

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0016

BOA DATE: April 13, 2020

ADDRESS: 4013 Clawson Rd

COUNCIL DISTRICT: 5

OWNER: Chris Paladino

AGENT: N/A

ZONING: SF-3

LEGAL DESCRIPTION: S50 FT OF N 1/2 OF LOT 25-27 BANISTER HEIGHTS

VARIANCE REQUEST: decrease minimum lot width from 50 ft. to 34.8 ft. (front lot) and decrease minimum lot width from 50 ft. to 49.82 ft. (rear lot)

SUMMARY: complete future residential

ISSUES: property is narrowest of its size in the vicinity

	ZONING	LAND USES
<i>Site</i>	SF-3	Single-Family
<i>North</i>	SF-3	Single-Family
<i>South</i>	SF-3	Single-Family
<i>East</i>	SF-3	Single-Family
<i>West</i>	SF-3	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Perry Grid 614

Preservation Austin

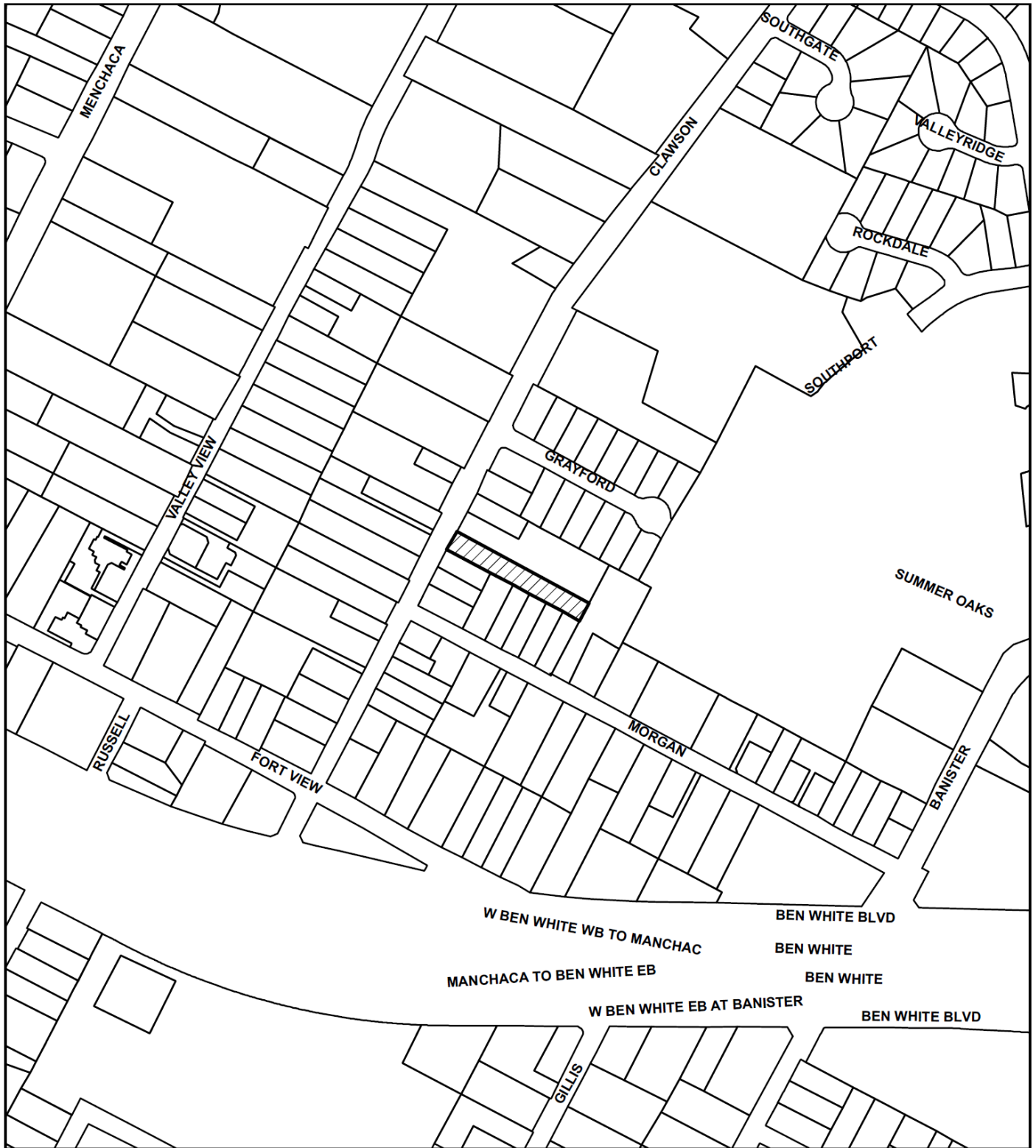
SELTexas




Sierra Club, Austin Regional Group

South Central Coalition

South Lamar Neighborhood Assn.

TNR BCP – Travis County Natural Resources



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: C15-2020-0016

LOCATION: 4013 CLAWSON ROAD



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

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 4013 Clawson Rd, Austin, TX 78704

Subdivision Legal Description:

Being 0.45 of an acre of land out of lots 25, 26 and 27, Bannister Heights Subdivision According to the Map or Plat Thereof Recorded in Vol 3, Page 256 ... Doc # 2016071699

Lot(s): _____ Block(s): _____

Outlot: _____ Division: Bannister Heights

Zoning District: _____

I/We Chris Paladino on behalf of myself/ourselves as authorized agent for 4013 Clawson Road LLC affirm that on Month March, Day 5, Year 2020, 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: future residential (repeat of previously approved C15-2017-0065)

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

25-2-492, minimum width requirement of 50' for SF-3 lot. Applicant requests permission to
subdivide previously-unplated property into two lots: a "front" lot with a minimum 34.8' width (at
rear of new lot) and a "rear" lot that will remain minimum 49.82' wide as currently set. The "rear"
lot will be accessible to Clawson Road via a 15'-wide "flag".

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:

SF-3 zoning contemplates a density of eight primary residences and eight secondary
residences per acre. Subject property is 19,602 sf / 0.45 acres in size, over three times the
minimum SF-3 lot size required by the LDC. Thus, a reasonable use for this property is
subdivision into at least two lots. However, subject property line at the street is 50.03' wide at
the front proerty line and 49.82' wide at the rear property line. Therefore, without a variance,
subject property can only contain one primary residence and one secondary residence on a half
acre, a density that is 1/4 of what is permitted and contemplated by the LDC.

Hardship

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

Subject property is the narrowest property of its size in the vicinity. Similarly-sized properties
across the street are, in general, 65' wide, which could be (and have been) subdivided in the
manner that the Applicant proposes for the subject property.

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

Subject property is the narrowest property of its size in the vicinity. Similarly-sized properties
across the street are, in general, 65' wide, which could be (and have been) subdivided in the
manner that the Applicant proposes for the subject property.

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:

Only one of the proposed four housing units that could be built (two primary and two secondary) will front Clawson Road, thus maintaining the "single family" character of the streetscape. The remainder of the housing units will be accessible via a common driveway. LDC-compliant parking will be provided onsite for each housing unit, and will follow whatever LDC rules are in place at the time a lot owner applies for a building permit. The units will also comply with all applicable provisions of the Residential Design and Criteria Manual at the time of permit.

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

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:  Date: 03/05/2020

Applicant Name (typed or printed): Chris Paladino

Applicant Mailing Address: 2506 Willow St

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 720-8654

Email (optional – will be public information): 

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:  Date: 03/05/2020

Owner Name (typed or printed): Chris Paladino, manager for 4013 Clawson Road LLC

Owner Mailing Address: 2506 Willow St

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 720-8654

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: NONE

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

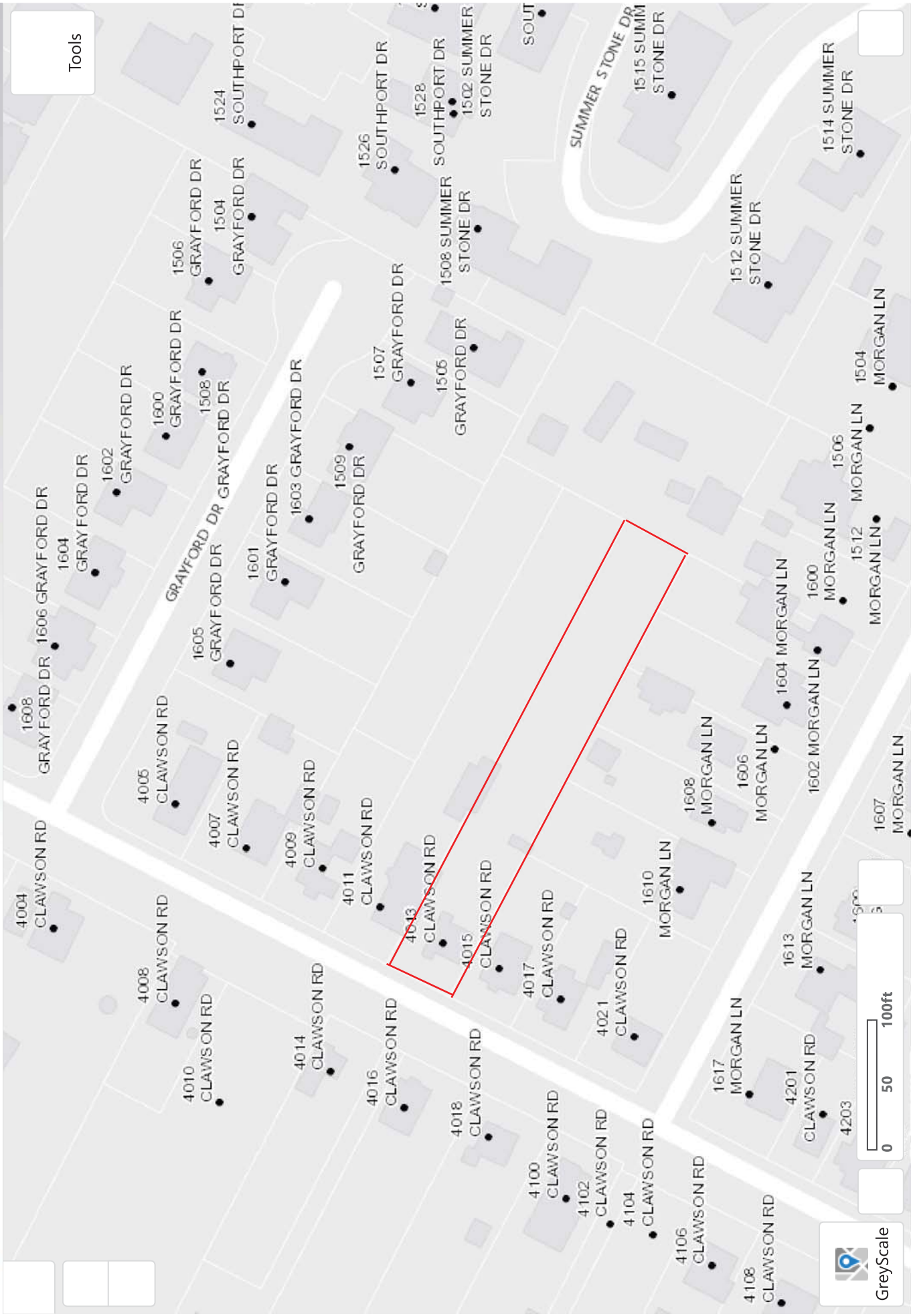
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

This is a new application to renew an expired approval (C15-2017-0065). I acquired that approval at no fee, with the support of more than 80% of my neighbors. My engineer had difficulty getting feedback on our subdivision application, and it expired. I now need a new variance since it expired as well. This application is a duplicate of the previous submittal except that garages were removed.



Property Profile

Tools





RESTRICTIONS

-RESTRICTIONS:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CHIRIAN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

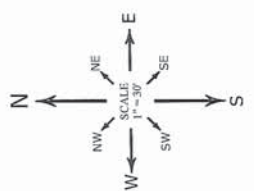
LEGAL DESCRIPTION

BEING 0.45 OF AN ACRE OF LAND OUT OF LOTS 25, 26 AND 27, BANISTER HEIGHTS SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 256, AND BEING ALL OF THAT CERTAIN CLAWSON ROAD, LLC, TRACT OF LAND RECORDED IN DOCUMENT NUMBE 2016071699, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

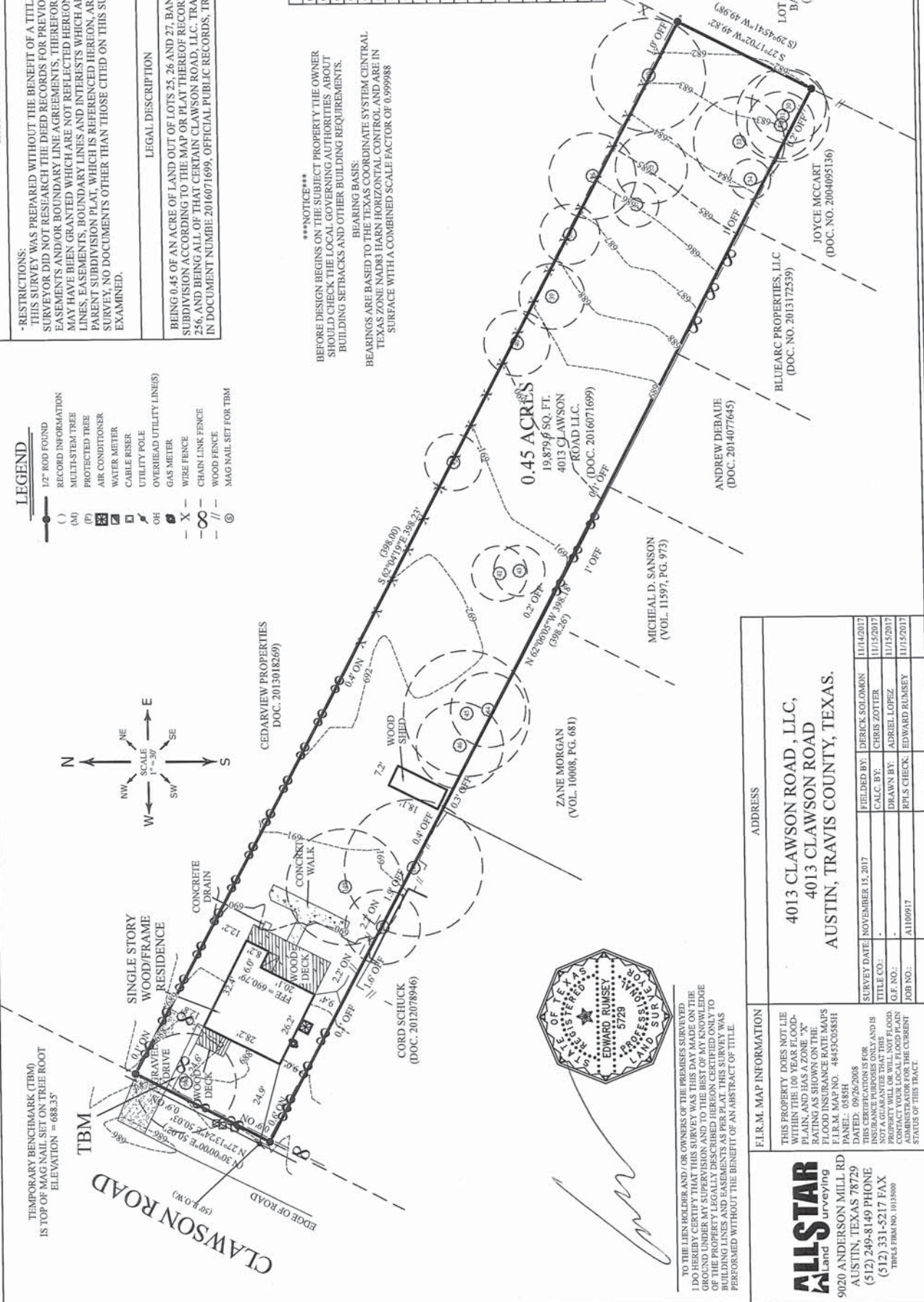
TREE LIST
18" TALLOW (M)
12.5" LIVE OAK
15.5" LIVE OAK
11.25" LIVE OAK
15.25" CEDAR ELM
6.75" LIVE OAK
12" TALLOW
14.5" CEDAR ELM
7.5" LIGUSTRUM
10" HACKBERRY
11" HACKBERRY
9.5" HACKBERRY
9.25" ELM
8.5" ELM
12.5" ELM
21" ELM (P)
14.5" ELM
16.75" HACKBERRY
12.5" TALLOW
25" LIVE OAK
19.5" LIVE OAK (P)

*****NOTICE*****
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.
 BEARING BASIS:
 BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL AND ARE IN SURFACE WITH A COMBINED SCALE FACTOR OF 0.999988

- LEGEND**
- 12" ROD FOUND
 - RECORD INFORMATION
 - MULTISTEM TREE
 - PROTECTED TREE
 - AIR CONDITIONER
 - WATER METER
 - CABLE RISER
 - UTILITY POLE
 - OVERHEAD UTILITY LINES(S)
 - GAS METER
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - MAG NAIL SET FOR TBM

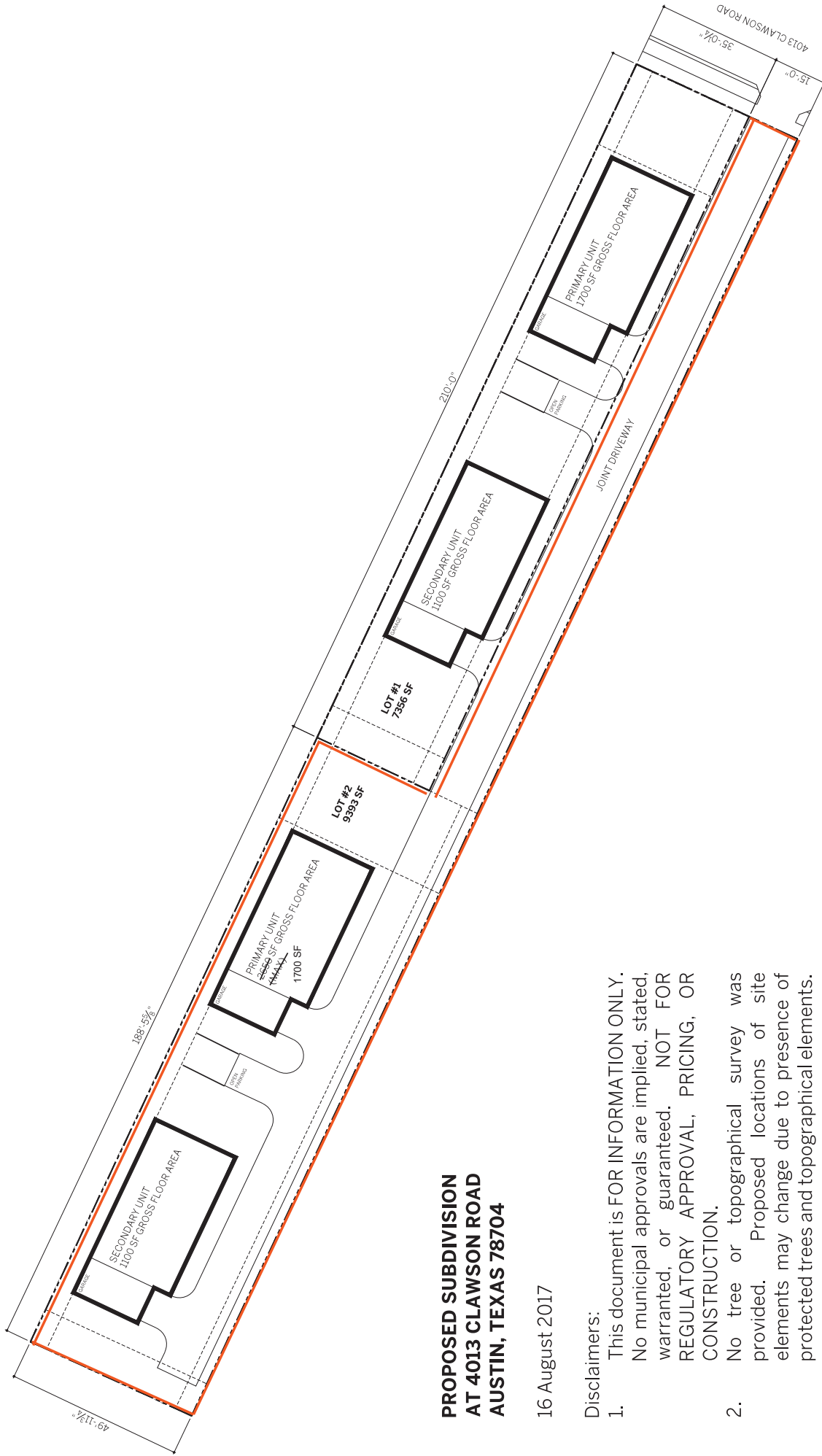


TEMPORARY BENCHMARK (TBM)
 IS TOP OF MAG NAIL SET ON TREE ROOT
 ELEVATION = 688.35'



TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED THEREIN THAT THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION	
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL: 05858 DATED: 09/26/2008 THIS CERTIFICATION IS FOR THE PROPERTY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. THE SURVEYOR IS NOT THE ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.	
<p>ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TRBLS FRM NO. 10135000</p>	<p>ADDRESS 4013 CLAWSON ROAD, LLC, 4013 CLAWSON ROAD AUSTIN, TRAVIS COUNTY, TEXAS.</p>
<p>SURVEY DATE: NOVEMBER 18, 2017 TITLE CO.: G.F. NO.: JOB NO.: A1109917</p>	<p>FIELD BY: DEREK SOLOMON CALC BY: CHRIS ZOTTER DRAWN BY: ADRIEL LOPEZ REPLS CHECK: EDWARD RAMIREY</p>



**PROPOSED SUBDIVISION
AT 4013 CLAWSON ROAD
AUSTIN, TEXAS 78704**

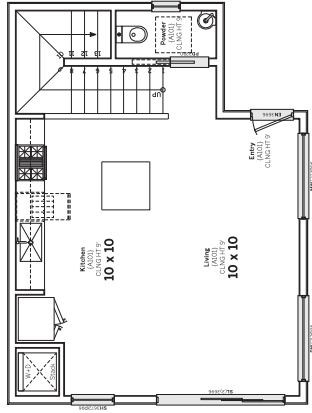
16 August 2017

Disclaimers:

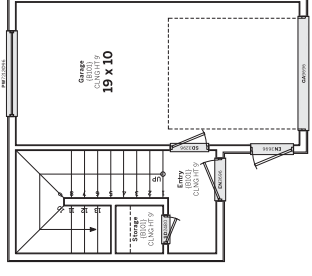
1. This document is FOR INFORMATION ONLY. No municipal approvals are implied, stated, warranted, or guaranteed. NOT FOR REGULATORY APPROVAL, PRICING, OR CONSTRUCTION.
2. No tree or topographical survey was provided. Proposed locations of site elements may change due to presence of protected trees and topographical elements.

CONCEPTUAL PLAN

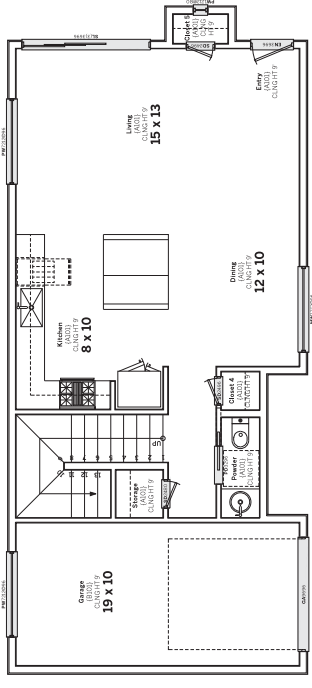
546 sqft



115 sqft



686 sqft



③ Floor Plan, Bldg 02, Level 01
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

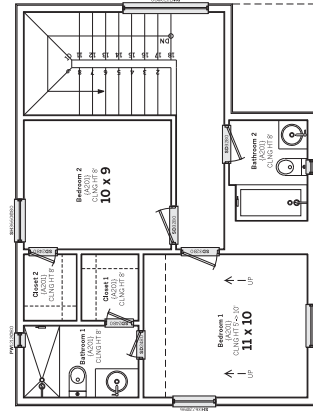
② Floor Plan, Bldg 02 (Garage), Level 01
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

① Floor Plan, Bldg 01, Level 01
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

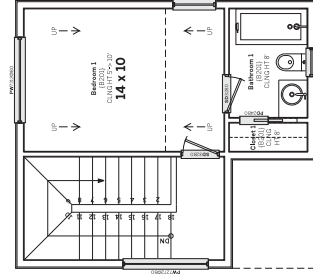
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT)	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
<p>01 New step-free entry into residence from garage or parking area. Maximum vertical rise 1/2".</p> <p>02 New step-free entry into residence from garage or parking area. Maximum vertical rise 1/2".</p> <p>03 New accessible route through unit to Level 01 parking area. Maximum vertical rise 1/2".</p> <p>04 New accessible door into residence. Minimum clear width 32".</p> <p>05 New 120-minute-rated fire-rated door with UL L342 or approved equivalent.</p> <p>06 Railing or parapet at exterior edge. Minimum height 36" above finish floor.</p> <p>07 Railing or parapet height at interior. Minimum height 36".</p> <p>08 Ceiling break.</p> <p>09 Line of 5' ceiling height.</p> <p>10 Line of 7' ceiling height.</p> <p>11 Line of 12' ceiling height.</p> <p>REQUIRED LENGTH XX'-XX" PROVIDED LENGTH XX'-XX"</p> <p>REFER TO SHEET ADD FOR CONTINUATION OF ROUTE TO EXTERIOR AND PUBLIC WAY.</p>	<p>1. Bathrooms on the first floor shall receive an entry door with minimum height 36" above finish floor.</p> <p>2. Bathrooms on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 3/4" above finish floor level. Such blocking shall be installed on all floors shall be no greater than 45" (6" junction-box center-line) above finish floor level.</p> <p>3. Power receptacles and data ports on all floors shall be located no less than 18" above finish floor level.</p> <p>4. At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.</p> <p>5. A visible route shall be provided from public way to the no-step entrance. The no-step entrance shall have a maximum cross-slope of 1/50.</p> <p>6. A visible route shall be provided from public way to the no-step entrance. The no-step entrance shall have a maximum cross-slope of 1/50.</p> <p>2x4 wood framing</p> <p>2x6 wood framing</p> <p>3.5" depth cold-formed metal framing</p> <p>6" depth cold-formed metal framing</p> <p>12" depth insulated-concrete-form framing</p>	<p>This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect.</p> <p>NO WARRANTY IS MADE BY THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY THE ARCHITECT.</p> <p>THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION.</p>	<p>ARCHITECT</p> <p>DATE</p> <p>28 Nov 2017</p>	<p>MUNICIPAL APPROVAL</p> <p>DATE</p> <p>28 Nov 2017</p>

CONCEPTUAL PLAN

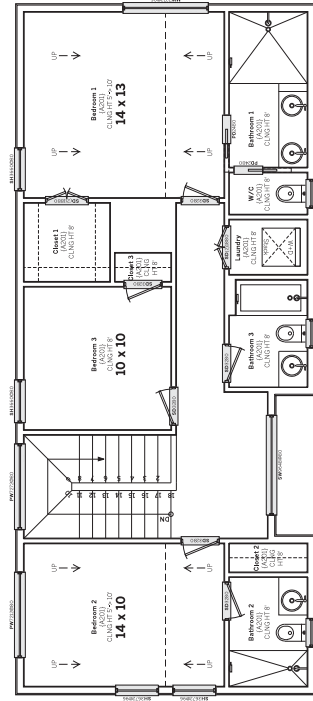
546 sqft



350 sqft



989 sqft



③ Floor Plan, Bldg 02, Level 02

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

② Floor Plan, Bldg 02 (Garage), Level 02

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

① Floor Plan, Bldg 01, Level 02

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

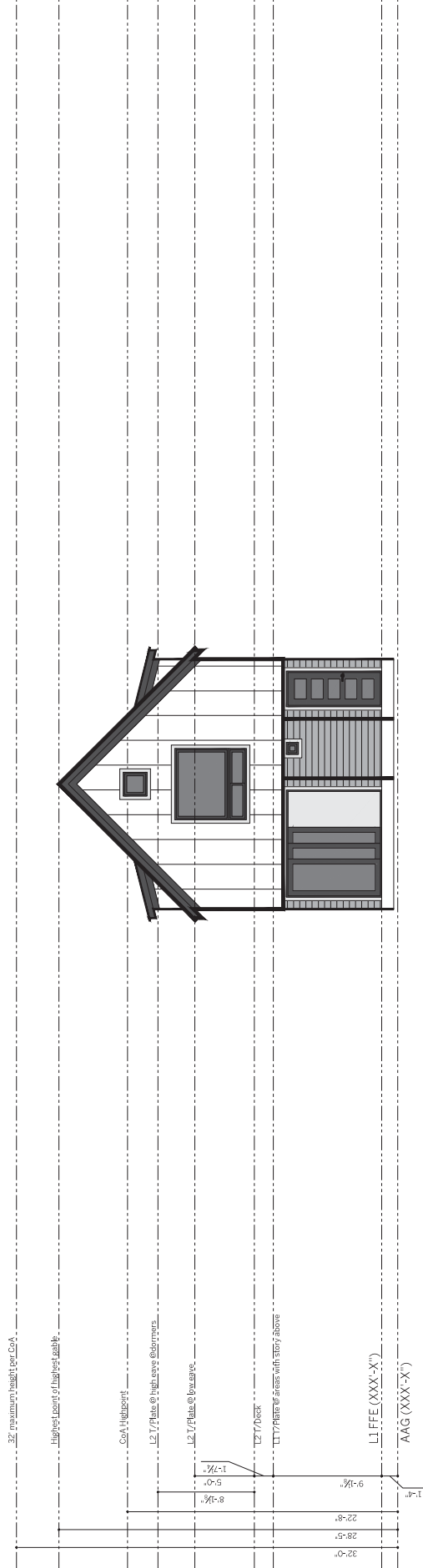
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
<p>01 New step-free entry into residence from garage or unit. Maximum vertical rise 1/2".</p> <p>02 New step-free entry into residence from garage or unit. Maximum vertical rise 1/2".</p> <p>03 New accessible route through unit. Construction to comply with UL342 or approved equivalent.</p> <p>04 New accessible door into residence. Minimum clear width 32".</p> <p>05 New 120-minute-rated fire-rated door with UL342 or approved equivalent.</p> <p>06 Railing or parapet at exterior edge. Railing height 36" above finish floor interior. Minimum height 36".</p> <p>07 Railing or parapet height wall at exterior edge. Railing height 36" above finish floor interior. Minimum height 36".</p> <p>08 Ceiling break.</p> <p>09 Line of 5' ceiling height.</p> <p>10 Line of 7' ceiling height.</p> <p>11 Line of 12' ceiling height.</p> <p>REQUIRED LENGTH XX-XX" PROVIDED LENGTH XX-XX"</p> <p>REFER TO SHEET ADD FOR CONTINUATION OF ROUTE TO EXTERIOR AND PUBLIC WAY.</p>	<p>This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect.</p> <p>DISCLAIMERS: This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect.</p>	<p>Scale 1/8" = 1'-0" @ 11x17 Scale 1/4" = 1'-0" @ 24x36</p>	<p>Scale 1/8" = 1'-0" @ 11x17 Scale 1/4" = 1'-0" @ 24x36</p>
<p>1. Bathrooms on the first floor shall receive an entry door with minimum width of 36" in clear width and shall have a maximum cross-slope of 1:50.</p> <p>2. Bathrooms on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 3" above finish floor level. Such blocking shall be installed on all walls that are greater than 45" (6" junction-box center-line) above finish floor level.</p> <p>3. Power receptacles and data ports on all floors shall be located no less than 18" above finish floor level.</p> <p>4. At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.</p> <p>5. A visible route shall be provided from public way to the no-step entrance with a beveled threshold of 1/2" or less.</p> <p>6. A visible route shall be provided from public way to the no-step entrance with a beveled threshold of 1/2" or less.</p>	<p>DISCLAIMERS: This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect.</p>	<p>Scale 1/8" = 1'-0" @ 11x17 Scale 1/4" = 1'-0" @ 24x36</p>	<p>Scale 1/8" = 1'-0" @ 11x17 Scale 1/4" = 1'-0" @ 24x36</p>
<p>FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT).</p> <p>2x4 wood framing</p> <p>2x6 wood framing</p> <p>3.5" depth cold-formed metal framing</p> <p>6" depth cold-formed metal framing</p> <p>12" depth insulated-concrete-form framing</p>	<p>DISCLAIMERS: This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect.</p>	<p>Scale 1/8" = 1'-0" @ 11x17 Scale 1/4" = 1'-0" @ 24x36</p>	<p>Scale 1/8" = 1'-0" @ 11x17 Scale 1/4" = 1'-0" @ 24x36</p>

CONCEPTUAL PLAN

LDG TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 25-2.6 E.A. 10.1

Height shall be measured vertically from the average of the lowest and highest finished ground grades adjacent to the building in a 10-foot radius at the point of the gable roof or dormer with the greatest average height.

ARCHITECTS NOTE: NO PROVISIONS FOR LIABILITY OF SPACE ARE MADE IN THE LANGUAGE CITED ABOVE. IF ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



1 Elevation, Bldg 1, Front

Scale 1/8" = 1'-0" @ 11/17
Scale 1/4" = 1'-0" @ 2/16/18

SEAL OF ARCHITECT

SEAL OF MUNICIPAL APPROVAL

ISSUE DATE: 28 Nov 2017

SCALE: 1/8" = 1'-0" @ 11/17

DISCLAIMERS: This document is not for regulatory purposes. It is intended to provide a visual representation of the architect's design. It is not a contract. The architect does not warrant that the information provided is complete or accurate. The architect is not responsible for any errors or omissions in this document. The architect is not responsible for any construction costs or delays. The architect is not responsible for any other matters related to the project. **THIS SET IS INCOMPLETE AND INVALID FOR CONSTRUCTION.**

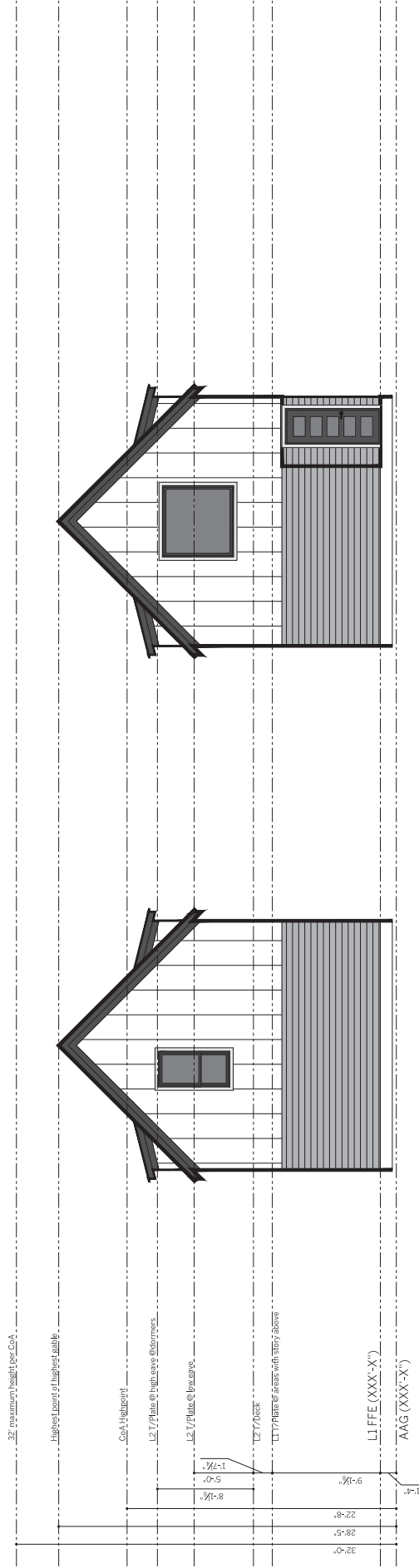
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	DESCRIPTION
01 New standing-seam metal shingle roof.	06 New 3-coat Portland-cement plaster finish. 3/8 coat
02 New 30-year composition shingle roof.	07 New 3.5" thick stone masonry veneer, random-stitch bond, common bond.
03 New horizontally-oriented cement-board siding, Exposure 6.	08 New metal coping, Exposure 6, on metal railing at exterior porch or deck. Minimum height 36" above finish floor.
04 New horizontally-oriented cement-board siding, Exposure 6.	09 New metal coping, Exposure 6, on metal railing at exterior porch or deck. Minimum height 36" above finish floor.
05 New vertically-oriented cement-board paneling, Exposure 2" w/ 3/2 battens.	10 New metal coping, Exposure 6, on metal railing at exterior porch or deck. Minimum height 36" above finish floor.
	11 New parapet at exterior porch above finish floor.

CONCEPTUAL PLAN

LDG TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 25-2.6
E. 4. b. (9)

A structure may not extend beyond a setback plane, except for garages and roof overhangs, and for porches, patios, decks, and other structures, provided the highest point of the structure is not higher than the average height of the adjacent lots.

ARCHITECTS NOTE: NO PROVISIONS FOR LIABILITY OF SPACE ARE MADE IN THE LANGUAGE CITED ABOVE. IF ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



① Elevation, Bldg 2 (Garage), Front

Scale: 1/8" = 1'-0" @ 11x17
Scale: 1/8" = 1'-0" @ 24x36

② Elevation, Bldg 2 (Garage), Rear

Scale: 1/8" = 1'-0" @ 11x17
Scale: 1/8" = 1'-0" @ 24x36

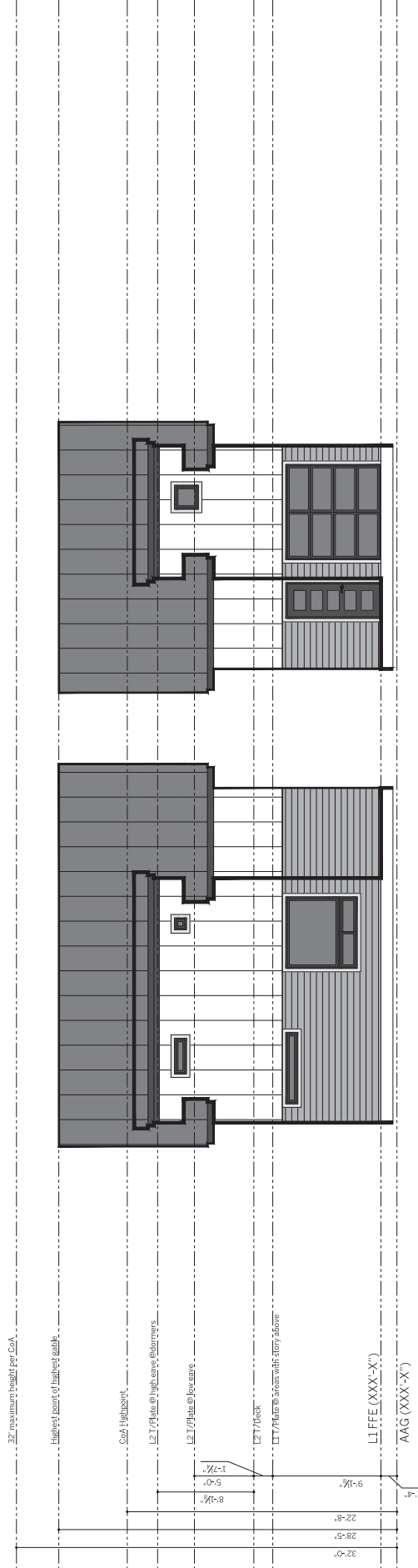
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
<p>01 New standing-seam metal</p> <p>02 New 30-year composition shingle roof.</p> <p>03 New horizontally-oriented cement-board siding. Exposure 5'.</p> <p>04 New horizontally-oriented cement-board siding. Exposure 5'.</p> <p>05 New vertically-oriented cement-board paneling. Exposure 24" w/ 3/2 battens.</p> <p>06 New 3-coat Portland-cement plaster. 2-1/2 coat</p> <p>07 New 3.5"-thick stone masonry veneer, random-masonry bond, common bond.</p> <p>08 New metal coping. Exposure 5'.</p> <p>09 New metal coping at exterior porch or deck. Minimum height 35" above finish floor.</p> <p>10 New parapet at exterior porch above finish floor. Height 35"</p>	<p>This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect. This document is not for reproduction or distribution without the written consent of the architect.</p>	<p>NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 1001 W. 11TH ST. AUSTIN, TEXAS 78704</p>	<p>NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 1001 W. 11TH ST. AUSTIN, TEXAS 78704</p>
		<p>ISSUE DATE: 28 Nov 2017</p> <p>SCALE: (1/8" = 1'-0")</p>	<p>ISSUE DATE: 28 Nov 2017</p> <p>SCALE: (1/8" = 1'-0")</p>
			<p>SEAL OF ARCHITECT</p>
			<p>SEAL OF MUNICIPAL APPROVAL</p>

CONCEPTUAL PLAN

LDG TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 34.1

A structure may not extend beyond a setback plane...except for garages and low-rise structures...measured along the intersection with the setback plane.

ARCHITECTS NOTE: NO PROVISIONS FOR LIABILITY OF SPACE ARE MADE IN THE LANGUAGE CITED ABOVE. PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



① Elevation, Bldg 2, Left
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

② Elevation, Bldg 2 (Garage), Left
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
<p>01 New standing-seam metal shingle roof.</p> <p>02 New 30-year composition shingle roof.</p> <p>03 New horizontally-oriented cement-board siding, Exposure 5.</p> <p>04 New horizontally-oriented cement-board siding, Exposure 5.</p> <p>05 New vertically-oriented cement-board paneling, Exposure 2" w/ 3/2 battens.</p> <p>06 New 3-coat Portland-cement plaster finish. 3rd coat distoneric.</p> <p>07 New 3.5"-thick stone masonry veneer, random-stitch bond, common bond.</p> <p>08 New metal coping, Exposure 5.</p> <p>09 New metal coping, Exposure 5.</p> <p>10 New metal coping at exterior porch or deck. Minimum height 36" above finish floor.</p> <p>11 New parapet at exterior porch above finish floor. Height 36" above finish floor.</p>	<p>DISCLAIMERS:</p> <p>This document is not for regulatory purposes. It is intended to illustrate the design concept and is not a contract. The architect and the client agree that the architect's liability is limited to the design services provided. The architect does not warrant the accuracy or completeness of the information provided. The architect is not responsible for any errors or omissions in this document. The architect is not responsible for any construction defects or delays. The architect is not responsible for any environmental or safety issues. The architect is not responsible for any legal or financial consequences. The architect is not responsible for any construction costs or schedule. The architect is not responsible for any construction quality. The architect is not responsible for any construction safety. The architect is not responsible for any construction insurance. The architect is not responsible for any construction bonds. The architect is not responsible for any construction permits. The architect is not responsible for any construction approvals. The architect is not responsible for any construction inspections. The architect is not responsible for any construction violations. The architect is not responsible for any construction penalties. The architect is not responsible for any construction fines. The architect is not responsible for any construction fees. The architect is not responsible for any construction taxes. The architect is not responsible for any construction duties. The architect is not responsible for any construction taxes. The architect is not responsible for any construction duties. The architect is not responsible for any construction taxes. The architect is not responsible for any construction duties.</p>	<p>28 Nov 2017</p>	<p>NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 1001 W. TEXAS ST., AUSTIN, TEXAS 78704</p> <p>ISSUE DATE: 28 Nov 2017</p> <p>PROJECT: Elevation, Bldg 2</p>

A207

Subject Property view from street

4013 Clawson Rd



Views of Clawson Road with subject property at left of photo



Similar layout (4 houses built along deep lot) across the street from subject property, towards Southwest, approximately 500' from subject.



New construction at corner



Two properties across the street from subject



Rear portions of subject property (page 1 of 2)



Rear portions of subject property (page 2 of 2)

