

**APPLICATION COVER SHEET**

Property Address: 800 Forest View Drive  
Applicant Name: Robert Meisel  
Designated Agent (if any, Power of Attorney Required): Davin Fillpot  
Applicant Phone Number: (512) 560-0400 Email Address: [REDACTED]  
Date Application was Submitted: August 5, 2015  
Variance(s) Requested: 1. A/C compressor in setback, 2. Driveway setback encroachment; 3. To add a second driveway cut.

*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: \$ \_\_\_\_\_      © Fees Received on \_\_\_\_\_ by \_\_\_\_\_

**DRAFT APPLICATION PACKET MATERIALS**

Draft Application Packet Received on \_\_\_\_\_ by \_\_\_\_\_  
© Letter to ZAPCO Chairperson      © Variance Approval Criteria Answers  
© Site Plan Coversheet      © Site Plan Drawings  
© Elevation Views and Floor Plans (new structures only)  
© Septic Assessment (new structures only)  
© Additional Support Materials (if any): \_\_\_\_\_  
© 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 \_\_\_\_\_      © Confirmed by \_\_\_\_\_  
• Sign must be posted by \_\_\_\_\_      © Confirmed by \_\_\_\_\_  
14 Copies of Final Packet received on \_\_\_\_\_      © 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): \_\_\_\_\_

August 5, 2015

Mr. Les Gage  
Vice-Chairman  
West Lake Hills Zoning and Planning Commission  
911 Westlake Drive  
West Lake Hills, Texas 78746

Re: 800 Forest View Drive; 3 variance requests

Dear Mr. Gage:

I am presenting three variance requests:

- 1) To locate an A/C compressor pad six feet into the 30' side yard setback;
- 2) To locate a portion of the driveway less than ten feet from the property line; and,
- 3) To add a second driveway cut.

The current driveway and compressor locations on the lot are non-conforming uses under current ordinances. We are redesigning the driveway and relocating both the driveway and the compressor pad in order to achieve greater compliance with city ordinances governing these matters.

The A/C pad location variance is needed to resolve a conflict between the ordinances governing the location and screening of compressors and the side setback ordinance.

The driveway (or hammerhead) location variance is needed to avoid cutting several large oak trees and to provide proper maneuvering room as required by city ordinance. The ordinances governing driveway location and design also, in this case, conflict with the side setback ordinance.

The second driveway cut variance is needed for safety reasons to avoid backing into a public street and to provide a driveway exit more than 35 feet from the intersection. City ordinances require driveway design to address each of these factors and the proposed design complies with the ordinance requirements. These safety factors are particularly pressing because of the high traffic volume at this intersection.

The only alternative to the driveway variances would be to locate the garage and driveway on the northern or western portions of the lot. Vehicular access to either of these locations would require removal of very large mature oak trees in these areas of the lot as well as constructing a driveway under the canopy of other trees. This is discouraged by the Tree Ordinance.

Sincerely,

Robert Meisel

## 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.

Requested variance: to locate the A/C pad six feet into the 30' side setback.

The A/C pad is currently located on the north end of the house and is accessible only on foot. This is a pre-existing non-conforming location. It is closer than necessary to my neighbor to the north (802 Forest View) and is inconvenient to service.

Locating the A/C pad near the driveway will allow access for service to the unit, as required by City Code Sec. 22.03.175(e)(1): *"...all structures shall be so located on lots as to provide safe, convenient access for servicing..."* No other location of this structure on the lot would provide comparably safe, convenient access to the compressor.

In addition, alternative locations for the A/C pad would not conform to the provisions of City Code Sec. 22.03.171, *"All exterior compressors and other mechanical equipment or devices shall be shielded and insulated so as to ensure that sound emanating therefrom does not interfere with the use and enjoyment of surrounding property. (1996 Code, sec. 14-199)"*

The south (Oak Ridge) side of the house is further from my closest neighbors to the west and north than other possible locations, while maintaining a significant distance from the neighbors to the east and south because of the 60' street R.O.W. separating the properties in addition to the respective setbacks of the lots. This location is most likely *"to ensure that sound emanating therefrom does not interfere with the use and enjoyment of surrounding property."* The compressor will be shielded in the customary manner in accordance with City Code.

Requested variance: to locate a portion of the driveway encroaching ten feet into the ten foot setback from the property line.

The house was built in 1969 with the south wall on the 30' building line set out in the plat of the subdivision. The front of the garage is also on the 30' setback line facing Forest View. The existing driveway was built with no provision for off-street maneuvering or parking, and the driveway cut is within 35 feet of the intersection of Forest View and Oak Ridge. This design and location of the driveway does not conform to the requirements of City Code Sec. 22.03.175, ***Off-street parking and parking pad requirements in residential areas***, and is a pre-existing non-conforming condition on the property.

Property Address:       800 Forest View Drive

Space added to the driveway for off-street maneuver room must be at least fifteen feet from the mouth of the garage to allow a reasonable turning radius for vehicles backing out of the garage. To be ten feet from the property line, the maneuvering pad could be only five feet wide, which is unusable.

We propose to build a maneuvering space that would be twelve feet wide, extending westward toward Rocky River, that would encroach ten feet into the ten foot driveway setback in order to avoid removing one or more mature oak trees located fifteen to twenty feet from the house.

Extending the maneuvering space eastward toward Forest View would place a large amount of impermeable cover under the canopies and over the root zones of two large oak trees (a 19" live oak and a twin-trunk 12" & 17" live oak). Compromising the root zones of these trees may violate City Code Sec. 22.03.302(c): *"Structures, driveways, and parking areas shall be designed and located to fit harmoniously with the natural terrain and to minimize the necessity for removing trees, vegetation, and soil, or the addition of fill."*

Adding off-street maneuvering room would be in compliance with City Code Sec. 22.03.175(d): *"All driveways shall be designed so as to provide safe vehicular entrance and exit without the necessity of backing out into a public street,"* and with City Code Sec. 22.03.175(e)(3): *"...Adequate aisles and driveways shall also be provided to permit proper maneuvering within the parking area and for safe and orderly entry and exit."*

Requested variance: to add a second driveway cut located more than 35 feet from the intersection of Forest View and Oak Ridge.

The hardship underlying this request is **safety concerns**, arising from the very high traffic volume through the intersection of Forest View and Oak Ridge. (See the *Forest View Neighborhood Traffic Calming Study*, [www.westlakehills.org/documentcenter/view/245](http://www.westlakehills.org/documentcenter/view/245), for more details.) The existing driveway configuration is approximately 35 feet from the intersection of the Forest View and Oak Ridge rights of way. Exiting the driveway into Forest View traffic that is approaching the stop sign at Oak Ridge is dangerous at any time and foolhardy during peak traffic times in the afternoons.

Although moving the driveway entrance to Oak Ridge improves exiting safety somewhat since traffic on Oak Ridge has at least slowed significantly for the stop signs at the adjacent intersection, it does not resolve all safety concerns. The driveway is still only about 35 feet from the intersection of the Forest View and Oak Ridge rights of way.

The line of sight from the stop sign at Forest View and the direct driveway exit onto Oak Ridge is partially obstructed by the large live oaks on the corner. The proposed second driveway cut allows vehicles to exit the property at a point of greater visibility to approaching traffic and allows the driver of the exiting vehicle to have a better view of approaching traffic.

Property Address: \_\_\_\_\_ 800 Forest View Drive

Unfortunately, a serpentine drive with only one driveway cut will still need maneuvering room in front of the garage to allow a vehicle to back out of the garage and enter the drive path to the driveway mouth. The only space available for this maneuvering room is either under the large oaks on the corner, a bad solution from a point of view of preserving the trees, or directly south of the garage in the city right of way, which is not an authorized use of city property.

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

The areas affected by the new A/C pad and the proposed driveways are all currently landscaped as lawn. As detailed above, the proposed locations of these improvements were selected to avoid damage to surrounding trees.

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

Alternatives and options are discussed in my response to question (1), above.

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

Alternatives and options are discussed in my response to question (1), above.

(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?

These projects have been initiated in an effort to achieve greater compliance with the City's ordinances relating to noise suppression and traffic safety. Also, relocating the driveway will include the removal of a pre-existing, non-conforming improvement (planter box) currently located in the 30' setback adjacent to the south wall of the house.

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

As noted above, locating the A/C compressor in the setback will lessen any effects its operation and noise may have on neighbors. Relocating and redesigning the driveway will improve safety for all persons – neighbors, occupants of the home and other drivers.


Property Address: 800 Forest View Drive

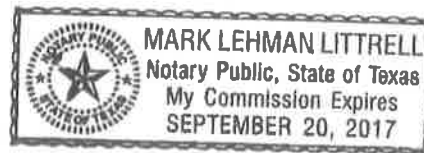
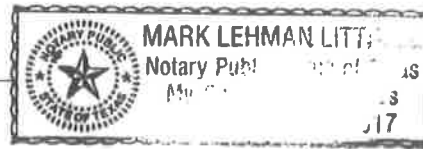
**SPECIAL POWER OF ATTORNEY**

**KNOW ALL PERSONS BY THIS DOCUMENT** that I Robert Meisel, being the owner(s) of the property identified below, have made, constituted and appointed **Davin Filpot** to be my duly authorized representative in connection with a variance application dated July 7, 2015 and relating to my property at 800 Forest View Drive, to be heard by the Zoning and Planning Commission and BOA/City Council of the City of West Lake Hills, Texas. All representations, whether oral or written, made by the representative in support of the request have the full force and effect of the applicant's approval. I do by this document constitute the above named representative as my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act in connection with such application which I myself might perform or do if I was personally present.

  
\_\_\_\_\_  
Owner/Applicant's Signature Property  
800 Forest View Drive , West Lake Hills, TX 78746  
(512) 560-0400

The instrument was acknowledged before me on this the 10 day of September, 2015.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



**Affidavit of Proof of Service**

STATE OF TEXAS     )  
COUNTY OF TRAVIS    )

Before me, the undersigned authority, on this day personally appeared Robert Meisel who, being by me duly sworn, stated as follows:

“My name is Robert Meisel. I am the owner of the property located at 800 Forest View Drive, West Lake Hills, Texas. I am the Applicant for three variances for this property, which application was filed on July 7, 2015, and is now pending before the City of West Lake Hills.

“The purpose of this Affidavit is to certify that a NOTICE TO NEIGHBORS OF A VARIANCE REQUEST was mailed to all owners of property located within 200 feet in all directions of the property that is the subject of the variance application on August 28, 2015. The notice was delivered by depositing a copy of the notice in the mail addressed to each owner at the owner’s address shown on the last approved city tax roll, with postage paid.

“The notice was approved by a city administrator as to content and form prior to mailing.”

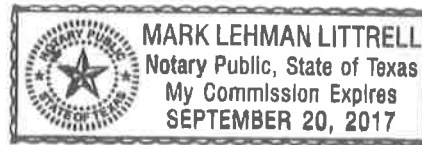


Robert Meisel

Sworn to and subscribed before me on this the 10 day of September, 2015.



Notary Public



NOTICE TO NEIGHBORS OF A VARIANCE REQUEST

DATE OF NOTICE: August 28, 2015

Greetings. You are hereby notified that Robert Meisel and Carol Meisel, the recorded owners of a property located at 800 Forest View Drive, in the City of West Lake Hills, Texas, have filed an Application with the City of West Lake Hills, Texas, requesting a variance to the following Sections of the City's Code of Ordinances:

1. Section 22.03.276; Setbacks for accessory structures  
AND  
Section 22.03.281(b); 30' setback for R-1 zoned lot, less than .5 acres.

This variance is requested so that the property owner may locate an air conditioner compressor six feet into the 30 foot setback on the Oak Ridge (south) side of the home.

2. Section 22.03.175(a)(1) & (2); The minimum setback distance for driveways and parking areas from street right-of-way lines (20 feet) and from boundary lines (10 feet).

This variance is requested so that the property owner may locate a driveway and parking area approximately eleven feet from the Oak Ridge street curb on the property line, with a 0' setback from either the street right-of-way line or the boundary line.

3. Section 22.03.175(e)(2); Only one driveway is allowed per primary dwelling unit.

This variance is requested so that the property owner may locate a second driveway entrance on Oak Ridge more than 35 feet from the intersection of Oak Ridge with Forest View, in accordance with Section 22.03.175(b) of the City Code.

The Application may be inspected at West Lake Hills City Hall, 911 Westlake Drive, West Lake Hills, Texas between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. This application is scheduled to be considered at a public hearing held by the Zoning and Planning Commission on September 16, 2015, at 6:30 PM and again by the City Council/Board of Adjustment on October 14, 2015, at 7:00 PM at West Lake Hills City Hall, located at 911 Westlake Drive, West Lake Hills, Texas. Both meetings shall include an opportunity for all interested persons to be heard.

*Robert Meisel*

Property Owner/Applicant's Signature

*Carol Meisel*

Property Owner/Applicant's Signature



# West Lake Hills Construction Site Plan Submittal Cover Sheet

Property Address: 800 Forest View Drive

Date: Aug.6, 2015

Project Name: Meisel Home Remodel

Applicants requesting review of submitted construction drawings and a subsequent building permit for construction in the City of West Lake Hills must read and acknowledge the following items relating to the City's Code of Ordinances. This cover sheet is intended to highlight the most common errors and omissions made during the approval process for new construction projects. All references to the City's Code of Ordinances can be found on the City's web site at [www.westlakehills.org](http://www.westlakehills.org).

**Instructions:** All three parties are asked to confirm their understanding of the code requirements listed below where applicable. The Architect should initial in section A, the contractor/builder should initial in section B, and the property owner/client in Section C. If the item is not relevant to the proposed project, check "Not Applicable." If your project is not compliant with the item and you intend to request a variance to that requirement, check "Requesting A Variance." All three parties should print and sign their name at the bottom of the form.

## 1. Impervious cover: (WLH Code Sections 22.03.001 and 22.03.281)

- a) Impervious cover varies with the lot size. For your project, have you correctly determined the allowable percentage of impervious cover?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- b) Have you correctly determined what various materials/conditions constitute impervious cover: concrete, asphalt, pavers, swimming pools, crushed gravel and granite, decking materials, etc.?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

## 2. Setbacks: (WLH Code Sections 22.03.175 (Residential), 22.03.249 (Non-Residential), 22.03.275, 22.03.276, and 22.03.281)

- a) Setbacks are determined by the lot size. Have you correctly determined the setbacks for your project?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- b) If your property fronts one or more streets, each setback along those streets must conform to front setback requirements. Have you checked your project for this condition?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- c) Roof eaves and overhangs are not allowed in the building setbacks. Have you verified that the project's roof eaves and overhangs are not within the setbacks?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- d) Have you insured that no building, accessory building, or structure is located within the setback? This requirement includes but is not limited to retaining walls, patios, fountains, air conditioning pads, pool equipment, pergolas and arbors.

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- e) Do your project's driveways meet the driveway setback requirements?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- f) Do you understand that no site disturbance (cutting, filling, grading, etc.) is allowed in the setback?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

## 3. Structure height: (WLH Code Section 22.03.001 and 22.03.279)

- a) Has a current, topographic ground survey with 1-foot contour lines produced by a licensed surveyor been submitted? Your height calculations must be determined from this survey.

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- b) Has the correct methodology as defined in the code, been used to calculate the height of your project?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

- c) Do you understand that the height restriction includes all roof appurtenances and building materials?

A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

4. Trees and vegetation: (WLH Code Sections 22.03.301 to 22.03.305)

- a) Has a current and certified tree survey been submitted to the city inspector?  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- b) Do you understand that no site clearing, brush/undergrowth removal, or tree removal can be done until a tree permit and building permit have been issued by the City?  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- c) Do you understand that NO tree with a diameter greater than or equal to 14 inches can be removed without obtaining a variance from the City Council?  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- d) Do you understand that all tree replacement must be completed before a certificate of occupancy will be issued?  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

5. Additional considerations:

- a) If required, have you reviewed the slope/grade restrictions for driveways? (WLH Code Sections 22.03.175 (Residential) and 22.03.241 (Non-Residential))  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- b) If required, has a septic system design been submitted to the city inspector for approval? (WLH Code Section 18.03.067)  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- c) Does your site plan show all of the structures, hardscape elements such as retaining walls and planters, patios, decks, sidewalks, driveways, water tanks, pool equipment and other items? Please note that such items are not allowed in the setbacks and may not be installed later without City approval. ? (WLH Code Section 22.03.276 and 22.03.281)  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- d) Do you understand that no work (including but not limited to mailbox construction or placement, planting, grading, landscaping, etc.) may be done in the City Right of Way without City approval? (WLH Code Sections 22.03.484 and 22.03.485)  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- e) Do you understand that a certification letter from a septic designer must be submitted if an existing septic system is being utilized? (WLH Code Section 18.03.067)  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- f) Do you understand that your project may require a tree permit in addition to a building permit? (WLH Code Sections 22.03.301 to 22.03.305)  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- g) Do you understand that if your project is in the Edward's Aquifer Recharge and/or Contributing Zone, you may be required to submit a Water Pollution Abatement Plan? (State requirement)  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance
- h) Do you understand that a separate permit must be obtained for fence construction and that the requirements in WLH Code Section 22.03.173 must be followed? Do you understand that front yard fences (as defined in WLH Code Section 22.03.173) have special requirements?  
 A: \_\_\_\_\_ B: B C: RM  Not Applicable  Requesting A Variance

I hereby acknowledge that I have read and understand the requirements listed above. I further understand that nothing in this document relieves me of my legal responsibility to comply with any and all relevant West Lake Hills Ordinances regarding this project including the requirements referenced in this document.

	<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
A: Architect:	<u>Alan Barley or Peter Pfeifer</u>	<u>[Signature]</u>	<u>8/6/2015</u>
B: Builder/Contractor:	<u>Camelot Custom Homes, Inc.</u>	by: <u>[Signature]</u>	<u>8/6/2015</u>
C: Property Owner/Client:	<u>Robert Meisel</u>	<u>Robert Meisel</u>	<u>08/06/2015</u>

# West Lake Hills Construction Site Plan Submittal Cover Sheet

**Property Address:** 800 Forest View Drive **Date:** Aug.6, 2015

**Project Name:** Meisel Home Remodel

Applicants requesting review of submitted construction drawings and a subsequent building permit for construction in the City of West Lake Hills must read and acknowledge the following items relating to the City's Code of Ordinances. This cover sheet is intended to highlight the most common errors and omissions made during the approval process for new construction projects. All references to the City's Code of Ordinances can be found on the City's web site at [www.westlakehills.org](http://www.westlakehills.org).

**Instructions:** All three parties are asked to confirm their understanding of the code requirements listed below where applicable. The Architect should initial in section A, the contractor/builder should initial in section B, and the property owner/client in Section C. If the item is not relevant to the proposed project, check "Not Applicable." If your project is not compliant with the item and you intend to request a variance to that requirement, check "Requesting A Variance." All three parties should print and sign their name at the bottom of the form.

**1. Impervious cover:** (WLH Code Sections 22.03.001 and 22.03.281)

- a) Impervious cover varies with the lot size. For your project, have you correctly determined the allowable percentage of impervious cover?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- b) Have you correctly determined what various materials/conditions constitute impervious cover: concrete, asphalt, pavers, swimming pools, crushed gravel and granite, decking materials, etc.?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance

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- a) Setbacks are determined by the lot size. Have you correctly determined the setbacks for your project?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- b) If your property fronts one or more streets, each setback along those streets must conform to front setback requirements. Have you checked your project for this condition?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- c) Roof eaves and overhangs are not allowed in the building setbacks. Have you verified that the project's roof eaves and overhangs are not within the setbacks?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- d) Have you insured that no building, accessory building, or structure is located within the setback? This requirement includes but is not limited to retaining walls, patios, fountains, air conditioning pads, pool equipment, pergolas and arbors.  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- e) Do your project's driveways meet the driveway setback requirements?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- f) Do you understand that no site disturbance (cutting, filling, grading, etc.) is allowed in the setback?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance

**3. Structure height:** (WLH Code Section 22.03.001 and 22.03.279)

- a) Has a current, topographic ground survey with 1-foot contour lines produced by a licensed surveyor been submitted? Your height calculations must be determined from this survey.  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- b) Has the correct methodology as defined in the code, been used to calculate the height of your project?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance
- c) Do you understand that the height restriction includes all roof appurtenances and building materials?  
 A: MT B: \_\_\_\_\_ C: RM       Not Applicable       Requesting A Variance

4. Trees and vegetation: (WLH Code Sections 22.03.301 to 22.03.305)

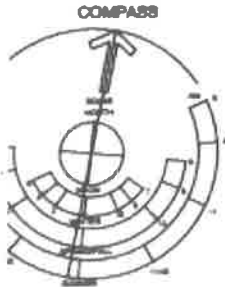
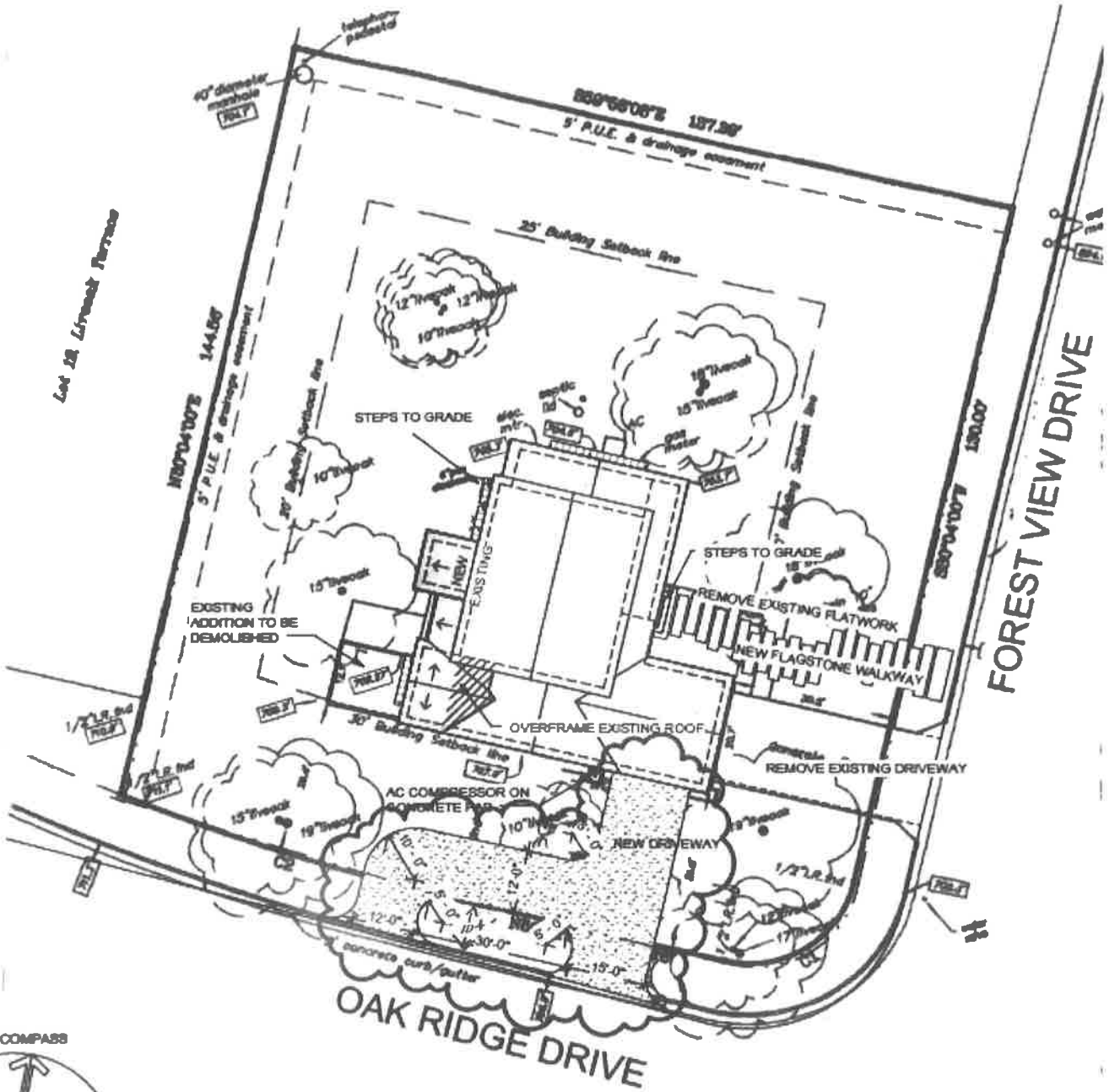
- a) Has a current and certified tree survey been submitted to the city inspector?  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- b) Do you understand that no site clearing, brush/undergrowth removal, or tree removal can be done until a tree permit and building permit have been issued by the City?  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- c) Do you understand that NO tree with a diameter greater than or equal to 14 inches can be removed without obtaining a variance from the City Council?  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- d) Do you understand that all tree replacement must be completed before a certificate of occupancy will be issued?  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance

5. Additional considerations:

- a) If required, have you reviewed the slope/grade restrictions for driveways? (WLH Code Sections 22.03.175 (Residential) and 22.03.241 (Non-Residential))  
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- b) If required, has a septic system design been submitted to the city inspector for approval? (WLH Code Section 18.03.067)  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- c) Does your site plan show all of the structures, hardscape elements such as retaining walls and planters, patios, decks, sidewalks, driveways, water tanks, pool equipment and other items? Please note that such items are not allowed in the setbacks and may not be installed later without City approval. ? (WLH Code Section 22.03.276 and 22.03.281)  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- d) Do you understand that no work (including but not limited to mailbox construction or placement, planting, grading, landscaping, etc.) may be done in the City Right of Way without City approval? (WLH Code Sections 22.03.484 and 22.03.485)  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- e) Do you understand that a certification letter from a septic designer must be submitted if an existing septic system is being utilized? (WLH Code Section 18.03.067)  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- f) Do you understand that your project may require a tree permit in addition to a building permit? (WLH Code Sections 22.03.301 to 22.03.305)  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- g) Do you understand that if your project is in the Edward's Aquifer Recharge and/or Contributing Zone, you may be required to submit a Water Pollution Abatement Plan? (State requirement)  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance
- h) Do you understand that a separate permit must be obtained for fence construction and that the requirements in WLH Code Section 22.03.173 must be followed? Do you understand that front yard fences (as defined in WLH Code Section 22.03.173) have special requirements?  
 A: WLH B: \_\_\_\_\_ C: RM  Not Applicable  Requesting A Variance

I hereby acknowledge that I have read and understand the requirements listed above. I further understand that nothing in this document relieves me of my legal responsibility to comply with any and all relevant West Lake Hills Ordinances regarding this project including the requirements referenced in this document.

	NAME	SIGNATURE	DATE
A: Architect:	<u>Alan Barley or Peter Pfeifer</u>	<u>[Signature]</u>	<u>8/6/2015</u>
B: Builder/Contractor:	<u>Camelot Custom Homes, Inc.</u>	by: _____	_____
C: Property Owner/Client:	<u>Robert Meisel</u>	<u>[Signature]</u>	<u>08/06/2015</u>



1  
A-1.1

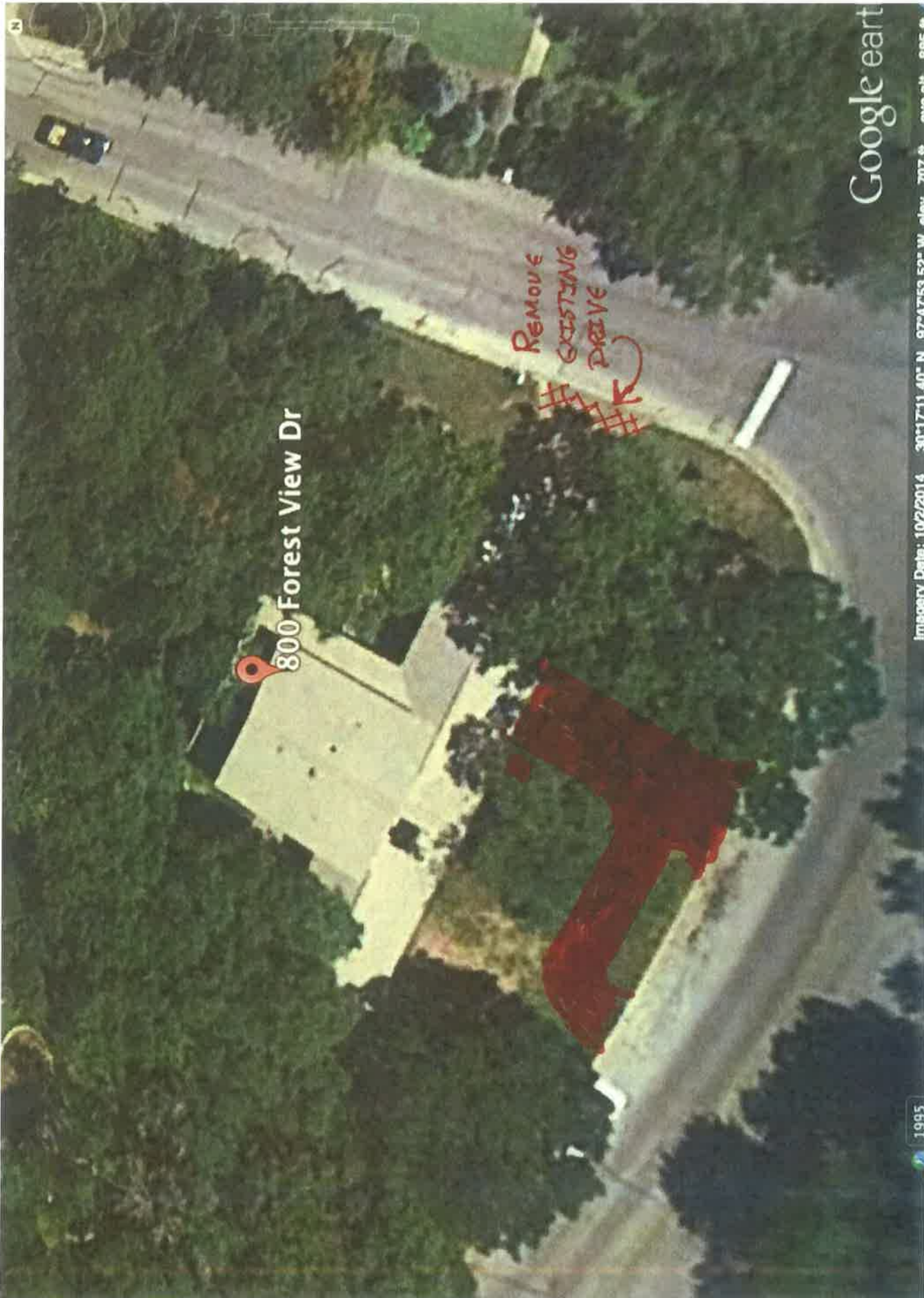
**SITE PLAN**

SCALE: 1" = 20'-0"



PROJECT NORTH





800 Forest View Dr

REMOVE  
EXISTING  
DRIVE

Google earth

Imagery Date: 10/2/2014 30°17'11.40" N 97°47'53.52" W elev. 707.4 ft. 885 ft

1995



Google earth





Google earth

feet 10  
meters 3



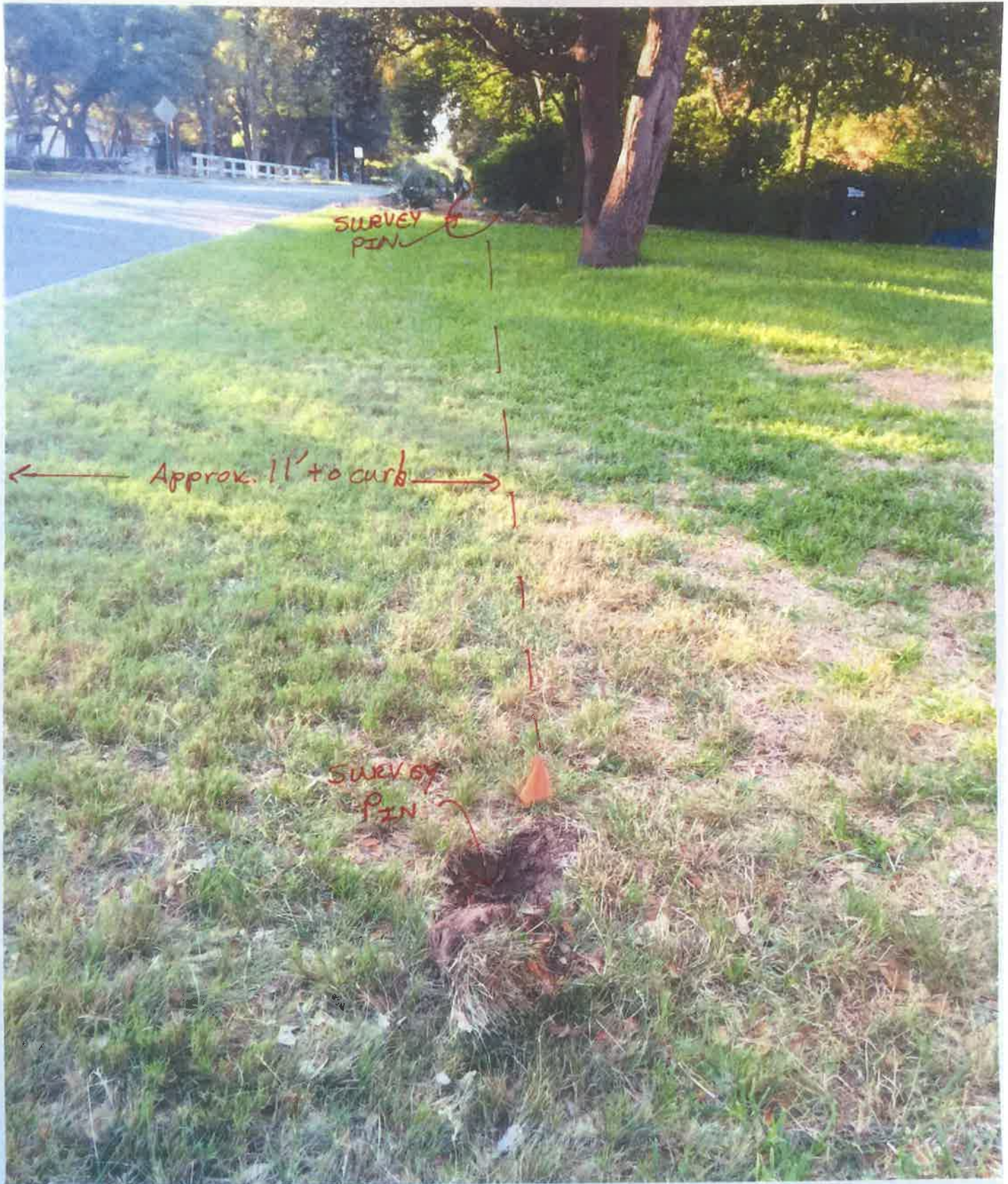




Google earth

feet  
meters





SURVEY  
PIN

← Approx. 11' to curb →

SURVEY  
PIN

## AREA CALCULATION CHART

### ZONED R-1

**LOT AREA - 21,133 SF**

<b>IMPERVIOUS COVERAGE (25% ALLOWED) - 21,133 (.25) - 5283</b>	<b>5283 SF</b>
<b>TOTAL BLDG COVERAGE ON LOT - 2770 SF</b>	<b>2770 SF</b>
<b>DRIVEWAY - 1281 SF</b>	<b>1281 SF</b>
<b>FRONT WALKWAY - 360 SF</b>	<b>360 SF</b>
<b>MECHANICAL EQUIPMENT PAD - 16 SF</b>	<b>16 SF</b>
<b>TOTAL IMPERVIOUS COVERAGE - 4427</b>	<b>4427 SF</b>
<b>TOTAL IMPERVIOUS COVERAGE ON LOT - 4427 SF / 21133 SF - .21</b>	<b>20.9 %</b>

### AREA TABULATION

#### CONDITIONED AREA

<b>1st FLOOR REMODELED</b>	<b>1209 SQ. FT.</b>
<b>1st FLOOR ADDITION</b>	<b>290 SQ. FT.</b>
<b>1st FLOOR TOTAL</b>	<b>1499 SQ. FT.</b>
<b>2nd FLOOR REMODEL</b>	<b>142 SQ. FT.</b>
<b>2nd FLOOR ADDITION</b>	<b>82 SQ. FT.</b>
<b>2nd FLOOR TOTAL</b>	<b>1031 SQ. FT.</b>
<b>TOTAL CONDITIONED -</b>	<b>2530 SQ. FT.</b>

#### COVERED AREA

<b>GARAGE (REMODELED) -</b>	<b>445 SQ. FT.</b>
<b>FRONT PORCH (EXISTING) -</b>	<b>130 SQ. FT.</b>
<b>SCREENED PORCH (REMODELED) -</b>	<b>296 SQ. FT.</b>
<b>REAR PATIO (NEW) -</b>	<b>115 SQ. FT.</b>
<b>TOTAL COVERED AREA -</b>	<b>986 SQ. FT.</b>
<b><u>TOTAL COVERED -</u></b>	<b>3,516 SQ. FT.</b>

If the driveway does not extend beyond the end projection of the outside of the end stall width then either -

