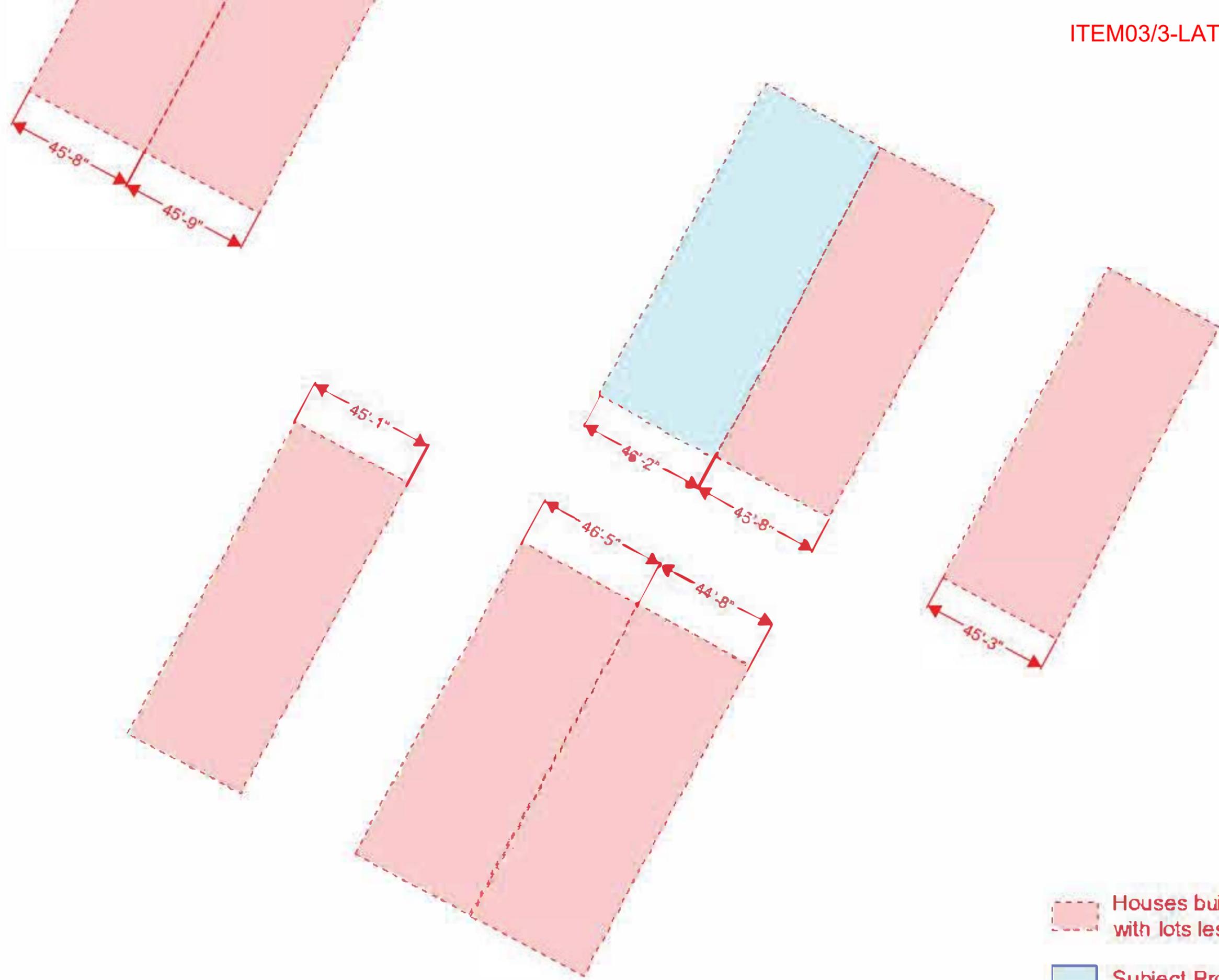


1:500



-  Houses built in the last 8 years with lots less than 50' wide
-  Subject Property



 Houses built in the last 8 years with lots less than 50' wide

 Subject Property

 30'-0"



-  Houses built in the last 8 years with lots less than 50' wide
-  Subject Property

806 W. James St

Lot Size: 5,896 SF
Lot Width: 46.1'

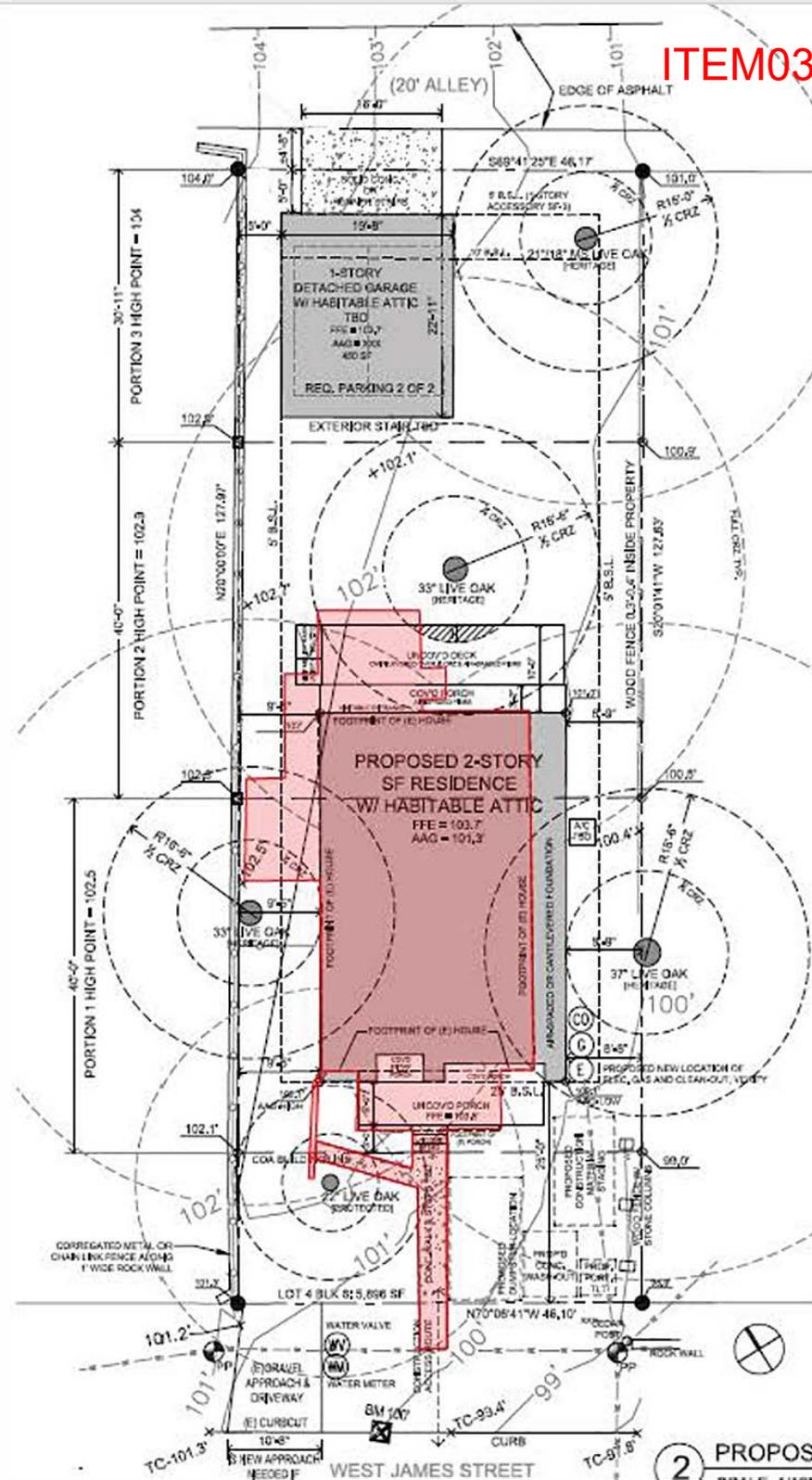
PROPOSED

Building Coverage: 1,698 SF 28.8% (40%)
Impervious Coverage: 2,253 SF 38.2% (45%)
FAR: 2,345 SF 39.8% (40%)

EXISTING

Building Coverage: 1,081 SF 18.3%
Impervious Coverage: 1,320 SF 22.3%

ITEM03/5-LATE BACKUP



AUSTIN, TX
512.653.2214
kate@kathastingsdesign.com
www.kathastingsdesign.com
kathastingsdesign

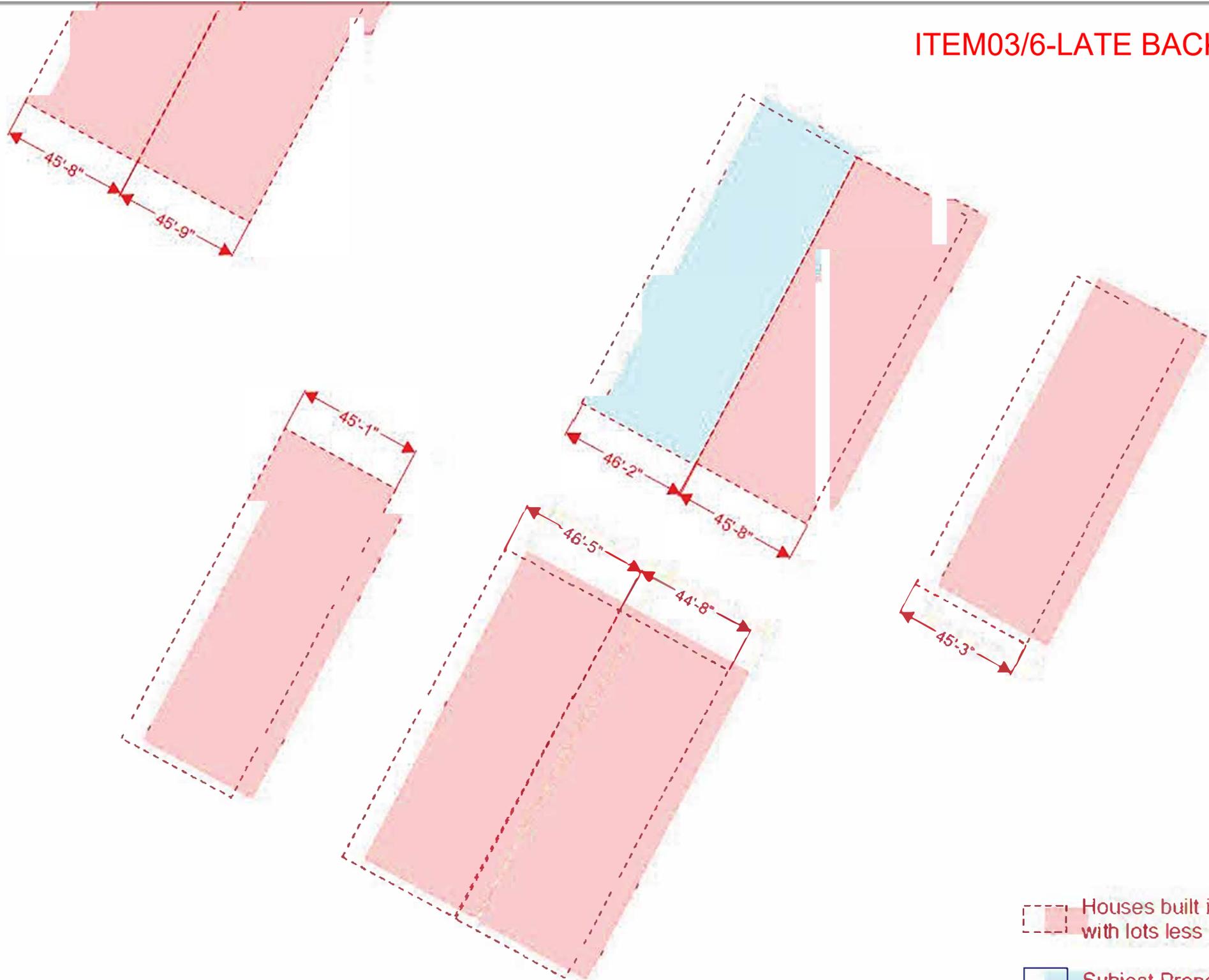
808 W. JAMES STREET, AUSTIN, TX
DESIGN DEVELOPMENT

09.152021

ISSUED FOR PROGRESS - NOT FOR CONSTRUCTION. REGULATORY USE, OR PERMITTING

2 PROPOSED PLOT PLAN

ITEM03/6-LATE BACKUP



30'-0"

-  Houses built in the last 8 years with lots less than 50' wide
-  Subject Property

ITEM03/7-LATE BACKUP



August 14, 2023

To the Board of Adjustment:

The Bouldin Creek Neighborhood Association (BCNA) supports the applicant's variance request at 806 W. James St., Case #C15-2023-0036.

We are satisfied that the applicant has reached out to adjacent neighbors, as well as the neighborhood zoning committee with their plans.

The BCNA has considered the applicant's case and supports this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Thom Parker", written over a white background.

Thom Parker
President

Bouldin Creek Neighborhood Association, P.O. Box 3683, Austin, Texas 78764