



City of Austin

Founded By Congress, Republic of Texas 1839
Code Compliance Department
P.O. Box 1088, Austin, Texas 78767 - 1088

December 10, 2009

NOTICE OF VIOLATION

via Certified Mail #7007 2560 0001 7116 4580

Michael Said
3401 Guadalupe St
Austin, Texas 78705-1321

RE: 1917 DAVID ST 78705

Legally described as LOT 18 BLK 2 OLT 26-28 DIV D CARRINGTON SUBD
Zoned as SF-3-CO-NP
Parcel Number 0113001220

Dear Michael Said:

An investigation by the City of Austin's Code Compliance Department was conducted relating to the property indicated above and violations of Austin City Code were found that require your immediate attention. An investigation report is enclosed which defines the code violation(s) found with required remedies for attaining compliance with the City Code.

After receipt of this notice, you may not sell, lease, or give away this property unless you have provided the buyer, lessee, or other transferee a copy of this notice, and provided the name and address of the buyer to the Building Official. Also, it is a misdemeanor to rent this property if the code violation(s) on this property pose a danger to the health, safety and welfare of the tenants.

If you have any questions, please contact me by telephone at (512)974-6428 between 7:30AM - 4:00PM. You may leave a voicemail message at any time.

Si usted tiene alguna pregunta, contácteme por favor por teléfono en (512)974-6428 de lunes a viernes o puede dejar un mensaje de correo vocal en cualquier momento.

Ownership Information

According to the real property records of Travis County, you own the real property described in this notice. If you no longer own this property, you must execute an affidavit stating that you no longer own the property and stating the name with the last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to our office not later than the 20th day after the date you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice, even if you do not.

An affidavit form is available at our office located at 1520 Rutherford Lane. An affidavit may be mailed to:

**City of Austin
Code Compliance Department
P.O. Box 1088
Austin, Texas 78767**

Additionally, if this property has other owner(s), please provide me with this information.

Failure to Correct

If a violation is not corrected, any existing site plan, permit, or certificate of occupancy may be suspended or revoked by the City. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.

If the violation continues, the City may take further legal action to prevent the unlawful action as authorized by State law and may seek civil injunctions or penalties in State court.

For dangerous or substandard buildings, the City may also take further action to require the vacation, relocation of occupants, securing, repair, removal or demolition of a building.

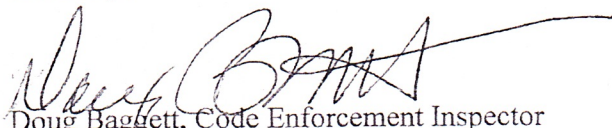
If the violations are not brought into compliance within the timeframes listed in the investigation report, criminal charges may be filed against you in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.

Complaints

To register a complaint regarding a Code Compliance Department investigator, you may submit your complaint in writing no later than 3 days after receipt of this letter to:

**City of Austin
Code Compliance Department Manager
P.O. Box 1088
Austin, Texas 78767**

Sincerely,



Doug Baggett, Code Enforcement Inspector
Code Compliance Department
Case CV-2009-135900

INVESTIGATION REPORT

Investigator: Doug Baggett
Case: CV-2009-135900
Address: 1917 DAVID ST 78705
Zoned as SF-3-CO-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 974-2380. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

LAND USE

Code Section: Building Permit Requirement (§25-11-32)

Description of Violation: Construction of a four-plex in an SF-3 zoned neighborhood was performed without required permit(s).

Date Observed: December 10, 2009

Status: Not Cleared

Required Remedy:

Code Section: Permitted, Conditional, and Prohibited Uses (§25-2-491)

Description of Violation: Triplex and/or four-plex structures are prohibited in a SF-3 zoning district.

Date Observed: December 10, 2009

Status: Not Cleared

Required Remedy:

Required Remedy Summary

Obtain a Permit in 30 days

Discontinue prohibited use in 30 days.

NOTE: The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

Appeal

No appeal is available for land use issues. However, a person may appeal a Stop Work Order to the City of Austin's Building Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;
- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to the Office of the Director of the Planning and Development Review Department located at 505 Barton Springs Road or mailed to:

Building Official
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

Stealth Dorms, a City wide concern

As land becomes more expensive in areas close to the University of Texas, stealth dorms are becoming a devastating problem in areas not traditionally targeted for student housing.

The Northfield neighborhood, in the North Loop area, has started tracking stealth dorms. Their position paper can be found on-line:

<http://www.northfieldna.org/StealthDormsinNorthfieldNeighborhood.pdf>

Their database now has more than 50 properties listed.

NorthLoop Area

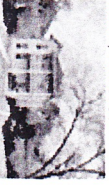
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Austin, TX 78751
Austin, TX 78751



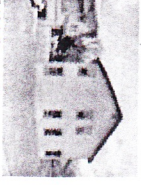
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Austin, TX 78751
Austin, TX 78751



5104 Caswell Ave
Austin, TX 78751
Austin, TX 78751



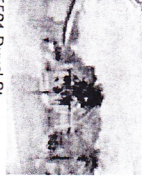
Premium Recording Service
5315 Duval St
Austin, TX 78751
Austin, TX 78751



5401 Duval St
Austin, TX 78751
Austin, TX 78751



5402 Duval St
Austin, TX 78751
Austin, TX 78751



5501 Duval St
Austin, TX 78751
Austin, TX 78751



5503 Duval St

Austin, TX 78751
Austin, TX 78751



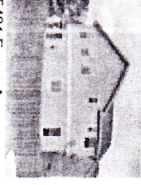
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Austin, TX 78751
Austin, TX 78751



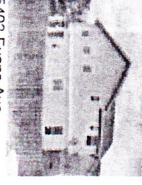
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Austin, TX 78751
Austin, TX 78751



5401 Evans Ave
Austin, TX 78751
Austin, TX 78751



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Austin, TX 78751
Austin, TX 78751



5403 Evans Ave
Austin, TX 78751
Austin, TX 78751

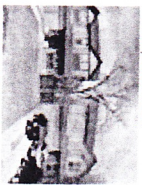


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Austin, TX 78751
Austin, TX 78751

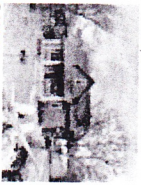


5407 Evans Ave
Austin, TX 78751
Austin, TX 78751

5407 Evans Ave
Austin, TX 78751
Austin, TX 78751



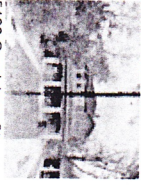
5408 Evans Ave
Austin, TX 78751
Austin, TX 78751



5409 Evans Ave
Austin, TX 78751
Austin, TX 78751



106 Franklin Blvd
Austin, TX 78751
Austin, TX 78751



5100 Guadalupe St
Austin, TX 78751
Austin, TX 78751



5204 Martin Ave
Austin, TX 78751
Austin, TX 78751



5208 Martin Ave
Austin, TX 78751
Austin, TX 78751

5402 Martin Ave
Austin, TX 78751
Austin, TX 78751



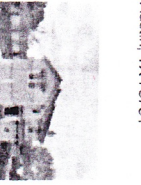
5404 Martin Ave
Austin, TX 78751
Austin, TX 78751



5405 Martin Ave
Austin, TX 78751
Austin, TX 78751



5408 Martin Ave
Austin, TX 78751
Austin, TX 78751



311 Nellray Blvd
Austin, TX 78751
Austin, TX 78751



401 Nellray Blvd
Austin, TX 78751
Austin, TX 78751

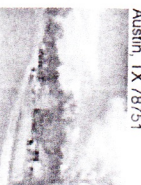


408 Nellray Blvd
Austin, TX 78751
Austin, TX 78751

500 N Loop Blvd
Austin, TX 78751
Austin, TX 78751



504 N Loop Blvd
Austin, TX 78751
Austin, TX 78751



602 W North Loop Blvd
Austin, TX 78751
Austin, TX 78751



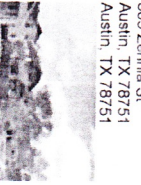
615 W North Loop Blvd
Austin, TX 78751
Austin, TX 78751



304 Zennia St
Austin, TX 78751
Austin, TX 78751



305 Zennia St
Austin, TX 78751
Austin, TX 78751



307 Zennia St
Austin, TX 78751
Austin, TX 78751