

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

CASE # C15-2013-0021
ROW # 1089-7182

CITY OF AUSTIN TP# 02-2918-1001
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: 7314-A Meador Avenue

LEGAL DESCRIPTION: Subdivision - A K Black

Lot(s) 9 Block 15 Outlot _____ Division _____

We Austin Housing Finance Corporation on behalf of as authorized agent for

Neighborhood Housing Services of Austin affirm that on February 14, 2013

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☒ COMPLETE ☐ REMODEL ☐ MAINTAIN

We are requesting a reduction to the street side setback requirement of 15 feet to 11.2 feet. In 2008, a relocation permit, foundation permit was approved for the structure now located at 7314-A Meador. Austin Housing Finance Corporation (AHFC) submitted and received approval to remodel/rehab the structure located at 7314-A Meador Avenue. The contractor begin work per the approved and valid permits in early January 2013. 7314-A Meador is located

in a SF-3-NP district.
(zoning district)

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

REASONABLE USE:

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

The structure was permitted to be moved to the property in 2008. AHFC submitted a remodel application and was granted a building permit in late December 2012. It was during an inspection of the current remodel work that the side yard issue was raised and the work site shut down.

HARDSHIP:

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

The width of the lot is 51.2 feet. The structure is 34.5 feet wide. A minimum side yard setback was set at 5'5 feet to comply with the neighboring lot at 7312 Meador. Therefore, the structure could be moved over ½ foot and still not comply with the street side of 15 feet. Two permits were issued to allow the structure to be moved to the site and to allow the commencement of the rehabilitation work.

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

There are several other corner lots in the immediate area have structures within 5 to 12 feet of the Right of Way.

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 structure sits 11.5 feet off of the street side. There are several other corner lots in the immediate area have structures within 5 to 12 foot of the Right of Way.

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

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 RH Copic Mail Address AHFC PO Box 1088

City, State & Zip Austin, TX 78767

Printed REGINA COPIC Phone 512 974-3180 Date 02/14/13

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 _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

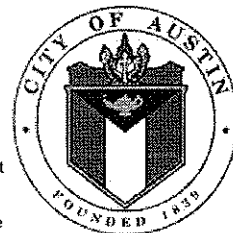


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0021
LOCATION: 7314 MEADOR AVE



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

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

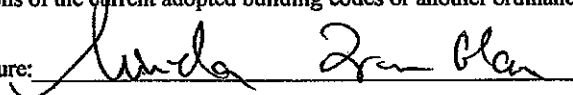
2016 11/25/16
APPROVED
[Signature]

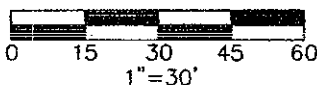
Project Information	
Project Address: 7314 MEADOR UNIT A	Tax Parcel ID:
Legal Description:	
Zoning: SP3-10P	Lot Size (square feet):
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y N	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? (Y) N	wastewater availability? (Y) 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? (Y) (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? Y (N)	
If yes, contact the Development Assistance Center for a Site Plan Exception.	
Does this site front a paved street? (Y) N	Is this site adjacent to a paved alley? (Y) N
Does this site have a Board of Adjustment (BOA) variance? Y N	Case # (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y 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. Y (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? Y (N)	
Note: Proximity to a floodplain may require additional review time.	

Description of Work					
Existing Use:	vacant	single-family residential X	duplex residential	two-family residential	other
Proposed Use:	vacant	single-family residential X	duplex residential	two-family residential	other
Project Type:	new construction	addition	addition/remodel	remodel/repair	other
# of bedrooms existing:	3	# of bedrooms proposed:	3	# of baths existing:	2
Will all or part of an existing exterior wall be removed as part of the project? Y (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)					
Upgrade / redo : insulation, drywall, flooring, plumbing, electrical, HVAC					
Trades Permits Required: electrical plumbing mechanical (HVAC) concrete (right-of-way)					

Job Valuation		
Total Job Valuation: \$ 9,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$
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: \$ 3,000 Elec: \$ 3,000
	Accessory Structure: \$	Plmbg: \$ 1,500 Mech: \$ 1,500

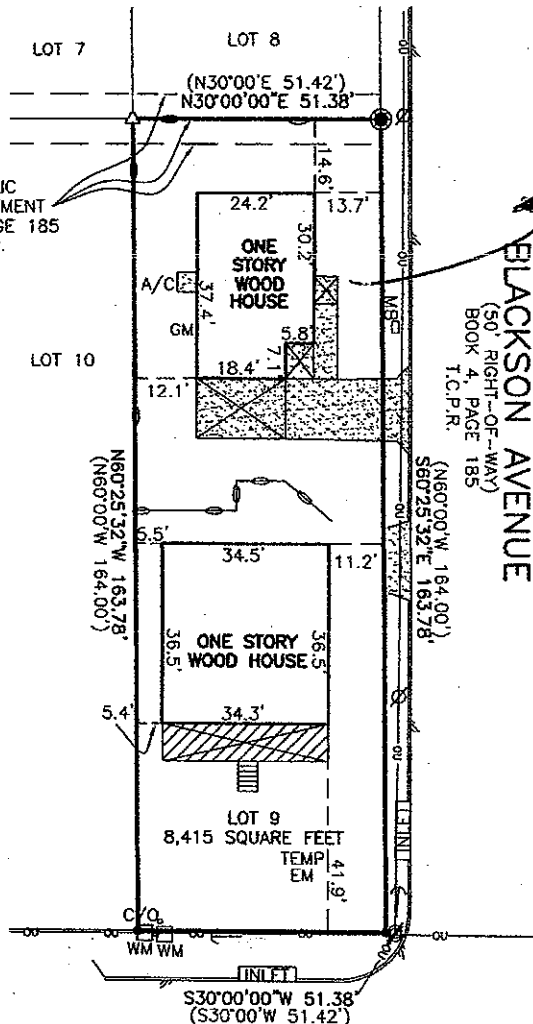
Contact Information			
Owner	NHS	Applicant or Agent	PIATRA INC.
Mailing Address	P.O. Box 140674, Austin TX	Mailing Address	
Phone	512-517-7449	Phone	512-299-0404
Email		Email	
Fax		Fax	
General Contractor	PIATRA INC.	Design Professional	
Mailing Address		Mailing Address	
Phone	512-299-0404	Phone	
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y 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: 	Date: 11/28/12



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ COTTON SPINDLE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION
- ▣ CONCRETE
- ▤ WOOD DECK
- ▥ COVERED AREA
- WATER METER
- WM
- EM ELECTRIC METER
- GM GAS METER
- C/O CLEANOUT
- MB MAIL BOX
- ASPHALT
- CHAINLINK FENCE
- ⊘ POWER POLE
- GUY WIRE
- OVERHEAD UTILITY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS



7314 MEADOR

(50' RIGHT-OF-WAY)
BOOK 4, PAGE 185
T.C.P.R.

VIEWED FOR ZONING ONLY

NOTES:

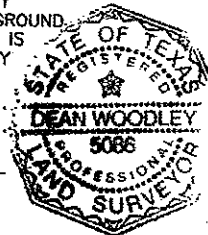
1. ANY EASEMENTS AND BUILDING LINES AS PER PLAT.
- NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.

TO: PIATRA INC.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO

DEAN A WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

DATE: 11-9-2012



CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
By: *[Signature]* Date: *[Signature]*
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 adopted building code or any other ordinance of the City of Austin.

REVIEWED

NOV 28 2012

AUSTIN VENDOR CITY
CONSUMER SERVICE DIVISION - TAPS

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ALL RIGHTS RESERVED

CLIENT: PIATRA
FIELD BOOK: 128, PAGE: 42
DRAWN BY: P.M.W.
PROJECT NO.: 918-05-12
DATE: NOVEMBER 9, 2012
FILE: 9180512.DWG

SURVEY
OF LOT 9, BLOCK 15
A.K. BLACK SUBDIVISION
AS RECORDED IN BOOK 4, PAGE 185
TRAVIS COUNTY, TEXAS

LIVE OAK SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018
(512) 837-9102 FAX



City of Austin BUILDING PERMIT

PERMIT NO: 2008-038916-BP
7314 MEADOR AVE UNIT B

Type: RESIDENTIAL Status: Expired
Issue Date: 08/26/2008 **EXPIRY DATE: 07/20/2011**

LEGAL DESCRIPTION						SITE APPROVAL		ZONING SF-3	
PROPOSED OCCUPANCY:		WORK PERMITTED: Remodel				ISSUED BY: Zulema Flores			
VOID - FINAL UNDER 2008-038918BP change of use from primary residence to two-family residential (LDC 25-2-774)									
TOTAL SQFT		VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 0		Tot Val Rem: \$45,000.00 Tot Job Val: \$0.00			435		1	1	
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Contact	Phone	Contact	Phone
Applicant, Neighborhood Housing Services Of Austin,	(512) 374-1300	Billed To, Kathryn Saar	(512) 374-1300
General Contractor, Neighborhood Housing Services Of Austin,	(512) 374-1300		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	135.00	8/26/2008	Electrical Permit Fee	77.00	12/6/2010			
Fees Total:	212.00							

Inspection Requirements			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection
Water Tap 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		
Moving from 603 W Live Oak to 7314 A Meador Avenue; 3 Off Street parking required		
Residential Zoning Review	Date 05/21/2008	Reviewer Darren Cain

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: 2008-038916-BP
7314 MEADOR AVE UNIT B

Type: RESIDENTIAL Status: Expired
Issue Date: 08/26/2008 EXPIRY DATE: 07/20/2011

LEGAL DESCRIPTION				SITE APPROVAL		ZONING SF-3			
PROPOSED OCCUPANCY:		WORK PERMITTED: Remodel		ISSUED BY: Zulema Flores					
VOID - FINAL UNDER 2008-038918BP change of use from primary residence to two-family residential (LDC 25-2-774)									
TOTAL SQFT Remodel: 0		VALUATION Tot Val Rem: \$45,000.00 Tot Job Val: \$.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Type	Date	Status	Comments	Inspector
101 Building Layout	12/16/2009	Pass		Guy Brown
102 Foundation		Open		John Speights
103 Framing	1/21/2011	Fail		Mark Hill
104 Insulation		Open		John Speights
105 Wallboard		Open		John Speights
112 Final Building		Open		John Speights
114 Continuance of work		Open		John Speights
610 AW Temp Utilities		Open		
611 Water Tap		Open		
Deficiencies		Open		John Speights

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

08-038916

8/26/08

BP Number PR-08-038869-R

Building Permit No. _____

Plat No. _____ Date 5.21.8

Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 7314 Meador Ave

Tax Parcel No. 230488

Legal Description

Lot 9 Block 15 Subdivision Black AK No 2 Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____

(attach final approved copies of subdivision and site plan)

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

Description of Work

☒ New Residence

☐ Duplex

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

☒ Remodel (specify) Rehab existing structure

☒ Addition (specify) Relocate donated house to vacant part of lot

☐ Other (specify) _____

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

- Height of Principal building 19 ft. # of floors 1 Height of Other structure(s) 15 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 \$20,000
Electrical \$10,000
Mechanical \$5,000
Plumbing \$10,000
Driveway/
Sidewalk \$ \$4,500
TOTAL \$45,000
(labor and materials)

110,000

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 8,442 _____ sq.ft.

Job Valuation - Principal Building \$65,000
(Labor and materials)

Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION

(sum of remodels and additions)

\$ 110,000

(Labor and materials)

PERMIT FEES

(For office use only)

NEW/ADDITIONS REMODELS

Building \$ 130+225 = 355

Electrical \$ 77+87 = 164

Mechanical \$ 55+55 = 110

Plumbing \$ 70+70 = 140

Driveway

& Sidewalk \$ _____

TOTAL \$ _____

OWNER / BUILDER INFORMATION

OWNER Name Neighborhood Housing Services of Austin

Telephone (h) 512-374-1300

(w) 512-374-1300

BUILDER Company Name Neighborhood Housing Services of Austin

Telephone 512-374-1300

Contact/Applicant's Name Kathryn Saar, Administrator

Cell 214-532-4624

FAX 512-374-1377

DRIVEWAY/
SIDEWALK Contractor Neighborhood Housing Services of Austin

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: ksaar@nhsaustin.org

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

NO 76000

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

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

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

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

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

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

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

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

APPLICANT'S SIGNATURE _____ DATE _____

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

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

Relocate Residence From 7814 603 W. Live Oak to 7514 PM

Remodel/Relocate Repair Foundation

Service Address _____

Applicant's Signature _____ Date _____

CITY OF AUSTIN
RESIDENTIAL 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	685	sq.ft.	1224	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	480	sq.ft.		sq.ft.
detached		sq.ft.		sq.ft.
f. Wood decks <i>[must be counted at 100%]</i>		sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches	35	sq.ft.	238	sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) <i>[pool surface area(s)]</i>		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify _____				

TOTAL BUILDING AREA (add a. through l.) 1,200 sq.ft. 1,462 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered) 2,662 sq.ft.
32 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included 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)	2662	sq.ft.
b. Driveway area on private property	708	sq.ft.
c. Sidewalk / walkways on private property	102	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads		sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3472 sq.ft.
41 % of lot

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

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

Service Address 7314 Meador Ave, Austin, TX 78752

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)	685 sq.ft.	1224 sq.f
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	sq.f
c. TOTAL (add a and b above)	685 sq.ft.	1224 sq.f
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.f
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	sq.f
f. TOTAL (add d and e above)	sq.ft.	sq.f
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.f
h. 3 rd floor area with ceiling height > 15 feet	sq.ft.	sq.f
i. TOTAL (add g and h above)	sq.ft.	sq.f
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.f
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.f
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.f
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	30 sq.ft.	sq.f
VII. TOTAL	715 sq.ft.	1224 sq.f

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
1939	sq. ft.
GROSS AREA OF LOT	8442 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	23% sq. ft.

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
APPROVED FOR PERMIT
Victoria Holte, PE

Water Street Pollution & Development Review Department

Date: 5/2/08

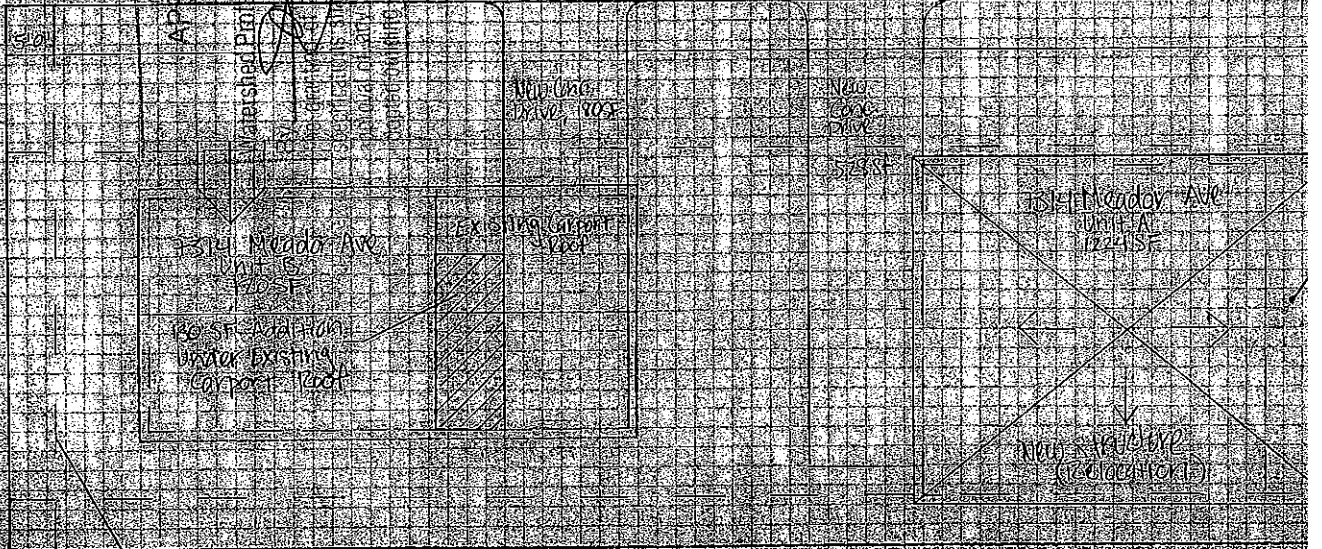
By: [Signature]
This permit is valid only for the plan and specifications shown on these plans and is not to be construed as a permit for any other use or purpose. It is the responsibility of the applicant to ensure that all work is done in accordance with the provisions of the City of Austin Code and all other applicable laws and regulations.

*Call-Kingdel
to Two Family Res.*

Blackson Ave.

AE APPROVED
MAY 19 2008
RIS 140-15

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



STREET FRONT

LOT 9, BLOCK 10

Each Square equals 2 FT