

BOA CASE REVIEW SHEET**CASE:** c15-2019-0011**BOA DATE:** March 11, 2019**ADDRESS:** 1504 East Lane**COUNCIL DISTRICT AREA:** 6**OWNER:** Jeremy Anderson**AGENT:** Hector Avila**ZONING:** SF-2**AREA:** Lot 26, Lake Austin Village**VARIANCE REQUEST:** Section 25-2-492 (D) front setback**SUMMARY:** To permit construction of a new single family home**ISSUES:** Variance was previously approved but has expired

	ZONING	LAND USES
<i>Site</i>	SF-2	Residential
<i>North</i>	SF-2	Residential
<i>South</i>	LA	Residential
<i>East</i>	SF-2	Residential
<i>West</i>	SF-2	Residential

NEIGHBORHOOD ORGANIZATIONS: 2222 Coalition of Neighborhood Associations, Inc; Bike Austin; Canyon Creek HOA; Friends of Austin Neighborhoods; Glenlake Neighborhood Association; Long Canyon Neighborhood Association; River Place HOA; Sierra Club, Austin Regional Group; Steiner Ranch Neighborhood Association; TNR BCP Travis County Natural Resources

I-2/2



NOTIFICATIONS

CASE#: C15-2019-0011
LOCATION: 1504 EAST LANE



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

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.





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment
General/Parking Variance Application

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: 1504 East Lane

Subdivision Legal Description:
Lot 26 Lake Austin Village

Lot(s): 26 Block(s): _

Outlot: _ Division: Lake Austin Village

Zoning District: SF2

I/We Hector Avila on behalf of myself/ourselves as authorized agent for Robert Jeremy Anderson affirm that on Month January, Day 24, Year 2019, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

- Radio button options: Erect, Attach, Complete, Remodel, Maintain, Other: front setback

Type of Structure: Single Family Structure

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

25-2-492 setbacks, please see attached document from adjacent property 1506 East Lane

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:

Variance was granted for adjacent property to have new setbacks. This will allow for this property to have the same setbacks and everything to flow.

Hardship

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

It is a substandard lot size. The lot next door had a variance and it has new setbacks.

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

Its got SF2 zoning, substandard lot size and the property adjacent has had the lotlines changed already.

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 help this lot be in the character of the area adjacent to the property bc it will give it the same setbacks.

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: Hector Avila Digitally signed by Hector Avila Date: 2019.01.27 09:17:43 -10'00' Date: _____

Applicant Name (typed or printed): Hector Avila

Applicant Mailing Address: 1008 S. Center

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 791-0517

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): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Hector Avila

Agent Mailing Address: 1008 S Center

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 791-0517

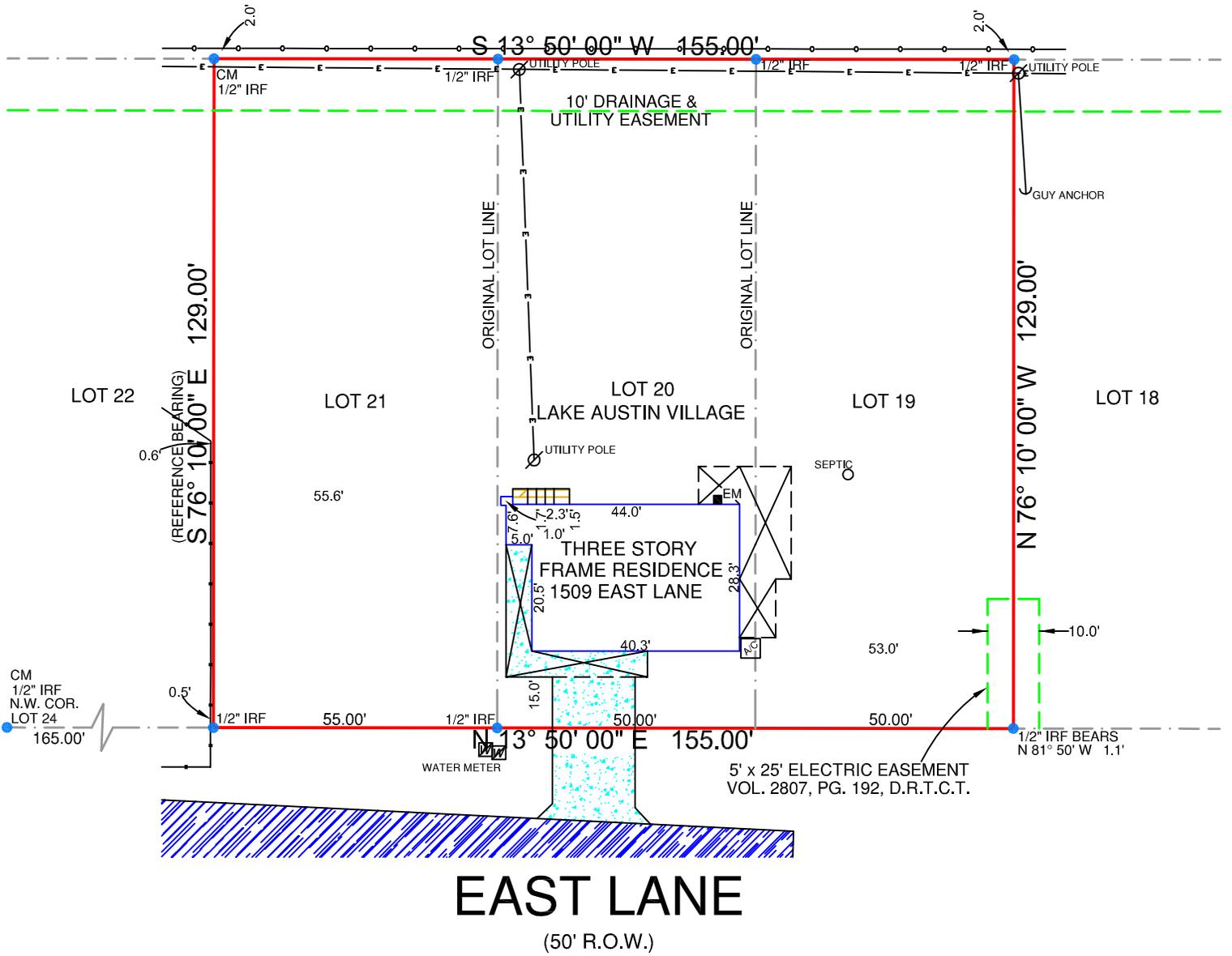
Email (optional – will be public information): [REDACTED]

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).

This variance was previously granted with 1504/06 combined. At the time we were not ready to build and the road had not been extended to this lot. We are seeking the same thing we sought for the lot next door.

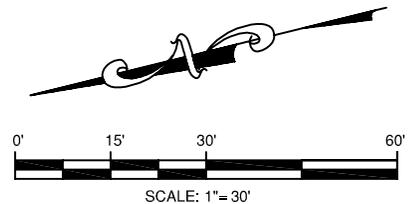
LAKESIDE TERRACE
VOL. 80, PG. 24, P.R.T.C.T.



LEGEND:

—x—x— WIRE 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 BASED ON THE RECORDED PLAT.
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10g)-AGREEMENT, DOC. NO. 2015167161, O.P.R.T.C.T.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
BEING LOTS 19, 20 AND 21, LAKE AUSTIN VILLAGE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 88, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

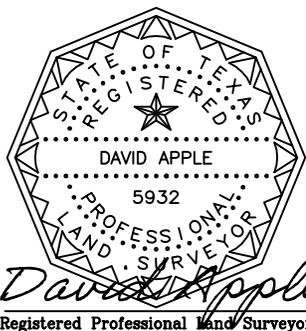
GF. NO.	1710550-TOH
BORROWER	MONTE E. BARTON & JULIE L. BARTON
TECH	TAG
FIELD	TG

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.

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. 48453C0410 H, DATED SEPTEMBER 26, 2008.

DATE: 03/30/17 JOB NO.: 17-02288
FIELD: 03/28/17

1509 EAST LANE, AUSTIN, TX 78732
LOTS 19, 20 & 21, LAKE AUSTIN VILLAGE



DATE: _____
ACCEPTED BY: _____

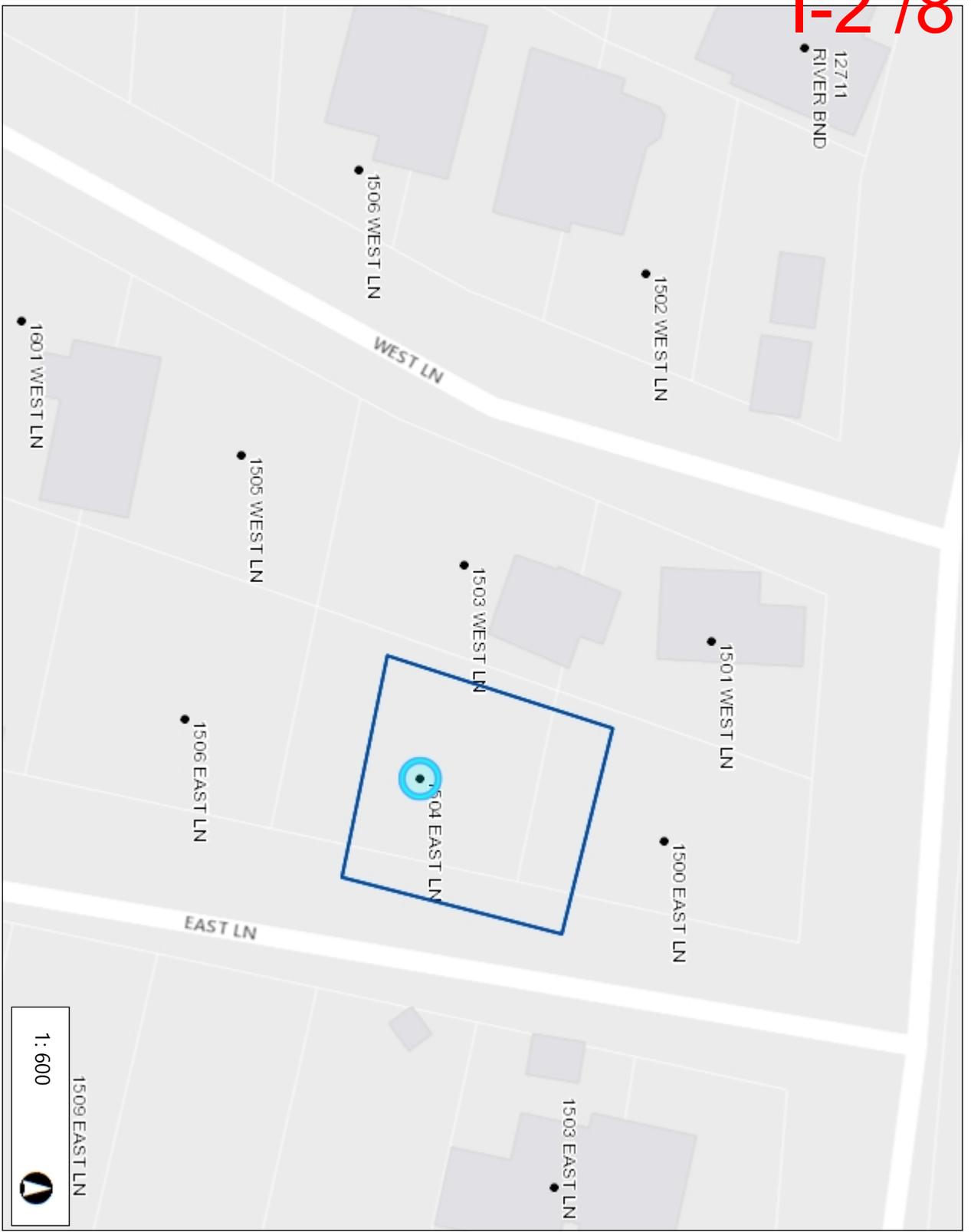


Premier
Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200



Property Profile

1-2 / 8



1:600




NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
2/8/19

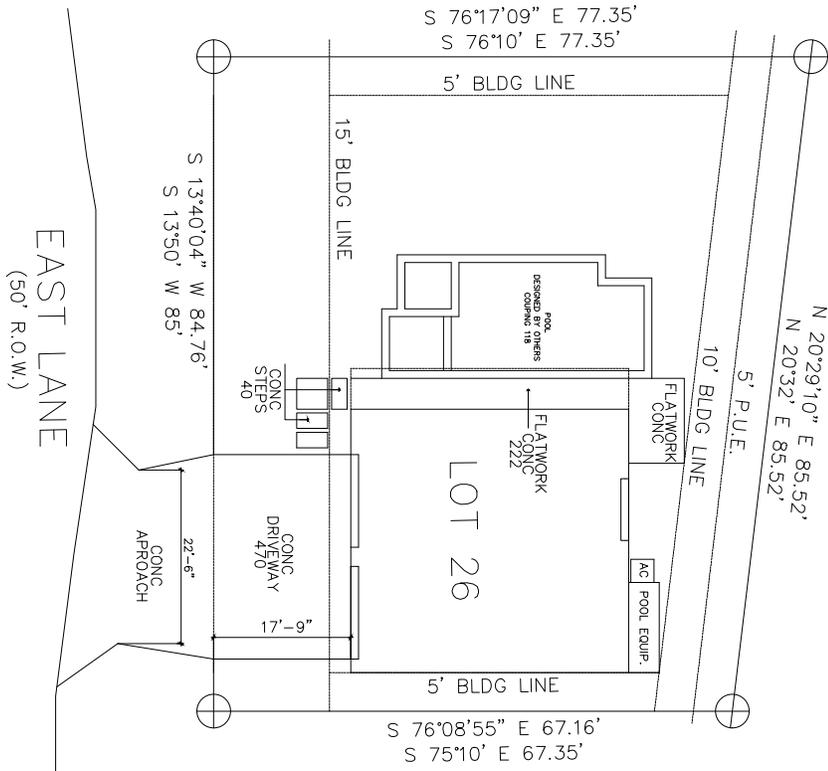
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Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes

Surrounding properties for 1504 East Lane



IMPERVIOUS AREA LOT 6120	
FOUNDATION	1228
AC/POOL PAD	56
DRIVEWAY	470
CONC. STEPS	40
POOL COUPLING	118
FLATWORK	222
TOTAL	2134
TOTAL IMPERV.	34.86%

AREAS	
FIRST FLOOR	148
SECOND FLOOR	1115
TOTAL LIVING	1263
GARAGE	1080
BALCONY	246
TOTAL COVERED	2589

Plan: Richard L. Scharf, Licensed Land Surveyor
 Project: 1504 East Lane, Anderson Residence
 Date: 06-10-18
 Scale: 1/8" = 1'-0"
 This drawing is the property of the Surveyor. It is to be used only for the project and location specified. It is not to be used for any other purpose without the written consent of the Surveyor. The Surveyor is not responsible for any errors or omissions in this drawing. The Surveyor is not responsible for any errors or omissions in this drawing. The Surveyor is not responsible for any errors or omissions in this drawing.

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

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1504 EAST LANE

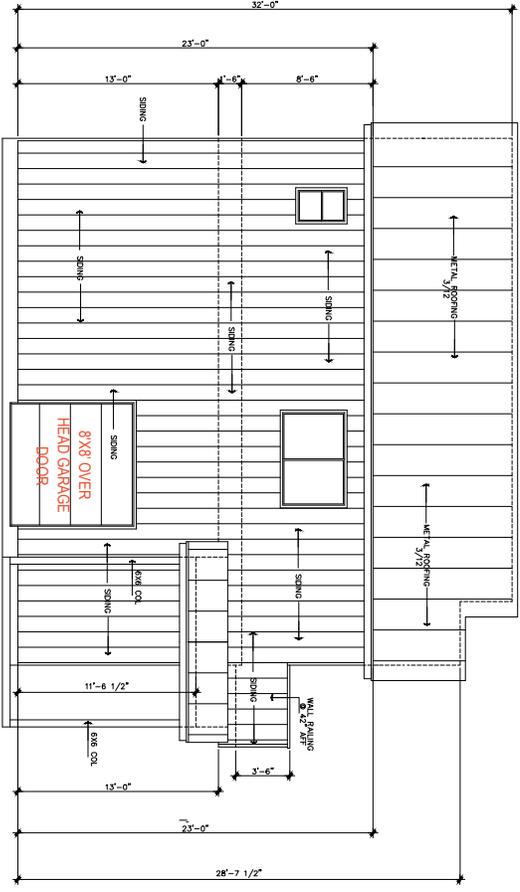
DESIGN ORIGINALS of Texas
home design center

ANDERSON RESIDENCE

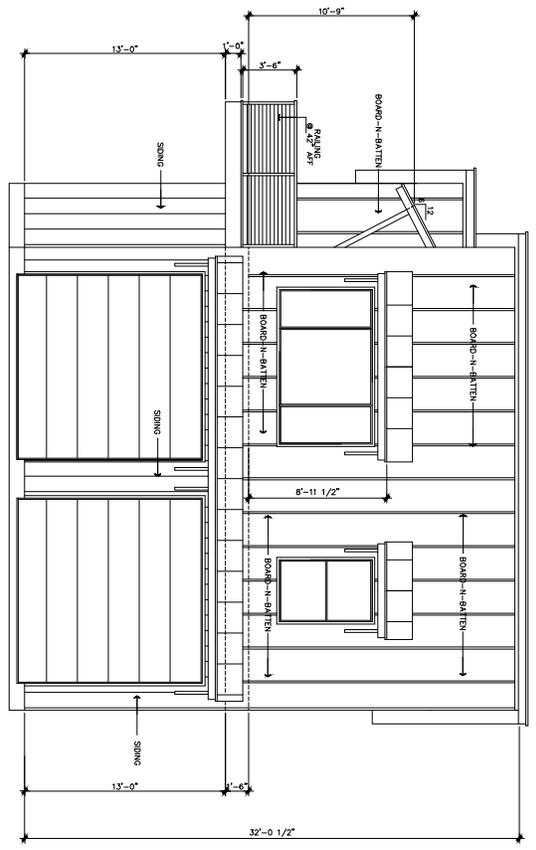
JOB #A10020
 DATE: 06-10-18
 REVISIONS: 12-19-18
 DRAWN BY: JOD/MLD

10713 RR N 620, STE. 412
 AUSTIN, TX 78724
 OFFICE: (512) 331-1776

1 OF 7



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Robert Anderson, P.E. is a Professional Engineer, State of Texas License No. 10713. He is also a Licensed Architect, State of Texas License No. 12171. He is a member of the American Institute of Architects, the American Society of Professional Engineers, and the Texas Society of Professional Engineers. He is also a member of the Texas Society of Professional Architects and the Texas Society of Professional Engineers. He is also a member of the Texas Society of Professional Engineers and the Texas Society of Professional Architects.

FRONT/REAR ELEVATION
SCALE: 1/8" = 1'-0" 22 X 34
SCALE: 1/8" = 1'-0" 11 X 17

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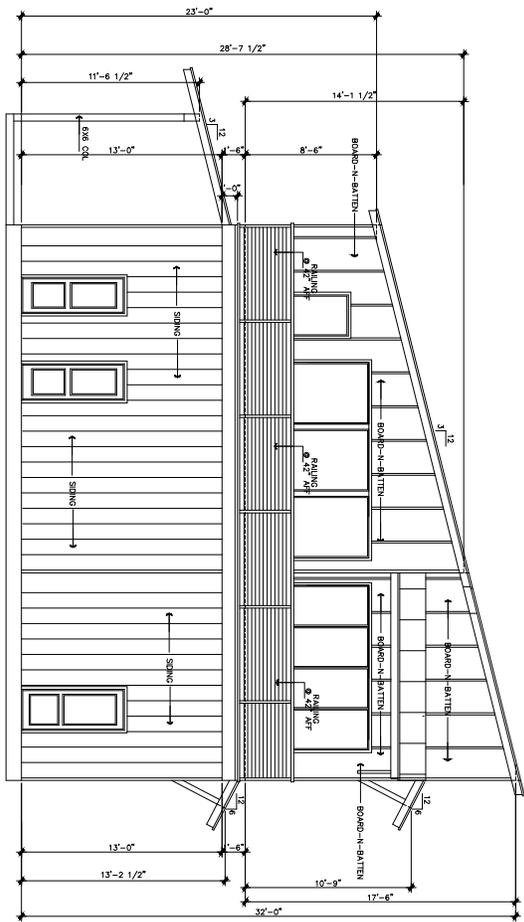
	JOB #A10020 DATE: 06-10-18 REVISIONS 12-19-18 DRAWN BY: JCD/TMD
	1504 EAST LANE
	DESIGN ORIGINALS of Texas home design center <small>10713 RR N 600, STE. 412 AUSTIN, TX 78724 OFFICE (512) 331-1776</small>
	ANDERSON RESIDENCE

1504
EAST LANE

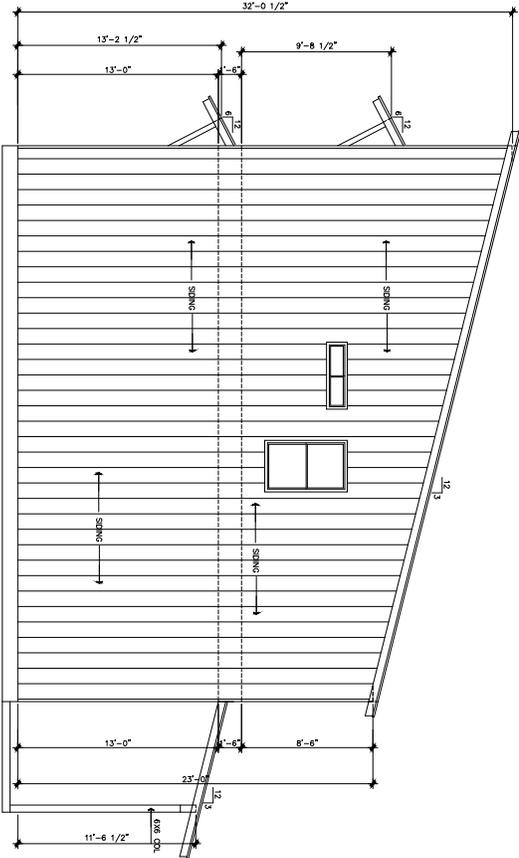
DESIGN ORIGINALS of Texas
home design center

ANDERSON
RESIDENCE

2 OF 7



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

Robert Anderson is a Professional Architect. Under the supervision of the State Board of Architectural Examiners, Robert Anderson has prepared the Plans, Specifications, and Schedules for the Anderson Residence. The State of Texas, State Board of Architectural Examiners, has approved the Plans, Specifications, and Schedules for the Anderson Residence. The State of Texas, State Board of Architectural Examiners, has approved the Plans, Specifications, and Schedules for the Anderson Residence.

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

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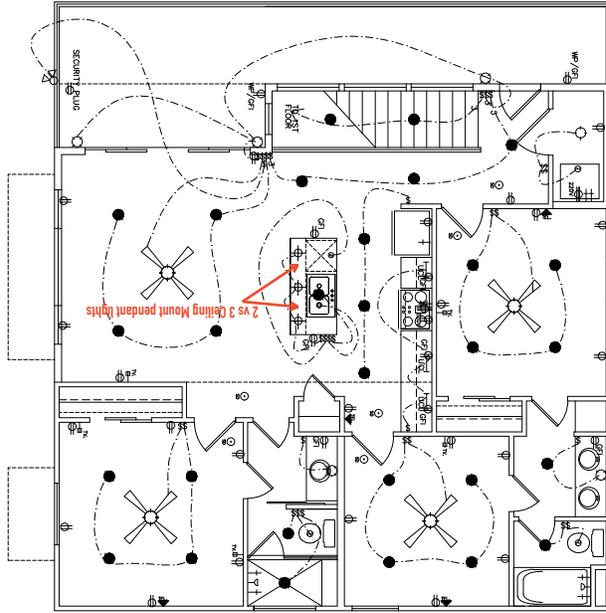
	JOB #A100020 DATE: 06-10-18 REVISIONS 12-19-18 DRAWN BY: JCD/TMD
	1504 EAST LANE
	DESIGN ORIGINALS of Texas home design center <small>10713 RR N 620, STE. 412 SUITE 121, 75724 OFFICE (512) 331-1776</small>
	ANDERSON RESIDENCE

1504
EAST LANE

DESIGN ORIGINALS of Texas
home design center

ANDERSON
RESIDENCE

Robert Anderson
12-19-18
4 OF 7



ELECTRICAL NOTES:

Provide smoke detectors per code.

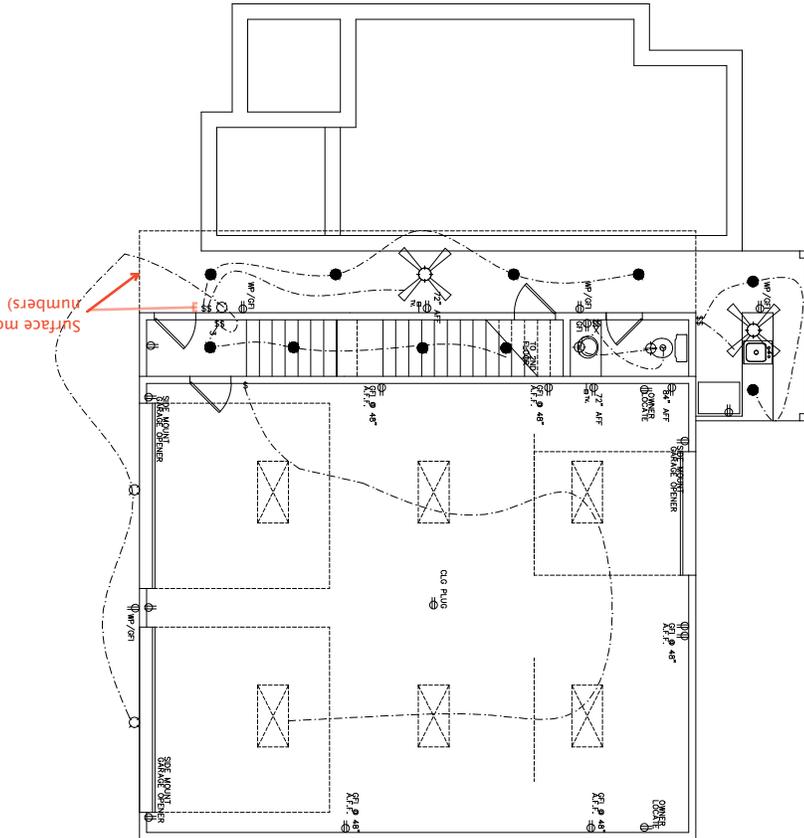
Outlets within 6'-0" of sink or inventory to be on C, F, I, circuit.

Block for ceiling fans in all bedrooms, living, family unit(s) in attic (not spaces).

Provide light near HVAC unit(s) in attic.

Indicate location of race in plans and to be brought to the attention of the contractor.

ELECTRICAL SYMBOL LEGEND			
⊙	SMOKE DETECTOR	●	RECESSED LIGHT
⊙	SINGLE POLE SWITCH	⊙	RECESSED EMBALL LIGHT
⊙	3 WAY SWITCH	⊙	VENT
⊙	4 WAY SWITCH	⊙	UNDER COUNTER LIGHT
⊙	DIAGONAL SWITCH	⊙	FLOOR BOX FRAME
⊙	ELECTRICAL JUNCTION BOX	⊙	4" FLUSH SWITCH
⊙	WATER HEATER	⊙	DOUBLE FLOOD LIGHTS
⊙	FLOOR RUG	⊙	WALL MNT. PHONE OUTLET
⊙	WATER HEATER OUTLET	⊙	WALL MNT. CABLE TV OUTLET
⊙	220V OUTLET	⊙	SPRINKLER
⊙	HIDGEN LIGHT	⊙	STRING SPACERS JACK
⊙	SURFACE MOUNT LIGHT	⊙	INTERCOM SYSTEM
⊙	HANGING LIGHT	⊙	COMPUTER DATA TERMINAL
⊙	WALL LIGHT	⊙	DOOR BELL
⊙	CHARM MONITOR DETECTOR	⊙	DOOR CHIME
⊙		⊙	HEAT DETECTOR



Provide all electrical in a residential building, unless otherwise specified.

Electrical work shall be in accordance with the National Electrical Code (NEC) and all applicable local codes.

Provide all electrical work in accordance with the National Electrical Code (NEC) and all applicable local codes.

Provide all electrical work in accordance with the National Electrical Code (NEC) and all applicable local codes.

Provide all electrical work in accordance with the National Electrical Code (NEC) and all applicable local codes.

ELECTRICAL PLANS

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

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

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12-19-18

Robert J. Anderson

12-19-18

5 OF 7

JOB #A10020

DATE: 06-10-18

REVISIONS 12-19-18

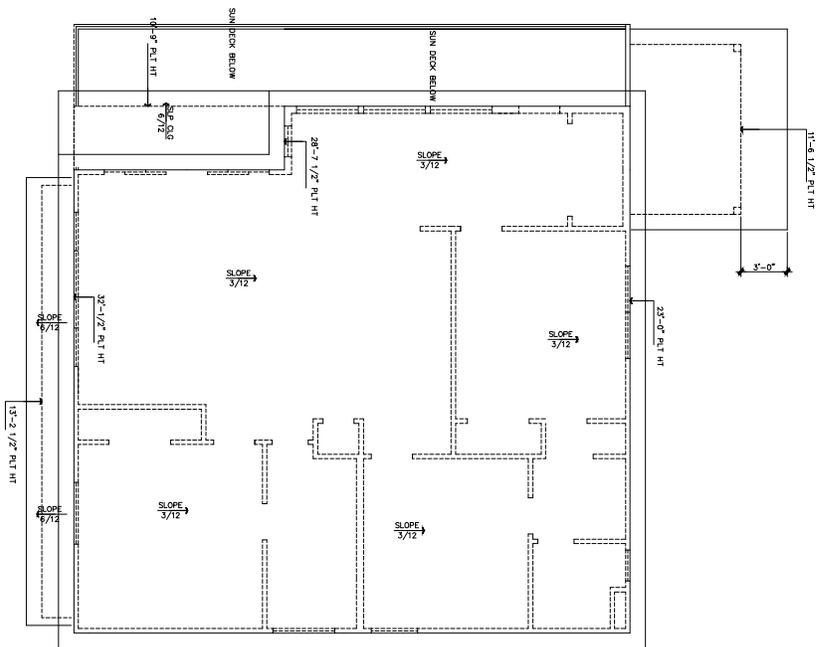
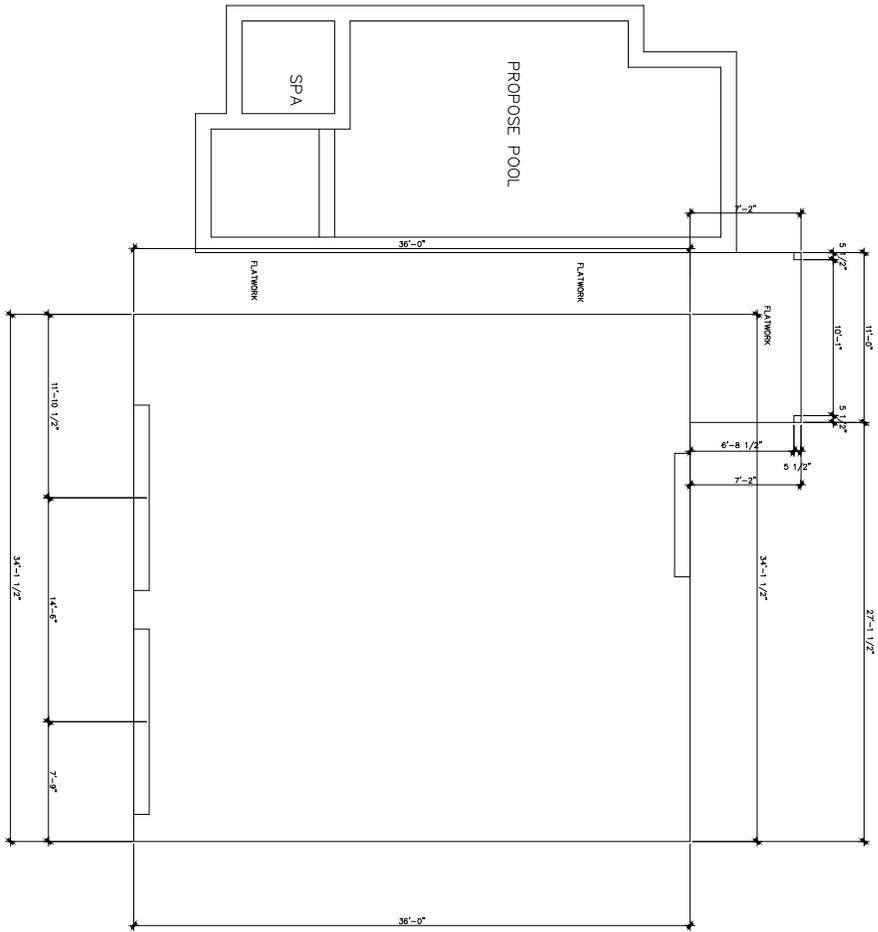
DRAWN BY: JCD/TMD

1504 EAST LANE

DESIGN ORIGINALS of Texas
home design center

10713 RIR N 620 STE 412
PLANTEN 13, TEXAS
OFFICE (512) 331-1776

ANDERSON RESIDENCE



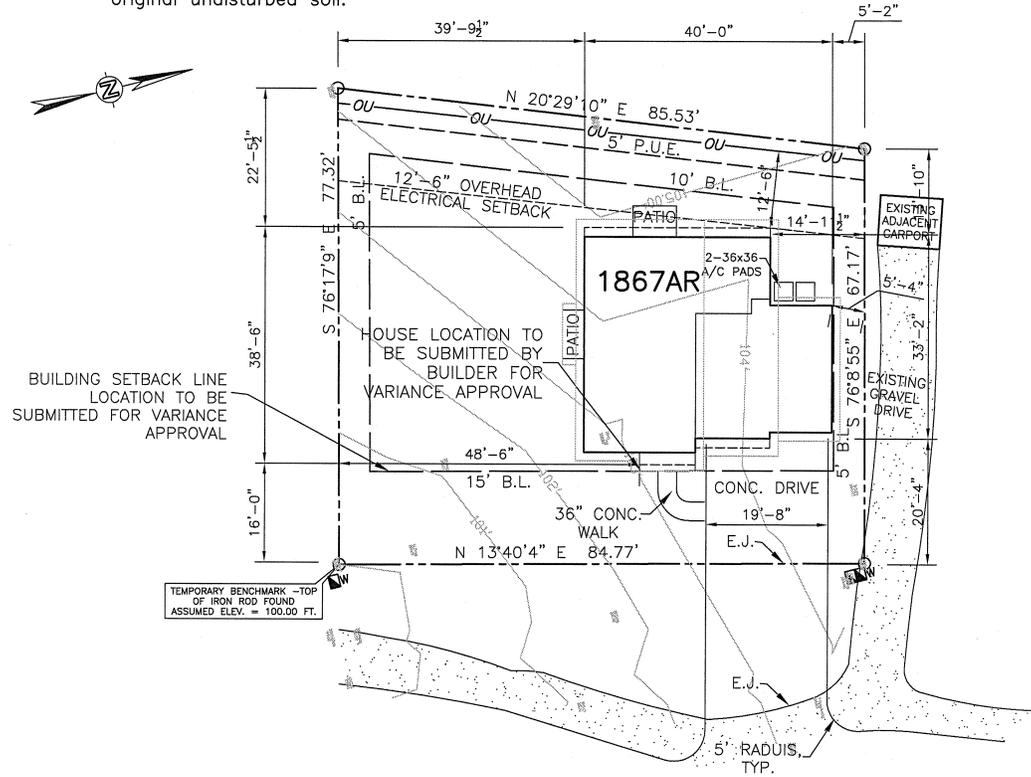
Professional Seal of a Registered Professional Engineer in the State of Texas. This drawing is the property of the Engineer and shall not be used for any other project without the written consent of the Engineer. The Engineer is not responsible for any errors or omissions in this drawing. The Engineer is not responsible for any errors or omissions in this drawing. The Engineer is not responsible for any errors or omissions in this drawing.

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

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	JOB #A10020 DATE: 06-10-18 REVISIONS 12-19-18 DRAWN BY: JCD/TMD
	1504 EAST LANE
	DESIGN ORIGINALS of Texas home design center <small>10713 RIR N 600, STE. 412 SUITE 121, 75724 OFFICE (512) 331-1776</small>
	ANDERSON RESIDENCE

The grades shown on this plot plan for Lot 26, Block —, in Addition LAKE AUSTIN VILLAGE, Section —, Phase/Village —, Austin, TX, are in conformity with those shown on the master grading and drainage plan for this subdivision. The existing grades as shown, represent original undisturbed soil.

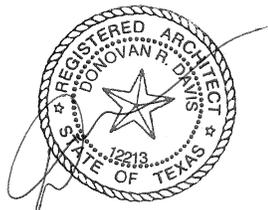


Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a.) 1st floor conditioned area		778	778
b.) 2nd floor conditioned area		1103	1103
c.) 3rd floor conditioned area		0	0
d.) Basement		0	0
e.) Covered Parking (garage or carport)		504	504
f.) Covered Patio, Deck, or Porch		73	73
g.) Balcony		0	0
h.) Other Cantilevered 2nd Floor		37.4	37.4
Total Building Coverage (exclude b, c, d, & g from total)	0	1392.4	1392.4
i.) Driveway		388	388
j.) Sidewalks		27	27
k.) Uncovered Patio		35	35
l.) Uncovered Wood Deck (counts as 50%)		0	0
m.) A/C pads		18	18
n.) Pool Coping, Retaining Walls		0	0
Total Site Coverage	0	1860.4	1860.4
o.) Pool			
p.) Spa			

EAST LANE
(50' R.O.W.)

Site Development Information			
Building Coverage Information			
Total Lot Square Footage:	6130.12		
Existing Building Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Building Coverage (sq ft):	1392.4	% of lot size:	22.71%
Impervious Coverage Information			
Existing Impervious Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Impervious Coverage (sq ft):	1860.4	% of lot size:	30.35%

EXISTING SLOPE:
~7.13%



JAN 06 2015

220034 REVISIONS			
DATE	SUB	INT	DESC
7.15.14	00	SEM	PLOT
11.25.14	02	SEM	CHG.REQ.

LAKE AUSTIN VILLAGE SECTION —

PLAN: 1867AR
ADDRESS: 1504 EAST LANE
LOT: 26
BLOCK: —
Austin, TX

SCALE: 1" = 20'

DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759
512/345-0714 512/345-0718 (fax) www.danze-davis.com

PECAN VALLEY CUSTOM HOMES

Copyright DANZE & DAVIS ARCHITECTS, Inc. These drawings and the ideas hereon are the property of the ARCHITECT and may not be used without his express permission.

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

DATE: Monday, January 12, 2015

CASE NUMBER: C15-2014-0172

Y ___ Jeff Jack - Chair
 Y ___ Michael Von Ohlen
 Y ___ Melissa Whaley Hawthorne - Vice Chair – 2nd the Motion
 Y ___ Sallie Burchett
 Y ___ Ricardo De Camps
 Y ___ Brian King - Motion to Grant
 Y ___ Vincent Harding

OWNER/APPLICANT: Jeremy Anderson

ADDRESS: 1504 AND 1506 EAST LN

VARIANCE REQUESTED: The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the front yard setback from 40 feet (required) to 15 feet (requested); and
- B. decrease the minimum lot width from 100 feet (required) to 85 feet (requested); and
- C. decrease the minimum side yard setback from 10 feet (required) to 5 feet (requested); and
- D. decrease the minimum rear yard setback from 20 feet (required) to 10 feet (requested)

in order to construct a single family home at 1504 East Lane (Lot 26) in a “LA”, Lake Austin zoning district.

- E. The applicant has requested a variance from Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 15 feet (requested) in order to construct a single family home at 1506 East Lane (Lot 27) in a “SF-2”, Family Residence zoning district.

BOARD’S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to January 12, 2015, Board Member Ricardo De Camps second on a 7-0 vote; **POSTPONED TO January 12, 2015.**

RENOTIFICATION REQUEST: The applicant has requested a variance(s) from Section 25-2-492 (D) (Site Development Regulations) to: A. decrease the front yard setback from 25 feet (required) to 15 feet (requested) on lot 26 at 1504 East Lane zoned SF-2; and B.1 decrease the front yard setback from 40 feet (required) to 15 feet (requested); and B.2 decrease the minimum lot width from 100 feet (required) to 84.87 feet (requested); and B.3 decrease the minimum side yard setback on both side lot lines from 10 feet (required) to 5 feet (requested); and

B.4 decrease the minimum rear yard setback from 20 feet (required) to 10 feet (requested) lot 27; and B.5 decrease the minimum lot size from 43,560 square feet (required) to 6,130 square feet (requested) on lot 27 at 1506 East Lane zoned LA in order to construct a single family home on each lot in a "SF-2", Family Residential and "LA", Lake Austin zoning district.

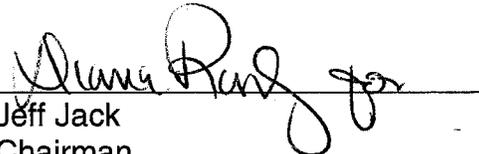
Jan 12, 2015 The public hearing was closed on Board Member Bryan King motion to Grant as per drawings L11/70 and L11/71, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED AS PER DRAWINGS L11/70 AND L11/71.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: two lots are currently subject to 25 feet front yard setback original deed from 1964, specified 15, two lots are interior lots laid out more width than depth
2. (a) The hardship for which the variance is requested is unique to the property in that: two lots are laid out in the original 1964 plat with more width than depth
(b) The hardship is not general to the area in which the property is located because: two lots are laid out in the original 1964 plat with more width than depth
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: placing a residential structure on these two lots with a 15' setback will not alter the character of East Lane



Leane Heldenfels
Executive Liaison

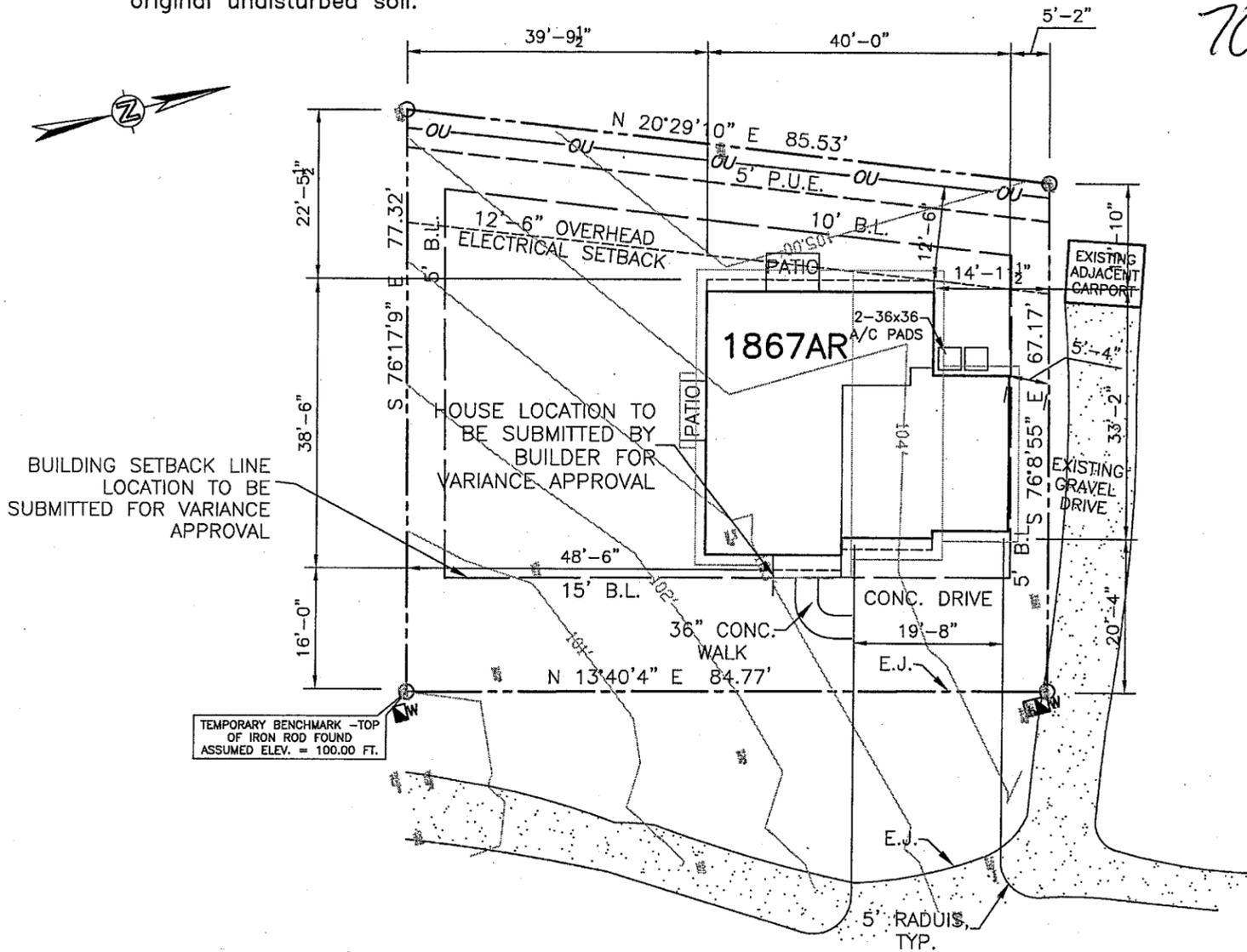


Jeff Jack
Chairman

The grades shown on this plot plan for Lot 26, Block -, in Addition LAKE AUSTIN VILLAGE, Section -, Phase/Village -, Austin, TX, are in conformity with those shown on the master grading and drainage plan for this subdivision. The existing grades as shown, represent original undisturbed soil.

L-11

70



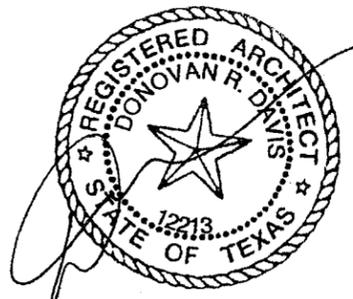
Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a.) 1st floor conditioned area		778	778
b.) 2nd floor conditioned area		1103	1103
c.) 3rd floor conditioned area			0
d.) Basement			0
e.) Covered Parking (garage or carport)		504	504
f.) Covered Patio, Deck, or Porch		73	73
g.) Balcony			0
h.) Other Cantilevered 2nd Floor		37.4	37.4
Total Building Coverage (exclude b, c, d, & g from total)	0	1392.4	1392.4
i.) Driveway		388	388
j.) Sidewalks		27	27
k.) Uncovered Patio		35	35
l.) Uncovered Wood Deck (counts as 50%)			0
m.) A/C pads		18	18
n.) Pool Coping, Retaining Walls			0
Total Site Coverage	0	1860.4	1860.4
o.) Pool			
p.) Spa			

EAST LANE
(50' R.O.W.)

SF-2

Site Development Information			
Building Coverage Information			
Total Lot Square Footage:	6130.12		
Existing Building Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Building Coverage (sq ft):	1392.4	% of lot size:	22.71%
Impervious Coverage Information			
Existing Impervious Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Impervious Coverage (sq ft):	1860.4	% of lot size:	30.35%

EXISTING SLOPE:
~7.13%



JAN 06 2015

220034		
REVISIONS		
DATE	SUB/INT	DESC
7.15.14	00 SEM	PLOT
11.25.14	02 SEM	CHG.REQ.

LAKE AUSTIN VILLAGE SECTION -

PLAN: 1867AR
ADDRESS: 1504 EAST LANE
LOT: 26
BLOCK: -
Austin, TX

SCALE: 1" = 20'

DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759
512/343-0714 512/343-0718 (Fax) www.danze-davis.com

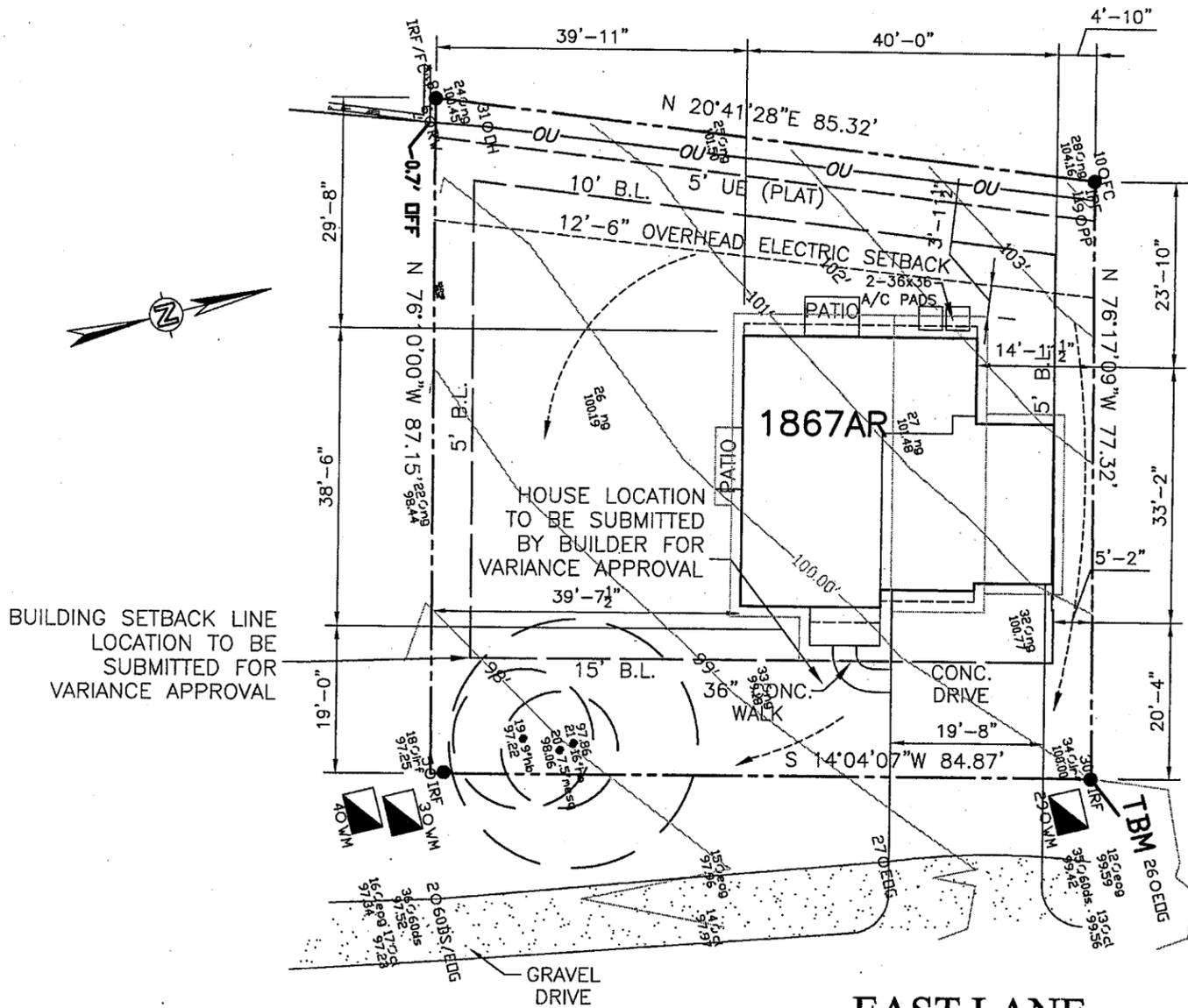
PECAN VALLEY CUSTOM HOMES

I-2/22

L11

71

The grades shown on this plot plan for Lot 27, Block --, in Addition LAKE AUSTIN VILLAGE, Section --, Phase/Village --, Austin, TX, are in conformity with those shown on the master grading and drainage plan for this subdivision. The existing grades as shown, represent original undisturbed soil.



EAST LANE

(50' R.O.W.)
(TYPE "A" DRAINAGE)

LAN

EXISTING SLOPE:
~6.06%

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a.) 1st floor conditioned area		771	771
b.) 2nd floor conditioned area		1103	1103
c.) 3rd floor conditioned area		0	0
d.) Basement		0	0
e.) Covered Parking (garage or carport)		457.7	457.7
f.) Covered Patio, Deck, or Porch		73	73
g.) Balcony		0	0
h.) Other Cantilevered 2nd Floor		45	45
Total Building Coverage (exclude b, c, d, & g from total)	0	1346.7	1346.7
i.) Driveway		389.4	389.4
j.) Sidewalks		27	27
k.) Uncovered Patio		24.5	24.5
l.) Uncovered Wood Deck (counts as 50%)		0	0
m.) A/C pads		9	9
n.) Pool Coping, Retaining Walls		0	0
Total Site Coverage	0	1796.6	1796.6
o.) Pool			
p.) Spa			

Site Development Information			
Building Coverage Information			
Total Lot Square Footage:	6972.8		
Existing Building Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Building Coverage (sq ft):	1346.7	% of lot size:	19.31%
Impervious Coverage Information			
Existing Impervious Coverage (sq ft):	0	% of lot size:	0.00%
Proposed Impervious Coverage (sq ft):	1796.6	% of lot size:	25.77%



JAN 06 2015

220033 REVISIONS			
DATE	SUB	INT	DESC
7.15.14	00	ES	PLOT
11.13.14	01	SEM	NHOL

LAKE AUSTIN VILLAGE SECTION --

PLAN: 1867AL
ADDRESS: 1506 EAST LANE
LOT: 27
BLOCK: --
Austin, TX

SCALE: 1" = 20'

	DANZE & DAVIS ARCHITECTS, INC. 4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759 512/345-0714 512/345-0718 (Fax) www.danze-davis.com	PECAN VALLEY CUSTOM HOMES
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