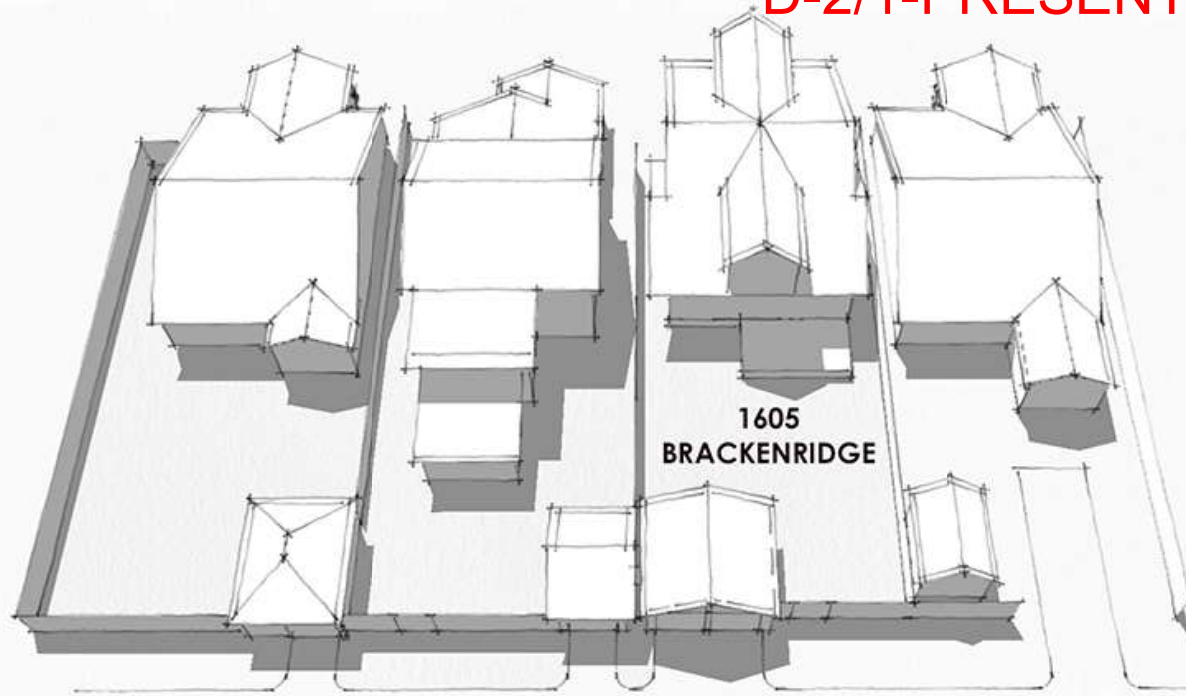


D-2/1-PRESENTATION

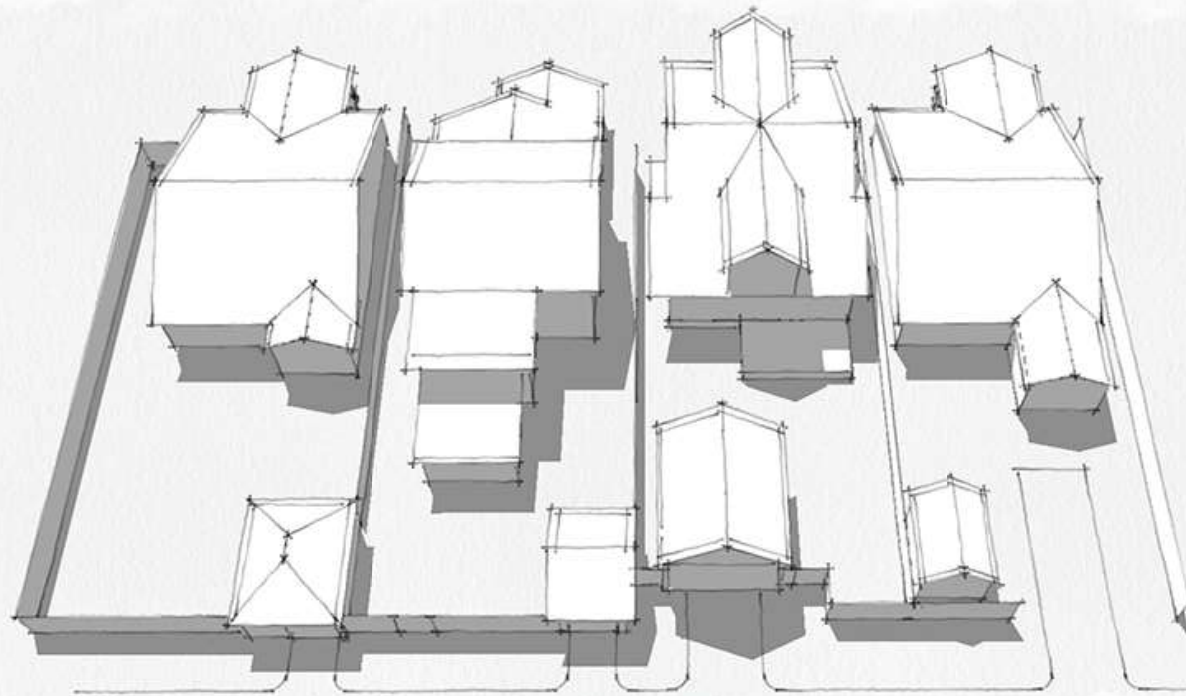


1605
BRACKENRIDGE

DRAKE ST

**EXISTING GARAGE
LOCATION**

(NORTH)



DRAKE ST

**NEW GARAGE LOCATION
(FURTHER BACK FROM DRAKE & WITHIN
TYPICAL SETBACK AT SOUTH PROPERTY LINE)**

OWNERS:
GINA & PEYTON HILL
CONTACT: 503.513.1940
ghaandids@mac.com

DESIGN:
BEN MAY DESIGN
512.307.4664
ben@benmaydesign.com

[illegible]

REMODEL/ADDITION
1605 BRACKENRIDGE ST
AUSTIN, TX 78704

SCALE

SHEET NAME

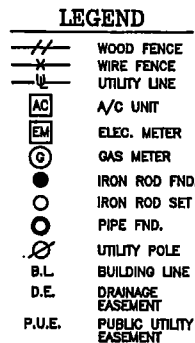
A 1 0

A1.0

SCALE: 1/8" = 1'-0"



SCALE: 1"=20'



THIS SURVEY HAS BEEN REVIEWED
BY THE UNDERSIGNED & CONDITIONS
ARE HEREBY NOTED.

Edward John
Goffin

LOT AREA SUMMARY

TOTAL LOT SIZE.....6379 SQ.FT.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

**[1] BUILDING LINE PER CITY OF AUSTIN
CURRENT ZONING ORDINANCE.**

EASEMENT RESEARCH PERFORMED BY ALL
POINTS AND THE UNDERSIGNED SURVEYOR
- WAS LIMITED TO INFORMATION SUPPLIED
BY NATIONAL INVESTORS TITLE INSURANCE
COMPANY PER COMMITMENT G.F.
#1511697-ARB, EFFECTIVE APRIL 14,
2015; SCHEDULE-B, PARAGRAPH 10.

THIS LOT IS SUBJECT TO ALL EASEMENT
RIGHTS AND/OR CONDITIONS WHICH MAY
APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT
ANY FLOOD ZONE DETERMINATION.

THE SOUTH 7' OF LOT 2 AND THE NORTH 39' OF LOT 3

LOT No. ** BLOCK 12G
SECTION - PHASE -
 TRAVIS COUNTY, TEXAS
CITY AUSTIN

SUBMISSION / ADDITION FAIRVIEW PARK
Book Page(s) 168 Cabinet PLAY RECORDS
Volume 2 Slits
Document No. Official Public Records of County, Texas
Reference: CHARLES NEWMAN

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
NATIONAL INVESTORS TITLE INSURANCE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

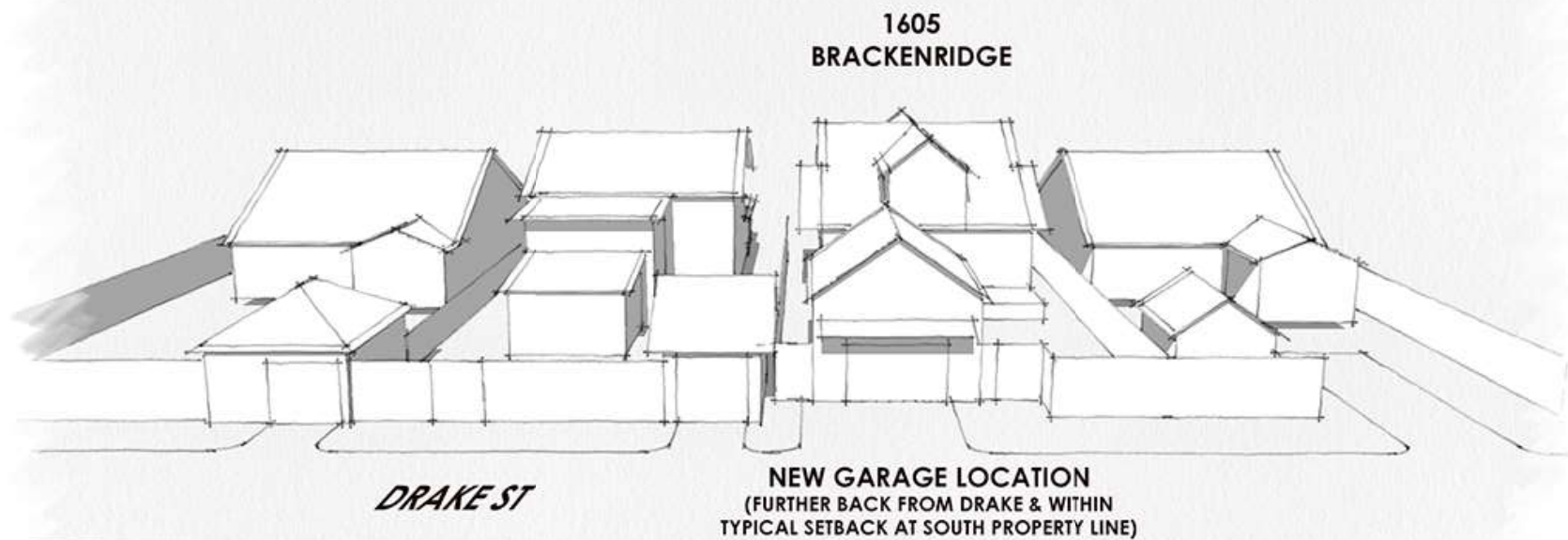
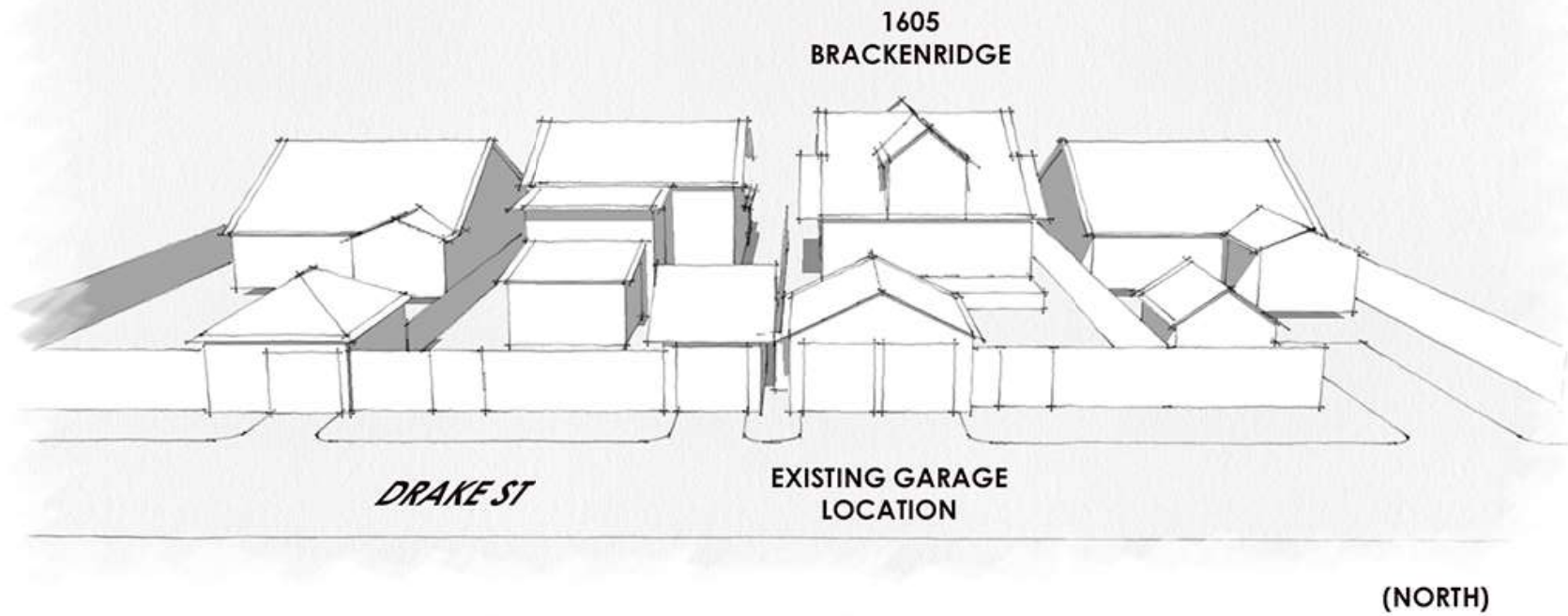
TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900



Roger T. Wey

D-2/4-PRESENTATION



1607 Drake Ave

Austin, Texas

Google

Street View

D-2/5-PRESENTATION

1605 BRACKENRIDGE ST
(EXISTING GARAGE)

DRAKE ST

1605 Drake Ave
Austin, Texas



Street View

D-2/6-PRESENTATION



Google

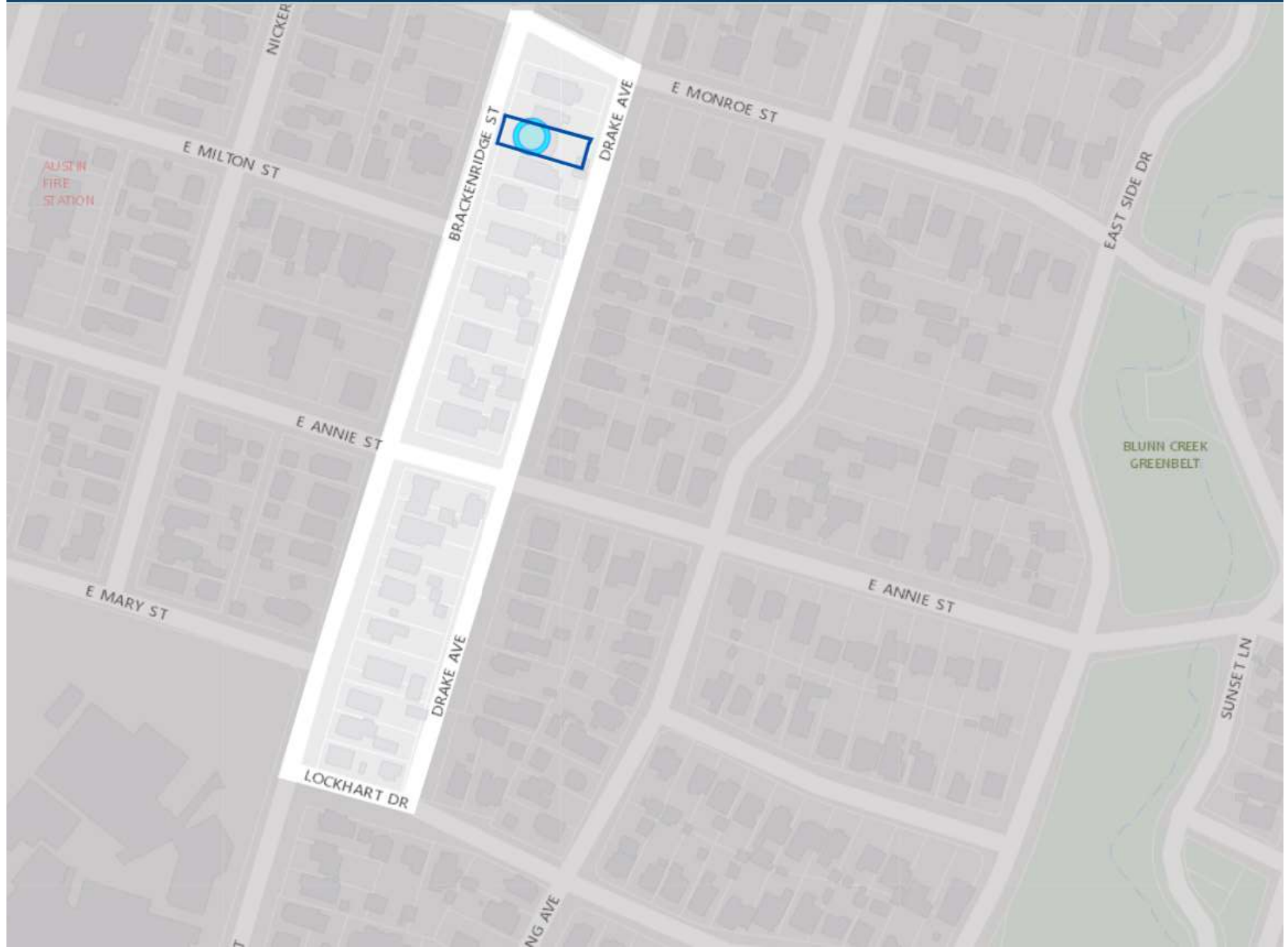
Image capture: Dec 2019 © 2020 Google United States Terms Report a problem



Property Profile

A DEVELOPMENT SERVICES TOOL

D-2/7-PRESENTATION
1605 BRACKENRIDGE



1613-1611 BRACKENRIDGE ST



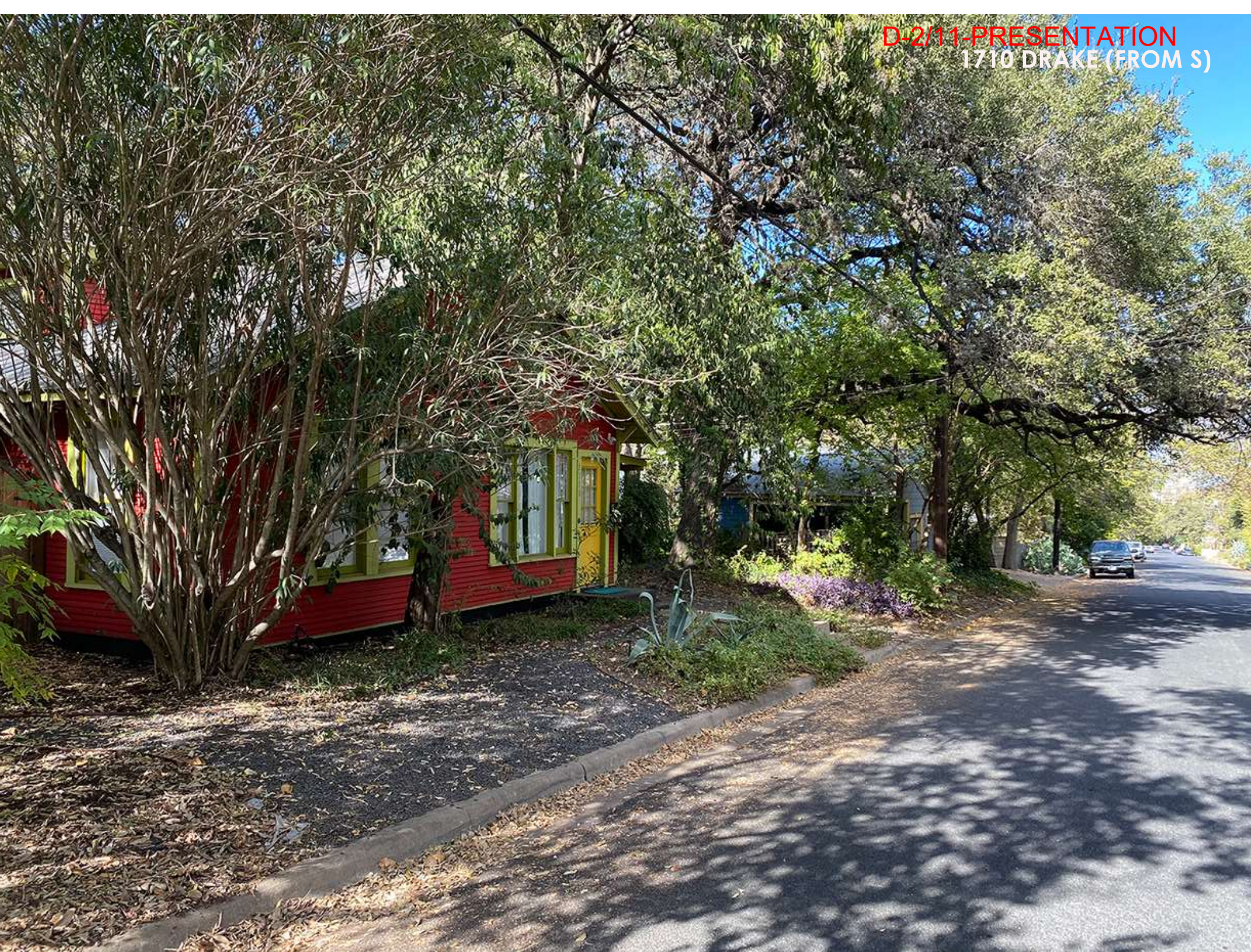
1707 BRACKENRIDGE ST

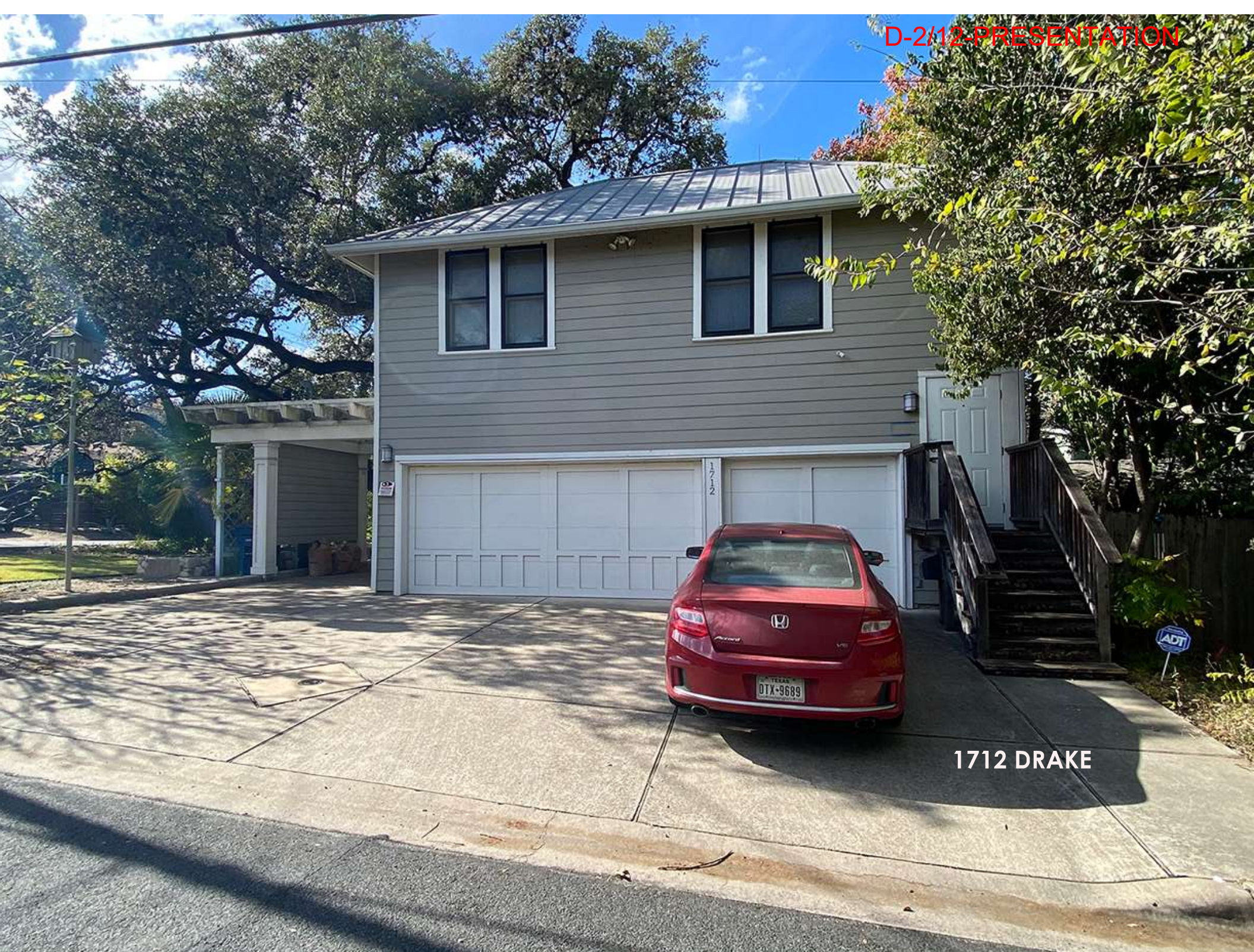
D-2/10-PRESENTATION



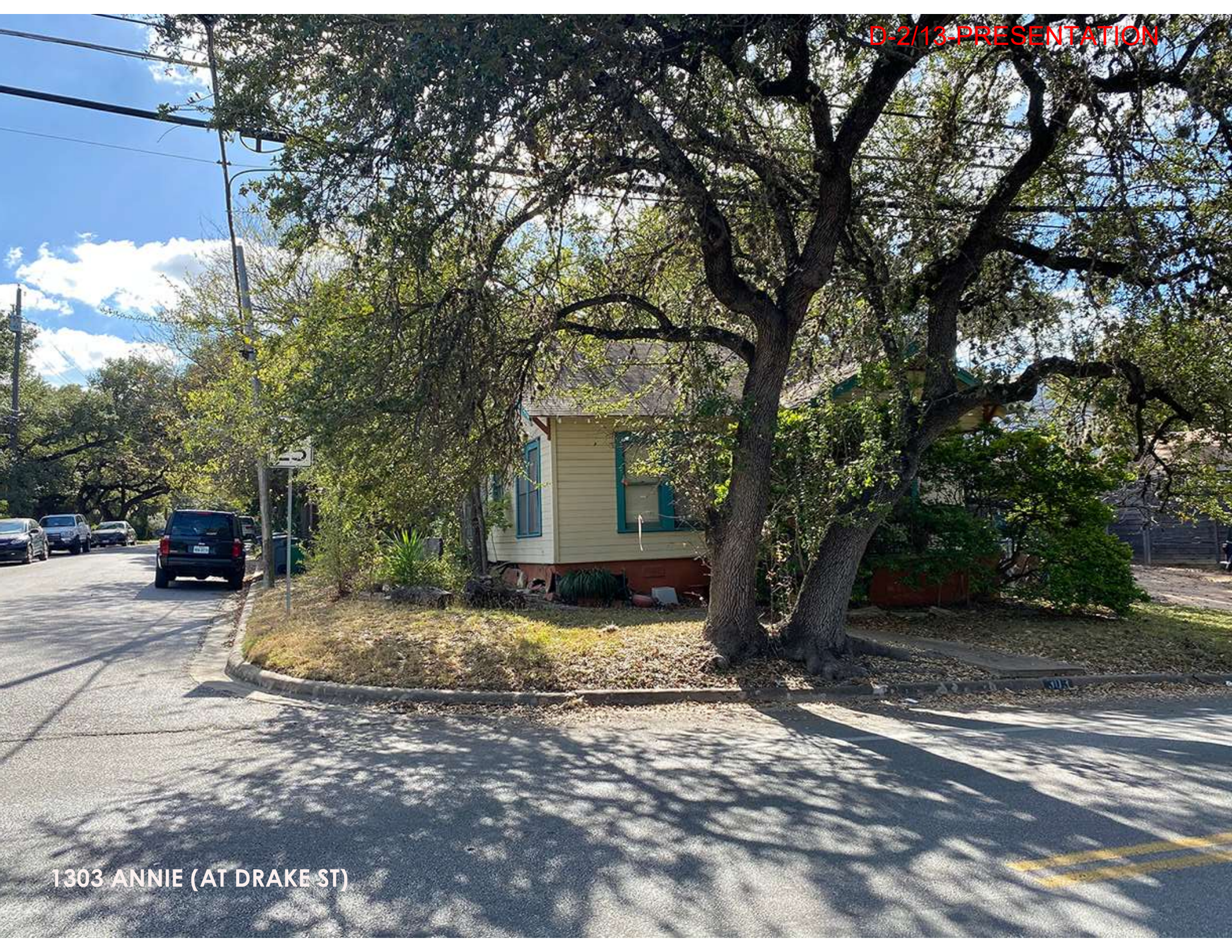
1710 DRAKE (FROM N)

D-2/11-PRESENTATION
1710 DRAKE (FROM S)





1712 DRAKE



1303 ANNIE (AT DRAKE ST)

D-2/14 PRESENTATION



1806 DRAKE

D-2/15-PRESENTATION



1806/1808 DRAKE

1610 BRACKENRIDGE ST



D-2/17-PRESENTATION

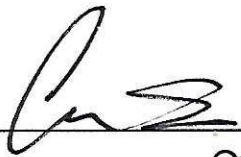
Support for Garage Setback Reduction Variance: 1605 Brackenridge Street

I am in support, or have no opposition to, the Variance Application for
1605 Brackenridge St: to reduce the Rear Setback from 25 feet to 5 feet.

I believe the proposed variance:

- Is necessary due to the nature of the lot
- Will improve the neighborhood by replacing a degraded non-compliant structure
- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue

Sincerely,

 Anton Caputo

Owner (Printed/Signature)

1603 BRACKENRIDGE ST

Address

D-2/18-PRESENTATION

Support for Garage Setback Reduction Variance: 1605 Brackenridge Street

I am in support, or have no opposition to, the Variance Application for
1605 Brackenridge St: to reduce the Rear Setback from 25 feet to 5 feet.

I believe the proposed variance:

- Is necessary due to the nature of the lot
- Will improve the neighborhood by replacing a degraded non-compliant structure
- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue

Sincerely,

Jill Montgomery

Owner (Printed/Signature)

Jill Montgomery

1607 BRACKENRIDGE ST.

Address

Support for Garage Setback Reduction
Variance: 1605 Brackenridge Street

I am in support, or have no opposition to, the Variance Application for 1605 Brackenridge St: to reduce the Rear Setback from 25 feet to 5 feet.

I believe the proposed variance:

- Is necessary due to the nature of the lot
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- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue

Sincerely,

Adriane McCord

Owner (Printed/Signature)

1607 DRAKE

Address

Hi MICHAEL / ADRIANE → HELPING THE NEW OWNER OF 1605 BRACKENRIDGE WITH A REMODEL OF THEIR EXISTING GARAGE. BC OF ITS LOCATION IT REQUIRES WE GO THROUGH BOARD OF ADJUSTMENTS. GIVE A CALL IF YOU HAVE ANY QUESTIONS OR CONCERNS. BEN MAY → 512.507.9664
I CAN ALSO SHOW YOU THE PROPOSED UPDATES & LOCATION IF YOU'D LIKE.
- THANKS! -

D-2/20-PRESENTATION

Support for Garage Setback Reduction Variance: 1605 Brackenridge Street

I am in support, or have no opposition to, the Variance Application for 1605 Brackenridge St: to reduce the Rear Setback from 25 feet to 5 feet.

I believe the proposed variance:

- Is necessary due to the nature of the lot
- Will improve the neighborhood by replacing a degraded non-compliant structure
- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue

Sincerely,

Andrew McDonald Steel

Owner (Printed/Signature)

1609 DRAKE

Address

D-2/21-PRESENTATION

Support for Garage Setback Reduction Variance: 1605 Brackenridge Street

I am in support, or have no opposition to, the Variance Application for 1605 Brackenridge St: to reduce the Rear Setback from 25 feet to 5 feet.

I believe the proposed variance:

- Is necessary due to the nature of the lot
- Will improve the neighborhood by replacing a degraded non-compliant structure
- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue

Sincerely,

BEN + STACY MAY

Owner (Printed/Signature)

1611 BRACKENRIDGE ST.

Address