

APPLICATION COVER SHEET

Property Address: 701 Butler Cv, West Lake Hills TX 78746

Applicant Name: Manish and Upma Chauhan

Designated Agent (if any, Power of Attorney Required): Linda Sullivan for Clean Tag Permits

Applicant Phone 512-542-9696/ 617-435-4358/ 512-750-1842 Email Address: cleantagpermits@gmail.com

Date Application was Submitted: _____

Variance(s) Requested:

Four Variances; (1) Exceed maximum allowed driveway cut and fill of 18 inches in height and depth to achieve finish grade at 701 Butler Cove and; (2) construct a retaining wall to secure driveway cut and fill of 18 inches or more and; (3 and 4) Removal of two trees with trunk diameters of 14 inches or greater (Sections 22.03.304 and 22.03.210 of the West Lake Hills Code.

Applicant completes above section; City Staff completes the section below:

Variance File Number: _____ [A sequential identifier based on application date and noted in a Variance Application Log maintained by staff. Examples: 20110903A, 20110903B, 20111021A, etc.]

Application Fees Due: \$ _____ ⑥ Fees Received on _____ by _____

DRAFT APPLICATION PACKET MATERIALS

Draft Application Packet Received on _____ by _____

⑥ Letter to ZAPCO Chairperson ⑥ Variance Approval Criteria Answers

⑥ Site Plan Coversheet ⑥ Site Plan Drawings

⑥ Elevation Views and Floor Plans (new structures only)

⑥ Septic Assessment (new structures only)

⑥ Additional Support Materials (if any): _____

⑥ Power of Attorney (if any) – Designated Representative: _____

Staff Analysis completed on _____ by _____

Staff Analysis sent to Applicant on _____ by _____

FINAL APPLICATION PACKET

Final Application Packet Reviewed and Approved on _____ by _____

Notice to Proceed Letter sent to Applicant on _____ by _____

• Notification Letter must be postmarked by _____ ⑥ Confirmed by _____

• Sign must be posted by _____ ⑥ Confirmed by _____

14 Copies of Final Packet received on _____ ⑥ Confirmed by _____

ZAPCO

Scheduled for ZAPCO Hearing on: _____

ZAPCO Action Letter sent on _____ by _____

ZAPCO Recommendation: _____

Conditions/Comments (if any): _____

Modified application and materials (if any) received on _____ by _____

BOA/CITY COUNCIL

Scheduled for BOA/Council Hearing on: _____

BOA/Council Action: _____

Conditions/Comments (if any): _____

BOA/Council Action Letter sent on _____ by _____

FOLLOW-UP

Follow-up dates (vegetative screening installed, survival verification, etc.): _____

• Notifications added to InCode on _____ by _____

Postponement History (if any): _____

Notes: _____

LETTER TO ZAPCO CHAIRPERSON

DATE

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Dear Mr. Chairman:

[Please briefly provide an overview of your variance request, the need for variance, your efforts to minimize the requested variance, alternatives you considered and your reasons for deciding on the proposed course of action. Please limit this letter to one page in length.]

Sincerely,

ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

West Lake Hills City Code requires applicants to answer each of the following questions. The ZAPCO Commissioners, Board of Adjustment and City Council Members consider your answers to these questions when evaluating your application. *(Feel free to respond to these questions on a separate page or document.)*

(1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

If the terms of the applicable ordinance are strictly or literally enforced the lot will not be able to have a new residence constructed, due to tree locations, and/or be accessible via the easement and is the only access to the property, and will be unable to be developed.

(2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed in the variance you are requesting is granted?

The plans for the new residence have been designed with the lot and existing trees in mind and with the express purpose of creating as little disruption to the natural terrain.

(3) What other reasonable alternatives have you considered? Why won't these other options alleviate the difficulty or hardship that you think exists?

The slope of and access to the lot does not offer other options for the driveway. The house has been designed to maximize the retention of as many trees as possible. The lot is very heavily wooded and no development affording privacy to neighbors and property owners may be accomplished without removing the trees requested for removal with the variance.

(4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

The variance is the minimum required due to the design allowing one of the protected trees to remain. These variances were requested and granted by a previous owner of the property with an additional protected tree being removed. These requests minimize the previously approved impact.

(5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

It is not a violation in that the lot will remain quite wooded and afford privacy to neighbors and resident. The cut and fill for the driveway is not readily visible from the street and will not negatively affect the aesthetic of the neighborhood.

(6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

It will not negatively affect neighboring properties in that the lot is very wooded and the driveway will not be readily visible from the neighbors due to its proximity to the surrounding roadways and homes.

Property Address: 701 Butler Cv, West Lake Hills, TX 78746

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

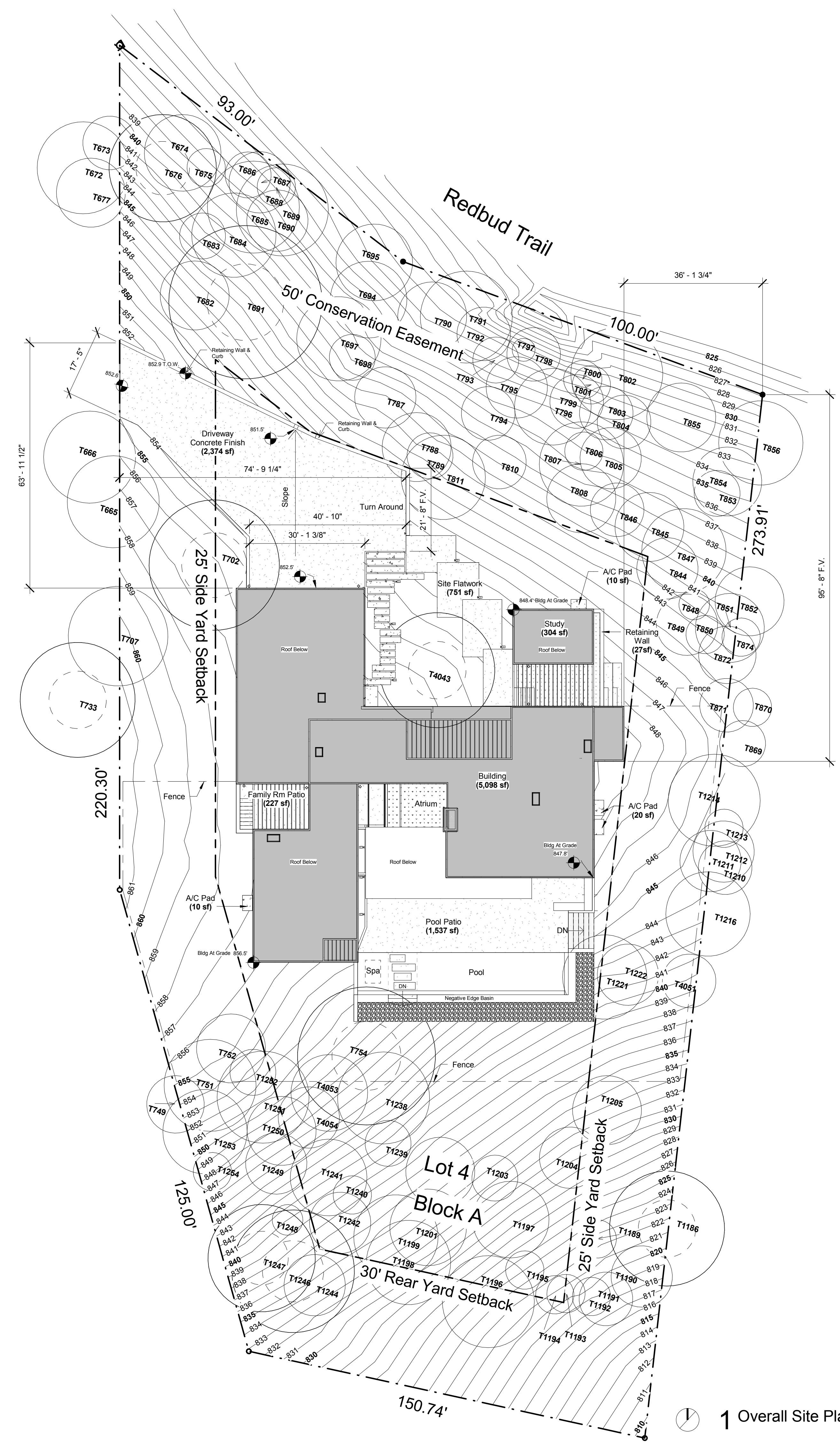
Project
Chauhan Residence
 701 Butler Cove
 West Lake Hills, TX 78746
 Set
 Pricing Set

Issue:

<input type="checkbox"/>	20170203	Pricing Set
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

Site Plan
 Sheet

P0.03
This drawing and all copyright therein are the sole and exclusive property of Michael Hsu Office of Architecture. Reproduction or use of this drawing in whole or in part for any purpose is prohibited without the prior written consent of Michael Hsu Office of Architecture. It is hereby prohibited. Copyright © 2016 Michael Hsu Office of Architecture



701 Butlers Cove
 Lot 4, Block A
 The Overlook At Butlers Cove

Impervious Coverage:
 Driveway - 2,374 sf
 Site Flat Work - 751 sf
 Pool Patio - 1,537 sf
 Study Bldg - 304 sf
 Main Bldg - 5,098 sf
 Family Rm Patio - 227 sf
 Retaining Wall - 27 sf
 A/C Pad - 40 sf

Total - 10,358 sf
Site Area 43,778 sf
= 24% Impervious Coverage

1 Overall Site Plan

701 Butlers Cove
 Lot 4 Block A
 The Overlook At Butlers Cove