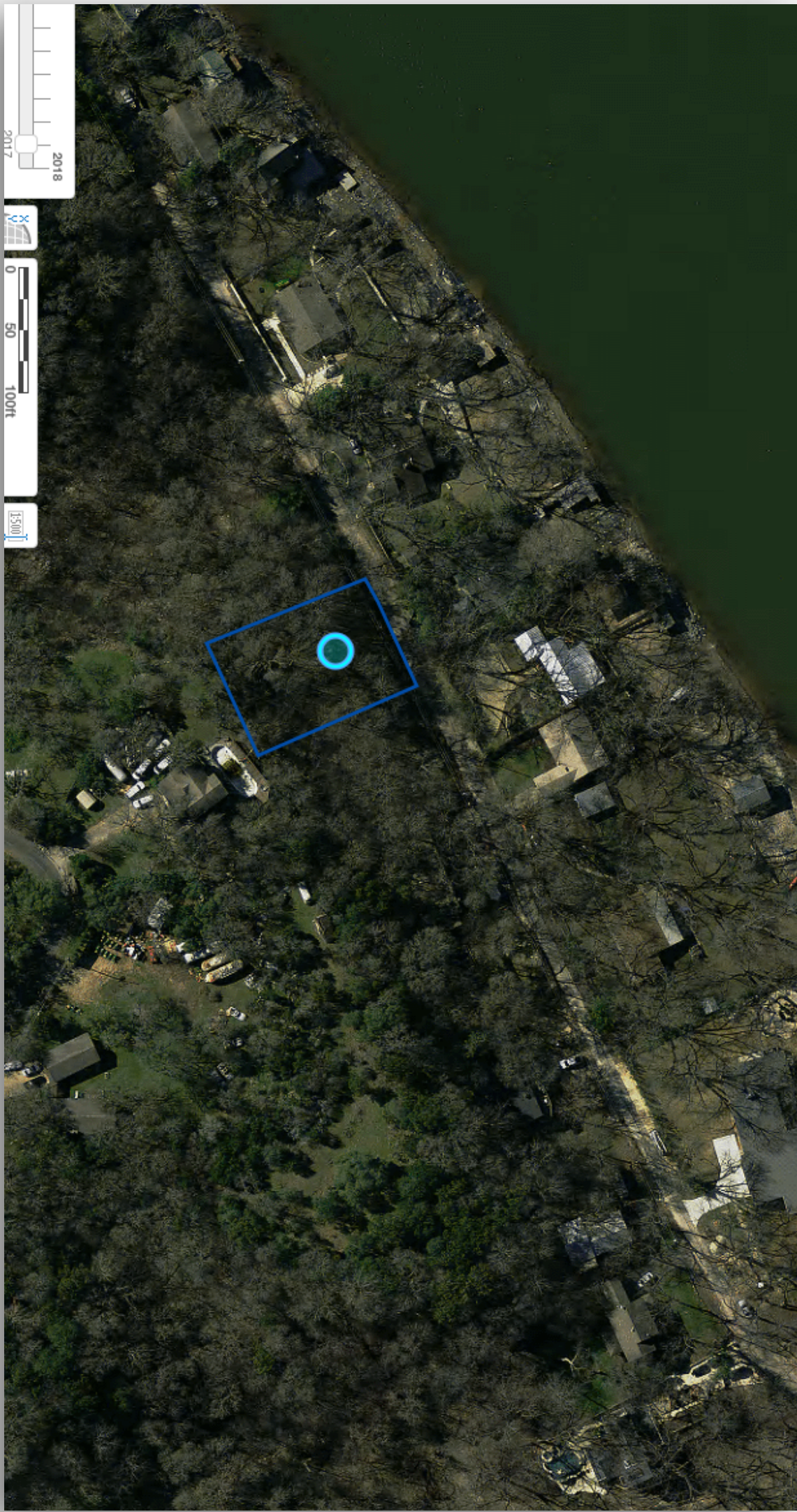


AERIAL



REASONABLE USE

- The property owner is requesting increased impervious cover to accommodate a proposed single-family structure and associated improvements. To do so in a reasonable manner, the aforementioned impervious coverage percentages are requested.
- This is a fair and reasonable use in Lake Austin zoning category as that zoning category specifically prescribes development of a residential nature.
- The area proposed for the new residence is the flattest area of the lot. The proposed improvements are in the most reasonable location.
- The lot is so steep that the allowable square footage and related impervious coverage amounts far exceed what is allowed by code. This is unreasonable. The project proposes the most reasonable use of the lot.

NOT GENERAL TO THE AREA

- There are no known vacant lots in the immediate area with the combined hardships of topography and no frontage on Lake Austin which prohibit a significant amount of land from being utilized in a reasonable manner.

AREA OF CHARACTER

- Any construction will be in keeping the varied construction styles found throughout west Austin. There will be no adverse impact to adjacent properties.

SITE PLAN STREET LEVEL

PROJECT INFORMATION

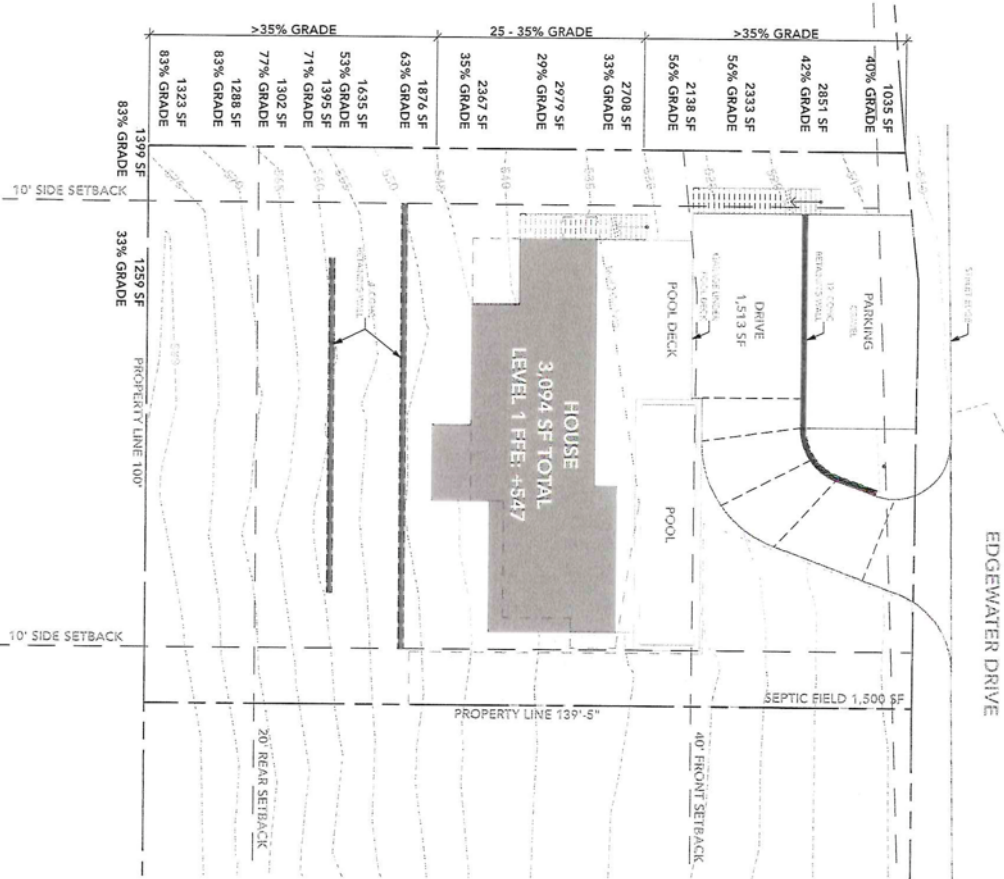
PROJECT NAME: EDGEWATER RESIDENCE
LOCATION: 2803 EDGEWATER DRIVE, AUSTIN, TX 78733
ZONING: LA
LEGAL DESCRIPTION: LOTS 8, BLOCK 1, AUSTIN LAKE ESTATES, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 9, PAGE 82, TRAVIS COUNTY PLAT RECORDS.

AREA BREAKDOWN (SF)

1st Level House	1,588
2nd Level House	1,506
Balcony	144
Garage	480
TOTAL BUILDING AREA	3,718
BUILDING COVER	2,233
DRIVEWAY	1,513
PARKING	767
UNCOVERED DECK	569
OTHER	387
TOTAL IMPERVIOUS COV.	5,469
LOT SIZE	13,935
TOTAL IMPER. COV. %	39%

IMPERVIOUS COVER TABULATIONS

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,928 SF	5%	66 %	196 SF	2,592 SF
OVER 35%	10,043 SF	0%	29 %	0 SF	2,877 SF
			TOTAL	196 SF	5,469 SF



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JONATHAN MARKODON, INC. 2019

EDGEWATER RESIDENCE

2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER: 2019-011
ISSUED SETS
DATE 08/29/19
VARIANCE SET

ARCHITECTURAL
SITE

SITE PLAN @ STREET LEVEL

A1.01

SCALE: 1" = 20'



FLOOR PLAN - LEVEL 1

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EDGEWATER RESIDENCE

2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER:	2019-011
ISSUED SETS	DATE
VARIANCE SET	08/29/19

FLOOR PLAN - LEVEL

1

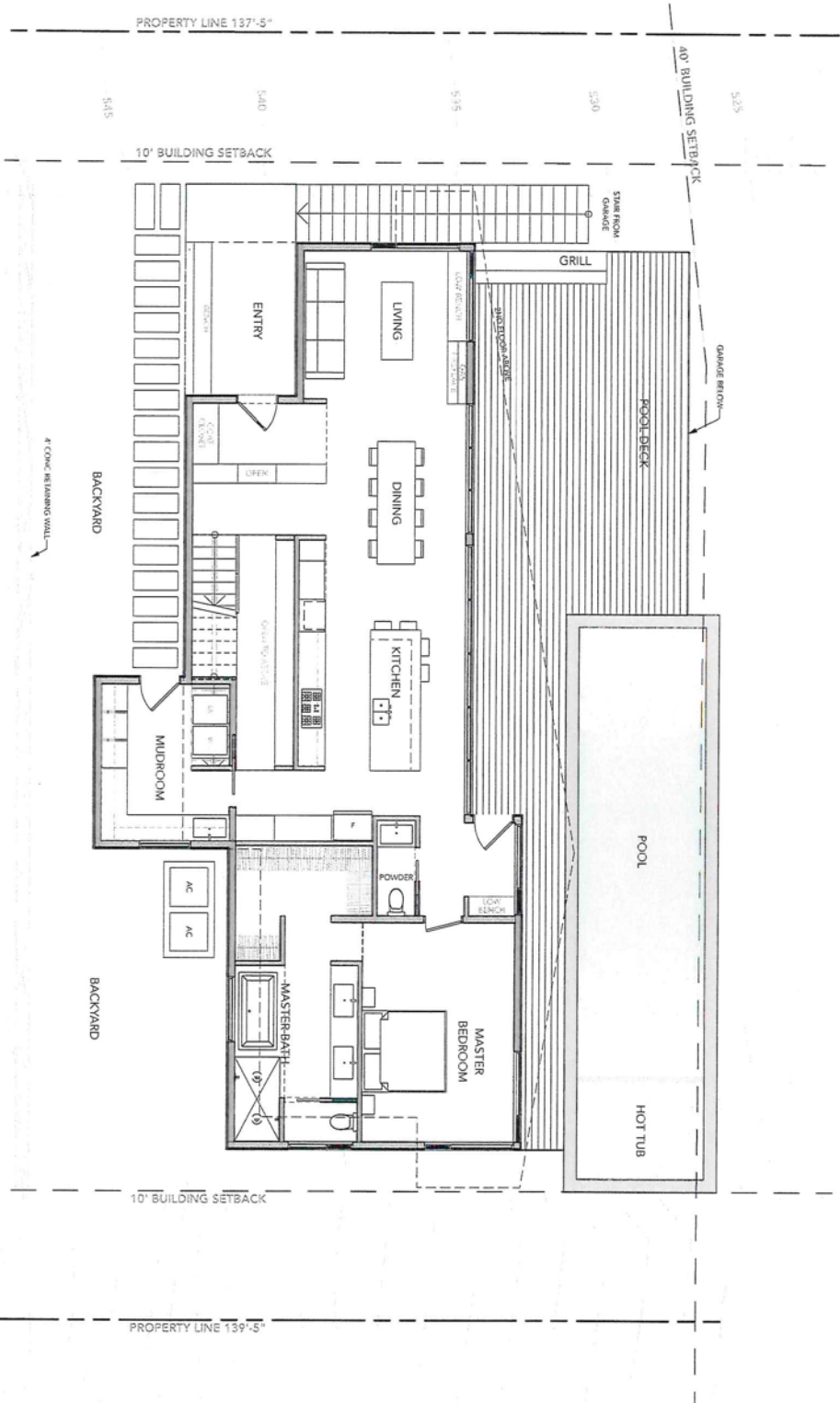
A1.11

FLOOR PLAN - LEVEL 1

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



BIM Server: bimservrlocal - BIM Server 21MEDGEEDGE | Ver. 21.1710 | Wednesday, September 4, 2019 | 6:09 PM



FLOOR PLAN - LEVEL 2

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EDGEWATER RESIDENCE

2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER	2019-011
ISSUED SETS	DATE
VARIANCE SET	08/29/19

FLOOR PLAN - LEVEL
2

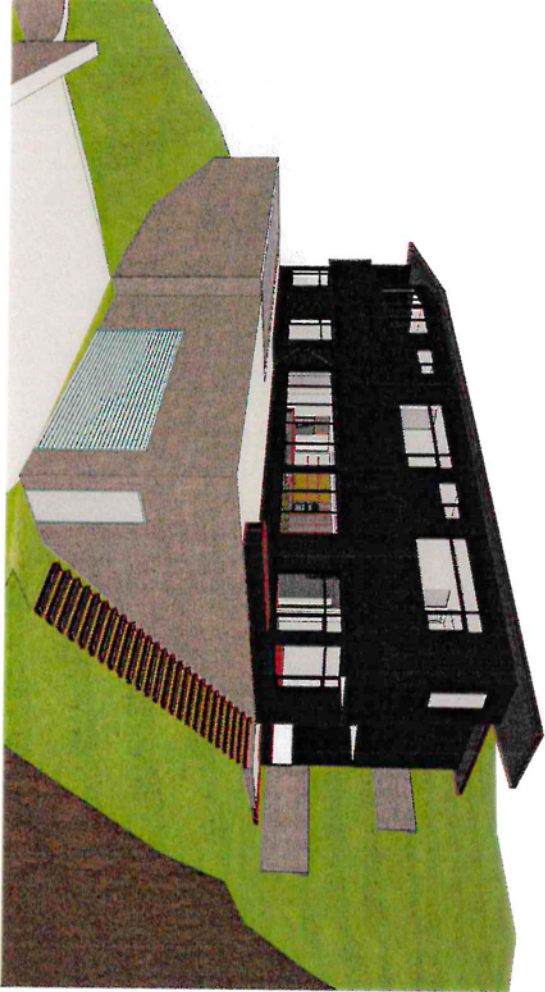
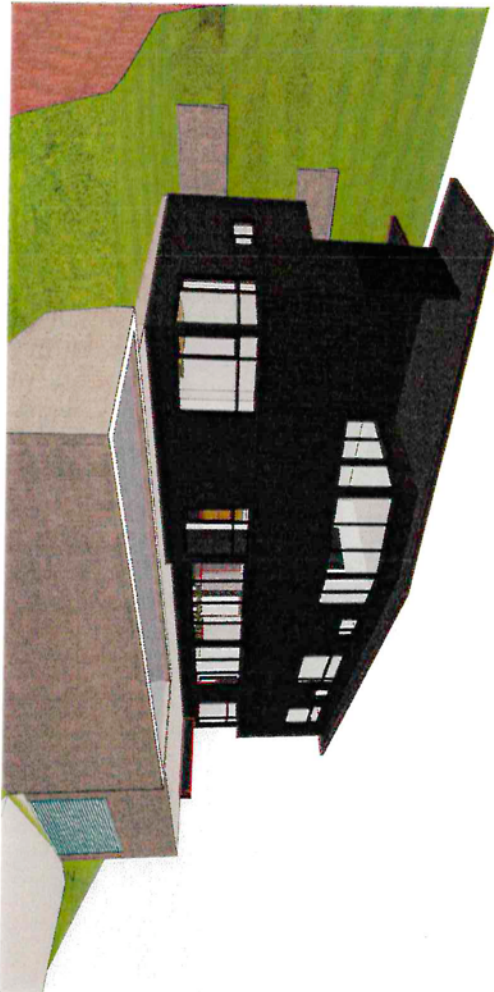
FLOOR PLAN - LEVEL 2

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



A1.12

RENDERINGS



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EDGEWATER RESIDENCE
2803 EDGEWATER DRIVE, AUSTIN, TX 78733

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08/29/19



PROJECT NUMBER:	2019-011
ISSUED SETS	DATE
VARIANCE SET	08/29/19

VIEW

SD4.01

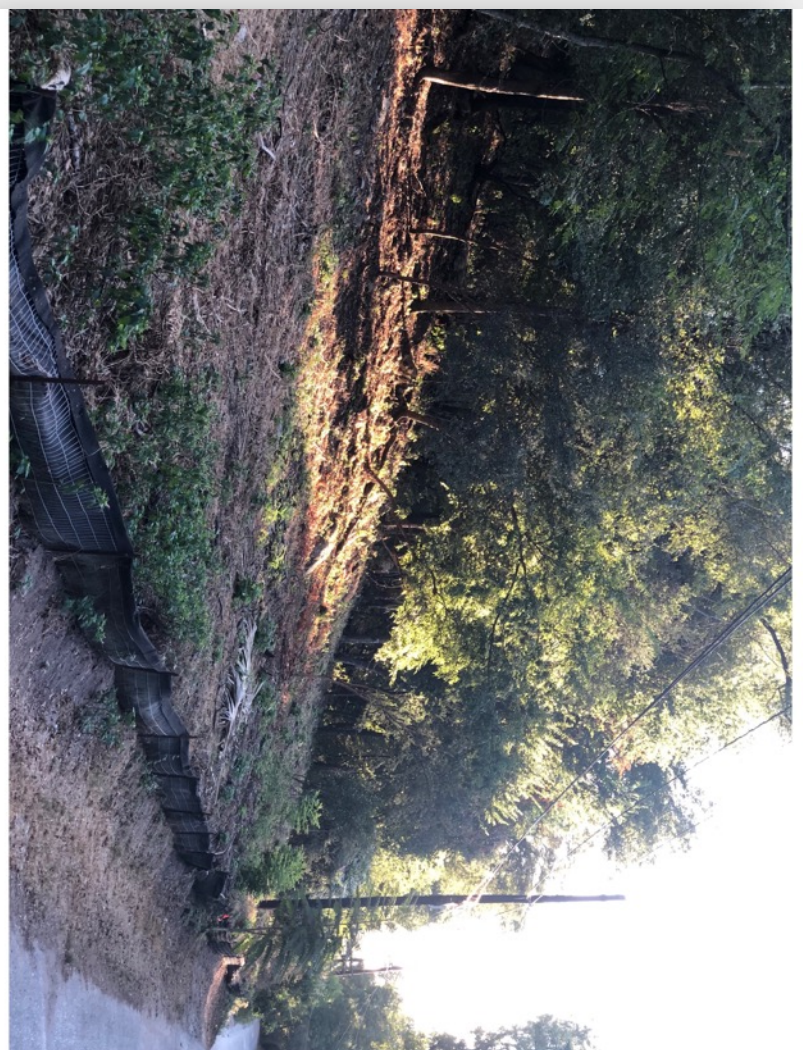
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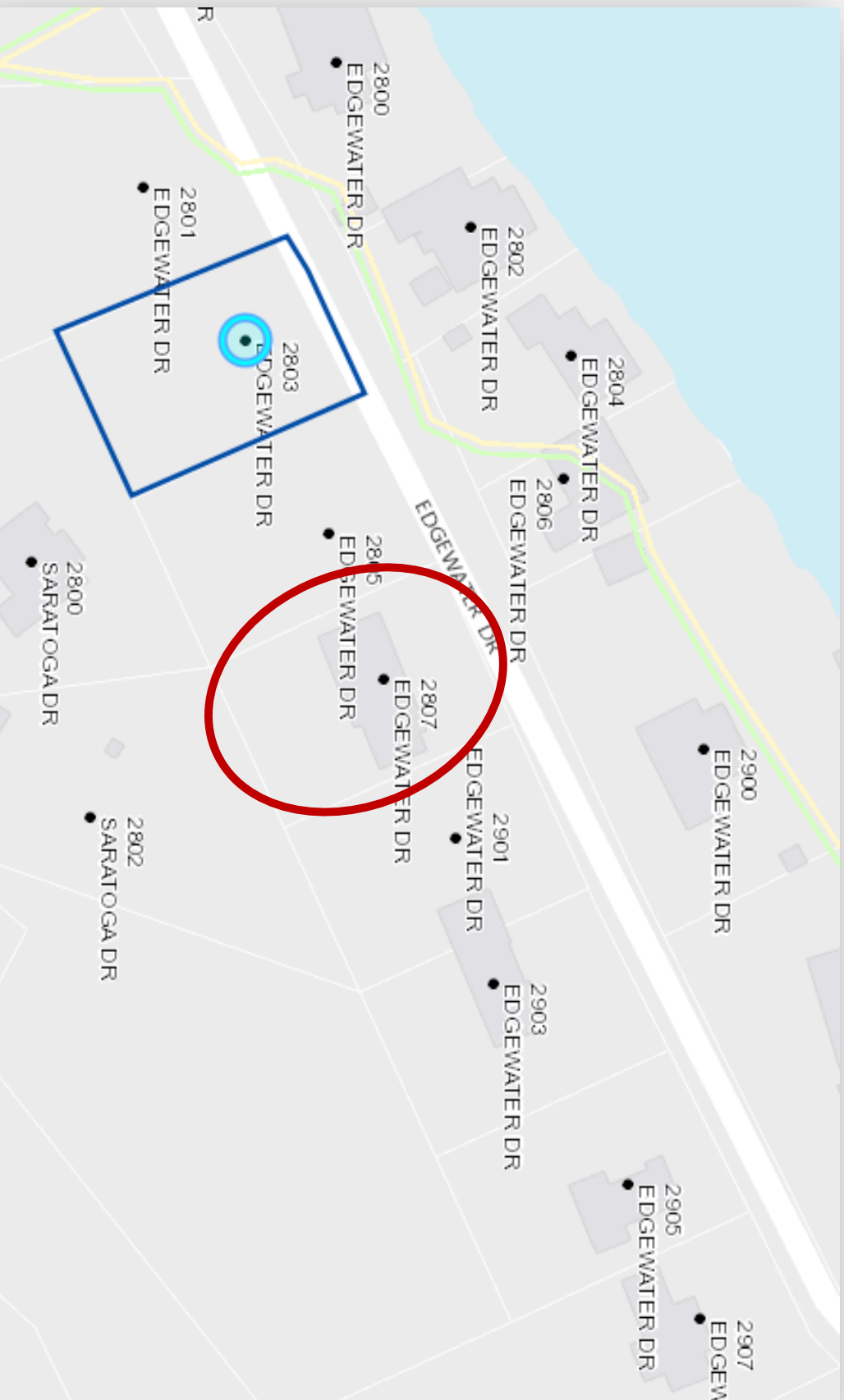


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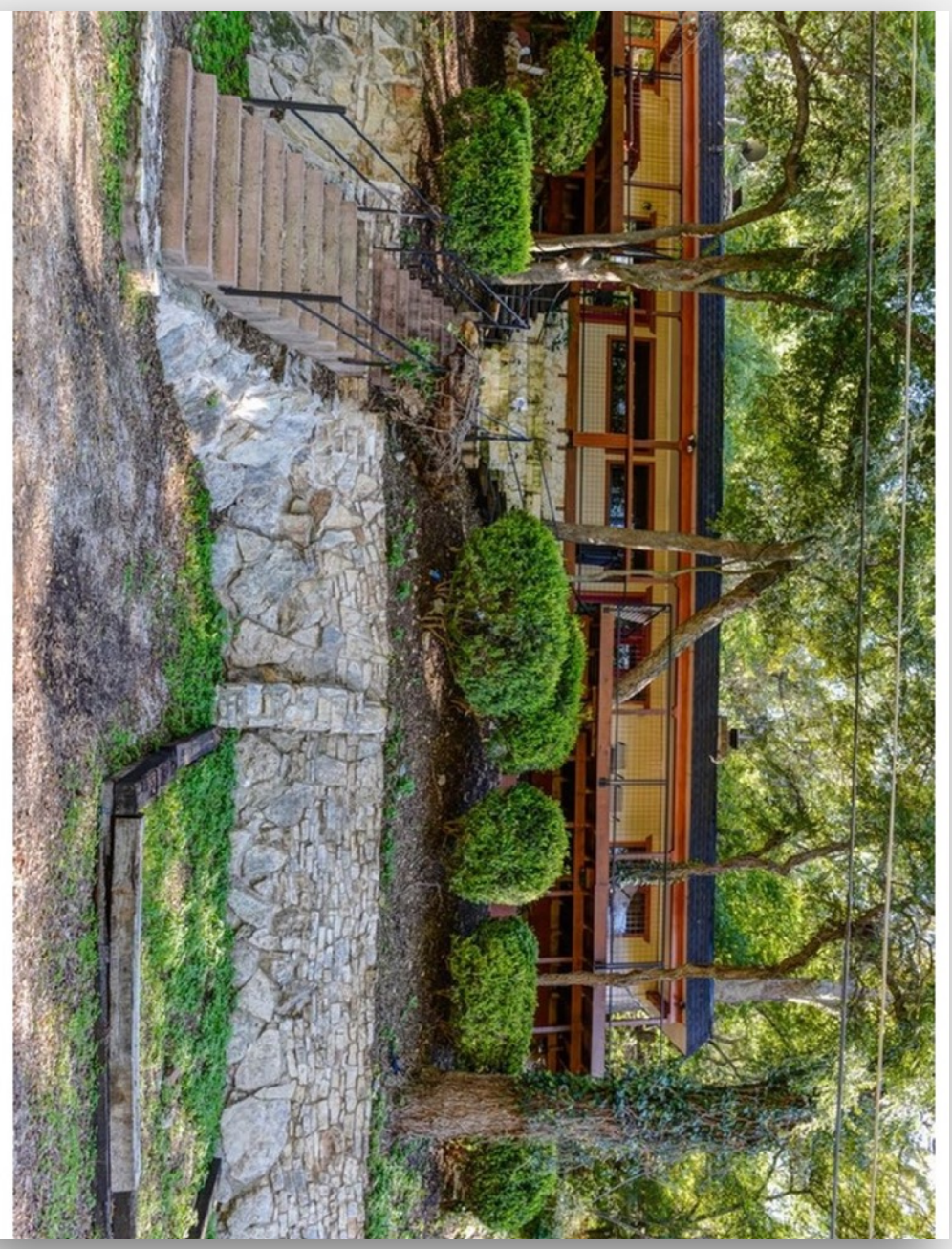


2803 EDGEWATER DR. (SUBJECT SITE)





2807 EDGEWATER DR.



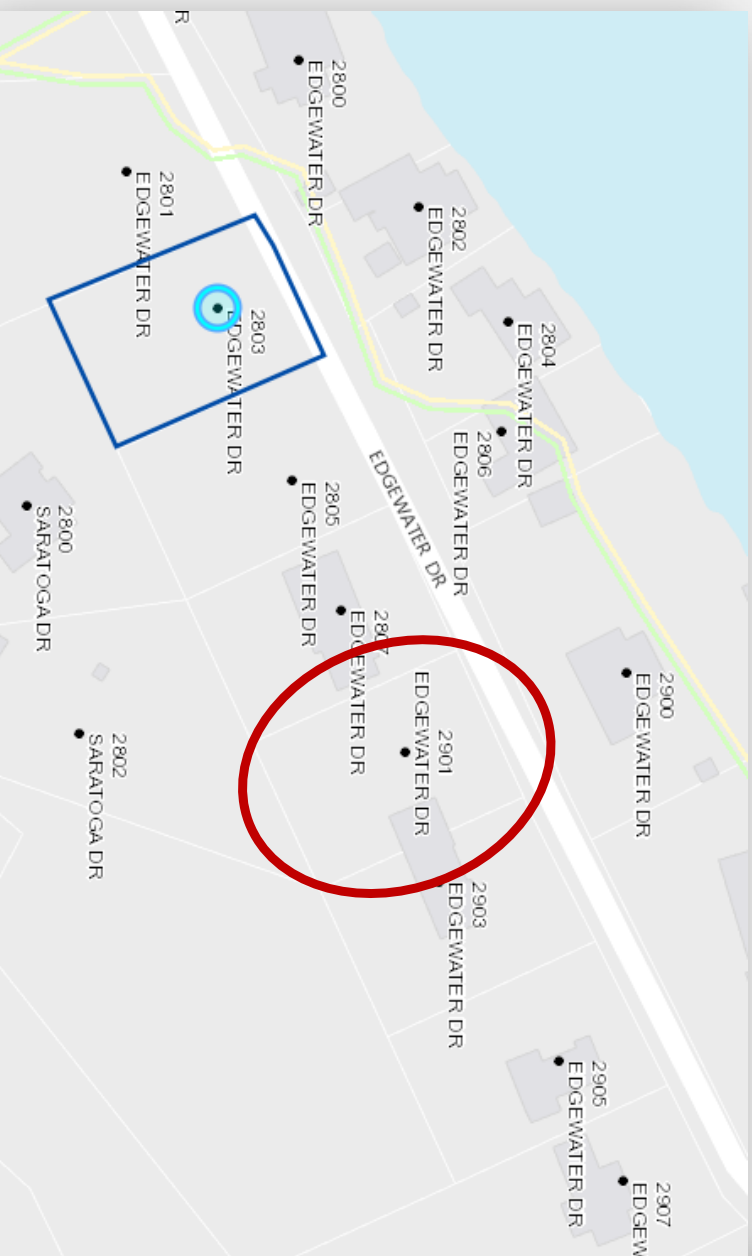
2807 EDGEWATER DR.



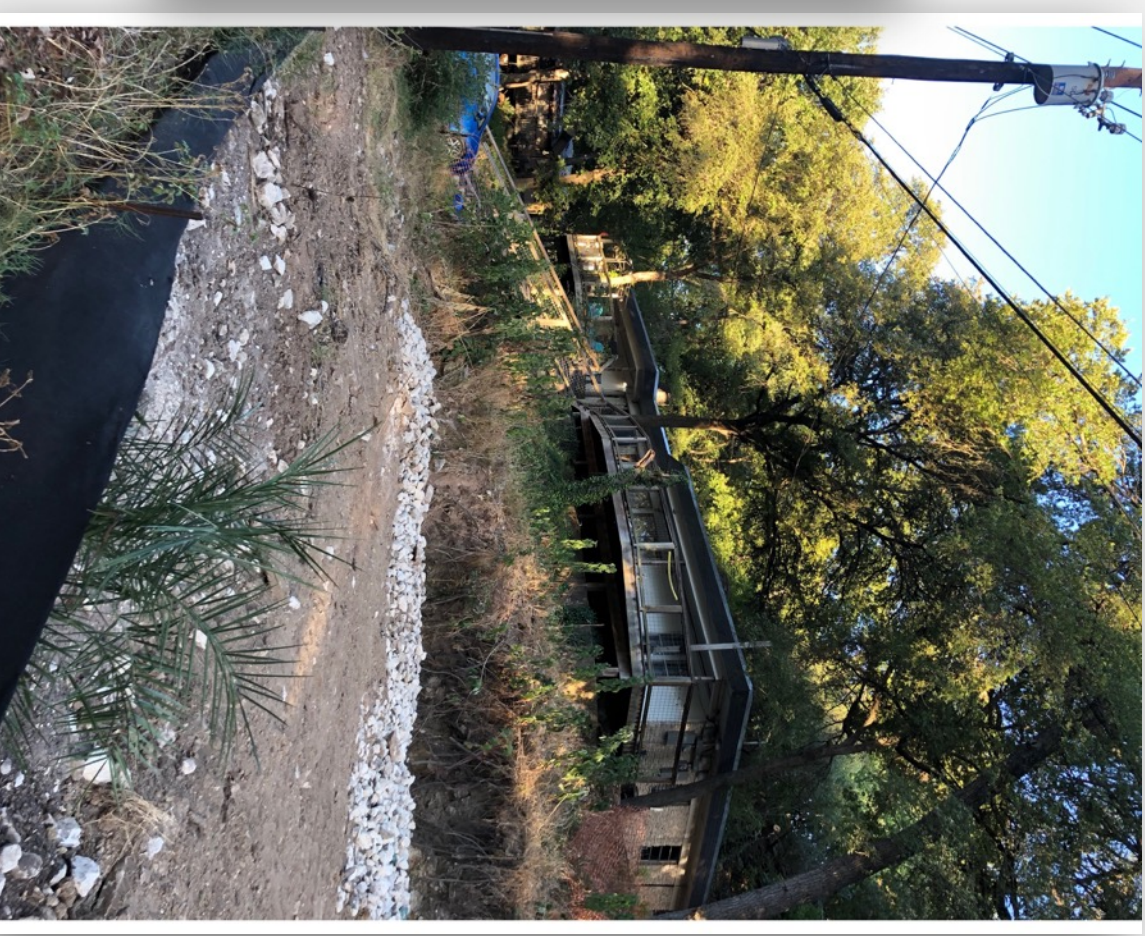
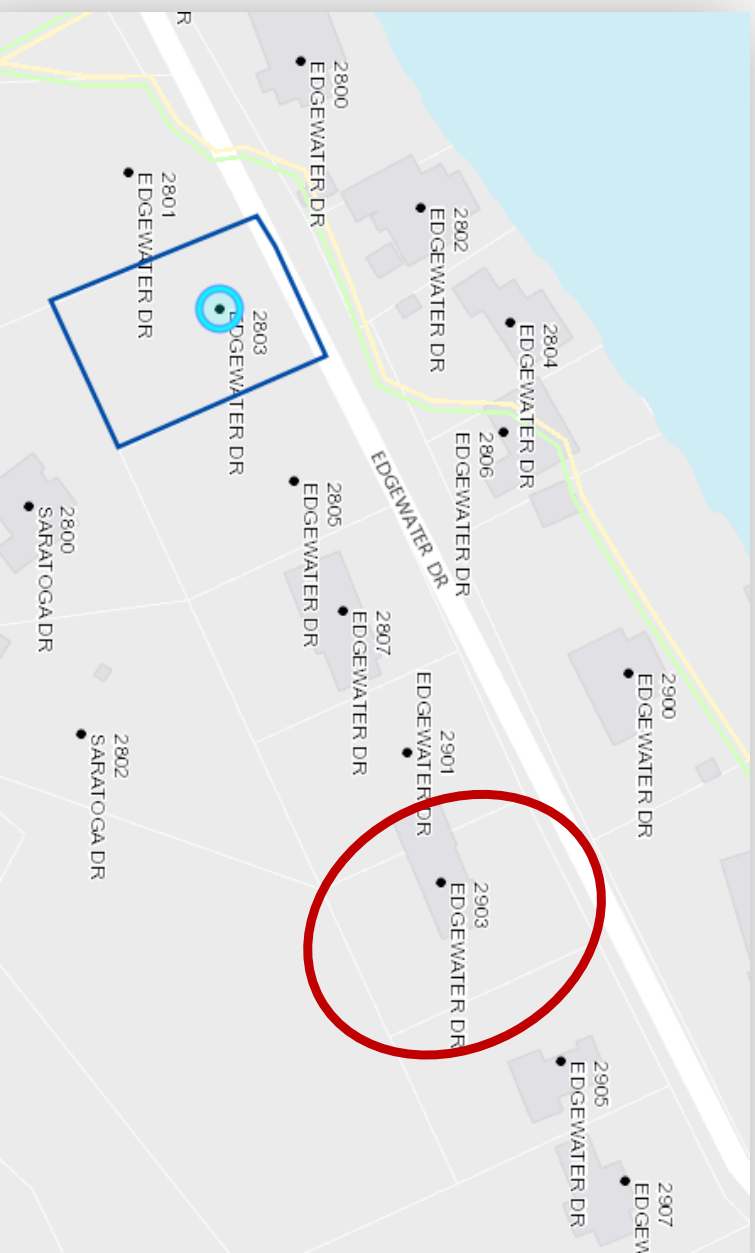
2807 EDGEWATER DR.



2901 EDGEWATER DR.



2903 EDGEWATER DR.



EDGEWATER DR. (GENERAL CONDITIONS)



BACK UP MATERIAL