

RECEIVED

APR 11 2013

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
INTERPRETATIONS  
PART I: APPLICANT'S STATEMENT

CITY OF AUSTIN

C15-2013-0048  
ROW-10928314  
TP-0216070438

STREET ADDRESS: 718 Harris Ave

LEGAL DESCRIPTION: Subdivision -

Lots 4, 5, and 6, Block "11", of the W.A. Harper Subdivision of Parts of Outlots 7 and 8, Division "C", a subdivision in Travis County, Texas, according to the map or plat thereof of record in Volume 3, Page 89 of the Plat Records of Travis County, Texas, filed of record September 27, 1923.

Lot (s) 4, 5, and 6 Block 11 Outlot Parts of Outlots 7 and 8  
Division C

ZONING DISTRICT: SF-3-CO-NP

I/WE P. Michael Hebert on behalf of  
myself/ourselves as authorized

Agent for \_\_\_\_\_ affirm that on 11th

Day of April, 2013, hereby apply for an interpretation hearing before the Board of  
Adjustment.

Planning and Development Review Department interpretation is:

Item 1: Section 25-2-3 (4) (Duplex Residential) allows the construction of three separate buildings on three separate adjoining lots known as 718, 720 and 722 Harris.

I feel the correct interpretation is:

Item 1: Section 25-2-3 (4) allows only a single building on a site; the three lots known as 718, 720 and 722 Harris are being developed as a single site; and therefore, it is not permissible for PDRD to issue or review building permits for three buildings.

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**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.

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that: \_\_\_\_\_

Item 1: PDRD has issued a building permit to Kevin Cutsinger and Ross Cole for the construction of a residential duplex building at 718 Harris Avenue containing 6 bedrooms and 4 baths. It also has under review building permit applications for 720 and 722 Harris Avenue, and it has indicated to the developers its willingness to issue building permits upon the satisfaction of certain conditions. The developers have a history of leasing duplexes and houses to students at rents of \$850 or more per bedroom per month. The three lots are each 50 feet in width and are adjacent to Waller Creek and across the street from Lee Elementary School. The Harris Avenue neighborhood is primarily single-family with some student rentals in older single-family homes, mostly on 50-foot lots with rear alleys. Staff has ruled that it has a "ministerial" duty to grant the building permit based on SF-3 zoning.

The antiquated alley dead-ends into Waller Creek, and it is not paved beyond 718 Harris. See photo, Attachment 1. The paving is not adequate for the 18 vehicles that the developers seek to park on-site accessed from the alley. Garbage and recycle collection and fire protection from the alley would be problematic. Staff has approved parking plans for 18 vehicles. The City considers the alley to be a public street; however, City ordinances would never allow such parking accessed from Harris Avenue.

The developers asked in writing that all three buildings be "kept together through building approval and into flood plain approval". See Attachment 3. Utilities have been simultaneously connected to the property lines of all three lots; the site is fenced to include all three lots in a single enclosure; and parking was approved simultaneously for all three lots. See attachment 4. Attachment 8 is a photo of the fenced site. The developers are using the entire site as a staging area. See photo Attachment 9.

The relevant ordinances are as follows:

#### 25-2-3 RESIDENTIAL USES DESCRIBED . . .

(4) DUPLEX RESIDENTIAL use is the use of a site for two dwelling units within a single building, other than a mobile home.

#### 25-1-21 DEFINITIONS

(101) SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may not cross a public street or right-of-way.

The ordinances could not be clearer. The developers have submitted applications for permits for multiple buildings on a single site when only one building is permitted. The land is a "contiguous area intended for development", and all of the activities on the site and all of the permit applications reflect the construction of a single development with three buildings. It is impermissible for PDRD to proceed as it has up to now. This proposed project is practically and legally a commercial apartment use that is not a permitted use under SF-3. Staff action to date disregards the authority and responsibility of the City to protect neighbors, children, building residents, and the watershed. The City has the duty to require compliance with the zoning ordinance. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because: \_\_\_\_\_

Our neighborhood was created as a single-family neighborhood, and it is the duty of the Staff to carry out the intent and purposes of single-family use designations. For SF-3 use designations, this intent is clearly stated: to "maintain single-family neighborhood characteristics". Section 25-2-57:

**25-2-57 FAMILY RESIDENCE (SF-3) DISTRICT DESIGNATION.**

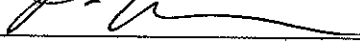
Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. **A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.**

The purposes and words of our ordinances are evident. It is the duty of the City to enforce them.

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

I am seeking only that PDRD apply the ordinances of the City of Austin, which apply to all of us consistently.

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

Signed  Printed P. Michael Hebert  
April 11, 2013

Mailing Address 719 Carolyn Ave

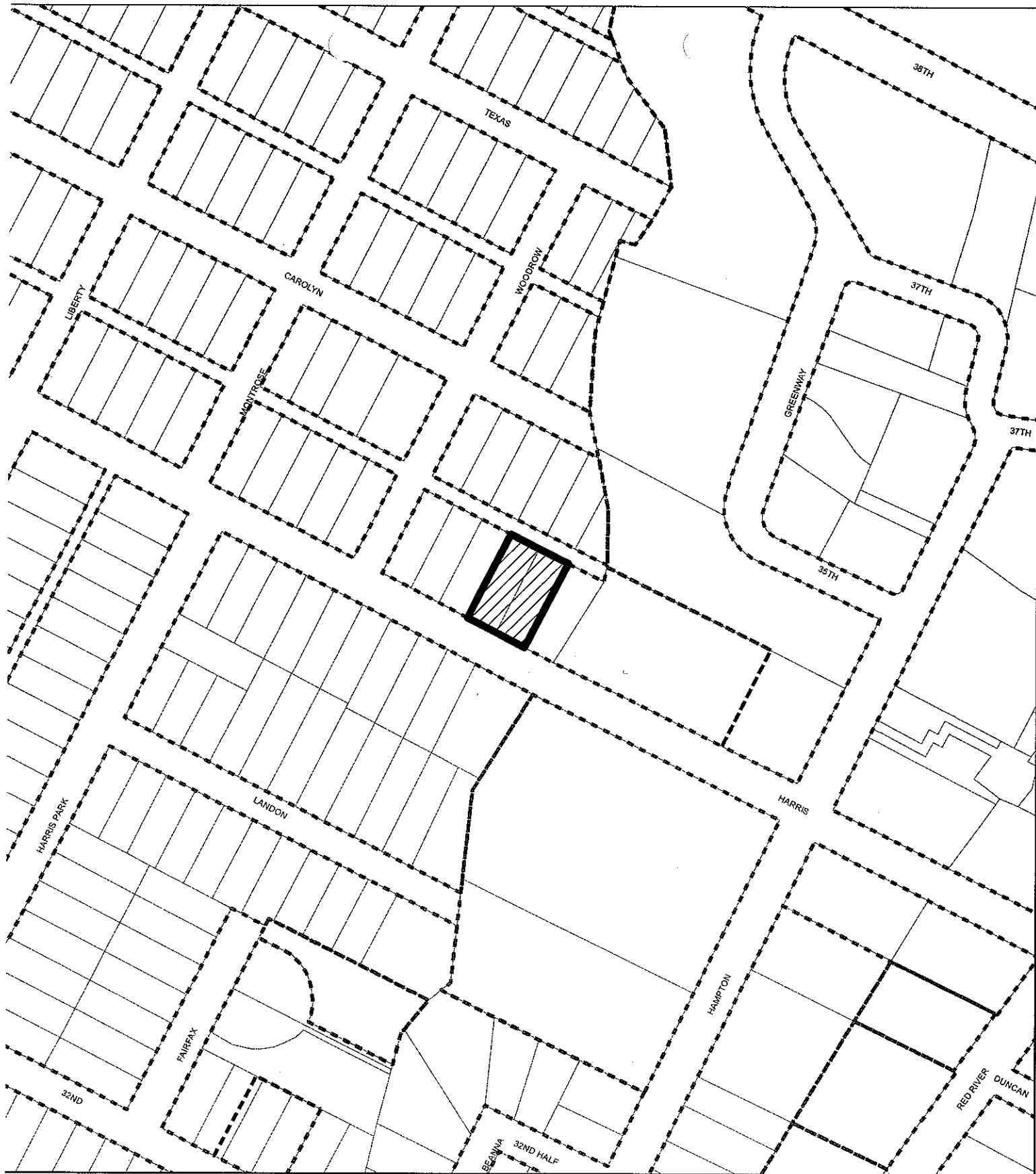
City, State & Zip Austin, TX 78705 Phone 512-751-9494

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

Signed \_\_\_\_\_ Printed \_\_\_\_\_

Mailing Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_ Phone \_\_\_\_\_

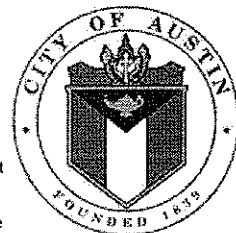


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0048  
LOCATION: 718 HARRIS 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.



Attachment 1

11-13-2012

To City of Austin,

I, Ross Cole of Austin Centric Realty and my partner, Kevin Cutsinger of Cutsinger Custom Homes are submitting three plans for duplexes at 718, 720, and 722 Harris Ave. today 11/13/2012. 720 and 722 Harris are partially located in the 100 year flood plain of which Jameson Courtney in flood consulted with us about. We would like to see if we could keep the three properties together through building approval and into flood plain approval? We just thought that it might be easier for all the reviewers and help expedite the permitting process.

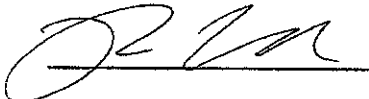
We were notified from a city staffer that there are outstanding expired permits on the property at 720 Harris from the former owner Ken Jordan and/or Volente Interests. We need to have all of permits that the prior owner had submitted in 2006 removed.

I have brought our deed recording as proof of ownership. Tax Certificates are also included.

The corresponding permit numbers that need to be removed are:

1. BP-06-10114R
2. 2006-013246 BP
3. 2006-013246 PP
4. 2006-013246 DS
5. 2006-013246 EP
6. 2006-013246 MP

Thank you for your attention to this matter,

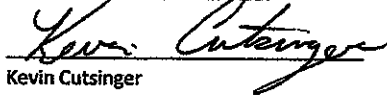


Ross Cole

718 & 720 Harris Owner

512-789-6255

[ross@austincentricrealty.com](mailto:ross@austincentricrealty.com)



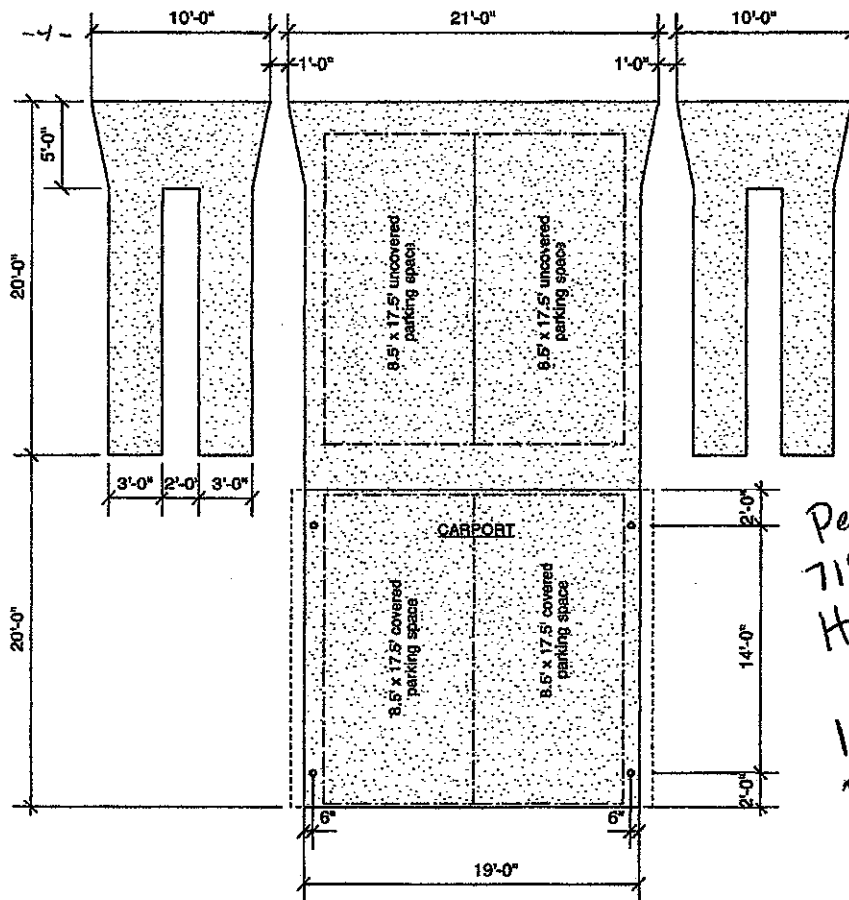
Kevin Cutsinger

718,720, & 722 Owner

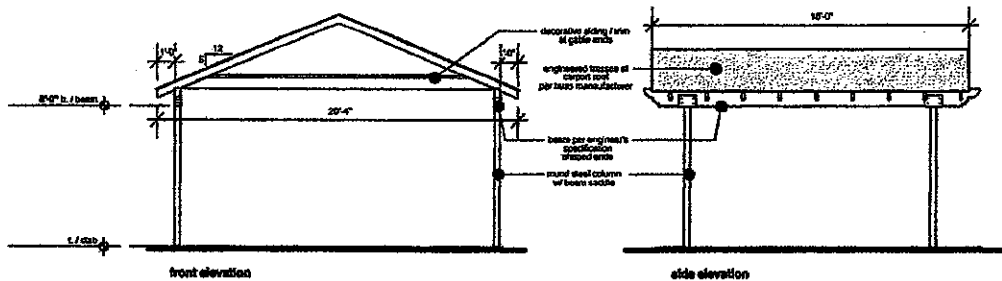
512-632-1311

[cutsingerhomes@yahoo.com](mailto:cutsingerhomes@yahoo.com)

Attachment 3



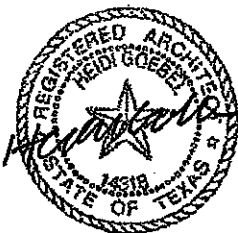
**parking area plan**



**carport**

carport is open on all (4) sides

Pertains to:  
718, 720, 722  
Harris Avenue.  
11-28-2012  
Parking  
configuration  
acceptable  
as depicted  
on plan.  
Approval  
does not  
include drive-  
way configuration.  
required.  
Rahut ching  
974-32445  
DAC



**HEIDI GOEBEL ARCHITECT**  
ph. 512.454.9884  
heidigoebel@stcglobel.net

**720 Harris Ave**  
**NEW DUPLEX**



reduced carport drawings  
scale: 1/8" 1'-0"

**11.07.2012**  
issue for permit

Attachment 4





Attachment 8

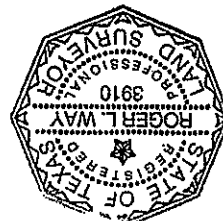
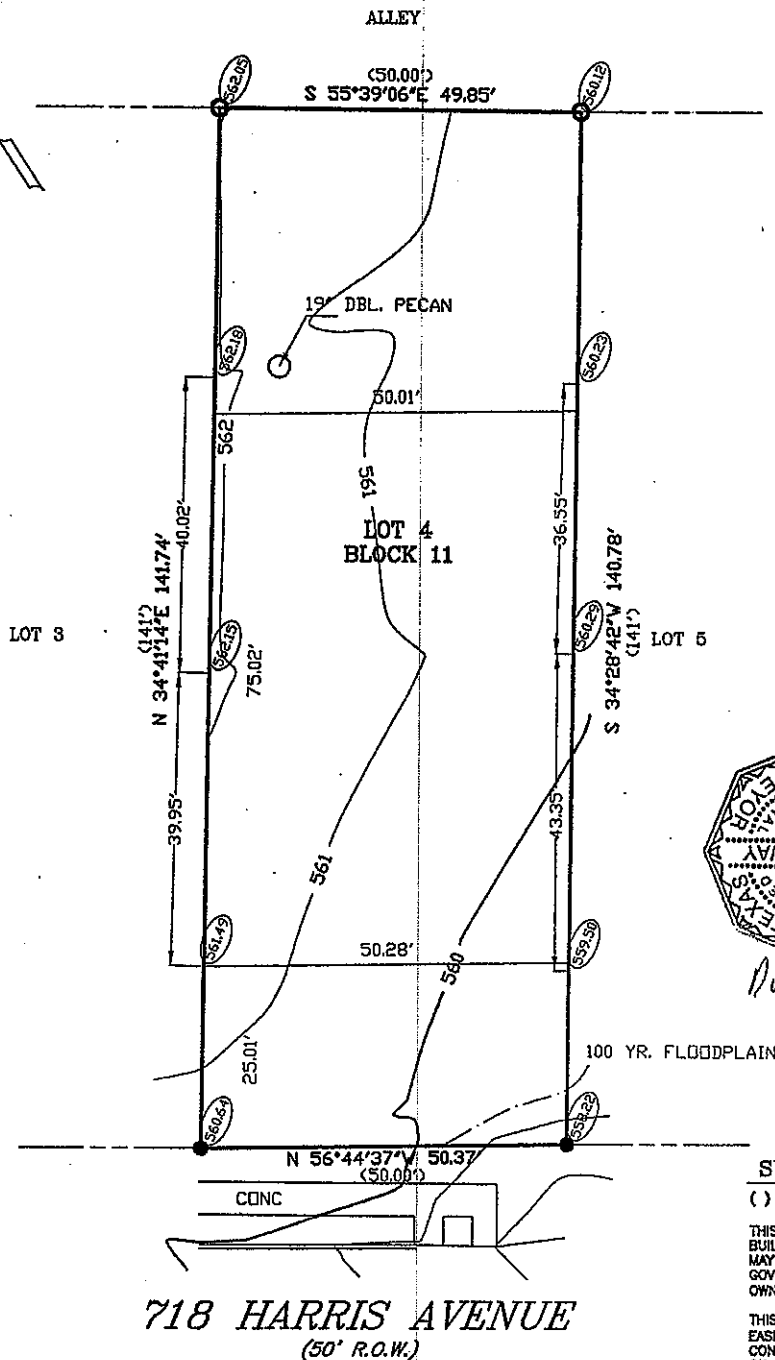


Attachment 9

SCALE: 1"=20'

LEGEND

- IRON ROD FND.
- PIPE FND.



*Roger L. Way*

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

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.

**718 HARRIS AVENUE**  
(50' R.O.W.)

LOT No. 4 BLOCK 11 SUBDIVISION / ADDITION W.A. HARPER SUBDIVISION AND BEING A PART OF OUTLOT 7 & 8 DIVISION C. CITY OF AUSTIN  
SECTION - PHASE - Book - Page(s) 89 Cabinet - PLAT RECORDS  
Volume 3 Slides -  
Document No. - Official Public Records of - County, Texas  
Reference: KEVIN CUTSINGER

**\* 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 LOT 4.

**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	10-4-12
	JG	

SURVEY DATE: 10-4-12  
Job No.: 09827212  
SCALE: 1"=20'

*Attachment 5*

THE WARDER SUB-DIVISION OF PARTS OF OUTLOTS 7 and 8 DIVE IN THE CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

W. M. [unclear] and Son, [unclear] owners of property [unclear] by this plat hereby dedicate to the use of  
the public streets and alleys as shown. W. M. [unclear], [unclear]  
Austin, Texas, Sept 25, 1923.

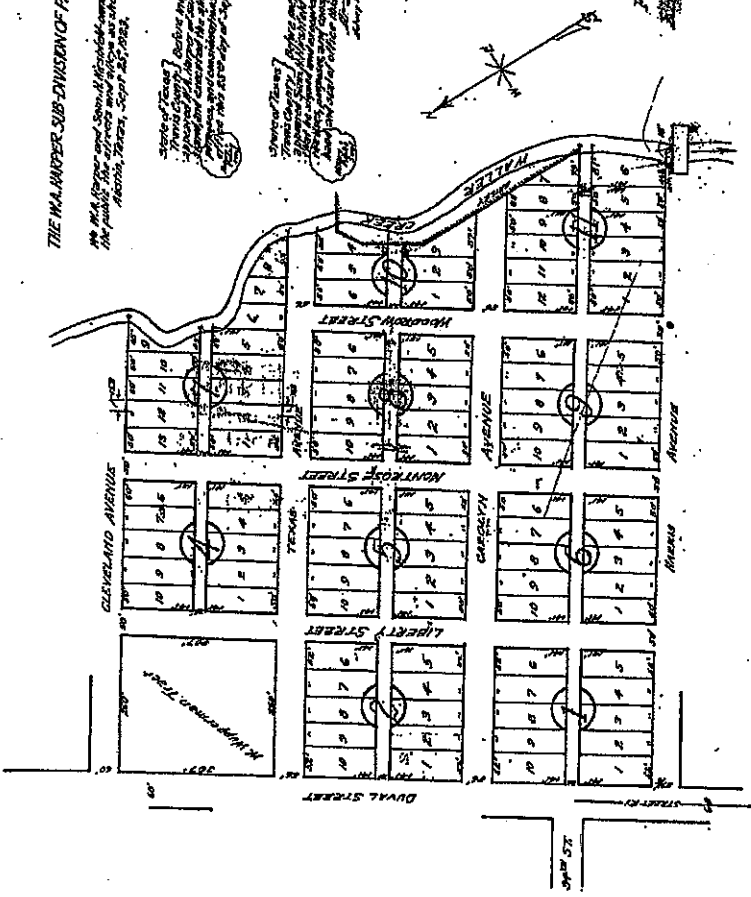
State of Texas: Before me, the undersigned authority, on this day personally  
appeared [unclear] and [unclear] known to me to be the persons whose names are subscribed to the foregoing  
instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this [unclear] day of September, A.D. 1923.  
Notary Public for the State of Texas.  
[Signature]

Sept 27, 1923  
This is to certify that this plat was  
officially recorded by the City Clerk of the  
City of Austin, Texas, on Sept 27, 1923.  
Attest: [Signature] Austin City Clerk

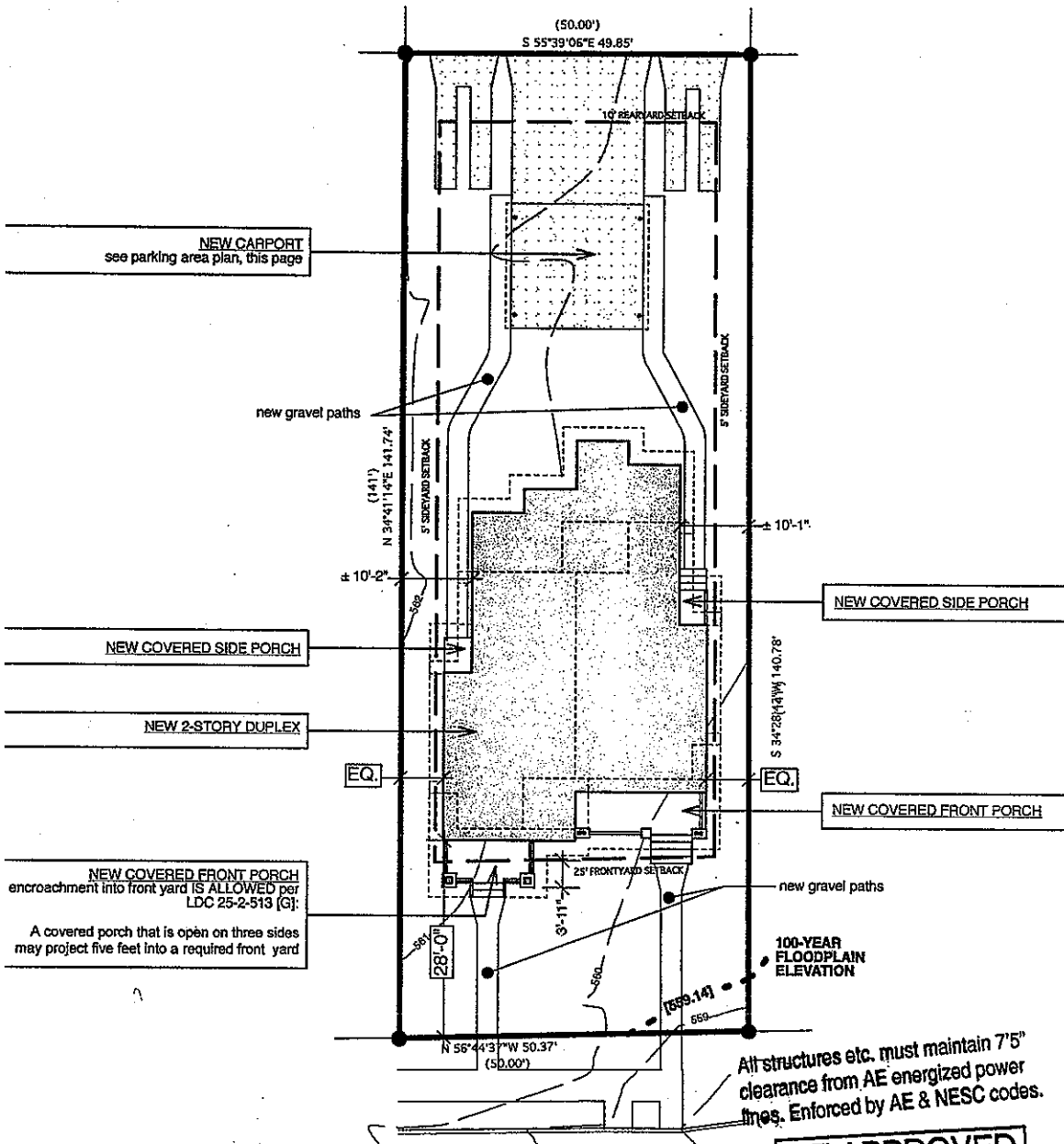
Scale 1" = 100'  
Surveyed & Platted  
G. E. [unclear]  
April 1924

FILED 400 PM SEPT 27 1923  
RECORDED 500 PM SEPT 29 1923  
[Signature] 1234-567-8  
1924



W A R D E R S U B D I V I S I O N O F P A R T S O F O U T L O T S 7 A N D 8 D I V E I N T H E C I T Y O F A U S T I N  
T R A V I S C O U N T Y T E X A S

ALLEY



718 HARRIS AVENUE

RECEIVED  
NOV 09 2012

WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION

AE APPROVED

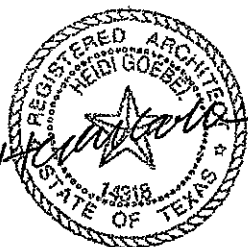
NOV 09 2012  
314-318  
DRB

0 20 30 40 50 60 FT



reduced site plan  
scale: 1" = 20'-0"

11.07.2012  
issue for permit



HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

718 Harris Ave  
NEW DUPLEX

ALLEY

(50.00')  
S 55°39'06"E 49.85'

NEW CARPORT  
[top of slab = ±562.00]

NEW COVERED SIDE PORCH  
[L/ porch = ±562.375]

NEW 2-STORY DUPLEX  
[top of slab = ±662.50]

NEW COVERED FRONT PORCH  
[L/ porch = ±562.375]

NEW COVERED SIDE PORCH  
[L/ porch = ±562.375]

NEW COVERED FRONT PORCH  
[L/ porch = ±562.375]

100-YEAR  
FLOODPLAIN  
ELEVATION

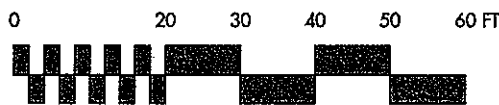
N 55°44'37"W 50.37'  
(50.00')

718 HARRIS AVENUE



HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

718 Harris Ave  
NEW DUPLEX

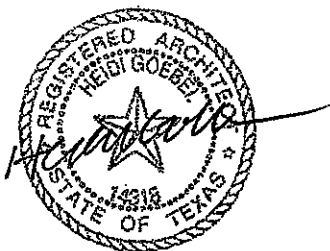
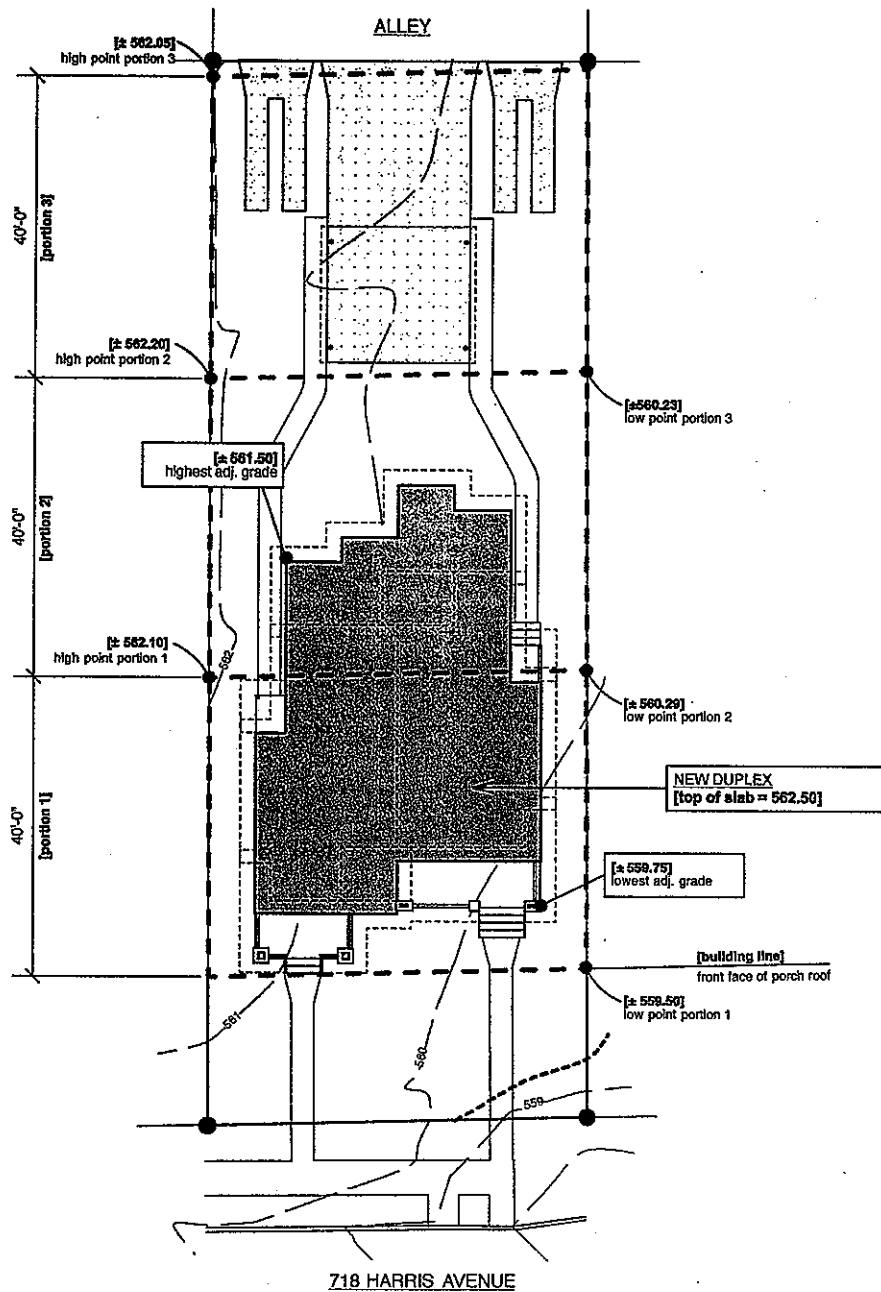


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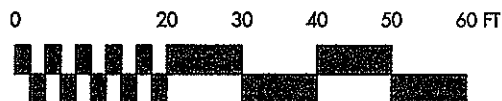
reduced flood plain diagram  
scale: 1" = 20'-0"

11.07.2012  
issue for permit



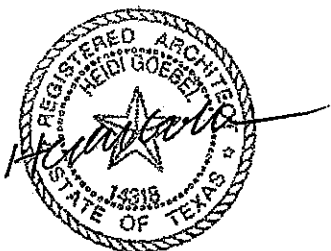
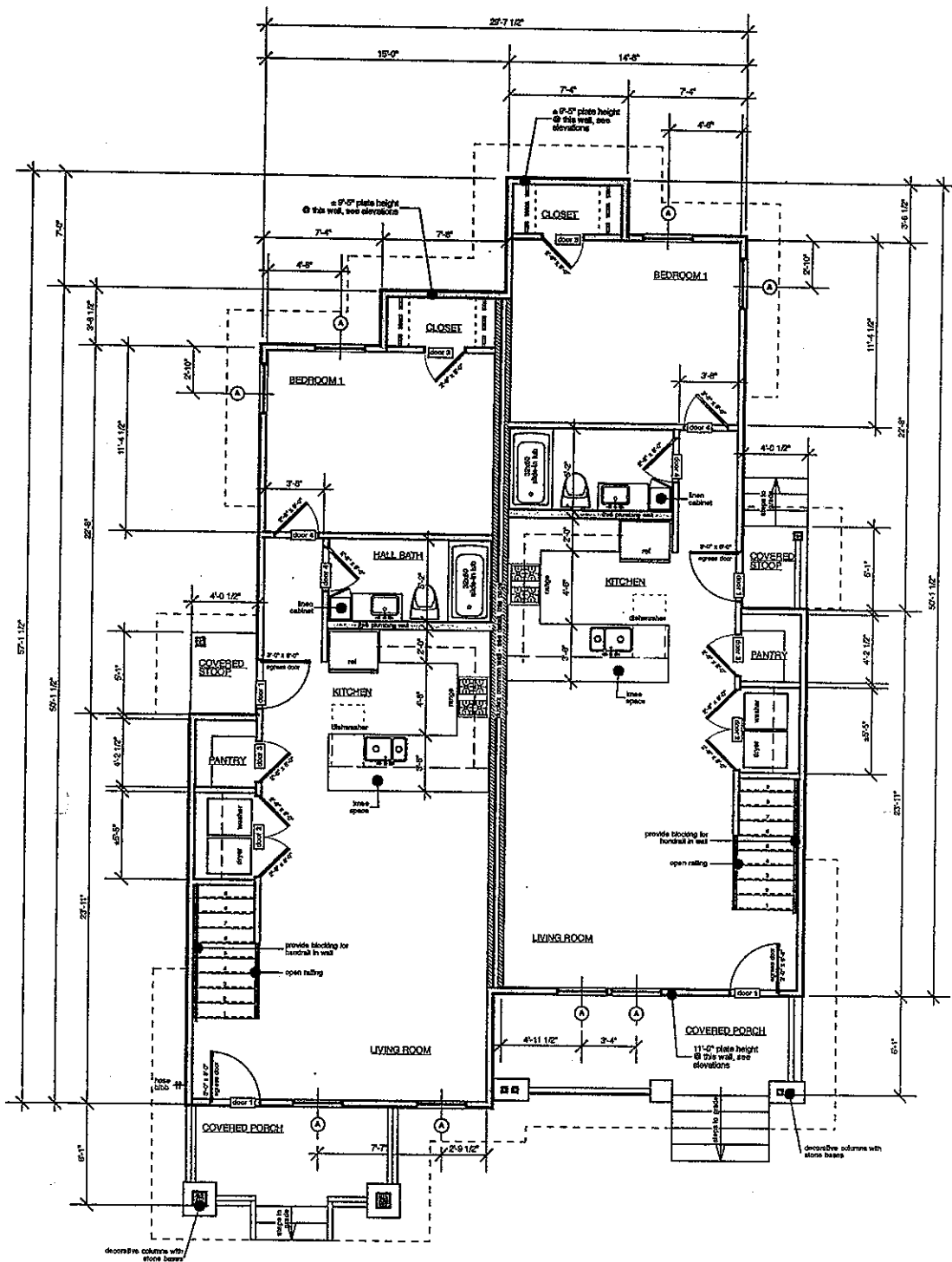
HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

718 Harris Ave  
NEW DUPLEX



reduced setback tent diagram  
scale: 1" = 20'-0"

11.07.2012  
issue for permit



HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbglobal.net

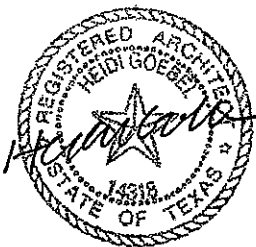
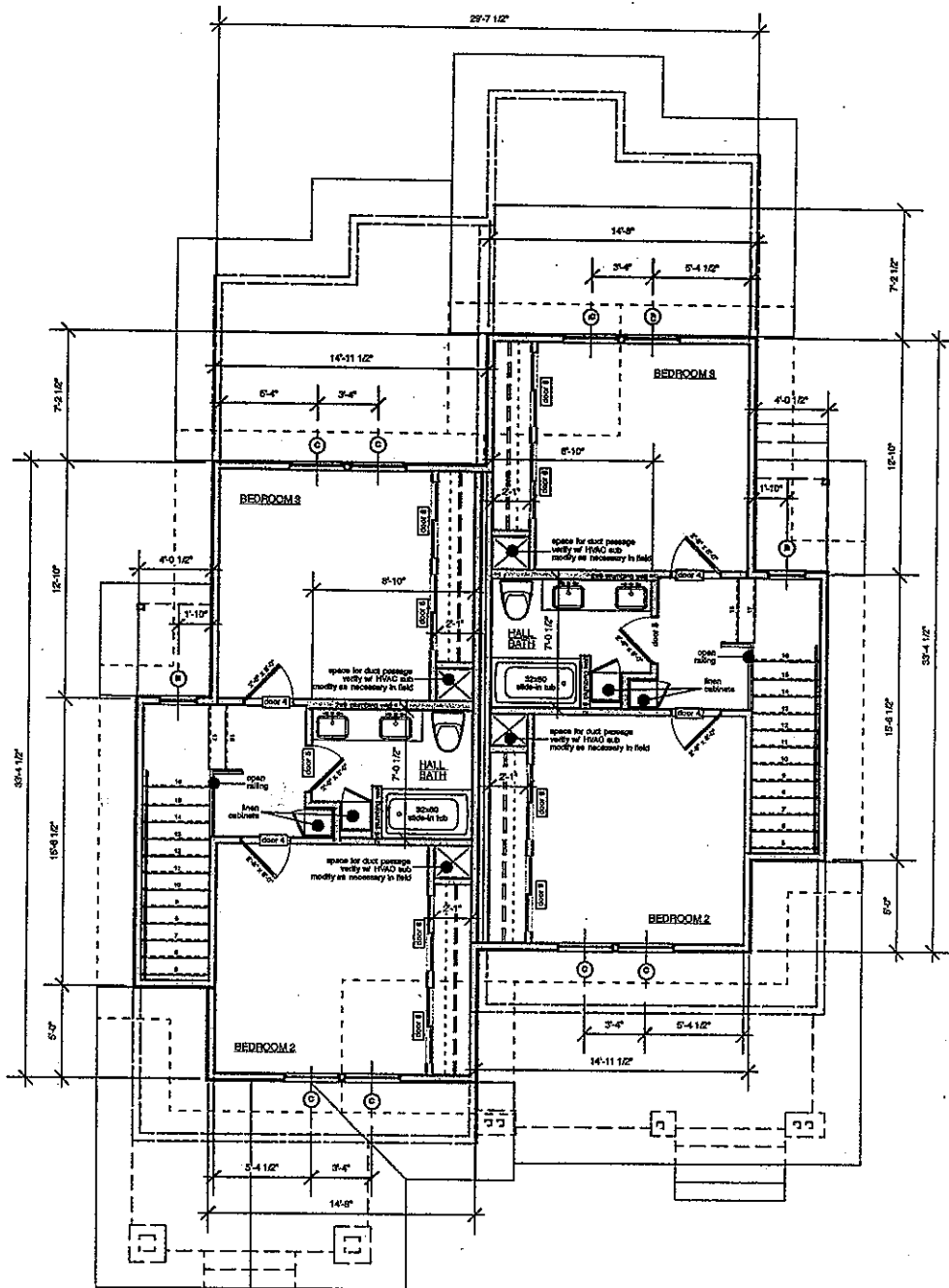
718 Harris Ave  
NEW DUPLEX



reduced first floor plan  
scale: 1/8" 1'-0"

11.07.2012  
issue for permit





0 8 12 16 20 24 FT



N

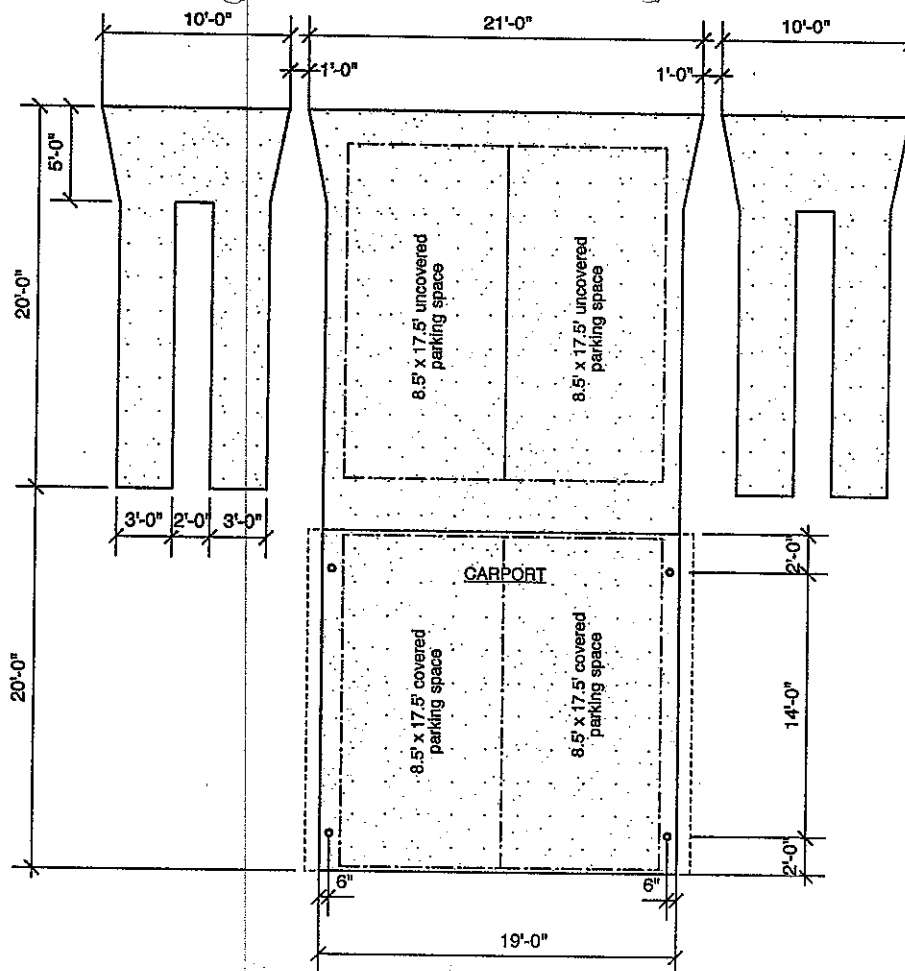


HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

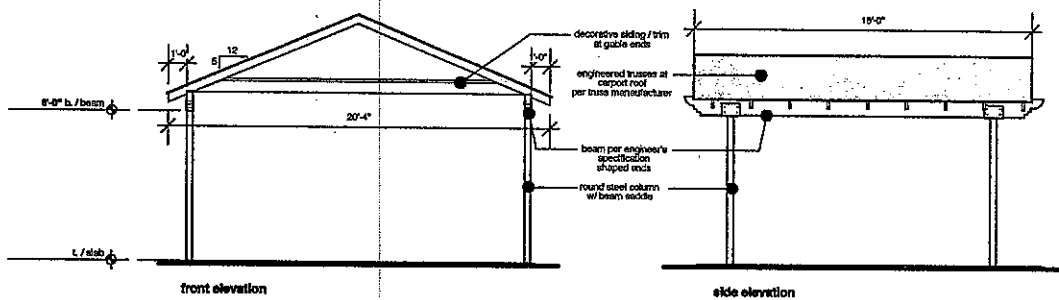
718 Harris Ave  
NEW DUPLEX

reduced second floor plan  
scale: 1/8" 1'-0"

11.07.2012  
issue for permit

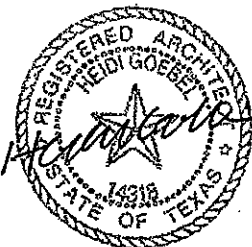


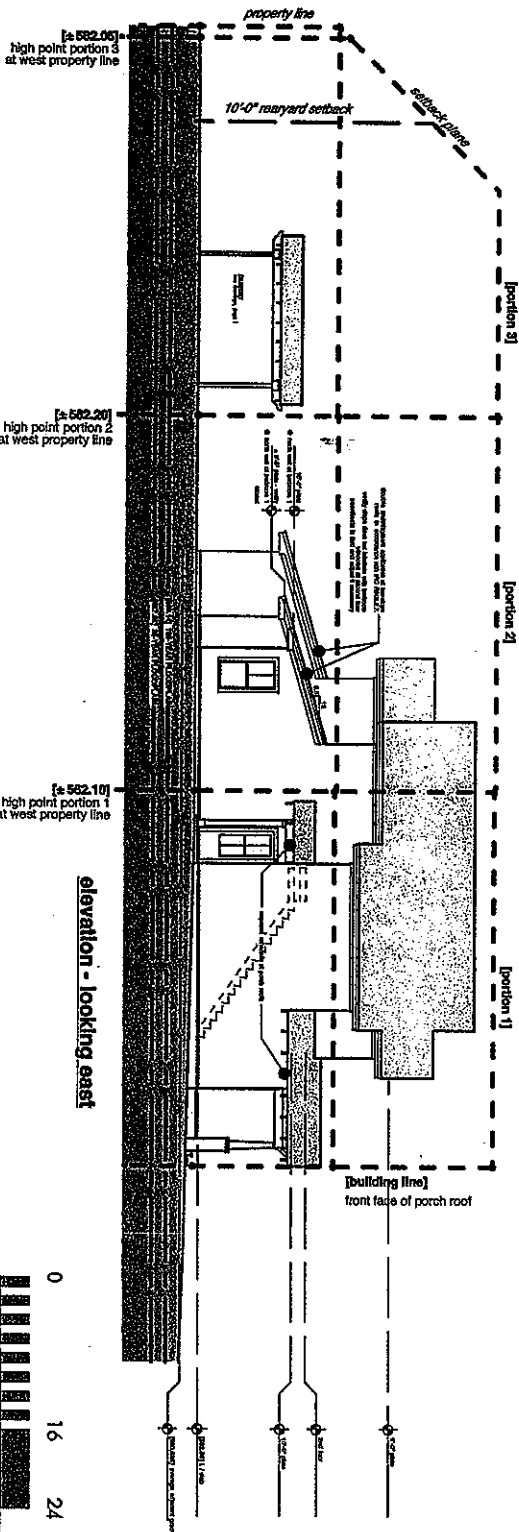
**parking area plan**



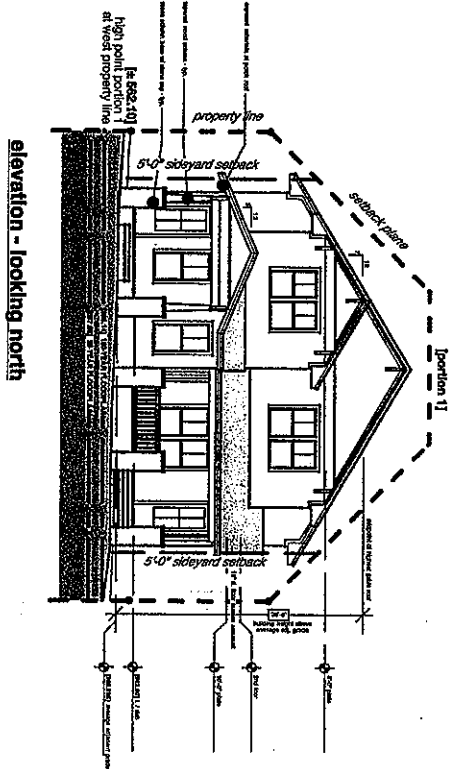
**carport**

carport is open on all [4] sides



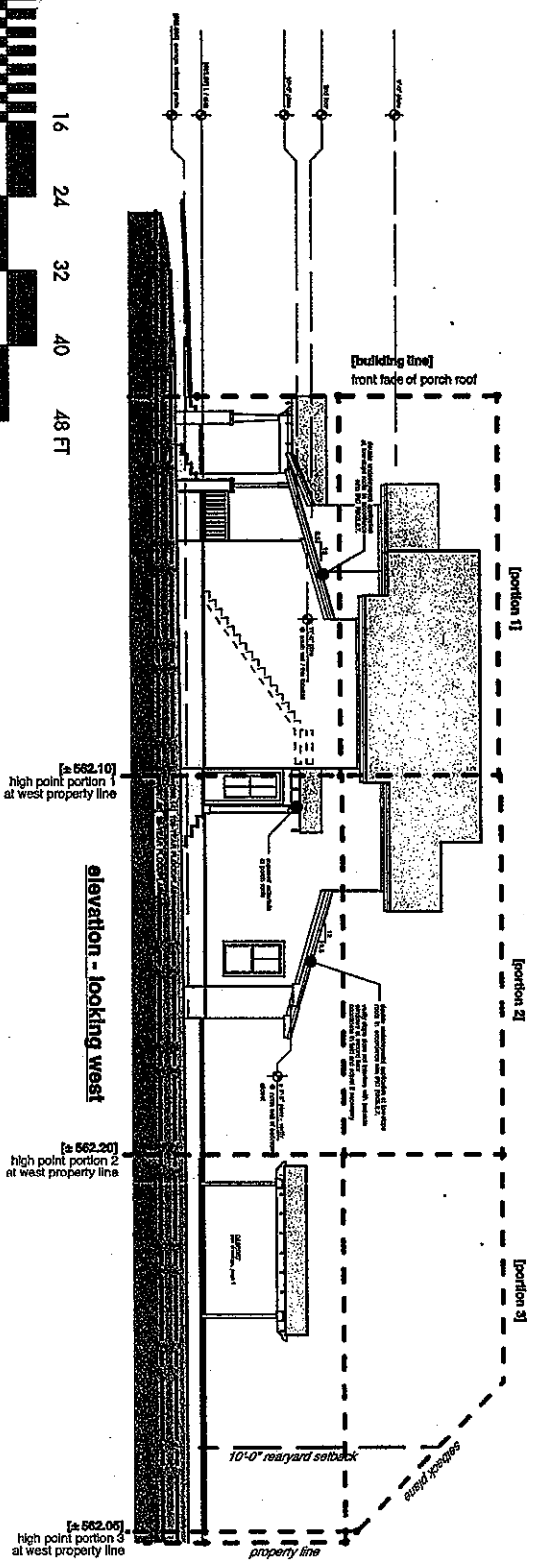


elevation - looking east

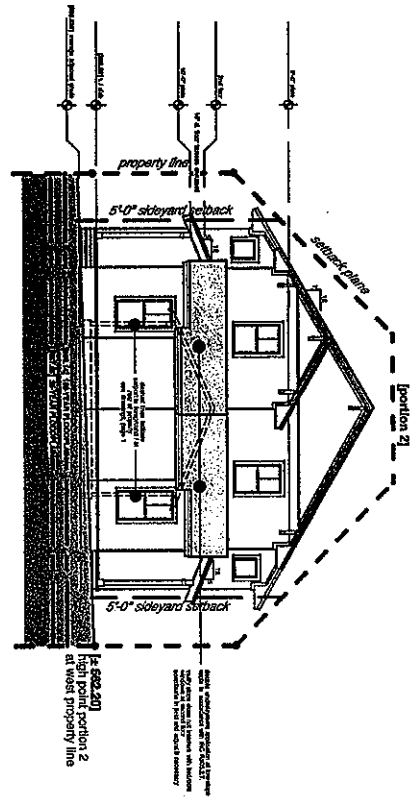


elevation - looking north





elevation - looking south

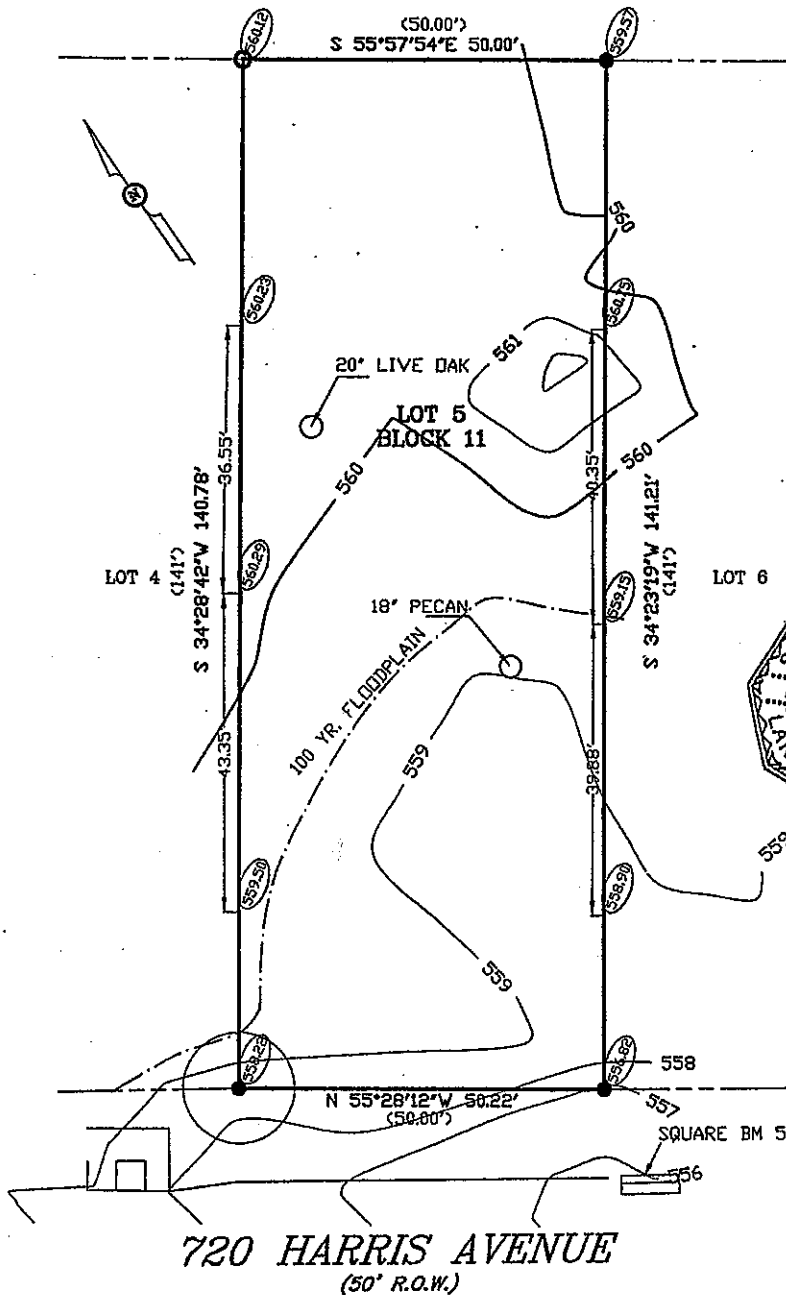


SCALE: 1"=20'

LEGEND

- IRON ROD FND.
- PIPE FND.

ALLEY



*559 Roger L. Way*

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

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LOT No. 5 BLOCK 11  
 SECTION --- PHASE ---  
 TRAVIS COUNTY, TEXAS  
 CITY AUSTIN

SUBDIVISION / ADDITION W.A. HARPER SUBDIVISION AND BEING A PART OF OUTLOT 7 & 8 DIVISION C. CITY OF AUSTIN  
 Book --- Page(s) 88 Cabinet --- PLAT RECORDS  
 Volume 3 Document No. --- Official Public Records of --- County, Texas  
 Reference: KEVIN CUTSINGER

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ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

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

FIELD WORK	DWG.	DATE
10-4-12	10-4-12	
DRAFTING	JG	

SURVEY DATE: 10-4-12  
 Job No. 09827312  
 SCALE: 1"=20'



*Attachment 6*

W A S H I N G T O N S T A T E A R C H I T E C T U R E E D U C A T I O N

THE HALLPER SUB-DIVISION OF PARTS OF OUTLOTS 1 AND 2, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

Map for the Hallper Sub-Division of Parts of Outlots 1 and 2, in the City of Austin, Travis County, Texas, Sept. 27, 1923.

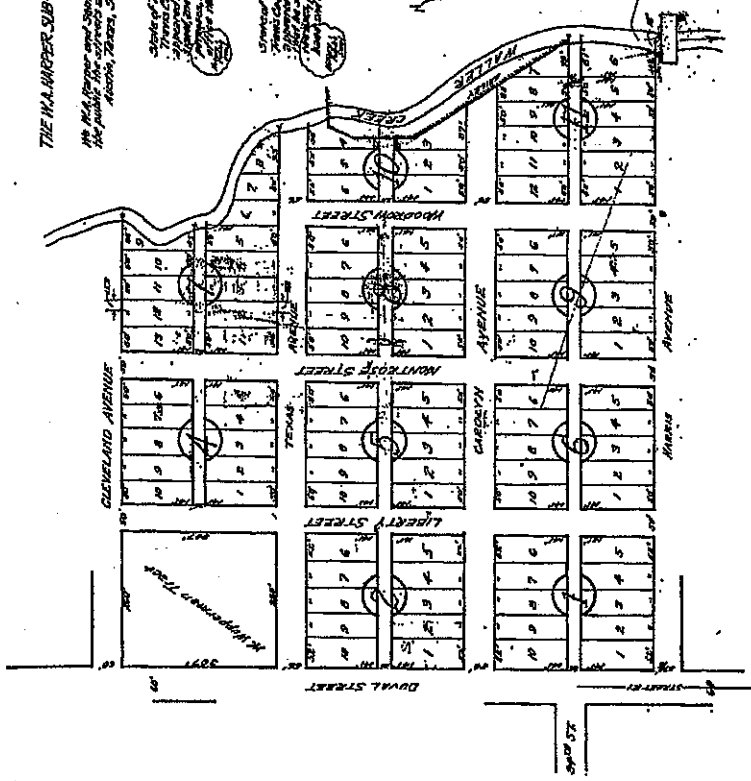
State of Texas: Be it remembered that on the 27th day of September, 1923, before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared the following persons, to-wit: J. M. Hallper, and J. M. Hallper, Jr., who acknowledged to me that they were the owners of the above described property, and that they executed the foregoing plat for the purpose of dividing the same into lots, and that they intended to sell the same.

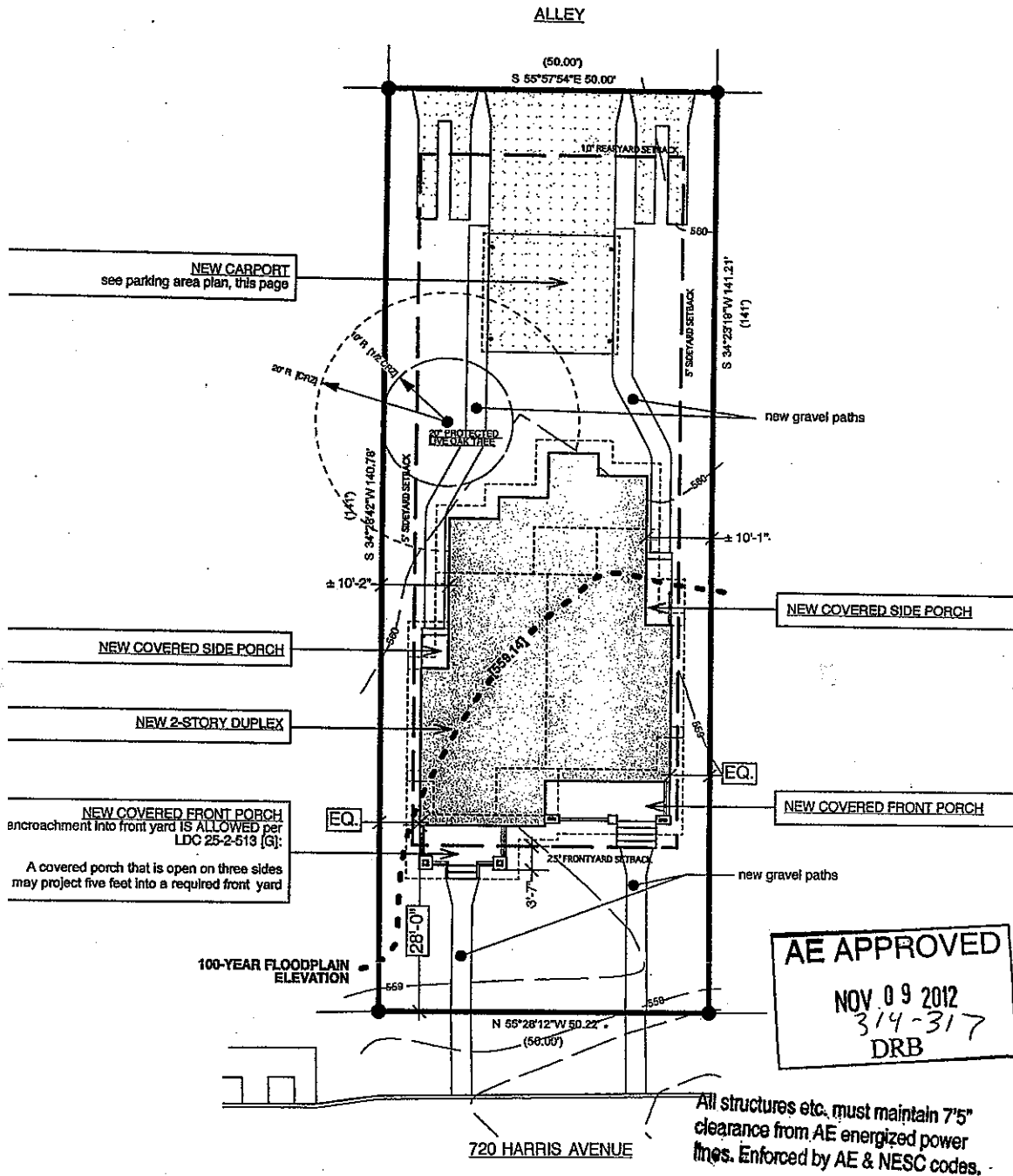
Witness my hand and the seal of my office this 27th day of September, 1923, at Austin, Texas.

Notary Public in and for the State of Texas.

SEAL OF NOTARY PUBLIC  
J. M. Hallper  
Notary Public in and for the State of Texas.

FILED 400 B.M. SEPT. 27, 1923  
COUNTY CLERK  
AUSTIN, TEXAS





**RECEIVED**  
NOV 09 2012

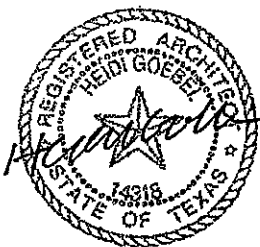
WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION

0 20 30 40 50 60 FT



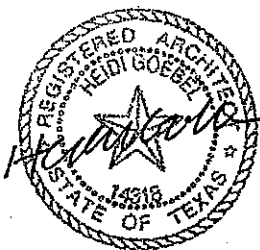
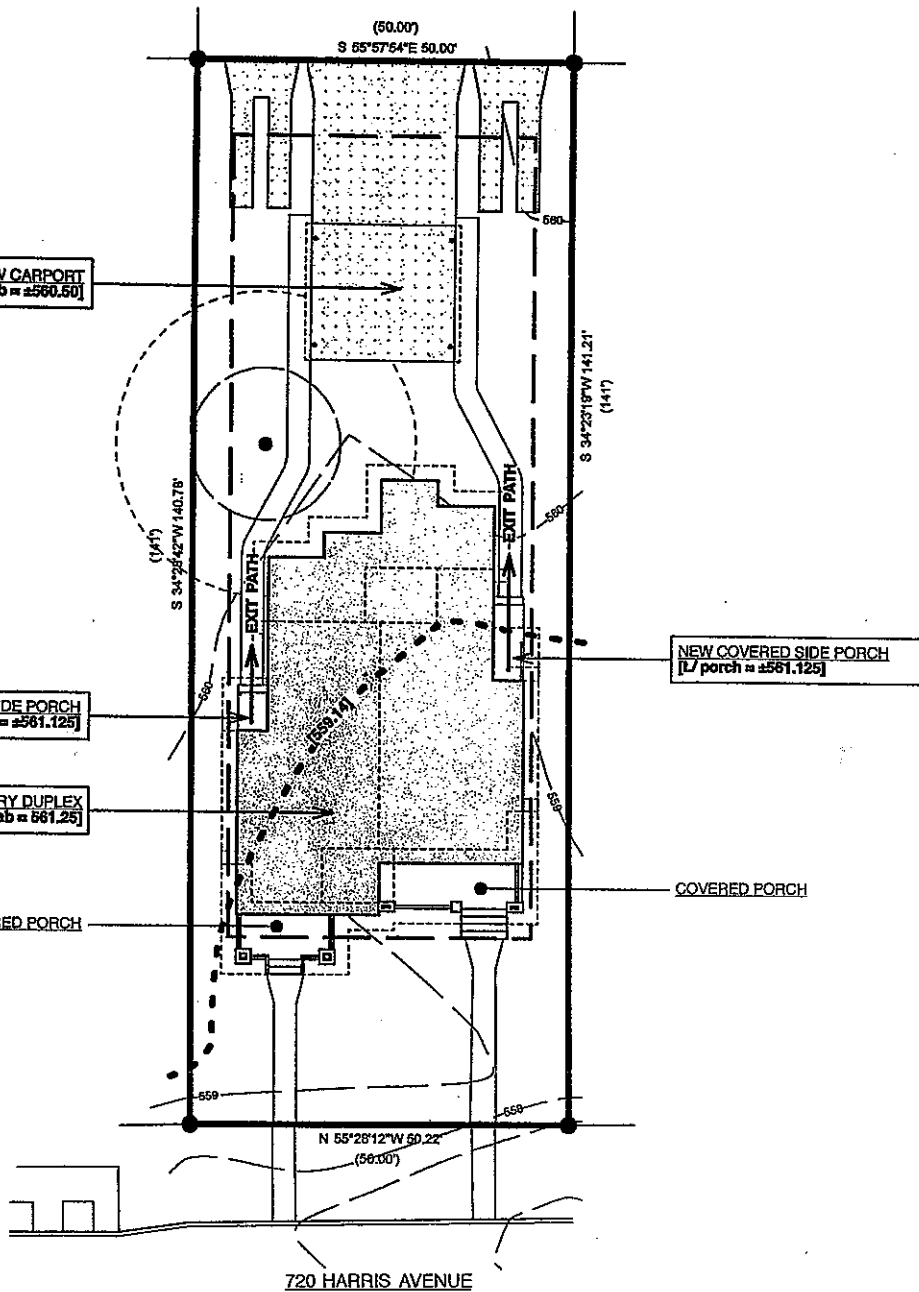
reduced site plan  
scale: 1" = 20'-0"

**11.07.2012**  
issue for permit



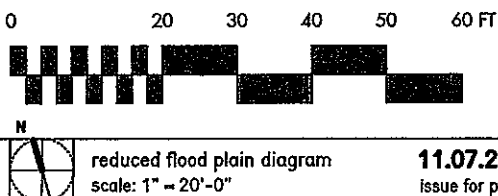
**HEIDI GOEBEL ARCHITECT**  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

**720 Harris Ave**  
**NEW DUPLEX**



HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

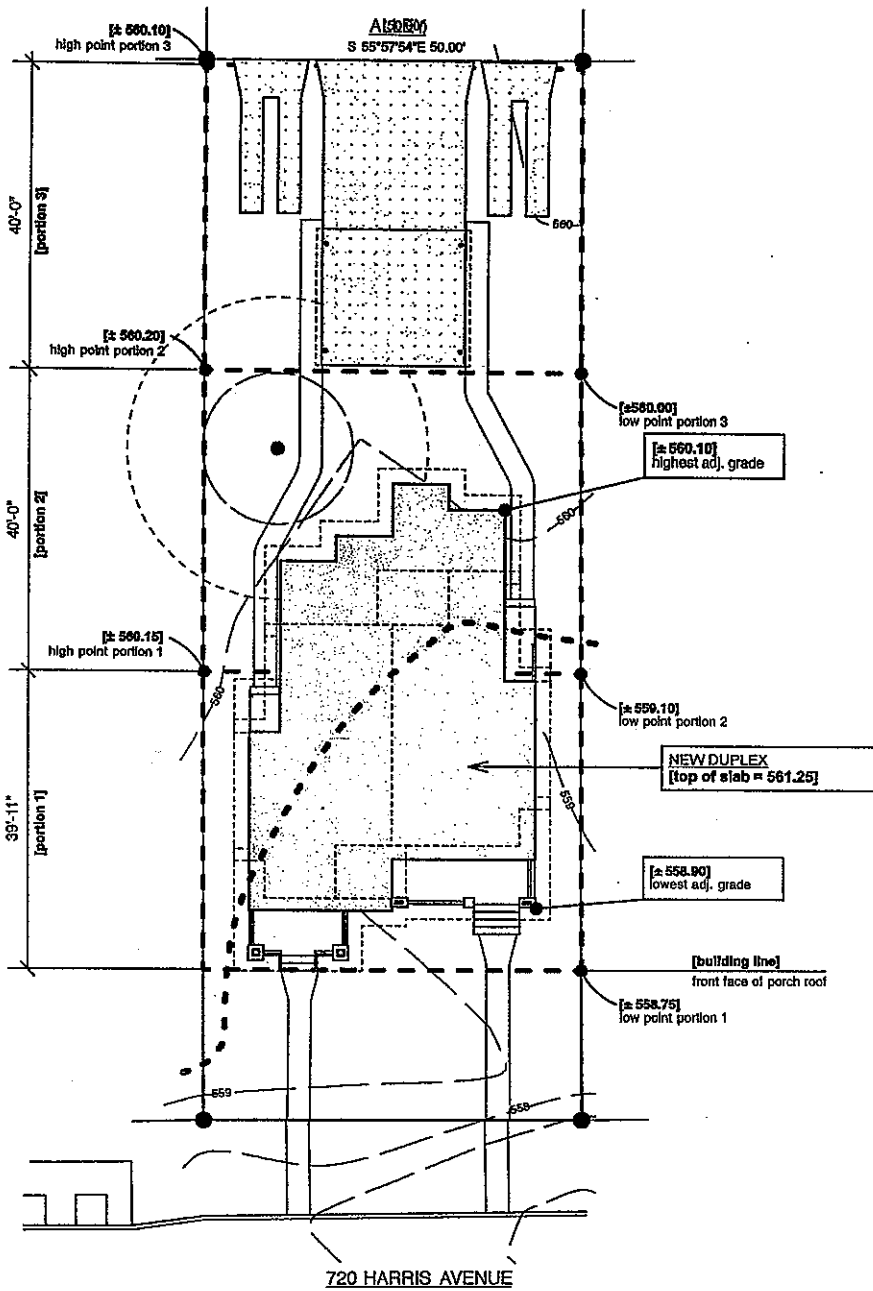
720 Harris Ave  
NEW DUPLEX



reduced flood plain diagram  
scale: 1" = 20'-0"

11.07.2012  
issue for permit





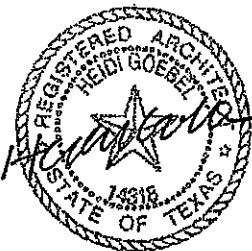
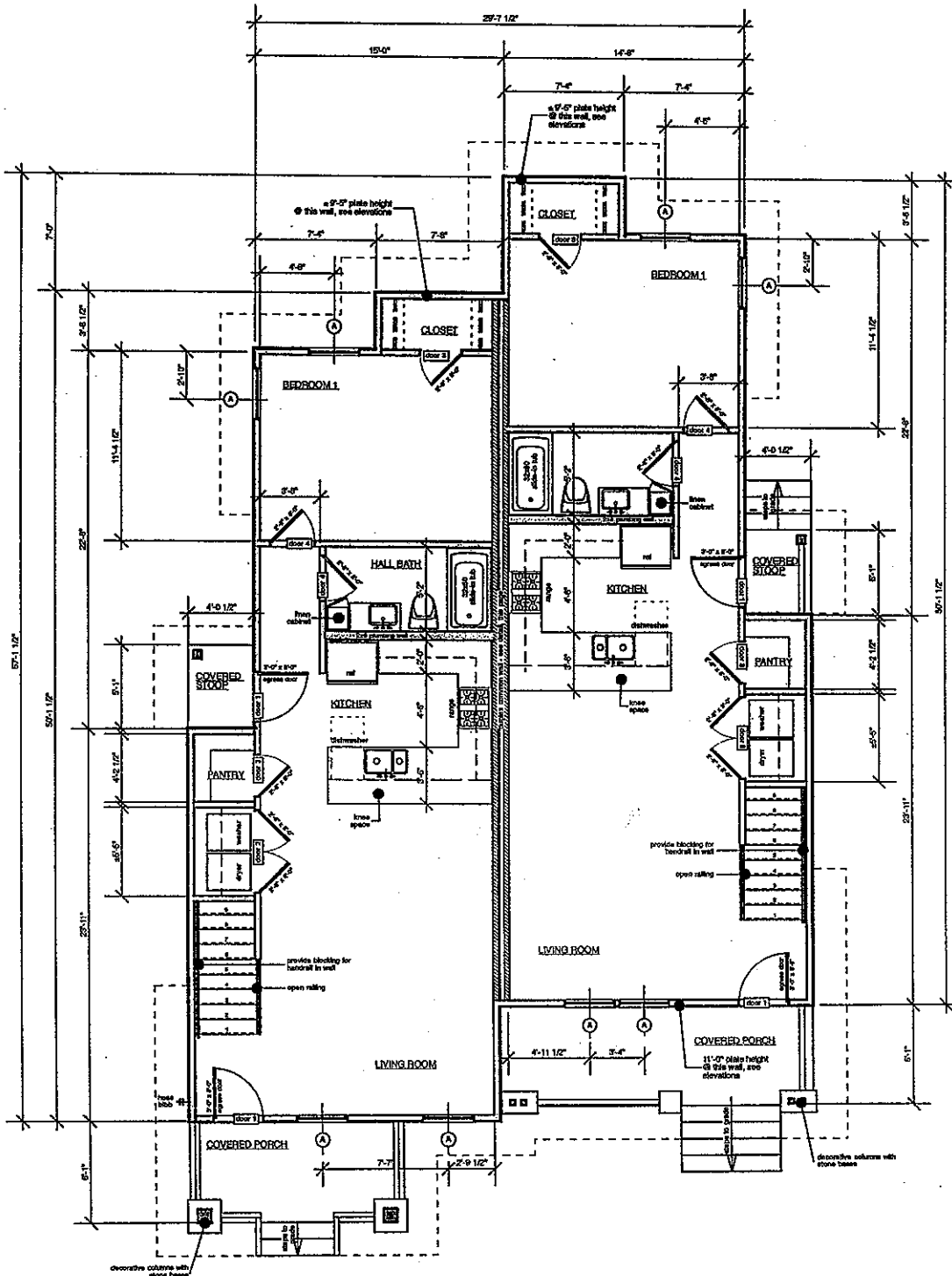
HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

720 Harris Ave  
NEW DUPLEX



reduced setback tent diagram  
scale: 1" = 20'-0"

11.07.2012  
issue for permit



0 8 12 16 20 24 FT



N

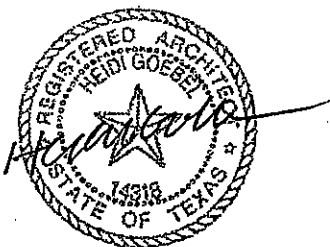
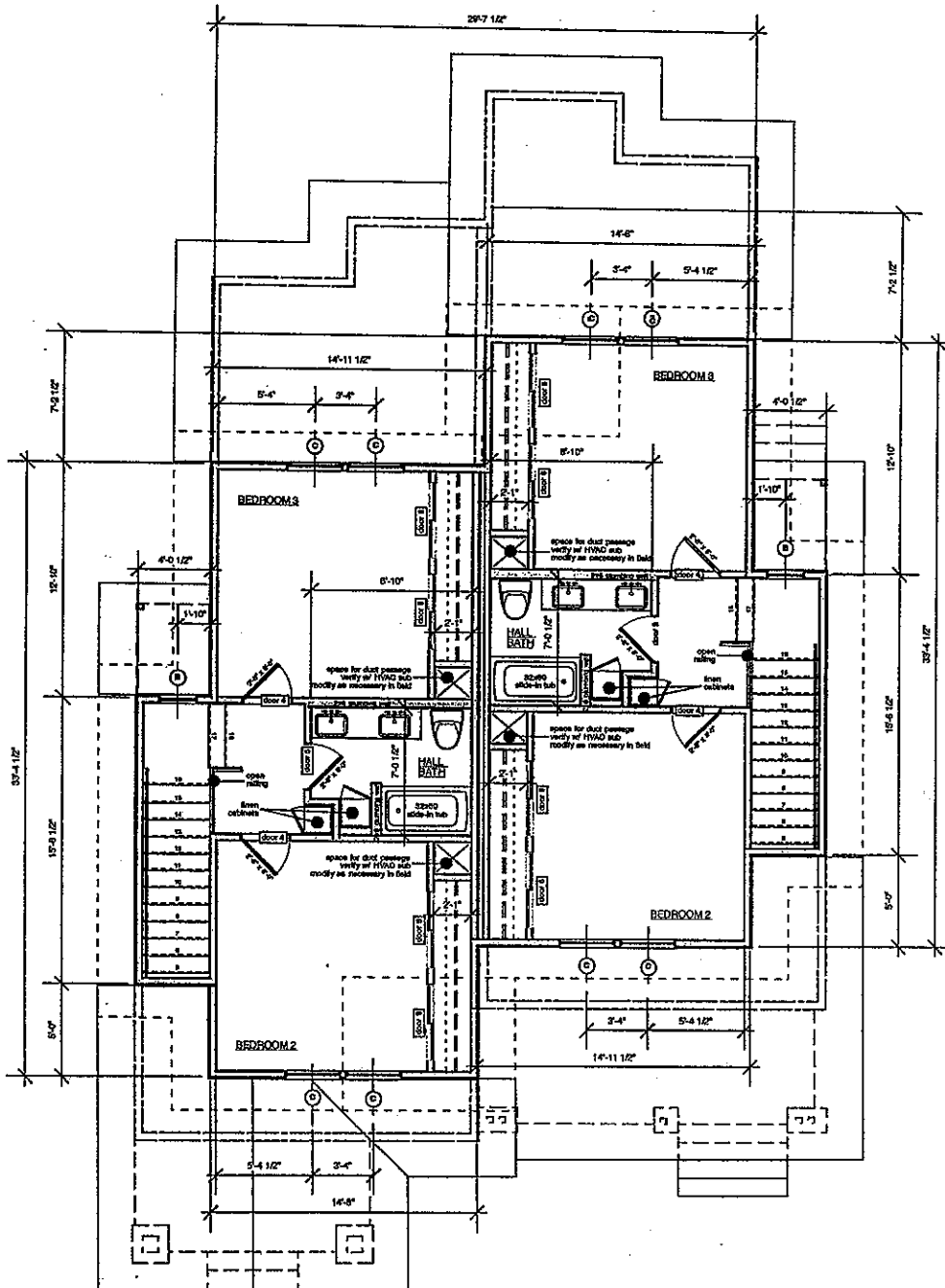
HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
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720 Harris Ave  
NEW DUPLEX



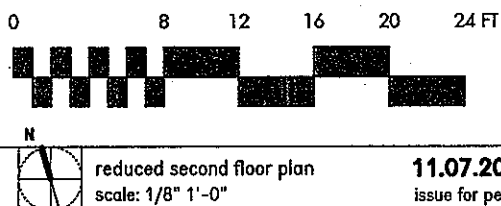
reduced first floor plan  
scale: 1/8" 1'-0"

11.07.2012  
issue for permit



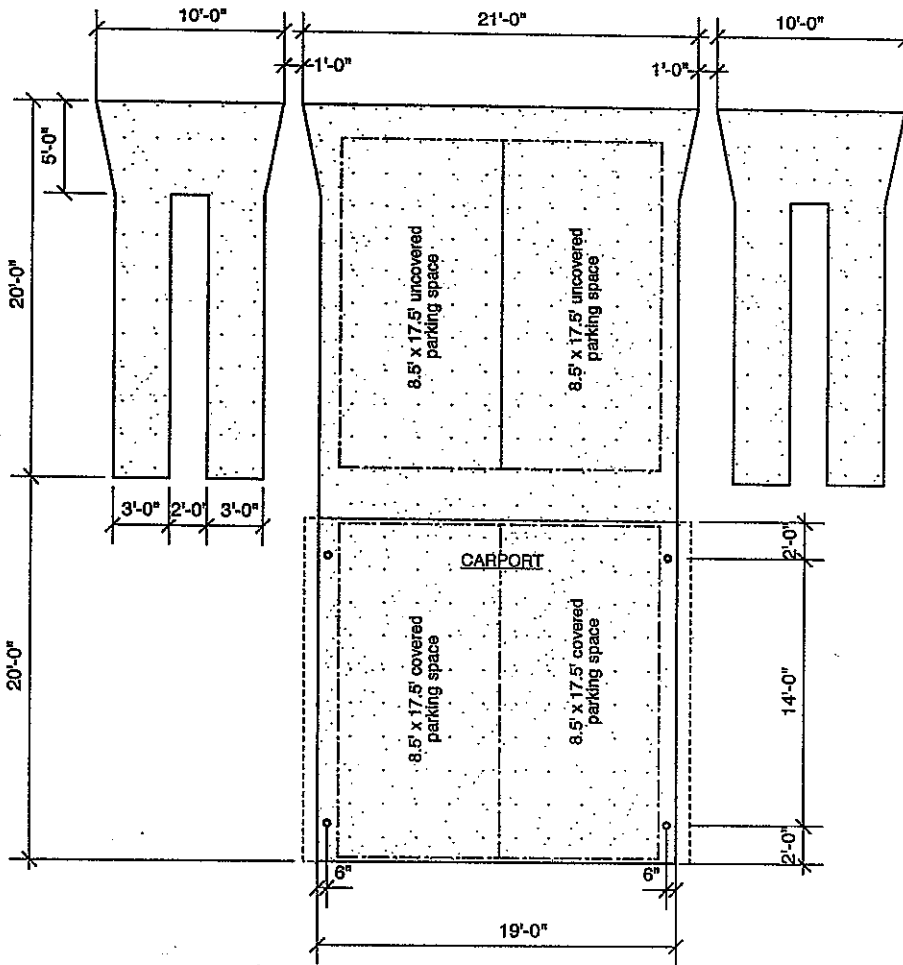
HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
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720 Harris Ave  
NEW DUPLEX

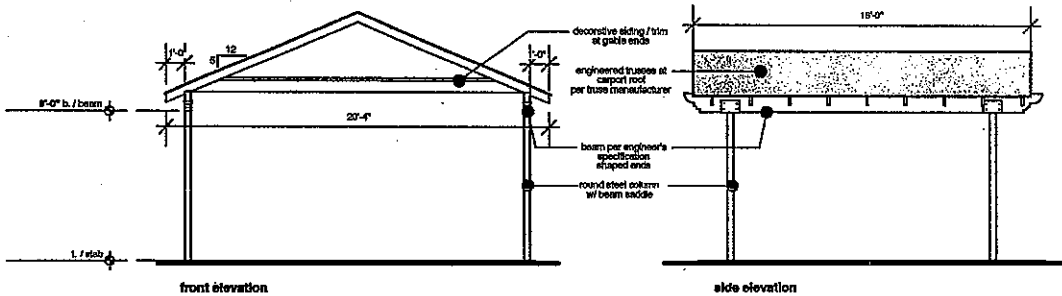


reduced second floor plan  
scale: 1/8" 1'-0"

11.07.2012  
issue for permit

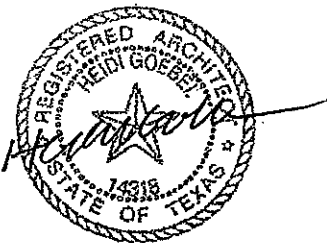


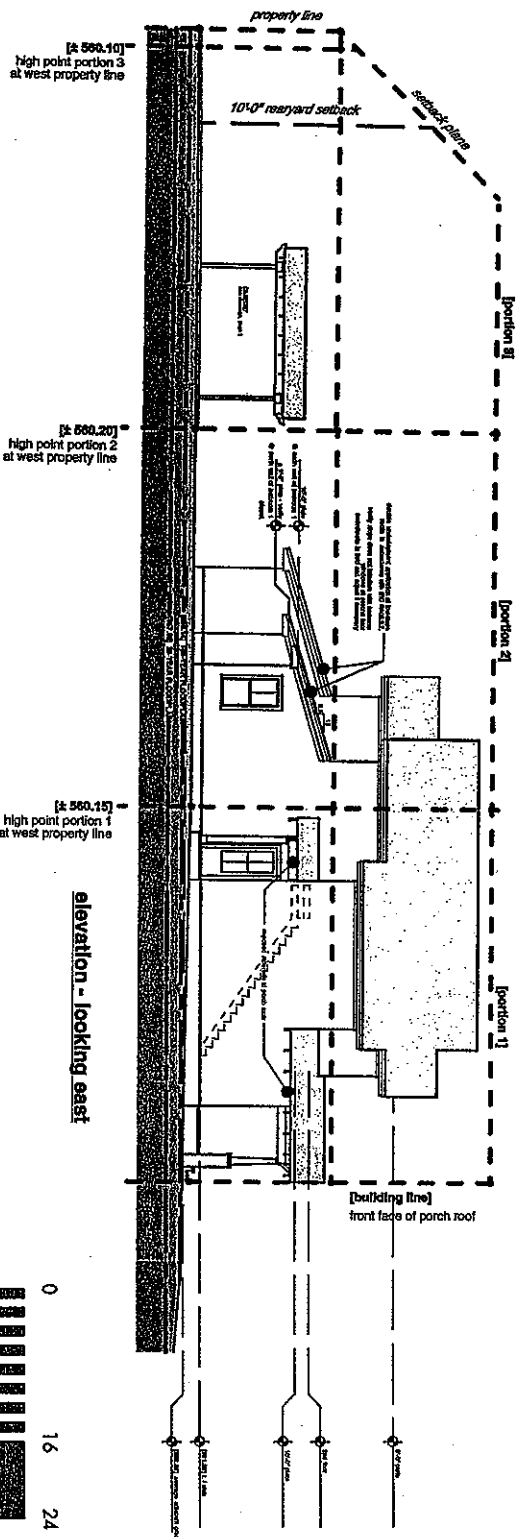
**parking area plan**



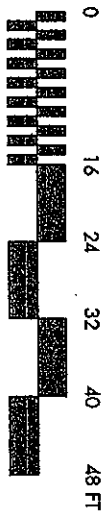
**carport**

carport is open on all [4] sides

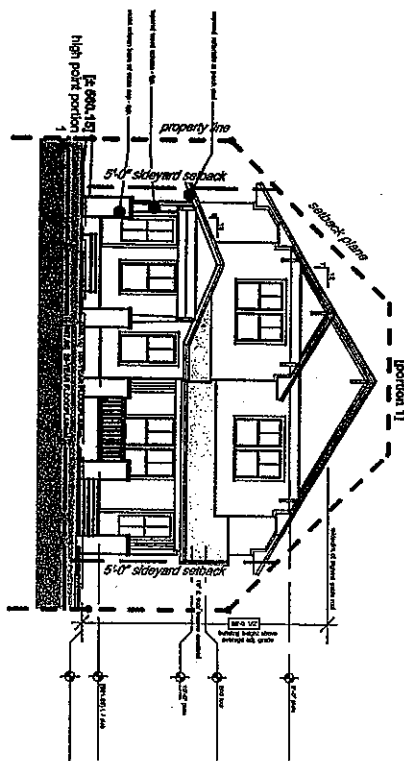


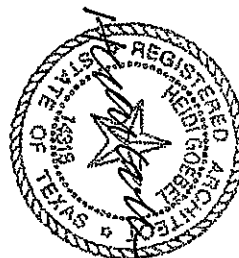
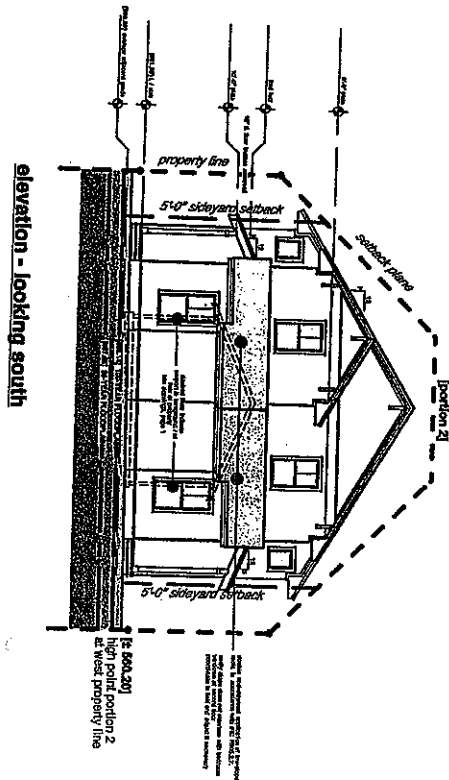
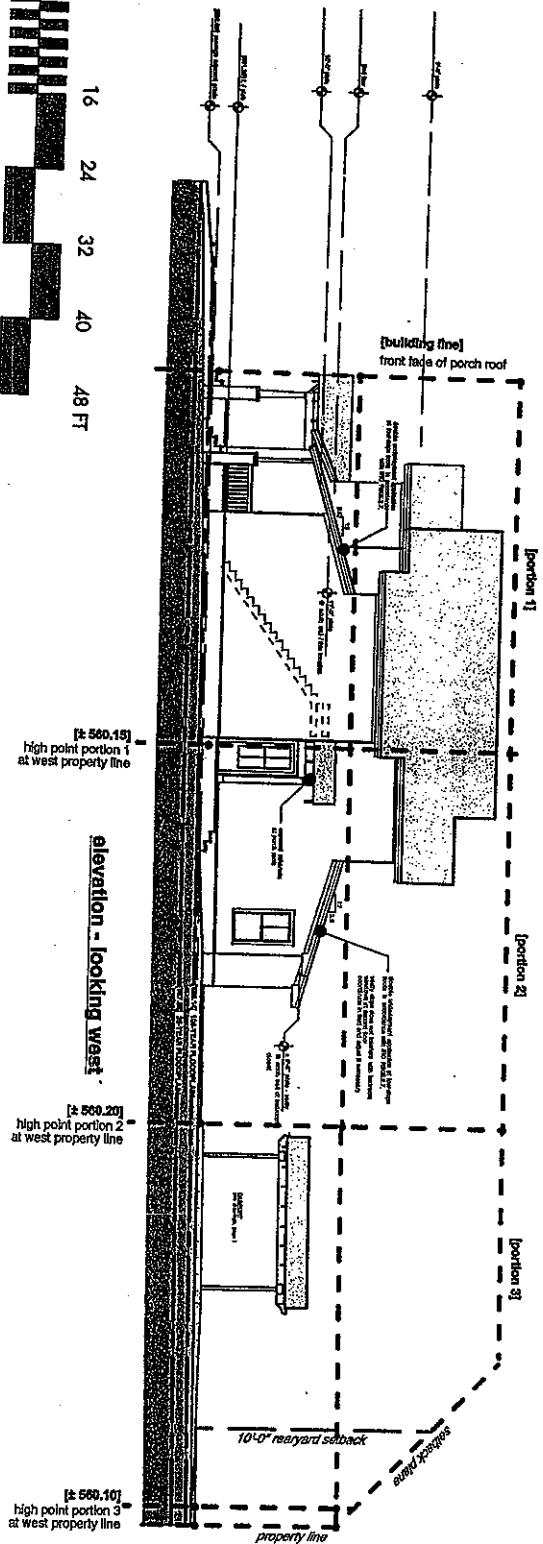


elevation - looking east



elevation - looking north

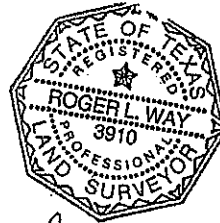
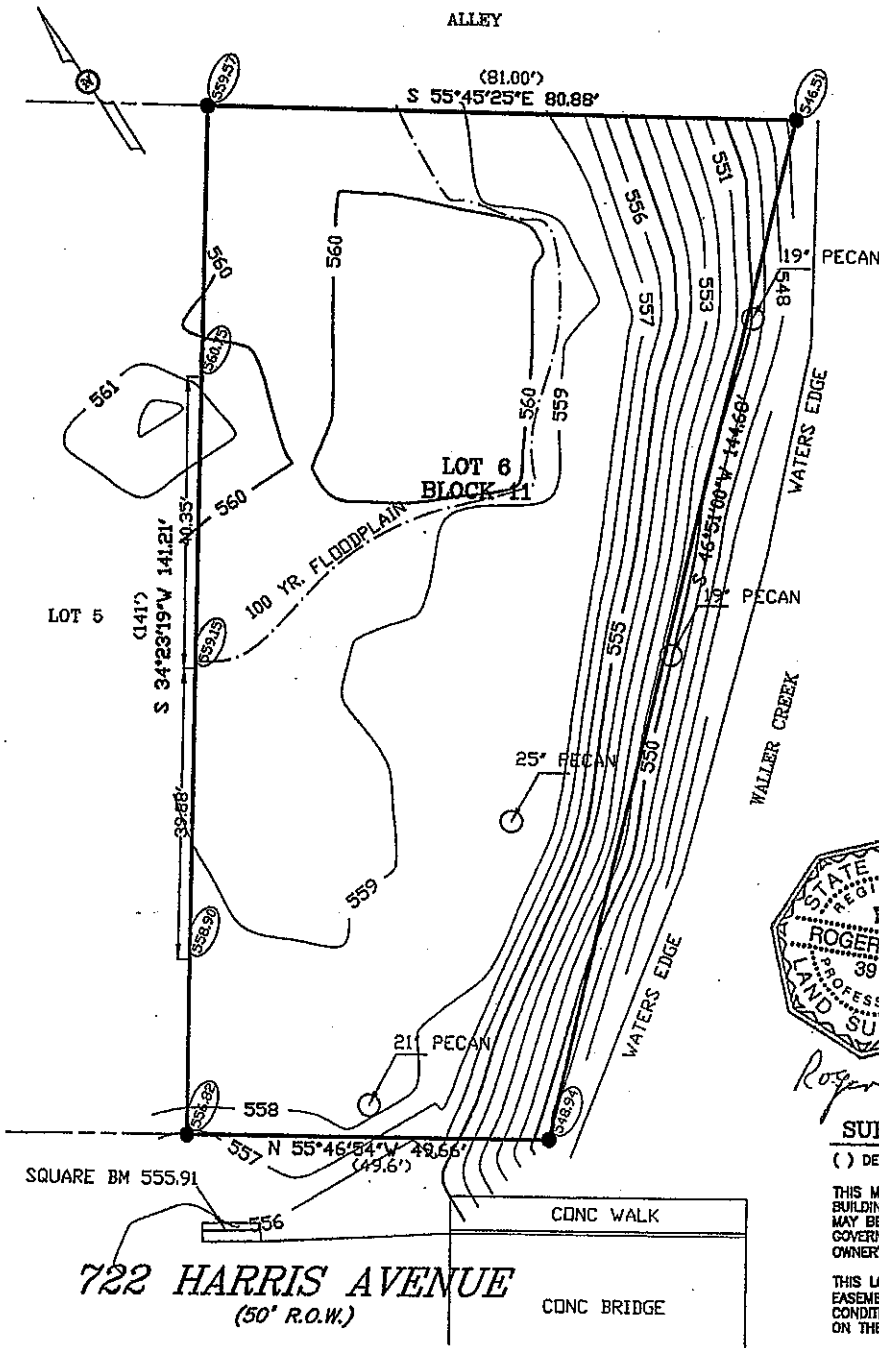




SCALE: 1"=20'

LEGEND

- IRON ROD FND.
- PIPE FND.



*Roger L. Way*

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

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. 6 BLOCK 11 SUBMISSION / ADDITION W.A. HARPER SUBDIVISION AND BEING A PART OF OUTLOT 7 & 8 DIVISION C. CITY OF AUSTIN  
 SECTION - PHASE - Book - Page(s) 88 Cabinet - PLAT RECORDS  
TRAVIS COUNTY, TEXAS Volume 3 Slide -  
 CITY AUSTIN Document No. - Official Public Records of - County, Texas  
 Reference: KEVIN CUTSINGER

\* 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 LOT 4.

ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

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

FIELD WORK	BY	DATE
FIELD WORK	WW	10-4-12
DRAFTING	JG	

SURVEY DATE: 10-4-12

Job No. 10803812

SCALE: 1"=20'

*Attachment 7*

THE HALLAMPER SUB-DIVISION OF PARTS OF LOTS 7 AND 8 D.M.C. IN THE CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

W. H. Hallamper and Son, H. H. Hallamper, owners of property as shown by this plat hereby declare to the use of  
the public the streets and avenues, 1922-1923, as shown on this plat, to be dedicated to the use of  
the public, Austin, Texas, Sept. 27, 1923.

State of Texas, County of Travis, City of Austin, Texas, Sept. 27, 1923.

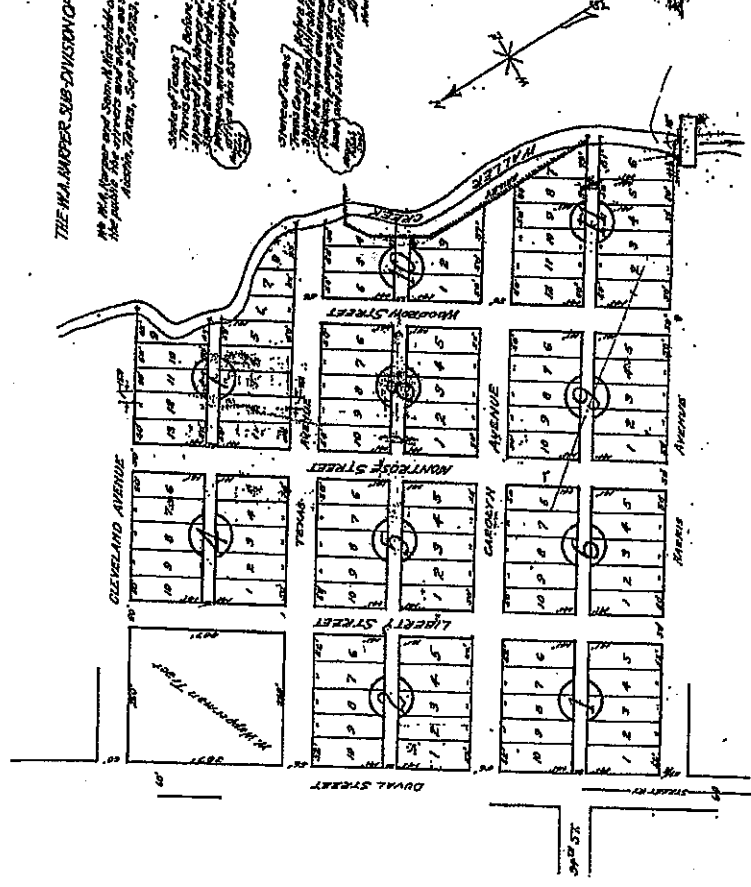
W. H. Hallamper and Son, H. H. Hallamper, owners of property as shown by this plat hereby declare to the use of  
the public the streets and avenues, 1922-1923, as shown on this plat, to be dedicated to the use of  
the public, Austin, Texas, Sept. 27, 1923.

State of Texas, County of Travis, City of Austin, Texas, Sept. 27, 1923.

Sept. 27, 1923  
This is to certify that this plat was  
approved by the City Council of the  
City of Austin, Texas, on Sept. 27, 1923.  
Attest: Mayor, City of Austin.

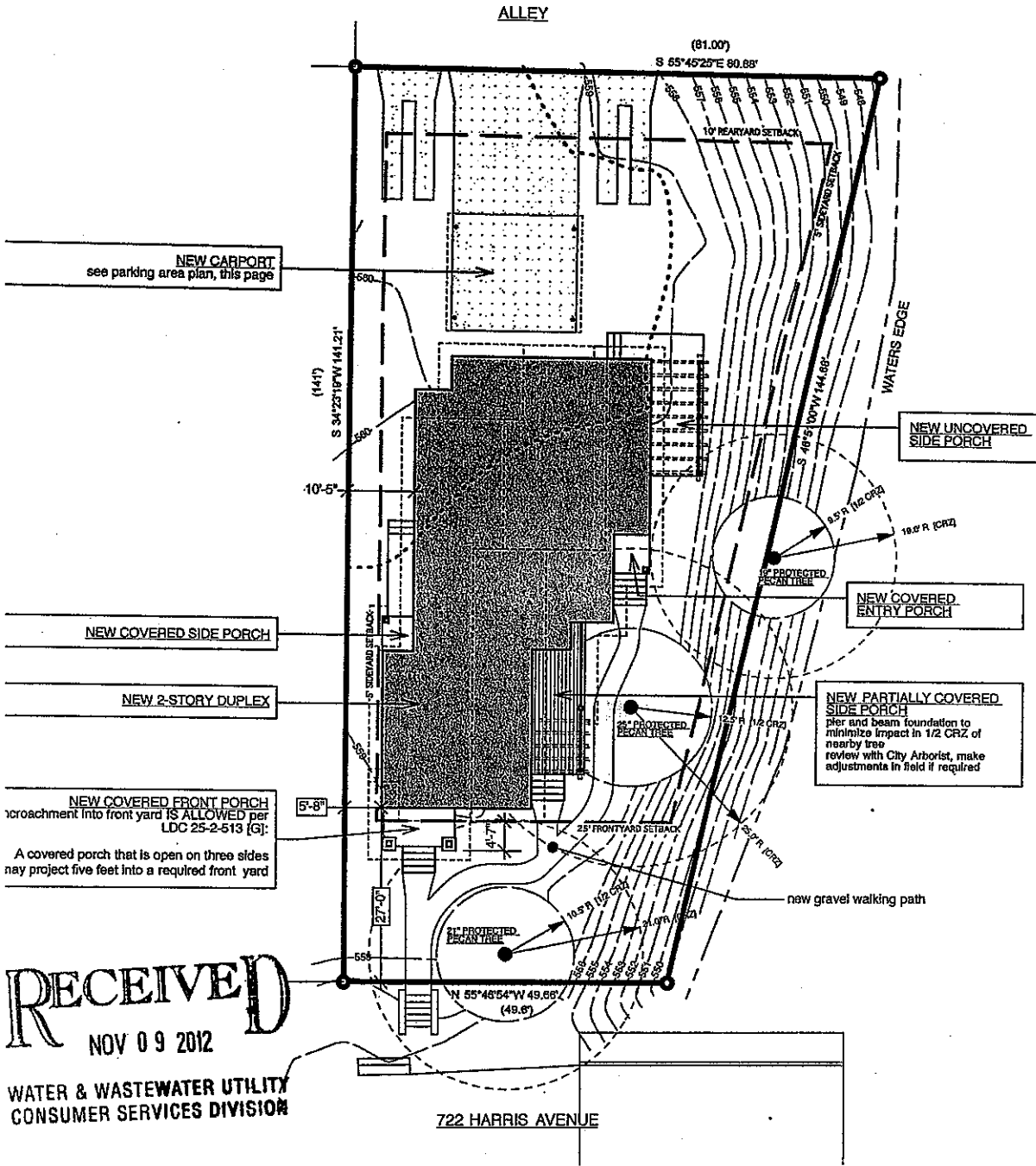
Scale 1" = 100'  
Surveyed and Platted  
G. E. Brown  
Sept. 1, 1923

FILED 4:00 PM SEPT. 27, 1923  
RECORDED 5:00 PM SEPT. 29, 1923  
1374-83



RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ON SEPTEMBER 29, 1923, AT 5:00 PM.

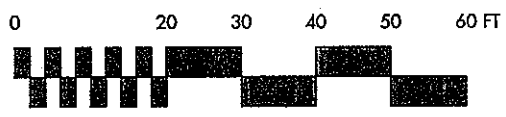
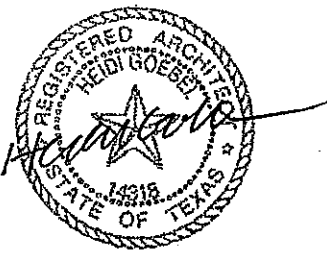




**RECEIVED**  
 NOV 09 2012  
 WATER & WASTEWATER UTILITY  
 CONSUMER SERVICES DIVISION

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

**AE APPROVED**  
 NOV 09 2012  
 314-319  
 DRB



**HEIDI GOEBEL ARCHITECT**  
 ph. 512.454.9884  
 heidigoebel@sbcglobal.net

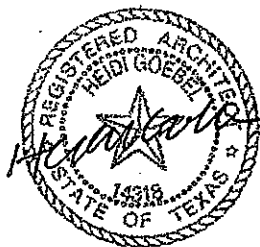
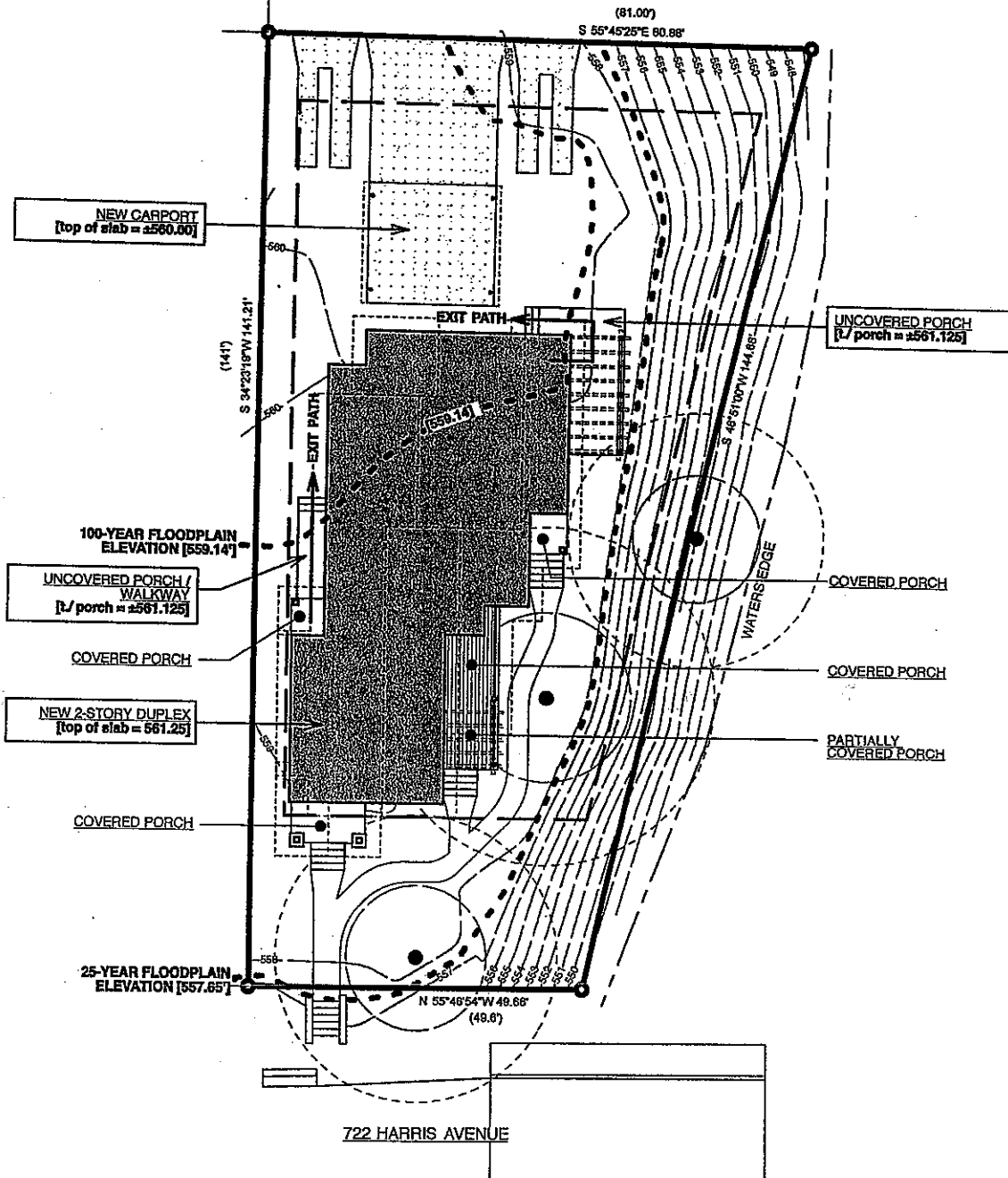
**722 Harris Ave**  
**NEW DUPLEX**



reduced site plan  
 scale: 1" = 20'-0"

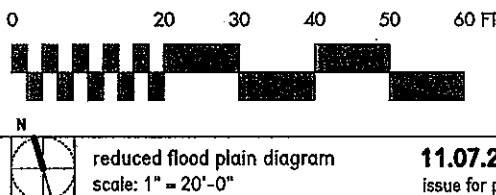
**11.07.2012**  
 issue for permit

ALLEY

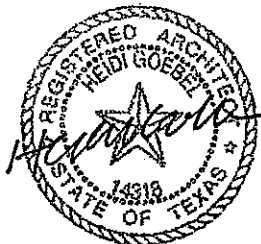
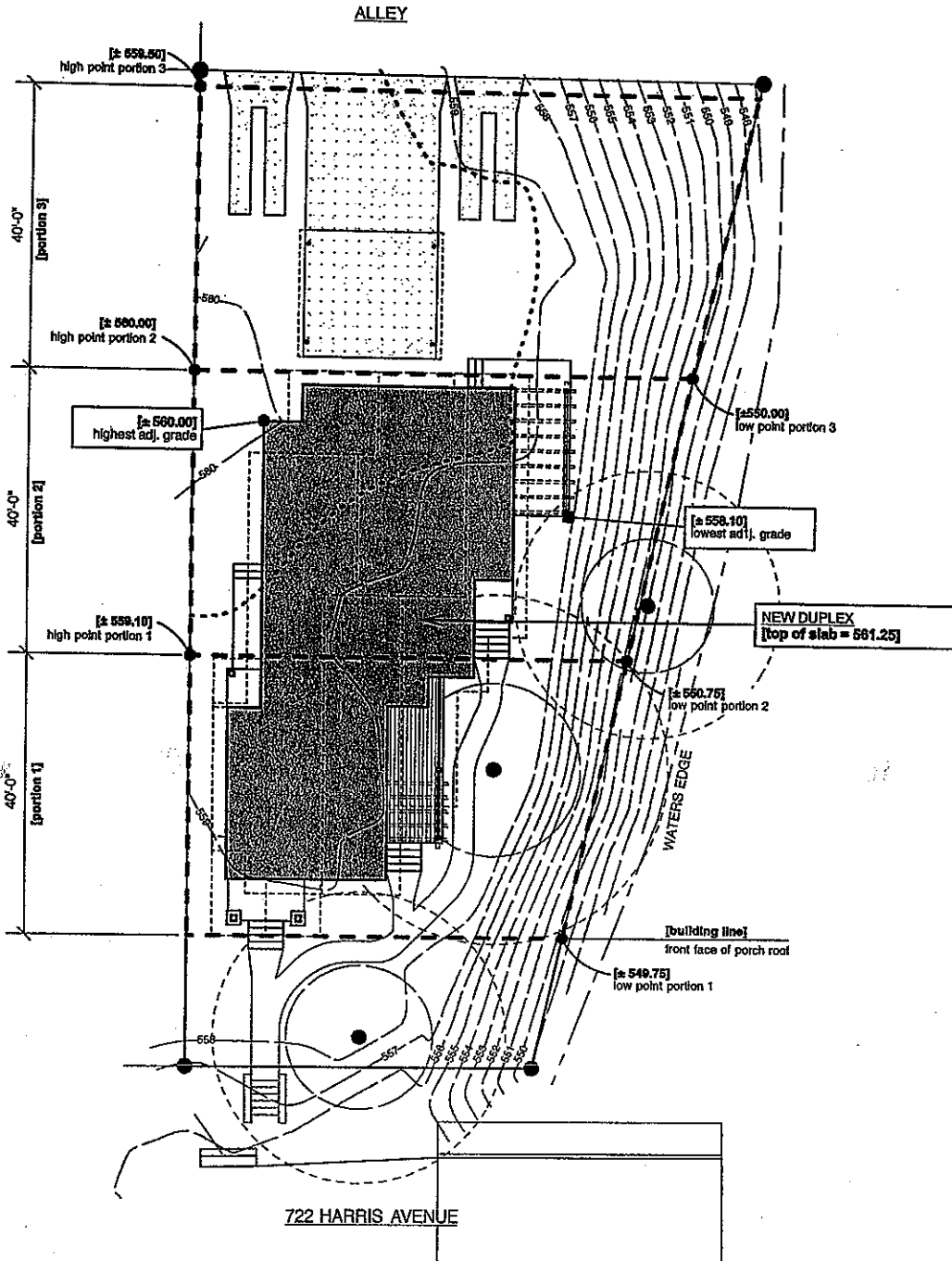


HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

722 Harris Ave  
NEW DUPLEX



11.07.2012  
issue for permit



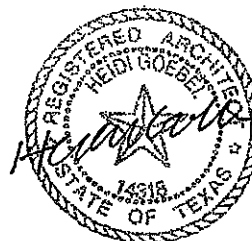
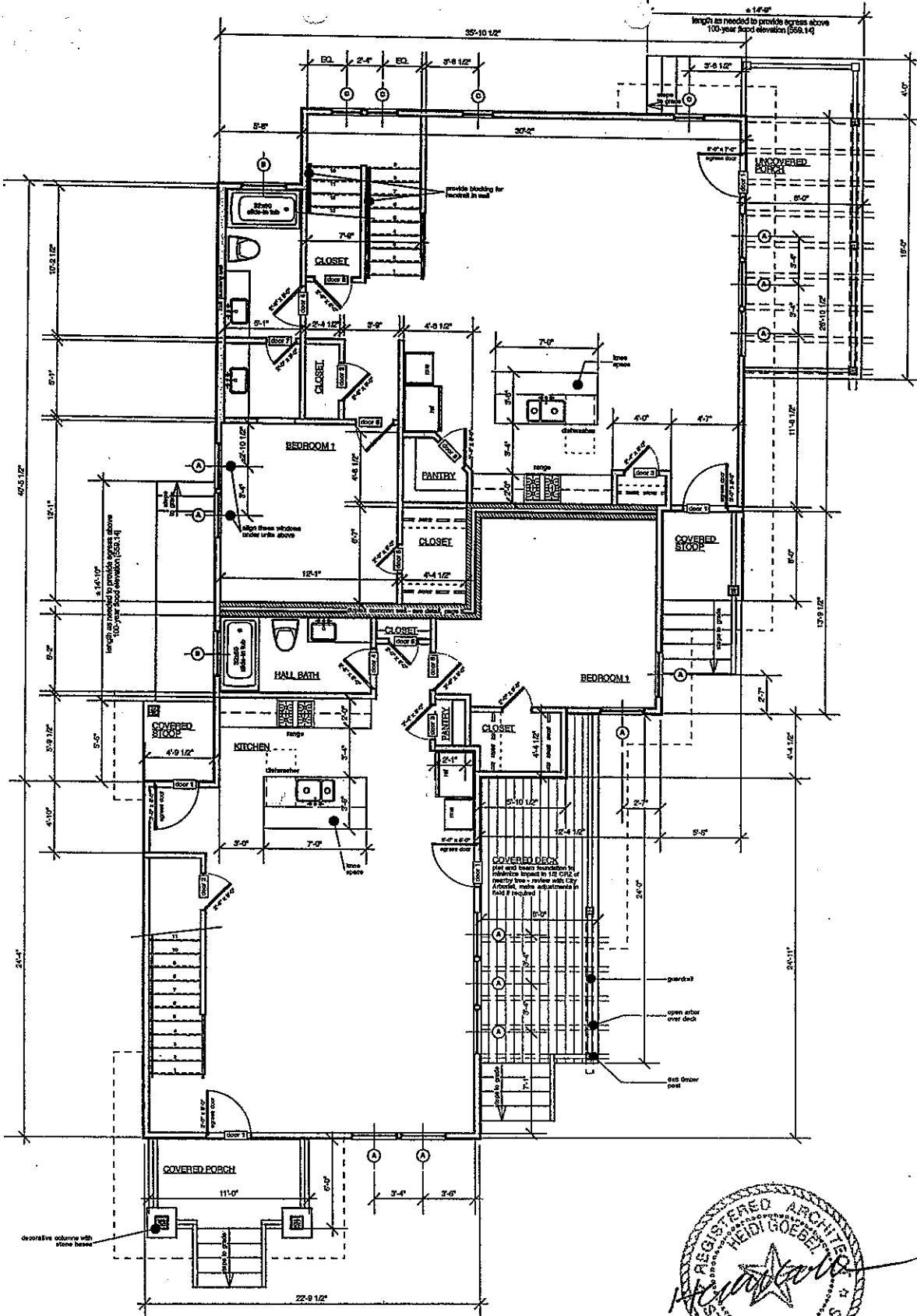
HEIDI GOEBEL ARCHITECT  
 ph. 512.454.9884  
 heidigoebel@sbcglobal.net

722 Harris Ave  
 NEW DUPLEX



reduced setback tent diagram  
 scale: 1" = 20'-0"

11.07.2012  
 issue for permit



0 8 12 16 20 24 FT

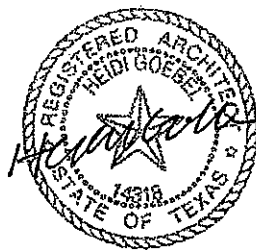
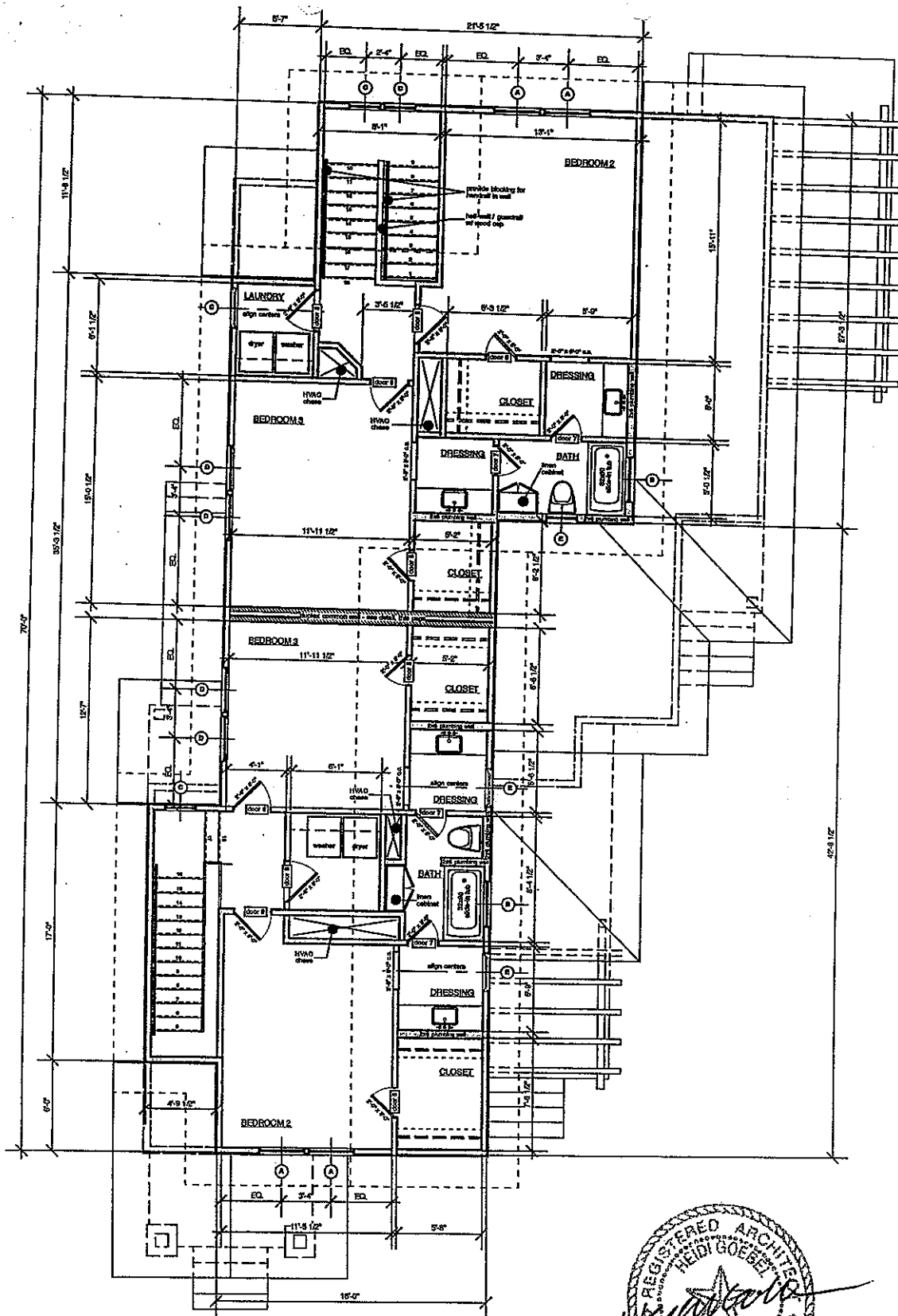


HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

722 Harris Ave  
NEW DUPLEX

reduced first floor plan  
scale: 1/8" 1'-0"

11.07.2012  
issue for permit



0 8 12 16 20 24 FT

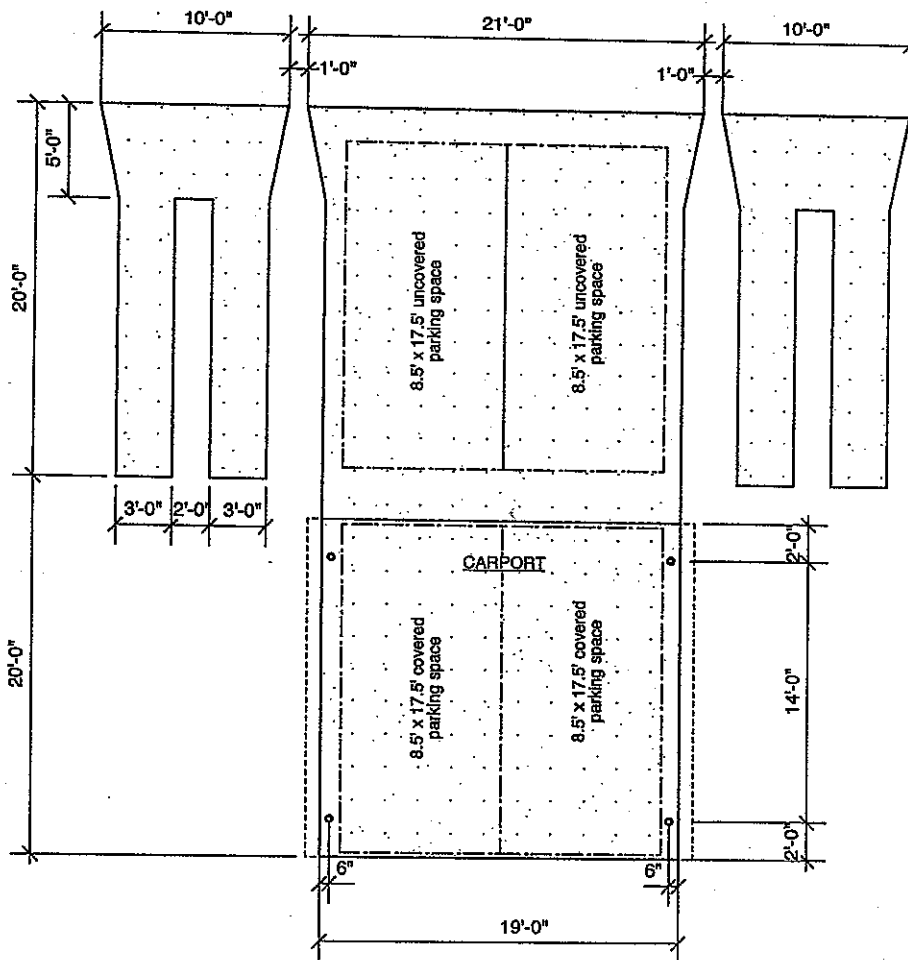


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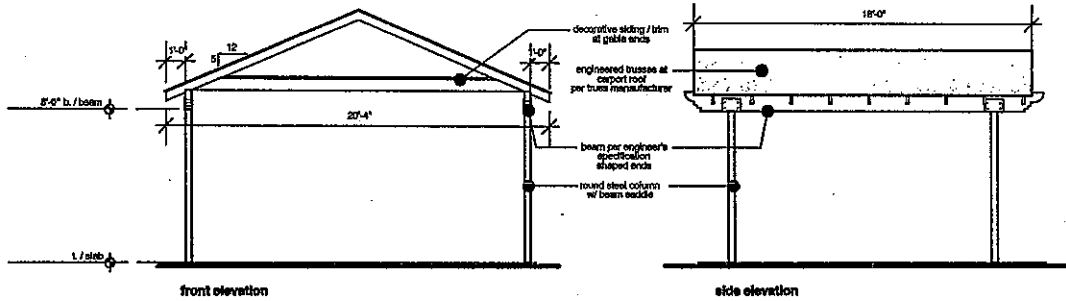


reduced second floor plan  
scale: 1/8" 1'-0"

11.07.2012  
issue for permit

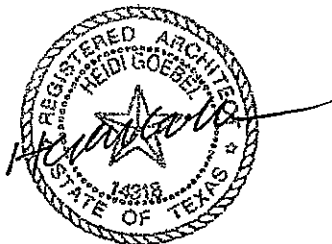


**parking area plan**



**carport**

carport is open on all [4] sides



HEIDI GOEBEL ARCHITECT  
ph. 512.454.9884  
heidigoebel@sbcglobal.net

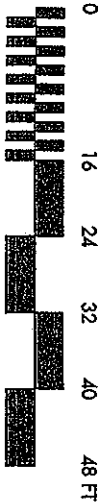
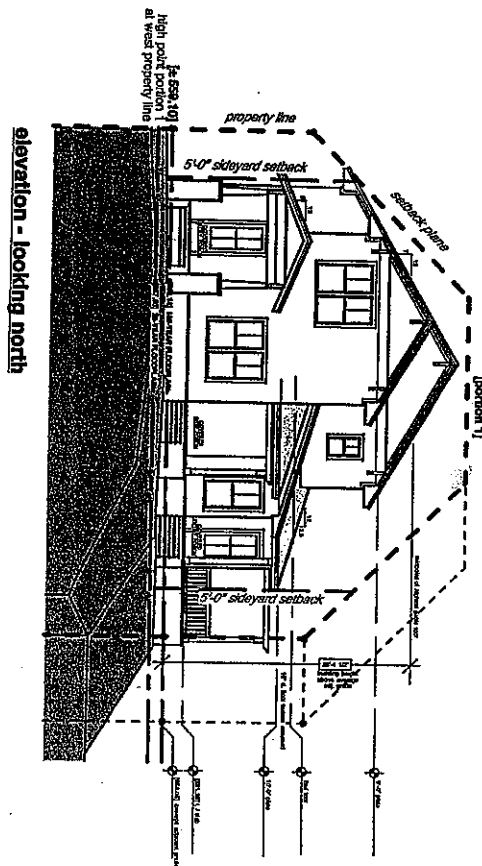
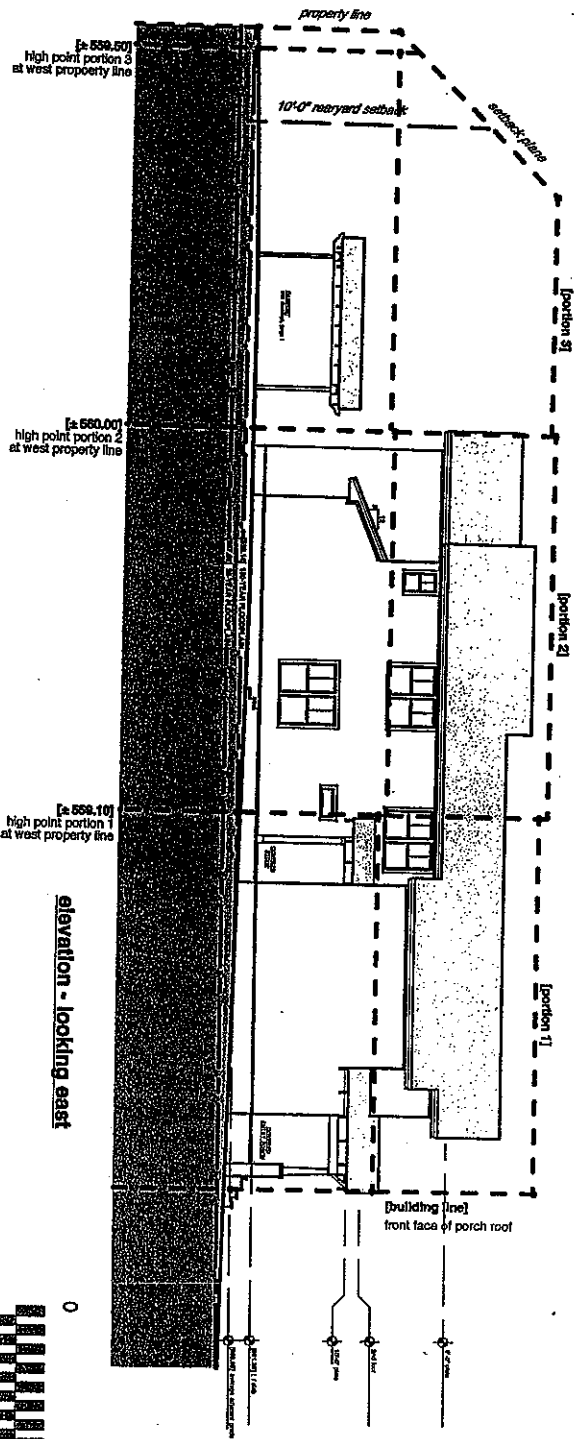
722 Harris Ave  
NEW DUPLEX

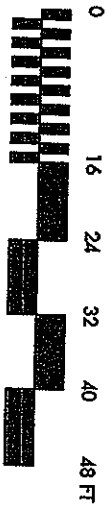


reduced carport drawings  
scale: 1/8" 1'-0"

11.07.2012  
issue for permit





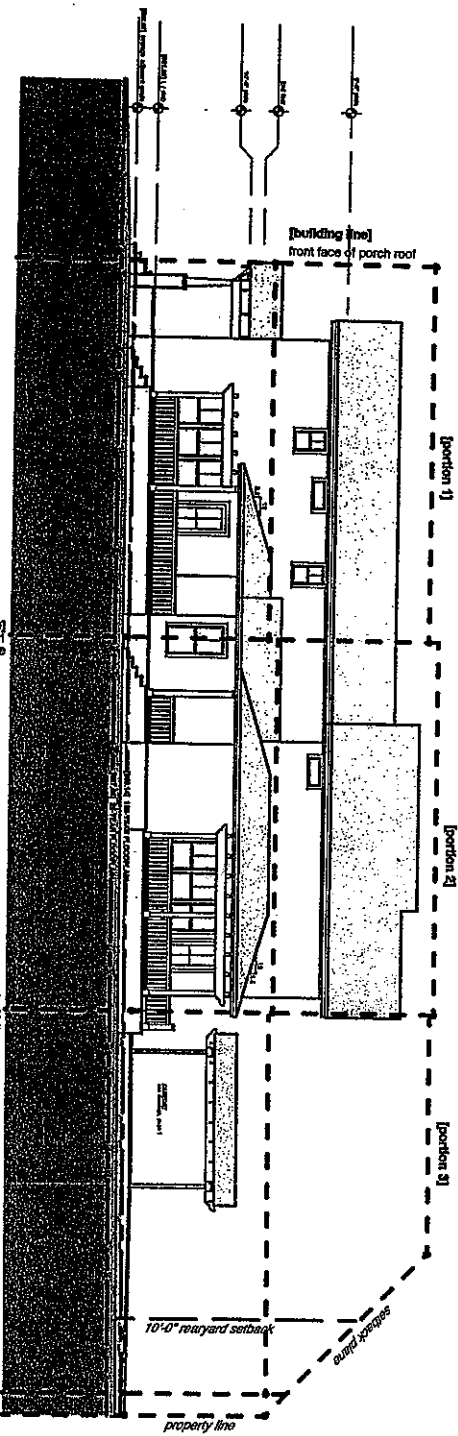


[± 599.10]  
high point portion 1  
at west property line

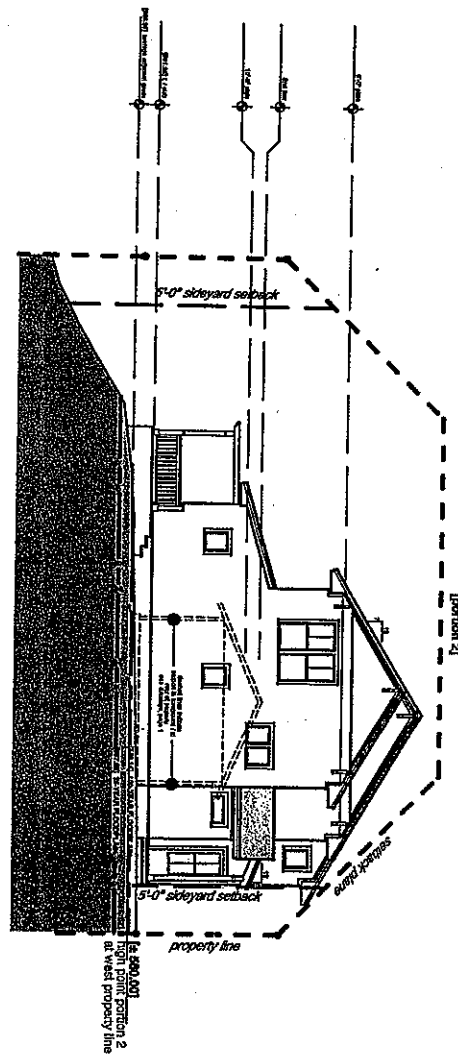
elevation - looking west

[± 599.00]  
high point portion 2  
at west property line

[± 599.50]  
high point portion 3  
at west property line



elevation - looking south





P. Michael Hebert  
719 Carolyn Ave  
Austin, TX 78705

April 8, 2013

Board of Adjustment  
City of Austin

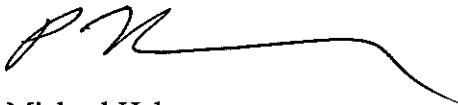
Re: Appeal relating to 718 Harris Avenue

Dear Members of the Board of Adjustment:

Please see the attached letter by which I registered as an interested party for all permits pending for 718 Harris Avenue. I meet all of the requirements as an Interested Party as listed in Section 25-1-131 (A) and (B) of the Land Development Code. John McDonald of PDRD has assured me verbally that he has entered my name as an Interested Party.

My residence is across the alley from 718, 720, and 722 Harris Avenue, which is within 500 feet of 718 Harris Ave. My street address is 719 Carolyn Avenue, which is located on Lots 7, 8, 9, and 10, Block 11, of the W.A. Harper Subdivision of Parts of Outlots 7 and 8, Division C, of which I am an owner.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'P. Michael Hebert', with a long horizontal flourish extending to the right.

P. Michael Hebert

P. Michael Hebert  
Mary Hebert  
719 Carolyn Ave  
Austin, TX 78705

November 30, 2012

Mr. John McDonald  
City of Austin  
Planning and Development  
505 Barton Springs Rd  
One Texas Center, 2d Floor  
Austin, TX 78704

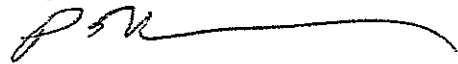
Re: Interested Party Registration - 718, 720, and 722 Harris Ave

Dear Mr. McDonald,

Please register us as interested parties for all permit applications for 718, 720, and 722 Harris Ave, including all building permits for new buildings. Pending permits are 2012-117527 PR, 2012-117533 PR, and 2012-117550 PR. We live within 500 feet of the property.

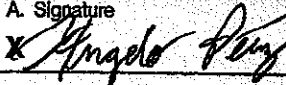
Thank you.

Very truly yours,



P. Michael Hebert

  
Mary Hebert

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature </p> <p>B. Received by (Printed Name) Angelo Perez</p> <p>C. Date of Delivery 12/03/12</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
1. Article Addressed to: John McDonald City of Austin Planning & Development 505 Barton Springs Rd Austin, TX 78704		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from) 7011 3500 0003 3949 9965		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540