

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

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0073

<u>Y</u>	Jeff Jack
<u>Y</u>	Michael Von Ohlen
<u>Y</u>	Nora Salinas
<u>Y</u>	Bryan King Motion to Grant only 2 variance
<u>Y</u>	Leane Heldenfels, Chairman
<u>Y</u>	Clarke Hammond, Vice Chairman
<u>Y</u>	Heidi Goebel 2nd the motion

APPLICANT: Jim Bennett
OWNER: Allen Mcaden

ADDRESS: 2109 NEWFIELD LN

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

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

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 6,942 square feet in order to complete and maintain an existing duplex-residential use in an "SF-3", Family Residence zoning district. **GRANTED**

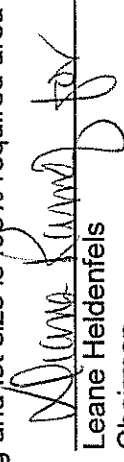
BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to GRANT two variances front street setback and lot size; to DENY floor to area variance, Board Member Heidi Goebel second on an 7-0 vote; **GRANTED** two variances front street setback and lot size.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: structure footprint is complete as duplex
2. (a) The hardship for which the variance is requested is unique to the property in that: an error of .4 inches on one corner of the building was made during the layout inspection, survey of lot change from one plat to another difference of 58 sq.ft
(b) The hardship is not general to the area in which the property is located because: . error in the layout of the building is not general to the area.
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: amount of the variance is minimal 3.8 inches on one corner of the building and lot size is 98% required area



Susan Walker
Executive Liaison



Leane Heldenfels
Chairman

August 18, 2010

RECEIVED

AUG 19 REC'D

CITY OF AUSTIN

City of Austin
Board of Adjustment
Austin, Texas

RE: Reconsideration of case # CC15-2010- 0073
2109 Newfield Lane

Dear Board Members;

On the above case the Board denied the variance request to maintain the existing F.A.R. of 0.61 to 1 instead of the allowed 0.4 to 1 in order to complete and maintain the existing structure.

We are requesting the Board reconsider its action based on new evidence that was not submitted at the original hearing. The new evidence is a revision in the plan by reducing the original F.A.R. of 0.61 to 1, as advertised, to 0.495 to 1. This results in a net decrease of 0.115.

Thank you for your consideration.

Sincerely,


Jim Bennett

2109 NEWFIELD LANE

LOT		6942 SQ.FT.
ALLOWABLE FAR	40%	2776.8 SQ.FT.
ALLOWABLE BUILDING COVER	40%	2776.8 SQ.FT.
TOTAL ALLOWABLE IMPERVIOUS COVER	45%	3123.9 SQ.FT.

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AUG 19 REC'D

CITY OF AUSTIN

UNIT A

1ST FLOOR	FAR	729 SQ.FT.
2ND FLOOR	FAR	765 SQ.FT.
TOTAL LIVING		1494 SQ.FT.
GARAGE	FAR	346 SQ.FT.
COVERED ENTRY PORCH		71 SQ.FT.
PATIO - UNCOVERED		54 SQ.FT.
ROOF DECK - UNCOVERED (2ND FLOOR)	FAR	178 SQ.FT.
BUILDING IMPERVIOUS COVER		1200 SQ.FT.

UNIT B

1ST FLOOR	FAR	706 SQ.FT.
2ND FLOOR	FAR	745 SQ.FT.
TOTAL LIVING		1451 SQ.FT.
GARAGE	FAR	346 SQ.FT.
COVERED ENTRY PORCH		71 SQ.FT.
PATIO - UNCOVERED		54 SQ.FT.
ROOF DECK - UNCOVERED (2ND FLOOR)	FAR	174 SQ.FT.
BUILDING IMPERVIOUS COVER		1177 SQ.FT.

FLATWORK

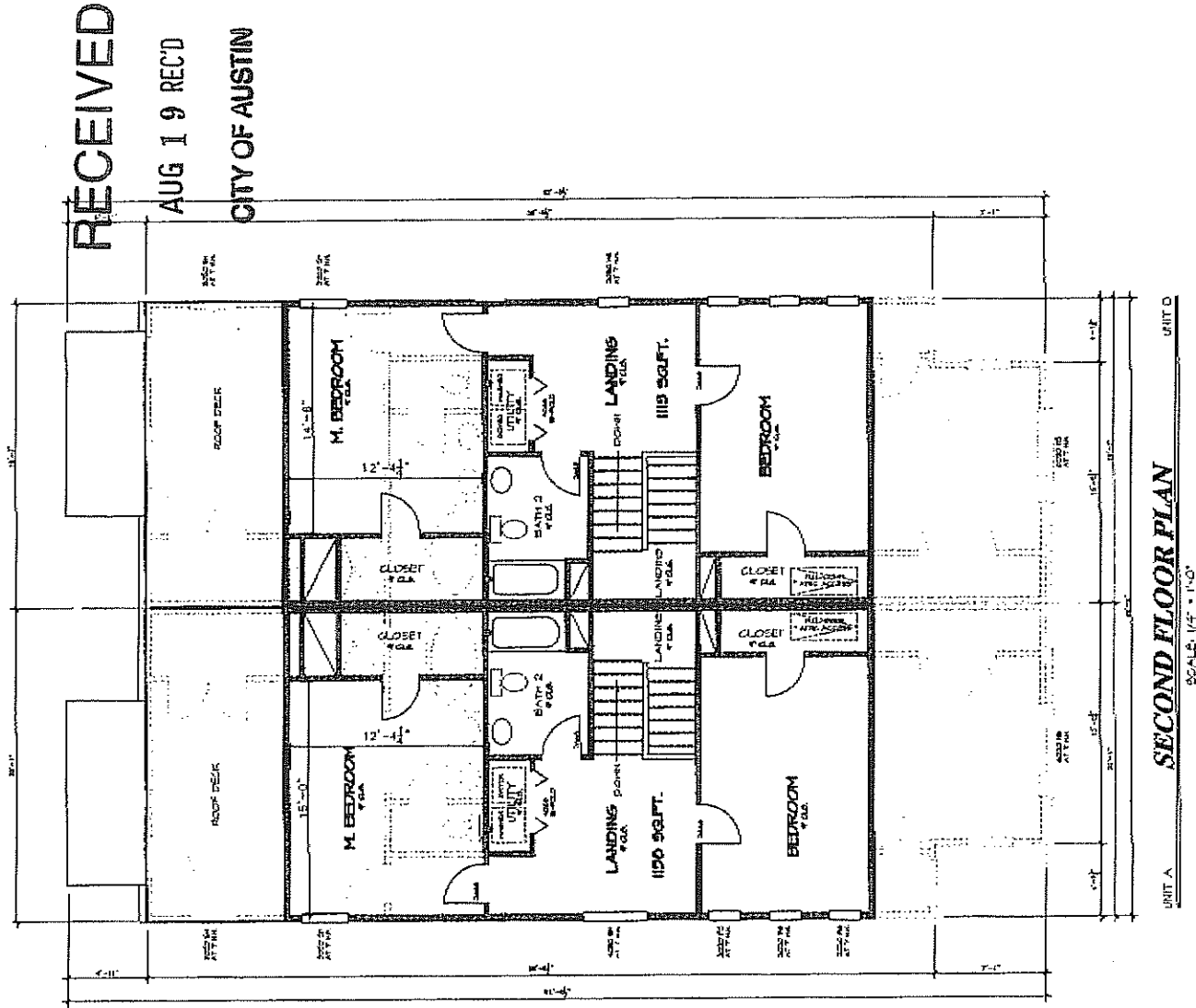
DRIVEWAY	621 SQ.FT.
SIDEWALKS	82 SQ.FT.
A/C PADS	25 SQ.FT.
TOTAL FLATWORK	728 SQ.FT.

FAR CALCULATIONS

1ST FLOOR	2127 SQ.FT.
2ND FLOOR	1510 SQ.FT.
GARAGE EXEMPTION	-200 SQ.FT.
TOTAL FAR	49.5% 3437 SQ.FT. 660.2 sq.ft. over

IMPERVIOUS COVER CALCULATIONS

BUILDING COVER	34.2%	2377
TOTAL IMPERVIOUS	44.7%	3105



1005-1601-2589
1005-1601-2589
1005-1601-2589



2 of 5

DATE: Aug. 18, 2010

CONCEPTUAL DRAWING
ONLY. NOT FOR
CONSTRUCTION.

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OR MODIFIED.

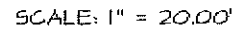


1005-1601-2589
1005-1601-2589
1005-1601-2589



2109 Newfield Lane
Austin, TX 78703

CITY OF AUSTIN



McAden
McAden Builders
(512) 329-5577

2109 Newfield Lane
Austin, TX 78703

OvermanCustomDesign.Com

11222 Moody Hill Drive
Austin, TX 78740
Tel: 512-442-4007

2109 Newfield Lane
Austin, TX 78703



**THIS PLAN IS NOT TO BE
REPRODUCED, COPIED,
OR MODIFIED.**

**CONSTRUCTION DRAWINGS
ONLY. NOT FOR
CONSTRUCTION.**

DATE
Aug. 18, 2010

SCALE

1005-1002-2509

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11/19/10, A.C.

Site Plan

1005-1002-2509

1005-1002-2509

1005-1002-2509

2109 NEWFIELD LANE

DUPLICATE UNIT A AND B

6942	5AFT. LOT SIZE
2762	5AFT. ALLOWABLE 40% FAR
2762	ALLOWABLE BUILDING IMP. COVERAGE PER LOT (40%)
31239	MAXIMUM IMPERVIOUS COVER PER LOT (45%)

FLOOR TO AREA RATIO:

UNIT A AND B

2127	SAFT, 1st FLOOR
1510	SAFT, 2nd FLOOR
3637	SAFT F.A.R.
-200	GARAGE EXEMPTION
3437	SAFT, TOTAL F.A.R.

IMPERVIOUS COVER:

UNIT A;

1200	54.FT. BUILDING INTERVIEWS	1171	54.FT. BUILDING INTERVIEWS
1178	2ND FLOOR DECK uncovered	1174	2ND FLOOR DECK uncovered
54	UNCOVERED PATIO	54	COVERED PORCH
71	ENTRY PORCH	71	ENTRY PORCH
346	GARAGE	346	GARAGE
1494	54.FT TOTAL LIVING	1491	54.FT TOTAL LIVING
765	54.FT. 1st FLOOR LIVING	745	54.FT. 2nd FLOOR LIVING
729	54.FT. 1st FLOOR LIVING	706	54.FT. 1st FLOOR LIVING

IMPERVIOUS COVERAGE CALCULATIONS

2377	SQ.FT. TOTAL BUILDING IMPERVIOUS COVERAGE (34.2%)
3105	SQ.FT. TOTAL IMPERVIOUS COVERAGE (44.7%)

728 FLATWORK (DRIVE, SIDEWALK, A/C PADS)

DESIGNER:

JEFF OVERMAN CPBD TBID
OVERMAN CUSTOM DESIGN
11512 TRINITY HILL DRIVE
AUSTIN, TX 78753
512-472-0975

BUILDER:

ALLEN MCGDEN
MCGDEN BUILDERS
1374 TREBLED WATERS TRAIL
DRIEWOOD, TX 78619
512-329-5577

SURVEYOR

WATERLOO SURVEYORS INC.
THOMAS P. DIXON
625 INDUSTRIAL BLVD.
AUSTIN, TX 78745
(512) 481-9602

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AUG 19 REC'D

CITY OF AUSTIN



Overman Custom Design, Com



ALAN D. HALL
(512) 329-5577

**2109 Newfield Lane
Austin, TX 78703**



Alfred Cahoy.

602-782-2509
JANUARY 11, 2008
THE NEW YORK TIMES
FOR INFO

Aug 18, 2018

THE UNIVERSITY OF
CHICAGO PRESS
CHICAGO, ILLINOIS
60607-7090

1-11-2019 10:10:10 AM

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

DATE: Monday, July 12, 2010

CASE NUMBER: C15-2010-0073

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

APPLICANT: Jim Bennett

OWNER: Allen Mcaden

ADDRESS: 2109 NEWFIELD LN

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

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

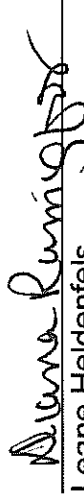
BOARD'S DECISION: Applicant requested for Postponement to August 9, 2010 need to change notice language. The public hearing was closed on Board Member Bryan King motion to Postpone to August 9, 2010, Board Member Jeff Jack second on a 7-0 vote;
POSTPONED TO August 9, 2010.

FINDING:

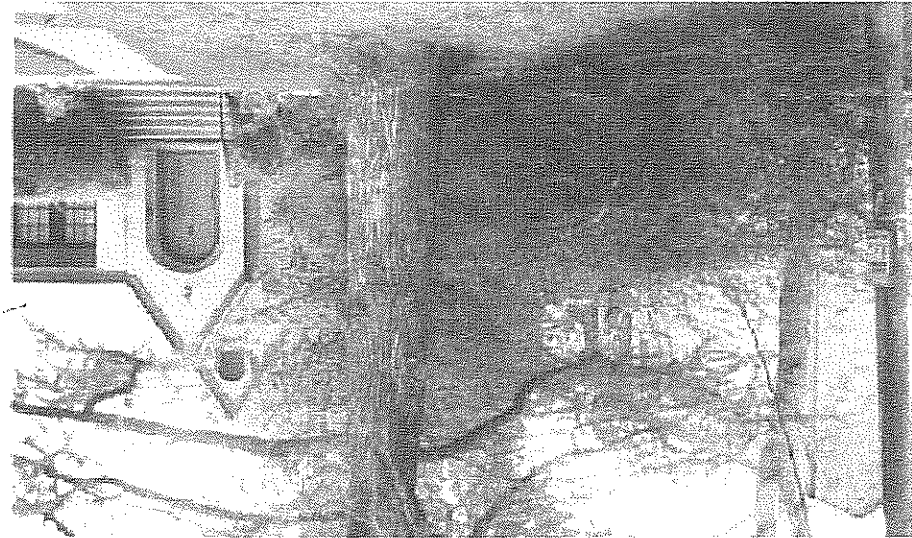
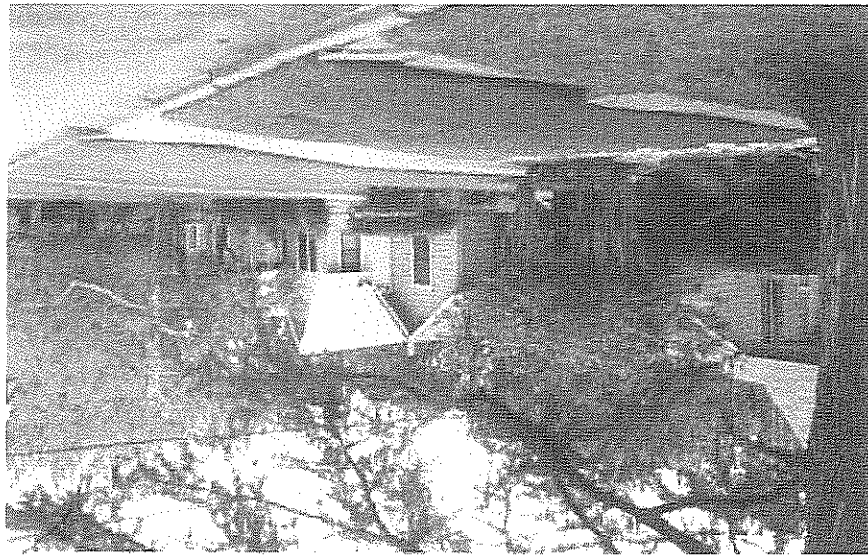
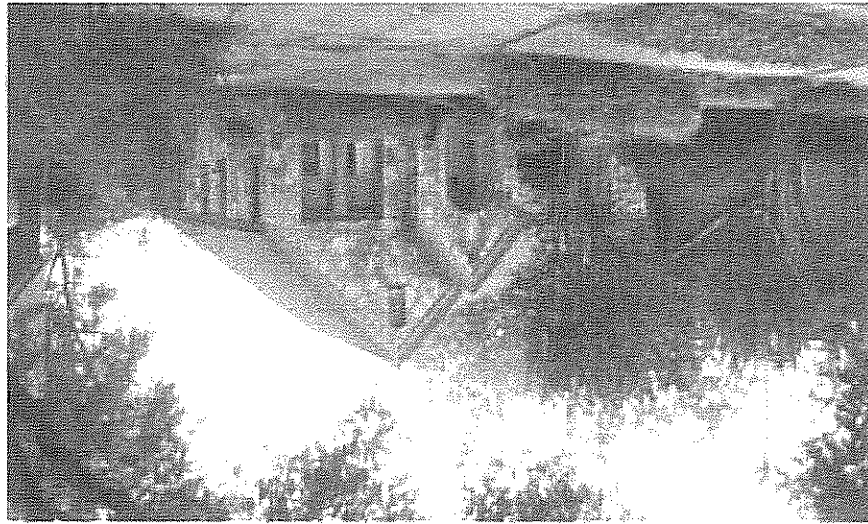
1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter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



Susan Walker
Executive Liaison



Leane Heidenfels
Chairman



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: C15-2010-0073 – 2109 Newfield Lane

Contact: Susan Walker, 512 974-2202

Public Hearing: Board of Adjustment, August 9, 2010

JOHN HAY III

Your Name (please print)

☒ I am in favor
☐ I object

1803 Polo Rd. Austin, TX 78703

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

512-658-0009

Comments:

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

City of Austin-Planning & Development Review Department/ 1st Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: C15-2010-0073 – 2109 Newfield Lane

Contact: Susan Walker, 512 974-2202

Public Hearing: Board of Adjustment, August 9, 2010

Neil Cozzens

Your Name (please print)

☐ I am in favor
☒ I object

2103 Newfield Ln.

Your address(es) affected by this application

Neil Cozzens

Signature

7-29-10

Date

Daytime Telephone: 512 263 9569

Comments: The current code calls for a maximum of 40% floor area to lot size. This huge duplex is over 60% not including overhangs, driveways & patios. Drainage is already a problem in our neighborhood. We need more greenspace not less. I'm against the floor plan size variance and the setback variance. Thank you.

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

Neil Cozzens
City of Austin-Planning & Development Review Department/ 1st Floor
C/O Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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

Contact: Susan Walker, 512 974-2202

Public Hearing: Board of Adjustment, August 9, 2010

James A. Prentice

Your Name (please print)

☒ I am in favor
☐ I object

1708 Niles Road

Your address(es) affected by this application

James A. Prentice

Signature

7/29/10

Date

Daytime Telephone: 472-5137

Comments: 4.8 inches! Surely that amount
over the setbacks will not harm any
neighbor's property/property value,
and the improvement to 2109 Newfield
Lane should help the neighbors.
Jim Prentice

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

City of Austin-Planning & Development Review Department/ 1st Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

Walker, Susan

015-2010-0073

From: Mike Elhaj [mike@simplepower.com]
Sent: Monday, August 09, 2010 10:29 AM
To: Walker, Susan
Subject: 2109 Newfield

To whom it may concern,

My name is Mike Elhaj and I own and live next door to 2109 Newfield. As my immediate neighbor, the home in question has remained in its in-completed state for years and has been not only an eyesore but also a fire hazard, attraction for vagrants and vandals and a general unfitting addition to the neighborhood.

My goal and I believe that of the entire neighborhood is to resolve this as simply for all involved, including the bank, but not at the expense of the neighborhood which will bear the cost over time from a safety, value, conformity to neighborhood and security perspective long after any decision made by the Board of Adjustments.

From my understanding the existing structure does not conform to several building codes and that several non-trivial variances are being requested in order to complete this structure.

My 2 cents are that the building that towers over my home is first and foremost a safety hazard that does not fit into the neighborhood from both a size, design and conformity perspective. Not only am I concerned about the fire hazard element the building posses so close to my home but also the shift in water drainage as the roof dumps all its water onto my property. And that many of the variances requested are arguably illegal and immaterial given the timing of the design and construction (codes were known and in place long before design and building were begun).

I am stuck between living with a tear down and new construction for the next 18 months or having an unsafe, ill-designed and out-of-code building next door to mine. Although unpleasant, I would rather suffer for 18 months than have a permanently "bad" home next door that begins a slippery slope of future poorly designed and out of code homes enter the neighborhood.

Thank you for your time and consideration.

Mike



Mike Elhaj
CMO of General Partner

www.simplepower.com

1301 South Mopac Suite B60 Austin, TX 78746

O: 512.531.5453

F: 512.241.2936

M: 512.799.8765

8/9/2010

Walker, Susan

C15-2000-0073

From: jmchri@aol.com
Sent: Monday, August 09, 2010 8:01 AM
To: Walker, Susan; lisa@lmxwill.com; mromanczak@gmail.com
Subject: 2109 Newfield

Mrs. Susan Walker
Board of Adjustment
City of Austin

I wish to add my objection to granting variances to 2109 Newfield. Please forward my objection to the Board of Adjustment.

I have followed this property from the moment the previous owner broke ground. When he acquired this property I googled his name and found his name appearing several times in violations of city of Austin rules so I watched closely because he was now in my neighborhood and I figured his illegal actions would not change.

Sure enough he did not. Many neighbors called over the years on this project to object to various building and code violations. I called three times myself. It is so typical for people to do illegal building acts and "ask for forgiveness later." Then the city grants them variances. This has got to stop.

Now the original owner is gone and the bank is trying to get variances. Well it seems to me that the bank should have been there at the first watching the project as it was being built. They were funding the money. They should have watched to see where their money was being spent. Their argument that they may not be the one responsible for the violations is not true. They are responsible. They are the source of the money that funded the violations.

I hope the board of adjustment will honor the objections of the surrounding neighbors. The project is an eyesore for the whole neighborhood.

Jim Christianson

1520 Windsor Austin, Texas

8/9/2010

Walker, Susan

From: Jason Boatright [jboatright@gmail.com]
Sent: Sunday, August 08, 2010 6:16 PM
To: Walker, Susan; leane_heldenfels@sbcglobal.net; Clarke.Hammond@gmail.com; heidigoebel@sbcglobal.net; mwh@austin.rr.com; jack2@austin.rr.com; bryan@bkradio.net; nora_salinas@yahoo.com; pdi@grandecom.net
Cc: mromanczak@gmail.com; lisa@lmxwill.com
Subject: Aug. 9 B.O.A. mtg. re: 2109 Newfield (C15-2010-073)

I oppose the variance requested by the owner of 2109 Newfield Lane. I live at 2106 Newfield Lane in a house across the street and one house over from 2109 Newfield.

The applicant argues in his request that "The zoning regulations applicable to the property do not allow for a reasonable use because [t]his structure is basically complete as a duplex." That, of course, is completely irrelevant. Section 25-2-474(A) of the Austin City Code requires that the applicant demonstrate that the variance is necessary because, without it, the property couldn't be reasonably used. Section 25-2-474(A) has nothing to do with whether an illegal building is close to completion. What is relevant is, first, that it is easy to think of many designs of structures on the property that would comply with the zoning requirements and allow a reasonable use of the property; and, second, that the current structure was not built from such a design. Thus, the problem that the applicant faces is not an Austin City Code requirement that prevents a reasonable use of the property, it is instead a building design that has produced an illegal building.

The applicant also argues that, "The hardship for which the variance is requested is unique to the property in that: a permit was issued to construct this duplex prior to the Mc[man]son requirements being enacted. An error of .4 inches on one corner of the building was made during the layout inspection. The bank had to foreclose on the property and is wishing to complete the structure." Again, none of this is relevant. The applicant mentions a few random problems having to do with the design and execution of the development project, but not a single problem having to do with the property itself. Notice, too, that the applicant doesn't provide a relevant explanation about the need for a 50% increase in F.A.R. One would think that he would want to do that, assuming he could. Perhaps the project should never have been financed and built. Or perhaps it should have been built according to a design that would have satisfied the laws that existed at the time the project was begun and the clearly-foreseeable changes to the law (you will recall that they were front page news for many months before they became effective) that would apply to the project in the very likely event of delays in construction. Those, however, were business decisions completely unrelated to any hardship involving the property.

Finally, the applicant argues that, "The variance will not alter the character of the area adjacent to the property . . . because: The amount of variance is minimal. 3.8 inches on one corner of the building, and the completion of this structure will remove an eyesore from the neighborhood resulting in an improvement to the overall character of the neighborhood." This is also irrelevant. The applicant is arguing that the partial construction of an illegal building be rewarded with the permission to complete it. (Incidentally, although the applicant's argument is legally useless, it would at least make some sense as a policy argument if his premise--that the completed structure would not be an eyesore--were valid. However, it is invalid: I agree with the applicant that, as it stands, the building is hideous, but the problem is that it would be hideous if it were completed, too.)

As you know, you have no legal authority to grant a variance simply to rescue an applicant from a deal that did no go according to plan. Your decision must, of course, be based solely on the application of relevant law. Accordingly, please do not grant the application for a variance.

Thanks for your time.

Jason Boatright
2106 Newfield Lane

Walker, Susan

From: Bryan King [bryan@bkradio.net]
Sent: Monday, August 09, 2010 9:25 AM
To: Walker, Susan
Subject: Re: Aug. 9 B.O.A. mtg. re: 2109 Newfield (C15-2010-073)

FYI

For inclusion for all member backup.

BK

Jason Boatright wrote:

I oppose the variance requested by the owner of 2109 Newfield Lane. I live at 2106 Newfield Lane in a house across the street and one house over from 2109 Newfield.

The applicant argues in his request that "The zoning regulations applicable to the property do not allow for a reasonable use use because [t]his structure is basically complete as a duplex." That, of course, is completely irrelevant. Section 25-2-474(A) of the Austin City Code requires that the applicant demonstrate that the variance is necessary because, without it, the property couldn't be reasonably used. Section 25-2-474(A) has nothing to do with whether an illegal building is close to completion. What is relevant is, first, that it is easy to think of many designs of structures on the property that would comply with the zoning requirements and allow a reasonable use of the property; and, second, that the current structure was not built from such a design. Thus, the problem that the applicant faces is not an Austin City Code requirement that prevents a reasonable use of the property, it is instead a building design that has produced an illegal building.

The applicant also argues that, "The hardship for which the variance is requested is unique to the property in that: a permit was issued to construct this duplex prior to the McInlanson requirements being enacted. An error of .4 inches on one corner of the building was made during the layout inspection. The bank had to foreclose on the property and is wishing to complete the structure." Again, none of this is relevant. The applicant mentions a few random problems having to do with the design and execution of the development project, but not a single problem having to do with the property itself. Notice, too, that the applicant doesn't provide a relevant explanation about the need for a 36% increase in F.A.R. One would think that he would want to do that, assuming he could. Perhaps the project should never have been financed and built. Or perhaps it should have been built according to a design that would have satisfied the laws that existed at the time the project was begun and the clearly-foreseeable changes to the law (you will recall that they were front page news for many months before they became effective) that would apply to the project in the very likely event of delays in construction. Those, however, were business decisions completely unrelated to any hardship involving the property.

Finally, the applicant argues that, "The variance will not alter the character of the area adjacent to the property . . . because: The amount of variance is minimal. 3.8 inches on one corner of the building, and the completion of this structure will remove an eyesore from the neighborhood resulting in an improvement to the overall character of the neighborhood." This is also irrelevant. The applicant is arguing that the partial construction of an illegal building be rewarded with the permission to complete it. (Incidentally, although the applicant's argument is legally useless, it would at least make some sense as a policy argument if his premise--that the completed structure would not be an eyesore--were valid. However, it is invalid: I argue with the applicant that, as it stands, the building is hideous, but the problem is that it would be hideous if it were completed, too.)

As you know, you have no legal authority to grant a variance simply to rescue an applicant from a deal that did no go according to plan. Your decision must, of course, be based solely on the application of relevant law. Accordingly, please do not grant the application for a variance.

Thanks for your time.

Jason Boatright
2106 Newfield Lane

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 9.0.851 / Virus Database: 271.1.1/3059 - Release Date: 08/09/10 12:57:00

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KITV FM - The Oldies Station
102.9 Ilano / Kingsland / Marble Falls
101.3 Frederickburg
106.1 Burnet
KOTV FM The Oldies Station

8/9/2010

PUBLIC HEARING INFORMATION

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

Contact: Susan Walker, 512 974-2202

Public Hearing: Board of Adjustment, August 9, 2010

JAMES H. AND MARY M. POLK

Your Name (please print)

☐ I am in favor
☒ I object

2112 Hartford Rd. Austin, TX 78703

Your address(es) affected by this application

James H. Polk / Mary Polk 08/08/2010

Signature

Date

Daytime Telephone: 512-474-5569

Comments: THE HOUSE AT 2109 NEWFIELD IS AN ABOMINATION, SHOULD NEVER HAVE BEEN PERMITTED TO BE BUILT, AND SHOULD BE TORN DOWN. IT IS GROSSLY TOO BIG FOR THE LOT AND IS TOTALLY OUT OF PROPORTION TO ALL OTHER STRUCTURES IN THE NEIGHBORHOOD. IT VIOLATES THE CITY'S LAND DEVELOPMENT CODE IN THREE DISTINCT WAYS. PLS TURN THIS VARIANCE REQUEST DOWN AND HELP US RESTORE THE BEAUTY AND PROPORTION OF OUR NEIGHBORHOOD!

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department / 1st Floor
C/O Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

Walker, Susan

From: Celeste May [celeste.may@att.net]
Sent: Monday, August 09, 2010 5:06 PM
To: leane_heldenfels@sbcglobal.net; Clarke.Hammond@gmail.com; heidigoebel@sbcglobal.net; mwh@austin.rr.com; jjack2@austin.rr.com; bryan@bkradio.net; nora_salinas@yahoo.com; pdi@grandecom.net
Cc: Walker, Susan
Subject: C15-2010-0073

Dear Sirs and Madams:

My name is Celeste May, I am the homeowner living at 2208 Newfield Lane, and I am writing to OPPOSE the variance changes requested in the above styled case being considered by the Board of Adjustments this evening. My neighbors and I have fought this project at every turn presented, and it is my sincere hope that our voices are not disregarded at tonight's hearing.

My reasons for opposing the requested variances are as follows.

First, I oppose the setback request. The amount of the setback request is irrelevant; the fact of the matter is that each of the homeowners living on Newfield Lane took existing setbacks into consideration when purchasing our homes. Granting this variance will alter the character of each of the properties adjacent to the one located at 2109 Newfield Lane. The applicant's argument that this minimal variance will result in the removal of an eyesore from the neighborhood is not relevant.

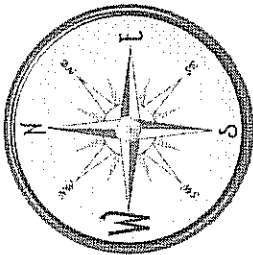
Second, I oppose the size variance request. Applicant is requesting more than a 50% increase in F.A.R. which, if granted, will significantly alter the character of Newfield Lane and present potential safety hazards to neighboring properties.

Finally, I oppose the variance request for lot size. It is my understanding that the lot size needs to be 7,000 at minimum for a duplex, and I believe this ordinance was adopted for safety reasons. Again, granting this variance will present potential safety hazards to neighboring properties and should be denied.

Thank you in advance for your careful consideration to this matter.

Celeste May
2208 Newfield Lane

8/12/2010



WEST AUSTIN NEIGHBORHOOD

GROUP

Organized 1973

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

OFFICERS

August Harris
President

Gwen Jewiss
Past President

Michael Cannatti
Secretary

Selina Serna
Treasurer

BOARD MEMBERS

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

July 8, 2010

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

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

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

Dear Board of Adjustment:

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

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

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

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

Thank you for your consideration.

Walker, Susan

From: Jennie_Perales_Hall@Dell.com
Sent: Monday, July 12, 2010 11:35 AM
To: Walker, Susan
Cc: lisa@lmxwill.com
Subject: Variance request - Case Number: C15-2010-0073 - Opposition

Susan,

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

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

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

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

If you have any questions, please let me know.

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

Jennie Perales Hall
Program Manager
Dell | Event Marketing
office +512.728.3497, fax +512.283.9232, mobile +512.633.5672
email jennie_perales_hall@deli.com

7/12/2010

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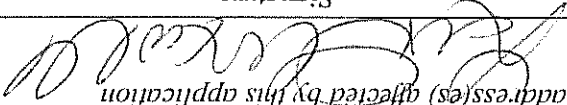
Case Number: C15-2010-0073 – 2109 Newfield
Contact: Susan Walker, 512 974-2202
Public Hearing: Board of Adjustment July 12, 2010

Lisa Mackoe II

Your Name (please print)

2205 Beechfield

Your address(es) affected by this application



Signature

663-3097

Daytime Telephone:

Date

7/12/10

Comments:

Far is way too high &
out of character to neighborhood

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



Lisa Maxwell <lmxwll@gmail.com>

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

1 message

Jennie_Perales_Hall@del1.com <Jennie_Perales_Hall@del1.com> Mon, Jul 12, 2010 at 11:35 AM

To: susan.walker@ci.austin.tx.us
Cc: lisa@lmxwll.com

Susan,

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

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

To: Susan Walker

Case Number: C15-2010-0073

2109 Newfield Lane (Lot 31 Subdivision Enfield G)

Hearing date: July 12, 2010

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

If you have any questions, please let me know.

Regards,

Jennie Perales Hall

2102 Newfield Lane

Austin, TX 78703

<https://mail.google.com/mail/?ui=2&ik=b1cbde020f&view=pt&search=inbox&th=129c78...> 7/12/2010

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

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

Regards,

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

Walker, Susan

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

Dear Board of Adjustment:

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

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

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

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

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

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

7/12/2010

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Case Number: C15-2010-0073 - 2109 Newfield
Contact: Susan Walker, 512 974-2202

Public Hearing: Board of Adjustment July 12, 2010

DONALD CHABALA

Your Name (please print)

2107 NEWFIELD LANE

Your address(es) affected by this application

7/12/10
Date

Daytime Telephone: 512-236-8711

Comments: STRUCTURE AT 2109 NEWFIELD IS NOT

COMPATIBLE IN SCALE AND BULK WITH EXISTING

NEIGHBORHOOD. ITS NOT CONSISTENT WITH STREETSCAPE

OF THE PROPERTIES OF THE ENTIRE BLOCK. ITS ALSO

NOT CONSISTENT IN MASSING, SCALE AND PROXIMITY

OF PROPERTIES ON EITHER SIDE OR ANY PROPERTIES

ON THE ENTIRE BLOCK. THE STRUCTURE IMPLIES

THE PRIVACY OF BOTH ADJACENT REAR YARDS.

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

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

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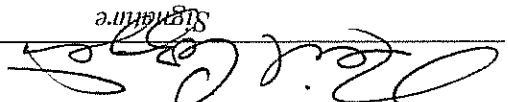
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Case Number: C15-2010-0073 – 2109 Newfield
Contact: Susan Walker, 512 974-2202
Public Hearing: Board of Adjustment July 12, 2010

Your Name (please print) Neil Cozens

Your address(es) affected by this application 2109 Newfield Ln. (2103)


Signature

7-12-10
Date

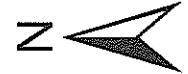
Daytime Telephone: 512 9400530

Comments: _____

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

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P. O. Box 1088
Austin, TX 78767-8810

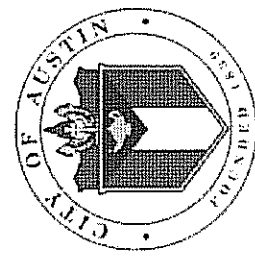




-  SUBJECT TRACT
-  ZONING BOUNDARY

BOARD OF ADJUSTMENTS

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



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

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Case Number: C15-2010-0073 – 2109 Newfield

Contact: Susan Walker, 512 974-2202

Public Hearing: Board of Adjustment July 12, 2010

James A. Prentice

Your Name (please print)

☒ I am in favor
☐ I object

1708 Niles Road (aka 14 Niles Road)

Your address(es) affected by this application

James A. Prentice

Signature

July 5, 2010

Date

Daytime Telephone: 472-5137

Comments:

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

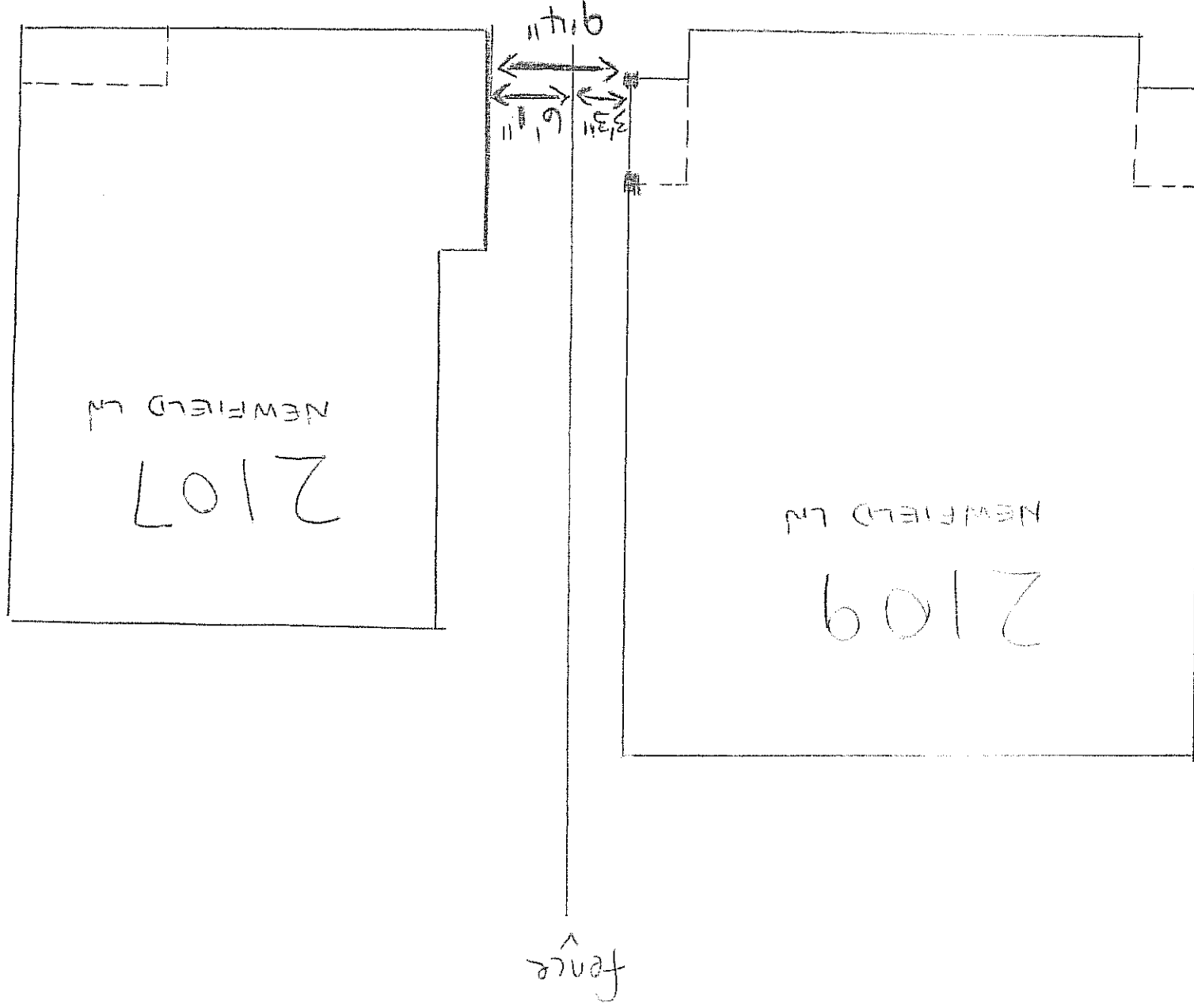
City of Austin-Planning & Development Review Department/ 2nd Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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



CASE # CL5-2010-0073
ROW-10454729

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

TP-0114031017
011403160
011403160
011403160
011403160
(No ground ID)
(Parcel ID)

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

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

STREET ADDRESS: 2109 Newfield Lane

LEGAL DESCRIPTION: Subdivision – Enfield G

Lot(s) 31 Block _____ Outlot _____ Division _____

I Jim Bennett as authorized agent for Treaty Oak Bank

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

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Complete residence

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

in a SF-3 district.
(zoning district)

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

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

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

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
This structure is basically complete as a duplex.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
a permit was issued to construct this duplex prior to the Memmanson requirements being enacted. An error of .4 inches on one corner of the building was made during the layout inspection. The bank had to foreclose on the property and is wishing to complete the structure.

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

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

AREA CHARACTER:

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

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

PARKING: (Additional criteria for parking variances only.)

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

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

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

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

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

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

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

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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

Signed *James E. Garrison* _____ Mail Address 101 Westlake Drive

City, State & Zip Westlake, Austin TX 78746

Printed James Garrison Phone 617-360 Date 7-23-10

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

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 Jim Bennett Mail Address 11505 Ridge Dr

City, State & Zip Austin, TX 78748

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

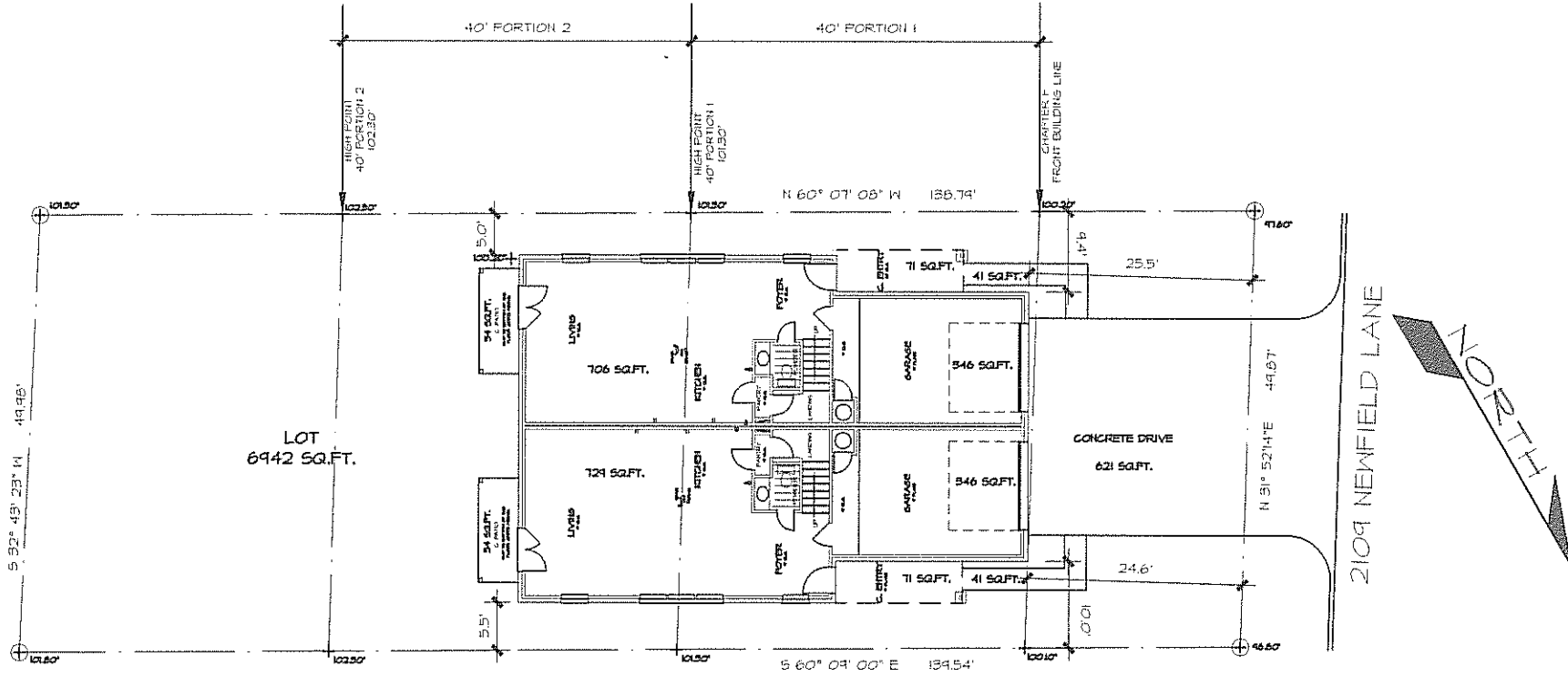
OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

✓ Signed [Signature] Mail Address 1374 Trebleclow Tr.

City, State & Zip Driftwood TX 78619

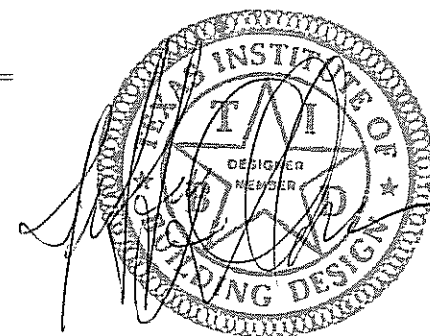
Printed Aileen McAden Phone (512) 413-2987 Date 6/14/10

Need New
Connected
Site Plan



SITE PLAN

SCALE: 1" = 20.00'



JEFFREY D. OVERMAN #452

2109 Newfield Lane Austin, TX 78703	McAden McAden Builders (512) 329-5577	Jeff Overman CYBD 11512 Trinity Hill Drive Austin, TX 78738 (512) 471-0975 OvermanCustomDesign.Com	THIS PLAN IS NOT TO BE REPRODUCED, COPIED, OR MODIFIED.	CONCEPTUAL DRAWING ONLY. NOT FOR CONSTRUCTION.	DATE: JUNE 08, 2010	SCALE:	JOB NO: 1005-1002-2509	© 2010 Jeffrey D. Overman All Rights Reserved	Site Plan
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CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, July 14, 2008

CASE NUMBER: C15-2008-0086

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

APPLICANT: Robert Langguth

ADDRESS: 2109 NEWFIELD LN

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

BOARD'S DECISION: GRANTED 7-0

FINDING:

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



Bobby Ray
Executive Secretary



Frank Fuentes
Chairman



City of Austin
BUILDING PERMIT

PERMIT NO: 2006-011948-BP

Type: RESIDENTIAL Status: Expired

2109 NEWFIELD LN

Issue Date: 02/15/2006

EXPIRY DATE: 11/18/2009

LEGAL DESCRIPTION Lot 31 Block: Subdivision: ENFIELD G		WORK PERMITTED: New		SITE APPROVAL		ZONING				
PROPOSED OCCUPANCY:		ISSUED BY: Tarrah Adams								
Rebuild To Maintain Non-Complying Two Story Duplex W/Alt Garage, Covered Porch & Balcony (6 Bedrooms) (4 Parking Spaces) (4 Bathrooms 3/4" Meter) Demolition#06003659 (Ldc 25-2964) Restoration And Use Of Damage Or Destroyed Noncomplying Structures										
TOTAL SQFT New/Addn: 4,330		VALUATION Tot Job Val: \$200,000.00		TYPE CONST.	USE CAT. 101	GROUP	FLOORS 2	UNITS	# OF PKG SPACES	
TOTAL BLDG. COVERAGE		% COVERAGE		TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS	METER SIZE	
<u>Contact</u> Owner, Robert Langguth Inactive General Contractor MGE Development, Inc.				<u>Phone</u> (512) 330-9035 (512) 632-0066				<u>Contact</u> Inactive General Contractor, Speciale Homes, Ltd. General Contractor, Lily Aleksander, Seligman Homes		<u>Phone</u> (512) 528-9393 (512) 627-0694

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

Inspection Requirements	
Building Inspection	Driveway Inspection
Mechanical Inspection	Sewer Tap Inspection
	Electric Inspection
	Sidewalks Inspection
	Landscaping Inspection
	Water Tap Inspection

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

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

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

<u>Comments</u> lc-3050' 43% Bc-2266' 32%, 25Dr (22.00) & Sidewalk Requirement Based On Field Inspections. Call Jason Redfern At 974-7180 For Consultation. (4 Bathrooms 3/4" Meter). Ok Historic Per Steve Sadowsky 10-5-2005./Nora Briones Req'D Prior To C.O. 10 Caliper Inches.No Construction Within 15' Of Live Ak At Back Left,Driveway To Be Set Above Grade,Utility Trenching No To Be Within 12' Of Pine At Front. M.Embse11.974-1876. Cancel Plbg Per Lot From Gc-04/13/06-Glw. Refer To Original Duplex Permitted 3-27-1962 #83329./Espa Approved 7/5/2006, 186-21. Architect/Engineer Letter Filed Ldc 25-2-964 Restoration And Use Of Damaged Or Destroyed Noncomplying Structures (A Person May Restore A Damaged Or Destroyed Noncomplying Structure If The Restoration Begins Not Later Than 12 Months After The Date The Damage Or Destruction Occurs.....		Residential Zoning Review	
		Date 02/13/2006	Reviewer Nora Briones

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



City of Austin
BUILDING PERMIT

PERMIT NO: 2006-011948-BP
2109 NEWFIELD LN

Type: RESIDENTIAL Status: Expired
Issue Date: 02/15/2006 EXPIRY DATE: 11/18/2009

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

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

Type	Date	Status	Comments	Inspector
101 Building Layout	4/21/2009	Fail		Tony Hernandez
102 Foundation	7/24/2008	Pass		Douglas McAfee
103 Framing	5/22/2009	Fail		Tony Hernandez
104 Insulation	5/22/2009	Fail		Tony Hernandez
105 Wallboard		Open		Dearl Croft
108 TCO Stocking		Open		Dearl Croft
109 TCO Occupancy		Open		Dearl Croft
111 Energy Final		Open		Dearl Croft
112 Final Building		Open		Dearl Croft
114 Continuance of work		Open		
610 AW Temp Utilities		Open		Austin Water Utility
617 Landscape TCO Occupancy		Open		Landscape Inspect
618 Landscape TCO Stocking		Open		Landscape Inspect
Deficiencies		Open		
Tree Inspection		Open		Michael Embesi