

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

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CASE # C15-2013-0014
ROW # 10895192

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

TP-0402030503

WARNING: Filing of this appeal stops all affected construction activity.

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

STREET ADDRESS: 2303 South 3rd Street, Austin, TX 78704

LEGAL DESCRIPTION: Subdivision - Bawcom

Lot(s) N 49.3' of 135' Block B Outlot _____ Division _____

I/We Nick Quijano/Weekley Homes LLC on behalf of myself/ourselves as authorized agent for

Nelda Ruth Vasquez affirm that on _____, _____,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

New Single Family Residence Home on a 49.3' lot that was subdivided before 1946,

in a SF3 - NP district.
(zoning district)

Bouldin Creek N.P.

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

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

REASONABLE USE:

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

Vacant lot (which was previously built on prior to 1946) is less than 50' wide, by a few inches. Lot is surrounded by single family residences, but could never be built on without variance.

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HARDSHIP:

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

SEE ATTACHMENT FOR "HARDSHIP 2A"

Deleted: _____

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

Surrounding lots which were subdivided at same time are 50' wide or larger

Deleted: _____

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 single family residence of similar character to existing area architecture will be built.

Deleted: _____

Deleted: _____

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:

N/A

Deleted: _____

Deleted: _____

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:

N/A

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

N/A

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

N/A

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 Nick Quijano Mail Address 9000 Waterford Centre Blvd

City, State & Zip Austin, TX 78758

Printed Nick Quijano Phone 512-262-8976 Date 3/8/13

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 Nelda Ruth Vasquez Mail Address 7905 EPPING LN.

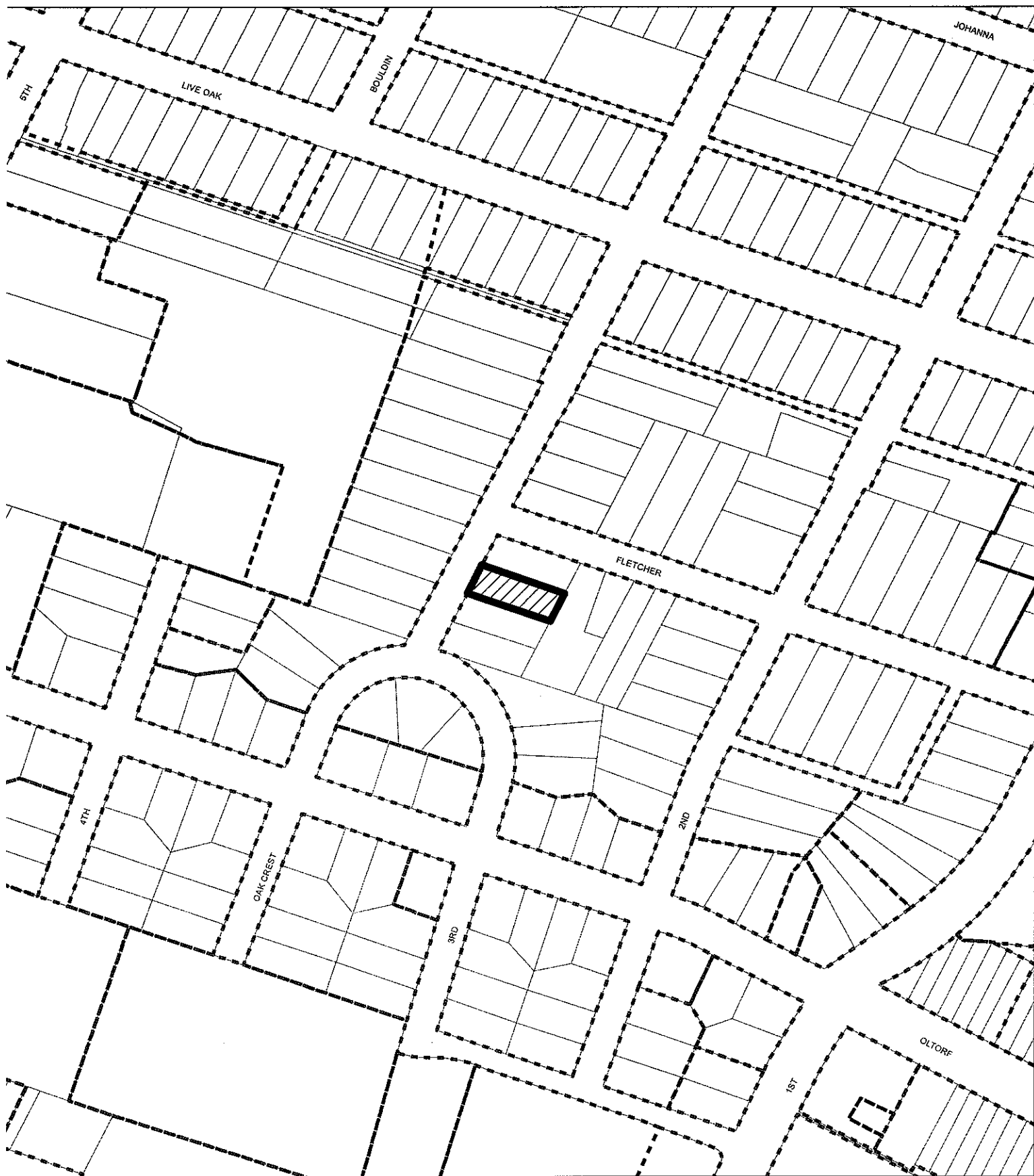
City, State & Zip AUSTIN TX. 78745

Printed NELDA RUTH VASQUEZ Phone (512) 442-1252 Date 2/8/13

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

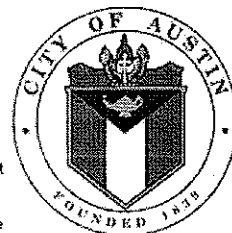


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0014
LOCATION: 2303 SOUTH 3RD ST



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

2303 South 3rd Street
Austin, TX 7874

Board of Adjustment General Variance Application

Item 2A: Hardship: The hardship for which the variance is requested is unique to the property in that:

This property shows to have been subdivided prior to 1947 in reference to records of deeds, as described originally by metes and bounds. Recorded deeds with most specific information date back to February 26, 1947. Records show a single family residence existed with City of Austin approved permits for an addition in 1976. Receipt for this permit from City of Austin shows address and lot measurement under 50', with a permit number and date of "Frame residence" 6-15-1946. This indicates a residence was in existence prior to 1947; city of Austin approved addition on (sub 50' wide lot) in 1976, and then approved a demolition permit of this structure on 3/17/2000. This collective research and data concludes that the subdivision and construction took place prior to 1947.

With the current regulation, this property can never be built on again, and would remain an unsightly vacant lot surrounded by existing single family residences. This property is merely a few inches below the 50' guideline.

C. E. Dye

2303 South 3rd Street

292

~~123-0~~

3

49.5'x135'

Bawcom Subdivision

Frame residence

30604 6-15-46

\$2500.00

Owner

4-6-76-156197-Jimmy A. Vasquez- 5
frm addn to res 288 sq ft. Bedrm
\$1000.00

Address: 2303 South 3rd

Permit: 15994

Plat: 292

Lot: 49.5 X 135 Mary Ann Miller

Block 3

Subdivision

Outlot

Barn Corner Sub

Fire Zone: 3

Use Dist.

A-1st

Occupancy: Farm add to Res

9-17-76

Layout

Framing

9-17-76 Final

Commercial

Foundation

Front setback

21

Total & Min.
side yard

12

6

Side St. Yard

Floor joist
size & o.c.ceiling joist
size & o.c.stud size
& o.c.

Bldg. Conn.

Room Vent.

Stairs

Rails

Attic Vent.

Insulation

Hood Vent.

Glass

Deadbolts

Fireplaces

Parking

Exits

Exit lights

Fences

Corridors

Type Const.

Spec. Permit #

BOA

W. Insulation

Sheetrock

Commercial Sheetrock

Occup. Sep.

Thru out

Owner: *James A. Vassura*

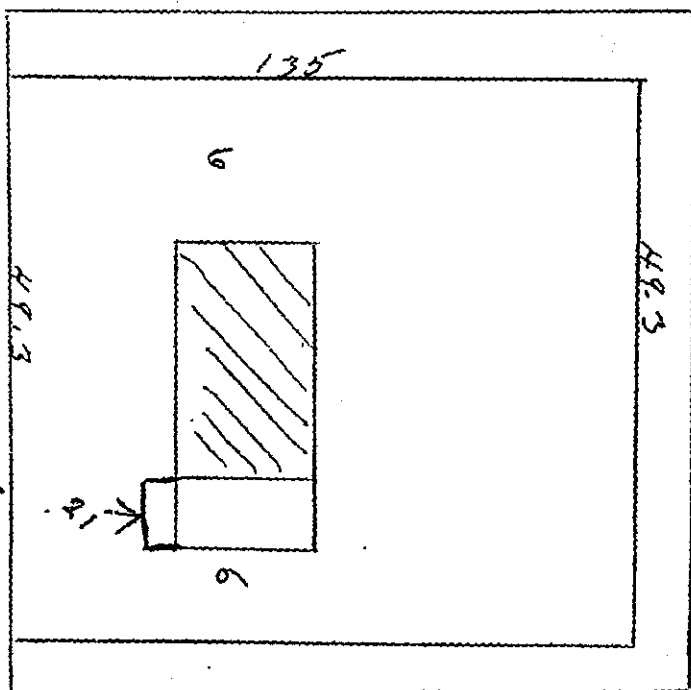
Contractor:

4x18 Carport

Clerk *Pat*

Date 9-9-76

Address:

Inspector: *Ed L*

STATE OF TEXAS:

COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That we, Raymond G. Jenkins joined by his wife, G. I. Jenkins, of Austin, Travis County, Texas, for and in consideration of the sum of Ten (\$10.00) Dollars cash to us in hand paid by G. E. Dye, the receipt of which is hereby acknowledged and confessed, and for which no lien express or implied, is retained,

Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said G. E. Dye the following described property:

A part of Block No. 3 of the Bawcom Division to the City of Austin, Beginning at a point at the intersection of S. 3rd and Martha Streets, which point is also the northwest corner of Block No. 3; Thence easterly along the South line of Martha Street and the north line of Block No. 3, 135 feet; Thence southerly along a line parallel to the East line of S. 3rd Street 99.3 feet which point is the southeast corner of the tract herein conveyed; Thence westerly along a line parallel to the South line of Martha Street 135 feet to the East line of South 3rd Street; Thence northerly along the East line of South 3rd Street 99.3 feet to the place of beginning, and being the same property conveyed to Raymond G. Jenkins by B. D. Watkins by warranty deed on the 14, day of July, A. D. 1945.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said G. E. Dye, his heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said G. E. Dye, his heirs and assigns, against every person whomever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands this 13th day of May, A. D. 1946.

\$1.10 U. S. Int. Rev. Stamp Can.

Raymond G. Jenkins

Mrs. G. I. (Imogene)

Jenkins

STATE OF TEXAS:

COUNTY OF TRAVIS:

Before me, Notary public in and for said County and State, on this day personally appeared Raymond G. Jenkins and G. I. Jenkins, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said G. I. Jenkins, wife of the said Raymond G. Jenkins, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said G. I. Jenkins, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 13th day of May, A. D. 1946.

(Notary Seal)

Frank D. Kerber

Notary Public in and for Travis County, Texas.

Filed for record July 8, 1946 at 9:00 A. M. ***** Recorded July 10, 1946 at 3:30 P. M.

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THE STATE OF TEXAS:

COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That we, Jesse J. Barber and wife, Gla Barber, of Travis County, Texas, for and in consideration of the sum of Four Thousand and No/100 (\$4,000.00) Dollars to us paid and secured to be paid as follows, to-wit: The sum of One Thousand (\$1,000.00) Dollars each to us in hand paid by the grantees, hereinafter named, the receipt of which is hereby acknowledged and confessed, and the sum of Three Thousand (\$3,000.00) Dollars secured to be paid in accordance with one certain promissory purchase money note of even date herewith, executed by the Grantees herein, payable to the order of Jesse J. Barber, at Austin, Texas, in monthly installments of \$30.00 or more each, the first of such installments being due and payable on or before the 6th day of August, 1946,

made subject to the conditions, restrictions and uses of said lots imposed on the same as shown by said plat and the record thereof which are made a part hereof for a further description thereof and of said lots.

To have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said H. Hollis Lovell, Jr. his heirs, and assigns forever; and I do hereby myself, my heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto the said H. Hollis Lovell, Jr. his heirs, and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness my hand this the 26 day of February, A. D. 1947.

E. H. Perry

(\$4.40 U.S. Int. Rev. Stamps Can.)

THE STATE OF TEXAS)

COUNTY OF TRAVIS) BEFORE ME, the undersigned authority, on this day personally appeared E. H. Perry, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 26 day of February, A. D. 1947.

(Notary seal)

Moby Lee Hanson

Notary Public, Travis County, Texas.

Filed for record Feb. 27, 1947, at 3:00 P.M. -- Recorded March 1, 1947, at 9:30 A.M.

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THE STATE OF TEXAS)

COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That we, C. E. Dye, and wife, Marion A. Dye, of Travis County, Texas, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) cash and other good and valuable cash consideration to us paid by Mary Iva Miller, a feme sole, of Travis County, Texas, receipt of all of which consideration is hereby acknowledged and payment of no part of which is secured by a lien, express or implied, upon the hereinafter described premises, and the further consideration of the execution and delivery by the said Mary Iva Miller, of her one certain promissory note in the principal sum of Three Thousand and no/100 dollars (\$3000.00) payable to the order of Austin Savings and Loan Association, bearing interest as specified in said note, due in monthly installments of Thirty-two and 50/100 dollars (\$32.50) each, including interest, the first of such installments being due on the first day of April, 1947, and a like installment being due on the first of each and every month thereafter until said note, together with all interest thereon, has been fully paid, said note containing the usual provisions for accelerated maturity and attorney's fees in case of default, and payment of said note being secured by the vendor's lien retained herein, and additionally secured by the lien of a deed of trust of even date herewith, executed by Mary Iva Miller, conveying the hereinafter described property to Earl T. Howell, Trustee, have Granted, Sold, and Conveyed and by these presents do Grant, Sell and Convey, unto the said Mary Iva Miller, all that certain lot tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, known and described as follows:

A part of Block No. 3, of the Bawcom Subdivision to the City of Austin, Travis County Texas, more particularly described as follows:-

Beginning at a point in the East line of South 3rd Street, which beginning point is 50 feet southerly from the northwest corner of said Block No. 3, and from the intersection of

South 3rd and Martha (Fletcher) Streets, and said point of beginning being the northwest corner of the lot here described.

Thence from said point of beginning, 49.3 feet in a southerly direction along the east line of South 3rd Street, to a point in the east line of South 3rd Street for the southwest corner of this lot;

Thence easterly 135 feet parallel to the north line of Block No. 3, to a point for the southeast corner of this lot;

Thence northerly parallel to the east line of South 3rd Street, a distance of 49.3 feet for the northeast corner of this lot;

Thence westerly along a line parallel to the north line of said Block No. 3 a distance of 135 feet to the place of beginning.

TO HAVE AND TO HOLD, the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Mary Iva Miller, her heirs, and assigns forever; and we do hereby bind ourselves, our heirs, executors, and administrators, to warrant and forever defend, all and singular, the said premises unto the said Mary Iva Miller, her heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the vendor's lien is retained in favor of Austin Savings and Loan Association, against the above described property, premises and improvements, until the above described promissory note, together with all interest thereon, has been fully paid, according to its face, tenor, effect and reading, when this deed shall become absolute; and for and in consideration of the sum of Three Thousand and no/100 dollars (\$3,000.00) cash to us in hand paid by Austin Savings and Loan Association, the receipt of which is hereby acknowledged, we do hereby sell, transfer, assign and convey unto the said Austin Savings and Loan Association, its successors, and assigns, the above described promissory note, for Three Thousand and no/100 (\$3,000.00) together with the vendor's lien, contract lien, superior title, and all our right, title, and interest, in and to the above described property securing payment of said note, the transfer of said note, being, however, without recourse on us in any event.

In testimony whereof, Witness our hands, this 24th day of February, 1947.

C. E. Dye

Marion A. Dye

(\$5.50 U.S. Int. Rev. Stamps Can.)

THE STATE OF TEXAS)

COUNTY OF TRAVIS) BEFORE ME, a Notary Public, in and for Travis County, Texas, on this day personally appeared C. E. Dye, and Marion A. Dye, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said C. E. Dye, acknowledged to me that he executed the same for the purposes and consideration therein expressed; and the said Marion A. Dye, wife of the said C. E. Dye, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Marion A. Dye, acknowledged to me that such instrument was her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 25th day of February, 1947.

(Notary seal)

Norwood King

Notary Public, Travis County, Texas.

Filed for record Record Feb. 27, 1947, at 8:30 A. M. -- Recorded March 1, 1947, at 9:20 A. M.

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NOTICE

Prepared by the State Bar of Texas for use by Lawyers only.
To alter the proper form, fill in blank spaces, strike out form provisions or insert
special terms conforming to the practice of law. No "standard form" can meet all
requirements.

1977-1978 * 7.00

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF TRAVIS

1-77-1869
KNOW ALL MEN BY THESE PRESENTS:

That STANDARD MORTGAGE CO., INC., a corporation organized and existing under
the laws of the State of Texas, acting herein by and through its officer
hereunto duly authorized,
of the County of Travis and State of Texas for and in
consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS
and other valuable ^{cash} consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged, and confessed, and for which no lien of any character
is retained, either expressed or implied,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
JIMMY VASQUEZ and wife, NELDA RUTH VASQUEZ,

of the County of Travis and State of Texas, all of
the following described real property in Travis County, Texas, to-wit:

Part of Block Three (3), BAWCOM SUBDIVISION, an addition in
Travis County, Texas, and being the same property as described
in Volume 2388, Page 392, Travis County Records, being more
particularly described by metes and bounds as set out in
Exhibit "A", attached hereto and made a part hereof for all
purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns
forever; and it does hereby bind itself, its successors and assigns, to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.
This conveyance is made and accepted subject to the following matters, to
the extent same are in effect at this time: Any and all restrictions,
covenants, conditions and easements, if any, relating to the hereinabove
described property, but only to the extent they are still in effect, shown
of record in the hereinabove mentioned county and state, and to all zoning
laws, regulations and ordinances of municipal and/or other governmental
authorities, if any, but only to the extent that they are still in effect,
relating to the hereinabove described property.

EXECUTED this 24th day of April, A.D. 1978

(CORPORATE SEAL)

WITNESSES:

Gracey Chittin
Secretary

STANDARD MORTGAGE CO., INC.

BY *Herbert H. Sladek, Jr.*
Executive Vice President

6179 1040

JAN 10 2013

I, Dana DeBeauvoir, County Clerk, Travis County,
Texas, do hereby certify that this is a true and
correct copy as same appears of record in my office.
Witness my hand and seal of office on

Dana DeBeauvoir, County Clerk
By Deputy



H. MACHADO

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

1-77-1870

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the day of , A. D. 19

Notary Public in and for County, Texas.

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the day of , A. D. 19

Notary Public in and for County, Texas.

WARRANTY DEED

TO

PREPARED IN THE LAW OFFICE OF:

Chs. TLT
PLEASE RETURN TO:

Jerry Maggart
2006 Rio Grande
Austin, Texas 78701

SL 5-78-1793

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Herbert H. Sladek, Jr.
Executive Vice President of STANDARD MORTGAGE CO., INC.

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 19th day of May, A. D. 1978

Notary Public in and for Travis County, Texas.

Molly Busby

6179 1041

JAN 10 2013

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office.

Dana DeBeauvoir, County Clerk
By Debra P. Machado



P. MACHADO

EXHIBIT "A"

1-77-1871

A part of Block No. Three (3), Bawcom Subdivision, in the City of Austin, Travis County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a point in the east line of South 3rd Street, which beginning point is 50 feet southerly from the northwest corner of said Block No. 3, and from the intersection of South 3rd and Martha (Fletcher) Streets, and said point of beginning being the northwest corner of the lot herein described;

THENCE from said point of beginning 49.3 feet in a southerly direction along the east line of South 3rd Street to a point in the east line of South 3rd Street for the southwest corner of this lot;

THENCE easterly 135 feet parallel to the north line of Block No. 3 to a point for the southeast corner of this lot;

THENCE northerly parallel to the east line of South 3rd Street, a distance of 49.3 feet for the northeast corner of this lot;

THENCE westerly along a line parallel to the north line of said Block No. 3 a distance of 135 feet to the place of beginning.

COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the record RECORDS
of Travis County, Texas, as Stamped hereon by me, on

MAY 23 1978



Chris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

MAY 23 2 29 PM '78

Chris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

JAN 10 2013

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

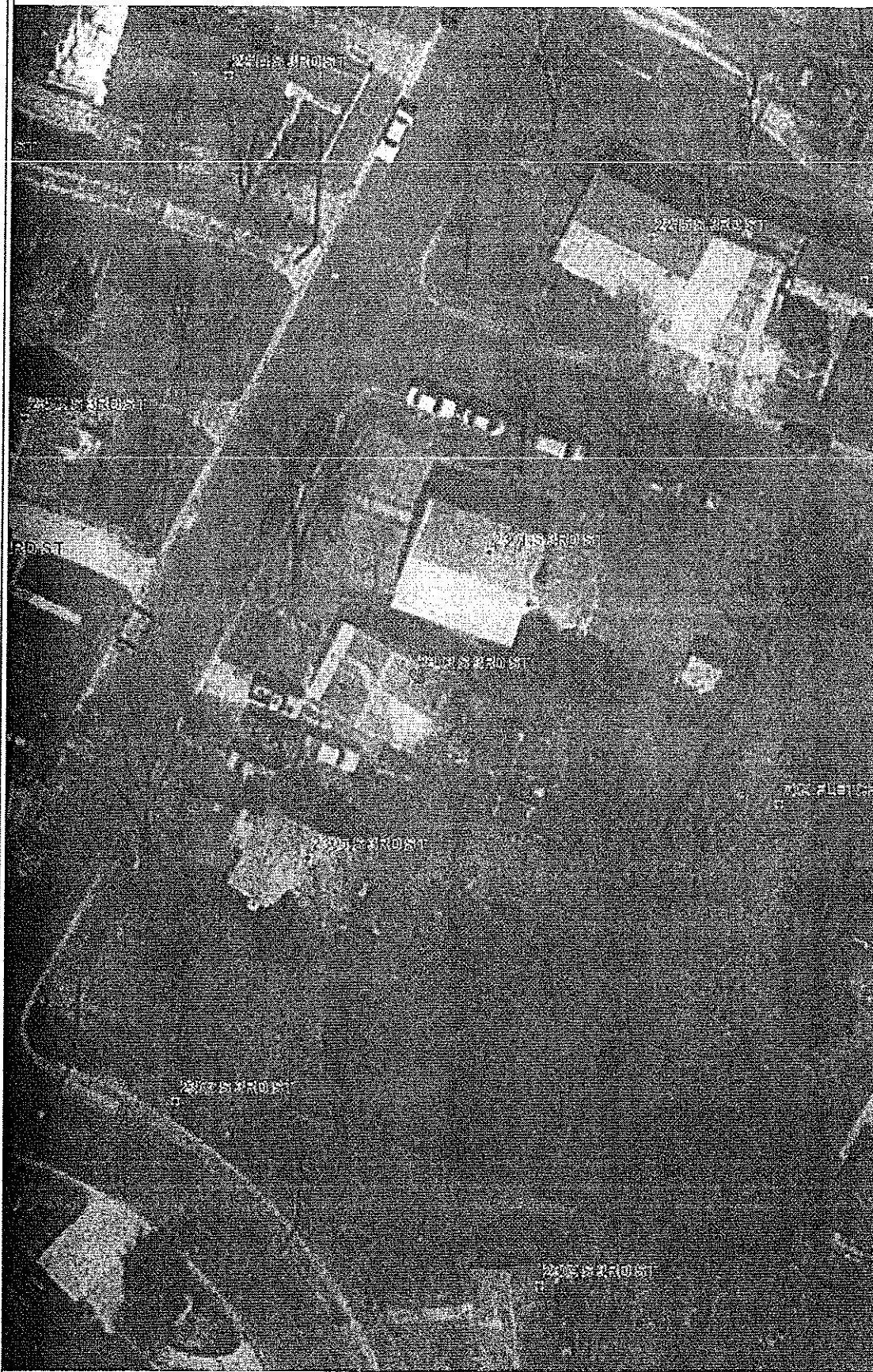
Dana DeBeauvoir, County Clerk
By Deput



P. NACHADO

6179 1042

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
- Address Points

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



City of Austin
BUILDING PERMIT

PERMIT NO: 2000-015243-BP

2303 S 3RD ST

Type: RESIDENTIAL

Status: Final

Issue Date: 03/17/2000

EXPIRY DATE: 06/11/2001

LEGAL DESCRIPTION Lot: Block: 3 Subdivision: BAWCOM				SITE APPROVAL		ZONING			
PROPOSED OCCUPANCY: Demo Existing Sf Res		WORK PERMITTED: Demolition			ISSUED BY:				
TOTAL SQFT		VALUATION Tot Val Rem: \$00 Tot Job Val: \$44.00		TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Contact

General Contractor, Larry Berry

Phone

(512) 302-4060

Contact

Phone

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	44.00	3/17/2000						
Fees Total:	44.00							

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

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

PERMIT NO: 2000-015243-BP

Type: RESIDENTIAL Status: Final

2303 S 3RD ST

Issue Date: 03/17/2000 EXPIRY DATE: 06/11/2001

LEGAL DESCRIPTION Lot: Block: 3 Subdivision: BAWCOM				SITE APPROVAL		ZONING		
PROPOSED OCCUPANCY: Demo Existing Sf Res		WORK PERMITTED: Demolition			ISSUED BY:			
TOTAL SQFT	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$44.00		TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE		

<u>Contact</u> General Contractor, Larry Berry	<u>Phone</u> (512) 302-4060	<u>Contact</u>	<u>Phone</u>
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	44.00	3/17/2000						
Fees Total:	44.00							

<u>Inspection Requirements</u> 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.

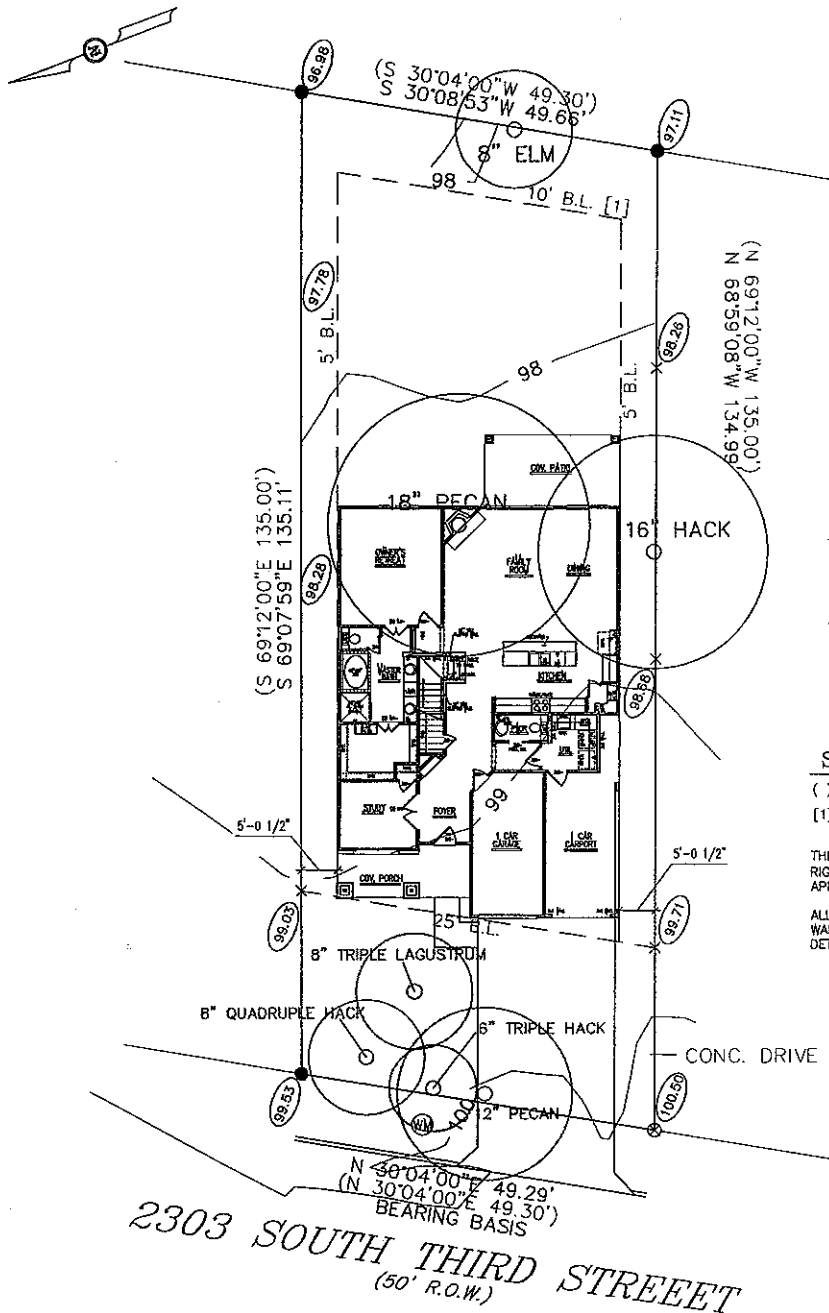
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

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

<u>Comments</u>

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.

SCALE: 1"=20'



LEGEND

- IRON ROD FND.
- ⊗ X SET
- CHAIN LINK FENCE
- EB ELEC. BOX
- WM WATER METER
- C.A.T.V. PED.
- X SPOT ELEVATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT

APPROX. COVERAGES

LOT SIZE--	6596 SF
SLAB--	2331 SF
A/C--	16 SF
DRIVE--	500 SF
DRIVE--	33 SF
TOTAL IMPERV.	2880 SF
	OR 43.66%

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
 [1] BUILDING LINE PER CITY OF AUSTIN ZONING ORDINANCE.
 THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
 ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. N. 49.3' OF 135' BLOCK BAWCOM
 SECTION OF BLOCK 3 PHASE PLAT RECORDS
 CITY TRAVIS COUNTY, TEXAS Document No. Slide
 Reference: DAVID WEEKLEY HOMES

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THE SUBJECT LOT.



ALL POINTS SURVEYING

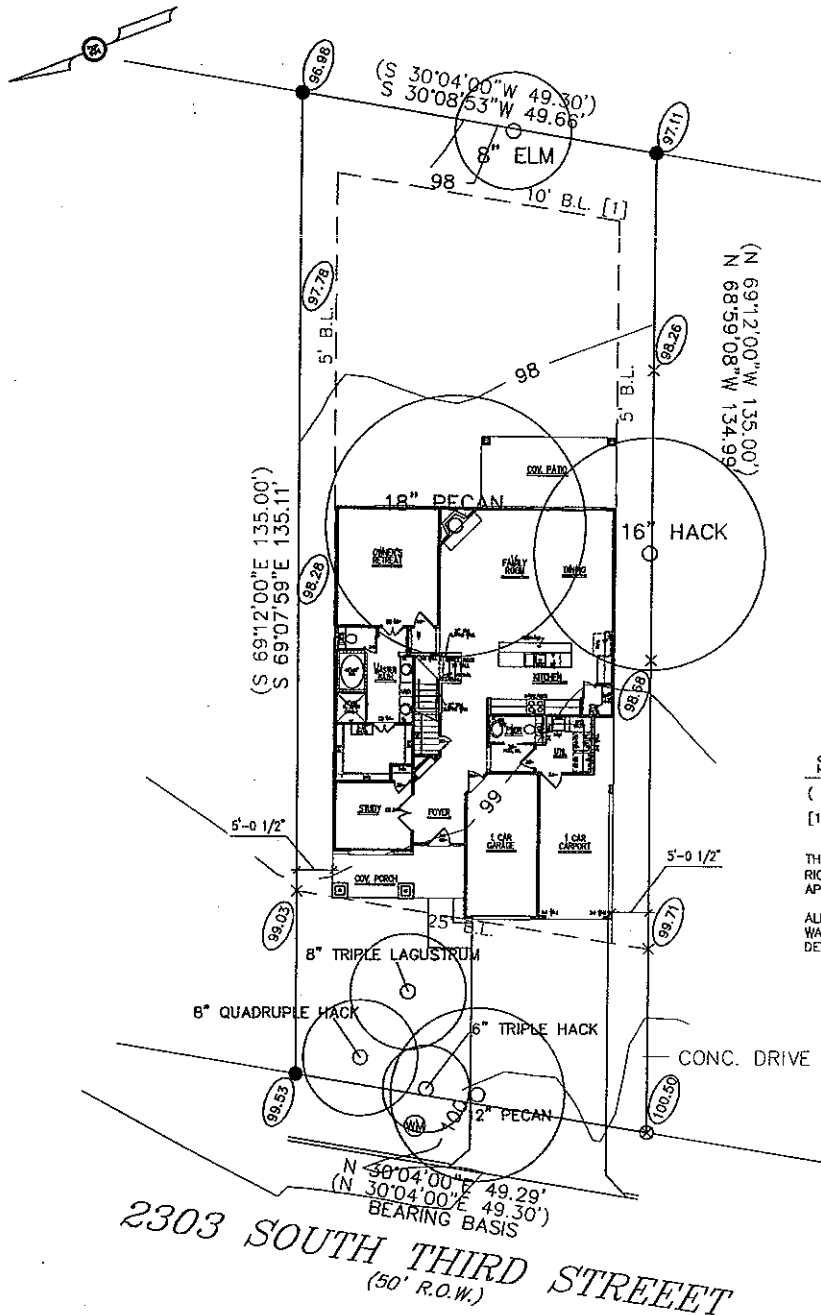
1714 FORTVIEW ROAD - SUITE 200
 AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIELD WORK	By	Date
DRAFTING	WW	01-11-13
	EL	

SURVEY DATE: 01-14-13
 Job No. 01B07813
 SCALE: 1"=20'

SCALE: 1"=20'



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LOT No. N. 49.3' OF 135'
OF BLOCK 3 BLOCK _____ SUBDIVISION / ADDITION BAWCOM
 SECTION _____ PHASE _____ Cabinet _____ PLAT RECORDS
TRAVIS COUNTY, TEXAS Slide _____
 CITY AUSTIN Document No. _____
 Reference: DAVID WEEKLEY HOMES

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ALL POINTS SURVEYING

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FIELD WORK	By	Date
DRAFTING	WH	01-11-13
	EL	
SURVEY DATE:	01-14-13	
Job No.	01807813	
SCALE:	1"=20'	

25-2-943 SUBSTANDARD LOT.

(A) A substandard lot may be used for a nonresidential use that is permitted in the zoning district in which the lot is located if, except for minimum lot area, the use and development complies with the requirements of this title.

(B) A substandard lot may be used for a single-family residential use if the use is permitted in the zoning district in which the lot is located and the lot complies with the requirements of this subsection.

(1) A substandard lot recorded in the county real property records before March 15, 1946 must:

- (a) have an area of not less than 4,000 square feet; and
- (b) be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is:
 - (i) not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot;
 - (ii) not more than 150 feet in length; and
 - (iii) maintained for access by the property owner.

(2) A substandard lot recorded in the county real property records after March 14, 1946 must:

- (a) have an area of not less than 5,750 square feet; and
- (b) be not less than 50 feet wide at the street or at the building line.

(C) If a substandard lot is used with one or more contiguous lots for a single use or unified development, the requirements of this chapter apply to the aggregation of lots as if the aggregation were a single lot.

(D) A substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirement.