

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

CASE # C15-2012-0028  
ROW # 10722412  
TP-040109-01-44

**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: 2201 La Casa Dr

LEGAL DESCRIPTION: Subdivision - Rabb Inwood Hills  
Vol 4 page 73 Plat records Travis county  
Lot(s) 1& 2 Block 18 Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Mary Keating Bruton on behalf of myself/ourselves as authorized agent for  
Mary Keating Bruton affirm that on Jan 15th 2012,

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

(check appropriate items below)

     ERECT      ATTACH      COMPLETE      REMODEL   X   MAINTAIN

a fence that was constructed more than 7 years ago on the west side of my property. 3 years after the fence was built, a carport was constructed. The carport consists of a 21 foot square corrugated tin roof supported 10 feet off the ground by 3 posts on the west and east sides--the carport has no walls and is therefor open on all sides, there is no slab or other floor other than the ground. The carport is 1 foot from the fence and the fence is 4 feet inside the property line. City zoning regulations require a five foot side-yard setback so the carport is in compliance and the fence is not. I would like to sell and my neighbor would like to buy the 4 feet of my property on their side of the fence so that when our property line is re-configured to bring the neighbor's property into compliance with the side-yard setback requirement. Currently, a potion of the neighbors house is within the setback I am asking for the property line to be moved to where the fence has been for many years. The new property line would be basically staright with no dog leg in the middle. in a SF-3 no overlays 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:

not allowing the open-air carport to be within 1 feet of the property line is not reasonable and would serve no practical purpose. Relocating the carport would entail considerable expense and would detract from the beauty and value of the rest of my property which is professionally landscaped and quite beautiful as is. Allowing the carport 4 feet into the setback would have no aesthetic downside and would not impede access along the property line to the back of my property in the event a City or other utility crew needed access to the southern property boundary.

**HARDSHIP:**

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

the hardship is unique because no one other than my neighbor on the west side and I would be affected, and we are very much in favor of the variance. Additionally, not granting the variance would require the expense of demolishing and relocating the carport and the relocation would detract and devalue the remainder of my property. Having a dog-leg in the middle of our property line would also devalue our properties. Granting the variance would have no adverse aesthetic affect and access to the southern portion of my property would not be affected.

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

No other property owner in this area is similarly situated or would be affected by the granting of the requested variance.

**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:

The character of the area adjacent to the property will remain the same and will continue to be used as a yard for a residence; the use of the adjacent conforming property will remain exactly the same; and the regulations of the zoning district will not be impaired because the aesthetics and access will also remain the same.

**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:

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 Mary Keating Bruton Mail Address 2201 La Casa Dr  
City, State & Zip Austin Texas 78704

Printed MARY KEATING BRUTON Phone 512 447 4383 Date Jan. 13.2012

**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 Mary Keating Bruton Mail Address 2201 La Casa Dr.  
City, State & Zip Austin, Texas 78704

Printed MARY KEATING BRUTON Phone 512 447 4383 Date Jan 13.2012

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

(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:**



Chester Beaver <chester.beaver@gmail.com>

# Approval from Austin Energy for variance application to Board of Adjustment for a reduction in side yard setback

3 messages

Chester Beaver <chester.beaver@gmail.com>

Mon, Jan 16, 2012 at 2:38 PM

To: lena.lund@austinenergy.com, Mary Keating Bruton <mkbphotography@me.com>, Mary Keating-Bruton <mkbbruton@austin.rr.com>

Greetings Ms. Lund;

Thank you for returning my voice message last week. Pursuant to your response I have attached a picture of the carport in question and two surveyor's sketches showing the various improvements, their location and dimensions, and another sketch showing the trees. By separate email I will be sending you a copy of the application to Board of Adjustment for a side yard setback variance. If I may provide you with additional information, please let me know by return email or call me at 507-1565.

Happy MLK Day.

Sincerely, Chester Beaver

### 2 attachments



DSC\_0004.jpg  
569K

20120109134627810 (1).pdf  
192K

Lund, Lena <Lena.Lund@austinenergy.com>

Wed, Jan 18, 2012 at 11:22 AM

To: Chester Beaver <chester.beaver@gmail.com>

Cc: "Ramirez, Diana" <Diana.Ramirez@austintexas.gov>, "Walker, Susan" <Susan.Walker@austintexas.gov>

Mr. Beaver,

Attached please find Austin Energy's response to your request for preliminary BOA review. Austin Energy does not oppose the reduction setback from the proposed new lot line that will be created with the amended plat.

Lena Lund

Austin Energy

## Public Involvement/Real Estate Services

721 Barton Springs Road, Suite 102.4

Austin, TX 78704-1145

512-322-6587512-322-6101 Fax

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**From:** Chester Beaver [mailto:[chester.beaver@gmail.com](mailto:chester.beaver@gmail.com)]**Sent:** Monday, January 16, 2012 2:39 PM**To:** Lund, Lena; Mary Keating Bruton; Mary Keating-Bruton**Subject:** Approval from Austin Energy for variance application to Board of Adjustment for a reduction in side yard setback

Greetings Ms. Lund;

Thank you for returning my voice message last week. Pursuant to your response I have attached a picture of the carport in question and two surveyor's sketches showing the various improvements, their location and dimensions, and another sketch showing the trees. By separate email I will be sending you a copy of the application to Board of Adjustment for a side yard setback variance. If I may provide you with additional information, please let me know by return email or call me at 507-1565.

Happy MLK Day.

Sincerely, Chester Beaver

**2201 La Casa Dr.PDF**

956K

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**Chester Beaver** <[chester.beaver@gmail.com](mailto:chester.beaver@gmail.com)>

Wed, Jan 18, 2012 at 11:47 AM

To: Mary Keating Bruton <[mkbphotography@me.com](mailto:mkbphotography@me.com)>, Mary Keating-Bruton <[mkbruton@austin.rr.com](mailto:mkbruton@austin.rr.com)>

----- Forwarded message -----

From: **Lund, Lena** <[Lena.Lund@austinenergy.com](mailto:Lena.Lund@austinenergy.com)>

Date: Wed, Jan 18, 2012 at 11:22 AM

Subject: RE: Approval from Austin Energy for variance application to Board of Adjustment for a reduction in side yard setback

To: Chester Beaver <[chester.beaver@gmail.com](mailto:chester.beaver@gmail.com)>Cc: "Ramirez, Diana" <[Diana.Ramirez@austintexas.gov](mailto:Diana.Ramirez@austintexas.gov)>, "Walker, Susan" <[Susan.Walker@austintexas.gov](mailto:Susan.Walker@austintexas.gov)>

Mr. Beaver,

Attached please find Austin Energy's response to your request for preliminary BOA review. Austin Energy does not oppose the reduction setback from the proposed new lot line that will be created with the amended plat.

*Lena Lund*

Lena Lund

Austin Energy

*322-6587*

Public Involvement/Real Estate Services

721 Barton Springs Road, Suite 102.4

Austin, TX 78704-1145

512-322-6587

*need Austin Energy approval*

512-322-6101 Fax

*for a side yard setback reduction*

**From:** Chester Beaver [mailto:[chester.beaver@gmail.com](mailto:chester.beaver@gmail.com)]

**Sent:** Monday, January 16, 2012 2:39 PM

**To:** Lund, Lena; Mary Keating Bruton; Mary Keating-Bruton

**Subject:** Approval from Austin Energy for variance application to Board of Adjustment for a reduction in side yard setback

Greetings Ms. Lund;

*- Survey & reasons  
- BOA appli*

*( 1. application  
2. 3 surveyor drawings )*

Thank you for returning my voice message last week. Pursuant to your response I have attached a picture of the carport in question and two surveyor's sketches showing the various improvements, their location and dimensions, and another sketch showing the trees. By separate email I will be sending you a copy of the application to Board of Adjustment for a side yard setback variance. If I may provide you with additional information, please let me know by return email or call me at 507-1565.

Happy MLK Day.

Sincerely, Chester Beaver



2201 La Casa Dr.PDF

956K



3

**AFTER RECORDING MAIL TO:**

Chester E. Beaver and Sheila Filomena  
2205 La Casa Dr.  
Austin, TX 78704

Prepared By:  
Robertson & Anschutz, P.C.  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042

After recording return to:  
TEXAS AMERICAN TITLE COMPANY  
4201 S. CONGRESS AVE.  
SUITE 203  
AUSTIN, TX 78745

**GENERAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS

COUNTY OF Travis

§  
§  
§

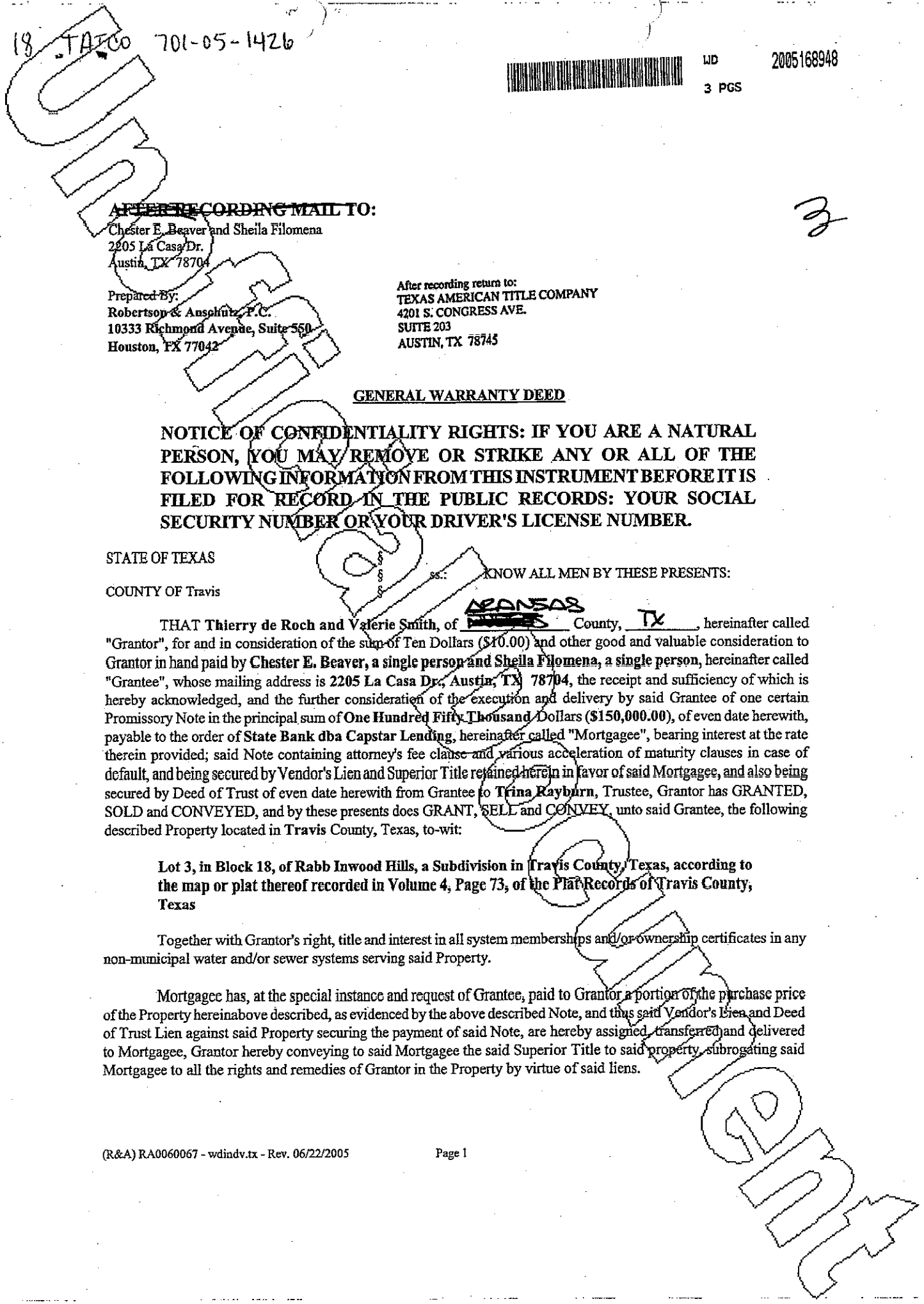
ss.: KNOW ALL MEN BY THESE PRESENTS:

THAT **Thierry de Roch and Valerie Smith**, of ~~ARIZONA~~ **ARIZONA** County, **Tx**, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **Chester E. Beaver, a single person and Sheila Filomena, a single person**, hereinafter called "Grantee", whose mailing address is **2205 La Casa Dr., Austin, TX 78704**, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **One Hundred Fifty Thousand Dollars (\$150,000.00)**, of even date herewith, payable to the order of **State Bank dba Capstar Lending**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to **Trina Rayburn**, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Travis County, Texas, to-wit:

**Lot 3, in Block 18, of Rabb Inwood Hills, a Subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 73, of the Plat Records of Travis County, Texas**

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.



TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".


EXECUTED this

day of

September, 2005

TO BE EFFECTIVE

9-9-05

  
Seller: Thierry de Roch

  
Date

09/08/2005

  
Seller: Valerie Smith

  
Date

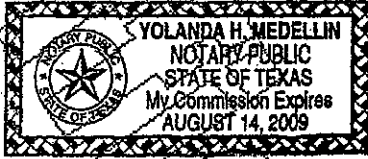
9-8-05



**INDIVIDUAL(S) ACKNOWLEDGEMENT**

STATE OF TEXAS, Travis County ss:

This instrument was acknowledged before me on September 8, 2005, by Thierry de Roch and Valerie Smith.



Yolanda H. Medellin  
Notary Public  
Yolanda H. Medellin  
Printed Name of Notary Public

(R&A) RA0060067 - wdindv.tx - Rev. 06/22/2005

Page 3

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*

2005 Sep 12 12:09 PM 2005168948

CANTUD \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



TRV

2011095646

3 PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**INDEPENDENT ADMINISTRATOR'S DEED  
AND SPECIAL WARRANTY DEED**

DATE: ~~JUNE 28~~ 2011

*3mpg*

GRANTOR (whether one or more): CHARLES O. GRIGSON, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF TURNER STEPHEN BRUTON, DECEASED, and

SUMTER BRUTON, dealing in his separate property

GRANTOR'S MAILING ADDRESS (including county):

Grigson: 604 W. 12<sup>th</sup> Street  
Austin, Texas 78701  
Travis County

Bruton: 1921 Ben Hall Ct.  
Fort Worth, Tx 76110  
Tarrant County

GRANTEE (whether one or more): MARY KEATING BRUTON

GRANTEE'S MAILING ADDRESS (including county):

2201 La Casa Drive  
Austin, Texas 78704  
Travis County

**CONSIDERATION:**

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, pursuant to the terms of the Family Settlement Agreement approved by the Agreed Order Approving Amended and Restated Settlement Agreement entered on May 28, 2010, in Cause No. C-1-PB-09-000557, styled In the Estate of Turner Stephen Bruton, Deceased, pending in the Probate Court No. 1, Travis County, Texas.

UNOFFICIAL COPY

PROPERTY (including any improvements):

Lots 1 and 2, Block 18, Rabb Inwood Hills Addition, a subdivision in Travis County, Texas, according to the Map or Plat of Records in Volume 4, Page 73 Plat Records of Travis County, Texas

Commonly known as 2201 La Casa Drive, Austin, Texas 78704

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:

Easements and rights-of-way of record; ad valorem taxes for 2011; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever.

Grantor Sumter Bruton binds himself, and his heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executives, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof (except as to the reservations from and exceptions to conveyance and warranty) by, through and under Grantor Sumter Bruton, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

*Charles O. Grigson*

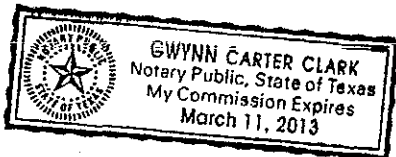
CHARLES O. GRIGSON, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF TURNER STEPHEN BRUTON, DECEASED

STATE OF TEXAS )  
 )  
COUNTY OF TRAVIS )

This instrument was acknowledged before me on this 30<sup>th</sup> day of June, 2011, by CHARLES O. GRIGSON, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF TURNER STEPHEN BRUTON, DECEASED, on behalf of said estate.

*Gwynn Carter Clark*

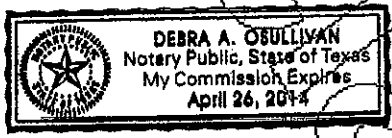
NOTARY PUBLIC, STATE OF TEXAS



Sumter Bruton  
SUMTER BRUTON

STATE OF TEXAS )  
COUNTY OF TRAVIS )

This instrument was acknowledged before me on this 28<sup>th</sup> day of June, 2011, by SUMTER BRUTON.



Debra A. O'Sullivan  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:  
Charles O. Grigson  
604 West 12<sup>th</sup> Street  
Austin, Texas 78701

PREPARED IN THE LAW OFFICE OF:  
CHARLES O. GRIGSON  
604 W. 12<sup>th</sup> Street  
Austin, Texas 78701

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jul 01, 2011 02:21 PM 2011095646  
GONZALESM: \$24.00  
Dana DeBeauvoir, County Clerk  
Travis County, TEXAS

SURVEYOR'S CERTIFICATION

This is to certify that:

- ◆ I am authorized to practice the profession of Surveying in the State of Texas;
- ◆ I am responsible for the preparation of the surveying portions of the plan or plat submitted herewith;
- ◆ All surveying information shown on the plan or plat is accurate and correct; AND
- ◆ With regard to the surveying portions thereof, the plan or plat will comply with Title 25 of the Austin City Code, as amended, and all other applicable City and Travis County codes, ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:

( 1 additional sheet(s) with variances or waivers are attached) {each additional sheet must be signed, sealed and dated}

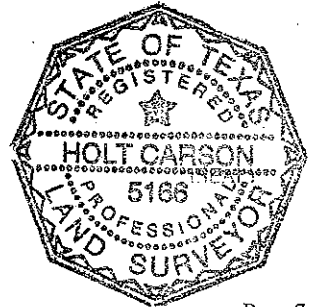
WAIVER of SCALE REQUIREMENT

OF 1" = 100'

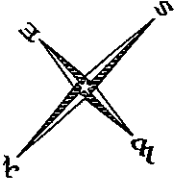
Witness my hand this 13<sup>th</sup> day of JANUARY, 2012.

*Holt Carson*

(SURVEYOR'S SIGNATURE)







PARAMOUNT AVENUE

S43°52'35"W 131.12'  
(S43°51'W 131.01')

in concrete

(S46°09'E) 162'  
S46°19'14"E 61.98'

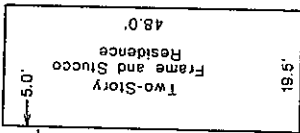
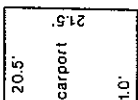
1

S43°53'10"W 131.22'  
(S43°51'W 131.01')

N46°12'39"W 62.00'  
(N46°09'W 62')

(S46°09'E) 181'  
S46°19'14"E 18.00'

**LOT 2A**  
7,215  
Square Feet



IPF

IPF 115.73'

N46°12'39"W 57.88'  
(N46°09'W 115.82')

IPF

IPF 3/4"



1-06-2012  
*Handwritten signature*

Lot 1 Elm Forest Volume S7 Page 175A

**LA CASA DRIVE**  
(50' R.O.W.)

(S41°45'E 98')  
S41°45'54"E 98.00'

10' ETE

61.98'

8.84'

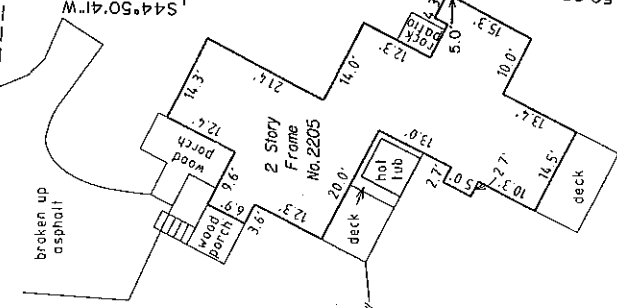
Rabb Inwood Hills  
Volume 4 Page 73

**BLOCK 18**

4

N43°53'30"E 138.56'  
(N43°51'E 138.61')

**LOT 3A**  
8,312  
Square Feet



N46°12'39"W 57.85'

IPF

IPF 3/4"

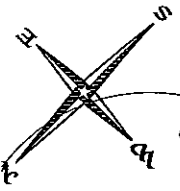
(S41°45'E) 121.83'  
S41°45'54"E 121.83'

BEARING BASIS  
from prior survey

(N31°06'E) 151.71'  
(N31°18'37"E) 151.59'

**RAE DELL AVENUE**

(N46°09'W) 88.56'  
N46°12'39"W 88.46'



PARAMOUNT AVENUE

S43°52'35"W 131.12'  
S43°51'W 131.01'

in concrete

LA CASA DRIVE  
(50' R.O.W.)

(S41°45'E 122.35')  
S41°45'54"E 121.83'

BEARING BASIS  
from prior survey

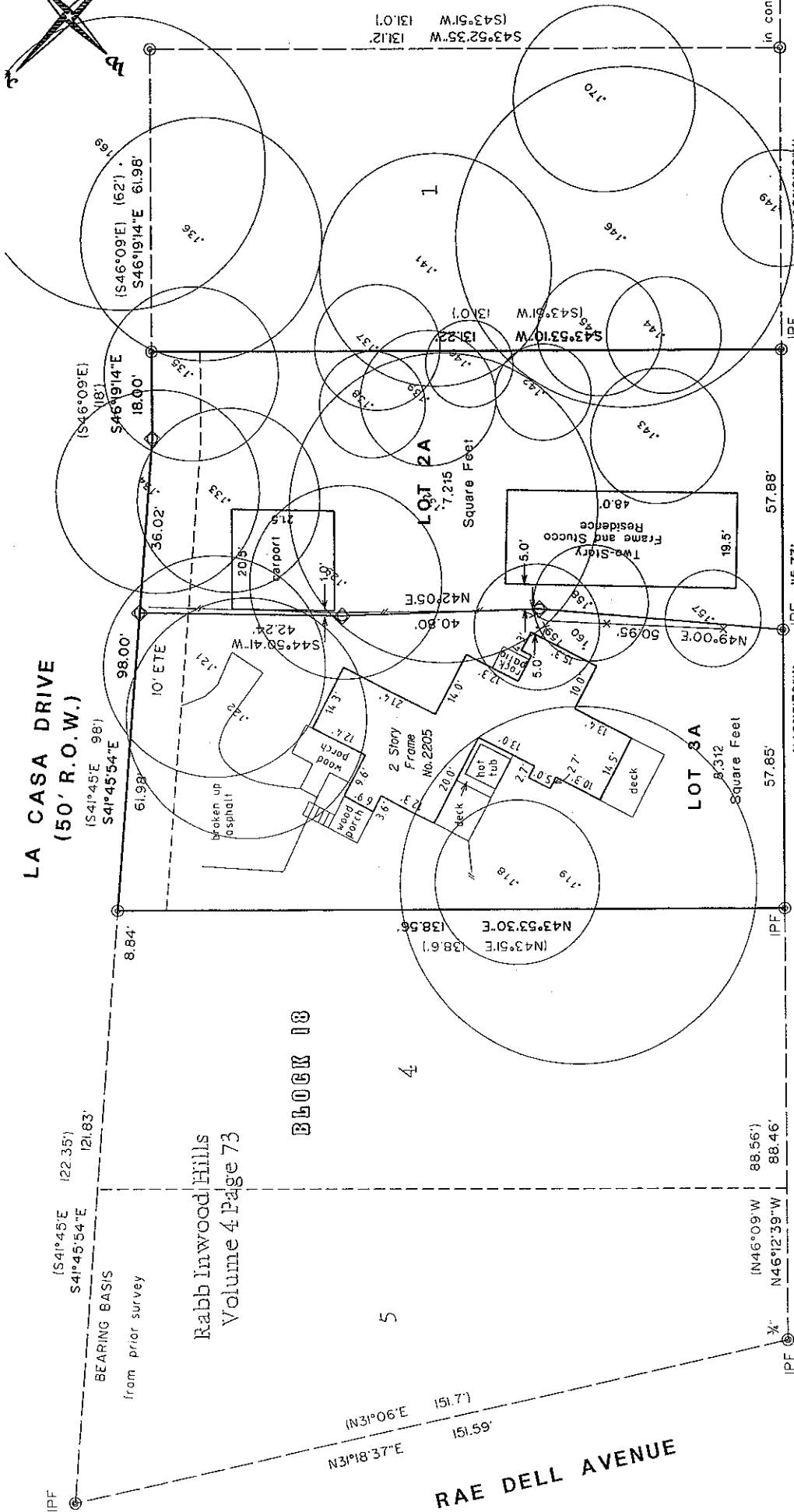
Rabb Inwood Hills  
Volume 4 Page 73

BLOCK 18

5

(N31°06'E 151.7')  
N31°18'37"E 151.59'

RAE DELL AVENUE



IPF (S41°45'E 98') S41°45'54"E 61.98' 98.00' 10' ETE 36.02' 18.00' (S46°09'E 162') S46°09'14"E 61.98' 136' 135' 133' 132' 131' 130' 129' 128' 127' 126' 125' 124' 123' 122' 121' 120' 119' 118' 117' 116' 115' 114' 113' 112' 111' 110' 109' 108' 107' 106' 105' 104' 103' 102' 101' 100' 99' 98' 97' 96' 95' 94' 93' 92' 91' 90' 89' 88' 87' 86' 85' 84' 83' 82' 81' 80' 79' 78' 77' 76' 75' 74' 73' 72' 71' 70' 69' 68' 67' 66' 65' 64' 63' 62' 61' 60' 59' 58' 57' 56' 55' 54' 53' 52' 51' 50' 49' 48' 47' 46' 45' 44' 43' 42' 41' 40' 39' 38' 37' 36' 35' 34' 33' 32' 31' 30' 29' 28' 27' 26' 25' 24' 23' 22' 21' 20' 19' 18' 17' 16' 15' 14' 13' 12' 11' 10' 9' 8' 7' 6' 5' 4' 3' 2' 1' 0'

Lot 1 Elm Forest Volume 87 Page 175A



1-06-2012  
*[Signature]*

| TAG No. | DESCRIPTION  | TAG No. | DESCRIPTION  | TAG No. | DESCRIPTION   |
|---------|--------------|---------|--------------|---------|---------------|
| 118     | 17" Live Oak | 136     | 25" Elm      | 145     | 13" Elm       |
| 119     | 37" Live Oak | 137     | 13" Elm      | 146     | 35" Live Oak  |
| 121     | 23" Live Oak | 138     | 11" Elm      | 149     | 12" Cedar     |
| 122     | 25" Live Oak | 139     | 14" Elm      | 157     | 10" Hackberry |
| 129     | 20" Live Oak | 140     | 9" Elm       | 158     | 12" Hackberry |
| 132     | 32" Live Oak | 141     | 24" Live Oak | 159     | 13" Elm       |
| 133     | 19" Live Oak | 142     | 10" Elm      | 160     | 22" Live Oak  |
| 134     | 21" Elm      | 143     | 14" Elm      | 169     | 30" Live Oak  |
| 135     | 18" Live Oak | 144     | 12" Elm      | 170     | 19" Live Oak  |





**City of Austin**

*Austin's Community-Owned Electric Utility*

[www.austinenergy.com](http://www.austinenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

January 18, 2012

Mary Keating Bruton  
c/o Chester Beaver  
2201 La Casa Dr  
Austin, Texas 78704  
Via email to: [chester.beaver@gmail.com](mailto:chester.beaver@gmail.com)

Re: 2201 La Casa Drive  
Lots 1-2 Blk 18 Rabb Inwood Hills (proposed Lot 2A)

Dear Mr. Beaver,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the proposed northwest side setback from 5 ft to 1 ft in order to maintain an existing carport. Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch.

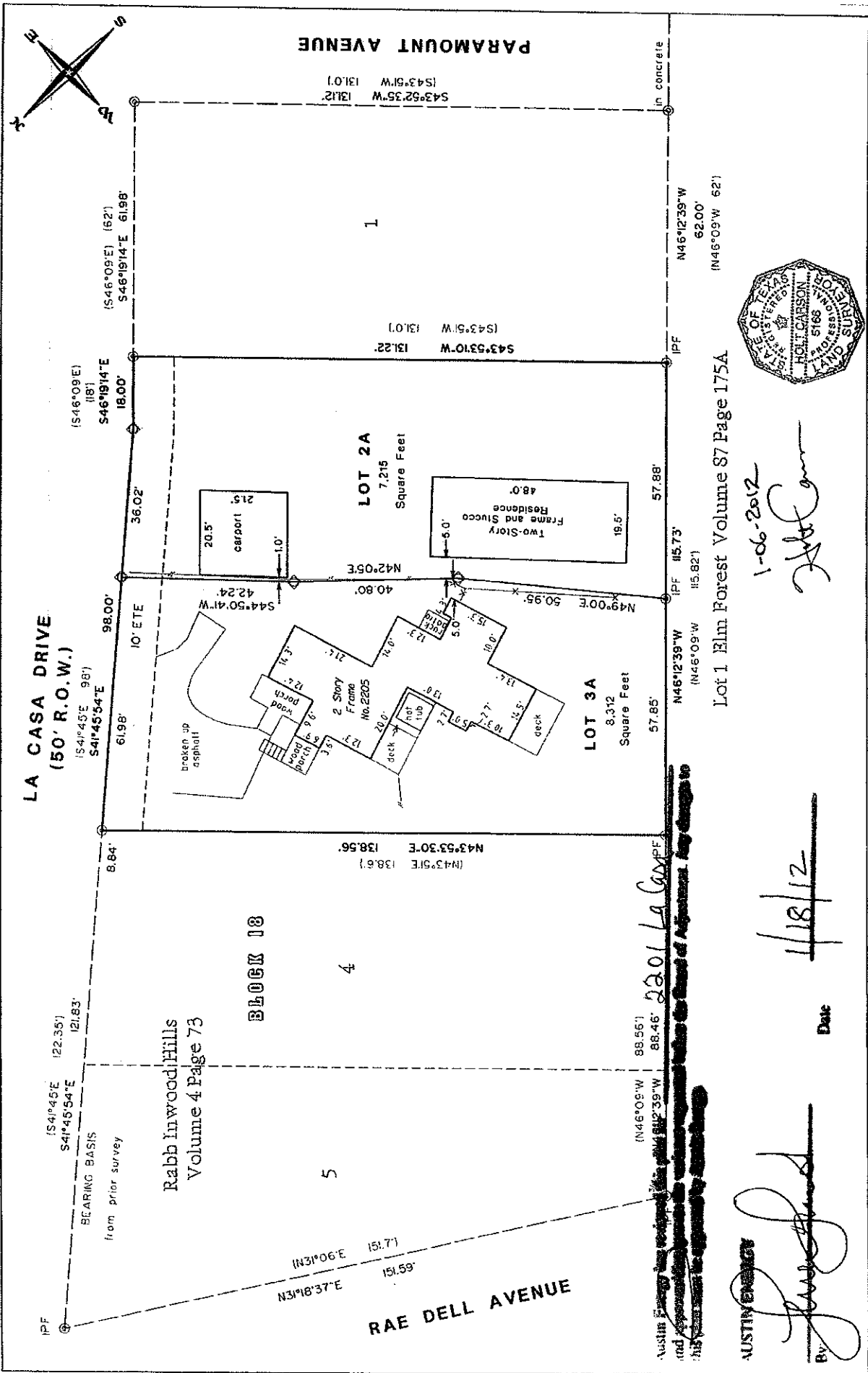
Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in cursive script that reads "Lena Lund".

Lena Lund  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker



**LA CASA DRIVE  
(50' R.O.W.)**

**PARAMOUNT AVENUE**

**RAE DELL AVENUE**

Rabb Inwood Hills  
Volume 4 Page 73

**BLOCK 18**

4

5

**LOT 3A**  
8,312  
Square Feet

**LOT 2A**  
7,215  
Square Feet

1

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1-06-2012  
*Holt Carson*

*1/18/12*

**AUSTIN ENERGY**  
By: *[Signature]*  
Date: *1/18/12*

*2201 La Casa*  
*IPF*