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November 18, 2010

RE: Reconsideration for case #C15-2010-0097 at 2206 E 14th St

To Whom It May Concern:

This serves as formal written request to reconsider the above referenced case at the December 13, 2010 Board of Adjustments hearing.

On November 8, 2010 the Board of Adjustments denied the property owner's request to allow .62 FAR and 53% impervious cover for the subject site. We respectfully request the board reconsider this case given the amount of city errors, which were clearly outlined during the public hearing. However, the focus of the Board's discussion appeared to ignore these errors and rather placed the blame on the owner's design team and the owner's alleged intent to install a use other than recreational use as allowed per code. It is our opinion that city error constitutes a true hardship. We request the city legal liaison to the board provide opinion on this matter at the December 13, 2010 hearing. This request was made during the November public hearing, but not provided.

Equally important, the request to allow 53% impervious coverage is required to maintain off-street parking given that the site is currently built per city approved plans. We feel the board failed to consider how the FAR and impervious coverage issues are tied together given that the structure in question is a garage – which is typically used to account for off-street parking requirements. However, it is city staff's post-permit approval interpretation that is driving the need for both the FAR and impervious coverage variance requests.

Without the required parking in place, the existing duplex is in violation of city code and is in danger of having its certificate of occupancy revoked. There is an existing curb cut from 14th street that can provide access to required parking. It is unreasonable to not consider how both the FAR and impervious coverage and parking issues are directly tied together.

Further, a building permit applicant has a reasonable expectation of the city to be provided accurate and consistent development review comments by city staff. If every architect, surveyor, or builder in Austin was familiar with every single detail found in the city Land Development Code, there would not be much need for development review staff. As such, the city has a responsibility to provide accurate review comments, catch mistakes, and process development applications in a professional manner. From the very beginning, the city made no less than five (5) errors in both development review procedure and accuracy of the plan review for this project, undermining the city's plan review competency.

During the hearing, it was stated by city staff that what is built on-site has not matched the approved plans since original approval in February 2008. This is not a true statement. The approved duplex plans approved February 2008, the approved detached garage plans dated April 2008, and the approved

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garage revision dated June 2008 clearly match the tent survey dated August 2010 as well as current photographs. Photographs are available for your review tonight. The board appeared to ignore this evidence despite being advised that the evidence was in-hand and available for review during the November 2010 hearing.

Also stated at the November hearing, the owner has offered to file a restrictive covenant providing further protection that will manage any off-site drainage, plant evergreen vegetation for visual screening, and prohibit the garage from being used as a home occupation or garage apartment.

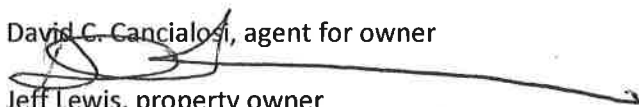
The owner has proposed to both the neighborhood association and city management to modify the interior of the structure in such a manner to comply with code as much as possible. One potential remedy is to allow the first floor to exist as-is with 8' top plates, and decrease the height of the second floor to comply with the McMansion rule exemption allowing spaces with 50% or less of floor area having less than 7' tall to not count as GFA toward total FAR. The attic space above the second floor can be modified as well. Additionally, the exterior stairwell will be removed and the second story door enclosed. There will be no access to the second floor or attic whatsoever under this proposal. As stated at the November hearing, the owner wishes to maintain the existing, city approved building elevation and is open to compromise. It should be noted a Municipal Judge dismissed the city's work without permit case due to the egregious amount of city errors and lack of substantiated evidence from the city that the owner ever intended to neither knowingly authorize any work without permit nor install any use that was prohibited by city code.

The owner simply requests that he not be required to demolish the city-approved garage structure and also be allowed to install the required off street parking in order to maintain the city-approved duplex.

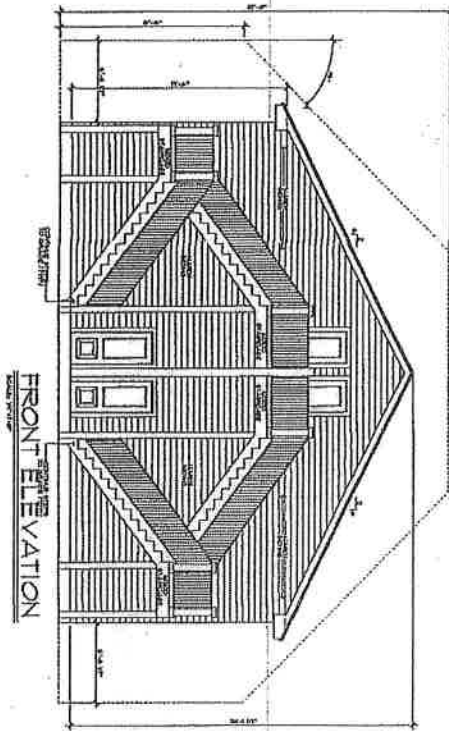
In closing, we humbly request the board reconsider this case given its complexity, the owner's willingness to compromise, and the evidence provided thus far.

Sincerely,

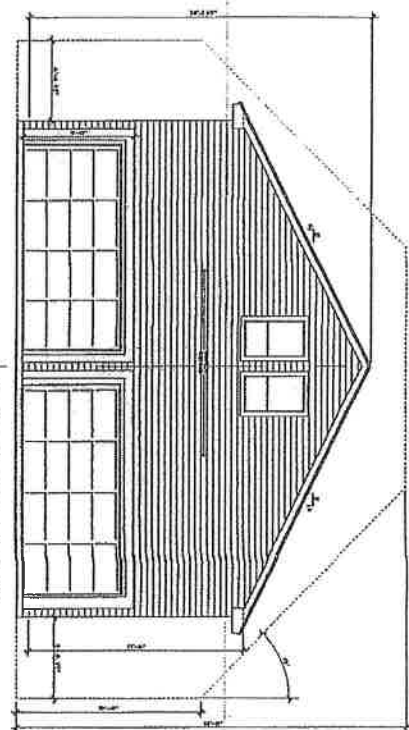
David C. Cancialosi, agent for owner


Jeff Lewis, property owner

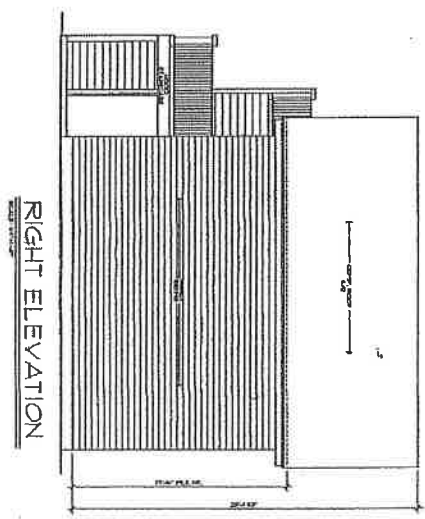
3/3



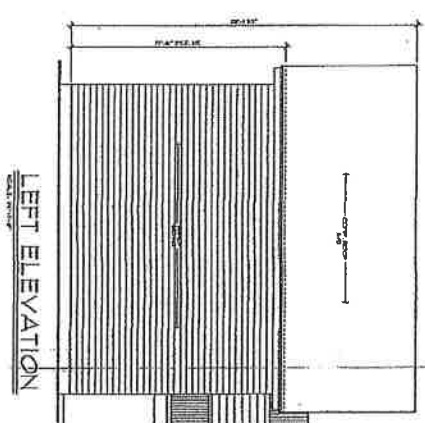
FRONT ELEVATION



REAR ELEVATION

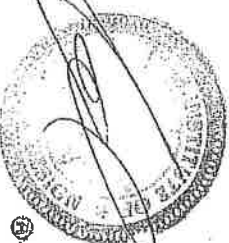


RIGHT ELEVATION



LEFT ELEVATION

JOHN C. DAILE, SR.
 ARCHITECT
 12/15/2011
 REVENUE



	JOB # 12345 DATE 12/15/2011 DRAWN BY:	2206 EAST 14TH ST	DESIGN ORIGINALS of Texas home design center 12345 DALLAS, TX 75201 214-123-4567	DEVELOPSENSE INC. NICK NELSON 12345 DALLAS, TX 75201 214-123-4567
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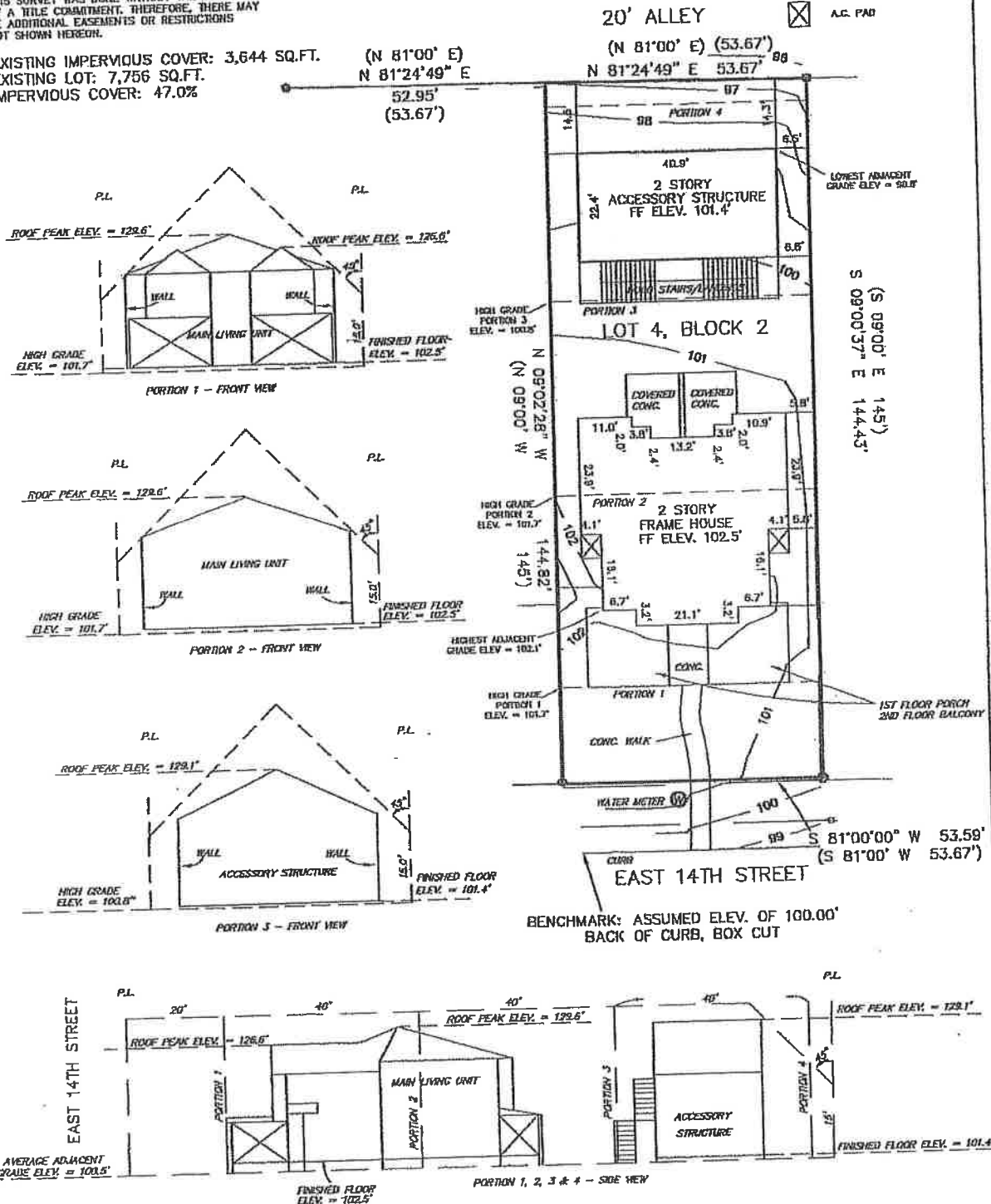
NOT TO SCALE
 THIS DRAWING IS FOR INFORMATION ONLY
 AND DOES NOT REPRESENT A CONTRACT
 FOR CONSTRUCTION. THE CLIENT IS
 RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND APPROVALS
 FROM THE APPROPRIATE AGENCIES.

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

MAP SYMBOLS:
— CHAIN LINK FENCE
— WOOD BOARD FENCE
— UTILITY LINE
— PUBLIC UTILITY EASEMENT
— BUILDING LINE
— 1/2" REBAR FOUND
— CAPT "HARRIS GRANT"
— IRON PIPE FOUND
— CONTROL MONUMENT
— RECORD DATA FROM
— PLAT REC. 1, PG. 40
— DRAINAGE EASEMENT
— RIGHT-OF-WAY
— POWER POLE

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

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



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

JAMES M. GRANT, RPLS 1918
DATE: AUGUST 2, 2010
INVOICE NO. 44719 WORK ORDER NO. 12298



CARL D\2010\43290X

SCALED NORTH
SCALE: 1" = 20'

Harris-GRANT
SURVEYING, INC.

C/S

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

DATE: Monday, November 8, 2010

CASE NUMBER: C15-2010-0097

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion to GRANT**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King **2nd the Motion**
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman
☐ Y ☐ Heidi Goebel

APPLICANT: David C., Cancialosi

OWNER: Jeff Lewis

ADDRESS: 2206 14TH ST

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

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

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Bryan King second on a 7-0 vote; **DENIED.**

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

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CASE NUMBER: C15-2010-0097

_____ Jeff Jack
 _____ Michael Von Ohlen
 _____ Nora Salinas
 _____ **Melissa Hawthorne**
 _____ Leane Heldenfels, Chairman
 _____ Clarke Hammond, Vice Chairman
 _____ Heidi Goebel

OWNER: Jeff Lewis

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

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BOARD'S DECISION: Applicant requested Postponement to November 8, 2010 to meet with neighborhood associations; vote 8-0; 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:

Leane Heldenfels
Chairman

in the property is located because:
Alicia Ramirez Jr
Leane Heldenfels
Chairman

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

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

November 2, 2010, 2010

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

Ms. Walker:

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

Members of the Chestnut NPCT and the Chestnut Addition Neighborhood Association have met to discuss this case several times. We have met several times with David Cancialosi and at least once with Jeff Lewis in an attempt to work out a compromise acceptable to everyone. Eventually, we met with representatives of the City of Austin to gain a better understanding of the City's role in this unfortunate case. After that meeting, Chestnut neighborhood representatives met a final time and, on the basis of what we had learned, unanimously agreed to oppose the variance requests. The names of all neighborhood representatives who attended these meetings are listed at the end of this letter.

We object for five reasons. First, the garage structure in question was not built in accordance with the plans submitted to the COA. In the permit plans, the garage is shown as a two-story structure, whereas in actuality the building was constructed with three stories. This deviation from the permitting set suggests to the Chestnut NPCT that the developer willfully misled the COA.

Second, the 'approval' by the COA of the garage access does not constitute a hardship. The COA is not responsible for the finished floor elevation (FFE). The developer is expected to build a garage with an FFE that takes into consideration the incline of the approach. Therefore, it is not a hardship but an oversight on the part of the developer.

Third, the developer submitted sealed as-built drawings to the COA that were, by the developer's own admission, not in accordance with the built structure. Again, the deviation is a sign of the willful misleading of the COA.

Fourth, the buildings on the property, especially the garage, are not compatible with the existing neighborhood character, which consists primarily of small residential structures. The three-story garage, which is approximately 1,800 square feet in area, faces directly onto the Chestnut Neighborhood Park.

C/8

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

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

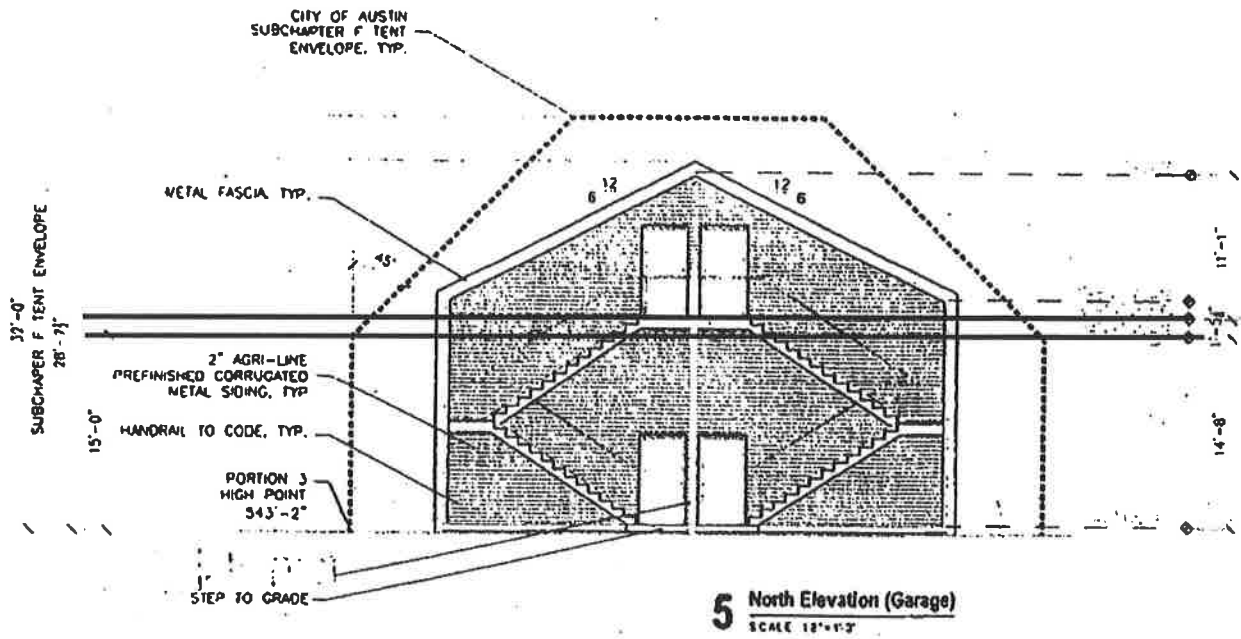
Sincerely,

Sarah Searcy
Chair, Chestnut Neighborhood Plan Contact Team

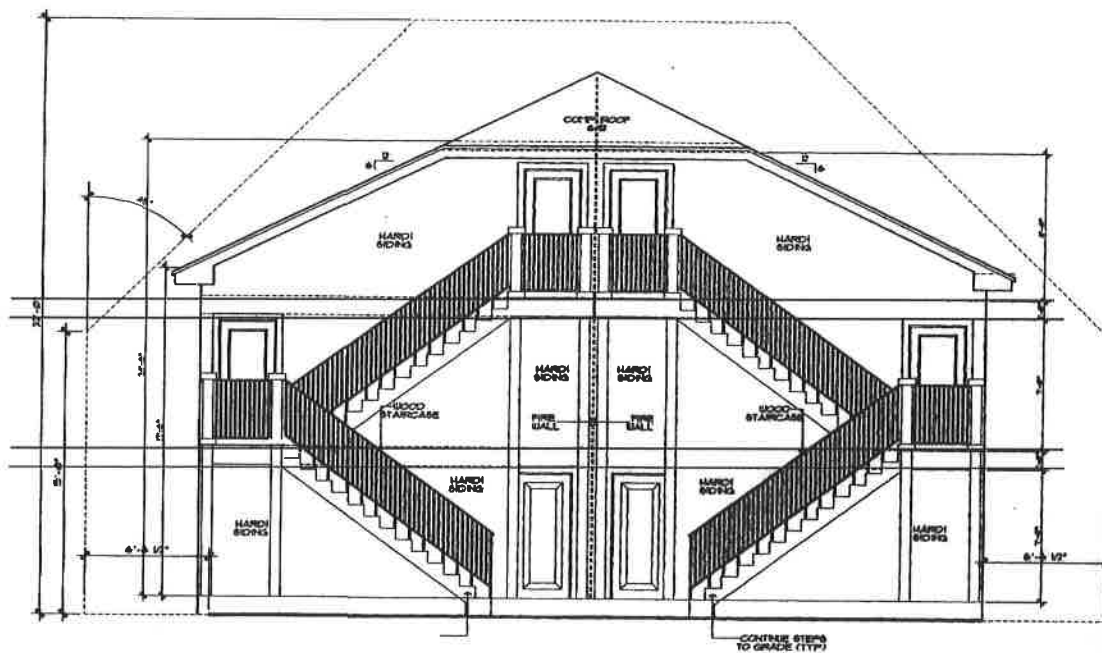
with

Greg Goeken, Vice-Chair, Chestnut NPCT
Monica Wheelock, Secretary, Chestnut NPCT
Willis Hunt, President, Chestnut Addition Neighborhood Association
Marian Barber, Vice-President, Chestnut Addition Neighborhood Association
Trinity White
Steve Aleman
Jessyl Bradford
Sherry Vance

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North Elevation- Permitting set 12 Feb 2008- two story garage



North Elevation- As-Built set 18 Feb. 2010- three story garage

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View from Chestnut Neighborhood Park



View of driveway slope from unpaved alley.

Walker, Susan

CVS-2010-0097

C/11

From: David Cancialosi [david@dciaustin.com]
Sent: Thursday, October 07, 2010 3:03 PM
To: Jeff Lewis; Sarah Searcy
Cc: Walker, Susan; McDonald, John
Subject: 2206 E 14th St update

As agreed last night,

We are requesting a postponement at Monday's hearing. I will speak to the board to request this and explain the circumstances as we are still working with the neighborhood association and are attempting to set a meeting with mgmt to discuss the details of the case with all 3 parties in attendance, hoping to return to BOA at Nov / Dec hearing.

Sincerely,

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

CONFIDENTIAL AND PRIVILEGED COMMUNICATION: This e-mail transmission, and any documents or files attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. Interception of e-mail is a crime under the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and 2701-2709. If you have received this transmission in error, please immediately notify Mr. David Cancialosi by replying to this e-mail or by telephone at 512-799-2401, and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

10/7/2010

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- June Duplex Revision approved 3,083 SF duplex
- Application reflected 890 SF detached accessory garage.
- If garage is calculated as GFA, site requires 1780 SF GFA. Total site will have 4,866 GFA.
- Total GFA reflected on COA records dated June 2008 is 4,978 SF GFA. Not clear how this number was calculated.

Correct calculations should have been:

- Approved duplex: 3,086 SF GFA.
- Allowable garage deduction: 450 SF GFA
- Existing on-site GFA with garage deduction: 2636 SF GFA
- Add 2nd story garage GFA: 890 SF = 3,526 SF total site GFA
- Actual GFA overage: 405.6
- Actual IC with 3 spot parking area: 53%

C/13

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

DATE: Monday, September 13, 2010

CASE NUMBER: C15-2010-0097

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

APPLICANT: David C., Cancialosi

OWNER: Jeff Lewis

ADDRESS: 2206 14TH ST

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

FINDING:

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


Susan Walker
Executive Secretary


Leane Heldenfels
Chairman

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

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

September 12, 2010

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

Ms. Walker:

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


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

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

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

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

Sincerely,



Sarah Searcy
Chair, Chestnut Neighborhood Plan Contact Team

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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: C15-2010-0097 - 2206 E 14th

Contact: Susan Walker, 512-974-2202

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

Jennifer L. Dwyer
Your Name (please print)

☐ I am in favor
☒ I object

2205 East 14th Street Austin, TX 78702
Your address(es) affected by this application

Jennifer L. Dwyer
Signature

9/3/10
Date

Daytime Telephone: *(572) 458-7111 X 2860*

Comments: *Well when they moved into our neighborhood we were not told anything about them and we would have these men's in our neighborhood. Our neighborhood is for single dwelling. Apartments not an apartment complex. Now they have too many men's living in the duplex now. They are noisy, too much traffic with visitors they walk and talk their out the night hours they smoking on my side of the street in front of my house. If you use this form to comment, it may be returned to: Louise Platter, City of Austin-Planning & Development Review Department/ 1st Floor Susan Walker P. O. Box 1088 Austin, TX 78767-8810*

house - they throw down the cigarette and trash in front of my house.
we have enough problems with the number that they have now.
What will it be like with more. we are just a single dwelling
families neighborhood. ~~that~~ ^{we} do not want an apartment complex
in our neighborhood. If they want more space ^{then they need to} move to
an area the houses ^{for} the multi families dwelling in
Austin. Since they been cross the street from my single
dwelling property, I have had many items missing in
my yard ~~and~~ off my vehicles. I been to chain
up my gates at my home. I hate living this way in
fear of them. I grew up in this house and return now
back to my neighborhood for my senior years of life. let them
back to my issue in our block. Please do not let homes
we have this issue in our neighborhood. The families that want
become multi living house in our dwelling families that want
in our area is for only single dwelling for our future. Please
we would like to remain as for more men's to live
Review this request for them no room for more men's to live
At this address.

00017

Thanks,

Gene Lee L. Davis

CF

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PUBLIC HEARING INFORMATION

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

Contact: Susan Walker, 512-974-2202

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

Verdell Williams

Your Name (please print)

☐ I am in favor
☒ I object

2208 E 14th St Austin, TX 78702

Your address(es) affected by this application

Verdell Williams

Signature

Date

Daytime Telephone: 512-474-4803

Comments:

A Lot of Traffic, Over need to
least create Over property for 2 miles.
He created traffic to my house the
shoes have his own front fence.
People in out all the time, walking in
front of my house. Now they are
the fence is hanging things on my fence
the other said nothing about the fence
later, about the fence.

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

→

This place was supposed to have
been for Quaker to store from U. T.
I was from Prison. They have to
smoke across the street. Very noisy
at night. Joe Mary Resided in one
house. The owner lived in over
Marine to finance.

0087

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18

PUBLIC HEARING INFORMATION

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- 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: C15-2010-0097 - 2206 E 14th

Contact: Susan Walker, 512-974-2202

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

Your Name (please print)

Joel Bennett

☐ I am in favor
☒ Object

Your address(es) affected by this application

2105 East 14th Street Austin

Signature

Joel Bennett

Date

9-3-10

Daytime Telephone: 512 921 0763

Comments:

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

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

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

5/2

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.

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

Contact: Susan Walker, 512-974-2202

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

Your Name (please print)

Jesse J. Mischel

☐ I am in favor
☒ I object

2304 E. 16th St Austin TX 78702

Your address(es) affected by this application

Jesse Mischel

Signature

9/12/10

Date

Daytime Telephone: 512-524-5730

Comments:

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

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

5/12

PUBLIC HEARING INFORMATION

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

Contact: Susan Walker, 512-974-2202

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

Trinity White

Your Name (please print)

☐ I am in favor
☒ I object

2304 E. 16th St Austin TX 78702

Your address(es) affected by this application



Signature

9/12/10
Date

Daytime Telephone: 512-524-5730

Comments:

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

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

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

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

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

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

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

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

**WAR
NING**

: Filing of this appeal stops all affected construction activity.

STREET ADDRESS: 2206 E 14th St

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

Lot(s) _____ Block _____ Outlot _____ Division _____

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

Jeff Lewis _____ affirm that on Aug 2, 2010,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

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

(zoning district) SF-3

Seeking variance from:

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

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

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

C1
23

REASONABLE USE:

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

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

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

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

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

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

CJ
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HARDSHIP:

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

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

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

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

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

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

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

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

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

C1
25

AREA CHARACTER:

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

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

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

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

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

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

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

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

C1
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APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Mail Address

[Signature]
7105 BARNDALE WAY AUSTIN 78745

Printed

Phone Date

DAVID CANCELALES

799 2401 3/3/02/10

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

Signed

Mail Address

Printed

Phone Date

[Signature]

JEFF R. LEWIS



SUBJECT TRACT



ZONING BOUNDARY

BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0097

LOCATION: 2206 E 14TH ST

GRID: K23

MANAGER: SUSAN WALKER



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

C/28

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

(C) The following are permitted as accessory uses:



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

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

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

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

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

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



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

Tent Survey 8-2-10

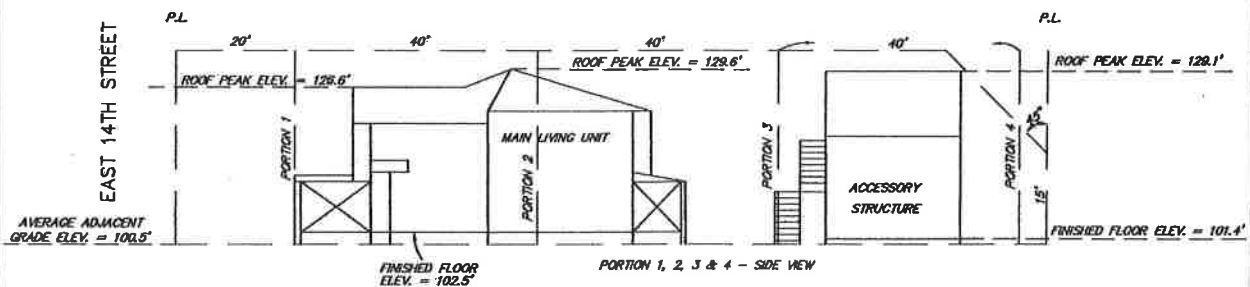
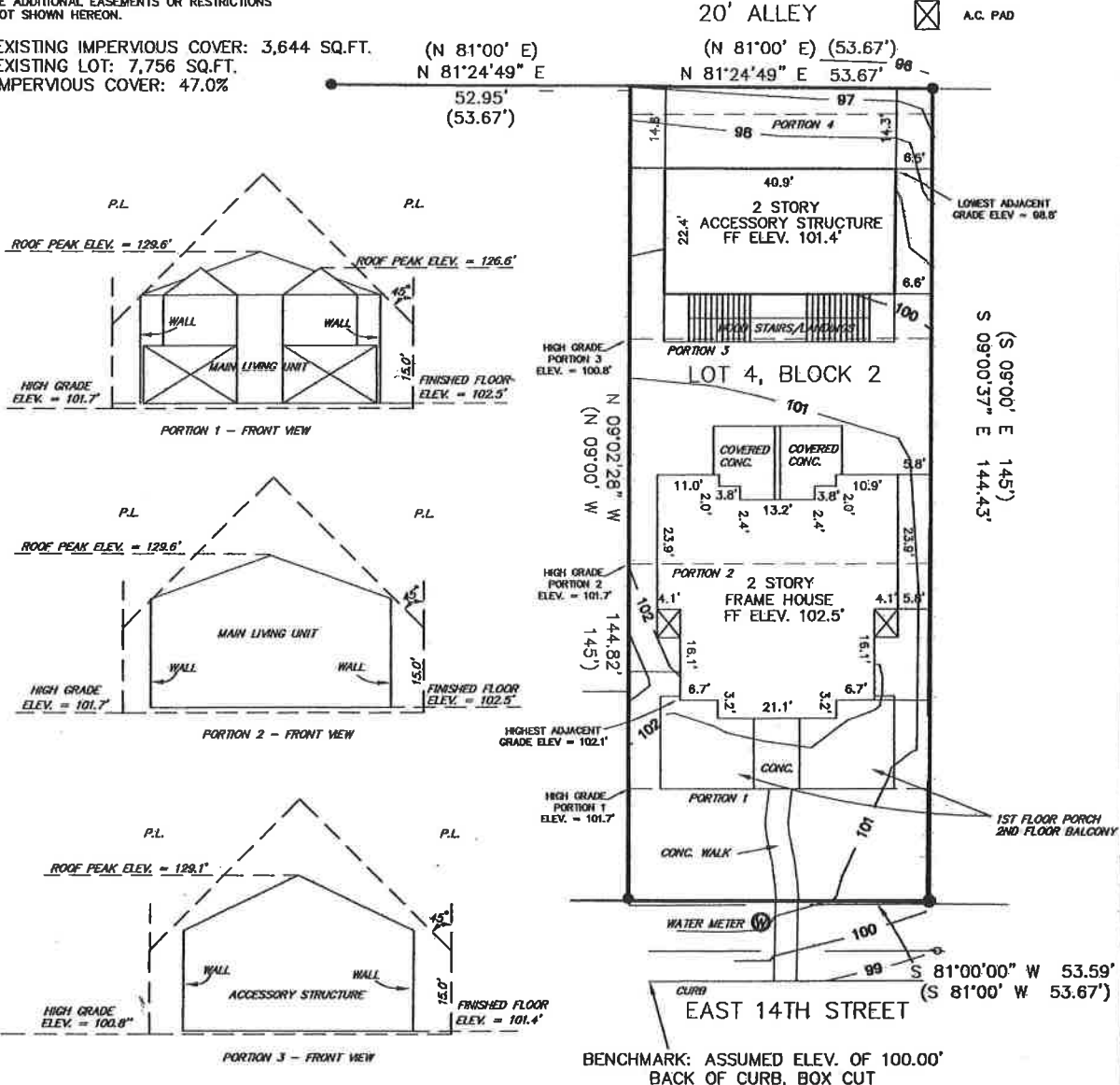
BUILDING HEIGHT REPORT OF LOT 4, BLOCK 2 OF THE SUBDIVISION OF OUTLOT 34, DIVISION B, CITY OF AUSTIN LOCATED AT 2206 EAST 14TH STREET, AUSTIN, TEXAS

- MAP SYMBOLS:
- CHAIN LINK FENCE
 - WOOD BOARD FENCE
 - UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET, CAPPED "HARRIS GRANT"
 - IRON PIPE FOUND
 - CONTROL MONUMENT
 - RECORD DATA FROM PLAT BK. 1, PG. 46
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - POWER POLE
 - A.C. PAD

C/29

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

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



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



JAMES M. GRANT, PLS 1919
DATE: AUGUST 2, 2010
INVOICE NO. 44719 WORK ORDER NO. 13298

CARL D\2010\43209X



SCALED NORTH
SCALE: 1" = 20'



CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 07-1702408

Building Permit No. _____

Plat No. _____

Date 4/20/08

Reviewer JL

PRIMARY PROJECT DATA

Service Address 2206 E. 14th

Tax Parcel No. _____

Legal Description

Lot 4 Block 7 Subdivision _____

Section _____ Phase _____

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

(attach final approved copies of subdivision and site plan)

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

Description of Work

Remodel (specify) _____

☐ New Residence

☒ Duplex

Addition (specify) _____

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SX3

- Height of Principal building 30' ft. # of floors 2 Height of Other structure(s) 30' ft. # of floors _____

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

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

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

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

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

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

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7715 sq. ft.
Job Valuation - Principal Building \$ _____
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ _____
(Labor and materials)

PERMIT FEES (For office use only)

NEW/ADDITIONS REMODELS

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

OWNER / BUILDER INFORMATION

OWNER Name 2206 E. 14th, LLC

Telephone (h) _____
(w) _____

BUILDER Company Name Developsense, Inc.

Telephone 906-6757

Contact/Applicant's Name Nick Nelson

~~Phone 532-0916~~

FAX 532-0916

DRIVEWAY/
SIDEWALK Contractor Cosby Concrete

Telephone 251-2422

CERTIFICATE OF OCCUPANCY Name Developsense, Inc

Telephone 906-6757

Address Po Box 92031

City Austin ST TX ZIP 78709

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

☐ telephone

☒ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

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

NEW UPDATED PLANS
6/20/08
C1/31

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

Service Address 2206 E 14th STREET

Applicant's Signature [Signature]

Date 6-20-08

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

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft.	1498 sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	96 sq.ft.
c. TOTAL (add a and b above)	sq.ft.	1498 + 96 1588 sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	1588 1588 sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	1588 1588 sq.ft.
f. TOTAL (add d and e above)	890 sq.ft. <i>garage</i>	1588 sq.ft.
III. 3rd Floor Gross Area See note ¹ 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 intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure) 890 - 450	sq.ft.	440 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.	3086 sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	3086 sq. ft.
GROSS AREA OF LOT	7801 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	39.67 sq. ft.

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

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

3086
4414

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

NEW
 UPDATED PLANS 6/20/08 32

BUILDING COVERAGE

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

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

TOTAL BUILDING AREA (add a. through l.) 4978 sq.ft.

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

✓ 2886 sq.ft.
37.0 % of lot

IMPERVIOUS COVERAGE

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

a. Total building coverage on lot (see above)	<u>2886</u> sq.ft.
b. Driveway area on private property	<u>240</u> <u>286</u> sq.ft.
c. Sidewalk / walkways on private property	<u>100</u> sq.ft.
d. Uncovered patios	
e. Uncovered wood decks [may be counted at 50%]	<u>125</u> sq.ft.
f. Air conditioner pads	<u>16</u> sq.ft.
g. Concrete decks	
h. Other (specify) _____	

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

✓ 3367 sq.ft.
43.2 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

41/33

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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

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

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

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

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

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

APPLICANT'S SIGNATURE  DATE 6-20-08

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

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

New plan submitted 6/20/08. Okay to construct.
JLB.

Service Address _____

Applicant's Signature _____ Date _____

5/13

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

AE APPROVED
JUN 20 2008
RLS 172-9

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

Waterloo Surveyors Inc.
SURVEY PLAT

OWNER:
GERTE M. ROBINSON

ADDRESS:
2206 EAST 14TH STREET

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

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

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

SCALE
1" = 20'

N

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

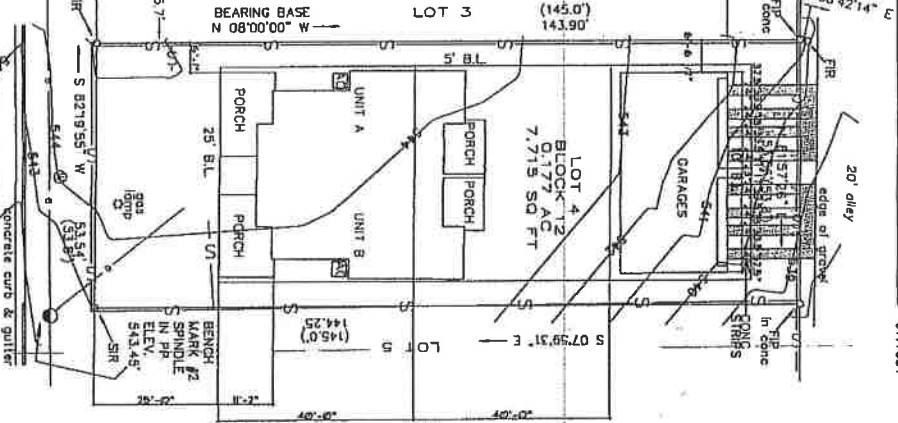
S 81°32'28" W 107.96' FIP
To Found Iron Pipe
at Block Corner

TOPOGRAHIC SURVEY
ADDED OCTOBER 8, 2007

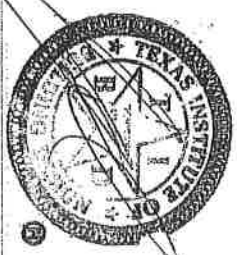
State of Texas:
County of Travis:

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

Dated this the 26TH day of SEPTEMBER, 2007
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0165 E
Zone: X Dated: JUNE 16, 1993



REVIEWED FOR TYPING ONLY
DATE: 06/19/08
JMC, DATE: 06/19/08



TOTAL AREA	1.20	SQ. AC.
TOTAL DISTANCE	1,440	FEET
TOTAL AREA	1.20	SQ. AC.

SITE PLAN

- NOTES**
- 1. All work to be done in accordance with the City of Austin Engineering Department's "Standard Specifications for the Construction of Public Works" (2007 Edition).
 - 2. The proposed improvements shall be constructed in accordance with the City of Austin Engineering Department's "Standard Specifications for the Construction of Public Works" (2007 Edition).
 - 3. The proposed improvements shall be constructed in accordance with the City of Austin Engineering Department's "Standard Specifications for the Construction of Public Works" (2007 Edition).
 - 4. The proposed improvements shall be constructed in accordance with the City of Austin Engineering Department's "Standard Specifications for the Construction of Public Works" (2007 Edition).
 - 5. The proposed improvements shall be constructed in accordance with the City of Austin Engineering Department's "Standard Specifications for the Construction of Public Works" (2007 Edition).

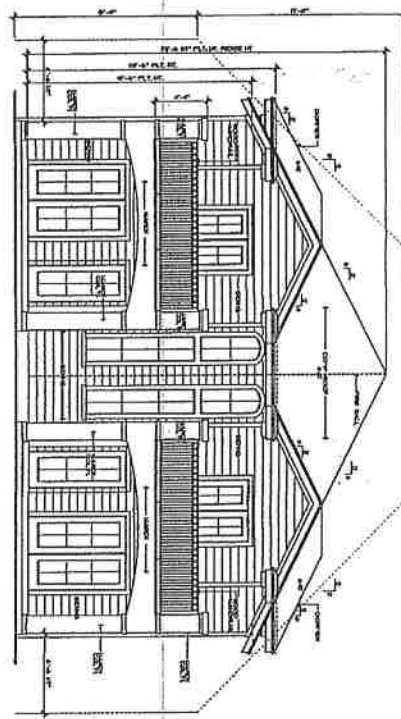
2206 EAST 14TH ST

DESIGN ORIGINALS of Texas
home design center

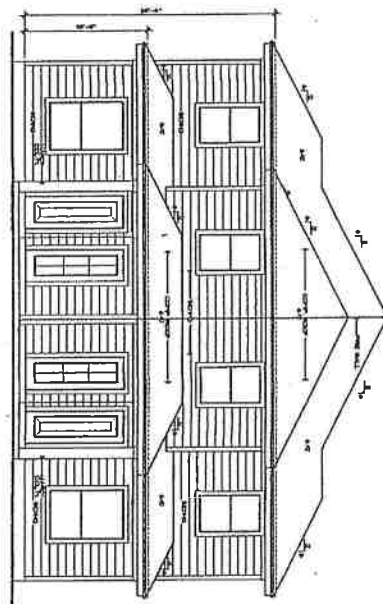
DEVELOPSENSE INC.
NICK NELSON

6-20-10

3/5



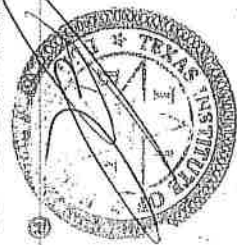
FRONT ELEVATION



REAR ELEVATION

REVIEWED FOR ZONING ONLY

DATE: 06/19/08



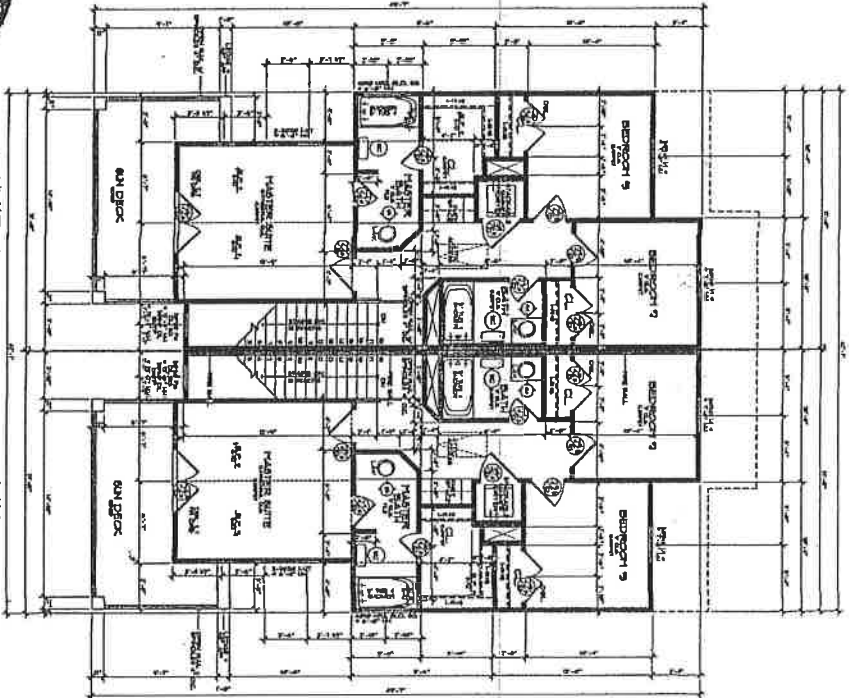
NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DEVELOPSENSE INC.

	<p>DATE: 06/19/08 DRAWN BY: NF</p>	<p>2206 EAST 14TH ST</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>DEVELOPSENSE INC. NICK NELSON</p>
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02/19/68

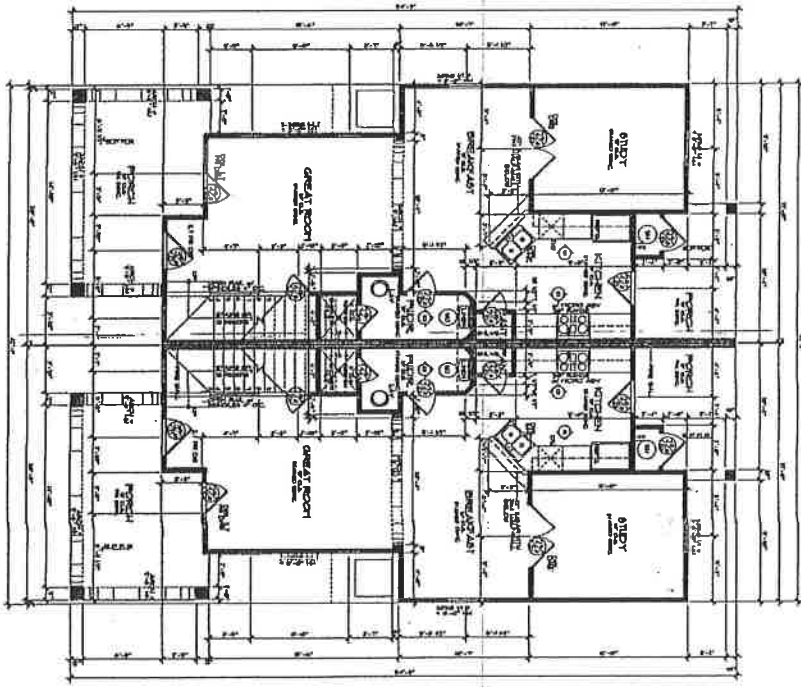
UPPER FLOOR PLAN



UNIT A

UNIT B

MAIN FLOOR PLAN



SYMBOL LEGEND

	GAS/PRESSURE VALVE
	WATER INLET
	WATER OUTLET • HOT AIR
	DRAIN SLIT TAP

Date: 12/1/12		Page: 10	
1	12/1/12	12/1/12	12/1/12
2	12/1/12	12/1/12	12/1/12
3	12/1/12	12/1/12	12/1/12
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DATE: 2 OF 12

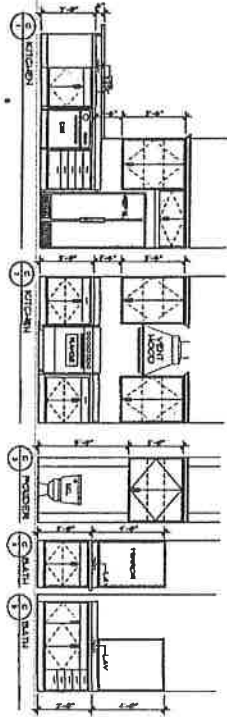
2206 EAST
14TH ST

DESIGN ORIGINALS of Texas
home design center

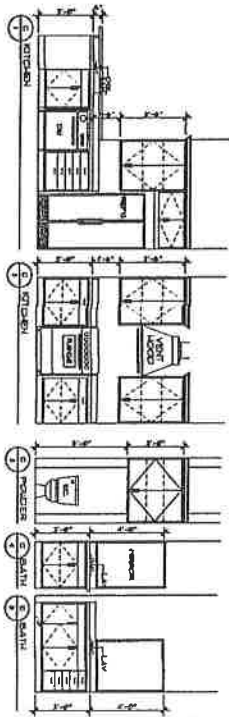
DEVELOPSENSE INC.
NICK NELSON

5/3/17

UNIT A



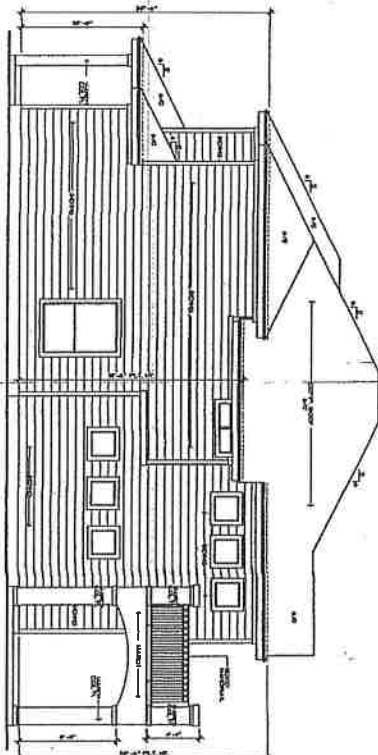
UNIT B



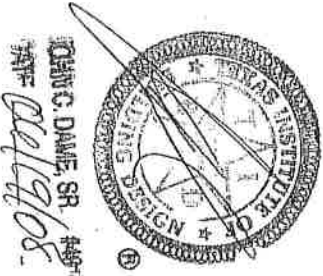
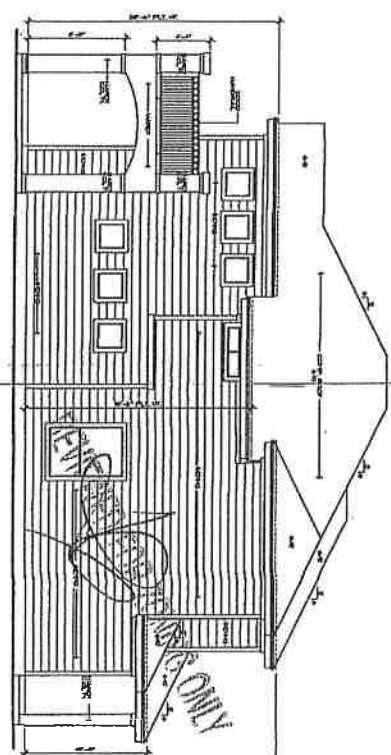
- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 - 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
 - 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 - 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS.
 - 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 - 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 - 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.

CABINET ELEVATIONS

LEFT ELEVATION



RIGHT ELEVATION

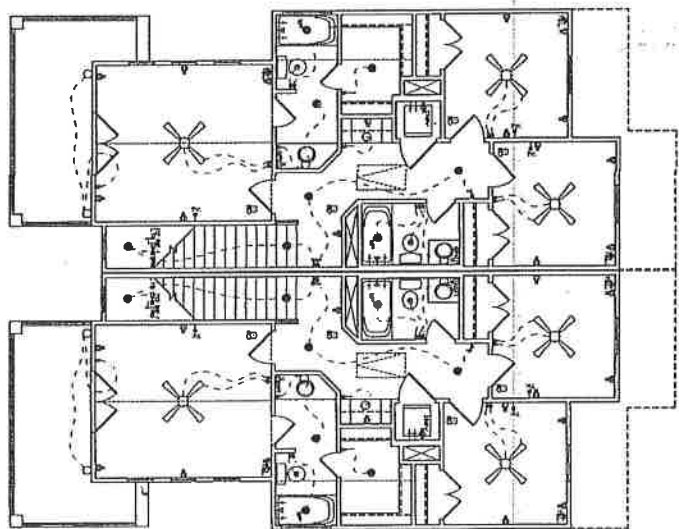


DAVID C. DIME, SR. ARCHITECT
DATE: 04/19/05

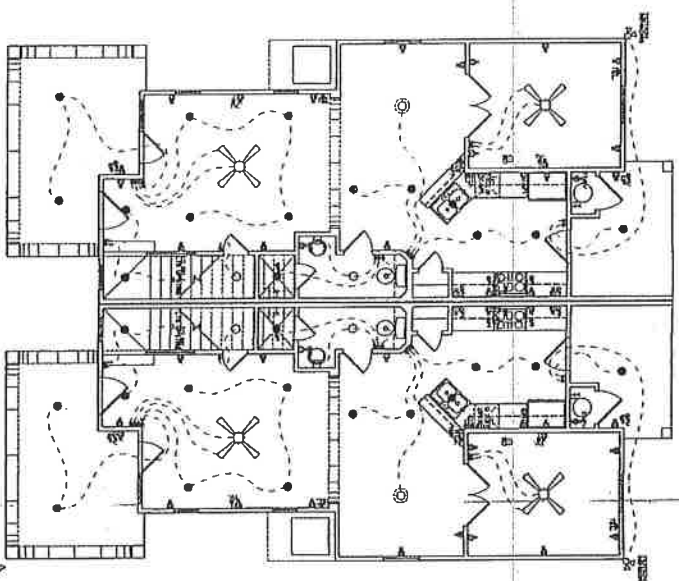
<p>DAVID C. DIME, SR. ARCHITECT DATE: 4/07/12</p>	<p>2206 EAST 14TH ST</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>DEVELOPSENSE INC. NICK NELSON</p>
---	--------------------------	---	--

C/38

UPPER
ELECTRICAL PLAN



MAIN
ELECTRICAL PLAN



ELECTRICAL
SYMBOL LEGEND

1	POWER DISTRIBUTION
2	120VAC WALL SWITCH
3	120VAC WALL SWITCH
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99	120VAC WALL SWITCH
100	120VAC WALL SWITCH

ELECTRICAL NOTES:

1. All wiring shall be in accordance with the National Electrical Code (NEC) and the Texas Electrical Code (TEC).

2. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

3. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

4. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

5. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

6. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

7. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

8. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

9. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.

10. All wiring shall be installed in a safe and sound manner, and shall be subject to inspection by the local authority having jurisdiction.



2206 EAST 14TH ST. MOD
NICK NELSON

2206 EAST 14TH ST. MOD
NICK NELSON

2206 EAST 14TH ST

DESIGN ORIGINALS of Texas
home design center

DEVELOPSENSE INC.
NICK NELSON

The architectural floor plan shows a building with a central staircase and several rooms. The plan includes dimensions, room numbers, and a central staircase area with diagonal hatching. The layout is symmetrical around a central vertical axis.

Key features and labels include:

- Central Staircase:** A large central area with diagonal hatching, labeled "STAIRCASE" and "STAIRCASE".
- Rooms:** Various rooms are labeled with numbers and names, such as "ROOM 101", "ROOM 102", "ROOM 103", "ROOM 104", "ROOM 105", "ROOM 106", "ROOM 107", "ROOM 108", "ROOM 109", "ROOM 110", "ROOM 111", "ROOM 112", "ROOM 113", "ROOM 114", "ROOM 115", "ROOM 116", "ROOM 117", "ROOM 118", "ROOM 119", "ROOM 120", "ROOM 121", "ROOM 122", "ROOM 123", "ROOM 124", "ROOM 125", "ROOM 126", "ROOM 127", "ROOM 128", "ROOM 129", "ROOM 130", "ROOM 131", "ROOM 132", "ROOM 133", "ROOM 134", "ROOM 135", "ROOM 136", "ROOM 137", "ROOM 138", "ROOM 139", "ROOM 140", "ROOM 141", "ROOM 142", "ROOM 143", "ROOM 144", "ROOM 145", "ROOM 146", "ROOM 147", "ROOM 148", "ROOM 149", "ROOM 150", "ROOM 151", "ROOM 152", "ROOM 153", "ROOM 154", "ROOM 155", "ROOM 156", "ROOM 157", "ROOM 158", "ROOM 159", "ROOM 160", "ROOM 161", "ROOM 162", "ROOM 163", "ROOM 164", "ROOM 165", "ROOM 166", "ROOM 167", "ROOM 168", "ROOM 169", "ROOM 170", "ROOM 171", "ROOM 172", "ROOM 173", "ROOM 174", "ROOM 175", "ROOM 176", "ROOM 177", "ROOM 178", "ROOM 179", "ROOM 180", "ROOM 181", "ROOM 182", "ROOM 183", "ROOM 184", "ROOM 185", "ROOM 186", "ROOM 187", "ROOM 188", "ROOM 189", "ROOM 190", "ROOM 191", "ROOM 192", "ROOM 193", "ROOM 194", "ROOM 195", "ROOM 196", "ROOM 197", "ROOM 198", "ROOM 199", "ROOM 200".
- Dimensions:** Various dimensions are indicated, such as "10' 0\"

Technical drawing of a wooden cabinet. The drawing shows a side view of the cabinet with dimensions and labels. The overall width is 48". The height of the main body is 36". The depth of the cabinet is 18". The drawing includes labels for various parts: "Top", "Back", "Side", "Front", "Door", "Drawer", "Shelf", "Leg", "Kicker", "Staple", "Screw", "Nail", "Glue", "Paint", "Varnish", "Stain", "Sealer", "Finish", "Hardware", "Furniture", "Cabinet", "Chest", "Dresser", "Bedroom", "Bathroom", "Kitchen", "Living Room", "Dining Room", "Entry", "Hallway", "Bedroom", "Bathroom", "Kitchen", "Living Room", "Dining Room", "Entry", "Hallway".

CELL NO 20101 SPAN QUARTER 1 NOTES (W/ ATTIC STORAGE)
/ALL ATTIC SPACE 30' CLR AND ABOVE TO BE STORABLE
ATTIC STORAGE/

Treatment Dates: Year 1 or Spring, Year 2 or Fall, Year 3 or Spring			
2001	10/1/01	5/1/02	10/1/02
2002	5/1/02	10/1/02	5/1/03
2003	10/1/02	5/1/03	10/1/03
2004	5/1/03	10/1/03	5/1/04

1. **2001** = 2001
 2. **2002** = 2002
 3. **2003** = 2003
 4. **2004** = 2004

CHIN C. DAME SR. #49
ATF 06/19/08

MAIN
CRATING PLANTING
FOR CO. 100



JOB #	44257
DATE	6-11-01
DRUM #	RT. 9F

2206 EAST
14TH ST


DESIGN ORIGINALS of Texas
home design center

6015 FM 1962, SUITE 201
AUSTIN, TX 78758
(512) 331-1111

open 10am-6pm
Mon-Fri, 11am-5pm
Sat, 12pm-5pm

DEVELOPSENSE INC.
NICK NELSON

[illegible]

RAFTER PLAN

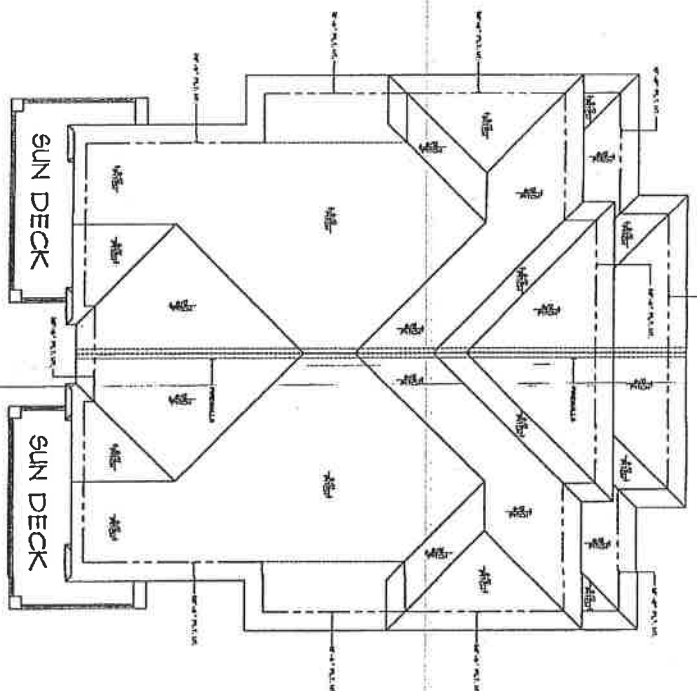
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 CROSSWORD PUZZLES
 IN THE BOOK

PUZZLES

CROSSWORD

PUZZLES

CROSSWORD



ROOF PLAN

DATE: 02/17/08

RECEIVED

[illegible]

2206 EAST
14TH ST

DESIGN ORIGINALS of Texas
home design center

DEVELOPSENSE INC.
NICK NELSON



PAGE 7 OF 12

DATE: 6-18-08
CROWN BT: NJ

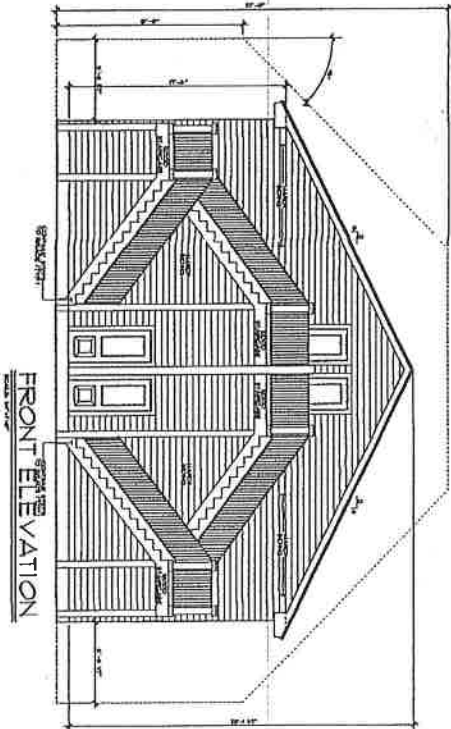
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JUN 1984, TEL. 518/338-
COUNCIL HOUSE 30-1-1118

home design center

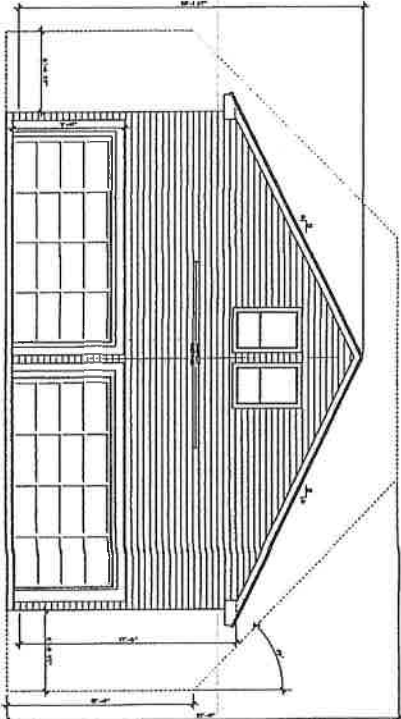
© 1998, JACOBUS & JACOBUS
SUNSHINE, CA 94015

DATE	10/10/2001
TIME	10:10
BY	10/10/2001

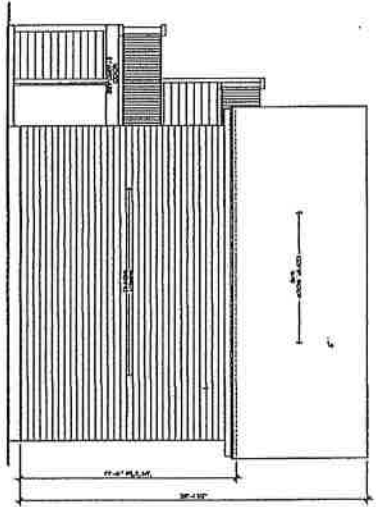
1/41



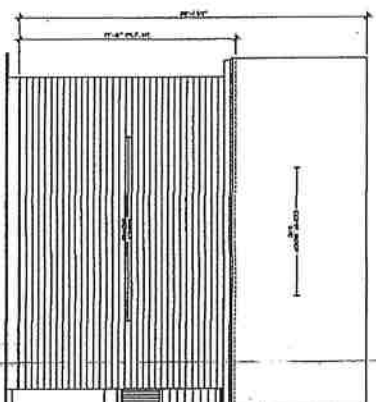
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

REVIEWED BY: [Signature]
 DATE: 12/13/2011
 JOHN C. DAME, SR.
 ARCHITECT

2206 EAST
 14TH ST

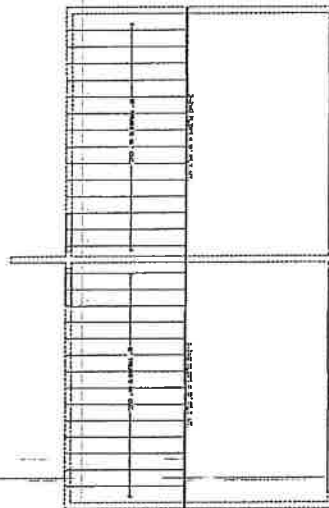
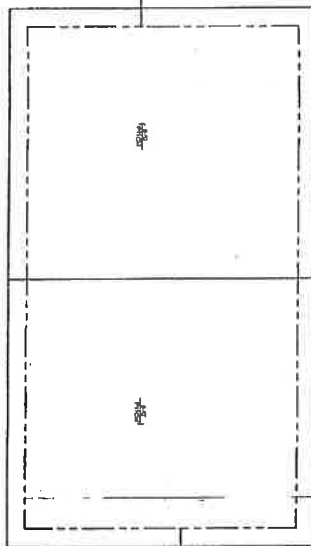
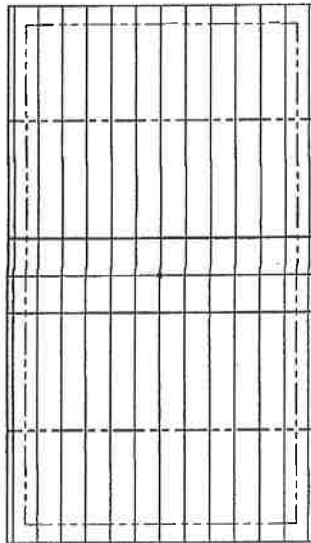
DESIGN ORIGINALS of Texas
 home design center

DEVELOPSENSE INC.
 NICK NELSON



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE STATE OF TEXAS.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

C/42



REVIEWED FOR ZONING

JOHN C. DANE SR. #407
DATE 02/19/05



THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROJECT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE ZONING ORDINANCES OF THE CITY OF AUSTIN, TEXAS.

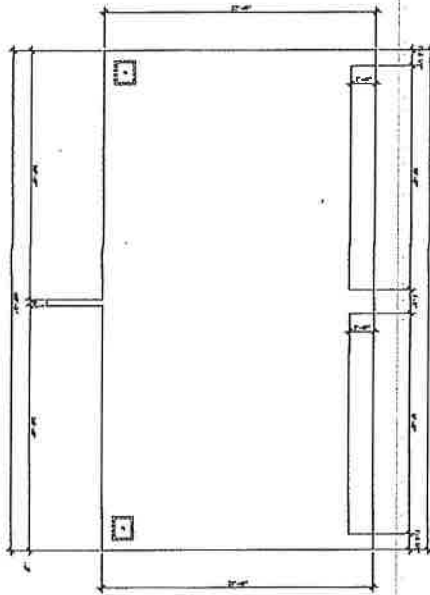
<p>10 OF 12</p>	<p>206 EAST 14TH ST</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>DEVELOPSENSE INC. NICK NELSON</p>
-----------------	-------------------------	---	--

DEVELOPSENSE INC.
NICK NELSON

FAX: 800 688-0001
ALBANY, NY 12206

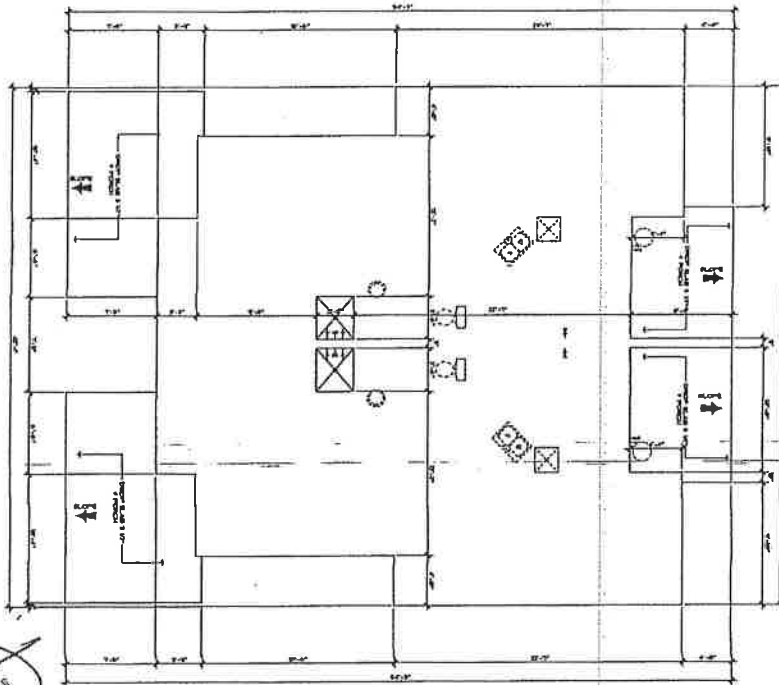
PHONE: 518-486-2888
CELL: 518-486-4745
FAX: (518) 486-4888

C/44



GARAGE FORM-SETTING PLAN

JOHN C. DANF, SR. 400
DATE 06/19/02




REVIEWED FOR PLANNING ONLY

FORM-SETTING PLAN

	<p>DATE 06/19/02</p>	<p>2206 EAST 14TH ST</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>DEVELOPSENSE INC. NICK NELSON</p>
--	----------------------	--------------------------	---	--

[illegible]

JOHN C. DAVIS, SR. #49 MAY 26/1978 REVENUE ZONING ONLY	 	<p> The following is a true and correct copy of the original as filed in the office of the City Clerk of the City of Los Angeles, California, on May 26, 1978, at 10:00 AM. </p> <p> The following is a true and correct copy of the original as filed in the office of the City Clerk of the City of Los Angeles, California, on May 26, 1978, at 10:00 AM. </p> <p> The following is a true and correct copy of the original as filed in the office of the City Clerk of the City of Los Angeles, California, on May 26, 1978, at 10:00 AM. </p>
--	---	--

1ST FLOOR



C1
46

ONE STOP SHOP
505 Barton Springs

Austin Energy

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

Electric Service Planning Application (ESPA)

(Please Print or Type)

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

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

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

Comments: New duplex with detached garages

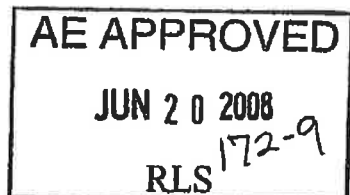
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

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

Application expires 180 days after date of Approval

Revised by Austin Energy 12/11/07

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





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

RECEIVED
APR 30 2008
NPZD/CHPO

C/5

Reissued - 2009-004826 PD 1-23-09

BP- _____ PR- 28248-28 NRD- _____ HDP- 080259
REFERRED BY: Bryan Walker NRHD: _____
☒ RELEASE PERMIT 2008-042904 Ca. 1922
☐ DO NOT RELEASE PERMIT 6/5/08 1928
☐ PENDING HLC REVIEW- Steve Sademsky 6-4-08 STORY
Historic Preservation Officer Date

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

INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS

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

Applicant's Company Name: Developsense, Inc.

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

Applicant: Nick Nelson GC

Owner's Name: 13187 Hwy 183

Address: Po Box 92031

Address: Austin TX 78750

City: Austin

City: _____

State: tx ZIP: 78709

State: TX ZIP: 78750

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

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

E-mail: buildingaustin@gmail.com

E-mail: _____

Please submit the following to complete this application:

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

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



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

RECEIVED
APR 30 2008
NPZD/CHPO

C/48

BP- _____	PR- <u>28248-RP</u>	NRD- _____	HDP- <u>08 0259</u>
REFERRED BY: <u>Bryan Walker</u>	NRHD: _____		
<input type="checkbox"/> RELEASE PERMIT			Ca. <u>1922</u>
<input type="checkbox"/> DO NOT RELEASE PERMIT			<u>1920</u>
<input type="checkbox"/> PENDING HLC REVIEW- _____			<u>1 STADY.</u>
Historic Preservation Officer			Date

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

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

Applicant's Company Name: <u>Developsense, Inc.</u>	Owner's Company Name: <u>2206 E 14th, LLC.</u>
Applicant: <u>Nick Nelson</u>	Owner's Name: <u>13187 Hwy 183</u>
Address: <u>Po Box 92031</u>	Address: <u>Austin TX 78750</u>
City: <u>Austin</u>	City: _____
State: <u>tx</u> ZIP: <u>78709</u>	State: <u>TX</u> ZIP: <u>78750</u>
Phone: <u>(512)906-6757</u> Fax: <u>(512)532-0916</u>	Phone: <u>(512)331-8881</u> Fax: <u>(512)331-8882</u>
E-mail: <u>buildingaustin@gmail.com</u>	E-mail: _____

Please submit the following to complete this application:

- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
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RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

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

CERTIFICATION

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

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

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

Owner's Signature

Date

Owner's Signature

Date

1st Owner's Printed Name

2nd Owner's Printed Name

Sworn and subscribed before me this 15th day of April, 2008

Notary Public in and for the State of Texas

My commission expires on: 07.12.2011.



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

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

Applicant's Signature

Date

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

NO 612521

C/50

ACCOUNT NUMBER: [REDACTED]

PROPERTY OWNER:

2206 E 14TH STREET LLC
% WALTER CAPITAL FUNDING LLC
600 ROUND ROCK WEST DR STE 601
ROUND ROCK, TX 78681

PROPERTY DESCRIPTION:

LOT 4 BLK 12 OLT 34 DIVISION B

ACRES 0.000 MIN% .000000 TYPE

SITUS INFORMATION: 2206 E 14

ST

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

YEAR	ENTITY	TOTAL
2007	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2007 \$2,371.93

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

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

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

Waterloo Surveyors Inc. SURVEY PLAT

J11765T

OWNER:
GERTIE M. ROBINSON

ADDRESS:
2206 EAST 14TH STREET

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

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

SCALE
1"=30'

LEGEND

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

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

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

TOPOGRAPHIC SURVEY
ADDED OCTOBER 8, 2007

State of Texas:
County of Travis:

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

Dated this the 26TH day of SEPTEMBER, 2007

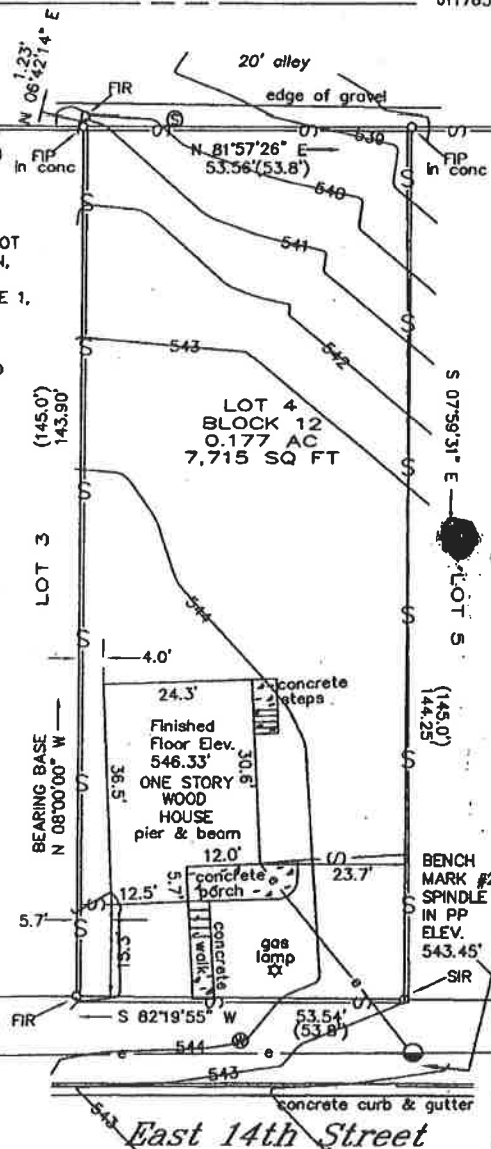
And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 48453C0165 E

Zone: X Dated: JUNE 16, 1993

© Copyright 2007

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

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



4/52

AMANDA 4.4.27.9092310 - User Diana A Ramirez Signed on to AMANDA at AMANDA_prod1

File Data Search Edit Actions Reports Window Help

Close Update Pick Accept Retrieve Detail Query Exit To-Do List Reports Folder Property People Location People Lic. Log Off Previous Next Delete Print

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

Folder #	Ref. #	In Date	Issued	Status	Folder Name	Folder Description
2008 025427 000 00 EP	2008-025427 E104/09/2008	08/11/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025427 000 00 BP	2008-025427 B104/09/2008	04/16/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025427 000 00 MP	2008-025427 M04/09/2008	10/02/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025427 000 00 PP	2008-025427 P104/09/2008	04/24/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and	
2008 025428 000 00 EP	2008-025428 E104/09/2008	01/15/2009	On Hold	2206 E 14TH ST	new detached garage for duplex - seperater	
2008 025428 000 00 BP	2008-025428 B104/09/2008	04/16/2008	Expired	2206 E 14TH ST	new detached garage for duplex - seperater	
2008 028248 RD 00 PR	2008-028248 P104/18/2008	06/04/2008	Approved	2206 E 14TH ST	Demolish a circa 1922, 792 square foot 1 stc	
2008 042904 000 00 BP	2008-042904 B106/04/2008	06/05/2008	VOID	2206 E 14TH ST	Demolish a circa 1922, 792 square foot 1 stc	
2008 071249 000 00 W		09/09/2008	12/01/2008	Active	2206 E 14TH ST	
2008 072101 W 00 W		09/11/2008	12/01/2008	Active	2206 E 14TH ST	
2008 093017 000 00 W		12/01/2008	12/01/2008	Active	2206 E 14TH ST Unit B	
2008 094163 000 00 EX	2008-094163 E12/04/2008	12/04/2008	Closed	AWU - 14th St E 2206	water sv Street cut: 4 feet x 30 feet Curb cut: 2 feet x	
2009 000289 000 00 EX	2009-000289 E101/05/2009	01/06/2009	Closed	TGS - 14TH ST E 2206	- NEW/NEW SERVICE. EXCAVATION ONE 45FT >	
2009 003169 000 00 EX	2009-003169 E101/16/2009	01/21/2009	Admin Close	TGS - 14TH ST E 2206	-NEW/NEW SERVICE. ALL WORK BEHIND THE	
2009 004826 RD 00 PR	2008-028248 P101/23/2009	01/23/2009	Approved	2206 E 14TH ST	Re-permitting for previous demolition permit	
2009 004836 000 00 BP	2009-004836 B101/23/2009	01/23/2009	Final	2206 E 14TH ST	Re-permitting for previous demolition permit	
2009 032648 000 00 CC		04/16/2009	Active	2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2009 033337 000 00 CV		04/17/2009	Active	2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2009 046382 000 00 CL		05/11/2009	Closed	CT#56237537 - 2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2009 078450 RM 00 PR		07/15/2009	Rejected	2206 E 14TH ST	remodel existing 1 sty metal siding garage to	
2009 082907 000 00 CL		07/27/2009	Closed	CT#56237536 - 2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER	
2010 000093 C15 00 BA	C15-2010-0097	08/13/2010	Hearing Schedu	2206 E 14TH ST		
2010 028423 000 00 CR		04/05/2010	04/05/2010	Closed	2206 E 14TH ST Unit B	Report from Dora Fogle, the the State of Tex

List View Related View

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

Show no. of rows on tabs

< Back

Forward >

Pull Info From GIS

26 Rows Returned

Ready

Start 4 Internet Ex... Inbox - Micro... 2010 Sept - Mic... AMANDA 4.4.2... Windows Task... Desktop 11:12 AM

Demolish History

2/2

2/53

AMANDA 4.4.27.9092310 - User Diana A Ramirez Signed on to AMANDA at AMANDA_prod1

File Data Search Edit Actions Reports Window Help

Close Update Pick Accept Retrieve Detail Query Exit To-Do List Reports Folder Property People Location People Lic. Log Off Previous Next Delete Print

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

Folder #	Ref. #	In Date	Issued	Status	Folder Name	Folder Description
1935 3019E WTS 00 W	3019E	08/03/1935	08/03/1935	Expired	PIER Migration Water Tap - 221	
1944 18861A STS 00 W	18861A	04/18/1944	04/18/1944	Expired	PIER Migration Sewer Tap - 22	
2007 170240 R1 PR	2007-170240 P1	12/07/2007	06/20/2008	Revision Appro	2206 E 14TH ST	new two story duplex with covered patios, be
2008 025427 000 00 EP	2008-025427 E1	04/09/2008	08/11/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 BP	2008-025427 B1	04/09/2008	04/16/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 MP	2008-025427 M1	04/09/2008	10/02/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 PP	2008-025427 P1	04/09/2008	04/24/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025428 000 00 EP	2008-025428 E1	04/09/2008	01/15/2009	On Hold	2206 E 14TH ST	new detached garage for duplex - seperated
2008 025428 000 00 BP	2008-025428 B1	04/09/2008	04/16/2008	Expired	2206 E 14TH ST	new detached garage for duplex - seperated
2008 028248 RD 00 PR	2008-028248 P1	04/18/2008	06/04/2008	Approved	2206 E 14TH ST	Demolish a circa 1922, 792 square foot 1 stc
2008 042904 000 00 BP	2008-042904 B1	06/04/2008	06/05/2008	VOID	2206 E 14TH ST	Demolish a circa 1922, 792 square foot 1 stc
2008 071249 000 00 W		09/09/2008	12/01/2008	Active	2206 E 14TH ST	
2008 072101 W 00 W		09/11/2008	12/01/2008	Active	2206 E 14TH ST	
2008 093017 000 00 W		12/01/2008	12/01/2008	Active	2206 E 14TH ST Unit B	
2008 094163 000 00 EX	2008-094163 E1	12/04/2008	12/04/2008	Closed	AWU - 14th St E 2206	water sv Street cut: 4 feet x 30 feet Curb cut: 2 feet x
2009 000289 000 00 EX	2009-000289 E1	01/05/2009	01/06/2009	Closed	TGS - 14TH ST E 2206	- NEW NEW SERVICE. EXCAVATION ONE 45FT >
2009 003169 000 00 EX	2009-003169 E1	01/16/2009	01/21/2009	Admin Close	TGS - 14TH ST E 2206	- NEW NEW SERVICE. ALL WORK BEHIND THE
2009 004826 RD 00 PR	2008-028248 P1	01/23/2009	01/23/2009	Approved	2206 E 14TH ST	Re-permitting for previous demolition permit
2009 004836 000 00 BP	2009-004836 B1	01/23/2009	01/23/2009	Final	2206 E 14TH ST	Re-permitting for previous demolition permit
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2009 033337 000 00 CV		04/17/2009		Active	2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER
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2009 078450 RM 00 PR		07/15/2009		Rejected	2206 E 14TH ST	remodel existing 1 sty metal siding garage tr

List View Related View

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

Show no. of rows on tabs

< Back

Forward >

Pull Info From GIS

26 Rows Returned

Ready

Start 4 Internet Ex... Inbox - Microso... 2010 Sept - Mic... AMANDA 4.4.2... Windows Task... Desktop 11:12 AM

Demolition History

1/2

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

BP Number PR-07-170240-R

Building Permit No.

Plat No.

Date 12/14/07

Reviewer JH

PRIMARY PROJECT DATA

Service Address 2206 E. 14th St, Austin TX

Tax Parcel No.

Legal Description

Lot 4 Block 12 Subdivision OUT OF LOT #34, DIVISION B

Section

Phase

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

(attach final approved copies of subdivision and site plan)

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

Description of Work

Remodel (specify)

XX New Residence

XX Duplex

XX Garage attached XX detached

Carport attached detached

Pool

Addition (specify)

Other (specify)

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

- Height of Principal building 31'-7 3/4" ft. # of floors 2 ~~with habitable attic~~ Height of Other structure(s) 29'-11 1/2" ft. # of floors 2

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

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

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

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

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

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

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size ~~7717~~ 7801 sq. ft. 171,840
Job Valuation - Principal Building \$ ~~9357~~
(Labor and materials)
Job Valuation - Other Structure(s) \$ 53162
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)

\$ 225,000
(Labor and materials)

PERMIT FEES

(For office use only)

duplex (For office use only) Garage
~~NEW ADDITIONS~~ REMODELS
Building \$ 380 + \$ 82 = 462
Electrical \$ 219 + \$ 47 = 266
Mechanical \$ 134 \$
Plumbing \$ 144 \$
Driveway
& Sidewalk \$ \$
TOTAL \$ 813 \$

OWNER / BUILDER INFORMATION

OWNER

Name JEFF DANIEL LEWIS

Telephone (c)

(v)

BUILDER

Company Name DEVELOPSENSE

Telephone 512-3953 office

Contact/Applicant's Name NICK NELSON

Pager 906-6787 cell

DRIVEWAY/
SIDEWALK

Contractor

Telephone

CERTIFICATE
OF
OCCUPANCY

Name JAY DUPONT
Address 818 MORROW ST.

Telephone 512-7966879

City AUSTIN ST TX ZIP 78757

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

xx telephone e-mail:

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CJ
55

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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

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

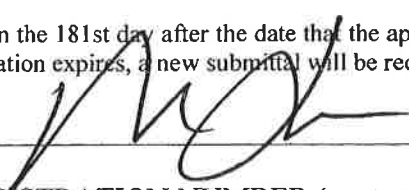
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

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

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

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

APPLICANT'S SIGNATURE



DATE

2-14-08

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

39828

confirmed JPB

4/9/08.

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

1. General Articulation Not Met. — CHANGED BY DESIGNER 4/9/08

2. Wall @ GARAGE CANNOT EXCEED 8'-0" w/o VARIANCE

CHANGED BY DESIGNER.

4/9/08

~~All conditions met.~~

All conditions met, okay for permit. JPB 4/9/08

JPB.

Service Address

Applicant's Signature

Date

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

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

	Existing	New	
		Side A	Side B
a. 1 st floor conditioned area	sq.ft.	724 sq.ft. <u>1448</u>	724 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	752 sq.ft. <u>1504</u>	752 sq.ft.
c. 3 rd floor conditioned area	sq.ft.		
d. Basement	sq.ft.	N/A	N/A
e. Garage / Carport	sq.ft.		
<u> </u> attached	sq.ft.		
<u>XX</u> detached	sq.ft.	443 sq.ft. <u>886</u>	443 sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	N/A <u>(250)</u>	N/A
g. Breezeways	sq.ft.	N/A	N/A
h. Covered patios	sq.ft.	219 sq.ft. <u>438</u>	219 sq.ft.
i. Covered porches	sq.ft.		
j. Balconies	sq.ft.	104 <u>208</u>	104
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	N/A	N/A
l. Other building or covered area(s)	sq.ft.		
Specify _____			

TOTAL BUILDING AREA (add a. through l.) sq.ft. A+B= 4484

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

382 2980 sq.ft. on lot
~~38.6 % of lot~~

IMPERVIOUS COVERAGE

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

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

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3471 sq.ft. ✓
44.9 % of lot

44.5%

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

CL
57

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

Service Address 2206 E. 14TH ST., AUSTIN, TX 78702

Applicant's Signature [Signature]

Date 2-14-08

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

		Existing		New	
				SIDE A	SIDE B
I. 1st Floor Gross Area					
a.	1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	1107	1448	1107 sq. ft.
b.	1 st floor area with ceiling height over 15 feet.	sq. ft.	48	96	48sq. ft.
c.	TOTAL (add a and b above)	sq. ft.	1215		1215sq. ft.
1448 1544					
II. 2nd Floor Gross Area See note ¹ below					
d.	2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	752		752 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.	752		752sq. ft.
1504					
III. 3rd Floor Gross Area See note ¹ 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 intersections of the minimum front yard setback line and side property lines.	sq. ft.			sq. ft.
V. Garage					
k.	<u> </u> attached (subtract 200 square feet if used to meet the minimum parking requirement) —	sq. ft.		0	sq. ft.
l.	<u>XX</u> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	445	436	445 sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)					
		sq. ft.			sq. ft.
3048					
VII. TOTAL					
		sq. ft.	1517		1517sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII. above)	
<u>1517 x 2 = 3034</u> sq. ft.	<u>3048</u>
GROSS AREA OF LOT	7717 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>39.3 %</u> sq. ft.

39.1%

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

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

C1/58

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



ONE STOP SHOP
505 Barton Springs

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

Austin Energy

Electric Service Planning Application (ESPA)

(Please Print or Type)

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

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

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

Comments: New Duplex

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

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

Application expires 180 days after date of Approval

Revised by Austin Energy 12/11/07

AE APPROVED

APR 09 2008

RLS 100-26

CL
59

Waterloo Surveyors Inc.
SURVEY PLAT

J11765T

OWNER:
GERTIE M. ROBINSON

ADDRESS:
2206 EAST 14TH STREET

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

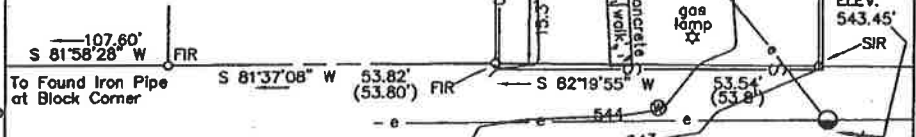
LOT 4 IS SUBJECT TO EASEMENT RIGHTS AND
RESTRICTIVE COVENANTS OF RECORD.

SCALE
1"=30'

LEGEND

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

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



TOPOGRAPHIC SURVEY
ADDED OCTOBER 8, 2007

State of Texas:
County of Travis:

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

Dated this the 26TH day of SEPTEMBER, 2007

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

Zone: X Dated: JUNE 16, 1993

53
 Attention Surveyors Inc.
 GERTIE M. ROBINSON
 F.R.

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

AE APPROVED
 APR 09 2008
 RLS 100-26

2206 EAST 14TH STREET

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

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

SCALE
 1" = 30'

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

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

Found Iron Pipe
 Block Corner

TOPOGRAPHIC SURVEY
 ADDED OCTOBER 8, 2007

State of Texas:
 County of Travis:

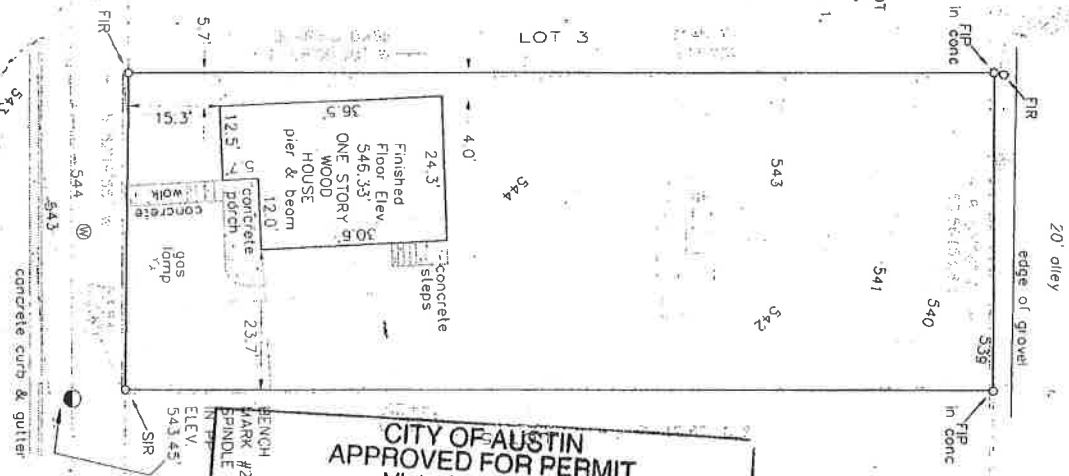
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Dated this 26TH day of SEPTEMBER 2007

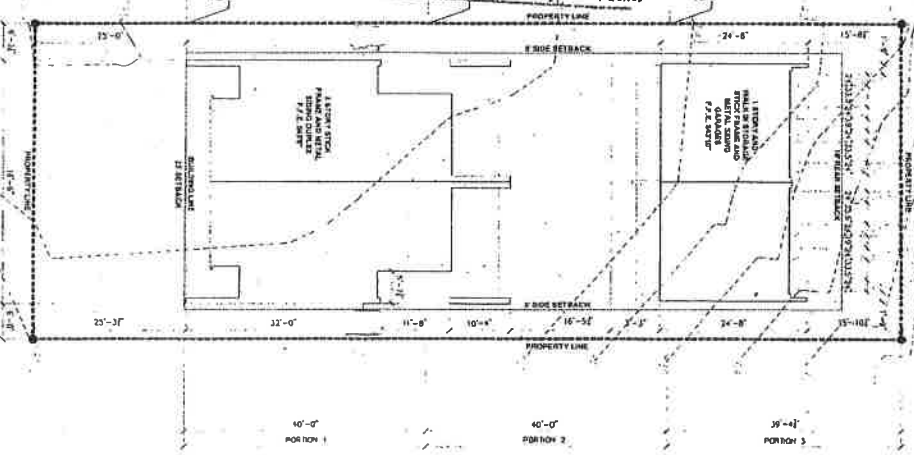
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Administration of HUD, Flood Hazard boundary map revised as per Map Number: 484530155 E

Zone: X Dated: JUNE 16, 1993

2 Existing Survey



CITY OF AUSTIN
 APPROVED FOR PERMIT
 Victoria Hsu, P.E.
 Watershed Protection & Development Review Department
 By [Signature] Date 4/9/08
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



REVIEWED FOR ZONING ONLY

ISSUED FOR PERMIT AND REGULATORY APPROVAL



1 NEW SURVEY

2206 East 14th Street
 Austin, TX 78704
 (760) 440-1111

DATE: 11 FEBRUARY 2008
 SCALE: AS NOTED

A0.01

[illegible]

First Floor Plan (Garage)
SCALE 1/4" = 1'-0"

This is a detailed floor plan of a single-story house. The layout includes a front porch leading into a living room with a fireplace. To the right of the living room is a dining area and a kitchen with a sink, stove, and refrigerator. A central hallway connects the living room to a bedroom, a bathroom, and a utility room. The back of the house features a covered patio and a rear porch. The plan is annotated with numerous dimensions for rooms and overall sections, as well as labels for fixtures like the sink, stove, and refrigerator. A north arrow is located in the upper right corner of the plan.

Labels and dimensions visible on the plan include:

- Rooms and Areas:** LIVING, DINING, KITCHEN, BED, BATH, UTILITY, CLO, PORCH, COVERED PORCH, COVERED PATIO, COVERED ENTRY, COVERED PORCH, COVERED PATIO.
- Dimensions:** 11'-0", 12'-0", 13'-0", 14'-0", 15'-0", 16'-0", 17'-0", 18'-0", 19'-0", 20'-0", 21'-0", 22'-0", 23'-0", 24'-0", 25'-0", 26'-0", 27'-0", 28'-0", 29'-0", 30'-0", 31'-0", 32'-0", 33'-0", 34'-0", 35'-0", 36'-0", 37'-0", 38'-0", 39'-0", 40'-0", 41'-0", 42'-0", 43'-0", 44'-0", 45'-0", 46'-0", 47'-0", 48'-0", 49'-0", 50'-0", 51'-0", 52'-0", 53'-0", 54'-0", 55'-0", 56'-0", 57'-0", 58'-0", 59'-0", 60'-0", 61'-0", 62'-0", 63'-0", 64'-0", 65'-0", 66'-0", 67'-0", 68'-0", 69'-0", 70'-0", 71'-0", 72'-0", 73'-0", 74'-0", 75'-0", 76'-0", 77'-0", 78'-0", 79'-0", 80'-0", 81'-0", 82'-0", 83'-0", 84'-0", 85'-0", 86'-0", 87'-0", 88'-0", 89'-0", 90'-0", 91'-0", 92'-0", 93'-0", 94'-0", 95'-0", 96'-0", 97'-0", 98'-0", 99'-0", 100'-0".
- Fixtures and Features:** SINK, STOVE, REFRIG, CUPB, CAB, CLO, DOOR, WINDOW, FIREPLACE, HALL, BATH, BED, KITCHEN, DINING, LIVING, PORCH, COVERED PORCH, COVERED PATIO, COVERED ENTRY, COVERED PORCH, COVERED PATIO.



12 Feb 08

J SQUARE ARCHITECTURE DOES HEREBY DEMONSTRATE AND CERTIFY, TO THE BEST OF ITS KNOWLEDGE AND ABILITY, THAT THESE PLANS COMPLY OR EXCEED THE REQUIREMENTS OF SUBCHAPTER F OF THE CITY CODE OF AUSTIN.

GENERAL NOTES



3232 GARDNER VILLA LA
AUSTIN, TEXAS 78724
212-879-4150
212-879-4151

ISSUED FOR PERMIT AND REGULATORY APPROVAL

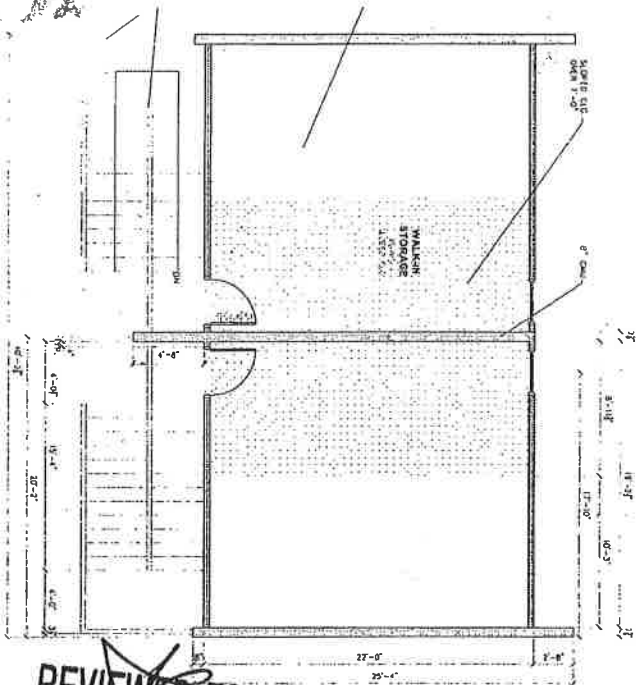
NAME (Last, first, middle)
 ADDRESS
 CITY
 STATE
 ZIP
 COUNTRY

2004 E 8th Ave, Suite 100
 Austin, TX 78702
 Texas, United States

First Floor Plan
E 11 FEBRUARY 2000
SCALE AS NOTED

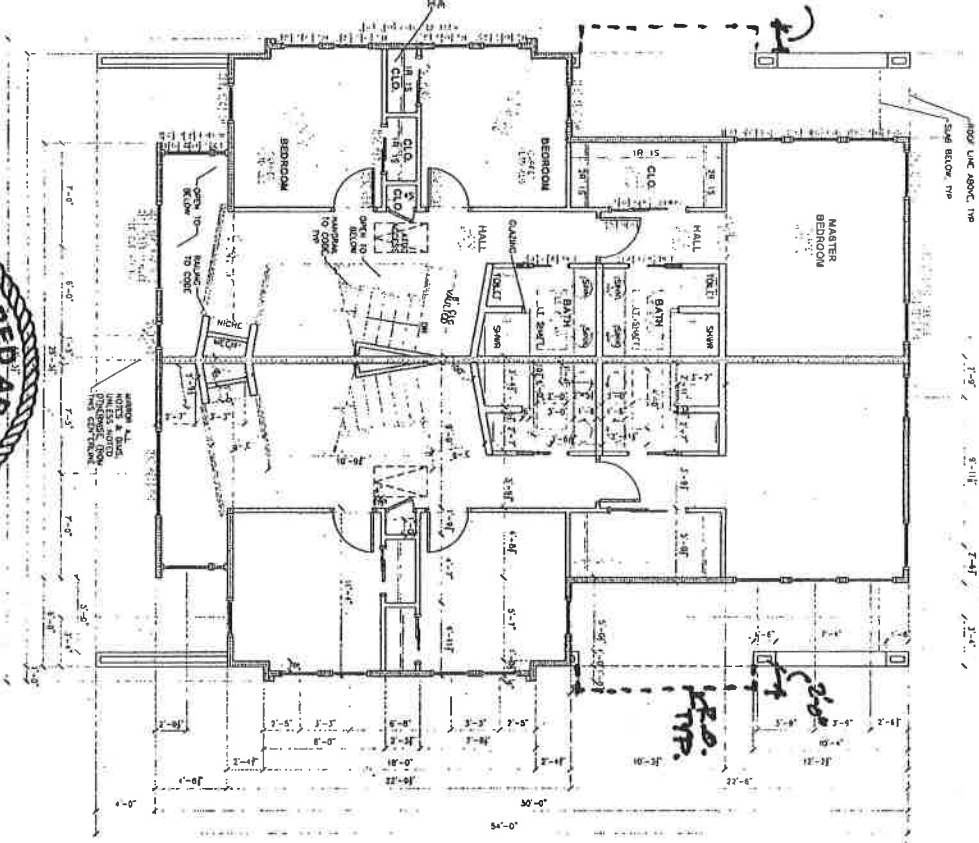
A1.01

2/3



2nd Floor Plan (Garage)

REVIEWED FOR ZONING ONLY



1st Floor Plan



12 Feb 08

1 SQUARE ARCHITECTURE DOES HEREBY DEMONSTRATE AND CERTIFY TO THE BEST OF ITS KNOWLEDGE AND ABILITY THAT THESE PLANS COMPLY OR EXCEED THE REQUIREMENTS OF SUBCHAPTER F OF THE CITY CODE OF AUSTIN.

ISSUED FOR PERMIT AND REGULATORY APPROVAL

GENERAL NOTES

1 SQUARE ARCHITECTURE
2006 E. 14th Street
Austin, TX 78704
512.476.1111
www.1squarearch.com



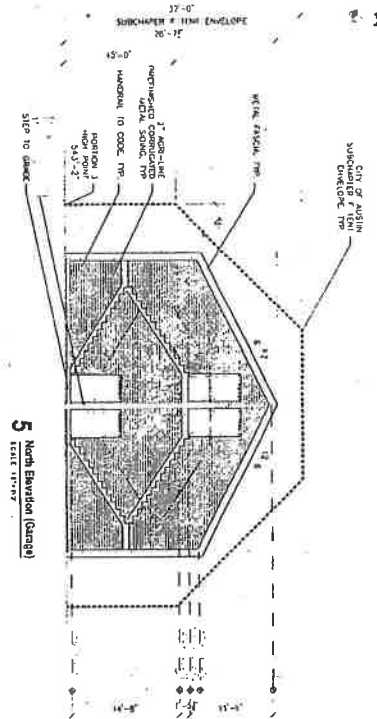
Second Floor Plan

DATE: 11 FEBRUARY 2008

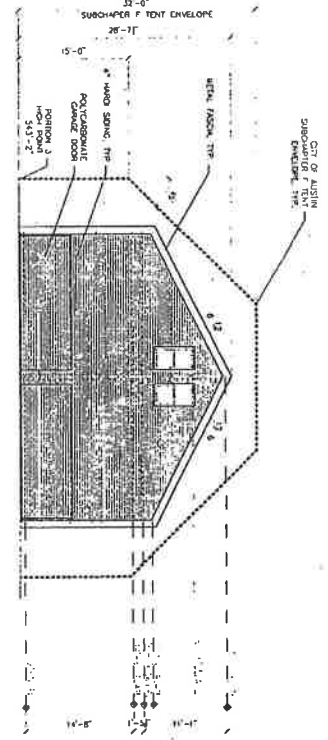
SCALE: AS NOTED

A1.02

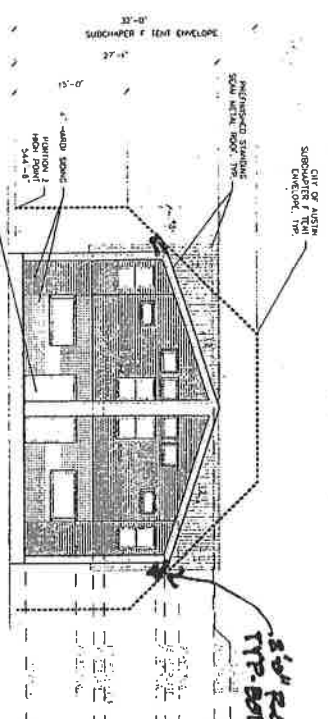
13



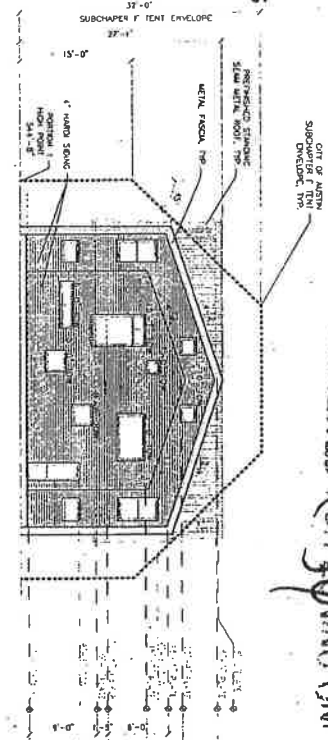
5 North Elevation (Garage)
SCALE 1/8" = 1'-0"



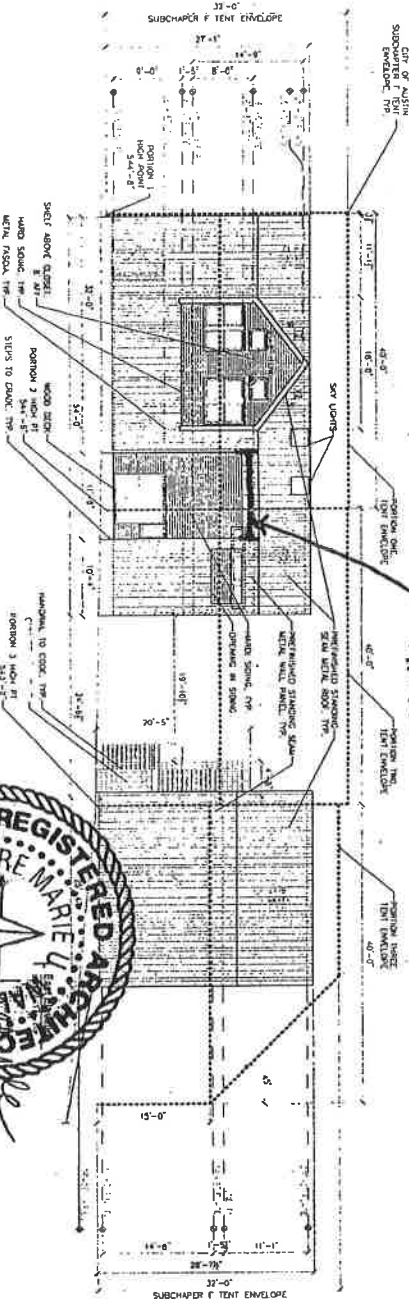
4 South Elevation (Garage)
SCALE 1/8" = 1'-0"



3 North Elevation (Duplex)
SCALE 1/8" = 1'-0"



2 South Elevation
SCALE 1/8" = 1'-0"



REVIEWED FOR TYPING ONLY

GENERAL NOTES

1. SQUARE ARCHITECTURE DOES HEREBY DEMONSTRATE AND CERTIFY TO THE BEST OF ITS KNOWLEDGE AND BELIEF THAT THE ELEVATIONS COMPLY OR EXCEED THE REQUIREMENTS OF SUBCHAPTER 17.01 OF THE CITY CODE OF AUSTIN.

ISSUED FOR PERMIT AND REGULATORY APPROVAL



2006 ERL 1401 S. W. 14th Ave. Austin, TX 78704
Tel: 512.476.1512
Fax: 512.476.1513
www.jsquarearch.com

Exterior Elevations
DATE: 11 FEBRUARY 2006
SCALE: AS NOTED

A3.01