

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 14, 2013

CASE NUMBER: C15-2013-0100

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett
____ Cathy French (SRB only)

APPLICANT: Eduardo Nunez

OWNER: Nathan New

ADDRESS: 8016 TAHOE PARKE CIR

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 35% to 37.8% in order to erect a covered patio for a single-family residence in an "SF-1", Single-Family Residence (Large Lot) zoning district.

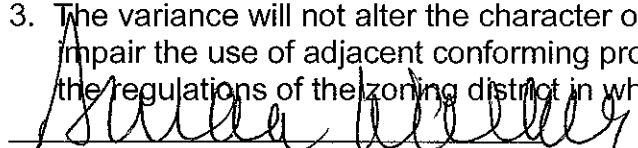
The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% to 43.6% in order to erect a covered patio for a single-family residence in an "SF-1", Single-Family Residence (Large Lot) zoning district.

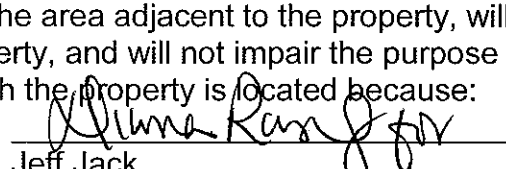
BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to November 14, 2013, Board Member Bryan King second on a 7-0 vote; **POSTPONED TO NOVEMBER 14, 2013.**

BOARD'S DECISION: POSTPONED TO DECEMBER 9, 2013 (RE-NOTIFICATION NEEDED)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. 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:


Susan Walker
Executive Liaison


Jeff Jack
Chairman

C15-2013-0100

Supplemental Submission to the Board of Advisors:

On October 16, 2013, through my agent, Brian Ritter of PCCI, Inc, I presented to the Board of Advisors a request for variances to Section 25-2-492(D).

The board voted to postpone the decision until November 14 to give us time to submit a revised proposal. In preparation for this November 14th meeting, we have done the following:

- A) Personally visited with 29 of the property owners in our immediate neighborhood asking for their approval and support of this board granting this variance and for the construction of our covered patio.
- B) Engaged All Star Land Surveying in order to 1) provide the board with a better copy of the survey as requested by the board, and 2) confirm the exact measurements of the lot size and the existing Building and Impervious coverage amounts.
- C) Redesigned and reduced the size of the planned covered patio: reduced the depth of the concrete patio by six feet (Exhibit 5).
- D) Recalculated the building and impervious coverage (based on the updated survey) with and without the redesigned patio. See Exhibit 1.

Results and Findings:

- A) 100% of the neighbors with whom we met enthusiastically supported the variance with their encouragement and signatures. See Exhibits 2 and 3.
- B) The updated Survey provided the following facts (Exhibit 4):
 - 1. The Lot size is 10,799 square feet, less than ¼ acre. (Please note that the minimum SF-1 Lot size is 10,000 square feet and the minimum size for the next larger category is approx. 43,000 square feet). **Our lot is not only small for the neighborhood, but it is on the lower end of all SF-1 lots.**
 - 2. The existing building coverage measured to the outside, including garage, covered front porch – total footprint is 3,759.88, or 34.8%. We have made NO alterations to this footprint since moving to the property in 2005.
 - 3. The existing impervious coverage, including the drive way, entry walks, porches AND landscaping rocks to divide the beds from the yard is 4,580 or 42.41%. Again, we have made no change to the impervious coverage since moving into the house in 2005.
- C) After considering the revised patio design and updated survey, the variances being requested are as follows (See Exhibit 1 for detail calculations):
 - 1. Building Coverage, a variance to 37.9%, or 314 square feet.
 - 2. Impervious Coverage, a variance to 44.54%, or 490 square feet, of which 260 square feet is for the existing structure as built in 1999 and purchased by us in 2005. The additional coverage being requested is 230 square feet.

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Reasons to approve the variance requests:

- A) This 10,799 square feet corner lot is smaller than lots in the neighborhood AND is on the lower end for the SF-1 lots in general, the minimum being 10,000 square feet.
- B) No other variances relative to setbacks, easements etc are required.
- C) The governing HOA and its Architectural Review Committee have approved and welcomed the Covered Patio as evidenced by the letter of approval.
- D) The surrounding neighbors overwhelmingly support this board granting a variance as evidenced by the signatures of 29 property owners immediately surrounding our lot. A 100% approval rate of the neighboring property owners that we were able to engage. Please see Exhibits 2 and 3 for the signatures of the supporting property owners and map of their locations relative to the property in question.
- E) If necessary, we are willing to commit to the installation of a substantial rain water collection system to mitigate the runoff effect of the additional building and impervious coverage.
- F) We, Nathan and Brenda New, want to expand our outdoor living in our "Pursuit of Happiness". At the same time, we believe in the responsibility to the community and that our individual pursuits should not cause a hardship or undue burden on that community or other individuals. We believe this particular pursuit does not, when taken as a whole, cause or contribute to any undue burden on the City as a whole, our neighborhood, or any other individual property owner.

Accordingly, we respectfully request the variances described above.

Nathan and Brenda New
8016 Tahoe Parke Circle
Austin Texas 78726

C15-2013-0100

Exhibit 1

Coverage Calculations
Amounts in Square Feet

Lot Size:	10,799	
Building Coverage		
Livable Space	2,976	
Garage / Storage	644	
Front Porch - Covered	140	
Existing Building Coverage	3,760	34.8%
New Patio - Additional Building	331	
Proposed Building Coverage	4,091	37.9%
Building Coverage at 35%	3,780	35.0%
Variance Requested	311	
Impervious Coverage		
Building Coverage	3,760	
Drive Way	520	
Entry Walks	133	
AC Pad (2)	18	
Back Patio	122	
Stone bed dividers - no grout	27	
Existing Impervious Coverage	4,580	42.4%
New Patio - Additional Impervious Cover	230	
Proposed Impervious Cover	4,810	44.5%
Impervious Coverage at 40%	4,320	40.0%
Variance Requested	490	

Exhibit 3

C15-2013-0100



N

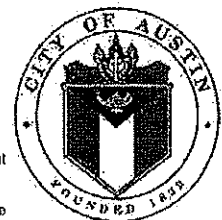


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0100
LOCATION: 8016 Tahoe Parke Circle



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

C15-2013-0100

PETITION TO THE CITY OF AUSTIN BOARD OF ADJUSTMENT

We, the property owners neighboring Nathan and Brenda New of 8016 Tahoe Parke Circle urge the City of Austin Board of Adjustment to approve their variance request submitted for consideration on November 14, 2013. We have seen the drawings and measurements of the covered patio in question and we understand that this patio will result in a variance of approximately 200 square feet. Based on representations from Nathan and Brenda New, we also understand that this patio project will NOT violate any set-back, easement, parking, drainage or other code requirements except for the ratio of building and impervious cover to the overall property size.

Despite the building and impervious cover ratio variance, we support their plans to build the patio. Their plans are consistent with the letter and the spirit of building standards of this community and will enhance their property and accordingly, it will enhance the neighborhood community as a whole. Further, the New's Patio plans have been reviewed and enthusiastically approved by The Parks Neighborhood Association.

Again, we urge the Board of Adjustment to approve the New's application for variance.

No.	Property Owner Name	Signature	Street Address in Austin
1	KEZANEY BARTOLI	Allen Bartoli	8022 TAHOE PARKE CIR
2	Jody I Bartoli	Jody I Bartoli	8022 TAHOE PARKE CIR
3	Keri Arnhold	Keri Arnhold	12201 KLONDIKE RUSH PT
4	Howard Joubin	Howard Joubin	12200 Klondike Rush Pl
5	Michael Fay	Michael Fay	8038 Tahoe Parke Circle
6	Greg Sgrovi	Greg Sgrovi	8016 Tahoe Parke Circle
7	MARK MILLS	Mark Mills	8070 Tahoe Parke Cir
8	Mike Handley	Mike Handley	8042 Tahoe Parke Cir
9	Pete Isburgh	Pete Isburgh	8037 Tahoe Parke Cir
10	MARIA GOULF	Maria Goulf	8025 Tahoe Parke Cir
11	Shropel	Shropel	12217 Klondike Rush Pt

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Despite the building and impervious cover ratio variance, we support their plans to build the patio. Their plans are consistent with the letter and the spirit of building standards of this community and will enhance their property and accordingly, it will enhance the neighborhood community as a whole. Further, the New's Patio plans have been reviewed and enthusiastically approved by The Parks Neighborhood Association.

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No.	Property Owner Name	Signature	Street Address in Austin
12	2731, INC	Mr. Sullivan, Pres	8007 Tahoe Parke Cir.
13	John & Kimberly Boyle	[Signature]	8000 Tahoe Parke Cir.
14	Matt Vaughn	[Signature]	8141 Tahoe Parke Circle
15	Bob Lammius	[Signature]	12208 Winton Parke Circle
16	Halfwode PISSENIER	[Signature]	12204 Winton Parke Circle
17	WILLIAM R. LUTHOFF	[Signature]	12300 Klondike Rush Pt Austin TX
18	Jason McDonald	[Signature]	12302 Klondike Rush Pt Austin TX
19	Thomas Coyne	[Signature]	12305 Klondike Rush Pt Austin TX
20	Rachel Laine	[Signature]	12305 Klondike Rush Pt
21	ROBIN SHAW Robin Shaw	[Signature]	12301 KLONDIKE RUSH PT
22	Mary McKelvey	[Signature]	12205 Klondike Rush Pt

CS 2013-000

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Again, we urge the Board of Adjustment to approve the New's application for variance.

No.	Property Owner Name	Signature	Street Address in Austin
23	Alan F. Rusk	Alan F. Rusk	12203 Klondike Rush Pt. Austin TX 78726
24	Christine Duggan	C. Duggan	8008 Tahoe Parke Cir Austin TX 78726
25	DAVID NELSON	David Nelson	8012 TAHOE PARKE CIR AUSTIN TX 78726
26	JANICE ILES	Janice Iles	8004 Tahoe Parke Cir
27	Craig Carter	Craig Carter	8001 Tahoe Parke Cir. 78726
28	Eros Frans	Eros Frans	12202 Klondike Rush
29	Lisa Miller	Lisa Miller	8133 Tahoe Parke Circle 78726
30			
31			
32			
33			

LEGEND

- CALCULATED POINT
- 1/2" ROD FOUND
- //— WOOD FENCE
- BL BUILDING LINE
- EE ELECTRIC ESMT
- () RECORD INFORMATION
- WM WATER METER
- CR CABLE RISER
- ER ELECTRIC RISER
- TE TELEPHONE RISER
- AC AIR CONDITIONER
- ON INSIDE OF SUBJECT BOUNDARY

BEARING BASE
 THE BEARINGS SHOWN HEREIN ARE BASED ON AN IRON ROD FOUND AT THE NORTHWEST END OF RADIUS LOCATED AT THE INTERSECTION OF WATERTON PARKE CIRCLE AND TAHOE PARKE CIRCLE, LOT 35, BLOCK A AND AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 35, BLOCK A, HAVING A CALCULATED BEARING AND DISTANCE OF S 82°20'05" E 89.12' AND A FOUND DISTANCE OF 89.11'.

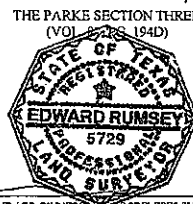
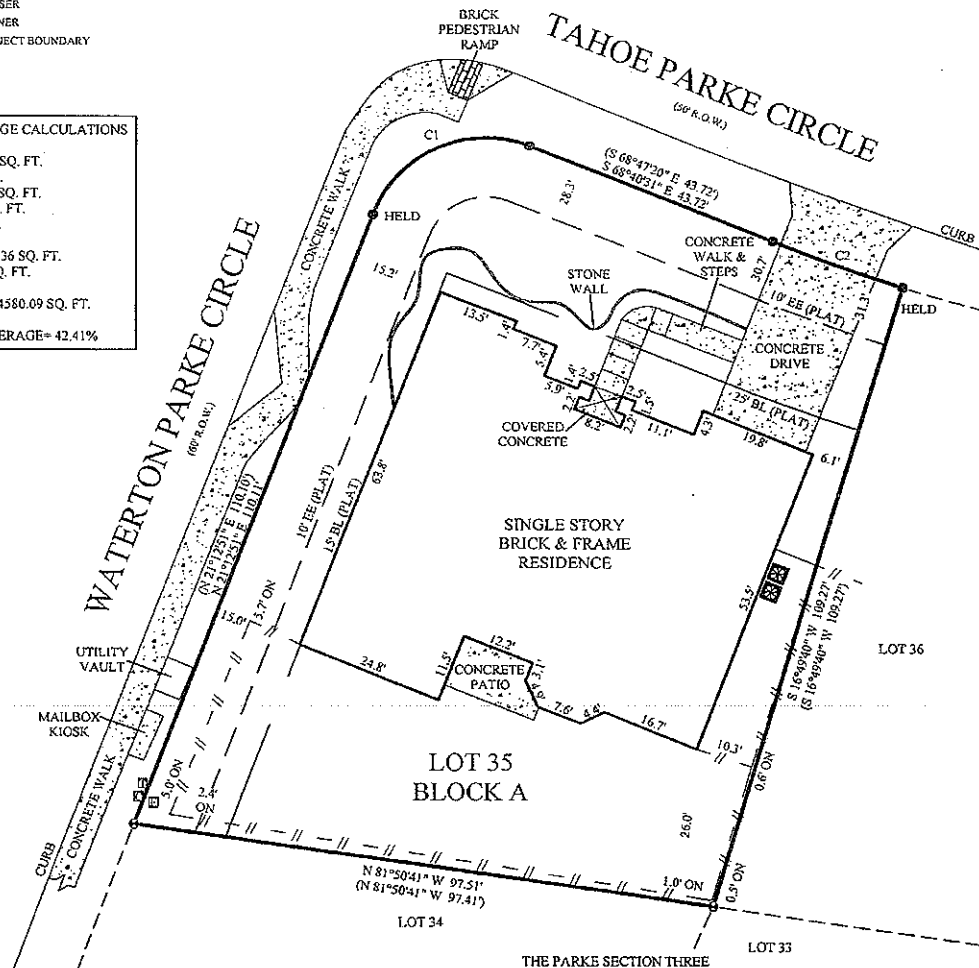
CURVE	RADIUS	ARC	BEARING	CHORD
C1	20.60'	31.58'	N 65°47'12" E	28.40'
(C1)	20.60'	31.41'	N 65°12'45" E	28.28'
C2	300.00'	22.99'	S 70°35'04" E	22.69'
(C2)	300.00'	22.55'	S 70°18'50" E	22.54'

IMPERVIOUS COVERAGE CALCULATIONS

BOUNDARY= 10799.18 SQ. FT.
 HOUSE= 3759.88 SQ. FT.
 ENTRY WALK= 132.94 SQ. FT.
 DRIVEWAY= 519.69 SQ. FT.
 AC PADS= 18.00 SQ. FT.
 PATIO= 122.15 SQ. FT.
 PUBLIC SIDEWALK= 0.36 SQ. FT.
 STONE WALL= 27.07 SQ. FT.

TOTAL IMPERVIOUS= 4560.09 SQ. FT.

PERCENTAGE OF COVERAGE= 42.41%



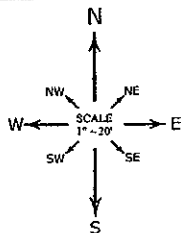
TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

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, CERTAIN 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

LOT 35, BLOCK A, THE PARKE, SECTION 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 92, PAGE 219, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



ALLSTAR
Land surveying

9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 WWW.ALLSTARLANDSURVEYING.COM

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0240H PANEL: 0240H DATED: SEPTEMBER 26, 2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

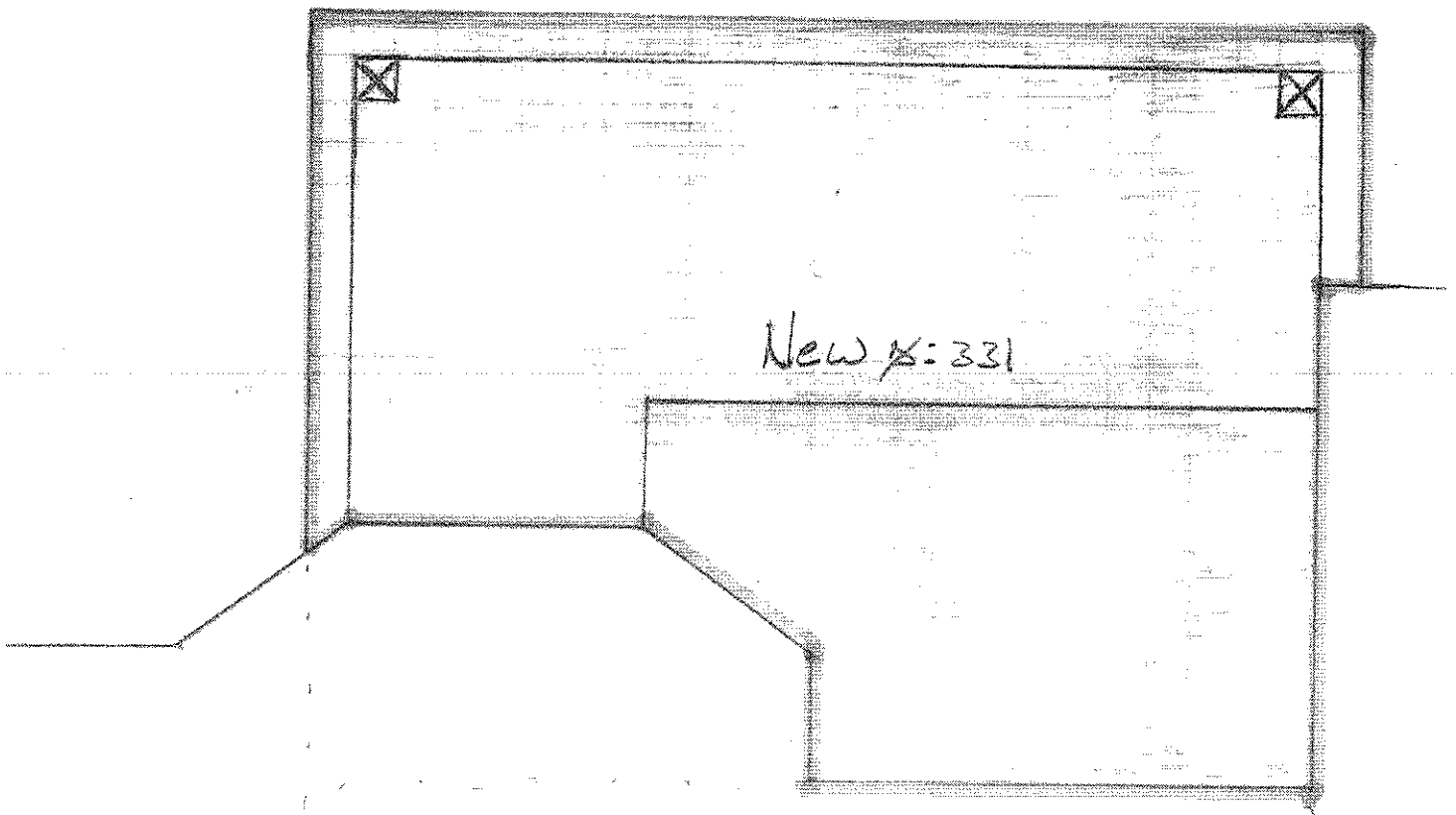
ADDRESS

NATHAN NEW AND BRENDA R. NEW
 8016 TAHOE PARKE CIRCLE
 AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	NOVEMBER 08, 2013	FILED BY:	BOBBY COOMBS	11/07/2013
TITLE CO.:	-	CALC BY:	CHRIS ZOTTER	11/08/2013
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	11/08/2013
JOB NO.:	A1101813	RPLS CHECK:	EDWARD RUMSEY	11/08/2013

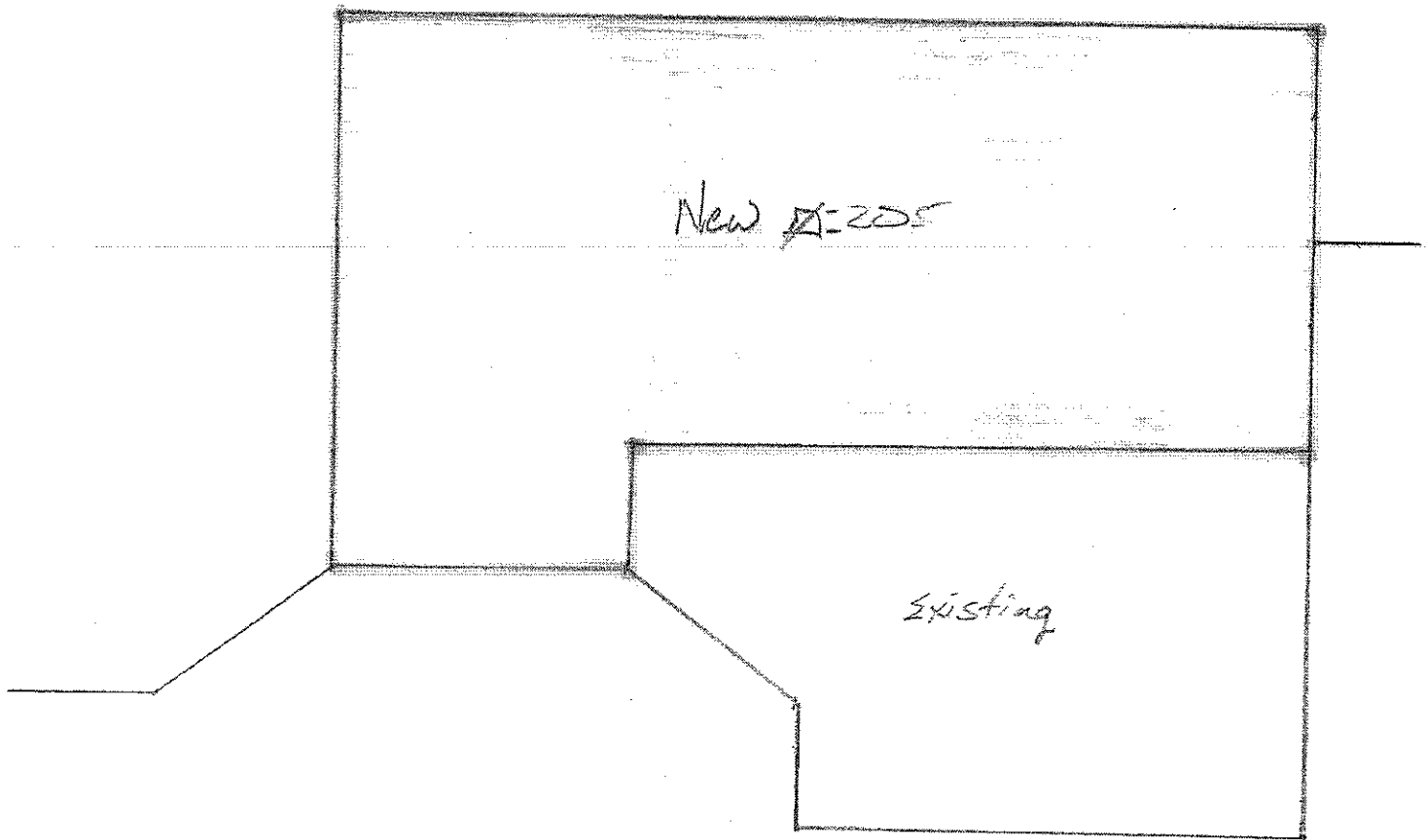
C15-2013-0100

"Added" Building Coverage 331 x

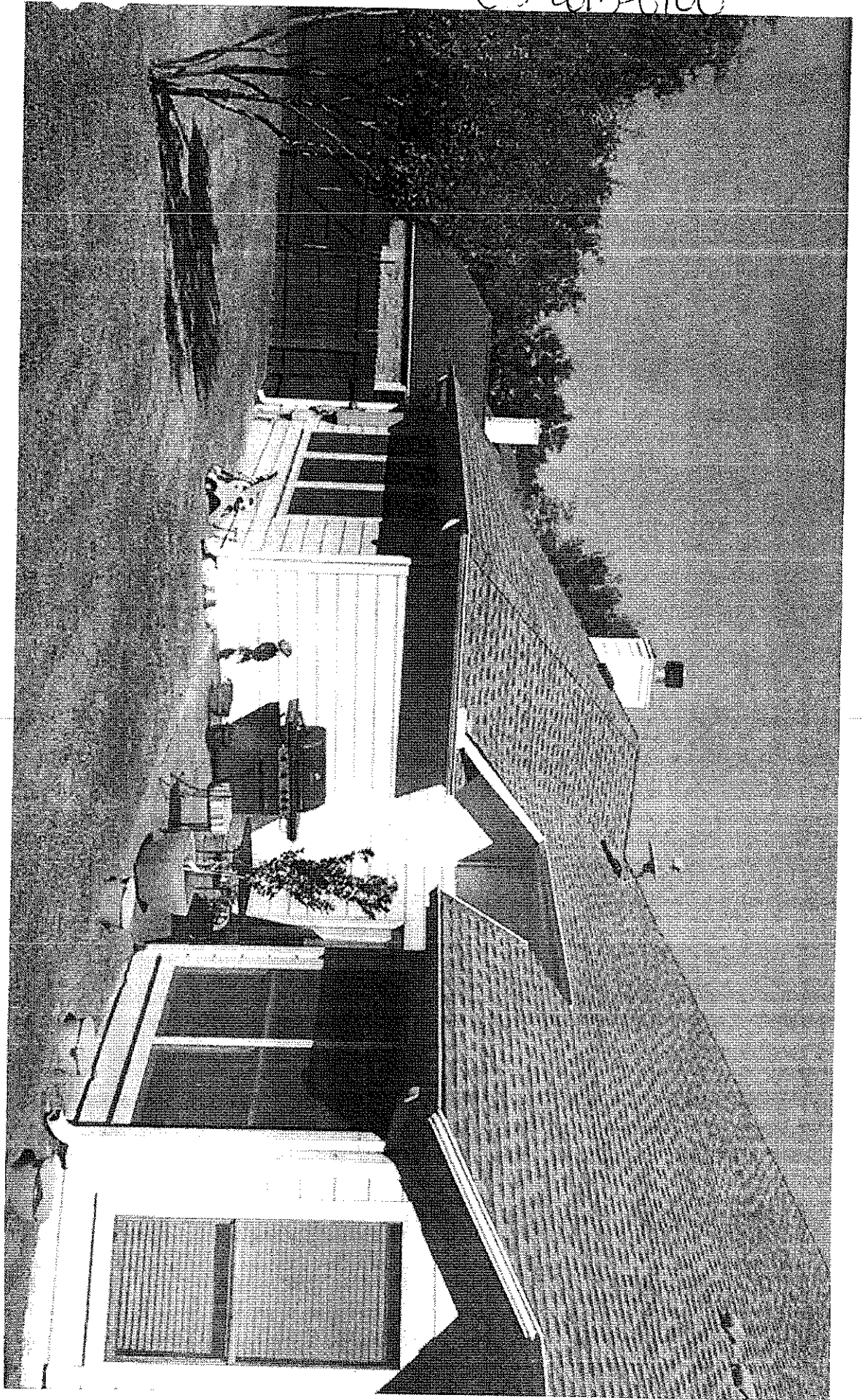


CIS-1013-0100

"Added" Impervious Coverage 205~~±~~



C 5-2013-0100



CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 14, 2013

CASE NUMBER: C15-2013-0100

____ Jeff Jack
____ Michael Von Ohlen **Motion to Postpone**
____ Nora Salinas
____ Bryan King **2nd the Motion**
____ Fred McGhee
____ Melissa Hawthorne
____ Stuart Hampton - Sallie Burchett(OUT)
____ Cathy French (SRB only)

APPLICANT: Eduardo Nunez

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FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
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Susan Walker
Executive Liaison



Jeff Jack
Chairman

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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Case Number: C15-2013-0100 – 8016 Tahoe Parke Circle
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 14th, 2013

Gregg Cochran
Your Name (please print)

☒ I am in favor
☐ I object

12213 Waterton Parke Circle, Austin, 78726
Your address(es) affected by this application

Susan Walker
Signature

10/7/13
Date

Daytime Telephone: 512-788-3281

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: C15-2013-0100 – 8016 Tahoe Parke Circle

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 16th, 2013

A. LEAHMY BATON

Your Name (please print)

8016 TAHOE PARKE CIR

78726

Your address(es) affected by this application

A. Leahmy Baton

Signature

Date

Daytime Telephone: 512-922-4059

Comments:

I HAVE NO OBJECTION
TO THE VARIANCE

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P.O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2013-0100 – 8016 Tahoe Parke Circle
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, September 16th, 2013

Carele Anne Hiffin
 Your Name (please print)

☒ I am in favor
☐ I object

12004 Klondike Rush Pt, Austin, TX
 Your address(es) affected by this application

Carele Anne Hiffin
 Signature

9/9/13
 Date

Daytime Telephone: 512-219-8197

Comments: I have no objection to my neighbor adding a covered patio

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

CASE # not provided

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

C15-2013-0100
TP-0 16234-0438
ROW-11002085

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

STREET ADDRESS: 8016 Tahoe Parke Circle, Austin Texas 78726

LEGAL DESCRIPTION: Subdivision - The Parke Section 5

Lot(s) 35 Block A Outlot _____ Division: _____

Edvardo Nunez

I, James Keough, on behalf of myself/ourselves as authorized agent for Nathan New affirm that on June 26, 2013, hereby apply for a hearing before the Board of Adjustment for consideration to ATTACH a COVERED PATIO to the home at the address above in SF-1 zoning district.

NOTE: 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 support documents.

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

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
 - The zoning, SF-1, of this property is not in question

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property because:
 - This is a corner lot and the lot itself is smaller than the neighboring lots in the neighborhood. Due to the lack of property square footage, similar improvements that have been made by neighbors exceed the building coverage and impervious coverage amounts allotted by the City on this property.
- (b) The hardship is not general to the area in which the property is located because:
 - This corner lot is smaller than other neighboring lots

AREA CHARACTER:

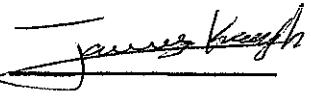
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
 - a. The covered patio contemplated will be constructed of material consistent with the existing structure and neighboring homes. Furthermore, the project, as presented to this Board, has been approved by The Parks Home Owners Association as evidenced by the attached notice and congratulations.
 - b. The amount of the variance is relatively minor and the plans allow for ample backyard, grass and landscaping consistent with the neighboring homes. Furthermore, the project does not require other variances from other restrictions such as setbacks or easements.
 - c. This improvement would greatly reduce the heat gain currently experienced in the mostly glass wall area due to the lack of any existing cover/overhang and the exposure to direct sunlight to the area.
 - d. This improvement would not impede drainage on the property nor adjacent lots

Parking:

4. The proposed project will not alter the parking on the property nor the neighboring property because:
 - This improvement is located in the back yard where there is no parking.

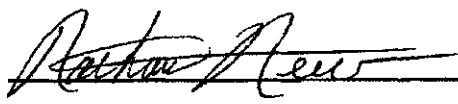
Note: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. (Noted)

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

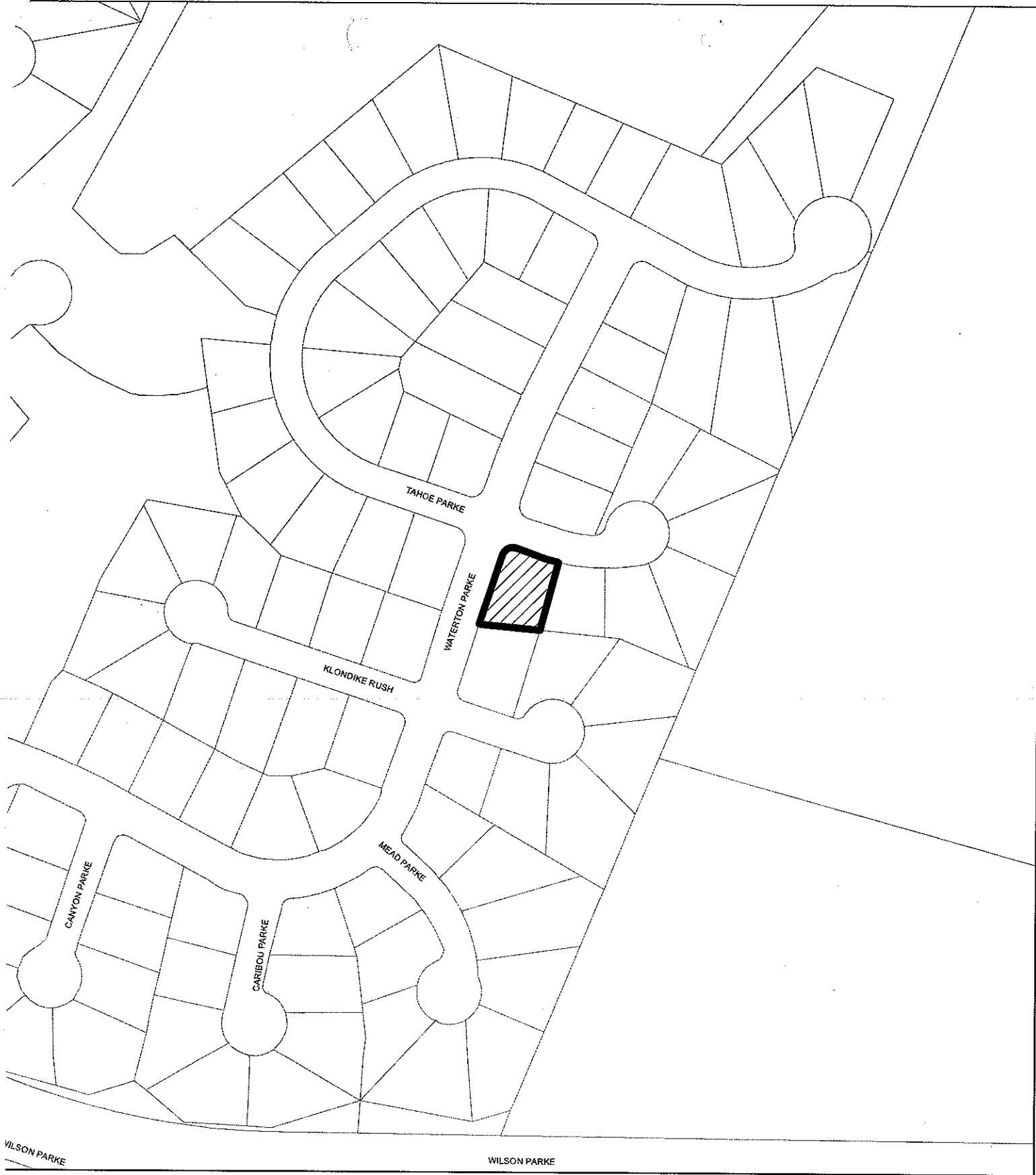
Signed:  Mail address: james@pccusa.com
City, State, & ZIP 131 Tonkawa Ridge, Hutto, TX 78634

Printed Name: James Keogh Phone: 512-244-7799

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

Signed:  Mail address: 8016 Tahoe Parke Circle
City, State, & ZIP Austin, Texas 78726

Printed Name: Nathan New Phone: 817 291 3292 (Cell Phone)

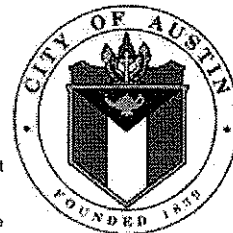


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0100
LOCATION: 8016 Tahoe Parke Circle



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

TPH-Parke HOA
c/o Goodwin Management
11149 Research, Suite 100
Austin TX 78759-5227
Voice (512) 852-7927 fax 512-346-4873
james.browder@goodwintx.com

Date: Jun 14, 2013

Project Ref: [39621428] 8016 Tahoe Parke Cir

Nathan New
8016 Tahoe Parke Cir
Austin TX 78726

Dear Nathan New,

I am pleased to inform you that the TPH-Parke HOA Arc Committee has approved your application for the following project item(s):

Patio Extension & Patio Cover Extension

The approval is contingent upon compliance with the specifications set forth in the approved application. If your change or addition requires a county, city or state permit, it must be obtained before construction.

We feel this improvement will make a fine addition to our community and look forward to its completion. If you have any questions, please feel free to contact our office at (512) 852-7927 or via email james.browder@goodwintx.com.

Sincerely,

Architectural Control Committee

Walker, Susan

From: Eduardo Nunez [REDACTED]
Sent: Friday, August 30, 2013 1:10 PM
To: Walker, Susan
Cc: Ed Fisher
Subject: 8016 Tahoe Park Circle

Dear Ms. Walker,

Thanks for calling me back today in regard Mr. Nathan New's 19' X 24' patio Cover project on 8016 Tahoe Park Circle.

As per Karen Palacios' Residential Plan Review Report dated 6/17/13 states that to to proceed with the project, we would need to go through your BOA to get approval as per the following:

	Code.	Actual
Impervious coverage	40. %	43.6
Building coverage	35. %	37.8

As you can see, we are just over the limits set by the city by less than 10% and we have requested a variance based on this and also in the fact that we are in a corner lot and other houses in the neighborhood are in the same situation.

I appreciate you looking into this request and please feel free to call me or send me an email with any questions or comments.

Sincerely,

Eduardo Nunez

