



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:

City of Austin approved a building permit application for a detached 2 story garage structure that included 1<sup>st</sup> story garage and 2<sup>nd</sup> story home office / recreation area. Owner built according to approved plans. COA Code Compliance Dept. issued stop work order citation several months later and stopped all work on detached garage, causing permit to expire due to legal timelines. Municipal Judge dismissed all COA Code Compliance citations. Due to subsequent COA PDRD interpretations and technical code applications, site reflects increased Gross Floor Area (GFA) and impervious cover amounts than what was originally approved. However, owner is not proposing to increase physical size of detached garage structure's exterior nor interior. COA PDRD staff is requiring BOA approval in order to re-permit detached garage as COA originally approved in June 2008 (plans enclosed). Recent COA interpretations require owner to seek allowance for additional 1,780 SF of GFA and total impervious cover of approximately 53%. Existing, finished duplex has 3,083 SF GFA.

Approval of original, separate duplex permit accounted for 890 SF building footprint of detached garage. Existing as-built impervious cover is approximately 47% as measured by recent impervious cover survey (enclosed).

Property owner should be allowed to maintain structure as approved by COA Residential Review staff on June 2008 given:

1. Substantial errors made by COA, admitted by COA PDRD managers in meeting w/ owner and agent on 7/23/10
2. The citation dismissal by municipal judge
3. The owner had to appear at City Council Citizen's Communication to request proper meetings with staff in order seek effective, reasonable permit solutions
4. The recent interpretation by COA staff that garage shall not be used as a garage due to lack of access from alley (therefore removing GFA "garage credit" and doubling GFA coverage), and
5. The recommendation by COA staff to either reduce both floors to 5' interior height and use as "crawl space", OR, demolish a completed 2 story structure instead of offering comprised solution(s).

Several east side properties in Chestnut neighborhood have detached garages with home office / studio / recreational uses. Allowing garage and 2<sup>nd</sup> story study to be maintained in as-built condition increases urban core density and is in keeping with Housing Goal #3 of adopted Chestnut Neighborhood Plan that promotes new, infill housing. This is a reasonable and highest / best use of property.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:
- COA admittedly erroneously approved building permit application for 890 SF 1<sup>st</sup> story garage plus 890 SF 2<sup>nd</sup> story studio office use. The original duplex permit (finalized Jan. 23, 2009, enclosed) accounted for total FAR of .39 and clearly reflects detached garage for purposes of GFA and impervious cover.
- Additionally, due to a technical driveway issue not identified by COA Residential Review staff during plan review process, all prior-approved off-street parking within the approved garage structure must be moved to front of lot. The rear public alley's grade is lower than garage foundation. This results in a driveway percentage slope over the allowable 10-15% slope. Ribbons and topo elevations are shown on approved plans for detached garage dated June 2008 (enclosed). However, COA staff recently interpreted that owner is now prohibited from accessing garage via rear alley ribbons due to steep grade.
- Further, COA interprets that lack of physically parking cars in said garage prohibits owner from calling the 1<sup>st</sup> floor a "garage" and thus removes the "450 SF garage credit" calculated for GFA / FAR purposes. This interpretation requires owner to seek additional 890 SF of GFA in addition to 2<sup>nd</sup> floor 890 SF already (erroneously) approved, for total BOA GFA request of 1,780 SF GFA over max allotted amount of 3,102 SF GFA. Proposed total GFA to keep as-built structures is 4,863, or 62 FAR.
- Additionally, COA staff has interpreted /advised the only way to keep the detached structure in place without BOA approval is to create 5' ceilings on both floors and label as "crawl space" in order to reduce total GFA. This renders the complete structure useless and causes hardship given COA's prior permit application approval.
- Further, the lot's topography causes hardship with respect to accessing the garages from the alley, resulting in driveway grade greater than max 10-15%; therefore no driveway permit can be issued. COA staff's after-the-fact interpretation regarding driveway access is inconsistent code application. Thus, all required parking is proposed in front yard. This reluctantly increases impervious cover by approximately 500 SF for 3 uncovered off-street parking spaces. They will take access from existing 14<sup>th</sup> St curb cut. Total impervious cover being sought is approximately 53%.
- (b) The hardship is not general to the area in which the property is located because:
- The sequence of events on this specific lot starting with the erroneous permit application approval combined with the dismissed stop work order citation that caused the permit to expire, plus the oversight of COA staff to properly identify driveway issue at time of application, and the recent interpretation to add garage 1<sup>st</sup> floor SF into FAR calculations, which adversely impacts impervious cover totals, is so egregious that

owner's only relief is to seek aforementioned BOA variance requests. Similar sequence of events is not apparent on any other known project in geographical area. Thus the hardships are unique to 2206 E 14<sup>th</sup> St only and not characteristic of other properties in area. Approval of variance requests will not alter character of area, adversely impact area, impair use of adjacent property, nor impair purposes of zoning regulations given several properties in neighborhood have large, detached accessory structures.

**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:

**Existing, approved duplex will have 3 off-street, uncovered parking spaces as allowed for urban core reduction.**

**Many properties in the east side area have detached garages with second story home office / recreational uses already in place. The existing garage and 2<sup>nd</sup> floor office/studio use will be used by tenants of primary structure only. Studio shall never be used as living space, garage apartment, or any type of semi-permanent living quarters. As an approved accessory use to the primary structure, the garage's 2<sup>nd</sup> floor use will comply with LDC regulations by serving as a recreational / studio use per LDC 25-2-893(c)(1).**

**Property owner proposes to place gutters and rain barrels on both structures to capture and properly divert rainwater, add vegetative / visual buffers, and / or other recommendations in order to maintain existing garage as approved per COA June 2008.**

**PARKING:** (Additional criteria for parking variances only.) **\*\*N/A\*\***

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: N/A
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: N/A
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: N/A
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: N/A

**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

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

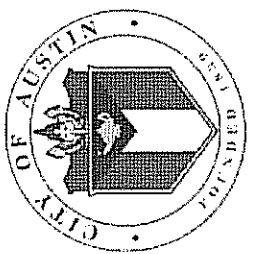
Signed [Signature]  
Mail Address 7105 BARNDALE WAY AUSTIN 78745

Printed DAVID CHANCIALDS  
Phone Date 799 2401 2/3/02/10

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

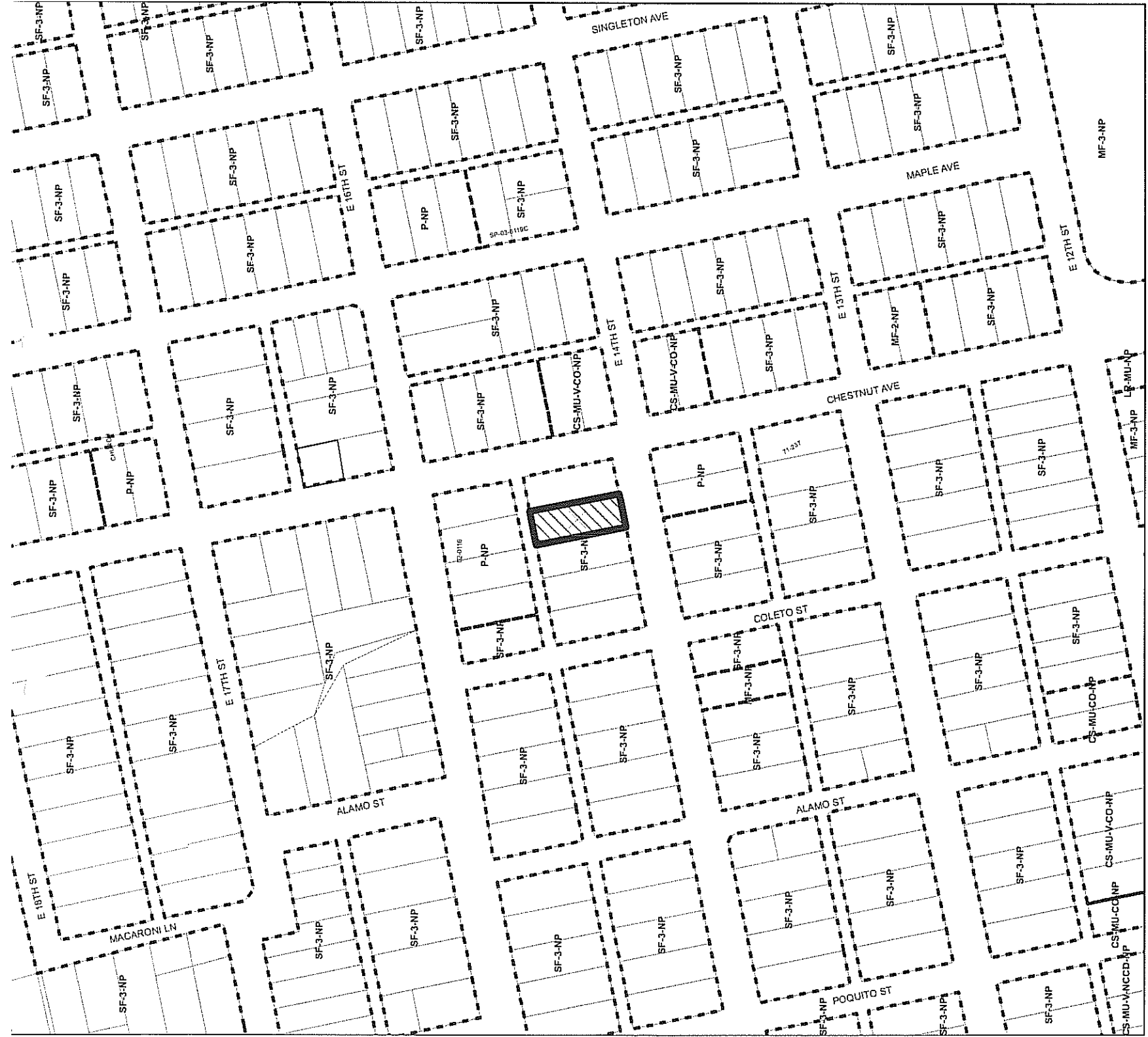
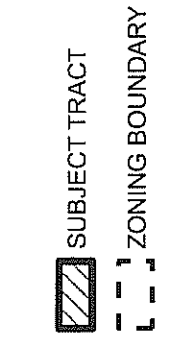
Signed [Signature]  
Mail Address \_\_\_\_\_

Printed JEFF R LEWIS  
Phone Date \_\_\_\_\_



### BOARD OF ADJUSTMENTS

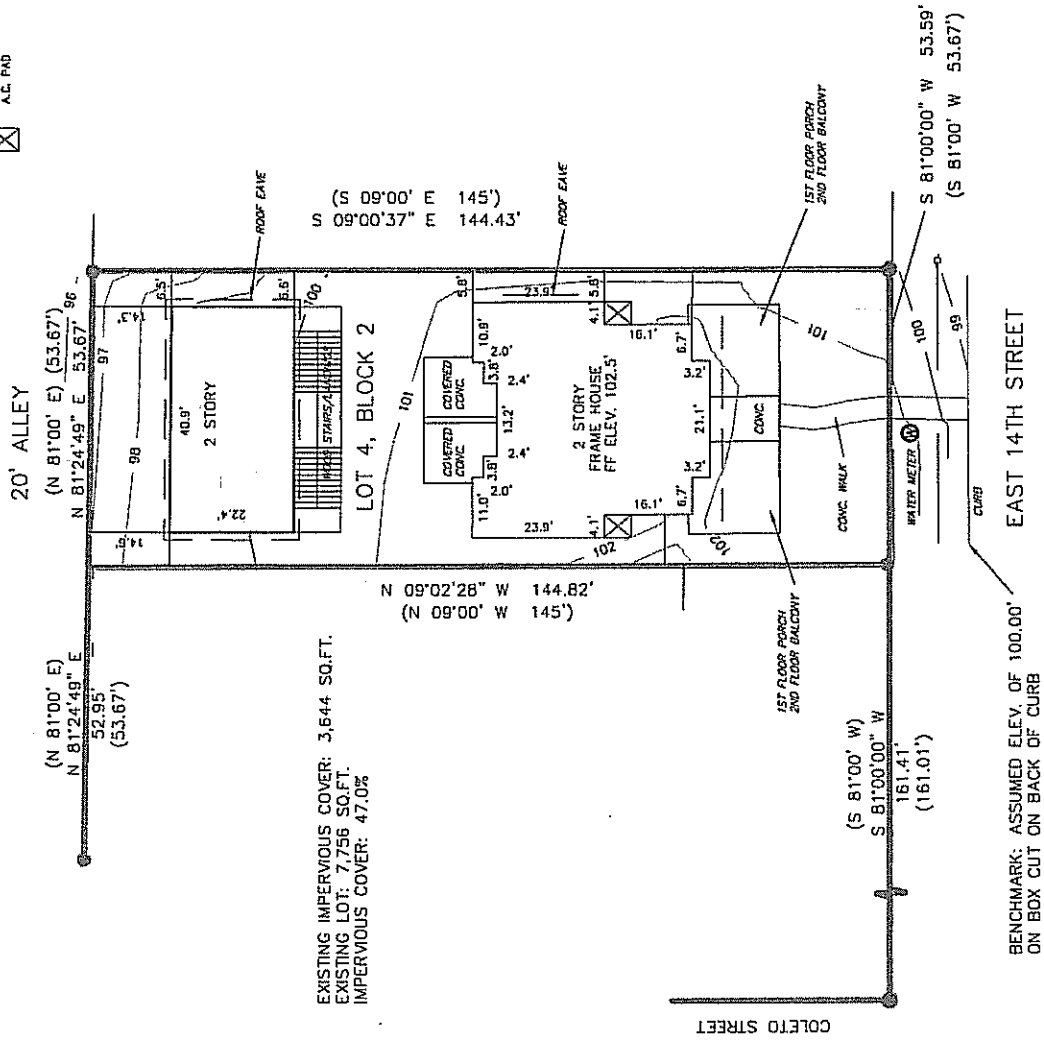
ZONING CASE#: C15-2010-0097  
LOCATION: 2206 E 14TH ST  
GRID: K23  
MANAGER: SUSAN WALKER



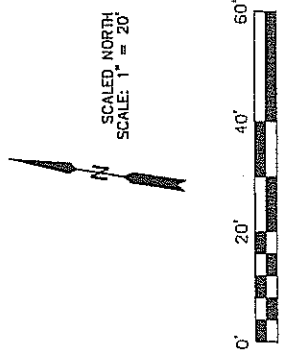
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SURVEY OF LOT 4, BLOCK 2 OF THE  
SUBDIVISION OF OUTLOT 34, DIVISION B,  
CITY OF AUSTIN  
LOCATED AT 2206 EAST 14TH STREET, AUSTIN, TEXAS.

- MAP SYMBOLS:
- CHAIN LINK FENCE
  - CONCRETE AND FENCE
  - UTILITY LINE
  - PUBLIC UTILITY EASEMENT
  - BUILDING LINE
  - P.D.E.
  - B.L.
  - 1/2" REBAR SIGN
  - 1/2" REBAR SIGN
  - CAPED THIRDS GRANT
  - IRON PIPE FOUND
  - CONTROL MONUMENT
  - ( ) RECONSTRUCTION POINT
  - ( ) PLAIN IRON PIPE FOUND
  - ( ) DRAINAGE EASEMENT
  - ⊗ RIGHT-OF-WAY
  - ⊗ POWER POLE
  - ⊗ A.C. PAD



BENCHMARK: ASSUMED ELEV. OF 100.00'  
ON BOX CUT ON BACK OF CURB



THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT, THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON.

1700 S. LAMAR, #532  
AUSTIN, TEXAS 78704  
(512)444-1781

*James M. Grant*  
JAMES M. GRANT, RP/LS 1919  
DATE: AUGUST 2, 2010  
REVISED: 08-03-2010 (CHANGE IMP. COVER TO REFLECT 1/2 OF WOOD DECK AND LANDING)

J:\CARLSON\2010\TOP\A-1329



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**FOLDER DETAILS**

**Section 25-11-04 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.**

Permit ID	Reference File Name	App. Type	Project Name	Address	Application Date	Expiration Date
2008-025428	2008-025428	BP	IR-438 Residential Garage/Carport	2206 E 14TH ST	Expired Apr 9, 2008	Jan 13, 2010
BP	BP					

new detached garage for duplex - separated by cinder block walls

Apr 16, 2008

Related Folders: Yes

**FOLDER INFO**

Information Description Value

Smart Housing	No
Total New/Addition Bldg Square Footage	890 ✓
Total Job Valuation	53160
TRCC registration required for Owner/GC?	Yes
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	No
Plumbing Inspection	No
Energy Inspection	Yes
Driveway Inspection	No
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	No
Water Tap Inspection	No
Sewer Tap Inspection	No
On Site Sewages Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Current Zoning for Building	SF-3-NP
Name of Neighborhood Plan	CHESTNUT
Is this property in MUD ?	No
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	3
Number of Floors	2
Number of Units	2
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	Yes
Proposed Use	two story duplex with detached garage
Square Footage of Lot	7801
Total Building Coverage on lot Sq. Ft.	2886
Total Building Coverage Percent, of Lot	37
Total Impervious Coverage Square Footage	3367
Total Impervious Coverage Percent of Lot	43.2
Certificate of Occupancy to be Issued	Yes
Code Year	2000
Code Type	International Residential Code
Hazardous Pipeline Review Required	No
Public or Private	Private
Usage Category	438

**PROPERTY DETAILS**

Number	Par.	Street	Street Type	Sub. Type	Sub. Number	City	State	Zip	Lead Desc
2206	E	14TH	STREET			AUSTIN	TX	78702	Lot-4 Block: 12 Subdivision: HABICHTS SUBDIVISION

Lot: 4 Block: 12 Subdivision: HABICHTS SUBDIVISION



PEOPLE DETAILS

**Project:** **Organizational Entity:** **Address:** **City:** **State:** **Postal:** **Phone/Fax:**  
**Applicant:** Speciale Homes, Ltd. 1204 CARDIGAN ST Cedar Park TX 78613 (512)528-9393  
**Billed To:** Crosby Concrete (ROBERT Thompson) P.O. BOX 160462 Austin TX 78716 (512)951-2422  
**General Contractor:** Developsense Inc (Nick Nelson) PO BOX 92031 AUSTIN TX 78709 (512)906-6757

FOLDER FEE

Fee Description	Fee Amount	Balance
Building Permit Fee	\$82.00	\$0.00
Re-Inspection Fee	\$65.00	\$0.00
Re-Inspection Fee	\$65.00	\$65.00

PROCESSES AND NOTES

Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
101 Building Layout	Pass	Aug 11, 2008	Aug 11, 2008	Aug 11, 2008	Julio Molis (974-2714)	1
102 Foundation	Open				Julio Molis (974-2714)	0
103 Framing	Pass	Nov 4, 2008	Oct 28, 2008	Nov 4, 2008	Julio Molis (974-2714)	2
104 Insulation	Open				Julio Molis (974-2714)	0
105 Wallboard	Open				Julio Molis (974-2714)	0
111 Energy Final	Pass	Jan 15, 2009	Jan 15, 2009	Jan 15, 2009	Julio Molis (974-2714)	1
112 Final Building	Fail	Jan 21, 2009	Jan 21, 2009		John Paec (974-4671)	3
114 Continuance of work	Open				Julio Molis (974-2714)	0
Deficiencies	Open				Julio Molis (974-2714)	0

Third Party

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Details



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FOLDER DETAILS

Permit No.	Reference File Name	Description	Work Type	Project Name	Status	Approval Date	Expiration Date
2007-170240	2007-170240 PR	new two story duplex with covered patios, balconies, wood stairs at detached garages	R-103 Two Family Bldgs	2206 E 14TH ST	Revision Approved	Dec 7, 2007	Dec 17, 2008

Referred Folders: Yes

FOLDER INFO

Information Description Value

Is this over a Landfill ?	No
Smart Housing	No
TRCC registration required for Owner/GC?	Yes
Is this property in MUD ?	No
Current Zoning for Building	SF-3-NP
Name of Neighborhood Plan	CHESTNUT
Subdistrict	NONE
Status	APPROVED WITH ZONING
Is Historical Review Required?	No
Is this a Legal Lot ?	Yes
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	3
Number of Bathrooms	4
Size of Water Meter	1.5
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	Yes
Does property access a paved street?	Yes
Current Use	lot
Proposed Use	two story duplex with detached garage
Square Footage of Lot	7801
Trees greater than 19'	No
Existing 1st Flr Area Sq. Ft	0
Existing 2nd Flr Area Sq. Ft	0
Existing 3rd Flr Area Sq. Ft	0
Existing Basement Sq. Ft	0
Existing Attached Garage/Carport Sq. Ft	0
Existing Detached Garage/Carport Sq. Ft	0
Existing Wood Decks Sq. Ft	0
Existing Breezeways Sq. Ft	0
Existing Covered Patios Sq. Ft	0
Existing Covered Porches Sq. Ft	0
Existing Balconies Sq. Ft	0
Existing Swimming Pool(s) Sq. Ft	0
Existing Other Bld/Covered Areas Sq. Ft	0
Specify (Existing)	0
Total Existing Building Square Footage	0
New/Addn 1st Flr Area Sq. Ft	1498
New/Addn 2nd Flr Area Sq. Ft	1588
New/Addn 3rd Flr Area Sq. Ft	0
New/Addn Basement Sq. Ft	0
New/Addn Attached Garage/Carport Sq. Ft	0
New/Addn Detached Garage/Carport Sq. Ft	890
New/Addn Wood Decks Sq. Ft	250
New/Addn Breezeways Sq. Ft	0
New/Addn Covered Patios Sq. Ft	498
New/Addn Covered Porches Sq. Ft	0
New/Addn Balconies Sq. Ft	254
New/Addn Swimming Pool(s) Sq. Ft	0

New/Addn Spa Sq. Ft	0
New/Addn Other Bldg/Covered Areas Sq.Ft	0
Total New/Addition Bldg Square Footage	7 → 4978 ✓
Total Building Coverage on lot Sq. Ft.	2886 ✓
Total Building Coverage Percent, of Lot	37 ✓
Driveway area on Private Property	240
Sidewalk/Walkways on Private Property	100
Uncovered Patios	0
Uncovered Wood Decks	125
AC Pads	16
Concrete Decks	0
Other	0
Total Impervious Coverage Square Footage	3367 ✓
Total Impervious Coverage Percent of Lot	43.2 ✓
Max. Bldg. Cov. Sq. Ft. Allowed	3120.4
Max. Impervious Coverage Sq Ft Allowed	3510.45
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	Yes
Plumbing Inspection	Yes
Energy Inspection	Yes
Driveway Inspection	No
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	No
Water Tap Inspection	Yes
Sewer Tap Inspection	Yes
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Usage Category	I03
Hazardous Pipeline Review Required	No
Electric Service Planning Application?	Yes
ESPA Application Number	172-9
ESPA Approval Date	Jun 20, 2008
Site has Water availability?	Yes
Site has Waste Water availability?	Yes
Site has a septic system?	No
Subject to RD&C Requirements	RESIDENTIAL DESIGN STANDARDS
Maximum FAR allowed	3120.4
Existing 1 FI Area	0
Existing 1 FI Area-Ceiling Ht over 15'	0
Existing 1FI Area-Ceiling Ht 15' or less	0
Existing Total 1 FI Gross Area	0
Existing 2 FI Area	0
Existing 2 FI Area-Ceiling Ht over 15'	0
Existing 2 FI Area-Ceiling Ht 15' or less	0
Existing Total 2 FI Gross Area	0
Existing 3rd FI Area	0
Existing 3 FI Area-Ceiling Ht over 15'	0
Existing 3 FI Area-Ceiling Ht 15' or less	0
Existing Total 3rd FI Gross Area	0
Existing Basement Gross Area	0
Existing Garage attached	0
Existing Garage detached	0
Existing Carport	0
Existing Total Sq Ft	0
New/Addn 1 FI Area	1498
New/Addn 1 FI Area-Ceiling Ht over 15'	0
New/Addn 1 FI Area-Ceiling Ht 15' or less	1498
New/Addn Total 1 FI Gross Area	1498
New/Addn 2 FI Area	1588
New/Addn 2 FI Area-Ceiling Ht over 15'	0

New/Addn 2 Fl Area-Ceiling Ht. 15' or less	0
New/Addn Total 2 Fl Gross Area	1588
New/Addn 3 Fl Area	0
New/Addn 3 Fl Area-Ceiling Ht. over 15'	0
New/Addn 3 Fl Area-Ceiling Ht. 15' or less	0
New/Addn Total 3 Fl Gross Area	0
New/Addition Basement Gross Area	0
New/Addition Garage attached	0
New/Addition Garage detached	0
New/Addition Carport	0
New/Addition Total Sq Ft	3086
Gross Site Area of Lot	7801
Total Number of Driveways	0
Driveway Width 1	0
Total Number of Sidewalks	0
Certificate of Occupancy to be Issued	Yes
Code Year	2000
Code Type	International Residential Code

**PROPERTY DETAILS**

Number	Prop.	Street	Address	Subdiv.	City	State	Zip	County	Parcel
2206	E	14TH	STREET	AUSTIN	TX	78702			Lot: 4 Block: 12 Subdivision: HABICHTS SUBDIVISION

Lot: 4 Block: 12 Subdivision: HABICHTS SUBDIVISION

**PEOPLE DETAILS**

Process	Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
Residential Intake		Closed	Dec 7, 2007	Dec 7, 2007	Dec 7, 2007	Bryan Walker (974-2708)	1
Residential Admin		Open				Residential Zoning Reviewers	0
Residential Zoning Review		Approved	Apr 9, 2008	Dec 14, 2007	Apr 9, 2008	Jim Gobel (974-2639)	4
Tree Ordinance Review		Open				Michael Embesi (974-1876)	0
Residential Revision After Issuance		Approved	Jun 20, 2008	Jun 20, 2008	Jun 20, 2008	Jim Gobel (974-2639)	2
Residential Revision After Issuance		Open	Jun 20, 2008	Jun 20, 2008			0

**PROCESSES AND NOTES**

Applicant	Specialty Homes, Ltd.	Address	1204 CARDIGAN ST	City	Cedar Park	State	TX	Zip	78613	Parcel	(512)528-9393
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**FOLDER ATTACHMENT**

Application

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- APPLICATION
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974-2000

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION**

BP Number 07-170240L  
 Building Permit No. \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Date 6/20/08  
 Reviewer JL

**PRIMARY PROJECT DATA**

Service Address 2206 E. 14th Tax Parcel No. \_\_\_\_\_  
 Legal Description \_\_\_\_\_ Section \_\_\_\_\_ Phase \_\_\_\_\_  
 Lot 4 Block 7 Subdivision \_\_\_\_\_  
 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

Zoning (e.g. SF-1, SF-2...) SF3  
 - Height of Principal building 30' ft. # of floors 2 ft. # of floors \_\_\_\_\_  
 - 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  
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area?  Yes  No

**VALUATIONS FOR REMODELS ONLY**

Building \$ \_\_\_\_\_  
 Electrical \$ \_\_\_\_\_  
 Mechanical \$ \_\_\_\_\_  
 Plumbing \$ \_\_\_\_\_  
 Driveway/ Sidewalk \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_  
 (labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size 7215 sq. ft.  
 Job Valuation - Principal Building \$ \_\_\_\_\_  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)  
 TOTAL JOB VALUATION \$ \_\_\_\_\_  
 (sum of remodels and additions)  
 \$ \_\_\_\_\_  
 (Labor and materials)

**PERMIT FEES**  
 (For office use only)

NEW/ADDITIONS REMODELS  
 Building \$ \_\_\_\_\_  
 Electrical \$ \_\_\_\_\_  
 Mechanical \$ \_\_\_\_\_  
 Plumbing \$ \_\_\_\_\_  
 Driveway & Sidewalks \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_

**OWNER / BUILDER INFORMATION**

OWNER Name 2206 E. 14th, LLC Telephone (h) \_\_\_\_\_  
 BUILDER Company Name Developsense, Inc. Telephone (w) 906-6757  
 DRIVEWAY/ SIDEWALK Contact/Applicant's Name Nick Nelson ~~906-6757~~  
 Contractor Crosby Concrete FAX 512-0916  
 CERTIFICATE Name Developsense, Inc Telephone 751-2422  
 OF Address PO Box 92031 Telephone 908-6757  
 OCCUPANCY City Austin ST TX ZIP 78709

If you would like to be notified when your application is approved, please select the method:  
 telephone  e-mail: \_\_\_\_\_

You may check the status of this application at [www.ci.austin.tx.us/development/permitr.htm](http://www.ci.austin.tx.us/development/permitr.htm)

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN**

**RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-1-1-66 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 6-20-08

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 39828

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

New plans submitted 6/20/08. Okay to construct.  
RLB.

Service Address \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "C"**

NEW  
UPDATED PLANS 6/20/08

**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 <sup>st</sup> floor conditioned area	sq. ft.	sq. ft.
b. 2 <sup>nd</sup> floor conditioned area	sq. ft.	sq. ft.
c. 3 <sup>rd</sup> floor conditioned area	sq. ft.	sq. ft.
d. Basement	sq. ft.	sq. ft.
e. Garage / Carport	sq. ft.	sq. ft.
attached	sq. ft.	sq. ft.
detached	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.	sq. ft.
i. Covered porches	sq. ft.	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.	sq. ft.
Specify:		
	4978	4978
<b>TOTAL BUILDING AREA (add a. through l.)</b>	sq. ft.	sq. ft.
	2826	2826
	37.0	37.0

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

2826 sq. ft.  
37.0 % of lot

**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)	sq. ft.	2826
b. Driveway area on private property	sq. ft.	0
c. Sidewalk / walkways on private property	sq. ft.	100
d. Uncovered patios	sq. ft.	175
e. Uncovered wood decks [may be counted at 50%]	sq. ft.	16
f. Air conditioner pads	sq. ft.	
g. Concrete decks	sq. ft.	
h. Other (specify)	sq. ft.	

**TOTAL IMPERVIOUS COVERAGE (add a. through h.)**

3367 sq. ft.  
43.2 % of lot

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

NEW UPDATED PLANS  
6/20/08

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

Service Address 2206 E 14th STREET

Applicant's Signature [Signature]

Date 6-20-08

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

	Existing	New / Addition
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft. _____	sq. ft. <u>1498</u>
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq. ft. _____	sq. ft. <del>96</del>
c. TOTAL (add a and b above)	sq. ft. <u>1498</u>	sq. ft. <del>1594</del>
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft. _____	sq. ft. <u>1588</u>
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq. ft. _____	sq. ft. <del>1504</del>
f. TOTAL (add d and e above)	sq. ft. <u>1588</u>	sq. ft. <u>1588</u>
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft. _____	sq. ft. _____
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq. ft. _____	sq. ft. _____
i. TOTAL (add g and h above)	sq. ft. _____	sq. ft. _____
<b>IV. Basement Gross Area</b>		
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. _____
<b>V. Garage</b>		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft. _____	sq. ft. <u>0</u>
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft. _____	sq. ft. _____
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)	sq. ft. _____	sq. ft. _____
<b>VII. TOTAL</b>	sq. ft. _____	sq. ft. <u>3086</u>

<b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above)	sq. ft. <u>3086</u>
<b>GROSS AREA OF LOT</b>	sq. ft. <u>7801</u>
<b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)	<u>39.69</u> % sq. ft.

<sup>1</sup> 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.



Waterloo Surveyors Inc.  
**SURVEY PLAT**

J11765T

OWNER:  
GERTIE M. ROBINSON

ADDRESS:  
2206 EAST 14TH STREET

LEGAL DESCRIPTION:  
LOT 4, BLOCK 12, SUBDIVISION OUT OF OUTLOT NO. 34, DIVISION "B", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42A, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LOT 4 IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS OF RECORD.

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

**AE APPROVED**  
JUN 20 2008  
RLS 172-9

LEGEND

- FOUND IRON ROD FIR
- FOUND IRON PIPE FIP
- SET IRON ROD SIR
- CHAIN LINK FENCE - U - U -
- SEWER CLEANOUT
- WATER METER
- UTILITY POLE & ELECTRIC LINE (RECORD CALL)

BENCH MARK #1 PROVIDED BY CITY OF AUSTIN E. 12TH ST. NORTH SIDE, 200' EAST OF CHESTNUT AVE. ON WEST END OF HEADWALL ELEVATION 522.47'  
BENCH MARK #2 SPINDLE SET IN POWER POLE S.E. CORNER OF LOT 4, BLOCK 12, ELEVATION 543.45' NGS SEA-LEVEL DATUM OF 1929

SCALE  
1" = 20'



107.60' S 81°58'28" W  
To Found Iron Pipe at Block Corner

53.82' (53.80') S 82°19'55" W

TOPOGRAPHIC SURVEY  
ADDED OCTOBER 8, 2007

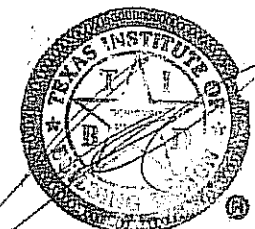
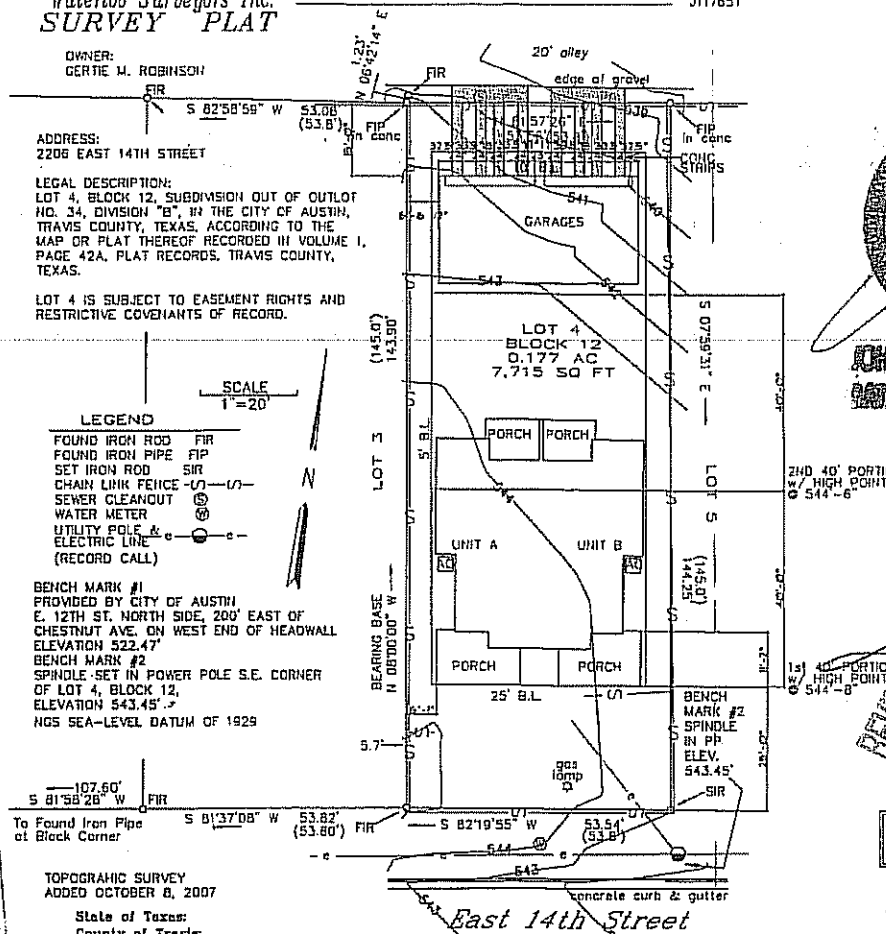
State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IB Condition II Survey.

Dated this the 26TH day of SEPTEMBER 2007

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0165 E

Zone: X Dated: JUNE 16, 1993



CHANG DATE 09/20/08  
DATE 10/6/08

REVIEWED FOR RECORDING ONLY

TOTAL LOT	128	SQ FT
TOTAL BLK	1286	SQ FT
TOTAL COVERABLE	140	SQ FT
TOTAL COVERAGE	109	%
TOTAL LOTS	109	%

- Notes:
- Allow for 1/2" clearance at all sides of structure
  - Place floor to be 8" above the highest finish grade
  - Slope all driveway from property line not to exceed 1%
  - Consider to install storm drain as per city or subdivision requirements
  - Final location of the structure to be determined by the builder

**SITE PLAN**  
SCALE 1"=20'

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.  
Watershed Protection & Development Review Department  
By [Signature] Date 6/25/08  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

DEVELOPENSE INC.  
NICK NELSON

DESIGN ORIGINALS of Texas  
home design center

2206 EAST  
14TH ST

CD # 8457  
DATE: 6/16/08  
DRAWN BY: JH

STATE OF TEXAS  
JUNE 16, 2008  
1 OF 12

Is this property within the Residential Design and Compatibility Star

4<sup>th</sup> FLOOR

ONE STOP SHOP

505 Barton Springs

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

Austin Energy

Electric Service Planning Application (ESPA)

(Please Print) Building \$  
Plumbing \$  
Driveway/

For Residential or Small Commercial "SERVICE ONLY" under 350 amps

TOTAL \$  
(labor and materials)

Requestor's Name Developsense

Address 2206 E. 14<sup>th</sup>

Legal Description  
4 Block 12 Condominium Residential Tractor

Who is your electrical service provider? AE

VALUATIONS FOR REMODELS ONLY

Building \$

Plumbing \$

Driveway/

TOTAL \$

(labor and materials)

VALUATIONS FOR NEW CO OR ADDITIONS OF

Lot Size 7717 sq. ft. 7801

Job Valuation - Principal Building: (Labor and

Job Valuation - Other Structure(s) (Labor and

TOTAL JOB VALUATION

(sum of remodels and additions)

\$ 225,000

(Labor and material

Requestor's Name Developsense

OWNER Name JEFF OR LEA

BUILDER Company Name Developsense

DRIVEWAY Contact/Applicant's Name NIC

CERTIFICATE Name JAY PUFEN

OCCUPANCY Address 818 MORROW ST.

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

Service Main Size (amps) xx telephone e-mail: xx

Service Conductor. You may check the status of this application

AE Service Length (ft.) Number of Poles? 1 Multi-Fuel Y N

Overhead/Underground? Voltage 120 Single-phase (1Ø)  Three-phase (3Ø)

Total Square Footage Approved by AE for Building New service or upgrade or temporary

Largest A/C unit (Tons) OR LRA of Largest A/C Unit (amps)

Electric Heating (kW) Other (kW)

Comments: New duplex with detached garage

ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Date \_\_\_\_\_  
(Remarks on back) Phone 974-2632

Application expires **180 days after date of Approval**  
Revised by Austin Energy 12/11/07

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

AE APPROVED  
JUN 20 2008  
172-9  
RLS

§ 25-2-893 ACCESSORY USES FOR A PRINCIPAL RESIDENTIAL USE.

(C) The following are permitted as accessory uses:



- (1) recreational activities and recreational facilities for use by residents;
- (2) religious study meetings;
- (3) playhouses, patios, cabanas, porches, gazebos, and household storage buildings;
- (4) radio and television receiving antenna and dish-type satellite receivers;
- (5) solar collectors;
- (6) home occupations that comply with Section 25-2-900 (*Home Occupations*);
- (7) the keeping of dogs, cats, and similar small animals as household pets; and
- (8) a single accessory apartment that complies with the requirements of Section 25-2-901 (*Accessory Apartments*).

(D) A guest house is permitted if the principal use is a single-family residential use located on a lot with at least 10,000 square feet of area. A guest house may be occupied only by occasional nonpaying guests of the permanent residents.

(E) A single accessory dwelling is permitted if the principal use is a single-family residential use located on a lot with at least 15,000 square feet of area. An accessory dwelling may be occupied only by a family that has at least one member employed on-site for security, maintenance, management, supervision, or personal service.

(F) A residential convenience service is permitted if the principal use is a multifamily use or a mobile home park use. A residential convenience service is a commercial use that is operated as an integral part of the principal use, is not identifiable from outside the site, and is intended to be patronized solely by the residents of the principal use.

(G) A residential dock, pier, wharf, float, island, or other similar structure is permitted as an accessory use in an SF-6 or more restrictive district and may be located off-site.

(H) A use other than one described in this section is permitted as an accessory use if the director of the Neighborhood Planning and Zoning Department determines that the use is necessary, customary, appropriate, incidental, and subordinate to a principal use.



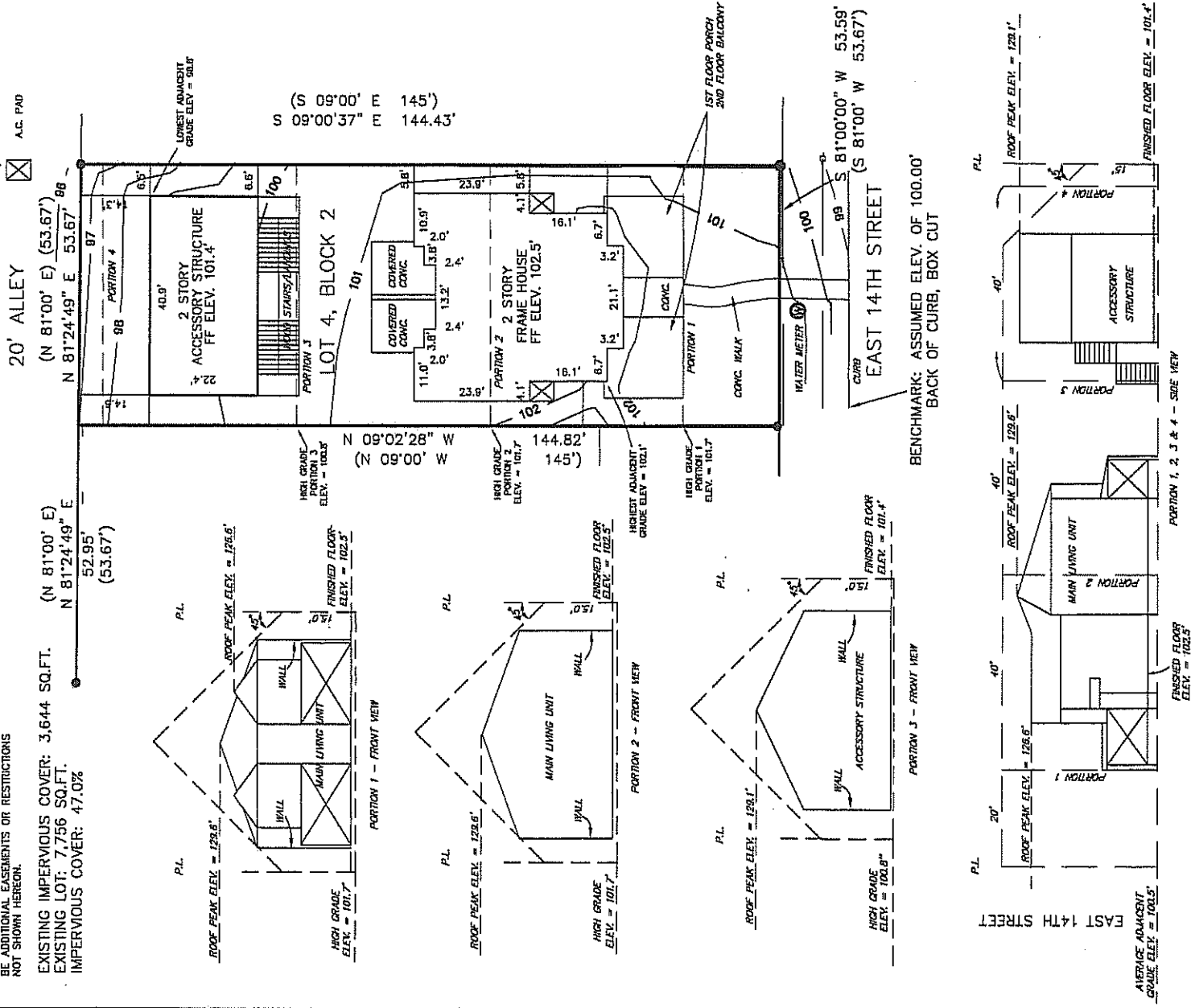
(I) An accessory use may generate not more than ten guest vehicles trips a day or 30 guest vehicles trips a week.

**BUILDING HEIGHT REPORT**  
 OF LOT 4, BLOCK 2 OF THE  
 SUBDIVISION OF OUTLOT 34, DIVISION B,  
 CITY OF AUSTIN  
 LOCATED AT 2206 EAST 14TH STREET, AUSTIN, TEXAS

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON.

EXISTING IMPERVIOUS COVER: 3,644 SQ.FT.  
 EXISTING LOT: 7,756 SQ.FT.  
 IMPERVIOUS COVER: 47.0%

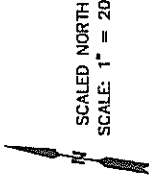
- MAP SYMBOLS:
- CHAIN LINK FENCE
  - WOOD BOARD FENCE
  - UTILITY LINE
  - PUBLIC UTILITY EASEMENT
  - P.O.C.
  - BL
  - 1/2" REBAR FOUND
  - 1/2" REBAR SET
  - CAPPED 'HARRIS GRANIT'
  - IRON PIPE FOUND
  - CONTROL MONUMENT
  - REBAR DATA FROM
  - ADJACENT LOT
  - DRAINAGE EASEMENT
  - RIGHT-OF-WAY
  - POWER POLE
  - A.C. PAD



HARRIS-GRANT SURVEYING, INC.  
 1700 S. LAMAR, #332  
 AUSTIN, TEXAS 78704  
 512-444-1781



JAMES M. GRANT, RPLS 1919  
 DATE: AUGUST 2, 2010  
 INVOICE NO. 44719 WORK ORDER NO. 03099



SCALED NORTH  
 SCALE: 1" = 20'