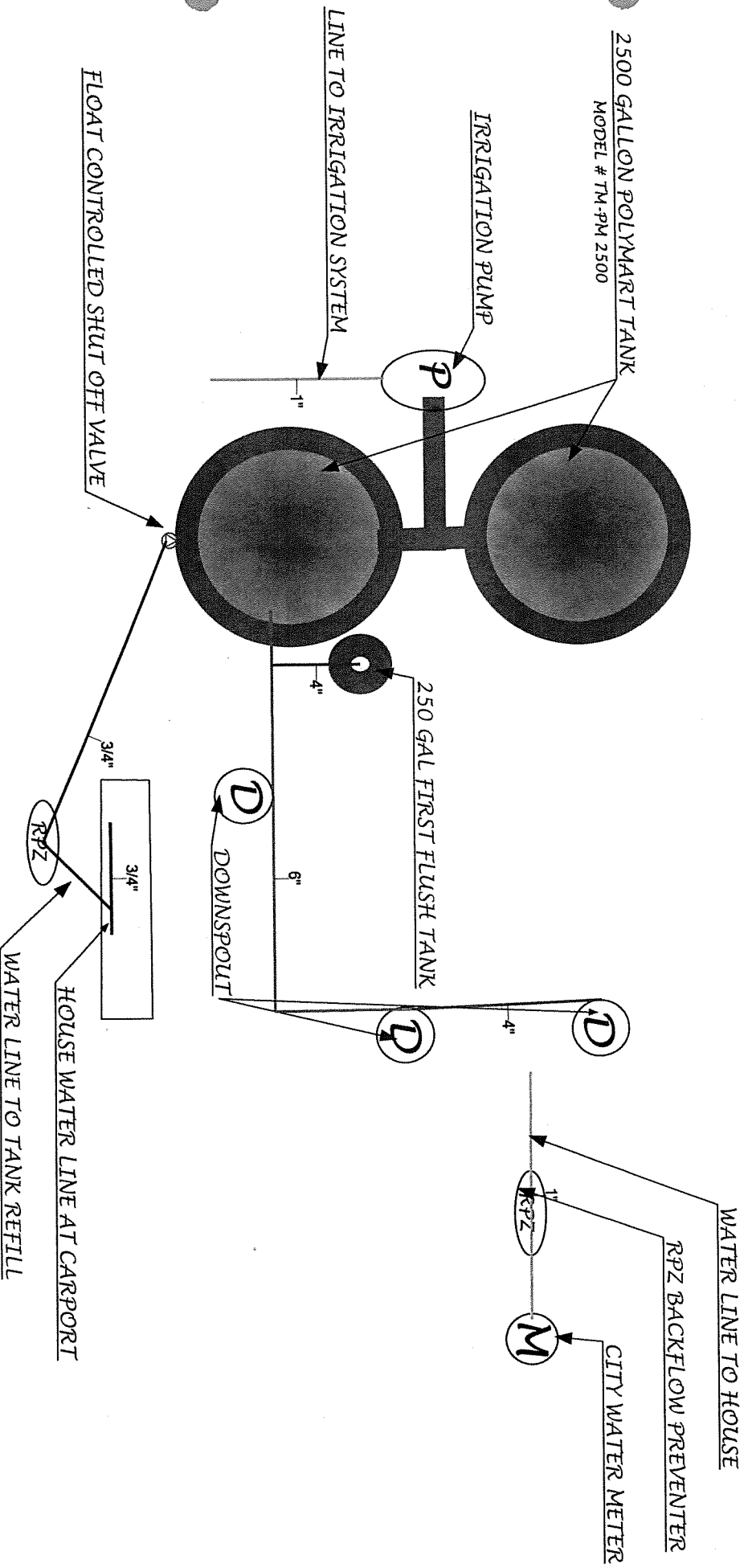


RAINWATER HARVESTING SYSTEM

FLORES-SHEPARD LLC
flores.shepard.info@gmail.com

3301 PERRY LANE
FALL 2015
Flores-Shepard LLC

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



2/3

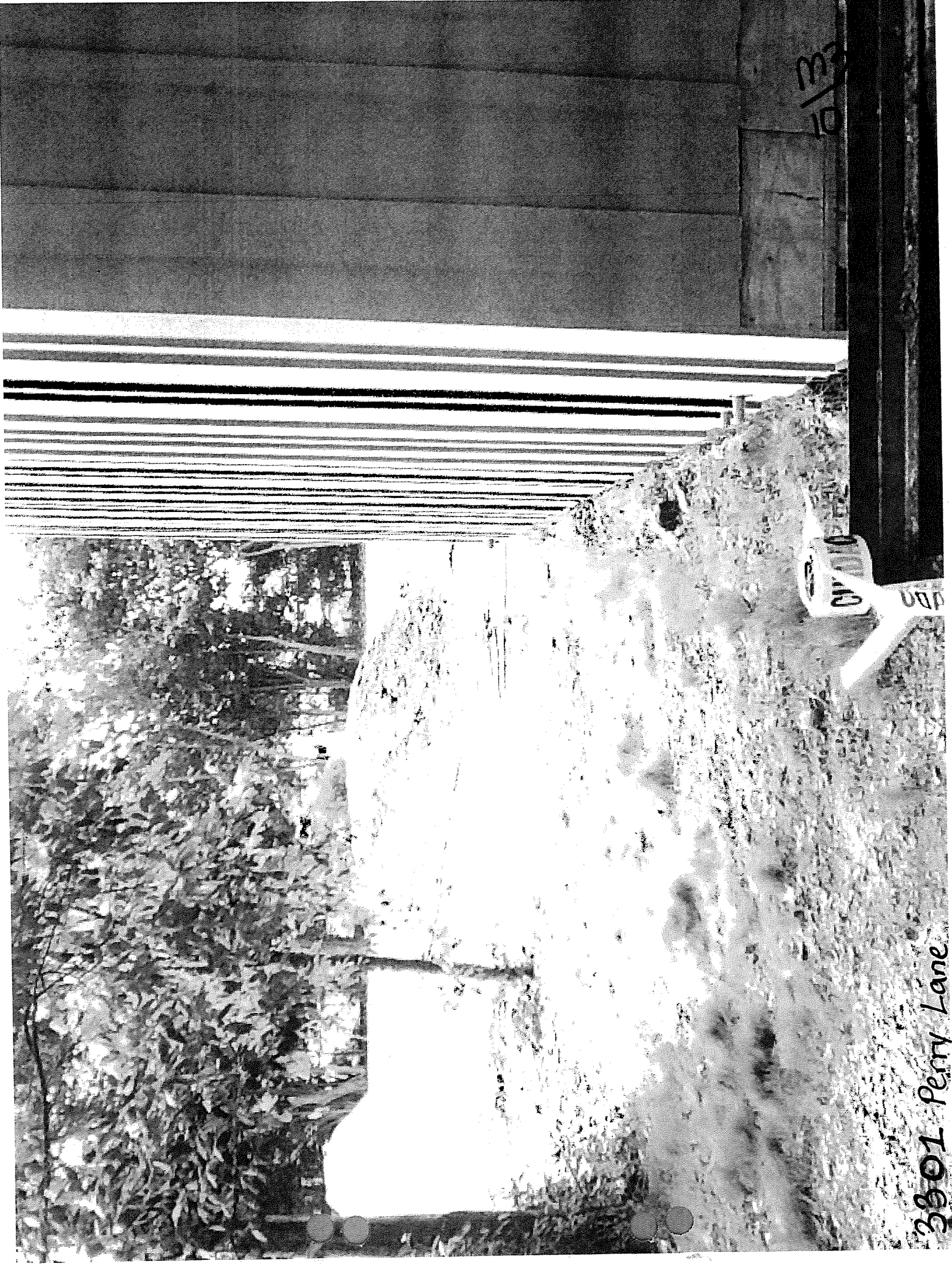
3301 Perry Lane





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3301 Perry Lane



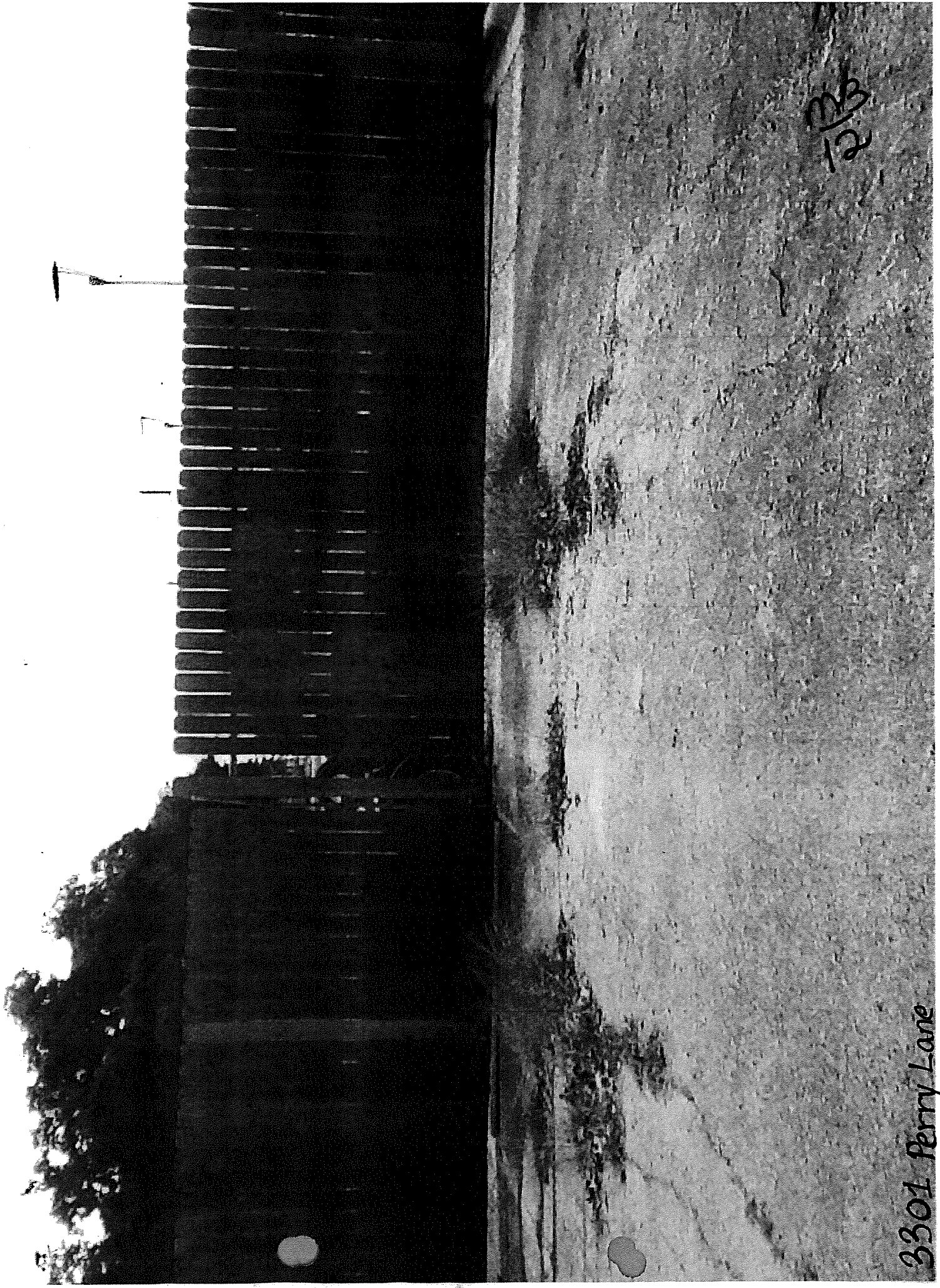
3901 Perry Lane

5/3



m3
11

3301 Perry Lane



2B

3301 Perry Lane



M3
13

3000 Perry Lane

