

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

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0074

<u> </u> Y <u> </u> Jeff Jack	
<u> </u> Y <u> </u> Michael Von Ohlen	Motion to PP to Sept 13, 2010
<u> </u> Y <u> </u> Nora Salinas	
<u> </u> Y <u> </u> Bryan King	2 nd the Motion
<u> </u> Y <u> </u> Leane Heldenfels,	Chairman
<u> </u> Y <u> </u> Clarke Hammond,	Vice Chairman
<u> </u> Y <u> </u> Heidi Goebel	

APPLICANT: Joe Parham

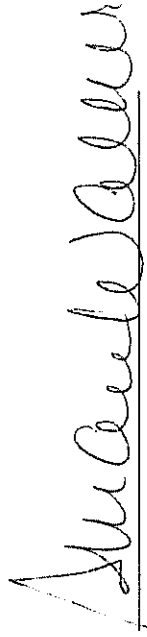
ADDRESS: 7700 MULLEN DR

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet in order to erect and attach a carport addition to an existing single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

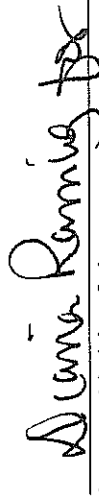
BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to POSTPONE to September 13, 2010 for better findings and approval letter from the adjacent neighbors, Board Member Bryan King second on an 7-0 vote; POSTPONED TO September 13, 2010.

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

JOE PARHAM
7700 Mullen Dr.
Austin, Tx 78757
512.288.9228

Request for amendment to Application for Variance
Case number: C15-2010-0074

I would like to please amend my application to the following;

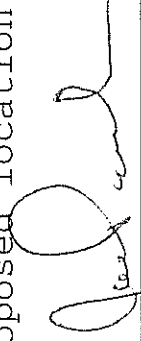
Request a variance to the minimum side yard setback to 2'4" to erect an open carport with 2 or 3 post (as required by BID), with an end wall consisting of a small gable, fascia, and minimum roof overhang allowed.

Reasonable Use:

Buidling codes prohibit the building of a wide enough car port to provide cover to park on an existing concrete drive. There are no other options for parking except in the narrow, dark street with much pedestrian traffic.

Hardship:

There is no other location available on this property to build a carport due to its configuration and the large number of trees. There is an existing poured concrete drive in the proposed location that was in place when the property was bought. No trees would need to be removed for the open carport to be built in the proposed location.



02-25-10

JOE PARHAM
7700 Mullen Dr.
Austin, Tx 78757
512.288.9228

8-23-10

I have examined the plans for the car port being proposed to be built by Joe Parham at 7700 Mullen Dr. and have no objections to it. It will not cause any harm to my property or limit its use in any way.

Signed by	<u></u>
Address	<u>7700 Mullen</u>
Date	<u>8-23-10</u>

JOE PARHAM

7700 MULLEN DR.
Austin, TX 78757
512.288.9228

Re; carport addition to 7700 Mullen Dr., 78757

I have reviewed the plans for the carport addition to 7700 Mullen Dr. and have no objection to the granting of a permit and the building of this structure, and furthermore I understand the hardship and need for the structure to be built.

Signed by;

James Dwyer
7606 Mullen Dr.

James Dwyer
7702 Mullen Dr.

Cliff Holden
7703 Mullen Dr.

Philip
7701 MULLEN

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

DATE: Monday, July 12, 2010

CASE NUMBER: C15-2010-0074

___Y___ Melissa Hawthorne Motion to PP to Aug 9, 2010
___Y___ Nora Salinas
___Y___ Bryan King
___Y___ Leane Heldenfels, Chairman
___Y___ Clarke Hammond, Vice Chairman
___Y___ Heidi Goebel

APPLICANT: Joe Parham

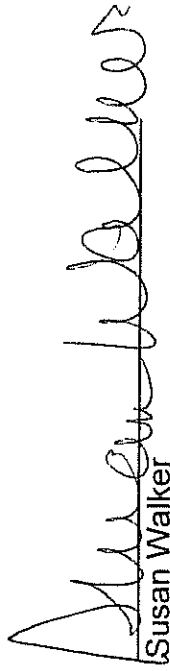
ADDRESS: 7700 MULLEN DR

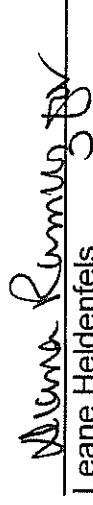
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet in order to erect and attach a carport addition to an existing single-family residence in an "SF-3-NP", Family Residence -- Neighborhood Plan zoning district. (Crestview Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to August 9, 2010 for additional information, better drawings, pictures, exact measurements, 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

JOE PARHAM
7700 Mullen Dr.
Austin, Tx 78757
512.288.9228

015-2010-0074

I would like to amend my application from July 12, 2010 to change my request for two posts and a small gable wall to read 2 or 3 posts (as required by (BID) plus a small gable wall. Post to be placed at 28" from property line or at edge of existing concrete driv.

Joe Parham
B-2-10

JOE PARHAM
7700 Mullen Dr.
Austin, Tx 78757
512.288.9228

Photo number 1 and 2 show building a carport to code using the 5' set back for wife to park. From outside of existing car port post to 5' set back line is 88", subtracting 4" for post this leaves 84" for car to park. Car is 80" wide which leaves 2" on each side for clearance to pull in and back out. Blue tape in photo #1 shows 5' set back line. This is extremely insufficient for my wife to utilize for parking.

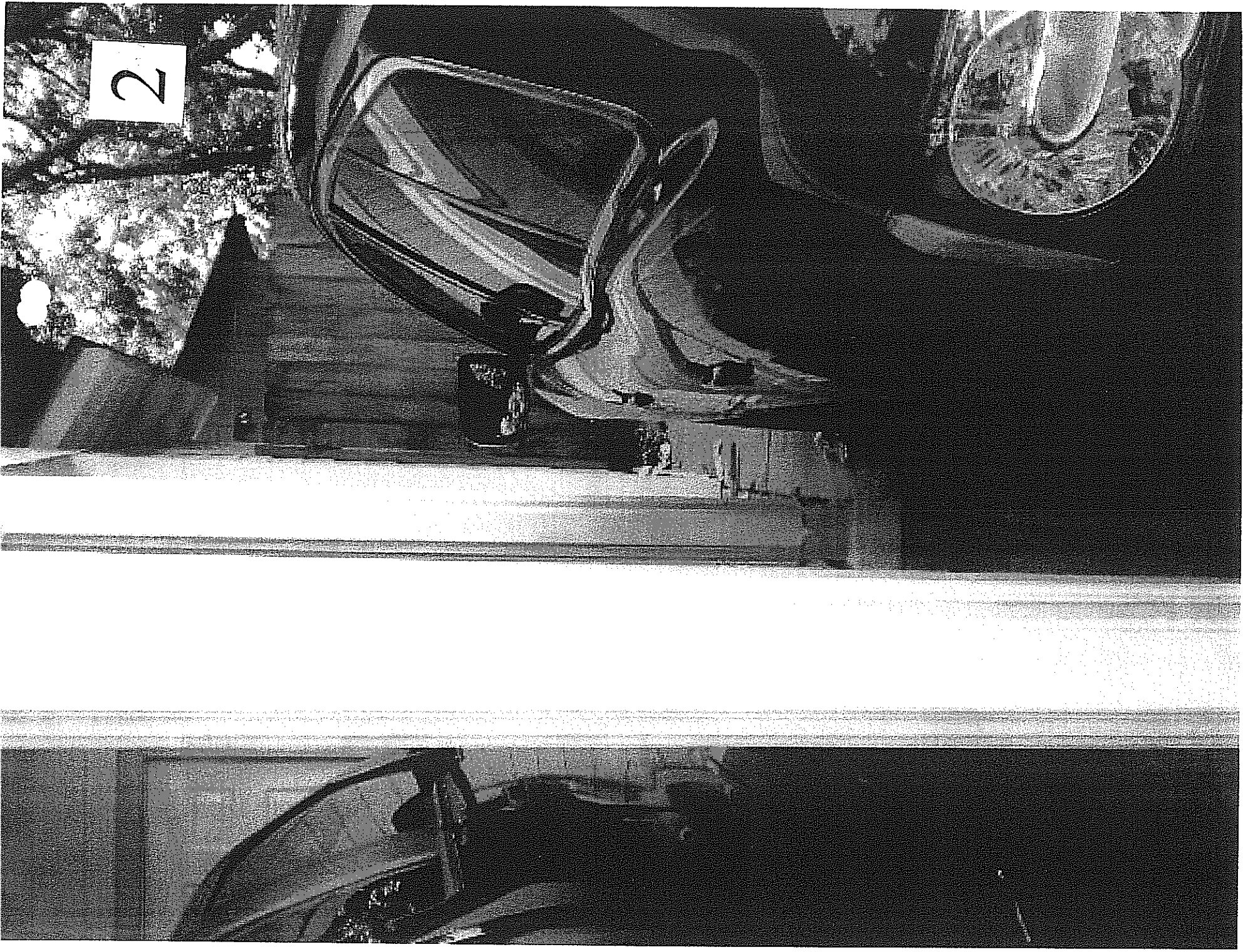
Photo #3 and 4 show truck in existing carport which is 114" wide. Truck is 96" wide leaving 18" split between each side which is not enough to pull in and out and have room next to wall for doors to open enough to allow access. Also parked 16" from end wall (with utility room door) leaves 24" of bed sticking out from under the roof line. 16" is minimum distance from storage door to allow opening barely enough to get yard tools etc.

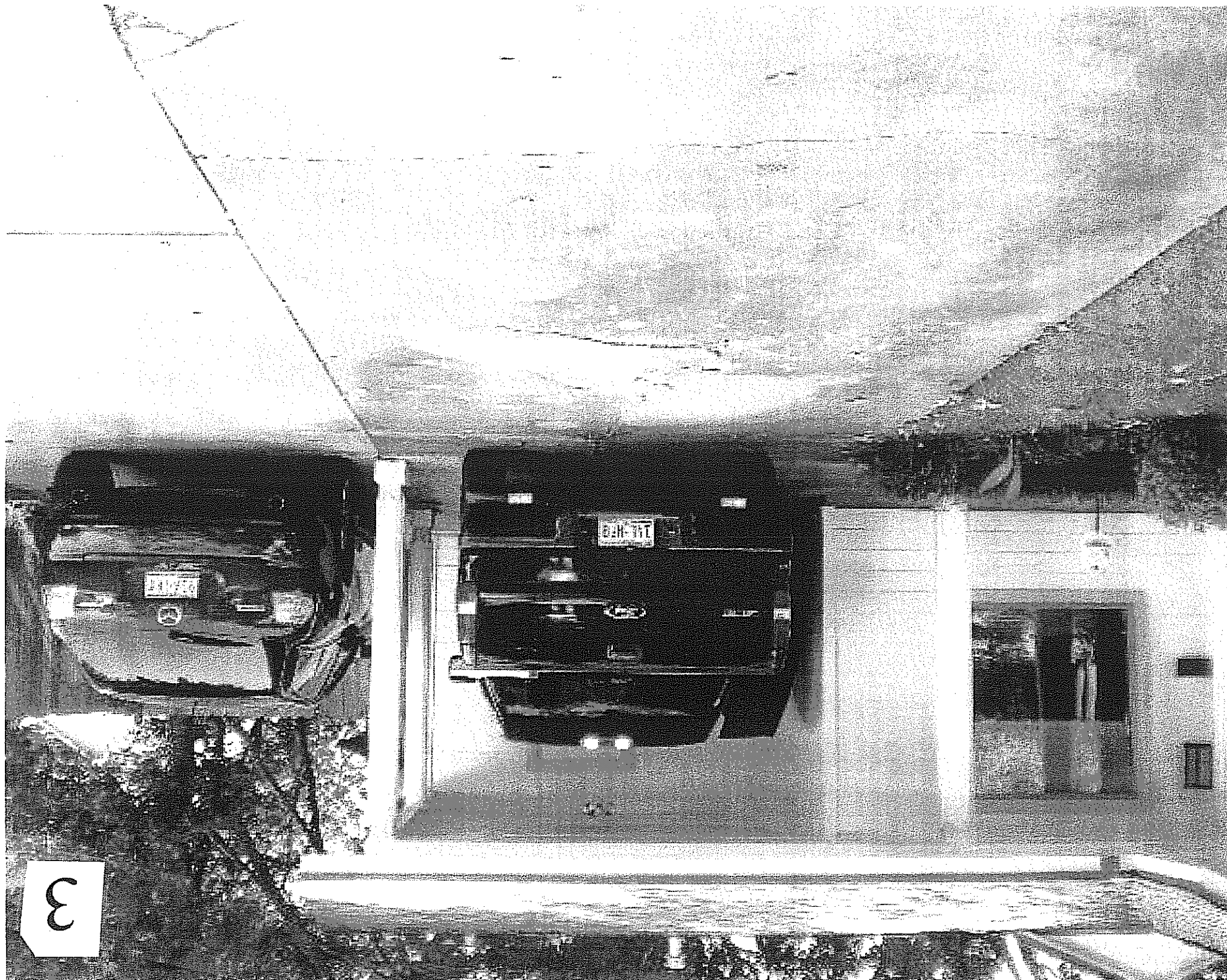
Photo #5 shows heavily treed lot with no other place for a carport.

Photo #6 shows stakes set at 1' intervals from property line to blue tape showing 5' set back.

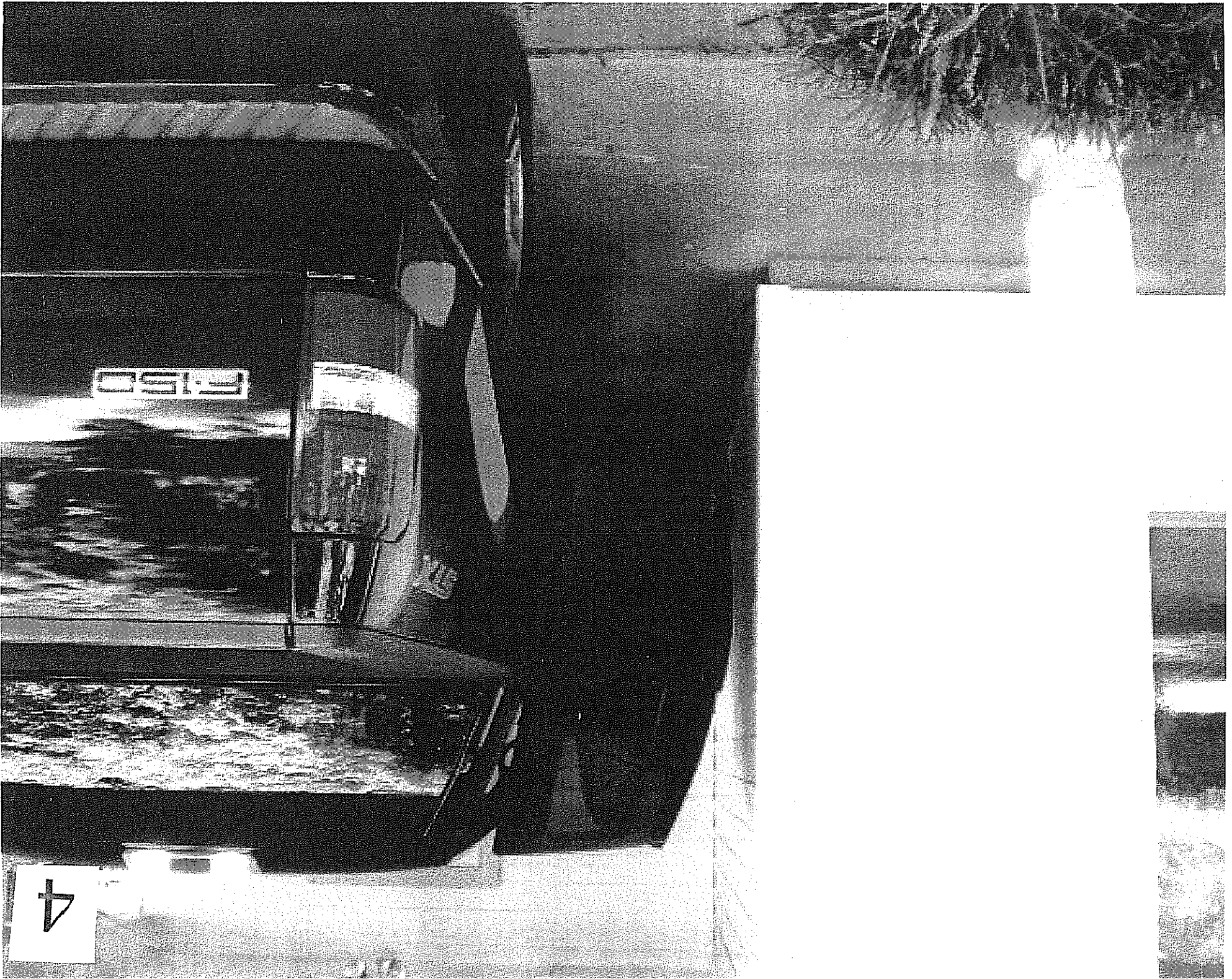


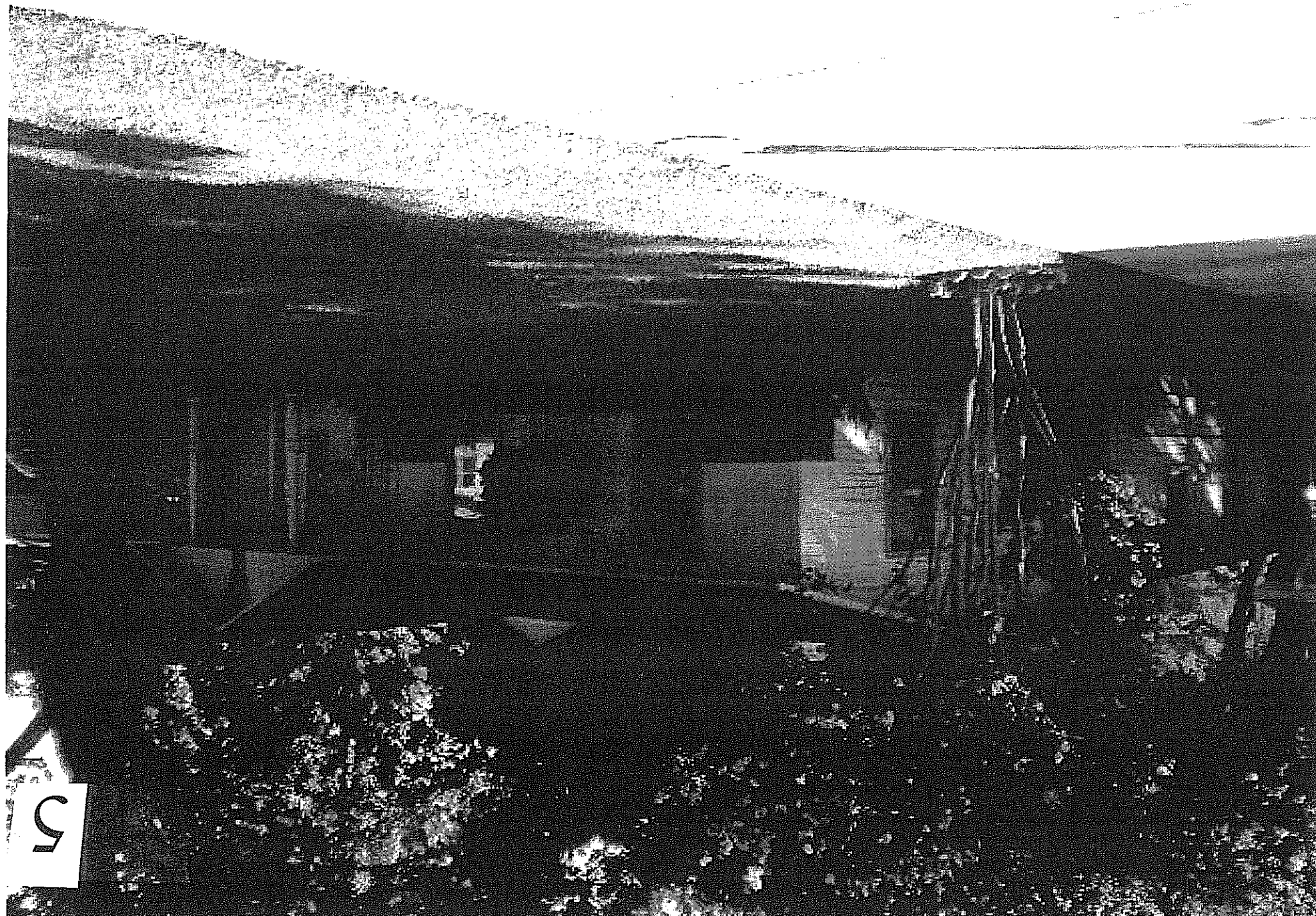
I





3

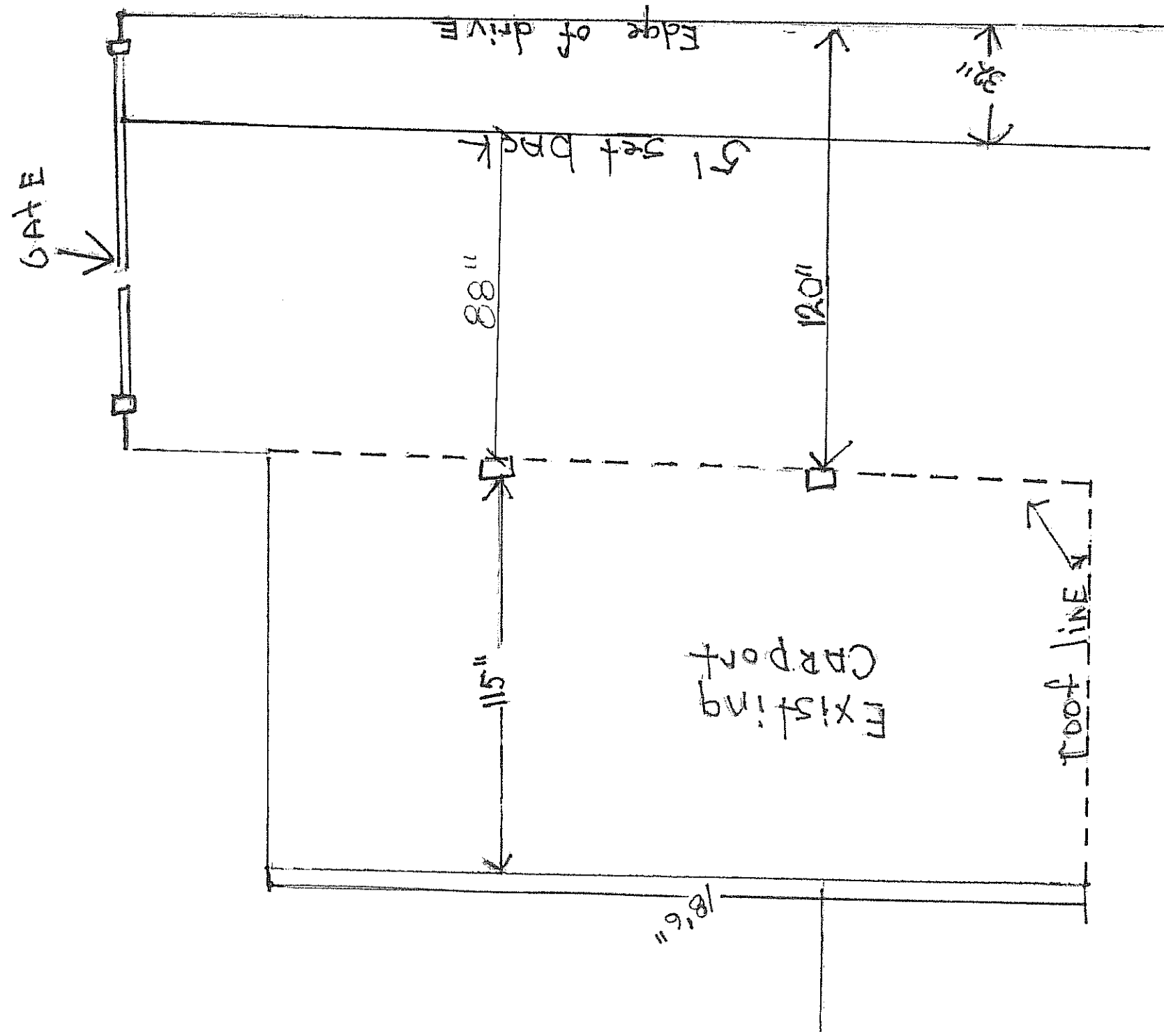




5



7700 Mullen Dr.

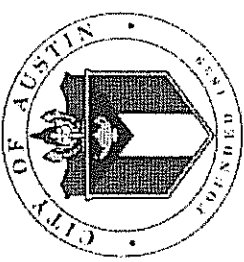




-  SUBJECT TRACT
-  ZONING BOUNDARY

BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0074
 LOCATION: 7700 MULLEN DR
 GRID: K29
 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.

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: C15-2010-0074 – 7700 Mullen

Contact: Susan Walker, 512- 974-2202

Public Hearing: Board of Adjustment July 12, 2010

AURELEE BOEH
Your Name (please print)

☐ I am in favor
☒ I object

7704 MULLEN DR.
Your address(es) affected by this application

Lee Boord
Signature

7-5-10
Date

Daytime Telephone: (512) 453-1640

Comments: 3' setback is too close in
any case - If everybody built only
3' from the property lines - it would
be even more crowded looking.
Then it already is at 5' not to speak
of the danger of trying to fight fires.
Please do not allow this to
happen. Thanks - Lee Boord

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

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: C15-2010-0074 – 7700 Mullen

Contact: Susan Walker, 512- 974-2202

Public Hearing: Board of Adjustment July 12, 2010

LEONA DIXON
Your Name (please print)

☒ I am in favor
☐ I object

7606 MULLEN DR.
Your address(es) affected by this application

Leona Dixon 7/7/10
Signature Date

Daytime Telephone: 512-459-7807

Comments: JOE PARLIAM IS MY NEXT
DOOR NEIGHBOR, AND I FULLY
SUPPORT THIS REQUEST.

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

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: C15-2010-0074 – 7700 Mullen

Contact: Susan Walker, 512- 974-2202

Public Hearing: Board of Adjustment July 12, 2010

NORMAN ALMOND

Your Name (please print)

☒ I am in favor
☐ I object

1808 Marrow St.

Your address(es) affected by this application

Norman Almond

Signature

7-5-10

Date

Daytime Telephone: 512 452 4146

Comments: Fine with the idea.

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

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: C15-2010-0074 – 7700 Mullen

Contact: Susan Walker, 512- 974-2202

Public Hearing: Board of Adjustment July 12, 2010

EDWARD T. AUSTIN

Your Name (please print)

☒ I am in favor
☐ I object

7601 MULLEN DR. 78757

Your address(es) affected by this application

[Signature]

Signature

7/12/10

Date

Daytime Telephone: 512-453-5723

Comments: I AM IN FAVOR OF

LETTING APPLICANT MAKE

VARIANCE TO DECREASE MIN.

SET BACK TO 3 FEET.

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

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

C15-2016-0074

ROW #

10454818

CITY OF AUSTIN

TP-0237070507

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: 7700 Mullen Dr.

LEGAL DESCRIPTION: Subdivision -

Lot(s) 16 Block A Outlot Division Meadowlawn

I/We Joe Parham on behalf of myself/ourselves as authorized agent for

Joe Parham affirm that on 6-15-10

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☒ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

A carport to an existing carport and house that falls within my buildable property with the exception of two support post and a small gable end that need to be constructed in the 5' setback on the side of my property, that will be attached to an existing concrete drive. The post need to encroach less than 2 feet.

3' from side property line

in a sl-3-np ✓ district. Crestview NP
(zoning district)

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:
They prohibit the placement of two support post for a carport that is necessary for health and safety reasons for my property as well as others on Mullen Dr. either in vehicles or on foot

HARDSHIP:

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

There is no other location for the carport. The large oak tree above the concrete drive has many, many birds that distribute a huge amount of droppings that are a health hazzard to my 5 grandchildren that use this as an access to the backyard as well as myself and my wife. Parking on the street is not a good option as Mullen is very narrow and dark at night. The bird droppings are so extreme on the drive that cutting the tree down might be necessary if the carport can not be built.

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

There are many houses in the area with attached two and single carports, along with many two car garages. Some with large trees above and some without.

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 carport will be built to conform to the existing roof line of the house with matching shingles. Water will drain to the front and rear of the carport and will not allow any runoff to any neighboring property. Drive and parking is in existence and the carport will be pleasing architecturally and will not impair the use of mine or any other property.

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:

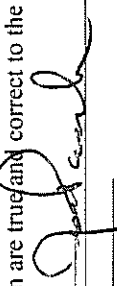
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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.

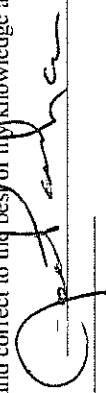
APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 7700 Mullen Dr.

City, 78757 State _____ & Zip Austin, Texas

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  Mail Address 7700 Mullen Dr.

City, 78757 State _____ & Zip Austin _____ Texas

Printed _____ Phone 512-388-9228 Date 6-16-10

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

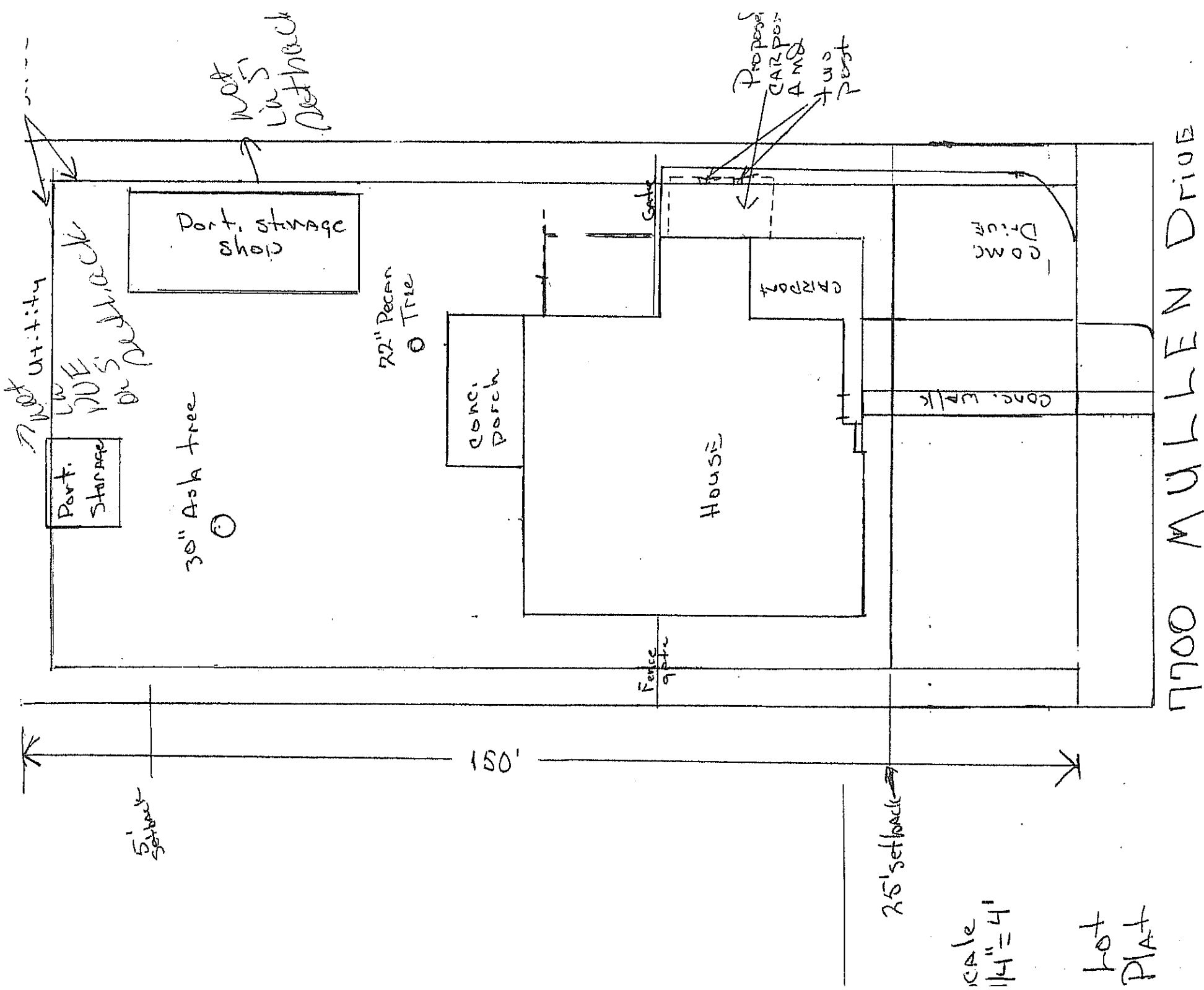
General Requirements:

A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.

B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

(1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.



scale
1/4" = 4'
Lot
PLAT

॥ ५ ॥
२५२५

215

ADULT ENERGY

...plan must be approved by Austin Energy.

7700 Mallen Drive

5-17-64

30 Ash tree

Part.
Stamps

$$b_t : t : t \cap$$
Port. storage
shop

72" Recan
O Tite

Done
Date

4557

QAR2700-1

CD MC
Druse

Cond. 10/11/10

75, self back

1. Proposed
 2. VAR port
 3. ARM2
 4. if use
 5. post

7700 MULLEN DRIVE



City of Austin

Austin's Community-Owned Electric Utility

www.austinenenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

June 17, 2010

Joe Parham
7700 Mullen Drive
Austin, Texas 78757
bp9291@texas.net

Re: 7700 Mullen Drive
Lt 16 Blk A Meadowlawn

Dear Mr. Parham,

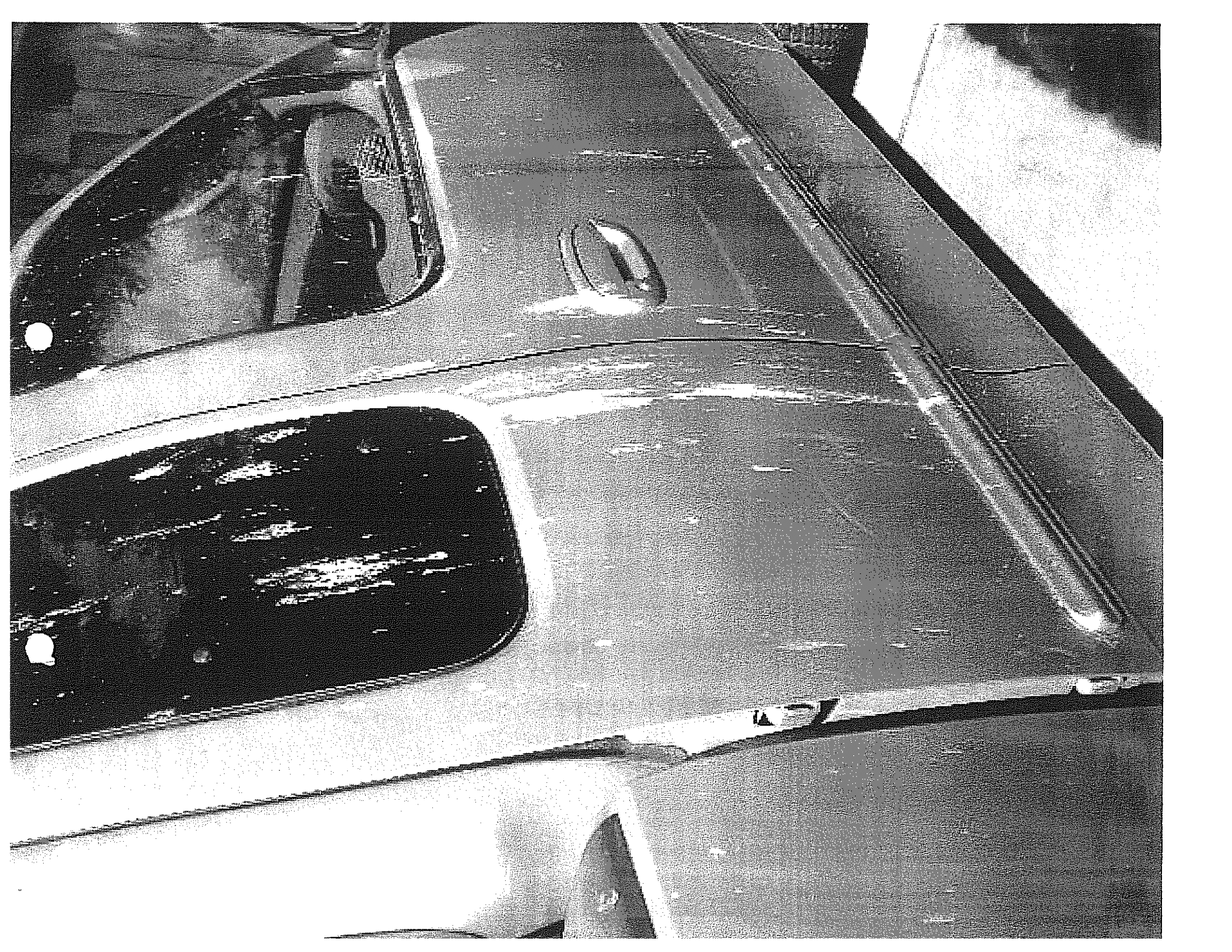
Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the side setback in order to erect an additional carport. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch provided you meets AE clearance criteria requirements as well as be in compliance with the National Electric Safety Code and OSHA.

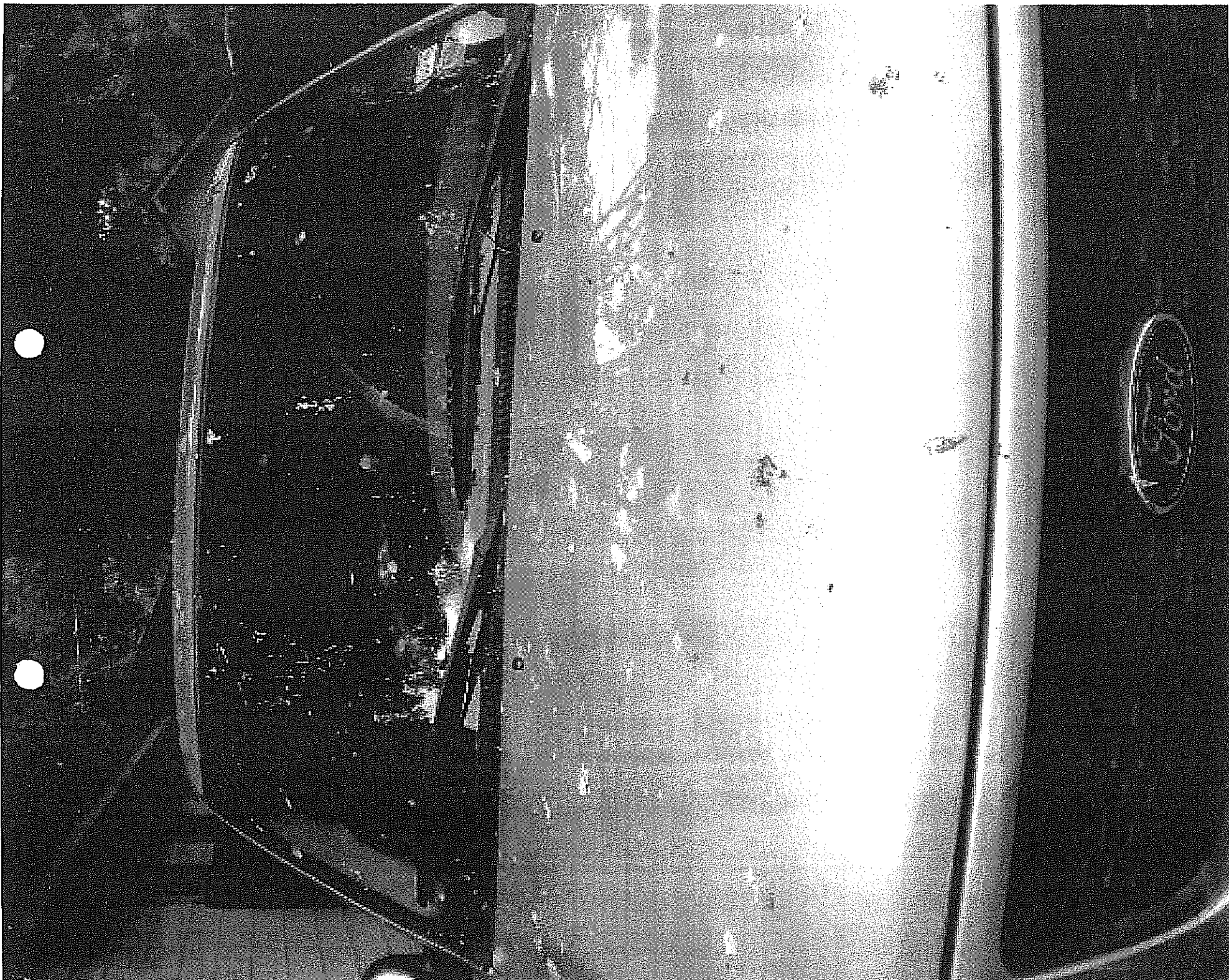
Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6442.

Sincerely,

Sonny Poole
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker







Bird Control Products Since
1964



- *Environmentally Safe
- *Low Cost
- *Easy to Install
- *Harmless to Birds

	Who We Are	Products	Applications	References	Bird -X en Espanol
	Contact Us	Order	Specials	F.A.Q.	Bird-X in the News

More than 60 transmissible bird diseases (some of which are fatal) are associated with geese, pigeons, starlings and house sparrows. For example:

Histoplasmosis is a respiratory disease that may be fatal. It results from a fungus growing in dried bird droppings.

Candidiasis is a yeast or fungus infection spread by pigeons. The disease affects the skin, the mouth, the respiratory system, the intestines and the urogenital tract, especially the vagina. It is a growing problem for women, causing itching, pain and discharge.

Cryptococcosis is caused by yeast found in the intestinal tract of pigeons and starlings. The illness often begins as a pulmonary disease and may later affect the central nervous system. Since attics, cupolas, ledges, schools, offices, warehouses, mills, barns, park buildings, signs, etc. are typical roosting and nesting sites, the fungus is apt to found in these areas.

St. Louis Encephalitis, an inflammation of the nervous system, usually causes drowsiness, headache and fever. It may even result in paralysis, coma or death. St. Louis encephalitis occurs in all age groups, but is especially fatal to persons over age 60. The disease is spread by mosquitoes which have fed on infected house sparrow, pigeons and house finches carrying the Group B virus responsible for St. Louis encephalitis.

Salmonellosis often occurs as "food poisoning" and can be traced to pigeons, starlings and sparrows. The disease bacteria are found in bird droppings; dust from droppings can be sucked through ventilators and air conditioners, contaminating food and cooking surfaces in restaurants, homes and food processing plants.

E.coli. Cattle carry *E. coli* 0157:H7. When birds peck on cow manure, the *E. coli* go right through the birds and the bird droppings can land on or in a food or water supply.

Besides being direct carriers of disease, nuisance birds are frequently associated with over 50 kinds of ectoparasites, which can work their way throughout structures to infest and bite humans. About two-thirds of these pests may be detrimental to the general health and well-being of humans and domestic animals. The rest are considered nuisance or incidental pests. A few examples of ectoparasites include:

Bed bugs (*Cimex lectularius*) may consume up to five times their own weight in blood drawn from hosts which include humans and some domestic animals. In any extreme condition, victims may become weak and anemic. Pigeons, starlings and house sparrows are known to carry bed bugs.

Chicken mites (*Dermanyssus gallinae*) are known carriers of encephalitis and may also cause fowl mite dermatitis and acariasis. While they subsist on blood drawn from a variety of birds, they may also attack humans. They have been found on pigeons, starlings and house sparrows.

Yellow mealworms (*Tenebrio molitor*), perhaps the most common beetle parasites of people in the United States, live in pigeon nests. It is found in grain or grain products, often winding up in breakfast cereals, and may cause intestinal canthariasis and hymenolepiasis.

West Nile Virus while West Nile is technically not transmitted to humans from birds, humans can get infected by the bite of a mosquito who has bitten an infected bird. The obvious lesson is that the fewer birds there are in any given area, the better. This translates into a smaller chance of an infected bird in that area, a smaller chance of a mosquito biting an infected bird and then biting a human.

Related Links:

Histoplasmosis

Bird Fever -Histoplasmosis

Virus scare has experts going door to door, testing birds state to

state

SF Bakery Investigated For Bird Dropping In Flour

| [Home](#) | [Who we are](#) | [Products](#) | [Literature](#) | [Order](#) | [Bird-X en Español](#) |
 [Site Map](#) |

| [Contact Us](#) | [Applications](#) | [References](#) | [Bird-X in the News](#) | [F.A.Q](#) |
 [Webmaster](#) |

Bird-X Inc. 300 N. Elizabeth St, Chicago IL, 60607

(312) 226 - 2473 Fax (312) 226 - 2480

Copyright 2005 - 2008 Bird-X, Inc. All Rights Reserved

COMMON BIRD-TRANSMITTED DISEASES

Bacterial Diseases

Erysipeloid-Pigeons
(Erysipelas, Erysipelas, Erysipelotrix, Sr. Anthony's Disease, St. Anthony's fire, Diamond skin disease)
Affects: Humans

When affecting humans, it usually appears as an eruption of the skin, being slightly swollen, bright red or dark violet colored to almost black and blue. It generally starts in a wound or small break in the skin, and is accompanied with a sensation of burning, throbbing pain and intense itching. The infection often starts on the face, but may affect any part of the body. There may headaches, chills, pain in the joints and prostration, fever and vomiting. It is sometimes fatal, especially to young children or old or infirm people.

Pasteurellosis or Fowl Cholera: Pigeons
Affects: Humans

Fowl typhoid is caused by Salmonella Gallinarum. Pigeons are subject to the disease and help disseminate it through their feces.

Wednesday,
April 26, 2000

Listeriosis: (Circling disease)
Affects: Humans

It is a gram positive bacterial disease caused by wisteria monacytogenes. The disease causes changes in the cells of the nervous system. Humans occasionally have an inflammation of the inner eyelid (conjunctivitis), endocarditis and skin infections. It can also cause meningitis in newborns, abortions, premature delivery, stillbirth and death within a few days.

Pasteurellosis: (Shipping Fever)

Affects: Humans

The acute infectious disease is caused by a highly contagious gram-negative bacteria *Pasturella multocida*. The bacteria are usually considered as a secondary invader, which may strike suddenly. The disease in humans may be divided into 4 groups of Syndremas: (1) Infection of the upper respiratory tract as a nasal discharge, of inflammation of the inner surface of the eyelid (conjunctivitis); (2) Infection of the lower respiratory tract as bronchitis, or pneumonia; (3) Infection of the internal organs as appendicitis or inflammation of the urinary bladder; (4) Abscessed wound infections caused by bites of scatcher from cats or dogs. Pigeons are subject to the disease and can spread it through their droppings or nasal discharges. The organism can live as long as a month in pigeon dropping or 3 months in a dead pigeon.

Salmonellosis: Food poisoning, gastroenteritis, paratyphoid, typhoid

Affects: Humans

Salmonellosis is more than just food poisoning. Pigeons are important factors in the spread of salmonellosis, since the bacteria are left wherever the pigeons defecate. Pigeons trample back and for the through their copious excretions on ledges and air intake vents. The dust enters through air conditioners and ventilators. *S. Typhimurium* var. Copenhagen is the most common salmonella isolated from pigeons. Salmonellosis affects humans and all domestic animals. Salmonellosis in humans may manifest itself in one or more of four types (1) temporary carriage without infection (2) Gastroenteritis (food poisoning) (3) enteric fever septicemia (blood poisoning) (4) Persistent infection

Mycotic or Fungal Diseases

Blastomycosis: Glichrists Disease

Affects: Humans

Blastomycosis is a chronic, systemic fungal disease that affects humans. The disease affects the lungs. It is caused by *Blastomyces Dermatidis*. The main route of infection is by inhalation of spores. The disease is infectious but is not contagious. Humans and animals

are terminal hosts for the organism.

Major symptoms in humans include loss of weight, fever, cough, and bloody sputum and chest pains. The infection often starts on the face or neck with thickly crusted purple ulcers. The disease may disseminate into the skin, bones, or urogenital tract. One epidemic of human blast mycosis involved seven people under sixteen within a 4-mile area.

Cryptococcosis: (European blast mycosis, Torula, Torulosis, Yeast Meningitis)

Affects: Humans

The disease is caused by a systemic pathogenic yeast called *Cryptococcus Neoformans*, which is found worldwide.

Cryptococcosis in humans usually begins as a primary infection of the lungs. There are no visible early symptoms may include cough, chest pain, weight loss, fever or dizziness. The disease may be in the lungs, mucous membranes, bones, and joints, with no organ or tissue of the body exempt.

It very frequently involves the brain covering as cryptococcal meningitis. The central nervous system involvement usually follows the pulmonary disease. Pigeon excreta is the most common source of *C. Neoformans*. The yeast is carried in the intestinal tract of pigeons. Pulmonary cryptococcosis has occurred in the workmen who have been exposed to the yeast while demolishing old buildings where pigeons had roosted. Most of the cryptococcal infections occur from inhalation of the fungus along with the dust from areas enriched with pigeons manure. The entrance may also be through the gastrointestinal tract.

Histoplasmosis

Affects: Humans

It is an important systemic fungal disease caused by *Histoplasma Capsulatum*. It is interesting to note that the disease was suggested for consideration as a biological warfare agent at one time because of its air borne route. Histoplasmosis is an environmental disease acquired from the dust. The organism is an air pollutant.

H. Capsulatum is a tiny soil organism that is dispersed into the air when the soil is disturbed. It is predominately found in the soils enriched by feces. There are 2 phases. A mycelia phase grows in the

soil and bears spores, which are dispersed into the air when the soil is disturbed. The yeast phase grows within the body to produce disease. It usually begins 11 to 14 days after heavy exposure.

Histoplasmosis is probably the second most significant fungus disease. It is infectious but not contagious. The "summer flu" that Midwesterners use to get often is now thought to have been histoplasmosis. Histoplasmosis basically is a pulmonary or respiratory disease, but may extend to the liver, lymph nodes, and spleen; it may disseminate to the blood and bone marrow and be fatal. The victim frequently has chills and fever to 105 degrees, night sweats, chest pains, and fatigued. A non-productive cough is fairly common.

The organism may lodge in the eye to cause ocular histoplasmosis. It may affect either eyes, or only one eye. In some cases it affects the peripheral vision. In other cases the victim loses the center vision or functional eyesight of one eye. For many years pulmonary histoplasmosis was diagnosed as tuberculosis because of its TB like characteristics. The calcified tubercles of histo and TB look just alike on an X-ray. One report indicated that as many as 6% of the patients in TB sanitariums may be victims of H. Capsulatum rather than Mycobacterium tuberculosis.

The pigeon's feces fertilize the soil in such a way as to give the fungus competitive advantage over soil microorganisms. The fungus does not grow in fresh droppings. It is, however, detectable in starling roosts generally after they have been established at least 3 years. The histo spores need warmth and moisture to flourish.

H. Capsulatum actively grows and multiplies in soil as a saprophyte and does not merely reside there in a passive state. Even long departed flocks may massively infect human beings intent on picking up the mess they have left behind.

Protozoal Diseases

American Trypanosomiasis and pigeons: (Chagas Disease)

Affects: Humans

This disease organism may be found in humans. It results from an infection caused by the protozoan *Trypanosoma cruzi*. It is sometimes referred to as Chagas Disease. Most of the people infected by this disease will die early of heart disease. The disease is transmitted through the feces of infected triatomine bugs such as the

conenose or pigeon kissing bug (*Triatoma rubrofasciata*). The bugs tend to feed at night while the victim is asleep, so the individual is usually not aware of what has happened. The bug defecates during or soon after engorgement. The infective states of the parasite are able to enter the wound. Itching from the bite may occur, and then as the victim scratches, he may disseminate the parasite to regions of the mucous membranes of the eyes or mucous membranes following a bite.

The response to the disease infection can vary from swelling of the face, eye, or other parts of the body at the site of invasion, to a fatal outcome. Death may occur in 2 to 4 weeks. The disease is of great importance to humans, especially young children. It has been found near Bryan and Corpus Christi, Texas. Pigeon kissing bugs have been found on pigeons.

Toxoplasmosis

Affects: Humans

Toxoplasmosis may be one of the most widespread zoonotic diseases in the United States. It is common in humans. It is a parasitic infection caused by an intracellular protozoa *Toxoplasma gondii* antibody.

Toxoplasmosis is extremely common in humans, but most infections are not apparent. Toxoplasmosis has been shown to cause abortions in women. The organism seems to have infinity for brain tissue. The disease may cause many problems, including mental retardation and death. The disease may be present at birth it is considered congenital and transmitted through the placenta from infected mothers to their unborn offspring. The parasite can be transferred to humans who eat or handle raw meat. The disease may result in abortion, stillbirth or prematurity.

The infant may go on to develop problems months or years later. These may include inflammation of the retina, strabismus (deviation of the eyes, which the patient cannot overcome), and blindness, hydrocephalous (accumulation of fluid in the brain cavity), abnormal smallness of the head, cerebral calcifications, mental retardation, epilepsy and deafness. The acquired (non-congenital) form may affect the central nervous system and exhibit symptoms ranging from headaches, slight fever, drowsiness, disorientation and fatigue to encephalitis and fatal pneumonia. A serious outbreak occurred in Atlanta, Georgia, in October 1977, among 29 people who were patrons of a riding stable. The disease may also involve an

ophthalmic form which may be congenital or acquired, with some of the implications previously listed under congenital. The disease was first discovered in humans in 1923 when an ophthalmologist, found parasitic cysts in the retina of a young child.

Pigeons frequently transmit toxoplasmosis through fecal contamination, respiratory droplets, eye secretions, contact with infected tissue or through ectoparasites.

Rickettsial & Chlamydial Diseases

Chlamydiosis: Parrot fever, Ornithosis, Psittacosis, Bedsonia Infection.

Affects: Humans

Chlamydiosis is one of the well known avian associated diseases that affects humans. The disease is caused by *Chlamdia psittaci*. Human infections are often mild, even symptomatic, but may be severe enough to cause death. Mortality is usually restricted to the old, the weak, or those with concurrent diseases. Virulent strains may cause death rates up to 20%. Two hospital nurses died after taking care of a man who had the disease. Incubation time following exposure may range from 4 to 15 days but is commonly 10 days. This disease is a major occupational disease of USDA bird quarantine station personnel in Miami, Florida.

Pigeons are often chronically infected with chlamydial organisms, though the infection does not progress to clinical disease. Pigeons have infected humans with Chlamydiosis on many occasions. It is becoming very evident in recent years that pigeons may provide an even greater reservoir than psittacine birds.

Viral Diseases

Encephalitis

Affects: Humans

Encephalitis is an inflammation of the brain. It is a general name for a series of primary viral disease causing damage to the central nervous system, including the brain and other nerve tissues. It usually causes drowsiness, and a slowing down of both mental and physical facilities.

The three principal birds related arthropod-borne viruses that cause

encephalitis includes Eastern equine encephalomyelitis (EEE), Western equine encephalomyelitis (WEE), and St. Louis encephalitis (SLE). Pigeons are amplifying host in the bird-related viruses. Pigeons are considered a reservoir and amplifying host for the virus. It was isolated from the brain of pigeons during the Massachusetts epidemic of 1938, which involved both people and horses. It was also isolated from pigeons in a field study conducted at Hockamock Swamp, Massachusetts.

**BIRD DISEASES | PRESS | METHODS | THE NETTING SOLUTION |
REFERRALS | PRODUCTS | F.A.Q. | CONTACT US**

NEW YORK CITY DEPARTMENT OF HEALTH and MENTAL HYGIENE

 Sign up for Health Emails

EODE

Home < Health Topics A-Z < EODE

Facts about pigeon-related diseases

En Español

The New York City Department of Health and Mental Hygiene (DOHMH) has developed this fact sheet to address common questions and concerns regarding pigeon-related diseases.

Pigeons are common to New York City. They often make nests in buildings and rapidly reproduce. Breeding occurs throughout the year, usually taking place between March and July. During these months, the DOHMH often receives questions about possible health risks associated with cleaning pigeon droppings. Contact with pigeon droppings may pose a small health risk. Three human diseases are known to be associated with pigeon droppings: histoplasmosis, cryptococcosis, and psittacosis.

(PDF)

Histoplasmosis

Histoplasmosis is a disease caused by a fungus, which grows in pigeon droppings. It also grows in soils and is found throughout the world. When cleaning droppings a person may breathe in some of the fungus, which in cases of high exposure can cause infection. Common activities, such as cleaning off windowsills, will not result in high exposures.

Symptoms of histoplasmosis begin to appear about 10 days after initial infection and include fatigue, fever, and chest pains. Most people, however, do not show any symptoms. Those with compromised immune systems such as cancer patients or people living with HIV/AIDS are generally more at risk of developing histoplasmosis. The disease cannot be transmitted from person to person.

Cryptococcosis

Cryptococcosis is another fungal disease associated with pigeon droppings and also grows in soils throughout the world. It is very unlikely that healthy people will become infected even at high levels of exposure. A major risk factor for infection is a compromised immune system. According to the US Centers for Disease Control (CDC), nearly 85 percent of cryptococcosis patients are HIV-positive.

Psittacosis

Psittacosis (also known as ornithosis or parrot fever) is a rare infectious disease that mainly affects parrots and parrot-like birds such as cockatiels, and parakeets, but may also affect other birds, such as pigeons. When bird droppings dry and become airborne people may inhale them and get sick.

In humans, this bacterial disease is characterized by: fatigue, fever, headache, rash, chills, and sometimes pneumonia. Symptoms develop about 10 days after exposure. Psittacosis can be treated with a common antibiotic.

Since 1996, fewer than 50 confirmed cases were reported in the United States annually. In New York City, psittacosis is very rare with less than one human case identified each year. According to the CDC, about 70% of infected people had contact with infected pet birds. Those at greatest risk include bird owners, pet

shop employees, veterinarians, and people with compromised immune systems. No person-to-person cases have ever been reported.

Cleaning Up Pigeon Droppings

Protecting the health of both workers who clean up pigeon droppings and the general public is important.

General Public

Routine cleaning of droppings (e.g. from windowsills) does not pose a serious health risk to most people. Some simple precautions can be taken to further reduce direct contact with droppings, such as wearing disposable gloves and clothes that can be washed.

Workers

Before any extensive clean-up measures are taken - e.g., removing accumulations inside an air shaft - workers should be informed of the possible health risks involved, particularly those with weakened immune systems. Even though histoplasmosis, cryptococcosis, and psittacosis pose minor public health threats, they can be further minimized if safety measures are taken. Wearing protective clothing like disposable coveralls, boots, gloves, and respirators can be used for protection.

If a high-powered water hose is used to strip off dried droppings, dust control measures such as containing the area with plastic sheeting, should be taken.

Wetting down the work area will prevent inhalation, reduce the risk of infection and will also prevent the spread of dust outside the work area. Those with a compromised immune system such as people living with HIV/AIDS or cancer patients should not be directly involved in the removal of the droppings. Always wash hands and any exposed skin before eating or drinking and when finished with work.

Several alternatives to using a high-powered water hose exist. One such alternative includes soaking the droppings with water and then shoveling it. The wet material should be collected in heavy-duty plastic bags or another type of secure container and discarded with the regular trash.

Once the structures are cleaned they should be regularly washed to prevent further accumulation of droppings.

How can I find out more information on pigeon-related diseases?

For more information about the health effects of pigeon-related diseases, call your doctor. If you have any questions regarding the health effects of the removal of pigeon feces, you may contact National Institute for Occupational Safety and Health (NIOSH) at 1 (800) 35-NIOSH, or visit <http://www.cdc.gov/niosh/homepage.html>.

More information on specific diseases can be found at the CDC website, <http://www.cdc.gov>. In addition, the NYC DOHMH Bureau of Environmental and Occupational Disease Epidemiology can be contacted by calling 311.



Copyright 2010 The City of New York

Page 2 of 2
Environmental & Occupational Disease Epidemiology

TYPED IN INITIALS

COMPILED

DATE: 10/16/2007 17:04 2045 98

DATE: 10/16/2007 17:04 2045 98

DATE: 10/16/2007 17:04 2045 98

THE UNDERSIGNED, JAMES M. GRANT, HAS BEEN MADE A PERSON AND A STATE
SURVEY OF THE PROPERTY LOCATED IN 2007 MULLEN DRIVE, AUSTIN, TEXAS,
BEING DESCRIBED AS FOLLOWS: LOT 15, BLOCK 1, MEADOWLAWN
VILLAGE, COUNTY TEXAS, ACCORDING TO THE MAP OF THAT RECORDS IN
VOLUME 4, PAGE 288, OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

REFERENCE IS MADE TO THE RECORDS RECORDED IN 2

OWNER WILLIAM R. BOONEN
SISTER BARBARA L. BOONEN
LO-OPH, ACCORDING TO THE

TITLE COMPANY "TITLE NATIONAL, TITLE

INSURANCE COMPANY.

RESUR OF LOTS 1-3, BLK A LOTS 1-4 AND 6-8 BLK B MEADOWLAWN VILLAGE BLOCK A

