

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 9, 2012

CASE NUMBER: C15-2012-0038

☒ Y Jeff Jack **Motion to PP to May 14, 2012**
☒ Y Michael Von Ohlen **2nd the Motion**
☒ Y Nora Salinas
☒ Y Bryan King
☐ - Susan Morrison (OFF THE DIAS)
☒ Y Melissa Hawthorne
☒ Y Heidi Goebel
Cathy French (SRB only)
Dan Graham (SRB only)

OWNER/APPLICANT: Isidora Gonzalez

ADDRESS: 2016 PAYNE AVE

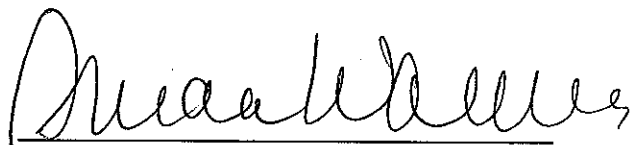
VARIANCE REQUESTED:): The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% allowable to 53% in order to complete the construction of an accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

BOARD'S DECISION: Board Member Bryan King motion to Postpone to May 14, 2012, Board Member Michael Von Ohlen second on a 6-0 vote (Board member Susan Morrison off the dias); **POSTPONED TO MAY 14, 2012.**

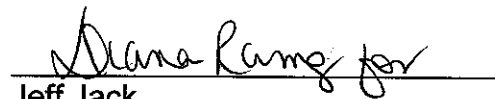
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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



Susan Walker
Executive Liaison



Jeff Jack
Chairman

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2012-0038 – 2016 Payne Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 9th, 2012

DIANE E. STANLEY
 Your Name (please print)

☒ I am in favor
☐ I object

2010 KAREL AVENUE, AUSTIN, TX 78757
 Your address(es) affected by this application

Diane E. Stanley
 Signature

4/6/12
 Date

Daytime Telephone: (512) 904-5036

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 9th, 2012

JAMES W. FENNELL
 Your Name (please print)

2020 PAYNE AVE.

Your address(es) affected by this application

James W. Fennell

Signature

3-30-12
 Date

Daytime Telephone: 512 206 0125

Comments: WE ARE MOVING, 180 DENA,

\$ HER FAMILY IS NO PROBLEM

J.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
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 Austin, TX 78767-1088



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Case Number: C15-2012-0038 – 2016 Payne Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 9th, 2012

Herbert E. SANDER

Your Name (please print)



2004 Pedernales St, Austin, TX 78757

Your address(es) affected by this application

Herbert E. Sander

Signature

04/04/2012

Date

Daytime Telephone: *451-1357*

Comments:

*I feel if vacant is parked
 other home owners will
 be guilty the same con-
 sideration.*

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

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Case Number: C15-2012-0038 – 2016 Payne Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 9th, 2012

Kathleen Boas

Your Name (please print)

2007 Payne Ave

Your address(es) affected by this application

Signature

Daytime Telephone: **512-810-8865**

3/31/12
Date

Comments:

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

CASE # C15-2012-0038
TP-023204-02-21
ROW-10735541

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: 2016 PAYNE AVE

LEGAL DESCRIPTION: Subdivision -- BELLAIRE

Lot(s) 4 Block D Outlot _____ Division _____

I/We Isidora T. Gonzales on behalf of myself ourselves as authorized agent for

_____ affirm that on _____, _____,

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

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An accessory building with
An impervious coverage of 53%

in a SF-3-NP district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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

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

REASONABLE USE:

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

3/7/2011 Advised by Victor @ the city no permit was required

Jona said that would be 10.5 x 16. The shed was constructed 5/31/2011 Code Enforced Mario came & gave a stop order for no windows or plumbing. NO construction of these items were required for the building (see pictures)

HARDSHIP:

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

6/11 Went back to Victor to see what other procedures or requirements needed to complete. Jona took a survey of my lot. One dept gave the OK to continue but the dept from Victor stated too much concrete had to take some out.

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

The plans in the city show that the cement & 2nd floor were done in 1994 in which permission was granted at this time I would like to request that the flow of water is a plus for neighbor so the mud & water do not run into the 2nd house that build.

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:

If need will take the cement out but it will alter the neighbor yard & front entrance since the cement at this time flows away from their area into the back of their house.

PARKING: (Additional criteria for parking variances only.)

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

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

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

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

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

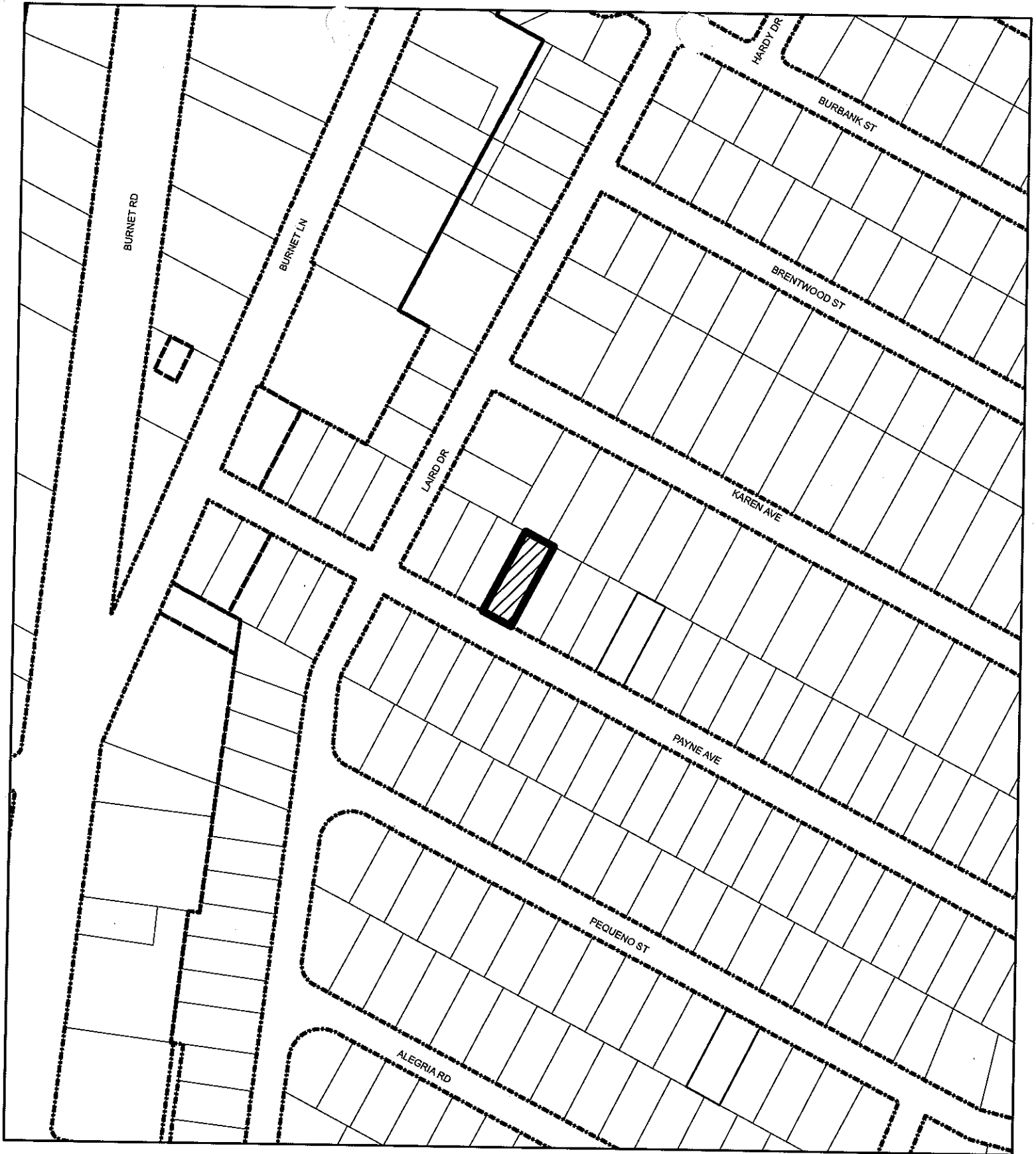
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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 Isidora T. Gonzalez Mail Address 2016 Payne Ave.
City, State & Zip Austin, Texas 78757
Printed Isidora T. Gonzalez Phone 220-2957 Date 2/9/2012 DR 586-1426 call

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 Isidora T. Gonzalez Mail Address 2016 Payne Ave.
City, State & Zip Austin, TX 78757
Printed Isidora T. Gonzalez Phone 512-586-1426 Date 2/9/2012
Home - 220-2957



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0038
LOCATION: 2016 PAYNE AVENUE



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.

1st Application 3/7/2011
CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION (A)

PR Number 2011 09550
Building Permit No. _____
Plat No. _____ Date 6-7-11
Reviewer _____

PRIMARY PROJECT DATA

Service Address 2016 PAYNE, Austin, TX Tax Parcel No. _____
Legal Description _____
Lot 4 Block D Subdivision BELLAIRE 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 _____ Remodel (specify) _____
New Residence _____
Duplex _____
Garage attached detached _____
Carport attached detached _____
Pool _____
X Other (specify) ADD STORAGE TO EXISTING GARAGE

Zoning (e.g. SF-1, SF-2...) _____
20.3 x 10.8 = 219.24 sq. ft. NEW STORAGE SHED - 10.5 x 16 = 169 sq. ft.

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

Does this site have a Board of Adjustment ruling? Yes ☒ No ☐ If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes ☒ No ☐

Does this site front a paved street? Yes ☒ No ☐ A paved alley? Yes ☒ No ☐

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? Yes ☒ No ☐

VALUATIONS FOR REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/ Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7100 ~~7085~~ sq. ft.
Job Valuation - Principal Building \$ _____
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 71941
(Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name FERNANDO C. GONZALES & ISIDORA T. GONZALES Telephone (h) 512-220-2957
Cell (w) 512-586-8234
BUILDER Company Name _____ Telephone _____
Contact/Applicant's Name ISIDORA T. GONZALES Pager _____
FAX _____
DRIVEWAY/ SIDEWALK Contractor OWNER / FERNANDO C. GONZALES Telephone 512-203-3794
CERTIFICATE OF OCCUPANCY Name _____ Telephone _____
Address _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

☒ telephone ☒ e-mail: 90carrubiate@yahoo.com

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 *Isidora T. Gonzales* DATE *3/7/2011*

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

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

EXPIRED BR# 2004-010390 - 10M

BR# 2004-010414 - 1010

Original BR# 43407 (2.2.50) Pam Res. & GARAGE

(A) ✓

Ord - 20071018P-089

Service Address _____

Applicant's Signature _____ Date _____

OF AUSTIN

INITIAL PERMIT APPLICATION (C)

BUILDING COVERAGE

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

	Existing		New / Addition	
a. 1 st floor conditioned area	1327	sq.ft.		sq.ft.
b. 2 nd floor conditioned area	425.0	sq.ft.		sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached	240.1	sq.ft.	169.0	sq.ft.
detached		sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios	32	sq.ft.		sq.ft.
i. Covered porches	143	sq.ft.		sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify				

TOTAL BUILDING AREA (add a. through l.)

1742

sq.ft.

169.0

sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

1911

sq.ft.

27

% 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)	1911	sq.ft.
b. Driveway area on private property	1000	sq.ft.
c. Sidewalk / walkways on private property	198.00	sq.ft.
d. Uncovered patios	708.00	sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads	9	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify)		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3826

sq.ft.

53.1

% of lot

462# was existing over IC (maintain)
169# added attached storage (add)

631# own

762# 755
631#

OF AUSTIN
INITIAL PERMIT APPLICATION "D"
FOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2014 PAYNE AVE, Austin TX
Applicant's Signature Isidoro T. Gonzalez Date 4/7/2011

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

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>1484.70</u> sq.ft.	<u>—</u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	<u>—</u> sq.ft.	<u>—</u> sq.ft.
c. TOTAL (add a and b above)	<u>1484.70</u> sq.ft.	<u>—</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)	<u>425</u> sq.ft.	<u>—</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	<u>—</u> sq.ft.	<u>—</u> sq.ft.
f. TOTAL (add d and e above)	<u>—</u> sq.ft.	<u>—</u> 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).	<u>—</u> sq.ft.	<u>—</u> sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	<u>—</u> sq.ft.	<u>—</u> sq.ft.
i. TOTAL (add g and h above)	<u>—</u> sq.ft.	<u>—</u> 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.	<u>—</u> sq.ft.	<u>—</u> sq.ft.
V. Garage		
k. <u>—</u> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>—</u> sq.ft.	<u>—</u> sq.ft.
l. <input checked="" type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	<u>214.21</u> sq.ft.	<u>143.77</u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) <u>219+169=388</u>	<u>—</u> sq.ft.	<u>—</u> sq.ft.
VII. TOTAL <u>2297.94 - 450.00 =</u>	<u>1909.94</u> sq.ft.	<u>143.77</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>1909.94</u> sq. ft.
GROSS AREA OF LOT	<u>7100</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>32</u> sq. ft.

26.8

¹ 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.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

1st Floor

☒ Check this box if this is for a building permit only.

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

Responsible Person for Service Request Isidora Gonzales Phone 512-586-8234
Email goturnubarte@yahoo.com Fax _____
Project Name _____ ☐ New Construction ☐ Remodeling
Project Address 2016 Payne Avenue **OR**
Legal Description BELLARINE Lot 4 Block 2
Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☐ AE ☐ Other _____

☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: Storage Shed

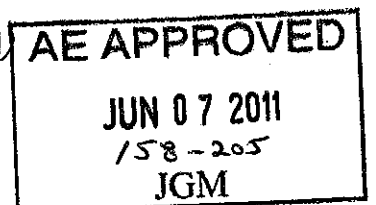
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

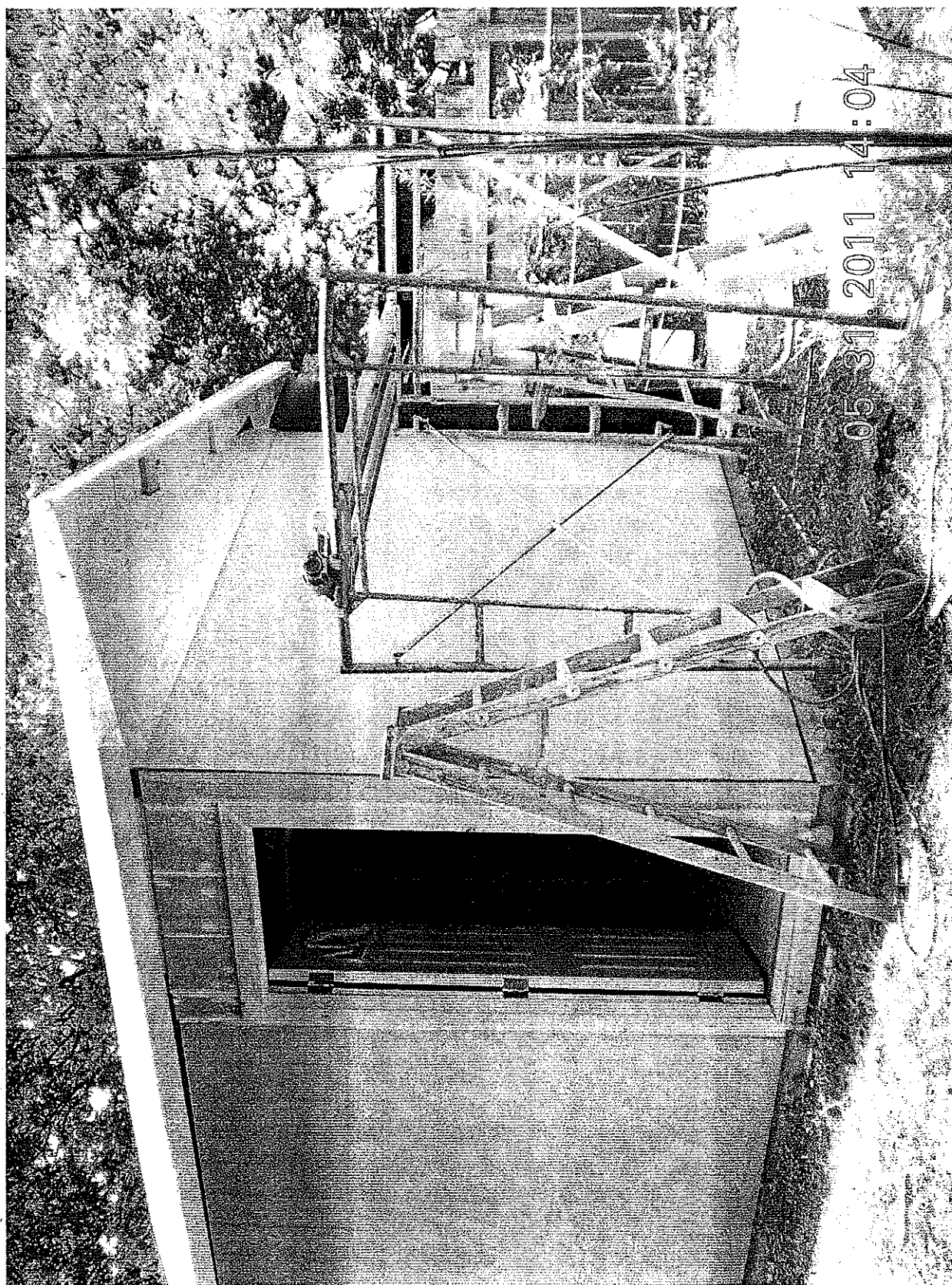
Approved: ☐ Yes ☐ No (Remarks on back) _____
AE Representative _____ Date _____ Phone _____

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

Version 1.1.0.0

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





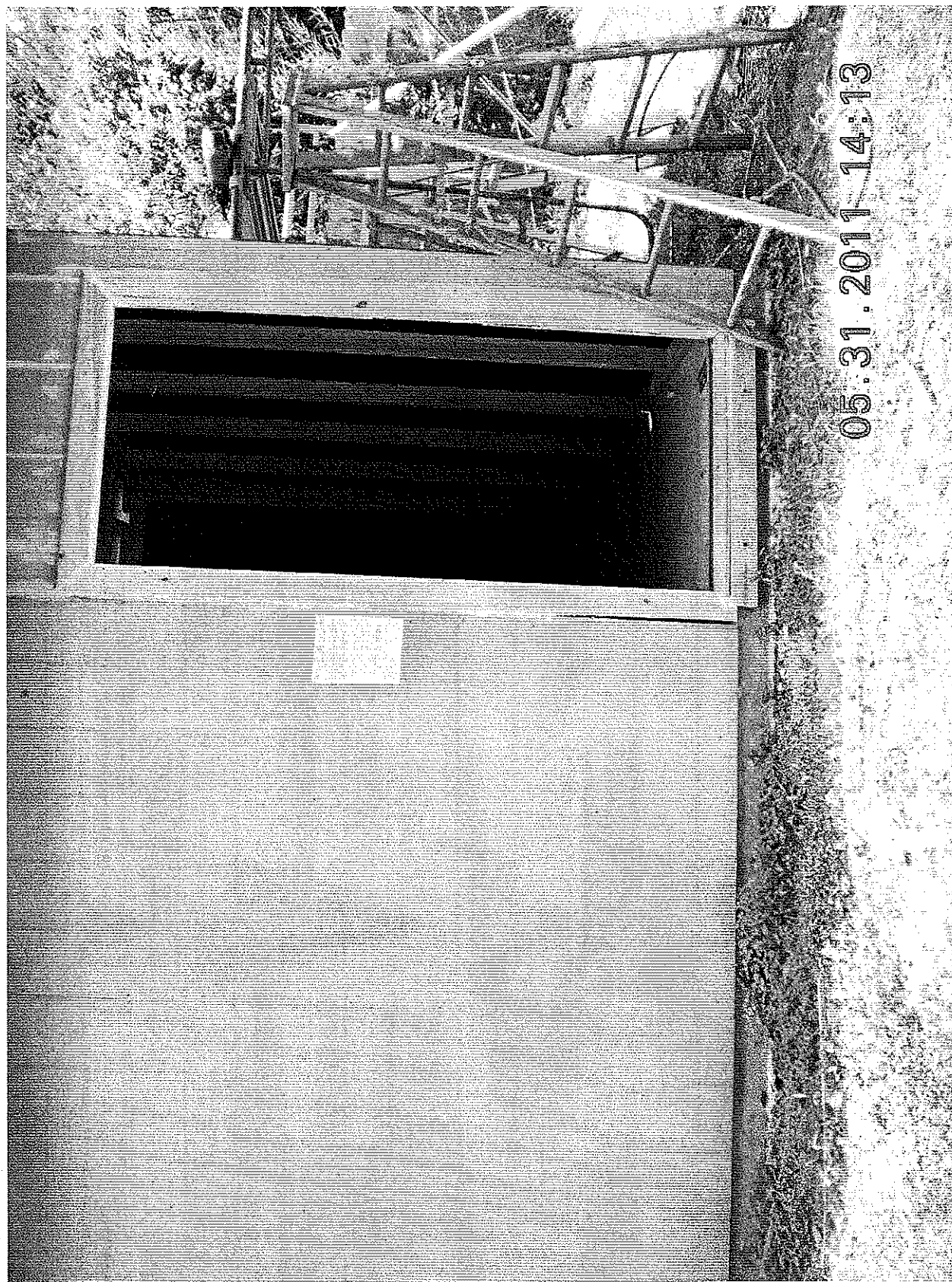
2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



The City of Austin
Solid Waste Services Department
Code Enforcement Division

PO Box 1088
Austin TX 78767

STOP WORK ORDER - PERMIT(S) REQUIRED

Address: _____
Owner: _____
Contractor: _____
Date: _____ Investigator: _____ Tel: _____
Be advised that Section 25-1-1(1) of the Austin City Code specifies that a permit is required for the construction, alteration, repair, erection, demolition, or relocation of a structure. Because work has started without proper permit(s), all work must stop immediately.
Section 25-1-1(2) requires a permit to be obtained prior to performing the following activities:
Building (2000 IRC, R105.1; 2003 IBC, 105.1) ☐ Electrical
Plumbing (2003 UPC, 103.1) ☐ Mechanical (Section 25-1-1(3), 1911)
Section 25-1-1(3) requires a demolition permit to be obtained prior to demolishing a structure or portion of a structure.
Section 25-1-1(4) requires a relocation permit to be obtained prior to relocating a structure or portion of a structure.

Desired Work

To comply with the Austin City Code, you must obtain the proper permit(s) within:
☐ 7 days for residential property ☐ 14 days for commercial property
An Investigation Fee will be assessed which doubles the cost of the permit(s).
For new work on existing residential property you may contact the Zoning Review Department (512) 471-2345. For questions concerning commercial projects, you may contact the Development Assistance Center (DAC) at (512) 971-0376.

A permit may appeal this Order to the City of Austin Building Official. A written appeal must be filed within 10 days after the posting of this Order and contain:
▶ the exact street address of the applicant;
▶ a statement of facts;
▶ the decision being appealed; and
▶ the reasons the decision should be set aside.

ORDEN DE PARAR EL TRABAJO - PERMISO(S) REQUERIDOS

Señale aquí y ahora que la Sección 25-1-1(1) del Código de la Ciudad de Austin especifica que se requiere un permiso para la construcción, modificación, reparación, ercción, demolición o traslado de una estructura. Como el trabajo ha comenzado sin el permiso(s) apropiado, todo el trabajo debe pararse inmediatamente.

La Sección 25-1-1(2) requiere un permiso antes de realizar las siguientes actividades:
construcción de una estructura (2000 IRC, R105.1; 2003 IBC, 105.1) ☐ eléctrico
plomería (2003 UPC, 103.1) ☐ mecánica (Sección 25-1-1(3), 1911)
La Sección 25-1-1(3) requiere un permiso de demolición antes de demoler una estructura o una porción de una estructura.
La Sección 25-1-1(4) requiere un permiso de reubicación antes de reubicar una estructura o una porción de una estructura.

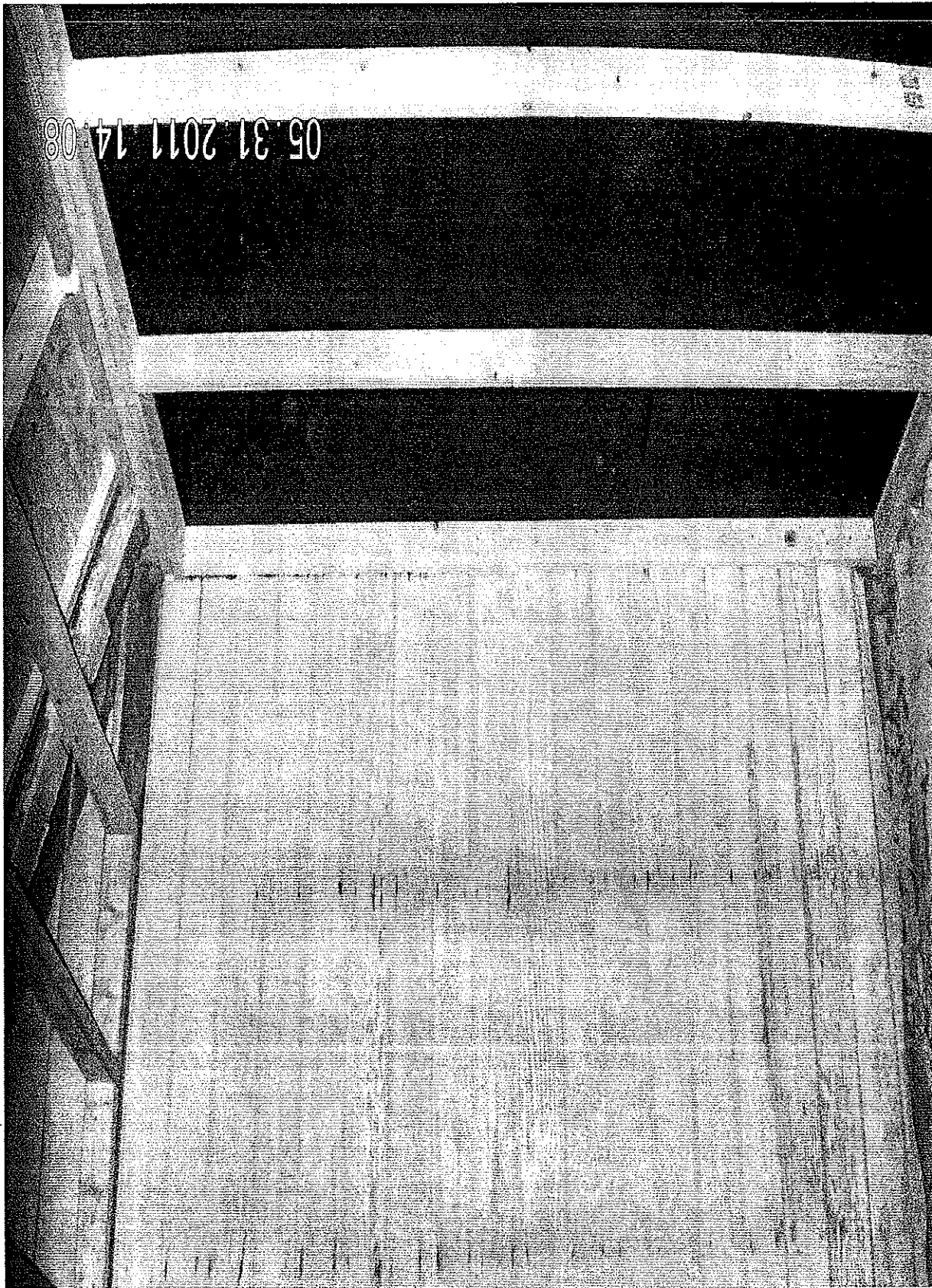
Si desea apelar esta Orden, puede apelar esta Orden al Oficial de Construcción de la Ciudad de Austin. Una apelación escrita debe presentarse dentro de los diez días siguientes a la publicación de esta Orden y debe contener:
▶ la dirección exacta del solicitante;
▶ una declaración de los hechos;
▶ la decisión que se está apelando; y
▶ las razones por las que la decisión debe ser puesta a un lado.

0208

05-31-2011 14:13

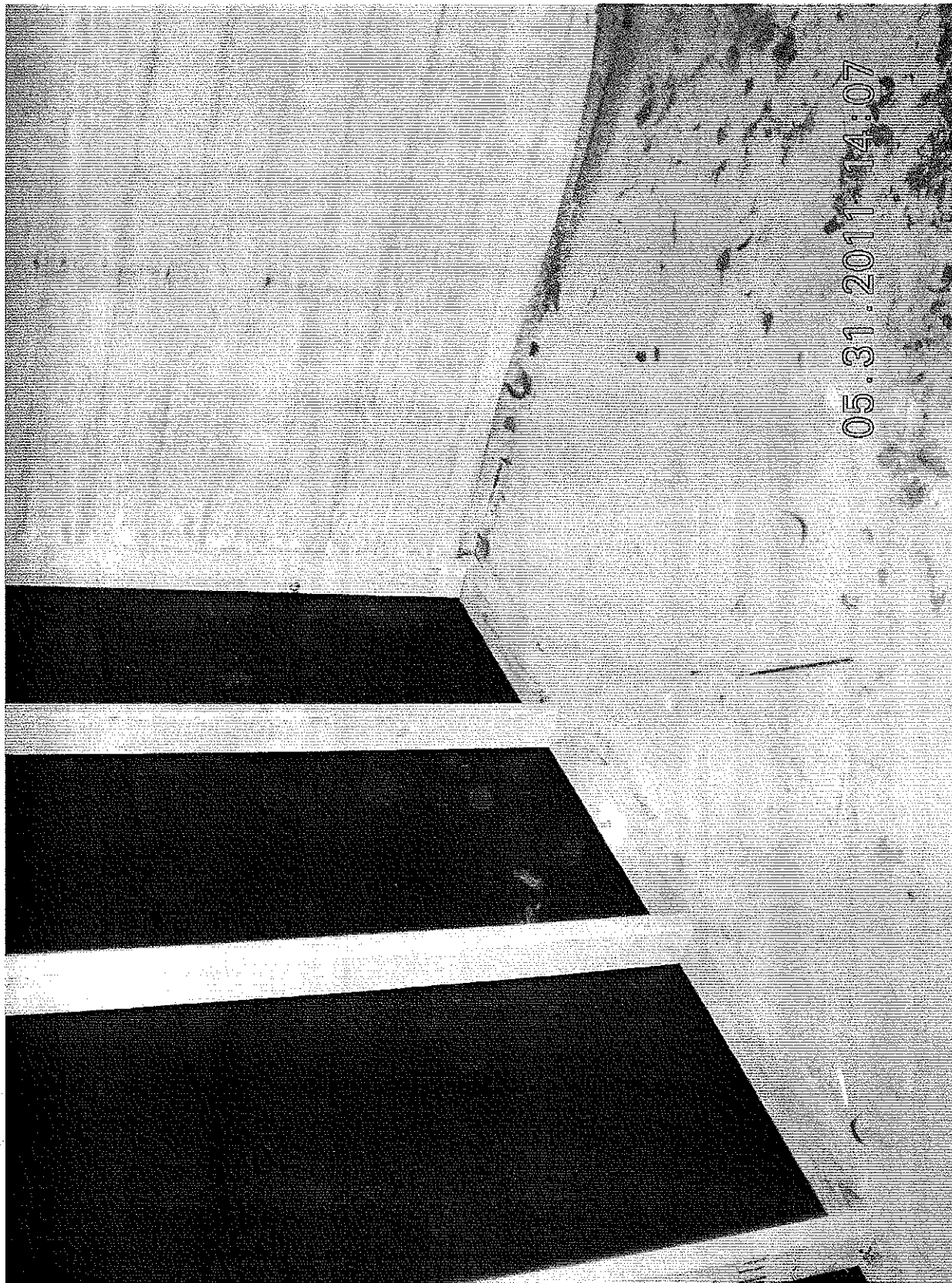
2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



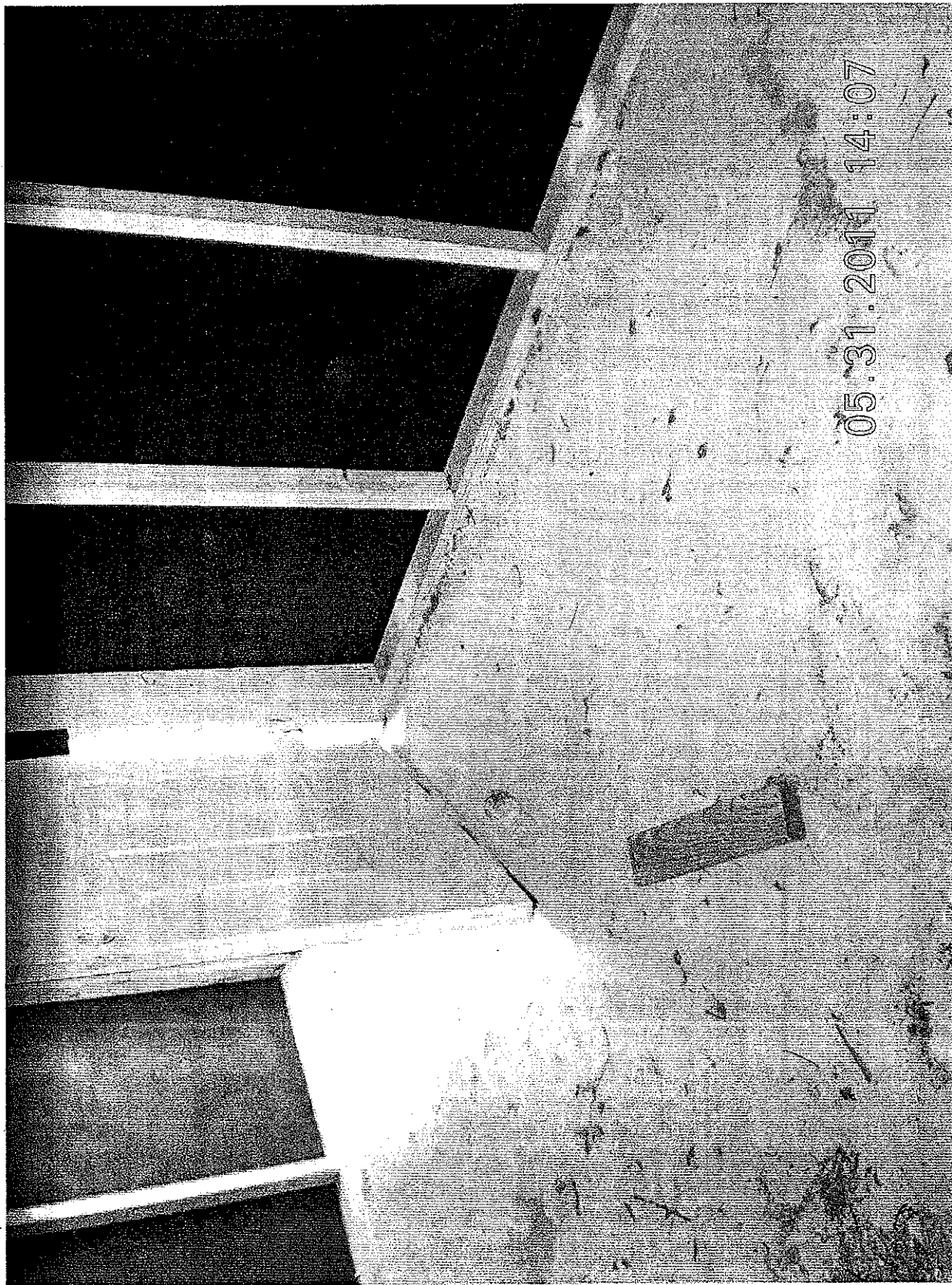
2016 PAYNE AVE
Case 1:11-cv-04728-1 CV

5-31-2011
Investigator M. Ruiz



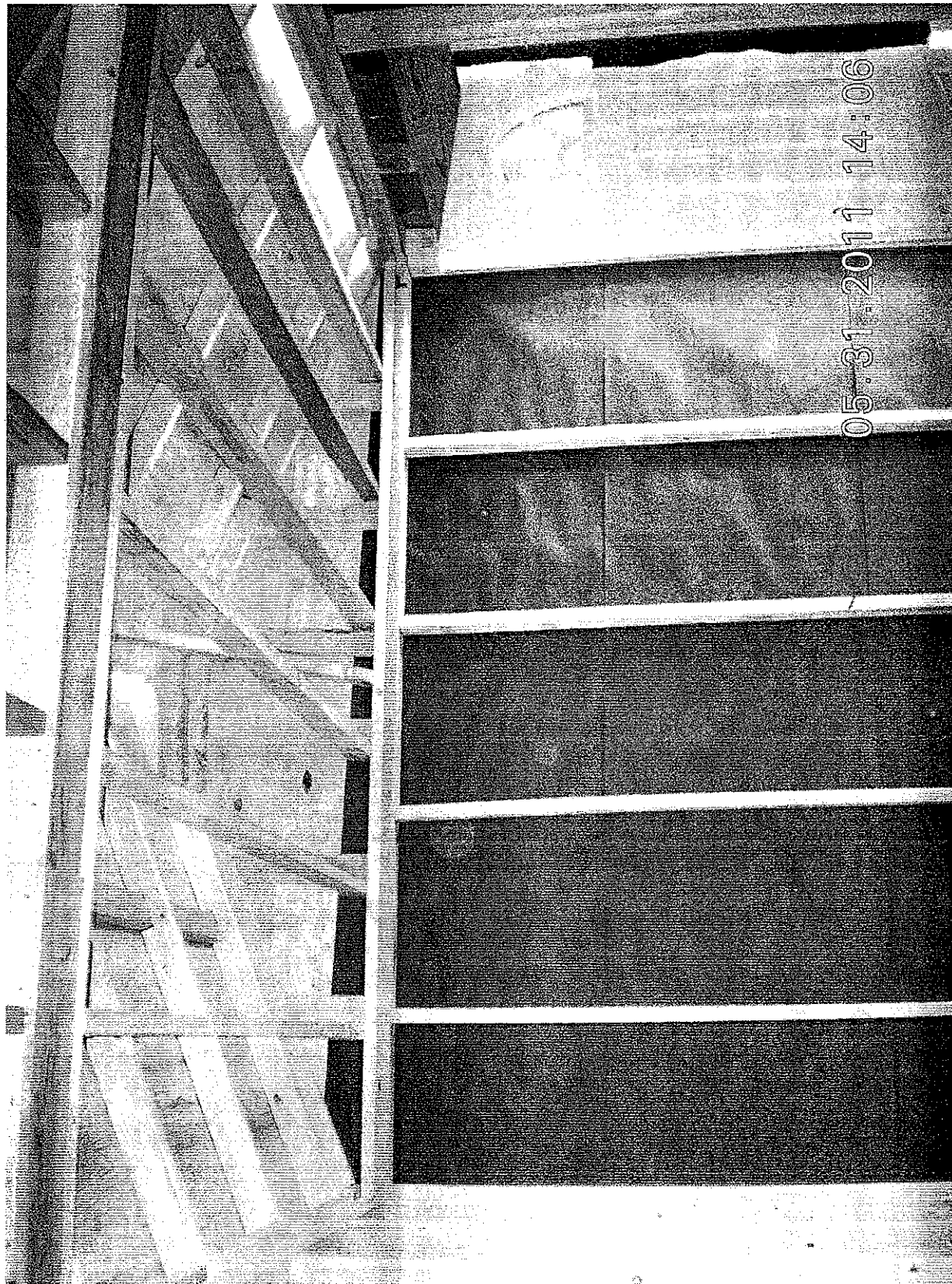
2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



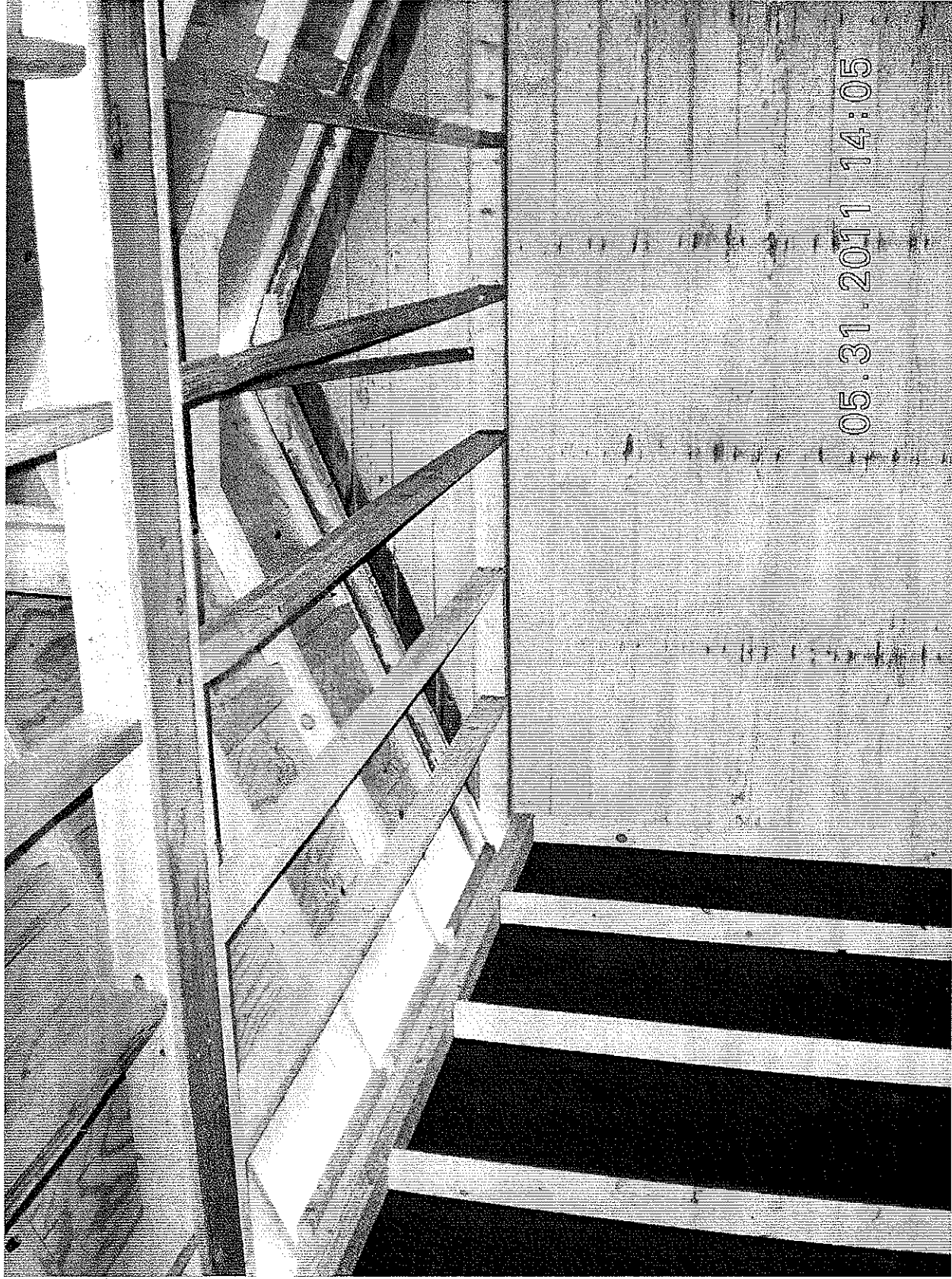
2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



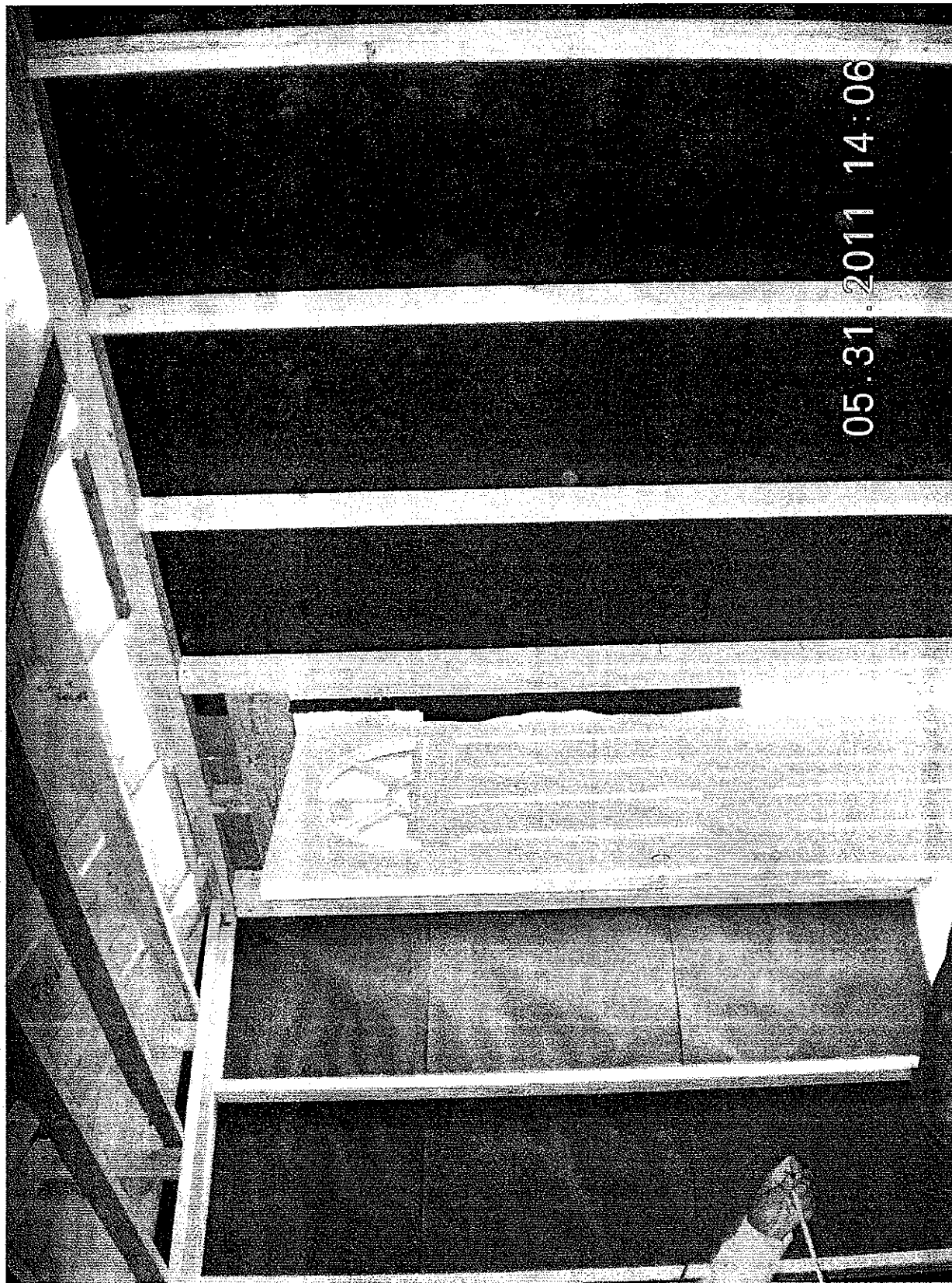
2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



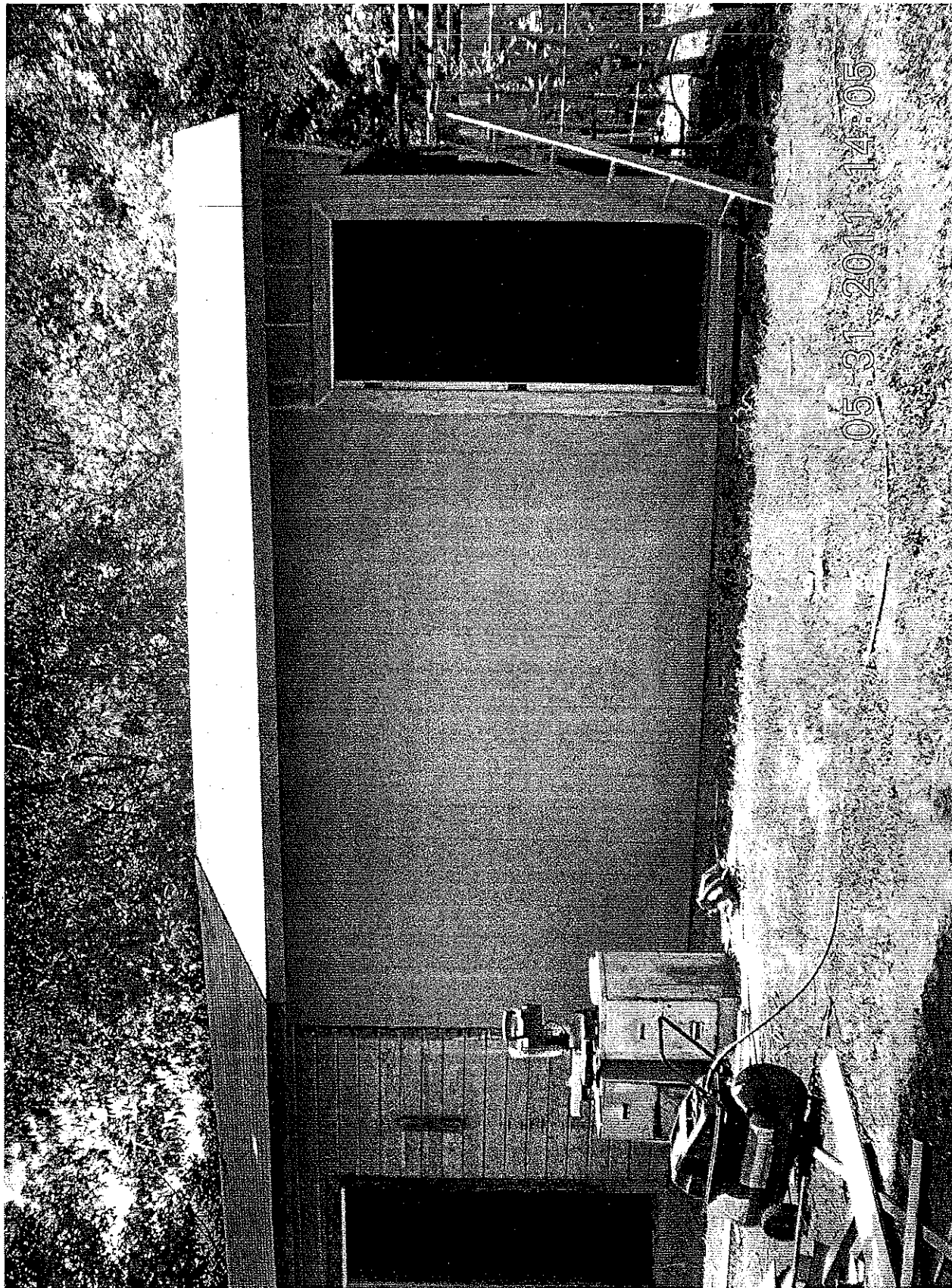
2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



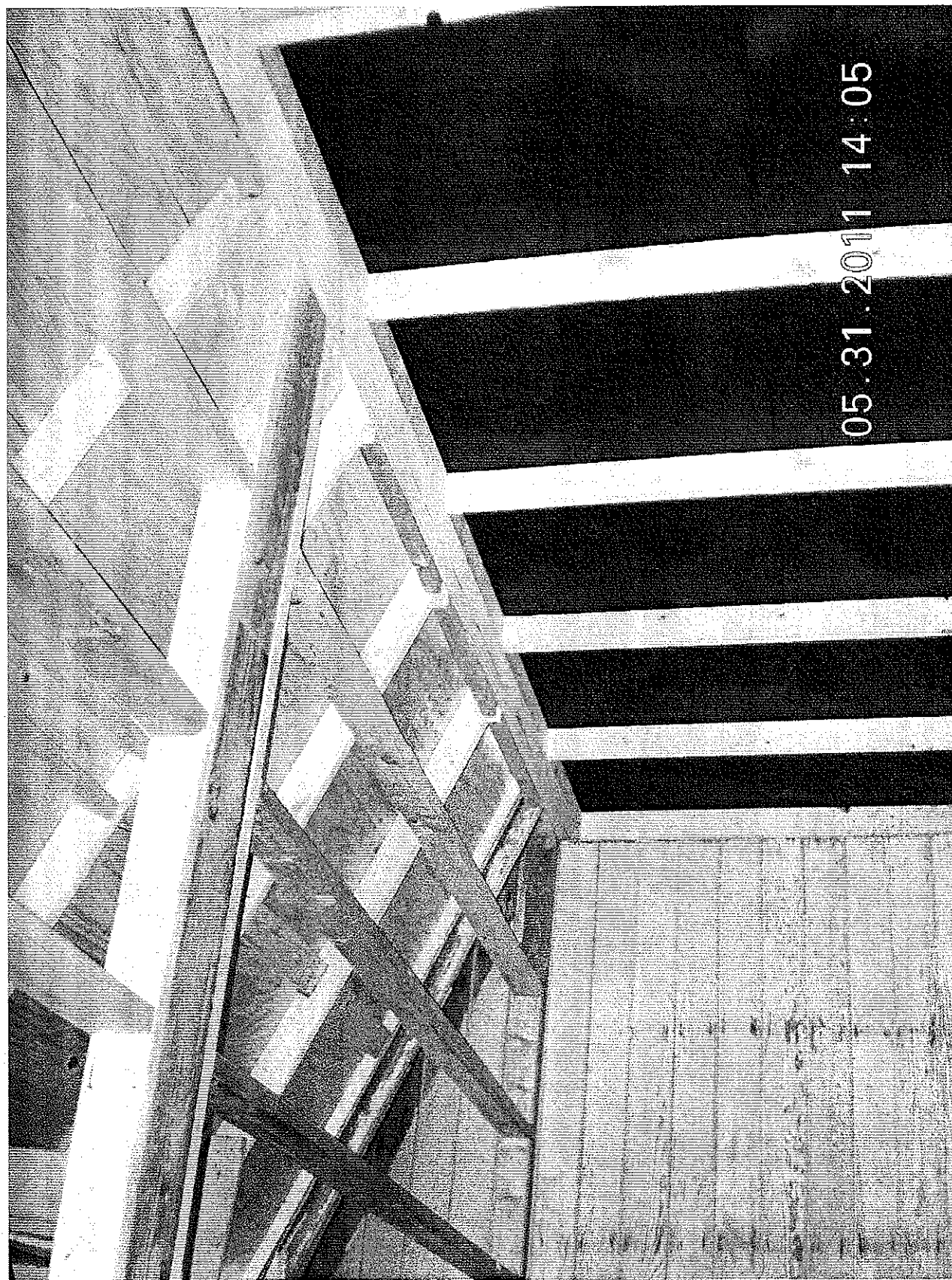
2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



2016 PAYNE AVE
Case 11 047281 CV

5-31-2011
Investigator M. Ruiz



STOP WORK ORDER - PERMIT(S) REQUIRED

Address: 2016 Payne Ave

Owner: Dora Gonzalez

Contractor: _____

Date: 5-31-11

Investigator: M. Ruiz

Tel: 974-6781

Be advised that Section 25-1-441 of the Austin City Code specifies that a permit is required for the construction, alteration, repair, erection, demolition, or relocation of a structure. Because work has started without proper permit(s), all work must stop immediately.

☒ Section 25-11-32 requires a permit to be obtained prior to performing the following activities:

☒ Building (2000 IRC, R105.1; 2003 IBC, 105.1) ☐ Electrical

☒ Plumbing (2003 UPC, 103.1.1)

☐ Mechanical (Section 25-13-133, 112.1)

☐ Section 25-11-37 requires a demolition permit to be obtained prior to demolishing a structure or portion of a structure.

☐ Section 25-11-141 requires a relocation permit to be obtained prior to relocating a structure or portion of a structure.

Description of Work: Addition to existing structure

To comply with the Austin City Code, you must obtain the proper permit(s) within:

☒ 7 days (for residential property)

☐ 14 days (for commercial property)

☐ An Investigation Fee will be assessed which double the cost of the permit(s).

For questions concerning residential property, you may contact the Zoning Review Division at (512) 974-2380. For questions concerning commercial property, you may contact the Development Assistance Center (DAC) at (512) 974-6370.

A person may appeal this Order to the City of Austin's Building Official. A written appeal must be filed no later than 3 days after the posting of this 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.

ORDEN DE PARAR EL TRABAJO - PERMISO(S) REQUERIDOS

Sea informado que la sección 25-1-441 del Código de la Ciudad de Austin especifica que se requiere un permiso para la construcción, modificación, reparación, erección, demolición, o traslado de una estructura. Como el trabajo ha comenzado sin el permiso(s) apropiado, todo el trabajo debe pararse inmediatamente.

Una persona puede apelar esta Orden a del Oficial de Edificio de la Ciudad de Austin. Una petición escrita no debe ser archivada más tarde que 3 días después de la fijación de esta Orden y contener:

- el nombre y dirección del apelante;
- una declaración de hechos;
- la decisión apelada; y
- los motivos la decisión deberían ser puestos aparte.

Si usted tiene alguna pregunta, puede ponerse en contacto conmigo por teléfono entre 7:30 de la mañana y 4:00 de la tarde, de lunes a viernes, o puede dejar un mensaje de correo vocal de mí en cualquier momento.

R105.1.1 Separate permit. A separate permit must be obtained for each building or structure.

R105.1.2 Persons authorized to obtain permits for plumbing work. Except as otherwise provided in Section R105 (*Permits*), only a master plumber and irrigator licensed by the State of Texas and registered with the City may obtain permits required by the Residential Code to do plumbing work.

Exception: The City may issue a permit to an unlicensed person for plumbing work that under state law may be done by an unlicensed person.

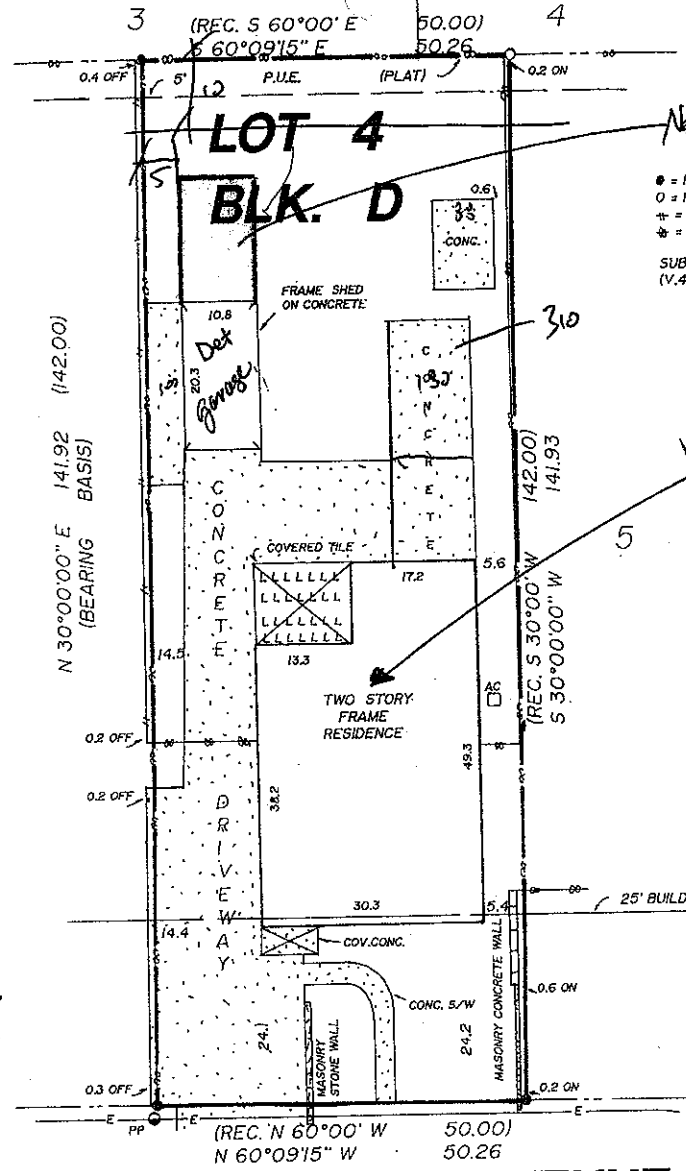
R105.1.3 Persons authorized to obtain permits for mechanical work. Except as otherwise provided in Section R105 (*Permits*), only an air conditioning and refrigeration contractor licensed by the State of Texas to perform mechanical work and registered with the City may obtain a permit required by the Residential Code to do mechanical work.

R105.1.4 Landscape irrigation. Only a person licensed by the State of Texas and registered with the City may obtain a permit to install landscape irrigation or a yard sprinkler system. An irrigator shall purchase a plumbing permit before installing landscape irrigation or a yard sprinkler system.

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to a one or two-family dwelling.



Lot Size 7100A

PAYNE AVENUE

LOT NO. 4 BLOCK NO. D SUBDIVISION ADDITION BELLAIRE

SECTION UNIT PHASE BOOK VOLUME 4 PAGE SLIDE 260 PLAT RECORDS

COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 2016 PAYNE AVENUE

CITY AUSTIN TX. REFERENCE NAME ISIDORA GONZALES

Dewey H. Burris & Associates
Land Surveying Services

1404 West North Loop Blvd. (512) 458-6869
Austin, Texas 78757 FAX (512) 458-9845



Subject property DOES NOT lie within the 100 Year flood prone area and has a Zone X rating as shown on the Flood Insurance Rate Maps (F.I.R.M.) Community No. 480624

Panel dated 0160 E 6/16/93

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

TO THE TENHOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO COMMONWEALTH LAND TITLE INSURANCE COMPANY

DATE 3/18/99

TITLE CO. COMMONWEALTH

G.F. # 117506EP

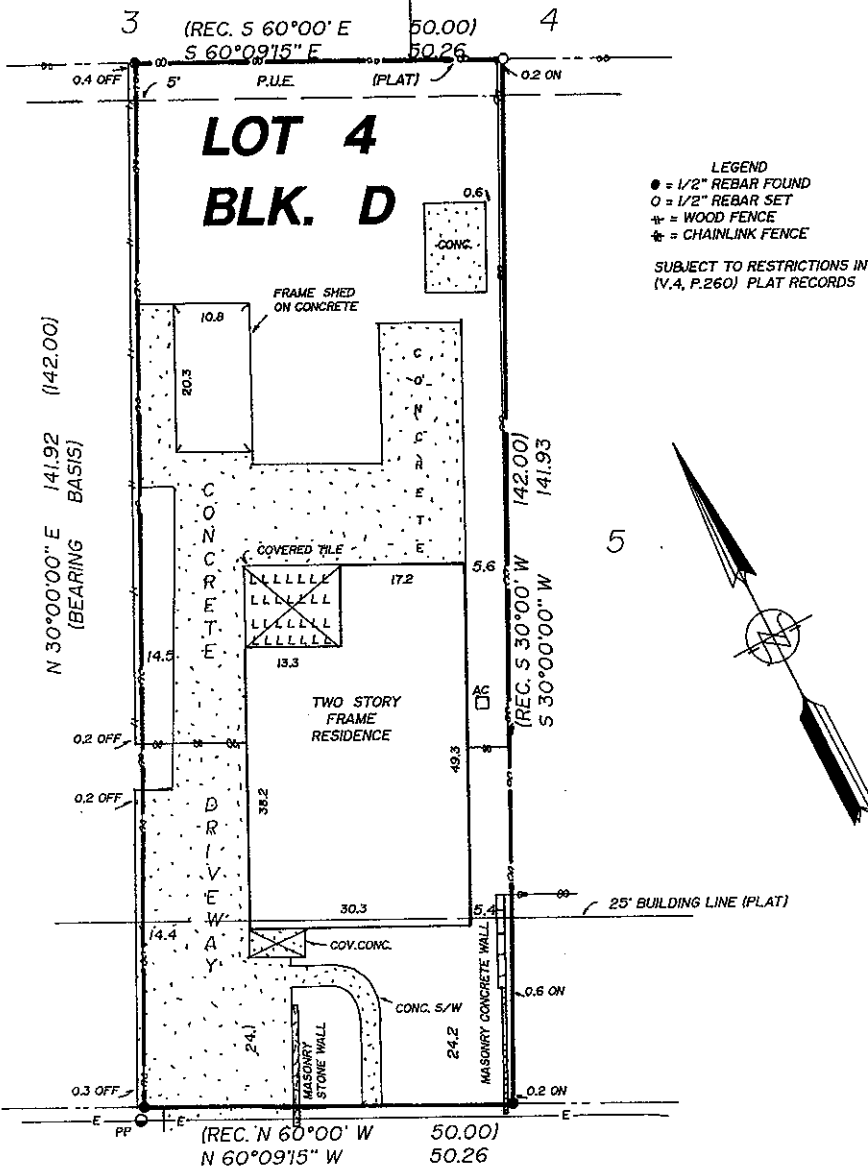
J.O. # R-03-018-99

SCALE 1=20

I do hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

DATE	BY
FIELD WORK	3/16/99 RICK
DRAFTING	3/18/99 ALAMO
FINAL CHECK	3/18/99
CORRECTIONS	
UP DATE	

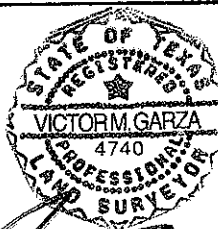
BRENTWOOD TERRACE (V. 007, P. 28)



LOT NO. 4 BLOCK NO. D SUBDIVISION BELLAIRE
 SECTION UNIT PHASE BOOK VOLUME PAGE PLAT RECORDS
 COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 2016 PAYNE AVENUE
 CITY AUSTIN TX. REFERENCE NAME ISIDORA GONZALES

Dewey H. Burris & Associates
 Land Surveying Services

1404 West North Loop Blvd. (512) 458-6969
 Austin, Texas 78757 FAX (512) 458-9845



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 lie within the 100 Year flood prone area
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 (F.I.R.M.) Community No. 480624
 Panel dated 6/16/93
 This certification is for insurance
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 that this property will or will not flood.

DATE 3/18/99
 TITLE CO. COMMONWEALTH
 O.F. # 117506EP
 J.O. # R-03-018-99
 SCALE: 1"=20'

I do hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

DATE	BY
FIELD WORK	3/16/99 RICK
DRAFTING	3/18/99 ALAMO
FINAL CHECK	3/18/99
CORRECTIONS	
UP DATE	

2016 Payne Avenue

[Hide Details](#)

FROM: Benavidez, Sylvia

Thursday, January 12, 2012 8:28 AM

TO: Walker, Susan

CC: goturrubiate@yahoo.com Ruiz, Mario [SWS]

Susan, I received a call from Dora Gonzales (586-1426c or 220-2957hm) she is ready to move forward with her BOA application she has been in the hospital.

Could you please contact her with the next step in moving forward with variance request:

submittal shows excessive (55%) IC. applicant to decide which concrete areas to remove to proceed with permitting of garage addition. 2011-049550RA.