

3

W A I V E R
R D C C
A P P L I C A T I O N

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

PR: iber 2010-06438 PR
Building Permit No. _____
Plat No. _____ Date 7/15/10
Reviewer _____

PRIMARY PROJECT DATA

Service Address 2846 San GABRIEL Tax Parcel No. 02160105170000
Legal Description
Lot 15 Block 2 Subdivision JAMES BYRNES Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
☒ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
☒ Remodel (specify) REMODEL EXISTING STRUCTURE INTO DUPLEX GARAGE WITH SECONDARY APARTMENT ABOVE
☒ Addition (specify) NEW SF RES
☒ Other (specify) DEMOLITION OF EXIST. DUPLEX 1st & 2nd FL. 2 BDRM RES. 15' x 41' GAF. 1100 sq. ft. May 4500
Zoning (e.g. SF-1, SF-2...) SF3
- Height of Principal building 24 ft. # of floors 2 Height of Other structure(s) 24 ft. # of floors 2
- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? ☒ Yes ☐ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☒ Yes ☐ No (to the rear)
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

PERMIT FEES
(For office use only)

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway/ Sidewalk	\$ _____
TOTAL \$	5,000
(labor and materials)	

Lot Size <u>6500</u> sq.ft.
Job Valuation - Principal Building \$ <u>120,000</u> (Labor and materials)
Job Valuation - Other Structure(s) \$ _____ (Labor and materials)
TOTAL JOB VALUATION (sum of remodels and additions) \$ <u>125,000</u> (Labor and materials)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL \$	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Josh RASH</u>	Telephone (h) <u>512 484-2532</u> (w) _____
BUILDER	Company Name _____ Contact/Applicant's Name _____	Telephone _____ Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Josh RASH</u> Address <u>2846 San Gabriel</u>	Telephone <u>484-2532</u> City <u>Austin</u> ST <u>Tx</u> ZIP <u>78705</u>

If you would like to be notified when your application is approved, please select the method:

☒ Telephone ☒ e-mail: Josh.RASH@gmail.com

You may check the status of this application at www.ci.austin.tx.us/development/picrivr.htm

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 st floor conditioned area	654-104 (dend 104#)	sq.ft.	1179	sq.ft.
b. 2 nd floor conditioned area	(Rm d1 to convert 1st fl.	sq.ft.	1182	sq.ft.
c. 3 rd floor conditioned area	+ garage	sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
✓ detached (Rm d1)	450	sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.	67.5	sq.ft.
i. Covered porches		sq.ft.	201.5	sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.	61	sq.ft.
Specify Stairwell and light shaft	1st floor 56		61 (2nd fl)	
	2nd floor 56			
TOTAL BUILDING AREA (add a. through l.)	450	sq.ft.	2752	sq.ft.
			1509	

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)

1959 sq.ft.
30.2 % of lot
2600#

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	1959	sq.ft.	
b. Driveway area on private property (6x17)	102 + 120	sq.ft.	(tire strips)
c. Sidewalk / walkways on private property	56	sq.ft.	3x10x4 = 120
d. Uncovered patios	12	sq.ft.	
e. Uncovered wood decks [may be counted at 50%]	308	sq.ft.	
f. Air conditioner pads	16	sq.ft.	4x4
g. Concrete decks		sq.ft.	
h. Other (specify)		sq.ft.	

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2573 sq.ft.
39.6 % of lot
2925#

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2846 San Gabriel

Applicant's Signature [Signature] Date 7-14-10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq. ft.	<u>1179</u> sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	_____ sq. ft.	_____ sq. ft.
c. TOTAL (add a and b above)	_____ sq. ft.	_____ sq. ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft) <u>Stairwell & Light Shaft</u>	<u>550</u> sq. ft.	<u>1182</u> sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	_____ sq. ft.	<u>122</u> sq. ft.
f. TOTAL (add d and e above)	_____ sq. ft.	<u>1304</u> sq. ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq. ft.	_____ sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq. ft.	_____ sq. ft.
i. TOTAL (add g and h above)	_____ sq. ft.	_____ sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq. ft.	_____ sq. ft.
V. Garage		
k. <input type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq. ft.	_____ sq. ft.
l. <input checked="" type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure) <u>654 - 204 (Dens) = 450</u>	<u>0</u> sq. ft.	_____ sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq. ft.	_____ sq. ft.
VII. TOTAL	<u>550</u> sq. ft.	<u>2483</u> sq. ft.

<u>may allowed</u> <u>2600</u>	TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>3033</u> sq. ft.
	GROSS AREA OF LOT	<u>6500</u> sq. ft.
	FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>46.7</u> %

Over FAR - 433

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

IN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

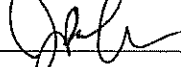
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 7/15/10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

LDC-25-2-513 (c) Unevd porch less than 3ft. may encroach into veg'd yard.

11 front porch (g) may project 5'ft into a veg'd front yard

2 parking spaces in garage 1/2 1 space side strips

Service Address _____

Applicant's Signature _____ Date _____

TaxNetUSA: Travis County

Property ID Number: 210046 Ref ID2 Number: 02160105170000

Owner's Name **RASH JOSHUA L & KRISTIN M ETTER**
Property Details

Mailing Address 2846 SAN GABRIEL ST
AUSTIN, TX 78705-3531

Location 2846 SAN GABRIEL ST 78705

Legal LOT 15 BLK 2 OLT 71 DIV D BYRNES JAMES SUBD

Deed Date 07062009

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1492

Block 2

Tract or Lot 15

Docket No.

Abstract Code S02123

Neighborhood Code Z7105

Value Information
2010 Preliminary

Land Value 250,000.00

Improvement Value 4,000.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 254,000.00

10% Cap Value 0.00

Total Value 254,000.00

Data up to date as of 2010-06-15

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	254,000.00	254,000.00	254,000.00	254,000.00
01	AUSTIN ISD	1.202000	254,000.00	254,000.00	254,000.00	254,000.00
02	CITY OF AUSTIN	0.420900	254,000.00	254,000.00	254,000.00	254,000.00
03	TRAVIS COUNTY	0.421500	254,000.00	254,000.00	254,000.00	254,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	254,000.00	254,000.00	254,000.00	254,000.00
68	AUSTIN COMM COLL DIST	0.094600	254,000.00	254,000.00	254,000.00	254,000.00

Improvement Information

Improvement ID	State Category	Description
171412	B2	2 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
171412	198676	1ST	1st Floor	WW3	1945	654 ✓
171412	198677	2ND	2nd Floor	WW3	1945	654 ✓
171412	801453	011	PORCH OPEN 1ST F	*3	1945	8
171412	1915029	011	PORCH OPEN 1ST F	*3	1945	8
171412	1915030	251	BATHROOM	**	1945	2
171412	1915031	612	TERRACE UNCOVERD	*3	1945	12

Total Living Area 1,308

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
207589	LAND	B2	F	0.149	0	0	6,500

City of Austin - LIS Archive Search

This archive holds historical data from January 1990 to September 1999

Service Address Report






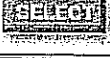





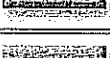




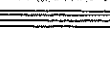
Wednesday, July 14, 2010

05:27 PM

[DOWNLOAD EXCEL FILE](#)

[BACK](#)

Add to Menu	Folio	Line	Status	Active Date	Final Date	Customer Name	Service Address	Place City	Zip Code
SELECT	502308	01	I		28-DEC-1989	GIBLIN, MARGARET ANN	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	02	I		01-JUN-1988	NOVELL, DALLAS	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	03	I		03-FEB-1989	KELLER, WILLIAM L	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	04	I	29-DEC-1989	31-MAY-1990	BAGAGE, REBEKAH	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	05	I	31-MAY-1990	04-JUN-1991	TRUESDALE, ANDREA R.	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	06	I	10-JUN-1991	05-FEB-1992	SIGERFOOS, DONOVAN H	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	07	I	06-JUN-1991	10-JUN-1991	MASON, JO ELLEN	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	08	I	05-FEB-1992	28-FEB-1992	MILLER, KATE D	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	09	I	28-FEB-1992	05-JUN-1992	MCDONALD, BENJAMIN	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	10	I	05-JUN-1992	28-MAY-1993	FURRH, JACOB	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	11	I	28-MAY-1993	06-MAY-1994	GUADAGNOLO, BEVERLY A	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	12	I	01-JUN-1994	06-JUN-1995	JACKSON, ANGELA A. (4)	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	13	I	06-JUN-1995	05-MAR-1996	WILLIAMS, HAROLD W	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	14	I	05-MAR-1996	05-SEP-1998	CLIFTON, KEVIN M	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	15	I	11-SEP-1998	25-MAR-1999	SMITH, MICHAEL	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502308	16	A	25-MAR-1999		BUCHANAN, CHRIS	2846-A SAN GABRIEL ST	AUSTIN 499-2797	78705
SELECT	502314	02	I	04-JUN-1985	11-JUL-1990	NORVELL, DALLAS	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705

	502314	11	I		26-DEC-1989	WELTY, JOHN BRYAN **	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	12	I		26-DEC-1989	HINE, JAMES D (X)	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	13	I		02-JUN-1987	RISEN, DEBORAH MAE	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	14	I		11-APR-1988	JANKO, GRETA M	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	15	I		30-DEC-1988	CASSIDY, TRAVIS A	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	16	I		18-JUL-1989	ROST, LORRAINE	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	17	I	02-JUN-1990	03-AUG-1991	SMITH, FOSTER T	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	18	I	11-JUL-1990	06-JUL-1996	MASON, JO ELLEN	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	19	N			MASON, JO ELLEN	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	20	I	03-AUG-1991	05-FEB-1992	MIREUR, MARISSA	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	21	I	05-FEB-1992	21-FEB-1996	SIGERFOOS, DONOVAN H.	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	22	N			WILLIAMS, HAROLD W.	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	23	I	21-FEB-1996	05-MAR-1996	SIGERFOOS, CATHERINE	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	24	I	05-MAR-1996	20-MAY-1999	WILLIAMS, HAROLD W.	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	25	I	06-JUL-1996	09-JUL-1997	CLARK, MARGIE	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	26	A	09-JUL-1997		SMITH, MICHAEL	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705
	502314	27	A	24-MAY-1999		HANSSON, MALIN	2846-B SAN GABRIEL ST	AUSTIN 499-2797	78705

Benavidez, Sylvia

From: Delisio, Kelly
Sent: Thursday, July 15, 2010 8:53 AM
To: Benavidez, Sylvia
Cc: Winfrey, Cathy
Subject: RE: 2846 San Gabriel
Attachments: sect pg 59.pdf

Attached is Section Map pg 59, dating prio to 1986 (don't have exact date of the Section Maps)

I do notice on the old tcad plats the 29th St shows Sycamore St (this may go way way back, like 6th St used to be Pecan St times)-this is not in our database for street name changes

915 W 29th St

the oldest tcad maps I have, back to 1986 (in the blue books) show the same parcels/lot lines as is now for all the addresses in question

Utilities date as far back as 1980 at 915 W 29th St

913 W 29th St

Utilities date as far back as 1979

2846 San Gabriel

Utilities final dates back as far as B side 1987 and A side 1988

2844 San Gabriel

Utilities final dates as far back as 1985 for side A, side B 1988

1101 W 29th St is not an issued address, and this would be located further west, other side of N Lamar Blvd

I'm ccing Cathy, just in case I'm not here and you need further info

Thank you,

Kelly Delisio
GIS Technician Sr.
Addressing Dept.
Communications and Technology Management
City of Austin
(512)974-2808 work (512)974-3337 fax

From: Benavidez, Sylvia
Sent: Wednesday, July 14, 2010 6:43 PM
To: Delisio, Kelly
Subject: 2846 San Gabriel
Importance: High

7/15/2010

Kelly, could you please check your files and tell me if 915 W 29th had a street name change?

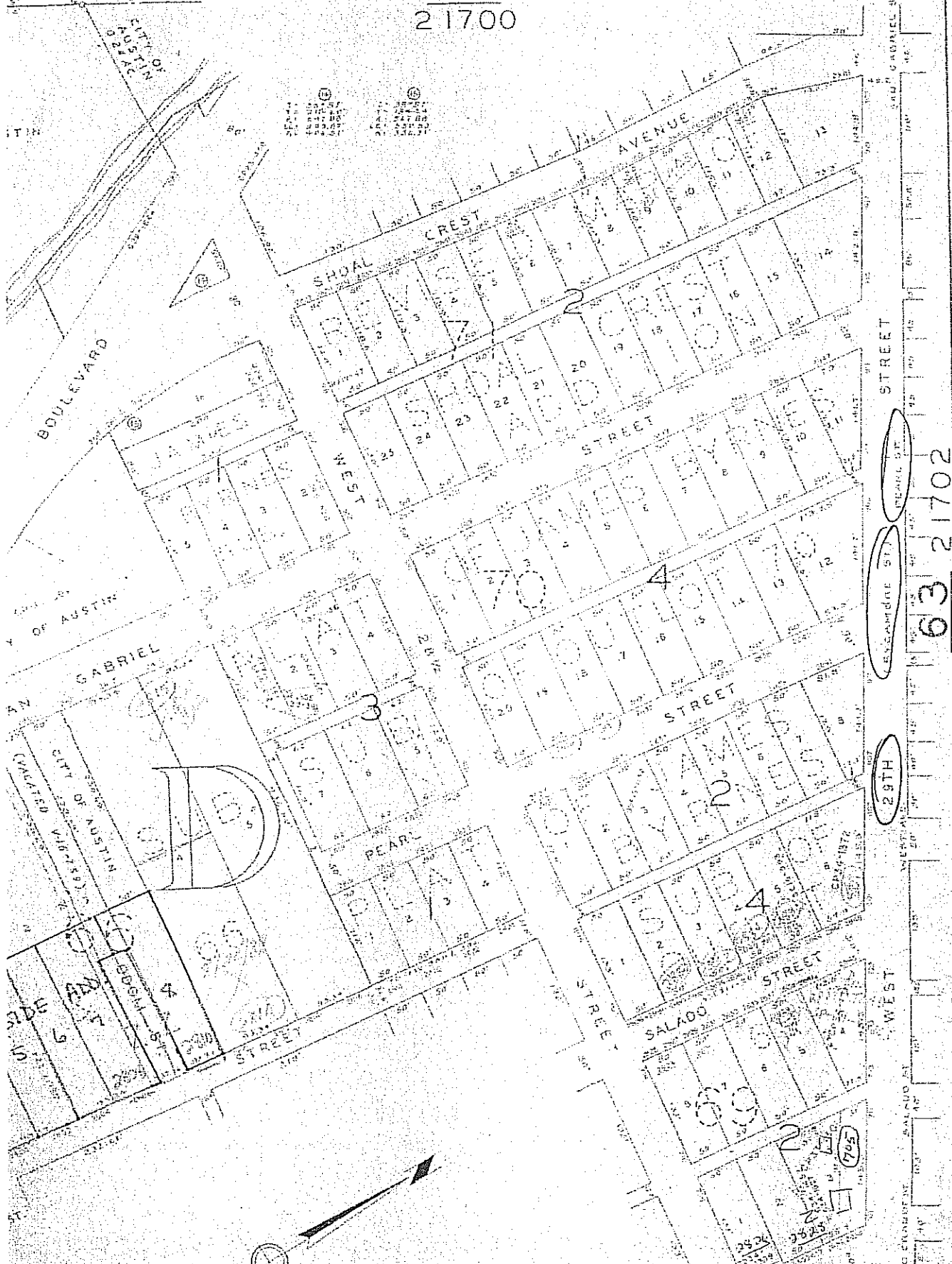
Sanborn map indicates a 1101 W 29th could this address have had a street name change?

I am trying to find out if 915 W. 29th St was tied to 2846 San Gabriel?

Or is it a possibility that 2846 and 2844 San Gabriel were tied together as one site adjoining 2 lots?

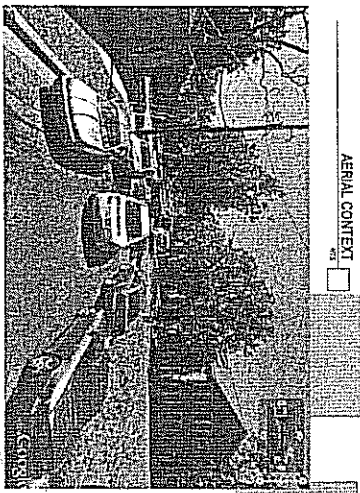
I am trying to search all the possibilities.

Thanks.....S

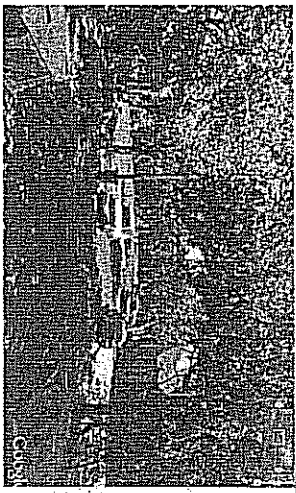
$$\begin{array}{r} 62 \\ \hline 21700 \end{array}$$




AERIAL CONTEXT



SAN GABRIEL ST LOOKING SOUTH

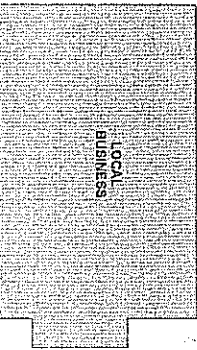
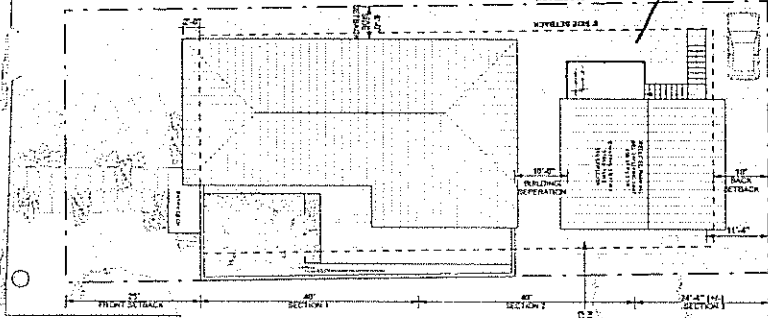


SAN GABRIEL ST LOOKING NORTH

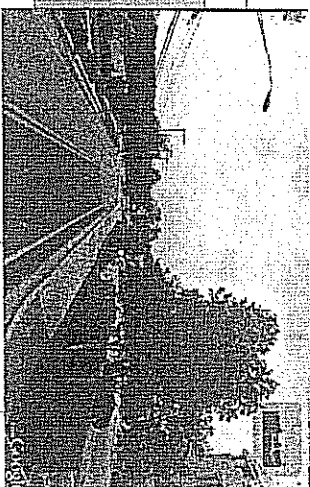
EXIST DUPLEX
CHANGE of Use
to 2 FAM
Residence

AE APPROVED
JUL 16 2010
197-213
JGM
ACCESS ALLEY

SAN GABRIEL STREET

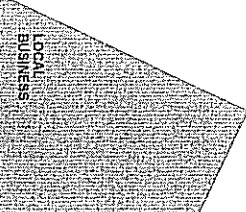


LOCAL BUSINESS



29 TH ST LOOKING WEST

WEST 29TH STREET



LOCAL BUSINESS

SITE PLAN

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Lot Area	12,000 sq. ft.	Lot Area	12,000 sq. ft.
Building Area	1,500 sq. ft.	Building Area	1,500 sq. ft.
Garage Area	1,000 sq. ft.	Garage Area	1,000 sq. ft.
Driveway Area	500 sq. ft.	Driveway Area	500 sq. ft.
Pool Area	0 sq. ft.	Pool Area	0 sq. ft.
Other Area	0 sq. ft.	Other Area	0 sq. ft.
Total Area	13,000 sq. ft.	Total Area	13,000 sq. ft.

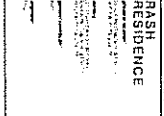
CALCULATIONS



SITE PLAN



SITE PLAN



SITE PLAN

HURT PARTNERS ARCHITECTS

409 West 14th Street Austin Texas 78701
1-512-473-9103
p. 512-473-9133

www.hurtpartners.com

A-101

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED

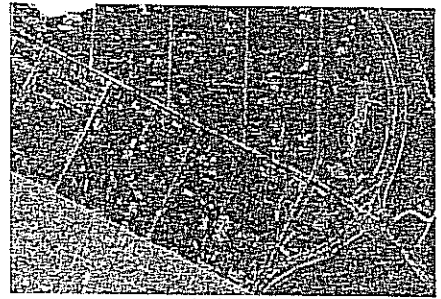
JUL 16 2010

197-213

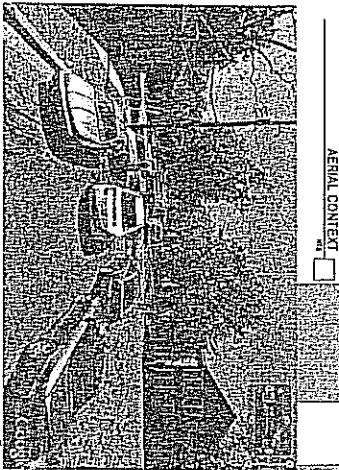
JGM

ACCESS ALLEY

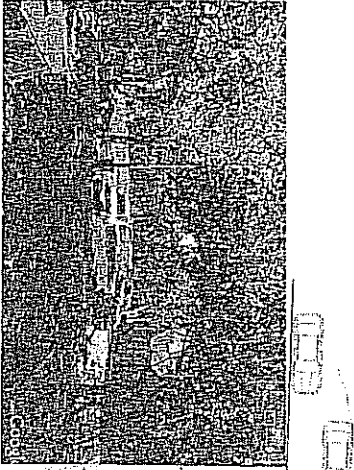
LOCAL BUSINESS
SCHOOL ALTERNATE
FROM BUILDING PROPERTY



AERIAL CONTEXT



SAN GABRIEL ST LOOKING SOUTH

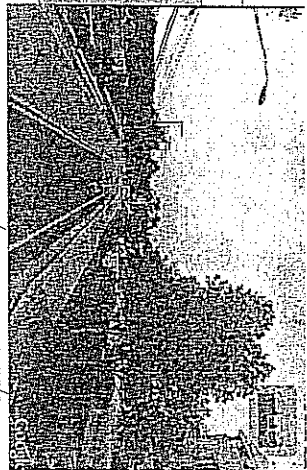


SAN GABRIEL ST LOOKING NORTH

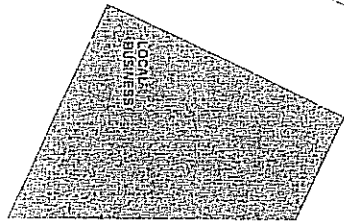
SAN GABRIEL STREET

WEST 20TH STREET

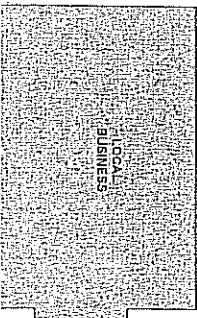
23 TH ST LOOKING WEST



23 TH ST LOOKING WEST



LOCAL BUSINESS



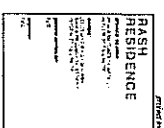
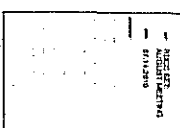
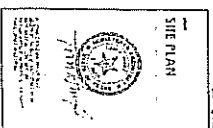
LOCAL BUSINESS

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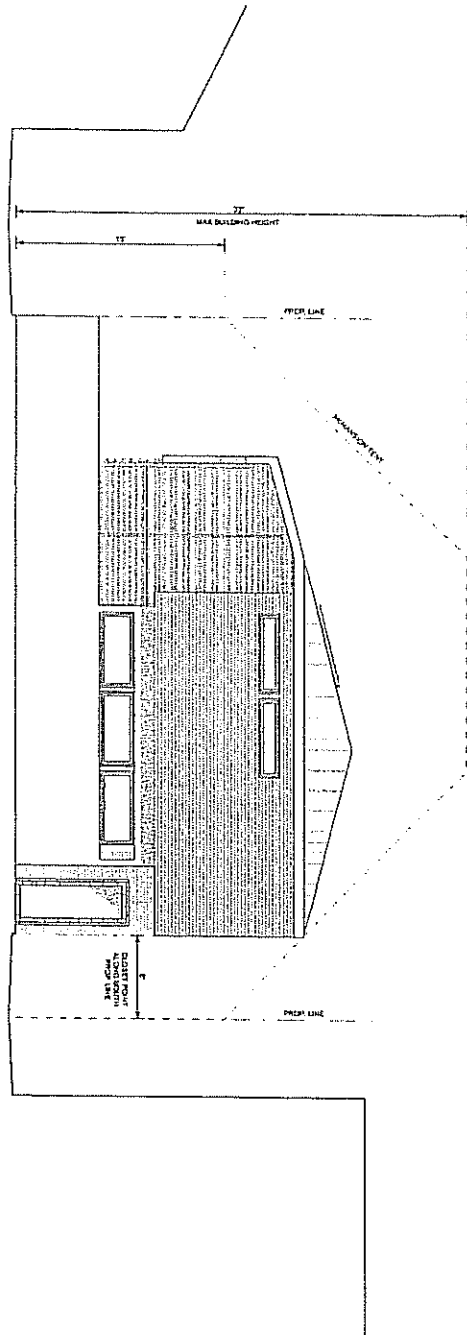
SITE PLAN

CALCULATIONS

A-101

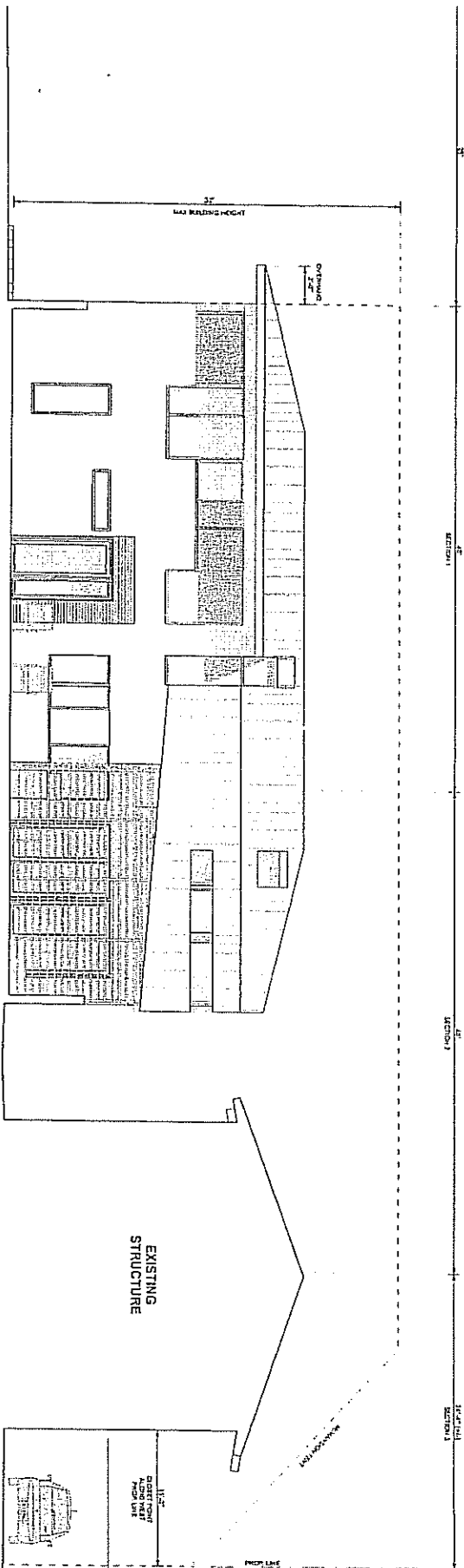


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f: 512-472-0133
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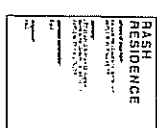
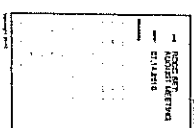
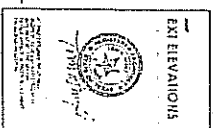
ELEVATION WEST

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



ELEVATION NORTH

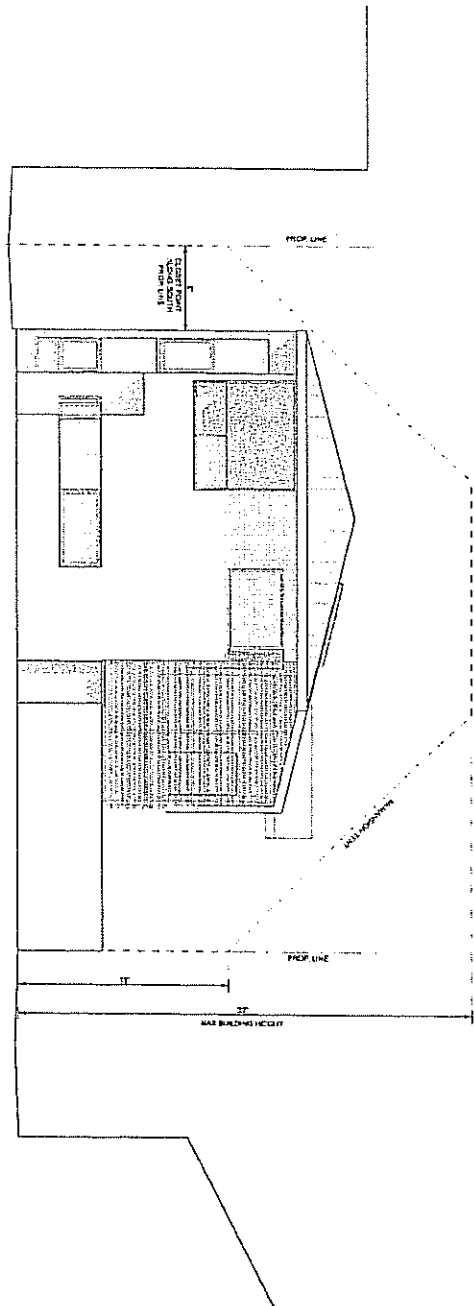
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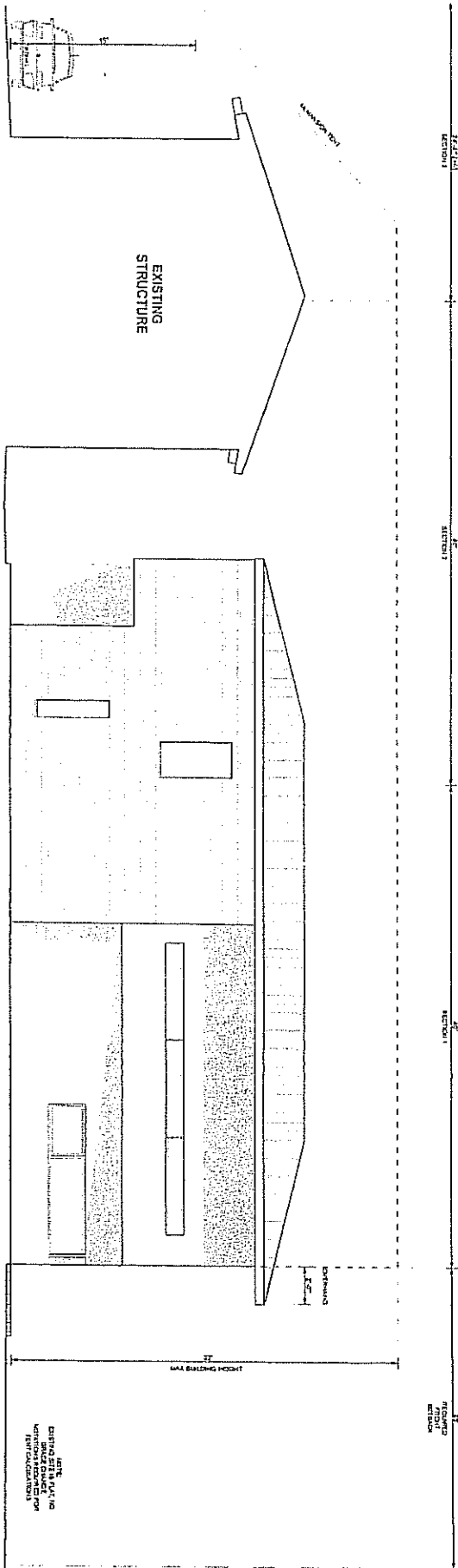
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A-201

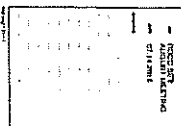
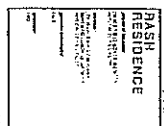


ELEVATION: EAST
SCALE: 1/8" = 1'-0"



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

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p: 512-473.0125
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A-202

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Josh RASH Phone 484-2532

Email joshwash@gmail.com Fax _____

Project Name 2846 San GABRIEL HOME ☒ New Construction ☒ Remodeling

Project Address 2846 San GABRIEL OR

Legal Description _____ Lot _____ Block _____

Requested Service Duration: ☐ Permanent Service ☒ Construction Power/Temp Service
(Usually less than 24 months)

Who is your electrical service provider? ☐ AE ☐ Other _____

☒ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)

Service Main Size(s) _____ (amps) Number of Meters? _____

AE Service Length _____ (ft.) Conductor _____ (type & size)

SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____

Total AC Load _____ (Tons) Largest AC Unit _____ (Tons)

RA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)

Electric Heating _____ (kW) Other _____ (kW)

Comments: New construction of a single-family (Duplex
residences). Customer to Relocate Electrical Service
Change OF use to 2 family residence

ESPA Completed by (Signature & Print name) _____

Date _____

Phone _____

AE Representative _____

Approved: ☐ Yes ☐ No (Remarks on back) _____

Date _____

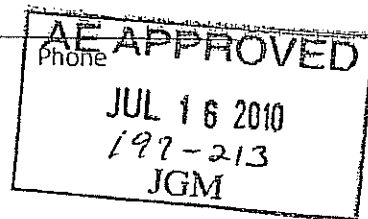
Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

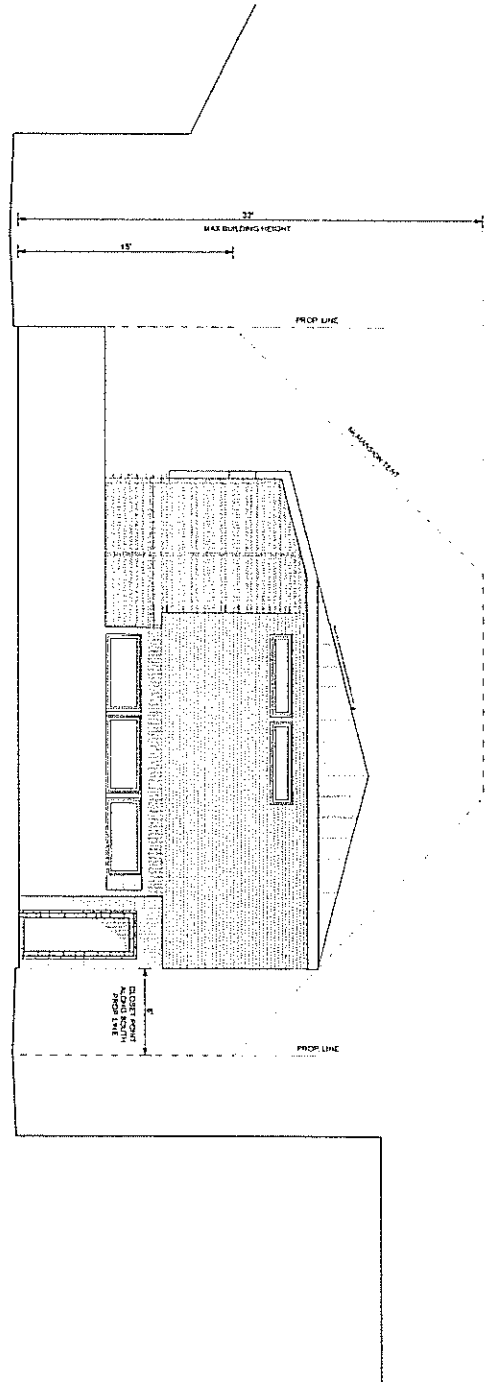
Version 1.1.0.0

Operating-100735
Op Form Ver: 1.1.0.0 Eff. Date: 03/02/10

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

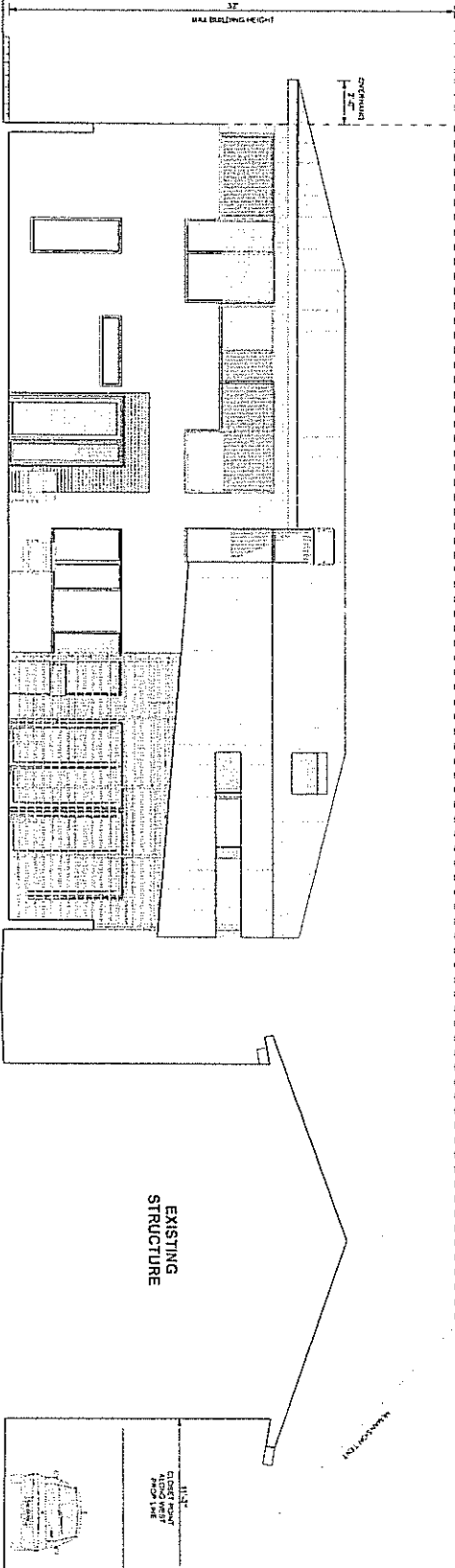
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purposes only.





ELEVATION: WEST

SCALE: 1/4" = 1'-0"



ELEVATION: NORTH

SCALE: 1/4" = 1'-0"

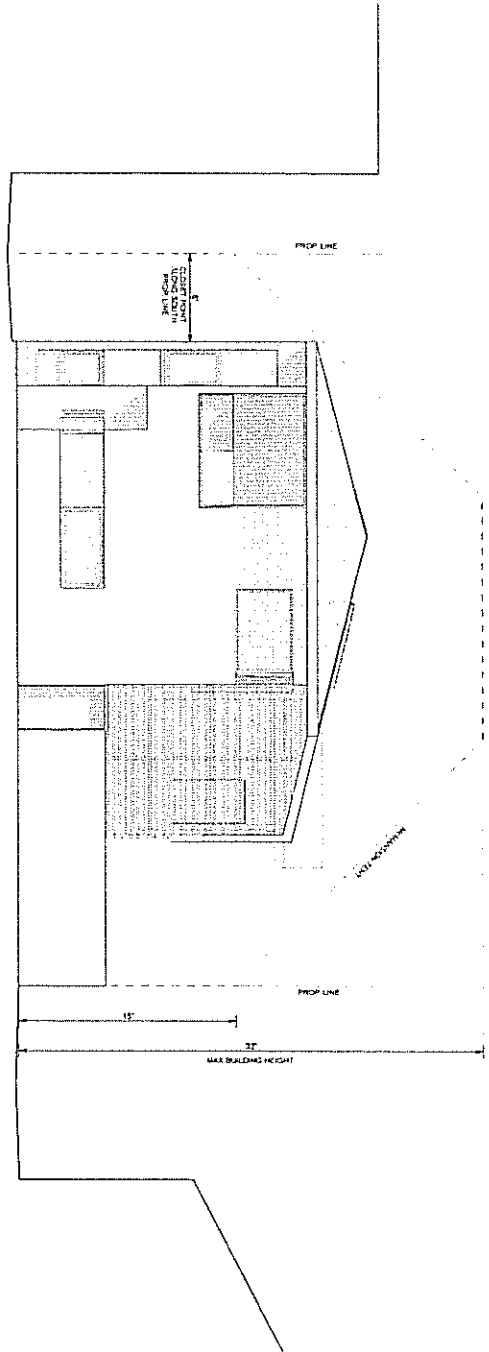
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 p: 512.473.0139

FASH RESIDENCE
 409 West 14th Street Austin Texas 78701
 t: 512.473.0123
 p: 512.473.0139

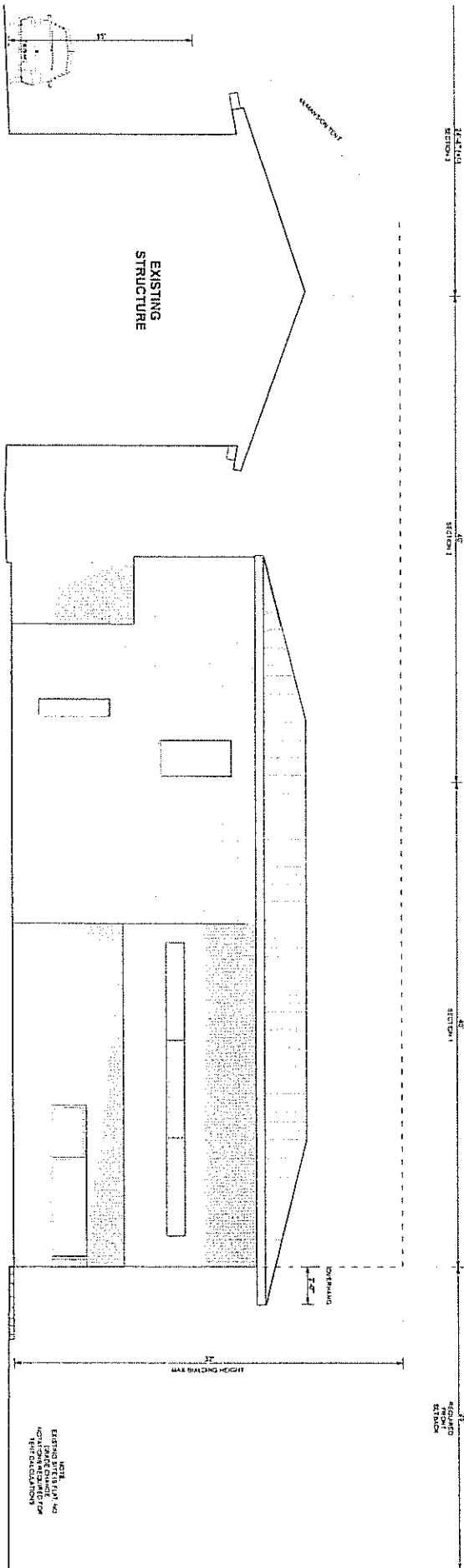
PROJECT INFORMATION
 PROJECT: FASH RESIDENCE
 DATE: 01/14/2010
 DRAWING: 01/14/2010

ENI ELEVATIONS
 01/14/2010
 01/14/2010

A-201



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



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

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Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy

Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if
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only.

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Email joshwash@gmail.com Fax _____

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Comments: New construction of a single-family (Duplex
residences. Customer to Relocate Electrical Service
→ change of use to 2 Fam Residence)

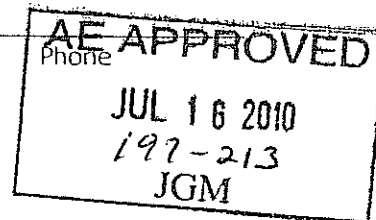
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____

Approved: ☐ Yes ☐ No (Remarks on back) _____

Date _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)



Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
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NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Mailing Date: July 29, 2010

Case Number: C15-2010-0081

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

Applicants : Joshua L. Rash & Kristin
Etter

Telephone : (512)484-2532

Address 2846 SAN GABRIEL
ST

Lot: 15 Block: 2 Subdivision: BYRNES JAMES SUBDN
LOTS 69-71

Variance Request(s): The applicant have requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,500 square feet (existing) in order to remodel an existing duplex residential use to create a two-family residential unit and erect a single family residence on a lot in an "SF-3-CO-NP", Family Residence – Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

This application is scheduled to be heard by the Board of Adjustment on Aug 09, 2010. The meeting will be held at City Council Chambers, 301 West 2nd Street beginning at 5:30 PM.

You are being notified because City Ordinance requires that all property owners and utility account holders within 500 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Susan Walker of the Planning and Development Review Department at 974-2202 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/devreview/index.jsp.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.

[Click here and insert your map]

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0081 – 2846 San Gabriel
Contact: Susan Walker 974-2202
Public Hearing:
Board of Adjustment Aug 09, 2010

☐ I am in favor
☐ I object

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2nd Floor
C/O Susan Walker
P. O. Box 1088
Austin, TX 78767-8810



2010-061430 PM

AMNESTY CERTIFICATE OF OCCUPANCY APPLICATION

ADDRESS OF PROPERTY: 2846 San GABRIEL

LEGAL DESCRIPTION: Lot 15 Blk 2 OLT 71 DIV D Byrnes James SUBD

I have attached:

☒ Utility bill ☒ Tax record ☐ City Directory ☐ Other: SANBORN MAP: Vol 1 PG 49-1935
as proof of the building use on March 1, 1986;

☐ An approved site plan or completed Site Plan Exemption form;

☒ A plot plan showing site improvement and impervious cover such as the building footprint, parking spaces, lot lines, lot dimensions, etc.;

☐ Proof of payment for the minimum Plan Review fee; AND

☐ Proof that no zoning or housing code action is in progress on the property.

• FOUR COPIES OF THIS APPLICATION WITH ATTACHMENTS MUST BE SUBMITTED •

> I understand that I must pay for at least a minimum building permit when plans are approved for the building, plumbing, electrical, and fire inspections (permit cost is calculated by the valuation of the work to be performed). jk {INITIALS}

> I understand that any required electrical, plumbing and/or mechanical work must be performed by a licensed contractor; that this work may not begin until the required permit(s) have been obtained; AND that additional permits may be required if construction valuation exceeds that minimum permit limits. jk {INITIALS}

> I understand that any life/safety violations must be corrected prior to issuance of a Certificate of Occupancy. jk {INITIALS}

> I understand that failure to correct life/safety violations or to obtain zoning approval may result in an order to vacate the premises or in a request to terminate utility services. jk {INITIALS}

APPLICANT SIGNATURE jk

7-14-10
DATE

DENIED ON

APPROVED ON

BY

Zoning Review

7/27/2010

See [Signature]

Building

7/27/2010

[Signature]

DUPLEX USE



AMNESTY CERTIFICATE OF OCCUPANCY

All buildings in Austin have been required to have a Certificate of Occupancy for its current use since 1931. Any building owner, or owner's agent, may have a Certificate of Occupancy issued for a building which does not have one (except for adult-oriented businesses and buildings which were subject to enforcement action on January 1, 1998) by meeting the following conditions:

1. Provide proof that the current building use existed on **March 1, 1986** and that no change of use has occurred since **March 1, 1986**.
2. Provide the required plans or the appropriate form described on the Amnesty Certificate of Occupancy application.
3. Pay a minimum Plan Review fee.
4. Receive confirmation from Zoning Review that the zoning use district of the property allowed this particular building use on **March 1, 1986**.
5. Provide access to the building for the City's Building Inspector, Electrical Inspector, and Fire Inspector in order to verify that no life/safety hazards exist or to ensure that any existing life/safety hazards will be corrected through required permits and inspections.
6. Obtain a building permit with other required permits to correct any life/safety hazards or, if no permits are needed, obtain a minimum fee building permit.
7. Finalize the permit(s) by passing all required inspections.

If a Certificate of Occupancy is issued under these conditions, the applicant will not be required to meet other Austin City Code (Land Development Code) requirements that do not affect life/safety issues.

To initiate the Amnesty Certificate of Occupancy process, please follow these steps:

1. Complete the application on the reverse side and attach all required submittals.
2. Provide four copies of the application packet (APPLICATION WITH ATTACHMENTS) for submission.
3. Deliver these four packets to the Permit Center.



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2010-062665 BP

ISSUE DATE: 07/27/2010

BUILDING ADDRESS: 2846 SAN GABRIEL ST

LEGAL DESCRIPTION: Lot: 15 Block: 2 Subdivision: BYRNES JAMES SUBDN LOTS 69-71

PROPOSED OCCUPANCY:

R- 435 Renovations/Remodel

Remodel - Amnesty Certificate of Occupancy for existing duplex

REMODEL BUILDING SQUARE FOOTAGE: 1308 SQ. FT.

SPRINKLER SYSTEM:

CODE YEAR: 2006

CODE TYPE: International Residential Code

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: Joshua L. Rash,

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

For Leon Barba, Building Official

S U P P O R T I N G
D O C U M E N T S

Neighborhood Support¹

¹ On June 28, 2010, we presented our proposal to our neighborhood association (Shoal Crest Neighborhood Association). *See attached letter.* On July 1, 2010, Adam Stephens, the President of the Shoal Crest Neighborhood Association posted to our message board that “[t]he consensus was that their plan makes sense for their lot and we will be supporting them.” *See attached posting.* Because our plans were not yet final at the time of our meeting, we agreed to post our plans to our online message board before seeking individual support. Therefore, we are hoping to then receive individual letters in support and will be submitting those at the time of our hearing.

June 28, 2010

Dear Neighbor:

This letter is to inform you, and to ask for your input and support, of the proposed construction of our family residence located at 2846 San Gabriel Street. While our project is still in the preliminary stages, we are interested in seeking a variance that would allow us to keep and remodel the current structure, as well as be able to build an extra 283 square feet more than currently allowed under the current McMansion ordinance.

We purchased 2846 San Gabriel in July 2009. As you may know, 2846 San Gabriel is a medium-sized lot that houses a very small structure on the back of the lot. The structure currently located at this address was erected in the 1940s and is a top-bottom duplex. At the time of our purchase, there were two renters, one living in each unit. We moved into the top structure in September 2009 and are presently living there. Our proposed construction design is to build a single-family residence in the front of the lot for our family. However, we would like to maintain and remodel the current structure making the bottom floor into a garage while keeping the top as a mother-in-law suite/secondary dwelling.

Our lot size is 6500 square feet. Under the current guidelines for this neighborhood the lot size required for a secondary unit is 7000 square feet. Therefore our lot size is 500 square feet short of being able to maintain a mother-in-law suite. For that reason, we are asking for a variance in order to maintain that structure so we do not have to demolish it. In addition, the current McMansion ordinance allows us to build on 40% of our lot but as you can see from our plans, we would like an extra 283 square feet for our residence so that it may accommodate our growing family. Even though the Residential Design and Compatibility Commission can grant up to a 25% increase, we are only seeking a 10.88% increase.

We are asking for your support in our requests so that we can maintain our mother-in-law suite as well as build a single family residence with the increase in Floor to Area Ratio (FAR). We feel the proposed requests will not infringe on you and that it fits well into the neighborhood plan. If you are able to give us your support, you can do so by either signing the below statement in support or emailing us at kristinrash@gmail.com the following:

"I support Josh and Kristin Rash's variance for the secondary dwelling and for the extra 283 square feet."

Your name:

Your home address:

Phone Number:

Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Josh and Kristin Rash
2846 San Gabriel St.
512-203-3795 (Kristin's cell phone)

I support Josh and Kristin's Rash's variance for the secondary dwelling and for the extra 283 square feet for their residence at 2846 San Gabriel Street.

Name:

Home Address:

Phone #:

Hi, Kristin Sign Out Help

Make Y! My Homepage

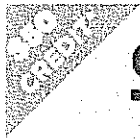
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Mail

YAHOO! GROUPS

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We



GET INTERESTED CUSTOMERS TO YOUR WEBSITE

*Terms apply.

REPLAY



kristin_etter · kristin_etter@yahoo.com | Group Member - Edit Membership

Start a Gro

shoalcrest · Shoal Crest Neighborhood Association

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(Beta)

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Click here for the latest updates on Groups Message search

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Message #

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Summer Meeting results

Reply

Message #331 of 3

At our meeting we discussed:

Thu Jul 1,

Show

1. Residential Permit Parking update by Alicia Jarry: The city is making changes to the program which will probably be implemented in 2011. The biggest is that permits will be issued through the city rather than a local volunteer. In the meantime Alicia is still the RPP person to see and she will be very thankful when a paid city staffer takes her job.

"asteph
<adam.
asteph@
Offline
Send

2. Josh and Kristen Rash of 2846 San Gabriel are in the planning stage of building a new home for their growing family. Due to some challenges with their central city lot they will most likely need some variances through city boards. The consensus was that their plan makes sense for their lot and we will be supporting them. They will use this forum to ask for support from neighbors when needed and to explain their plans.

3. I provided updates on two possible city ordinance changes that will affect us. One is the changing of MF-4 zoned (apartments) from automatically allowing a group residence to requiring neighborhood notification and an appearance before the city planning commission. Shoal Crest is supporting this. While group

Yahoo! Groups Tips

Did you know...

Message search is now enhanced, find messages faster. Take it for a spin.

Best of Y! Groups



Check them out and nominate your group.

7/12/2010

residential (fraternities, coops, are examples) may be appropriate in some M4-4 zoned properties, it is not in all and we feel this review will help determine which are which. The other update is the West Campus parking plan. What started as a bad plan to make all of West Campus metered parking has evolved into a comprehensive traffic and bike plan, which is good news. Currently city traffic and parking engineers are researching this. As soon as there is a written plan and map Shoal Crest will be notified and be asked for further input. 4. We agreed to review the dues requirement and bylaws and possibly update them. We're aiming for a fall meeting and will be coming back to this topic.

Everyone have a good summer, and please say hi when you see me heading to what seems to be my second home, Breeds.

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Summer Meeting results

At our meeting we discussed: 1. Residential Permit Parking update by Alicia
 Jarry: The city is making changes to the program which will probably be implemented...

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7/12/2010

PHOTOS

July 21, 2010

Dear Neighbor:

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"I support Josh and Kristin Rash's variance for the secondary dwelling and for the extra 433 square feet."

Your name:

Your home address:

Phone Number:

Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Josh and Kristin Rash
2846 San Gabriel St.
512-203-3795 (Kristin's cell phone)

I support Josh and Kristin's Rash's variance for the secondary dwelling and for the extra 433 square feet for their residence at 2846 San Gabriel Street.

Name:

Home Address:

Phone #:

Stacey Keepke
2844 Shale Crest Ave.
Austin TX 78705
956-874-8832

July 21, 2010

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512-203-3795 (Kristin's cell phone)

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Name:

Home Address:

Phone #:

Eliza Thomas
2834 Shovel Crest Ave
Austin TX 78705
499 8585

July 21, 2010

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512-203-3795 (Kristin's cell phone)

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Name:

Home Address:

Phone #:

Ben Bridger
2835 Shalene Ave
Aurora, TX 76705
512 482 8746

July 21, 2010

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2846 San Gabriel St.
512-203-3795 (Kristin's cell phone)

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Name:

Home Address:

Phone #:

Catherine Clemons
2839 Chaul Crest
Austin 78705
361 549 2142

July 21, 2010

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Name:

Home Address:

Phone #:

MADAMON BERRY

2843 SHORE CREST AVE

AUSTIN, TX 78705

512-944-4110

July 21, 2010

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2846 San Gabriel St.
512-203-3795 (Kristin's cell phone)

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Name:	<u>Kenji Kurita</u>
Home Address:	<u>93 W. 20th St.</u> <u>Austin TX 78705</u>
Phone #:	<u>512-207-0769</u>

July 21, 2010

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2846 San Gabriel St.
512-203-3795 (Kristin's cell phone)

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Name:

Home Address:

Phone #:

BEN URICK (Benjamin) 
1845 1/2 SHOAL CREST AVE #1
AUSTIN TX 78705
512-934-4765

July 21, 2010

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Name:

Home Address:

Phone #:

BREN OPPS
2834 San Gabriel St.
Austin TX 78705
512.740.9541

July 21, 2010

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512-203-3795 (Kristin's cell phone)

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Name:

Home Address:

Phone #:

Allison Darden
2838 San Gabriel
Austin, TX 78705
806.470.5931

July 21, 2010

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Name:

Home Address:

Phone #:

Joy and James Speer
806 W. 29th St
AUSTIN, TX 78705
512-436-8506



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Fw: house plans once x

Kristin Etter Rash Sweets can you do this? Sent via BlackBerry from T-Mobile

jostrash@gmail.com On: From "Kristin Etter Rash" <kristinash@gmail.com> Date: Thu, 22 Jul 2010

Kristin Etter Rash Hi Adam - Hope you are having a great weekend! We just got back from visiting

Kristin Etter Rash to me

Sent via BlackBerry from T-Mobile

Chat

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[jessica rash](#)

[kristin rash](#)

[Kyle Gray](#)

[tom ether](#)

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[Invite a friend](#)

I don't have any concerns about it, I'll write a letter of support for you.

Alicia's concerns are her own. Based on a quick straw poll I think if there was a vote among the people who participate in the neighborhood association it wouldn't be positive for you. Nothing personal, they are nice folks, but many of the people who choose to participate in a central Austin neighborhood association are the same ones who vote against anything new.

I don't have time to meet about today or tomorrow, but feel free to call or email me with any news.

From: Kristin Etter Rash [<mailto:kristinash@gmail.com>]

Sent: Sunday, July 25, 2010 5:16 PM

To: Adam Stephens

Cc: josh rash

Subject: Re: house plans

Show quoted text

Reply **Forward** Kristinash is not available to chat

Kristin Etter Rash to Adam, me

Hi Adam -

Thanks so much for your support and for being upfront about the lack of support we have with the association. Do you know what specifically the concerns are? If those who are opposed could express the reason for the opposition, we would like the opportunity to try to address their concerns.

Thanks again for your letter of support - would you mind emailing it to me when you get a chance or I can swing by and pick it up - whatever is more convenient for you.

Thanks again and I hope to see you soon. I'll keep you posted.

Best,
Kristin

On Mon, Jul 26, 2010 at 9:48 AM, Adam Stephens <adamstephens@capstaronline.com> wrote:

I don't have any concerns about it, I'll write a letter of support for you.

Alicia's concerns are her own. Based on a quick straw poll I think if there was a vote among the people who participate in the neighborhood association it wouldn't be positive for you. Nothing personal, they are nice folks, but many of the people who choose to participate in a central Austin neighborhood association are the same ones who vote against anything new.

I don't have time to meet about today or tomorrow, but feel free to call or email me with any news.

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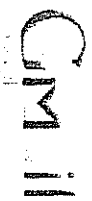
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Kristin Etter Rash to me

Sent via BlackBerry from T-Mobile

From: Robin Price <rprice@shoalnet.net>
Date: Sat, 24 Jul 2010 18:11:34 -0700 (PDT)
To: <kristinrash@gmail.com>
Subject: Modification Request

Attn: The City of Austin Land Development Department

We would like to express our support for Josh and Kristin Rash's variance for the secondary dwelling and for the extra 433 square feet. We believe that the addition improvements to the current dwelling not only enhance the neighborhood, but continue to keep the neighborhood family oriented.

Robin and Steve Price
2829 Shoal Crest Ave.
Austin, Texas 78705
(512) 320-0098

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Kristin Etter Rash to me

Sent via BlackBerry from T-Mobile

From: "Vickie Schubert" <vickie.schubert@gmail.com>
Date: Sat, 24 Jul 2010 07:44:52 -0500
To: <asthrash@thologydesign.com>
Subject: support

Chat
Kristin -

I support it anytime we have a permanent homeowner, especially a young family, rather than a neighborhood of almost exclusively renters. So specifically:

"I support Josh and Kristin Rash's variance for the secondary dwelling and for the extra 433 square feet."
Your name: Vickie Schubert
Your home address: 3819 Salado St.
Phone Number: 320-0481

Good luck with the project.

Vickie

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Kristin Etter to me

Sent via BlackBerry from T-Mobile

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Josh RashSally Ann Chhat
carosmqueimartinez

Jessica Rash

Kristin Rash

Kye Grey

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From: A <a/af70a2003@yahoo.com>
Date: Thu, 22 Jul 2010 20:46:17 -0700 (PDT)
To: <kristin.etter@yahoo.com>
Subject: Re: [spoofcraft] 2846 San Gabriel - Seeking Neighborhood Input and Support

The plans look very cool.

I support Josh and Kristin Rash's variance for the secondary dwelling and for the extra 433 square feet."

Your name: Arto Smith

Your home address: 909 W 29th St.

Phone Number: 512/294.8646

From: kristin.etter <kristin.etter@yahoo.com>
To: sallyannchhat@yahoo.com**Sent:** Wed, July 21, 2010 8:52:38 PM**Subject:** [spoofcraft] 2846 San Gabriel - Seeking Neighborhood Input and Support

Dear Neighbors --

Thanks again for giving us the time to talk with you about our house design at 2846 San Gabriel during our last neighborhood meeting. As promised, we have attached the proposed design for our single family residence. It includes keeping our current structure, which will be remodeled into our detached garage apartment. We have attached the letter we passed out at the meeting. Please note that there is a slight difference in the calculation of our requested increase in floor to area ratio (FAR) --from 283 square feet to 433 square feet. The size of the design hasn't increased, however due to the McManis ordinance that counts any square foot over 15' twice, our architect decided to include the stairwell and skylight in his calculations (approx 122 SF together) to be on the safe side.

The house is 2483 SF counting the questionable areas double, which is 38.2% FAR and without the doubled areas is 2361 SF, which is 36.3% FAR. Both of these numbers are well under the recommended FAR of 40%. The only reason we are in this situation is because we are trying to save the structure, which we are currently living in, and turn it into our garage. With the detached structure together with the house our proposed FAR is 46.6% with stairwell/light shaft and 44.8% FAR without.

Sorry for the long-windedness. We would like to have your input and support and would be grateful if you could provide that -- if so, please email us directly with something along the following lines:

"I support Josh and Kristin Rash's variance for the secondary dwelling and for the extra 433 square feet."

Your name:

Your home address:

Phone Number:

This is going to be our family home and we are thrilled about being in this neighborhood. If anyone has any questions or concerns and would like to visit the site to meet with us in person please call or email us. It was great to meet with all you and hope to see you again soon.

Best,

Josh and Kristin Rash

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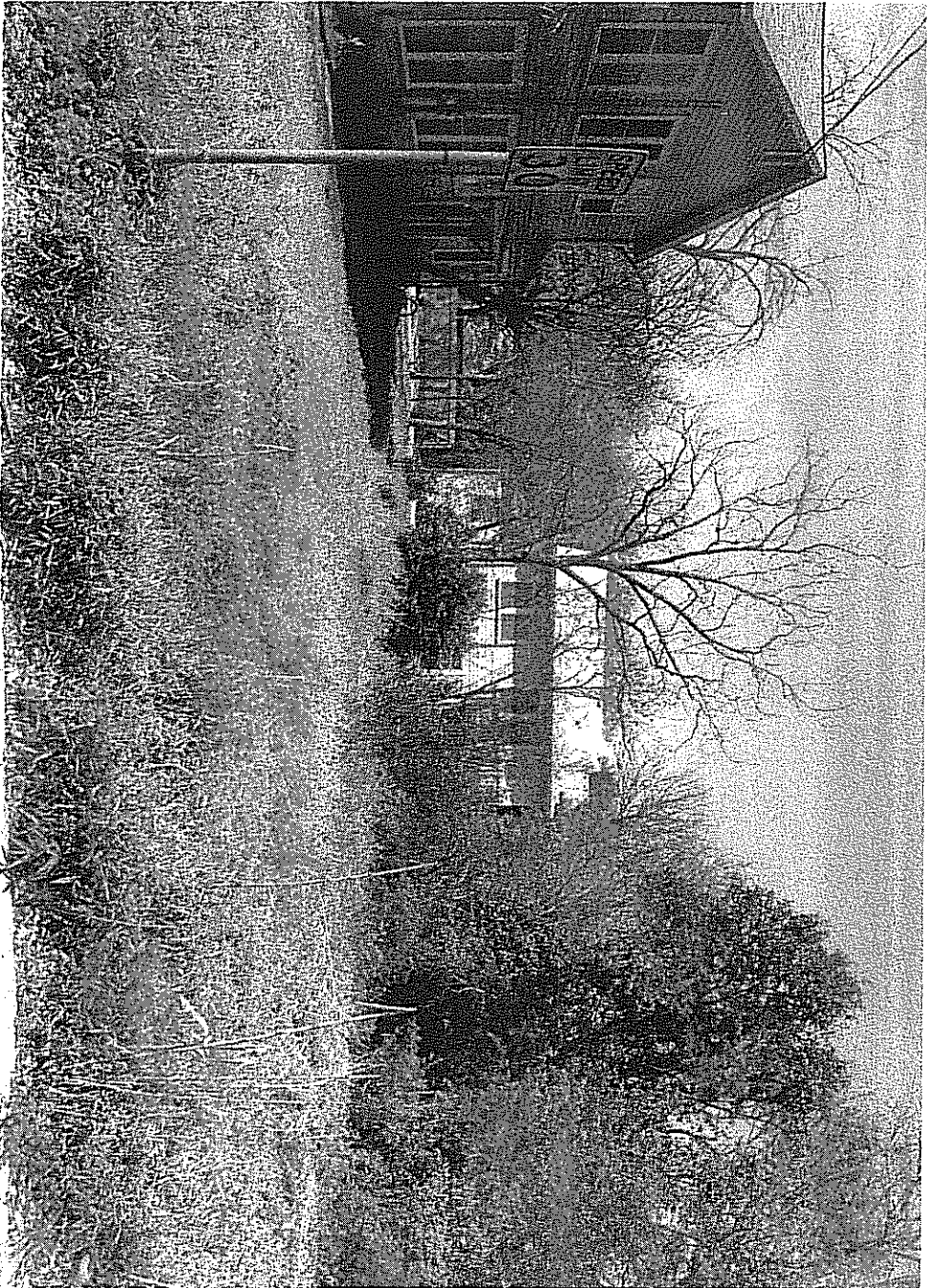
About

Kristin Etter

7/26/2010

Photos of subject property and surrounding properties

2846 SAN GABRIEL : SUBJECT PROPERTY



2846 SAN ANGELO: SUBJECT PROPERTY



ESTABLISHED
VEGETATION ON
RIGHT SIDE
OF LOT STAY;

2845 Short Crest - 2 story apartment backs up to our property in alley.

