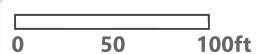


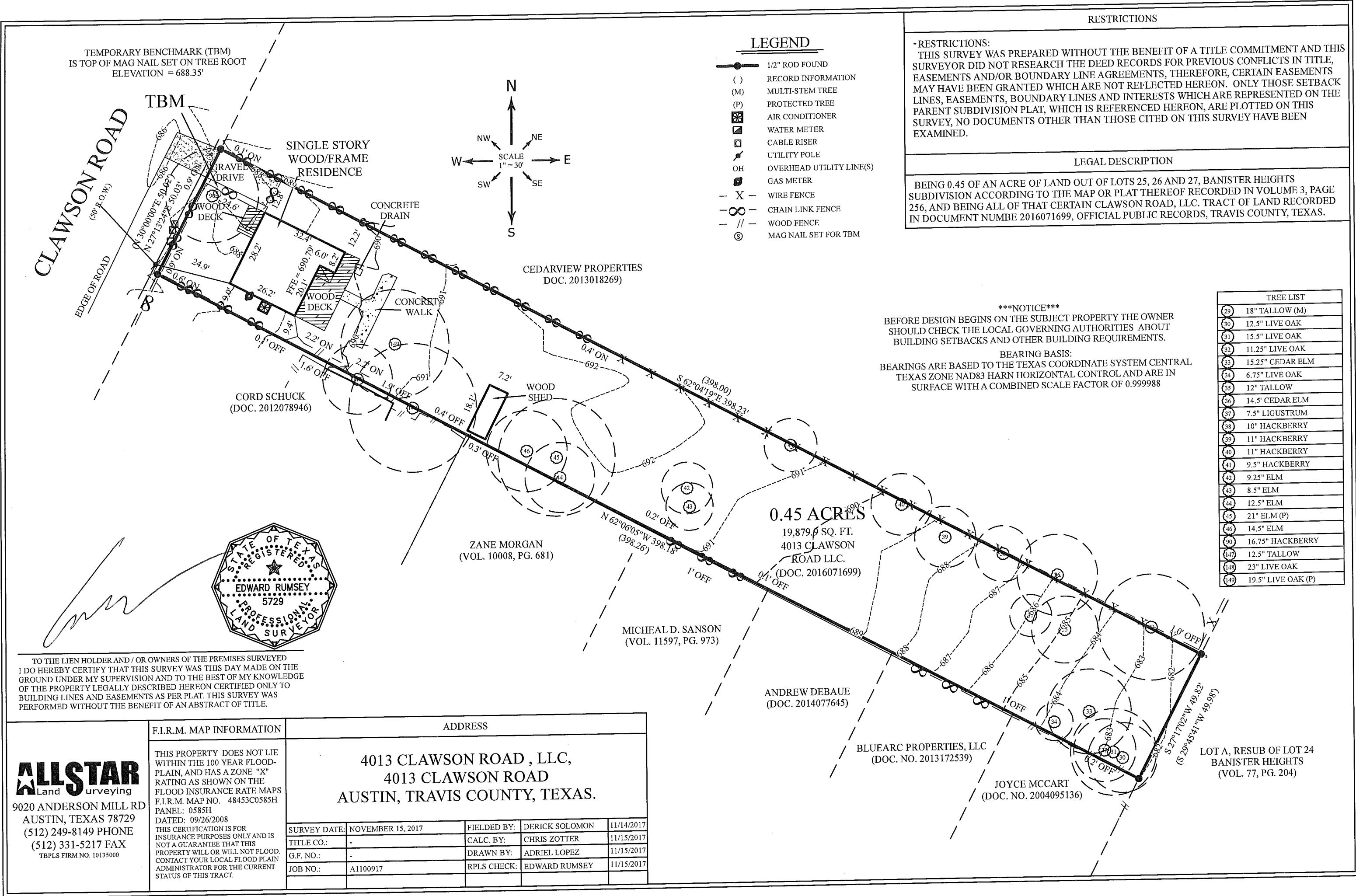


GreyScale



1607
MORGAN LN





LEGEND

- 1/2" ROD FOUND
- () RECORD INFORMATION
- (M) MULTI-STEM TREE
- (P) PROTECTED TREE
- AIR CONDITIONER
- WATER METER
- CABLE RISER
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- GAS METER
- X - WIRE FENCE
- ∞ - CHAIN LINK FENCE
- // - WOOD FENCE
- Ⓢ MAG NAIL SET FOR TBM

RESTRICTIONS

-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

BEING 0.45 OF AN ACRE OF LAND OUT OF LOTS 25, 26 AND 27, BANISTER HEIGHTS SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 256, AND BEING ALL OF THAT CERTAIN CLAWSON ROAD, LLC. TRACT OF LAND RECORDED IN DOCUMENT NUMBE 2016071699, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

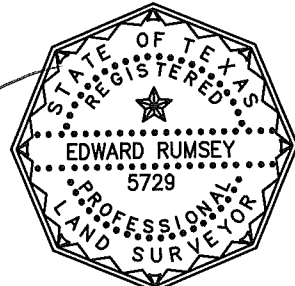
NOTICE

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:

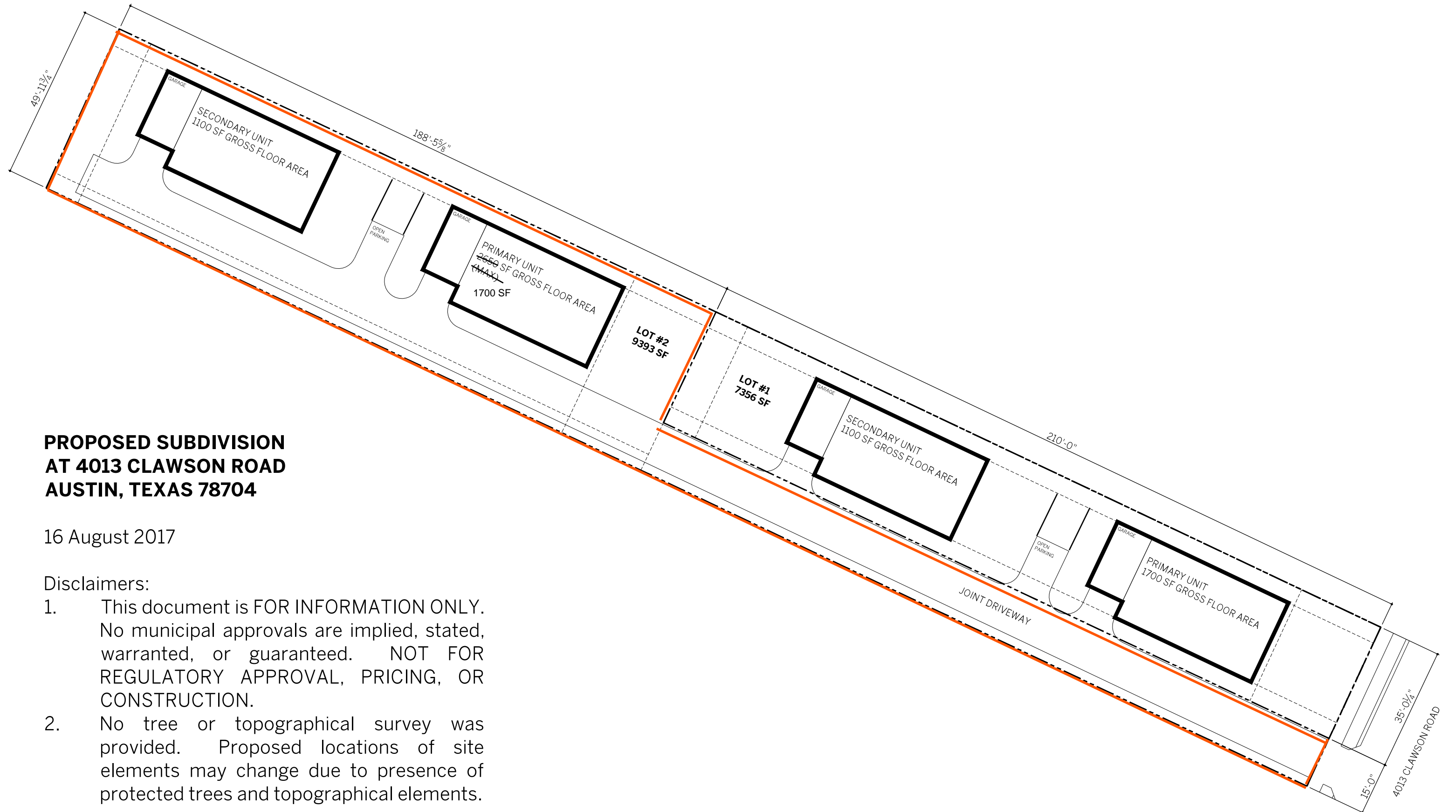
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL AND ARE IN SURFACE WITH A COMBINED SCALE FACTOR OF 0.999988

TREE LIST	
29	18" TALLOW (M)
30	12.5" LIVE OAK
31	15.5" LIVE OAK
32	11.25" LIVE OAK
33	15.25" CEDAR ELM
34	6.75" LIVE OAK
35	12" TALLOW
36	14.5" CEDAR ELM
37	7.5" LIGUSTRUM
38	10" HACKBERRY
39	11" HACKBERRY
40	11" HACKBERRY
41	9.5" HACKBERRY
42	9.25" ELM
43	8.5" ELM
44	12.5" ELM
45	21" ELM (P)
46	14.5" ELM
90	16.75" HACKBERRY
147	12.5" TALLOW
148	23" LIVE OAK
149	19.5" LIVE OAK (P)



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.

ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000	F.I.R.M. MAP INFORMATION	ADDRESS			
	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. 48453C0585H PANEL: 0585H DATED: 09/26/2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.	4013 CLAWSON ROAD , LLC, 4013 CLAWSON ROAD AUSTIN, TRAVIS COUNTY, TEXAS.			
SURVEY DATE: NOVEMBER 15, 2017		FIELD BY: DERICK SOLOMON		11/14/2017	
TITLE CO.: -		CALC. BY: CHRIS ZOTTER		11/15/2017	
G.F. NO.: -		DRAWN BY: ADRIEL LOPEZ		11/15/2017	
JOB NO.: A1100917		RPLS CHECK: EDWARD RUMSEY		11/15/2017	



**PROPOSED SUBDIVISION
AT 4013 CLAWSON ROAD
AUSTIN, TEXAS 78704**

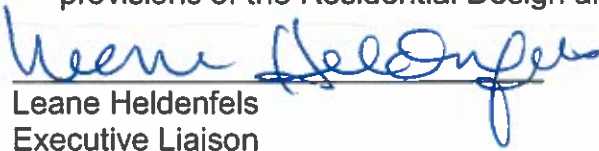
16 August 2017

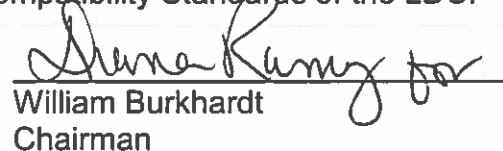
Disclaimers:

1. This document is FOR INFORMATION ONLY. No municipal approvals are implied, stated, warranted, or guaranteed. NOT FOR REGULATORY APPROVAL, PRICING, OR CONSTRUCTION.
2. No tree or topographical survey was provided. Proposed locations of site elements may change due to presence of protected trees and topographical elements.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: SF-3 zoning contemplates a density of eight primary residences and eight secondary residences per acre, subject property is 19,602 SF in size, over three times the minimum lot size required by the LDC, narrow lot subject property is only 50.03' wide at the front property line and 49.82' wide at the rear property line, subject property can only house one primary residence and one secondary residence per acre.
2. (a) The hardship for which the variance is requested is unique to the property in that: narrowest property of its size in the general vicinity
(b) The hardship is not general to the area in which the property is located because: narrowest property of its size in the general vicinity, in general 65' wide, which could be subdivided
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: only one of the proposed four housing units will front on Clawson Road, thus maintaining the single family character of the streetscape, the remainder of the housing units will be accessible via a common driveway, LDC compliant parking will be provided onsite for each housing unit, the housing units shall comply with all applicable provisions of the Residential Design and Compatibility Standards of the LDC.


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

Subject Property view from street

4013 Clawson Rd



Views of Clawson Road with subject property at left of photo



Similar layout (4 houses built along deep lot) across the street from subject property, towards Southwest, approximately 500' from subject.



New construction at corner



Two properties across the street from subject



Rear portions of subject property (page 1 of 2)



Rear portions of subject property (page 2 of 2)





To: Board of Adjustment
Re: Signatures of support for variance application

Please see attached signatures in support of our variance request for an approximately 35' front lot width.

These signatures represent 80% of the neighbors within 300' radius of my property, as well as some additional neighbors.

PLEASE NOTE: These signatures are NOT being submitted this time for a fee waiver.

My research indicates that owners have not changed since I originally collected them. I did not choose to collect them again for a fee waiver as time is of the essence with this re-application.

I submit them simply to reiterate that I have significant support for my application.



Chris Paladino

I, 403 Clawson Road, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Cord Schuck.	4015 Clawson Rd 78704	Cel BSR
Evan Gardner	4017 Clawson Rd. 78704	E.T.
Eric Janke	4021 Clawson Rd 78704	Eric Janke
ZANE MORGAN	1610 Morgan Ln	Zane Morgan
Andrew DuBean	1608 Morgan Ln	Andrew DuBean
MARCOS DE LEON	4016 CLAWSON RD	Marcos De Leon
Jenny Church	1605 Grayford	Jenny Church



Chris Paladino

I, 402 Clawson Road, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
SEAN MCGAUGHEY	4008 CLAWSON	
ROBERT TREVIÑO	1606 GRAYFORD DR	
Drew Horn	1509 Grayford Dr	
WILL KOVITZER	1601 Grayford Dr	
Ullrich ^{Matt} _{Bowman}	4104BClausen Rd	
Claude Amato	1506 Gray Good D.	
James Young	4004 CLAWSON Rd	



Chris Paladino

I, 402 Clawson Road LLC, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Taylor Brown	4018 Clawson Rd	<i>Taylor</i>
Taylor Brown	4100 Clawson Rd	<i>Taylor</i>



Chris Paladino

I, 493 Clawson Road LLC, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Johnny Cucchia	3903 Clawson Road	<i>Johnny Cucchia</i>



Chris Paladino

I, 403 Gawnson Road, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Christian Adams	1505 Grayford Dr	Christian Adams
Aaron Moore	1507 Grayford Dr	Aaron Moore



Chris Paladino

I, 403 Gawnson Road LLC, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Ramzi Khazen	1604 Morgan Ln	Ramzi Khazen



Clin's Paladino

I, 403 Clawson Road LLC, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Michel Issa	4005 Clawson Rd	<i>Michel Issa</i>



Chris Paladino

I, 403 Gawnson Road LLC, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Erin May	1603 Grayford Dr	E May



Chris Paladino

I, 402 Hanson Road, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to Subdivide into two lots; one flag lot at the rear with a 15' "flag" and one lot in front with a 35' width.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Cody Sitka	1606 Morgan Ln	

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday February 12, 2018

CASE NUMBER: C15-2017-0065

☒ Y ☐ Brooke Bailey
☒ Y ☐ William Burkhardt
☐ - ☐ Christopher Covo
☒ Y ☐ Eric Goff
☒ Y ☐ Melissa Hawthorne
☒ Y ☐ Bryan King
☒ Y ☐ Don Leighton-Burwell
☒ Y ☐ Rahm McDaniel
☒ Y ☐ Veronica Rivera
☒ Y ☐ James Valadez
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate)
☐ - ☐ Pim Mayo (Alternate)

OWNER/APPLICANT: Chris Palladino

ADDRESS: 4013 CLAWSON RD

VARIANCE REQUESTED: Variance Request(s): The applicant has requested variance(s) to Section 25-2 492 (D) (*Site Development Regulations*) to decrease the minimum lot width from 50 feet (required/permitted) to 35 feet (requested) in order to subdivide the current lot into 2 lots and build 2 new single family homes and 2 new second dwelling units on each lot in a "SF-3", Family Residence zoning district.

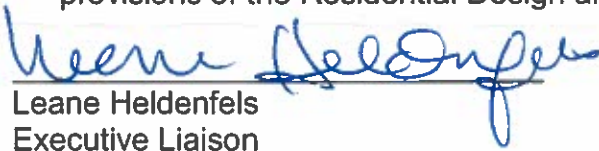
BOARD'S DECISION: Jan 8, 2018 POSTPONED TO FEBRUARY 12, 2018; Feb 12, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Grant with conditions that garage on both units stay as one story with no habitable space, and that subdivision be compliant with the South Lamar flood mitigation plan (10% capture) even though single family use is proposed and this would not otherwise be required, and that a screened area for all receptacles behind the property line be planned for at subdivision and added at construction, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED WITH CONDITIONS THAT:**

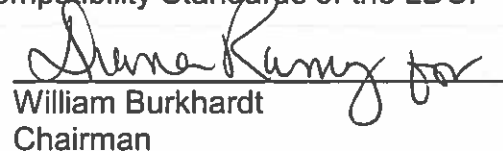
- 1) GARAGE ON BOTH UNITS STAY AS ONE STORY WITH NO HABITABLE SPACE, AND THAT
- 2) SUBDIVISION BE COMPLIANT WITH THE SOUTH LAMAR FLOOD MITIGATION PLAN (10% CAPTURE) EVEN THOUGH SINGLE FAMILY USE IS PROPOSED AND THIS WOULD NOT OTHERWISE BE REQUIRED, AND THAT
- 3) A SCREENED AREA FOR ALL TRASH RECEPTACLES BEHIND THE PROPERTY LINE BE PLANNED FOR AT SUBDIVISION AND ADDED AT CONSTRUCTION.

EXPIRATION DATE: February 12, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: SF-3 zoning contemplates a density of eight primary residences and eight secondary residences per acre, subject property is 19,602 SF in size, over three times the minimum lot size required by the LDC, narrow lot subject property is only 50.03' wide at the front property line and 49.82' wide at the rear property line, subject property can only house one primary residence and one secondary residence per acre.
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Executive Liaison


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Chairman