

Walker, Susan

From: Mike Mchone [mchone1234@sbcglobal.net]
Sent: Monday, December 05, 2011 12:24 PM
To: Walker, Susan
Cc: 'Mike Mchone'
Subject: FW: Special Exceptions; Board of Adjustments; 2004 Goodrich

Hi Susan,

Based upon this response from Leon, I am requesting a postponement of the 2004 Goodrich case until the "Life Safety" permit has been completed and timely report can be issued to the BOA as required by the "Special Exception" ordinance.

Thank you,

Mike

From: Barba, Leon [mailto:Leon.Barba@austintexas.gov]
Sent: Friday, December 02, 2011 4:26 PM
To: Mike Mchone; Johnson, Christopher [PDRD]; Haught, Kathy; Birkner, Donald; McDonald, John; Walker, Susan
Subject: RE: Special Exceptions; Board of Adjustments; 2004 Goodrich

Mike, it appears that the preconstruction was called in. You need to schedule a final inspection. This will result in a passed or a failed inspection that includes any deficiencies. This is the "report" that should be submitted with the variance request.

Thanks,

Leon

From: Mike Mchone [mailto:mchone1234@sbcglobal.net]
Sent: Friday, December 02, 2011 2:44 PM
To: Barba, Leon; Johnson, Christopher [PDRD]; Haught, Kathy; Birkner, Donald; McDonald, John; Walker, Susan
Cc: 'Mike Mchone'
Subject: Special Exceptions; Board of Adjustments; 2004 Goodrich

Hi All,

Susan and I are trying to figure out how to "strictly" comply with the requirement of ordinance 20110526-098 which allows for "special exceptions" to the required yards (setbacks) for properties that have insufficient required yards (setbacks) for at least 15 years. I have attached the ordinance and highlighted several relevant paragraphs. I have also attach permits and permit history for my client's property at 2004 Goodrich. In talking with Chritopher Johnson, he indicated that the "building official's report" would be done through the residential review section. I have obtained a life safety permit. Inspector, Douglas McAfee, has made the pre-construction inspection. I talked with him during his inspection asking if he could make a report about the structure extending into the rear and side yards as shown in our "Special Exception" application to the BOA (see attached survey). He indicated that he could not do this.

My question is: how do I get the report that is required by paragraph 25-1-212 of the Ordinance? Since this report is due 11 days before the BOA hearing, I believe I will advise my client that it is best to postpone the hearing as I do not want any decision to be determined to be "flawed" because the "strict" requirement of the Special Exception Ordinance was not followed.

The main purpose of this email is to establish an agreed procedure, not to cast any blame.

Please let me know as soon as you can.

Thanks,

Mike

Cell: 554-8440

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1873 / Virus Database: 2102/4658 - Release Date: 12/05/11

12/7/2011

Walker, Susan

From: Mike Mchone [mchone1234@sbcglobal.net]
Sent: Friday, December 02, 2011 2:44 PM
To: Barba, Leon; Johnson, Christopher [PDRD]; Haught, Kathy; Birkner, Donald; McDonald, John; Walker, Susan
Cc: 'Mike Mchone'
Subject: Special Exceptions; Board of Adjustments; 2004 Goodrich
Attachments: Untitled.PDF - Adobe Acrobat.pdf

Hi All,

Susan and I are trying to figure out how to "strictly" comply with the requirement of ordinance 20110526-098 which allows for "special exceptions" to the required yards (setbacks) for properties that have insufficient required yards (setbacks) for at least 15 years. I have attached the ordinance and highlighted several relevant paragraphs. I have also attach permit s and permit history for my client's property at 2004 Goodrich. In talking with Chritopher Johnson, he indicated that the "building official's report" would be done through the residential review section. I have obtained a life safety permit. Inspector, Douglas McAfee, has made the pre-construction inspection. I talked with him during his inspection asking if he could make a report about the structure extending into the rear and side yards as shown in our "Special Exception" application to the BOA (see attached survey). He indicated that he could not do this.

My question is: how do I get the report that is required by paragraph 25-1-212 of the Ordinance? Since this report is due 11 days before the BOA hearing, I believe I will advise my client that it is best to postpone the hearing as I do not want any decision to be determined to be "flawed" because the "strict" requirement of the Special Exception Ordinance was not followed.

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Please let me know as soon as you can.

Thanks,

Mike

Cell: 554-8440

12/7/2011

Dear Neighbors:

So I want to give you an update about what happened with the variance request you helped me with, and thank you for that support.

On June 13 the Board of Adjustment granted one of three variances I requested. I do not have to remove any of my house proper! However I was not granted the side yard and rear yard setbacks for my porch and tool shed.

Fortunately, The Austin City Council has created a new ordinance for just such situations, and under it, they may grant compliance to pre-existing setback violations. I am going to apply under this ordinance in order to keep my home as is and not have to tear off 14 inches of my porch or remove my shed.

As before my goal is the same: it is to obtain a certificate of occupancy on my house and upgrade the utilities on my property by separating the electric service so the front house can have its own meter. And as stressed previously: **I AM NOT BUILDING ANYTHING. THE SPECIAL EXCEPTION ORDINANCE WILL SIMPLY ALLOW ME TO KEEP MY HOME AS IT IS.**

I once again need and ask for your support. I hope you will consider signing the attached petition to the Council for me.

If you have any questions, please feel free to call me (293-6046).

Thanks so much.

Sincerely,


Lindsey Lane

P.S. I am happy to keep you posted on this special exception ordinance. It is new but it seems like a huge opportunity to get compliance on many irregularities in our neighborhood.

I support Lissy Lane's request for a special exception & want her to keep her side porch & toolshed as is.

Name	Squarer	Address
Joe Bruno	Joe Bruno	2008 Goodrich
Blake Mitchell		
Blake Mitchell	Blake Mitchell	2001 Goodrich
Sue Briggs	Sue Briggs	2001 Goodrich
Sarah Powers	Sarah Powers	1807 Hether
Jim Harter	Jim Harter	2000 Goodrich

CITY OF AUSTIN
Board of Adjustment (Special called meeting)
Decision Sheet

DATE: Tuesday, November 29, 2011

CASE NUMBER: C15-2011-0110

Cathy French (SRB only)

Jeff Jack

Michael Von Ohlen **Motion to Postpone to Dec 12, 2011**

Nora Salinas

Bryan King **2nd the Motion**

Susan Morrison

Melissa Hawthorne

Heidi Goebel

OWNER/APPLICANT: S. Lynn, Hill

ADDRESS: 3704 BONNELL DR

VARIANCE REQUESTED: This appeal challenges the Planning & Development Review Department’s interpretation of the McMansion ordinance, codified in Subchapter F of City Code Chapter 25-2, in connection with a permit to construct a single-family home at 3704 Bonnell Drive. The appeal alleges that the department incorrectly interpreted and applied the “attic exemption” in Section 3.3.3 of the ordinance, as well as other errors related to plan approval.

BOARD’S DECISION: Oct 27, 2011 POSTPONED (to a special called meeting -TBA)

BOARD’S DECISION: November 29, 2011 POSTPONED TO DECEMBER 12, 2011

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

Susan Walker
Executive Liaison

Jeff Jack
Chairman

ORDINANCE NO. 20110526-098

AN ORDINANCE RELATING TO SPECIAL EXCEPTIONS AND FEE WAIVERS FOR CITY CODE VIOLATIONS; AMENDING CITY CODE SECTIONS 2-1-111, 25-1-211, 25-1-212, 25-1-214, 25-1-215, 25-1-216, 25-1-217, AND 25-1-218; AND ADDING NEW SECTIONS 25-1-366 AND 25-2-476.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The city council finds that:

- (A) Certain technical code and zoning violations exist on residential properties throughout the City of Austin. In some cases, these violations have existed compatibly with the surrounding neighborhoods for 25 or more years with no known adverse impacts to public health, safety, or welfare.
- (B) In such cases, the City's existing amnesty program, as codified in Section 25-1-365 of the Land Development Code, provides a mechanism for excusing full compliance with city regulations for certain minor violations existing on or before adoption of the current zoning code on March 1, 1986.
- (C) To address setback violations that meet all requirements for administrative amnesty except for the 1986 cutoff date, the Board of Adjustment could be authorized to grant a special exception in limited circumstances. A special exception, as authorized under state law, may be granted without a hardship finding required for a traditional zoning variance.
- (D) Together with the City's existing amnesty program, authorizing special exceptions and waiving fees for landowners seeking to address minor zoning setback violations would allow enforcement staff to focus on more significant violations of city code.

PART 2. Subsection (F) of City Code Section 2-1-111 (*Board of Adjustment*) is amended to read:

- (F) The board shall:
 - (1) hear and decide a request for a variance from the requirements of Chapter 25-2 (*Zoning*), except as otherwise provided by the Code;
 - (2) hear and decide an appeal of an administrative action under Chapter 25-2 (*Zoning*);

~~(3) hear and decide a request for a variance from the requirements of airport zoning regulations under Section 241.034, Local Government Code; [and]~~

(4) hear and decide a request for a special exception under Chapter 25-2 (Zoning); and

(5)[(4)] perform other duties prescribed by ordinance or state law.

PART 3. City Code Chapter 25-2 (*Zoning*), Article 2 (*Appeals, Variances, Special Exceptions, and Adjustments*) is amended to amend the title of Division 2 (*Variances*) and to amend Sections 25-1-211 (*Application for a Variance*), 25-1-212 (*Report*), 25-1-214 (*Public Hearing and Notice*), 25-1-215 (*Action on Application*), 25-1-216 (*Effective Date of Variance*), 25-1-217 (*Expiration of Variance*), and 25-1-218 (*Restrictions on Similar Applications*) to read as follows:

Division 2. Variances and Special Exceptions.

§ 25-1-211 APPLICATION FOR A VARIANCE OR SPECIAL EXCEPTION.

- (A) A person may file an application for a variance or a special exception with:
- (1) the building official for a variance or special exception granted by the Board of Adjustment; or
 - (2) the responsible director for a variance granted by the Land Use Commission or the council.
- (B) An application may include a request for:
- (1) variances or special exceptions from regulations applicable to the same site; or
 - (2) similar variances or special exceptions on two or more adjacent parcels with similar characteristics.
- (C) The building official or responsible director may require that the applicant provide information that the building official or responsible director determines is necessary to evaluate the variance or special exception request.

§ 25-1-212 REPORT.

- (A) For an application for a variance or special exception requiring consideration by the Board of Adjustment, the building official shall prepare and file a report with the board not later than the 11th day before the public hearing.

~~(B) For an application for a variance requiring consideration by the Land Use Commission, the responsible director shall prepare and file a report with the Land Use Commission not later than the 11th day before the public hearing.~~

(C) The building official shall make a report described in this section available to the public when the report is filed with the Board of Adjustment or Land Use Commission.

(D) This subsection applies to an application for a zoning variance or special exception for property zoned as a family residence (SF-3) or more restrictive district.

(1) The building official shall waive the application fee if the official determines that the variance or special exception is supported by the notice owners of 80 percent or more of the property located within 300 feet of the property for which the variance is sought.

(2) An applicant who seeks a fee waiver must:

(a) obtain the signature of each notice owner who supports the variance or special exception, on a form provided by the building official; and

(b) submit the completed form to the building official.

§ 25-1-214 PUBLIC HEARING AND NOTICE.

(A) The Board of Adjustment or Land Use Commission, as applicable, shall hold a public hearing on an application for a variance or special exception not later than the 45th day after the date the application is filed.

(B) The building official or responsible director, as applicable, shall give notice under Section 25-1-132(A) (*Notice Of Public Hearing*) of a public hearing on an application for a variance or special exception, and, for a variance or special exception heard by the Board of Adjustment, by posting one or more signs.

§ 25-1-215 ACTION ON AN APPLICATION.

(A) Except as otherwise provided in this chapter, the Board of Adjustment or the Land Use Commission shall act on an application for a variance or special exception not later than the next meeting after the public hearing is closed.

(B) The Board of Adjustment or the Land Use Commission may:

(1) approve an application for a variance;

(2) approve an application for a variance with modifications; or

(3) deny an application for a variance.

(C) The Board of Adjustment or the Land Use Commission may require that a variance be:

- (1) revocable;
- (2) effective for a specified time period; or
- (3) subject to one or more conditions.

(D) The Board of Adjustment may act on a request for a special exception in the manner provided for variances under Subsections (B) and (C) of this section.

§ 25-1-216 EFFECTIVE DATE OF VARIANCE OR SPECIAL EXCEPTION.

(A) Except as provided in Subsection (B), a decision on a variance or special exception is effective immediately.

(B) If a variance or special exception is appealable, a decision on the variance is effective:

- (1) except as provided in Subsection (B)(2), at the expiration of the time period during which an appeal may be filed; or
- (2) if a notice of appeal is filed, when a final decision on the appeal is made.

§ 25-1-217 EXPIRATION OF VARIANCE OR SPECIAL EXCEPTION.

(A) Except as provided in Subsection (B), a variance or special exception expires:

- (1) except as provided in Subsection (A)(2), one year after the effective date of the variance or special exception; or
- (2) on the date established as a condition of approval.

(B) A variance or special exception expires on the date an approved plan or permit expires if:

- (1) an application for approval of a plan or permit is submitted before a variance or special exception expires under Subsection (A); or
- (2) the variance or special exception is granted in association with the approved plan or permit.

~~(ii) impair the use of adjacent property that is developed in compliance with city code; or~~

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
- (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
- (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (*Noncomplying Structures*):

PART 6. City Code Section 25-2 (*Zoning*) is amended to add a new Section 25-1-366 to read:

§ 25-1-366 FEE WAIVER PROGRAM FOR EXISTING RESIDENTIAL STRUCTURES.

(A) Subject to the requirements of Subsection (B) of this section, the director shall:

- (1) waive the fee for a variance application to the Board of Adjustment under Section 25-2-473 (*Variance Requirements*) or a special exception under 25-2-476 (*Special Exceptions*); and
- (2) refund permitting and inspection fees if:
 - (a) the building official determines, based on a minimum life-safety inspection, that the structure does not pose a hazard to life, health, or public safety; and
 - (b) the structure:
 - (i) complies with current zoning regulations; or
 - (ii) the structure receives a special exception or variance from the Board of Adjustment or certificate of occupancy or

~~compliance from the building official under Section 25-1-365 (Exemption from Compliance).~~

(B) A fee waiver or refund authorized under Subsection (A) of this section:

- (1) applies only to existing residential structures and does not cover permits for remodels, except to the extent required by the building official to address minimum life and safety requirements;
- (2) applies only if the residential use for which a special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (3) does not cover fees for re-inspections or for after-hours inspections; and
- (4) expires on June 6, 2013.

(C) The director shall refund fees collected after June 6, 2012 if the requirements for waiver under this section are met.

PART 7. This ordinance takes effect on June 6, 2011.

PASSED AND APPROVED

May 26, 2011

§
§
§

Lee Jeffingwell

Lee Jeffingwell
Mayor

APPROVED: _____

Karen M. Kennard
Karen M. Kennard
City Attorney

ATTEST: _____

Shirley A. Gentry
Shirley A. Gentry
City Clerk



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FOLDER DETAILS

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

Permit ID	Issue Date	Expiration Date	Project Name	Project Type	Address	City	State	Application Date	Issue Date	Expiration Date
2011-100060 BP	2011-10-06	2012-05-18	Life Safety	Life Safety	2004 GOODRICH AVE	AUSTIN	TX	Nov 22, 2011	Nov 26, 2011	May 18, 2012

Life safety permit for rear structure at this address as required in advance of BOA meeting where applicant intends on requesting a special exception under ORD 2011 0526-98 for the side and rear setback encroachments. this is permit WILL NOT RESULT IN A CO - it is only to demonstrate structure meets minimum life safety requirements and may qualify for special exception if applied for by applicant and granted by BOA variance

Related Folders: [663](#)

FOLDER INFO

Total New/Additional Bldg Square Footage	2078
Building Inspection	Yes
Existing Non-conforming	Yes
Existing Non-complying	Yes
Number of Floors	2
Number of Units	2
Certificate of Occupancy to be Issued	Yes
Public or Private	Private
Usage Category	435

PROPERTY DETAILS

Year	Project Name	Address	City	State	Zip	Legal Description
2004	GOODRICH AVENUE	AUSTIN TX	78704	Lot Block Subdivision L M BRADLEY SUBDIVISION		

Lot Block Subdivision L M BRADLEY SUBDIVISION

PEOPLE DETAILS

Name	Company	Address	City	State	Zip	Phone
Applicant	Texan Properties (Mike McHoney)	AUSTIN	Austin			(512)554-8440
Billed To	Real Estate (Michael McHoney)	P O BOX 8142	Austin	Tx	78713-8142	(512)481-9111
General Contractor	Real Estate (Michael McHoney)	PO BOX 8142	Austin	TX	78713	(512)481-9111

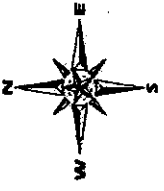
FOLDER FEE

Fee Description	Per Amount	Balance
Building Permit Fee	\$23.00	\$0.00

PROCESSES AND NOTES

Process Description	Status	Start Date	Start Date	Last Date	Assigned Staff	Time Remaining
100 Pre-Construction	Pass	Nov 30, 2011	Nov 30, 2011	Nov 30, 2011	Douglas McAfee (974-3617)	1
Administrative Hold	Open					0
Permit Refund	Open					0
Red Tag Hold	Open					0
112 Final Building	Open				Douglas McAfee (974-3617)	0
Deficiencies	Open				Douglas McAfee (974-3617)	0
BP Permitting	Open					0

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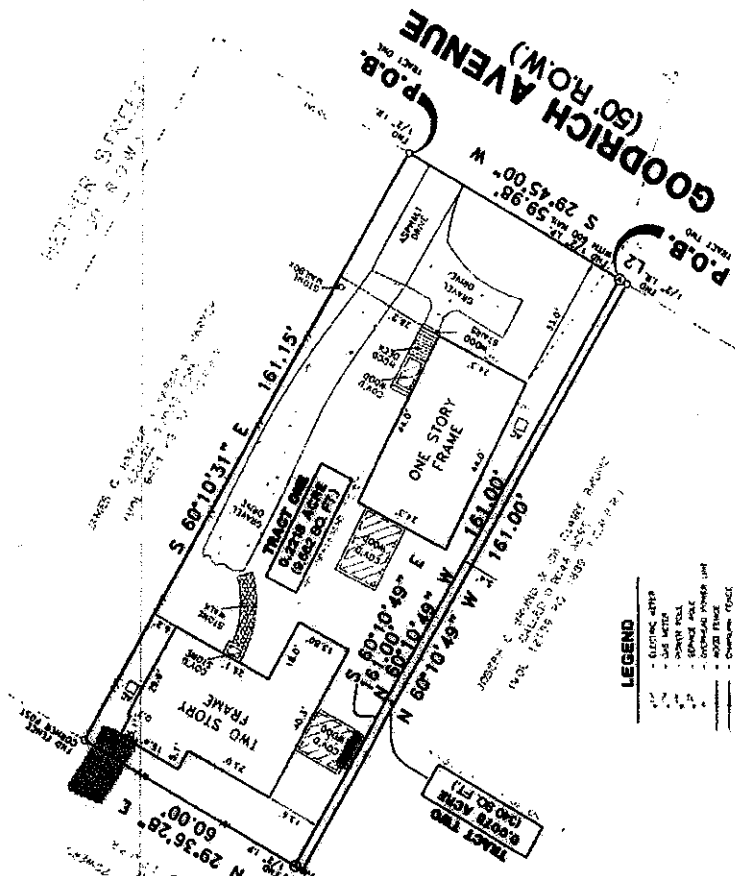
SCALE: 1" = 20'

REAR YARDS
5.5' SF 3 10' separated
SIDEYARD (INTERLOCK)
SF 3 5' separated

SURVEY OF TRACT ONE:
0.2218 OF AN ACRE (9,662 SQ. FT.)
OUT OF LOT 36

SURVEY OF TRACT TWO:
0.0078 OF AN ACRE (340 SQ. FT.)
OUT OF LOT 36

L.M. BRADLEY'S SUBDIVISION OF LOT 4
GOODRICH SUBDIVISION (UNRECORDED)
SITUATED IN THE ISAAC DECKER LEAGUE
SUBDIVISION NO. 2006153660, T.C.O.P.R.
DESCRIBED BY DOCUMENT NO. 2003156714,
T.C.O.P.R., TRAVIS COUNTY, TEXAS



LEGEND

- ELECTRIC METER
- FIRE METER
- △ ROOF
- ▭ PORCH
- ▭ DECK
- ▭ FENCE
- ▭ DRIVEWAY
- DRIVEWAY

GENERAL NOTES

1. THE SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS.
2. THE SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS.
3. THE SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS.

LINE	DISTANCE	BEARING
L1	2.11'	N 29°36'28" E
L2	2.11'	S 39°45'00" W

DATE	REASON	REVISIONS



[Handwritten signature]

Travis County, Texas

Windrose
Sonnet & Austin
Land

1500 Alamo Street
Austin, Texas 78701
Phone: (512) 524-1100
Fax: (512) 524-1100

TRACT ONE

THIS SURVEY OF TRACT ONE, CONTAINING 0.2218 OF AN ACRE (9,662 SQ. FT.) OF LAND, OUT OF LOT 36, IS A SUBDIVISION OF LOT 4, TRAVIS COUNTY, TEXAS, SITUATED IN THE ISAAC DECKER LEAGUE SUBDIVISION NO. 2006153660, T.C.O.P.R., DESCRIBED BY DOCUMENT NO. 2003156714, T.C.O.P.R., TRAVIS COUNTY, TEXAS. THIS SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS. THE SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS. THE SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS.

TRACT TWO

THIS SURVEY OF TRACT TWO, CONTAINING 0.0078 OF AN ACRE (340 SQ. FT.) OF LAND, OUT OF LOT 36, IS A SUBDIVISION OF LOT 4, TRAVIS COUNTY, TEXAS, SITUATED IN THE ISAAC DECKER LEAGUE SUBDIVISION NO. 2006153660, T.C.O.P.R., DESCRIBED BY DOCUMENT NO. 2003156714, T.C.O.P.R., TRAVIS COUNTY, TEXAS. THIS SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS. THE SURVEY IS BASED ON THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY CLERK
TRAVIS COUNTY, TEXAS



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PERMITS/CASES

#	Permit Case	Permit Date	Project Name	Permit Type	Work Type	Project Name	Status	Related Links
1	1993-005884 BP	9302540	Add Bedroom & Bathroom To Residence	R- 434 Addition & Alterations	Addition	2004 Goodrich Avenue A 00000	Final	Yes
2	1992-004520 BP	9212166	Detached Accessory Building **Did not void permit per bldg pmt 2011-100600P notes in conditions**	R- 435 Renovations/Remodel	Remodel	2004 Goodrich Avenue A 00000	Expired	Yes
3	1993-005884 MF	9302540	Add Bedroom & Bathroom To Residence	R- 434 Addition & Alterations	Addition	2004 Goodrich Avenue A 00000	Final	Yes
4	1993-005884 PP	9302540	Add Bedroom & Bathroom To Residence	R- 434 Addition & Alterations	Addition	2004 Goodrich Avenue A 00000	Final	Yes
5	1993-005884 EP	9302540	Add Bedroom & Bathroom To Residence	R- 434 Addition & Alterations	Addition	2004 Goodrich Avenue A 00000	Final	Yes
6	2010-093074 DA	C81-2010-0277		Land Status Determination		2004 GOODRICH AVE	Accepted	No
7	2011-000069 BA	C15-2011-0065	side and rear yard setback The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet 9 1/2 inches in order to maintain an attached accessory structure in order to change the use to create a two-family residential use in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district (Bouldin Neighborhood Plan) The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to maintain a screened porch in order to change the use to create a two-family residential use in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district (Bouldin Neighborhood Plan) The applicant has requested a variance to increase the maximum allowable gross floor area of Section 25-2-774 (C) (7) (a) from 850 square feet to 1187 square feet in order to change the use of a building to create a two-family residential use in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district (Bouldin Neighborhood Plan)	BOA Variance	Residential	2004 GOODRICH AVE	Approved	No
8	2011-000144 BA	C15-2011-0130	special exception	BOA Variance	Residential	2004 GOODRICH AVE	Hearing Scheduled	No
9	2011-106056 PR	2011-106056 PR	life safety permit for rear structure at this address as required in advance of BOA meeting where applicant intends on requesting a special exception under ORD 2011 0526-98 for the side and rear setback encroachments this is permit WILL NOT RESULT IN A CO - it is only to demonstrate structure meets minimum life safety requirements and may qualify for special exception if applied for by applicant and granted by BOA variance This permit and inspection are requirements prior to BOA special exception meeting	R- 435 Renovations/Remodel	Life Safety	2004 GOODRICH AVE	Approved	Yes

10	2011-106060 BP	2011-106060 BP	Life safety permit for rear structure at this address as required in advance of BOA meeting where applicant intends on requesting a special exception under ORD 2011 0526-98 for the side and rear setback encroachments. This is permit WILL NOT RESULT IN A CO - it is only to demonstrate structure meets minimum life safety requirements and may qualify for special exception if applied for by applicant and granted by BOA variance.	R- 435 Renovations/Remodel	Life Safety	2004 GOODRICH AVE	Active	Yes
11	2011-106092 PR	2011-106092 PR	two story two family building behind existing sites - already constructed, expired permits.	R- 103 Two Family Bldgs	New	2004 GOODRICH AVE	Rejected	No

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