

D1/1

CASE # C15-2010-0132

ROW - 10503693

TP- 02-0909-3002

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

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

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

STREET ADDRESS: 2102 A/B East 13th St., Austin, TX 78702-1710

LEGAL DESCRIPTION: Subdivision – A.E. Habicht

Lot(s) 2 Block 6 Outlot 34 Division B

I/We, Mike Collins on behalf of myself/ourselves as authorized agent for

WSC REO LLC and Tania & Jeff Culbertson, affirm that on October 14, 2010,

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

ERECT X ATTACH COMPLETE REMODEL X MAINTAIN

Obtain three (3) variances. Variance 1- to Section 2.1, Subchapter F to increase the allowable FAR from a 0.4:1 FAR to a 0.59:1 FAR; Variance 2 – to Section 2.6, Subchapter F to allow an encroachment of 0'- 2' along a sloping roof edge over a distance of 14'; and, Variance 3 – to Section 25-2-773(D) to connect Units 2102 A/B with a breezeway in lieu of a common wall.

in a SF-3 district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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

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

REASONABLE USE:

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

Buildings were permitted and constructed under previous regulations and can not fully comply with the 2008 McMansion ordinance, preventing the issuing of a CO on 2102A. Without the CO, 2102 A remains unoccupied.

HARDSHIP:

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

The construction of the units was performed under older regulations. The downturn in the economy and subsequent foreclosure on Unit 2102A prevented the unit from being finalized as a duplex unit.

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

Possession of the property was by default and the current owners of 2102A have never been in position to control the direction or speed of this property's development.

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:

Several properties in close proximity to 2102 A/B East 13th St., permitted in the same time period, have similar issues. There is no evidence of a negative impact on the character of the neighborhood by those homes.

PARKING: (Additional criteria for parking variances only.)

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

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

N/A

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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 situated.

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

Signed Mike Collins Mail Address 5001 Jeffery Pl.

City, State & Zip West Lake Hills, TX 78746

Printed Mike Collins Phone (414) 801-2012 Date 10-13-10

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 Tamara Dotter Mail Address 600 Round Rock W. Dr. #601

City, State & Zip Round Rock, TX 78681

Printed Tamara Dotter Phone (512) 257-3278 Date 10-13-10

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

D/L
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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 situated.

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

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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

Signed T. Culbertson Mail Address 2102 E. 13th, B

City, State & Zip Austin, TX 78702

Printed Tania Culbertson & Jeff Culbertson Phone 512-698-4539 Date 11/16/10

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

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

VARIANCE REQUIREMENTS:

General Requirements:

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

Required Findings:

The Board of Adjustment is also required to make findings discussed below in order to grant a variance. Applicants must provide the Board with proposed findings.

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

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 300-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.

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

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

Reasonable Use:

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

Hardship:

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.

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

Area Character:

Application must demonstrate to the Board how the variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

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

Board of Adjustment Staff:

**Susan Walker, Planner
974-2202**

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

Fax #974-6536

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

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

D1/7

November 9, 2010

Board of Adjustment
City of Austin
Austin, Texas

RE: 2102 E. 13th Street

To Whom It May Concern,

We are the owners of Unit B associated with the "Condo" duplex development located at 2102 E. 13th Street. This 2-unit development is a product of a developer who has since left town and the development is undergoing a great deal of struggle in attempting to reach resolution for the finalization of Unit A.

We purchased our Unit B in August of 2007 and were issued a Certificate of Occupancy (CO) for a single-family home to secure the right of occupancy after the closing on the property. This CO was vetted through the proper City of Austin process and signed off by all City of Austin personnel, including the City of Austin Inspectors who had clear and real knowledge of the situation.

The abutting Unit A has not been occupied and currently is seeking a resolution to matters associated with the Land Development Code that preclude a clear Certificate of Occupancy from being issued for Unit A. The following is our position associated with the endeavor of procuring The Unit A Certificate Of Occupancy within the "Condo" duplex project boundary:

- 1) As owners with a vested interest in the "Condo" duplex property, we reserve the right to review any and all material information provided to the City of Austin as this information is directly associated with the Condominium Regime and directly affects our financial investment. Any material information provided to the City of Austin without the consent of all the landholders within the project is not

considered to be accurate information by us until all property owners have agreed and signed off on the material.

- 2) Because all applications to secure approval for building permits, variances, or the like require the signature of all parties within the “Condo” duplex project, we have been asked by the owners of Unit A to approve the application for variances which they are bringing before the Board of Adjustment. **We are only parties to this application because we do not wish to stand in the way of the attempts of the owners of Unit A to acquire a CO for their structure. Unit A was finished after we had already purchased Unit B and had received our CO, and while we would like to see a successful resolution to the mistakes associated with the completion of Unit A, we also wish to stress that we were not parties to any of the decisions or actions that produced those mistakes.**
- 3) Our unit, Unit B, has a CO issued for the structure. This CO is for a single-family home. This CO is legal in every aspect of the City of Austin and cannot be terminated or revoked at anytime as this CO was issued as such with full knowledge of the City of Austin building permit review staff and inspectors. We are legally occupying our Unit B consistent with all City of Austin rules, regulations, ordinances, requirements, policies, and interpretations.
- 4) The legal rights of Unit B should never be compromised by any action associated with any permit, variance, or the like, for any effort, now or in the future, to gain acceptance of the City of Austin for the issuance of a CO for Unit A.
- 5) The current or future CO for Unit B cannot be revoked at anytime based on any cause or action by the City of Austin if a determination is made that any past or future permit may have been issued in error. This directly affects our financial investment for which the City of Austin has responsibility, culpability, and liability if a determination is made, now or in the future, that any permit may have been issued in error.

It is with this expressed intent that we want to notify and disclose to the Board of Adjustment our position on the matter associated with the Unit A variance application to bring the entire 2102 E. 13th Street “Condo” duplex project to full development. It is not

our intent to stand in the way of the owners of Unit A in their attempts to secure a CO for their structure. Rather, we wish to stress that we were not parties to any of the decisions that led to the construction of Unit A, and we want to ensure that our interests are protected during the variance application process. We hope that the owners of Unit A and the Board of Adjustment are able to successfully bring this project to completion.

Should you have any questions, or need further clarification of our position, please contact us directly.

Sincerely,



Jeff & Tania Culbertson

2102 E 13th Street, Unit B
Austin, TX 78703
512-215-2739
tculbertson@mail.utexas.edu
jeff.culbertson@fg2.com



BOARD OF ADJUSTMENTS

CASE#: C15-2010-0132
 LOCATION: 2102 E 13TH STREET
 GRID: K23
 MANAGER: SUSAN WALKER



SUBJECT TRACT



ZONING BOUNDARY



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.

An aerial photograph of a residential neighborhood. The image is oriented horizontally, but the street names are written vertically. 'ALAMO ST' is visible at the top, and 'E 13TH ST' is visible on the right side. Several houses are visible, some with handwritten numbers: 4, 5, 6, and 9. A car is parked on the street near house 2106. The image is a black and white aerial view, showing the layout of the streets and the positions of the houses.

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Susan/ Sylvia,

Here's the timeline I've arrived at from the documents and dates I'm aware of.

Mike

2102A/B East 13th St. Timeline Information

- Austin Energy Application Approved: Dated 1st July 25, 2006; 2nd Sept. 27, 2007
- Survey showing two (2) structures on lot: Prepared on July 25, 2007
- Culbertson's signed contract for 2102B on July 31, 2007. (unit 'A' existed)
- Survey stamped for City of Austin permit approval: Dated Aug. 16, 2007
- Permit request to finish out 2102B: Dated Aug. 16, 2007
- Culbertson's closed on Aug. 27, 2007, but were unable to move due to lack of a CO.
- Ian Mitchell submits an altered survey to apply for a Single Family CO. A SF CO was issued on Aug. 31, 2007. (CO states sq. footage was 1710 sq. ft.)
- City of Austin Residential Permit: Dated 1st Aug. 17, 2007; 2nd Sept. 28, 2007 for remodel of 2102B; FAR form: Dated Aug. 27, 2007
- Application for residential construction permit for 2102A (which already exists): Dated Sept. 27, 2007
- Building permit Issued for 2102A: Dated Sept. 28, 2007
- Mechanical permit Issued for 2102A: Dated Jan. 16, 2008
- Electrical permit Issued for 2102A: Dated Jan. 18, 2008
- Plumbing permit Issued for 2102A: Dated Jan. 28, 2008
- Loan Note for 'Condo Project @ 2102 E. 13th St.' in the amount of \$217,000.00: Dated Aug. 28, 2008
- Loan default action against Ian Mitchell Filed on July 13, 2009
- Trustee's deed dated Aug. 4, 2009 transfers ownership of 2102A to WSC REO LLC.

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Walker, Susan

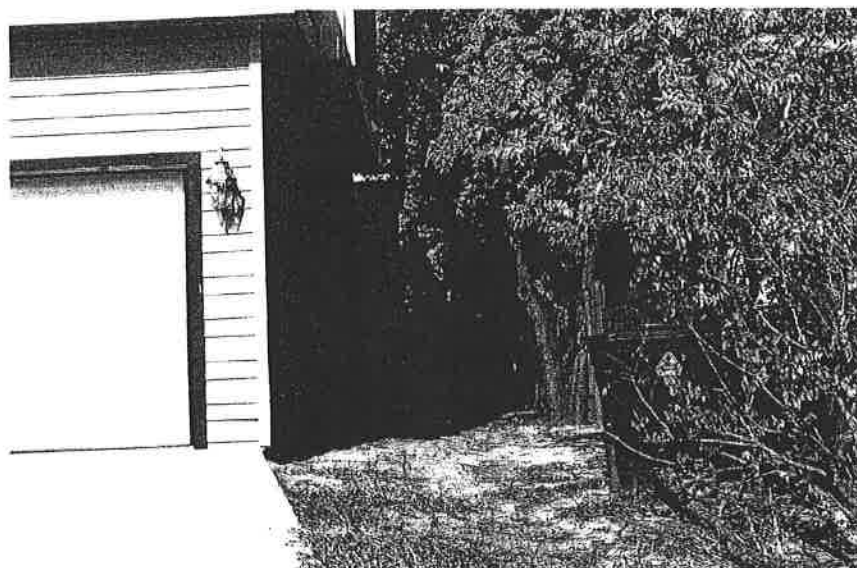
From: collinsmc@att.net
Sent: Wednesday, October 27, 2010 3:22 PM
To: Walker, Susan; collinsmc@att.net
Subject: 2102 A/B zipper wall area pictures

Susan,

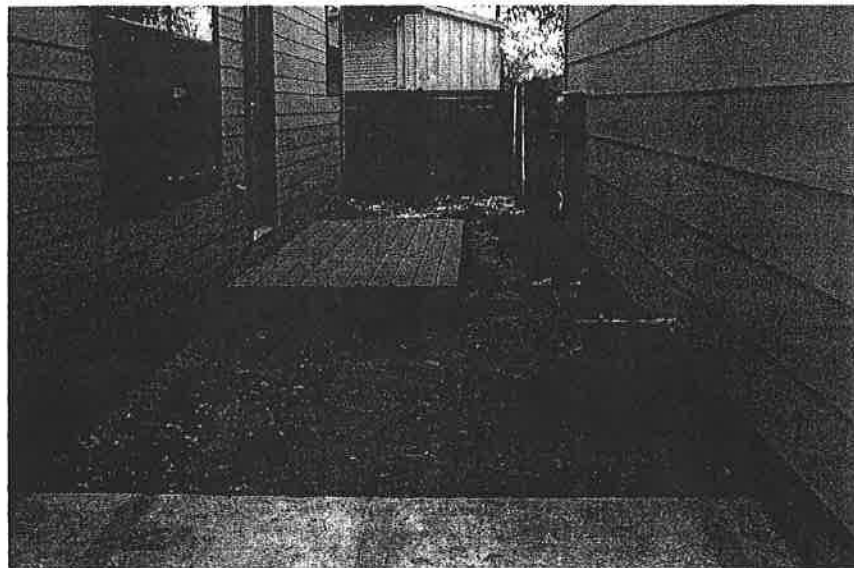
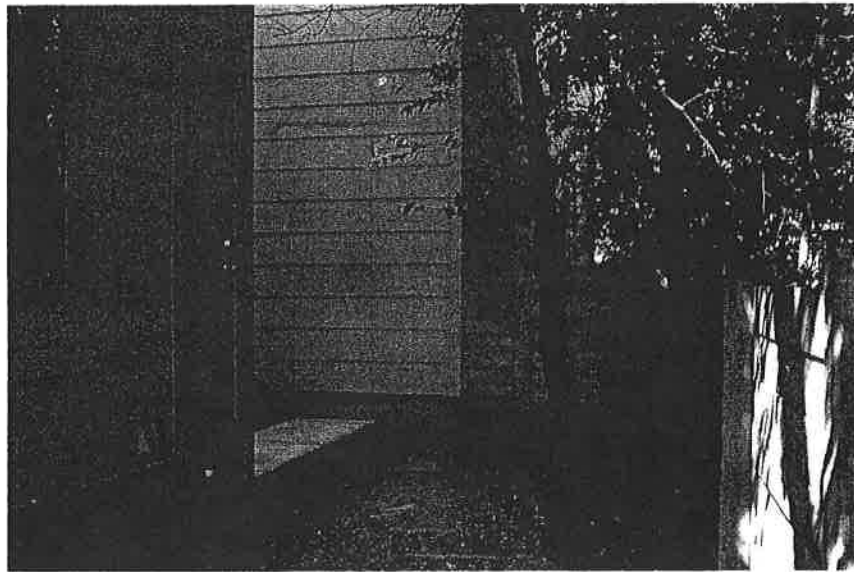
Here are the photo's showing the area we're dealing with for the zipper wall issue at 2102 East 13th St.

Mike

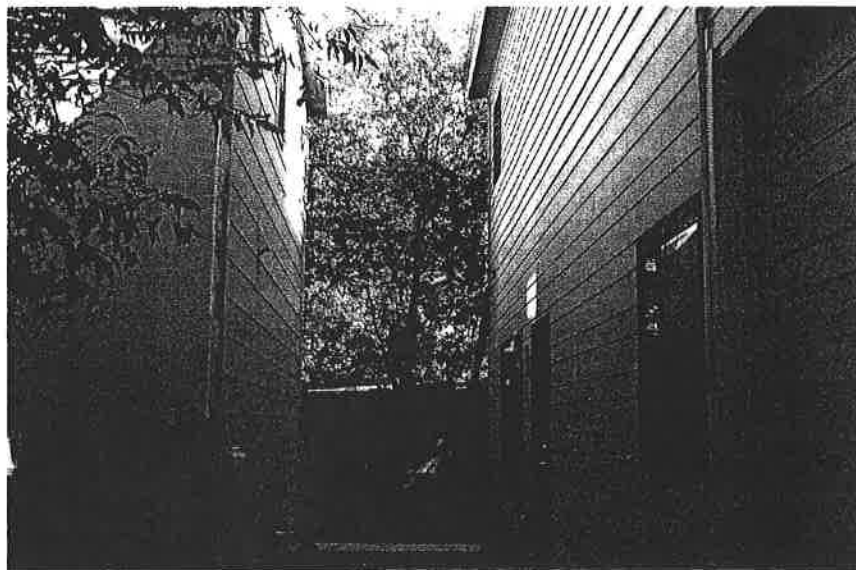
Get Kodak prints of this picture, and all your other favorites, at www.kodakgallery.com!

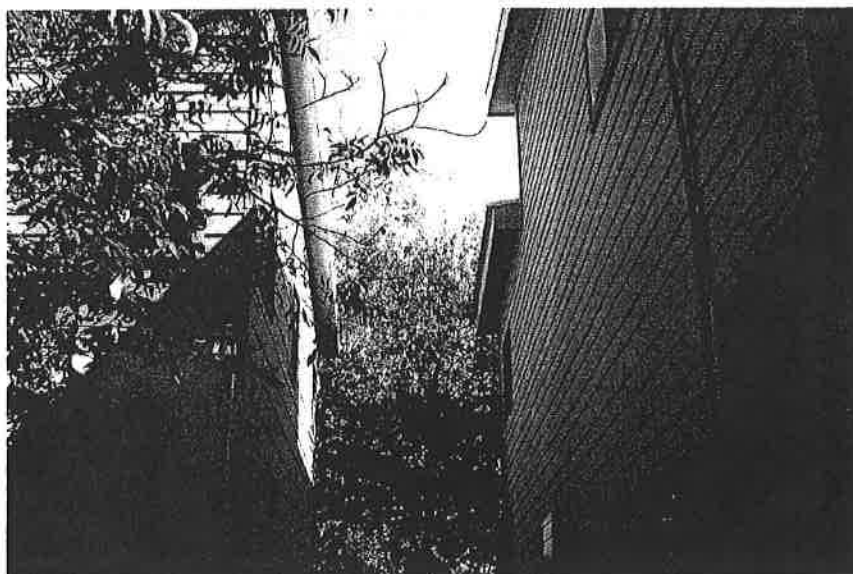


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04/16

How to save a picture

Simply right-click on it, then "Save Image As...". (Mac users: drag the picture to your desktop.)

Free Software!

Organize, print, and share your digital photos using FREE Kodak EasyShare software. [Download the software](#)

Kodak EasyShare
Software



Get 20 Free Prints

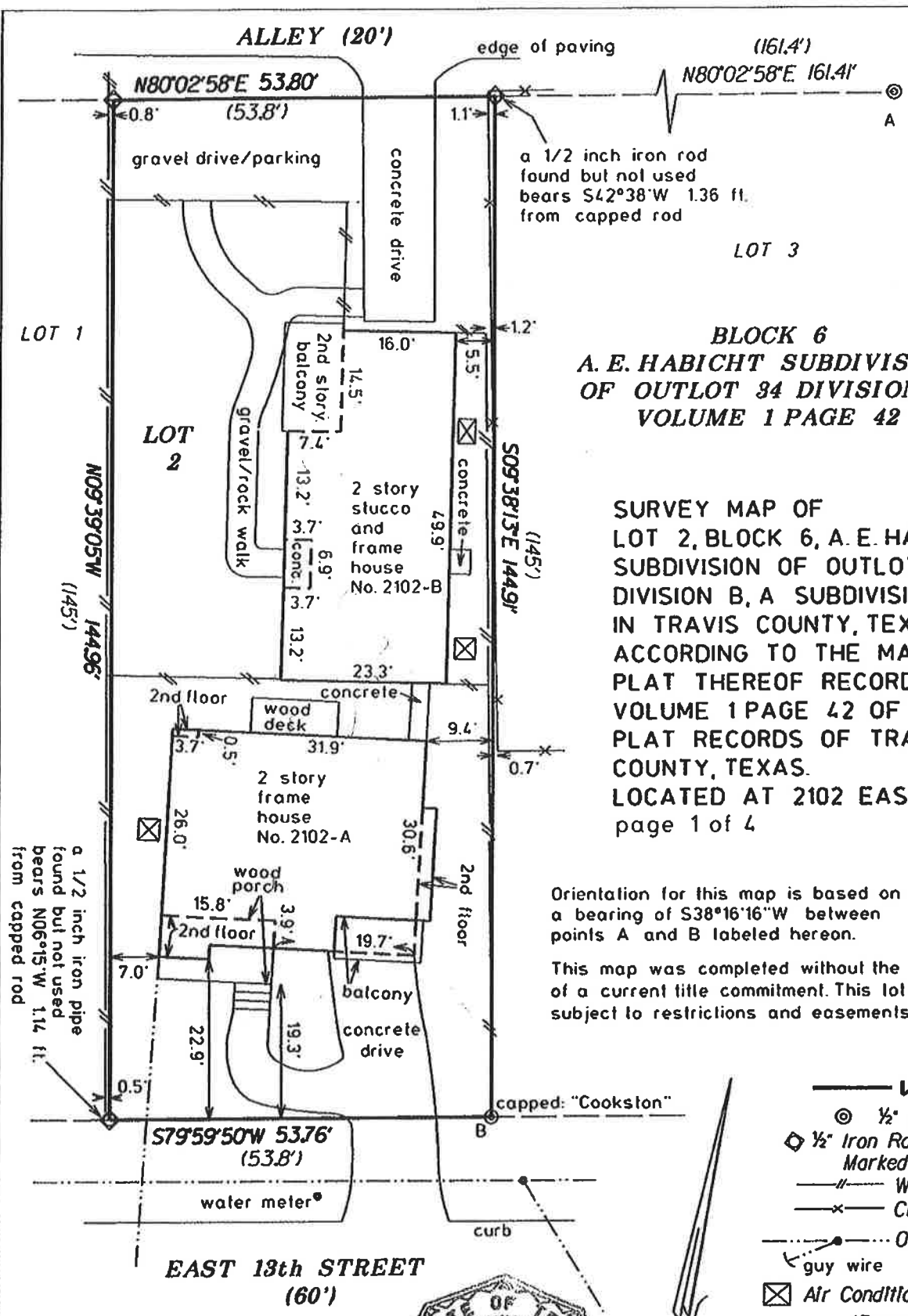
Get started for free at kodakgallery.com and we'll give you 20 free prints (new members only). Plus, create photo mugs, books, cards, and more!



01/18

SCALE: 1"=20'

To not provide common roof @ 2nd level but at a lower level



BLOCK 6
A. E. HABICHT SUBDIVISION
OF OUTLOT 34 DIVISION B
VOLUME 1 PAGE 42

SURVEY MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
page 1 of 4

Orientation for this map is based on
a bearing of S38°16'16"W between
points A and B labeled hereon.

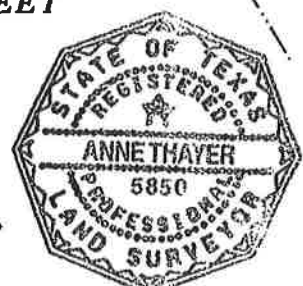
This map was completed without the benefit
of a current title commitment. This lot may be
subject to restrictions and easements not shown hereon.

- LEGEND**
- ⊙ 1/2" Iron Rod Found
 - ⬠ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - Wood Fence
 - Chain Link Fence
 - Overhead Utility Line
 - guy wire
 - ⊠ Air Conditioning Unit and Pad (Record Distance)

PREPARED: JUNE 14, 2010
BY:

Anne Thayer

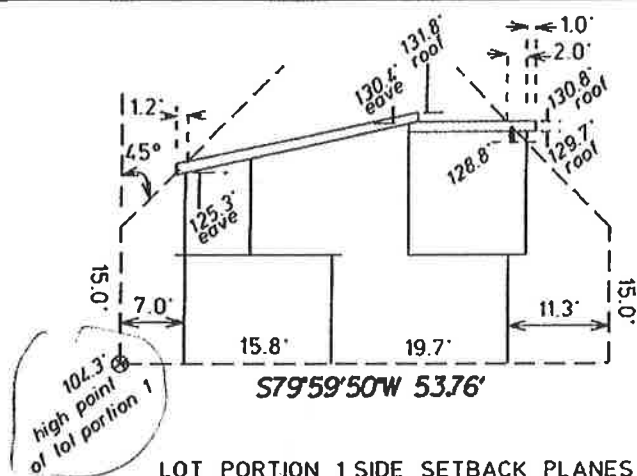
Anne Thayer
Registered Professional Land Surveyor No. 5850



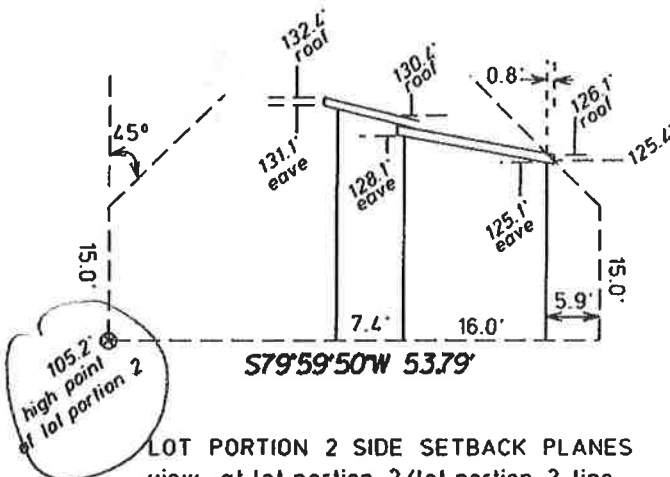
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

C801084

04/19

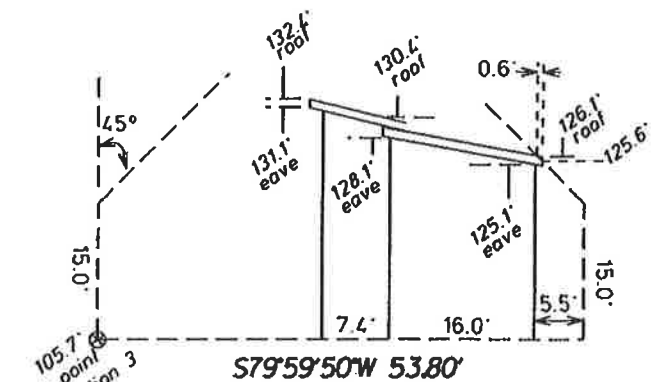


LOT PORTION 1 SIDE SETBACK PLANES
view at front setback line from street



LOT PORTION 2 SIDE SETBACK PLANES
view at lot portion 2/lot portion 3 line
from street

SCALE: 1"=20'



LOT PORTION 3 SIDE SETBACK PLANES
view at rear wall line of Unit B

SURVEY MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
 page 4 of 4

PREPARED: JUNE 14, 2010
 BY:

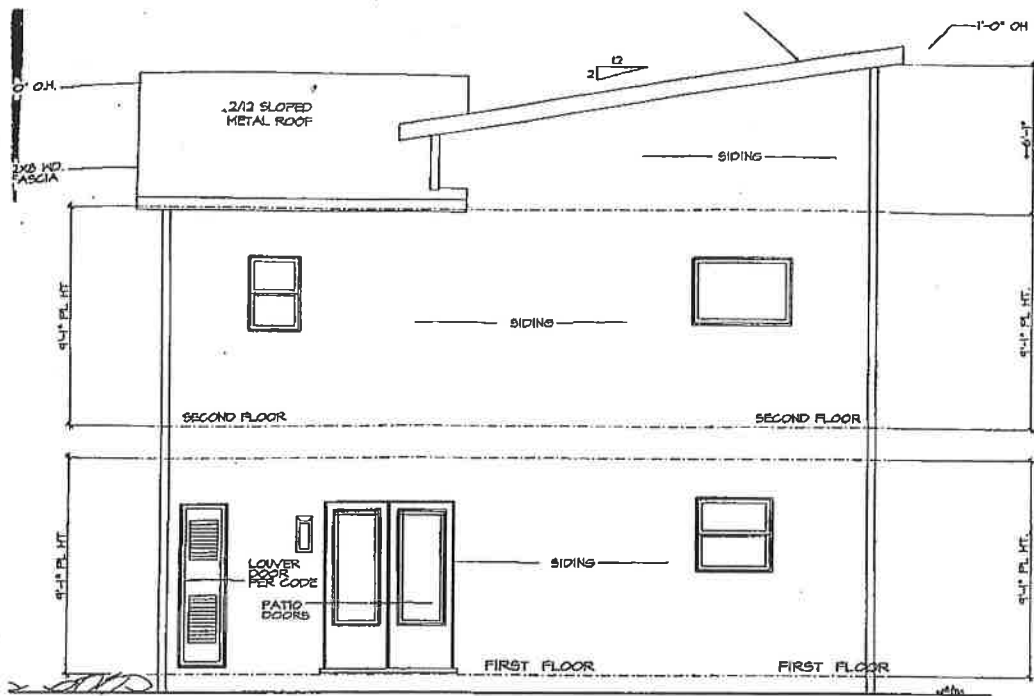
Anne Thayer

Anne Thayer
 Registered Professional Land Surveyor No. 5850



HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

C801084

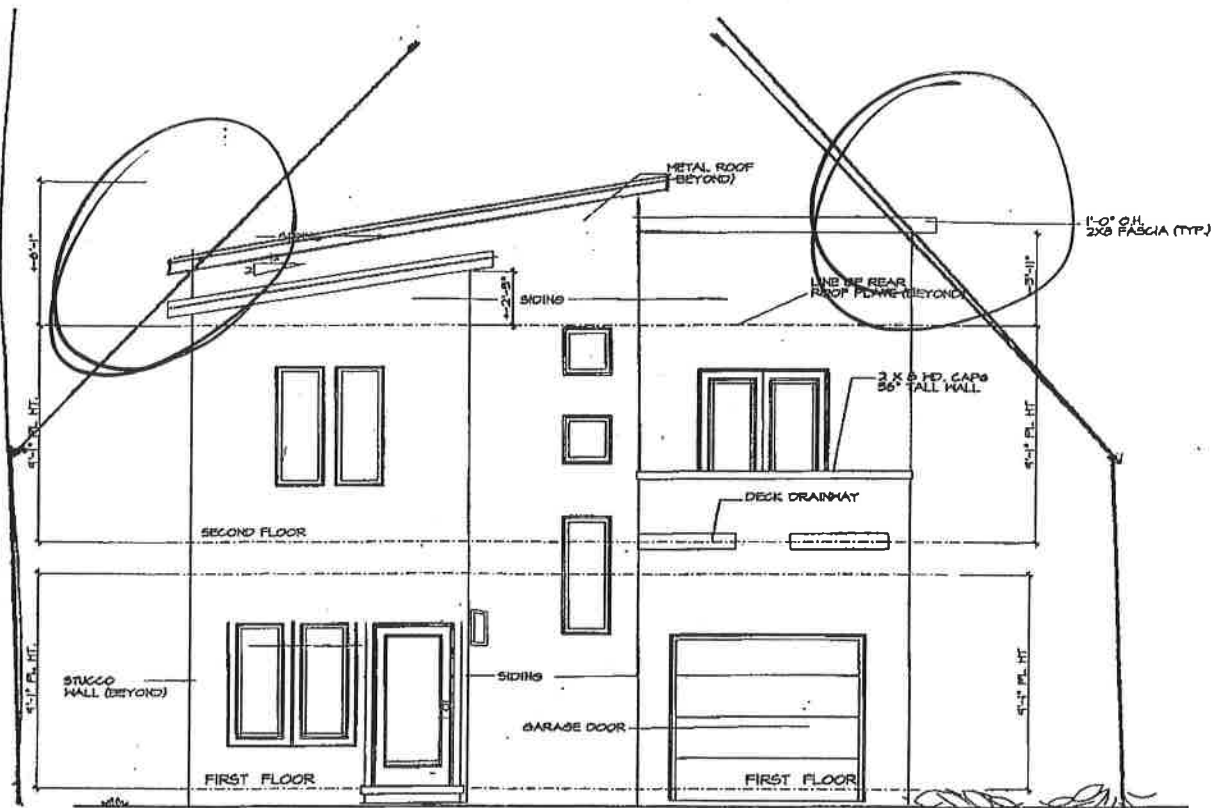


REAR ELEVATION

SCALE:

1/4" = 1'-0"

1/8



FRONT ELEVATION

SCALE:

1/4" = 1'-0"

1/8

01/21

SURVEY MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
page 2 of 4

LAND AREA: 7790 sq. ft.

Unit A

- a) first floor footprint: 1020 sq ft
- b) 2nd floor "footprint" 1070 sq ft.
- c) 3rd floor: none
- d) basement: none
- e) garage: attached; included in first floor area "a"
- f) decks (at 100%): 60 sq ft..
- g) breezeway: none
- h) covered patio: none
- i) covered porches 150 sq. ft
- j) balconies: 70 sq. ft.
- k) pools: none
- l) other covered areas: none

TOTAL BUILDING AREA: 2370 sq. ft

Unit B

- a) first floor footprint: 1030 sq ft
- b) 2nd floor "footprint" 1060 sq ft.
- c) 3rd floor: none
- d) basement: none
- e) garage: none
- f) decks (at 100%): none
- g) breezeway: none
- h) covered patio:
- i) covered porches: 20 sq. ft
- j) balconies: 130 sq. ft.
- k) pools: none
- l) other covered areas: none

TOTAL BUILDING AREA: 2240 sq. ft.

Unit A footprint: 1020 sq. ft.
Unit B footprint: 1030 sq. ft.
concrete areas: 840 sq. ft.
covered wood porch) 150 sq. ft.
wood deck) 60 sq. ft.
gravel drive/parking area: 500 sq. ft.

The above improvements constitute 3600 sq. ft.
or 46.2% of the land area

(with wood deck included at 50%, the improvements
constitute 3570 sq. ft or 45.8% of the land area)



A handwritten signature in cursive script, appearing to read "Anne Thayer".

CITY OF AUSTIN

8.17.07

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-144338 RM
 Building Permit No. 2007144343
 Plat No. 8116/07 Date 8/16/07
 Reviewer SRB

PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. D1/22
 Legal Description
 Lot 2 Block B Subdivision OLT 34 DSV 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

☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool

☒ Remodel (specify) INTERIOR FINISH FOR
A.P. - 06 - 018884
 Addition (specify) _____
 Other (specify) _____

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

- Height of Principal building _____ ft. # of floors _____ Height of Other structure(s) _____ 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 7757.5 sq. ft.
 Job Valuation - Principal Building \$ _____
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ _____
 (Labor and materials)

PERMIT FEES
(For office use only)

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

OWNER / BUILDER INFORMATION

| | | |
|--------------------------------|---|---|
| OWNER | Name <u>MGE DEVELOPMENT</u> | Telephone (h) <u>632-0066</u> (w) _____ |
| BUILDER | Company Name <u>MGE DEVELOPMENT</u> Contact/Applicant's Name <u>IAN MITCHELL</u> | Telephone <u>632-0066</u> Pager _____ FAX _____ |
| DRIVEWAY/ SIDEWALK | Contractor <u>FRANCISCO SALAS</u> | Telephone _____ |
| CERTIFICATE OF OCCUPANCY | Name <u>MGE DEVELOPMENT</u> Address <u>1200 BOB HARRISON, UNIT B</u> City <u>AUSTIN</u> ST <u>TK</u> ZIP <u>7870</u> | Telephone <u>632-0066</u> |

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

____ telephone

☒ e-mail: mgedevelopment@gmail.com

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

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

04/23

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.

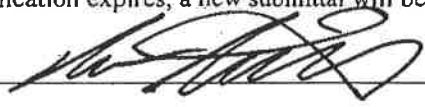
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

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


8-16-07

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

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

Service Address

Applicant's Signature



Date

8-16-07

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

01/24

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

Service Address

2102 E. 13th

Applicant's Signature

[Signature]

Date

8-16-07

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

| | Existing | | New / Addition |
|---|----------------|---------|----------------|
| I. 1st Floor Gross Area | | | |
| a. 1 st floor area (excluding covered or uncovered finished ground-floor porches) | 640 | sq. ft. | sq. ft. |
| b. 1 st floor area with ceiling height over 15 feet. | | sq. ft. | sq. ft. |
| c. TOTAL (add a and b above) | | sq. ft. | 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) | 920 | sq. ft. | 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. | 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. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement) | 350-200 150 | sq. ft. | sq. ft. |
| l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure) | | sq. ft. | sq. ft. |
| VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) | | | |
| | | sq. ft. | sq. ft. |
| VII. TOTAL | | | |
| | 1710 | sq. ft. | sq. ft. |

| | |
|--|----------------|
| TOTAL GROSS FLOOR AREA (add existing and new from VII above) | |
| | 1710 sq. ft. |
| GROSS AREA OF LOT | |
| | 7757.5 sq. ft. |
| FLOOR AREA RATIO (gross floor area / gross area of lot) | |
| | 22 % |

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.

3291
3103

LAP MITCHELL

0125

Kramer Service Center
2412 Kramer Lane, Bldg. C
Austin, Texas 78758
(512) 505-7206



Austin Energy

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

St. Elmo Service Center
4411-B Meimardus Drive
Austin, Texas 78744
(512) 505-7300

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

| | | | |
|-------------------|---|-------|--|
| Customer Name | <u>MGE DEVELOPMENT</u> | Phone | <u>632-0066</u> |
| Address | <u>200 2102 EAST 13th</u> | | |
| Legal Description | <u>OLT 34 DEV. B</u> | | |
| Lot | <u>2</u> | Block | <u>6</u> Commercial/Residential? <u>RES.</u> |

| | | | |
|-----------------------|---------------------------------|-------------------------|---|
| Service Main Size | <u>40 350</u> (amps) | Service Conductor | <u>COMPACTED AL</u> (type & size) <u>4Ø</u> |
| Service Length | <u>60</u> (ft.) | Number of Meters? | <u>2</u> Multi-Fuel Y N |
| Overhead/Underground? | <u>X</u> | Voltage | <u> </u> <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø) |
| Total Square Footage | <u>3101</u> | Total A/C Load | <u>2</u> (# of units) <u>7</u> (Tons) |
| Largest A/C unit | <u>4</u> (Tons) | LRA of Largest A/C Unit | <u>40</u> (amps) |
| Electric Heating | <u>GAS</u> (kw) | Other | <u>GAS</u> (kw) |

Comments: _____

Anthony J. Mitchell 7-25-06 632-0066
ESPA Completed by (Signature & Print name) Date Phone

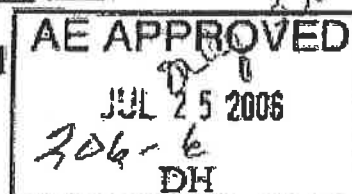
AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

Application expires 90 days after date of Approval



D1126



CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-154424 RA
 Building Permit No. _____
 Plat No. _____ Date 9/27/07
 Reviewer SPB

PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. _____
 Legal Description _____
 Lot 2 Block B Subdivision OLT 34 DSV 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 change of use ☒ Remodel (specify) change of use from SP to Duplex
☒ Duplex ☒ Addition (specify) TO CREATE DUPLEX
☐ Garage attached ☐ detached
☐ Carport attached ☐ detached
☐ Pool SF 3 N/P Other (specify) _____
 Zoning (e.g. SF-1, SF-2...) _____
 - Height of Principal building 24 ft. # of floors 2 Height of Other structure(s) _____ 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 7757.5 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)

\$ 80,000.00
 (Labor and materials)

PERMIT FEES

(For office use only)

NEW/ADDITIONS REMODEL

Building \$ 185 \$ _____
 Electrical \$ 100 \$ _____
 Mechanical \$ 66 \$ _____
 Plumbing \$ 85 \$ _____
 Driveway & Sidewalk \$ _____ \$ _____
 TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name MGE Development VICTOR STINSON Telephone (h) 632-0066
 BUILDER Company Name MGE Development STINSON PROPERTY GROUP Telephone (w) 632-0066
 Contact/Applicant's Name IAN MITCHELL Page _____ FAX _____
 DRIVEWAY/SIDEWALK Contractor FRANCISCO SALAS Telephone _____
 CERTIFICATE OF OCCUPANCY Name MGE Development Telephone 632-0066
 Address 1200 Bob Harrison, Unit B City AUSTIN ST TK ZIP 787

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

____ telephone

☒ e-mail:

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

DL128

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

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

Service Address 2102 E. 13th

Applicant's Signature [Signature]

Date 8-27-07

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

| | Existing | | New / Addition | |
|---|----------------|---------|----------------|---|
| I. 1 st Floor Gross Area | | | | |
| a. 1 st floor area (excluding covered or uncovered finished ground-floor porches) | <u>640</u> | sq. ft. | <u>550</u> | S |
| b. 1 st floor area with ceiling height over 15 feet. | | sq. ft. | | S |
| c. TOTAL (add a and b above) | | sq. ft. | | S |
| II. 2 nd 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) | <u>920</u> | sq. ft. | <u>590</u> | S |
| e. 2 nd floor area with ceiling height > 15 feet. | | sq. ft. | | S |
| f. TOTAL (add d and e above) | | sq. ft. | | S |
| III. 3 rd 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. | <u>45</u> | S |
| h. 3 rd floor area with ceiling height > 15 feet | | sq. ft. | | S |
| i. TOTAL (add g and h above) | | sq. ft. | | S |
| 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. | | S |
| V. Garage | | | | |
| k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement) | <u>350-200</u> | sq. ft. | <u>350-200</u> | S |
| l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure) | <u>150</u> | sq. ft. | <u>150</u> | S |
| VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) | | sq. ft. | | S |
| VII. TOTAL | <u>1710</u> | sq. ft. | <u>1290</u> | S |

| | |
|--|---------------------|
| TOTAL GROSS FLOOR AREA (add existing and new from VII above) | |
| <u>3000</u> | sq. ft. <u>3045</u> |
| GROSS AREA OF LOT | |
| <u>7757.5</u> | sq. ft. |
| FLOOR AREA RATIO (gross floor area / gross area of lot) | |
| <u>.39</u> | % <u>39</u> |

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

102

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

01/29

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 | 640 | sq.ft. | 550 | sq.ft. |
| b. 2 nd floor conditioned area | 920 | sq.ft. | 590 | sq.ft. |
| c. 3 rd floor conditioned area | | sq.ft. | | sq.ft. |
| d. Basement | | sq.ft. | | sq.ft. |
| e. Garage / Carport | | sq.ft. | | sq.ft. |
| X attached | 350 | sq.ft. | 350 | sq.ft. |
| detached | | sq.ft. | | sq.ft. |
| f. Wood decks [must be counted at 100%] 2nd Flr | | sq.ft. | 128 | sq.ft. |
| g. Breezeways | | sq.ft. | | sq.ft. |
| h. Covered patios | | sq.ft. | | sq.ft. |
| i. Covered porches | | sq.ft. | 100 | sq.ft. |
| j. Balconies 2nd Flr | | sq.ft. | 250 | sq.ft. |
| k. Swimming pool(s) [pool surface area(s)] | | sq.ft. | | sq.ft. |
| l. Other building or covered area(s) | | sq.ft. | 45 | sq.ft. |
| Specify _____ | | | | |

TOTAL BUILDING AREA (add a. through l.)

1910

sq.ft.

~~1885~~ 2013
1045 sq.ft.

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

990

2035

sq.ft.

26

% of lot

map 3103 #

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) | 2035 | sq.ft. |
| b. Driveway area on private property | 510 | sq.ft. |
| c. Sidewalk / walkways on private property | 170 | sq.ft. |
| d. Uncovered patios | | sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | 128/64 | sq.ft. |
| f. Air conditioner pads | 18 | sq.ft. |
| g. Concrete decks | | sq.ft. |
| h. Other (specify) _____ | | sq.ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2797

sq.ft.

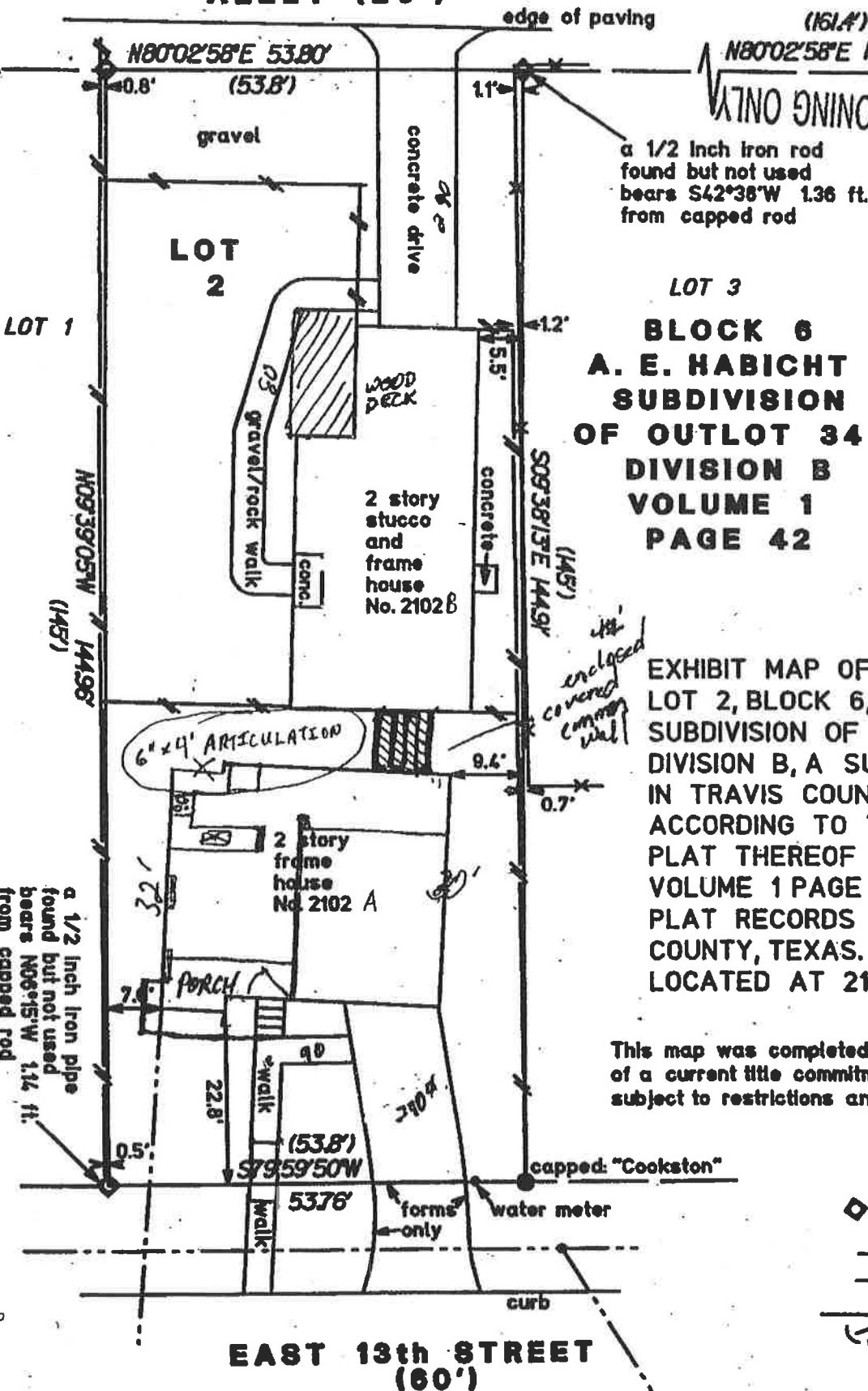
36

% of lot

map - 3490.8

ALLEY (20')

SCALE: 1"=20'



REVIEWED FOR ZONING ONLY

a 1/2 inch iron rod found but not used bears S42°38'W 136 ft. from capped rod

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Water/Sewer/Preparation & Development Review Department
Date 9/27/07
The printing of a permit for construction of a building or other structure on a lot, and the approval of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

LOT 3
**BLOCK 6
A. E. HABICHT
SUBDIVISION
OF OUTLOT 34
DIVISION B
VOLUME 1
PAGE 42**

EXHIBIT MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.

This map was completed without the benefit
of a current title commitment. This lot may be
subject to restrictions and easements not shown hereon.

- LEGEND
- 1/2" Iron Rod Found
 - ◊ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - Wood Fence
 - Chain Link Fence
 - Overhead Utility Line
 - guy wire
 - (Record Distance)

EAST 13th STREET
(60')

PREPARED: July 25, 2007
BY: [Signature]
structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Anne Thayer
Registered Professional Land Surveyor No. 5850

see map A801084 for complete boundary survey
AE APPROVED
SEP 27 2007
270-115
DH

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

copyright 2007 C80108

01/31

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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

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

TRCC# 32396

2/27/08

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

- structure fits within bldg tent - overhangs can extend 2' outside
- sidewalk articulation - East wall must articulate at tent 32'. No sidewalk art required for west wall because wall length is 30'
- FAR allowed 31037 / applicant has 30457
- 2nd Flr balcony is uncovered
- Setback avg allows structure to be 22.8' (LDC Subchapter F, Am 2.3.3B)
- Duplex common wall must be a minimum of 47' - can use zipper wall + wall must connect both units with common roof
- Porch - cannot encroach into 5' side setback. Can encroach into front (22.8') UP TO 5' setback

Service Address

Applicant's Signature

Date

- No ceiling height over 15' in height

01/32



2102 E 13TH ST

ALAMO

COLETO

13TH

12 ft

18 ft

15 ft

31 ft
19 ft

10A

3

9

8

7

6

10

9

2

4

5

IAN MITCHELL

D1/33



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy

Electric Service Planning Application (ESPA)

(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

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

| | | | |
|-------------------|---|-------|--|
| Customer Name | <u>MGE DEVELOPMENT</u> | Phone | <u>632-0066</u> |
| Address | <u>000 2102 EAST 13th</u> | | |
| Legal Description | <u>OLT 34 Dev. B</u> | | |
| Lot | <u>2</u> | Block | <u>6</u> Commercial/Residential? <u>RES.</u> |

| | | | |
|-----------------------|----------------------------------|-------------------------|---|
| Service Main Size | <u>750 350</u> (amps) | Service Conductor | <u>CONNECTED AL</u> (type & size) <u>4Ø</u> |
| Service Length | <u>60</u> (ft.) | Number of Meters? | <u>2</u> Multi-Fuel Y N |
| Overhead/Underground? | <u>X</u> | Voltage | <u> </u> <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø) |
| Total Square Footage | <u>3101</u> | Total A/C Load | <u>2</u> (# of units) <u>7</u> (Tons) |
| Largest A/C unit | <u>4</u> (Tons) | LRA of Largest A/C Unit | <u>40</u> (amps) |
| Electric Heating | <u>GAS</u> (kw) | Other | <u>GAS</u> (kw) |

Comments: _____

Ian Mitchell 7-25-06 632-0066
ESPA Completed by (Signature & Print name) Date Phone

AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

Application expires 90 days after date of Approval

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

AE APPROVED

SEP 27 2007

270-115
DH

AE APPROVED

JUL 25 2006

306-6
DH

250 Amps

D1134

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number BP-06-75702A
 Building Permit No. 0601884
 Plat No. _____ Date 7/27/06
 Reviewer Dorrich

PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. 0209 09.2512
 Legal Description _____
 Lot 2 Block 6 Subdivision OLT 31 Dev B Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plans)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
☐ New Residence
☒ Duplex
☒ Garage ☒ Attached ☐ Detached
☐ Carport ☐ Attached ☐ Detached
☐ Pool
Unit A - 1st attached garage, bath
utilin
2nd - mstr, suit, balcon
☒ Remodel (specify) interior & exterior
☒ Addition (specify) unit to create duplex add to unit A
☒ Other (specify) change use of SF to duplex
 Zoning (e.g., SF-1, SF-2, etc.) SF-3-NP Height of building 28 ft. # of floors 2
 On lots with LA zoning, the approved site permit must be submitted with the Residential Permit application for zoning approval.
 (LDC 25-2-55(B)(6))
 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 ☐

| VALUATIONS FOR REMODELS ONLY | DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY | PERMIT FEES (For office use only) | | | | | | | | | | | | | | |
|--|---|---|---------------|----------|------------------------|----------------------------|--------------------------|---------------------------|-------------------------|---------------------------|------------------------|---------------------------|------------------------------|----------|-----------------------|-----------------|
| Building \$ <u>56,200</u> Electrical \$ <u>5,000</u> Mechanical \$ <u>3,800</u> Plumbing \$ <u>6,000</u> Driveway & Sidewalk \$ _____ TOTAL \$ <u>70,000</u> <small>(Labor and materials)</small> | Lot Size <u>7757.5</u> sq.ft. Job Valuation \$ <u>142,000</u> <small>(Labor and materials)</small> Total Job Valuation (remodels and additions) \$ <u>142,000</u> <small>(Labor and materials)</small> | <table border="1"> <thead> <tr> <th>NEW/ADDITIONS</th> <th>REMODELS</th> </tr> </thead> <tbody> <tr> <td>Building \$ <u>290</u></td> <td>\$ <u>384</u> = <u>674</u></td> </tr> <tr> <td>Electrical \$ <u>165</u></td> <td>\$ <u>55</u> = <u>220</u></td> </tr> <tr> <td>Mechanical \$ <u>94</u></td> <td>\$ <u>55</u> = <u>149</u></td> </tr> <tr> <td>Plumbing \$ <u>100</u></td> <td>\$ <u>55</u> = <u>155</u></td> </tr> <tr> <td>Driveway & Sidewalk \$ _____</td> <td>\$ _____</td> </tr> <tr> <td>TOTAL \$ _____</td> <td>\$ _____</td> </tr> </tbody> </table> | NEW/ADDITIONS | REMODELS | Building \$ <u>290</u> | \$ <u>384</u> = <u>674</u> | Electrical \$ <u>165</u> | \$ <u>55</u> = <u>220</u> | Mechanical \$ <u>94</u> | \$ <u>55</u> = <u>149</u> | Plumbing \$ <u>100</u> | \$ <u>55</u> = <u>155</u> | Driveway & Sidewalk \$ _____ | \$ _____ | TOTAL \$ _____ | \$ _____ |
| NEW/ADDITIONS | REMODELS | | | | | | | | | | | | | | | |
| Building \$ <u>290</u> | \$ <u>384</u> = <u>674</u> | | | | | | | | | | | | | | | |
| Electrical \$ <u>165</u> | \$ <u>55</u> = <u>220</u> | | | | | | | | | | | | | | | |
| Mechanical \$ <u>94</u> | \$ <u>55</u> = <u>149</u> | | | | | | | | | | | | | | | |
| Plumbing \$ <u>100</u> | \$ <u>55</u> = <u>155</u> | | | | | | | | | | | | | | | |
| Driveway & Sidewalk \$ _____ | \$ _____ | | | | | | | | | | | | | | | |
| TOTAL \$ _____ | \$ _____ | | | | | | | | | | | | | | | |

OWNER / BUILDER INFORMATION

OWNER Name MGE DEVELOPMENT Telephone (h) _____
 (w) 632-0066
 BUILDER Company Name GARY PIERCE Telephone 632-0066
 Contact/Applicant's Name LAW MITCHELL Pager _____
 FAX 637-1887
 DRIVEWAY /SIDEWALK Contractor _____ Telephone _____
 CERTIFICATE OF OCCUPANCY Name MGE DEVELOPMENT Telephone 632-0066
 Address 8305 HWY 71 WEST, STE 260 City AUSTIN ST TX ZIP 78735

If you would like to be notified when your application is approved, please select the method:
 telephone ☐ e-mail: mgedevelopment@gmail.com
 You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

01/35

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 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.

APPLICANT'S
SIGNATURE



DATE

7-25-06

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

6 bdrms

5 bath = 3/4"

Address

2102 East 13th

01/36

Applicant's Signature

[Signature]

Date 7-25-06

BUILDING COVERAGE

is 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 | 543 | sq.ft. | 106, 595 | sq.ft. |
| b. 2 nd floor conditioned area | | sq.ft. | 112 | sq.ft. |
| c. 3 rd floor conditioned area | | sq.ft. | | sq.ft. |
| d. Basement | | sq.ft. | | sq.ft. |
| e. Garage / Carport | | sq.ft. | 240, 450 | sq.ft. |
| <input checked="" type="checkbox"/> attached | | sq.ft. | | sq.ft. |
| detached | | sq.ft. | | sq.ft. |
| f. Wood decks <i>[must be counted at 100%]</i> | | sq.ft. | | sq.ft. |
| g. Breezeways | | sq.ft. | 96 | sq.ft. |
| h. Covered patios | | sq.ft. | | sq.ft. |
| i. Covered porches | | sq.ft. | 30 | sq.ft. |
| j. Balconies | | sq.ft. | 55 | sq.ft. |
| k. Swimming pool(s) <i>[pool surface area(s)]</i> | | sq.ft. | | sq.ft. |
| l. Other building or covered area(s) | | sq.ft. | | sq.ft. |

Specify _____

TOTAL BUILDING AREA (add a through l) 835 543 sq.ft. 3082 3129 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b, c, d, and k, if applicable) 26.6 28.95 2246 sq.ft. 2060 % 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>2246</u> | sq.ft. |
| b. Driveway area on private property | <u>768</u> | sq.ft. |
| c. Sidewalk / walkways on private property | <u>192</u> | sq.ft. |
| d. Uncovered patios | | sq.ft. |
| e. Uncovered wood decks <i>[may be counted at 50%]</i> | | sq.ft. |
| f. Air conditioner pads | <u>27</u> | sq.ft. |
| g. Concrete decks | <u>12</u> | sq.ft. |
| h. Other (specify) _____ | | sq.ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 41.83 3245 sq.ft. 3059 % of lot 31.4

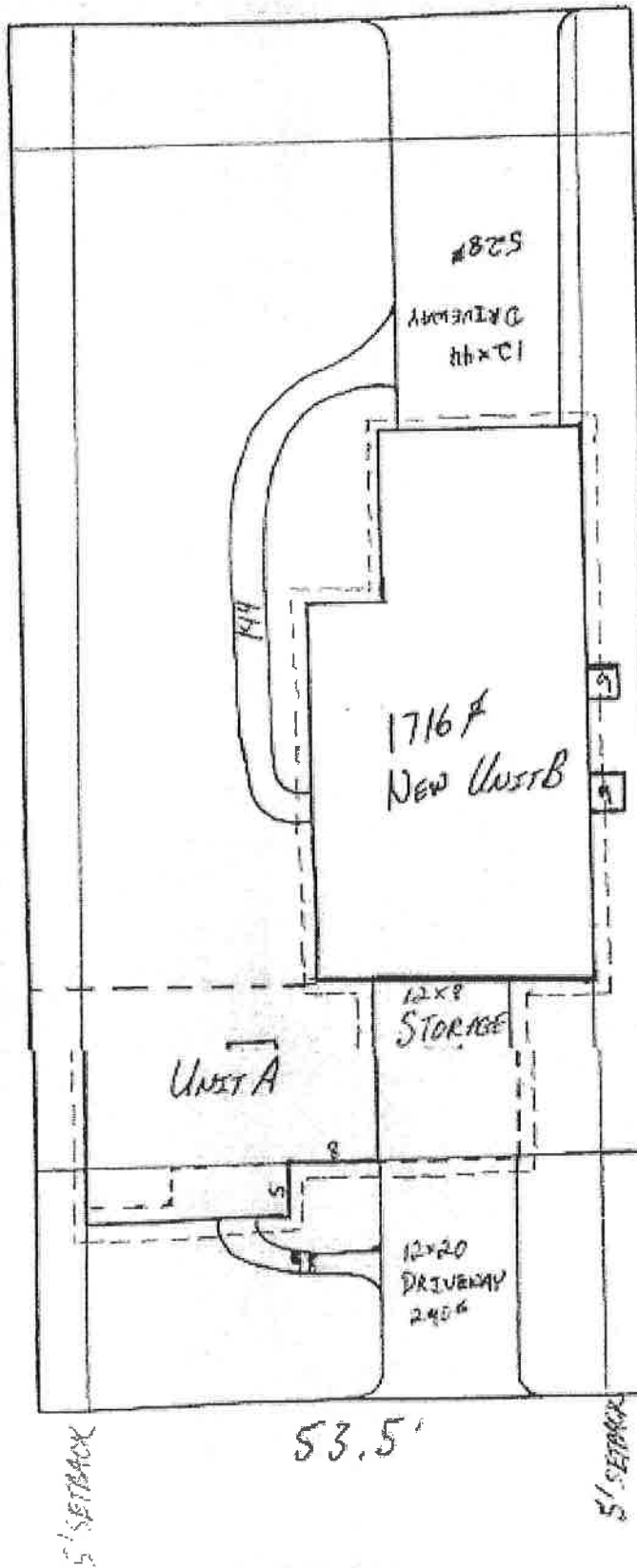
01137

102 East 13th

THE
JOURNAL OF
THE
ROYAL ANTHROPOLOGICAL INSTITUTE

the "gender-neutral" model
and the "gender-related"
approach. In addition, the
diameter of the artery is a TEE
ORDINANCE REVIEW from the
Development Assistance Centre.

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hall, P.E.
Waterworks Protection & Development Review Department
Date 7/27/76
City Dall
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.



10. SETBACK

RECEIVED
OFF ZONING ONLY

1541

25' SETBACK

AE APPROVED
JUL 05 2006
206-4
DH

53.5'



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7209

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

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78741
(512) 505-7500

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

Customer Name MGE DEVELOPMENTS Phone 632-0066
Address 2102 EAST 13th
Legal Description OLT 34 DIV. B
Lot 2 Block 6 Commercial/Residential? RES.

Service Main Size 350 (amps) Service Conductor AL (type & size)
Service Length 60 (ft.) Number of Meters? 2 Multi-Fuel Y N
Overhead/Underground? X Voltage 480 ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 3101 Total A/C Load 2 (# of units) 7 (Tons)
Largest A/C unit 4 (Tons) LRA of Largest A/C Unit 40 (amps)
Electric Heating GAS (kW) Other GAS (kW)

Comments: _____

Ian Mitchell 7-25-06 632-0066
ESPA Completed by (Signature & Print name) Date Phone

AE Representative _____

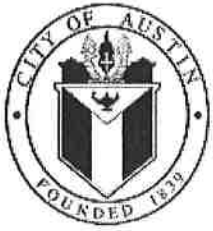
Date _____

Approved: ☐ Yes ☐ No (Remarks on back)

Phone _____

Application expires 90 days after date of Approval

AE APPROVED
JUL 25 2006
206-6
DH



City of Austin

D1/39

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2007-144343 BP

ISSUE DATE: 08/31/2007

BUILDING ADDRESS: 2102 E 13TH ST

LEGAL DESCRIPTION: Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

PROPOSED OCCUPANCY:

R- 435 Renovations/Remodel

Remodel - finish out existing BP-06-7570RA and convert the use back to a sf residence.(SEE CONIDITONS)

must reapply for a duplex use

ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

REMODEL BUILDING SQUARE FOOTAGE: 1710 SQ. FT.

SPRINKLER SYSTEM:

CODE YEAR: 2000

CODE TYPE: International Residential Code

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: MGE Development. Inc.

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

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

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

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

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

BUILDING CODE REVIEWER:

For Leon Barba, Building Official



City of Austin BUILDING PERMIT

01/40

PERMIT NO: 2007-154472-BP

Type: RESIDENTIAL

Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 09/28/2007

EXPIRY DATE: 03/17/2009

| | | | | | | | | | |
|--|--|---------------------------------|-----------------------------------|-------------|--------------------|--------------------------|-------------|-------------------|----------------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | | | | | SITE APPROVAL | | ZONING SF-3-NP | |
| PROPOSED OCCUPANCY: addn to create a duplex use | | WORK PERMITTED: Addition | | | | ISSUED BY: Zulema Flores | | | |
| TOTAL SQFT New/Addn: 2,013 | | VALUATION Tot Val Rem: \$.00 | | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS 2 | UNITS 1 | # OF PKG SPACES 3 |
| TOTAL BLDG. COVERAGE 2035 | | % COVERAGE 26 | TOTAL IMPERVIOUS COVERAGE 2672 | | % COVERAGE 2797 | # OF BATHROOMS | | METER SIZE | |

| | | | |
|--|----------------|----------------------------------|----------------|
| Contact | Phone | Contact | Phone |
| Applicant, Victor Stinson, Stinson Property Group | (512) 658-8876 | Billed To, MGE Development, Inc. | (512) 632-0066 |
| General Contractor, Victor Stinson, Stinson Property Group | (512) 658-8876 | | |

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|---------------|-----------|-----------------------|--------|-----------|-----------------------|--------|-----------|
| Building Permit Fee | 185.00 | 9/28/2007 | Electrical Permit Fee | 100.00 | 1/18/2008 | Mechanical Permit Fee | 66.00 | 1/16/2008 |
| Plumbing Permit Fee | 85.00 | 1/28/2008 | | | | | | |
| Fees Total: | 436.00 | | | | | | | |

| | | | |
|--------------------------------|----------------------|----------------------|-----------------------|
| Inspection Requirements | | | |
| Building Inspection | Driveway Inspection | Electric Inspection | Mechanical Inspection |
| Plumbing Inspection | Sewer Tap Inspection | Water Tap Inspection | |

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

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

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

| |
|---|
| Comments structure fits within bldg tend overhangs can extend 2' outside the tent sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30' far allowed 3103 sq ft/applicant has 3045 sq ft. 2nd floor balcony is uncovered setback average allows structure to be 22.8(lde-subchapter f article 2 sect. 2.3.b) duplex common wall must be a minimum of 47' can use zipper wall and wall must connect both units with common roof. porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5' no ceiling height over 15' in height 3 off street parking spaces per urban core. |
|---|



City of Austin BUILDING PERMIT

01/41

PERMIT NO: 2007-154472-BP

Type: RESIDENTIAL

Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 09/28/2007

EXPIRY DATE: 03/17/2009

| | | | | | | | |
|--|--------------------------------|-----------------------------------|--------------------|--------------------------|-------------|-------------------|----------------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | | | SITE APPROVAL | | ZONING SF-3-NP | |
| PROPOSED OCCUPANCY: addn to create a duplex use | | WORK PERMITTED: Addition | | ISSUED BY: Zulema Flores | | | |
| TOTAL SQFT New/Addn: 2,013 | VALUATION Tot Val Rem: \$00 | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS 2 | UNITS 1 | # OF PKG SPACES 3 |
| TOTAL BLDG. COVERAGE 2035 | % COVERAGE 26 | TOTAL IMPERVIOUS COVERAGE 2672 | % COVERAGE 2797 | # OF BATHROOMS | METER SIZE | | |

Residential Zoning Review

Date
09/27/2007

Reviewer
Residential Zoning Reviewers

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

| Type | Date | Status | Comments | Inspector |
|-------------------------|-----------|-----------|----------|----------------------|
| 101 Building Layout | 4/2/2008 | Temporary | | Julio Molis |
| 102 Foundation | 3/31/2008 | Temporary | | Julio Molis |
| 103 Framing | 4/2/2008 | Pass | | Julio Molis |
| 104 Insulation | 4/4/2008 | Pass | | Julio Molis |
| 105 Wallboard | 4/10/2008 | Pass | | Julio Molis |
| 108 TCO Stocking | | Open | | Julio Molis |
| 111 Energy Final | | Open | | Julio Molis |
| 112 Final Building | | Open | | Julio Molis |
| 114 Continuance of work | | Open | | Julio Molis |
| 611 Water Tap | | Open | | Austin Water Utility |
| Deficiencies | | Open | | Julio Molis |



City of Austin

MECHANICAL PERMIT

01/42

PERMIT NO: 2007-154472-MP

2102 E 13TH ST UNIT A

Type: RESIDENTIAL Status: EXPIRED

Issue Date: 01/16/2008 **EXPIRY DATE: 03/17/2009**

| | | |
|--|---------------|-------------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | SITE APPROVAL | ZONING SF-3-NP |
|--|---------------|-------------------|

| | | |
|---|--------------------------|-----------------------------|
| PROPOSED OCCUPANCY addn to create a duplex use | WORK PERMITTED: Addition | ISSUED BY: Michelle Meadows |
|---|--------------------------|-----------------------------|

| | | | | |
|--|---|-----------------|-------------|------------|
| Total SQFT New/Addn: 2,013 Existing: 1,910 | Valuation Remodel: \$.00 Total New: \$80,000.00 | Use CAT. 434 | Floors 2 | Units 1 |
|--|---|-----------------|-------------|------------|

Contact

Mechanical Contractor, Larry Susen, Buntan A/C Service
General Contractor, Victor Stinson, Stinson Property Group

Telephone

(512) 288-4621
(512) 658-8876

Fee Description

Fee Amount

Paid Date

Mechanical Permit Fee

\$66.00

01/16/2008

Total Fees:

\$66.00

Inspection Requirements

Mechanical Inspection

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

Comments

structure fits within bldg tend overhangs can extend 2' outside the tent
sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30'
far allowed 3103 sq ft/applicant has 3045 sq ft.
2nd floor balcony is uncovered
setback average allows structure to be 22.8'(ldc-subchapter f article 2 sect. 2.3.b)
duplex common wall must be a minimum of 47' can use zipper wall and wall must connect both units with common roof.
porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5'
no ceiling height over 15' in height
3 off street parking spaces per urban core.

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



City of Austin

MECHANICAL PERMIT

01/43

PERMIT NO: 2007-154472-MP
2102 E 13TH ST UNIT A

Type: RESIDENTIAL Status: EXPIRED
Issue Date: 01/16/2008 **EXPIRY DATE: 03/17/2009**

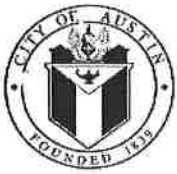
| | | |
|--|---------------|-------------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | SITE APPROVAL | ZONING SF-3-NP |
|--|---------------|-------------------|

| | | |
|--------------------|--------------------------|-----------------------------|
| PROPOSED OCCUPANCY | WORK PERMITTED: Addition | ISSUED BY: Michelle Meadows |
|--------------------|--------------------------|-----------------------------|

addn to create a duplex use

| | | | | |
|--|--|-----------------|-------------|------------|
| Total SQFT New/Addn: 2,013 Existing: 1,910 | Valuation Remodel: \$0.00 Total New: \$80,000.00 | Use CAT. 434 | Floors 2 | Units 1 |
|--|--|-----------------|-------------|------------|

| Type | Date | Status | Comments | Inspector |
|-------------------------|------------|--------|----------|-------------|
| 114 Continuance of work | | Open | | Julio Molis |
| 400 Mechanical Rough | 04/02/2008 | Pass | | Julio Molis |
| 402 Mechanical Vent | | Open | | Julio Molis |
| 405 Final Mechanical | | Open | | Julio Molis |
| 406 Mech TCO Occupancy | | Open | | Julio Molis |
| 409 Mechanical Temp Gas | | Open | | Julio Molis |
| Deficiencies | | Open | | Julio Molis |



City of Austin

ELECTRIC PERMIT

01/44

PERMIT NO: 2007-154472-EP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST UNIT A

Issue Date: 01/18/2008 **EXPIRY DATE: 09/18/2008**

| | | | | | |
|--|--|---------------|---------|---------------------------|------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | SITE APPROVAL | | ZONING SF-3-NP | |
| PROPOSED OCCUPANCY addn to create a duplex use | WORK PERMITTED: Addition | | | ISSUED BY: Angelica Yanez | |
| Total SQFT New/Addn: 2,013 Existing: 1,910 | Valuation Remodel: \$0.00 Total New: \$80,000.00 | | Use CAT | Floors 2 | Units 1 |

| | |
|---|--|
| Contact Electrical Contractor, Tony Jaramillo General Contractor, Victor Stinson, Stinson Property Group | Telephone (512) 657-9926 (512) 658-8876 |
|---|--|

| Fee Description | Fee Amount | Paid Date |
|-----------------------|-----------------|------------|
| Electrical Permit Fee | \$100.00 | 01/18/2008 |
| Total Fees: | \$100.00 | |

| |
|---|
| Inspection Requirements Electric Inspection |
|---|

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

Comments

structure fits within bldg tend overhangs can extend 2' outside the tent
sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30'
far allowed 3103 sq ft/applicant has 3045 sq ft.
2nd floor balcony is uncovered
setback average allows structure to be 22.8(ldc-subchapter f article 2 sect. 2.3.b)
duplex common wall must be a minimum of 47' can use zipper wall and wall must connect both units with common roof.
porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5'
no ceiling height over 15' in height
3 off street parking spaces per urban core.

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



City of Austin

ELECTRIC PERMIT

01/45

PERMIT NO: 2007-154472-EP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST UNIT A

Issue Date: 01/18/2008 **EXPIRY DATE: 09/18/2008**

| | | | | | |
|--|--|---------------|---------|---------------------------|------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | SITE APPROVAL | | ZONING SF-3-NP | |
| PROPOSED OCCUPANCY addn to create a duplex use | WORK PERMITTED: Addition | | | ISSUED BY: Angelica Yanez | |
| Total SQFT New/Addn: 2,013 Existing: 1,910 | Valuation Remodel: \$0.00 Total New: \$80,000.00 | | Use CAT | Floors 2 | Units 1 |

| Type | Date | Status | Comments | Inspector |
|------------------------------|------------|-----------|--------------|------------|
| 114 Continuance of work | | Open | | |
| 300 Electrical Slab | | Open | | Sam Verver |
| 301 Electrical Rough | 01/30/2008 | Pass | sub panel ok | Sam Verver |
| 302 Electrical Grounding | | Open | | Sam Verver |
| 304 Temporary Electric | 09/18/2008 | Cancelled | | John Pace |
| 305 Final Electric | 09/18/2008 | Pass | | John Pace |
| 306 Electrical TCO Occupancy | | Open | | Sam Verver |



City of Austin

PLUMBING PERMIT

01/46

PERMIT NO: 2007-154472-PP

Type: RESIDENTIAL Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 01/28/2008 **EXPIRY DATE: 03/17/2009**

| | | | | |
|--|---|-----------------|----------------------------|------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | SITE APPROVAL | ZONING SF-3-NP | |
| PROPOSED OCCUPANCY addn to create a duplex use | WORK PERMITTED: Addition | | ISSUED BY: Glenda Wilsford | |
| Total SQFT New/Addn: 2,013 Existing: 1,910 | Valuation Remodel: \$.00 Total New: \$80,000.00 | Use CAT. 434 | Floors 2 | Units 1 |

| | |
|--|--|
| Contact Plumbing Contractor, Rogelio Vasquez, R & R Plumbing General Contractor, Victor Stinson, Stinson Property Group | Telephone (512) 382-1994 (512) 658-8876 |
|--|--|

| | | | |
|---|---|--------------------------------|---|
| Fee Description Plumbing Permit Fee Total Fees: | Fee Amount \$85.00 \$85.00 | Paid Date 01/28/2008 | Inspection Requirements Plumbing Inspection Water Tap Inspection Sewer Tap Inspection |
|---|---|--------------------------------|---|

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

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection as required by 30 T.A.C. 290.46(j).

Completion and acceptance of the final plumbing inspection meets the Customer Service Inspection requirements as identified in TCEQ 's Rules and Regulations for Public Water Systems 290.46 (j).

| |
|--|
| Comments sturcture fits within bldg tend overhangs can extedn 2' outside the tent sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30' far allowed 3103 sq ft/applicant has 3045 sq ft. 2nd floor balcony is uncovered setbac average allows structure to be 22.8(lde-subchapter f article 2 sect. 2.3.b) duplex common wall must be a minium of 47' can use zipper wall and wall must connect both units with common roof. porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5' no ceiling height ov4er 15' in height 3 off street parking spaces per urban core. |
|--|

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



City of Austin

PLUMBING PERMIT

01/47

PERMIT NO: 2007-154472-PP

Type: RESIDENTIAL Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 01/28/2008 **EXPIRY DATE: 03/17/2009**

| | | | | | |
|--|---|---------------|-----------------|-----------------------------|------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | SITE APPROVAL | | ZONING SF-3-NP | |
| PROPOSED OCCUPANCY addn to create a duplex use | WORK PERMITTED: Addition | | | ISSUED BY: Glenda Willsford | |
| Total SQFT New/Addn: 2,013 Existing: 1,910 | Valuation Remodel: \$.00 Total New: \$80,000.00 | | Use CAT. 434 | Floors 2 | Units 1 |

| Type | Date | Status | Comments | Inspector |
|----------------------------|------------|-----------|---------------|-------------|
| 114 Continuance of work | | Open | | Julio Molis |
| 500 Plumbing Rough | 03/14/2008 | Cancelled | revise permit | Julio Molis |
| 501 Plumbing Copper | 01/30/2008 | Cancelled | | Julio Molis |
| 502 Plumbing Top Out | 04/02/2008 | Pass | | Julio Molis |
| 503 Plumbing Gas Rough | 01/30/2008 | Fail | | Julio Molis |
| 504 Interior Water Line | 01/30/2008 | Cancelled | | Julio Molis |
| 505 Sewer Yard Line | | Open | | Julio Molis |
| 506 Water Yard Line | | Open | | Julio Molis |
| 507 Gas Yard Line | | Open | | Julio Molis |
| 509 Irrigation Rough | | Open | | Julio Molis |
| 510 Sewer Tap | | Open | | Julio Molis |
| 520 Temporary Gas Final | | Open | | Julio Molis |
| 521 Final Plumbing | | Open | | Julio Molis |
| 522 Plumbing TCO Occupancy | | Open | | Julio Molis |
| 524 Boiler/Hotwater Heater | | Open | | Julio Molis |

SignOff

Date

SignOff

Date

510 Sewer Tap



City of Austin BUILDING PERMIT

D1/48

PERMIT NO: 2007-154473-BP

Type: RESIDENTIAL

Status: Expired

2102 E 13TH ST UNIT B

Issue Date: 09/28/2007

EXPIRY DATE: 03/17/2009

| | | | | | | | | | |
|--|--|-------------------------|---------------------------|-------------|------------|--------------------------|--------|-------------------|-----------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | | | | | SITE APPROVAL | | ZONING SF-3-NP | |
| PROPOSED OCCUPANCY: | | WORK PERMITTED: Remodel | | | | ISSUED BY: Zulema Flores | | | |
| change of use and change of address from sf residence to create a duplex | | | | | | | | | |
| TOTAL SQFT | | VALUATION | | TYPE CONST. | USE CAT. | GROUP | FLOORS | UNITS | # OF PKG SPACES |
| Remodel: 1,910 | | Tot Val Rem: \$23.00 | | | 435 | | 2 | 1 | 3 |
| TOTAL BLDG. COVERAGE | | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | # OF BATHROOMS | | METER SIZE | |

| | | | |
|----------------------------------|----------------|--|----------------|
| Contact | Phone | Contact | Phone |
| Applicant, MGE Development. Inc. | (512) 632-0066 | Internet User, MGE Development. Inc. | (512) 632-0066 |
| Billed To, MGE Development. Inc. | (512) 632-0066 | General Contractor, Victor Stinson, Stinson Property Group | (512) 658-8876 |

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|--------------|-----------|----------|--------|------|----------|--------|------|
| Building Permit Fee | 23.00 | 9/28/2007 | | | | | | |
| Fees Total: | 23.00 | | | | | | | |

| |
|--------------------------------|
| Inspection Requirements |
| Building Inspection |

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

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

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

| Comments | | | | | |
|---------------------------|---|------|----------|------------|------------------------------|
| Residential Zoning Review | <table><tr><th>Date</th><th>Reviewer</th></tr><tr><td>09/27/2007</td><td>Residential Zoning Reviewers</td></tr></table> | Date | Reviewer | 09/27/2007 | Residential Zoning Reviewers |
| Date | Reviewer | | | | |
| 09/27/2007 | Residential Zoning Reviewers | | | | |

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



City of Austin BUILDING PERMIT

01/49

PERMIT NO: 2007-154473-BP

Type: RESIDENTIAL

Status: Expired

2102 E 13TH ST UNIT B

Issue Date: 09/28/2007

EXPIRY DATE: 03/17/2009

| | | | | | | | |
|---|-----------------------------------|---------------------------|-----------------|--------------------------|-------------|------------|----------------------|
| LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION | | SITE APPROVAL | | ZONING SF-3-NP | | | |
| PROPOSED OCCUPANCY: change of use and change of address from sf residence to create a duplex | | WORK PERMITTED: Remodel | | ISSUED BY: Zulema Flores | | | |
| TOTAL SQFT Remodel: 1,910 | VALUATION Tot Val Rem: \$23.00 | TYPE CONST. | USE CAT. 435 | GROUP | FLOORS 2 | UNITS 1 | # OF PKG SPACES 3 |
| TOTAL BLDG. COVERAGE | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | % COVERAGE | # OF BATHROOMS | METER SIZE | | |

| Type | Date | Status | Comments | Inspector |
|-------------------------|------|--------|----------|-------------|
| 101 Building Layout | | Open | | Julio Molis |
| 102 Foundation | | Open | | Julio Molis |
| 103 Framing | | Open | | Julio Molis |
| 104 Insulation | | Open | | Julio Molis |
| 105 Wallboard | | Open | | Julio Molis |
| 108 TCO Stocking | | Open | | Julio Molis |
| 112 Final Building | | Open | | Julio Molis |
| 114 Continuance of work | | Open | | Julio Molis |
| Deficiencies | | Open | | Julio Molis |

01/50

6

TRUSTEE'S DEED

Date: September 21, 2009



DEED 2009161255

8 PGS

Trustee: Mark Guiling

Note: Note dated August 28, 2008 in the amount of \$217,000.00

Deed of Trust: Recorded in Instrument No. 2008147963, OPR Travis County, Texas

Date: August 28, 2008

Grantor: MGE Development, Inc.

Property: Unit A, The 2102 East 13th Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of condominium recorded under Document No. 2007145622 of the Official Public Records of Travis County, Texas

Trustee's/Substitute Trustee's Address: 3508 Far West Blvd., Suite 190
Austin, Texas 78731

Date of Sale (first Tuesday of month): August 4, 2009

Time of Sale: 11:15 A.M.

Place of Sale: Designated location, east door, under the sallyport, to the Travis County Courthouse, Austin, Texas, 11th and Guadalupe.

Buyer: WSC REO, LLC

Buyer's Mailing Address: 600 Round Rock West Drive, Suite 601, Round Rock, Texas 78681
Williamson County

A default exists under the Deed of Trust. Mortgagee or Mortgage Servicer has directed Trustee to enforce the trust.


Notices stating the time, place, and terms of sale of the Property were posted and filed and as shown by the affidavit attached to this deed and incorporated in it by this reference Mortgagee either personally or by agent served notice of the sale to each debtor, as required by the Texas Property Code. In accordance with that statute and the Deed of Trust, Trustee sold the Property to Buyer, who was the highest bidder at the public auction. The sale was made on the Date of Sale, began at the Time of Sale, and was concluded by 4:00 p.m.

Trustee, subject to any prior liens and other exceptions to conveyance and warranty in the Deed of Trust and for the bid price paid by Buyer as consideration, grants, sells, and conveys the

01/51

1612 S. 3rd

Property to Buyer, "AS IS," together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Trustee binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust.

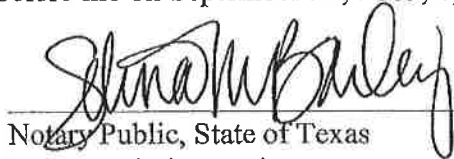


Mark Guiling

STATE OF TEXAS)

COUNTY OF TRAVIS)

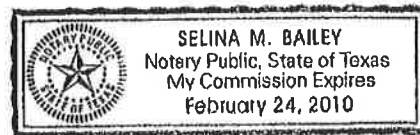
This instrument was acknowledged before me on September 21, 2009, by Mark Guiling, Trustee.



Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

JOHN W PLEUTHNER
3508 Far West Blvd., Ste 190
Austin, TX 78731



D1/52

Affidavit of Mailing

Date: September 21, 2009

Affiant: Mark Guiling

Note: Note in the amount of \$217,000.00

Deed of Trust

Date: August 28, 2008

Grantor: MGE Development, Inc.

Recorded: Instrument No. 2008147963 OPR, Travis County, Texas

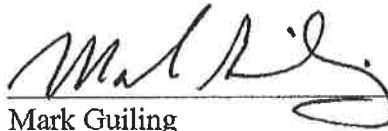
Property: Unit A, The 2102 East 13th Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of condominium recorded under Document No. 2007145622 of the Official Public Records of Travis County, Texas

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that occurred on August 4, 2009.

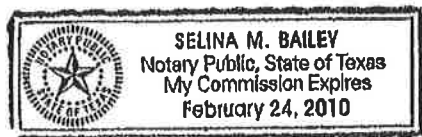
2. Attached to this affidavit is a copy of the letter sent to each person liable on the debt at the address required by the Deed of Trust and the Texas Property Code.

The letter was mailed by certified mail, postage prepaid, properly addressed to each individual identified in the attached letter.


Mark Guiling

SUBSCRIBED AND SWORN TO before me on September 21, 2009 by Mark Guiling.


Notary Public, State of Texas



01/53

LAW OFFICE OF JOHN W. PLEUTHNER, P.C.
3508 FAR WEST BLVD., SUITE 190
AUSTIN, TEXAS 78731
512.345.1559
FAX: 512.345.5958

July 13, 2009

MGE Development, Inc.
8305 HWY 71 St. West, Ste. 260
Austin, Texas 78735

Certified Mail No. _____ RRR

Re: Note dated August 28, 2008 in the original principal amount of \$217,000.00, ("Note") payable to the order of Bennie F. Brewer; Equity Trust Company Custodian FBO Marie Wilson IRA # 85417; William G. Hofgard; and, EL Jamison LP, ("Mortgagees") and secured by a Deed of Trust, ("Deed of Trust") filed in Instrument 2008147963, of the Official Public Records of Travis County, Texas; both the Note and Deed of Trust for purposes hereof collectively referred to as the "Loan Documents"

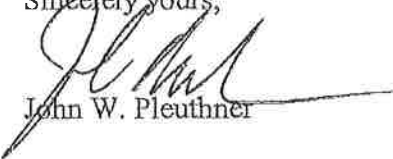
Attn: Ian Mitchell

Dear Mr. Mitchell;

Due to default in the performance of obligations set forth in the Note and deed of Trust referenced above, and in accordance with the procedures therein, the current Mortgagees have declared that the unpaid principal balance and earned interest under the Note is immediately due, and the above referenced property has been posted for foreclosure by the filing of the enclosed Notice of Trustee's Sale, with the Travis County Clerk. The sale will occur in accordance with said Notice.

In accordance with federal and Texas laws regarding fair debt collections, unless you, within thirty days after receipt of this notice, dispute the validity of the debt set forth above, or any portion thereof, the indebtedness will be assumed to be valid. If you notify the undersigned in writing within the thirty-day period that the indebtedness, or any portion thereof, is disputed, I will obtain a verification of the indebtedness and will mail that verification to you. On my receipt of your written request within the thirty-day period, I will forward to you the name and address of the original creditor, if different from the current creditor. I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with state and federal law.

Sincerely yours,


John W. Pleuthner

01154
FILED

2009 JUL 13 PM 12:22

Notice of Trustee's Sale

Date: July 13, 2009
Trustee: Mark Guiling

DANA DEBEAUVOR
COUNTY CLERK
TRAVIS COUNTY TEXAS

Note and Deed of Trust: Note dated August 28, 2008 in the original principal amount of \$217,000.00, ("Note") payable to the order of Bennie F. Brewer; Equity Trust Company Custodian FBO Marie Wilson IRA # 85417; William G. Hofgard; and, EL Jamison LP, ("Mortgagees") and secured by a Deed of Trust, ("Deed of Trust") filed in Instrument 2008147963, of the Official Public Records of Travis County, Texas; both the Note and Deed of Trust for purposes hereof collectively referred to as the "Loan Documents"

Maker/Grantor: MGE Development, Inc.

Property: Unit A, The 2102 East 13th Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium, recorded under Document No. 2007145622, of the Official Public Records of Travis County.

Trustee's/Substitute Trustee's Name: Mark Guiling
Trustee's/Substitute Trustee's Address: 3508 Far West Blvd., Suite 190
Austin, Texas 78731

Date of Sale (first Tuesday of month): August 4, 2009
Time of Sale: 10:00 A.M.

Place of Sale: Designated location, east door, under the sallyport, to the Travis County Courthouse, Austin, Texas, 11th and Guadalupe.

Mortgagee has appointed Mark Guiling as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Mark Guiling

D.4155

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2009 Sep 24 10:11 AM 2009161255

CLARKMM \$35.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS