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CITY OF AUSTIN
ROW # 10810426

CASE # 2012-080463 PR

TCAD # 108976
01166161030000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1502 LOPRAIN STREET

LEGAL DESCRIPTION: Subdivision - ENFIELD A

Lot(s) PAGE 546 Block _____ Outlot 6-8 Division 7

LAND STATUS DETERMINATION CASE NUMBER (if applicable) C81-2012-1060

I/We Tim Cuppett on behalf of myself/ourselves as authorized agent for
Steve Miura affirm that on 11/4, 12

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
☐ Maximum Linear feet of Gables protruding from setback plane
☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

To Erect AN one story Addition TO AN EXISTING Residence
from the Allowable 40% (4216.8^{sq}) TO 43.2% (4555^{sq})

in a MF3- zoning district. NRHD

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.

C81-2012-1060 (Land Status Determination)

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

Property was developed by prior owner. Existing ground floor does not satisfy current needs.

REQUEST:

2. The request for the modification is unique to the property in that:

Proposed addition is not visible from adjacent property or street.

AREA CHARACTER:

3. The modification 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:

Proposed addition is a small one-story foot print. It will not be visible from adjacent properties or street.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 4300 Marathon Blvd.
City, State Austin, TX Zip 78756
Phone 512 450-0820 Printed Name Tim Cuppett, AIA
Signature [Signature] Date 11/4/12

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1502 LORRAIN ST.
City, State AUSTIN, TX Zip 78703
Phone _____ Printed Name STEVE MIURA
Signature [Signature] Date 11/6/12

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Residential Design and Compatibility Commission Staff:

Sylvia Benavidez
sylvia.benavidez@ci.austin.tx.us

974-2522 office 974-6536 fax

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

For Department Use Only	Assigned	9/12/12	Date
	Reviewed/Date	9/12/12	Issue Date
	Reviewed/Approved	SRB	Issued

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Project Information

Project Address: 1502 Lorrain	Tax Parcel ID: 108976
Legal Description: N80' of E140' of 115 th SE tri of 116 th & 116 th Dir 2 Enfield A	
Zoning: MF3	Lot Size (square feet): 10542
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input type="radio"/> Y <input checked="" type="radio"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input checked="" type="radio"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. <input type="radio"/> Y <input type="radio"/> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="radio"/> Y <input type="radio"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: vacant	<u>single-family residential</u>	duplex residential	two-family residential	other
Proposed Use: vacant	<u>single-family residential</u>	duplex residential	two-family residential	other
Project Type: new construction	<u>addition</u>	addition/remodel	remodel/repair	<u>other</u> Life Safety
# of bedrooms existing: 4	# of bedrooms proposed: 0	# of baths existing: 3.5	# of baths proposed: 0	
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Removal of all or part of a structure requires a demolition permit.				
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Life Safety for 1992-013502 & 2005-023041</u>				
Trades Permits Required: <u>electric</u> plumbing mechanical (HVAC) concrete (right-of-way)				

Job Valuation

Total Job Valuation: \$ <u>48,000.</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>8000.</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: \$	Bldg: \$ <u>7,000.</u> Elec: \$ <u>1000.</u>
	Accessory Structure: \$	Plmbg: \$ Mech: \$

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Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 2286 % of lot size: 22

Proposed Building Coverage (sq ft): 2466 % of lot size: 23

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 4359 % of lot size: 41

Proposed Impervious Cover (sq ft): 4539 % of lot size: 43

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y ☒ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☒ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 23 ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) Y ☒ N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N

Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☒ N

Building and Site Area

Area Description

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1 st floor conditioned area	1929 1614	180	1929 1794
2 nd floor conditioned area	2376	-	
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)	672	-	
Covered Patio, Deck or Porch			
Balcony			
Other			
Total Building Coverage	2486	180	2666
Driveway			1020
Sidewalks			224
Uncovered Patio			659
Uncovered Wood Deck (counts at 50%)			
AC pads			27
Other (Pool Coping, Retaining Walls)			143
Total Site Coverage			1529
Pool			
Spa			

B2/H

Contact Information			
Owner	Steven & Ellen Miura	Applicant or Agent	Marzi Velpc
Mailing Address	1502 Louvain St.	Mailing Address	P.O. Box 143565
Phone		Phone	294-4696
Email		Email	mvelpc@austin.rr.com
Fax		Fax	
General Contractor	Wilmington Gordon	Design Professional	Tim Cuppett Arch
Mailing Address		Mailing Address	4300 Marathon Bv.
Phone	459-7070	Phone	450-0820
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="radio"/> Y <input type="radio"/> N	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>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. Tree protection is required per Section 25-8-603.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: <u>Marzi Velpc</u>	Date: <u>7/17/2012</u>



City of Austin BUILDING PERMIT

B2/8

PERMIT NO: 2012-092602-BP

Type: RESIDENTIAL

Status: Active

1502 LORRAIN ST

Issue Date: 10/11/2012

EXPIRY DATE: 04/09/2013

LEGAL DESCRIPTION Lot: 5 Block: Subdivision: ENFIELD A	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY:	WORK PERMITTED: Life Safety	ISSUED BY: Gabriel Guerrero Jr
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LIFE SAFETY - Enclose Porch & Add To Create Bathroom&Change*

TOTAL SQFT New/Addn: 180	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$0.00	TYRE CONST.	USE CAT: 435	GROUP	FLOORS: 2	UNITS: 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Contact	Phone	Contact	Phone
Applicant, marzia volpe	(512) 294-4696	Owner, Steven Miura	(512) 474-1000
Billed To, JIM BENNETT, JIM BENNETT CONSULTING	(512) 784-4961	General Contractor, Steven Miura	(512) 474-1000

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	29.00	10/11/2012	Development Services Surchar	1.16	10/11/2012			
Fees Total:	30.16							

Inspection Requirements
Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments	
Expired Permit Number: 1992-013582	
Residential Zoning Review	<div>Date: 09/12/2012</div> <div>Reviewer: Residential Zoning Reviewers</div>

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

B2/g

PERMIT NO: 2012-103438-BP

Type: RESIDENTIAL Status: Active

1502 LORRAIN ST

Issue Date: 10/11/2012 EXPIRY DATE: 04/09/2013

LEGAL DESCRIPTION Lot: 5 Block: Subdivision: ENFIELD A						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Life Safety				ISSUED BY: Gabriel Guerrero Jr			
Remodel Existing Laundry, Hall Bath, Bedroom Bath & Add 2nd Fl Bedroom Over Porte Cochere & Extend Familyroom (No Electric Service Upgrades)									
TOTAL SQFT New/Addn: 163		VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$0.00		TYPE CONST.	USE CAT: 435	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Contact	Phone	Contact	Phone
Applicant, JIM BENNETT, JIM BENNETT CONSULTING	(512) 784-4961	Owner, Steven Miura	(512) 474-1000
Billed To, JIM BENNETT, JIM BENNETT CONSULTING	(512) 784-4961	General Contractor, Steven Miura	(512) 474-1000

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	29.00	10/11/2011	Development Services Surchar	1.16	10/11/2012			
Fees Total:	30.16							

Inspection Requirements
Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments Expired Permit Number: 2005-023041BP		
Residential Zoning Review	Date 10/11/2012	Reviewer Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

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June 21, 2012

City of Austin

Planning and Development Review Department

505 Barton Springs Road

Austin, TX 78704

To Whom it may concern:

I, Ellen or Steve Miura, Owner of the property located at 1502 Lorrain St., Austin, TX 78703, authorize Marzia Volpe, GMS Development LLC, to act as my agent with the City of Austin. Ms. Volpe will facilitate the building permit for the one storey addition and interior renovation of the above referenced property.

Ellen Miura

RDCC - DEC. 5th
B2/T1

City of Austin
Residential Permit Application
 Residential Review, 2nd floor, One Texas Center
 505 Barton Springs, Austin, TX 78704
 (512) 974-2747

Assigned	Due Date
Reviewed Date	Issue Date
Reviewed/Approved	Issued

Project Information	
Project Address: 1502 Lorrain	Tax Parcel ID: 108976-0110010103
Legal Description: N 30' of E 140' of 115 th SETri of 1st 6	Enfield H
Zoning: MF-3	Lot Size (square feet): 10542
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> N <small>Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.</small>	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N <small>If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.</small>	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="radio"/> Y <input checked="" type="radio"/> N <small>If yes, contact the Development Assistance Center for a Site Plan Exemption.</small>	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N	Is this site adjacent to a paved alley? <input type="radio"/> Y <input checked="" type="radio"/> N
Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input type="radio"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="radio"/> Y <input checked="" type="radio"/> N <small>If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.</small>	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. <input type="radio"/> Y <input type="radio"/> N <small>Note: If yes, application for a tree permit with the City Arborist may be required.</small>	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="radio"/> Y <input type="radio"/> N <small>Note: Proximity to a floodplain may require additional review time.</small>	

Description of Work				
Existing Use: vacant	<u>single-family residential</u>	duplex residential	two-family residential	other _____
Proposed Use: vacant	<u>single-family residential</u>	duplex residential	two-family residential	other _____
Project Type: new construction	<u>addition</u>	addition/remodel	remodel/repair	other _____
# of bedrooms existing: 4	# of bedrooms proposed: 0	# of baths existing: 4	# of baths proposed: 0	
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N <small>Note: Removal of all or part of a structure requires a demolition permit.</small>				
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Add to enlarge & remodel an existing study; add a mud room.</u>				
<u>EXPIRED - 1992 - 013582 BP - Enclose Porch: Add to Create Bathroom & change slat to pitch roof & porch</u> <u>2005 - 023041 BP - (Remodel Exist) Landing Hall-Bath</u> <u>1999 - add and Floor Bdrms over Porch Carport</u>				
Trades Permits Required: <u>electric</u> plumbing mechanical (HVAC) concrete (right-of-way) <u>EX-150 FI</u> <u>Room</u>				

Job Valuation		
Total Job Valuation: \$ <u>48,000.</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>2000.</u>
<small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>	Primary Structure: \$ _____	Bldg: \$ <u>7000.</u> Elec: \$ <u>1000.</u>
	Accessory Structure: \$ _____	Plmbg: \$ _____ Mech: \$ _____

NRHD - Old West Austin
 RDS -
 Tree - 2012-095261 TP - 9-19-12
 Non-Habitable Basement!
 Unfinished

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Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 2466 % of lot size: 23.3

Proposed Building Coverage (sq ft): 2629 % of lot size: 25

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 4539 % of lot size: 43

Proposed Impervious Cover (sq ft): 4702 % of lot size: 44.6

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y N

Does any structure (or an element of a structure) extend over or beyond a required yard? Y N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 23 ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) Y N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N

Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N

Area Description

Building and Site Area

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

Existing Sq Ft New/Added Sq Ft Total Sq Ft

1st floor conditioned area incl 2nd flr of gar (480) 1794 163 1957

2nd floor conditioned area 2376 2376

3rd floor conditioned area 2376

Basement

Covered Parking (garage or carport) att 192 det 480 672 672

Covered Patio, Deck or Porch 1 187.5 187.5

Balcony

Other

Total Building Coverage 2466 163 2629

Driveway 1020 1020

Sidewalks 224 224

Uncovered Patio 659 659

Uncovered Wood Deck (counts at 50%) 27 27

AC pads 143 143

Other (Pool Coping, Retaining Walls) 4539 4539

Total Site Coverage 4702 4702

Pool

Spa

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Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor	1794	163		1957
2 nd Floor	2376	-		2376
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)	480	-	450	30
Carport (attached)	192			192
(detached)				
Accessory building(s) (detached)				
TOTAL GROSS FLOOR AREA				4555

incl 2nd flr of gar (480)

max @ 4090 = 4216.8

339 #

(Total Gross Floor Area /lot size) x 100 = 43.2 Floor-To-Area Ratio (FAR)

- | | | |
|---|----------------------------------|----------------------------------|
| Is this project claiming a "parking area" exemption as described under Article 3? | <input checked="" type="radio"/> | N |
| Is this project claiming a "ground floor porch" exemption as described under Article 3? | Y | <input checked="" type="radio"/> |
| Is this project claiming a "basement" exemption as described under Article 3? | Y | <input checked="" type="radio"/> |
| Is this project claiming a "habitable attic" exemption as described under Article 3? | Y | <input checked="" type="radio"/> |
| Is a sidewall articulation required for this project? | Y | <input checked="" type="radio"/> |
| Does any portion of the structure extend beyond a setback plane? | Y | <input checked="" type="radio"/> |

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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Contact Information			
Owner	Steven & Ellen Miura	Applicant or Agent	Marzia Volpe
Mailing Address	1502 Lorrain St.	Mailing Address	P.O. Box 143565
Phone		Phone	294-4696
Email		Email	mvolpe@austin.rv.com
Fax		Fax	
General Contractor	Wilmington Gordon	Design Professional	Tim Cuppett Arch
Mailing Address		Mailing Address	4300 Marathon Bv.
Phone	459-7070	Phone	450-0820
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	<input checked="" type="radio"/> Y <input type="radio"/> N
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>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. Tree protection is required per Section 25-8-603.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: <u>Marzia Volpe</u>	Date: <u>7/17/2012</u>



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

B2
15

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Muzza Volpe Phone: 294-4696 Alternate Phone: _____

Service Address: 1502 Corravin

Lot: _____ Block: _____ Subdivision/Land Status: _____ Tax Parcel ID No.: 108976

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: 3.5 Number of proposed bathrooms: 0

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No _____

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? N New stub size: _____

Existing Meter number: 14278 Existing Meter size: 5/8" Upgrade required? N New size: _____

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System ✓ WW Main size: Hand-dug - no new restrooms added @ this time

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date 8/9/12 Phone 972-0000

AWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

REVIEWED
AUG 09 2012
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

B2
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One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



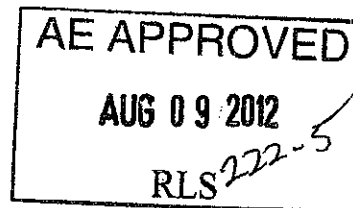
Austin Energy
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request <u>Murza Volpe</u>		
Email <u>MVolpe@austin.rr.com</u>	Fax _____	Phone <u>512 294-4696</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>1502 Lorrain ST</u>		OR
Legal Description _____		Lot _____ Block _____
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter <u>RM</u>		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # <u>#92-013582 BP</u> <u>#05-023041 BP</u>		
Comments _____		
BSPA Completed by (Signature & Print Name) <u>Murza Volpe</u>		Date <u>8/8/2012</u> Phone <u>294-4696</u>
AE Representative _____		Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____
		Date _____ Phone _____

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

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





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**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

July 05, 2012

File Number: C8I-2012-0160

Address: 1502 LORRAIN ST

Tax Parcel I.D. # 0110010103

Tax Map Date: 03/31/2010

The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(D), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being a portion of Lot 5 and Lot 6, Enfield A in the current deed, recorded on May 11, 2001, in Document #2001074668, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Apr 10, 1992, in Volume 11662, Page 1584, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by water service on May 25, 1934. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

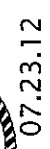
**Daniel Word, Representative of the Director
Planning and Development Review**

B2
T9

**§ 25-2-771 SINGLE-FAMILY RESIDENTIAL USE
IN A MULTIFAMILY DISTRICT.**

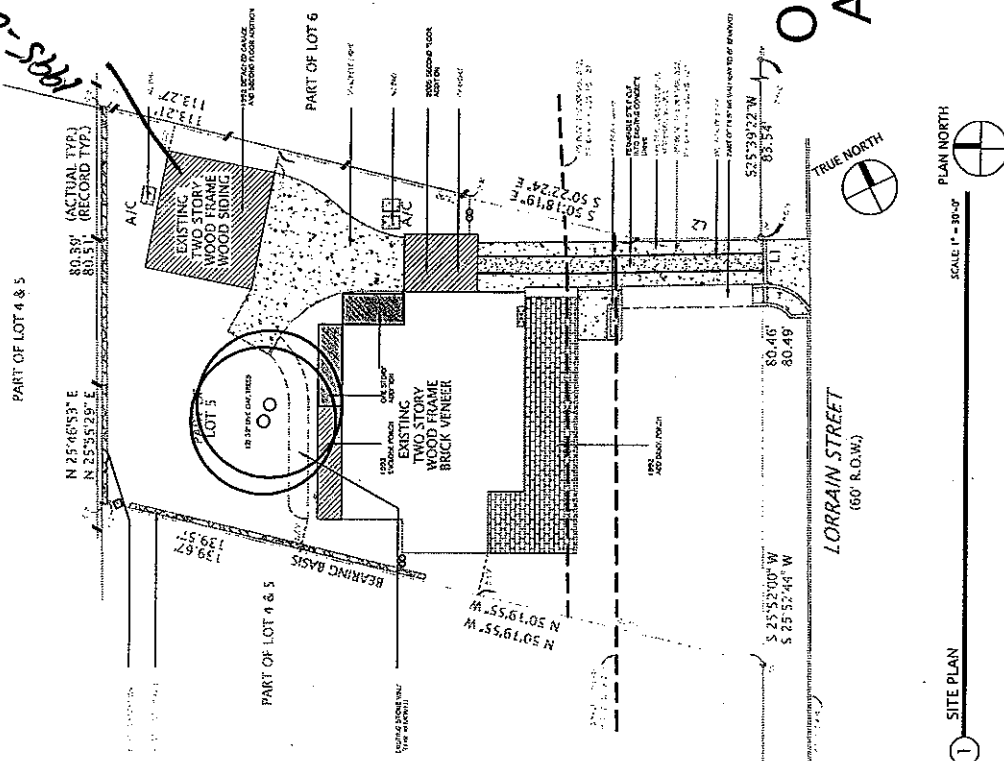
A single-family residential use in a multi-family district must comply with the site development regulations for a family residence (SF-3) district prescribed by Section 25-2-492 (*Site Development Regulations*).

Source: Ord. 041118-57.



1995-00465 B GF 10-3-1995

BUILDING AREA	
BUILDING COVERAGE:	TOTAL
1. ALL OTHERS (AREA) TOTAL AREA	1.0
2. THE BUILDING AREA	1.0
3. THE BUILDING AREA	1.0
4. THE BUILDING AREA	1.0
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97. THE BUILDING AREA	1.0
98. THE BUILDING AREA	1.0
99. THE BUILDING AREA	1.0
100. THE BUILDING AREA	1.0



FLOOR PLAN

[http://www.fishbase.org](#)



07.23.12

FLOOR PLAN WALL KEY:

4 FROM 10/11/12 TO 10/11/12
5 POLICE CROWN ST NEW S \$60N

MILLWORK NOTES:

WILLIAMS BOOKS • 1000 17TH AVENUE, SUITE 100 • DENVER, CO 80202 • 303-733-8800

FLOOR PLAN NOTES:

[illegible]

FINISH NOTES:

ATION & REPAIR - JAMES & DONALD MCNEILS -
FORMING, INSULATION & ROOFING - LAMAR PA
A Division of J. J. McNeil Co.

WINDOW/DOOR NOTES

#	WTR	MAIL	FOC	ORDER NO.
A	22 JULY	RECEIVED	ENR NEWS	12000000
B	24 JULY	RECEIVED	ENR NEWS	12000000

NOTES

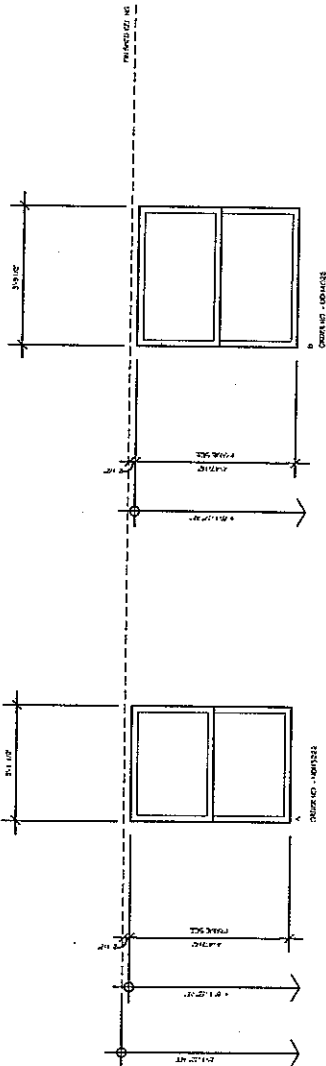
1. ORDER NUMBER REFERENCE FOR CONFIRMATION OF ORDER RECEIVED. NOT TO BE USED.
2. ALL ORDERS TO BE PAID BY CASH.
3. PAY TO THE ORDER OF ENR.
4. ORDER NUMBER MAY BE USED FOR ORDER CANCELLATION.

NOTES

1. CRIME RATES ARE HIGH IN THE COUNTRIES
ALL TYPES OF CRIMES - NOT TO ORDER
2. ALL WINDING TO BE TWO CLIMB BY 12.00.
3. PP 200 USE ARSON CASES ONLY.
HAPPENING TWO
4. RECORDS TITANIZED CLIMBING AS RECORD BY
CODE

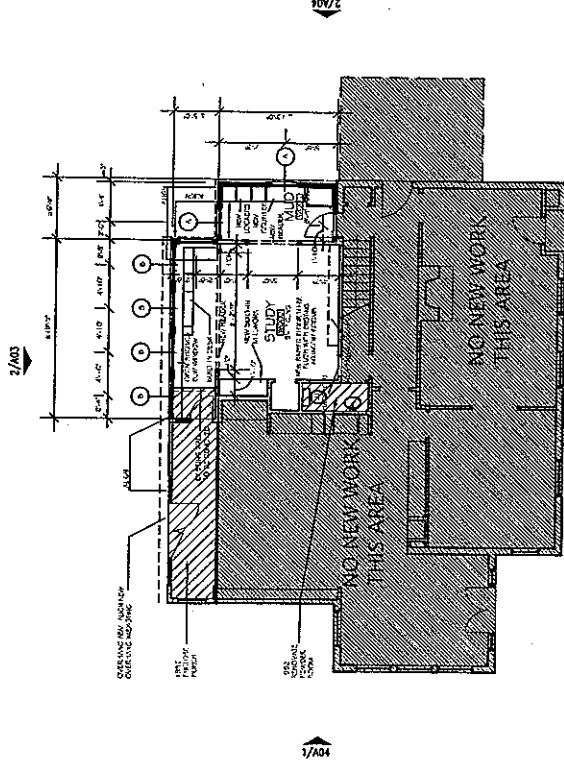
WINDOW SCHEDULE

SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE

SCALE: 1/4" = 1'-0"



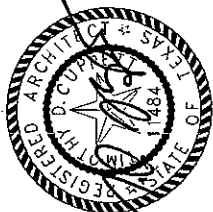
FIRST LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

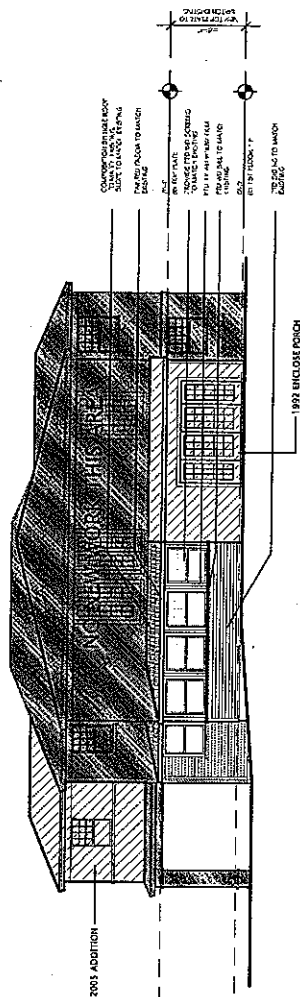
SECOND LEVEL FLOOR PLAN

B2
22

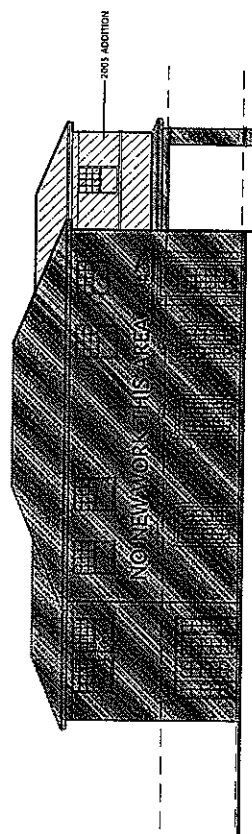
Sheet Number	A03
Drawn	AC, MC
Date	02.23.12
Project	1502 Leveille St., Austin, TX 78703
Revisions	02.23.12 02.23.12 02.23.12
An Addition less than 500 sq. ft. and an historic renovation for: Ellen & Steve Mura 1502 Leveille St., Austin, TX 78703 4308 Marathon Blvd. 512.450.0820 Austin, Texas TIM CUPPETT ARCHITECTS	



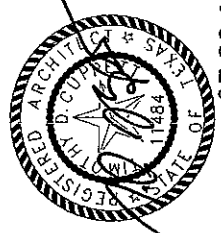
07.23.12



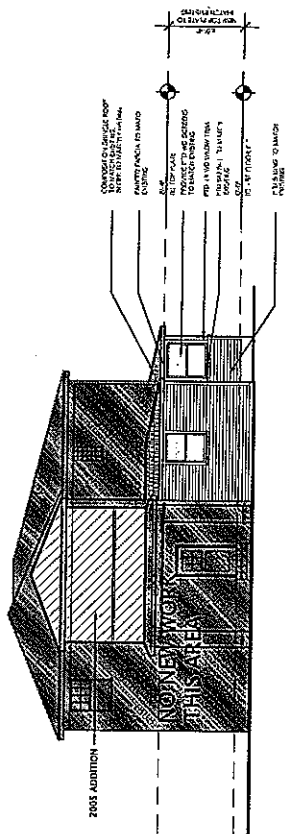
1 NORTH ELEVATION



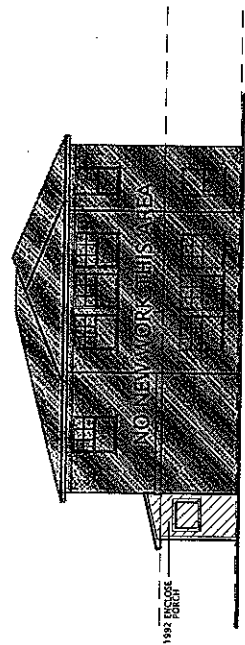
2 SOUTH ELEVATION

[illegible]

07.23.12



1 EAST ELEVATION



2 WEST ELEVATION

June 21, 2012

B2
24

City of Austin

Planning and Development Review Department

505 Barton Springs Road

Austin, TX 78704

To Whom it may concern:

I, Ellen or Steve Miura, Owner of the property located at 1502 Lorrain St., Austin, TX 78703, authorize Marzia Volpe, GMS Development LLC, to act as my agent with the City of Austin. Ms. Volpe will facilitate the building permit for the one storey addition and interior renovation of the above referenced property.

Ellen Miura

B2
25


October 4, 2012

City of Austin
Planning and Development Review Department
505 Barton Springs Rd.
Austin, TX 78704

To Whom It May Concern:

I, Steve Miura, owner of the property located at 1502 Lorrain St. authorize Jim Bennett, to act as my agent with the City of Austin. Mr. Bennett will facilitate the permitting process for improvements to my property.

Sincerely,



Steve Miura

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



Austin Energy
Building Service Planning Application (BSPA)

B2
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*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request <u>Marzia Volpe</u>		
Email <u>MVolpe@austin.rr.com</u>	Fax _____	Phone <u>512 294-4696</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Remodeling		
Project Address <u>1502 Lorrain ST</u> OR		
Legal Description _____	Lot _____	Block _____
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter <u>RM</u>		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Addition on the rear and right side of existing home</u>		
<u>Marzia Volpe</u> <u>8/8/2012</u> <u>294-4696</u>		
BSPA Completed by (Signature & Print Name) Date Phone		
Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
AE Representative _____	Date _____	Phone _____

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

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

AE APPROVED
AUG 09 2012
RLS 222-6

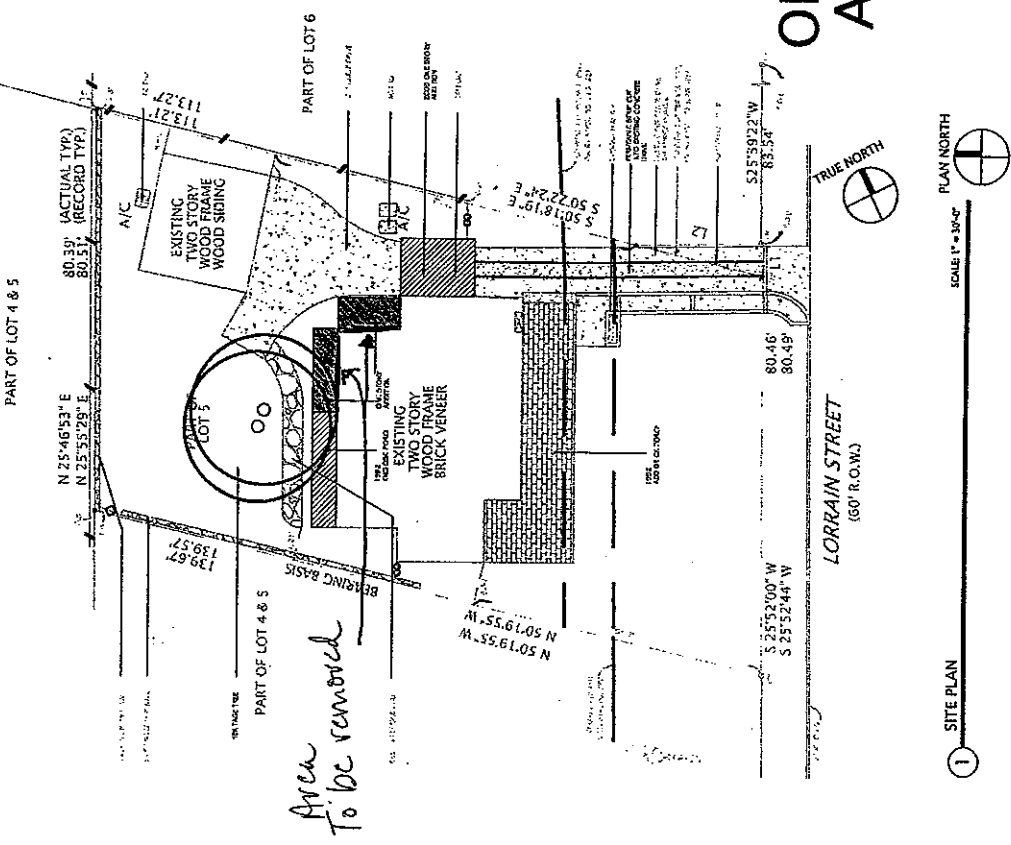


APPROVED BY _____
HISTORIC LANDMARK COMMISSION

DATE: 9-26-72
BY: *John A. Kowalski*

for HLC Chair

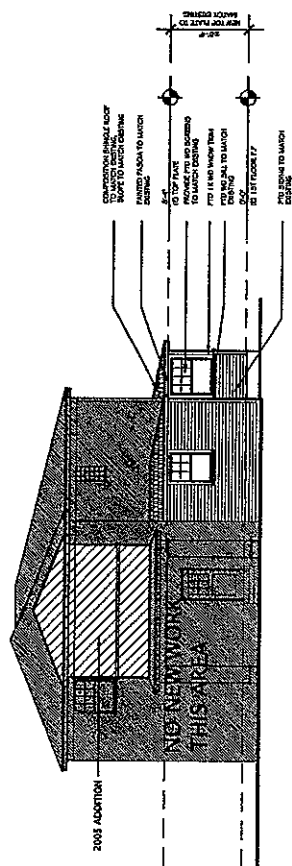
BUILDING AREA & IMPERVIOUS COVERAGE:				IMPERVIOUS COVERAGE			
BUILDING COVERAGE	DISTING.	2005:	NEW	BUILDING COVERAGE	DISTING.	2005:	NEW
1. LOT COVERED BY DRIVEWAY	1	711.12	162.12	A. TOTAL IMPERVIOUS DRIVEWAY	1	711.12	162.12
2. BUILDING FOOTPRINT AREA	2	711.12	711.12	B. TOTAL IMPERVIOUS DRIVEWAY	2	711.12	711.12
3. LOT COVERED BY DRIVEWAY	3	711.12	711.12	C. DRIVEWAY IMPERVIOUS ON LOT 1	3	711.12	711.12
4. LOT COVERED BY DRIVEWAY	4	711.12	711.12	D. DRIVEWAY IMPERVIOUS ON LOT 2	4	711.12	711.12
5. LOT COVERED BY DRIVEWAY	5	711.12	711.12	E. DRIVEWAY IMPERVIOUS ON LOT 3	5	711.12	711.12
6. LOT COVERED BY DRIVEWAY	6	711.12	711.12	F. DRIVEWAY IMPERVIOUS ON LOT 4	6	711.12	711.12
7. LOT COVERED BY DRIVEWAY	7	711.12	711.12	G. DRIVEWAY IMPERVIOUS ON LOT 5	7	711.12	711.12
8. LOT COVERED BY DRIVEWAY	8	711.12	711.12	H. DRIVEWAY IMPERVIOUS ON LOT 6	8	711.12	711.12
9. LOT COVERED BY DRIVEWAY	9	711.12	711.12	I. DRIVEWAY IMPERVIOUS ON LOT 7	9	711.12	711.12
10. LOT COVERED BY DRIVEWAY	10	711.12	711.12	J. DRIVEWAY IMPERVIOUS ON LOT 8	10	711.12	711.12
11. LOT COVERED BY DRIVEWAY	11	711.12	711.12	K. DRIVEWAY IMPERVIOUS ON LOT 9	11	711.12	711.12
12. LOT COVERED BY DRIVEWAY	12	711.12	711.12	L. DRIVEWAY IMPERVIOUS ON LOT 10	12	711.12	711.12
13. LOT COVERED BY DRIVEWAY	13	711.12	711.12	M. DRIVEWAY IMPERVIOUS ON LOT 11	13	711.12	711.12
14. LOT COVERED BY DRIVEWAY	14	711.12	711.12	N. DRIVEWAY IMPERVIOUS ON LOT 12	14	711.12	711.12
15. LOT COVERED BY DRIVEWAY	15	711.12	711.12	O. DRIVEWAY IMPERVIOUS ON LOT 13	15	711.12	711.12
16. LOT COVERED BY DRIVEWAY	16	711.12	711.12	P. DRIVEWAY IMPERVIOUS ON LOT 14	16	711.12	711.12
17. LOT COVERED BY DRIVEWAY	17	711.12	711.12	Q. DRIVEWAY IMPERVIOUS ON LOT 15	17	711.12	711.12
18. LOT COVERED BY DRIVEWAY	18	711.12	711.12	R. DRIVEWAY IMPERVIOUS ON LOT 16	18	711.12	711.12
19. LOT COVERED BY DRIVEWAY	19	711.12	711.12	S. DRIVEWAY IMPERVIOUS ON LOT 17	19	711.12	711.12
20. LOT COVERED BY DRIVEWAY	20	711.12	711.12	T. DRIVEWAY IMPERVIOUS ON LOT 18	20	711.12	711.12
21. LOT COVERED BY DRIVEWAY	21	711.12	711.12	U. DRIVEWAY IMPERVIOUS ON LOT 19	21	711.12	711.12
22. LOT COVERED BY DRIVEWAY	22	711.12	711.12	V. DRIVEWAY IMPERVIOUS ON LOT 20	22	711.12	711.12
23. LOT COVERED BY DRIVEWAY	23	711.12	711.12	W. DRIVEWAY IMPERVIOUS ON LOT 21	23	711.12	711.12
24. LOT COVERED BY DRIVEWAY	24	711.12	711.12	X. DRIVEWAY IMPERVIOUS ON LOT 22	24	711.12	711.12
25. LOT COVERED BY DRIVEWAY	25	711.12	711.12	Y. DRIVEWAY IMPERVIOUS ON LOT 23	25	711.12	711.12
26. LOT COVERED BY DRIVEWAY	26	711.12	711.12	Z. DRIVEWAY IMPERVIOUS ON LOT 24	26	711.12	711.12
27. LOT COVERED BY DRIVEWAY	27	711.12	711.12	AA. DRIVEWAY IMPERVIOUS ON LOT 25	27	711.12	711.12
28. LOT COVERED BY DRIVEWAY	28	711.12	711.12	AB. DRIVEWAY IMPERVIOUS ON LOT 26	28	711.12	711.12
29. LOT COVERED BY DRIVEWAY	29	711.12	711.12	AC. DRIVEWAY IMPERVIOUS ON LOT 27	29	711.12	711.12
30. LOT COVERED BY DRIVEWAY	30	711.12	711.12	AD. DRIVEWAY IMPERVIOUS ON LOT 28	30	711.12	711.12
31. LOT COVERED BY DRIVEWAY	31	711.12	711.12	AE. DRIVEWAY IMPERVIOUS ON LOT 29	31	711.12	711.12
32. LOT COVERED BY DRIVEWAY	32	711.12	711.12	AF. DRIVEWAY IMPERVIOUS ON LOT 30	32	711.12	711.12
33. LOT COVERED BY DRIVEWAY	33	711.12	711.12	AG. DRIVEWAY IMPERVIOUS ON LOT 31	33	711.12	711.12
34. LOT COVERED BY DRIVEWAY	34	711.12	711.12	AH. DRIVEWAY IMPERVIOUS ON LOT 32	34	711.12	711.12
35. LOT COVERED BY DRIVEWAY	35	711.12	711.12	AI. DRIVEWAY IMPERVIOUS ON LOT 33	35	711.12	711.12
36. LOT COVERED BY DRIVEWAY	36	711.12	711.12	AJ. DRIVEWAY IMPERVIOUS ON LOT 34	36	711.12	711.12
37. LOT COVERED BY DRIVEWAY	37	711.12	711.12	AK. DRIVEWAY IMPERVIOUS ON LOT 35	37	711.12	711.12
38. LOT COVERED BY DRIVEWAY	38	711.12	711.12	AL. DRIVEWAY IMPERVIOUS ON LOT 36	38	711.12	711.12
39. LOT COVERED BY DRIVEWAY	39	711.12	711.12	AM. DRIVEWAY IMPERVIOUS ON LOT 37	39	711.12	711.12
40. LOT COVERED BY DRIVEWAY	40	711.12	711.12	AN. DRIVEWAY IMPERVIOUS ON LOT 38	40	711.12	711.12
41. LOT COVERED BY DRIVEWAY	41	711.12	711.12	AO. DRIVEWAY IMPERVIOUS ON LOT 39	41	711.12	711.12
42. LOT COVERED BY DRIVEWAY	42	711.12	711.12	AP. DRIVEWAY IMPERVIOUS ON LOT 40	42	711.12	711.12
43. LOT COVERED BY DRIVEWAY	43	711.12	711.12	AQ. DRIVEWAY IMPERVIOUS ON LOT 41	43	711.12	711.12
44. LOT COVERED BY DRIVEWAY	44	711.12	711.12	AR. DRIVEWAY IMPERVIOUS ON LOT 42	44	711.12	711.12
45. LOT COVERED BY DRIVEWAY	45	711.12	711.12	AS. DRIVEWAY IMPERVIOUS ON LOT 43	45	711.12	711.12
46. LOT COVERED BY DRIVEWAY	46	711.12	711.12	AT. DRIVEWAY IMPERVIOUS ON LOT 44	46	711.12	711.12
47. LOT COVERED BY DRIVEWAY	47	711.12	711.12	AU. DRIVEWAY IMPERVIOUS ON LOT 45	47	711.12	711.12
48. LOT COVERED BY DRIVEWAY	48	711.12	711.12	AV. DRIVEWAY IMPERVIOUS ON LOT 46	48	711.12	711.12
49. LOT COVERED BY DRIVEWAY	49	711.12	711.12	AW. DRIVEWAY IMPERVIOUS ON LOT 47	49	711.12	711.12
50. LOT COVERED BY DRIVEWAY	50	711.12	711.12	AX. DRIVEWAY IMPERVIOUS ON LOT 48	50	711.12	711.12
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53. LOT COVERED BY DRIVEWAY	53	711.12	711.12	BA. DRIVEWAY IMPERVIOUS ON LOT 51	53	711.12	711.12
54. LOT COVERED BY DRIVEWAY	54	711.12	711.12	BB. DRIVEWAY IMPERVIOUS ON LOT 52	54	711.12	711.12
55. LOT COVERED BY DRIVEWAY	55	711.12	711.12	BC. DRIVEWAY IMPERVIOUS ON LOT 53	55	711.12	711.12
56. LOT COVERED BY DRIVEWAY	56	711.12	711.12	BD. DRIVEWAY IMPERVIOUS ON LOT 54	56	711.12	711.12
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61. LOT COVERED BY DRIVEWAY	61	711.12	711.12	BI. DRIVEWAY IMPERVIOUS ON LOT 59	61	711.12	711.12
62. LOT COVERED BY DRIVEWAY	62	711.12	711.12	BJ. DRIVEWAY IMPERVIOUS ON LOT 60	62	711.12	711.12
63. LOT COVERED BY DRIVEWAY	63	711.12	711.12	BK. DRIVEWAY IMPERVIOUS ON LOT 61	63	711.12	711.12
64. LOT COVERED BY DRIVEWAY	64	711.12	711.12	BL. DRIVEWAY IMPERVIOUS ON LOT 62	64	711.12	711.12
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66. LOT COVERED BY DRIVEWAY	66	711.12	711.12	BN. DRIVEWAY IMPERVIOUS ON LOT 64	66	711.12	711.12
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68. LOT COVERED BY DRIVEWAY	68	711.12	711.12	BP. DRIVEWAY IMPERVIOUS ON LOT 66	68	711.12	711.12
69. LOT COVERED BY DRIVEWAY	69	711.12	711.12	BQ. DRIVEWAY IMPERVIOUS ON LOT 67	69	711.12	711.12
70. LOT COVERED BY DRIVEWAY	70	711.12	711.12	BR. DRIVEWAY IMPERVIOUS ON LOT 68	70	711.12	711.12
71. LOT COVERED BY DRIVEWAY	71	711.12	711.12	BS. DRIVEWAY IMPERVIOUS ON LOT 69	71	711.12	711.12
72. LOT COVERED BY DRIVEWAY	72	711.12	711.12	BT. DRIVEWAY IMPERVIOUS ON LOT 70	72	711.12	711.12
73. LOT COVERED BY DRIVEWAY	73	711.12	711.12	BU. DRIVEWAY IMPERVIOUS ON LOT 71	73	711.12	711.12
74. LOT COVERED BY DRIVEWAY	74	711.12	711.12	BV. DRIVEWAY IMPERVIOUS ON LOT 72	74	711.12	711.12
75. LOT COVERED BY DRIVEWAY	75	711.12	711.12	BW. DRIVEWAY IMPERVIOUS ON LOT 73	75	711.12	711.12
76. LOT COVERED BY DRIVEWAY	76	711.12	711.12	BX. DRIVEWAY IMPERVIOUS ON LOT 74	76	711.12	711.12
77. LOT COVERED BY DRIVEWAY	77	711.12	711.12	BY. DRIVEWAY IMPERVIOUS ON LOT 75	77	711.12	711.12
78. LOT COVERED BY DRIVEWAY	78	711.12	711.12	BZ. DRIVEWAY IMPERVIOUS ON LOT 76	78	711.12	711.12
79. LOT COVERED BY DRIVEWAY	79	711.12	711.12	CA. DRIVEWAY IMPERVIOUS ON LOT 77	79	711.12	711.12
80. LOT COVERED BY DRIVEWAY	80	711.12	711.12	CB. DRIVEWAY IMPERVIOUS ON LOT 78	80	711.12	711.12
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87. LOT COVERED BY DRIVEWAY	87	711.12	711.12	CI. DRIVEWAY IMPERVIOUS ON LOT 85	87	711.12	711.12
88. LOT COVERED BY DRIVEWAY	88	711.12	711.12	CJ. DRIVEWAY IMPERVIOUS ON LOT 86	88	711.12	711.12
89. LOT COVERED BY DRIVEWAY	89	711.12	711.12	CK. DRIVEWAY IMPERVIOUS ON LOT 87	89	711.12	711.12
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91. LOT COVERED BY DRIVEWAY	91	711.12	711.12	CM. DRIVEWAY IMPERVIOUS ON LOT 89	91	711.12	711.12
92. LOT COVERED BY DRIVEWAY	92	711.12	711.12	CN. DRIVEWAY IMPERVIOUS ON LOT 90	92	711.12	711.12
93. LOT COVERED BY DRIVEWAY	93	711.12	711.12	CO. DRIVEWAY IMPERVIOUS ON LOT 91	93	711.12	711.12
94. LOT COVERED BY DRIVEWAY	94	711.12	711.12	CP. DRIVEWAY IMPERVIOUS ON LOT 92	94	711.12	711.12
95. LOT COVERED BY DRIVEWAY	95	711.12	711.12	CQ. DRIVEWAY IMPERVIOUS ON LOT 93	95	711.12	711.12
96. LOT COVERED BY DRIVEWAY	96	711.12	711.12	CR. DRIVEWAY IMPERVIOUS ON LOT 94	96	711.12	711.12
97. LOT COVERED BY DRIVEWAY	97	711.12	711.12	CS. DRIVEWAY IMPERVIOUS ON LOT 95	97	711.12	711.12
98. LOT COVERED BY DRIVEWAY	98	711.12	711.12	CT. DRIVEWAY IMPERVIOUS ON LOT 96	98	711.12	711.12
99. LOT COVERED BY DRIVEWAY	99	711.12	711.12	CU. DRIVEWAY IMPERVIOUS ON LOT 97	99	711.12	711.12
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101. LOT COVERED BY DRIVEWAY	101	711.12	711.12	CW. DRIVEWAY IMPERVIOUS ON LOT 99	101	711.12	711.12
102. LOT COVERED BY DRIVEWAY	102	711.12	711.12	CX. DRIVEWAY IMPERVIOUS ON LOT 100	102	711.12	711.12
103. LOT COVERED BY DRIVEWAY	103	711.12	711.12	CY. DRIVEWAY IMPERVIOUS ON LOT 101	103	711.12	711.12
104. LOT COVERED BY DRIVEWAY	104	711.12	711.12	CZ. DRIVEWAY IMPERVIOUS ON LOT 102	104	711.12	711.12
105. LOT COVERED BY DRIVEWAY	105	711.12	711.12	DA. DRIVEWAY IMPERVIOUS ON LOT 103	105	711.12	711.12
106. LOT COVERED BY DRIVEWAY	106	711.12	711.12	DB. DRIVEWAY IMPERVIOUS ON LOT 104	106	711.12	711.12
107. LOT COVERED BY DRIVEWAY	107	711.12	711.12	DC. DRIVEWAY IMPERVIOUS ON LOT 105	107	711.12	711.12
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110. LOT COVERED BY DRIVEWAY	110	711.12	711.12	DF. DRIVEWAY IMPERVIOUS ON LOT 108	110	711.12	711.12
111. LOT COVERED BY DRIVEWAY	111	711.12	711.12	DG. DRIVEWAY IMPERVIOUS ON LOT 109	111	711.12	711.12
112. LOT COVERED BY DRIVEWAY	112	711.12	711.12	DH. DRIVEWAY IMPERVIOUS ON LOT 110	112	711.12	711.12
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114. LOT COVERED BY DRIVEWAY	114	711.12	711.12	DJ. DRIVEWAY IMPERVIOUS ON LOT 112	114	711.12	711.12
115. LOT COVERED BY DRIVEWAY	115	711.12	711.12	DK. DRIVEWAY IMPERVIOUS ON LOT 113	115	711.12	711.12
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117. LOT COVERED BY DRIVEWAY	117	711.12	711.12	DM. DRIVEWAY IMPERVIOUS ON LOT 115	117	711.12	711.12
118. LOT COVERED BY DRIVEWAY	118	711.12	711.12	DN. DRIVEWAY IMPERVIOUS ON LOT 116	118	711.12	711.12
119. LOT COVERED BY DRIVEWAY	119	711.12	711.12	DO. DRIVEWAY IMPERVIOUS ON LOT 117	119	711.12	711.12
120. LOT COVERED BY DRIVEWAY	120	711.12	711.12	DP. DRIVEWAY IMPERVIOUS ON LOT 118	120	711.12	711.12
121. LOT COVERED BY DRIVEWAY	121	711.12	711.12	DQ. DRIVEWAY IMPERVIOUS ON LOT 119	121	711.12	711.12
122. LOT COVERED BY DRIVEWAY	122	711.12	711.12	DR. DRIVEWAY IMPERVIOUS ON LOT 120	122	711.12	711.12
123. LOT COVERED BY DRIVEWAY	123	711.12	711.12	DS. DRIVEWAY IMPERVIOUS ON LOT 121	123	711.12	711.12
124. LOT COVERED BY DRIVEWAY	124	711.12	711.12	DT. DRIVEWAY IMPERVIOUS ON LOT 122	124	711.12	711.12
125. LOT COVERED BY DRIVEWAY	125	711.12	711.12	DU. DRIVEWAY IMPERVIOUS ON LOT 123	125	711.12	711.12
126. LOT COVERED BY DRIVEWAY	126	711.12	711.12	DV. DRIVEWAY IMPERVIOUS ON LOT 124	126	711.12	711.12
127. LOT COVERED BY DRIVEWAY	127	711.12	711.12	DW. DRIVEWAY IMPERVIOUS ON LOT 125	127	711.12	711.12
128. LOT COVERED BY DRIVEWAY	128	711.12	711.12	DX. DRIVEWAY IMPERVIOUS ON LOT 126	128	711.12	711.12
129. LOT COVERED BY DRIVEWAY	129	711.12	711.12	DY. DRIVEWAY IMPERVIOUS ON LOT 127	129	711.12	711.12
130. LOT COVERED BY DRIVEWAY	130	711.12	711.12	DZ. DRIVEWAY IMPERVIOUS ON LOT 128	130	711.12	711.12
131. LOT COVERED BY DRIVEWAY	131	711.12	711.12	EA. DRIVEWAY IMPERVIOUS ON LOT 129	131	711.12	711.12
132. LOT COVERED BY DRIVEWAY	132	711.12					

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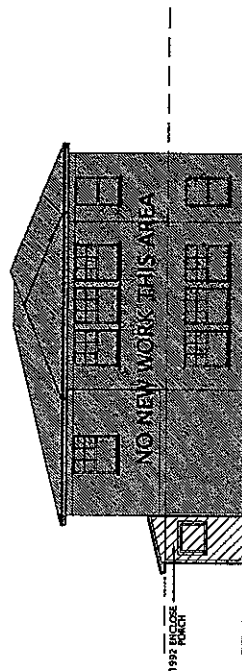
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07.12.12



EAST ELEVATION

①



WEST ELEVATION

②





CITY OF AUSTIN
Planning and Development Review Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

SEP 26 2012
NPZD/CHPO

BP- - PR- - NRD-12-0110 HDP- -
REFERRED BY: NRHD: Old West Austin
☒ RELEASE PERMIT
☐ DO NOT RELEASE PERMIT
☐ PENDING HLC REVIEW
Ca. _____
Historic Preservation Officer Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex
or ☐ Other Located at: 1502 Lorrain St.

INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS
PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

portion of exterior walls on rear of residence

Applicant's Company Name: GMS Dev.	Owner's Company Name:
Applicant: Marzen Volpe	Owner's Name: Steve & Ellen Miara
Address: P.O. Box 143565	Address:
City: Austin	City:
State: TX ZIP: 78723	State: ZIP:
Phone: (512) 994-4696 Fax: ()	Phone: () Fax: ()
E-mail: mvolpe@austin.tx.com	E-mail:

Please submit the following to complete this application:

- ☐ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☐ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473 Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☐ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable

☒ \$25 Fee per application for Historic Preservation Office Review - fees paid \$131.00

IMPORTANT: Verify with the Planning and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 9-26-12
BY: Steve Sadowsky
for HLC Chair

RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

1. ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Planning and Development Review located on the 8th floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
2. ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
3. ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? "If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>

CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Ellen Miura
Owner's Signature

6/21/12
Date

Ellen Miura
Owner's Signature

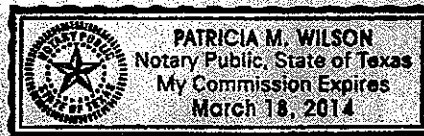
6/21/12
Date

Ellen Miura
1st Owner's Printed Name

Steve Miura
2nd Owner's Printed Name

Sworn and subscribed before me this 21 day of June, 2012

Patricia M. Wilson
Notary Public in and for the State of Texas



My commission expires on: 3-18-2014

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Marissa Orpe
Applicant's Signature

7/17/2012
Date

TAX CERTIFICATE
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1065387

B2
33

ACCOUNT NUMBER: 01-1001-0103-0000

PROPERTY OWNER:

MIURA STEVEN & ELLEN R
1502 LORRAIN ST
AUSTIN, TX 78703-4025

PROPERTY DESCRIPTION:

N 80 FT OF E 140FT OF LOT 5 * & SE
TRI OF LOT 6 OLT 6-8 DIV Z ENFIEL
D A

ACRES

.2420 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1502 LORRAIN ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2011	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2011 \$18,636.37

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/26/2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: 

B2
34



1501 LORRAIN AVE.
AUSTIN, TX 78703

LOCATION OF ADDITION

B2
35



1501 LORRAIN AVE.
AUSTIN, TX 78703

LOCATION OF ADDITION

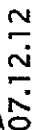
All structures etc. must maintain 7.5' clearance from AE energized power lines. Enforced by AE & NESC codes.

HISTORIC LANDMARK COMMISSION
DATE: 6-26-12
BY: *[Signature]*
for HLC Chair



07.12.12

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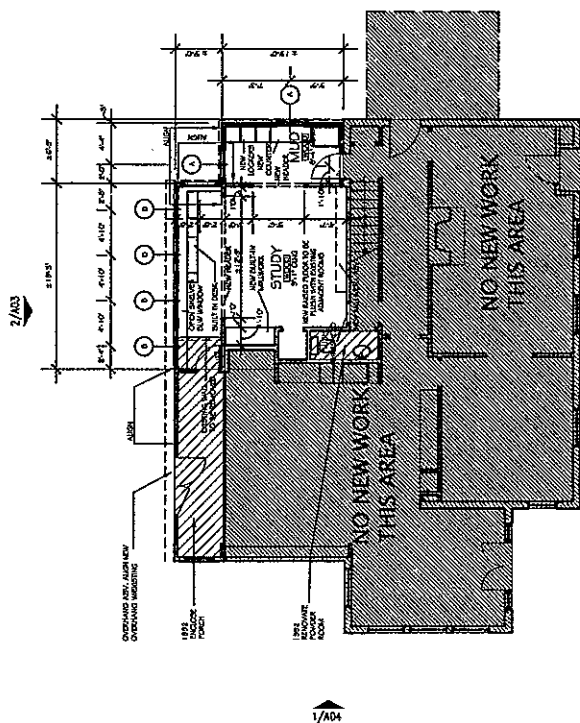
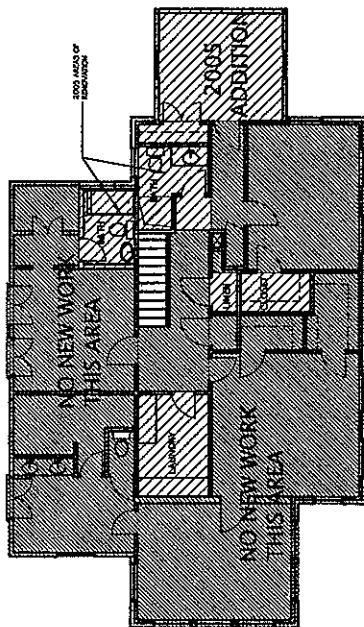
<p>FLOOR PLAN WALL KEY:</p>	<p>1/2" x 4" WOOD STUD</p>	<p>1/2" x 4" WOOD STUD</p>	<p>1/2" x 4" WOOD STUD</p>
<p>MILLWORK NOTES:</p>	<p>ALL CARPET TO BE LAYED OVER EXISTING CARPET. NO REMOVAL OF EXISTING CARPET REQUIRED.</p>	<p>ALL CARPET TO BE LAYED OVER EXISTING CARPET. NO REMOVAL OF EXISTING CARPET REQUIRED.</p>	<p>ALL CARPET TO BE LAYED OVER EXISTING CARPET. NO REMOVAL OF EXISTING CARPET REQUIRED.</p>
<p>FLOOR PLAN WALL KEY:</p>	<p>1/2" x 4" WOOD STUD</p>	<p>1/2" x 4" WOOD STUD</p>	<p>1/2" x 4" WOOD STUD</p>
<p>MILLWORK NOTES:</p>	<p>ALL CARPET TO BE LAYED OVER EXISTING CARPET. NO REMOVAL OF EXISTING CARPET REQUIRED.</p>	<p>ALL CARPET TO BE LAYED OVER EXISTING CARPET. NO REMOVAL OF EXISTING CARPET REQUIRED.</p>	<p>ALL CARPET TO BE LAYED OVER EXISTING CARPET. NO REMOVAL OF EXISTING CARPET REQUIRED.</p>
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APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 9-26-12

BY: Steve Ladousky
for HLC Chair



SECOND LEVEL FLOOR PLAN

FIRST LEVEL FLOOR PLAN



132
39

3 WEST ELEVATION



FAR Variance Request for:

**Miura Residence
1502 Lorrain St
Austin, TX 78703**

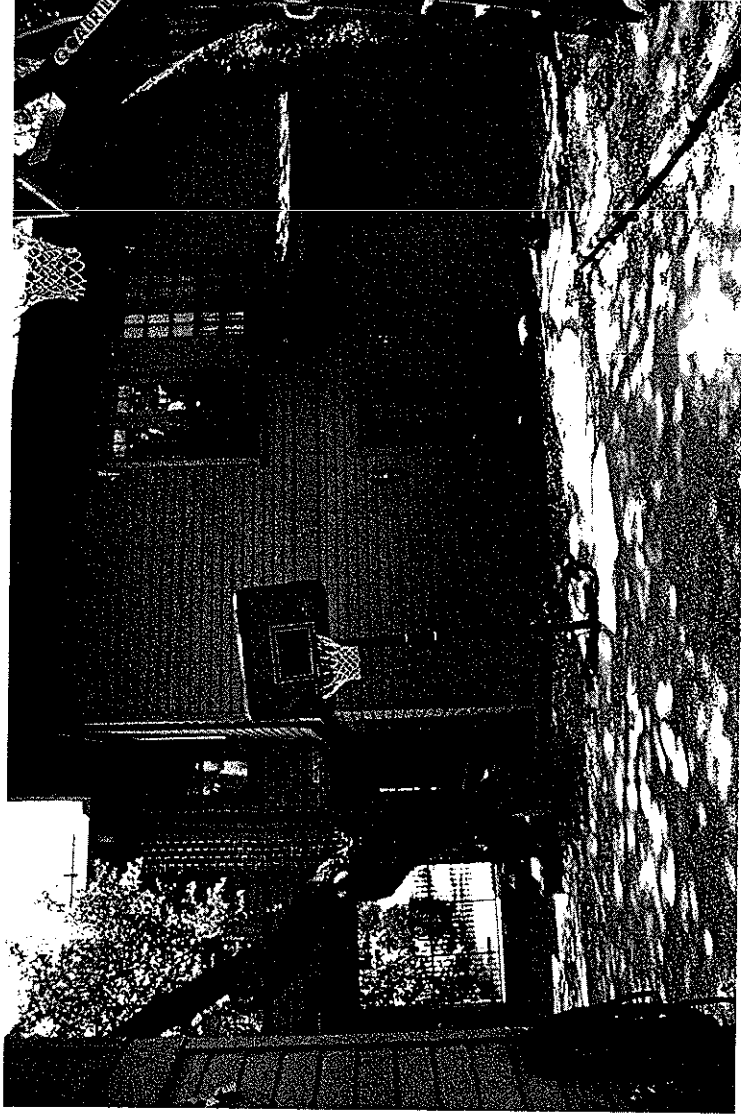
Interior Remodel & One Story Addition

Case Number: C81-2012-0160

**Lot: N 80ft of E 140ft of Lot 5
SE TRI of Lot 6**

**B2
4/6**

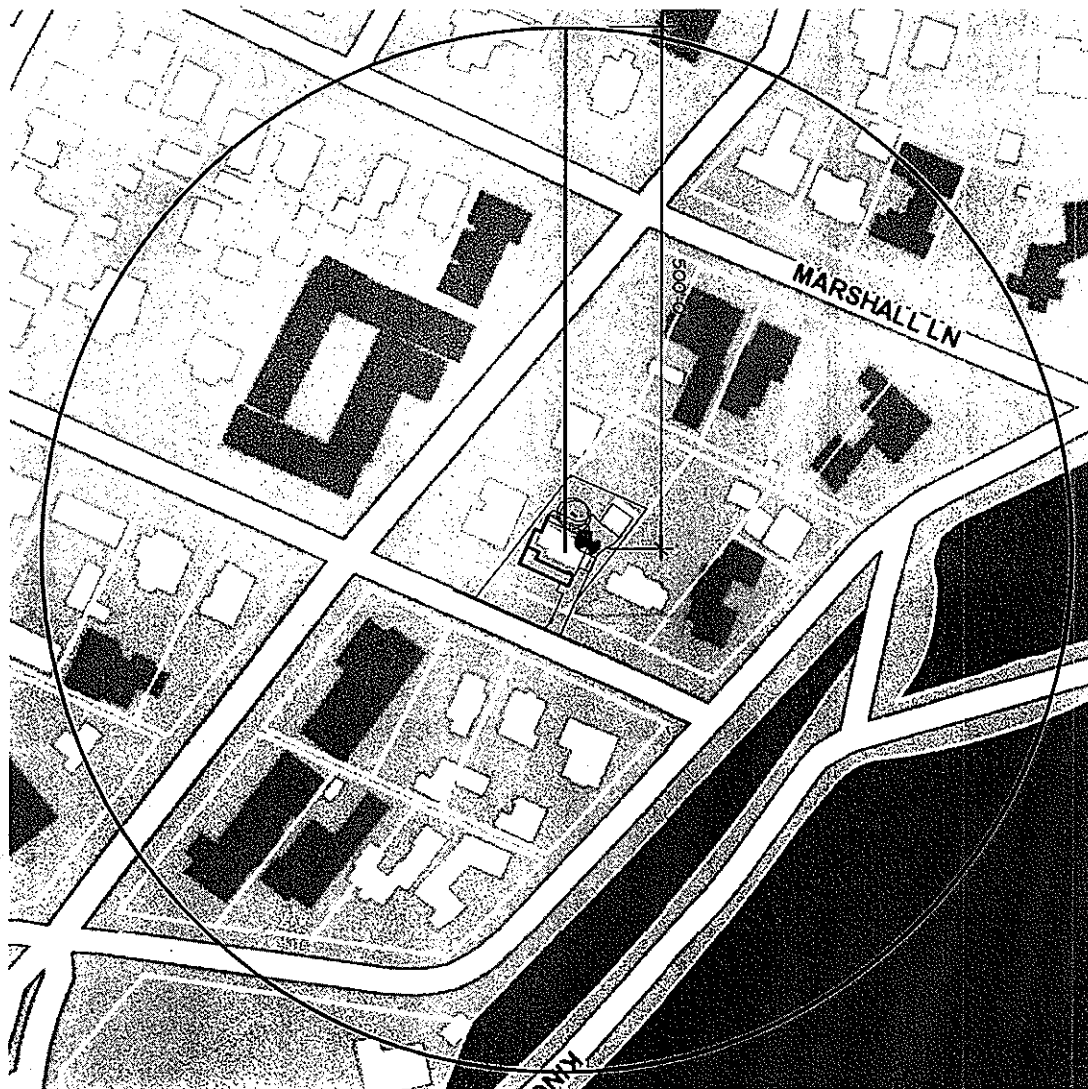
Back of house, Location of Proposed Addition



B2
41

B2
42

① CITY PLOT PLAN & ADJACENT PROPERTIES
TCAD FOOTPRINT



APPROXIMATE SCALE: 1" = 120'-0"

B2
43

① AERIAL VIEW



APPROXIMATE SCALE: 1" = 120'-0"

B2
44

TaxNetUSA: Travis County Property Information

Property ID Number: 108976 Ref ID2 Number: 01100101030000

Owner's Name **MIURA STEVEN & ELLEN R**

Property Details

Mailing Address
1502 LORRAIN ST
AUSTIN, TX 78703-4025

Deed Date 05102001

Deed Volume 00000

Deed Page 00000

Location 1502 LORRAIN ST 78703

Exemptions HS

Legal N 80 FT OF E 140FT OF LOT 5 * & SE TRI OF LOT 6 OLT
6-8 DIV Z ENFIELD A

Freeze Exempt F

ARB Protest F

Agent Code 2553

Land Acres 0.2420

Value Information

2012 Certified

Land Value 403,750.00

Block

Improvement Value 442,693.00

Tract or Lot 5; 6

AG Market Value 0.00

Docket No. 2001074668TR

Timber Market Value 0.00

Abstract Code S04291

Market Value 846,443.00

Neighborhood Code Z7550

AG Productivity Value 0.00

Timber Productivity Value 0.00

Data-up to date as of 2012-09-04

Appraised Value 846,443.00

10% Cap Loss 0.00

Assessed Value 846,443.00

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		846,443.00	846,443.00	846,443.00	846,443.00
01	AUSTIN ISD	1.242000	846,443.00	831,443.00	846,443.00	846,443.00
02	CITY OF AUSTIN	0.481100	846,443.00	846,443.00	846,443.00	846,443.00
03	TRAVIS COUNTY	0.485500	846,443.00	677,154.00	846,443.00	846,443.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	846,443.00	677,154.00	846,443.00	846,443.00
68	AUSTIN COMM COLL DIST	0.094800	846,443.00	837,979.00	846,443.00	846,443.00

Improvement Information

Improvement ID

State Category

Description

107314

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
107314	110102	1ST	1st Floor	WV5+	1925	1,794
107314	110103	2ND	2nd Floor	WV5+	1925	1,896
107314	110104	UBSMT	Unfinished Basement	WV5+	1925	160
107314	396434	011	PORCH OPEN 1ST F	*5+	1925	16
107314	396435	031	GARAGE DET 1ST F	WV5+	1925	480
107314	396436	061	CARPORT ATT 1ST	*5+	1925	192
107314	396437	095	HVAC RESIDENTIAL	**	1925	3,690
107314	396438	251	BATHROOM	**	1925	4
107314	396440	512	DECK UNCOVERED	*5+	1925	504
107314	396441	522	FIREPLACE	*5+	1925	1
107314	396442	612	TERRACE UNCOVERD	*5+	1925	304

B2
45

107314	396443	011	PORCH OPEN 1ST F	*5+	1925	70
107314	3046806	SO	Sketch Only	SO*	0	0
107314	3046807	SO	Sketch Only	SO*	0	0
107314	3046844	SO	Sketch Only	SO*	0	0
107314	3046845	SO	Sketch Only	SO*	0	0
107314	3046846	SO	Sketch Only	SO*	0	0
107314	3046847	SO	Sketch Only	SO*	0	0

Total Living Area 3,690

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
108807	LAND	A1	T	0.242	0	0	10,542

[show history](#)

B2
46



15

12

1208

16

1503

1501

1507

1504

1606

6

KINGSBURY ST

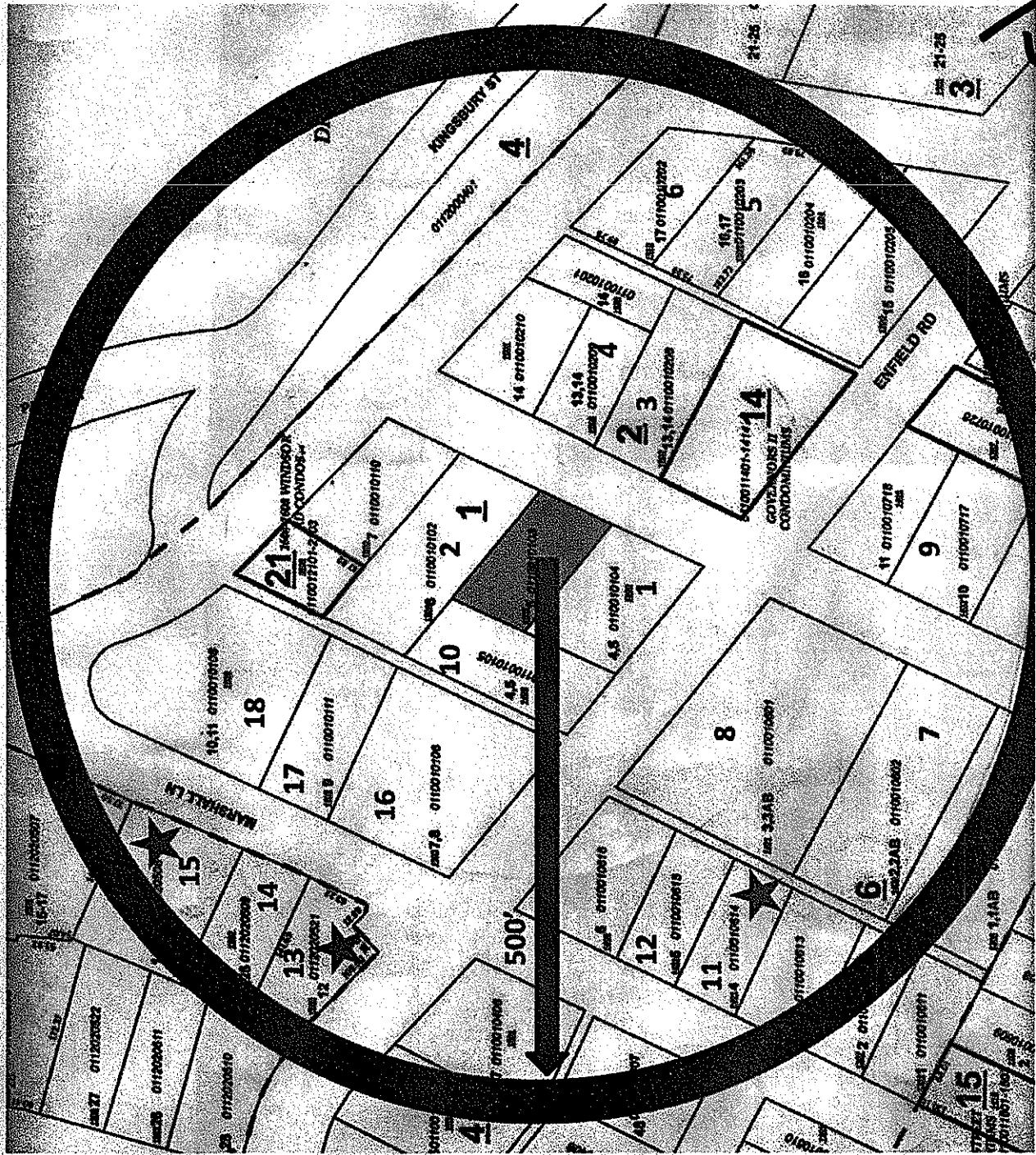
PARSONS

WINSOR RD

LORAIN ST

MARSHALL LN

Adjacent Properties- 500' radius



*Homes with FAR > 40%

- 11. 1401 Marshall Lane
- 13. 1500 Marshall Lane
- 14. 1504 Marshall Lane

B2
47

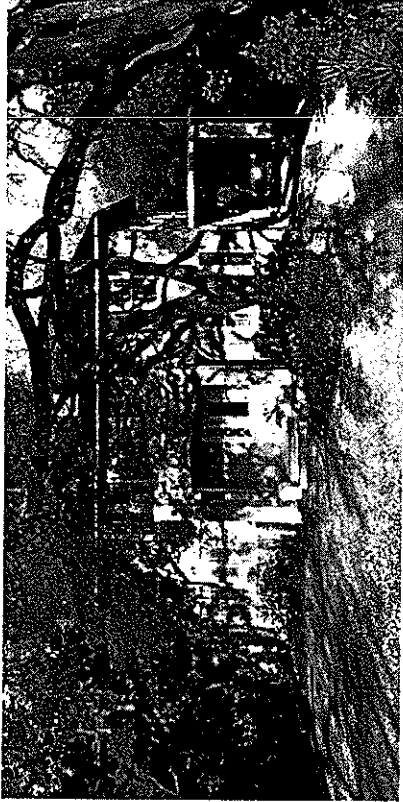
Adjacent Properties



1 1500 Lorrain St.
Austin, TX 78703



3 1503 Lorrain St.
Austin, TX 78703



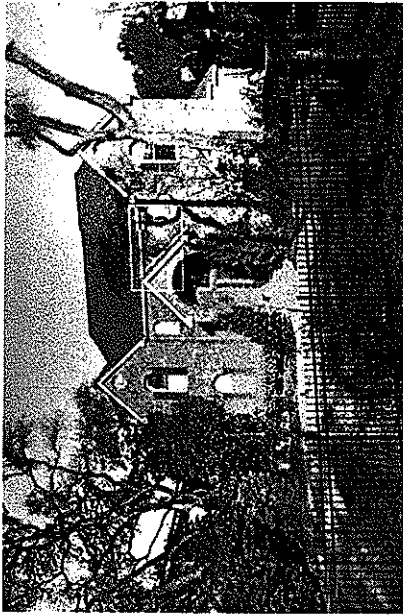
2 1504 Lorrain St.
Austin, TX 78703



4 1505 Lorrain St.
Austin, TX 78703

B2
48

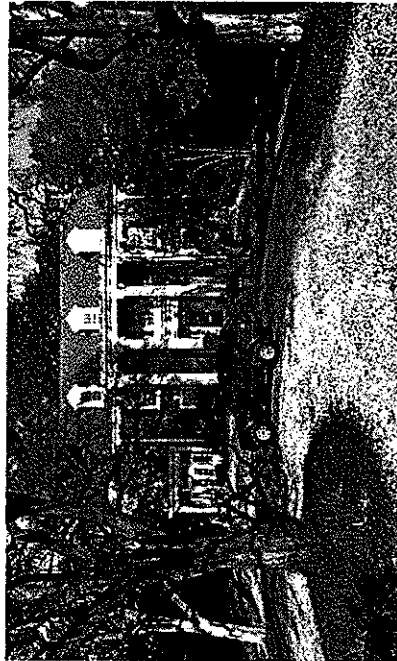
Adjacent Properties



5 1508 Windsor Rd.
Austin, TX 78703



6 1510 Windsor Rd.
Austin, TX 78703



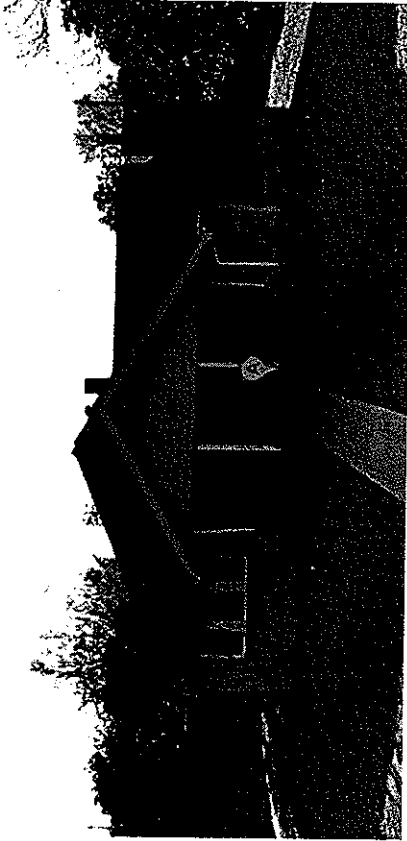
7 1400 Lorrain St.
Austin, TX 78703



8 1401 Lorrain St.
Austin, TX 78703

B2
49

Adjacent Properties



9 1403 Lorrain St.
Austin, TX 78703



10 1406 Enfield Rd.
Austin, TX 78703



11 1401 Marshall Lane
Austin, TX 78703



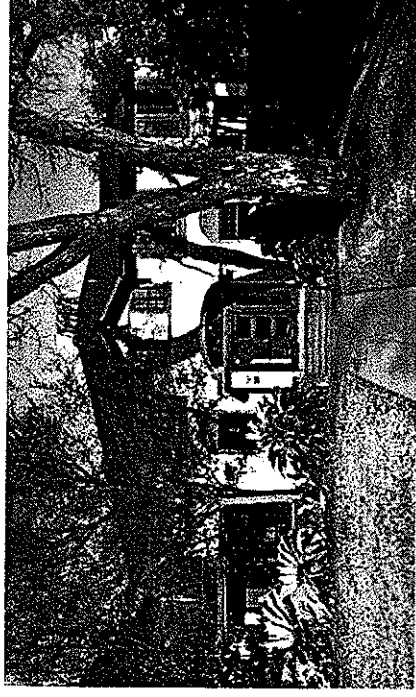
12 1403 Marshall Lane
Austin, TX 78703

B2
50

Adjacent Properties



13 1500 Marshall Lane
Austin, TX 78703



14 1502 Marshall Lane
Austin, TX 78703



15 1504 Marshall Lane
Austin, TX 78703



16 1503 Marshall Lane
Austin, TX 78703

B2
51

Adjacent Properties



17 1505 Marshall Lane
Austin, TX 78703



18 1509 Marshall Lane
Austin, TX 78703

B2
52

Addresses and Square Footage Ratios for homes adjacent to:
1502 Lorrain St. Austin, TX 78703

1	ADDRESS 1500 Lorrain St. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 1,724
	Second Floor Gross Area= 1,564
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 0/0
	Total Gross Floor Area= 3,288
	Gross Area of Lot= 13,352 0.3065 Acres
	Floor Area Ratio= 25%

2	ADDRESS 1504 Lorrain St. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 1,276
	Second Floor Gross Area= 1,120
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 110/0
	Total Gross Floor Area= 2,506
	Gross Area of Lot= 18,188 0.4175 Acres
	Floor Area Ratio= 14%

3	ADDRESS 1503 Lorrain St. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 1,502
	Second Floor Gross Area= 1,502
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 0/0
	Total Gross Floor Area= 3,004
	Gross Area of Lot= 13,074 0.3001 Acres
	Floor Area Ratio= 23%

4	ADDRESS 1505 Lorrain St. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 1,501
	Second Floor Gross Area= 1,008
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 0/0
	Total Gross Floor Area= 2,509
	Gross Area of Lot= 8,248 0.1893 Acres
	Floor Area Ratio= 30%

5	ADDRESS 1508 Windsor Rd. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 2,939
	Second Floor Gross Area= 1,488
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 424
	Total Gross Floor Area= 4,851
	Gross Area of Lot= 12,023
	Floor Area Ratio= 40%

6	ADDRESS 1510 Windsor Rd. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 2,371
	Second Floor Gross Area= 1,312
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 376
	Total Gross Floor Area= 3,683
	Gross Area of Lot= 11,536
	Floor Area Ratio= 32%

7	ADDRESS 1400 Lorrain St. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 1,999
	Second Floor Gross Area= 2,248
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 400
	Total Gross Floor Area= 4,647
	Gross Area of Lot= 24,101
	Floor Area Ratio= 19%

8	ADDRESS 1401 Lorrain St. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 2,856
	Second Floor Gross Area= 3,408
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 718
	Total Gross Floor Area= 6,982
	Gross Area of Lot= 20,100
	Floor Area Ratio= 34%

9	ADDRESS 1403 Lorrain St. Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO
	First Floor Gross Area= 2,260
	Second Floor Gross Area= 0
	Garage (more than 10 feet from structure, subtract 450)/Carport (open on 2 sides with out habitable space above, subtract 450)= 0/0
	Total Gross Floor Area= 2,260
	Gross Area of Lot= 13,396
	Floor Area Ratio= 16%

B2
53

B2
54

10	ADDRESS	1406 Enfield Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	1,218
	Second Floor Gross Area=	1,218
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	449
	Total Gross Floor Area=	2,885
	Gross Area of Lot=	24,101
	Floor Area Ratio=	12%

11	ADDRESS	1401 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	2,204
	Second Floor Gross Area=	1,470
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	577
	Total Gross Floor Area=	4,251
	Gross Area of Lot=	9,104
	Floor Area Ratio=	46%

12	ADDRESS	1403 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	1,280
	Second Floor Gross Area=	1,060
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	0/0
	Total Gross Floor Area=	2,340
	Gross Area of Lot=	13,395
	Floor Area Ratio=	17%

13	ADDRESS	1500 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	2,169
	Second Floor Gross Area=	2,481
	Third Floor Gross Area=	396
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	418
	Total Gross Floor Area=	5,464
	Gross Area of Lot=	11,099
	Floor Area Ratio=	49%

14	ADDRESS	1502 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	1,887
	Second Floor Gross Area=	1,659
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	515
	Total Gross Floor Area=	4,061
	Gross Area of Lot=	10,123
	Floor Area Ratio=	40%

15	ADDRESS	1504 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	3,678
	Second Floor Gross Area=	3,738
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	416
	Total Gross Floor Area=	7,822
	Gross Area of Lot=	14,966
	Floor Area Ratio=	52%

16	ADDRESS	1503 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	3,621
	Second Floor Gross Area=	2,323
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	600
	Total Gross Floor Area=	6,544
	Gross Area of Lot=	26,109
	Floor Area Ratio=	25%

17	ADDRESS	1505 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	2,656
	Second Floor Gross Area=	1,305
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	325
	Total Gross Floor Area=	4,286
	Gross Area of Lot=	12,423
	Floor Area Ratio=	34%

18	ADDRESS	1509 Marshall Lane Austin, TX 78703
	GROSS FLOOR AREA & FLOOR AREA RATIO	
	First Floor Gross Area=	3,095
	Second Floor Gross Area=	3,267
	Garage (more than 10 feet from structure, subtract 450) if attached subtract 200 if used to meet min. parking/Carpport (open on 2 sides with out habitable space above, subtract 450)=	620
	Total Gross Floor Area=	6,982
	Gross Area of Lot=	28,063
	Floor Area Ratio=	24%

B2
55

Ellen and Steve Miura, 1502 Lorrain St. Austin, TX 78703

Ellen and Steve Miura propose to add 163 sf for a 1 story mudroom addition at the rear of their home. We understand that this addition renders an FAR in excess of 40%.

We the undersigned support this request to the RDCC.

	NAME	ADDRESS
1	Robert Puntica	1500 Lorrain St.
2	Sharon Dunn	1500 Lorrain St.
3		
4		
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Thank you!

B2
56

Ellen and Steve Miura, 1502 Lorrain St. Austin, TX 78703

Ellen and Steve Miura propose to add 163 sf for a 1 story mudroom addition at the rear of their home. We understand that this addition renders an FAR in excess of 40%.

We the undersigned support this request to the RDCC.

	NAME	ADDRESS
1	Will Hornaday	1503 Lorrain Street 78703
2	Amey Hornaday	1503 Lorrain St 78703
3		
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Thank you!

B2
57

Ellen and Steve Miura, 1502 Lorrain St. Austin, TX 78703

Ellen and Steve Miura propose to add 163 sf for a 1 story mudroom addition at the rear of their home. We understand that this addition renders an FAR in excess of 40%.

We the undersigned support this request to the RDCC.

	NAME	ADDRESS
1	<i>[Signature]</i>	1406 ENFIELD RD.
2	<i>Ellen Miura</i>	1406 ENFIELD RD.
3		
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Thank you!

B2
58

Ellen and Steve Miura, 1502 Lorrain St. Austin, TX 78703

Ellen and Steve Miura propose to add 163 sf for a 1 story mudroom addition at the rear of their home. We understand that this addition renders an FAR in excess of 40%.

We the undersigned support this request to the ROCC.

	NAME	ADDRESS
1	Nancy Hustace	1507 Lorrain ST.
2		
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Thank you!

B2
59

Ellen and Steve Miura, 1502 Lorrain St. Austin, TX 78703

Ellen and Steve Miura propose to add 163 sf for a 1 story mudroom addition at the rear of their home. We understand that this addition renders an FAR in excess of 40%.

We the undersigned support this request to the RDCC.

	NAME	ADDRESS
1	Charleen Seavright	1504 Lorrain 78703 (owner)
2		
3		
4		
5		
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8		
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10		

Thank you!

10-24-12

Ellen and Steve
you have my support to make proposed
addition to your residence.
McSeau 10-24-12