

CASE # C15-2011-0090  
TP-0431570217  
ROW-10621303

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: 6313 & 6317 Antigo Lane

LEGAL DESCRIPTION: Subdivision -- Esquel PH. 1

Lot(s) 25 & 26 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Jim Bennett as authorized agent for Standard Pacific Homes affirm that on 6/21/11, I hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Two single family residences (one per lot) providing a front street setback of 20 ft. in a SF-2 single family district.  
(zoning district)

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

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

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

**REASONABLE USE:**

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

The foundations are poured and framing is in place as a result of the hardships listed below.

**HARDSHIP:**

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

The plans were approved showing the structure with a 20 ft. setback and the layout inspection was approved with the 20 ft. setback. Reference on the permit however indicates a 25 ft. setback.

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

These homes are the first to be built in this section of the subdivision and everyone involved with the permitting and construction is now aware that any other homes must be built with the 25 ft. setback.

**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:

This is a new section of this subdivision and these are the first homes to be constructed and anyone buying a home on another lot will already see these two structures. The architectural control committee for the HOA approved the plans with the 20 ft. setback. The lots in this subdivision have a non-typical setback from the curb of 16 ft. instead of the normal 10ft.

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

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

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

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

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

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

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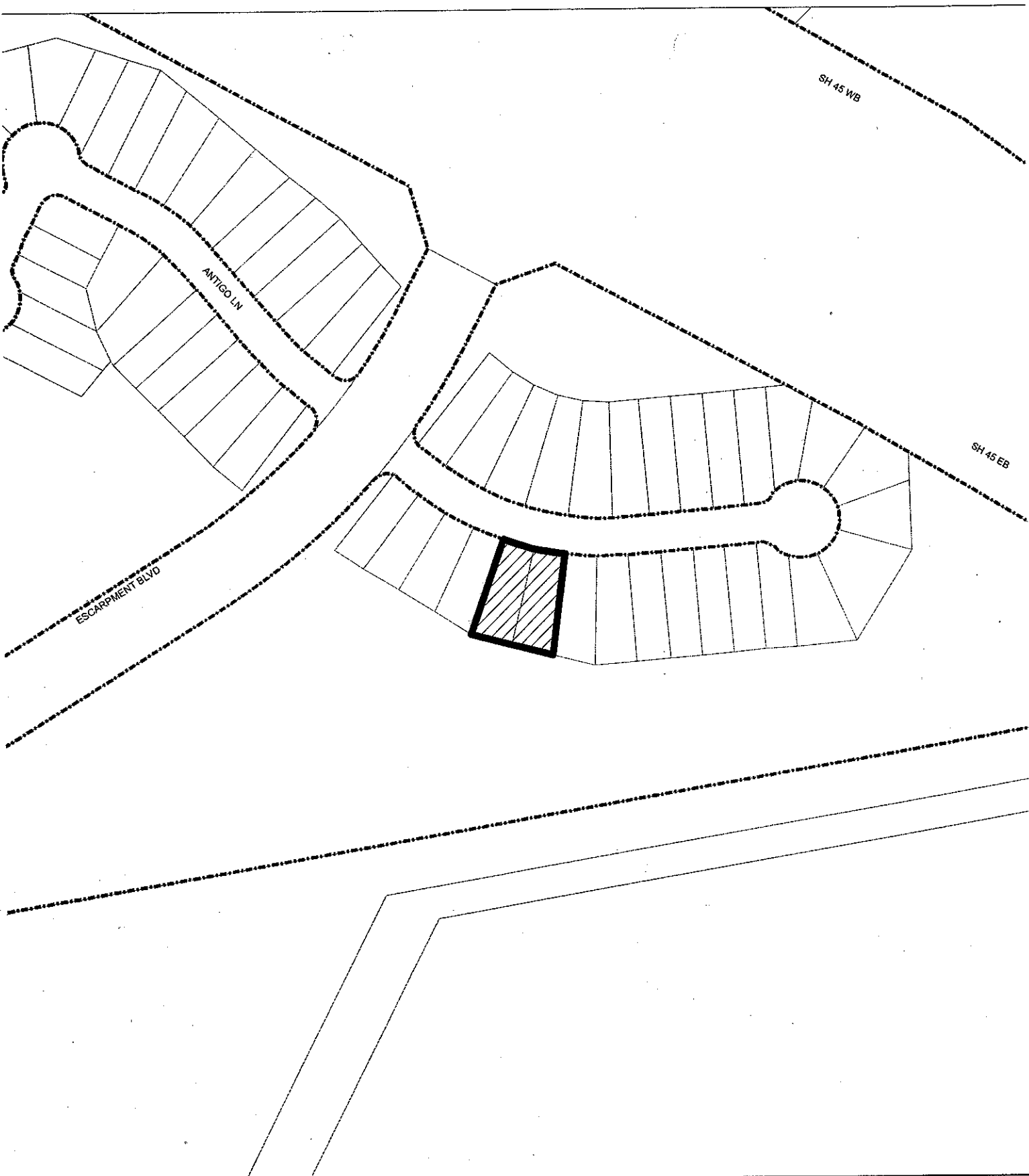
**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed Jim Bennett Mail Address \_\_\_\_\_  
City, State & Zip 11505 Ridge Dr Austin, TX 78748  
Printed Jim Bennett Phone 282-3079 Date 6/21/11



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

X Signed [Signature] Mail Address \_\_\_\_\_  
City, State & Zip 11001 Lakeline Blvd Suite 100 Austin, TX 78717  
Printed John Bohner Phone 506-4015 Date 6/21/11

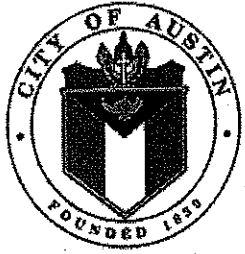


**BOARD OF ADJUSTMENTS**



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: C15-2011-0090  
 LOCATION: 6313 & 6317 ANTIGO LANE  
 GRID: A14  
 MANAGER: SUSAN WALKER



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

ESQUEL, PHASE ONE, SECTION TWO

THE STATE OF TEXAS X X KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS X X KNOW ALL MEN BY THESE PRESENTS: I, DONALD J. SWANSON, AN AUTHORIZED AGENT OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBMISSION IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE RULES OF THE BOARD OF REALTORS OF THE STATE OF TEXAS...

GENERAL NOTES CONTAINED: 1. NO STRUCTURE IN THIS SUBDIVISION IS TO BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND SEWER SYSTEMS...

1. DONALD J. SWANSON, AN AUTHORIZED AGENT OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBMISSION IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE RULES OF THE BOARD OF REALTORS OF THE STATE OF TEXAS...

GENERAL NOTES CONTAINED ON SHEET 2 OF 3: 1. THIS SUBDIVISION IS SUBJECT TO THE ESTABLISHED AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND THE STATE OF TEXAS...

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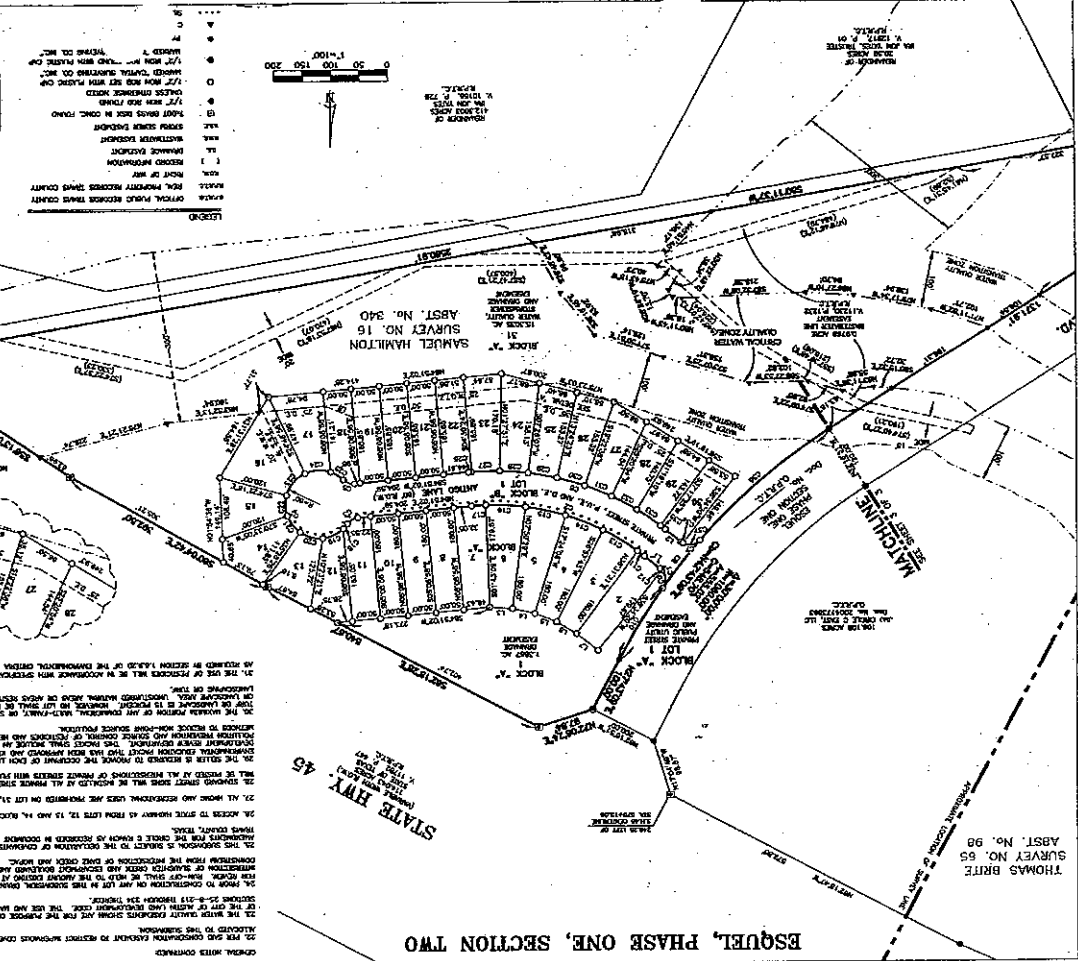
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ESQUEL, PHASE ONE, SECTION TWO. CB-05-00872A. GSEI logo and title block information.



**SQUARE FOOTAGES**

SLAB: 2,629  
 PRIVATE DRIVEWAY: 348  
 TOTAL DRIVEWAY: 555  
 ENTRY WALK: 35  
 FLATWORK PATIO: N/A  
 CITY WALK: 130  
 A/C PAD: 16

TOTAL CONCRETE ON PROPERTY: 3,028

LOT: 8,921

IMPERVIOUS COVER

% OF SLAB: 30.0%

% OF TOTAL CONCRETE: 34.0%

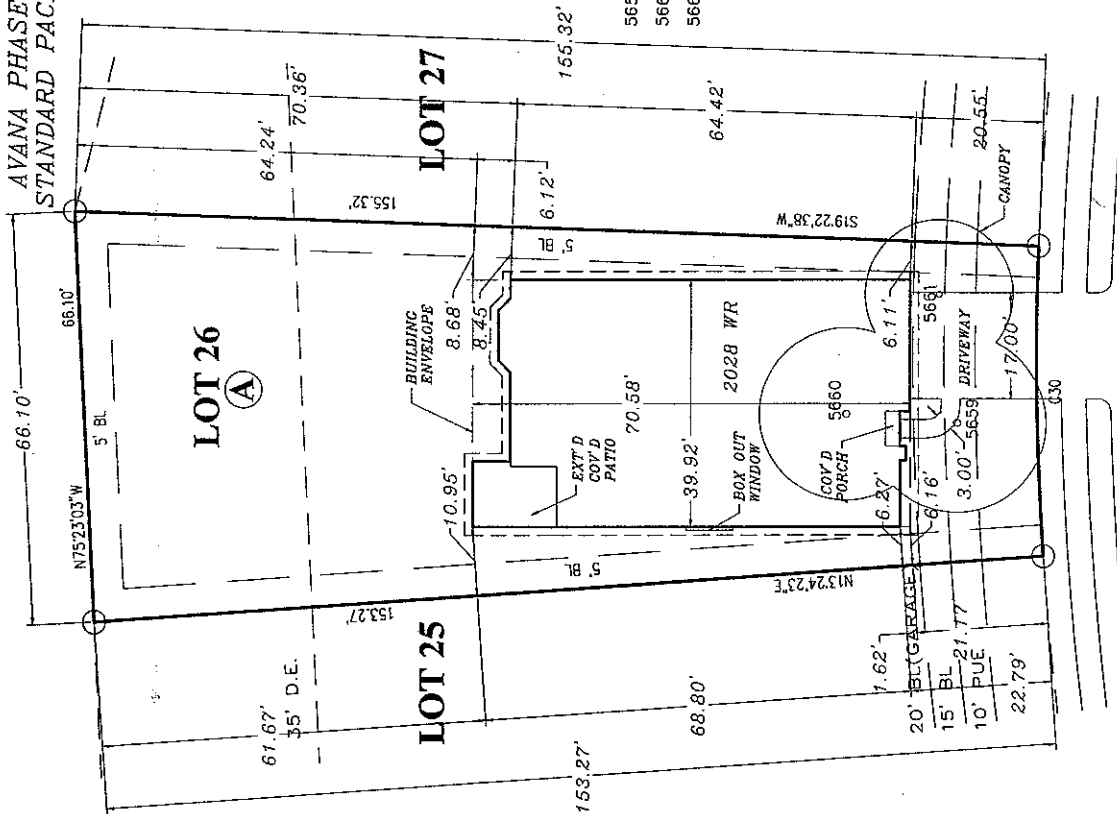
SOD QUANTITY AREA

FRONT: 1,200

REAR: 4,709

**PLOT PLAN**  
**LOT 26 BLOCK A**  
**AVANA PHASE 1 SEC. 2**  
**STANDARD PACIFIC HOMES**

**FINAL 3/24/11**



5659 Twin 10/9" Live Oak  
 5660 Twin 17/14" Live Oak  
 5661 Twin 8/8" Live Oak

**6317 ANTIGO LANE**

NOTE: ALL DIMENSIONS ARE FROM RECORDED DATA. FINAL LOCATION SUBJECT TO SURVEY. 5 1/2" LEDGE INCLUDED IN ALL DIMENSIONS.

SCALE: 1"=20'

**SQUARE FOOTAGES**

SLAB: 2,494  
 PRIVATE DRIVEWAY: 351  
 TOTAL DRIVEWAY: 558  
 ENTRY WALK: 59  
 FLATWORK PATIO: N/A  
 CITY WALK: 130  
 A/C PAD: 16

TOTAL CONCRETE ON PROPERTY: 2,920

LOT: 9,013

IMPERVIOUS COVER

% OF SLAB: 28.0%

% OF TOTAL CONCRETE: 32.4%

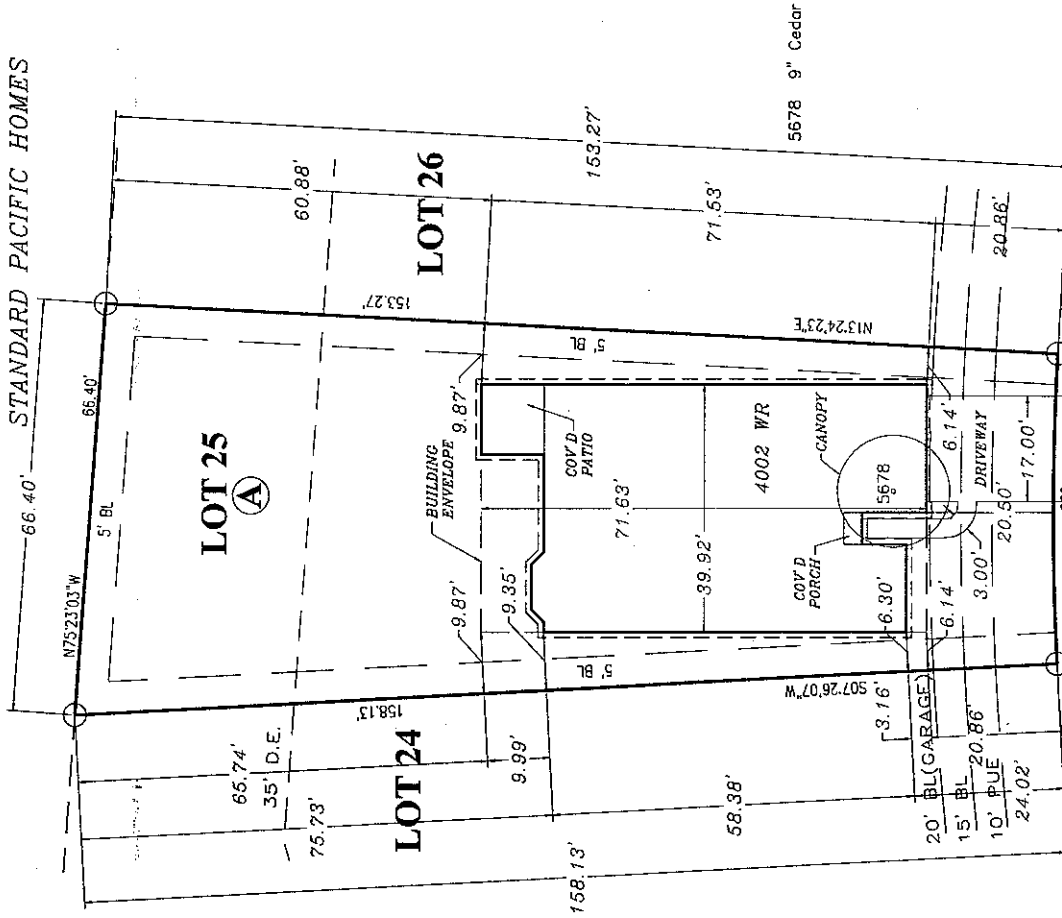
SOD QUANTITY AREA

FRONT: 1,171

REAR: 4,938

PLOT PLAN  
 LOT 25 BLOCK A  
 AVANA PHASE 1 SEC. 2  
 STANDARD PACIFIC HOMES

FINAL 3/23/11



5678 9" Cedar

6313 ANTIGUO LANE

SCALE: 1"=20'

NOTE: ALL DIMENSIONS ARE FROM RECORDED DATA. FINAL LOCATION SUBJECT TO SURVEY. 5 1/2" LEDGE INCLUDED IN ALL DIMENSIONS.

Ira Jon Yates  
Yates Cattle & Conservation  
5711 St. Hwy 45  
Austin, Texas 78739  
512-282-1370 Ranch Phone  
512-970-2589 Cellular  
[Yatespct3@aol.com](mailto:Yatespct3@aol.com)

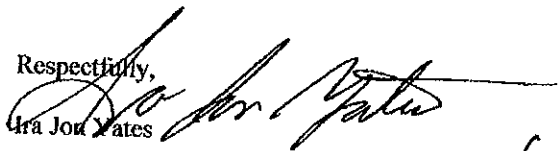
City of Austin Board of Adjustments  
505 Barton Springs Road  
Austin, Texas 78704

July 1, 2011

Re: Lots 25 and 26 block A of Esquel, Phase One, Section Two

To Whom It May Concern:

I am the owner of the property located directly south of the above referenced property. Pursuant to my discussions with Standard Pacific Homes, the owner of the above referenced property, I am in full support of the variance that they are requesting in regards to needing a 20' front setback on Lots 25 and 26. Although the homes were built with a 20' build line, I do not think the variance will alter the character of any adjacent properties. I also believe that this variance will not create any safety hazards.

Respectfully,  
  
Ira Jon Yates

7/1/11





**CIRCLE C HOMEOWNERS ASSOCIATION, INC.**  
5919 LaCrosse, Suite 100  
Austin, Texas 78739  
512-288-8663, Fax 512-288-6488  
shoover@onr.com

June 30, 2011

City of Austin Board of Adjustments  
505 Barton Springs Road  
Austin, Texas 78704

Re: Esquel, Phase One, Section Two, Block "A" Lots 25 and 26

To Whom It May Concern:

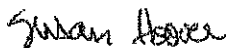
The Circle C Homeowners Association, Inc. currently encumbers the above referenced property as part of the 4,600 residential homes that comprise the Circle C Community. Pursuant to our discussions with Standard Pacific Homes, the owner of the above referenced property, we are in full support of the variance that they are requesting in regards to needing a 20' front setback on Lots 25 and 26 of Esquel. Although the homes were built with a 20' building line setback, the variance will not alter the character of any adjacent properties.

The Architectural Control Committee of the Circle C Homeowners Association reviewed and approved the site plans provided by the builder for Lots 25 and 26, indicating a 20' building setback line. The Circle C Community includes homes built at 15', 20' and 25' front building line setbacks, and therefore, the above referenced homes currently meet community standards.

The Circle C Homeowners Association believes it would be a hardship to require the builder to tear down and relocate homes that were approved in good faith. We have visited with Standard Pacific Homes and they have remedied the problem for the remainder of the lots, and the Architectural Control Committee will include in their review a note on the 25 foot building line for this section as a requirement for all future lots.

Please feel free to contact me if you need any further information.

Respectfully,



Susan Hoover  
On behalf of the Architectural Control Committee  
Circle C Homeowners Association, Inc.  
512-288-7215  
shoover@onr.com

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Ira Jon Yates  
Yates Cattle & Conservation  
5711 St. Hwy 45  
Austin, Texas 78739  
512-282-1370 Ranch Phone  
512-970-2589 Cellular  
[Yatespct3@aol.com](mailto:Yatespct3@aol.com)

City of Austin Board of Adjustments  
505 Barton Springs Road  
Austin, Texas 78704

July 1, 2011

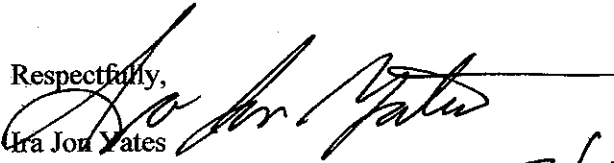
Re: Lots 25 and 26 block A of Esquel, Phase One, Section Two

To Whom It May Concern:

I am the owner of the property located directly south of the above referenced property. Pursuant to my discussions with Standard Pacific Homes, the owner of the above referenced property, I am in full support of the variance that they are requesting in regards to needing a 20' front setback on Lots 25 and 26. Although the homes were built with a 20' build line, I do not think the variance will alter the character of any adjacent properties. I also believe that this variance will not create any safety hazards.

Respectfully,

Ira Jon Yates



7/1/11

**\*\* Bradley Settlement CREDIT \*\***

*Jan 4/28/11*

**CITY OF AUSTIN**

**RESIDENTIAL PERMIT APPLICATION "A"**

BP Number PE-11-033042-RN  
 Building Permit No. 11-033567  
 Plat No. \_\_\_\_\_ Date 4-20-11  
 Reviewer K. Batcher

**PRIMARY PROJECT DATA**

*8938*

N: 4-19-2011 / DUE: 4-26-2011

Service Address 6313 Antigo Lane Tax Parcel No. 0428480145  
 Legal Description  
 Lot 25 Block A Subdivision Avana Section 2 Phase 1  
 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 \_\_\_\_\_ Remodel (specify) \_\_\_\_\_  
 Duplex \_\_\_\_\_ Addition (specify) \_\_\_\_\_  
 Garage attached  detached \_\_\_\_\_  
 Carport attached  detached \_\_\_\_\_  
 Pool \_\_\_\_\_ Other (specify) \_\_\_\_\_  
 Zoning (e.g. SF-1, SF-2...) SF-2  
 - Height of Principal building 26' 2" ft. # of floors 1 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 9013 sq.ft.  
 Job Valuation - Principal Building \$ \$93,450.00  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)  
**TOTAL JOB VALUATION**  
 (sum of remodels and additions)  
 \$ \_\_\_\_\_  
 (Labor and materials)

**PERMIT FEES (For office use only)**

	NEW ADDITIONS	REMODELS
Building	\$ <u>205715</u>	\$ _____
Electrical	\$ <u>115</u>	\$ _____
Mechanical	\$ <u>72</u>	\$ _____
Plumbing	\$ <u>A9</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
<b>TOTAL</b>	\$ _____	\$ _____

**OWNER / BUILDER INFORMATION**

<b>OWNER</b>	Name <u>Standard Pacific Homes</u>	Telephone (h) _____ (w) <u>506-4007</u>
<b>BUILDER</b>	Company Name <u>Standard Pacific Homes</u>	Telephone <u>506-4007</u>
	Contact/Applicant's Name <u>Susan Butler</u>	Pager _____ FAX <u>451-1936</u>
<b>DRIVEWAY/ SIDEWALK</b>	Contractor <u>Blanco Concrete</u>	Telephone <u>996-8562</u>
<b>CERTIFICATE OF OCCUPANCY</b>	Name <u>Standard Pacific Homes</u>	Telephone <u>506-4007</u>
	Address <u>11001 Lakeline Blvd., Bld. 1, Suite 100</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78717</u>

If you would like to be notified when your application is approved, please select the method:  
 telephone  e-mail: sbutler@stanpac.com  
 You may check the status of this application at [www.ci.austin.tx.us/development/pieriv.htm](http://www.ci.austin.tx.us/development/pieriv.htm)

*Please take review fee from our escrow account.*

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

**BUILDING COVERAGE**

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

	Existing	New / Addition
a. 1 <sup>st</sup> floor conditioned area	_____ sq.ft.	1869 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	_____ sq.ft.	_____ sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport	_____ sq.ft.	_____ sq.ft.
_____ attached	_____ sq.ft.	398 sq.ft.
_____ detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	_____ sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	113 sq.ft.
i. Covered porches	_____ sq.ft.	18 sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.
Specify <u>brick ledge</u>		
<b>TOTAL BUILDING AREA (add a. through l.)</b>	_____ sq.ft.	<b>2,398</b> sq.ft.

<p><b>TOTAL BUILDING COVERAGE ON LOT</b> (subtract, if applicable, b., c., d., k. and l. if uncovered)</p> <p style="text-align: right;">_____ <b>2,398</b> sq.ft.</p> <p style="text-align: right;">_____ <b>26.61%</b> of lot</p> <p style="text-align: center; font-size: 1.2em;">40-3,605.2</p>
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**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)	_____ 2,398	sq.ft.
b. Driveway area on private property	_____ 351	sq.ft.
c. Sidewalk / walkways on private property	_____ 59	sq.ft.
d. Uncovered patios	_____ na	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ na	sq.ft.
f. Air conditioner pads	_____ 16	sq.ft.
g. Concrete decks	_____	sq.ft.
h. Other (specify) _____	_____	sq.ft.

<p><b>TOTAL IMPERVIOUS COVERAGE (add a. through h.)</b></p> <p style="text-align: right;">_____ <b>2,824</b> sq.ft.</p> <p style="text-align: right;">_____ <b>31.33%</b> of lot</p>
--

Service Address Text 45-4,055.9  
6313 Antigo Lane

Applicant's Signature: Susan Butler Date 04/04/11

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

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

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

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

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

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

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

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

APPLICANT'S SIGNATURE *Susan Butler* DATE 04/04/11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) TRCC # 2295

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Service Address *Susan Butler* 6313 Antigo Lane

Applicant's Signature *Susan Butler* Date 04/04/11

SQUARE FOOTAGES

- SLAB: 2,494
- PRIVATE DRIVEWAY: 361
- TOTAL DRIVEWAY: 558
- ENTRY WALK: 59
- FLATWORK PATIO: N/A
- CITY WALK: 130
- A/C PAD: 18

TOTAL CONCRETE ON PROPERTY: 2,920

LOT: 9,013

IMPERVIOUS COVER

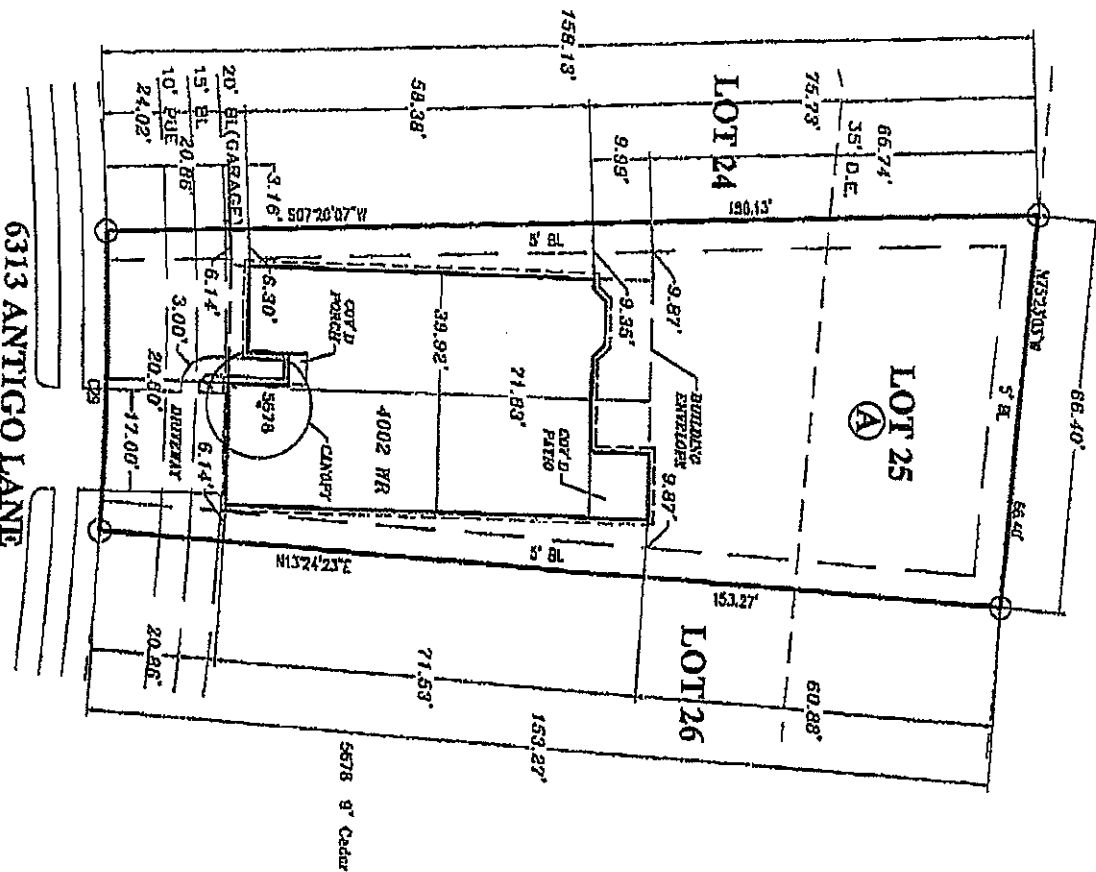
- % OF SLAB: 28.0%
- % OF TOTAL CONCRETE: 32.4%

SOD QUANTITY AREA

- FRONT: 1,171
- REAR: 4,998

CITY OF AUSTIN  
 APPROVED FOR PERMIT  
 Greg Guernsey  
 Planning and Development Review Department  
 By K. Solesky Date 4-20-11  
 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.

PLAT PLAN  
 LOT 25 BLOCK A  
 AVANA PHASE 1 SEC. 2  
 STANDARD PACIFIC HOMES



NOTE: ALL DIMENSIONS ARE FROM RECORDED DATA. FINAL LOCATION SUBJECT TO SURVEY & 1/2" LEDGE INCLUDED IN ALL DIMENSIONS.

AE APPROVED  
 APR 13 2011  
 103-224  
 JGM

NOT AE POWER

PEC

Folder #	Ref	Folder: 11 033587 000 00 BP	Process (17)	Document	File	Inspection Req. (2)	Comment (1)	Click	Attachment (2)
2011 000097 C15 00 BA	C15-201								
2011 032996 000 00 WY									
2011 032999 WY 00 WY									
2011 033042 RV 00 PR	2011-03:								
2011 033587 000 00 EP	2011-03:								
2011 033587 000 00 MP	2011-03:								
2011 033587 000 00 PP	2011-03:								
2011 033587 000 00 DS	2011-03:								
2011 033587 000 00 BP	2011-03:								

Building	Process	Comments	Status	To Start	To End	Started	Entered	ID
111 Energy/Final			Open					Byron Kurka
101 Building Layout			Open	5/17/2011 0	5/17/2011 0	5/17/2011 0	5/17/2011 0	Byron Kurka
102 Foundation			Open					Byron Kurka
103 Framing			Open					Byron Kurka
104 Insulation			Open					Byron Kurka
105 Wallboard			Open					Byron Kurka
109 TCO Occupancy			Open					Byron Kurka
112 Final Building			Open					Byron Kurka
Administrative								
Inspection Administration			Open					
One Time Inspections								
811 Water Tap			Open					Austin Waite
610 AW Temp Utilities			Open					Austin Waite
Holds								
Administrative Hold			Open					
Red Tag Hold			Open					
Permit Staff								
Permit Refund			Open					

6313 Outrigs  
 layout wrap-  
 cleared on  
 5-11-2011

**\*\* ~~Bracey Settlement~~ CREDIT \*\***

**CITY OF AUSTIN**

**RESIDENTIAL PERMIT APPLICATION "A"**

*Jan 4/27/11*

BP Number	<u>PR-11-033731 -24</u>
Building Permit No.	<u>11-034064</u>
Plat No.	Date <u>4-21-11</u>
Reviewer	<u>K. Batcher</u>

**PRIMARY PROJECT DATA**

Service Address 6317 Antigo Lane Tax Parcel No. 092840149

Legal Description  
 Lot 25 Block A Subdivision Avana Section 2 Phase 1

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

Zoning (e.g. SF-1, SF-2...) P40 (SP-2)

- Height of Principal building 30' ft. # of floors 1 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	\$ _____
<b>TOTAL \$</b>	_____
(labor and materials)	

**VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size	<u>8921</u> sq.ft.
Job Valuation - Principal Building	\$ <u>\$98,600.00</u>
(Labor and materials)	
Job Valuation - Other Structure(s)	\$ _____
(Labor and materials)	
<b>TOTAL JOB VALUATION</b>	_____
(sum of remodels and additions)	
\$	_____
(Labor and materials)	

**PERMIT FEES (For office use only)**

	<u>NEW ADDITIONS</u>	REMODELS
Building	\$ <u>245+15</u>	\$ _____
Electrical	\$ <u>140</u>	\$ _____
Mechanical	\$ <u>79</u>	\$ _____
Plumbing	\$ <u>95</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
<b>TOTAL \$</b>	_____	_____

**OWNER / BUILDER INFORMATION**

<b>OWNER</b>	Name <u>Standard Pacific Homes</u>	Telephone (h) _____ (w) <u>506-4007</u>
<b>BUILDER</b>	Company Name <u>Standard Pacific Homes</u>	Telephone <u>506-4007</u>
	Contact/Applicant's Name <u>Susan Butler</u>	Pager _____ FAX <u>451-1936</u>
<b>DRIVEWAY/ SIDEWALK</b>	Contractor <u>Blanco Concrete</u>	Telephone <u>996-8562</u>
<b>CERTIFICATE OF OCCUPANCY</b>	Name <u>Standard Pacific Homes</u>	Telephone <u>506-4007</u>
	Address <u>11001 Lakeline Blvd., Bld. 1, Suite 100</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78717</u>

If you would like to be notified when your application is approved, please select the method:  
 \_\_\_ telephone  e-mail: sbutler@stanpac.com  
 You may check the status of this application at [www.ci.austin.tx.us/development/perm.htm](http://www.ci.austin.tx.us/development/perm.htm)



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

**BUILDING COVERAGE**

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

	Existing	New / Addition
a. 1 <sup>st</sup> floor conditioned area	_____ sq.ft.	1972 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	_____ sq.ft.	_____ sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport	_____ sq.ft.	_____ sq.ft.
_____ attached	_____ sq.ft.	413 sq.ft.
_____ detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	_____ sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	132 sq.ft.
i. Covered porches	_____ sq.ft.	27 sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.

Specify brick ledge

**TOTAL BUILDING AREA (add a. through l.)** \_\_\_\_\_ sq.ft. **2,544** sq.ft.

**TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k, and f. if uncovered)**  
 \_\_\_\_\_ 2,544 sq.ft.  
 \_\_\_\_\_ 28.52% of lot  
 40 - 3,568.4

**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)	2,544	sq.ft.
b. Driveway area on private property	348	sq.ft.
c. Sidewalk / walkways on private property	35	sq.ft.
d. Uncovered patios	na	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	na	sq.ft.
f. Air conditioner pads	16	sq.ft.
g. Concrete decks	_____	sq.ft.
h. Other (specify) _____	_____	sq.ft.

**TOTAL IMPERVIOUS COVERAGE (add a. through h.)**  
 \_\_\_\_\_ 2,943 sq.ft.  
 \_\_\_\_\_ 32.99% of lot  
 45 - 4,014.5

Service Address Text

6317 Antigo Lane

Applicant's Signature

*Jana Butler*

Date

04/04/11

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

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

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

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

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

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

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

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

APPLICANT'S SIGNATURE Susan Butler DATE 04/04/11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) TRCC # 2295

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Service Address 6317 Antigo Lane  
Applicant's Signature Susan Butler Date 04/04/11

**SQUARE FOOTAGES**

SLAB: 2,629  
 PRIVATE DRIVEWAY: 348  
 TOTAL DRIVEWAY: 655  
 ENTRY WALK: 35  
 FLATWORK PATIO: N/A  
 CITY WALK: 130  
 A/C PAD: 16

TOTAL CONCRETE ON PROPERTY: 3,028

LOT: 8,921

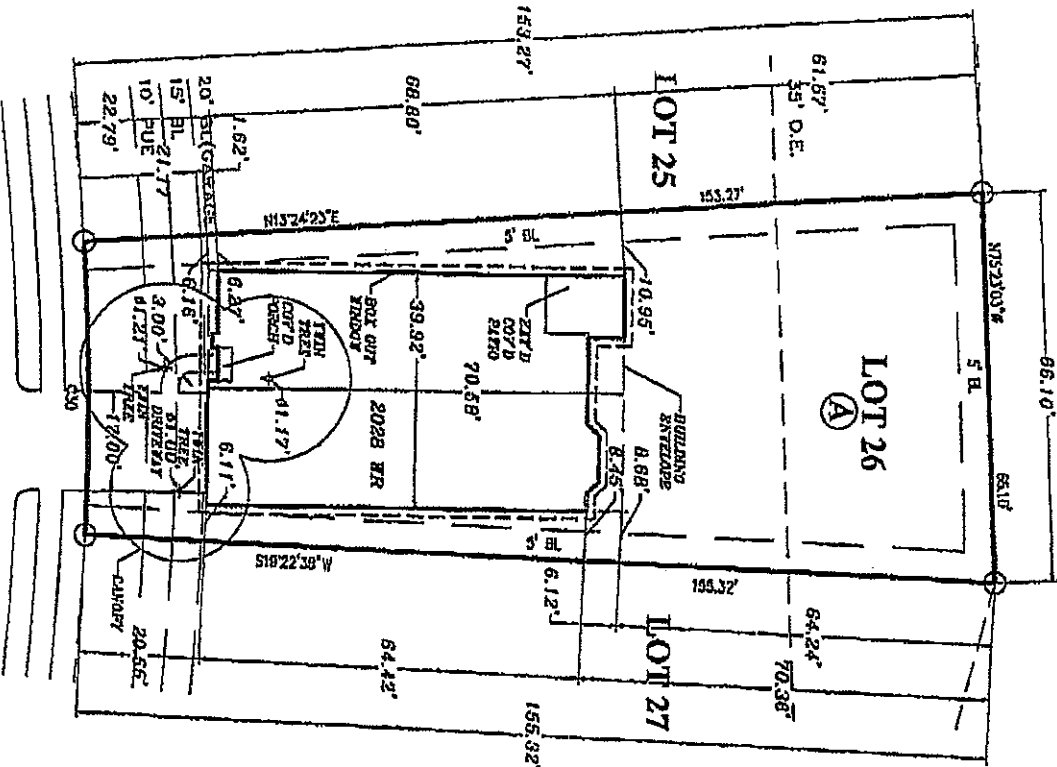
**IMPERVIOUS COVER**

% OF SLAB: 30.0%

% OF TOTAL CONCRETE: 34.0%

SOD QUANTITY AREA  
 FRONT: 1,200  
 REAR: 4,709

**PILOT PLAN**  
 LOT 26 BLOCK A  
 AVANA PHASE 1 SEC. 2  
 STANDARD PACIFIC HOMES



6317 ANTIGO LANE

NOTE: ALL DIMENSIONS ARE FROM RECORDED DATA. FINAL LOCATION SUBJECT TO SURVEY. 5 1/2" EDGE INCLUDED IN ALL DIMENSIONS.

CITY OF AL  
 APPROVED FOR  
 Greg Guen

By *Greg Guen*  
 Planning and Development

The granting of a permit for, or approval of, any violation of any of the specifications shall not be construed as approval of, any violation of any of the adopted building code or any other ordinance.

**AE APPROVED**

APR 18 2011  
 /08-213  
 JGM

**NOT A POWER**

PER

Folder #	Ref	Folder: 11 034064 000 00 BP	Process	Comments	Status	To Start	To End	Started	Ended	ID
2011 032908 000 00 WY			111 Energy Final		Open					Byron Kurka
2011 032933 WY 00 WY			107 Building Layout	Pass	5/10/2011 0	5/10/2011 0	5/10/2011 0	5/10/2011 0		SPEKINSE
2011 034064 000 00 DS	2011-03-		102 Foundation	Open						Byron Kurka
2011 034064 000 00 PP	2011-03-		103 Framing	Open						Byron Kurka
2011 034064 000 00 MP	2011-03-		104 Insulation	Open						Byron Kurka
2011 034064 000 00 EP	2011-03-		105 Wallboard	Open						Byron Kurka
2011 034064 000 00 BP	2011-03-		109 TCO Occupancy	Open						Byron Kurka
			112 Final Building	Open						Byron Kurka
			Administrative							
			Inspection Administration							
			One Time Inspections							
			611 Water Tap	Open						Austin Wala
			610 AW Temp Utilities	Open						Austin Wala
			Holds							
			Administrative Hold	Open						
			Red Tag Hold	Open						
			Permit Staff							
			Permit Refund	Open						

6317 ANTIGO IN [BP]  
 6317 Antigo  
 layout map  
 passed on  
 5-10-11