

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 # C15-2012-0114
ROW # 10826992
TP# 0127230303

**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 84 Pascal Lane

LEGAL DESCRIPTION: Subdivision — LOT 66 BLK E ROB ROY PHS 2

Lot(s) Block Outlot Division

I/We, David Cancialosi on behalf of myself/ourselves as authorized agent for Frank and Beth Stable
affirm that on August 5, 2012,

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

(check appropriate items below)

 X ERECT ATTACH COMPLETE REMODEL MAINTAIN

Exceed impervious cover in LA Zoning District LDC section 25-2-551(d)(3)(a,b,&c) for slope categories:

- To allow 48% IC in 0-15% slope
- To allow 37% IC in 15-25% slope
- To allow 62% IC in 25-35% slope

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
 - a) The owners were forced to demolish the original residence due to irreparable mold damage in 2010. The prior house received a COA Certificate of Occupancy in 1990. However, upon further examination of LA zoning regulations it is necessary to request a variance to related LA zoning impervious cover regulations in order to erect a substantially, albeit slightly smaller improvement. The intent is to build a new residence atop the original, existing foundation. That foundation follows the general contour of the land.
 - b) The lot has a limited net buildable area due to a substantial slope toward the rear of the lot, leaving only the front ~1/3 of the lot available for the proposed improvements. Additionally, the existing pool further limits how far to the rear the proposed improvements can be placed. The pool and surrounding improvements act as retaining walls. The lot has a substantial slope between the pool and the lake below.

The proposed impervious cover amounts are as follows:

| Slope | Area SF | Allowable IC % | Allowable IC SF | Actual Residence IC SF | Actual Landscape IC SF | Proposed SF | Proposed IC % |
|--------------|----------------|-----------------------|------------------------|-------------------------------|-------------------------------|--------------------|----------------------|
| 0-15 | 16,165 | 35% | 5,658 | 3,513 | 4,184 | 7,697 | 48% |
| 15-25 | 1,208 | 10% | 121 | 262 | 185 | 447 | 37% |
| 25-35 | 8,582 | 5% | 429 | 4,484 | 833 | 5,317 | 62% |
| 35+ | 59,083 | 0% | | | | | |
| Total | | | 6,208 | 8,259 | 5,202 | 14,467 | |

- c) The proposed residence and related improvements are ~700-1000 SF less than what was previously in place. Because the COA Residential Review staff reviews each LA zoning impervious cover category for individual compliance, the owners must ask for specific coverage overages vs. an average of the combined overages.
- d) The mold damage was no fault of the current owner, who did not build nor own the house in 1990. For a new owner to replace a substantially similar residence on this lot while complying with LA zoning impervious cover regulations would prohibit a reasonable use of the site as enjoyed by the prior owners, the current owners of the previous structure, and presents a contrast to reasonable uses enjoyed by surrounding property owners. with similar improvements.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
 1. The City of Austin approved a building permit for construction of the house in November 1990 and passed a final inspection by COA Building Inspector Carl Meuth in March 1993. During that time the City inspected the site no less than 19 times between the building permit and associated

trade permits. The LA zoning requirements regarding impervious cover for single family homes were adopted no later than mid-1980s, thus the current impervious cover regulations were in place at the time of 1990 application, inspection, and issuance of the CO. However, due to multiple city errors made between 1990-1993, the prior home and related improvements were allowed to be constructed. Without the requested impervious cover variances in place, the owners will be forced to either sell the lot or build improvements that are not in keeping with the prior COA-approved residence. Such as residence would not be in keeping with the surrounding residences found throughout the neighborhood.

2. The proposed improvements are intended to be built atop a substantial portion of the original foundation approved with the 1990 residence. That foundation follows the natural grade of the land. It is neither practical nor feasible to remove the foundation and re-grade the net buildable area to create a buildable lot area between the existing frontage (Pascal Lane) and the existing pool and retaining walls to the rear of the foundation.

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

1. There are no other known sites in Rob Roy neighborhood with erroneously approved permits similar to this site. There are no other known structures that have been demolished due to mold. It should be noted that not all residences within the Rob Roy neighborhood are required to file building permits with the City of Austin. Land and structures further than 500' from the 504.9' topographic line are exempt from COA permitting requirements per annexation ordinance #820506-D. . Thus, compliance with COA regulations is only applicable to specific lots.

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:
 - a) Approval of said impervious cover variances will allow the neighborhood to maintain a similar area of character. The proposed improvements are substantially similar to the previous residence as well as surrounding properties. The proposed improvements will result in a net decrease in impervious cover when compared to the prior improvements. There were no known drainage or runoff issues associated with the prior design, nor are there any identifiable drainage issues associated with the proposed improvements. The proposed landscape plan demonstrates sensitivity to potential drainage issues and acts to capture, or direct, drainage runoff associated with site improvements.

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:

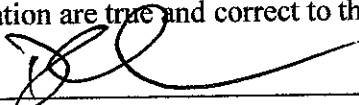
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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  Mail Address 7105 BAENSDALE WAY

City, State & Zip AUSTIN TX 78745

Printed DAVID ANIMOSI Phone 799 2401 Date Aug 4 2012
PERMIT PARTNERS LLC

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 (SEE ATTACHED DOCUMENT) Mail Address _____

City, State & Zip _____

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:

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 _____ 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 Frank Stabile Mail Address 8500 NAVIDAD DR.

City, State & Zip Austin TX 78735

Printed FRANK Stabile Phone 512-328-7452 Date Aug. 02, 2012



N

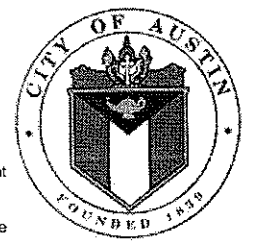


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0114
LOCATION: 84 PASCAL LANE



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.

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Stabile Residence

84 Pascal Lane, Austin, Texas



9/4/2012

Impervious Coverage

SITE INFORMATION

Legal: Lot 66 Block E Rob Roy Phase 2
 Lot Size: 84,942 sq. ft.

EXISTING COVERAGE

| AREA | AREA (S.F.) |
|----------------|-------------|
| House | |
| A/C & Garage | 6,691 |
| Cov'd Areas | |
| Front Porch | 181 |
| Side Porch | 258 |
| Rear Porch | 2,855 |
| Uncov'd Areas | |
| Driveway | 3,815 |
| Front Walk | 260 |
| Exterior Stair | 164 |

TOTAL EXISTING 14,224

PROPOSED COVERAGE

| AREA | AREA (S.F.) |
|---------------------------|-------------|
| House | |
| A/C & Garage | 6,955 |
| Cov'd Areas | |
| Entry Porch | 73 |
| Master Balcony & Terrace | 256 |
| Outdoor Room & Kitchen | 845 |
| Side Porch | 97 |
| Lower Terrace | 33 |
| Uncov'd Areas | 8,259 |
| Driveway | 3,223 |
| Front Walk (Pavers) | 248 |
| Front Garden Walls/Stairs | 315 |
| Side Wall & Stairs | 103 |
| Outdoor Shower | 95 |
| Back Patio | 534 |
| Rear Low Wall | 112 |
| Rear Stair | 381 |
| Pool Wall | 77 |
| Pool Pads | 48 |
| Stabilizing Wall | 66 |
| | 5,202 |

TOTAL PROPOSED 13,461



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PERMITS/CASES

| # | Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Retained Values |
|----|--------------------------------|---------------------|--|---------------------------------------|-------------|---|-------------------|---------------------|
| 1 | 1990-005736 BP | 9014163 | Two Stry Frm Res W/Stucco Ven & Att Gar&Decks | R- 101 Single Family Houses | New | 84 Pascal Lane L 00000 | Final | Yes |
| 2 | 1991-006527 BP | 9100031 | Pvt Swimming Pool W/Req'D Enclosure Device | C- 329 Com Structures Other Than Bldg | New | 84 Pascal Lane L 00000 | Pending Permit | Yes |
| 3 | 1981-G18921 W | G18921 | | Water | Commercial | PIER Migration Water Tap - 84 PASCAL LA, AUSTIN-LIMITED PURPOSE ONLY, 78746 | Expired | Yes |
| 4 | 1990-005736 EP | 9014163 | Two Stry Frm Res W/Stucco Ven & Att Gar&Decks | R- 101 Single Family Houses | New | 84 Pascal Lane L 00000 | Final | Yes |
| 5 | 1990-005118 MP | 9013549 | New Residence | Residential | Remodel | 84 Pascal Lane L 00000 | Expired | No |
| 6 | 1990-005736 MP | 9014163 | Two Stry Frm Res W/Stucco Ven & Att Gar&Decks | R- 101 Single Family Houses | New | 84 Pascal Lane L 00000 | Final | Yes |
| 7 | 1991-006527 MP | 9100031 | Pvt Swimming Pool W/Req'D Enclosure Device | C- 329 Com Structures Other Than Bldg | New | 84 Pascal Lane L 00000 | Pending Permit | Yes |
| 8 | 1990-005736 PP | 9014163 | Two Stry Frm Res W/Stucco Ven & Att Gar&Decks | R- 101 Single Family Houses | New | 84 Pascal Lane L 00000 | Final | Yes |
| 9 | 1992-012972 PP | 9214853 | Install Back-Flow Preventor (Res) | Residential | Remodel | 84 Pascal Lane L 00000 | Final | No |
| 10 | 1990-005736 DS | 9014163 | Two Stry Frm Res W/Stucco Ven & Att Gar&Decks | Res. Driveway & Sidewalk | New | 84 Pascal Lane L 00000 | Final | Yes |
| 11 | 2012-000117 BA | C15-2012-0114 | IC% | BOA Variance | Residential | 84 PASCAL LN | Hearing Scheduled | No |
| 12 | 2010-083045 BP | 2010-083045 BP | Demolish an 800 square foot swimming pool. | R- 649 Demolition All Other Bldgs Res | Demolition | 84 PASCAL LN | Expired | Yes |
| 13 | 1991-006527 EP | 9100031 | Pvt Swimming Pool W/Req'D Enclosure Device | C- 329 Com Structures Other Than Bldg | New | 84 Pascal Lane L 00000 | Final | Yes |
| 14 | 2010-083032 PR | 2010-083032 PR | Demolish a circa 1990, 2 story, 9,051 square foot single family residence and swimming pool. | R- 645 Demolition One Family Homes | Demolition | 84 PASCAL LN | Approved | Yes |
| 15 | 2010-083044 BP | 2010-083044 BP | Demolish a circa 1990, 2 story, 9,051 square foot single family residence | R- 645 Demolition One Family Homes | Demolition | 84 PASCAL LN | Expired | Yes |

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FOLDER DETAILS

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

| Permit Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|-------------------|---------------------|---|-----------------------------|-----------|------------------------|--------|------------------|-------------|-----------------|
| 1990-005736 BP | 9014163 | Two Stry Frm Res W/Stucco Ven & Att Gar&Decks | R- 101 Single Family Houses | New | 84 Pascal Lane L 00000 | Final | Nov 9, 1990 | Nov 9, 1990 | Mar 11, 1993 |

Related Folders: [Yes](#)

FOLDER INFO

| Information | Description | Value |
|---------------------------------------|-------------|--------|
| Smart Housing | | No |
| Total Job Valuation | | 385000 |
| Building Inspection | | Yes |
| Electric Inspection | | Yes |
| Mechanical Inspection | | Yes |
| Plumbing Inspection | | Yes |
| Energy Inspection | | No |
| Driveway Inspection | | Yes |
| Sidewalks Inspection | | Yes |
| Environmental Inspection | | No |
| Landscaping Inspection | | No |
| Water Tap Inspection | | Yes |
| Sewer Tap Inspection | | No |
| On Site Sewage Facility Inspection | | No |
| Fire Inspection | | No |
| Health Inspection | | Yes |
| Flood Plain | | OK |
| Number of Units | | 1 |
| Certificate of Occupancy to be Issued | | Yes |
| Usage Category | | 101 |

PROPERTY DETAILS

| Number | Pre. | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|--------|--------|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 84 | PASCAL | LANE | | | | | AUSTIN | TX | 78746 | Lot: 66 Block: E Subdivision: ROB ROY PHASE 2 |

Lot: 66 Block: E Subdivision: ROB ROY PHASE 2

FOLDER FEE

| Fee Description | Fee Amount | Balance |
|---------------------|------------|---------|
| Building Permit Fee | \$786.00 | \$0.00 |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|---------------------|--------|---------------|------------|--------------|----------------|---------------|
| 101 Building Layout | Pass | | | Dec 13, 1990 | | 1 |
| 102 Foundation | Pass | | | Apr 20, 1992 | | 1 |
| 103 Framing | Pass | | | Apr 20, 1992 | | 1 |
| 104 Insulation | Pass | | | Aug 1, 1991 | | 1 |
| 105 Wallboard | Pass | | | Sep 5, 1991 | | 1 |
| 111 Energy Final | Pass | | | Mar 11, 1993 | Carl Meuth | 1 |
| 112 Final Building | Pass | | | Mar 11, 1993 | Carl Meuth | 1 |
| 611 Water Tap | Pass | | | Nov 10, 1992 | | 1 |
| 615 Health | Pass | | | Mar 11, 1993 | | 0 |

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| Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|-------------------|---------------------|--|---------------------------------------|-----------|------------------------|----------------|------------------|------------|-----------------|
| 1991-006527 BP | 9100031 | Pvt Swimming Pool W/Req'D Enclosure Device | C- 329 Com Structures Other Than Bldg | New | 84 Pascal Lane L 00000 | Pending Permit | Jan 3, 1991 | | May 19, 2007 |

Related Folders: [Yes](#)

FOLDER INFO

| Information | Description | Value |
|--|-------------|-------|
| Smart Housing | | No |
| Total New/Addition Bldg Square Footage | | 600 |
| Total Job Valuation | | 15000 |
| Building Inspection | | Yes |
| Electric Inspection | | No |
| Mechanical Inspection | | Yes |
| Plumbing Inspection | | No |
| Energy Inspection | | No |
| Driveway Inspection | | No |
| Sidewalks Inspection | | No |
| Environmental Inspection | | No |
| Landscaping Inspection | | No |
| Water Tap Inspection | | No |
| Sewer Tap Inspection | | No |
| On Site Sewage Facility Inspection | | No |
| Fire Inspection | | No |
| Health Inspection | | No |
| Flood Plain | | OK |
| Number of Units | | 1 |
| Certificate of Occupancy to be Issued | | No |
| Usage Category | | 329 |

PROPERTY DETAILS

| Number | Pre. | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|--------|------|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 84 | | PASCAL | LANE | | | | AUSTIN | TX | 78746 | Lot: 66 Block: E Subdivision: ROB ROY PHASE 2 |

Lot: 66 Block: E Subdivision: ROB ROY PHASE 2

FOLDER FEE

| Fee Description | Fee Amount | Balance |
|---------------------|------------|---------|
| Building Permit Fee | \$78.00 | \$0.00 |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|----------------------|--------|---------------|------------|--------------|----------------|---------------|
| 104 Insulation | Open | | | | Michael Davis | 0 |
| 103 Framing | Open | | | | Michael Davis | 0 |
| Permit Refund | Open | | | | | 0 |
| 308 Abandoned Cable | Open | | | | Michael Davis | 0 |
| BP Permitting | Open | | | | | 0 |
| 100 Pre-Construction | Open | | | | Michael Davis | 0 |
| 101 Building Layout | Pass | | | Apr 10, 1991 | | 1 |
| 102 Foundation | Open | | | | Michael Davis | 0 |
| 105 Wallboard | Open | | | | Michael Davis | 0 |
| 111 Energy Final | Open | | | | Michael Davis | 0 |
| 108 TCO Stocking | Open | | | | Michael Davis | 0 |
| 109 TCO Occupancy | Open | | | | Michael Davis | 0 |
| 112 Final Building | Pass | | | Nov 20, 2006 | John Speights | 1 |



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| Permit Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|----------------|---------------------|---|-------------------------|-----------|------------------------|--------|------------------|-------------|-----------------|
| 1990-005736 DS | 9014163 | Two Stry Frm Res W/Stucco Ven & Att Gar&Decks | Res. Driveway & Sidwalk | New | 84 Pascal Lane L 00000 | Final | Nov 9, 1990 | Nov 9, 1990 | Mar 11, 1993 |

Related Folders: [Yes](#)

FOLDER INFO

| Information | Description | Value |
|---------------------|-------------|-------|
| Driveway Inspection | | Yes |
| Sidwalks Inspection | | Yes |
| Usage Category | | 101 |

PROPERTY DETAILS

| Number | Pre. | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|--------|------|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 84 | | PASCAL | LANE | | | | AUSTIN | TX | 78746 | Lot: 66 Block: E Subdivision: ROB ROY PHASE 2 |

Lot: 66 Block: E Subdivision: ROB ROY PHASE 2

FOLDER FEE

| Fee Description | Fee Amount | Balance |
|---------------------|------------|---------|
| Building Permit Fee | \$40.00 | \$0.00 |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|----------------------|--------|---------------|------------|--------------|----------------|---------------|
| 201 Sidewalk Prepour | Pass | | | Nov 23, 1992 | Carl Muth | 1 |
| 202 Final Sidewalk | Pass | | | Mar 11, 1993 | Carl Muth | 1 |

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

| Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|----------------|---------------------|---|------------------------------------|------------|--------------|---------|------------------|--------------|-----------------|
| 2010-083044 BP | 2010-083044 BP | Demolish a circa 1990, 2 story, 9,051 square foot single family residence | R- 645 Demolition One Family Homes | Demolition | 84 PASCAL LN | Expired | Sep 24, 2010 | Sep 24, 2010 | Mar 23, 2011 |

Related Folders: [Yes](#)

FOLDER INFO

| Information | Description | Value |
|--|-------------|--------------------------------|
| Smart Housing | | No |
| Total Existing Building Square Footage | | 9051 |
| Total Job Valuation | | 0 |
| Building Inspection | | Yes |
| Environmental Inspection | | No |
| Landscaping Inspection | | No |
| Tree Inspection | | No |
| Water Tap Inspection | | No |
| Sewer Tap Inspection | | No |
| On Site Sewage Facility Inspection | | No |
| Number of Floors | | 2 |
| Number of Units | | 1 |
| Code Type | | International Residential Code |
| Public or Private | | Private |
| Usage Category | | 645 |

PROPERTY DETAILS

| Number | Pre. | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|--------|--------|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 84 | PASCAL | LANE | | | | | AUSTIN | TX | 78746 | Lot: 66 Block: E Subdivision: ROB ROY PHASE 2 |

Lot: 66 Block: E Subdivision: ROB ROY PHASE 2

PEOPLE DETAILS

| Desc. | Organization Name | Address | City | State | Postal | Phone1 |
|--------------------|---------------------|-------------------|------------|-------|------------|---------------|
| Applicant | (Robert Abbott) | 3311 GALESBURG DR | AUSTIN | TX | 78745-5811 | |
| General Contractor | Absolute Demolition | P.O. BOX 789 | Cedar Park | TX | 78630 | (512)918-1989 |

FOLDER FEE

| Fee Description | Fee Amount | Balance |
|-----------------------|------------|---------|
| Demolition Permit Fee | \$44.00 | \$0.00 |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|-------------------------|---------|---------------|--------------|--------------|--------------------------|---------------|
| Administrative Hold | Release | | Sep 27, 2010 | May 12, 2011 | Richard Price (972-0210) | 2 |
| Permit Refund | Open | | | | | 0 |
| Red Tag Hold | Open | | | | | 0 |
| 112 Final Building | Open | | | | Julio Molis (974-2714) | 0 |
| 114 Continuance of work | Open | | | | Julio Molis (974-2714) | 0 |
| Deficiencies | Open | | | | Julio Molis (974-2714) | 0 |
| BP Permitting | Open | | | | | 0 |
| Administrative Hold | Open | | | | | 0 |

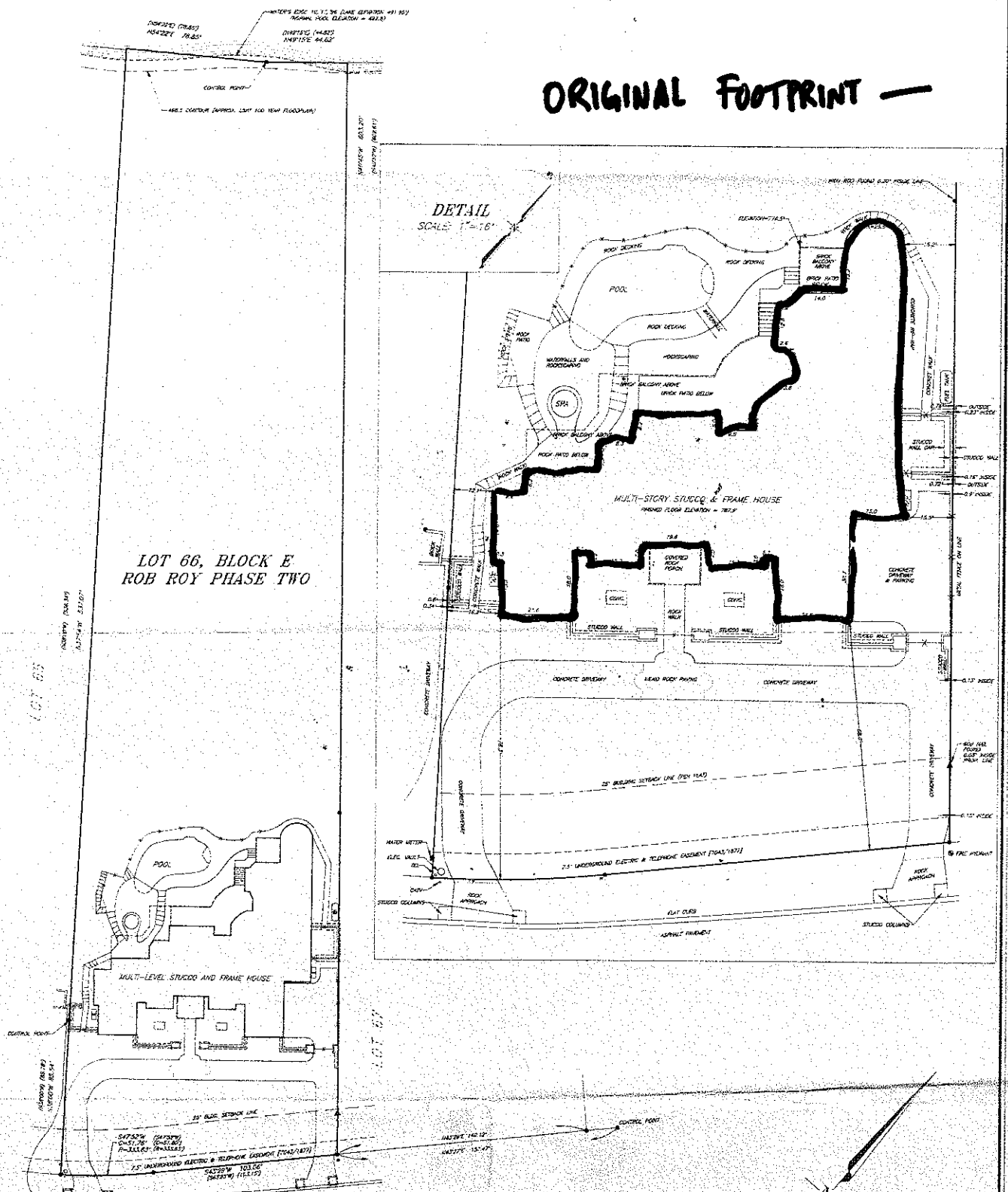
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SURVEY PLAT

LAKE AUSTIN
COLORADO RIVER

ORIGINAL FOOTPRINT



LOT 66, BLOCK E
ROB ROY PHASE TWO

DETAIL
SCALE 1" = 16'

MULTI-LEVEL STUCCO AND FRAME HOUSE

MULTI-STORY STUCCO & FRAME HOUSE
FINISH FLOOR ELEVATION = 780.7

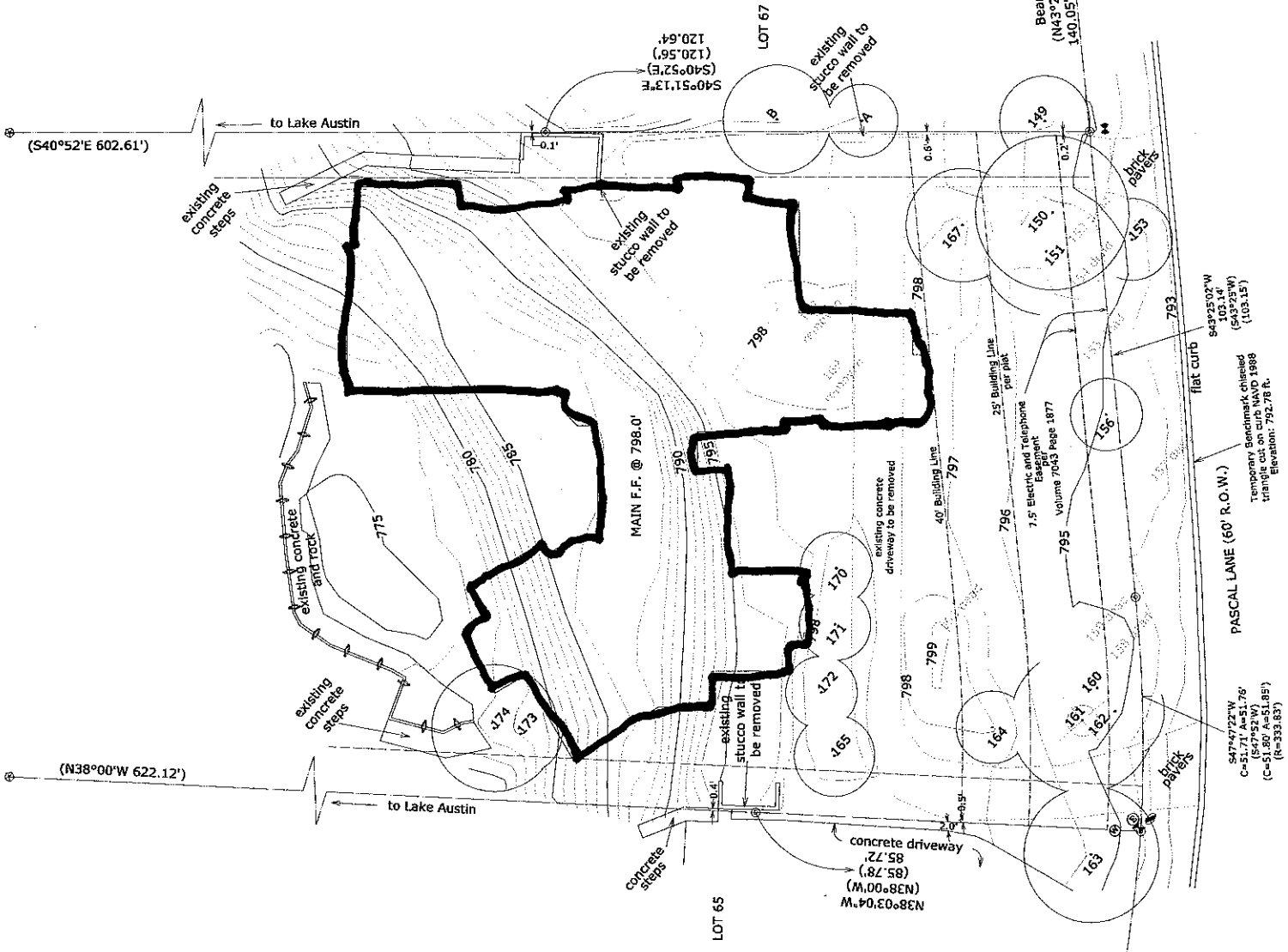
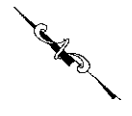
- Legend**
- Calculated
 - Survey
 - Water Main
 - Telephone
 - Electric
 - Gas
 - Other
 - Tree
 - Spot Elevation
 - Record Bearing 1

TREE LISTING

| | |
|-----|---------|
| 149 | 17' Oak |
| 150 | 17' Oak |
| 151 | 14' Oak |
| 152 | 8' Oak |
| 153 | 8' Oak |
| 154 | 10' Oak |
| 155 | 8' Oak |
| 156 | 10' Oak |
| 157 | 10' Oak |
| 158 | 10' Oak |
| 159 | 10' Oak |
| 160 | 10' Oak |
| 161 | 10' Oak |
| 162 | 10' Oak |
| 163 | 10' Oak |
| 164 | 10' Oak |
| 165 | 10' Oak |
| 166 | 10' Oak |
| 167 | 10' Oak |
| 168 | 10' Oak |
| 169 | 10' Oak |
| 170 | 10' Oak |
| 171 | 10' Oak |
| 172 | 10' Oak |
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| 176 | 10' Oak |
| 177 | 10' Oak |
| 178 | 10' Oak |
| 179 | 10' Oak |
| 180 | 10' Oak |
| 181 | 10' Oak |
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| 183 | 10' Oak |
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| 185 | 10' Oak |
| 186 | 10' Oak |
| 187 | 10' Oak |
| 188 | 10' Oak |
| 189 | 10' Oak |
| 190 | 10' Oak |
| 191 | 10' Oak |
| 192 | 10' Oak |
| 193 | 10' Oak |
| 194 | 10' Oak |
| 195 | 10' Oak |
| 196 | 10' Oak |
| 197 | 10' Oak |
| 198 | 10' Oak |
| 199 | 10' Oak |
| 200 | 10' Oak |

PROPERTY ADDRESS
 4110 W. LAKE AVENUE
 AUSTIN, TX 78746

LEGAL DESCRIPTOR
 LOT 66 BLOCK E ROY ROY F



Proposed Footprint

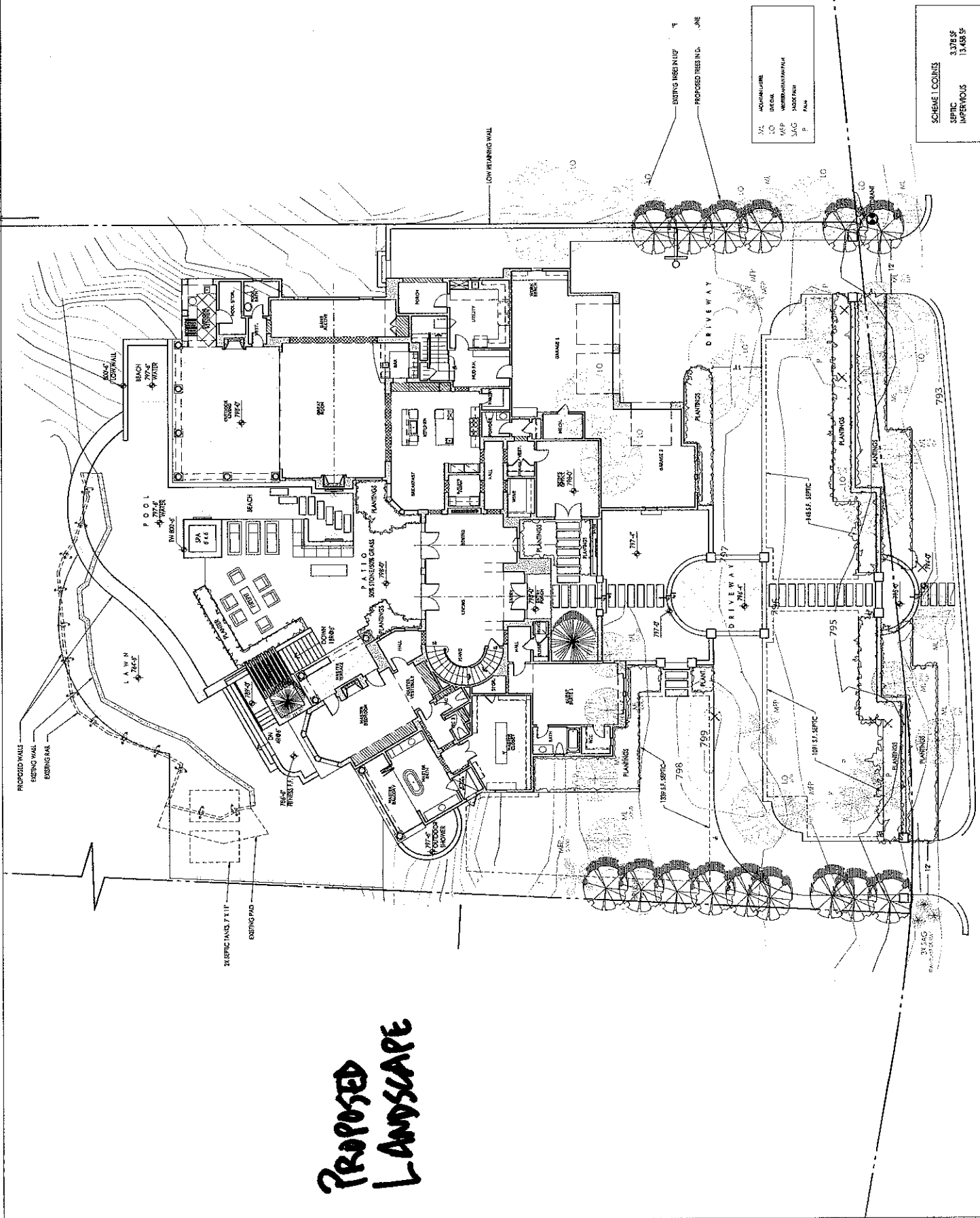
listed bearing and distance
 S58°14'08"W 159.95'
 S23°32'W 159.98' direct tie

flat curb
 S43°25'00"W
 C=51.71 A=51.75'
 (S47°52'W)
 (C=51.80 A=51.85)
 (R=333.83)

PASCAL LANE (60' R.O.W.)
 Temporary Benchmark chiseled
 into curb MAND 1988
 Elevation: 792.78 ft.

Site Plan
 1"=10'

Proposed Landscape



| | |
|-----|-----------|
| ML | MOONLIGHT |
| LO | ORCHID |
| VP | VERBENA |
| SAG | SAGE |
| P | PLANT |

| | |
|-----------------|-----------|
| SCHEME I COUNTS | |
| SEPTIC | 5,378 SF |
| IMPERVIOUS | 13,458 SF |

BY SAC
P.A. 2010

TaxNetUSA: Travis County

Property ID Number: 123664 Ref ID2 Number: 01272303030000

Owner's Name **STABILE FRANK & BETH STABILE**

Property Details

Mailing Address 8500 NAVIDAD DR
AUSTIN, TX 78735-1453

Location 84 PASCAL LN 78746

Legal LOT 66 BLK E ROB ROY PHS 2

Deed Date 08111999
Deed Volume 00000
Deed Page 00000
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 2553
Land Acres 1.9500
Block E
Tract or Lot 66
Docket No. 1999086974TR
Abstract Code S11550
Neighborhood Code N7600

Value Information

2012 Certified

Land Value 927,525.00
Improvement Value 100.00
AG Market Value 0.00
Timber Market Value 0.00
Market Value 927,625.00
AG Productivity Value 0.00
Timber Productivity Value 0.00
Appraised Value 927,625.00
10% Cap Loss 0.00
Assessed Value 927,625.00

Data up to date as of 2012-09-04

Value By Jurisdiction

| Entity Code | Entity Name | 2011 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|-------------|-----------------------------------|---------------|----------------|---------------|--------------|-----------------|
| 0A | TRAVIS CENTRAL APP DIST | | 927,625.00 | 927,625.00 | 927,625.00 | 927,625.00 |
| 03 | TRAVIS COUNTY | 0.485500 | 927,625.00 | 927,625.00 | 927,625.00 | 927,625.00 |
| 08 | EANES ISD | 1.212500 | 927,625.00 | 927,625.00 | 927,625.00 | 927,625.00 |
| 10 | WCID NO 10 | 0.027900 | 927,625.00 | 927,625.00 | 927,625.00 | 927,625.00 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.078900 | 927,625.00 | 927,625.00 | 927,625.00 | 927,625.00 |
| 39 | TRAVIS CO ESD NO 9 | 0.085800 | 760,671.00 | 760,671.00 | 760,671.00 | 760,671.00 |

Improvement Information

Improvement ID 119659 State Category Description Detail Only

Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|--------------------------|---------|-----------|---------------|-------|----------------------|----------|
| 119659 | 128862 | 1ST | 1st Floor | D551 | 1991 | 1 |
| 119659 | 1976871 | 604 | POOL RES CONC | *8 | 1991 | 1 |
| Total Living Area | | | | | | 1 |

Land Information