

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, July 12, 2010

**CASE NUMBER:** C15-2010-0073

☐ **Y** **Jeff Jack 2<sup>nd</sup> the Motion**  
☐ **Y** **Michael Von Ohlen**  
☐ **Y** **Nora Salinas**  
☐ **Y** **Bryan King Motion to PP Aug 9, 2010**  
☐ **Y** **Leane Heldenfels, Chairman**  
☐ **Y** **Clarke Hammond, Vice Chairman**  
☐ **Y** **Heidi Goebel**

**APPLICANT:** Jim Bennett

**OWNER:** Allen Mcaden

**ADDRESS:** 2109 NEWFIELD LN

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 24.6 feet in order to complete and maintain an existing duplex-residential use in an "SF-3", Family Residence zoning district.

The applicant has requested a variance to increase the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.61 to 1.0 in order to complete and maintain an existing duplex-residential use in an "SF-3", Family Residence zoning district.

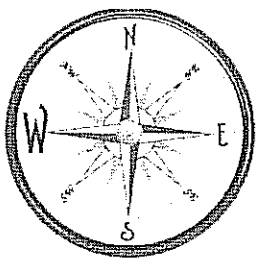
**BOARD'S DECISION:** Applicant requested for Postponement to August 9, 2010 need to change notice language. The public hearing was closed on Board Member Bryan King motion to Postpone to August 9, 2010, Board Member Jeff Jack second on a 7-0 vote; POSTPONED TO August 9, 2010.

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

\_\_\_\_\_  
Susan Walker  
Executive Liaison

\_\_\_\_\_  
Leane Heldenfels  
Chairman



# WEST AUSTIN NEIGHBORHOOD

## GROUP

Organized 1973

*"To preserve our  
neighborhood  
and protect it from  
deterioration."*

### OFFICERS

August Harris  
President

Gwen Jewiss  
Past President

Michael Cannatti  
Secretary

Selina Serna  
Treasurer

### BOARD MEMBERS

Mary Arnold  
Joyce Basciano  
Joseph Bennett  
Erik Cary  
George Edwards  
Cathy Kyle  
Susan Pascoe  
Blake Tollett

July 8, 2010

TO: Susan Walker, Liaison  
Board of Adjustment  
City of Austin

FROM: West Austin Neighborhood Group (WANG)  
August Harris, III, President

RE: Case Number C15-2010-0073 2109 Newfield Lane

Dear Board of Adjustment:

At its regularly scheduled monthly meeting, WANG's Board of Directors (Board) reviewed the above referenced variance request at 2109 Newfield Lane and subsequently voted electronically to submit this comment in opposition. This property is not located within our official boundaries but the facts of the case require us to comment.

As we understand it, the circumstances at Newfield Lane that have led to these variance requests are strikingly similar to the circumstances surrounding a property at 505 Deep Eddy Avenue that is within our neighborhood boundary. In both instances, Ian Mitchell of MGE Development was the initial developer. In both instances, at a minimum, there were substantial misunderstandings in the issuance of the initial building permits. In both instances, the developers of the properties were required to reapply for new building permits that fell under either the Interim or Final versions of the "McMansion" Ordinance, and in both cases, the structures as built were and are out of compliance with the new ordinances. Subsequent entities through foreclosure have acquired both properties. The similarities of development between the two properties have caused us to recognize that the decision in this matter will have precedent implications on the other.

The West Austin Neighborhood Group requests that the Board of Adjustment evaluate the variances requested at Newfield Lane as if the original developer were before you and to deny their request.

We ask that you look closely at the testimony and evidence presented to justify the allegation that the untimely expiration of the original building permit is why the matter is before you. If the original developer of the property had no hardship - other than self-imposed hardship, there appears to be no basis for the variance. There is a reasonable use of the property, as a residential structure that is in compliance with the Land Development Code. Furthermore, as this property, according to the Travis County Appraisal District's website, contains less than 7,000 sf, that residential use must be a single family structure. The granting of the variances will not remove an "eyesore" from the neighborhood but will rather allow an "eyesore" to remain.

Thank you for your consideration.

**Walker, Susan**

**From:** Jennie\_Perales\_Hall@Dell.com  
**Sent:** Monday, July 12, 2010 11:35 AM  
**To:** Walker, Susan  
**Cc:** lisa@lmaxwll.com  
**Subject:** Variance request - Case Number: C15-2010-0073 - Opposition

Susan,

My neighbor, Lisa Maxwell recommended I email you my opposition to the variance request for 2109 Newfield Lane - Case Number: C15-2010-0073.

I live at 2102 Newfield Lane and am within very close proximity to the property. Please see below for my formal opposition as I cannot attend the hearing today.

To: Susan Walker  
Case Number: C15-2010-0073  
2109 Newfield Lane (Lot 31 Subdivision Enfield G)  
Hearing date: July 12, 2010

I oppose the variance requests on both the front street setback and on the increased floor to area ratio. The property in question is intrusive and oversized and completely out of character with the neighborhood.

If you have any questions, please let me know.

Regards,  
Jennie Perales Hall  
2102 Newfield Lane  
Austin, TX 78703

**Jennie Perales Hall**  
Program Manager  
Dell | Event Marketing  
office +512.728.3497, fax +512.283.9232, mobile +512.633.5672  
email [jennie\\_perales\\_hall@deli.com](mailto:jennie_perales_hall@deli.com)

7/12/2010

## 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.

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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.

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Case Number: C15-2010-0073 – 2109 Newfield  
Contact: Susan Walker, 512 974-2202  
Public Hearing: Board of Adjustment July 12, 2010

Lisa Maxwell  
Your Name (please print)

2205 Newfield

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: 663-3097

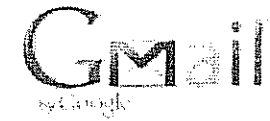
Comments:

FAR is way too high +  
out of character of neighborhood.

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

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

☐ I am in favor  
☒ I object, strongly



Lisa Maxwell <lmxwll@gmail.com>

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## Variance request - Case Number: C15-2010-0073 - Opposition

1 message

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Jennie\_Perales\_Hall@dell.com <Jennie\_Perales\_Hall@dell.com>

Mon, Jul 12, 2010 at 11:35  
AM

To: susan.walker@ci.austin.tx.us

Cc: lisa@lmxwll.com

Susan,

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Case Number: C15-2010-0073

2109 Newfield Lane (Lot 31 Subdivision Enfield G)

Hearing date: July 12, 2010

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If you have any questions, please let me know.

Regards,

Jennie Perales Hall

2102 Newfield Lane

Austin, TX 78703

To: Susan Walker  
Case Number: C15-2010-0073  
2109 Newfield Lane (Lot 31 Subdivision Enfield G)  
Hearing date: July 12, 2010

I oppose the variance requests on both the front street setback and on the increased floor to area ratio. The property in question is intrusive and oversized and completely out of character with the neighborhood.

Regards,

John Rogers, Jr.  
2204 Newfield Lane  
Austin, TX 78703

Walker, Susan

**From:** Marlene Romanczak [mromanczak@gmail.com]  
**Sent:** Sunday, July 11, 2010 9:49 PM  
**To:** leane\_heldenfels@sbcglobal.net; Clarke.Hammond@gmail.com; heidigoebel@sbcglobal.net; mwh@austin.rr.com; jjack2@austin.rr.com; bryan@bkradio.net; nora\_salinas@yahoo.com; pdi@grandecom.net; Walker, Susan  
**Cc:** Lisa Maxwell  
**Subject:** 2109 Newfield Ln - Case #C15-2010-0073 OPPOSITION

Dear Board of Adjustment:

The Old Enfield Homeowners Association is in strong opposition to the 2109 Newfield Lane, case number C15-2010-0073, variances on the July 12, 2010 agenda. There simply is not a basis for any hardship other than the original developer's self-imposed hardship. **Hardship stated on application** - "a permit was issued to construct this duplex prior to the McMansion requirements being enacted...the bank had to foreclose on the property and is wishing to complete the structure". That is not a hardship, period.

We ask this Board to evaluate the requested variances as if the original developer were before you and strongly ask that you deny the request. It should be irrelevant that the project started prior to the McMansion ordinance because the project was never completed, permits expired, and a certificate of occupancy was never issued.

An increase in FAR to .61 is completely out of line with area character. Please refer to the plat map and FAR calculations for surrounding properties that will be presented to you at the hearing. **Area character** - Granting of the variances will NOT remove an "eyesore" from the neighborhood but will allow an illegal "eyesore" to remain. The completion of this illegal structure which also violates its one-story deed restriction, will not result in an improvement to the overall character of the neighborhood. It will continue to have a dramatic negative effect on this charming street. The claim that this property is "basically complete as a duplex" is false. This is simply a shell without any interior finish work, fixtures, working plumbing, flooring, etc.

When I spoke to the Bank representative, Jim Garrison, he told me they were requesting a front yard set-back variance and a side yard variance. He assured me the FAR was in compliance. When we received the notice we learned this was not true. We strongly question if the side yard set-backs are also in violation.

This is a troubled property that is the textbook example of why the McMansion ordinance was created. This property has put undue hardship on the surrounding properties and we ask that you correct this injustice by denying this outrageous variance request.

Thank you for your consideration,  
Marlene Romanczak  
President, Old Enfield Homeowners Association

7/12/2010

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Case Number: C15-2010-0073 – 2109 Newfield  
Contact: Susan Walker, 512 974-2202  
Public Hearing: Board of Adjustment July 12, 2010

**DONALD CHASALA**

Your Name (please print)

**2107 NEWFIELD LANE**

Your address(es) affected by this application

7/12/10

Date

Daytime Telephone: 512-230-8711

Comments: STRUCTURE AT 2109 NEWFIELD IS NOT  
COMPATIBLE IN SCALE AND BULK WITH EXISTING  
NEIGHBORHOOD. IT'S NOT CONSISTENT WITH STREETSCAPE  
OF THE PROPERTIES ON THE ENTIRE BLOCK. IT'S ALSO  
NOT CONSISTENT IN MASSING, SCALE AND PROXIMITY  
OF PROPERTIES ON EITHER SIDE OR ANY PROPERTIES  
ON THE ENTIRE BLOCK. THE STRUCTURE IMPACTS  
THE PRIVACY OF BOTH ADJACENT REAR YARDS.

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

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

☐ I am in favor  
☒ I object

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Case Number: C15-2010-0073 – 2109 Newfield  
Contact: Susan Walker, 512 974-2202  
Public Hearing: Board of Adjustment July 12, 2010

*Neil Cozens*

Your Name (please print)

*2109 Newfield Ln. (2103)*

Your address(es) affected by this application

*Neil Cozens*  
Signature

*7-12-10*

Date

Daytime Telephone: *512 9400530*

Comments:

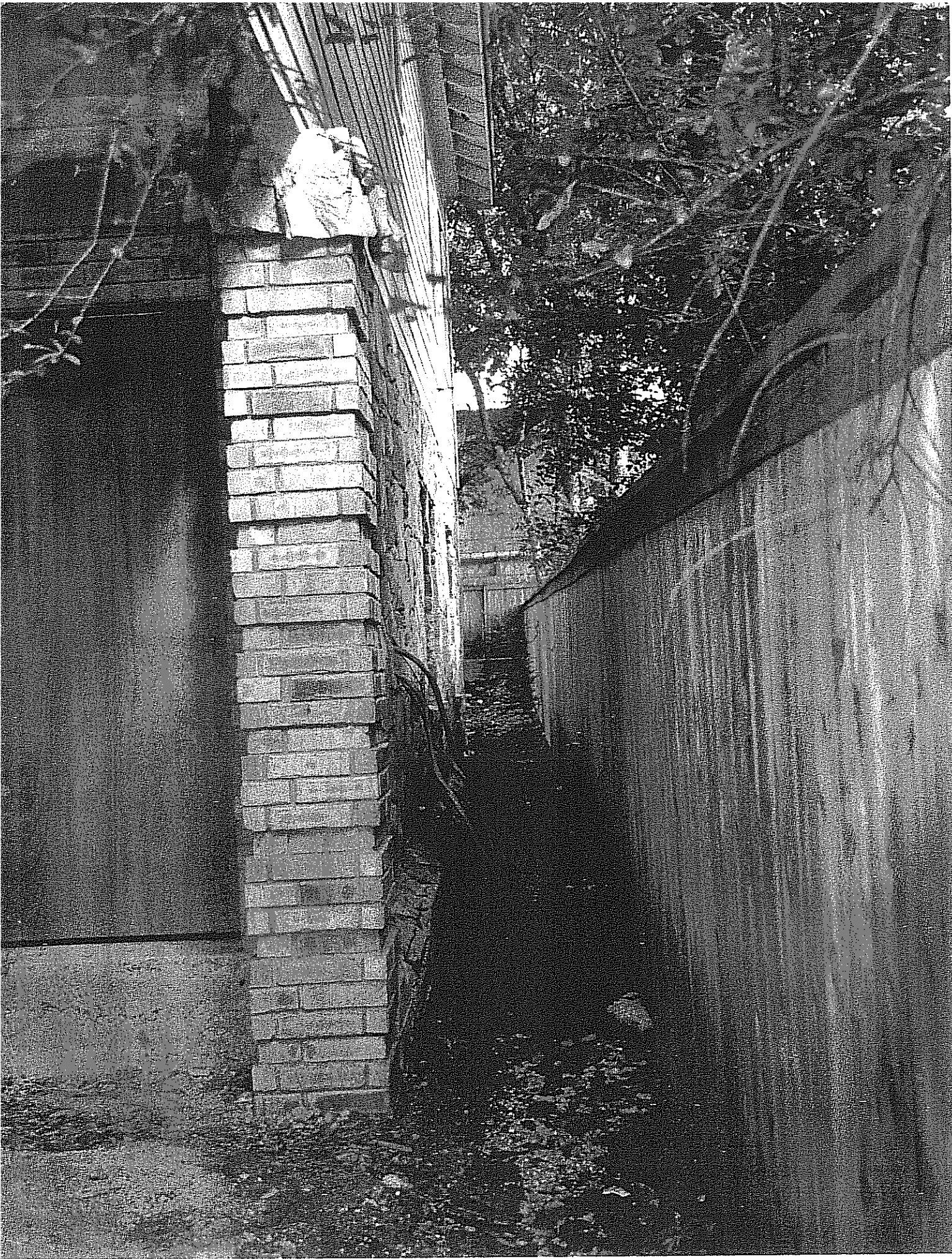
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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810





SUBJECT TRACT

ZONING BOUNDARY

## BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0073  
 LOCATION: 2109 NEWFIELD LN  
 GRID: H24  
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Case Number: C15-2010-0073 – 2109 Newfield

Contact: Susan Walker, 512 974-2202

Public Hearing: Board of Adjustment July 12, 2010

Your Name (please print)

James A. Prentice

☒ I am in favor  
☐ I object

Your address(es) affected by this application

1708 Niles Road (aka 14 Niles Road)

James A. Prentice

Signature

July 5, 2010

Date

Daytime Telephone: 472-5137

Comments:

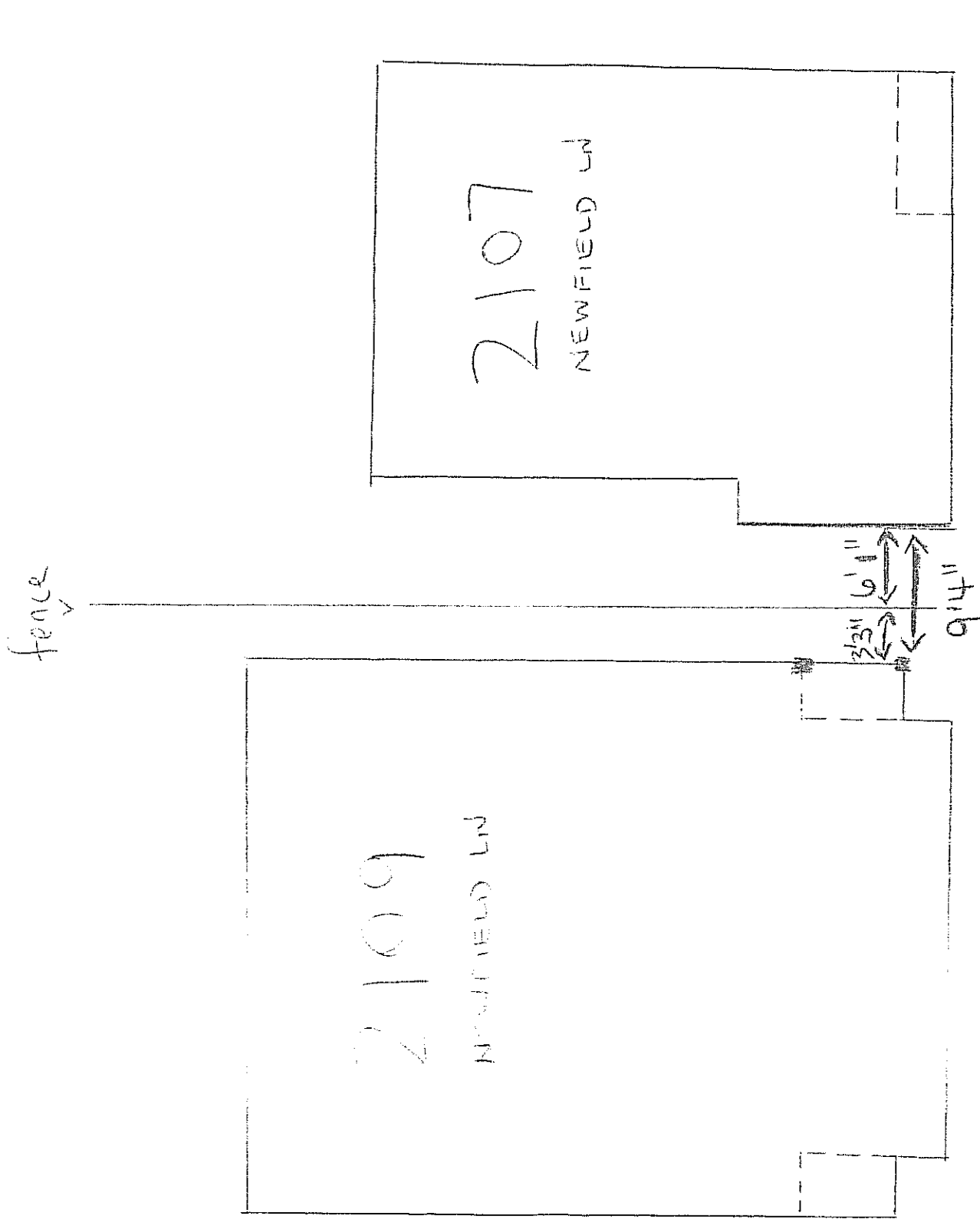
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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810



If you measure roof line to roof line then less than 8'4" separates the structures (2109 roof overhangs  $\approx$  1')

CASE # C15-2010-0073  
ROW-10454-729

CITY OF AUSTIN TP-0114031017  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2109 Newfield Lane

LEGAL DESCRIPTION: Subdivision – Enfield G

Lot(s) 31 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I Jim Bennett as authorized agent for Treaty Oak Bank

\_\_\_\_\_ affirm that on 6/15, 2010, hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

duplex residential  
A two family dwelling providing a front street setback of 24.6 ft and providing a F.A.R. of 0.61%

in a SF-3 district.  
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This structure is basically complete as a duplex.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

a permit was issued to construct this duplex prior to the McMansion requirements being enacted. An error of .4 inches on one corner of the building was made during the layout inspection. The bank had to foreclose on the property and is wishing to complete the structure.

- (b) The hardship is not general to the area in which the property is located because:

The error in the layout of the building is not general to the area.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The amount of variance is minimal, 3.8 inches on one corner of the building, and the completion of this structure will remove an eyesore from the neighborhood resulting in an improvement to the overall character to the neighborhood.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

\_\_\_\_\_

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

---

---

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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---

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

---

---

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_



**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed James Garrison Mail Address 101 Westlake Drive

City, State & Zip 101 Westlake Austin TX 78746

Printed James Garrison Phone 617-3600 Date 7-23-10

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

---

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

---

---

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---

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr

City, State & Zip Austin, TX 78748

Printed Jim Bennett Phone 282-3079 Date 6/14/2010

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

✓ Signed Allen McAlden Mail Address 1374 Treblewater Tr.

City, State & Zip Driftwood TX 78619

Printed Allen McAlden Phone (512) 413-2957 Date 6/14/10

Architectural floor plan of a four-unit residential building. The plan shows two symmetrical units, each with a living room (128 sq. ft. and 106 sq. ft.), kitchen (54 sq. ft.), dining area (71 sq. ft.), and a garage (240 sq. ft.). Each unit also includes a bathroom, a bedroom, and a porch. The building is situated on a lot with a concrete drive (621 sq. ft.) in front. The plan includes various dimensions, area calculations, and a north arrow.

LOT 6942 SQ. FT.

40' PORTION 2

HIGH POINT 40' PORTION 2 102.80'

40' PORTION 1

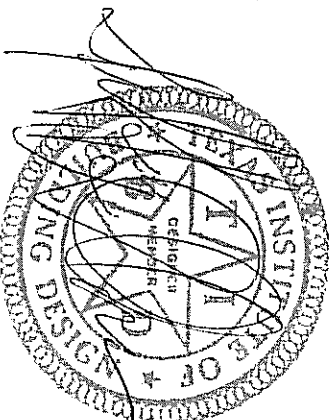
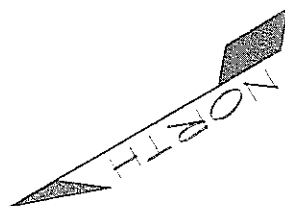
HIGH POINT 40' PORTION 1 101.30'

CHAPTER 7 FRONT BUILDING LINE

2109 NEWFIELD LANE

# STILL PLAIN

SCALE: 1" = 20.00'



JEFFERY D. OVERMAN 44457

Review dates: June 02, 2010  
June 04, 2012

# Site

JDS INC.  
1005-1002  
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THIS PLAN IS NOT  
REPRODUCED,  
OR MODIFIED,  
CONCEPTUAL  
ONLY, NOT FOR  
CONSTRUCTION  
DATE: \_\_\_\_\_  
TITLE OF \_\_\_\_\_



Jeff Overman CPID  
11512 Trinity Hill Drive  
Austin, Texas 78753  
(512) 473-0975

McAden

**2109 Newfield Lane**

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, July 14, 2008

**CASE NUMBER:** C15-2008-0086

☒ Y \_\_\_\_\_ Greg Smith  
☒ Y \_\_\_\_\_ Michael Von Ohlen (2<sup>ND</sup>)  
☒ Y \_\_\_\_\_ Yolanda Arriaga  
☒ Y \_\_\_\_\_ Bryan King  
☒ Y \_\_\_\_\_ Leane Heldenfels, Vice-Chairman (**Motion to GRANT**)  
☒ Y \_\_\_\_\_ Frank Fuentes, Chairman  
☒ Y \_\_\_\_\_ Nora Salinas

**APPLICANT:** Robert Langguth

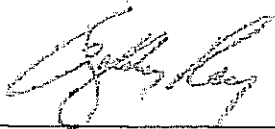
**ADDRESS:** 2109 NEWFIELD LN

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 24.7 feet in order to complete and maintain a duplex residential use in an "SF-3", Family Residence zoning district

**BOARD'S DECISION:** GRANTED 7-0

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the lot is not perpendicular to the street 1 believe a measuring error was made by the original builder resulting in a 5 ½ encroachments into the front setback.
2. (a) The hardship for which the variance is requested is unique to the property in that: applicant assumed this project was not involved when the measuring error occurred.  
  
(b) The hardship is not general to the area in which the property is located because: I am taking over the project and can only assume measuring error occurred in the layout stage.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: survey error 5 inches.



Bobby Ray  
Executive Secretary



Frank Fuentes  
Chairman



# CITY OF AUSTIN BUILDING PERMIT

**PERMIT NO:** 2006-011948-BP

Type: RESIDENTIAL Status: Expired

2109 NEWFIELD LN

Issue Date: 02/15/2006 **EXPIRY DATE: 11/18/2009**

LEGAL DESCRIPTION Lot: 31 Block: Subdivision: ENFIELD G	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY:	WORK PERMITTED: New	ISSUED BY: Tarrah Adams
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Rebuild To Maintain Non-Complying Two Story Duplex W/Att Garage, Covered Porch & Balcony ( 6 Bedrooms) ( 4 Parking Spaces) ( 4 Bathrooms 3/4" Meter)  
Demolition#06003659 (Ldc 25-2964) Restoration And Use Of Damage Or Destroyed Noncomplying Structures

TOTAL SQFT New/Addn: 4,330	VALUATION Tot Job Val: \$200,000.00	TYPE CONST.	USE CAT. 101	GROUP	FLOORS 2	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

<b>Contact</b>	<b>Phone</b>	<b>Contact</b>	<b>Phone</b>
Owner, Robert Langguth	(512) 330-9035	Inactive General Contractor, Speciale Homes, Ltd.	(512) 528-9393
Inactive General Contractor, MGE Development, Inc.	(512) 632-0066	General Contractor, Lily Aleksander, Seligman Homes	(512) 627-0694

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	44.00	1/27/2006	Building Permit Fee	370.00	2/15/2006	Building Permit Fee	185.00	7/17/2008
Electrical Permit Fee	264.00	7/5/2006	Electrical Permit Fee	132.00	8/29/2007	Electrical Permit Fee	66.00	11/15/2007
Electrical Permit Fee	66.00	9/19/2008	Mechanical Permit Fee	55.00	8/27/2007	Mechanical Permit Fee	28.00	12/11/2007
Plumbing Permit Fee	154.00	3/9/2006	Plumbing Permit Fee	77.00	7/30/2007	Plumbing Permit Fee	39.00	1/23/2008
Plumbing Permit Fee	23.00	9/18/2008						
<b>Fees Total:</b>	<b>1,503.00</b>							

<b>Inspection Requirements</b>			
Building Inspection	Driveway Inspection	Electric Inspection	Landscaping Inspection
Mechanical Inspection	Sewer Tap Inspection	Sidewalks Inspection	Water Tap Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>	
<p>1c-3050' 43% Bc-2296' 32%. 25'Dr (22.00) &amp; Sidewalk Requirement Based On Field Inspections. Call Jason Redfern At 974-7180 For Consultation. (4 Bathrooms 3/4" Meter).          Ok Historic Per Steve Sadowsky 10-5-2005./Nora Briones          Req'D Prior To C.O. 10 Caliper Inches, No Construction Within 15' Of Live Ak At Back Left, Driveway To Be Set Above Grade, Utility Trenching No To Be Within 12' Of Pine At Front. M. Embesi..974-1876. Cancel Plbg Per Lof From Gc-04/13/06-Glw. Refer To Original Duplex Permitted 3-27-1962 #83329./Espa Approved 7/5/2006, 186-21.          Architect/Engineer Letter Filed Ldc 25-2-964 Restoration And Use Of Damaged Or Destroyed Noncomplying Structures ( A Person May Restore A Damaged Or Destroyed Noncomplying Structure If The Restoration Begins Not Later Than 12 Months After The Date The Damage Or Destruction Occurs.....</p>	
Residential Zoning Review	<p>Date: 02/13/2006 Reviewer: Nora Briones</p>

Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

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2109 NEWFIELD LN

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TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE
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Type	Date	Status	Comments	Inspector
01 Building Layout	4/21/2009	Fail		Tony Hernandez
02 Foundation	7/24/2008	Pass		Douglas McAfee
03 Framing	5/22/2009	Fail		Tony Hernandez
04 Insulation	5/22/2009	Fail		Tony Hernandez
05 Wallboard		Open		Dearl Croft
08 TCO Stocking		Open		Dearl Croft
09 TCO Occupancy		Open		Dearl Croft
11 Energy Final		Open		Dearl Croft
12 Final Building		Open		Dearl Croft
14 Continuance of work		Open		
10 AW Temp Utilities		Open		Austin Water Utility
17 Landscape TCO Occupancy		Open		Landscape Inspect
18 Landscape TCO Stocking		Open		Landscape Inspect
Deficiencies		Open		
Free Inspection		Open		Michael Embesi