

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

**DATE:** Monday, September 13, 2010

**CASE NUMBER:** C15-2010-0097

\_\_\_\_Y\_\_\_\_ Jeff Jack Motion to Postpone Oct 11, 2010  
\_\_\_\_Y\_\_\_\_ Michael Von Ohlen  
\_\_\_\_Y\_\_\_\_ Melissa Hawthorne  
\_\_\_\_Y\_\_\_\_ Bryan King  
\_\_\_\_Y\_\_\_\_ Leane Heldenfels, Chairman  
\_\_\_\_Y\_\_\_\_ Clarke Hammond, Vice Chairman  
\_\_\_\_Y\_\_\_\_ Heidi Goebel

**APPLICANT:** David C., Cancialosi

**OWNER:** Jeff Lewis

**ADDRESS:** 2206 14TH ST


**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum floor-to-area ratio of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.62 to 1.0 in order to maintain a duplex residential use with a two-story detached accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)


The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 53% in order to maintain a duplex residential use with a two-story detached accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

**BOARD'S DECISION:** The public hearing was closed on Board Member Jeff Jack motion to POSTPONE TO October 11, 2010 requesting for high level staff to attend meeting on a 7-0 vote; POSTPONED TO October 11, 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 Secretary

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

Chestnut Neighborhood Plan Contact Team • 1800 Singleton Ave. • Austin, Texas 78702

City of Austin Board of Adjustments  
c/o Susan Walker, PDRD  
PO Box 1088  
Austin, Texas 78767

September 12, 2010

Re: Case Number C15-2010-0097, 2206 E. 14th St.

Ms. Walker:

On behalf of the Chestnut Neighborhood Plan Contact Team, I am writing to register our opposition to the two variances for the properties at 2206 E. 14th St. requested by David Cancialosi, agent for property owner Jeff Lewis.

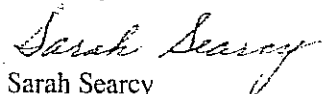
We object for three reasons. First, the properties, and the garage in particular, are not compatible with the existing neighborhood character, which consists primarily of small residential structures. The two-story garage, which I believe is just 1,800 square feet in area, faces directly onto the Chestnut Neighborhood Park.

Second, the proposed uses for the garage are not aligned with the Chestnut Neighborhood Plan. Goal 3 of the plan, which addresses housing, states: "Promote the rehabilitation of existing housing and new, infill housing compatible with the old style of this neighborhood." We have already asserted that the garage, and indeed the front two units as well, are not compatible with "the old style of this neighborhood." Furthermore, Mr. Cancialosi and Mr. Lewis are not proposing that the garage be used as housing (which is explicitly forbidden by the SF3 zoning); thus their argument that the garage fulfills the neighborhood plan is not valid.

Third, the Chestnut Neighborhood Plan Contact Team follows a strict policy of not supporting **any** post-construction requests for variances, zoning changes, plan amendments, etc. We want to send a clear message that those who wish to develop, build, expand, or renovate anything in Chestnut that is not compatible with the neighborhood plan must meet with the contact team **before** construction begins. This is the whole point of having a contact team, and to support the post-construction variances that Mr. Lewis is requesting would undermine our very reason for existing.

We respectfully request that the Board of Adjustment honor the Chestnut Neighborhood Plan and the Chestnut NPCT by denying the two variances requested for 2206 E. 14th St.

Sincerely,



Sarah Searcy

Chair, Chestnut Neighborhood Plan Contact Team

## PUBLIC HEARING INFORMATION

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

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

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

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](http://www.ci.austin.tx.us/development).

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Case Number: C15-2010-0097 – 2206 E 14th

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

*Denise L. Dwyer*

Your Name (please print)

☐ I am in favor  
☒ I object

*2205 East 14th Street Austin, TX 78702*

Your address(es) affected by this application

*Denise L. Dwyer*

Signature

Date

Daytime Telephone: *(512) 458-7111 X 2860*

Comments: *Well when they moved into our neigh*

*we were not told anything about them or*

*we would have these men's in our neighb*

*Our neighborhood is for single dwelling*

*families not 400 apartment complex. I*

*they have too many men's living in the de*

*now. They race noise, too much traffic with*

*they walk and talk thru out the night hours,*

*smoking on way side of the street in front of a*

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

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

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

house - they took down the cigarette stand in front of my house we have enough problems with the number that they have now what will it be like with more. we are just a single dwelling in our neighborhood. If they want more space <sup>then they need to</sup> move to an area the houses <sup>for</sup> the multi families dwelling in Ashin. Since they been less the street from my son's dwelling property, I have had many items missing. My yard ~~off~~ of my vehicle's. I been to chain up my gates at my home. I hate living this way in fear of them. I grew up in this house and rather look to my neighborhood for my senior years of life. We have this issue in our block. Please do not let them become multi living house in our neighborhood families that in our area is for only single dwelling families. We would like to remain as for our future. We Review this Request for them no room for more men's to live. At this address.

MMX-1 Thanks,

202

16 Dec 55

\_\_\_\_\_

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and:

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Case Number: C15-2010-0097 -- 2206 E 14th  
Contact: Susan Walker, 512-974-2202

Verdeil M. Ann's

☐ I am in favor

2205 E 14<sup>th</sup> St Austin, TX 78702

Signature Robert L. Moore Date 9/7/10

Daytime Telephone: 512-474-4803

Comments: a Lot of Throwing overboard the  
Dearest and the dear property for help of the  
the poorest of the times to my place of he  
should have his own place to place.  
Heard and out all the time. I'm in  
front of my house. Now I think are  
the same. Having change on my face  
the same. Said nothing of the out to be  
the same. Said nothing of the out to be  
the same. Said nothing of the out to be

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

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

His Place was Appropriate here  
near the Church St. - Rem. L. T.  
at 7th from Madison, they have to  
smoke across the street. Very noisy  
at night. Joe Mary built in one  
house. He owns the whole house  
private force.

0097

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**Case Number: C15-2010-0097 - 2206 E 14th**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, September 13th, 2010**

Joel Bennett  
Your Name (please print)

☐ I am in favor  
☒ Object

2105 East 14th Street Austin  
Your address(es) affected by this application

Joel Bennett 9-3-10  
Signature Date

Daytime Telephone: 512 921 0763

Comments: we are allowing the  
character of the neighborhood  
to be changed.

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

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

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**Case Number:** C15-2010-0097 – 2206 E 14th

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Board of Adjustment, September 13th, 2010

*Your Name (please print)*

Jesse J. Mischel

☐ I am in favor  
☒ I object

*Your address(es) affected by this application*

2304 E. 16th St Austin TX 78702

*Signature*

*Date*

9/12/10

**Daytime Telephone:**

512-524-5730

**Comments:**

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

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

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810



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**Case Number: C15-2010-0097 – 2206 E 14th**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, September 13th, 2010**

*Trinity White*  
Your Name (please print)

☐ I am in favor  
☒ I object

*2304 E. 16th St Austin TX 78702*  
Your address(es) affected by this application

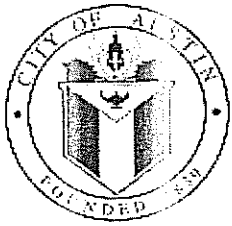
*[Signature]* *9/12/10*  
Signature Date

Daytime Telephone: *512-524-5730*

Comments:

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

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



# City of Austin

*P.O. Box 1088, Austin, Texas 78767*

## RECEIPT

**Receipt No.:** 5439893

**Payment Date:** 08/18/2010

**Invoice No.:** 5446012

### Payer Information

**Company/Facility Name:** WALTER SERVICING CORPORATION ESCROW

**Payment Made By:**

600 ROUND ROCK WEST DR ROUND ROCK TX 78681

**Phone No.:** (512) 257-3278

**Payment Method:** Check

**Payment Received:** \$360.00

**Amount Applied:** \$360.00

**Cash Returned:** \$0.00

**Comments:**

CK-007897

### Additional Information

**Department Name:** Planning and Development Review

**Receipt Issued By:** Claudia Bejar

### Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	10477661	2206 E 14TH ST	2010-000093-BA	\$360.00
<b>Total</b>					<b>\$360.00</b>

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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

CASE # C15-2010-0097  
ROW # 10477661  
TP-0210110208

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

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

**WAR  
NING**

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

STREET ADDRESS: 2206 E 14<sup>th</sup> St

LEGAL DESCRIPTION: Subdivision — LOT 4 BLK 12 OLT 34 DIVISION B

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

I/We David Cancialosi on behalf of myself/ourselves as authorized agent for

Jeff Lewis \_\_\_\_\_ affirm that on Aug 2, 2010,

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

(check appropriate items below)

    ERECT     ATTACH     COMPLETE     REMODEL X MAINTAIN

**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.**

(zoning district) SF-3

Seeking variance from:

LDC section 25-2 subchapter F, section 2.1 -- .62:1.0

LDC section 25-2-492(d) 53% IC

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

**REASONABLE USE:**

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

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

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

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

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

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

## **HARDSHIP:**

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

COA admittedly erroneously approved building permit application for 890 SF 1<sup>st</sup> story garage plus 890 SF 2<sup>nd</sup> story studio office use. The original duplex permit (finalized Jan. 23, 2009, enclosed) accounted for total FAR of .39 and clearly reflects detached garage for purposes of GFA and impervious cover.

Additionally, due to a technical driveway issue not identified by COA Residential Review staff during plan review process, all prior-approved off-street parking within the approved garage structure must be moved to front of lot. The rear public alley's grade is lower than garage foundation. This results in a driveway percentage slope over the allowable 10-15% slope. Ribbons and topo elevations are shown on approved plans for detached garage dated June 2008 (enclosed). However, COA staff recently interpreted that owner is now prohibited from accessing garage via rear alley ribbons due to steep grade.

Further, COA interprets that lack of physically parking cars in said garage prohibits owner from calling the 1<sup>st</sup> floor a "garage" and thus removes the "450 SF garage credit" calculated for GFA / FAR purposes. This interpretation requires owner to seek additional 890 SF of GFA in addition to 2<sup>nd</sup> floor 890 SF already (erroneously) approved, for total BOA GFA request of 1,780 SF GFA over max allotted amount of 3,102 SF GFA. Proposed total GFA to keep as-built structures is 4,863, or .62 FAR.

Additionally, COA staff has interpreted /advised the only way to keep the detached structure in place without BOA approval is to create 5' ceilings on both floors and label as "crawl space" in order to reduce total GFA. This renders the complete structure useless and causes hardship given COA's prior permit application approval.

Further, the lot's topography causes hardship with respect to accessing the garages from the alley, resulting in driveway grade greater than max 10-15%; therefore no driveway permit can be issued. COA staff's after-the-fact interpretation regarding driveway access is inconsistent code application. Thus, all required parking is proposed in front yard. This reluctantly increases impervious cover by approximately 500 SF for 3 uncovered off-street parking spaces. They will take access from existing 14<sup>th</sup> St curb cut. Total impervious cover being sought is approximately 53%.

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

The sequence of events on this specific lot starting with the erroneous permit application approval combined with the dismissed stop work order citation that caused the permit to expire, plus the oversight of COA staff to properly identify driveway issue at time of application, and the recent interpretation to add garage 1<sup>st</sup> floor SF into FAR calculations, which adversely impacts impervious cover totals, is so egregious that

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

### **AREA CHARACTER:**

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

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

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

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

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

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

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because: N/A
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: N/A
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: N/A
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: N/A

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

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

Signed

Mail Address

[Signature]  
7105 BARNDALE WAY ARSON 70745

Printed

Phone Date

DAVID CANCIMALTS  
799 2401 2/3/02/10

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

Signed

Mail Address

Printed

Phone Date

[Signature]  
JEFF R. LEWIS



## BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0097

LOCATION: 2206 E 14TH ST

GRID: K23

MANAGER: SUSAN WALKER



SUBJECT TRACT



ZONING BOUNDARY



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

(C) The following are permitted as accessory uses:



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

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

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

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

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

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



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

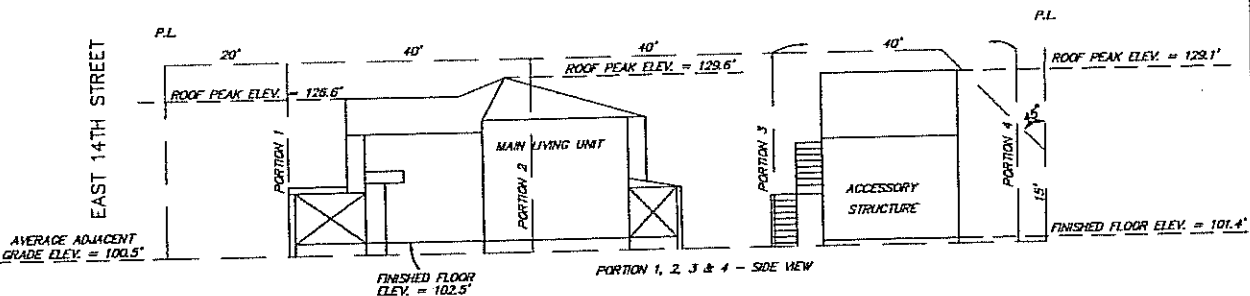
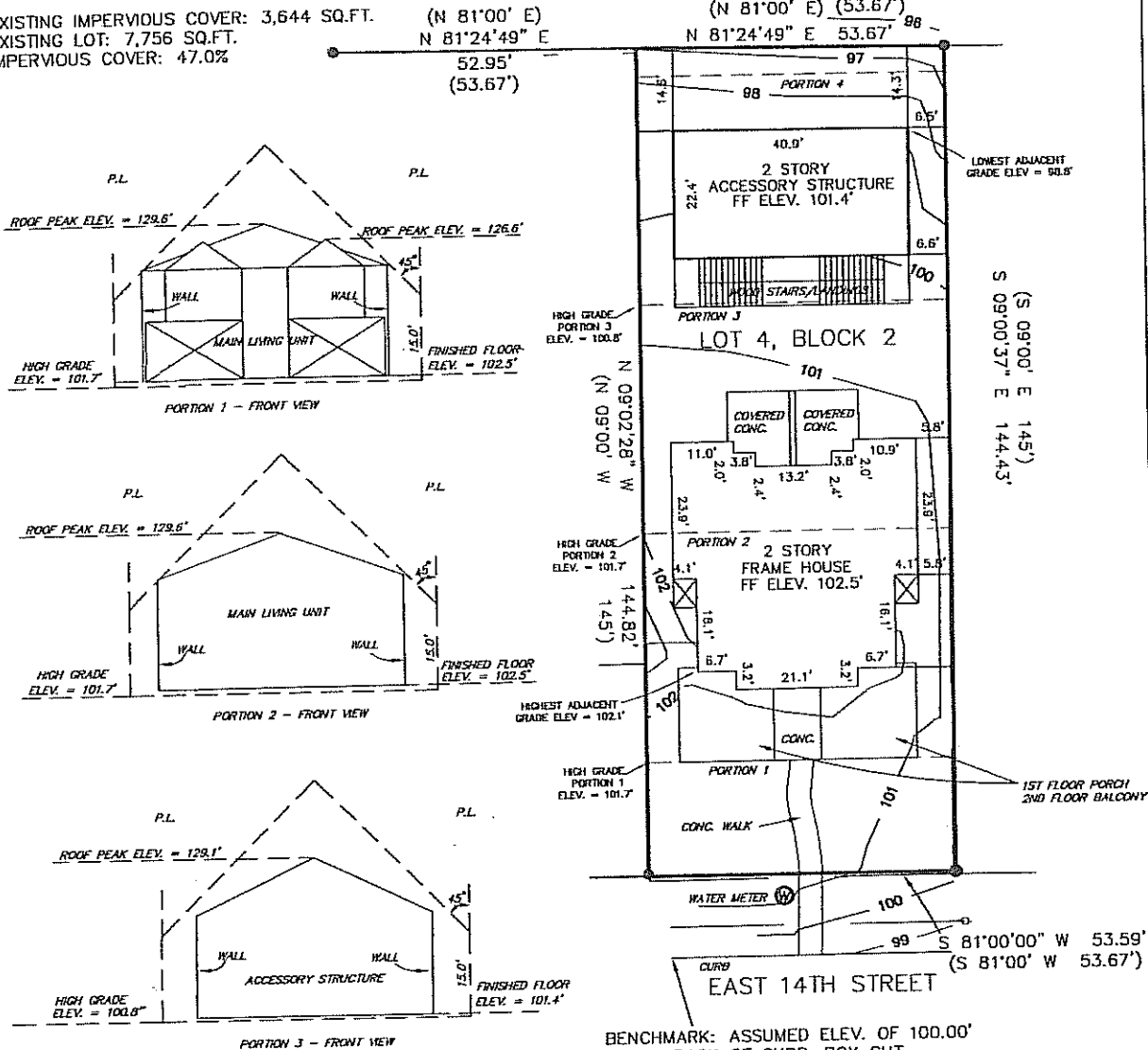
*Text  
Survey  
8-2-10*

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

- MAP SYMBOLS:
- CHAIN LINK FENCE
  - WOOD BOARD FENCE
  - UTILITY LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - B.L. BUILDING LINE
  - 1/2" REBAR FOUND
  - 1/2" REBAR SET
  - CAPPED "HARRIS GRANT"
  - IRON PIPE FOUND
  - CONTROL MONUMENT
  - RECORD DATA FROM PLAT BK. 1, PG. 40
  - DRAINAGE EASEMENT
  - RIGHT-OF-WAY
  - POWER POLE
  - A.C. PAD

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

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



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



SCALED NORTH  
SCALE: 1" = 20'

Harris-GRANT

# CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number 07-1702402  
 Building Permit No. \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Date 6/20/08  
 Reviewer JL

## PRIMARY PROJECT DATA

Service Address 2206 E. 14th Tax Parcel No. \_\_\_\_\_  
 Legal Description \_\_\_\_\_  
 Lot 4 Block 7 Subdivision \_\_\_\_\_ Section \_\_\_\_\_ Phase \_\_\_\_\_  
 If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
 (attach final approved copies of subdivision and site plan)  
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
 Description of Work \_\_\_\_\_ Remodel (specify) \_\_\_\_\_  
 \_\_\_\_\_ New Residence \_\_\_\_\_  
☒ Duplex \_\_\_\_\_ Addition (specify) \_\_\_\_\_  
 \_\_\_\_\_ Garage \_\_\_\_\_ attached \_\_\_\_\_ detached \_\_\_\_\_  
 \_\_\_\_\_ Carport \_\_\_\_\_ attached \_\_\_\_\_ detached \_\_\_\_\_  
 \_\_\_\_\_ Pool \_\_\_\_\_ Other (specify) \_\_\_\_\_  
 Zoning (e.g. SF-1, SF-2...) SF-3  
 - Height of Principal building 30' ft. # of floors 2 Height of Other structure(s) 30' ft. # of floors \_\_\_\_\_  
 - Does this site currently have water and wastewater availability? ☒ Yes \_\_\_\_\_ No. If no, please contact the  
 Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
 - Does this site have a septic system? \_\_\_\_\_ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic  
 permit prior to a zoning review.  
 Does this site have a Board of Adjustment ruling? \_\_\_\_\_ Yes ☒ No If yes, attach the B.O.A. documentation  
 Will this development require a cut and fill in excess of 4 feet? \_\_\_\_\_ Yes ☒ No  
 Does this site front a paved street? ☒ Yes \_\_\_\_\_ No A paved alley? ☒ Yes \_\_\_\_\_ No  
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes \_\_\_\_\_ No

## VALUATIONS FOR REMODELS ONLY

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

## VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7715 sq. ft.  
 Job Valuation - Principal Building \$ \_\_\_\_\_  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)  
 TOTAL JOB VALUATION  
 (sum of remodels and additions)  
 \$ \_\_\_\_\_  
 (Labor and materials)

## PERMIT FEES (For office use only)

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

## OWNER / BUILDER INFORMATION

OWNER	Name <u>2206 E. 14th, LLC</u>	Telephone (h) _____ (w) _____
BUILDER	Company Name <u>Developsense, Inc.</u>	Telephone <u>906-6757</u> <del>572-0916</del>
	Contact/Applicant's Name <u>Nick Nelson</u>	FAX <u>572-0916</u>
DRIVEWAY/ SIDEWALK	Contractor <u>Crosby Concrete</u>	Telephone <u>751-2422</u>
CERTIFICATE OF OCCUPANCY	Name <u>Developsense, Inc</u>	Telephone <u>906-6757</u>
	Address <u>Po Box 92031</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78709</u>

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

\_\_\_\_\_ telephone

☒ e-mail: \_\_\_\_\_

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

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

NEW UPDATED PLANS

6/20/08

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

Service Address 2206 E 14TH STREET

Applicant's Signature [Signature]

Date 6-20-08

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

	Existing	New / Addition
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft.	<u>1498</u> sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq.ft.	<u>96</u> sq.ft.
c. TOTAL (add a and b above)	sq.ft.	<u>1498 + 96 = 1594</u> sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	<u>1588</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq.ft.	<u>754</u> sq.ft.
f. TOTAL (add d and e above)	sq.ft.	<u>1588 + 754 = 2342</u> sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
<b>V. Garage</b>		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure) <u>890 - 450</u>	sq.ft.	<u>440</u> sq.ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft.	sq.ft.
<b>VII. TOTAL</b>	sq.ft.	<u>3086</u> sq.ft.

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

771

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

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below

2086

4410

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "C"

NEW  
UPDATED PLANS 6/20/08

BUILDING COVERAGE

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

	Existing	New / Addition
a. 1 <sup>st</sup> floor conditioned area	sq.ft.	1498 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.	1588 sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	sq.ft.	
d. Basement	sq.ft.	
e. Garage / Carport	sq.ft.	
attached	sq.ft.	
<del>detached</del>	sq.ft.	590 sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	250 sq.ft.
g. Breezeways	sq.ft.	
h. Covered patios	sq.ft.	
i. Covered porches	sq.ft.	498 sq.ft.
j. Balconies	sq.ft.	254 sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	
l. Other building or covered area(s)	sq.ft.	
Specify _____		
<b>TOTAL BUILDING AREA (add a. through l.)</b>	sq.ft.	4978 sq.ft.

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

✓ 2886 sq.ft.  
37.0 % of lot

IMPERVIOUS COVERAGE

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

a. Total building coverage on lot (see above)	2886 sq.ft.
b. Driveway area on private property	240 sq.ft.
c. Sidewalk / walkways on private property	100 sq.ft.
d. Uncovered patios	
e. Uncovered wood decks [may be counted at 50%]	125 sq.ft.
f. Air conditioner pads	16 sq.ft.
g. Concrete decks	
h. Other (specify) _____	

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

3367 sq.ft.  
43.2 % of lot

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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

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

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

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

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

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

APPLICANT'S SIGNATURE



DATE

6-20-08

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

39828

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

New plan? submitter 6/20/08. Okay to construct.  
JEB.

Service Address

Applicant's Signature

Date

6-20-10

Waterloo Surveyors Inc.  
SURVEY PLAT

OWNER:  
GERIE M. ROBINSON

ADDRESS:  
2206 EAST 14TH STREET

LEGAL DESCRIPTION:  
LOT 4, BLOCK 12, SUBDIVISION OUT OF OUTLOT NO. 34, DIVISION "B", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 424, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

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

AE APPROVED

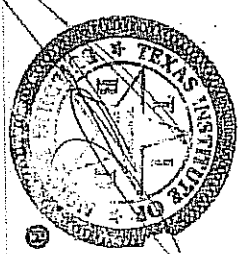
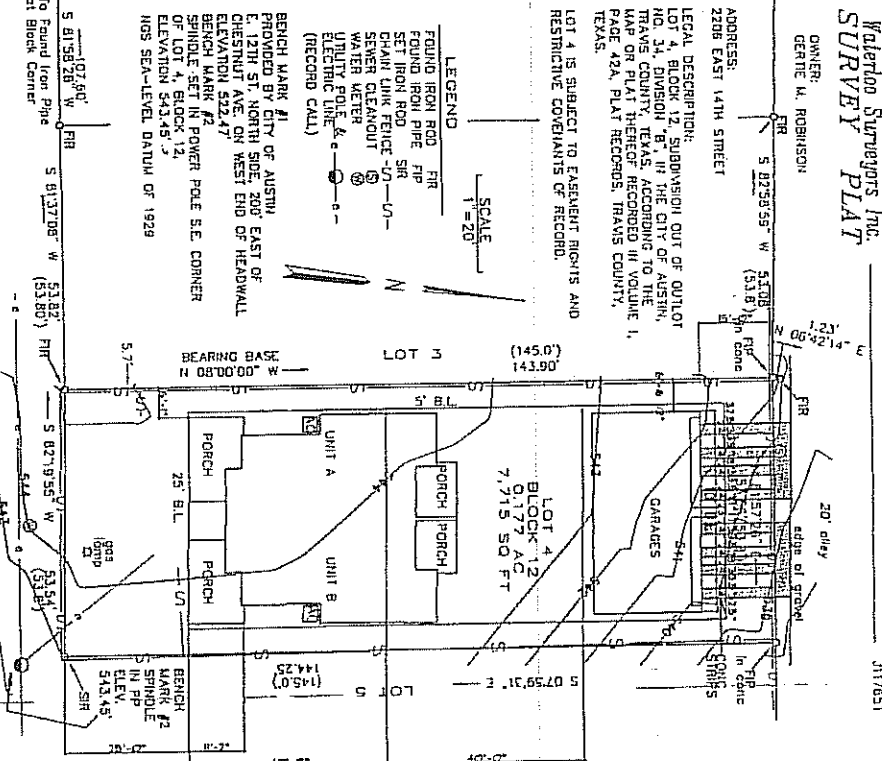
JUN 20 2008

RLS 172-9

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.  
Date: 6/18/08  
By: [Signature]  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

And I certify that the property shown hereon is not within a special flood hazard area as identified by the Federal Insurance Admin. Department of HUD Flood hazard boundary map revised as per Map Number: 484530065 E.

SITE PLAN



RECEIVED DATE, SR, 6/19/08

REVIEWED FOR RECORD ONLY

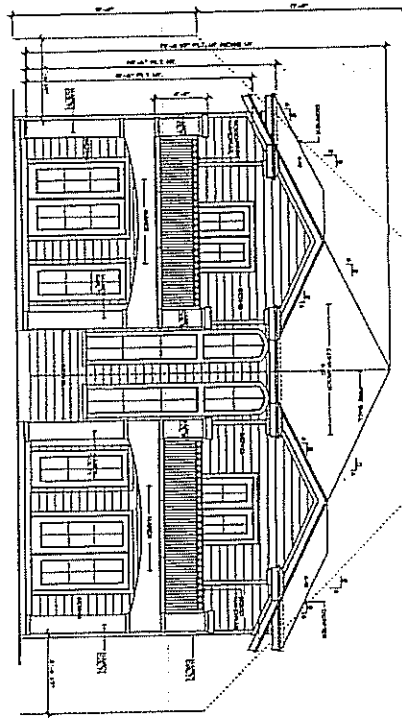
TOTAL LOT	1.16	AC
TOTAL BLOCK	12.00	AC
TOTAL SUBDIVISION	120.00	AC
TOTAL TRACT	120.00	AC

- Notes:
- 1. Area of 1/2 acre at
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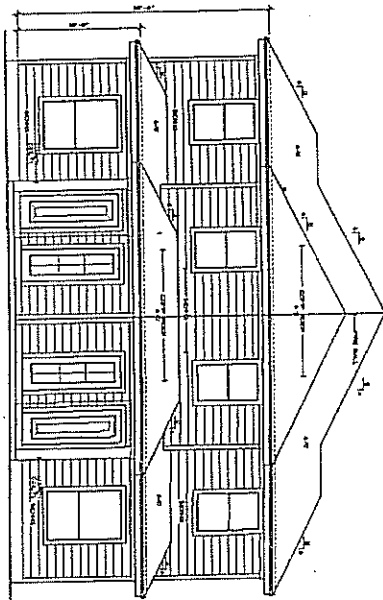
2206 EAST 14TH ST

DESIGN ORIGINALS of Texas  
home design center

DEVELOPSENSE INC.  
NICK NELSON



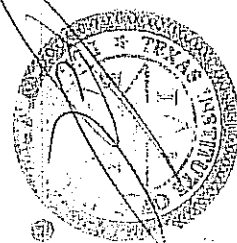
FRONT ELEVATION



REAR ELEVATION

REVIEWED FOR PERMITTING ONLY

DATE: 10/19/08



THIS SEAL IS TO BE USED BY THE ARCHITECT OR ENGINEER TO SIGN AND SEAL ALL PLANS AND SPECIFICATIONS FOR THE STATE OF TEXAS. IT IS TO BE USED IN CONJUNCTION WITH THE ARCHITECT'S OR ENGINEER'S LICENSE AND THE STATE OF TEXAS SEAL OF APPROVAL.



DATE: 10/19/08

2206 EAST  
14TH ST

DESIGN ORIGINALS of Texas  
home design center

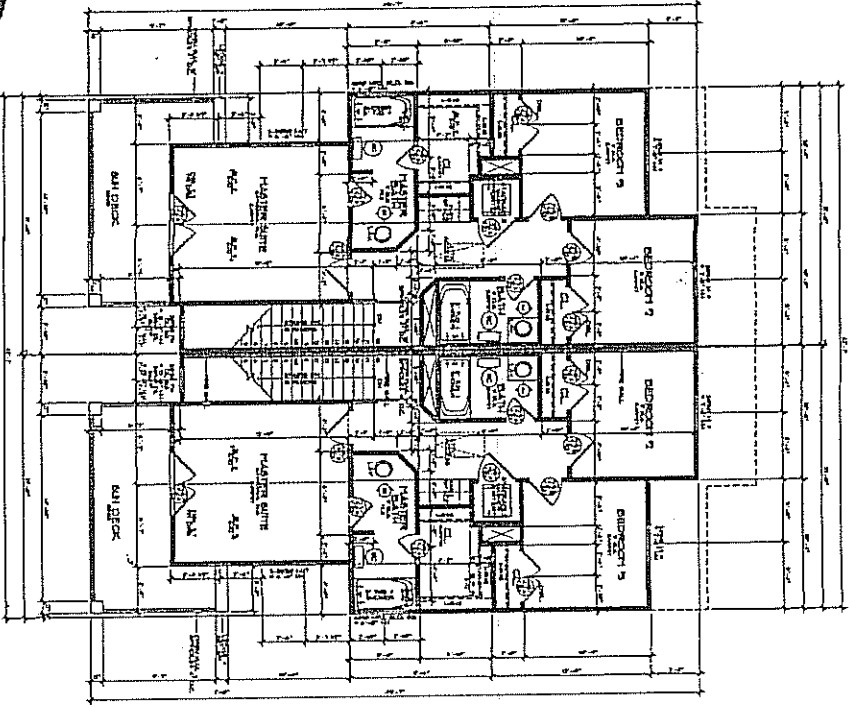
DEVELOPSENSE INC.  
NICK NELSON





- NOTES:**
1. All dimensions are in feet and inches.
  2. All rooms are to be finished with 1/2" gypsum board.
  3. All walls are to be finished with 1/2" gypsum board.
  4. All floors are to be finished with 1/2" gypsum board.
  5. All ceilings are to be finished with 1/2" gypsum board.
  6. All doors are to be 2' x 6'.
  7. All windows are to be 2' x 4'.
  8. All stairs are to be 10' x 10'.
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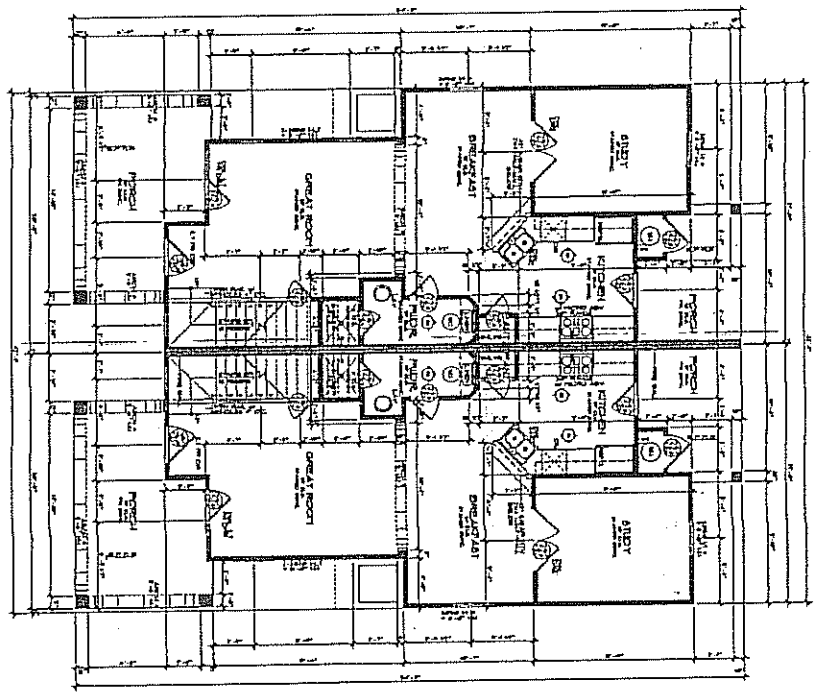
UNIT A  
UNIT B  
UPPER FLOOR PLAN



**SYMBOL LEGEND**

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UNIT A  
UNIT B  
MAIN FLOOR PLAN



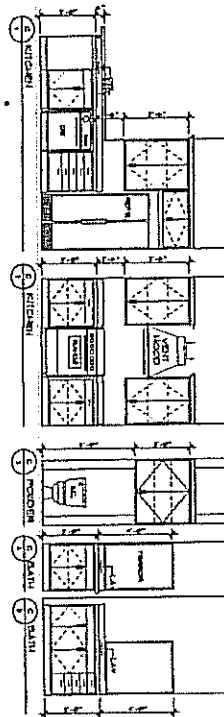
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**2206 EAST  
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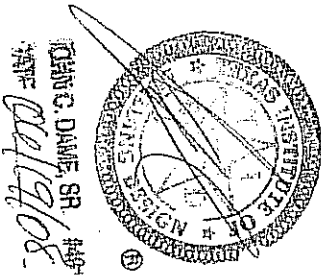
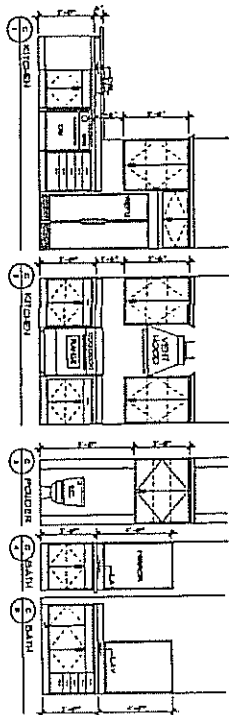
**DESIGN ORIGINALS of Texas**  
home design center

**DEVELOPSENSE INC.**  
NICK NELSON

# UNIT A



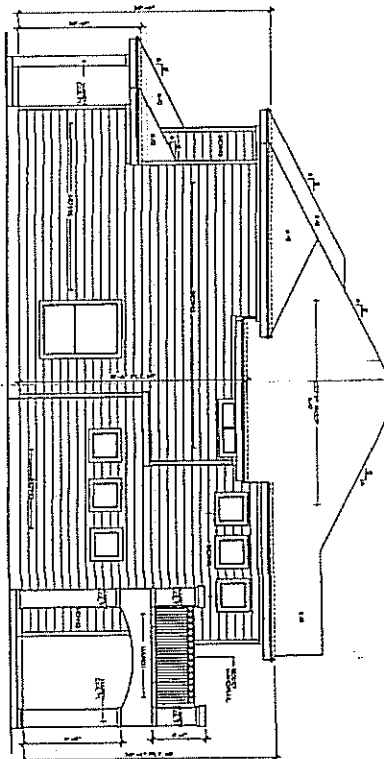
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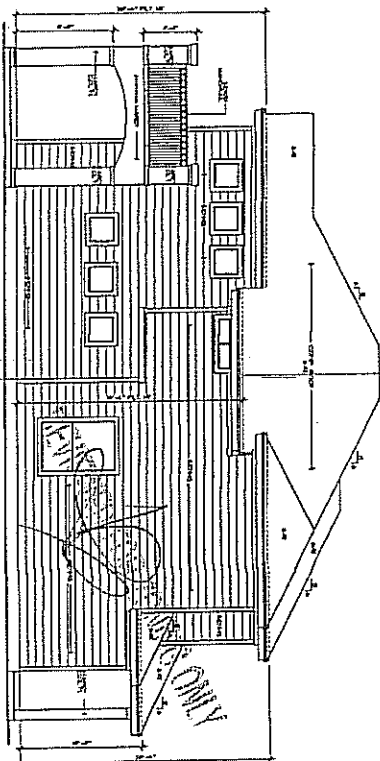
CHAS. C. DAME, SR.  
DATE: 02/19/08

**CABINET ELEVATIONS**

1. KITCHEN  
2. LIVING AREA  
3. BEDROOM  
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840. DINING ROOM  
841. FORMAL LIVING ROOM  
842. INFORMAL LIVING ROOM  
843. BEDROOM  
844. BATH  
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996. ENTRY  
997. PORCH  
998. PATIO  
999. GARAGE  
1000. STAIRS



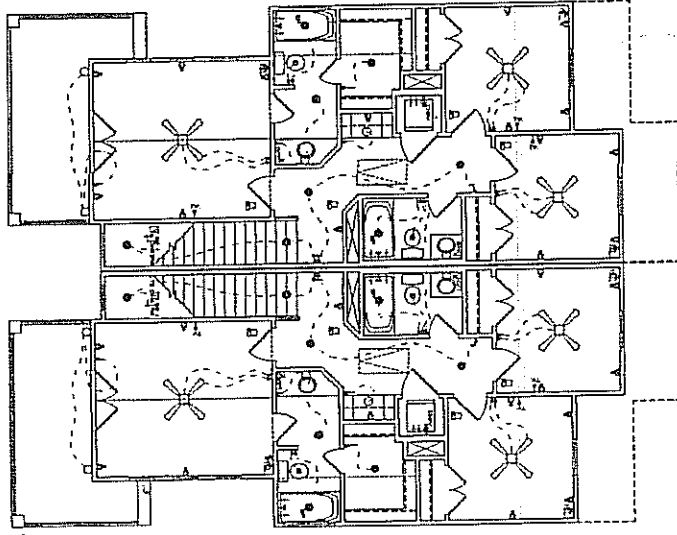
LEFT ELEVATION



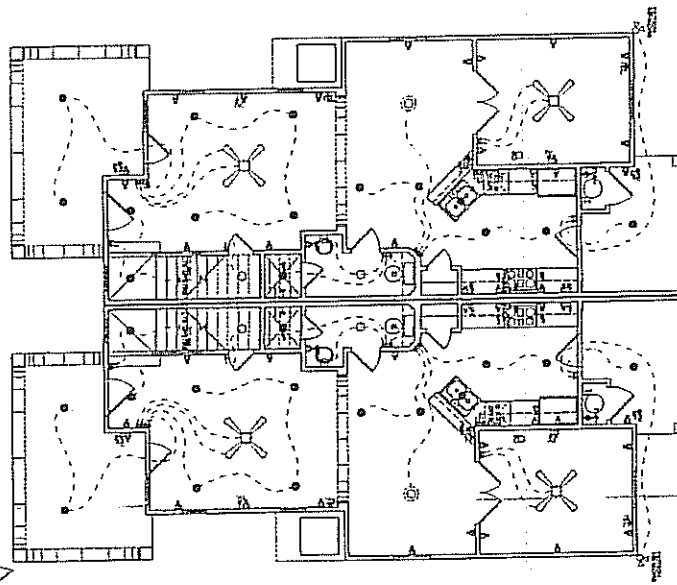
RIGHT ELEVATION

<p>CHAS. C. DAME, SR. DATE: 02/19/08</p>	<p>2206 EAST 14TH ST</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>DEVELOPSENSE INC. NICK NELSON</p>
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UPPER  
ELECTRICAL PLAN



MAIN  
ELECTRICAL PLAN

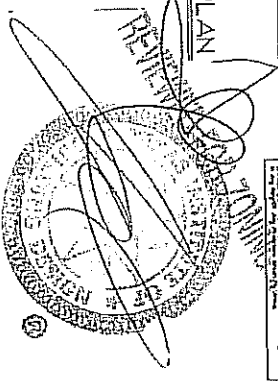


ELECTRICAL  
SYMBOL LEGEND

- 1. POWER OUTLET
- 2. 15 AMP OUTLET
- 3. 20 AMP OUTLET
- 4. 30 AMP OUTLET
- 5. 60 AMP OUTLET
- 6. 100 AMP OUTLET
- 7. 200 AMP OUTLET
- 8. 400 AMP OUTLET
- 9. 600 AMP OUTLET
- 10. 800 AMP OUTLET
- 11. 1000 AMP OUTLET
- 12. 1200 AMP OUTLET
- 13. 1500 AMP OUTLET
- 14. 2000 AMP OUTLET
- 15. 2500 AMP OUTLET
- 16. 3000 AMP OUTLET
- 17. 3500 AMP OUTLET
- 18. 4000 AMP OUTLET
- 19. 4500 AMP OUTLET
- 20. 5000 AMP OUTLET
- 21. 5500 AMP OUTLET
- 22. 6000 AMP OUTLET
- 23. 6500 AMP OUTLET
- 24. 7000 AMP OUTLET
- 25. 7500 AMP OUTLET
- 26. 8000 AMP OUTLET
- 27. 8500 AMP OUTLET
- 28. 9000 AMP OUTLET
- 29. 9500 AMP OUTLET
- 30. 10000 AMP OUTLET

**NOTES:**

1. All wiring shall be in accordance with the National Electrical Code (NEC) and all applicable local codes.
2. All wiring shall be installed in a safe and sound manner.
3. All wiring shall be installed in a manner that will not create a fire hazard.
4. All wiring shall be installed in a manner that will not create a safety hazard.
5. All wiring shall be installed in a manner that will not create a health hazard.
6. All wiring shall be installed in a manner that will not create an environmental hazard.
7. All wiring shall be installed in a manner that will not create a nuisance.
8. All wiring shall be installed in a manner that will not create a disturbance.
9. All wiring shall be installed in a manner that will not create a nuisance or disturbance to the neighbors.
10. All wiring shall be installed in a manner that will not create a nuisance or disturbance to the community.



RECEIVED  
2019/09/15

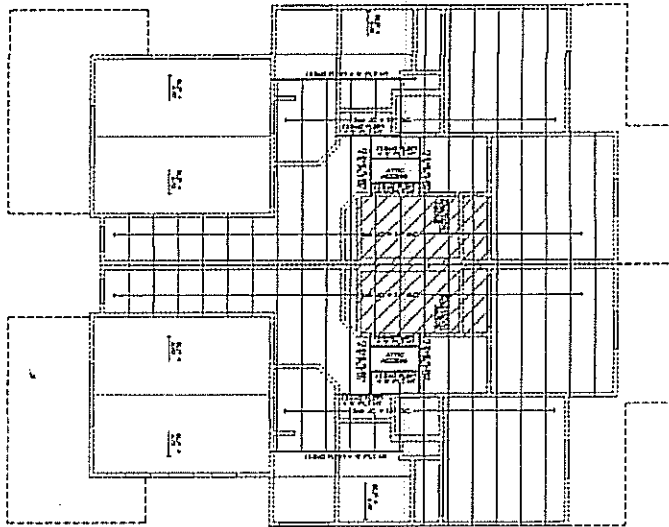
5 SEP 12

2206 EAST  
14TH ST

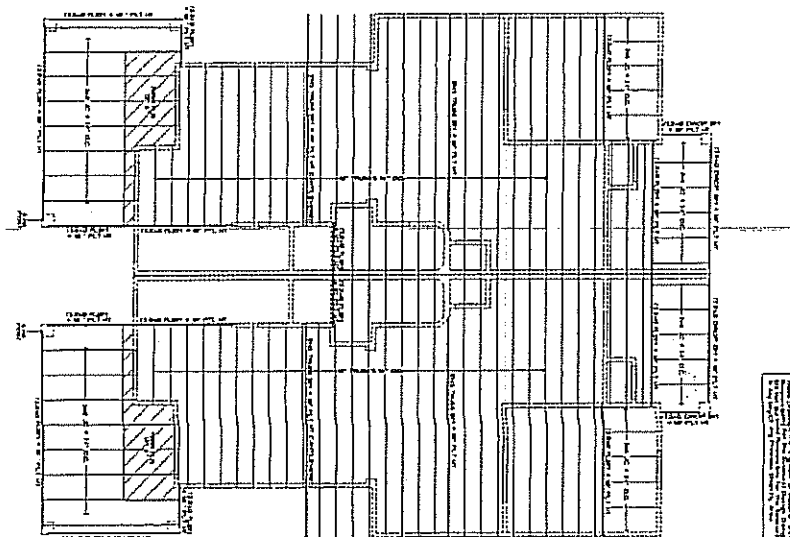
DESIGN ORIGINALS of Texas  
home design center

DEVELOPSENSE INC.  
NICK NELSON

As a result of these findings, the authors conclude that the use of the RPE is a valid method of rating the perceived exertion of a task. They also conclude that the RPE is a more reliable method of rating the perceived exertion of a task than the use of heart rate or oxygen consumption. The authors also conclude that the RPE is a more valid method of rating the perceived exertion of a task than the use of heart rate or oxygen consumption. The authors also conclude that the RPE is a more valid method of rating the perceived exertion of a task than the use of heart rate or oxygen consumption.



# UPPER FRAMING PLAN



MAIN  
TRAINING PLAN ONLY

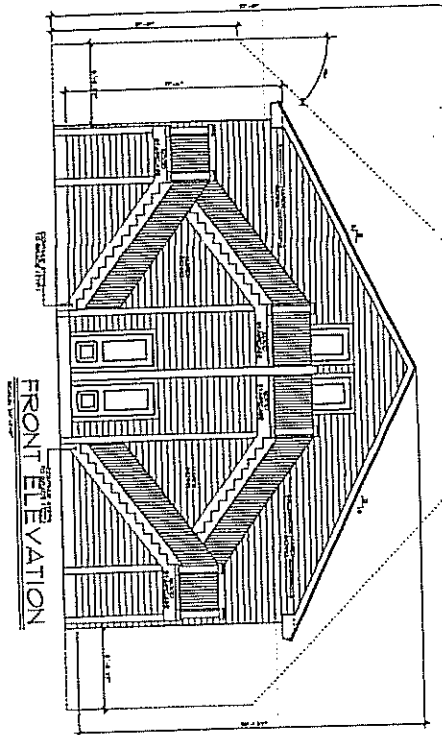
CALL AND JUNE 1981 COLUMN 1 MONTH (W/ ATTN: ATTORNEY)  
ALL ATTORNEY SPACES 1ST COL AND ABOVE TO BE CODED: CENSUS  
ATTN: ATTORNEY

* Please Print Name in Full and Date of Birth					
NAME	1st	2nd	3rd	4th	5th
1	1981	1981	1981	1981	1981
2	1981	1981	1981	1981	1981
3	1981	1981	1981	1981	1981
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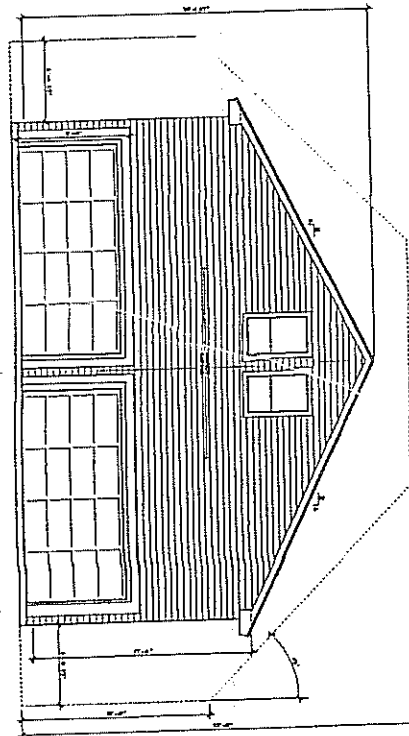
DATE: 12/19/08

 <p>STATE OF TEXAS COUNTY OF DALLAS JAN 12 2006</p>	<p>JOE &amp; JACQUE DALLAS, TEXAS STANDARD 301-707</p>	<p>2206 EAST 14TH ST</p>	 <p>DESIGN ORIGINALS of Texas home design center</p> <p><small>DESIGN ORIGINALS OF TEXAS, INC. 1400 WEST 15TH, SUITE 100 DALLAS, TEXAS 75203 PHONE: 214-343-1111 FAX: 214-343-1112</small></p>	<p>DEVELOPSENSE INC. NICK NELSON</p> <p><small>10000 WEST 15TH, SUITE 100 DALLAS, TEXAS 75203 PHONE: 214-343-1111 FAX: 214-343-1112</small></p>
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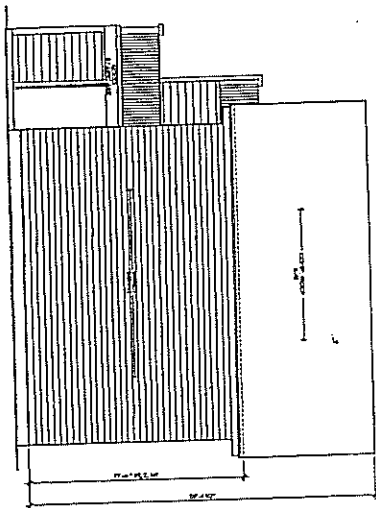




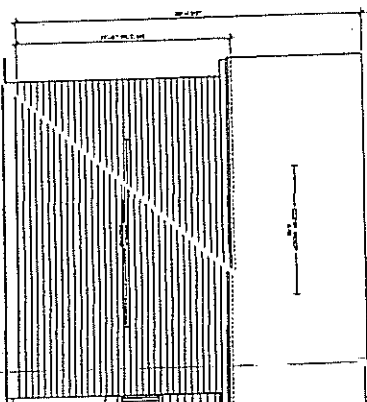
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

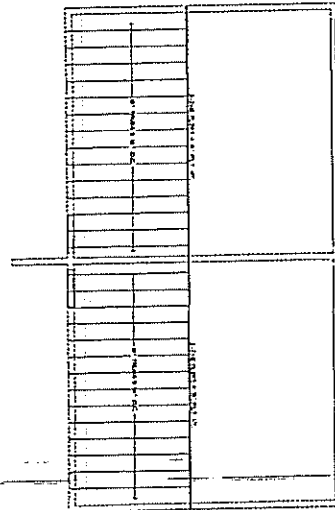
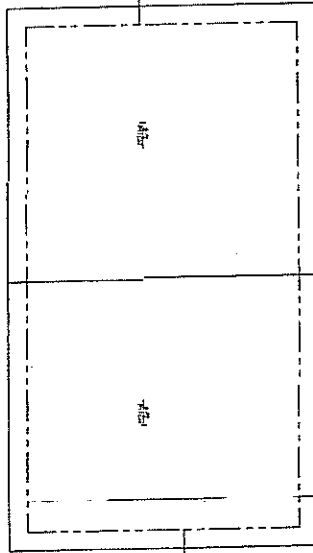
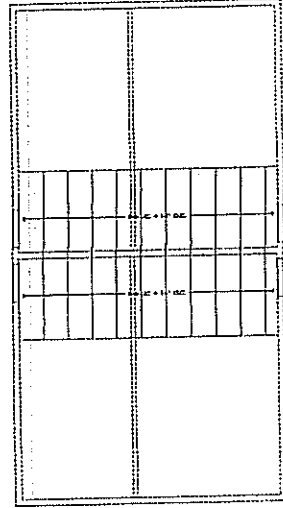
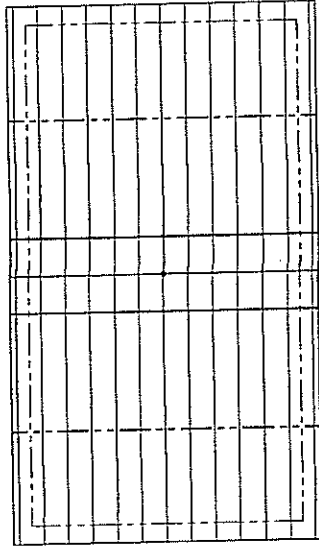


LEFT ELEVATION

JOHN C. DANIEL, SH  
 DATE: 11/15/2011  
 BY: [Signature]  
 SEAL: [Professional Seal]

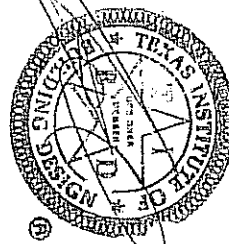
NOT TO SCALE  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE SPECIFIED  
 1" = 1'-0"

	EXISTING DATE: 11/15/2011 DRAWN BY: [Signature]	2206 EAST 14TH ST	DESIGN ORIGINALS of Texas home design center <small>DESIGNER: JOHN C. DANIEL, SH, NO. 12345          ADDRESS: 1415 W. 15TH ST., SUITE 100, FORT WORTH, TX 76102          PHONE: 817-335-1234</small>	DEVELOPSENSE INC. NICK NELSON <small>OWNER: NICK NELSON          ADDRESS: 1415 W. 15TH ST., SUITE 100, FORT WORTH, TX 76102          PHONE: 817-335-1234</small>
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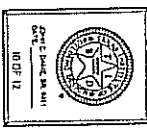


RECEIVED  
JAN 22 1990

JOHN C. DANE, SR.  
JAN 22 1990



THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED WORK WAS DONE BY THE FIRM OF DEVELOPSENSE INC. IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL SEAL ACT.

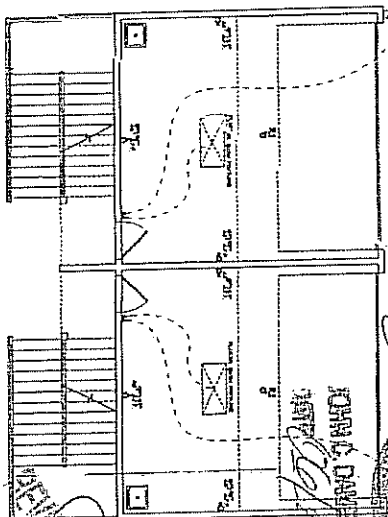
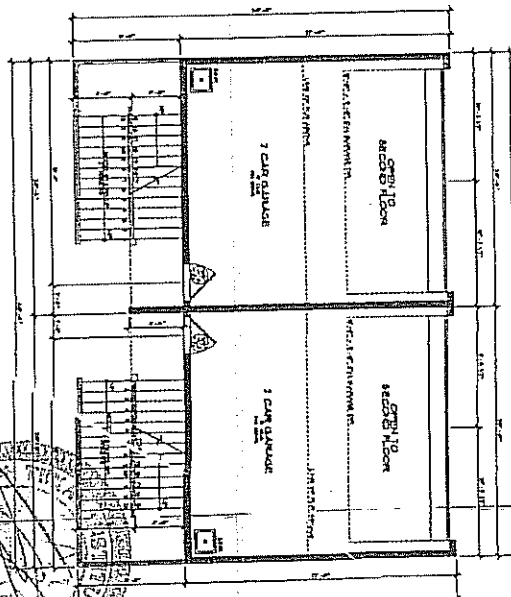
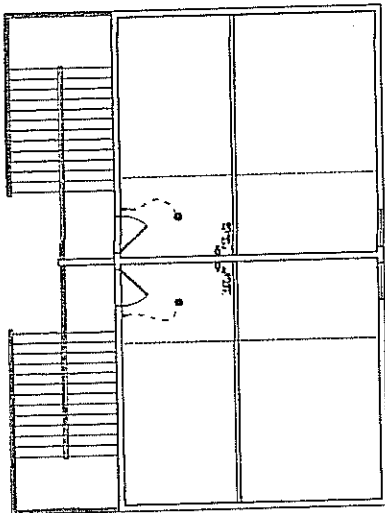


JOHN C. DANE, SR.  
JAN 22 1990

2206 EAST  
14TH ST

DESIGN ORIGINALS of Texas  
home design center

DEVELOPSENSE INC.  
NICK NELSON



GARAGE PLAN

**ELECTRICAL  
SYMBOL LEGEND**

1. ☐ **POWER OUTLET**  
 2. ☐ **WATER SUPPLY**  
 3. ☐ **WATER WASTE**  
 4. ☐ **WATER WASTE**  
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 100. ☐ **WATER WASTE**

[illegible]

### SYMBOL LEGEND

1. 2.6MPa/min VALVE  
1.10 MORE DATA  
1.16 BROKEN LEAD + AIR AS  
1.17  
(27) ROOM NITE 743

2206 EAST  
14TH ST

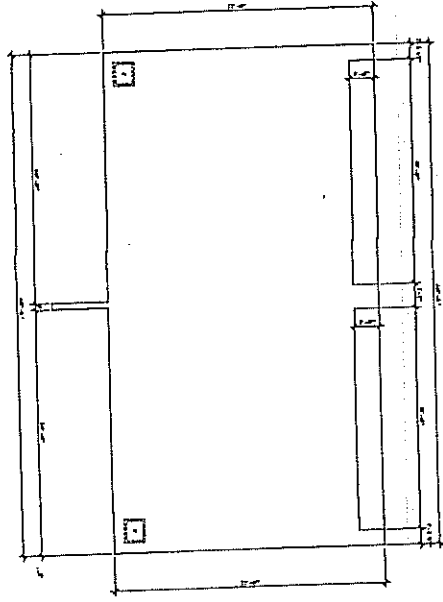


DESIGN ORIGINALS of Texas  
home design center

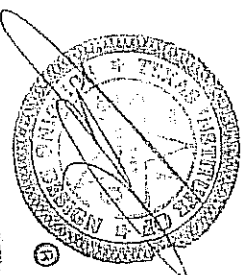
10000 W. 10th St., Suite 100  
Dallas, TX 75243  
972.382.1234

**DEVELOPSENSE INC.**  
**NICK NELSON**

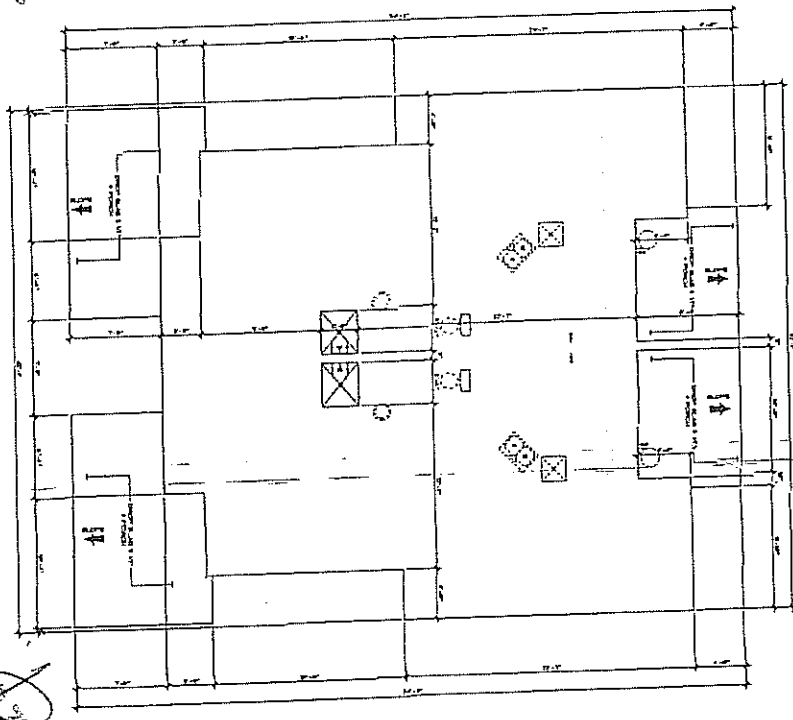




GARAGE FORM-SETTING PLAN



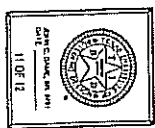
JOHN C. DANE, SR.  
DATE: 02/19/00



FORM-SETTING PLAN

REVIEWED FOR PLANNING ONLY

NOT TO SCALE  
ALL DIMENSIONS ARE IN FEET AND INCHES  
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED



DATE: 11/08/12

2206 EAST 14TH ST

DESIGN ORIGINALS of Texas  
home design center

DEVELOPSENSE INC.  
NICK NELSON

JOHN C. DANE, SR. #419  
 DATE 06/19/85  
 RETURNED TO SENDING OFFICE

[Circular Postmark: NEW YORK, NY 10001]  
 [Handwritten Signature: J.C. Dane, Sr.]

[Rectangular Postmark: NEW YORK, NY 10001 JUN 19 1985]

[Handwritten Note: 100-443887-1000]

\_\_\_\_\_

1<sup>ST</sup> FLOOR



**ONE STOP SHOP**

**505 Barton Springs**

**Austin Energy**

Austin, Texas 78701

(512) 974-2632 phone

(512) 974-9779 fax

Electric Service Planning Application (ESPA)

(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Requestor's Name Developsense, Inc. Phone 906-6757  
Address 2206 E. 14th OR  
Legal Description \_\_\_\_\_  
Lot 4 Block 12 Commercial/Residential? Commercial  
Who is your electrical service provider? AE or Other

Service Main Size \_\_\_\_\_ (amps) Service Conductor \_\_\_\_\_ (type & size)  
AE Service Length \_\_\_\_\_ (ft.) Number of Meters? \_\_\_\_\_ Multi-Fuel Y N  
Overhead/Underground? Voltage \_\_\_\_\_ ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)  
Total Square Footage \_\_\_\_\_ New service or upgrade or temporary  
Largest A/C unit \_\_\_\_\_ (Tons) OR LRA of Largest A/C Unit \_\_\_\_\_ (amps)  
Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: New duplex with detached garages

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

Date \_\_\_\_\_

Phone \_\_\_\_\_

AE Representative  
(Remarks on back)

Phone 974-2632 Date \_\_\_\_\_

**Application expires 180 days after date of Approval**

Revised by Austin Energy 12/11/07

All structures etc. must maintain 7'5"  
clearance from AE energized power

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



CITY OF AUSTIN  
Neighborhood Planning and Zoning Department  
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED

APR 30 2008

NPZD/CHPO

Issued - 2009-004826 RD 1-23-09

BP- PR-28248-RP NRD- 2008-042904 HDP- 080259  
REFERRED BY: Bryan Walker NRHD: 66 6/5/08 Ca. 1922  
☒ RELEASE PERMIT  
☐ DO NOT RELEASE PERMIT  
☐ PENDING HLC REVIEW- Steve Ladeuilly 6-4-08 7928' STORY  
Historic Preservation Officer Date

A ☒ TOTAL or ☐ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex  
or ☐ Other Located at: 2206 E 14TH STREET

**INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS**  
PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)  
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Applicant's Company Name: Developsense, Inc.

Owner's Company Name: 2206 E 14th, LLC

Applicant: Nick Nelson GC

Owner's Name: 13187 Hwy 183

Address: Po Box 92031

Address: Austin TX 78750

City: Austin

City:

State: tx ZIP: 78709

State: TX ZIP: 78750

Phone: (512)906-6757 Fax: (512)532-0916

Phone: (512)331-8881 Fax: (512)331-8882

E-mail: buildingaustin@gmail.com

E-mail: [REDACTED]

Please submit the following to complete this application:

- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473  
Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☒ Photographs showing the structure(s) or portion of the structure(s) proposed for demolition.  
Digital photographs are acceptable
- ☒ \$25 Fee per application for Historic Preservation Office Review

**IMPORTANT:** Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.



CITY OF AUSTIN  
Neighborhood Planning and Zoning Department  
RESIDENTIAL DEMOLITION PERMIT APPLICATION

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APR 30 2008

NPZD/CHPC

BP- _____	PR- <u>2206 E 14TH</u>	NRD- _____	HDP- <u>08 0259</u>
REFERRED BY: <u>SEAN WATERS</u>	NRHD: _____	Ca. <u>1922</u> <u>1922</u> (EST.)	
<input type="checkbox"/> RELEASE PERMIT			
<input type="checkbox"/> DO NOT RELEASE PERMIT			
<input type="checkbox"/> PENDING HLC REVIEW- _____			
Historic Preservation Officer			Date

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Address: Austin TX 78750

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Phone: (512) 906-6757 Fax: (512) 532-0916

Phone: (512) 331-8881 Fax: (512) 331-8882

E-mail: buildingaustin@gmail.com

E-mail: \_\_\_\_\_

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## RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

1. ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? *If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center 974-7180. or at*
2. ☒ No ☐ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? *Please contact 494-9400 for water and sewer service information.*
3. ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? *"If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876. or at*

### CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Owner's Signature

Date

Owner's Signature

Date

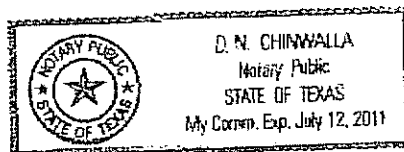
1<sup>st</sup> Owner's Printed Name

2<sup>nd</sup> Owner's Printed Name

Sworn and subscribed before me this 15<sup>th</sup> day of April, 2008

Notary Public in and for the State of Texas

My commission expires on: 07.12.2011.



I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Applicant's Signature

Date

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 612521

COUNT NUMBER: [REDACTED]

PROPERTY OWNER:

206 E 14TH STREET LLC  
WALTER CAPITAL FUNDING LLC  
90 ROUND ROCK WEST DR STE 601  
ROUND ROCK, TX 78681

PROPERTY DESCRIPTION:

LOT 4 BLK 12 OLT 34 DIVISION B

ACRES 0.000 MIN% .00000 TYPE

STATUS INFORMATION: 2206 E 14

ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

TAXPAYER ENTITY  
07 AUSTIN ISD  
CITY OF AUSTIN (TRAV)  
TRAVIS COUNTY  
TRAVIS COUNTY HEALTHCARE DISTRICT  
ACC (TRAVIS)

TOTAL  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

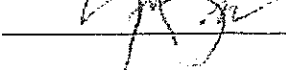
TAXES PAID FOR YEAR 2007 \$2,371.93

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 EXCEPT FOR UNPAID TAXES LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of 0.00 for all Tax Certificates.

SIGNED UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/20/2008

Amount Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 

# Waterloo Surveyors Inc. SURVEY PLAT

J117657

OWNER:  
GERTIE M. ROBINSON

ADDRESS:  
2206 EAST 14TH STREET

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

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

SCALE  
1"=30'

## LEGEND

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

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

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

TOPOGRAPHIC SURVEY  
ADDED OCTOBER 8, 2007

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the  
property legally described hereon and is correct, and this survey substantially  
complies with the current Texas Society of Professional Surveyors Standards and  
Specifications for a Category 1B Condition II Survey.

Dated this the 26TH day of SEPTEMBER 2007

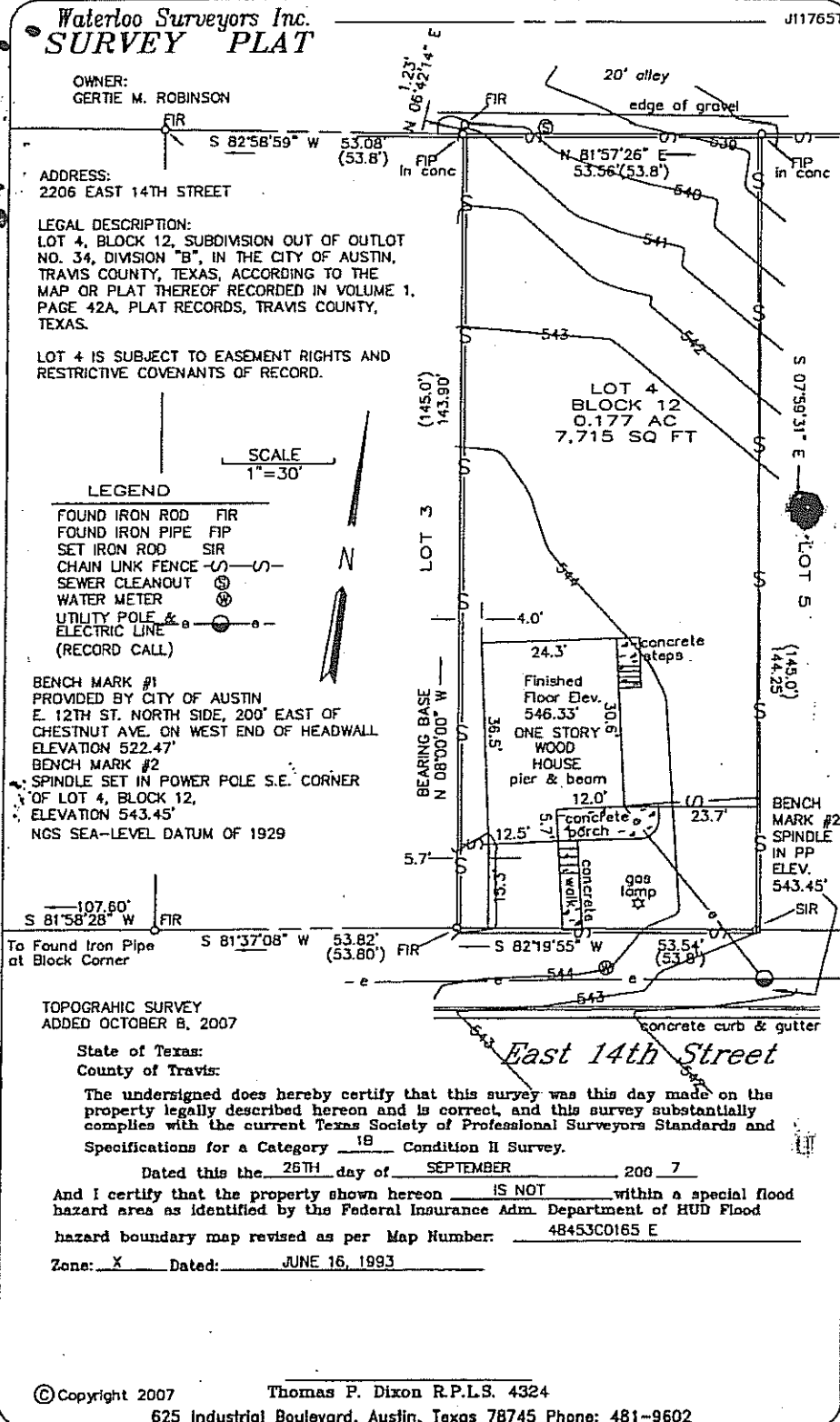
And I certify that the property shown hereon IS NOT within a special flood  
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood  
hazard boundary map revised as per Map Number: 48453C0165 E

Zone: X Dated: JUNE 16, 1993

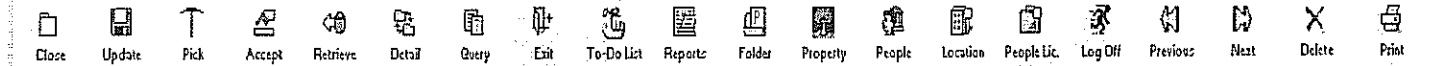
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Thomas P. Dixon R.P.L.S. 4324

625 Industrial Boulevard, Austin, Texas 78745 Phone: 481-9602







Folder | Property (1) | People (1) | Info (58) | Fee/Charge | Process (3) | Document (8) | Comment | Attachment

Folder #	Ref. #	In Date	Issued	Status	Folder Name	Folder Description
2008 025427 000 00 EP	2008-025427 E104/09/2008	08/11/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025427 000 00 BP	2008-025427 B104/09/2008	04/16/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025427 000 00 MP	2008-025427 M04/09/2008	10/02/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025427 000 00 PP	2008-025427 P104/09/2008	04/24/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025428 000 00 EP	2008-025428 E104/09/2008	01/15/2009	On Hold	2206 E 14TH ST	new detached garage for duplex - seperated	
2008 025428 000 00 BP	2008-025428 B104/09/2008	04/16/2008	Expired	2206 E 14TH ST	new detached garage for duplex - seperated	
2008 028248 RD 00 PR	2008-028248 P104/18/2008	06/04/2008	Approved	2206 E 14TH ST	Demolish a circa 1922, 792 square foot, 1 stc	
2008 042904 000 00 BP	2008-042904 B106/04/2008	06/05/2008	VOID	2206 E 14TH ST	Demolish a circa 1922, 792 square foot, 1 stc	
2008 071249 000 00 W		09/09/2008	12/01/2008	Active	2206 E 14TH ST	
2008 072101 W 00 W		09/11/2008	12/01/2008	Active	2206 E 14TH ST	
2008 093017 000 00 W		12/01/2008	12/01/2008	Active	2206 E 14TH ST Unit B	
2008 094163 000 00 EX	2008-094163 E12/04/2008	12/04/2008	Closed	AWJ - 14th St E 2206	water sv Street cut: 4 feet x 30 feet Curb cut: 2 feet x	
2009 000289 000 00 EX	2009-000289 E01/05/2009	01/06/2009	Closed	TGS - 14TH ST E 2206	- NEW NEW SERVICE. EXCAVATION ONE 45FT >	
2009 003169 000 00 EX	2009-003169 E01/16/2009	01/21/2009	Admin Close	TGS - 14TH ST E 2206	- NEW NEW SERVICE. ALL WORK BEHIND THE	
2009 004826 RD 00 PR	2008-028248 P101/23/2009	01/23/2009	Approved	2206 E 14TH ST	Re-permitting for previous demolition permit	
2009 004836 000 00 BP	2009-004836 B101/23/2009	01/23/2009	Final	2206 E 14TH ST	Re-permitting for previous demolition permit	
2009 032648 000 00 CC		04/16/2009	Active	2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2009 033337 000 00 CV		04/17/2009	Active	2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2009 046382 000 00 CL		05/11/2009	Closed	CT#56237537 - 2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2009 078450 RM 00 PR		07/15/2009	Rejected	2206 E 14TH ST	remodel existing 1 sty metal siding garage to	
2009 082907 000 00 CL		07/27/2009	Closed	CT#56237536 - 2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2010 000093 C15 00 BA	C15-2010-0097	08/13/2010	Hearing Sched	2206 E 14TH ST		
2010 028423 000 00 CR		04/05/2010	04/05/2010	Closed	2206 E 14TH ST Unit B	Report from Dora Fogle, the the State of Tex

List View Related View

Copy Create Child Review Issue/Approve Print Re-Default Email GIS Summary Process Activity

Show no. of rows on tabs

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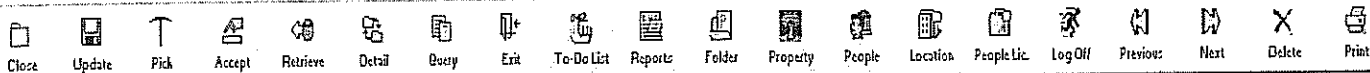
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26 Rows Returned

Ready

Demolish History

2/2



Folder | Property (1) | People (1) | Info (58) | Fee/Charge | Process (3) | Document (8) | Comment | Attachment

Folder #	Ref. #	In Date	Issued	Status	Folder Name	Folder Description
1935 3019E WTS 00 W	3019E	08/03/1935	08/03/1935	Expired	PIER Migration Water Tap - 22	
1944 18861A STS 00 W	18861A	04/18/1944	04/18/1944	Expired	PIER Migration Sewer Tap - 22	
2007 170240 R 1 PR	2007-170240 P112/07/2007	06/20/2008	Revision Appro	2206 E 14TH ST	new two story duplex with covered patios, be	
2008 025427 000 00 EP	2008-025427 E104/09/2008	08/11/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025427 000 00 BP	2008-025427 B104/09/2008	04/16/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
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2008 025428 000 00 EP	2008-025428 E104/09/2008	01/15/2009	On Hold	2206 E 14TH ST	new detached garage for duplex - seperater	
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2008 028248 RD 00 PR	2008-028248 P104/18/2008	06/04/2008	Approved	2206 E 14TH ST	Demolish a circa 1922, 792 square foot 1 stc	
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2008 093017 000 00 W		12/01/2008	12/01/2008	Active	2206 E 14TH ST Unit B	
2008 094163 000 00 EX	2008-094163 E12/04/2008	12/04/2008	Closed	AWU - 14th St E 2206	water sv Street cut 4 feet x 30 feet Curb cut 2 feet x	
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2009 003169 000 00 EX	2009-003169 E01/16/2009	01/21/2009	Admin Close	TGS - 14TH ST E 2206	-NEW NEW SERVICE. ALL WORK BEHIND THE	
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List View | Related View

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Demolition History

1/2

CITY OF AUSTIN 08-005428  
4-16-08  
RESIDENTIAL PERMIT APPLICATION "A"  
08-025427  
4-16-08

BP Number PR-07-170240-R

Building Permit No. \_\_\_\_\_

Plat No. \_\_\_\_\_

Date 12/14/07

Reviewer JK

PRIMARY PROJECT DATA

Service Address 2206 E. 14<sup>th</sup> St. Austin TX

Tax Parcel No. \_\_\_\_\_

Legal Description

Lot 4 Block 12 Subdivision OUT OF LOT #34, DIVISION B Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

Remodel (specify) \_\_\_\_\_

XX New Residence

XX Duplex

Addition (specify) \_\_\_\_\_

XX Garage attached XX detached

Carport attached detached

Other (specify) \_\_\_\_\_

Pool \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) SF-3

Height of Principal building 31'-7 1/4" ft. # of floors 2 ~~with habitable attic~~ Height of Other structure(s) 29'-11 1/2" ft. # of floors 2

- Does this site currently have water and wastewater availability? XX Yes No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? Yes XX No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? Yes XX No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes XX No

Does this site front a paved street? XX Yes No A paved alley? XX Yes No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? XX Yes No

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7711 sq. ft. 7801 171 840  
Job Valuation - Principal Building \$ 225K  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ 42162  
(Labor and materials)

TOTAL JOB VALUATION

(sum of remodels and additions)

\$ 225,000  
(Labor and materials)

PERMIT FEES

Duplex (For office use only) GARAGE

NEW ADDITIONS REMODELS

Building \$ 330 + \$ 82 = 412  
Electrical \$ 219 + \$ 47 = 266  
Mechanical \$ 134 \$  
Plumbing \$ 144 \$  
Driveway & Sidewalk \$ \$  
TOTAL \$ 813 \$

OWNER / BUILDER INFORMATION

OWNER Name JEFF DAVIS LEWIS  
BUILDER Company Name DEVELOPSENSE  
Contact/Applicant's Name NICK NELSON  
DRIVEWAY/ SIDEWALK Contractor

Telephone (c) \_\_\_\_\_  
(v) \_\_\_\_\_  
Telephone 535 3953 office  
Pager 906 6787 cell  
FAX \_\_\_\_\_  
Telephone \_\_\_\_\_

CERTIFICATE OF OCCUPANCY Name JAY DUPONT  
Address 818 MORROW ST.

Telephone 512 796 6879  
City AUSTIN ST TX ZIP 78757

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

xx telephone e-mail: \_\_\_\_\_

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

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION

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

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

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

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

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

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

APPLICANT'S SIGNATURE [Signature] DATE 2-14-08

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

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

1. General Articulation NOT MET. - CHANGED BY DESIGNER 4/9/08  
2. Wall @ GARAGE CANNOT EXCEED 8'-0" w/o LANTERN  
CHANGED BY DESIGNER.  
~~ALL CONDITIONS MET.~~  
ALL CONDITIONS met, okay for permit. JFG 4/9/08 4/9/08 JFG

Service Address \_\_\_\_\_  
Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

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

**BUILDING COVERAGE**

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

	Existing	New	
		Side A	Side B
a. 1 <sup>st</sup> floor conditioned area	sq.ft.	724 sq.ft. <u>1448</u>	724 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.	752 sq.ft. <u>1504</u>	752 sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	sq.ft.		
d. Basement	sq.ft.	N/A	N/A
e. Garage / Carport	sq.ft.		
<u>      </u> attached	sq.ft.		
<u>XX</u> detached	sq.ft.	443 sq.ft. <u>886</u>	443 sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	N/A (252)	N/A
g. Breezeways	sq.ft.	N/A	N/A
h. Covered patios	sq.ft.	219 sq.ft. <u>438</u>	219 sq.ft.
i. Covered porches	sq.ft.		
j. Balconies	sq.ft.	104 <u>208</u>	104
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	N/A	N/A
l. Other building or covered area(s)	sq.ft.		
Specify _____			
<b>TOTAL BUILDING AREA (add a. through l.)</b>	sq.ft.	A+B= <u>4734</u>	

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

38.2  $\frac{2980 \text{ sq.ft. on lot}}{78.6 \% \text{ of lot}}$

**IMPERVIOUS COVERAGE**

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

a. Total building coverage on lot (see above)	<u>2980</u> sq.ft.
b. Driveway area on private property	<u>286</u> sq.ft.
c. Sidewalk / walkways on private property	<u>64</u> sq.ft.
d. Uncovered patios	<u>n/a</u> sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>250/2= 125</u> sq.ft.
f. Air conditioner pads	<u>16</u> sq.ft.
g. Concrete decks	<u>n/a</u> sq.ft.
h. Other (specify) _____	<u>n/a</u> sq.ft.

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

3471 sq.ft. ✓  
44.9 % of lot

44.5%

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

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

Service Address 2206 E. 14<sup>TH</sup> ST., AUSTIN, TX 78702

Applicant's Signature [Signature]

Date 2-14-08

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

	Existing	New	
		SIDE A	SIDE B
I. 1 <sup>st</sup> Floor Gross Area			
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft. <u>1167</u>	<u>1448</u>	<u>1167</u> sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq.ft. <u>48</u>	<u>96</u>	<u>48</u> sq.ft.
c. TOTAL (add a and b above)	sq.ft. <u>1215</u>		<u>1215</u> sq.ft.
		<del>1448</del>	<u>1544</u>
II. 2 <sup>nd</sup> Floor Gross Area See note <sup>1</sup> below			
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft. <u>752</u>	<u>752</u>	<u>752</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq.ft. <u>752</u>		<u>752</u> sq.ft.
f. TOTAL (add d and e above)		<u>1504</u>	
III. 3 <sup>rd</sup> Floor Gross Area See note <sup>1</sup> below			
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft. _____		sq.ft. _____
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq.ft. _____		sq.ft. _____
i. TOTAL (add g and h above)	sq.ft. _____		sq.ft. _____
IV. Basement Gross Area			
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft. _____		sq.ft. _____
V. Garage			
k. <u>  </u> attached (subtract 200 square feet if used to meet the minimum parking requirement) —	sq.ft. _____	<u>0</u>	sq.ft. _____
l. <u>XX</u> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft. <u>445</u>	<u>436</u>	<u>445</u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft. _____		sq.ft. _____
VII. TOTAL	sq.ft. <u>1517</u>	<u>3048</u>	<u>1517</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)		<u>3048</u>
GROSS AREA OF LOT		<u>7717</u> sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)		<u>39.3 %</u> sq. ft.

39.1%

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

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

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



**ONE STOP SHOP**  
**505 Barton Springs**

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

**Austin Energy**

**Electric Service Planning Application (ESPA)**

(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Requestor's Name JAY DUPONT Phone 716 6879  
Address 2206 E. 14TH ST. AUSTIN, TX 78702 OR  
Legal Description LOT 4 BLOCK 12, SUBDIVISION OUT OF DISTRICT NO. 34, DIV. "B" PER. V. 1 Pg. 42A  
Lot 4 Block 12 Commercial/Residential? R  
Who is your electrical service provider? (AE) or Other

Service Main Size \_\_\_\_\_ (amps) Service Conductor \_\_\_\_\_ (type & size)  
AE Service Length \_\_\_\_\_ (ft.) Number of Meters? \_\_\_\_\_ Multi-Fuel Y N  
Overhead/Underground? Voltage RF ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)  
Total Square Footage \_\_\_\_\_ New service or upgrade or temporary  
Largest A/C unit \_\_\_\_\_ (Tons) OR LRA of Largest A/C Unit \_\_\_\_\_ (amps)  
Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: New Duplex

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

Date \_\_\_\_\_

Phone \_\_\_\_\_

AE Representative  
(Remarks on back)

Phone

974-2632

Date \_\_\_\_\_

**Application expires 180 days after date of Approval**

Revised by Austin Energy 12/11/07

**AE APPROVED**

APR 09 2008

RLS 100-26

# Waterloo Surveyors Inc. **SURVEY PLAT**

J11765T

OWNER:  
GERTIE M. ROBINSON

ADDRESS:  
2206 EAST 14TH STREET

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

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

SCALE  
1"=30'

## LEGEND

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

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

TOPOGRAPHIC SURVEY  
ADDED OCTOBER 8, 2007

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the  
property legally described hereon and is correct, and this survey substantially  
complies with the current Texas Society of Professional Surveyors Standards and  
Specifications for a Category 1B Condition II Survey.

Dated this the 26TH day of SEPTEMBER 2007

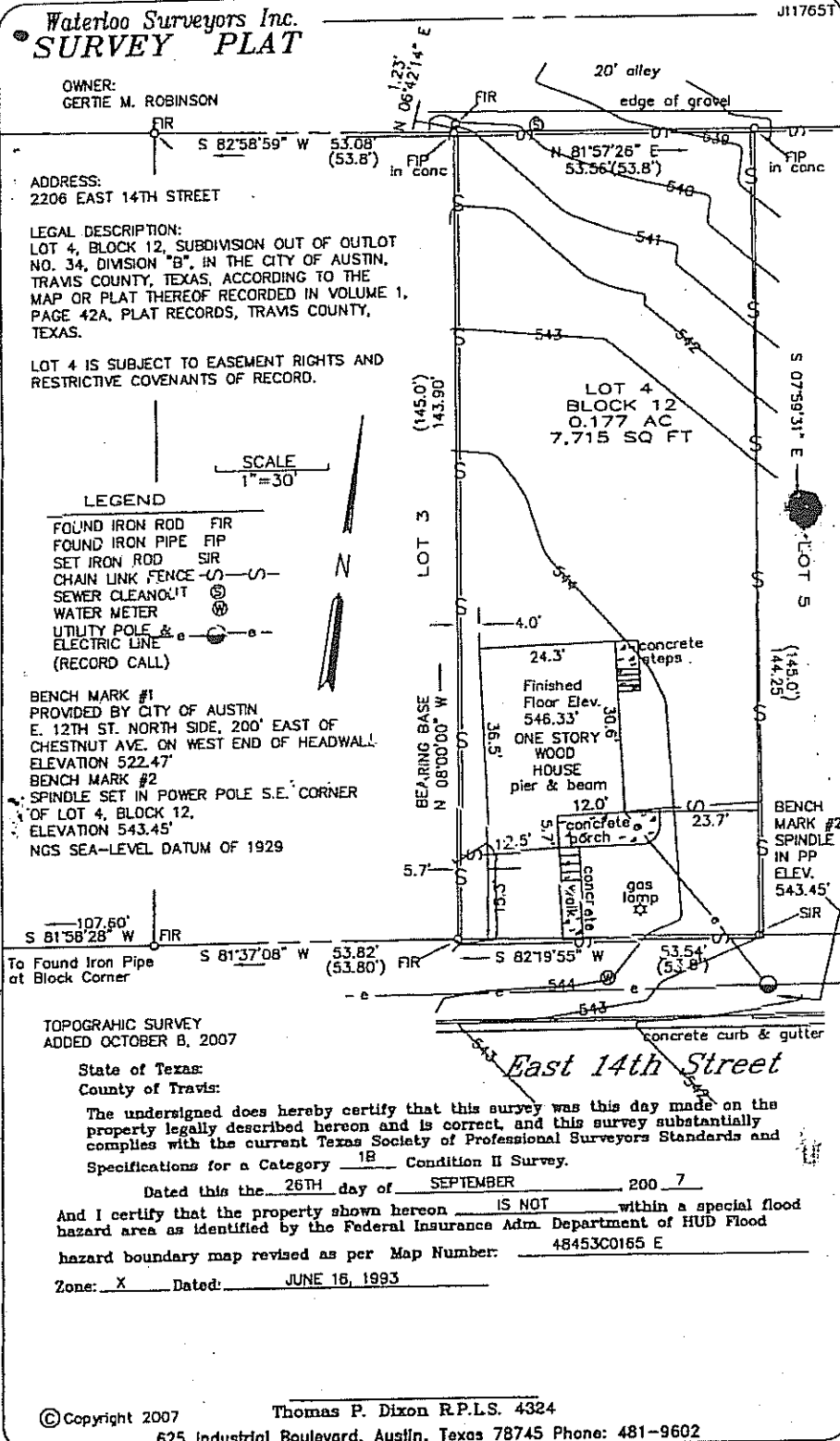
And I certify that the property shown hereon IS NOT within a special flood  
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood  
hazard boundary map revised as per Map Number: 48453C0165 E

Zone: X Dated: JUNE 16, 1993

© Copyright 2007

Thomas P. Dixon R.P.L.S. 4324

625 Industrial Boulevard, Austin, Texas 78745 Phone: 481-9602





Valerio Surveys, Inc.

CERTIF. M. ROBINSON

2205 EAST 14TH STREET

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

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

LEGEND

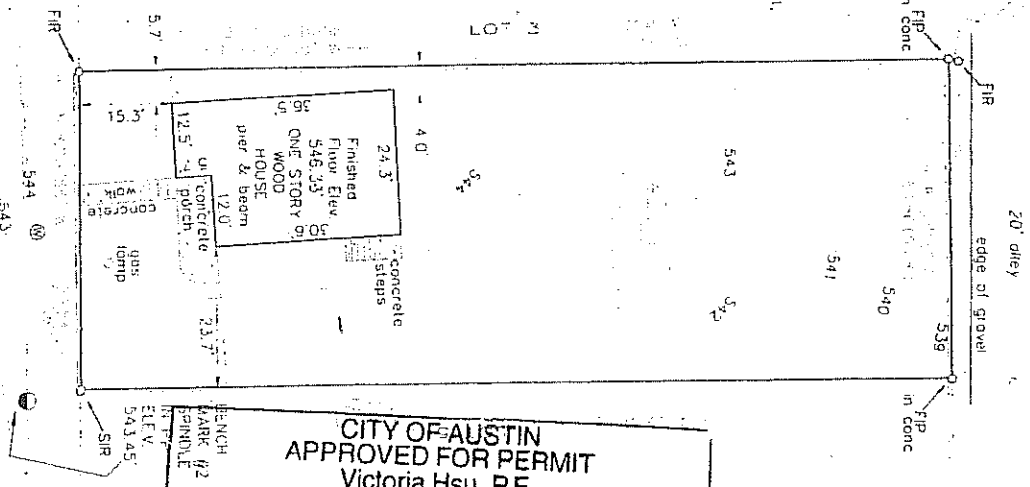
- FOUND IRON ROD FIR
- SET IRON ROD FIR
- CHAIN LINK FENCE
- SEWER CLEANOUT
- WATER METER
- UTILITY POLE & ELECTRIC LINE
- (RECORD CALL)

SCALE  
1" = 30'

BENCH MARK #1  
PROVIDED BY CITY OF AUSTIN  
E. 12TH ST. NORTH SPOT 200' EAST OF CHESTNUT AVE. (N WEST END OF HEADWALL ELEVATION 522.47)  
BENCH MARK #2  
SPRINKLER IN POWER POLE S.E. CORNER OF LOT 4, BLOCK 12.  
ELEVATION 543.45  
MGS SEA-LEVEL DATUM OF 1929

TOPOGRAPHIC SURVEY  
ADDED OCTOBER 8, 2007

State of Texas  
County of Travis  
The undersigned does hereby certify that this survey was this day made on the property legally described herein and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey  
Dated this 20th day of SEPTEMBER 2007  
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Admin. Department of HUD. Flood hazard boundary map revised as per Map Number 484530165 E  
Note: X Dated: JUNE 16, 1993

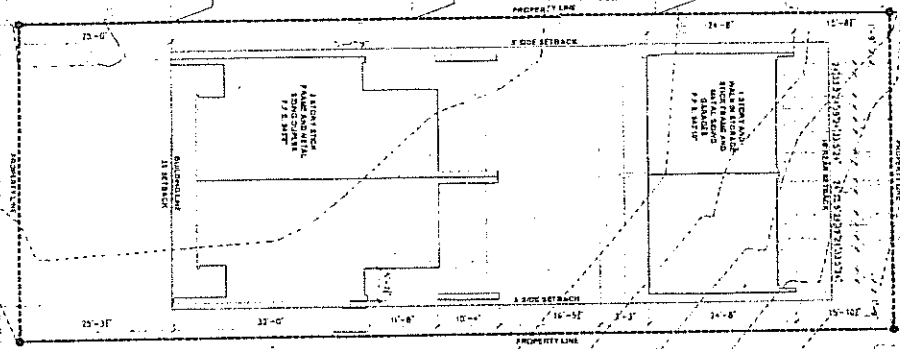


CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.

Watershed Protection & Development Review Department  
By [Signature] Date 9/9/08  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinances of the City of Austin.

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.  
J117651

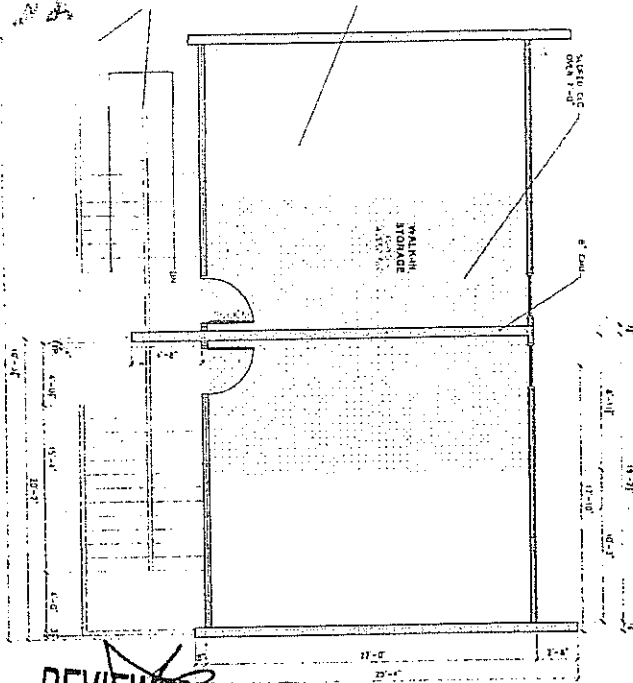
AE APPROVED  
APR 09 2008  
RLS 100-26



REVIEWED FOR ZONING ONLY

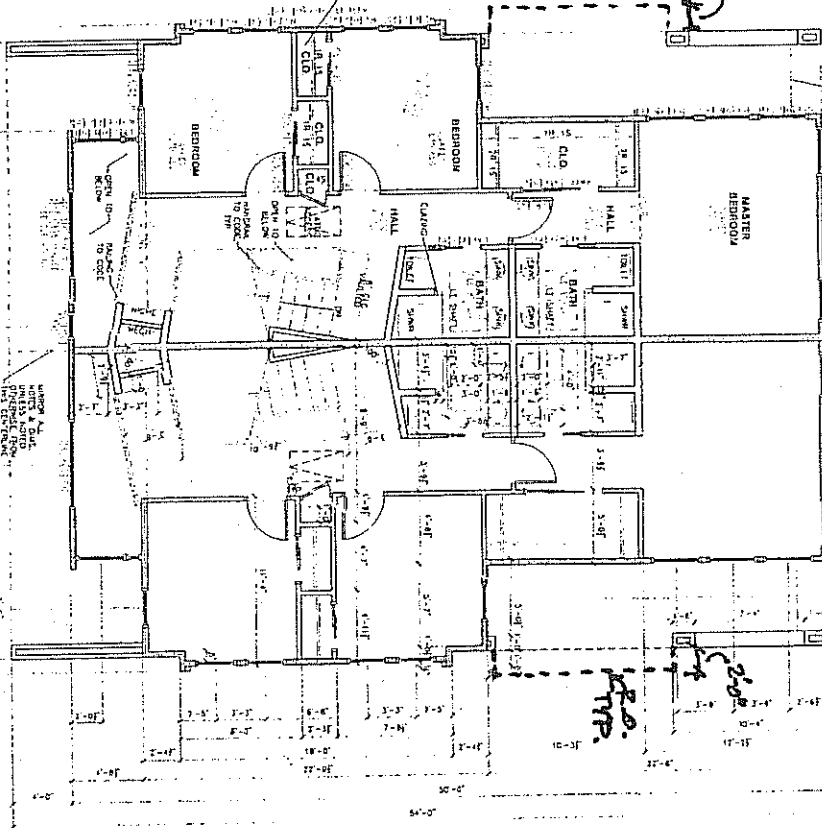






REVIEWED FOR ZONING ONLY

2.00  
R.O.  
TYP.



2.00  
R.O.  
TYP.



1 Second Floor Plan  
SCALE: 1/8" = 1'-0"

J. SQUARE ARCHITECTURE DOES HEREBY DEMONSTRATE AND CERTIFY, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SUBCHAPTER F OF THE CITY CODE OF AUSTIN.

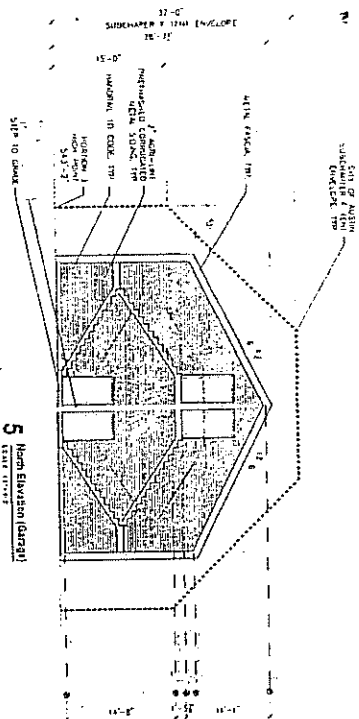
ISSUED FOR PERMIT AND REGULATORY APPROVAL

GENERAL NOTES

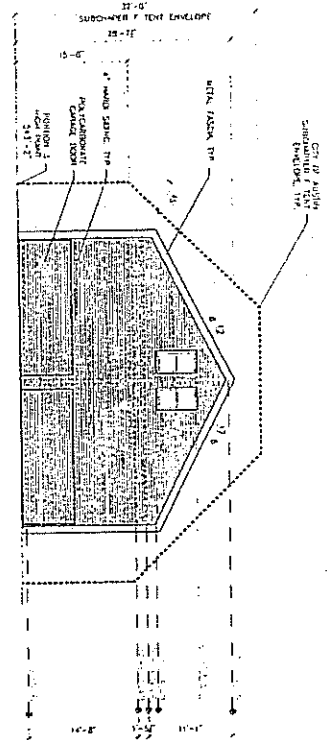


Second Floor Plan  
DATE: 11/15/2023  
SCALE: 1/8" = 1'-0"

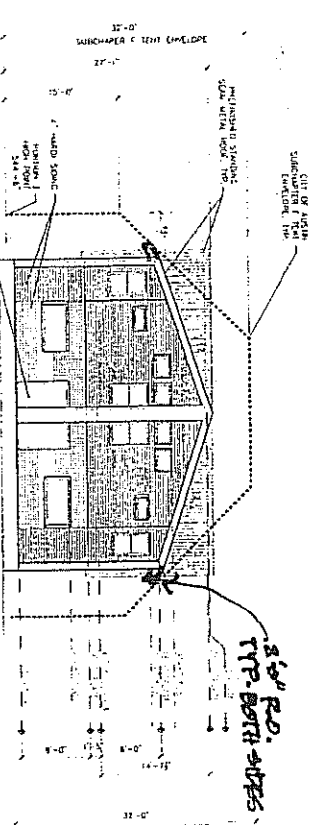
A1.0



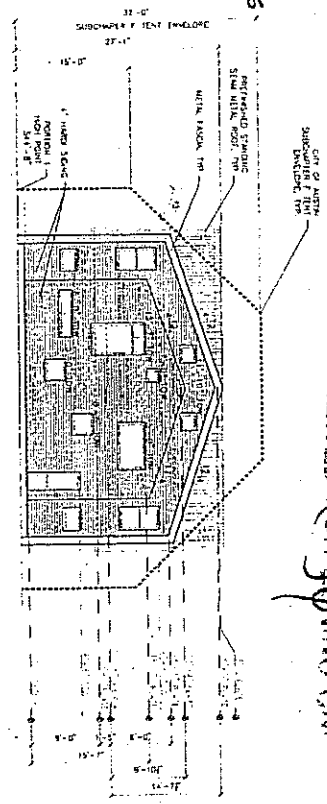
5 North Elevation (Rear)  
Scale 1/8" = 1'-0"



4 South Elevation (Rear)  
Scale 1/8" = 1'-0"



3 North Elevation (Front)  
Scale 1/8" = 1'-0"

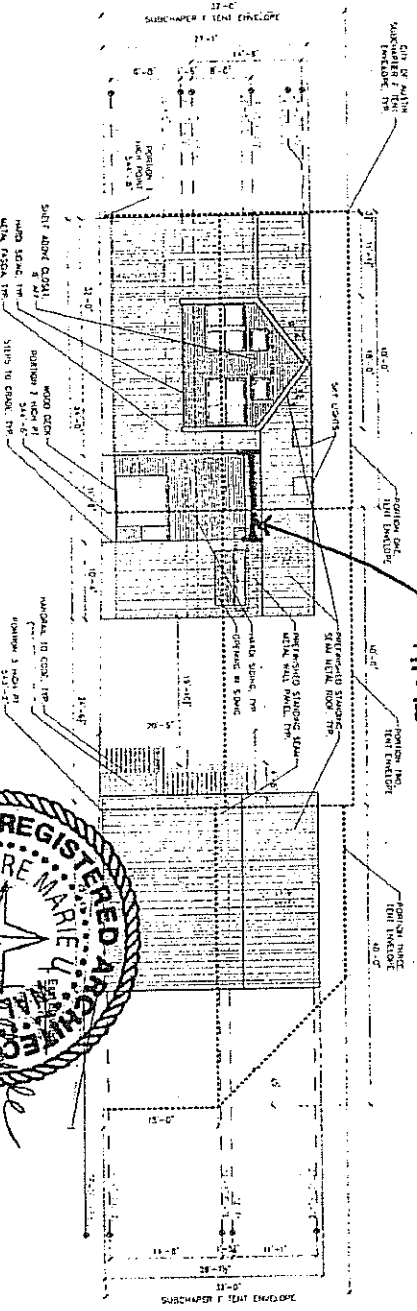


2 South Elevation (Front)  
Scale 1/8" = 1'-0"

REVIEWED FOR TYPING ONLY

3.5" P.D. TYP. REVISIONS

2" P.D. REVISIONS



GENERAL NOTES

J. SQUARE ARCHITECTURE  
DOES HEREBY DEMONSTRATE  
AND CERTIFY TO THE BEST  
OF ITS KNOWLEDGE AND  
ABILITY THAT THESE  
ELEVATIONS COMPLY WITH  
ALL CITY ORDINANCES  
AND SUBCHAPTER F OF THE  
CITY CODE OF AUSTIN.

ISSUED FOR PERMIT AND REGULATORY APPROVAL



DATE: 11/28/07  
SCALE: AS SHOWN  
A3.01