

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: _____

Applicant Name (typed or printed): David Cancialosi c/o Permit Partners, LLC

Applicant Mailing Address: 105 W. Riverside Dr. #225

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-593-5361

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: _____

Owner Name (typed or printed): Valla Djafari

Owner Mailing Address: 2009 Lakeshore Dr.

City: Austin State: TX Zip: 78746

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: David Cancialosi c/o Permit Partners, LLC

Agent Mailing Address: 105 W. Riverside Dr. #225

City: Austin State: TX Zip: 78704

Phone (will be public information): 513-593-5361

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).

Please see attachment.

REQUESTED VARIANCES

1. IMPERVIOUS COVER

1. Increase from 35% to 66% on 0-15% Slope
2. Increase from 10% to 88% on 15-25% Slope
3. Increase from 5% to 9% on 25-35% Slope
4. Increase from 0% to 31% on 35-100% Slope

2. PROPOSED SETBACKS

1. Front yard changed from Lakeshore to Island Way per COA
2. Avoid impacting Existing Protected/Heritage Tree CRZs
3. Proposed Setbacks
 - Front Yard: 40' Front Yard Setback per COA
 - Street Yard: 25' Street Yard Setback per COA (Island Way)
 - Rear Yard: 10' Rear Yard Setback per COA
 - Existing Structure at 0'
 - To be made Compliant with 10' Setback
- Street Yard: 5' Street Yard Setback (Lakeshore Drive)

LAKESHORE RESIDENCE
Board of Adjustments

July 24, 2017



Matt Fajkus Architecture
900 East 6th Street
Suite 100
Austin, Texas 78702

512.432.5137

www.mattfajkus.com

11/2/2017

EXISTING CONDITIONS

Front Setback: 7'
 Side Setback: 0'
 Street Side: 0'
 Rear Setback: N/A faces lake
 Easements: N/A

ALLOWABLE CONDITIONS

Front Setback: 40' from Lakeshore Dr.
 Side Setback: 10'
 Street Side: 25' from Island Way
 Rear Setback: 10'
 Easements: N/A

PROPOSED CONDITIONS

Front Setback: 40' from Island Way
 Street Side: 5' from Lakeshore Dr.
 Street Side: 25' from Island Way
 Rear Setback: 10' from adjacent lot
 Easements: N/A

PROJECT CONDITIONS

LAKE AUSTIN ZONING & OVERLAY IMPERVIOUS COVER CHART

GROSS SITE AREA = 30,712 SF
 SHORELINE SETBACK AREA = 3,282 SF

SLOPE TOTAL				% IC		% IC	
CATEGORY (%)	AREA (SF)	MULTIPLIER	IC ALLOWED (SF)	IC EXISTING (SF)	EXISTING	IC PROPOSED (SF)	PROPOSED
0-15	11,540	0.35	4,039	8,515	74%	7,564	66%
15-25	185	0.10	19	0	0%	162	88%
25-35	830	0.05	42	0	0%	75	9%
35-100	14,875	0.00	0	0	0%	4,583	31%
TRANSFER PER E	0	0.40	-	-	-	-	-
TOTAL				8,515	-	12,383	-
SHORELINE SETBACK				1,655	-	1,771	-
NET TOTAL				10,170		14,154	

1. Table is based on the information provided in City of Austin Land Development Code 25.2.551(C)(3).
2. This legal tract was recorded prior to April 22, 1982. Per City of Austin Land Status Determination File Number C81-02-0071.

NEW FRONT YARD LOCATION PER CITY OF ADOPTION

Since the angle between L2 and the adjacent property line parallel to Island Way is $<135^\circ$, L2 is the front property line. As such, its setback is 40'. The setback from each respective street is 25'. However, with L2 being the front property line, the interior property line is the rear property line requiring a 20' setback. If a 10' setback is desired, a BOA variance will need to be sought."

Reviewed by COA Staff Susan Barr on August 13, 2015.

NEW SETBACKS BY COA

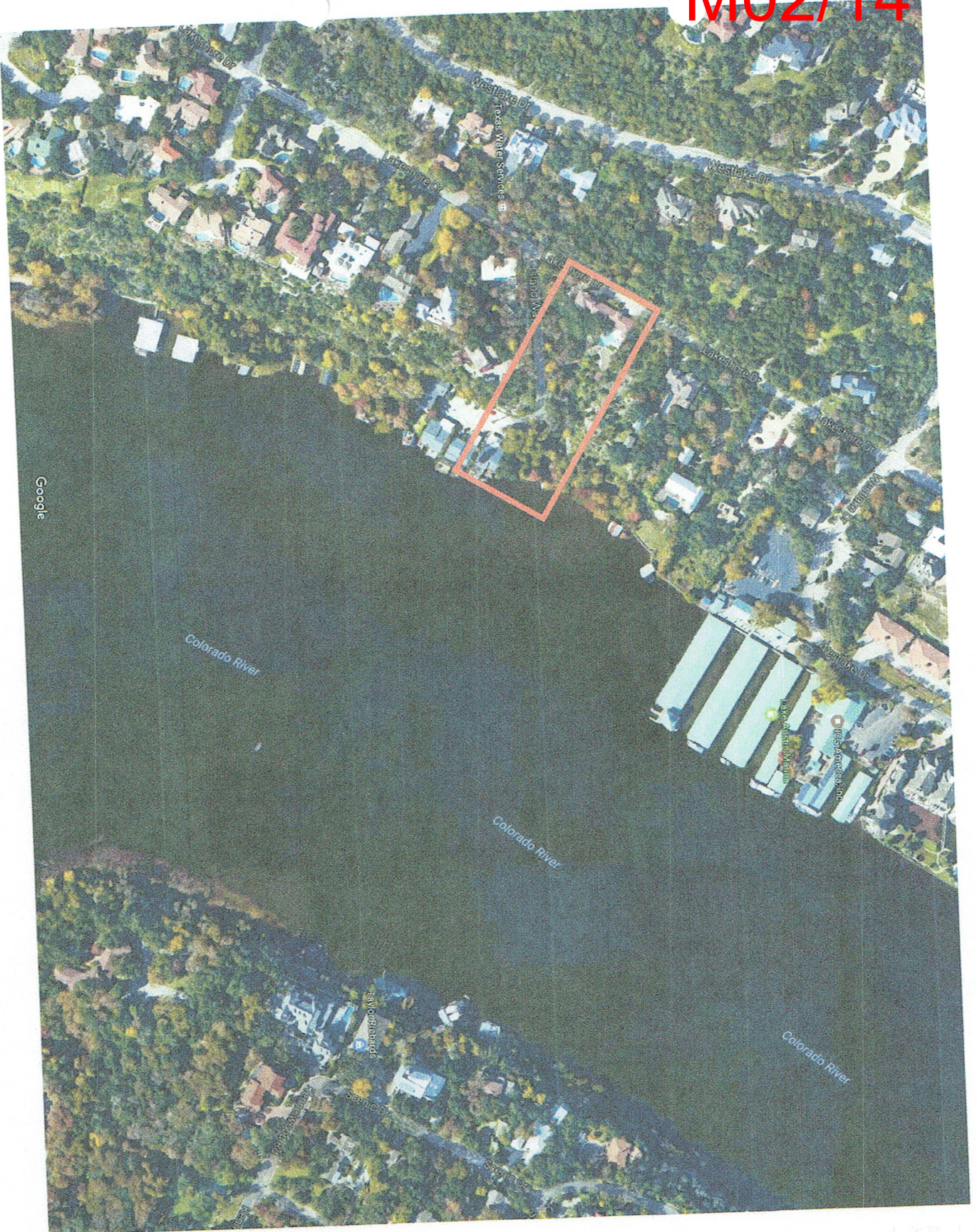
Hand-drawn site plan of a house with various rooms and outdoor areas. The plan includes a 3-car garage, living room, dining room, kitchen, and bedrooms. It also shows a deck, a pool, and a driveway. The plan is annotated with red lines and text, including "10' REAR YARD", "25' STREET YARD", "40' FRONT YARD", and "130°". A yellow line runs along the right side of the property, and a dashed line runs along the left side. The plan is oriented with the house at the top and the driveway at the bottom.



SITE CONTEXT

Scale: Not to Scale
LAKESHORE RESIDENCE
Board of Architects

July 24, 2017



SITE CONTEXT