

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0058

BOA DATE: November 9th, 2020

ADDRESS: 301 N. Pleasant Valley Rd

COUNCIL DISTRICT: 3

OWNER:

AGENT:

ZONING: MF-2-NP (Govalle Neighborhood Plan)

LEGAL DESCRIPTION: LOT 1 BLK 22 OLT 13 DIV O DOWELL JOHN

VARIANCE REQUEST: decrease minimum lot size requirement from 8,000 sq. ft. to 6,325 sq. ft. and decrease minimum lot width from 50 ft. to 46 ft.

SUMMARY: erect new residential multi-family – 3 story building w/ 1 bedroom units.

ISSUES: lot size is incongruent with City's zoning

	ZONING	LAND USES
<i>Site</i>	MF-2-NP	Multi-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	MF-2-NP	Multi-Family
<i>West</i>	GR-MU-NP	Community Commercial

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Barrio Unido Neighborhood Assn.
 Bike Austin
 Buena Vista Neighborhood Association
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Govalle/Johnston Terrace Neighborhood Plan Contact Team
 Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Parque Zaragosa Neighborhood Association
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 Tejano Town

D-1/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0058

LOCATION: 301 N. Pleasant Valley Rd

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.



1" = 333'



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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: 301 N Pleasant Valley Rd, Austin, TX 78702

Subdivision Legal Description:

DOWELL JOHN

Lot(s): 1 Block(s): 22

Outlot: 13 Division: O

Zoning District: MF-2-NP

I/We Laurence M Ramirez on behalf of myself/ourselves as
authorized agent for Fortunate Foundations affirm that on
Month October, Day 6, 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: New residential multi-family; three units

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

We are requesting a variance from the LDC Section 25-2-492 - Site Development Regulations (D) for MF-2 lots. Specifically, we're seeking variances from the Minimum Lot Size requirement (from 8,000 sf to 6,325 sf), and the Minimum Lot Width (from 50' to 46'), in order to erect a three-story multi-family building with three 1-bedroom units.

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:

The property is zoned as MF-2-NP, and we agree with the City planners that this is the most reasonable use of this property. However, the lot size (6,325 sf) and width (46') are smaller than the minimum requirements for MF-2 development (i.e. 8,000 sf and 50', respectively) and it is these minimum lot size and width regulations for which we are seeking a variance. Moreover, the old base zoning district for this parcel, SF-3, would force suboptimal and unreasonable development given the parcel's specific location along Pleasant Valley Rd, a major thoroughfare in this area of Austin, and given that the surrounding properties are zoned for multi-family and/or mixed use.

Hardship

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

The lot's size and width are incongruent with the City's zoning plan for this area, and the lot is surrounded by properties which are similarly zoned for multi-family or mixed-use.

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

Other properties in the area are not typically or necessarily sized or shaped in ways which are incongruent with their planned zoning districts.

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:

This variance will allow the property to be developed in exactly the way which was intended by its current zoning district, and will furthermore preserve and support the character of the adjacent properties which are also zoned for multi-family and mixed-use.

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:


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:


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: 10-06-2020
 Applicant Name (typed or printed): Laurence M Ramirez
 Applicant Mailing Address: 3018 Sunridge Dr, Bldg 2
 City: Austin State: TX Zip: 78741
 Phone (will be public information): 346-702-4230
 Email (optional – will be public information): [REDACTED]

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: 10-08-2020
 Owner Name (typed or printed): Laurence M Ramirez
 Owner Mailing Address: 3018 Sunridge Dr, Bldg 2
 City: Austin State: TX Zip: 78741
 Phone (will be public information): 346-702-4230
 Email (optional – will be public information): [REDACTED]

Section 5: Agent Information

Agent Name: Laurence M Ramirez
 Agent Mailing Address: 3018 Sunridge Dr, Bldg 2
 City: Austin State: TX Zip: 78741
 Phone (will be public information): 346-702-4230
 Email (optional – will be public information): [REDACTED]

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).

Our intended development of this property is new construction of three 1-bedroom
condos, with the goal of achieving an Austin Energy Green Building 5-star rating for
the project.

N. PLEASANT VALLEY ROAD

(ROSS AVENUE PER PLAT)

LOT 1, BLOCK 22
SUB-DIVISION OF
OUT LOTS 13 & 29, DIV. O

LOT 2

E. 3RD STREET
(ANNA STREET PER PLAT)

LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT =
—o—o—	CHAINLINK FENCE	CONCRETE =
—□—□—	WROUGHT IRON FENCE	GRAVEL =
—//—//—	WOOD FENCE	TILE =
—v—v—	VINYL FENCE	WOOD =
—E—E—	ELECTRIC LINE	BRICK =
GM =	GAS METER	STONE =
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =
IPF =	IRON PIPE FOUND	
IRS =	IRON ROD SET WITH "PREMIER" CAP	
IRF =	IRON ROD FOUND	
CM =	CONTROLLING MONUMENT	

NOTES:
BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
BEING LOT 1, BLOCK 22, SUB-DIVISION OF OUT LOTS 13 & 29, DIV. O, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 63, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

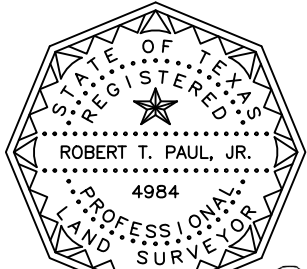
GF. NO.	20-513149-AM
BORROWER	FORTUNATE FOUNDATIONS LLC
TITLE CO.	CAPITAL TITLE
TECH	MSP
FIELD	RG

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0465 K, DATED JANUARY 22, 2020.

DATE: 08/24/20
FIELD: 08/21/20

JOB NO.: 20-06244

301 N. PLEASANT VALLEY ROAD, AUSTIN, TX 78702
LOT 1, BLOCK 22, SUB-DIVISION OF OUT LOTS 13 & 29, DIV. O



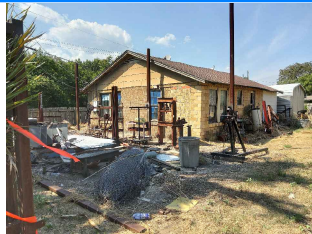
Robert T. Paul, Jr.
Registered Professional Land Surveyor



Capital TitleSM
A Shaddock Company

DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



RE: Board of Adjustments - Variance Application - 301 N Pleasant Valley - November 2020

Project Address

301 N Pleasant Valley Rd
Austin, TX 78702

To whom it may concern,

Project Description

Our vision for 301 N Pleasant Valley is a modern, high-efficiency 3-unit condominium, built to fit this popular and growing neighborhood of East Austin. We aim to achieve Austin Energy Green Building's highest rating (5-stars) on the project, in our effort to create homes that are healthy for tenants, better for the environment, and that will minimize energy and water use over the lifespan of the homes.

The project's location, at the intersection of the Holly and Go Valle neighborhoods and along the increasingly popular Pleasant Valley corridor, is well-suited for denser and greener residential development. We believe this location will be most appealing to professionals working in and around Downtown, Central and East Austin, who will appreciate neighborhood walkability and close proximity to the Town Lake Trail and the many restaurants and businesses along the East Cesar Chavez corridor.

Company Description

Fortunate Foundations is a green builder and real estate development firm based in Austin, Texas, focusing on new construction of energy-efficient, single-family and small multi-family homes throughout Austin. More information about our company and our values can be found at www.fortunatefoundations.com.

Summary of BOA Variance Request

We are seeking a variance from the typical lot size and lot width requirements for MF-2 development, so that we can move forward with the proposed project, which we believe is not only a great fit for the property and its location, but which also aligns with the City's own zoning and planned vision for this lot and the surrounding neighborhood.



Laurence M. Ramirez
Fortunate Foundations
Co-founder, Co-owner



Property Profile Report

General Information

Location: **301 N PLEASANT VALLEY RD**
Parcel ID: **0200120405**
Grid: **MK21**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Multi-family**
Regulating Plan: **No Regulating Plan**
Zoning: **MF-2-NP**
Zoning Cases: **None:**
Zoning Ordinances: **030327-11a**
Zoning Overlays: **ADU Approximate Area Reduced Parking
Neighborhood Planning Areas: GOVALLE
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Infill Options: **Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

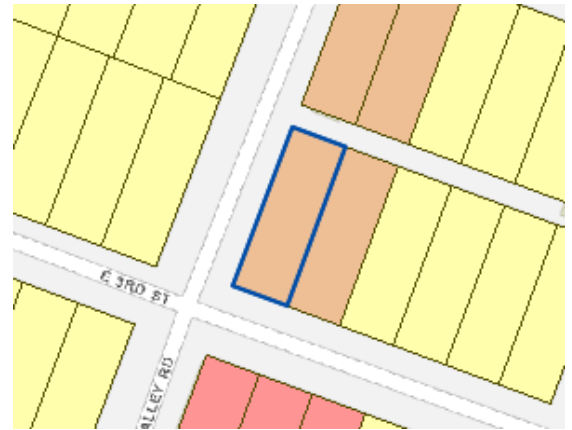
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boudaries: **Lady Bird Lake**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **3**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Barrio Unido Neighborhood Assn., Bike Austin, Buena Vista Neighborhood Association, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Govalle/Johnston Terrace Neighborhood Plan Contact Team, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Parque Zaragoza Neighborhood Association, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town**



Zoning Map



Current Imagery



Vicinity Map

N. PLEASANT VALLEY ROAD
(ROSS AVENUE PER PLAT)20' ALLEY
(ASSUMED REF. BEARING)

S 60° 00' 00" E 46.00'

46.00'

S 60° 00' 00" E
92.00'
CM
1/2" IRF
E. COR.
LOT 4LOT 1, BLOCK 22
SUB-DIVISION OF
OUT LOTS 13 & 29, DIV. O

LOT 2

S 30° 00' 00" W 137.50'

ONE STORY BRICK &
FRAME RESIDENCE
301 N. PLEASANT
VALLEY ROADBRICK
MAILBOX

11.6'

24.3'

25.3'

24.3'

34.8'

34.8'

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E. 3RD STREET
(ANNA STREET PER PLAT)

LEGEND:

BARB WIRE FENCE
CHAINLINK FENCE
WROUGHT IRON FENCE
WOOD FENCE
VINYL FENCE
ELECTRIC LINE

GM = GAS METER
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IRF = IRON PIPE FOUND
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SCALE: 1" = 20'

GF. NO.	20-513149-AM
BORROWER	FORTUNATE FOUNDATIONS LLC
TITLE CO.	CAPITAL TITLE
TECH	MSP
FIELD	RG

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DATE: 08/24/20
FIELD: 08/21/20

JOB NO.: 20-06244

301 N. PLEASANT VALLEY ROAD, AUSTIN, TX 78702

LOT 1, BLOCK 22, SUB-DIVISION OF OUT LOTS 13 & 29, DIV. O



Robert T. Paul, Jr.
Registered Professional Land Surveyor



Capital Title
A Shaddock Company

DATE: _____

ACCEPTED BY: _____

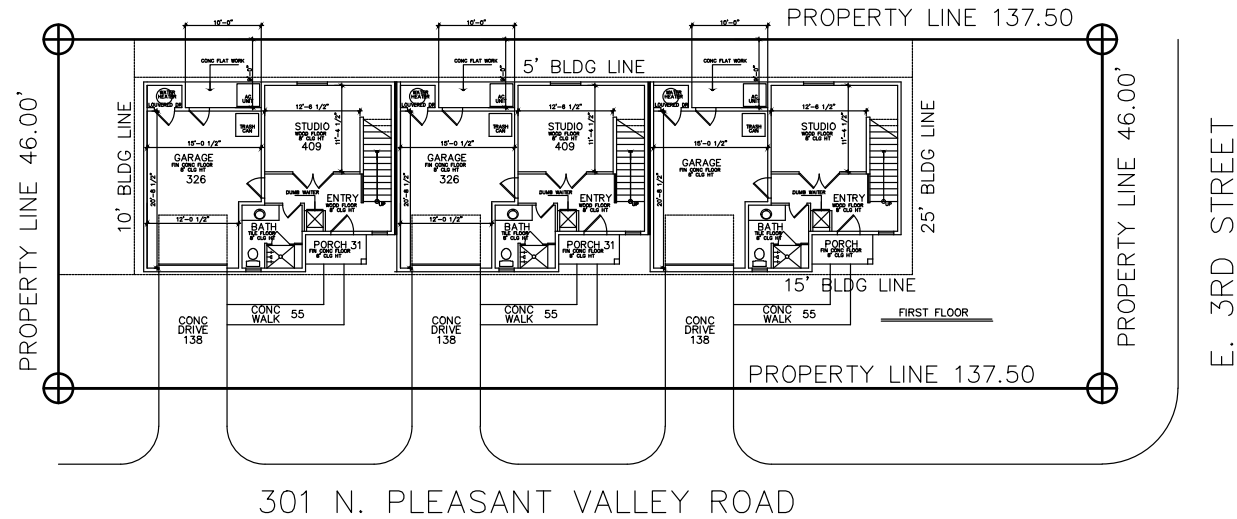


Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200







R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.320.3 VISITABLE BATHROOMS

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, AND
3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.7 VISITABLE DWELLING ROUTE

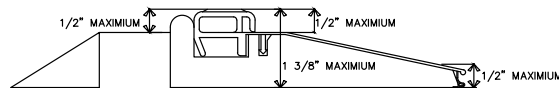
1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

R.320.6 VISITABLE DWELLING ENTRANCE

1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

THRESHOLD DETAIL

N.T.S.
REFER TO CODE INTERPRETATION
C12013-0002 ADDITIONAL INFORMATION



Design Originals is a Professional Building Design Firm. We are Not Qualified To Not Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundations. Should An Engineer's Seal Be Present On These Drawings, The Engineer Or Professional Seal Signer, The Responsibility For The Structural Design Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way Or Any Problems With My Arise.

AREAS UNIT A	
FIRST FLOOR	1156
SECOND FLOOR	508
GREATER THAN 15'	15
TOTAL LIVING	1679
CARPORT	239
PORCHES	222
2ND COVERED BALCONY	225
ROOF TOP BALCONY	252
2ND FLR MECHANICAL	61
STORAGE	54
TOTAL COVERED	2732
FOUNDATION	1671

AREAS UNIT B	
FIRST FLOOR	1103
SECOND FLOOR	524
GREATER THAN 15'	15
TOTAL LIVING	1642
GARAGE	219
PORCHES	196
2ND FLOOR BALCONY	185
ROOF TOP BALCONY	245
2ND FLR MECHANICAL	64
TOTAL COVERED	2551
FOUNDATION	1518

SYMBOL LEGEND

- ⋈ GAS/PROPANE VALVE
- ⋈ HB HOSE BIB
- + SHOWER HEAD @ 80" AFF
- ⊗ DOOR SIZE TAG

ALL EXTERIOR WALLS
TO BE 2X6 24" OC

SITE PLAN

SCALE: 1/8"=1'-0" 22 X 34
SCALE: 1/16"=1'-0" 11 X 17

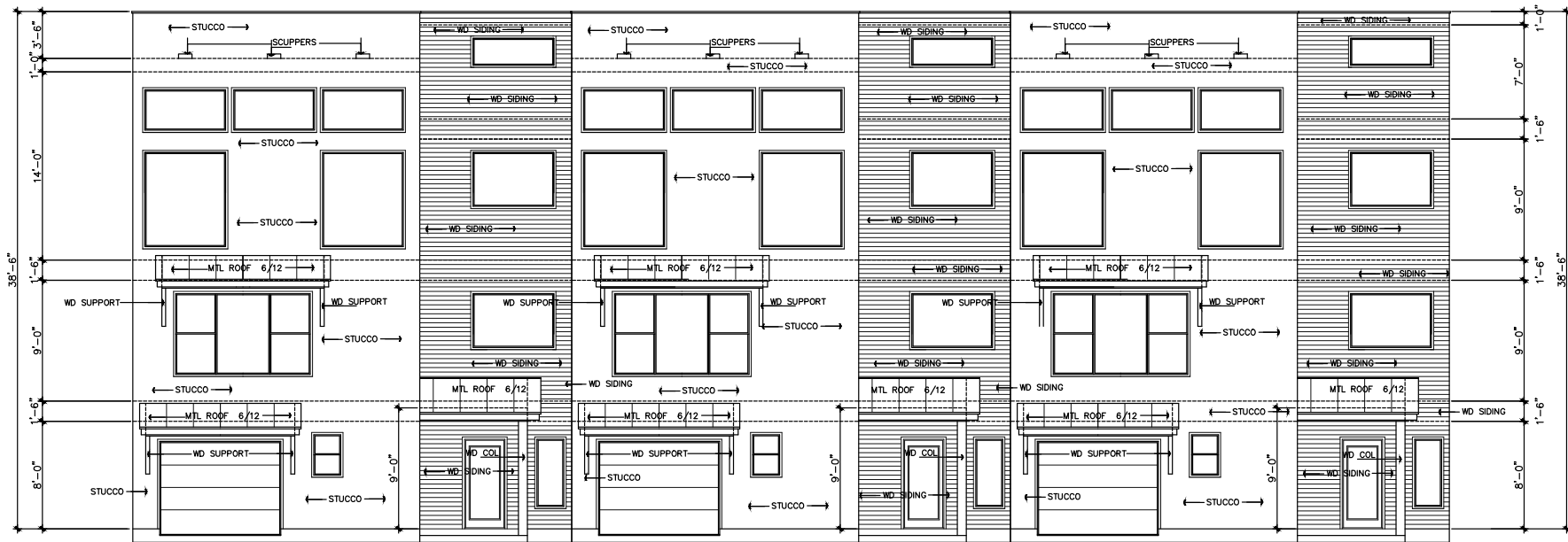
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FORTUNATE
FOUNDATIONS

DESIGN ORIGINALS of Texas
home design center

301
EAST PLEASANT
VALLEY ROAD

JOB# A10376
DATE: 10/15/20
REVISIONS:
DRAWN BY: JCD/TMD



FRONT ELEVATION

Design Originals is a Professional Building Design Firm. We are Not Qualified To Not Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundations. Should An Engineer's Seal Be Present On These Drawings, The Engineer's License Shall Be The Responsibility Of The Structural Engineer, Design Originals, Inc. We Will Not Be Held Responsible For The Structural Design In Any Way Or Any Problems Which May Arise.

FRONT ELEVATION

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

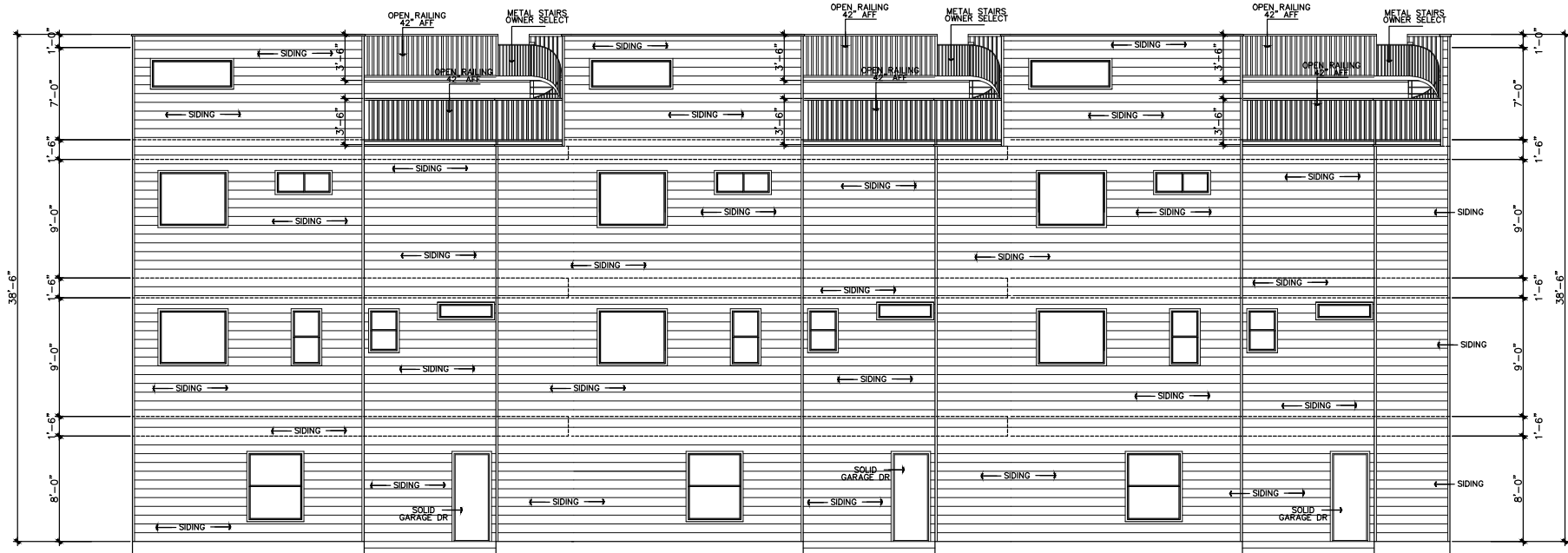
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FORTUNATE
FOUNDATIONS

DESIGN ORIGINALS of Texas
home design center
AUSTIN, TX 78704
512.453.1010

301
EAST PLEASANT
VALLEY ROAD

JOB# A10376
DATE: 10/15/20
REVISIONS:
DRAWN BY: JCD/TMD



REAR ELEVATION

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REAR ELEVATION

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

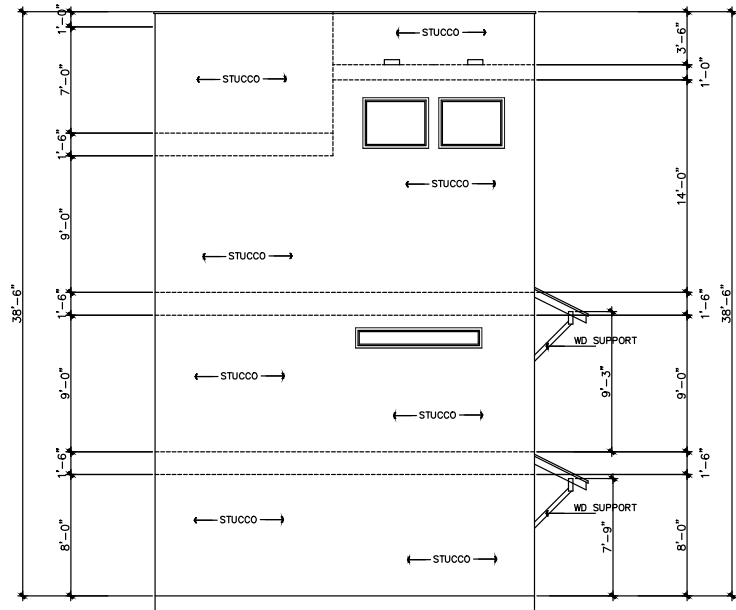
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FORTUNATE
FOUNDATIONS

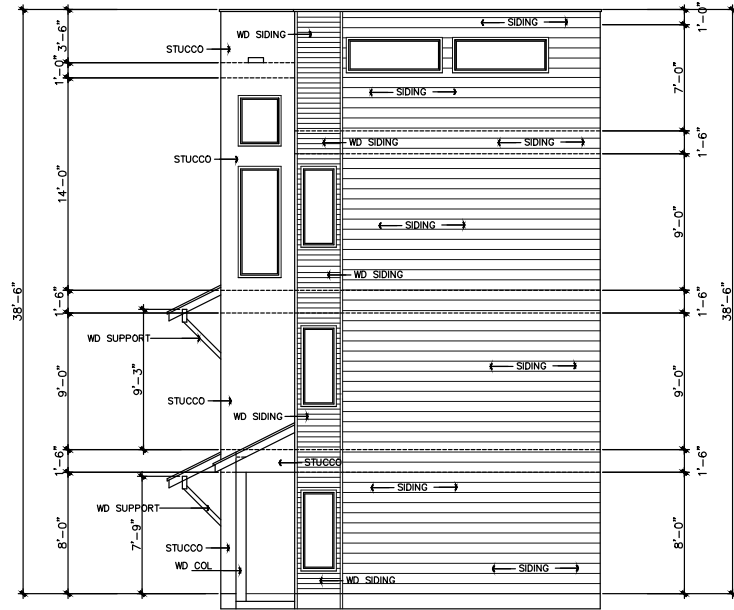
DESIGN ORIGINALS of Texas
home design center
AUSTIN, TX 78704
512.453.1515

301
EAST PLEASANT
VALLEY ROAD

JOB# A10376
DATE: 10/15/20
REVISIONS:
DRAWN BY: JCD/TMD



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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SIDE ELEVATIONS

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

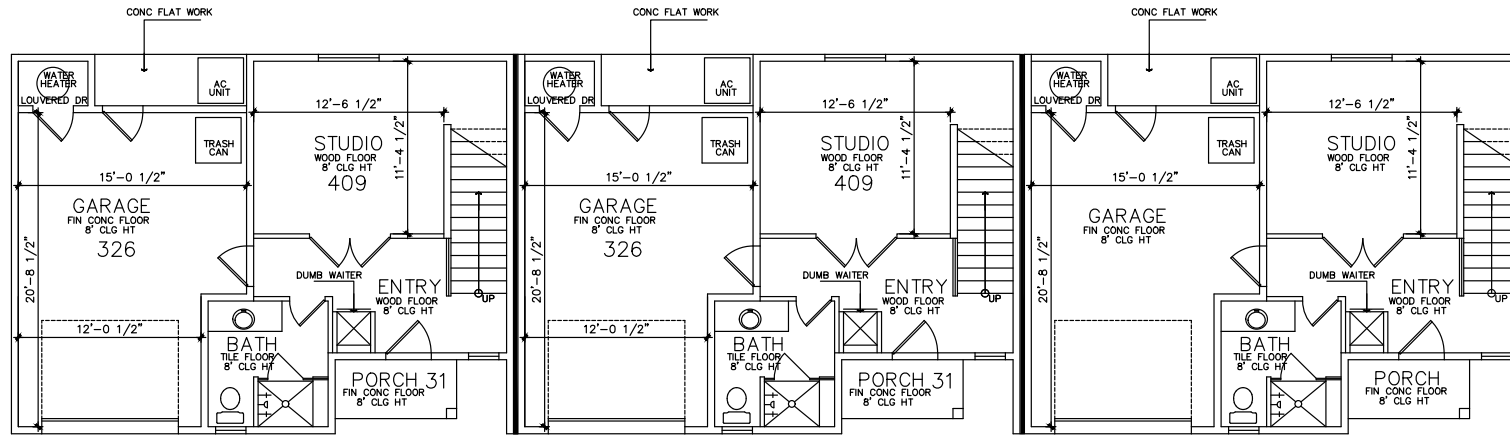
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800.451.1111

301
EAST PLEASANT
VALLEY ROAD

JOB# A10376
DATE: 10/15/20
REVISIONS:
DRAWN BY: JCD/TMD



R.320.7 VISITABLE DWELLING ROUTE

1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

R.302.3 VISITABLE BATHROOMS

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, AND
3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.6 VISITABLE DWELLING ENTRANCE

1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT/REAR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

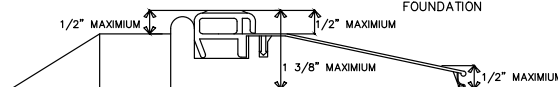
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SYMBOL LEGEND

- GAS/PROPANE VALVE
- HB HOSE BIB
- SHOWER HEAD @ 60" AFF
- ⊕ DOOR SIZE TAG

ALL EXTERIOR WALLS TO BE 2X6 24" OC THRESHOLD DETAIL

N.T.S.
REFER TO CODE INTERPRETATION C12013-0002 ADDITIONAL INFORMATION



AREAS UNIT A		AREAS UNIT B		AREAS UNIT C	
FIRST FLOOR	409	FIRST FLOOR	409	FIRST FLOOR	409
SECOND FLOOR	691	SECOND FLOOR	691	SECOND FLOOR	691
THIRD FLOOR	691	THIRD FLOOR	691	THIRD FLOOR	691
THIRD FLOOR LOFT	181	THIRD FLOOR LOFT	181	THIRD FLOOR LOFT	181
TOTAL LIVING	1972	TOTAL LIVING	1972	TOTAL LIVING	1972
PORCH	31	PORCH	31	PORCH	31
GARAGE	326	GARAGE	326	GARAGE	326
ROOF TOP BALCONY	177	ROOF TOP BALCONY	177	ROOF TOP BALCONY	177
3RD FLOOR BALCONY	148	3RD FLOOR BALCONY	148	3RD FLOOR BALCONY	148
3RD FLOOR MECH	67	3RD FLOOR MECH	67	3RD FLOOR MECH	67
TOTAL COVERED	2804	TOTAL COVERED	2804	TOTAL COVERED	2804
FOUNDATION	766	FOUNDATION	766	FOUNDATION	766

FIRST FLOOR

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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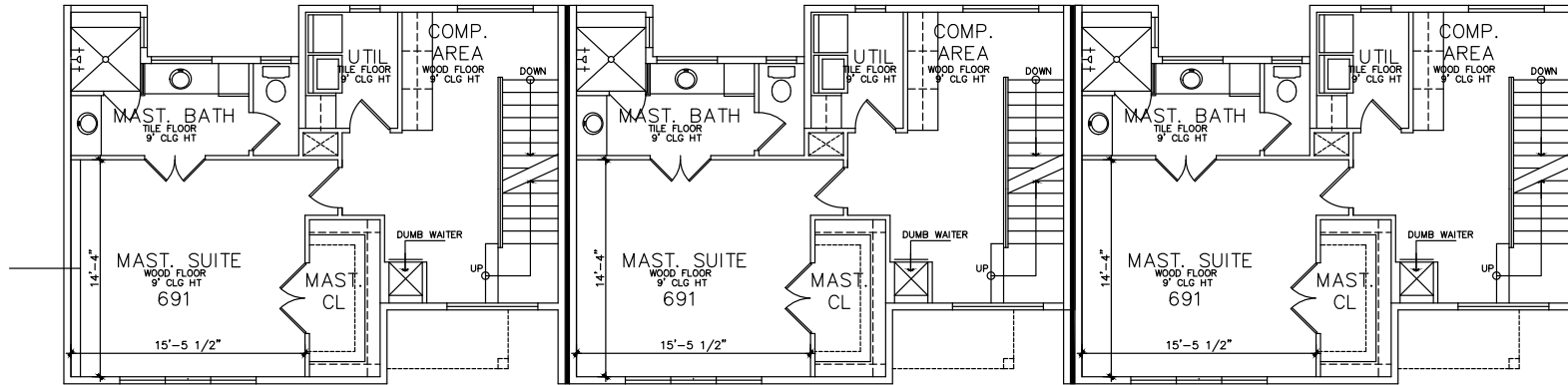
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VALLEY ROAD

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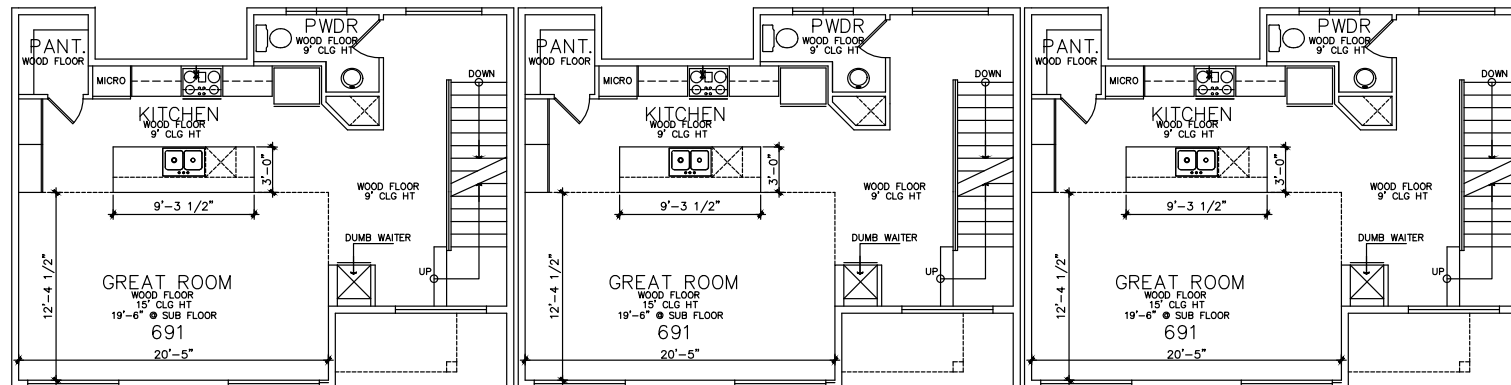
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SECOND FLOOR



THIRD FLOOR

SECOND-THIRD FLOOR'S

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

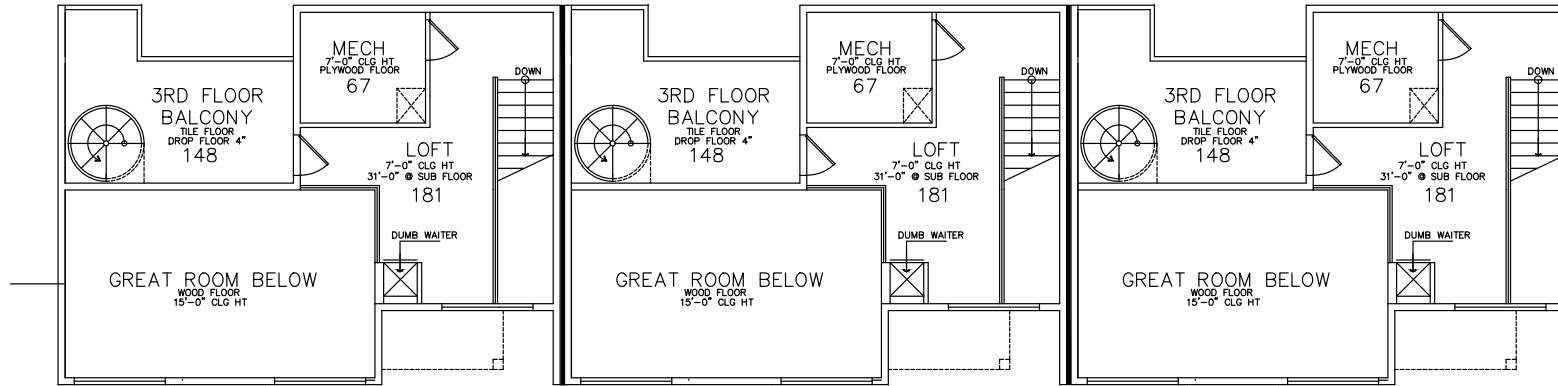
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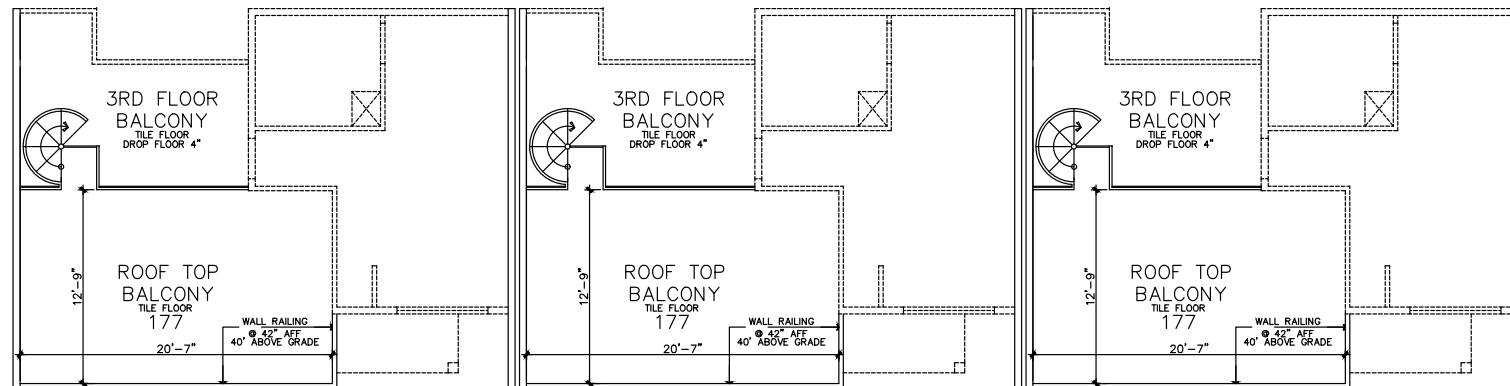
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THIRD FLOOR LOFT



ROOF TOP BALCONY

THIRD FLOOR LOFT/ROOF TOP BALCONY

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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REVISIONS:
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From: Ryan Lemmo
To: [Ramirez, Elaine](#)
Subject: Letter of Support - C15-2020-0058
Date: Sunday, November 01, 2020 12:39:41 PM

*** External Email - Exercise Caution ***

My name is Ryan Lemmo. I recently completed the building of a new, single family home at 405 N Pleasant Valley Road and live there with my family.

This letter is to formally support the Variance Request for 301 N Pleasant Valley, (case number C15-2020-0058)

The loud road makes single family construction very difficult along this busy stretch of Pleasant Valley, in particular on lots where the long edge fronts Pleasant Valley (like the applicants).

Most of the lots along this frontage are zoned Multi Family, but do not meet the minimum lot requirements to develop them as such.

The applicant's request for a variance is clearly based off of a hardship unique to their lot, and an approved variance would allow the property to be developed as the base zoning intends.

Feel free to contact me with any additional questions.

609-558-8377



Ryan Lemmo, AIA

Ryan Lemmo, AIA
Lemmo Architecture and Design
512.380.1756
[LA-N-D.com](#)

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