

B3
1

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

DATE: Monday, November 8, 2010

CASE NUMBER: C15-2010-0112

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Leane Heldenfels, Chairman
____ Clarke Hammond, Vice Chairman
____ Heidi Goebel

APPLICANT: Doug, Keating

ADDRESS: 5010 FINLEY DR

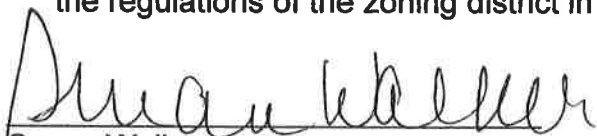
VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain the existing garage and driveway layout for a single-family residence in an "SF-2", Single Family Residence zoning district.

BOARD'S DECISION: POSPONED to December 13, 2010

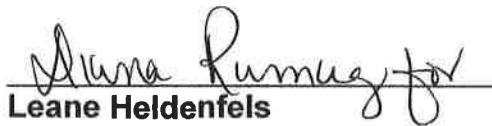
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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



Susan Walker
Executive Secretary



Leane Heldenfels
Chairman

B3
1/2

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

A m e n d e d

CASE # C15-2010-0112
ROW # 10490876

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

TP-0227000103

(02-2700-0127)

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

**WARNING: Filing
of this appeal stops**

all affected construction activity.

STREET ADDRESS: 5010 Finley Drive

LEGAL DESCRIPTION: Subdivision -- Joseph W Brown

Lot(s) 3 Block A Outlot Division No. 2 V. 21 Pg. 4

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

5010 Sapphire Corporation affirm that on Nov 29, 2010,

hereby modify the original application 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-2

LDC 25-2-492(d) to maintain 50% impervious cover

LDC 25-2 Subchapter F Section 2.1 to maintain .50 FAR

**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):**

B3
3

REASONABLE USE:

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

Removal of any portion of the driveway impedes entrance into the garage. This is unique to the area in that the side entry garage is located behind the primary structure. Without the existing amount of driveway area currently in place, vehicles would be forced to access the garage via non-concrete areas. The existing driveway design allows for a 3 point turn around when backing out of the garage, allowing vehicles to exit the property in a forward position vs. having to back out to Finley Dr., typically viewed as an unsafe transportation practice.

The 3rd floor flex space was approved by City of Austin on application dated 1/25/07. The COA stamped plans clearly delineate a future bedroom / flex space, however, for unknown reasons the 3rd floor is not accounted for in the FAR calculations. The 3rd floor is currently a bar / game room with closets but no bathroom. The current owner did not own, nor build the project. With the exception of the driveway layout and garage orientation the project currently exists as it was approved by COA. This includes a revised form survey reflecting a side loaded garage submitted to the city 1 year prior to issuance of the CO. The COA passed all inspections without incident.

HARDSHIP:

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

The city approved the current layout and 3rd floor flex space that was clearly not designed as a true attic, but rather a habitable attic with gross floor area, as allowed per Subchapter F Section 3.3.3 (c).

The property was purchased from the builder, Timeless Classics, Inc. in 4/2010 with this exact impervious coverage that the City of Austin provided a permit.

- 1) Timeless Classics pulled original permit in 1/25/07 (page 1) —
- 2) And reflected 43.5% impervious cover (Page 3)
- 3) Design submitted to city shows plans with garage as front entry (Page 7, 8, 9, 11, 14, 15, 17, 18, and 19)
- 4) Actual garage configuration as built and approved throughout the permit and inspection process in this current configuration was presented to the city well before it issued a certificate of occupancy (Page 20 & 21) The engineer pointed out that there were "deviations" on 5/15/2007 (Page 20) and the Form survey performed on 4/30/07 reflected a substantial change in location of the garage
- 5) The inspectors had nearly one year from the two above documents to reconcile the plan with the changes. The certificate of occupancy was granted, in the current configuration, in 3/31/2008 (Page 22)
- 6) The property was purchased directly from the builder named on the permit (page 1) and sold to the current owner (Page 23) on 4/7/2010. —

b3
4

7) Survey performed for purchase in March of this year (Page 24) shows the unaltered garage configuration, subsequent request for impervious cover calculation shows 49% impervious cover.

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

————The hardship is not general to the area as all other garages are direct entry and do not require a 90 turn to enter/exit the garage. This is an existing condition that was in place on purchase of a property that was given a certificate of occupancy from the City of Austin even though it did not meet impervious cover criteria at the time.—

The hardship is also not general to the area given the COA's approval of the 3rd floor for this specific structure. Failure to maintain the 3rd floor flex space will require unreasonable, substantial construction to the primary structure.

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:

1) The characteristic has been in place since 3/2008 and has posed no problem for adjacent properties

2) There is additional rainwater detention on site.

3) The condition is in harmony with the surrounding area as the adjacent new homes were built in such a way that they too pushed the impervious cover limit to near maximum allowance (page 26). Adjacent properties also include commercial property to the rear that, by visual inspection, has nearly 100% impervious coverage (page 10 and 26).

The current owner proposes to install site drainage controls to assist with runoff to both neighboring yards, addressing adjacent neighbor concerns. It should be noted there is a sizeable drainage detention receptacle installed in the front yard of this property and located underground with an at-grade grate, as required by the COA. The subject site and several adjacent lots were required to do so by COA zoning and platting commission upon approval of subdivision request.

If the FAR request is approved, the building will continue to be used as-is, as approved by the COA on original permit. Total GFA will be 3019 SF.

B3
5

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:

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:

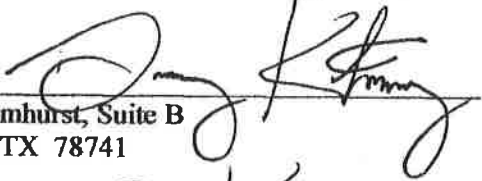
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

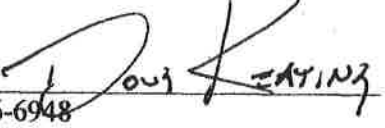
B3
6

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**

statements contained in the complete application are true and correct to the best of my knowledge and belief.


Signed 
1708 Elmhurst, Suite B
Austin, TX 78741

Printed 
512-416-6948

11/29/2010

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 
1708 Elmhurst, Suite B
Austin, TX 78741

Printed 
512-416-6948

11/29/2010

B3
7

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



7105 Burnside Way Austin 78745

Printed

Phone Date

DAVID CANCELANOS

11/29/10 799-2401

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

B3
8

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

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

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

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

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

Hardship:

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the

B3
9

structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.

- b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

Area Character:

Application must demonstrate to the Board how 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 zoning regulations of the zoning district in which the property is located.

NOTE: Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

**Board of
Adjustmen**

t Staff:

**Susan Walker, Planner
974-2202**

**Diana Ramirez, Administrative Specialist, Board Secretary
974-2241**

Fax #974-6536

**Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor**

**Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088**

B3
10

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B3
11PUBLIC
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Back

PERMITS/CASES

	#	Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Related Folders
Issued Permit Report									
REGISTERED USERS	1	2007-000471 PR	BP-07-0471R	New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	R- 101 Single Family Houses	New	NEW CONSTRUCTION	Approved	Yes
New Registration									
Update Registration	2	2007-002549 BP	07003906	New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	R- 101 Single Family Houses	New	5010 FINLEY DR	Final	Yes
My Permits/Cases									
My Licenses	3	2007-073362 EX	070816620	AUSTIN ENERGY WILL EXCAVATE TO INSTALL NEW POLE	Public Works/Electric		SUEP Permit #070816620	Final	No
Request / Cancel / View Inspections									
My Escrow Accounts	4	2007-002549 MP	07003906	New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	R- 101 Single Family Houses	New	5010 FINLEY DR	Final	Yes
Reports									
Login	5	2007-002549 PP	07003906	New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	R- 101 Single Family Houses	New	5010 FINLEY DR	Final	Yes
HELP									
Web Help									
FEEDBACK	6	2007-002549 DS	07003906	Install residential driveway approach & sidewalk**jc New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	Res. Driveway & Sidewalk	New	5010 FINLEY DR	Final	Yes
Email Us									
	7	2007-002549 EP	07003906	New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	R- 101 Single Family Houses	New	5010 FINLEY DR	Final	Yes
	8	2007-168789 W			Water	Residential	5010 FINLEY DR	Expired	Yes
	9	2007-168793 W			Wastewater	Residential	5010 FINLEY DR	Expired	Yes
	10	2008-007772 PP	2008-007772 PP	installing irrigation system including backflow device only	Residential	Irrigation	5010 FINLEY DR	Final	No
	11	2009-128918 TP					5010 FINLEY DR	Approved	No
	12	2010-057435 MP	2010-057435 MP	Running copper and drain lines for mini split system only .	Residential	Remodel	5010 FINLEY DR	Active	No
	13	2010-060572 PR	2010-060572 PR	Remodel to existing attached garage to replace sheetrock and convert existing attic space above attached garage into a storage room and closet. (the roof is not being raised nor bathroom being added)	R- 435 Renovations/Remodel	Remodel	5010 FINLEY DR	Approved	Yes
	14	2010-060587 BP	2010-060587 BP	Remodel to existing attached garage to replace sheetrock and convert existing attic space above attached garage into a storage room and closet. (the roof is not being raised nor bathroom being added)	R- 435 Renovations/Remodel	Remodel	5010 FINLEY DR	Inactive Pending Revision	Yes
	15	2010-060587 EP	2010-060587 EP	Remodel to existing attached garage to replace sheetrock and convert existing attic space above attached garage into a storage room and closet. (the roof is not being raised	R- 435 Renovations/Remodel	Remodel	5010 FINLEY DR	Inactive Pending Revision	Yes

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16	<u>2010-062331 MP</u>		nor bathroom being added) Remodel to existing attached garage to replace sheetrock and convert existing attic space above attached garage into a storage room and closet. (the roof is not being raised nor bathroom being added)	R- 435 Renovations/Remodel	Remodel	5010 FINLEY DR	<div>B3 12</div> Inactive Pending Revision <u>Yes</u>
17	<u>2010-000110 BA</u>	C15-2010-0112	IC The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain the existing garage and driveway layout for a single-family residence in an "SF-2", Single Family Residence zoning district.	BOA Variance	Residential	5010 FINLEY DR	Hearing Scheduled No

Back



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B3
13

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B3
14PUBLIC
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Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2007-002549 DS	07003906	Install residential driveway approach & sidewalk**jc New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	Res. Driveway & Sidewalk	5010 New	FINLEY DR	Final	Jan 18, 2007	Feb 7, 2008	Mar 19, 2008

Related Folders: [Yes](#)

FOLDER INFO

Information	Description	Value
Smart Housing		No
Driveway Inspection		Yes
Sidewalks Inspection		Yes
Usage Category		101
Total Number of Driveways		1
Total Linear Footage of Curbs/Gutters		0
Total Number of Sidewalks		1

PROPERTY DETAILS

Number	Prop	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
5010	FINLEY	DRIVE					AUSTIN	TX	78731	Lot: 3 Block: A Subdivision: MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN SUBDIVISION NO. 2
Lot: 3 Block: A Subdivision: MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN SUBDIVISION NO. 2										

PEOPLE DETAILS

Role	Organization Name	Address	City	State	Postal	Phone
Right-Of-Way Contractor	Timeless Classics, Inc.	3601 S CONGRESS AVE B 400A	AUSTIN	TX	78704	(512)712-9900
General Contractor	Timeless Classics, Inc.	3601 S CONGRESS AVE B 400A	AUSTIN	TX	78704	(512)712-9900

FOLDER FEE

Fee Description	Fee Amount	Balance
Driveway Inspection Fee - PDR	\$22.00	\$0.00
Sidewalk Inspection Fee - PDR	\$20.00	\$0.00
Excavation/Concrete Permit Fee	\$30.00	\$0.00

PROCESSES AND NOTES

Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
204 Final Driveway	Pass	Mar 20, 2008	Mar 19, 2008	Mar 19, 2008	Everett Anglin (974-1591)	1
207 DS TCO Occupancy	Open				Everett Anglin (974-1591)	0
208 DS TCO Stocking	Open				Everett Anglin (974-1591)	0
202 Final Sidewalk	Pass	Mar 20, 2008	Mar 19, 2008	Mar 19, 2008	Everett Anglin (974-1591)	1
201 Sidewalk Prepour	Pass	Feb 8, 2008	Feb 8, 2008	Feb 8, 2008	Everett Anglin (974-1591)	1
203 Driveway Prepour	Pass	Feb 8, 2008	Feb 8, 2008	Feb 8, 2008	Everett Anglin (974-1591)	1

Back



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B3
15

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 B3
16

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FOLDER DETAILS

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.

Permit Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2007-002549 BP	07003906	New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway	R- 101 Single Family Houses	New	5010 FINLEY DR	Final	Jan 18, 2007	Feb 1, 2007	Mar 31, 2008

Related Folders: [Yes](#)

FOLDER INFO

Information	Description	Value
Smart Housing		No
Project Name		New Construction
Total New/Addition Bldg Square Footage		3539
Total Job Valuation		200000
Building Inspection		Yes
Electric Inspection		Yes
Mechanical Inspection		Yes
Plumbing Inspection		Yes
Energy Inspection		Yes
Driveway Inspection		Yes
Sidewalks Inspection		Yes
Environmental Inspection		No
Landscaping Inspection		No
Water Tap Inspection		Yes
Sewer Tap Inspection		Yes
On Site Sewage Facility Inspection		No
Fire Inspection		No
Health Inspection		No
Number of Floors		2
Number of Units		1
Certificate of Occupancy to be Issued		Yes
Usage Category		101

PROPERTY DETAILS

Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
5010		FINLEY	DRIVE				AUSTIN	TX	78731	Lot: 3 Block: A Subdivision: MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN SUBDIVISION NO. 2

Lot: 3 Block: A Subdivision: MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN SUBDIVISION NO. 2

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone 1
General Contractor	Timeless Classics, Inc.	3601 S CONGRESS AVE B 400A	AUSTIN	TX	78704	(512)712-9900

FOLDER FEE

Fee Description	Fee Amount	Balance
Building Permit Fee	\$330.00	\$0.00

PROCESSES AND NOTES

Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
104 Insulation	Pass	Oct 17, 2007	Oct 17, 2007	Oct 17, 2007	Gene Delauro (974-2357)	1
101 Building Layout	Pass	Oct 17, 2007	Oct 10, 2007	Oct 17, 2007		2
103 Framing	Pass		Oct 5, 2007	Oct 17, 2007	Gene Delauro (974-2357)	3
308 Abandoned Cable	Open				Carl Winn (974-2740)	0
102 Foundation	Pass	Oct 17, 2007	Oct 10, 2007	Oct 17, 2007		2
105 Wallboard	Pass	Mar 25, 2008	Oct 22, 2007	Mar 25, 2008		3

11/28/2010

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111 Energy Final	Pass	Mar 31, 2008	Mar 25, 2008	Mar 31, 2008	Gene Delauro (974-2357)	3
112 Final Building	Pass	Mar 31, 2008	Mar 25, 2008	Mar 31, 2008	Gene Delauro (974-2357)	2
108 TCO Stocking	Open				Carl Winn (974-2740)	0
109 TCO Occupancy	Open				Carl Winn (974-2740)	0
114 Continuance of work	Open					0
611 Water Tap	Pass		Dec 28, 2007	Dec 28, 2007	Carolyn Lunday (972-0013)	1
602 Environmental Inspection	Pass		Mar 17, 2008	Mar 17, 2008	Bonny Holmes (974-2278)	1

B3
17

FOLDER ATTACHMENT

Description

Detail

Third Party Inspections

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Third Party Inspections

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974-2000

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "A"

SF Number: BP 07-047R 21/183
 Building Permit No: 02003706
 Issued No: 1/25/07
 Reviewer: J. Moore

PRIMARY PROJECT DATA

Service Address: 2010 Pinley Tax Parcel No: _____
 Legal Description: Madeline Morris
 Lot: 3 Block: _____ Subdivision: replat of lot 2 Joseph W. Brown Subd No 2 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-2): SF-2

Height of Principal building: 30.5 ft # of floors: 3 Height of Other structure(s): 19 ft # of floors: 1

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: 6175 sq. ft.
 Job Valuation: Principal Building \$ 200,000
 (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	\$ <u>330</u>	\$ _____
Electrical	\$ <u>185</u>	\$ _____
Mechanical	\$ <u>105</u>	\$ _____
Plumbing	\$ <u>115</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name: Timeless Classics Inc. Telephone (H): _____
 (W) 712-9900
 BUILDER Company Name: OWNER Telephone: _____
 Contact/Applicant's Name: Manzan Volpe Pager: _____
 DRIVEWAY: Contractor: _____ FAX: _____
 SIDEWALK: Telephone: _____

CERTIFICATE OF OCCUPANCY Name: Timeless Classics Inc. Telephone: _____
 Address: 3601 S. Congress Ave HB-400-0000 AUS ST TX ZIP 78704

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

_____ telephone _____ e-mail MVolpe@austin.tx.gov or 294-4696

You may check the status of this application at www.austintexas.gov/development

1

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

03
19

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-41 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 24-5-2 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 the 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 in process.

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 Munira Vrege DATE 1/16/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 6401

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

① SQUARE FOOTAGES FOR 1ST & 2ND FLR DO NOT MATCH PLANS.

Service Address _____

Applicant's Signature _____

Date _____

②

RESIDENTIAL PERMIT APPLICATION "C"

B3
20

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (1) incidental projecting eaves and similar features, or (2) ground level paving, landscaping, or open recreational facilities.

	Existing	New Addition
a. 1 st floor conditioned area	sq. ft.	995 sq. ft.
b. 2 nd floor conditioned area	sq. ft.	1143 1003 sq. ft.
c. 3 rd floor conditioned area <i>a.k.a.</i>	sq. ft.	633 sq. ft.
d. Basement	sq. ft.	sq. ft.
e. Garage / Carport	sq. ft.	sq. ft.
<input checked="" type="checkbox"/> attached	sq. ft.	443 sq. ft.
<input type="checkbox"/> detached	sq. ft.	sq. ft.
f. Wood decks (must be counted at 100%)	sq. ft.	sq. ft.
g. Breezeways	sq. ft.	107 sq. ft.
h. Covered patios	sq. ft.	143 sq. ft.
i. Covered porches	sq. ft.	10 sq. ft.
j. Balconies	sq. ft.	sq. ft.
k. Swimming pool(s) (pool surface area(s))	sq. ft.	sq. ft.
l. Other building or covered area(s)	sq. ft.	sq. ft.
Specify:		3539

TOTAL BUILDING AREA (add a. through l.)

sq. ft.

sq. ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., i., and j. if uncovered)

1763

sq. ft.

28.6

% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pads, 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)	1763	sq. ft.
b. Driveway area on private property	796	sq. ft.
c. Sidewalk / walkways on private property	108	sq. ft.
d. Uncovered patios		sq. ft.
e. Uncovered wood decks (may be counted at 50%)		sq. ft.
f. Air conditioner pads	18	sq. ft.
g. Concrete decks		sq. ft.
h. Other (specify)		sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2685

sq. ft.

43.5

% of lot

3

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

B3
21

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

Service Address 5010 Finley Dr
Applicant's Signature Murza Volpe Date 1/16/07

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

	Existing	New Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	995 sq. ft.
b. 1 st floor area with ceiling height over 15 feet	sq. ft.	sq. ft.
c. TOTAL (add a and b above)	sq. ft.	995 sq. ft.
II. 2nd Floor Gross Area See note below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	11431003 sq. ft.
e. 2 nd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
f. TOTAL (add d and e above)	sq. ft.	11431003 sq. ft.
III. 3rd Floor Gross Area See note below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	sq. ft.
h. 3 rd 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 intersection of the minimum front yard setback line and side property lines.	sq. ft.	sq. ft.
V. Garage		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	248 sq. ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	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.	23862246 sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	23862246 sq. ft.
GROSS AREA OF LOT	6171 30876474 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	38.7 sq. ft.

It is second or third floor means all of the following criteria it is considered to be a second or third floor and is not included as part of the overall Gross Floor Area of the structure:

- It is fully enclosed within the roof structure and the roof has a pitch of 12 to 15 or greater
- It has one floor within the roof structure
- It does not extend beyond the front edge of the floor plates
- It is the highest habitable portion of the building and
- It is a portion of the area that is a ceiling height of seven feet or less

4

555E

B3
22

Tree Ordinance Review Application

City of Austin

10368884

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767
Phone: (512) 974-1876 Fax: (512) 974-3010



Paid: Yes/No
Receipt Number: _____
Inspection Date: _____
November 2005

This application requests¹ (specify all that apply):

- ☒ removal of a protected-size tree;
- ☐ development exceeding allowable standards for encroachment in the critical root zone²;
- ☐ removal of more than 30% of a tree's crown².

¹ Additional tree information may be obtained from the Land Development Code (25-8), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (<http://www.ci.austin.tx.us/trees/>).

² Applicant understands that encroachment in the critical root zone, or removal of canopy, may threaten the health of the tree and that approval of this application does not guarantee the continued health of the tree.

Please attach an aerial drawing that includes the location of the tree, proposed development, and utilities. The application and payment (check to the City of Austin for \$25 per tree) can be mailed or delivered to the above addresses. Payment must be made prior to City personnel completing this application. If relevant, check and initial the following box to indicate that the fee is to be applied to the building permit (i.e. escrow payment). ☐

Address of Property (including zip code): 5010 Finley Dr. Austin, TX 78731

Name(s) of Owner and Applicant: Two Drifters Ltd. - Tim McIntyre, applicant

Building Permit Number (if applicable): N/A

Telephone Number: 512-694-6277

Fax Number: 512-712-9998

Type of Tree: OAK ~ BE

Location on Lot: Attached

Trunk Circumference (inches around) at 4 1/2 Feet Above Ground: 80"

General Condition: damaged

Reason for Request: re-subdivision of lots has left this tree in center of prime building pad site.

[Signature]
Owner/Applicant Signature

12/21/06
Date

TO BE COMPLETED BY CITY ARBORIST

☒ Approved | ☐ *Approved With Conditions | ☐ Denied | ☐ Statutory Denial (more information required)

Comments: THANK YOU FOR CONSIDERING TO PLANT NEW TREES

*Conditions of Approval: ☒ None; ☐ As described within Arborist Comments (see above); and/or,

☐ Applicant agrees to plant _____ caliper inches, container grown, City of Austin Class 1 trees (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy (trees are to be a minimum of two inches in caliper width). Prior to development, applicant agrees to supply a foot zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) providing the utmost root zone protection.

Owner/Applicant Signature

Date

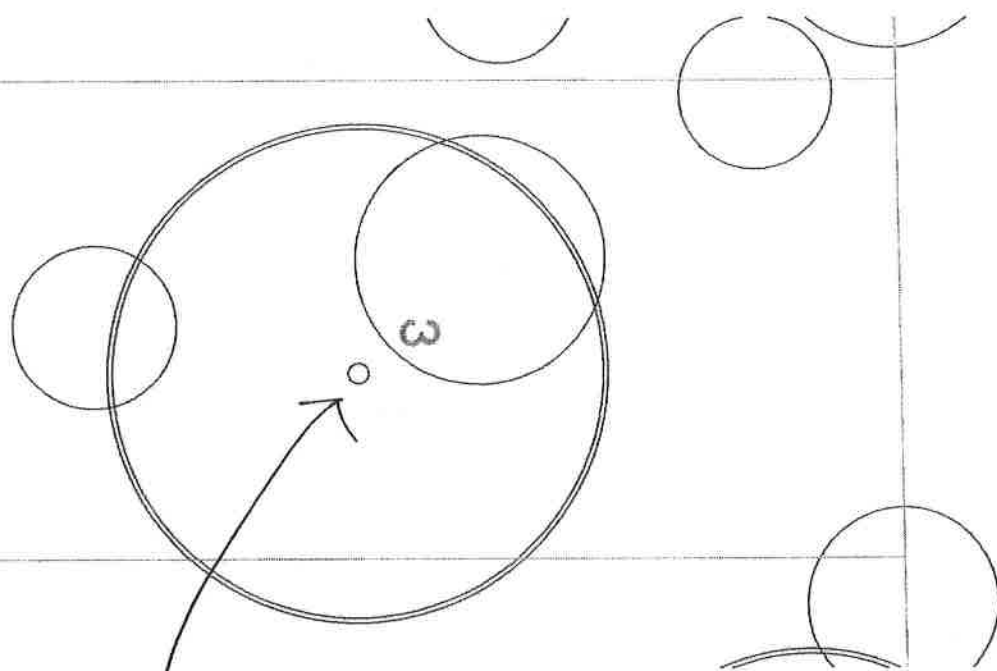
[Signature]
City Arborist Signature

Date

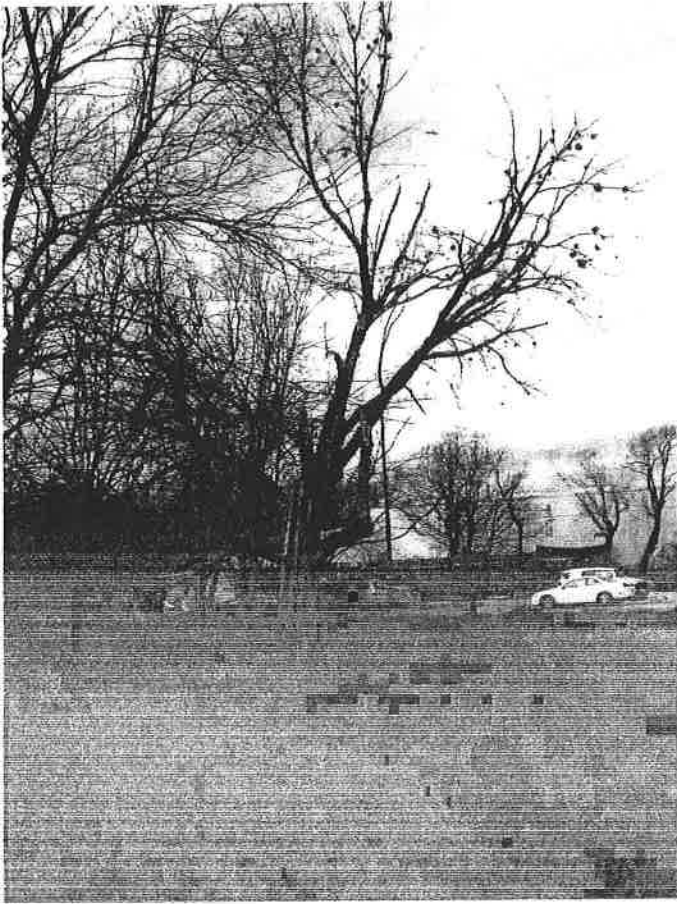
83
23

Finley

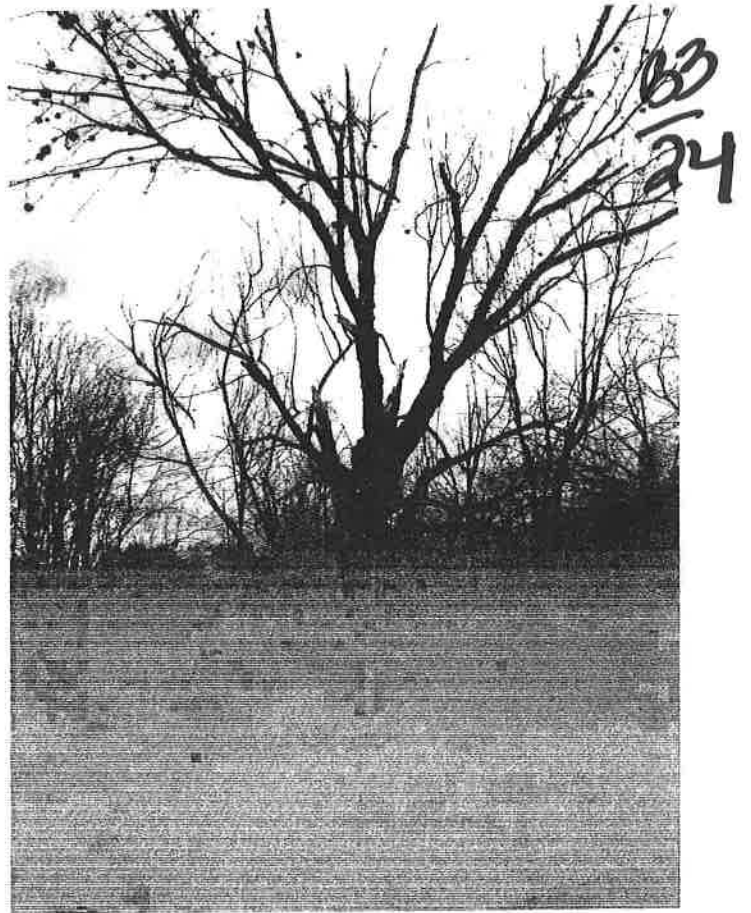
5010



Tree in question



STREET VIEW 12/21/06



SIDE VIEW 12/21/06

B3
25



Kramer Service Center
3412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 595-7265

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

SE Elna Service Center
4511-B Menard Ave
Austin, Texas 78744
(512) 595-7566

For Residential or Small Commercial "SERVICE ONLY" under 350 amps, 20 or 225 amps

Customer Name Timeless Classics Inc Phone 712-9900
Address 5010 Finley Dr.
Legal Description Madeline Morris report lot 2 Joseph Brown No. 2
Lot 3 Block _____ Commercial/Residential? Res

Service Main Size _____ (amps) Service Conductor _____ (type & size)
Service Length _____ (ft.) Number of Meters _____ Multi-Fuel Y N
Overhead/Underground? _____ Voltage _____ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage _____ Total A/C Load _____ (= of units) _____ (Tons)
Largest A/C unit _____ (Tons) LRA of Largest A/C unit _____ (amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: New Service

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____

Approved: ☒ Yes ☐ No (Remarks on back) _____ Phone 974-2632

Application expires 90 days after date of Approval

AE APPROVED
JAN 18 2007
RLS 18-16 (5)

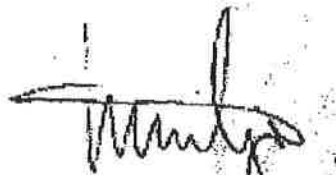
T. McIntyre
associates
Residential Architects

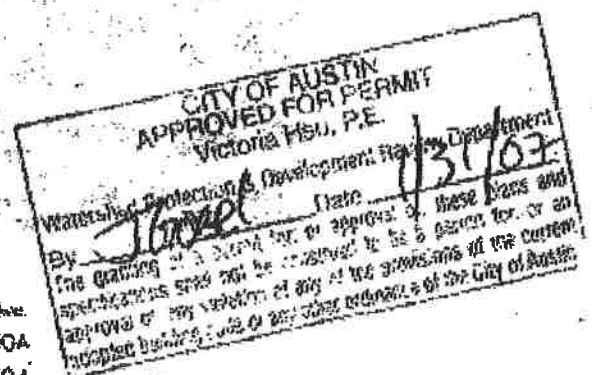
63
24

January 12, 2007

Re: 5010 Finley Dr.

To the best of my knowledge, the topographic information shown on these plans is accurate. I understand that the City of Austin may request to have this information certified by a RPLS.

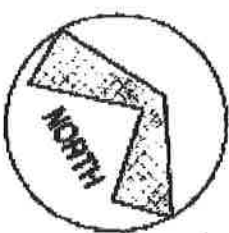
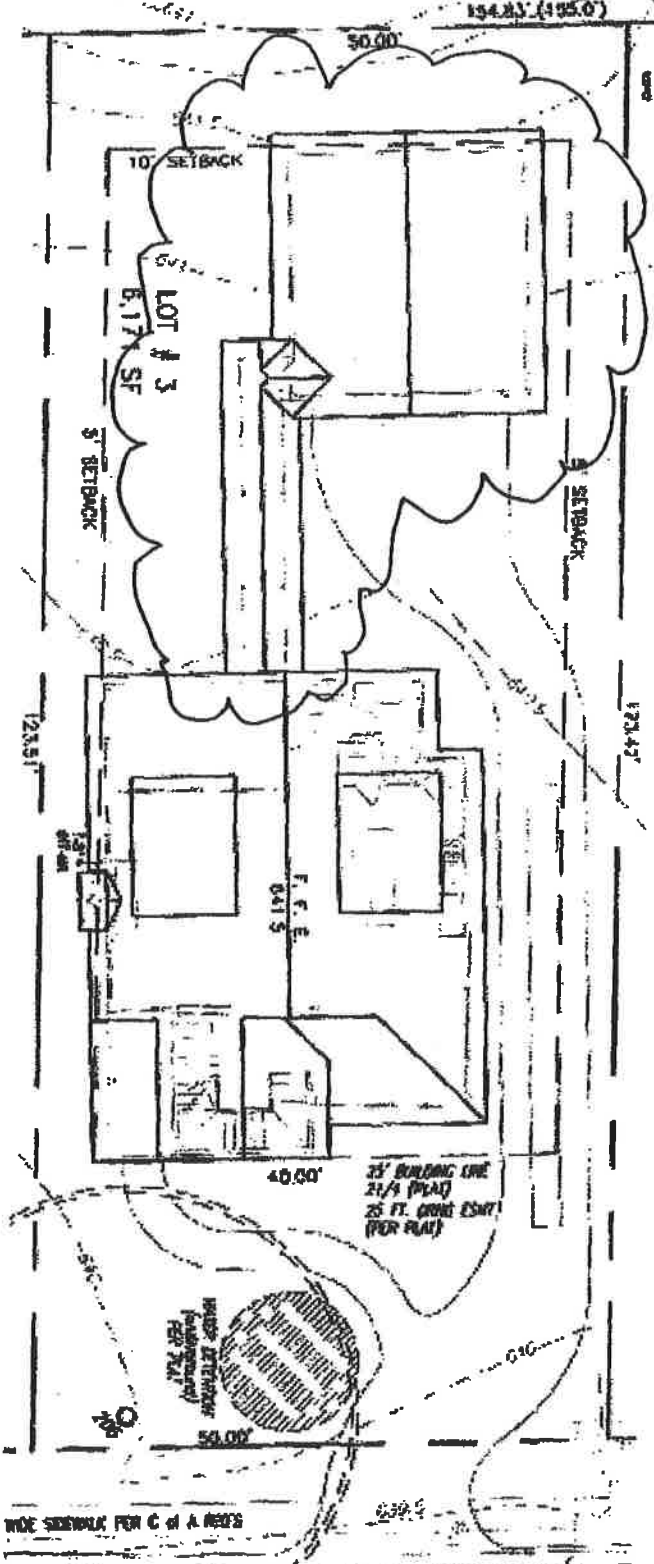

Tim McIntyre, AIA
Lic #15181



2601 South Congress Ave.
Building B, Suite 400A
Austin, Texas 78704
Phone: (512) 712.9900
Fax: (512) 712.9998

6

B3/28



AE APPROVED
 JAN 18 2007
 RLS 116-19

SITE PLAN - 5000 FINLEY
 SCALE: 3/8" = 1'-0"

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Victoria Hau, PE
 Watershed Protection & Development Review Department
 By [Signature] Date 1/24/07
 The granting of a permit or approval of these plans and specifications shall not be construed to be a certification 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.

10.0007

AO
SHEET

ALL RIGHTS RESERVED

TM
COPYRIGHT 2006

NOTE: I shall be the author of this project. I shall be responsible for all design and construction of the project. I shall be responsible for all design and construction of the project. I shall be responsible for all design and construction of the project.

Timeless Classics
 5010 FINLEY
 Austin Texas 78731-5612


TM
McIntyre
 2880 Cincinnati St.

... FINLEY DRIVE ...




SITE PLAN - 5010 FINLEY
SCALE: 3/16" = 1'-0"


SCHALLS, JAMES T.



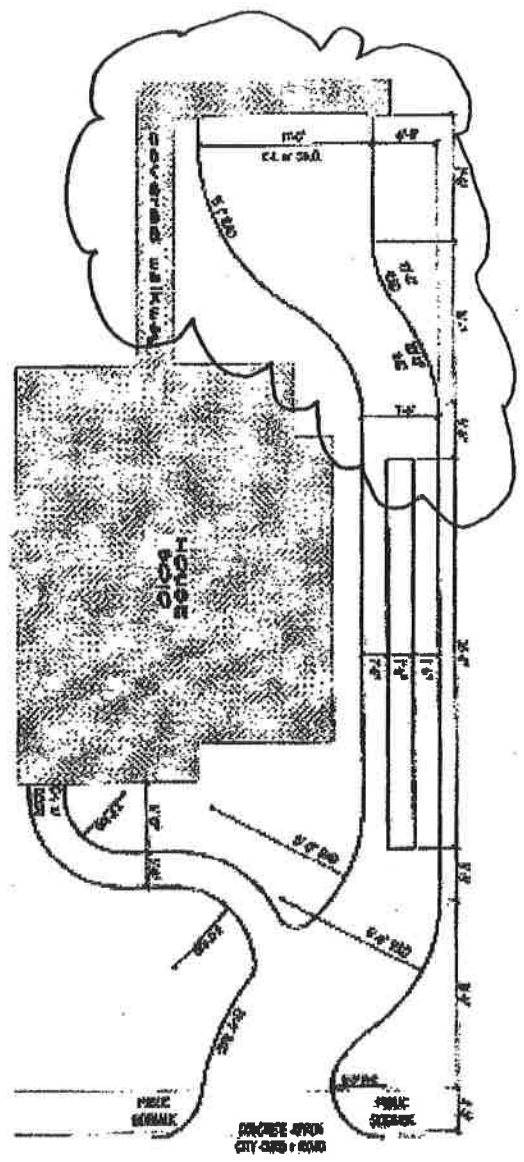
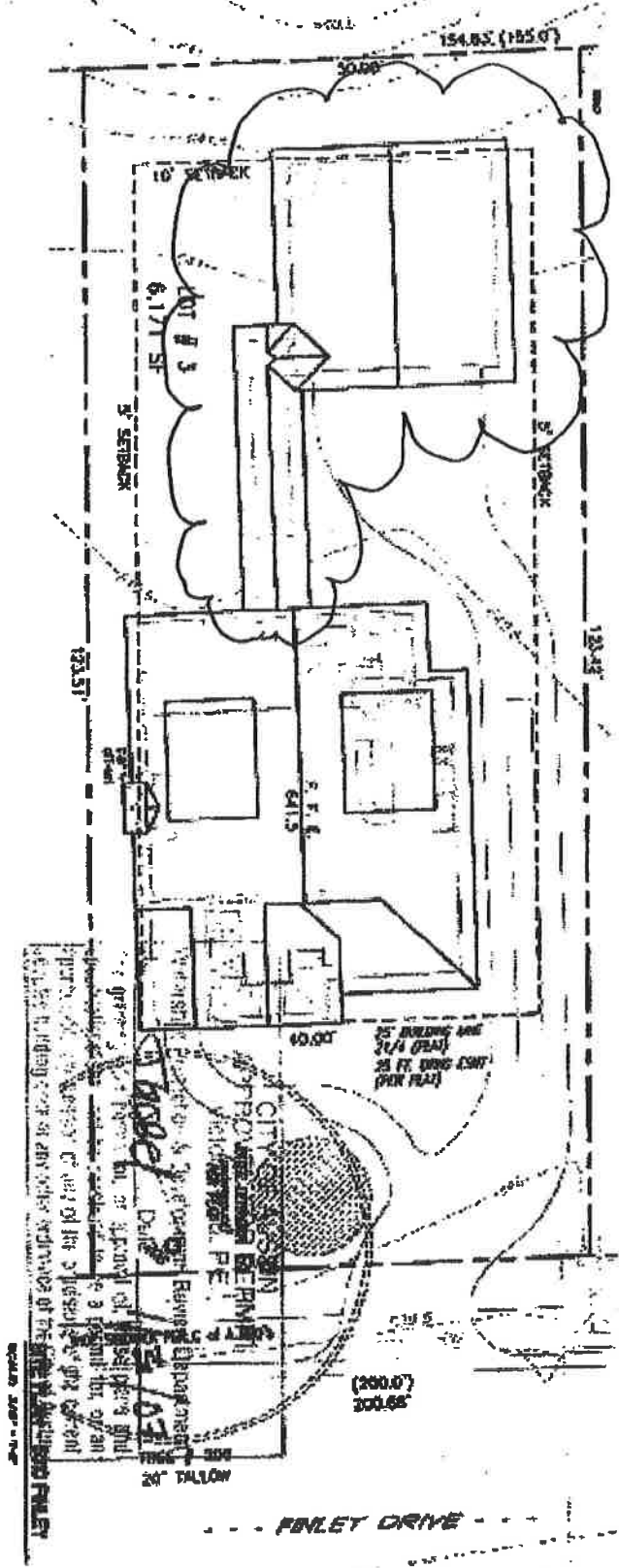
 TIMELESS CLASSICS
 BOIO = INLE = Y
 Austin Texas 78731-5612



 McIntyre
 2880 Cincinnati St.



33
30



Timeless Classics
5010 FINLEY
Austin Texas 78731-5512

McIntyre
associates

B3
31

COMMERCIAL
LOT

HANCOCK DRIVE

COMMERCIAL
LOT

LOT # 3
5010

FINLEY DRIVE

FINLEY DRIVE

LOCATION MAP

5010 FINLEY DRIVE
AUSTIN TX 78751-5002

SHEET INDEX
ARCHITECTURAL

- 1. GENERAL NOTES
- 2. EXTERIOR ELEVATIONS
- 3. INTERIOR ELEVATIONS
- 4. SECTION ELEVATIONS
- 5. FLOOR PLANS
- 6. FOUNDATION PLANS
- 7. ROOF PLANS
- 8. DETAILS
- 9. SCHEDULES
- 10. SPECIFICATIONS

CITY OF AUSTIN
APPROVED FOR PERMIT
VICTORIA MALL, P.E.

Good
Date 12/16/01
By Victoria Mall, P.E.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	1.00	100.00
2	CEMENT	100	YD	1.00	100.00
3	STEEL	100	YD	1.00	100.00
4	BRICK	100	YD	1.00	100.00
5	ROOFING	100	YD	1.00	100.00
6	PAINT	100	YD	1.00	100.00
7	GLASS	100	YD	1.00	100.00
8	DOORS	100	YD	1.00	100.00
9	WINDOWS	100	YD	1.00	100.00
10	LANDSCAPE	100	YD	1.00	100.00

REFERENCE CORNER
BUILDING PERMIT DATA

McIntyre
associates.

Timeless Classics

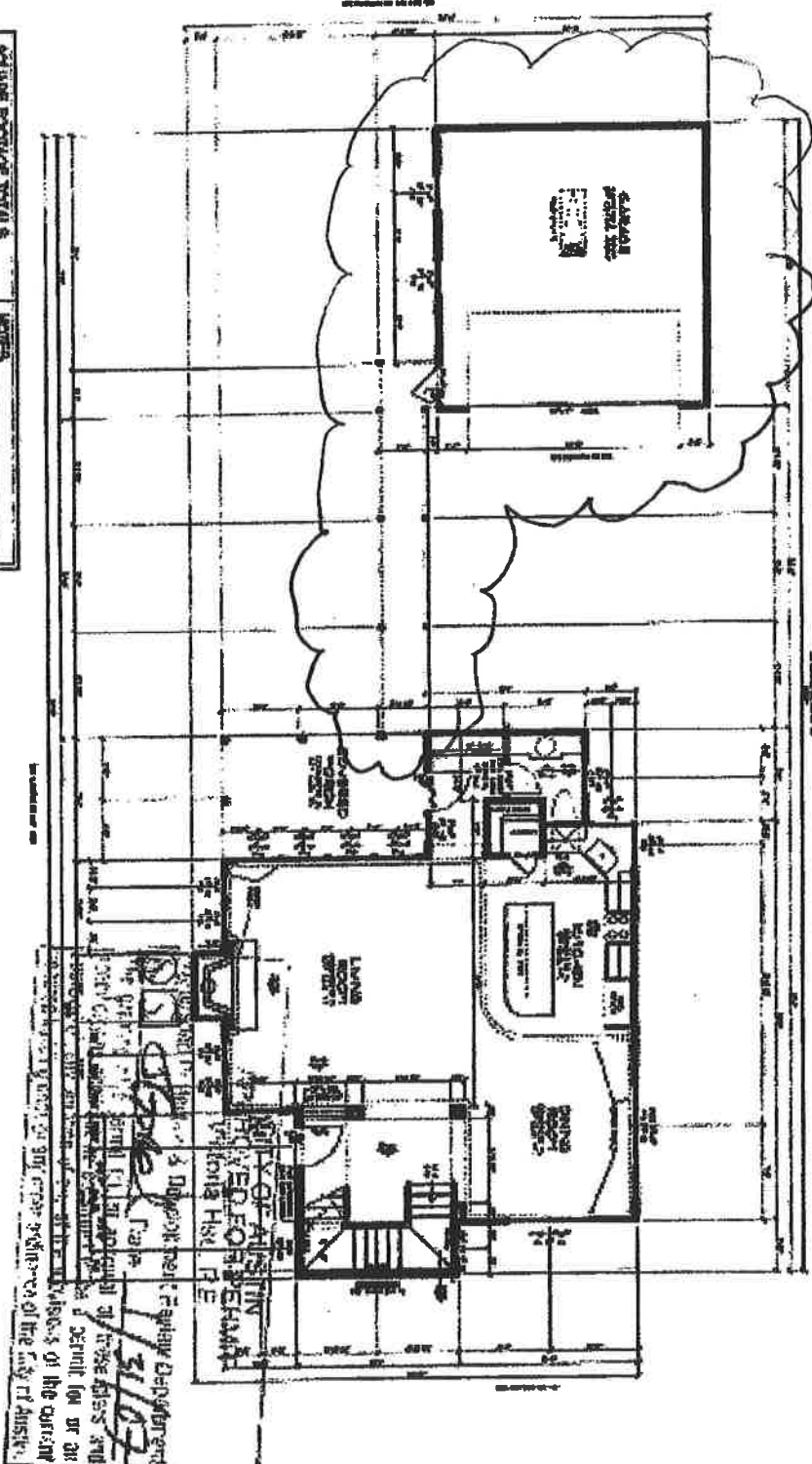
5010 FINLEY

Austin Texas 78751-5002

A0.1

B3/32

SCALE FOOTAGE TOTALS		NOTES	
GRAND TOTAL	1,000	1. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	2. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	3. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	4. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	5. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	6. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	7. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	8. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	9. All work to be done in accordance with the City of Austin specifications and standards.	
GRAND TOTAL	1,000	10. All work to be done in accordance with the City of Austin specifications and standards.	



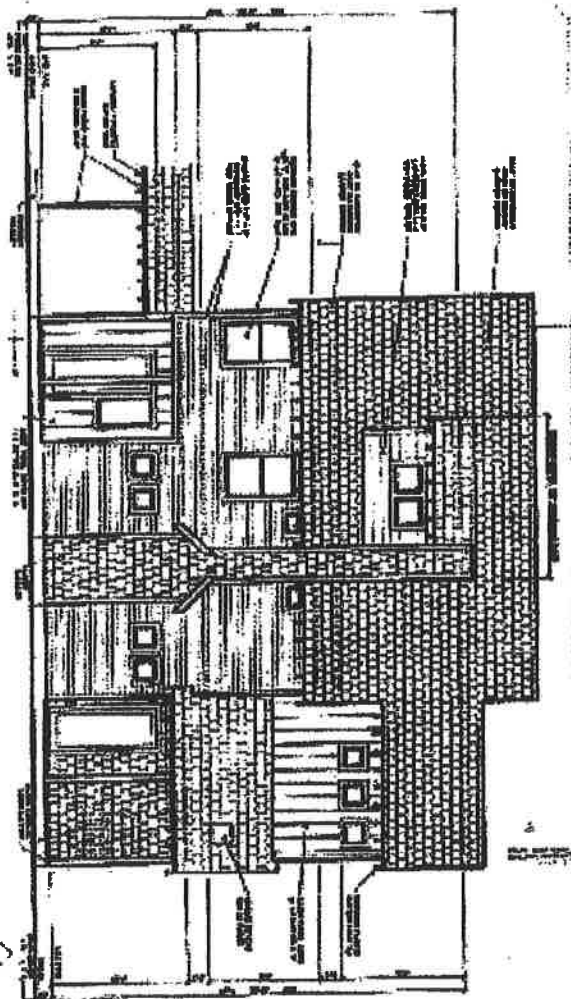
1
Floor Plan - 1st
1000 sq. ft. approx.

McIntyre
ASSOCIATES

Timeless Classics
5010 FINLEY
Austin Texas 78731-5512

A1

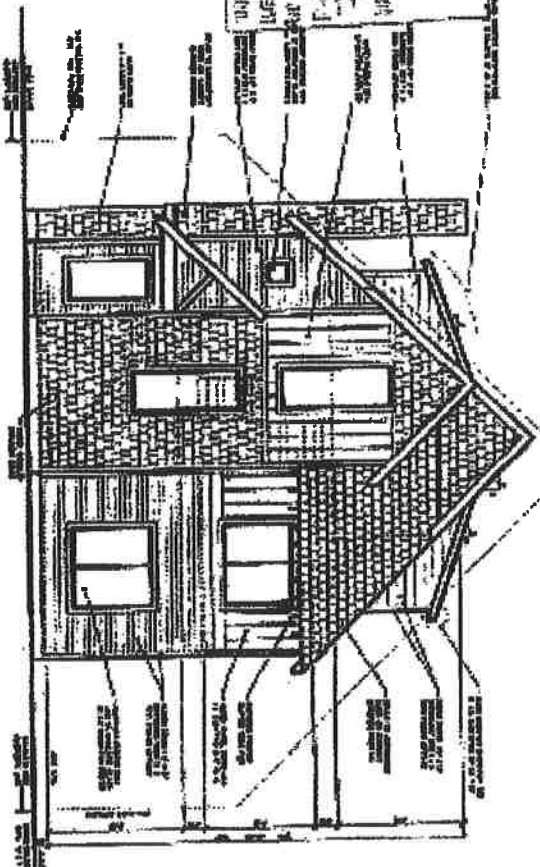
B3
33



1
Front - East
Elevation
10' x 12' 6" x 12' 6"

CITY OF AUSTIN
APPROVED FOR PERMIT
SECTION 115.115
Date: 1/31/07
The City of Austin is hereby approving the proposed development for the property of 10' x 12' 6" x 12' 6" as shown on the plat. The City of Austin is not responsible for the accuracy of the information provided by the applicant. The City of Austin is not responsible for the accuracy of the information provided by the applicant.

2
Front - West
Elevation
10' x 12' 6" x 12' 6"



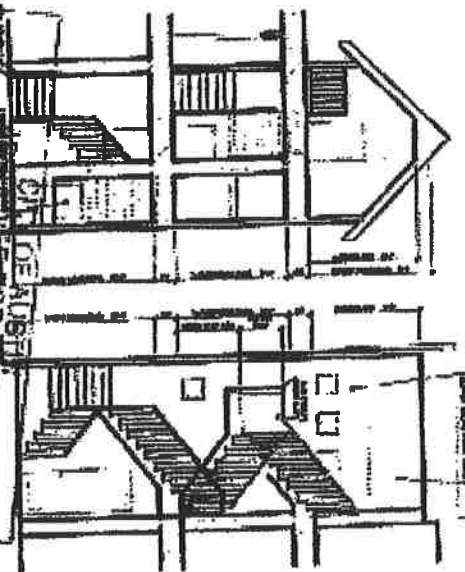
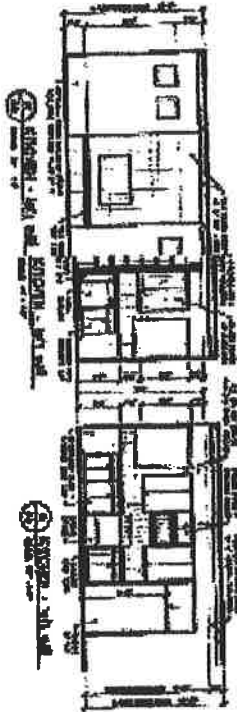
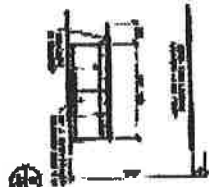
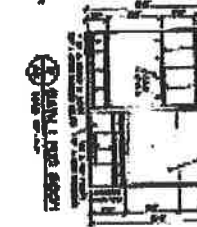
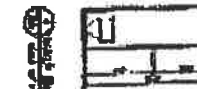
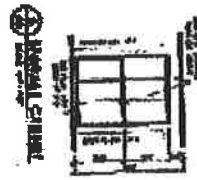
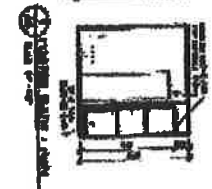
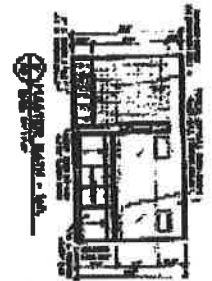
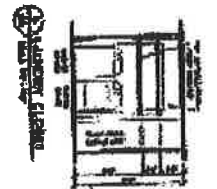
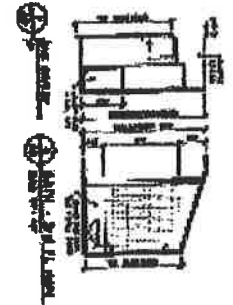
McIntyre
associates.

Timeless Classics
8010 FINLEY
Austin Texas 78731-5612

A3

B3
36

...ME BATHROOM...

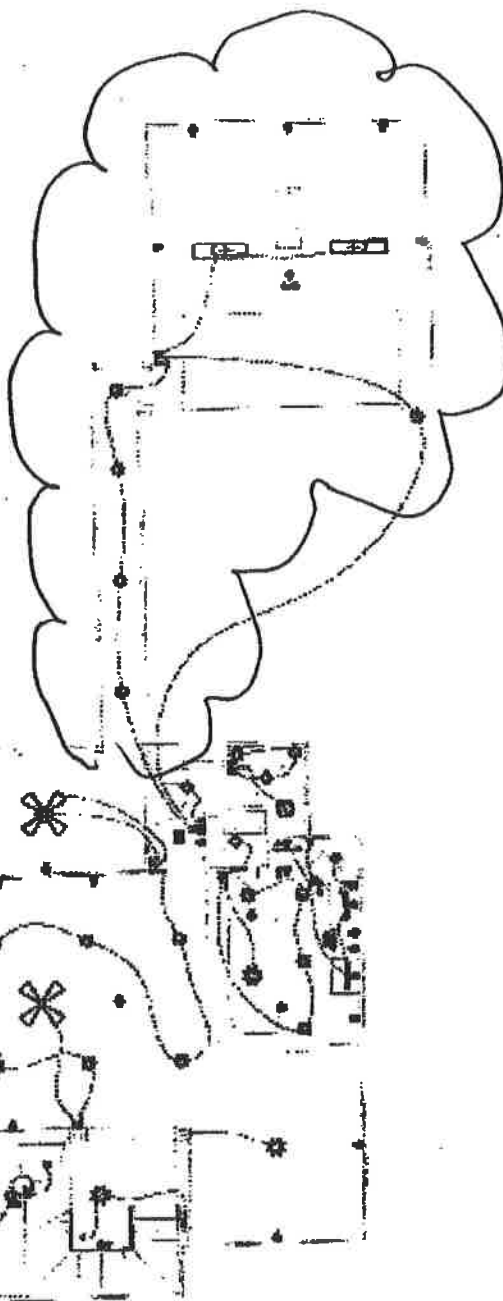


By James H. Smith / South Central Review Department
 The drawing is not to be used or reproduced in any form without the written consent of the City of Austin.
 Date 1/31/82

McIntyre
associates.

Timeless Classics
 5010 FINLEY
 Austin Texas 78731-5612

A6



ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
2. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
6. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
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8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).

SYMBOL DESCRIPTION:

- Standard Outlet
- Standard Switch
- △ Standard Light
- ◇ Standard Fan
- ▽ Standard Motor
- ◇ Standard Transformer
- ◇ Standard Meter
- ◇ Standard Panel
- ◇ Standard Cabinet
- ◇ Standard Rack
- ◇ Standard Shelf
- ◇ Standard Tray
- ◇ Standard Box
- ◇ Standard Enclosure
- ◇ Standard Vault
- ◇ Standard Manhole
- ◇ Standard Pit
- ◇ Standard Trench
- ◇ Standard Duct
- ◇ Standard Conduit
- ◇ Standard Cable
- ◇ Standard Wire
- ◇ Standard Bus
- ◇ Standard Bar
- ◇ Standard Rod
- ◇ Standard Pipe
- ◇ Standard Tube
- ◇ Standard Hose
- ◇ Standard Belt
- ◇ Standard Chain
- ◇ Standard Rope
- ◇ Standard Cable
- ◇ Standard Wire
- ◇ Standard Bus
- ◇ Standard Bar
- ◇ Standard Rod
- ◇ Standard Pipe
- ◇ Standard Tube
- ◇ Standard Hose
- ◇ Standard Belt
- ◇ Standard Chain
- ◇ Standard Rope

NOTES:

- 1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 6. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).
- 10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 1997 NATIONAL ELECTRICAL CODE (NEC) AND THE 1997 TEXAS ELECTRICAL CODE (TEC).

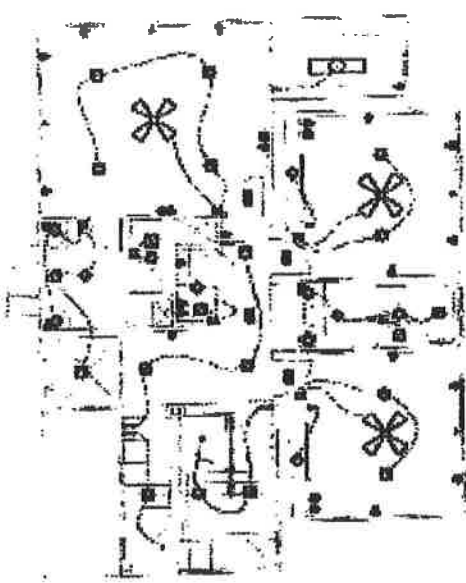
APPROVED FOR PERMIT
Victoria Hill P/E
Date 11/21/02
By [Signature]
Electrical Department

B3
38

1st Floor



2nd Floor Plan
1000 sq. ft. approx.



ELECTRICAL SYSTEM	
1. SYSTEM DESCRIPTION	2. SYSTEM DESCRIPTION
3. SYSTEM DESCRIPTION	4. SYSTEM DESCRIPTION
5. SYSTEM DESCRIPTION	6. SYSTEM DESCRIPTION
7. SYSTEM DESCRIPTION	8. SYSTEM DESCRIPTION
9. SYSTEM DESCRIPTION	10. SYSTEM DESCRIPTION
11. SYSTEM DESCRIPTION	12. SYSTEM DESCRIPTION
13. SYSTEM DESCRIPTION	14. SYSTEM DESCRIPTION
15. SYSTEM DESCRIPTION	16. SYSTEM DESCRIPTION
17. SYSTEM DESCRIPTION	18. SYSTEM DESCRIPTION
19. SYSTEM DESCRIPTION	20. SYSTEM DESCRIPTION
21. SYSTEM DESCRIPTION	22. SYSTEM DESCRIPTION
23. SYSTEM DESCRIPTION	24. SYSTEM DESCRIPTION
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27. SYSTEM DESCRIPTION	28. SYSTEM DESCRIPTION
29. SYSTEM DESCRIPTION	30. SYSTEM DESCRIPTION
31. SYSTEM DESCRIPTION	32. SYSTEM DESCRIPTION
33. SYSTEM DESCRIPTION	34. SYSTEM DESCRIPTION
35. SYSTEM DESCRIPTION	36. SYSTEM DESCRIPTION
37. SYSTEM DESCRIPTION	38. SYSTEM DESCRIPTION
39. SYSTEM DESCRIPTION	40. SYSTEM DESCRIPTION
41. SYSTEM DESCRIPTION	42. SYSTEM DESCRIPTION
43. SYSTEM DESCRIPTION	44. SYSTEM DESCRIPTION
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47. SYSTEM DESCRIPTION	48. SYSTEM DESCRIPTION
49. SYSTEM DESCRIPTION	50. SYSTEM DESCRIPTION
51. SYSTEM DESCRIPTION	52. SYSTEM DESCRIPTION
53. SYSTEM DESCRIPTION	54. SYSTEM DESCRIPTION
55. SYSTEM DESCRIPTION	56. SYSTEM DESCRIPTION
57. SYSTEM DESCRIPTION	58. SYSTEM DESCRIPTION
59. SYSTEM DESCRIPTION	60. SYSTEM DESCRIPTION
61. SYSTEM DESCRIPTION	62. SYSTEM DESCRIPTION
63. SYSTEM DESCRIPTION	64. SYSTEM DESCRIPTION
65. SYSTEM DESCRIPTION	66. SYSTEM DESCRIPTION
67. SYSTEM DESCRIPTION	68. SYSTEM DESCRIPTION
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73. SYSTEM DESCRIPTION	74. SYSTEM DESCRIPTION
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77. SYSTEM DESCRIPTION	78. SYSTEM DESCRIPTION
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81. SYSTEM DESCRIPTION	82. SYSTEM DESCRIPTION
83. SYSTEM DESCRIPTION	84. SYSTEM DESCRIPTION
85. SYSTEM DESCRIPTION	86. SYSTEM DESCRIPTION
87. SYSTEM DESCRIPTION	88. SYSTEM DESCRIPTION
89. SYSTEM DESCRIPTION	90. SYSTEM DESCRIPTION
91. SYSTEM DESCRIPTION	92. SYSTEM DESCRIPTION
93. SYSTEM DESCRIPTION	94. SYSTEM DESCRIPTION
95. SYSTEM DESCRIPTION	96. SYSTEM DESCRIPTION
97. SYSTEM DESCRIPTION	98. SYSTEM DESCRIPTION
99. SYSTEM DESCRIPTION	100. SYSTEM DESCRIPTION

APPROVED FOR PERMIT
DATE 1-31-00
BY [Signature]
[Text regarding approval and permit details]

E2

Timeless Classics
5010 FINLEY
Austin Texas 78731-5612

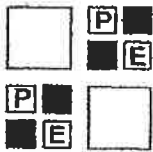
McIntyre
associates

53
40

UPDATED GARAGE FORM SURVEY AND PE LETTER

SUBMITTED MAY 2007

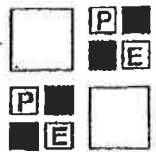
07002549 Bf



PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL ENVIRONMENTAL

12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM



B3
41

May 15, 2007

Tim McIntyre
TIMELESS CLASSICS
3061 South Congress Avenue
Austin, Texas 78704

Reference: TIMELESS CUSTOM RESIDENCE
5010 Finley Drive
Austin, Texas 78731

Dear Mr. McIntyre:

The above referenced foundation has been designed in accordance with the accepted engineering standards for the soil condition at the site.

* → The foundation preparation has been visually observed by us on May 11, 2007 prior to the placement of concrete. Our observation revealed the sizes and layout of grade beams, and reinforcing steel, to be in substantial compliance with the foundation plan, with some acceptable deviations; therefore, the concrete placement has been approved.

This letter will confirm that the foundation for the above referenced residence was designed for the maximum soil conditions anticipated for the lot based on visual observation and general knowledge of the area. Geotechnical testing and a soils report were not provided for this lot. The foundation beam excavations and reinforcing were observed prior to the placement of concrete. The foundation design complies with the minimum requirements as prescribed by the 2000 International Residential Code.

If you have any questions, please call me.

Sincerely,
PROFESSIONAL STRUCIVIL ENGINEERS, INC.



Mirza Tahir Baig, P.E.
Principal

Opinions and comments stated on this report are solely on observation of apparent condition. This report does not provide a prediction, or warranty on the future performance and/or the need for repair of the structure and other related items. Observation and/or inspection for waterproofing, water conveyance, and drainage issues are specially excluded from this scope of work.

B3
42

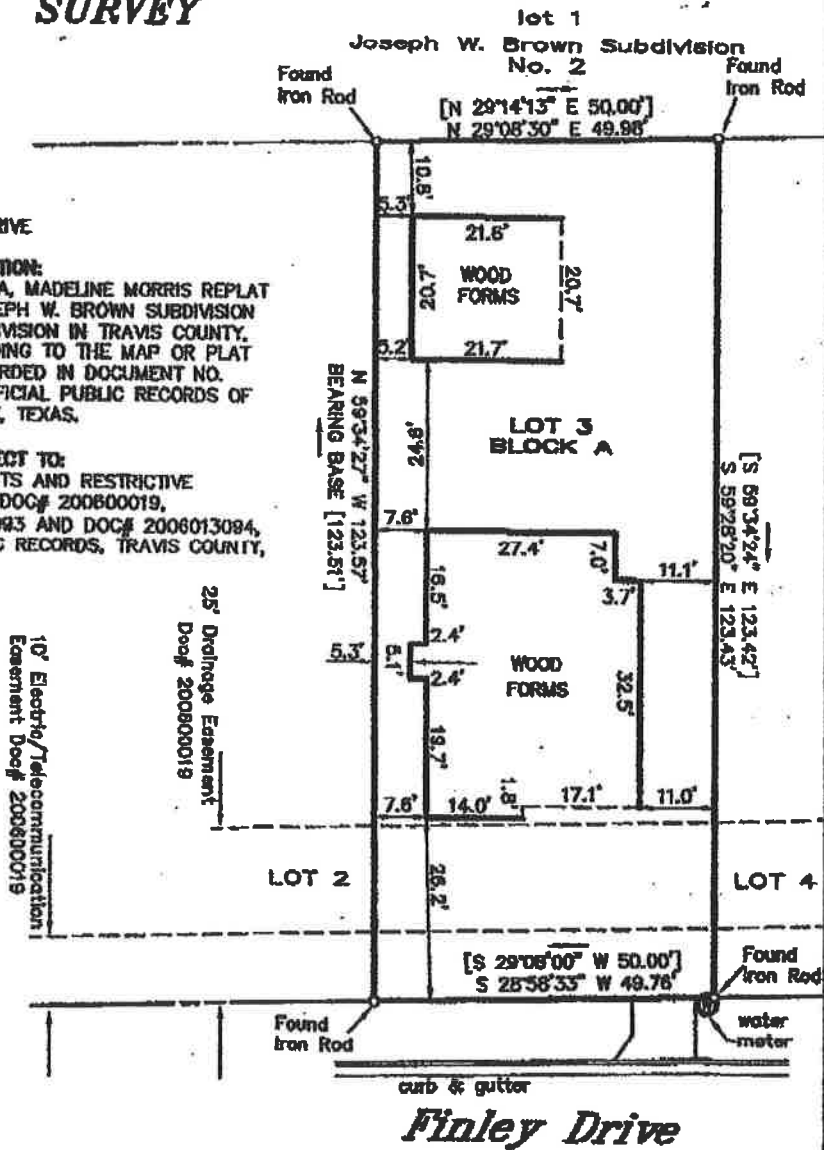
Waterloo Surveyors Inc.
FORM SURVEY

J11540

ADDRESS:
5010 FINLEY DRIVE

LEGAL DESCRIPTION:
LOT 3, BLOCK A, MADELINE MORRIS REPLAT
OF LOT 2, JOSEPH W. BROWN SUBDIVISION
NO. 2, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN DOCUMENT NO.
200600019, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

LOT 3 IS SUBJECT TO:
EASEMENT RIGHTS AND RESTRICTIVE
COVENANTS IN DOC# 200600019,
DOC# 2006013093 AND DOC# 2006013084,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.



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 5 Condition II Survey.

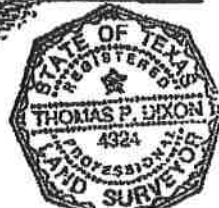
Revised 04-30-07

Dated this the 18TH day of APRIL, 200 7

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: 48453C0160 E

Zone: X Dated: 06/16/93

Thomas P. Dixon R.P.L.S. 4324
© Copyright 2007



(21)

B3
43

CO ISSUED MARCH 2008



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2007-002549 BP

ISSUE DATE: 03/31/2008

63
44

BUILDING ADDRESS: 5010 FINLEY DR

LEGAL DESCRIPTION: Lot: 3 Block: A Subdivision: MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN SUBDIVISION NO. 2

PROPOSED OCCUPANCY:

R- 101 Single Family Houses

New - New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway

NEW BUILDING SQUARE FOOTAGE: 3539 SQ. FT.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR:

CODE TYPE:

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: Timeless Classics, Inc.

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

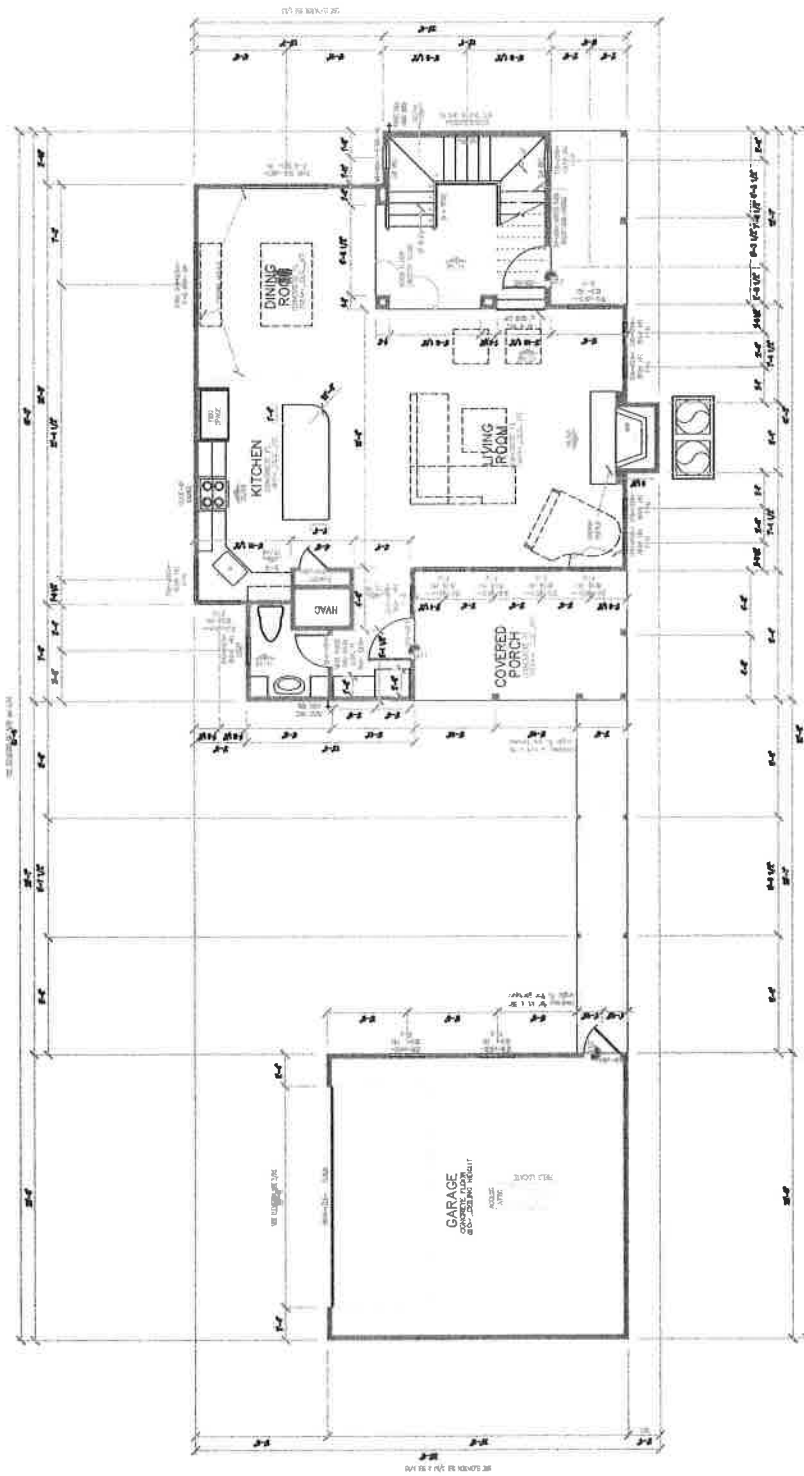

For Leon Barba, Building Official

22

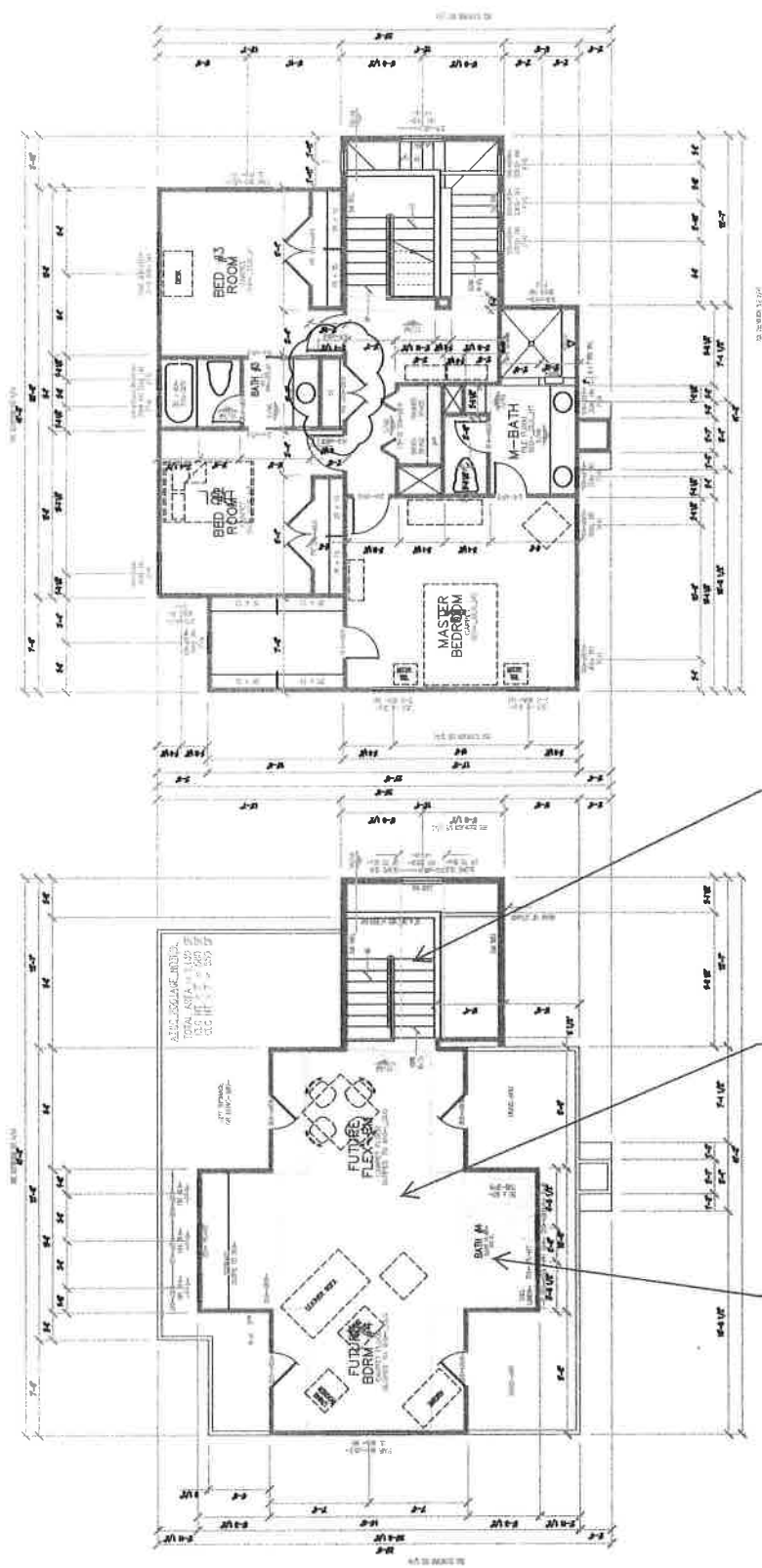
63
45

ORIGINAL PLAN SET MATCHING COA APPROVED PLANS

B3
46



B3
47

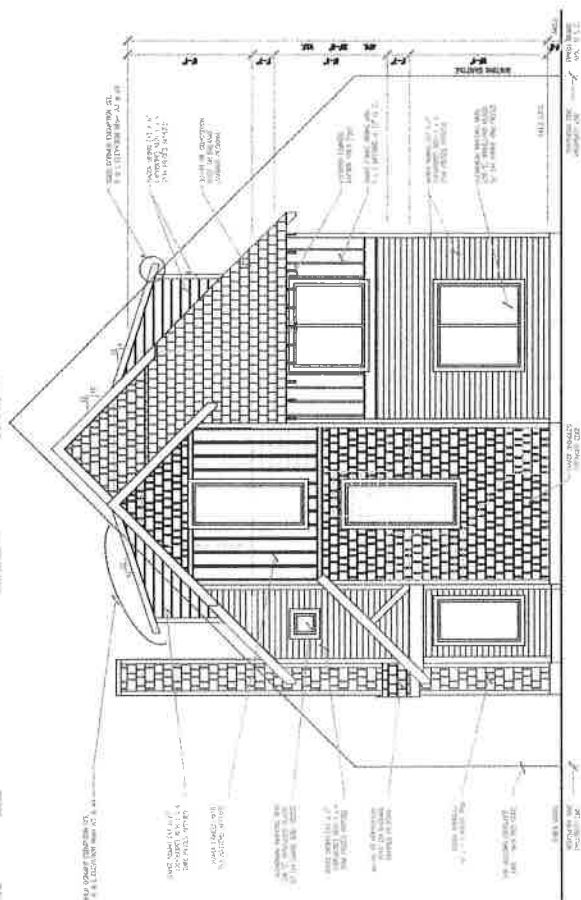
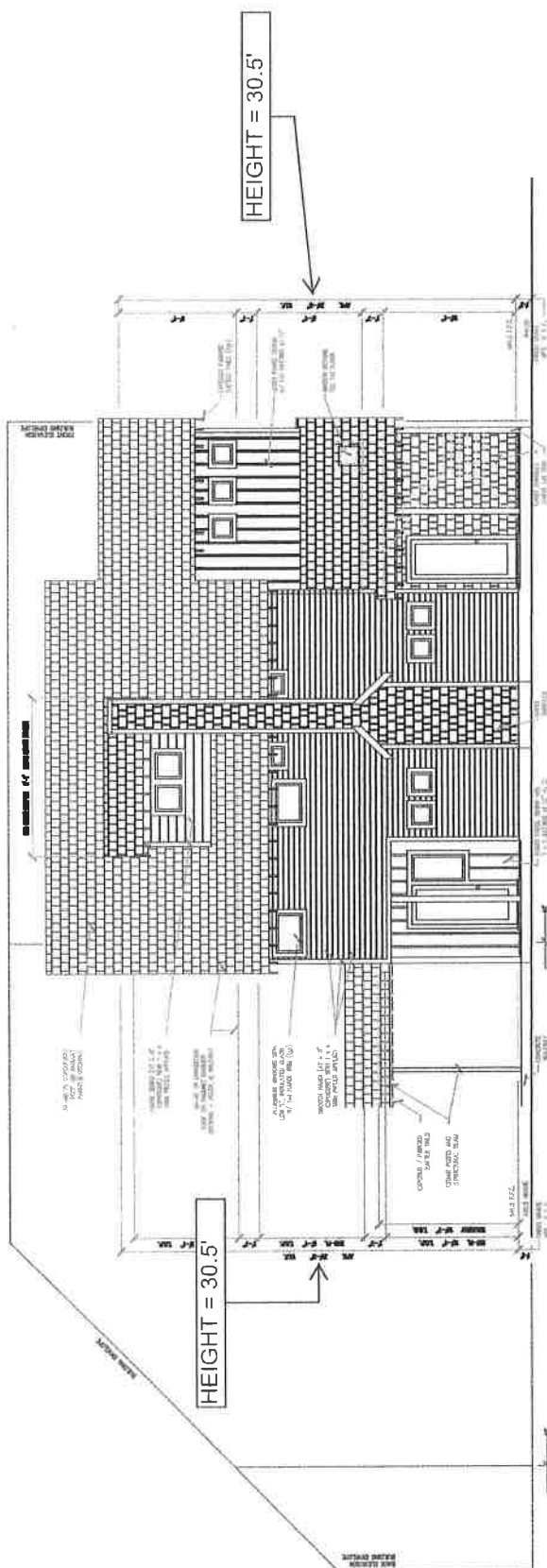


DEDICATED
INTERIOR
STAIRWELL
LEADING TO
FLEX AREA.
WOULD NOT
SHOW
DEDICATED
STAIRS TO
'ATTIC' SPACE

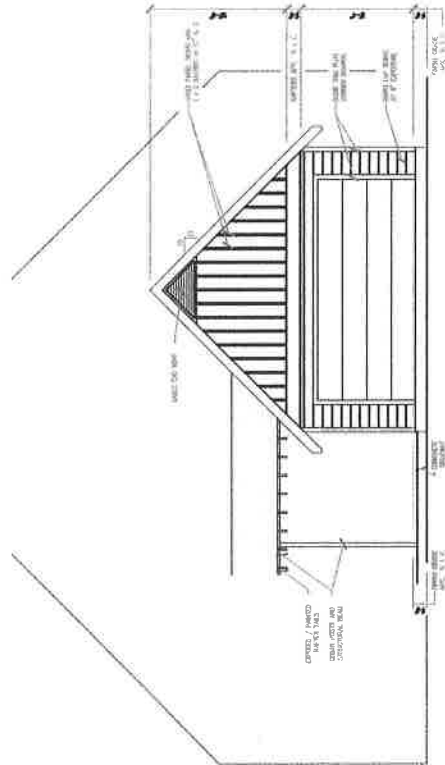
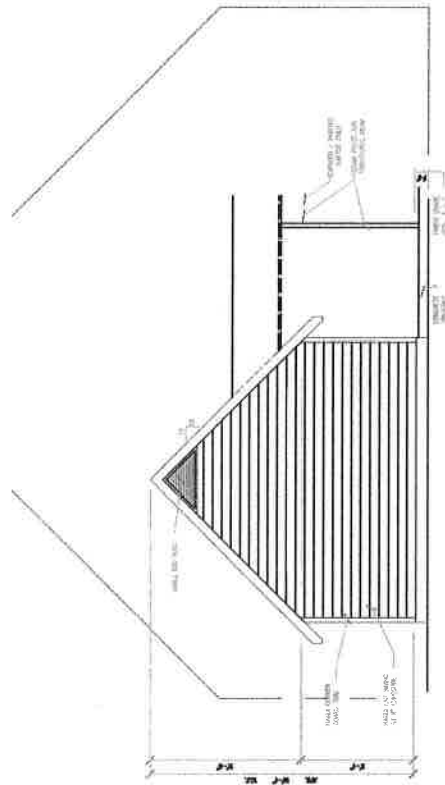
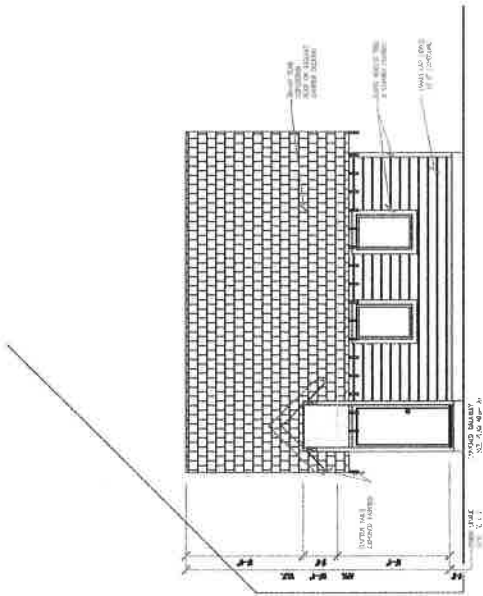
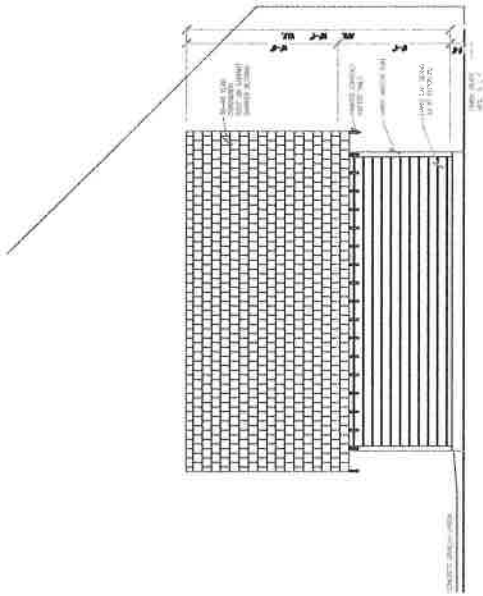
3rd STORY BAR /
FLEX AREA, 633
SF AS PER
APPROVED
PLANS. ADDING
633 SF TO
EXISTING GFA =

BATH DOES NOT
EXIST, BAR ONLY
EXISTS

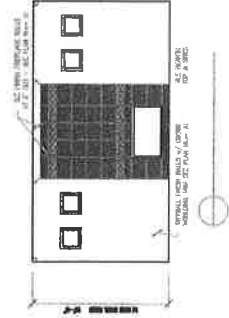
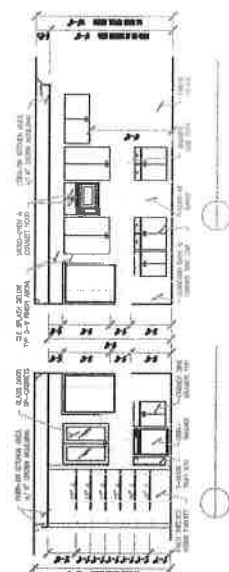
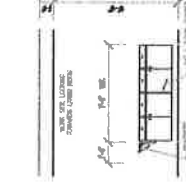
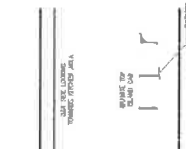
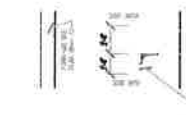
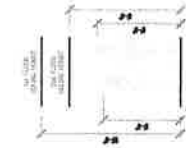
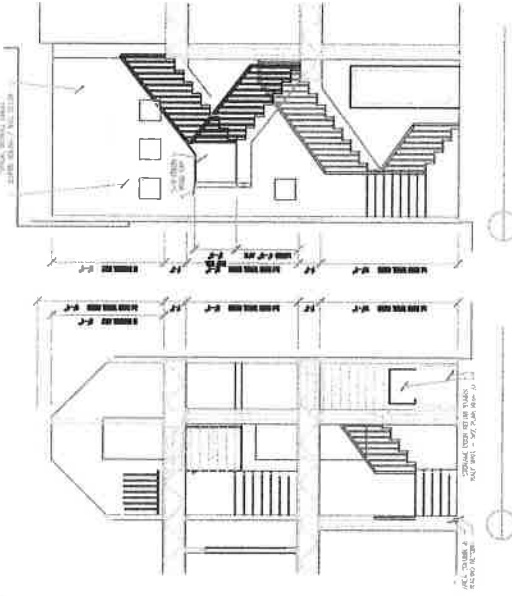
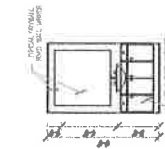
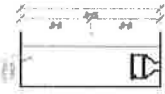
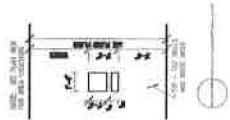
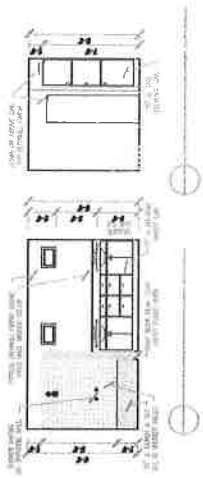
B3
48



Architectural drawings of a building facade and roofline. The facade drawing on the left shows a two-story structure with a brick chimney, a dormer, and various windows. Annotations include "DORMERS LESS THAN 15' ALLOWED TO BREAK McMANSION ENVELOPE. DORMER = 12"2\"", "DORMER EXCEPTION", and "DORMER EXCEPTION". The roofline drawing on the right shows a gabled roof with a dormer and various windows. Annotations include "DORMER EXCEPTION", "DORMER EXCEPTION", and "DORMER EXCEPTION". The drawings are labeled "FACADE" and "ROOFLINE".



33/51



63
52

**HUD STATEMENT PROVING CLIENT DID NOT OWN PROEPRTY AT TIME
OF PERMITTING / CO ISSUANCE**

A. Settlement Statement

U. S. Department of Housing
and Urban Development

OMB No 1-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv Units	6. File Number	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance	2435001458A	43401529340002022093	

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
5010 Sapphire Corporation
1708 Elmhurst Drive, Suite B
Austin, TX 78741E. Name & Address of Seller
Timeless Classics, Inc.
3601 S. Congress Ave. D-102
Austin, TX 78704F. Name & Address of Lender
Regions Bank
P.O. Box 2224
Birmingham, AL 35246

G. Property Location

Lot 3, Blk A, Joseph W. Morris Madeline, Austin, Travis County, Texas
5010 Finley Drive
Austin, TX 78731H. Settlement Agent Name
Austin Title Company
3815 S. Capital of TX Hwy., Ste 140
Austin, TX 78704 Tax ID: 752345570Place of Settlement
Austin Title Company
3009 N. Lamar
Austin, TX 78705-2025I. Settlement Date
4/7/2010
Fund: 4/7/2010

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price	
102. Personal Property	
103. Settlement Charges to borrower	
104.	
105.	

Adjustments for items paid by seller in advance

106. City property taxes	
107. County property taxes	
108. Annual assessments	
109. School property taxes	
110. MUD taxes	
111. Other	
112.	
113.	
114.	
115.	
116.	

120. Gross Amount Due From Borrower

200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207. Option Fee	
208.	
209.	

Adjustments for items unpaid by seller

210. City property taxes	
211. County property taxes	01/01/10 thru 04/07/10
212. Annual assessments	
213. School property taxes	
214. MUD taxes	
215. Other	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	
303. Cash From Borrower	

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;

• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City property taxes	
407. County property taxes	
408. Annual assessments	
409. School property taxes	
410. MUD taxes	
411. Other	
412.	
413.	
414.	
415.	
416.	

420. Gross Amount Due to Seller

500. Reductions in Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	
503. Existing Loan(s) Taken Subject to	
504. Payoff to OmniBank	
505. Payoff of second mortgage loan	
506.	
507. Option Fee	
508.	
509.	

Adjustments for items unpaid by seller

510. City property taxes	
511. County property taxes	01/01/10 thru 04/07/10
512. Annual assessments	
513. School property taxes	
514. MUD taxes	
515. Other	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)	
602. Less reductions in amt. due seller (line 520)	
603. Cash To Seller	

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

23

B3
54

IC SURVEY REFLECTING 49%

I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 5010 FINLEY DRIVE, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: LOT 3, BLOCK A, MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN SUBDIVISION NO. 2, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200600019 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

B3
55

REFERENCE: GF NO. 2435001458
BUYER: 5010 SAPPHIRE CORPORATION
SELLER: TIMELESS CLASSIC, INC., A TEXAS CORPORATION
LENDER: AS ASSIGNED
TITLE CO.: MID AUSTIN TITLE COMPANY
UNDERWRITER: LAWYERS TITLE INSURANCE CORPORATION

LOT 1
JOSEPH W. BROWN
SUBDIVISION NO. 2
V. 21, PG. 4

IMPERVIOUS COVER CALCULATIONS

TOTAL OF IMPERVIOUS COVERAGE = 3,040 SF
TOTAL LOT AREA = 6,149 SF

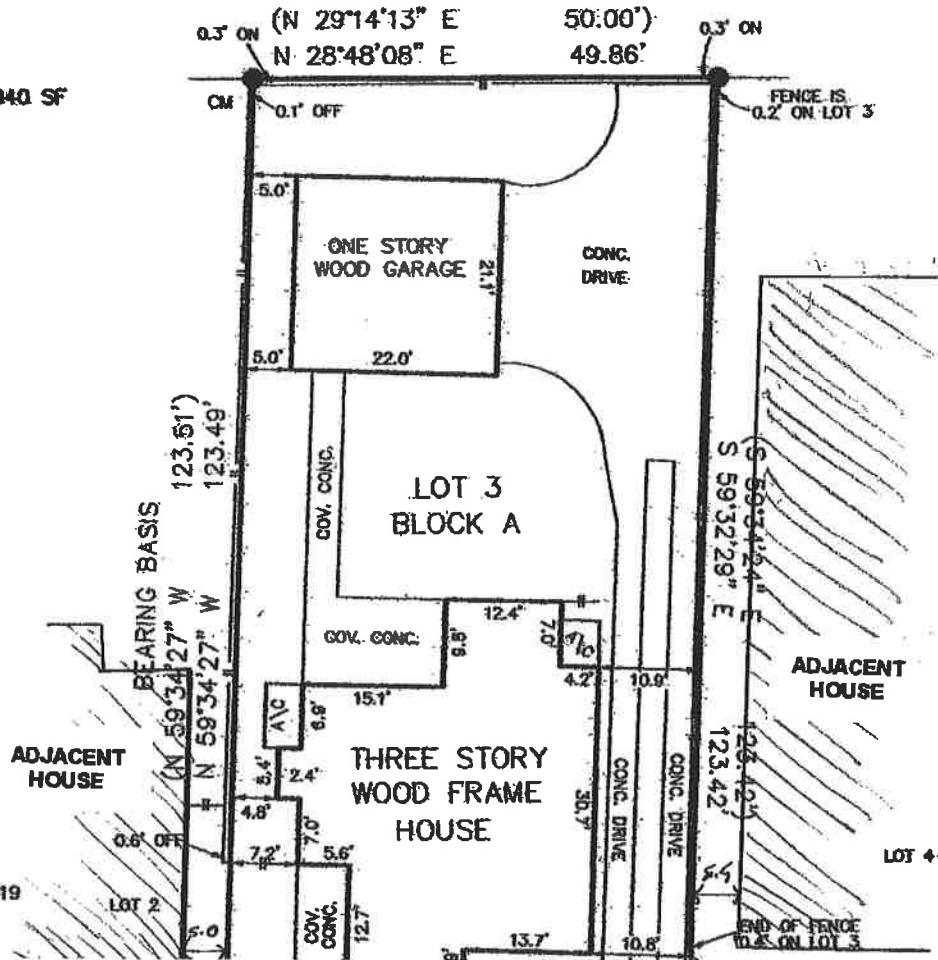
% OF IMPERVIOUS COVERAGE = 49%



PLAT NORTH
SCALE: 1" = 20'

MAP SYMBOLS:

- X BARBED WIRE FENCE
- 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
- IRON PIPE FOUND
- CONTROL MONUMENT
- () RECORD DATA FROM PLAT DOC. NO. 200600019
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- ME POWER POLE



B3
56

**SURVEY STAMPED LETTER REFLECTING NEW DRIVEWAY DESIGN, AS
PER CODE COMPLIANCE REQUIREMENTS**

Harris
GRANT
SURVEYING, INC.

B3
57

P.O. BOX 807 MANCHACA, TX 78652

Phone: (512) 444-1781
Fax (512) 444-6123
Email: james.grant@harrisgrantsurveying.com
www.harrisgrantsurveying.com

James M. Grant, R.P.L.S. 1919
Vice President
Margie Harris, President
Office Manager

November 11, 2010

To Whom It May Concern:

RE: 5010 Finley Drive, Austin, Tx.

I have reviewed both the existing and proposed impervious cover calculations, for the above referenced residence, and I agree with the calculations provided on the site plan prepared by Doug Keating, dated 11-02-2010.

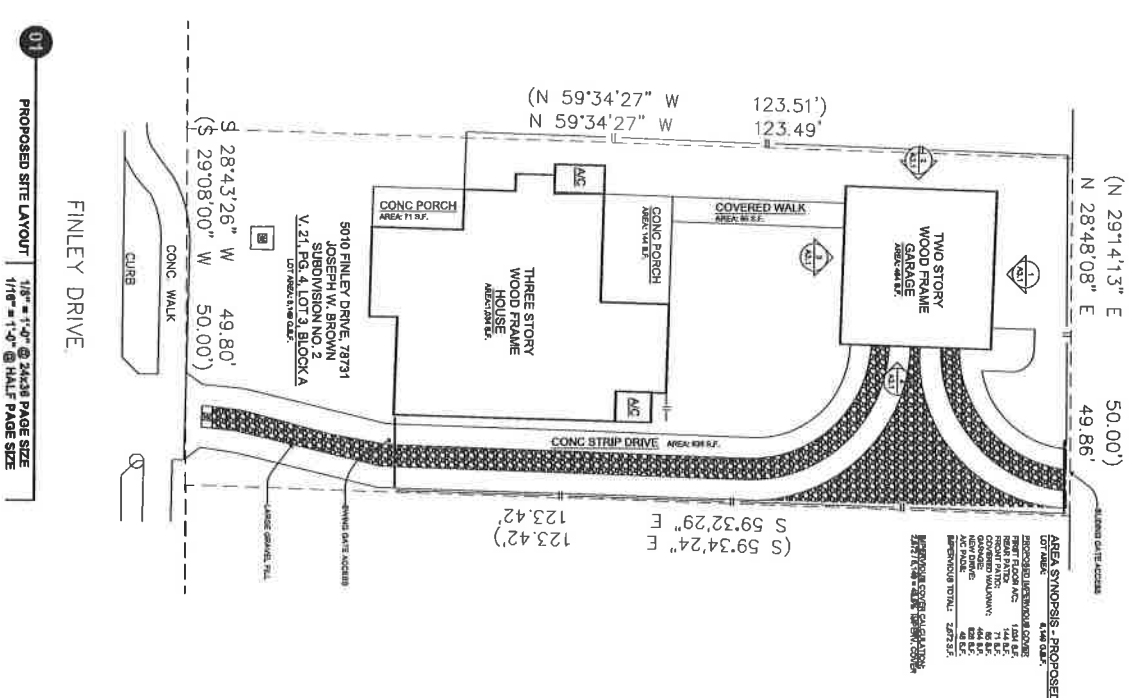
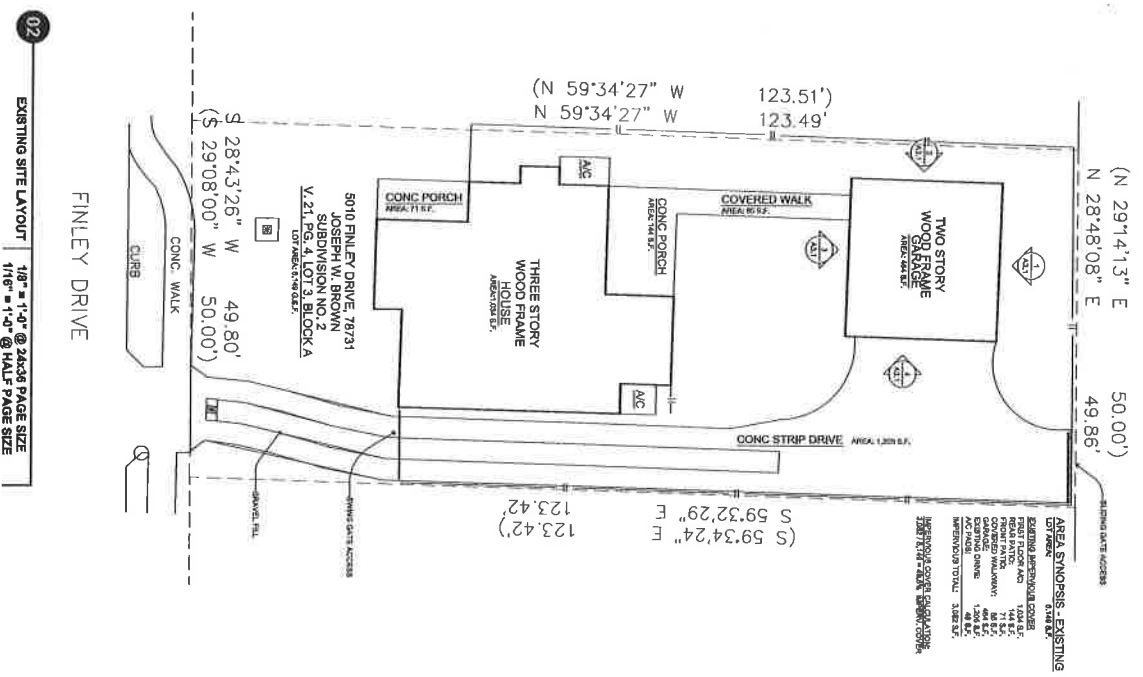
Those calculations result in an impervious cover percentage of 43.5 %.


James M. Grant, RPLS 1919

Jg\mydocs\letter\2010\5010 Finley Drive-impervious



B3/58



B3
59

REAL ESTATE LISTING



Sign up (FREE) Log in Trulia Mobile Help For Professionals

Search Homes

Austin, TX

SEARCH

More search options

Find Beautiful Move-in Ready Homes in Austin from the \$160s

SALE PENDING

\$539,000

5010 Finley Drive, Austin TX 78731

Back to results

Home Facts Photos (20) Map & Nearby Mortgage Sales Trends Schools



View large photos (20)

Status: **Pending**
 Bedrooms: **3**
 Bathrooms: **2 full, 1 partial**
 Property type: **Single-Family Home**
 Size: **2,536 sqft**
 Lot: **0.14 acres**
 Price/sqft: **\$213 /sqft**
 Year built: **2008**
 Added on Trulia: **180+ days ago**
 Nearby School: **Childrens School** Nearby schools
 Neighborhood: **Allandale**
 Zip: **78731**

Contact the agent

Freecreditscore.com - Check Your Credit Score!



Save Send Alert Print Email Facebook Twitter

Yet another great collaboration between quality builder, Timeless Classics, and Tim McIntyre; renowned Austin architect - open floor plan, high ceilings, beautiful granite and tile choices, many built-ins, lots of sunny windows, walk-in closets, ample storage, detached 2-car garage w/ large additional storage area, 3rd floor media/living area plumbed for bath.



Check out listing details on the go! Download Trulia's iPhone app now >

Is a home in a Del Webb community right for you?

Take Survey

Find Communities

Homes Ready Now

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Listing Information

List view Table view

Most recent information provided by Moreland Properties on 11/27/2010 04:55 AM:

- Price: \$539,000
- MLS/Source ID: 9539699
- 3 Bedrooms
- 2 full, 1 partial Bathrooms
- 2,536 sqft
- Single-Family Home
- Built In 2008
- Lot Size: 0.14 acres

View more details from Moreland Properties »

Public Records

Official property, sales, and tax information from county (public) records:

- 3 Bedrooms
- 2 1/2 Bathrooms
- 2,536 sqft
- Lot Size: 6,186 sqft
- Built In 2008

What Trulia users think of this area

Overall area rating:

★★★★★ Excellent

Top rated categories:

- Pet-friendly
- Safety
- Parking
- Community Involvement

Total ratings: 83 | View all ratings

Last updated 14 hours ago

Rate this area: ★★★★★ Rate it

Rate these categories:

- Safety ★★★★★ Rate it
- Pet-friendly ★★★★★ Rate it
- Walkability ★★★★★ Rate it
- Restaurants & Shopping ★★★★★ Rate it

Rate and Review

Got a question?

Recent Q&A in Allandale, Austin, TX

Q: austin rental property 6 answers

Q: What is the mix, areas and RE investment type I should be looking at for cash... 8 answers

Q: East 6th Street - What do you think about purchasing a condo/loft in this area? 7 answers

Q: what is rental market like in austin for a \$700K - \$900K house? good investment? 7 answers

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ASK

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\$539,000 5010 Finley Drive, Austin TX 78731

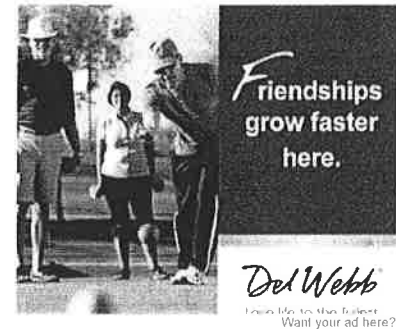
Home Facts Photos (20) Map & Nearby Mortgage Sales Trends Schools

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1 of 20



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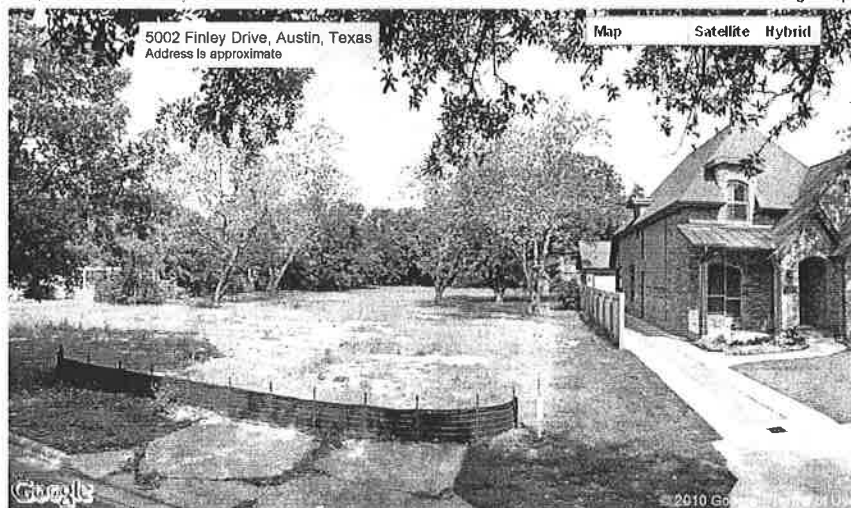
Ask a question

Got a real estate question? Get answers
from locals, experts and real estate pros

ASK

Map of 5010 Finley Dr

View large map »



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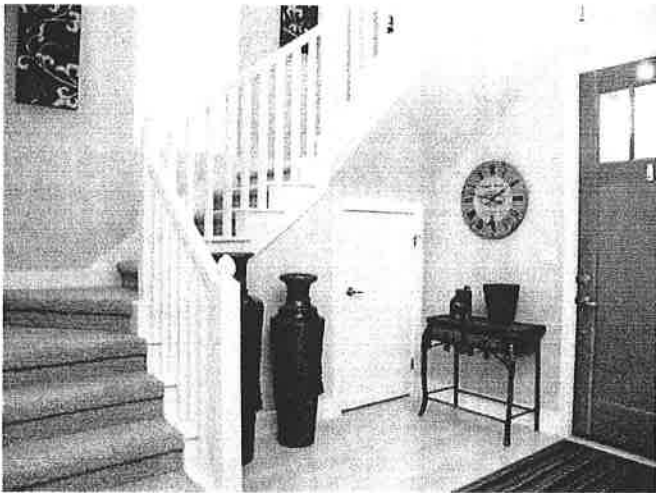
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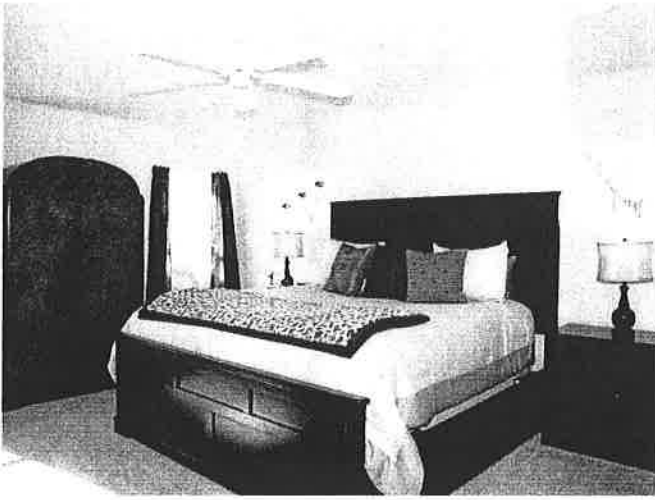


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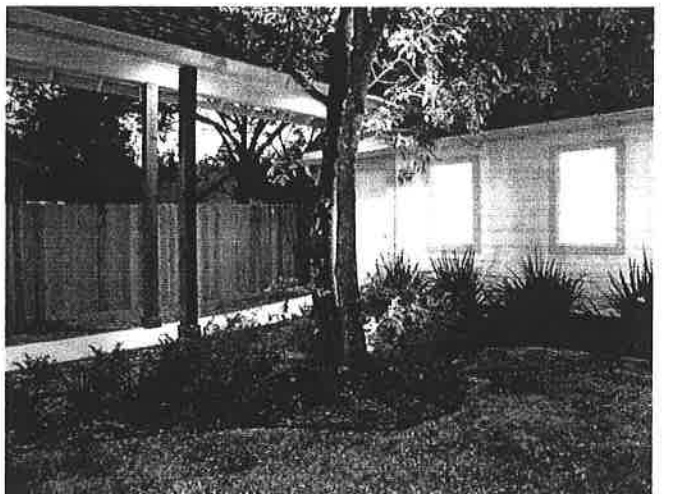
83
62

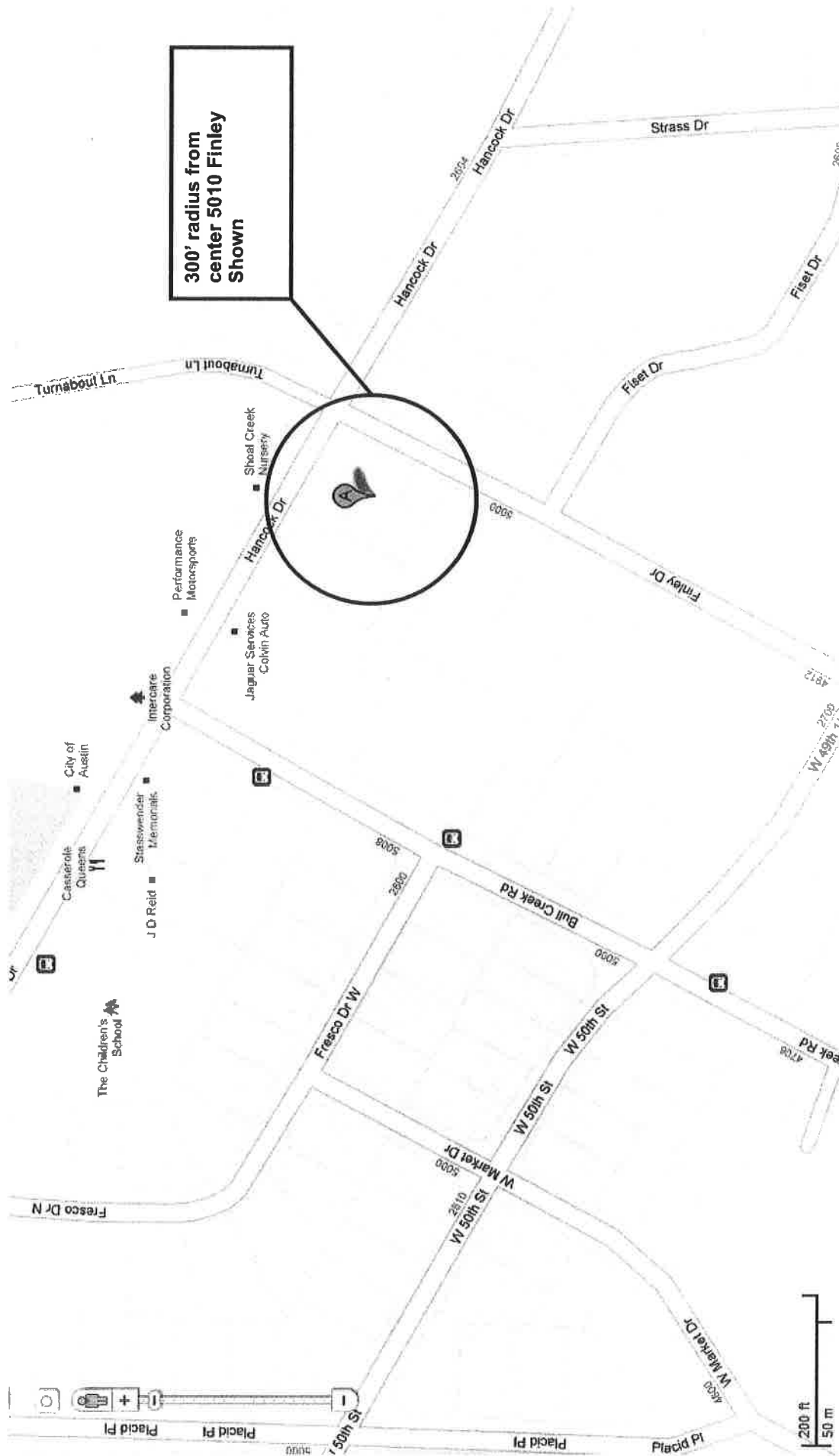


B3
63



B3
W1





**Exhibit of Surrounding Areas and Adjacent Properties Within 300' of
5010 Finley Drive**

BB
65

B3
66

Map of 5010 Finley Dr



View large map »



⚠ A bad credit score is 598. Click to see yours instantly -\$0. »

Schools near 5010 Finley Dr

School name	Elementary	Middle	High
Type	Rating*	Distance**	
Childrens School	Private	4	0.19 mi
Both my sons were students at the school for 4 years and we had a great experience for both of them. My oldest is gifted.			
Highland Park Elementary School	Public	4	0.75 mi
Lots of school spirit, plenty of money for extra programs. Education seems pretty good. Lots of emphasis on testing. Lots.			
Capitol School Of Austin	Private		0.75 mi
Northwest Montessori House Of Childrn	Private		0.81 mi
Highland Park Baptist School	Private		0.95 mi

View all schools in Austin Independent School District »

* Rating scores vary from 1 (lowest) to 5 (highest).

** Proximity to this address does not guarantee enrollment eligibility. Please contact a local real estate pro for more info.

Contact Info



Agent: **Kenneth Hilbig**
Provided by: **Moreland Properties**

School information provided by OnBoard Informatics Copyright (c) 2008. Information is deemed reliable but not guaranteed.

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B3
67

EMAILS TO CODE COMPLIANCE INSPECTOR



David Cancialosi <david@dciaustin.com>

b3
68**5010 finley**

3 messages

David Cancialosi <david@dciaustin.com>

To: "Mills, Malcolm" <malcolm.mills@ci.austin.tx.us>

Tue, Nov 2, 2010 at 12:45 PM

Malcolm

what do you need in order to close this case?

*Sincerely,**David C. Cancialosi**DCi Permitting & Land Consulting**512-799-2401-c**512-373-8846-f**david@DCIaustin.com**<http://www.AustinBuildingPermits.com/>*

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Mills, Malcolm <Malcolm.Mills@ci.austin.tx.us>

To: David Cancialosi <david@dciaustin.com>

Wed, Nov 3, 2010 at 11:01 AM

call me at 974-1992

From: David Cancialosi [mailto:david@dciaustin.com]**Sent:** Tuesday, November 02, 2010 12:46 PM**To:** Mills, Malcolm**Subject:** 5010 finley

[Quoted text hidden]

David Cancialosi <david@dciaustin.com>

To: Doug Keating <dougkeating@me.com>

Fri, Nov 19, 2010 at 2:36 PM

Thank you,

David Cancialosi, owner

DCi Permitting & Land Consulting

512.799.2401 c

512.373.8846 f

david@dciaustin.comwww.austinbuildingpermits.com

[Quoted text hidden]



David Cancialosi <david@dci.austin.com>

b3
L9**5010 finley**

2 messages

David Cancialosi <david@dci.austin.com>

To: "Mills, Malcolm" <malcolm.mills@ci.austin.tx.us>

Bcc: Doug Keating <dougkeating@me.com>

Thu, Nov 11, 2010 at 11:46 AM

Malcolm, see attached letter reflecting reduced impervious cover and corresponding site plan reflecting on-site changes to grade level concrete only...as discussed, I understand this will close the case for impervious cover violations and there will be no other CV cases against this property.

Please confirm.

Sincerely,

David C. Cancialosi

DCi Permitting & Land Consulting

512-799-2401-c

512-373-8846-f

david@dci.austin.com

<http://www.AustinBuildingPermits.com/>

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2 attachments

5010 Finley - Site LS1 (2).pdf
295K

5010 Finley-impervious Cover Letter - Harris Grant.pdf
165K

David Cancialosi <david@dci.austin.com>

To: Doug Keating <dougkeating@me.com>

Fri, Nov 19, 2010 at 2:37 PM

Thank you,

David Cancialosi, owner

DCi Permitting & Land Consulting

512.799.2401 c

512.373.8846 f

david@dci.austin.com

www.austinbuildingpermits.com

[Quoted text hidden]

2 attachments

83
/70

**RESPONSE LETTER TO COA MGMT AFTER VERBAL NOTIFICATION ON
EVENING OF NOV 23, 2010 THAT COA INTENDS TO SEEK
ADMINISTRATIVE SEARCH WARRANT IF ACCESS IS NOT PROVIDED TO
PRIMARY AND ACCESSORY STRUCTURES. NO WRITTEN
DOCUMENTATION OR NOTICE OF VIOLATION LETTERS RECEIVED
FROM COA FOR ALLEGED FAR, HEIGHT, BUILDING ENVELOPE
PROTRUSIONS.**



David Cancialosi <david@dciaustin.com>

B3
71

Finley

David Cancialosi <david@dciaustin.com>

Wed, Nov 24, 2010 at 5:24 AM

To: "Tony [PDRD] Hernandez" <Tony.Hernandez@ci.austin.tx.us>, "don.birkner@ci.austin.tx.us" <don.birkner@ci.austin.tx.us>, Dan McNabb <Dan.McNabb@ci.austin.tx.us>, John McDonald <John.Mcdonald@ci.austin.tx.us>, Susan Walker <susan.walker@ci.austin.tx.us>
Cc: Doug Keating <dougkeating@me.com>

All,

As a follow up and for record keeping purposes, I would request that any compliance issues /findings by city staff be put in official written format.

As I understand there is no actual code compliance case against the property or corresponding written notice of violation that has been sent regarding any of the matters discussed Nov 23 2010 between myself John McDonald, Don Birkner, and Dan McNabb over two separate conference calls.

During several conversations with inspector Malcolm Mills after the Nov 2010 BOA, he confirmed the only outstanding code violation was the impervious cover issue. As such we moved forward to address that item. We have since done so with a redesign of the existing driveway reflecting total site area of less than 45% impervious cover and a surveyor stamped letter to that effect, as specifically requested by inspector Mills which he has had in his possession for some time as per my email records. Despite several emails to him, he has not responded.

As you may be aware, the garage permit expires in Jan 2011. Thus it is imperative the owner attempts to resolve any newly identified issues at the Dec BOA. Doug Keating will point out at todays meeting that in fact the city has seen both the area above the garage by way of a PDRD pre con inspection as well as the primary structure's third floor when Malcolm Mills was allowed to access the site - this was explained to me by the client (Mr. Keating) who has stated his contractor was present for the precon and he (Mr. Keating) was present to allow the 3rd floor inspection. Additionally I understand there is recorded voicemail from the city to Mr. Keating confirming his returned phone call to the city where the inspector apologizes for not calling him back, further establishing his open communication regarding the site. Again, I was not present during these events but there appears to be a record of the city having access to each building and communication with Mr. Keating. Thus we believe the threat of an administrative search warrant is unnecessary and far-reaching given the aforementioned points.

We are forced to declare any newly identified compliance issues to BOA staff on Monday Nov 29 2010, and no later due to notification date requirements.

We believe it is reasonable for the city to provide written notice of any noncompliance issues as per normal COA procedure.

Again this is only for record keeping purposes given the lack of any formal written notification(s).

Thank you,
David Cancialosi, owner
DCi Permitting & Land Consulting
512.799.2401 c
512.373.8846 f
david@dciaustin.com
www.austinbuildingpermits.com

[Quoted text hidden]

B3
12

**McMANSION CODE LANGUAGE FROM JUNE 2008 REGULATING
HABITABLE ATTIC SPACE. SAME AS ALLOWED AT TIME OF ORIGINAL
PERMIT APPROVAL, JAN 2007**

b3
73

b. Surrounded by natural grade for at least 50% of its perimeter wall area, if the habitable portion is required to be below natural grade under paragraph 1.a.

2. The finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines[~~;~~and].

C. A habitable portion of an attic, if:

1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater;
2. It is fully contained within the roof structure;
3. It has only one floor;
4. It does not extend beyond the footprint of the floors below;
5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and
6. Fifty percent or more of the area has a ceiling height of seven feet or less.

3.3.4 An enclosed area shall be excluded from the calculation of gross floor area if it is five feet or less in height. For purposes of this subsection:

A. Area is measured on the outside surface of the exterior walls; and

B. Height is measured from the finished floor elevation, up to either:

1. the underside of the roof rafters; or
2. the bottom of the top chord of the roof truss, but not to collar ties, ceiling joists, or any type of furred-down ceiling.

PART 15. Section 3.4 (*Height*) of City Code Chapter 25-2, Subchapter F is amended to amend Subsection 3.4.1, and to add new a Subsection 3.4.6, to read:

Date: 6-12-08

McMansion Ordinance – Task Force Recommendations

16 of 17

COA Law Department
Responsible Att'y: Brent Lloyd

B3
74

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

DATE: Monday, October 11, 2010

CASE NUMBER: C15-2010-0112

☐ y ☐ Jeff Jack
☐ y ☐ Michael Von Ohlen
☐ y ☐ Nora Salinas
☐ y ☐ **Melissa Hawthorne Motion to PP Nov 8, 2010**
☐ y ☐ Leane Heldenfels, Chairman
☐ y ☐ Clarke Hammond, Vice Chairman
☐ y ☐ Heidi Goebel

APPLICANT: Doug, Keating

ADDRESS: 5010 FINLEY DR

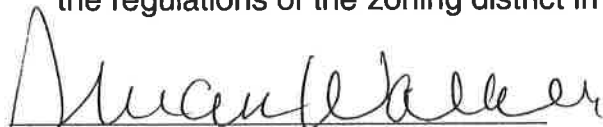
VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain the existing garage and driveway layout for a single-family residence in an "SF-2", Single Family Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to POSTPONE TO November 8, 2010 for better findings and better ways to decrease impervious coverage, Chair Leane Heldenfels requested information on gutters, 7-0 vote; POSTPONED TO November 8, 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

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: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Robert K. Heltz

Your Name (please print)

☒ I am in favor
☐ I object

2610 Fiset Dr.

Your address(es) affected by this application

Robert K. Heltz

Signature

2 Oct 2010

Date

Daytime Telephone: 452-6574

Comments: I see nothing in this request

that would be detrimental to the quality of the neighborhood

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

3212

PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Your Name (please print)

Ben White

☒ I am in favor
☐ I object

Your address(es) affected by this application

4921 Bay Creek

Ben White

Signature

10-11-10

Date

Daytime Telephone:

Comments:

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

83/11

PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Betty Blomquist

Your Name (please print)

4922 Finley Drive

Your address(es) affected by this application

Betty Blomquist

Signature

Date

Daytime Telephone: 452-1829

Comments: Subject to this change as I have

learned from the lot owner of 5008 that the work
has already been done and the privacy of her
back yard and living area at the back of her home
has been invaded. My asking on website to the
garage & adding outdoor lighting with her home
of some property the original architect of the lot
5008 - 5012 when the lot was quickly subdivided from
no lot without notifying neighbors within 500',
Note attached.

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

Planning & Development
Review Dept
PO Box 1088

☐ I am in favor
☒ I object

78767-1088

I appreciate the notice Ann I was
never informed when the late 5000's - 12
Fenleys were subdivided into 50' frontage.
I am within 500' of 5010 but when I was
called the Planning & Review office I was
told that I was not notified because
my lot was in a different subdivision.
It appears that even though my home is
right next to 5000 Fenley (no street in
between) the long block from 49 1/2 St. to
Concord has 3 different subdivisions
from different builders in the early 50's.
I was told at that time that city policy
to divide 100' lots was for owners to get
the most from their properties. Give me
a break! Choban Realty from Westlake
bought the property & subdivided to make
more money. At the point the 5002 lot
is not 100' frontage because Choban
miscalculated and gave more frontage to
5006 - 5012 so 5002 is not a 100
frontage lot. We are 3 widows at 4920,
4922, & 5000 and we are not happy
with the mega houses of 3 stories next
to one story homes. I would appreciate
any notice regarding any change in the
status of 5002 and any attempt
to play and put two houses on
-1-

28/83

Case Number: C15-2010-0112; 5010 Finley Dr.
Public Hearing: Board of Adjustment, October 11th, 2010

B3
79

Responder: Patricia B. Green
5008 Finley Dr.
512/459-8681

The applicant at 2010 Finley Drive has neither described nor verified a valid HARDSHIP to justify a variance from the City of Austin impervious cover requirements.

In fact, the un-permitted increase of impervious cover on the subject property causes a hardship of increased flooding on neighbors and all residences downstream of the property along Finley Drive, Fiset, Strass and along both sides of the banks of Shoal Creek to Town Lake.

I have comment forms from 8 residents affected by this variance request objecting to it. These comments are included in this packet.

Thank you for the opportunity to express my objections.

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

PATRICIA B. GREEN

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

5008 FINLEY DRIVE

Patricia B. Green

Signature

10-11-2010

Daytime Telephone: 459-8681

Comments:

- I strongly object to any variance to increase the maximum impervious coverage requirement from 45% to 49% on this single-family residence lot. Drainage problems are a concern to these recently developed lots, 5006 - 5012 Finley Dr. When these four lots were re-platted, the owner was required to add to each lot a holding tank with pumps to contain/channel runoff and to direct it to the paved street. This system works only to a limited extent. Water still puddles and doesn't drain well. The damp soil adds to the mosquito population which is a public nuisance and health concern. Excess impervious cover only increases these problems.

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

8/18

PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0112; 5010 Finley Dr
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 11th, 2010

Charles Villaseñor
Your Name (please print)

☒ I am in favor
☐ I object

5006 Finley
Your address(es) affected by this application

Charles Villaseñor
Signature

10-9-10
Date

Daytime Telephone: 512-767-3241

Comments: I object to increasing
drainage problems

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

83/82

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Case Number: C15-2010-0112; 5010 Finley Dr
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 11th, 2010

Derna Brown
Your Name (please print)

☐ I am in favor
☒ I object

5000 Finley Dr Austin TX

Your address(es) affected by this application

Henna Brown
Signature

10-10-2010
Date

Daytime Telephone: _____

Comments: She went in already done - why a variance, now - hearing rain brings flooding water to the yards - the lead cement work is a help -

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

83/83

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Betty J. Blomquist

Your Name (please print)

4922 Finley Drive

Your address(es) affected by this application

Betty J. Blomquist

Signature

Date

Daytime Telephone: 452-1829

Comments:

This neighborhood has contact with drainage especially after heavy rain and more improvements just need to make flooding problems.

☐ I am in favor
☒ I object

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

83/84

PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Jo Ann Hammer

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

2618 First Drive

Jo Ann Hammer

Signature

10-9-2010

Date

Daytime Telephone: *512/453-8105*

Comments:

250 sq ft of additional lot already installed & someone the drainage and mosquito breeding in this area - and it is already terrible. The last "McManer" house on the 5000 block of Finley already have mosquito breeding and drainage issues. No more impervious roofs, please.

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

I live across the street from them.

PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Your Name (please print)

Garin, Charles R.

☐ I am in favor
☒ I object

2617 E 1st Dr. Austin 78731

Charles P. Dorn
Signature

Signature _____

Date _____

Daytime Telephone: 512 462-5804

Comments:

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

8/28

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Dr. and Mrs. Robert M. Gilliland

Your Name (please print)

2614 Fiset Drive

Your address(es) affected by this application

Robert M. Gilliland and Penny Gilliland 10.09.10

Signature

Date

Daytime Telephone: 512.371.0055

Comments:

☐ I am in favor
☒ I object

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

83/87

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Case Number: C15-2010-0112; 5010 Finley Dr
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 11th, 2010

JEFF KNIP
Your Name (please print)
☐ I am in favor
☒ I object

2612 FISCAL DRIVE / AUSTIN TX 78731
Your address(es) affected by this application

Signature
Date 10/9/10

Daytime Telephone: 512-320-9944

Comments: DISBURSE PRIVATE PROBLEMS FOR SPREADSHEET RESIDENCES

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

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.

53
88

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

CASE # C15-2010-0112
ROW # 10490876

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

TP-0227000103
02-2700-0127

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

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

STREET ADDRESS: 5010 Finley Drive, Austin, Texas 78741

LEGAL DESCRIPTION: Subdivision - Joseph W. Brown

Lot(s) 3 Block A Outlot _____ Division No. 2 V.21 pg.4

I/We Doug Keating on behalf of myself/ourselves as
authorized agent for
5010 Sapphire Corporation
affirm that on _____ August 30,
2010,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

Impervious coverage at 49% for current garage and driveway layout as purchased in 2010
and originally approved by the city with a certificate of occupancy for existing layout in
3/31/2008

in a SF-2 district.
(zoning district)

B3
89

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:
—Removal of any portion of the driveway would impede entrance into the garage. This is unique to the area as this is a rear detached side entry garage on a rather narrow lot. With the current driveway configuration, entry of a single vehicle into the garage is currently a challenge. Any less driveway would make vehicular entry via paved surface virtually impossible.

HARDSHIP:

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

The property was purchased from the builder, Timeless Classics, Inc. in 4/2010 with this exact impervious coverage that the City of Austin provided a permit.

- 1) Timeless Classics pulled original permit in 1/25/07 (page 1)—
- 2) And reflected 43.5% impervious cover (Page 3)
- 3) Design submitted to city shows plans with garage as front entry (Page 7, 8, 9, 11, 14, 15, 17, 18, and 19)
- 4) Actual garage configuration as built and approved throughout the permit and inspection process in this current configuration was presented to the city well before it issued a certificate of occupancy (Page 20 & 21) The engineer pointed out that there were “deviations” on 5/15/2007 (Page 20) and the Form survey performed on 4/30/07 reflected a substantial change in location of the garage
- 5) The inspectors had nearly one year from the two above documents to reconcile the plan with the changes. The certificate of occupancy was granted, in the current configuration, in 3/31/2008 (Page 22)
- 6) The property was purchased directly from the builder named on the permit (page 1) and sold to the current owner (Page 23) on 4/7/2010. —

7) Survey performed for purchase in March of this year (Page 24) shows the unaltered garage configuration, subsequent request for impervious cover calculation shows 49% impervious cover.

B3
90

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

—The hardship is not general to the area as all other garages are direct entry and do not require a 90 turn to enter/exit the garage. This is an existing condition that was in place on purchase of a property that was given a certificate of occupancy from the City of Austin even though it did not meet impervious cover criteria at the time.—

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:

1) The characteristic has been in place since 3/2008 and has posed no problem for adjacent properties

2) There is additional rainwater detention on site.

3) The condition is in harmony with the surrounding area as the adjacent new homes were built in such a way that they too pushed the impervious cover limit to near maximum allowance (page 26). Adjacent properties also include commercial property to the rear that, by visual inspection, has nearly 100% impervious coverage (page 10 and 26).

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:

B3
91

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 1708- B Elmhurst
Drive

City, State & Zip Austin, Texas
78741

Printed Doug KEATING Phone 512-416-6948 Date 8/31/2010

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  Mail Address 1708-B Elmhurst
Drive

City, State & Zip Austin, Texas
78741

Printed Doug KEATING Phone 512-416-6948 Date 8/31/2010

B3
92



-  SUBJECT TRACT
-  ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0112
 LOCATION: 5010 FINLEY DR
 GRID: J27
 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.

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "A"

BP No. BP 07-04778 2/1/07
 Building Permit No. 07003506
 Issued Date 1/25/07
 Reviewer J. B. O'Brien

PRIMARY PROJECT DATA

Service Address 5010 Pinley Tax Parcel No. 193 93
 Legal Description Madeline Morris
 Lot 3 Block Subdivision replat of lot 2 Joseph W. Brown Subd No. 2 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-2)
 • Height of Principal building 30.5 ft. # of floors 3 Height of Other structure(s) 19 ft. # of floors 1
 • 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 6175 sq. ft.
 Job Valuation - Principal Building \$200,000
 (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	\$ <u>330</u>	\$ <u> </u>
Electrical	\$ <u>185</u>	\$ <u> </u>
Mechanical	\$ <u>105</u>	\$ <u> </u>
Plumbing	\$ <u>115</u>	\$ <u> </u>
Driveway & Sidewalk	\$ <u> </u>	\$ <u> </u>
TOTAL	\$ <u> </u>	\$ <u> </u>

OWNER / BUILDER INFORMATION

OWNER Name Timeless Classics Inc. Telephone (h) (w) 712-9900
 BUILDER Company Name owner Telephone
 Contact/Applicant's Name Murray Volpe Pager FAX
 DRIVEWAY: Contractor Telephone
 SIDEWALK Telephone
 CERTIFICATE OF OCCUPANCY Name Timeless Classics Inc. Telephone
 Address 3601 S. Congress Ave HB-4000 City AUS ST TX ZIP 78704

If you would like to be notified when your application is approved, please select the method:
☐ telephone ☐ e-mail MV@pc.austintx.net or 294-4696
 You may check the status of this application at www.austintx.gov/development/permits.asp

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

B3
94

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 24-5-2 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 submission will be required.

APPLICANT'S SIGNATURE Munira Vrege DATE 1/16/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 6401

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

① SQUARE FOOTAGES FOR 1ST & 2ND FLR DO NOT MATCH PLANS.

Service Address _____

Applicant's Signature _____ Date _____

RESIDENTIAL PERMIT APPLICATION "C"

B3
95

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (1) incidental projecting eaves and similar features, or (2) groups of level paving, landscaping, or open recreational facilities.

	Existing		New Addition	
a. 1 st floor conditioned area	sq. ft.		995	sq. ft.
b. 2 nd floor conditioned area	sq. ft.	1143	1003	sq. ft.
c. 3 rd floor conditioned area <i>attic</i>	sq. ft.		633	sq. ft.
d. Basement	sq. ft.			sq. ft.
e. Garage / Carport	sq. ft.			sq. ft.
attached	sq. ft.		443	sq. ft.
detached	sq. ft.			sq. ft.
f. Wood decks (must be counted at 100%)	sq. ft.			sq. ft.
g. Breezeways	sq. ft.		107	sq. ft.
h. Covered patios	sq. ft.		143	sq. ft.
i. Covered porches	sq. ft.		70	sq. ft.
j. Balconies	sq. ft.			sq. ft.
k. Swimming pool(s) (pool surface area(s))	sq. ft.			sq. ft.
l. Other building or covered area(s)	sq. ft.			sq. ft.
Specify:			3539	

TOTAL BUILDING AREA (add a. through l.)

sq. ft.

sq. ft.

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

1763

sq. ft.

28.6

% of lot

IMPERVIOUS COVERAGE

Include: building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pads, 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)	1763	sq. ft.
b. Driveway area on private property	796	sq. ft.
c. Sidewalk / walkways on private property	108	sq. ft.
d. Uncovered patios		sq. ft.
e. Uncovered wood decks (may be counted at 50%)		sq. ft.
f. Air conditioner pads	18	sq. ft.
g. Concrete decks		sq. ft.
h. Other (specify)		sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2685

sq. ft.

43.5

% of lot

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

83
96

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

Service Address 5010 Finley Dr

Applicant's Signature Murphy Volpe Date 1/16/07

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

	Existing	New Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	995 sq. ft.
b. 1 st floor area with ceiling height over 15 feet	sq. ft.	995 sq. ft.
c. TOTAL (add a and b above)	sq. ft.	995 sq. ft.
II. 2 nd Floor Gross Area See note below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	11431003 sq. ft.
e. 2 nd floor area with ceiling height > 15 feet	sq. ft.	11431003 sq. ft.
f. TOTAL (add d and e above)	sq. ft.	11431003 sq. ft.
III. 3 rd Floor Gross Area See note below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	sq. ft.
h. 3 rd 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 8 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. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	248 sq. ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	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.	23862246 sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above,	23862246 sq. ft.
GROSS AREA OF LOT	6171 3876477 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	38.7 sq. ft.

If a second or third floor meets all of the following criteria it is considered an upper story and is not calculated as part of the overall Gross Floor Area of the structure:

1. It is fully contained within the roof structure and the roof has a slope of 12 or greater.
2. It only has one floor within the roof structure.
3. It does not extend beyond the footprint of the first floor.
4. It is the highest habitable portion of the building, and
5. It is located at least 10 feet from the side property line.

B3
97



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7205

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

SL Sims Service Center
4411-B Menardus Drive
Austin, Texas 78744
(512) 505-7500

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

Customer Name Timeless Classics Inc Phone 712-9900
Address 5010 Finley Dr.
Legal Description Madeline Morris se plat lot 2 Joseph Brown No. 2
Lot 3 Block _____ Commercial/Residential? Res

Service Main Size _____ (amps) Service Conductor _____ (type & size)
Service Length _____ (ft.) Number of Meters? _____ Multi-Fuel Y N
Overhead Underground? _____ Voltage _____ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage _____ Total A/C Load _____ (= of units) _____ (Tons)
Largest A/C unit _____ (Tons) LRA of Largest A/C unit _____ (amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: New Service

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____

Approved: ☒ Yes ☐ No (Remarks on back) _____ Phone 974-2632

Application expires 90 days after date of Approval

AE APPROVED
JAN 18 2007
RLS 18-16 (5)

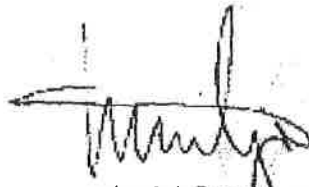
T. McIntyre
associates
Residential Architects

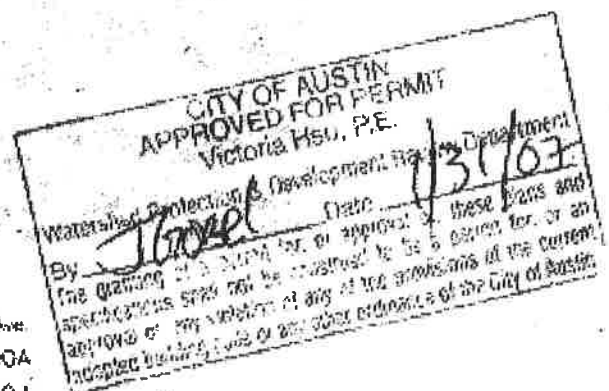
B3
98

January 12, 2007

Re: 5010 Finley Dr.

To the best of my knowledge, the topographic information shown on these plans is accurate. I understand that the City of Austin may request to have this information certified by a RPLS.

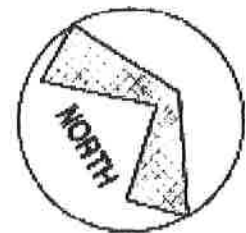
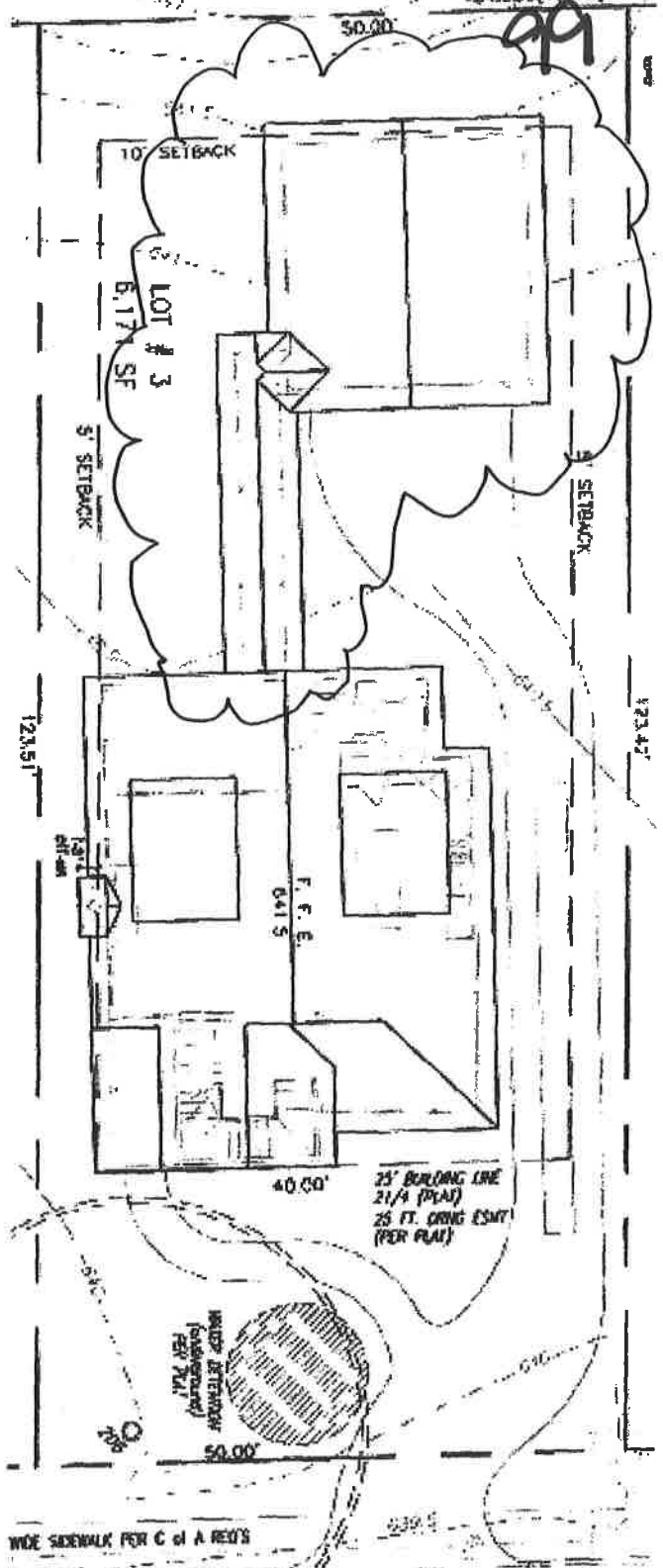

Tim McIntyre, AIA
Lic #15181



3601 South Congress Ave.
Building B, Suite 400A
Austin, Texas 78704
Phone: (512) 712.9900
Fax: (512) 712.9998

6

B3
99
154.85 (195.0)



AE APPROVED
JAN 18 2007
RLS 16-16

SITE PLAN - 5010 FINLEY
SCALE: 3/8" = 1'-0"

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hau, PE
Watershed Protection & Development Review Department
By *[Signature]* Date *1/24/07*
The granting of a permit for approval of these plans and
site locations shall not be construed to be a permit, or an
approval or any violation of any of the provisions of the current
adopted zoning code or any other ordinance of the City of Austin.

18.AJAN07

ALL RIGHTS RESERVED

COMPILED 2006

NOTE: If there is any change in the location of the building or the location of the driveway, the owner must obtain a new permit from the City of Austin.

AO

Timeless Classics

5010 FINLEY

Austin Texas 78731-5612

TM

McIntyre

Associates

I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 5010 FINLEY DRIVE, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: LOT 3, BLOCK A, MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN SUBDIVISION NO. 2, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200600019 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

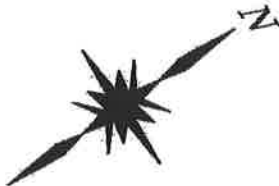
B3
100

REFERENCE: GF NO. 2435001458
BUYER: 5010 SAPPHIRE CORPORATION
SELLER: TIMELESS CLASSIC, INC., A TEXAS CORPORATION
LENDER: AS ASSIGNED
TITLE CO.: MID AUSTIN TITLE COMPANY
UNDERWRITER: LAWYERS TITLE INSURANCE CORPORATION

IMPERVIOUS COVER CALCULATIONS

TOTAL OF IMPERVIOUS COVERAGE = 3,040 SF
TOTAL LOT AREA = 6,149 SF

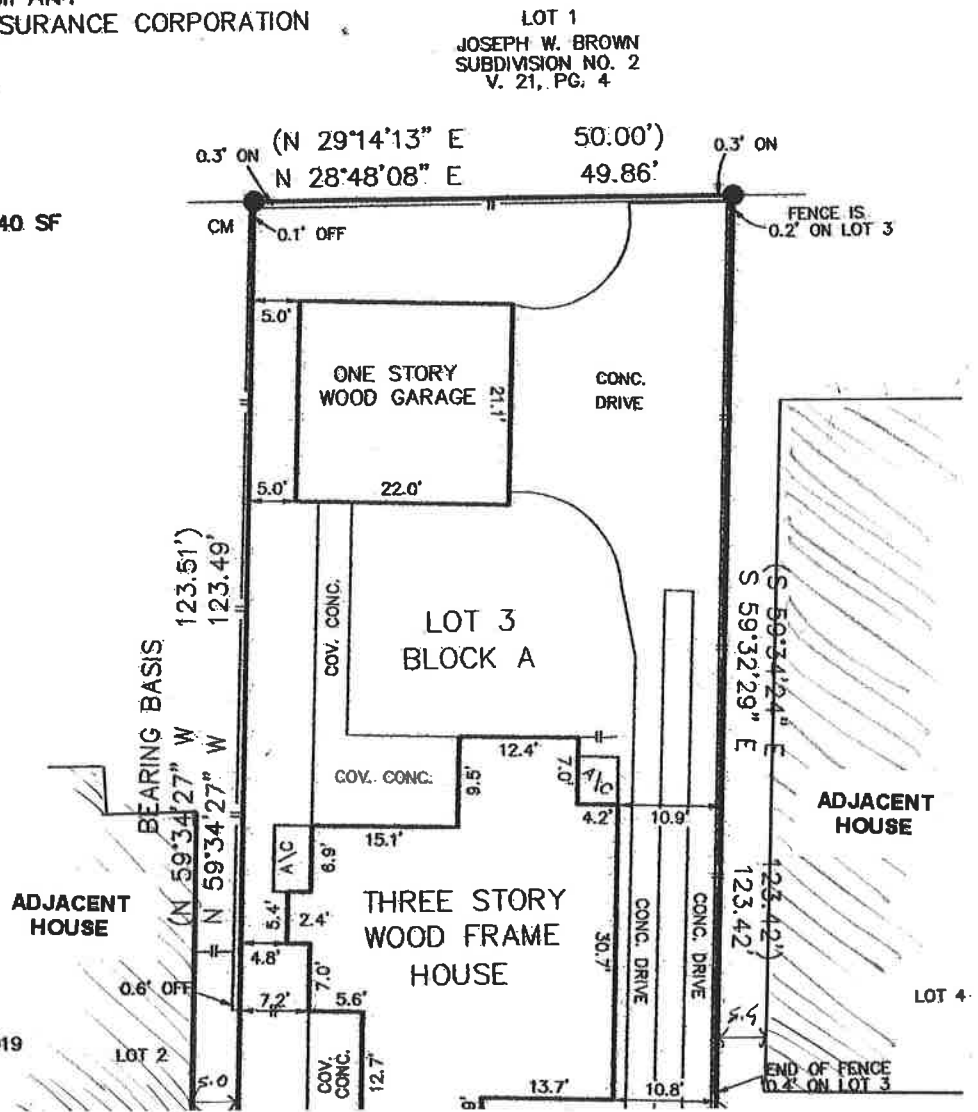
% OF IMPERVIOUS COVERAGE = 49%

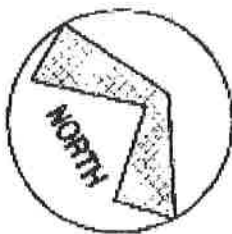


PLAT NORTH
SCALE: 1" = 20'

MAP SYMBOLS:

- X— BARBED WIRE FENCE
- O— CHAIN LINK FENCE
- ||— WOOD BOARD FENCE
- E— UTILITY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- 1/2" REBAR FOUND
- ⊙ 1/2" REBAR SET
- ⊗ IRON PIPE FOUND
- CM CONTROL MONUMENT
- () RECORD DATA FROM PLAT DOC. NO. 200600019
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- ⚡ POWER POLE

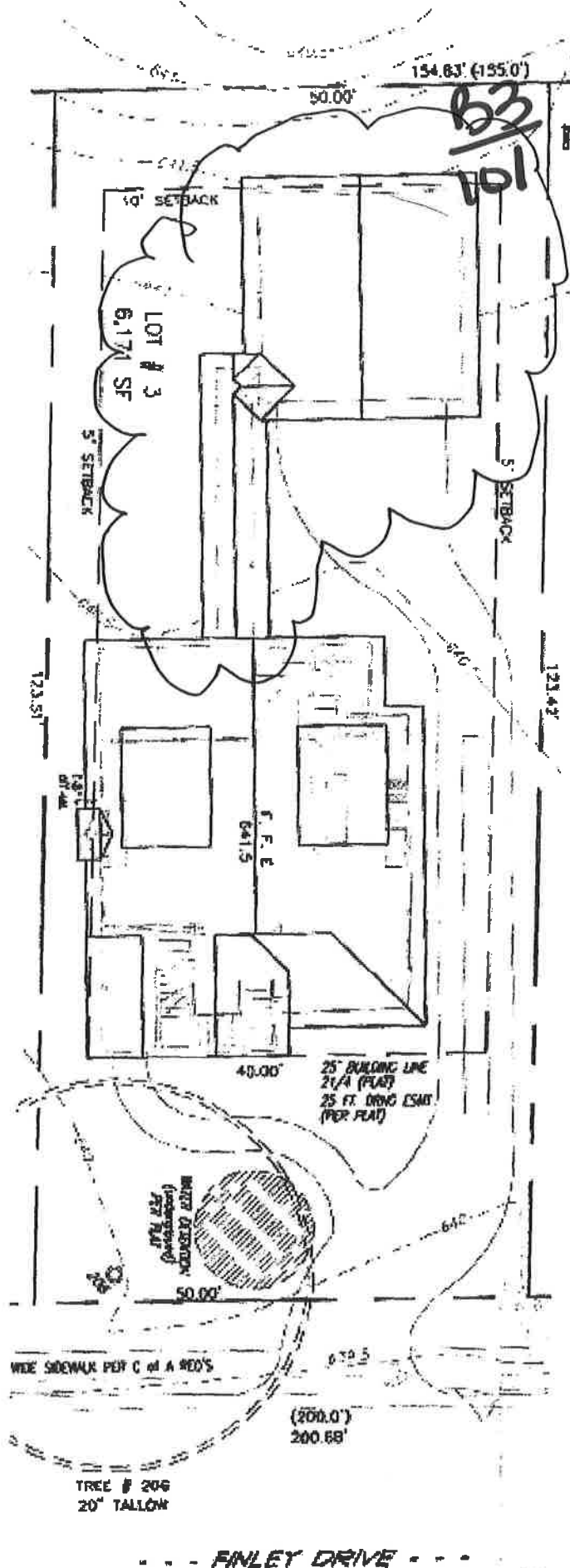




CITY OF AUSTIN
 APPROVED FOR PERMANENT
 RECORD HERE, P.E.
 I HEREBY APPROVE THIS ORDER OF THE CITY OF AUSTIN
 1/31/67
 1/31/67

SITE PLAN - 5010 FINLEY

SCALE: 3/16" = 1'-0"

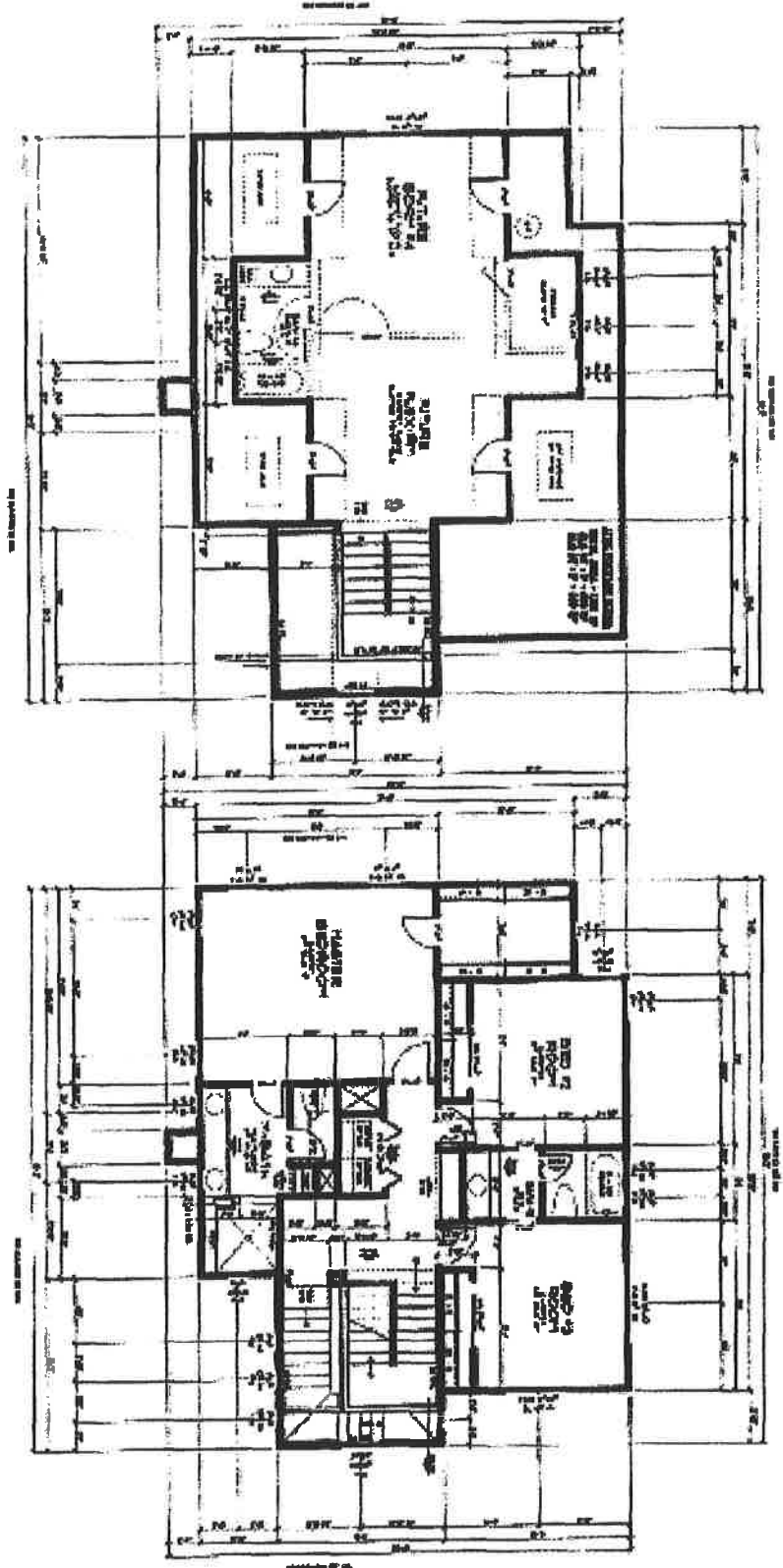


⑧




Timeless Classics
 3010 FINLEY
 Austin Texas 78731-5612

83/105



3 Floor Plan - 3rd

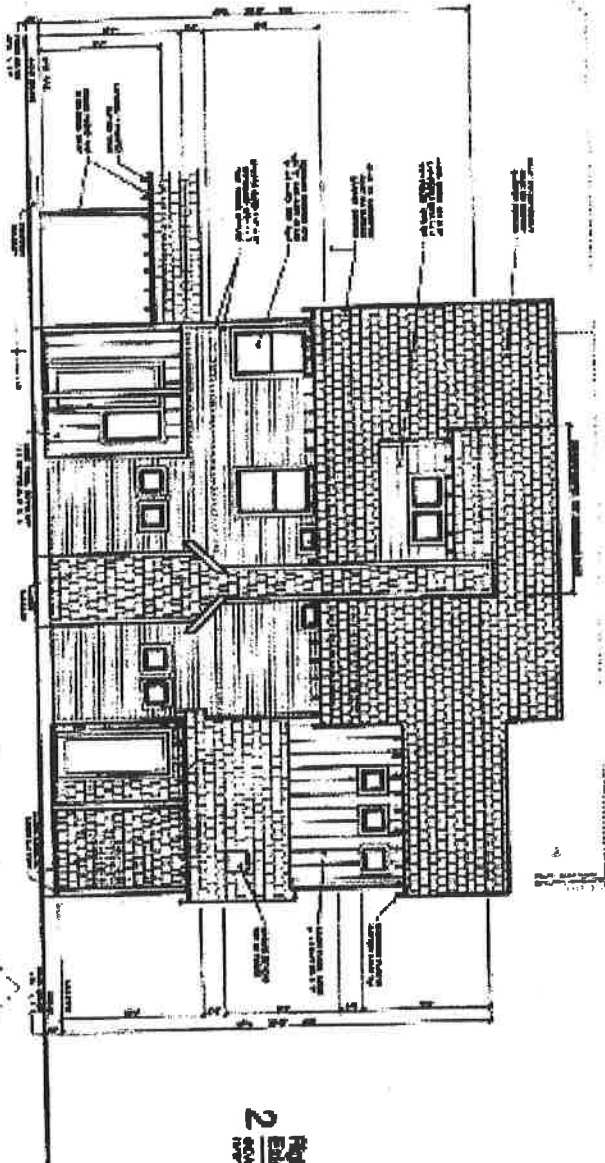


CITY OF AUSTIN
 APPROVED FOR PERMIT
 Victoria Hsu, P.E.
 Water Shed Foundation & Development Review Department
 The granting of a permit by the City of Austin does not constitute an approval of any design or any of the provisions of the current building code or any other ordinance of the City of Austin.

3-31-07

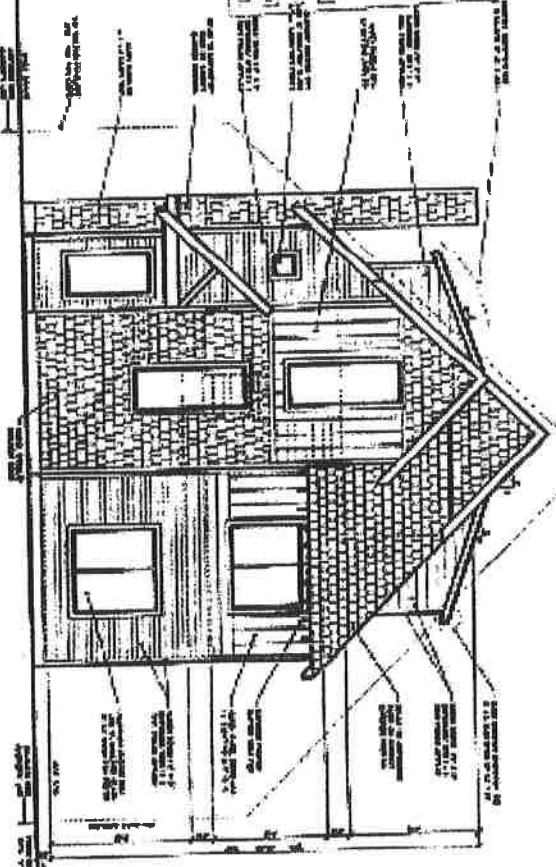
A2		Timeless Classics 3010 FINLEY Austin Texas 78731-5612	McIntyre associates.	
----	--	---	--------------------------------	--

B3
W6



2
Front - East
Elevation
Scale: 1/4" = 1'-0"

CITY OF AUSTIN
APPROVED FOR PERMIT
WORKING DRAWING
DATE: 1/31/07
BY: [Signature]
The City of Austin, Texas, is not responsible for the accuracy or completeness of the information provided on this drawing. The user of this drawing assumes all liability for the accuracy and completeness of the information provided on this drawing.



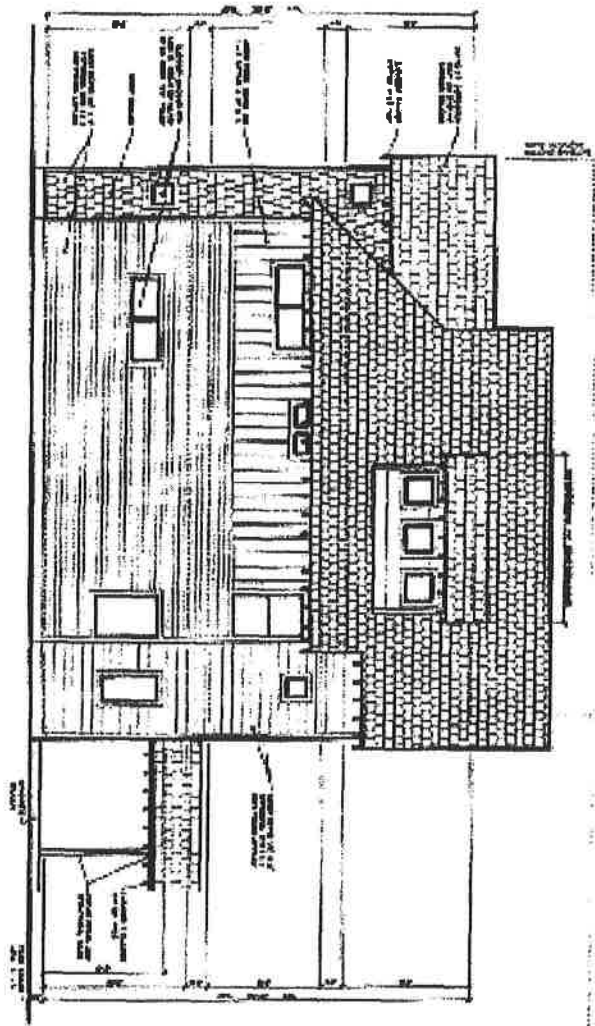
1
Right - North
Elevation
Scale: 1/4" = 1'-0"

A3

Timeless Classics
5010 FINLEY
Austin Texas 78731-5612

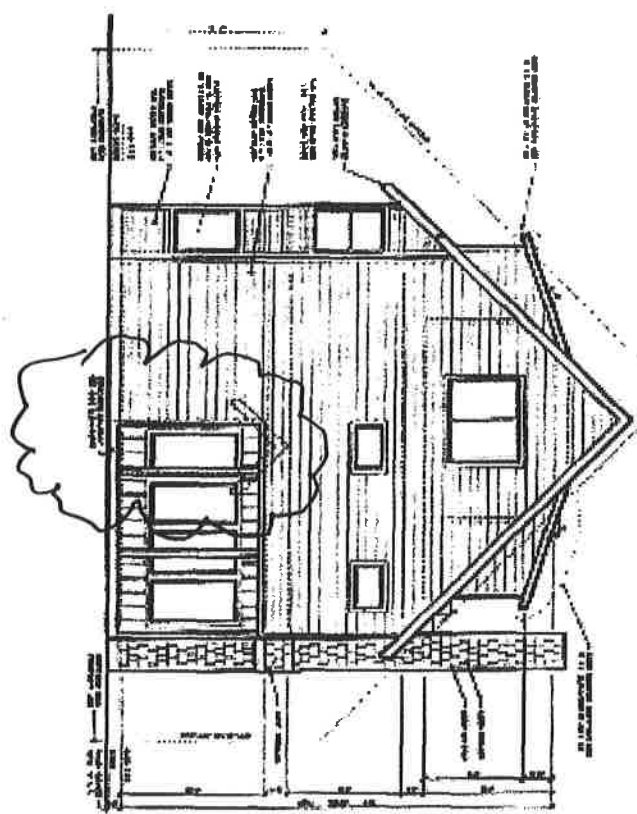
McIntyre
Associates

83/107



CITY OF AUSTIN
APPROVED FOR PERMIT
WILLIAM H. HILL, P.E.
Date: 11/31/03
By: [Signature]
The City of Austin, Texas, hereby approves the construction of the above described project, provided that the applicant has obtained all necessary permits from the City of Austin.

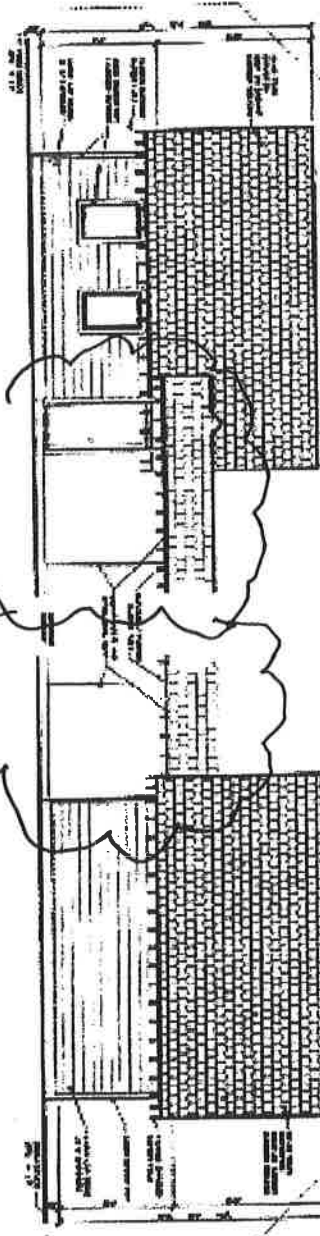
3
Back - West
Elevation
Scale: 1/4" = 1'-0"



4
Left - South
Elevation
Scale: 1/4" = 1'-0"

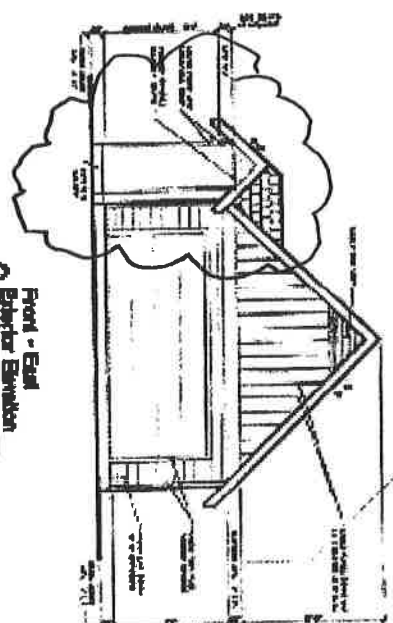
<p>McIntyre</p> <p>A4</p>	<p>Timeless Classics</p> <p>5010 FINLEY</p> <p>Austin, Texas 78731-5612</p>	<p>McIntyre</p> <p>ASSOCIATES</p>	<p>McIntyre</p> <p>ASSOCIATES</p>
---------------------------	---	-----------------------------------	-----------------------------------

B3
108

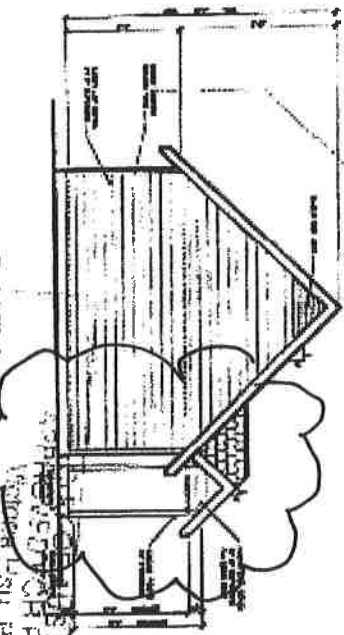


4
Left - South
Exterior Elevation
Scale: 1/8" = 1'-0"
DWG - 10-01 (10-01)

3
Right - North
Exterior Elevation
Scale: 1/8" = 1'-0"
DWG - 10-02 (10-02)



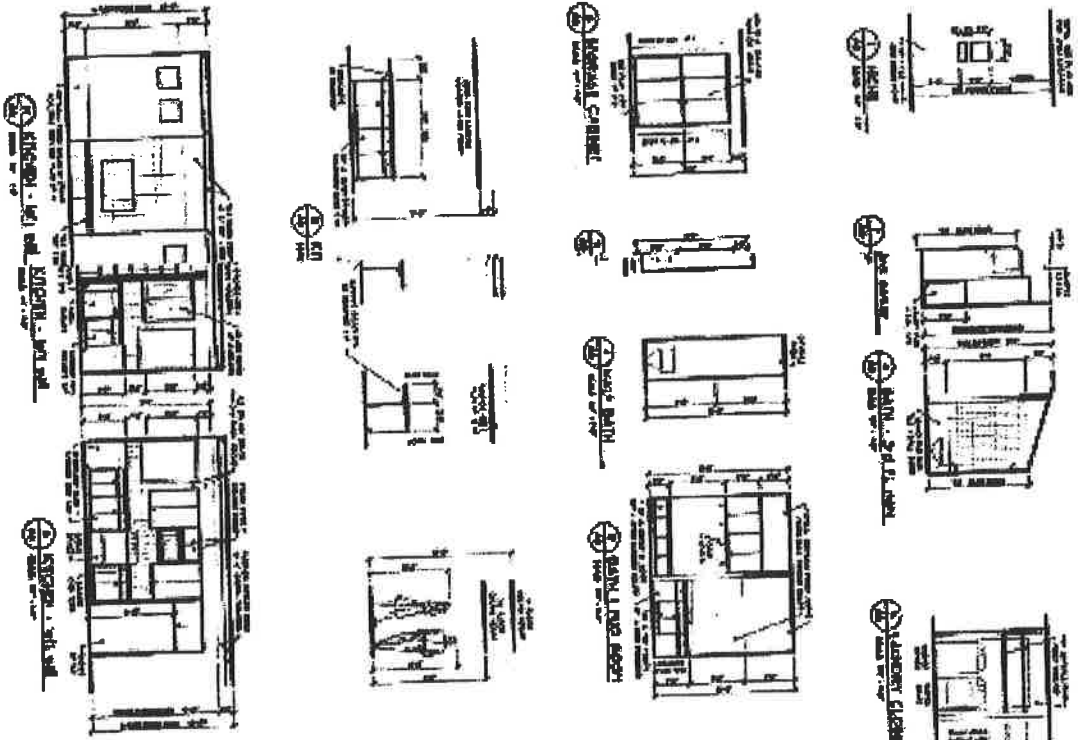
2
Front - East
Exterior Elevation
Scale: 1/8" = 1'-0"
DWG - 10-03 (10-03)



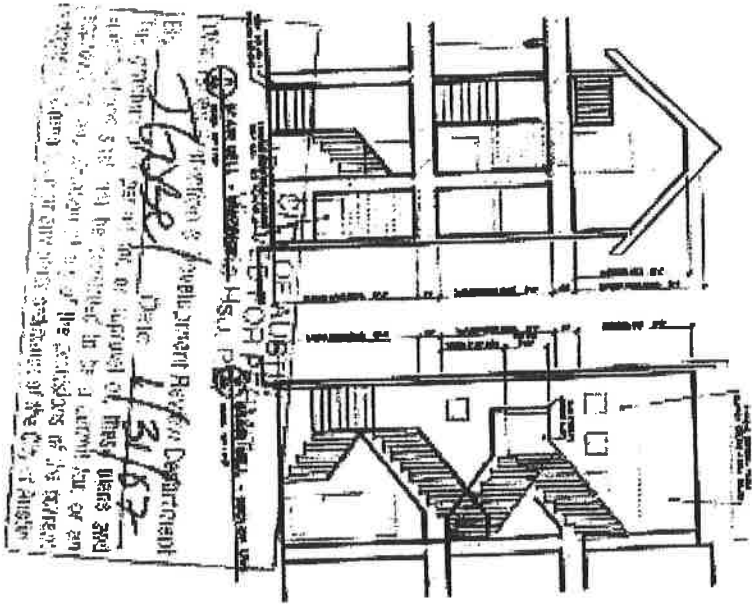
1
Back - West
Exterior Elevation
Scale: 1/8" = 1'-0"
DWG - 10-04 (10-04)

Back to West
Development / Planning Department
Date: 1/31/02
Submitted this sheet to be constructed in by a party for or as
evidence of a party's interest in the property of the current
owner and/or any other party involved in the current
development.

B3/159



...1st BATHROOM...



A6

Timeless Classics
3010 FINLEY
 Austin Texas 78731-5612

McIntyre
 associates.

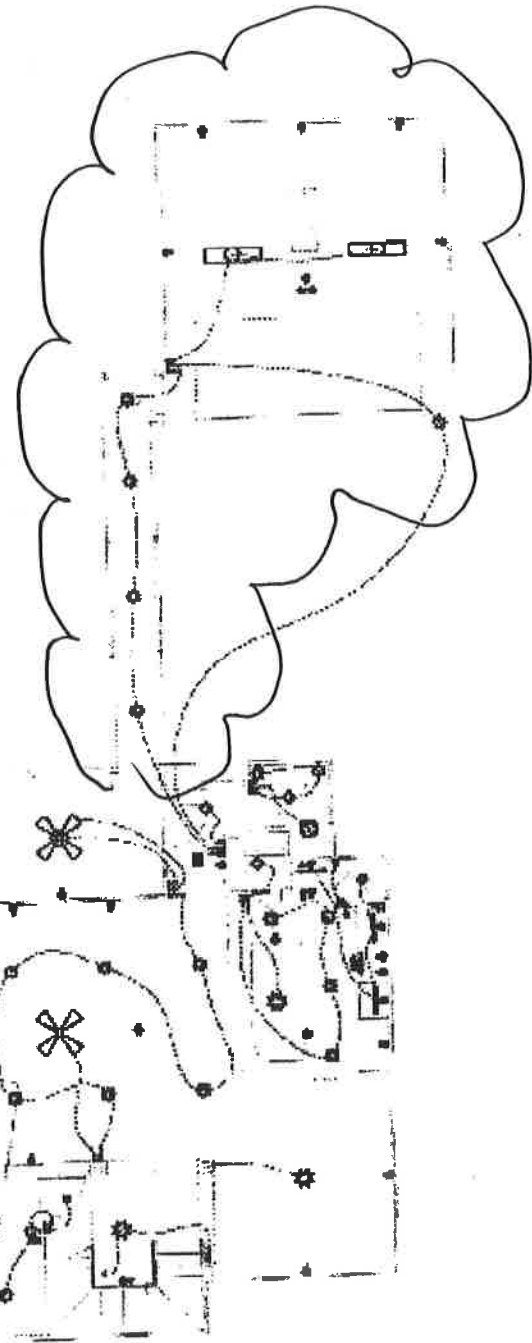
B3
110

ELECTRICAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
2. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY AVAILABLE.
3. ALL WIRING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).

SYMBOL DESCRIPTION:

□	RECESSED HOLLOW LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE
○	FLUORESCENT LIGHT FIXTURE	□	RECESSED HOLLOW LIGHT FIXTURE



APPROVED FOR PERMIT
CITY OF AUSTIN
Victoria Hsu PE
Date: 11/21/02
By: [Signature]

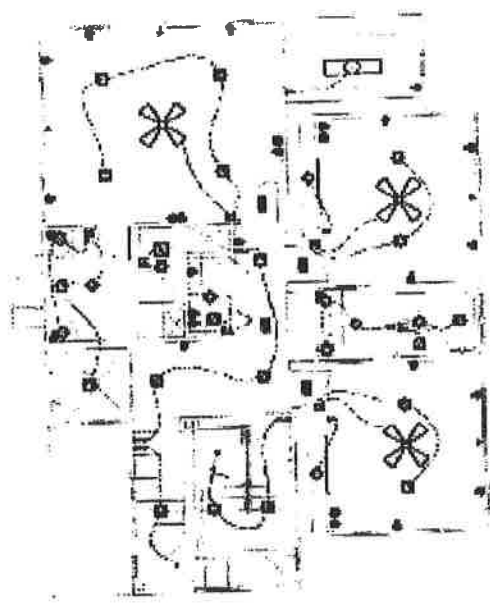
1st Electrical Plan
Sheet 1 of 1

Timeless Classics
3010 FINLEY
Austin Texas 78731-3612

17

B3
111

Final Plan
1-10
1-11



NO Electrical Plan
1-10
1-11

ELECTRICAL PLAN

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF AUSTIN ELECTRICAL CODE.

2. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.

3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

6. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRICAL CODE.

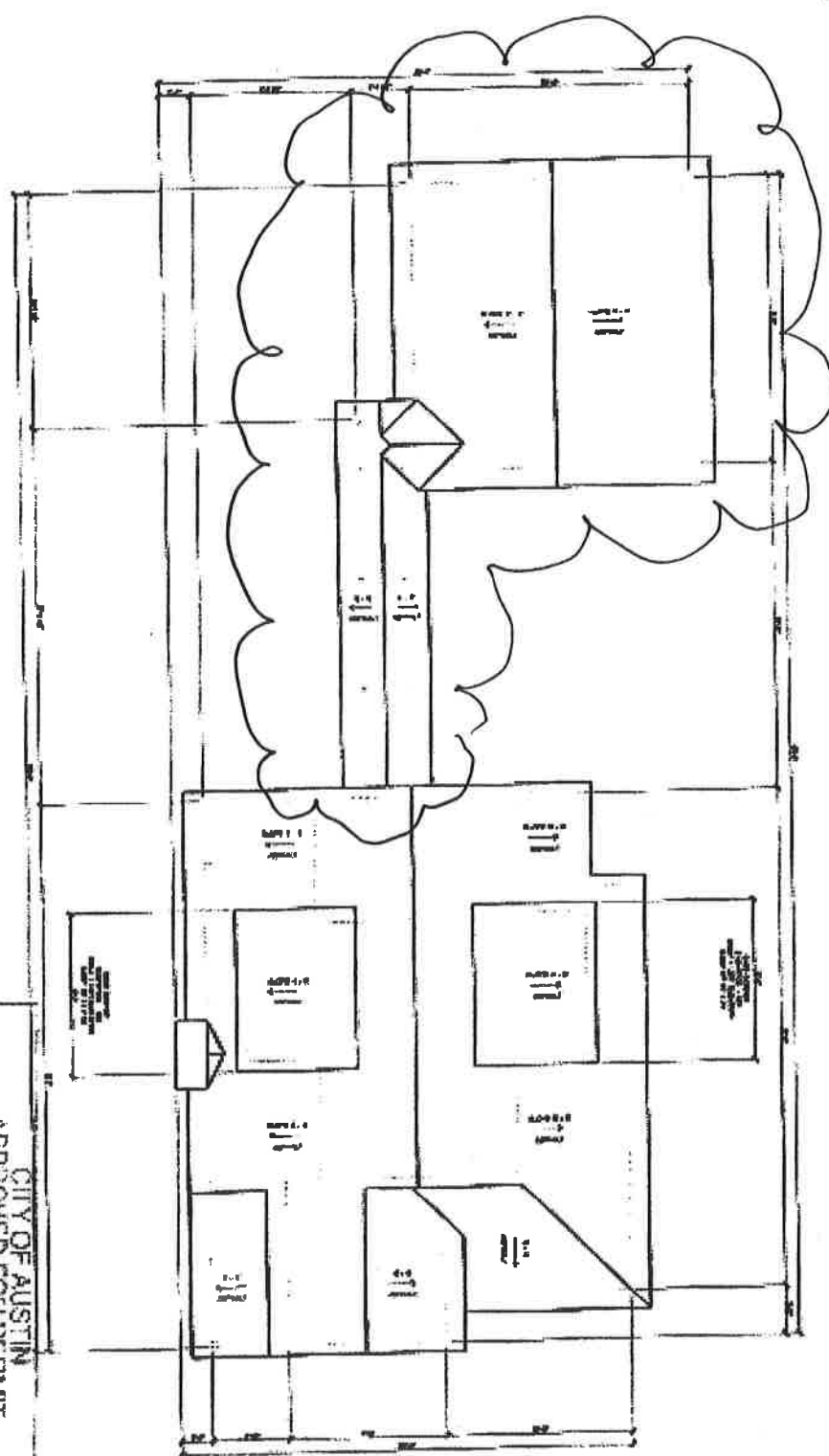
APPROVED FOR PERMIT
CITY OF AUSTIN
PLUMBING DIVISION
DATE 1-31-00
BY [Signature]

E2

Timeless Classics
5010 FINLEY
Austin Texas 78731-5612

McIntyre
associates

33
112



CITY OF AUSTIN
APPROVED FOR PERMIT
VOLUME H&J RE.
Planning & Development Review Department
Date: 1-31-07
The applicant is permitted to approve of these plans and specifications subject to the conditions set forth in the City of Austin Code of Ordinances, Chapter 21C, Section 21C.03, and the City of Austin Code of Ordinances, Chapter 21C, Section 21C.04.

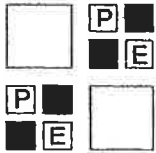
McIntyre
associates.

Timeless Classics
5010 FINLEY
Austin Texas 78731-5612

R1

19

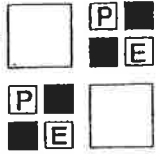
07002549 Bf



PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL ENVIRONMENTAL

12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM



B3
113

May 15, 2007

Tim McIntyre
TIMELESS CLASSICS
3061 South Congress Avenue
Austin, Texas 78704

Reference: TIMELESS CUSTOM RESIDENCE
5010 Finley Drive
Austin, Texas 78731

Dear Mr. McIntyre:

The above referenced foundation has been designed in accordance with the accepted engineering standards for the soil condition at the site.

* → The foundation preparation has been visually observed by us on May 11, 2007 prior to the placement of concrete. Our observation revealed the sizes and layout of grade beams, and reinforcing steel, to be in substantial compliance with the foundation plan, with some acceptable deviations; therefore, the concrete placement has been approved.

This letter will confirm that the foundation for the above referenced residence was designed for the maximum soil conditions anticipated for the lot based on visual observation and general knowledge of the area. Geotechnical testing and a soils report were not provided for this lot. The foundation beam excavations and reinforcing were observed prior to the placement of concrete. The foundation design complies with the minimum requirements as prescribed by the 2000 International Residential Code.

If you have any questions, please call me.

Sincerely,
PROFESSIONAL STRUCIVIL ENGINEERS, INC.



Mirza Tahir Baig, P.E.
Principal

Opinions and comments stated on this report are solely on observation of apparent condition. This report does not provide a prediction, or warranty on the future performance and/or the need for repair of the structure and other related items. Observation and/or inspection for waterproofing, water conveyance, and drainage issues are specially excluded from this scope of work.

Waterloo Surveyors Inc.
FORM SURVEY

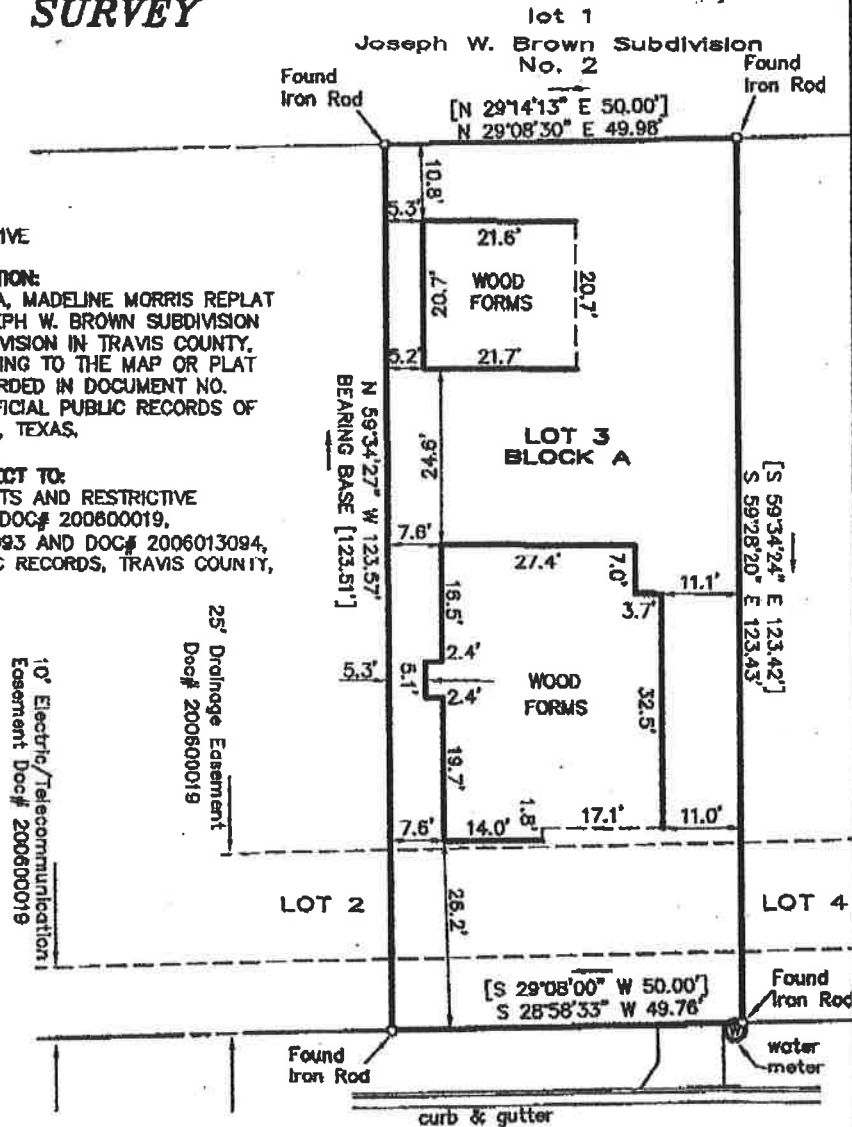
111540

B3
114

ADDRESS:
5010 FINLEY DRIVE

LEGAL DESCRIPTION:
LOT 3, BLOCK A, MADELINE MORRIS REPLAT
OF LOT 2, JOSEPH W. BROWN SUBDIVISION
NO. 2, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN DOCUMENT NO.
200600019, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

LOT 3 IS SUBJECT TO:
EASEMENT RIGHTS AND RESTRICTIVE
COVENANTS IN DOC# 200600019,
DOC# 2006013093 AND DOC# 2006013094,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.



Finley Drive

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 5 Condition II Survey.

Revised 04-30-07

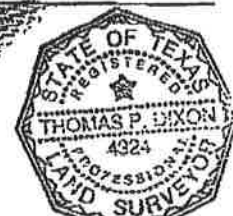
Dated this the 19TH day of APRIL, 200 7

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: 48453C0160 E

Zone: X Dated: 06/16/93

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

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21



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2007-002549 BP

ISSUE DATE: 03/31/2008

B3
115

BUILDING ADDRESS: 5010 FINLEY DR

LEGAL DESCRIPTION: Lot: 3 Block: A Subdivision: MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN
SUBDIVISION NO. 2

PROPOSED OCCUPANCY:

R- 101 Single Family Houses

New - New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway

NEW BUILDING SQUARE FOOTAGE: 3539 SQ. FT.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR:

CODE TYPE:

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: Timeless Classics, Inc.

***** **CERTIFICATE OF OCCUPANCY** *****

**THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS
BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE
FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.**

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:


For Leon Barba, Building Official

22

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FinHA	3. <input checked="" type="checkbox"/> Conv Unins	6. File Number	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance	2435001458A	43401529340002022093	

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
5010 Sapphire Corporation
1708 Elmhurst Drive, Suite B
Austin, TX 78741

E. Name & Address of Seller
Timeless Classics, Inc.
3601 S. Congress Ave. D-102
Austin, TX 78704

F. Name & Address of Lender
Regions Bank
P.O. Box 2224
Birmingham, AL 35246

G. Property Location

Lot 3, Blk A, Joseph W. Morris Madeline, Austin, Travis County, Texas
5010 Finley Drive
Austin, TX 78731

H. Settlement Agent Name
Austin Title Company
3815 S. Capital of TX Hwy., Ste 140
Austin, TX 78704 Tax ID: 752345570

I. Settlement Date
4/7/2010
Fund: 4/7/2010

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price	
102. Personal Property	
103. Settlement Charges to borrower	
104.	
105.	

Adjustments for items paid by seller in advance

106. City property taxes	
107. County property taxes	
108. Annual assessments	
109. School property taxes	
110. MUD taxes	
111. Other	
112.	
113.	
114.	
115.	
116.	

120. Gross Amount Due From Borrower

200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207. Option Fee	
208.	
209.	

Adjustments for items unpaid by seller

210. City property taxes	
211. County property taxes	01/01/10 thru 04/07/10
212. Annual assessments	
213. School property taxes	
214. MUD taxes	
215. Other	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	
303. Cash From Borrower	

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City property taxes	
407. County property taxes	
408. Annual assessments	
409. School property taxes	
410. MUD taxes	
411. Other	
412.	
413.	
414.	
415.	
416.	

420. Gross Amount Due to Seller

500. Reductions In Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	
503. Existing Loan(s) Taken Subject to	
504. Payoff to OmniBank	
505. Payoff of second mortgage loan	
506.	
507. Option Fee	
508.	
509.	

Adjustments for items unpaid by seller

510. City property taxes	
511. County property taxes	01/01/10 thru 04/07/10
512. Annual assessments	
513. School property taxes	
514. MUD taxes	
515. Other	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)	
602. Less reductions in amt. due seller (line 520)	
603. Cash To Seller	

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

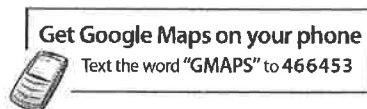
This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

83
116

23

Google maps

Address **5010 Finley Dr**
Austin, TX 78731



B3
117



25

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map

B32
118

[Get Directions](#) [My Maps](#)

«

[Edit](#)

[Print](#)

[Send](#)

[Link](#)



26