





mg
1


 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0050
LOCATION: 2200 Matthews Drive

1" = 177'

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.





CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

my
2

Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-105 ROW # 11516482 Tax # 0117090119
TEAD

Section 1: Applicant Statement

Street Address: 2200 Matthews Drive

Subdivision Legal Description:

Lot 6, Block 3, Laurel Heights Addition as recorded in volume 333, page 461, deed records of Travis County Texas.

Lot(s): 6

Block(s): 3

Outlot: _____

Division: Laurel Heights

Zoning District: SF-3 (WANG)

I/We Matthew Garcia on behalf of myself/ourselves as
authorized agent for Walt Penn affirm that on
Month March, Day 29, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Detached Carport

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC section 25-2-1604 Garage Placement. A parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building facade; and if the parking structure is less than 20 ft behind the building facade, the width of the parking structure may not exceed 50% of the width of the principal structure, measured parallel to the front lot line.

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

due to the heritage tree (36" Live Oak #26) located at the front yard and this tree's 18 foot half CRZ there is no available site placement within the allowed setbacks for a non front facing carport. As a result, there is no feasible alternative to accomodate a parking structure without a variance. The zoning code, as is, deprives the property owner a covered space for primary parking, which is a privilege enjoyed by other surrounding property owners who have the same zoning designation.

Hardship

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

The 36" live oak at the front of the lot is a physical constraint that greatly limits the placement of a covered parking area and prevents any possible placement of a non front facing carport. In order to maintain safe tree protection, which is a high priority for both the property owner and the city arborists, there is no other feasible location for a covered parking area other than what has been proposed.

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

The specific size and location of the heritage tree above is unique to the property, which is a hardship that is not general or specific to other properites in the area.

Area Character

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:

me
4

There are surrounding properties, specifically 2202 Matthews Dr. and 2108 Matthews Dr. that also have front facing carports located in front of the primary facade, so the addition of a front facing carport as proposed at 2200 Matthews Dr. is not altering any existing character of the area and not impairing any use of the adjacent properties. Also, based off of a survey from 2010, the previous house on this lot also had a front facing carport, therefore the newly proposed carport is not adding a feature that wasn't already present on the lot in the past.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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

2/24

Section 3: Applicant Certificate

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

Applicant Signature: [Signature] Date: 03/29/2016

Applicant Name (typed or printed): Matthew Garcia

Applicant Mailing Address: 746 Springdale Road

City: Austin State: TX Zip: 78702

Phone (will be public information): (210) 861-0978

Email (optional – will be public information): mattgarciaesign@gmail.com

Section 4: Owner Certificate

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

Owner Signature: [Signature] Date: 03/29/2016

Owner Name (typed or printed): Walt Penn

Owner Mailing Address: 2200 Matthews Drive

City: Austin State: TX Zip: 78703

Phone (will be public information): (512) 431-4831

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Matthew Garcia

Agent Mailing Address: 746 Springdale Road

City: Austin State: TX Zip: 78702

Phone (will be public information): (210) 861-0978

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

| BUILDING COVERED CALCULATIONS | |
|--|----------|
| SITE AREA | 7.425 SF |
| EXISTING SECOND FLOOR | 1.200 SF |
| EXISTING SECOND FLOOR PORCH | 1.500 SF |
| EXISTING SECOND FLOOR ENTRY PORCH | 14.5 SF |
| EXISTING SECOND FLOOR POOL PORCH | 18.5 SF |
| NEW COVERED PORCH | 34.2 SF |
| NEW COVERED WALKWAY | 14.1 SF |
| TOTAL | 2.202 SF |
| BUILDING COVER % | 29 % |
| ALLOWED SF - X | 40.0 % |
| LANDSCAPE COVERED CALCULATIONS | |
| TOTAL LANDSCAPE COVER | 2.202 SF |
| EXISTING PORCHMENT Area covered by new canopy | 1.400 SF |
| NEW DRIVEWAY ENTRANCE (new covered by new canopy) | 48.5 SF |
| EXISTING SLOPESLAND (PORCHES PAVES) Area covered by new canopy | 9.5 SF |
| NEW SIDEWALK ADDITION Area covered by new canopy | 6.5 SF |
| EXISTING AC PAVES | 24.5 SF |
| EXISTING DRIVE COVERED WOOD DECKS @ 50% | 81.5 SF |
| TOTAL | 2.283 SF |
| LANDSCAPE % | 31.2 % |
| ALLOWED (15% - X) | 45.0 % |

| R.0001-10-AREA (FARM) CALCULATIONS | |
|------------------------------------|----------|
| SITE AREA | 7.405 SF |
| FIRST FLOOR | 1,600 SF |
| SECOND FLOOR | 1,500 SF |
| NEW CARGOPORT (EXAMPLE) | 142 SF |
| TOTAL GH055 FLOOR AREA | 2,940 SF |
| FLOOR-10-AREA * | 37 1% |
| ALLOWED FLOOR | 400 % |

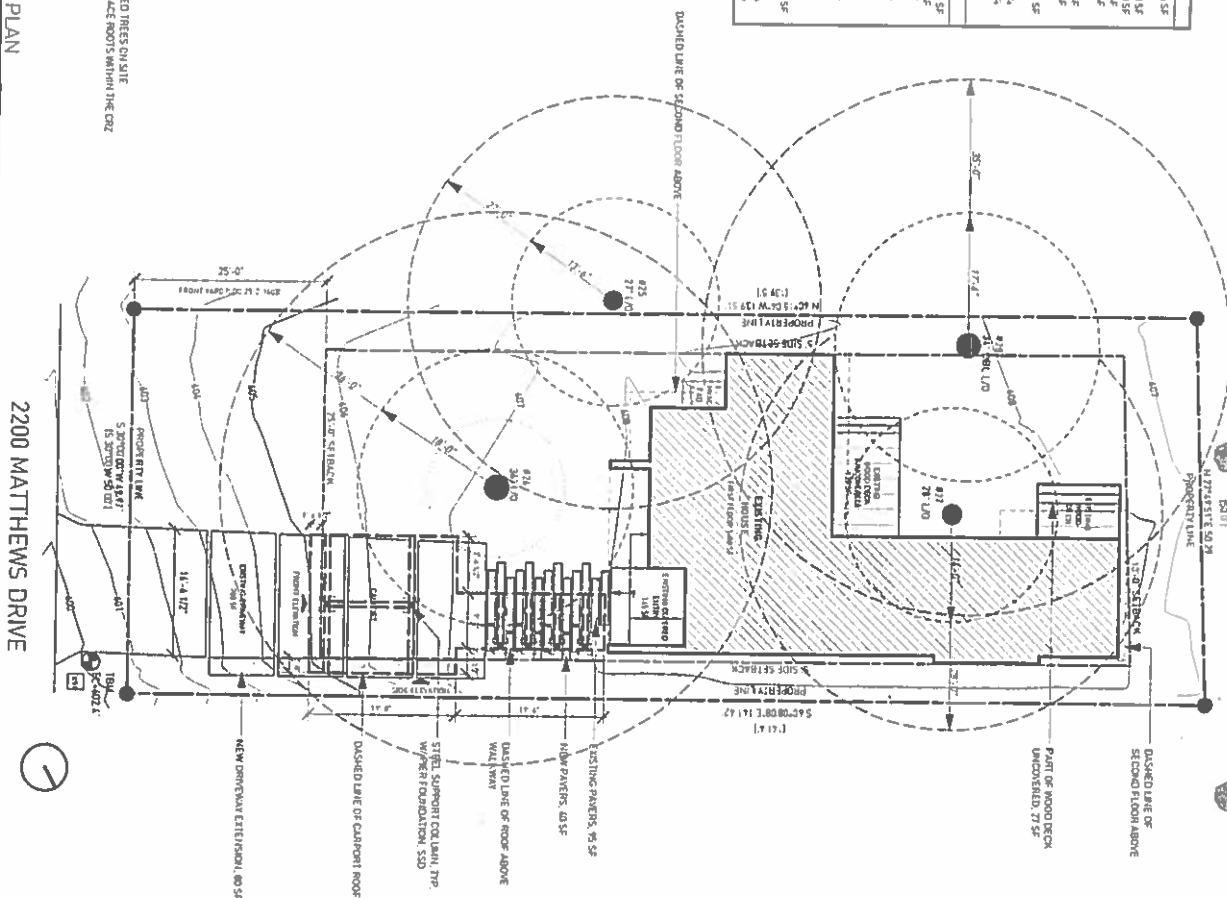
| FRONT YARD IMPERVIOUS CALCULATIONS | |
|-------------------------------------|----------|
| FRONT YARD SITE AREA | 1,250 SF |
| FRONT YARD IMP COVER (CORN EVAP) | 426 SF |
| IMPERVIOUS % | 34.0% |
| ALLOWED BDC RS-2 (ACD) | 420 % |

2200 LATHBYS DRIVE
SF-3 SOMERS

LOT 1, BLOCK 3, LAUREL HEIGHTS ADDITION
AS RECORDED IN VOLUME 33, PAGE 449, DEED
RECORDS OF TARRANT COUNTY TEXAS

NOTES ON CRITICAL ROOT ZONE IMPACTS

1. NO NEW IMPACTS WITHIN THE 1/2 CRZ OF ALL PROTECTED TREES ON SITE
2. USE AIR SPADING WHERE NEEDED TO LOCATE SURFACE ROOTS WITHIN THE CRZ OF PROTECTED TREES



ARCHITECTURAL SITE PLAN

 $116^{\circ} - 1^{\circ} 0'$

2200 MATTHEWS DRIVE

**MATT GARCIA
DESIGN**
914 SPRINGDALE ROAD
BUILDING 5, STUDIO 102
AUSTIN, TEXAS 78722
TELEPHONE 214 661 0778
www.mgarcia-design.com

PROJECT
PENN CARPORT AND POOL
2200 MATTHEWS DRIVE
AUSTIN, TX 78703

DATE
NOVEMBER 9 2015
UPDATE:
JANUARY 12 2016
SHEET

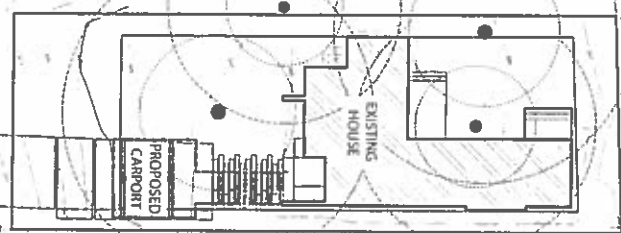
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5/18

SF-3-NP



APPROX. LOCATION
OF FRONT FACING
CARPORT IN FRONT
OF PRIMARY FACADE



NEIGHBOR'S FRONT
FACING CARPORT
IN FRONT OF
PRIMARY FACADE



APPROX. LOCATION
OF FRONT FACING
CARPORT IN FRONT
OF PRIMARY FACAD

2108 MATTHEWS DR.

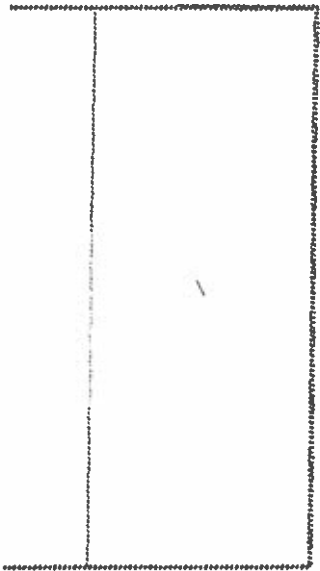
2110 MATTHEWS DR.

2200 MATTHEWS DR.

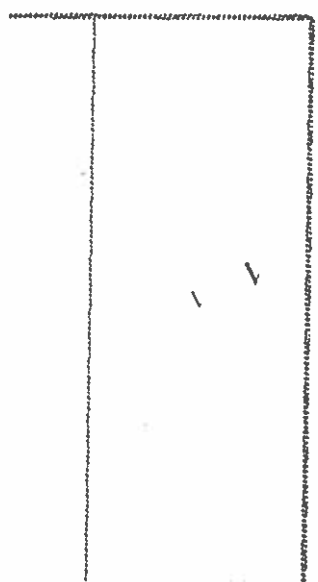
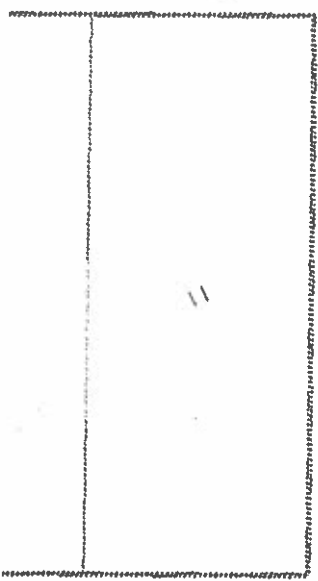
2202 MATTHEWS DR.

2206 MATTHEWS DR.

MATTHEWS DR

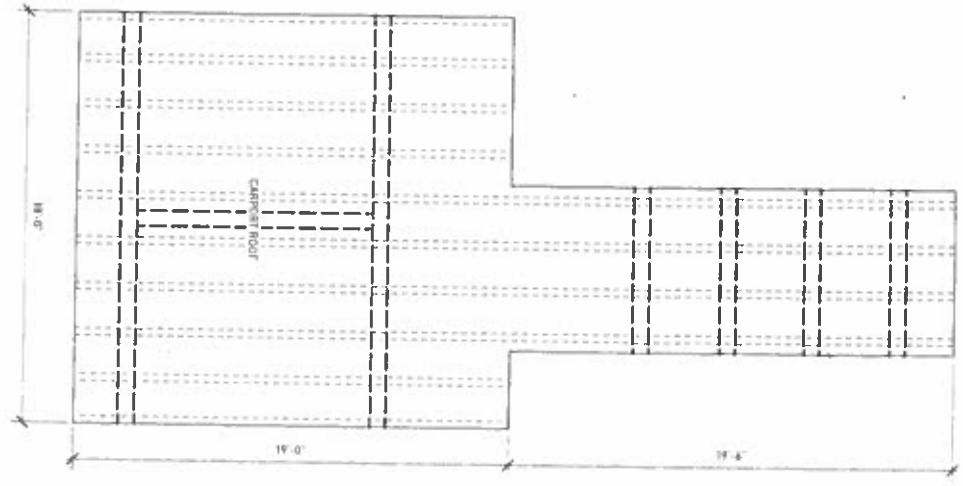


3716 GILBERT ST.

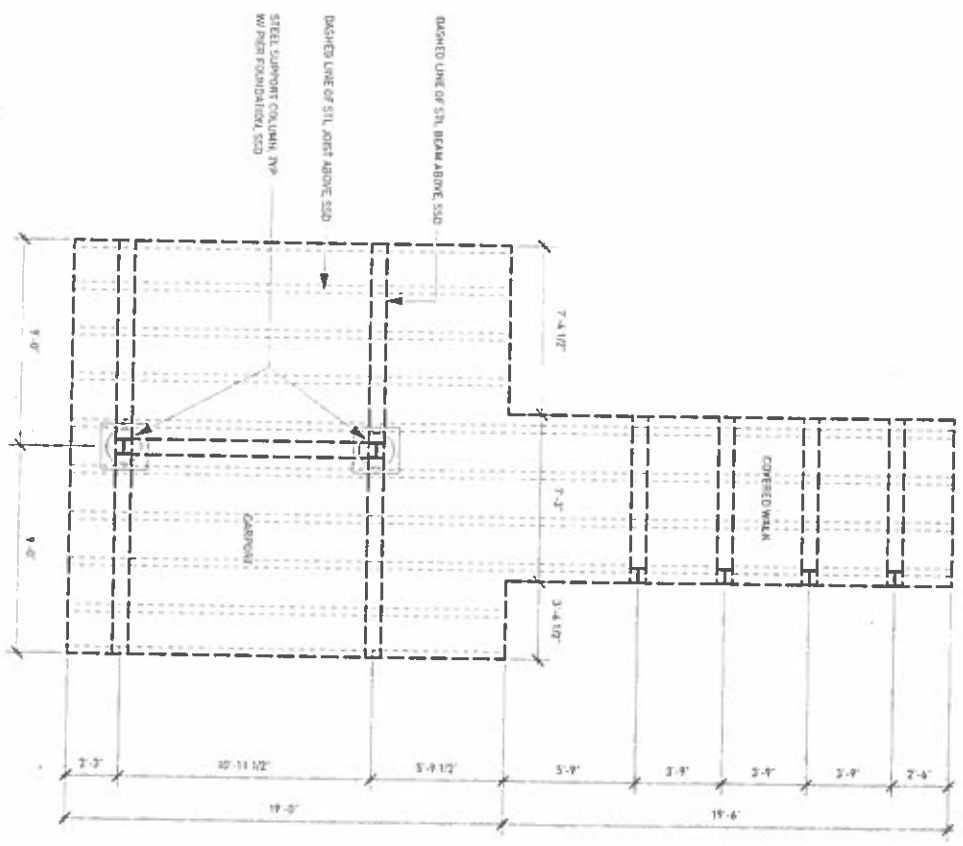


2/2/16

2 CARPORT / COVERED WALKWAY ROOF PLAN
3/16" = 1'-0"



1 CARPORT / COVERED WALKWAY PLAN
3/16" = 1'-0"

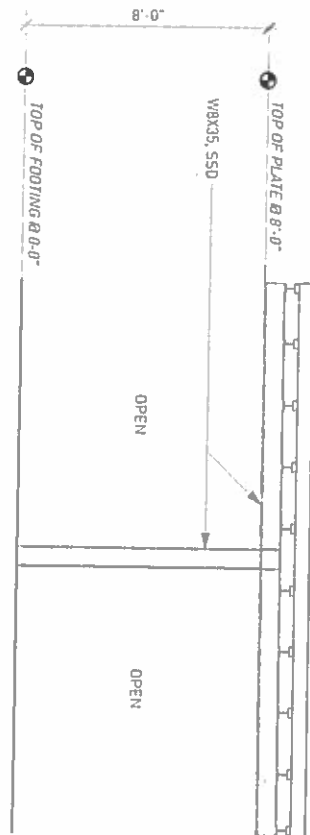


PROJECT
PENN CARPORT AND POOL
2200 MATTHEWS DRIVE
AUSTIN, TX 78703

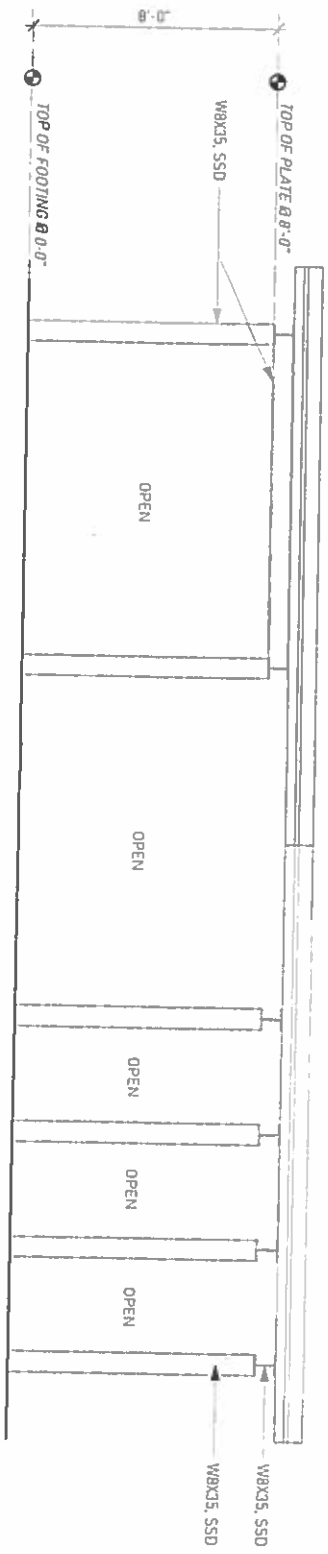
DATE
NOVEMBER 9 2015
UPDATE
JANUARY 12 2016
SHEET

MATT GARCIA DESIGN
114 SPRINGDALE ROAD
BUILDING 5, STUDIO 102
AUSTIN, TEXAS 78702
TELEPHONE: (512) 811-0979
www.mattgarcia.com

2/2



2 CARPORT FRONT ELEVATION (STREET VIEW)
1/4" = 1'-0"



1 CARPORT and COVERED WALKWAY SIDE ELEVATION (OPPOSITE SIDE THE SAME)
1/4" = 1'-0"

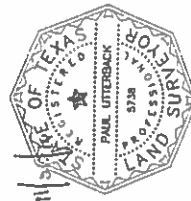
AS-BUILT SURVEY

Reference: Colson Address: 2200 Matthews Drive, Austin, TX
 Lot 6, Block 3, LAUREL HEIGHTS, Vol. 333, Pg. 461, Deed Records of Travis County, Texas.

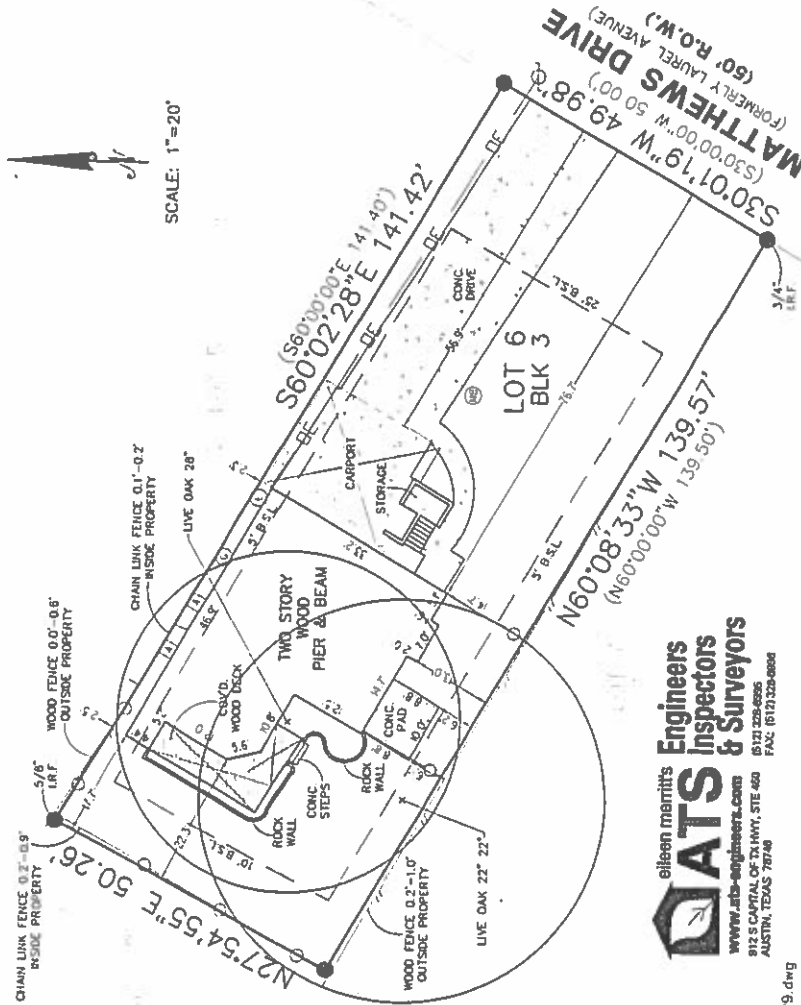
ATS Job # 10102604s

| LEGEND | |
|--------|--|
| (●) | 1" (R/F) IRON ROD FOUND (unless noted) |
| (—) | RECORD INFORMATION |
| B.S.L. | BOUNDING SETBACK LINE |
| R.F. | IRON ROD FOUND |
| — | CHAIN LINK FENCE |
| — | WOOD FENCE |
| — | ELECTRIC LINE |
| — | UTILITY POLE |
| — | ELECTRIC METER (42) |
| — | GAS METER |
| — | AIR CONDITIONER |
| — | MAIL BOX 4" POST |

- Notes:
- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to show or indicate any encumbrances or other circumstances affecting the title to the property shown hereon.
 - 2) Building setback lines are per the City of Austin Zoning Ordinance.
 - 3) Bearings shown hereon are based on the recorded plat.
- I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.



Paul Utterback, RPLS No. 5138
 Client: Colson, Charles
 Date of Field Work: 10/29/2010
 Field: AHarp
 Tech: CRamirez
 Date Drawn: 11/01/2010
 Path: Projects/_BULK/MatthewsDr2200/Production/Dwgs/AS-BUILT_101029.dwg



ATS Engineers
 Inspectors
 & Surveyors
 www.ats-engineers.com
 812 S CAPITAL OF TEXAS, STE 400
 AUSTIN, TEXAS 78748
 TEL: 512.323.6895
 FAX: 512.323.6894

112

BOARD OF ADJUSTMENT VARIANCE APPLICATION

2200 MATHEWS DRIVE
PERMIT APPLICATION #:2015-136667

COVER PAGE

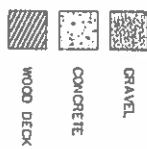
The applicant is seeking a variance from LDC section 25-2-1604 Garage Placement. "A parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building façade"

The variance request is based on the argument that the above zoning regulation does not allow for reasonable use. Due to the heritage tree (36" live oak #26) located at the front yard and the tree's 18' half critical root zone, there is no available site placement within the allowed setbacks for a non-front facing carport. As a result, there is no feasible alternative to accommodate a parking structure without a variance. In this case, the zoning code deprives the property owner a covered space for primary parking, which is a privilege enjoyed by other surrounding property owners who have the same zoning designation. Please see the variance application for further details on hardship and area character details.

DRAWING/DOCUMENT LIST:

1. Existing survey
2. Proposed site plan
3. Site plan with GIS of surrounding lots
4. Proposed carport plans
5. Proposed carport elevations
6. 2010 survey showing location of old front facing carport w/ previous residence
7. Site images of proposed lot and neighboring lots
8. Letters of support from adjacent neighbors

25/2



| TAG NO. | DESCRIPTION |
|---------|-----------------------------------|
| 1090 | 9" CREPE MYRTLE M. (3-3.3-2.7) |
| 1091 | 8" CREPE MYRTLE M. (3-3.2-2.2) |
| 1093 | 37" LIVE OAK |
| 1218 | 35" LIVE OAK M. (24'-22') |
| 1219 | 28" LIVE OAK |

IMPERVIOUS COVER CALCULATIONS

| | |
|---------------------------------|----------------------|
| BUILDING | 1,460 SQ. FT. |
| CONCRETE / PAVERS | 795 SQ. FT. |
| A/C UNIT | 24 SQ. FT. |
| COVERED WOOD DECK | 121 SQ. FT. |
| WOOD DECK @ 50% | 69 SQ. FT. |
| TOTAL IMPERVIOUS AREA | 2,469 SQ. FT. |
| TOTAL TRACT AREA | 7,052 SQ. FT. |
| PERCENT IMPERVIOUS COVER | 35.02% |

- GENERAL NOTES:**
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83.
 - NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER SUBJECT TRACT.

BENCHMARK:
B
BENCHM. 1-1-1
RAILROAD SPIKE IN POWER POLE LOCATED AT THE
NORTHEAST CORNER OF 2200 MATTHEWS DRIVE.
ELEV. 602.04 FEET
NAD 88



Jonathan O. Nobles
JONATHAN O. NOBLES, RPLS NO. 5777
BROWN & GAY ENGINEERS, INC.
7000 NORTH MO-PAC, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 879-0400

STEVENSON AVENUE
VOL. 333 PG. 461 T.C.D.R.
FND. 5/8" I. ROD
S 27°28'27" W 360.33'
FND. PK NAIL
IN BRICK PILLAR

LAUREL HEIGHTS
VOL. 333 PG. 431 T.C.D.R.
CORRECTED BY VOL. 360 PG. 431 T.C.D.R.
PG. 431 T.C.D.R.

MATTHEWS DRIVE
VOL. 333 PG. 461 T.C.D.R.

LAUREL HEIGHTS
VOL. 333 PG. 431 T.C.D.R.
CORRECTED BY VOL. 360 PG. 431 T.C.D.R.
PG. 431 T.C.D.R.

0.162 ACRES
7,052 SQUARE FEET
ALL OF LOT 6 OF LAUREL HEIGHTS
VOL. 333, PG. 461 T.C.D.R.
CORRECTED BY VOL. 360, PG. 431 T.C.D.R.
F. WALTER PENN AND CHERYL G. PENN
DOC. NO. 2015150105 O.P.R.T.C.

- LEGEND
- HOG WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - A.C. AIR CONDITIONER
 - BLDG. BUILDING
 - C.O. CLEAN OUT
 - CONC. CONCRETE
 - E.C.R. ELECTRIC CONDUIT RISER
 - E.M.P. ELECTRIC METER POLE
 - FF. FINISHED FLOOR
 - FL. FLOOD LAMP
 - FND. FOUND
 - G.M. GAS METER
 - IRON IRON
 - NUMBER NUMBER
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - PG. PAGE
 - PP. POWER POLE
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - S.V. SPRINKLER VALVE
 - SV. TRAVIS COUNTY DEED RECORDS
 - VOL. VOLUME
 - WATER METER
 - RECORD INFORMATION
 - FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)

CLIENT: MATT GARCIA DESIGN
FIELD BOOK: 1/1

Brown & Gay Engineers, Inc.
1301 E. 11th Street, Suite 200, Austin, TX 78701
Tel: 512-478-0000 Fax: 512-478-0001
TSP#15 Licensed Surveying Firm No. 10100002

DESIGN SURVEY OF
LOT 6, BLOCK 3 OF
LAUREL HEIGHTS
VOL. 360, PG. 431 T.C.D.R.
2200 MATTHEWS DRIVE
TRAVIS COUNTY, TEXAS

Scale: 1"=20'
Sheet No.: 3686-00
Date: 8/28/2015
Drawing: 1 of 1

GARCIA
DESIGN
6500 PRINCIPAL RD
BUILDING 9, SUITE 07
AUSTIN TEXAS 78702
TELEPHONE 710 861 0976
FAX 710 861 0976

| 14 ROOM - D-AREA 14 ROOM CALIBRATION 5 | |
|--|----------|
| SITE AREA | 3.025 SF |
| 21MS * FLOOD | 1.420 SF |
| SF CORR. IN FLOOD | 1.540 SF |
| NEW CLAMP (1.214 SF) | 34.254 |
| 10 AL. UNITS FLOOD AREA | 2.490 SF |
| FLOOD * D-AREA % | 38.1% |
| ALUMINUM SF % | 42.3% |

[illegible]

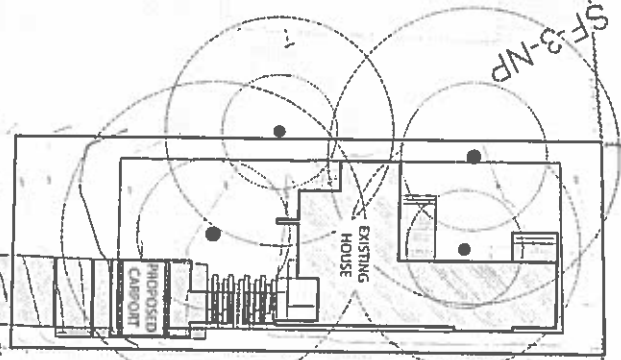
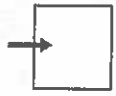
1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



2/15

2108 MATTHEWS DR. 2110 MATTHEWS DR. 2200 MATTHEWS DR. 2202 MATTHEWS DR.

APPROX. LOCATION OF FRONT FACING CARPORT IN FRONT OF PRIMARY FACADE



NEIGHBOR'S FRONT FACING CARPORT IN FRONT OF PRIMARY FACADE



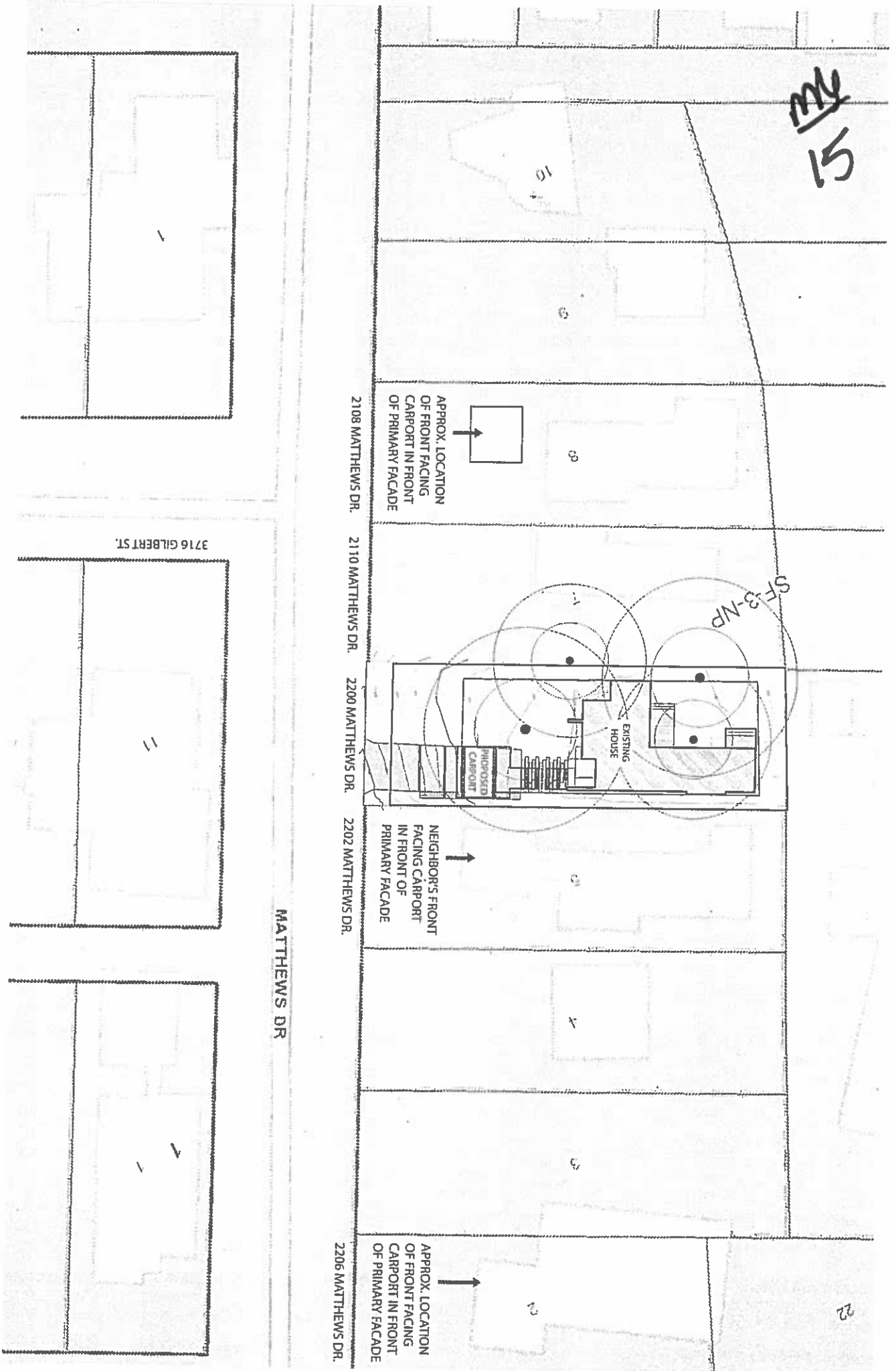
2206 MATTHEWS DR.

APPROX. LOCATION OF FRONT FACING CARPORT IN FRONT OF PRIMARY FACADE



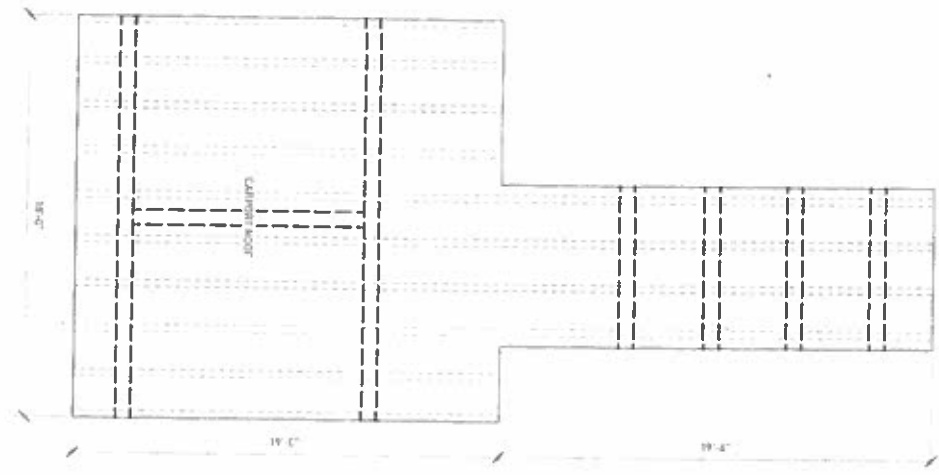
MATTHEWS DR

3716 GILBERT ST.

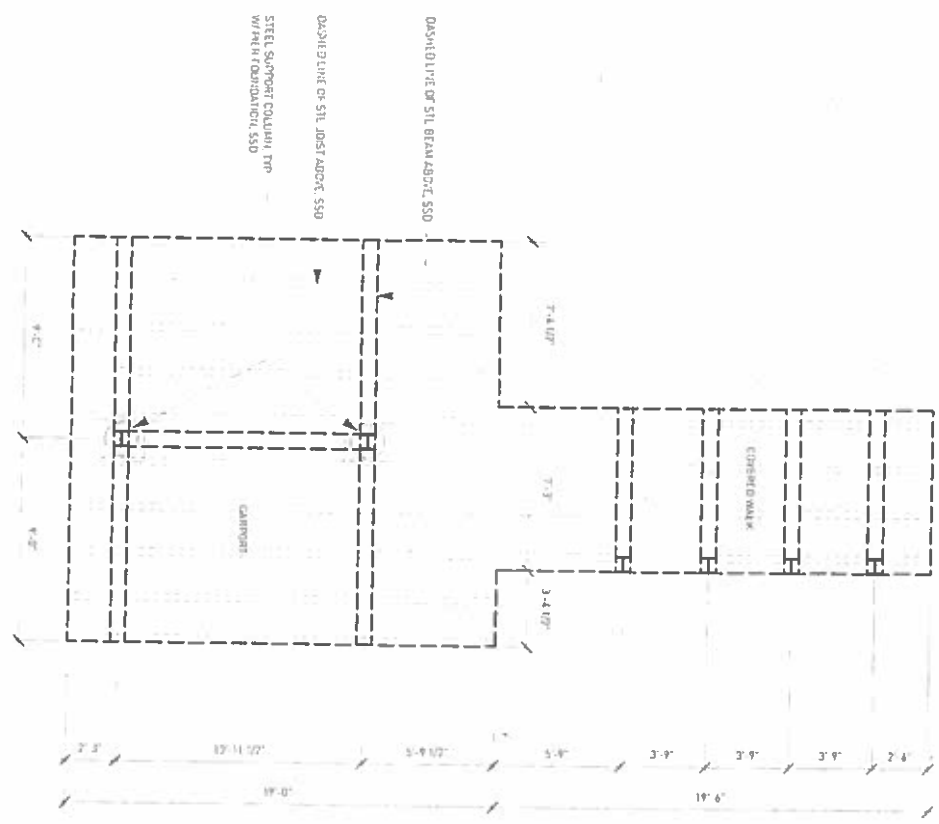


5/2/2

2 CARPORT / COVERED WALKWAY ROOF PLAN
3/16" = 1'-0"



1 CARPORT / COVERED WALKWAY PLAN
3/16" = 1'-0"

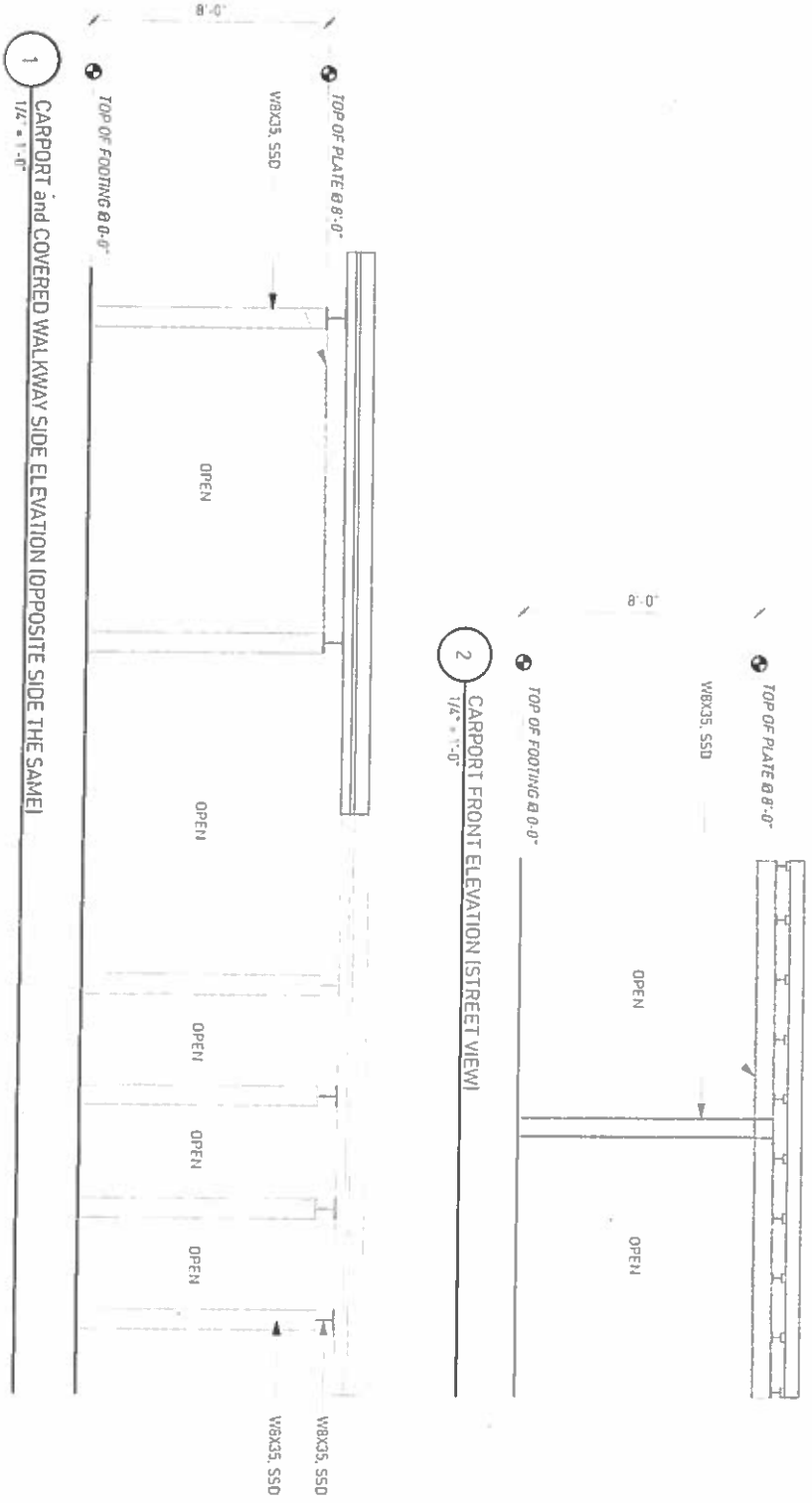


**MATT GARCIA
DESIGN**
9714 SPRINGDALE ROAD
BUILT NO. 5, STUDIO 102
AUSTIN, TEXAS 78702
TELEPHONE 713.641.2878
www.mattgarcia.com

PROJECT
PENN CARPORT AND POOL
2200 MATTHEWS DRIVE
AUSTIN, TX 78703

DATE
NOVEMBER 9 2015
UPDATE
JANUARY 12 2016
SHEET

5/1/16



2.0

DATE
NOVEMBER 9 2015
UPDATE
JANUARY 12 2016
SHEET

PROJECT
PENN CARPORT AND POOL
2200 MATTHEWS DRIVE
AUSTIN, TX 78703

MATT GARCIA
DESIGN
904 SPRINGDALE ROAD
BUREAU 3, STUDIO 102
AUSTIN, TEXAS 78702
TEL: (PHONE: 210.561.2970)
www.mattgarcia.com

AS-BUILT SURVEY

Reference: Golson Address: 2200 Matthews Drive, Austin, TX
 Lot 6, Block 3, LAUREL HEIGHTS, Vol. 333, Pg. 461, Deed Records of Travis County, Texas.

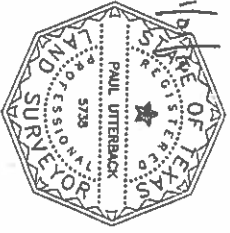
ATS Job # 101026045

| LEGEND | |
|--------|--|
| ● | 1" (10") IRON ROD FOUND (unless noted) |
| () | RECORD INFORMATION |
| B.S.L. | BUILDING SETBACK LINE |
| I.R.F. | IRON ROD FOUND |
| — | CHAINLINK FENCE |
| — | WOOD FENCE |
| — | ELECTRIC LINE |
| — | UTILITY POLE |
| — | ELECTRIC METER (x2) |
| — | GAS METER |
| — | AIR CONDITIONER |
| (M) | MAL. BOX 4" POST |

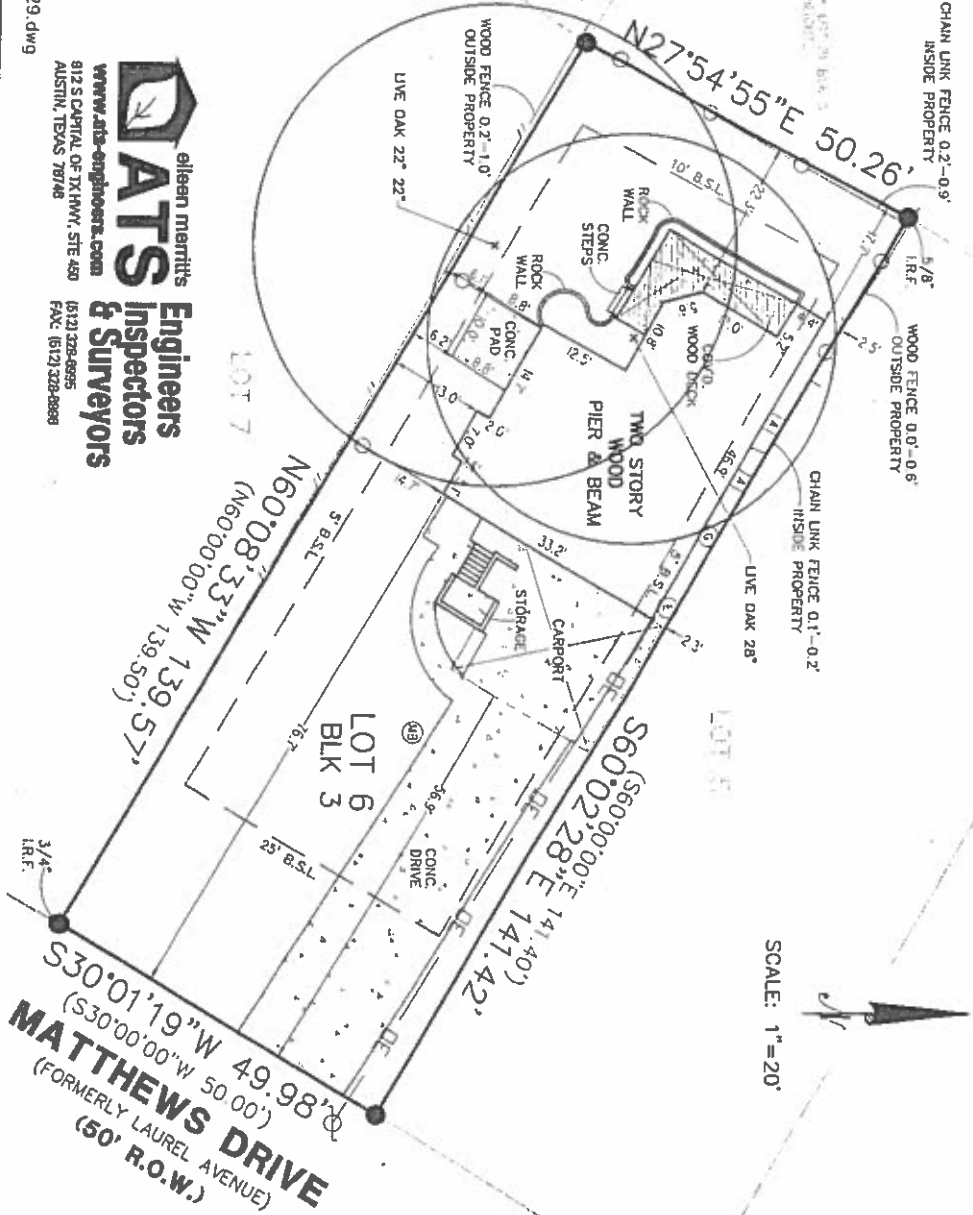
Notes:

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown herein.
 - 2) Building setback lines are per the City of Austin Zoning Ordinance.
 - 3) Bearings shown hereon are based on the recorded plot.
- I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plot is an accurate representation of the property to the best of my knowledge.

Paul Utterback
 Paul Utterback, RPLS No. 5738
 Client: Golson, Charles
 Date of Field Work: 10/29/2010
 Field: Atorp
 Tech: Cronin
 Date Drawn: 11/01/2010
 Plot: Projects/___BULK/MatthewsDR-2200/Production/Dwgs/AS-BUILT_101026.dwg



elien meritt's
ATS
 Engineers
 & Inspectors
 & Surveyors
 www.ats-engineers.com
 912 S CAPITAL OF TEXAS, STE 400
 AUSTIN, TEXAS 78746
 (512) 328-8895
 FAX: (512) 328-8888



**SITE IMAGES FOR
BOARD OF ADJUSTMENT VARIANCE HEARING
2200 MATTHEWS DRIVE
PERMIT APPLICATION #2015-136667**

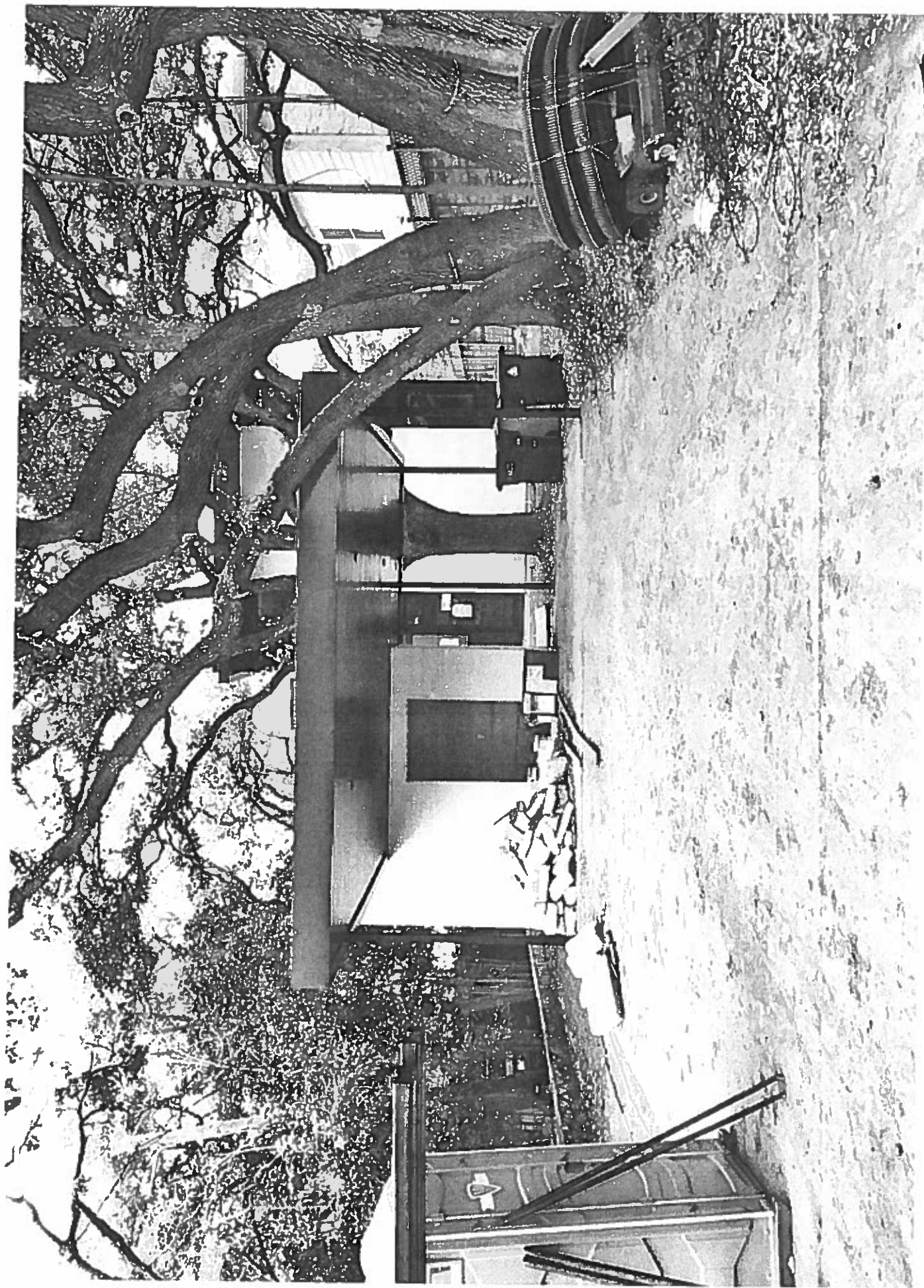
CONTENTS:

**EXISTING SITE IMAGES FOR NEIGHBORING LOTS
SHOWING FRONT FACING CARPORTS IN FRONT
OF PRIMARY RESIDENCE FACADES:**

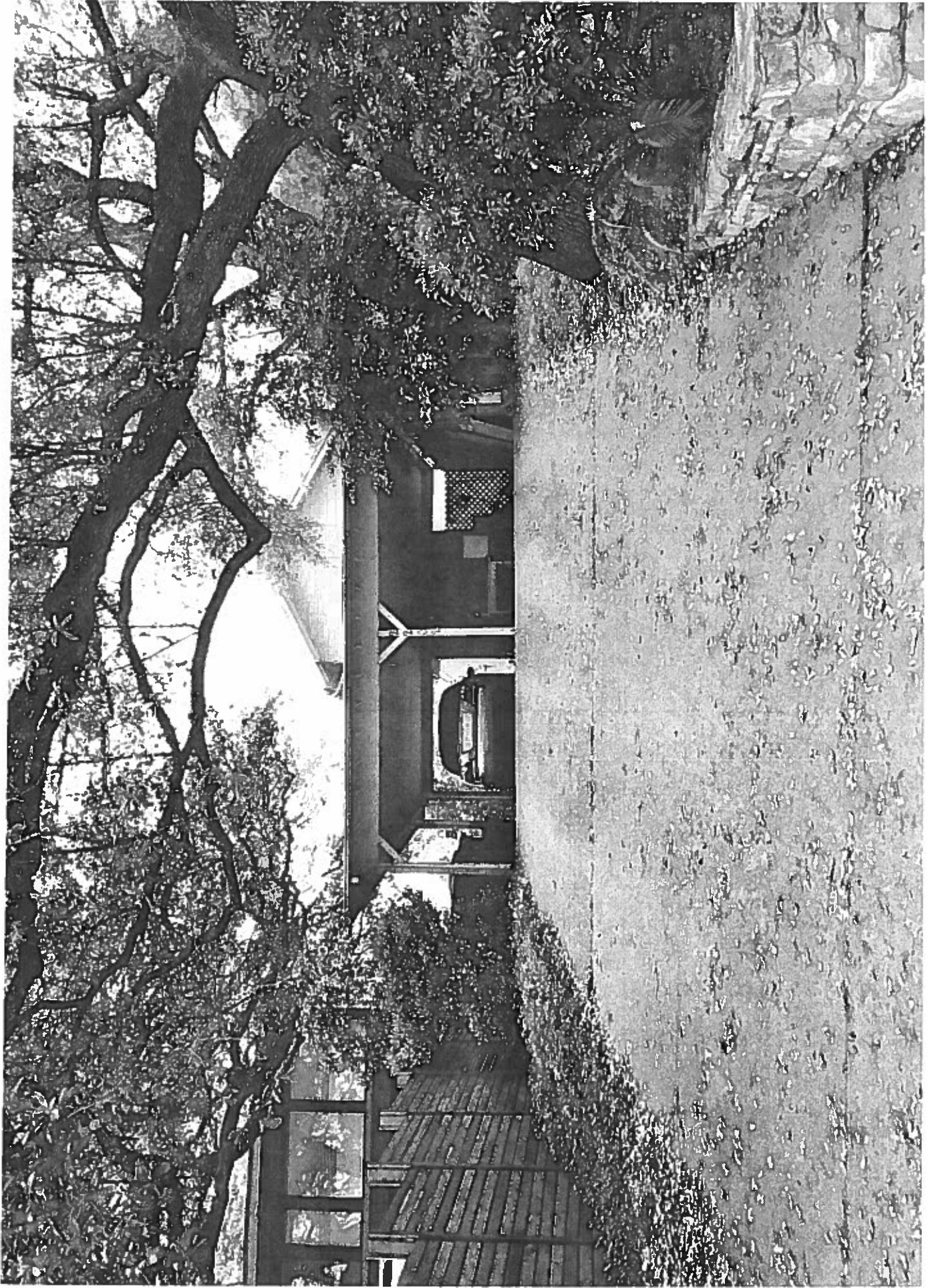
**2108 MATTHEWS DRIVE
2202 MATTHEWS DRIVE
2206 MATTHEWS DRIVE**

**EXISTING SITE IMAGE AND PROPOSED SITE IMAGES FOR:
2200 MATTHEWS DRIVE**

15/3/6

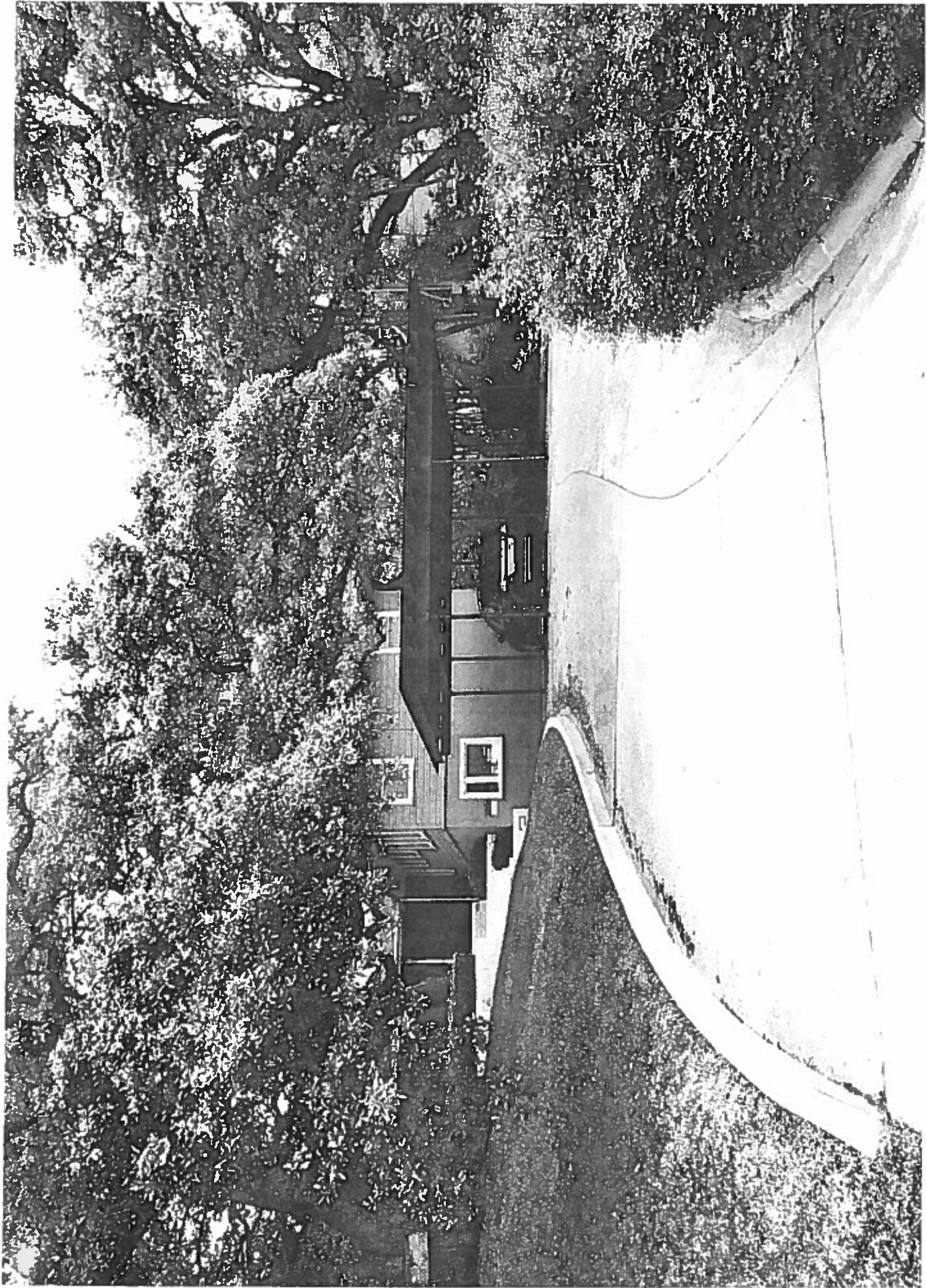


2108 MATTHEWS DRIVE - EXISTING SITE
PAGE 2



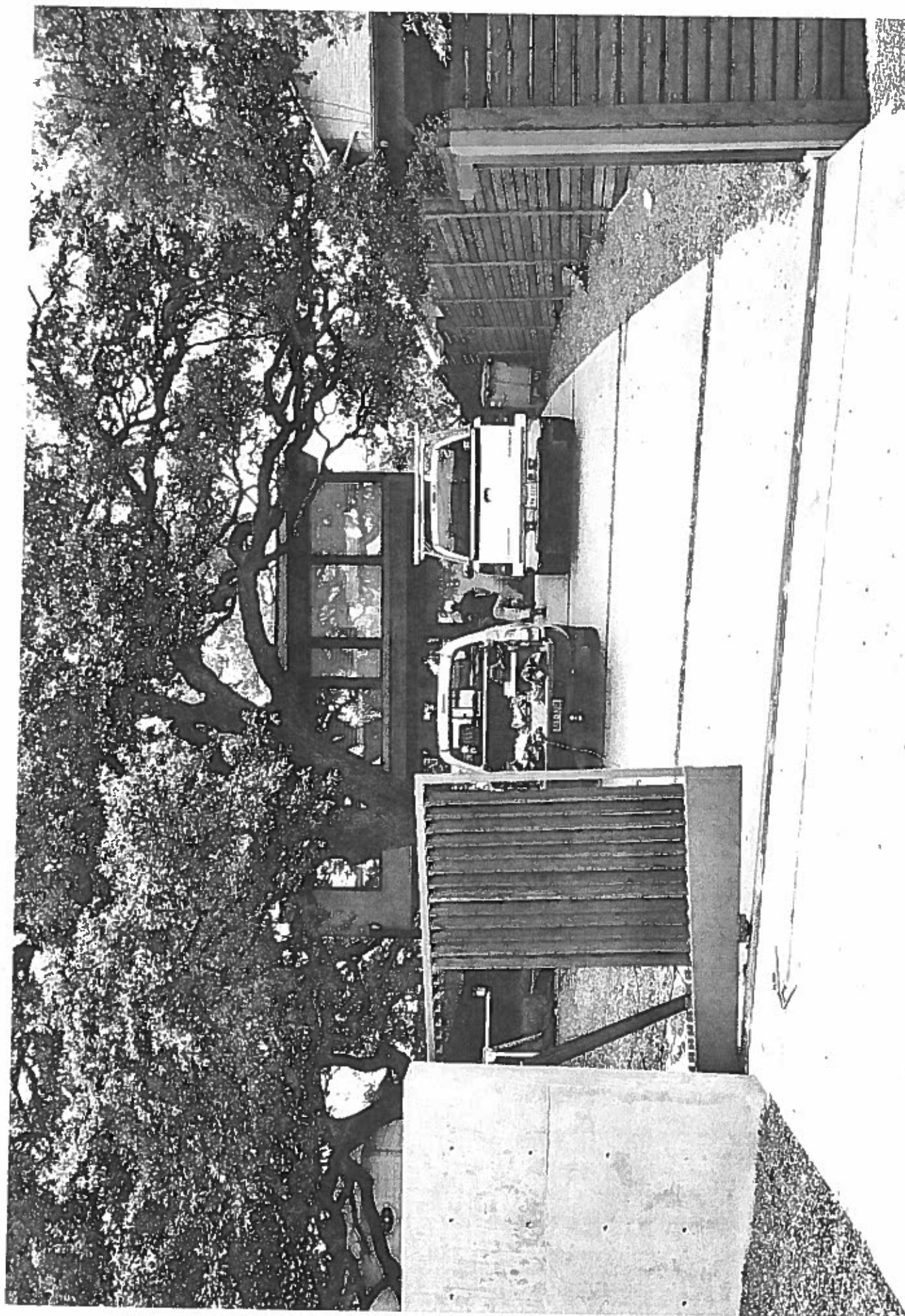
2202 MATTHEWS DRIVE - EXISTING SITE IMAGE

2/2



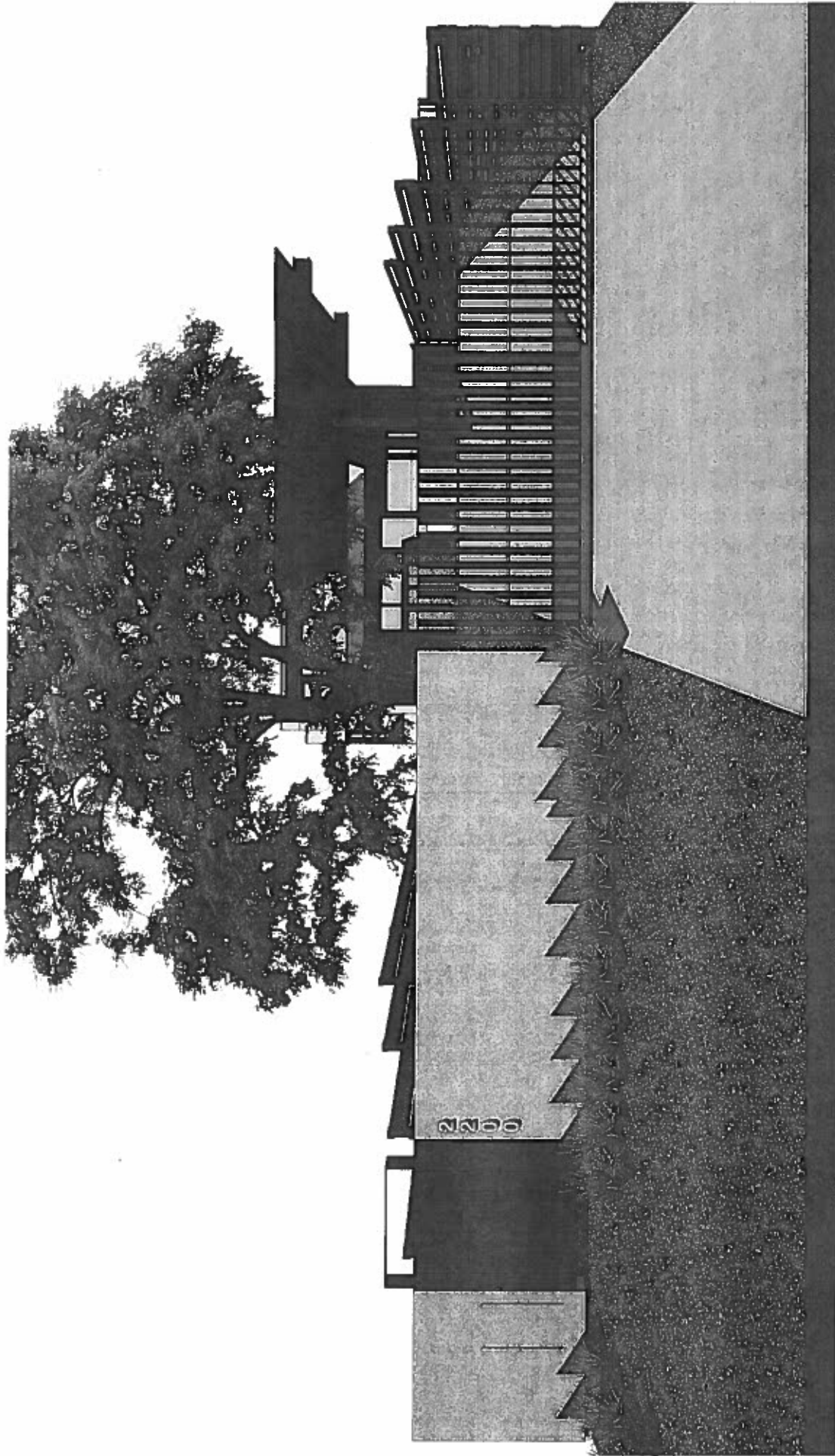
2206 MATTHEWS DRIVE - EXISTING SITE IMAGE

22/26



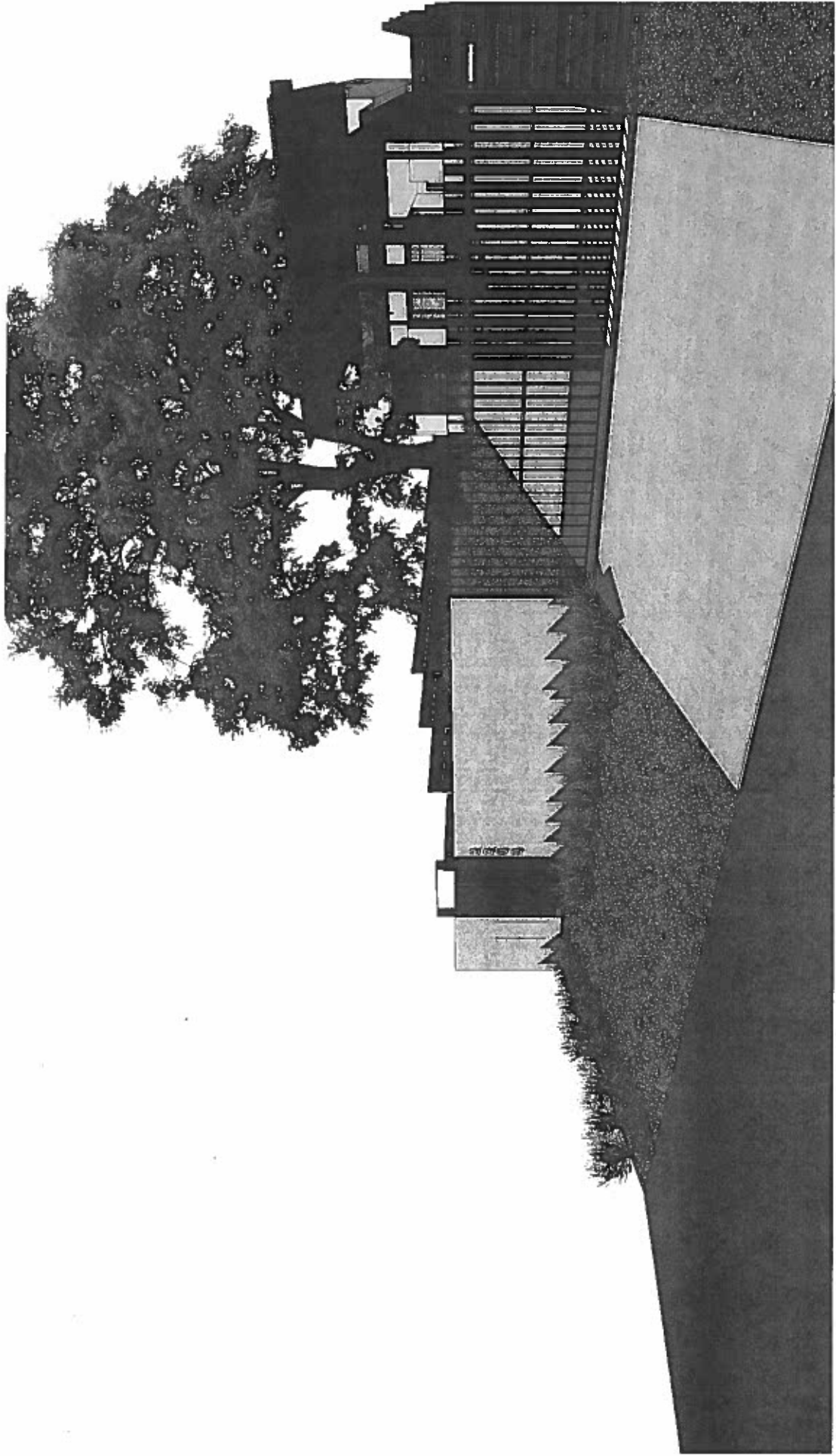
2200 MATTHEWS DRIVE - EXISTING SUBMITTANCE

3/2



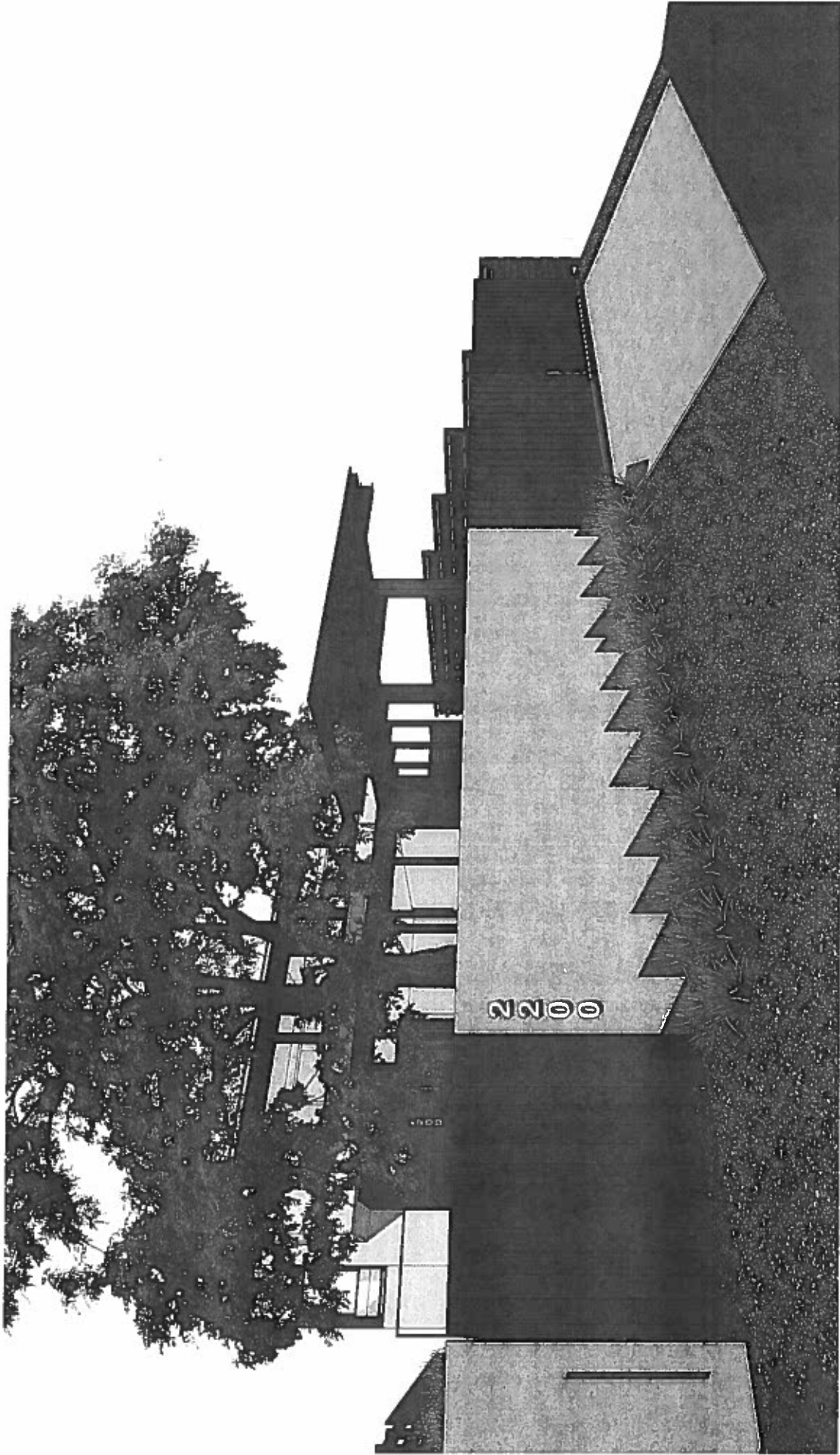
2200 MATTHEWS DRIVE - PROPOSED SITE IMAGE

2/24



2200 MATTHEWS DRIVE - PROPOSED SITE IMAGE

2025



2200 MATTHEWS DRIVE - PROPOSED SITE IMAGE

26

Walt Penn

From: Diane Daniel ~~diannedaniel@comcast.net~~
Sent: Friday, February 12, 2016 11:30 AM
To: Walt Penn
Subject: Carport

m4
2/17

Walt,

The carport shown in the West Shop plan is agreeable to me.

Diane Daniel

Diane's copy

*my
28*

To whom it may concern:

My name is Diane Daniel. I own an adjacent property to their home at 2200 Matthews Drive. My address is 2110 Matthews Drive. I have been informed by my neighbors, Cheryl and Walt Penn of their desire to construct a two car carport in front of their residence. I understand the hardship limitations that they have dealing with the heritage oaks located on this tract. I have reviewed the attached documents showing the location and design. I approve and support them in their effort. Please feel free to contact me at 512-589-2525.

Signed,

In addition, I have initialed the attachments.



PENN RESIDENCE | option c

WEST
SHOP

29/34

_____ initial here

NATIVE HARDWOOD SWAMP PLANTING AREA

WESTSHOP
DESIGN, LLC

P.O. Box 40040
Atlanta, Georgia 30384
770.334.8331

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Journal of Internal Medicine 247: 111–117

11/11/2011
 11/11/2011

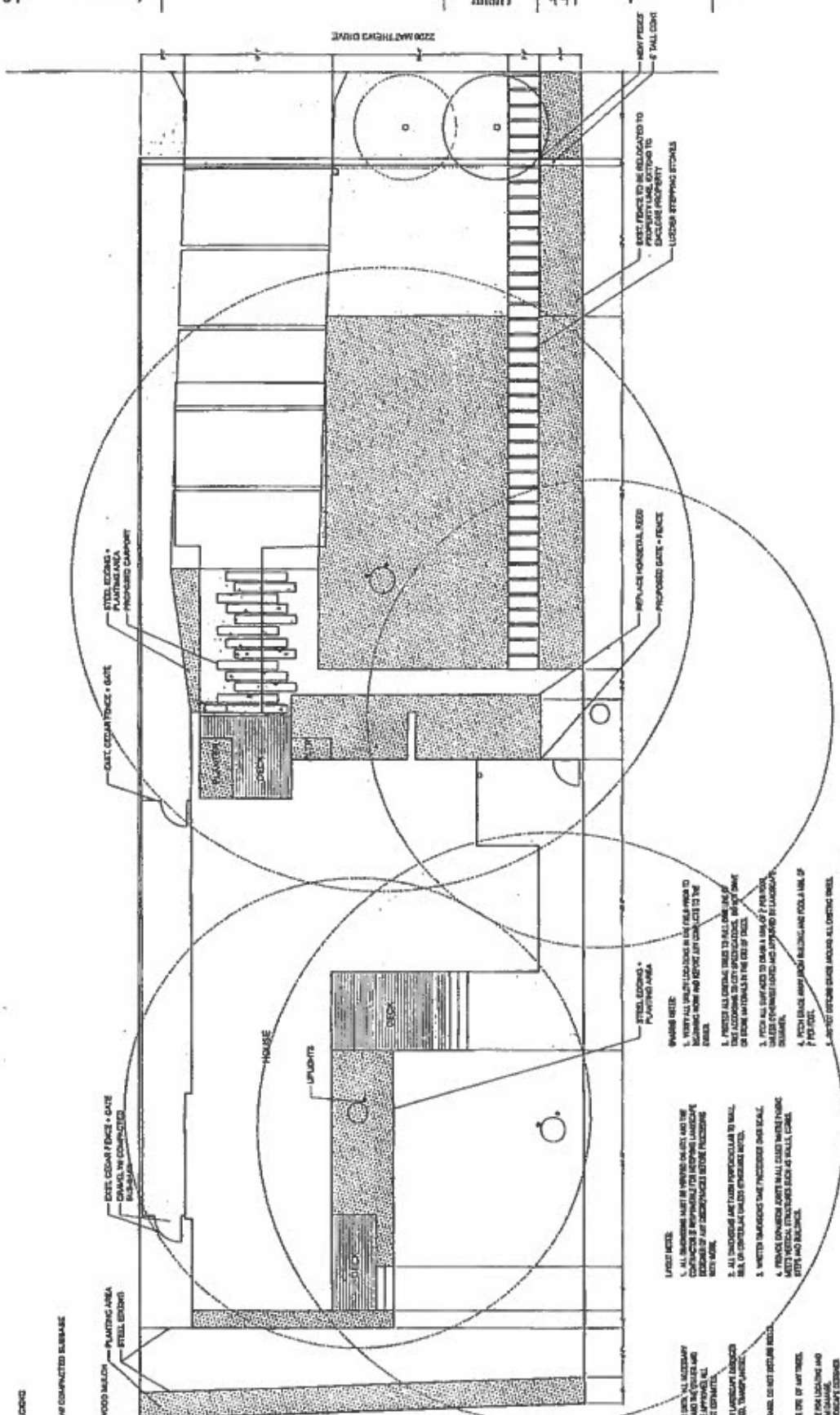
DRAFT

WOLFE PLAN

$$Q = \frac{M_{\text{PM}}}{M_{\text{PM}} + M_{\text{H}_2\text{O}}} L_1$$

ml
30

intra here



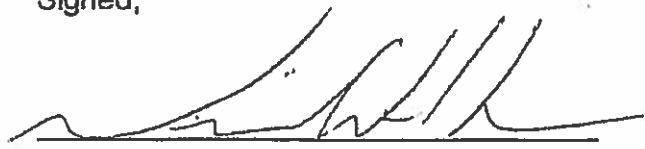
- [illegible]

MC
31

To whom it may concern:

My name is Neil Webber. I own an adjacent property to their home at 2200 Matthews Drive. My address is 3716 Gilbert St. I have been informed by my neighbors, Cheryl and Walt Penn of their desire to construct a two car carport in front of their residence. I understand the hardship limitations that they have dealing with the heritage oaks located on this tract. I have reviewed the attached documents showing the location and design. I approve and support them in their effort. Please feel free to contact me at 512-751-4311.

Signed,

A handwritten signature in black ink, appearing to read 'Neil Webber', written over a horizontal line.

In addition, I have initialed the attachments.



PENN RESIDENCE | option c

WEST
SHOP

216
32

MB

9/02/07

9/21/2016

WEST
SHOP

WESTSHOP
DESIGN, LLC
10000 N. Mopac Expressway
Suite 100
Austin, TX 78703
512.336.1234

2200 MATTHEWS DR.
Austin, TX 78703

DATE: 09/21/2016
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

PROJECT
2200 MATTHEWS DRIVE
10000 N. MOPAC EXPRESSWAY
SUITE 100
AUSTIN, TX 78703

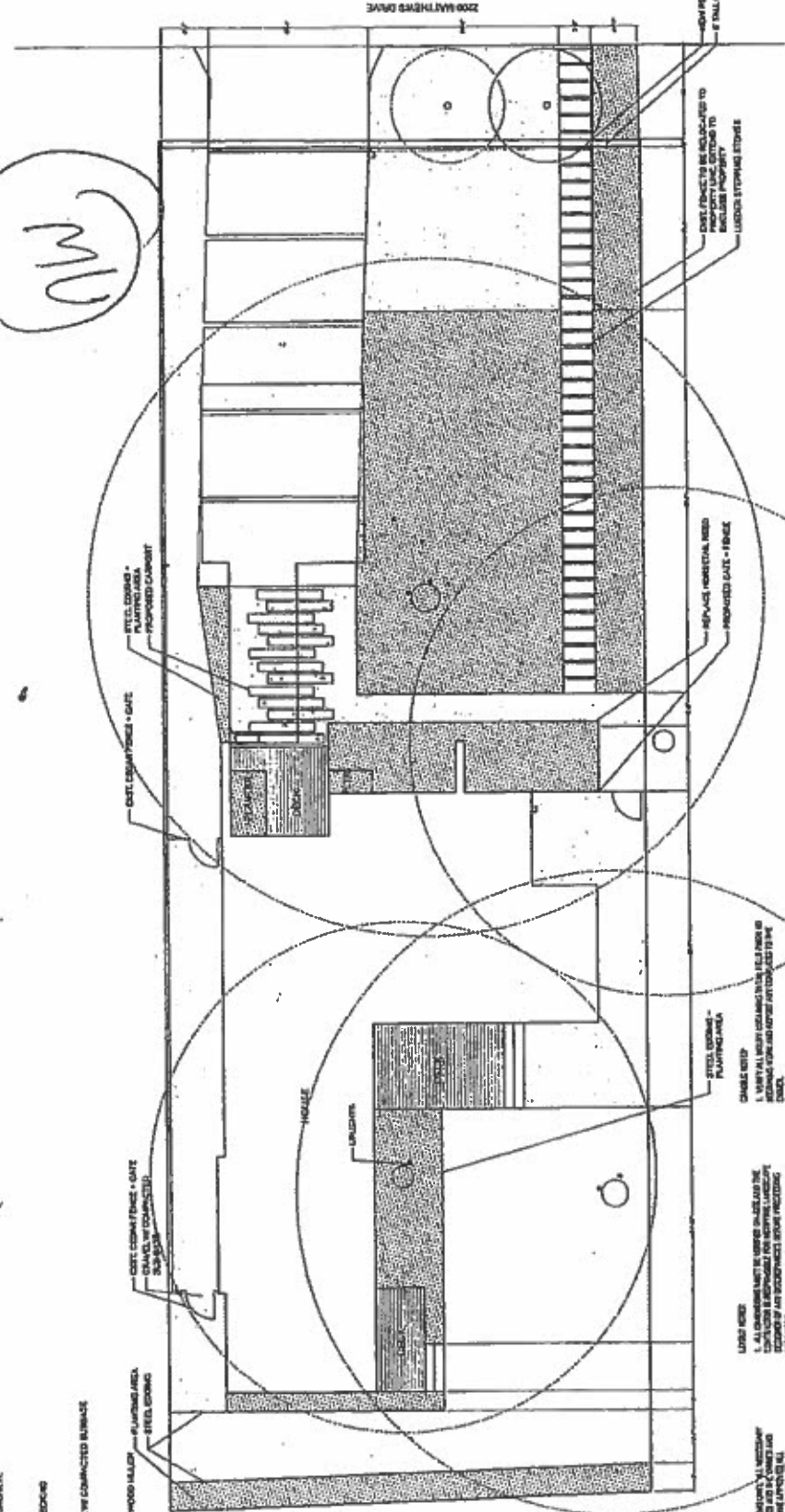
LAYOUT PLAN

1" = 10' - 0"

33/24

MATERIAL LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BRICK
- TEAKS BLACK W/ COMBINED STAINAGE
- MATCH HARDWOOD FLOORING - PLANTING AREA
- STEEL CORNER



- CONSTRUCTION NOTES:**
1. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY TREES THAT ARE DAMAGED OR REMOVED SHALL BE REPLACED WITH SIMILAR SPECIES AND SIZE.
 2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN BUILDING CODE.
 3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN PLUMBING CODE.
 4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN ELECTRICAL CODE.
 5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN MECHANICAL CODE.
 6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN FIRE CODE.
 7. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN ENVIRONMENTAL CODE.
 8. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN HEALTH AND SAFETY CODE.
 9. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN ZONING CODE.
 10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN SUBDIVISION MAP ACT.
 11. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN UTILITY CODE.
 12. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN WATER CODE.
 13. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN SEWER CODE.
 14. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN GAS CODE.
 15. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN RAILROAD CODE.
 16. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN AIRCRAFT CODE.
 17. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN MARINE CODE.
 18. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN COASTAL CODE.
 19. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN HISTORIC CODE.
 20. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTIN CULTURAL CODE.

MY
31

To whom it may concern:

My name is Laura Wilkinson. I own an adjacent property to their home at 2200 Matthews Drive. My address is 2202 Matthews Drive. I have been informed by my neighbors, Cheryl and Walt Penn of their desire to construct a two car carport in front of their residence. I understand the hardship limitations that they have dealing with the heritage oaks located on this tract. I have reviewed the attached documents showing the location and design. I approve and support them in their effort. Please feel free to contact me at 512-708-8784.

Signed,

Laura Wilkinson

In addition, I have initialed the attachments.



WEST
SHOP

M4
35

PENN RESIDENCE | option c

LW initial here

