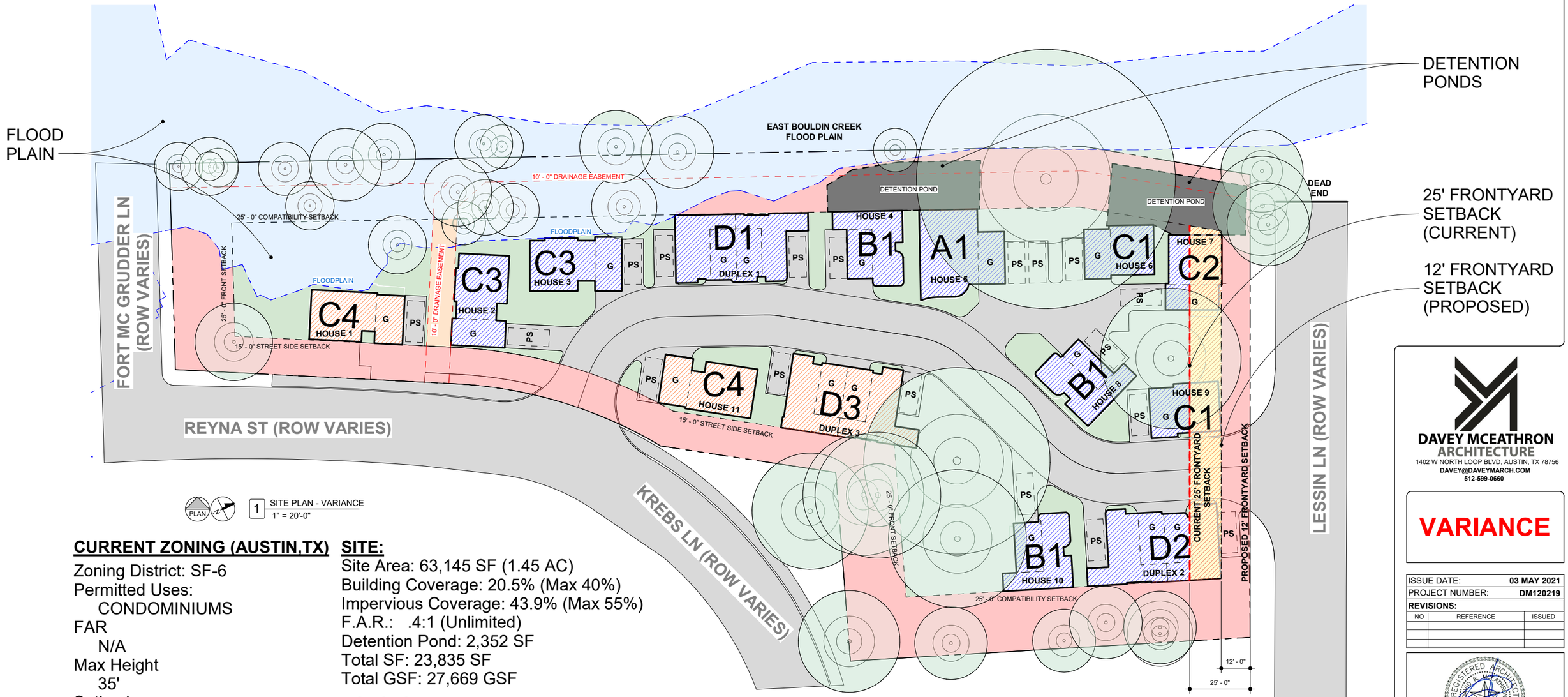
D-5/1-PRESENTATION



PLAN N

1 SITE PLAN - VARIANCE
1" = 20'-0"

CURRENT ZONING (AUSTIN,TX)

Zoning District: SF-6
Permitted Uses:
- CONDOMINIUMS

FAR
- N/A

Max Height
- 35'

Setback:
- Front Yard: 25'
- Interior Side Yard: 5'
- Street Side Yard: 15'
- Rear Yard: 10'

MaX Lot Coverage:
- 40%

Max Impervious Coverage:
- 55%

SITE:

Site Area: 63,145 SF (1.45 AC)
Building Coverage: 20.5% (Max 40%)
Impervious Coverage: 43.9% (Max 55%)
F.A.R.: .4:1 (Unlimited)
Detention Pond: 2,352 SF
Total SF: 23,835 SF
Total GSF: 27,669 GSF

HOUSES:

of UNITS: 17 Units (Max 18 Units)
Units per Acre: 11.7 u/ac

10' DRAINANGE EASEMENT
FLOODPLAIN
2 STORIES
25' FRONT YARD SETBACK (CURRENT)
SETBACK (PROPOSED)
3 STORIES

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«««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»

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512-599-0660

VARIANCE

ISSUE DATE:	03 MAY 2021
PROJECT NUMBER:	DM120219

REVISIONS:

NO	REFERENCE	ISSUED

REGISTERED ARCHITECT ROBERT M. MCEATHRON 23964 STATE OF TEXAS
03 MAY 2021

LESSIN LANE

219 LESSIN LANE, AUSTIN, TX 78704

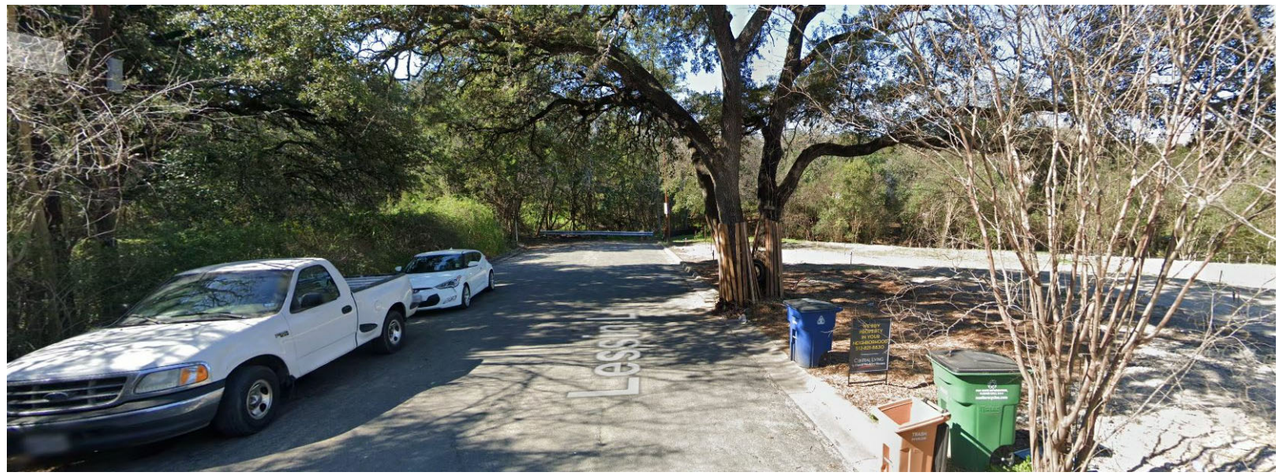
SITE PLAN - VARIANCE

A142

D-5/2-PRESENTATION



VIEW 01



VIEW 02



VIEW 03

VIEW FROM LESSIN

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STATE OF TEXAS

03 MAY 2021

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VIEWS FROM LESSIN - VARIANCE

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