

Meg Kyle
1209 Cotton St
Austin, TX 78702

C15-2013-0015

January 18, 2012

Dear Board of Adjustments,

My husband and I are re-applying for the variance that we were granted on Monday, April 11, 2011 (case #: C15-2011-0032). We were unaware that Board of Adjustment decisions had an expiration date. Our first child was born the fall after this decision was granted and we simply ran out of the time and money needed to finish the project.

Thank you once again for your time and consideration,

Meg Kyle

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

DATE: Monday, April 11, 2011

CASE NUMBER: C15-2011-0032

☒ Y _____ Jeff Jack
☒ Y _____ Michael Von Ohlen **Motion to GRANT**
☒ Y _____ Nora Salinas
☒ Y _____ Bryan King
☒ Y _____ Leane Heldenfels, Chairman
☒ Y _____ Clarke Hammond, Vice Chairman **2nd the Motion**
☒ Y _____ Heidi Goebel

APPLICANT: Ryan Tyler

ADDRESS: 1209 COTTON ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 4 ½ feet in order to erect a two story single family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)


The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 20.5 feet in order to erect a two story single family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Clarke Hammond second on a 7-0 vote;
GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: unaware of the 10ft setback, receive three permits from the city with the addition to our house shown in relation to the property line, starting with the foundation, was approved every time,
2. (a) The hardship for which the variance is requested is unique to the property in that: receive a permit three times from city allowing them to build to a 5ft rear setback
(b) The hardship is not general to the area in which the property is located because: the configuration of the lot and the house determines the location of the addition to the rear
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: variance does not extend beyond the property and is located to the rear of the residence


Susan Walker
Executive Liaison


Leane Heldenfels
Chairman

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

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

CASE #
ROW #

C15-2013-0015

10895917

TP-0207080210

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

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

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

STREET ADDRESS: 1209 Cotton St

LEGAL DESCRIPTION: Subdivision - George L. Robertson

Lot(s) * Block 6 Outlot 56 Division B

I/We Margaret Kyle and Ryan Tyler on behalf of myself/ourselves as authorized agent for

affirm that on 02/23, 2011

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Our home

4 1/2' from rear property line and front setback of 20.5 feet (two-story)

in a residential district.
(zoning district)

SF-3-np (Central East Austin 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.

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:

We were unaware of the 10' set back. We have received three permits from the city with the addition to our house shown in relation to the property line, starting with the foundation. It was approved every time. We were never told that our home addition was in the set-back, therefore we believed that the location of our addition was allowed by the city. We would

HARDSHIP:

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

WE RECEIVED A PERMIT FROM THE CITY (3 TIMES)
ALLOWING US TO BUILD TO A 5' SETBACK

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

THE CONFIGURATION OF THE LOT (2,700 SQFT)
AND THE HOUSE DETERMINED THE LOCATION OF THE ADDITION TO THE REAR,

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:

THE VARIANCE DOES NOT EXTEND BEYOND
THE PROBLEM AND IS LOCATED TO THE REAR
OF THE RESIDENCE. NO OCCUPIED STRUCTURE
PARKING: (Additional criteria for parking variances only.)
IS LOCATED ON THE
ADJACENT PROPERTY.

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

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

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

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

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

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

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

Signed _____ Mail Address 1209 Cotton
St _____

City, _____ State _____ & _____ Zip _____ Austin, TX
78702

Printed _____ Phone 512.626.0300 Date
02.23.2011

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 RTW Mail Address 1209 Cotton St.

City, State & Zip Austin, TX
78702

Printed RYAN TYLER Phone 512.626.0300 Date
03.04.2011

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:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4)(3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5)(4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6)(5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

Hardship:

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.
- b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

Area Character:

Application must demonstrate to the Board how 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 zoning regulations of the zoning district in which the property is located.

NOTE: Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

Board of Adjustment Staff:

Susan Walker, Planner
974-2202

Diana Ramirez, Administrative Specialist, Board Secretary
974-2241

Fax #974-6536

~~Watershed Protection and Development Review Department~~ **Planning and Development
Review Department**

One Texas Center
505 Barton Springs Road, 2nd Floor

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



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0015
LOCATION: 1209 COTTON 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.



CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

PR Number 2010-076879 RA
Building Permit No. _____
Plat No. _____ Date 9-3-10
Reviewer [Signature] [Signature]

PRIMARY PROJECT DATA

Service Address 1209 COTTON ST AUSTIN TX 78702 Tax Parcel No. 195780 020708021
Legal Description
Lot 3 * Block 6 Subdivision GEORGE L ROBERTSON Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No. CENTRAL EAST AUSTIN (NP)
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
☐ New Residence ☐ Remodel (specify) _____
☐ Duplex ☒ Addition (specify) ADDING NEW Bath ; room
☐ Garage ☐ attached ☐ detached 240 SQUARE FEET
☐ Carport ☐ attached ☐ detached electrical, plumbing ; mechanical.
☐ Pool ☐ Other (specify) _____
Zoning (e.g. SF-1, SF-2...) SF-3 NP
- Height of Principal building 24 ft. # of floors 1 Height of Other structure(s) 1 Bath ft. # of floors _____
- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the
Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic
permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? ☐ Yes ☐ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☐ Yes ☐ No

**VALUATIONS FOR
REMODELS ONLY**

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

**VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 2816 sq.ft.
Job Valuation - Principal Building \$ _____
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)
TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 30,000
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>133.00</u>	\$ _____
Electrical	\$ <u>34.00</u>	\$ _____
Mechanical	\$ <u>34.00</u>	\$ _____
Plumbing	\$ <u>34.00</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ <u>235.00</u>	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Ryan Tyler & Margaret Kyle</u>	Telephone (h) _____ (w) _____
BUILDER	Company Name _____	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY/ SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

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

☐ telephone ☐ e-mail: _____

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

**OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

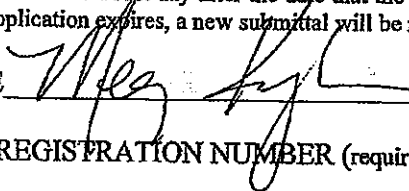
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE



DATE 9-2-10

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

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

TCAD BUILT IN 1926
~~PARTIAL~~ ASMS?
HESORR Approval? NOT NEEDED

Service Address

Applicant's Signature

Date

AUSTIN CENTRAL PERMIT APPLICATION "C"

BUILDING COVERAGE

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

	Existing		New / Addition	
a. 1 st floor conditioned area	552 541.5	sq.ft.	240	sq.ft.
b. 2 nd floor conditioned area		sq.ft.		sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
___ attached		sq.ft.		sq.ft.
___ detached		sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.		sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify _____		sq.ft.		sq.ft.

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. _____ sq.ft.

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

MAX BC @ 40% = 1124

792 ~~794.5~~ sq.ft.
28 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	792	sq.ft.
b. Driveway area on private property	—	sq.ft.
c. Sidewalk / walkways on private property	—	sq.ft.
d. Uncovered patios	—	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	—	sq.ft.
f. Air conditioner pads	15	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

807 sq.ft.
28.4 % of lot

MAX IC @ 45% = 1267

**AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FOR AREA RATIO INFORMATION**

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

Service Address _____

Applicant's Signature _____ Date _____

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

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	552 sq.ft.	240 sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	sq.ft.	sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL (add d and e above)	sq.ft.	sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft.	sq.ft.
VII. TOTAL	552 sq.ft.	sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
GROSS AREA OF LOT	792 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	28 %

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.



City of Austin BUILDING PERMIT

PERMIT NO: 2011-017954-PR

Type: RESIDENTIAL

Status: In Review

1209 COTTON ST

Issue Date:

EXPIRY DATE: 09/03/2011

LEGAL DESCRIPTION Lot: Block: 6 Subdivision: GEO. L. ROBERTSON		SITE APPROVAL		ZONING SF-3-NP	
PROPOSED OCCUPANCY:		WORK PERMITTED: Demolition		ISSUED BY:	
Demolish a circa 1928, 1 story, 552 square foot single family residence. (Project went beyond scope of addition / remodel... Project now considered total demo / new construction)					
TOTAL SQFT	VALUATION Tot Val Rem: \$0.00	TYPE CONST.	USE CAT. 645	GROUP	FLOORS
					UNITS
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE

Contact

Applicant, Margaret Kyle

Phone

(512) 628-0300

Contact

Owner, THOMPSON JAMES

Phone

0 -

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: 2011-017954-PR

Type: RESIDENTIAL

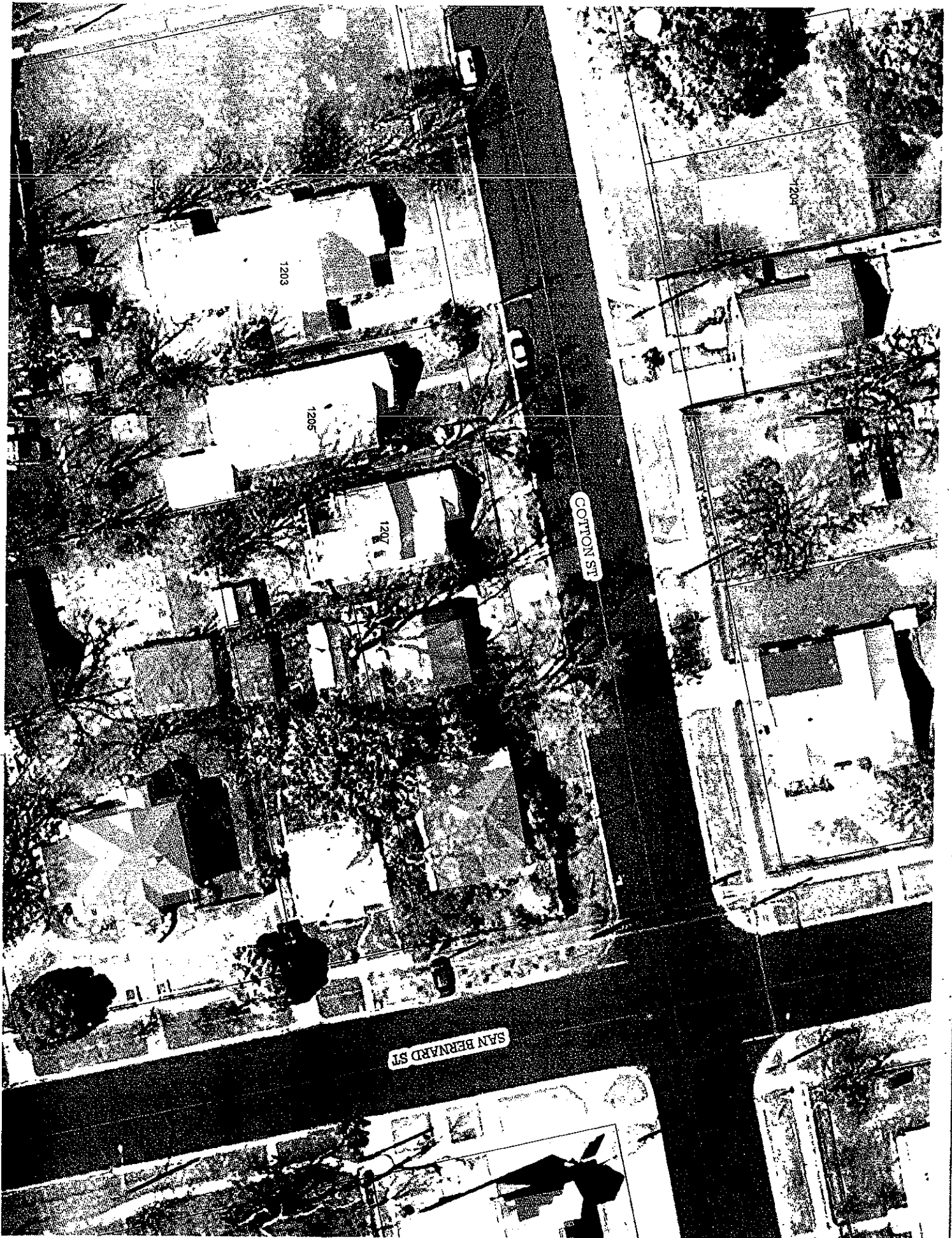
Status: In Review

1209 COTTON ST

Issue Date:

EXPIRY DATE: 09/03/2011

LEGAL DESCRIPTION Lot: Block: 6 Subdivision: GEO. L. ROBERTSON				SITE APPROVAL		ZONING SF-3-NP		
PROPOSED OCCUPANCY:		WORK PERMITTED: Demolition		ISSUED BY:				
Demolish a circa 1926, 1 story, 552 square foot single family residence. (Project went beyond scope of addition / remodel... Project now considered total demo / new construction)								
TOTAL SQFT	VALUATION Tot Val Rem: \$00		TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE		

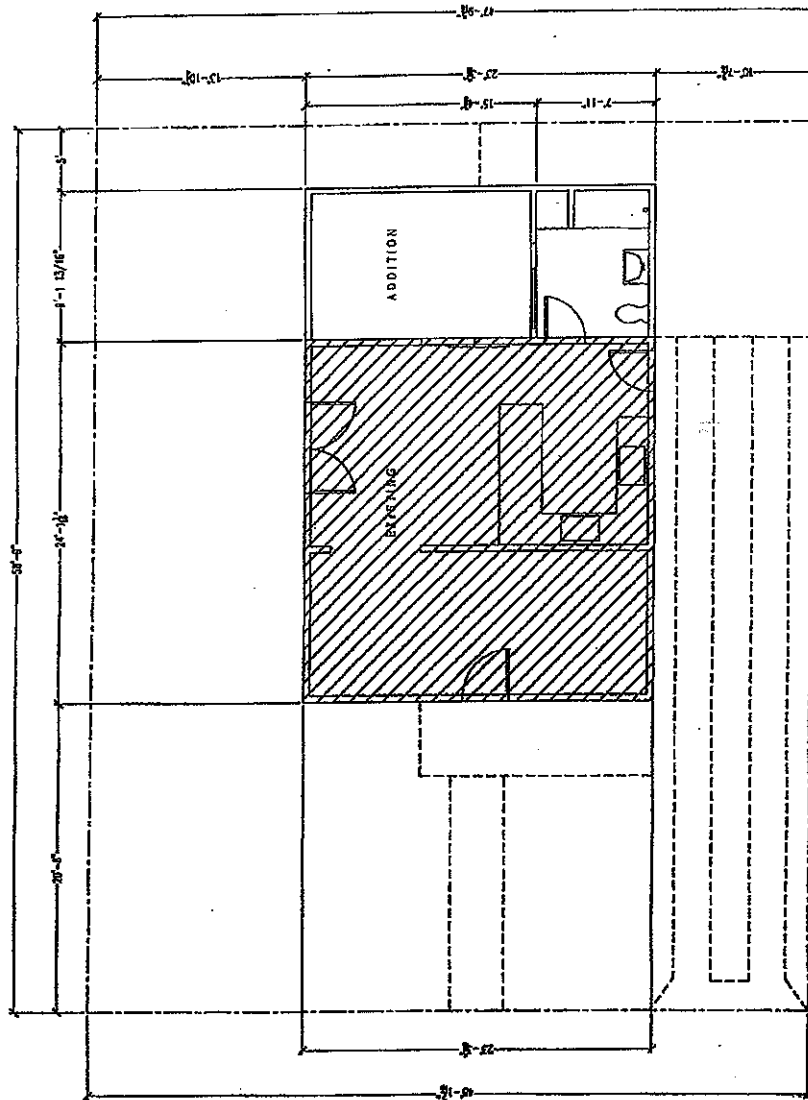


REVIEWED FOR ZONING ONLY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guersey
Planning and Development Review Department
By [Signature] Date 9-5-10
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation or any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



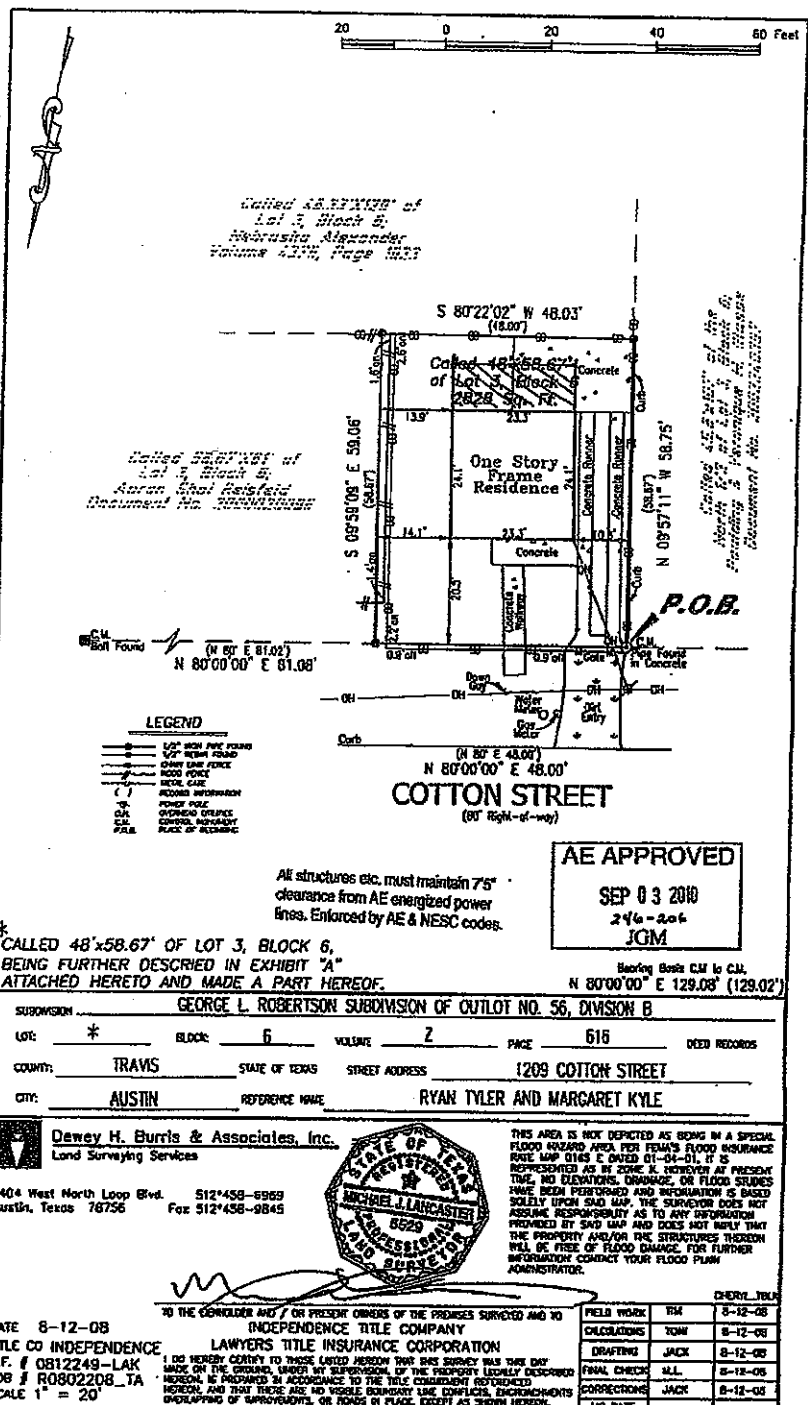
PROPERTY LINE
DEMOLISHED CONCRETE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

- layout
- framing
- installation
- final building.

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guemsey
Planning and Development Review Department
By 3/1/10 Date 4-3-10
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current municipal building code or any other ordinance of the City of Austin.



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



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

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

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

Responsible Person for Service Request Margaret R. Kyle Phone 512.626.0300

Email megkyle@hotmail.com Fax _____

Project Name _____ ☐ New Construction ☐ Remodeling

Project Address 1209 COTTON ST AUSTIN TX. 78702 OR

Legal Description _____ Lot _____ Block _____

Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)

Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)

Service Main Size(s) _____ (amps) Number of Meters? _____

AE Service Length _____ (ft.) Conductor _____ (type & size)

SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____

Total AC Load _____ (Tons) Largest AC unit _____ (Tons)

LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)

Electric Heating _____ (kW) Other _____ (kW)

Comments: Rear Addition

ESPA Completed by (Signature & Print name) _____

Date _____

Phone _____

AE Representative _____

Approved: ☐ Yes ☐ No (Remarks on back) _____

Date _____

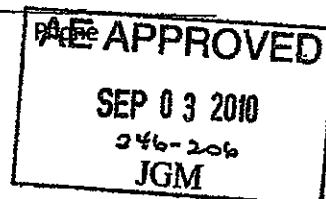
Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

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

Operating-100738
Stop Form Ver:1.1.0.0 Eff.Date:03/02/10

This document when printed is
uncontrolled and for reference
purpose only.





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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Margaret Kyle Phone: _____ Alternate Phone: _____

Service Address: 1209 Cotton St.

Lot: 3 Block: 6 Subdivision/Land Status: George L Robertson Tax Parcel ID No.: 195780 020708021

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

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

Number of existing bathrooms: 1 Number of proposed bathrooms: 1

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

City of Austin Office Use

Water Main size: 12" Service stub size: _____ Service stub upgrade required? No New stub size: X

Existing Meter number: 37236 Existing Meter size: 5/8 Upgrade required? No New size: _____

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System _____ WW Main size: _____

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) [Signature] Date 9/3/10 Phone 978 8734

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

RECEIVED
SEP 03 2010
WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

APPLICATION PROCESS

Remodel/Repair – Single and Multi-Story

This process is applicable to interior remodel/repair projects where no additional square footage is being added to or demolished from the exterior of the structure.

Application Requirements:

- a) Completed Application
- b) Owner's Authorization Letter
- c) Certified Tax Certificate (if partial demolition is included)
- d) Prerequisite Review - Austin Water Utility Service Plan Application (if applicable)
- e) Historic review of exterior changes if property is a City Landmark or located in a Local Historic District or National Register Historic District, or partial demolition of exterior features on property over 40 years old.
- f) Permit Exhibits
 - 1. Plot Plan
 - 2. Floorplan(s)

Single Story - (New Construction, Addition, Addition/Remodel)

This process includes single-story projects where height does not exceed 20 feet.

Application Requirements:

- a) Completed Application
- b) Owner's Authorization Letter
- c) Certified Tax Certificate (if total or partial demolition is included)
- d) Prerequisite Reviews (if applicable)
 - a. Electrical Service Plan Application
 - b. Austin Water Utility Service Plan Application
 - c. Tree Ordinance Review Application (e.g. removal or root zone impacts)
 - d. Historic review of exterior changes and demolition if property is a City Landmark or located in a Local Historic or National Register Historic District.
 - e. Historic review of demolition if property over 40 years old.
- e) Permit Exhibits
 - 1. Plot Plan
 - 2. Floorplan(s)
 - 3. Exterior Elevations – Front, Rear and Sides – including high, low and average elevations at grade and building height.
- f) Structural Drawings
 - 1. Foundation plans signed and sealed by Texas-registered design professional
 - 2. Framing plans signed and sealed by Texas-registered design professional

ADDITIONAL INFORMATION

Permit Exhibits

Provide 2 large-format sets (11" X 17", 12" X 18", 18" X 24" or 24" X 36") and 1 small-format (not reduced) set (8.5" X 11", 8.5" X 14" or 11" X 17").

Plot Plan

Plot Plans must be drawn to a standard scale and are to include but are not limited to the following items: property address and legal description, north arrow, drawing scale, trees within the ROW or trees equal to or greater than 19 inches in diameter located on the property and immediately adjacent to the property, property lines, building lines for both existing and proposed improvements, easements, required zoning setbacks and roof overhangs. *Please refer to the attached graphic for more information.*

Floorplan(s)

Floorplans must be drawn to a standard scale and are to include (but are not limited to) the following items: drawing scale, room labels, wall measurements, ceiling heights, door and window schedule, smoke detector locations, dimensioned locations of new plumbing fixtures, handrail/guardrail locations and room square footages. *Please refer to the attached graphic for more information.*

Setback Plane Compliance Plan

A separate exhibit must be submitted showing topographic elevations on 1-foot intervals on the property, including the top of foundation spot elevation and intersections of the property boundary with the building line segments per Subchapter F, Section 2.6. *All topographic information must be prepared and sealed by a Texas-registered professional land surveyor.*

Non-complying Structures (applicable to all work types)

A separate exhibit must be submitted showing the existing building footprint location in relation to the property boundaries and required setbacks. Exterior walls and supporting structural elements must be clearly labeled and dimensioned showing walls to be removed per Land Development Code Section 25-2-963.

Setback Averaging

If using setback averaging, one copy of the Contextual Site Plan showing four adjacent properties with location of existing buildings and existing front yard setbacks identified for front yard setback averaging per the provisions of Subchapter F, Residential Design and Compatibility Standards, Section 2.3.

Surveys must be provided by a Texas-registered professional land surveyor showing existing buildings and their distance from the front lot line.

Design Professionals

For any project exceeding 20 feet in height within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design).

Technical Review

Any permit exhibits not sealed and signed by a Texas-registered architect or certified building designer will be subject to a limited technical review. The technical review is not intended to be exhaustive of all possible building code requirements.

Floodplain Review – Properties within 150 horizontal feet of the 100-year floodplain are subject to review to ensure compliance with City floodplain regulations. Visit the City's website (austintexas.gov) or the Development Assistance Center to verify the floodplain location. If floodplain review is anticipated, please include any additional supporting information available such as elevation certificates and/or surveys.

Localized flooding – If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

Residential Building Permits

Most residential construction requires a building permit. Some residential construction may also require the purchase of additional permits for installation of electric wiring, plumbing pipes or new fixtures, heating or air conditioning systems.

As a general rule, permits are required when you:

- erect
- construct
- alter
- repair
- improve, or
- convert any residence within the City of Austin City limits. Call the Addressing Department at 974-2797 to verify city limit status.

New Residential Construction or Additions 600 Square Feet or Greater

To apply for a permit for construction of a new home or for an 600 square foot (or greater) addition to your home, you must supply the following:

1. A completed Residential Building Application
2. One set of construction / floor plans
3. Three (3) copies of a plot plan, drawn to scale on paper no larger than 8 1/2" x 14". Faxed or reduced copies will not be accepted.
4. Foundation design with architect's and/or engineer's seal

1. The Application

The 3-page permit application calls for a range of information. The first page calls for specific lot information such as:

- Lot number
- Subdivision - including section and phase number
- Zoning category - staff can verify
- Lot size
- Job valuation
- Applicant contact information

The second page of the application calls for building coverage as well as impervious coverage. Generally, building cover is the square footage of the structure's foundation. Impervious cover includes the foundation plus items such as patios, driveways, sidewalks, existing sheds, etc. This section is fairly self-explanatory, but staff is available to assist you along the way. Applications are available on-line at www.ci.austin.tx.us/development/

2. The Plot Plan

The plot plan must show dimensions of all the following:

- Property lines
- Existing structures
- Flat work - concrete drives, patios, etc
- Easements
- Building setback lines
- Storm sewer inlets - if applicable
- Trees with trunks larger than 19" in diameter

3. Construction / Floor Plans

The plot plan and the floor plan must match.

Floor plans must detail the dimensions and placement of windows, doors, patios, decks, stairs, hand and guardrails, fixed glass, attic access, return air, furnace and water heater locations, smoke detectors, floor drains, required self-closing devices on doors, type of fireplaces with hearth depth and width, fire and draft separations, and plumbing fixtures and all appliances (including rough-in for future appliances). Plus, elevations showing height dimensions of the front, sides and rear of the proposed structure. **It is worth noting that for residential additions, you must provide floor plans of existing as well as proposed construction.**

If the house is on a septic tank, please show proof of permit from Water Utility. If you are providing service to an addition on septic, you must have Water Utility approval. You may contact the On-Site Sewer Facility (OSSF) at (512) 972-0207.

Residential Additions 600 Square Feet or Less

1. A completed Residential Building Application
2. Additions to existing houses which are less than 600 square feet require:
 - Three (3) copies of a scaled plot plan
 - A floor plan of the existing house and the proposed addition. (Reduced or faxed copies are not accepted. Foundation plans with an architect's or engineer's professional seal shall be required in the field.)
 - Foundation design with architect's and/or engineer's seal
3. The fee is based on the square footage of the addition

Remodel, Repair, Alterations

Provide the following information for any request to remodel, repair, or to make alterations to a house:

1. A Residential Building Application indicating:
 - The cost of the work including labor and materials for building, electrical, mechanical, and plumbing work.
 - Three (3) copies of the plot plan are required on paper no larger than 8 1/2" X 14". (Reduced or faxed copies are not accepted.)
 - The fee is based on the dollar valuation of the remodeling work.

What Happens After My Application is Approved?

Once your application is approved, you may pay for it at the same location it was submitted. Just ask the reception staff on the 2nd floor to sign you up to see a Permit Technician in the Permit Center. They will issue the permit and provide instructions for scheduling all residential inspections. No credit cards are accepted for payment.