

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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

CASE # C15-2012-0122
ROW # 10827086
TP- 0223090507

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

**WAR
NING**

: Filing of this appeal stops all affected construction activity.

STREET ADDRESS: 4915 Ave G

LEGAL DESCRIPTION: Subdivision – Highlands Addition

Lot(s) 18-19 Block 53 Outlot _____ Division _____

I/We David Cancialosi on behalf of myself/ourselves as authorized agent for

Justin McCoy affirm that on August 28 2012

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

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

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.

(zoning district) SF-3 - NCCP-NP
0' street side yard setback & 5' rear setback
Maintain existing garage

North Hyde Park
N.P.

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

REASONABLE USE:

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

The property owner wishes to maintain the current footprint of an existing structure that was converted by the prior owner from a carport to a garage in 2007 via permit #2007-133694. It is a non-complying structure in that it encroaches into the street side setback by 15' and the rear setback by 5'. This structure was originally a carport. The 207 permit passed a layout inspection. No further inspections were called in. Thus the permit expired. The current owner sought an electric permit in 2012 and was advised by residential review staff that a variance would be required to maintain the same structure in the same footprint. The owner has an expectation to reasonable use given 1) staff's inconsistent approval determinations and 2) several property owners immediately surrounding this site, as well as many found throughout the Hyde Park neighborhood, enjoy the same use with regard to garages and other accessory buildings encroaching into various zoning setbacks.

HARDSHIP:

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

- 1) The structure was originally a carport converted to a garage via 2007 permit that allowed the prior owners to "add exterior walls to existing carport". Staff has reversed their position despite no change in the zoning code or other memo.
- 2) The site has two (2) original curb cuts taking access from 49th Street that provided access to the original carport. The structure has been in place at least ~20-30 years according to surrounding neighbors. Requiring the current owner to remove the exterior walls would be overly burdensome.
- 3) A 20" Pecan is within ~10' of the existing foundation. The existing, or a similar, structure cannot be built within the ¼ root zone of the existing protected tree per the City Arborist office. See attached.
- 4) If the structure and foundation were demolished and a new smaller, 1 car garage was erected in line with the existing curb cut closest to the house, there would be no rear yard as it would nearly abut the rear deck in order to protect the Pecan tree's CRZ.

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

There are no known issues similar to this site with respect to the double curb cut, a prior staff-approved permit, a corner lot, and a protected tree in the rear yard..

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:

This structure is aesthetically in keeping with many non-complying accessory structures found throughout the neighborhood. It abuts an alley that separates this lot from the lot behind it, providing additional space between it and the any adjacent structures. To my knowledge the garage does not impair any uses located on adjacent lots. The garage does not impair the zoning regulations in that it is a pre-existing structure previously permitted for addition of exterior walls by staff in 2007. No additional footprint was added at that time. No additional footprint is requested at this time.

PARKING: (Additional criteria for parking variances only.) **N/A**

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

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 

Mail Address

7105 Burnside Way Austin TX 78745
Printed DAVID Canalesi c/o Permit Partners, LLC
Phone 799 2401 Date 8/28/2012

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 _____

Mail Address

Printed _____

Phone _____ Date _____

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:

X

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

X

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

X

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

- **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 Justin McCoy Mail Address 4915 Avenue G

City, State & Zip Austin, TX 78751

Printed Justin McCoy Phone _____ Date 8-28-12



N

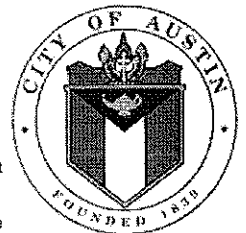


SUBJECT TRACT



ZONING BOUNDARY














CASE#: C15-2012-0122
LOCATION: 4915 AVE G



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.



	1/2" ROD FOUND
	1/2" ROD SET
	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING LINE
	RECORD INFORMATION
	UTILITY POLE
	OVERHEAD UTIL.
	WATER METER
	AIR CONDITIONER
	20' PECAN TREE
	OUTSIDE OF SUBJECT
	INSIDE OF SUBJECT



PLAYED LE CONTE STREET
(50' R.O.W.)

AVENUE G
PLATTED HEIGHT AVENUE
(S.O.R.O.W.)

PLATTED HEIGHT AVENUE
(SFR.O.W.)

CONCRETE

WOOD BUILDING
ON CONCRETE

COVERED

WOOD DECK
P. 07500

LOTS 18 & 19

BLOCK 53

*****IMPERVIOUS COVERAGE*****

STRUCTURES - 2257.32 SQ. FT.

WOOD - 69.20 SQ. FT.
CONCRETE - 375.33 SQ. FT.

TOTAL IMPROVEMENTS - 2701.85 SQ. FT.

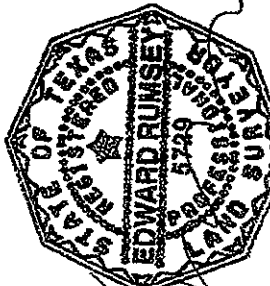
TOTAL LOT AREA - 6246.91 SQ. FT.

IMPERVIOUS COVERAGE = 43.3%

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

HERITAGE TITLE COMPANY

TO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT THE SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE INTERESTS ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.





Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: cityarborist@austintexas.gov Website: www.austintexas.gov/departments/city-arborist

ROW I.D. 10795970
Mapsco Pg 555Q

Application request* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602[3])
☒ Critical Root Zone impacts (ECM 3.5.2 A)
☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 4915 AVE G

Name of owner or authorized agent: DAVID CANCIALOSI - AGENT

Building permit number (if applicable): N/A

Telephone #: 799 2401 Fax #: _____ E-mail: _____

Tree Species: QAKMSP PECAN Tree location on lot: REAR RIGHT CORNER

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) 34" ~ 20"

General tree condition: ☐ Good / ☒ Fair / ☐ Poor / ☐ Dead

Reason for request: ☒ Development ☐ Tree condition ☐ Other: OWNER WANTS TO MAINTAIN ENCLOSED

CARPET DONE W/ PERMITS. REQUESTING
ARBORIST FEEDBACK PRIOR TO SEEKING VARIANCE
REQUEST TO MAINTAIN CURRENT FOOTPRINT.

Owner/ Authorized Agent Signature

Date

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☐ *Approved With Conditions ☒ Statutory Denial (more information required) ☐ Denied

Comments: PENDING CONFIRMATION OF SITE WORK WITHIN 20- FEET OF TRUNK.

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and

- Applicant agrees to plant _____ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.
- Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

City Arborist Signature

Date

Post this document on site while any proposed work is in progress.

Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012

August 22, 2012

Debra Fonseca
City OF Austin Permit Center
505 Barton Springs Rd
Austin, Texas 78704

RE: 4915 Avenue G

Debra,

I am representing a client owning property at 4915 Avenue G. The city issued a permit in 2007 to enclose a carport to create a garage via BP-2007—133694. That structure is a non-complying structure as it sits well within the 15' street side setback adjacent to 49th Street. There was no additional square footage added to the footprint in 2007. Only siding was added to enclose the original carport. That permit passed a building layout inspection; however, the former owner failed to call in the remaining inspections. The reason for no further inspections is unknown.

The structure has been in place since about 1940. TCAD shows a date of 2007; however, I believe that is due to the fact that TCAD actually recognized the remodeled structure in 2007 and taxed it as such. The Sanborn maps show the structure in place with a concrete pad as well. See attached.

The current owner is only seeking to clear the 2007 permit, but was advised in 2012 he needed a variance prior to receiving any future permit approvals for the garage. This was prior to my involvement.

I spoke with Lena Lund and Donald Pleasant in AE and they recognize the structure as a legal non-complying structure as it relates to powerline distance. I have emails to that effect. See attached.

It seems to me that a permit reactivation is reasonable given that staff approved the permit in 2007. Further, a variance does not seem reasonable for the same reason; ie, staff approved the request one year but will not approve the same request 5 years later – when no new applicable zoning codes or interpretations have been adopted (to my knowledge or expressed by staff specific to this project).

I have visited the site and it does appear that the old carport is sitting atop the original concrete slab and has only been enclosed to create the current garage.

Attached is the survey of the property and relative emails from AE staff.

The owner is only proposing to reactivate and close the new permit – no new work is proposed. He needs to clear this permit so he may perform some electrical panel upgrades to the primary structure.

Please contact me with any questions.

Thank you,

David C. Cancialosi
Permit Partners LLC
512.799.2401
david@permit-partners.com

Austin Energy correspondence:

Lena,

In the spirit of the policy on pre-existing structures, Austin Energy will bear the cost to remove the clearance violation.

Regards,

Donald Pleasant
Serve New, NE, Team Lead
Electric Service Delivery
Austin Energy
Ph . 505-7223

Here is the Sanborn Map with accessory adjacent to red pen tip:



Here is a link to the Google picture of the street view of the garage. This matches the survey that is also attached:

<http://goo.gl/maps/9njIU>

2/4

JUSTIN A. MCCOY and
EMILY T. ROBERSON
4915 AVENUE G
LOTS 18 & 19, BLOCK 53,
THE HIGHLANDS ADDITION,
VOLUME 3, PAGE 55,
AUSTIN, TRAVIS COUNTY, TEXAS

RESTRICTIONS:
SUBJECT TO RESTRICTIONS IN VOL.
295, PG. 197, VOL. 373, PG. 626, VOL. 377,
PG. 366, VOL. 2633, PG. 329.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
F.R.M. MAP NO.: 48453C0455H
PANEL: 0455H
DATED: 9-26-2006
THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONE, AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL
FLOOD-PLAIN ADMINISTRATOR FOR THE
CURRENT STATUS OF THIS TRACT.

SURVEY DATE	JULY 3, 2012
TITLE CO.	HERITAGE TITLE COMPANY
G.F. NO.	201200903
JOB NO.	A0615412 UPDATE-A0504512
FIELD BY	EANON HORTON 07/02/2012
CALC. BY	CHRIS ZOTTER 07/02/2012
DRAWN BY	ROGER CARDONA 07/02/2012
REL'S CHECK	EDWARD RUMSEY 07/02/2012

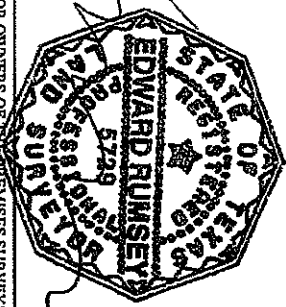
ALLSTAR
Land Surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

SCALE 1"=20'

AVENUE G
(PLATTED HIGHT AVENUE)
(30' R.O.W.)

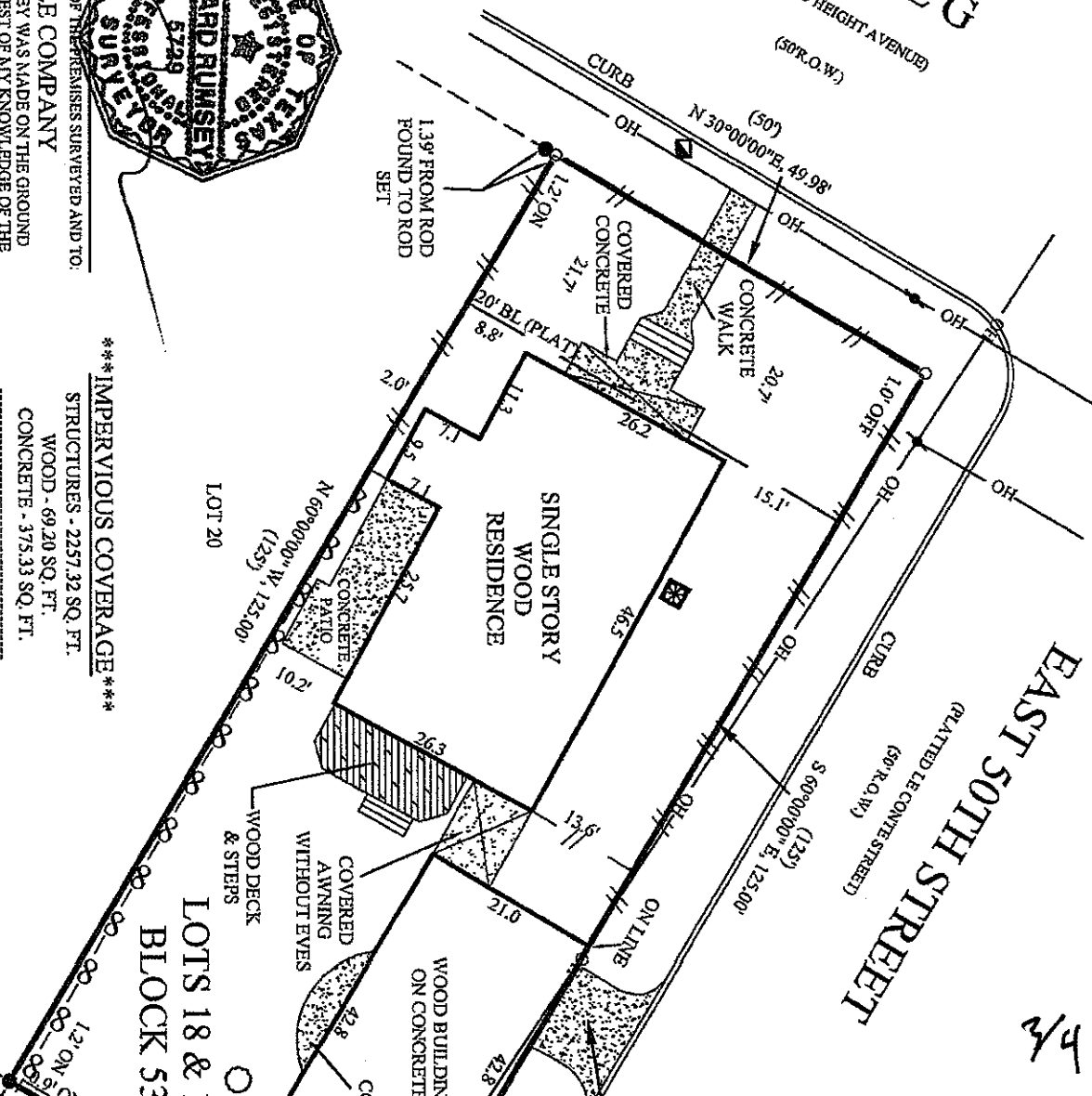
EAST 50TH STREET
(PLATTED LE CONTE STREET)
(50' R.O.W.)



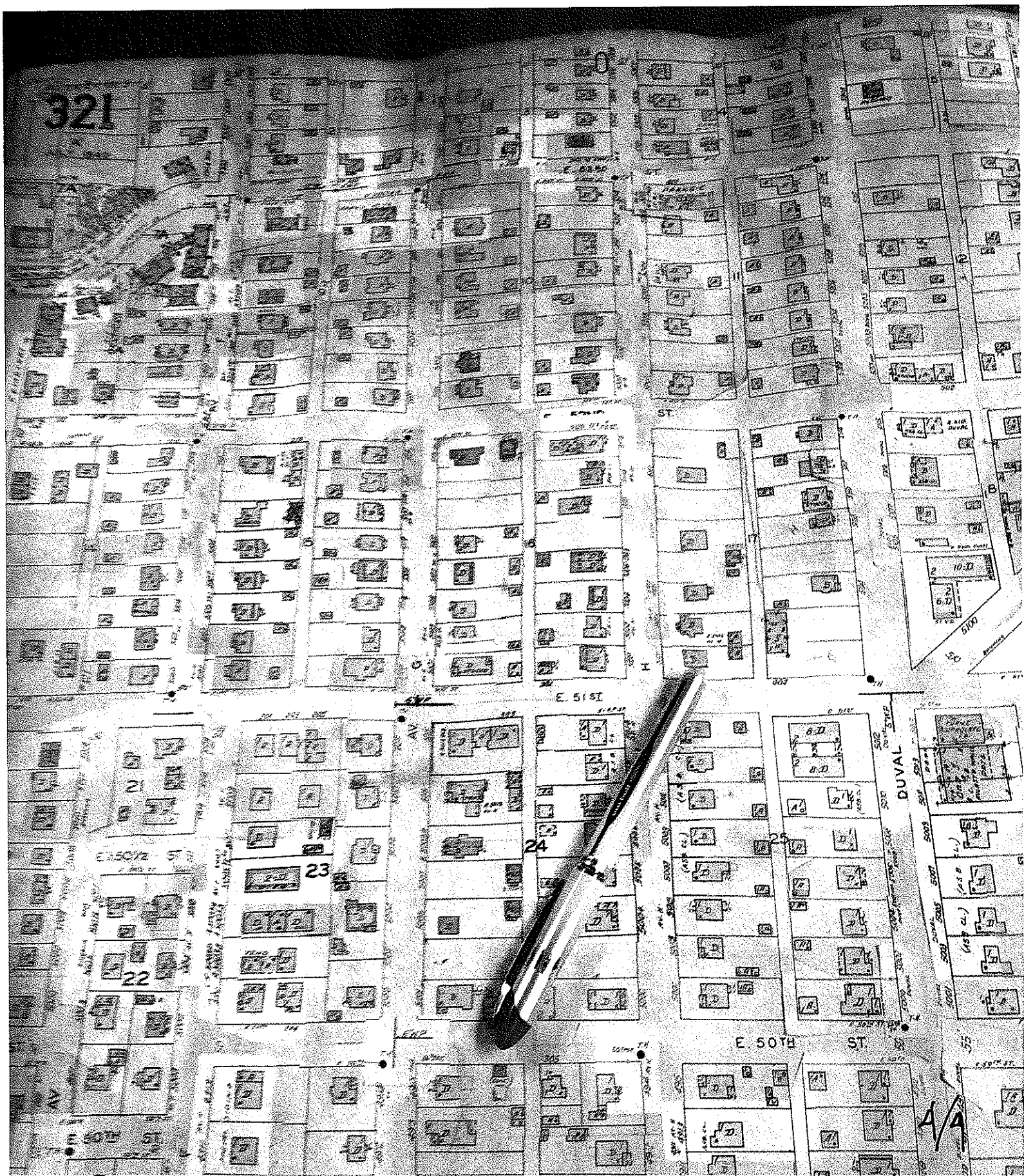
HERITAGE TITLE COMPANY

TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE 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. THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

IMPERVIOUS COVERAGE
STRUCTURES - 2257.32 SQ. FT.
WOOD - 69.20 SQ. FT.
CONCRETE - 375.33 SQ. FT.
TOTAL IMPROVEMENTS - 2701.85 SQ. FT.
TOTAL LOT AREA - 6246.91 SQ. FT.
IMPERVIOUS COVERAGE = 43.3 %



321





David C. Cancialosi, President

RE: 4915 Avenue G #2007-133694

Fonseca, Debra <Debra.Fonseca@austintexas.gov>
To: David Cancialosi <david@permit-partners.com>
Cc: Justin Mccoy <jamccoy@us.ibm.com>

Thu, Aug 23, 2012 at 2:28 PM

In order to reactivate an expired 2007 permit they must provide proof of work which shows continued work within 180 days prior to the expiration date. The last inspection posted was on July 5, 2007 & permit expired on January 1, 2008. You will need to provide AE has approved the removal of clearance violation. As a note an electric permit was issued & the homeowner was installing the electric, so if the owner is not the same, the electric will need to part of this since it is tied to the building permit.

If the above cannot be provided, you will need to submit with residential review as a new permit or a Life Safety. They will make the determination.

Thanks

From: davidcancialosi@gmail.com [mailto:davidcancialosi@gmail.com] **On Behalf Of** David Cancialosi
Sent: Wednesday, August 22, 2012 12:52 PM
To: Fonseca, Debra
Cc: Justin Mccoy
Subject: 4915 ave G permit reactivation

Debra - please see the attached request.

Please let me know if you have any questions.

—

Sincerely,

David C. Cancialosi, President
Permit Partners, LLC

Building Permits. Zoning Consulting. Event Permits.

512-799-2401 c
512-373-8846 f

david@permit-partners.com

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 07-133689
Building Permit No. 07-133694
Plat No. _____ Date 7/3/07
Reviewer lly

PRIMARY PROJECT DATA

Service Address 4915 AVE G Tax Parcel No. _____
Legal Description Lot 18-19 Block 53 Subdivision Highlands Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence

☐ Duplex

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

☒ Remodel (specify) _____

☐ Addition (specify) _____

☐ Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF-3-NCCD-NP

- 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 \$ 1,500
Electrical \$ 3,500
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ 5,000
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 6250 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)
\$ 5,000
(Labor and materials)

**PERMIT FEES
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ <u>41.00</u>
Electrical	\$ _____	\$ <u>55.00</u>
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>JEFFREY J. KOSTRZEWSKY</u>	Telephone (h) <u>220-5555</u> (w) <u>466-4475</u>
BUILDER	Company Name <u>HOME OWNER</u>	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY/ SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____ City _____ ST _____ ZIP _____	Telephone _____

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

☒ telephone

☐ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

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

Service Address _____

Applicant's Signature _____

Date _____

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>1198 / 224</u> sq.ft.	_____ sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. TOTAL (add a and b above)	_____ sq.ft.	_____ sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	_____ sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
V. Garage		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	<u>260 / 200 320</u> sq.ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	<u>-200</u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
	_____ sq.ft.	_____ sq.ft.
VII. TOTAL	<u>1422</u> sq.ft.	<u>320</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

GROSS AREA OF LOT

FLOOR AREA RATIO (gross floor area / gross area of lot) 27.9 %

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

**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 Jeffrey J. Kostigewski DATE 7/3/07

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

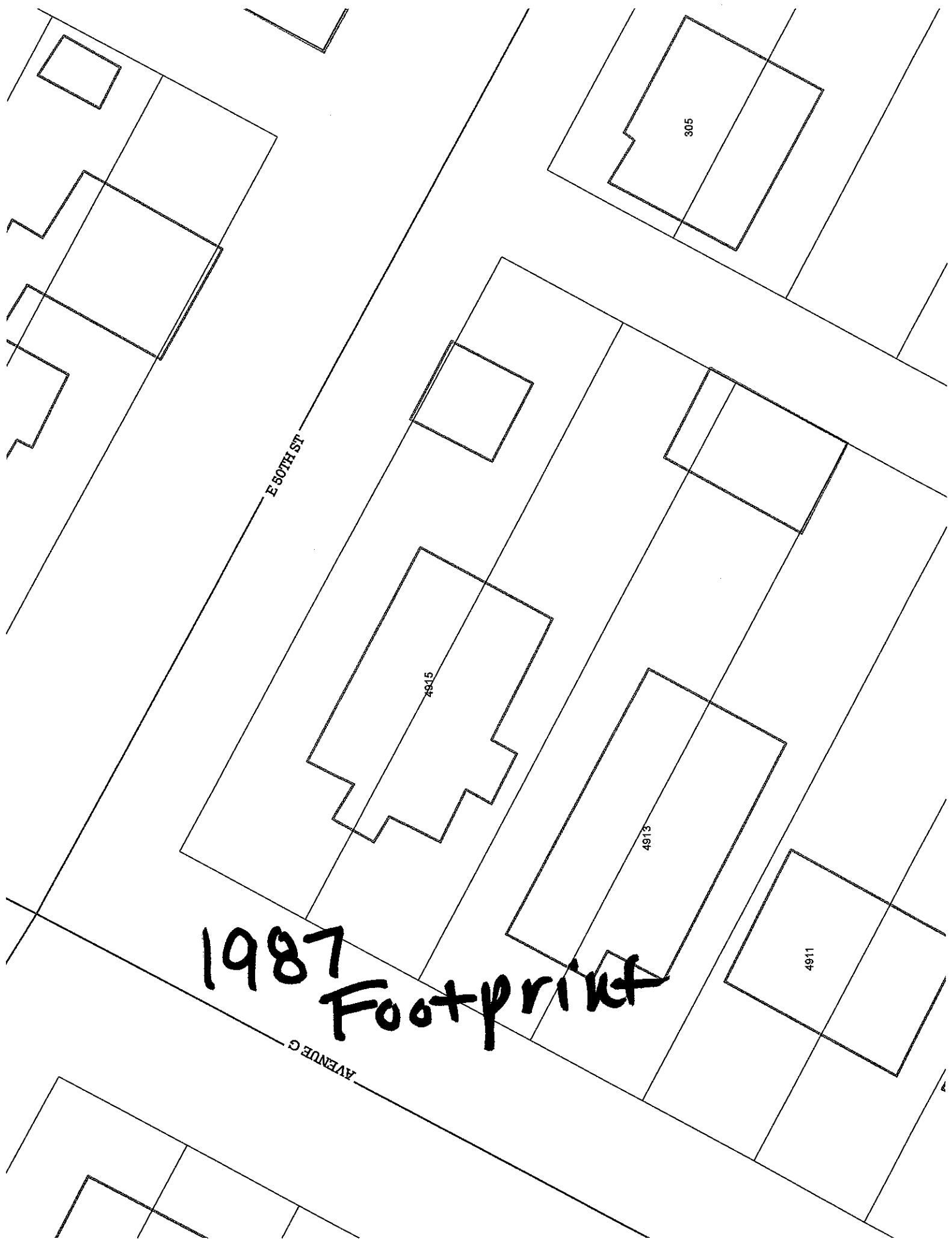
Rejection Notes/Additional Comments (for office use only):

Hyde Park (North)

Existing permit for attached carport

Service Address _____

Applicant's Signature _____ Date _____



E 80TH ST

305

4815

4913

4911

AVENUE C

1987
Footprint

1997
Footprint

E 50TH ST

AVENUE C

808

805

803

1891

E 80TH ST

305

4915

4913

4911

AVENUE C

2003
Footprint



2003 aerial