

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

CASE # C15-2011-0101
ROW # 10635302

CITY OF AUSTIN TP-0204160305
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: 827 Gullet

LEGAL DESCRIPTION: Subdivision - Gullett Gardens

Lot(s) 15 Block Outlot _____ Division _____

I/We Phil Moncada on behalf of myself/ourselves as authorized agent for

Raquel Gamez affirm that on Aug 9, 2011,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Owner is requesting the variances to address sideyard encroachment on original structure and request variances to address sideyard and rear yard encroachment on second structure that was constructed.

Maintain guest house - 4.4 from side &
single family residence - 4.6 from rear yard
4.6 from side yard
in a SF-3 - NP district. _____
(zoning district)

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 subdivision plat was approved prior to the City of Austin establishing the sideyard and rearyard setbacks for the construction of the original structure. It encroachs approximately 6 " into the sideyard. The rear structure was constructed based on measurements associated with the original structure and also extends approximately 8 inches on the sideyard and 6 inches on the rearyard setback

HARDSHIP:

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

Original structure was built into 5' sideyard setback. The owner used this dimension to construct the second structure and encroached on the sideyard and rear setbacks. The original subdivision Gullet Gardens was recorded on July 5, 1939. The subdivision only reflects a 3' PUE and there is no mention of any other setbacks associated with this development. Owner was unaware of any setbacks other than the 3 ft PUE along the rear property line

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

Majority of the houses in this neighborhood do not encroach into the setbacks. One of the few residential lots that has a second residential structure on the lot. In addition, this lot extends into Boggy Creek and approximately 1/3 of the lot is in a special flood hazard area. All floodplain is now contained in the channel but no construction is allowed in this area

AREA CHARACTER:

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

Existing house has been in place since May 5, 1952 and no survey required at this time. Second structure is located to rear of primary structure and does not impact any adjacent structures. We are only requesting a minor encroachment of less than 1 ft and the nearest residential structure is over 15 feet away.

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

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:

Owner has met with Austin Energy and removed a portion of roof overhang along rear portion of secondary structure adjacent to 3' PUE.

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 Phil Moncada Mail Address 1301 S IH 35, SUITE 204

City, Austin State TX &
Zip 78741

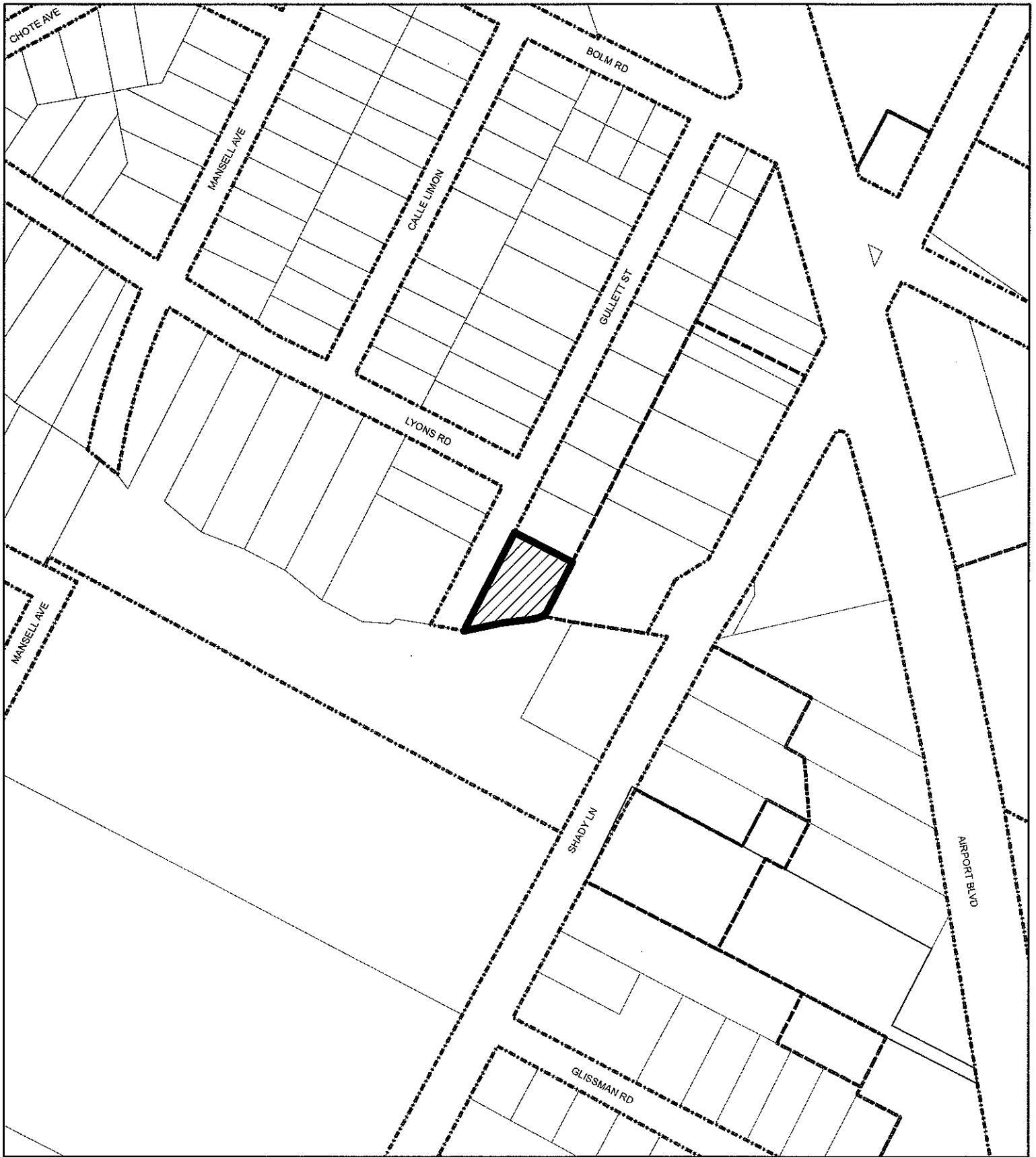
Printed Phil Moncada Phone 627-8815
Date 8-9-11

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

Signed Raquel Ag Mail Address 827 Gullett

City, State & Zip Austin, Texas 78702



Printed Raquel Gamez Phone 438-9068
Date _____



BOARD OF ADJUSTMENTS

CASE#: C15-2011-0101
 LOCATION: 827 GULLETT STREET
 GRID: L21
 MANAGER: SUSAN WALKER



-  SUBJECT TRACT
-  ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LOT 16

S 60°00' E

101.50'

172.00'

N 30°31' E

94.41'

S 30°31' W

S 76°46' W
17.37'

S 85°44' W 50.10'
(S 86°57' W 50.10' record)

S 81°16' W 61.08'
(S 81°13' W 61.08' record)

G. OF BOGGY CREEK (PLAT)
KIMBERLY BEAL & STEPHANIE SCHERZER
DOCUMENT No 2002150037
3.193 ACRES

NOTE: IN ACCORDANCE WITH F.I.R.M.
FEDERAL INSURANCE ADMINISTRATION
FLOOD HAZARD BOUNDARY MAPS, THIS
LOT IS WITHIN A SPECIAL FLOOD
HAZARD AREA.
MAP: 48453C0465 H
EFFECTIVE DATE: September 26, 2008

SURVEYORS NOTE: PREPARED WITHOUT BENEFIT OF TITLE REPORT. THERE MAY
BE OTHER EASEMENTS AND / OR CONDITIONS THAT AFFECT THE SUBJECT TRACT
OF WHICH I AM UNAWARE. BOGGY CREEK EXISTS TODAY AS 120 FOOT WIDE CONCRETE
CHANNEL OR FLOODWAY. PROPERTY CORNERS THAT FALL WITHIN THE
CHANNEL ON THIS PLAT ARE CALCULATED POINTS.

SCALE 1" = 20 FEET

GULLETT STREET
50' R.O.W.

SHADY LANE ADDITION
VOLUME 81, PAGE 129
LOT 1

LOT: 15
SUBDIVISION: GULLETT GARDENS
STREET: 827 GULLETT STREET
REFERENCE: GAMEZ

VOLUME 4, PAGE 134
COUNTY: TRAVIS
SURVEY FOR: RAQUEL A GAMEZ
THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISE:

W.O. # 10-3-5

STATE OF TEXAS COUNTY OF WILLIAMSON
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY
DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN THE AREA BOUNDARY
LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES, OR ROADS IN PLACE, EXCEPT
AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN
HEREON. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS
NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM

CEN-TEX
CEN-TEX SURVEYING COMPANY
LAND SURVEYING/LAND PLANNING
503 S. Lake Creek Drive, Round Rock, TX 78681
(512) 473-8800 FAX (512) 248-1125

MAR. 31, 2010
DATE

Weldon Klattenhoff
WELDON KLATTENHOFF #4075
REGISTERED PUBLIC SURVEYOR

W.O. 10-3-5

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

PR Number 10-080377
 Building Permit No. 10-087114
 Plat No. _____ Date 09/16/10
 Reviewer B. Hendricks / Maggie Hernandez

PRIMARY PROJECT DATA

Service Address 627 10/7/10 Street
827 Gullett Ave Tax Parcel No. _____
 Legal Description
 Lot 15 Block _____ Subdivision Gullett Gardens 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) _____
 Addition (specify) _____
 Other (specify) build 2nd structure on single family lot.

Zoning (e.g. SF-1, SF-2...) SF-3-NP
 - Height of Principal building _____ ft. # of floors 1 Height of Other structure(s) 14.5 ft. # of floors 1
 - Does this site currently have water and wastewater availability? Yes No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
 - Does this site have a septic system? Yes No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? Yes No If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? Yes No
 Does this site front a paved street? Yes No A paved alley? Yes No
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? Yes No

VALUATIONS FOR REMODELS ONLY	VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES (For office use only)
		NEW/ADDITIONS REMODELS
Building \$ _____	Lot Size <u>11,845</u> sq.ft.	Building \$ <u>82.00</u> \$ _____
Electrical \$ _____	Job Valuation - Principal Building \$ _____ (Labor and materials)	Electrical \$ <u>47.00</u> \$ _____
Mechanical \$ _____	Job Valuation - Other Structure(s) \$ <u>16,000</u> (Labor and materials)	Mechanical \$ <u>41.00</u> \$ _____
Plumbing \$ _____	TOTAL JOB VALUATION (sum of remodels and additions)	Plumbing \$ <u>41.00</u> \$ _____
Driveway/Sidewalk \$ _____	\$ _____ (Labor and materials)	Driveway PR & Sidewalk \$ <u>100.00</u> \$ _____
TOTAL \$ _____ (labor and materials)		TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name Raquel Gamez Telephone (h) _____ (w) _____

BUILDER Company Name _____ Telephone C 627-8815

Contact/Applicant's Name Phil Moncada Pager _____ FAX 474-4923

DRIVEWAY/SIDEWALK Contractor _____ Telephone _____

CERTIFICATE OF OCCUPANCY Name Raquel Gamez Telephone _____

Address _____ City Austin ST TX ZIP 78741

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

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "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 Phil Moncada DATE 6/16/10

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

Rejection Notes/Additional Comments (for office use only): Rejected Non-complying w/ side to rear setbacks
TCAD - ✓ Govalle Code Enforcement Violation
GIS - ✓
FLOOD PLAW - WITHIN F.P. / REQUIRES F.P. REVIEW
AMANDA -
Plans to Scale / Austin Water Utility Documents ✓ ★
EPA approved 258-211
Construction Plan drawings need to be to scale / cannot verify height ✓
- Need to clarify about SF for cov'd porches -
Need two sets of plot plans and two sets of full size plans; Reduced set
May NOT be used as a Two-family / May be used as a guesthouse +
at 1st story

Service Address 827 Gullett Ave
Applicant's Signature Phil Moncada Date 6/16/10

10/16/10. FPD Receipt. 25yr = 446.5 + 100-yr = 448.30, Perm GIS, House @ 450-452 > 448.3, so not in 100 yr. NO ADDL INFO REQUIRED. J. Chen

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

15,390

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	912 912	sq.ft.	745	sq.ft.
b. 2 nd floor conditioned area	N/A	sq.ft.	N/A	sq.ft.
c. 3 rd floor conditioned area	N/A	sq.ft.	N/A	sq.ft.
d. Basement	N/A	sq.ft.	N/A	sq.ft.
e. Garage / Carport	N/A	sq.ft.	N/A	sq.ft.
— attached	N/A	sq.ft.	N/A	sq.ft.
— detached	N/A	sq.ft.	N/A	sq.ft.
f. Wood decks [must be counted at 100%]	N/A	sq.ft.	N/A	sq.ft.
g. Breezeways	N/A	sq.ft.	N/A	sq.ft.
h. Covered patios	11.5	sq.ft.	N/A	sq.ft.
i. Covered porches	" "	sq.ft.	N/A	sq.ft.
j. Balconies	" "	sq.ft.	N/A	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	" "	sq.ft.	N/A	sq.ft.
l. Other building or covered area(s)	74	sq.ft.	N/A	sq.ft.

Specify ~~PATIO (6'4") steps (10')~~

TOTAL BUILDING AREA (add a. through l.) 903.5 ~~980~~ sq.ft. 745 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered) 4738 1728.5 sq.ft. 15 % 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)	1728.5	sq.ft.
b. Driveway area on private property	387 +	sq.ft.
c. Sidewalk / walkways on private property	N/A	sq.ft.
d. Uncovered patios	74	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	74	sq.ft.
f. Air conditioner pads 2 of them	13	sq.ft.
g. Concrete decks	21	sq.ft.
h. Other (specify)		sq.ft.

9'φ + 4'φ
10'φ steps on front house

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 5330.25 2129.5 ~~2128.5~~ sq.ft. 18 % of lot

2nd New house
21'φ for steps

**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 827 Bullett Ave.
 Applicant's Signature Phil Monard Date 6/16/10

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

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	912 sq.ft.	745 sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	<u>912</u> sq.ft.	<u>745</u> sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	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. <u> </u> attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. <u> </u> 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	<u>912</u> sq.ft.	<u>745</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
GROSS AREA OF LOT <u>4738</u>	<u>1657</u> sq. ft.
	139 <u>139</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>14</u> %

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.

Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206 phone
(512) 505-7208 fax



St. Elmo Service Center
4411-B Meinardus Drive
(512) 505-7500 phone
(512) 505-7742 fax

Austin Energy

**Electric Service Planning Application (ESPA)
For Purposes of Austin Energy Design**

*For Commercial Under 350 amps 1φ or 225 amps 3φ
(Residential under 350 amps 1φ or 225 amps 3φ must use One Stop Shop form)*

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Phil Moncada Phone 512 627-8815

Email moncadataz@sbcglobal.net Fax 512-474-4923

Project Name Gamez Residence New Construction Remodeling

Project Address 827 Gullett Street

Number Street

Requested Service Duration: Permanent Service Construction Power/Temp Service
(usually less than 24 months)

Type of Service Requested: (Check one)	Service Voltage Requested: (Check one)	Service Size: 1st interrupting device(s) (Check one)
<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> 120/240 V, 1φ 3 Wires	<input checked="" type="checkbox"/> 100 Amps
<input type="checkbox"/> Secondary Riser	<input type="checkbox"/> 208/120 V, 3φ 4 Wires	<input type="checkbox"/> 200 Amps
<input type="checkbox"/> Underground	<input type="checkbox"/> 240/120 V, 3φ 4 Wires*	<input type="checkbox"/> Other _____
<input type="checkbox"/> Other _____	*(Overhead or secondary riser ONLY)	

Estimated Service Need Date: existing

SqFt Per Unit 906 at 737 = 1643 total #Units 2 All Electric Gas & Electric Other _____

Total AC Load _____ (Tons) Largest AC unit _____ (Tons)

Locked Rotor Amps (LRA) of Largest AC Unit _____ (amps)

Electric Heating _____ (kW) Other _____ (kW)

Comments: Customer to Remove 36" off the Eave of Structure and Relocate Electrical Service.

Application Completed By: Phil Moncada Signature Phil Moncada Print Name Date: 6/30/10

AE Rep _____ Approved: Yes No (Remarks on back) Date: _____ Phone: _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

AE APPROVED
SEP 15 2010
258-211
JGM

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



Watershed Protection Development Review

FLOODPLAIN DEVELOPMENT INFORMATION REQUEST FORM

WATERSHED PROTECTION AND
DEVELOPMENT REVIEW DEPARTMENT

Please read the accompanying instructions, then complete the fields within this box:

Tax Parcel ID: **0204140305** Request Date: **September 30, 2010**
 Property Address: **827 GULLETT ST**
 Requestor's Name: _____
 Requestor's Company: _____
 Requestor's Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Ext: _____ Fax: _____
 Cell Phone: _____ Pager: _____
 E-mail: _____

Floodplain Information Office: Phone: **974-2843** Fax: **974-3584** Address: **City of Austin, Watershed Protection and Development Review Department, ATTN: Floodplain Information Office, P.O. Box 1088, Austin, TX, 78767-8818** E-mail: **floodinfo@ci.austin.tx.us**

To be Completed by Floodplain Information Office - (Please do not write below this line.)

25-Year Floodplain Elevation: **446.50** Feet Datum for elevation: NAVD88
 100-Year Floodplain Elevation: **448.30** Feet Datum for elevation: NAVD88
 Flood Study Reference: **BOGGY CREEK**
 Comments: _____
Staff Name: Ray Windsor **Date: September 30, 2010**

* The 25-year and 100-year floodplain elevations are used to regulate development in the floodplain within the full purpose and extra territorial jurisdiction (ETJ) of the City of Austin as established in the Land Development Code. The elevations are determined from the best available information. Official elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The City of Austin regulatory floodplains *may differ* from the FEMA flood insurance 1% annual chance floodplains. To request flood insurance floodplain information, please complete the Flood Insurance Study Information Request Form.

ON GROUND SURVEY: Official determination of a parcel's fully developed floodplain status shall be based on a comparison of the 25-year and 100-year floodplain elevations to an on-the ground topographic survey by a Texas Registered Professional Land Surveyor.

THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Flood hazard determination services are widely available from private companies. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>.

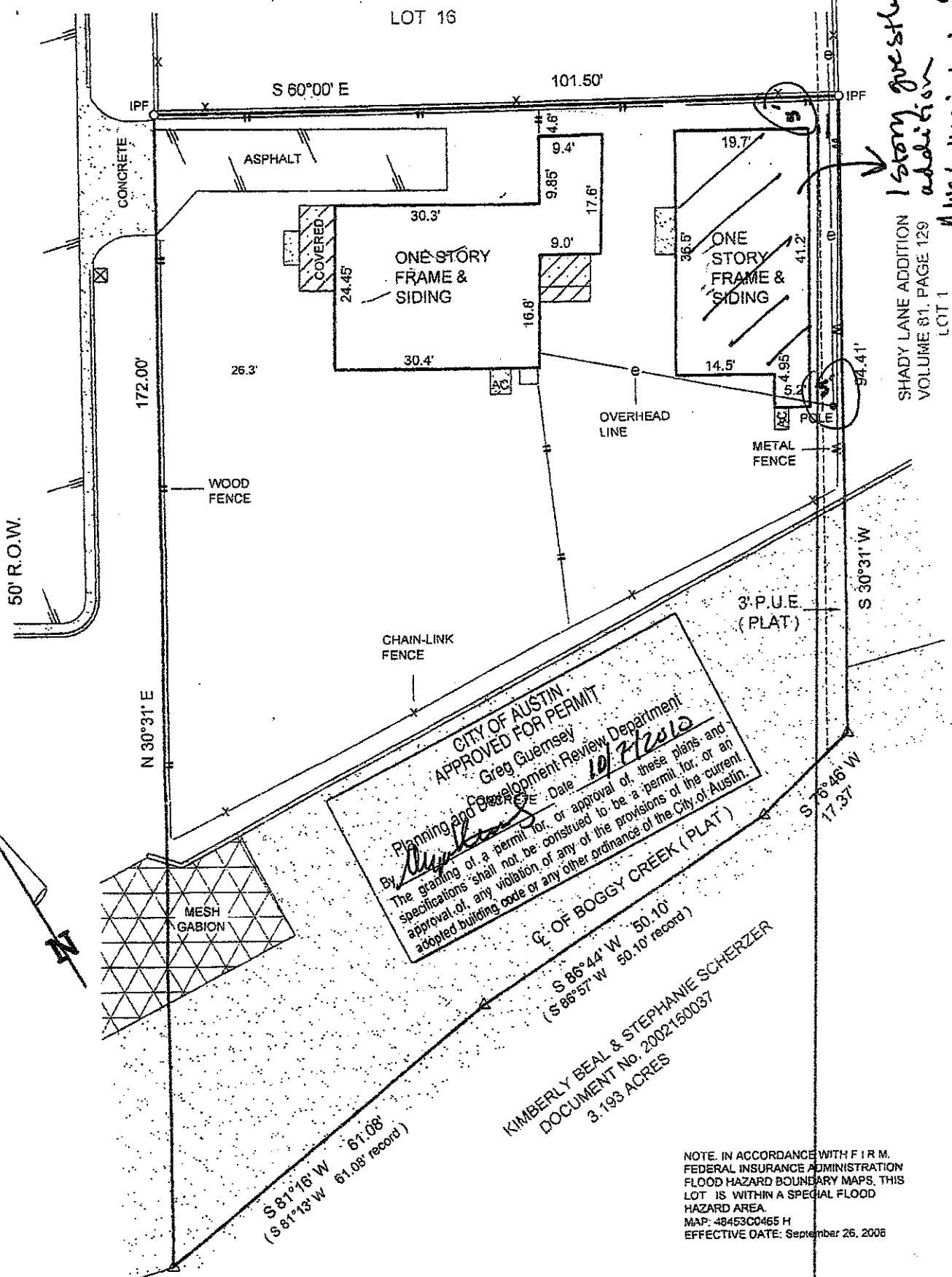
THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at (512)974-6370.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

GULLETT STREET

50' R.O.W.

LOT 16



1 story west house addition
Must maintain 5' setbacks

SHADY LANE ADDITION
VOLUME 81, PAGE 129
LOT 1

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guemsey
Development Review Department
Date 10/22/10
By *[Signature]*
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

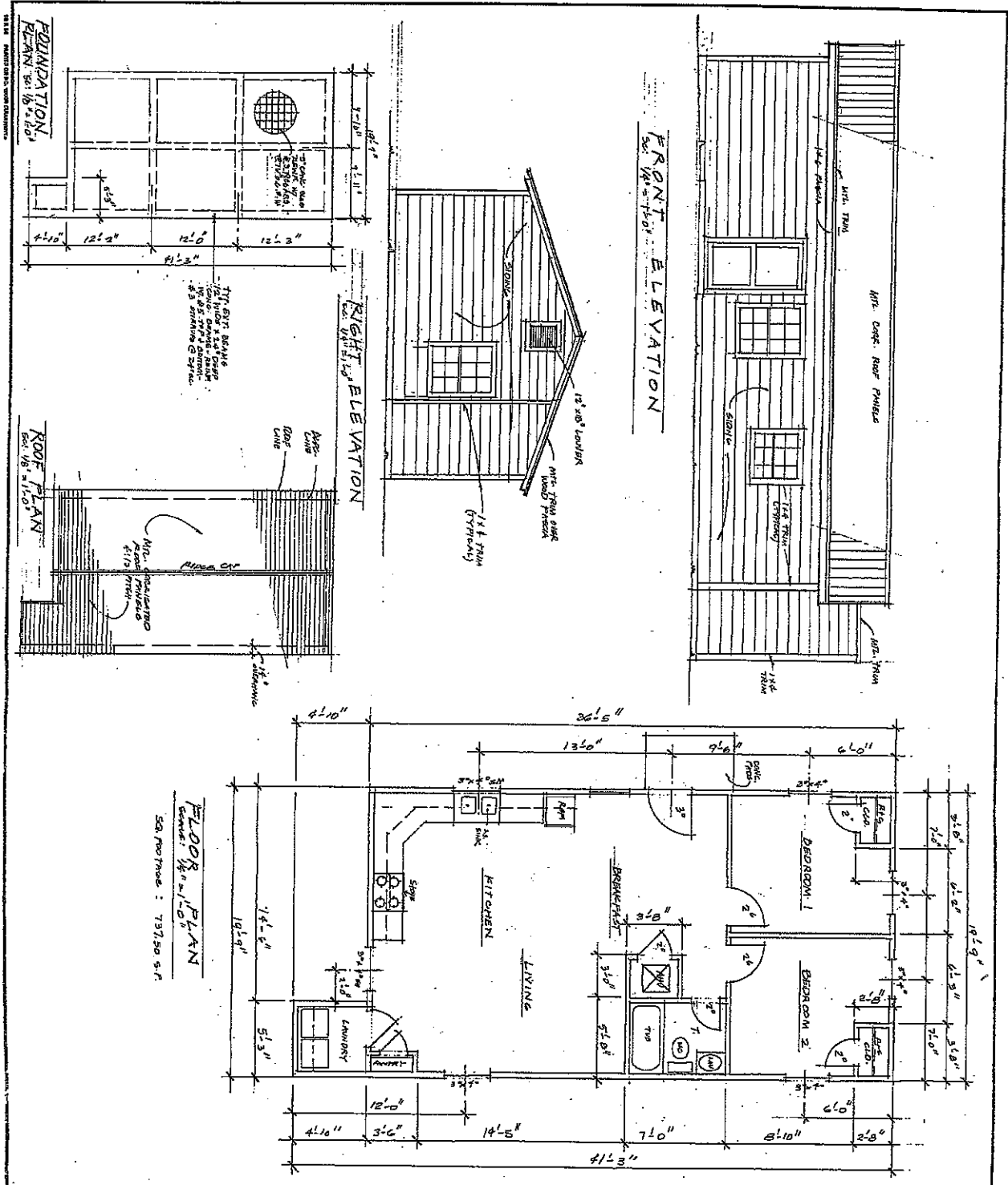
Q. OF BOGGY CREEK (PLAT)
S 86°44' W 50.10'
(S 86°57' W 50.10' record)
KIMBERLY BEAL & STEPHANIE SCHERZER
DOCUMENT No. 2002150037
3.193 ACRES

NOTE: IN ACCORDANCE WITH F I R M,
FEDERAL INSURANCE ADMINISTRATION
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SCALE 1" = 20 FEET

W.O. #10-3-5



REVIEWED FOR ZONING ONLY
 WGG 10/7/2010

<p>DATE: 6/15/2010 SCALE: AS SHOWN DRAWN: RB NO.: 0792210</p>	<p>NEW RESIDENCE FOR: RAQUEL GAMEZ 827 GULLETT STREET AUSTIN, TEXAS</p>	<p>A.E.C., INC. ENVIRONMENTAL CONSULTING PERMIT SUPPORT & SITE ASSESSMENT 1381 S IH 35, SUITE 294 AUSTIN, TEXAS 78741 PH: 512.474.7377 FAX: 512.474.4923</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE									
NO.	DESCRIPTION	DATE													



City of Austin BUILDING PERMIT

PERMIT NO: 2010-087119-BP
827 GULLETT ST UNIT B

Type: RESIDENTIAL Status: Active
Issue Date: 10/07/2010 **EXPIRY DATE: 01/08/2012**

LEGAL DESCRIPTION						SITE APPROVAL		ZONING SF-3	
PROPOSED OCCUPANCY:		WORK PERMITTED: New				ISSUED BY: Gabriel Guerrero Jr			
New 1 story Detached Guest House to rear of SF Res. 745 sqft. (2 Bedrooms, 1 Bathroom and a Kitchen). Must maintain 5 ft interior side yard setback and 5ft rear yard setback.									
TOTAL SQFT New/Addn: 745		VALUATION Tot Job Val: \$16,000.00		TYPE CONST.	USE CAT. 330	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE 15		% COVERAGE 4738	TOTAL IMPERVIOUS COVERAGE 5330.25		% COVERAGE 18	# OF BATHROOMS 2		METER SIZE 5/8	

Type	Date	Status	Comments	Inspector
101 Building Layout	7/12/2011	Fail		Julio Molis
102 Foundation		Open		Jesus Licerio
103 Framing		Open		Jesus Licerio
104 Insulation		Open		Jesus Licerio
105 Wallboard		Open		Jesus Licerio
109 TCO Occupancy		Open		Jesus Licerio
112 Final Building		Open		Jesus Licerio
114 Continuance of work		Open		Jesus Licerio
Deficiencies		Open		Jesus Licerio