

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

DATE: Monday, May 13, 2013

CASE NUMBER: C15-2013-0039

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne absent
____ Sallie Burchett
____ Cathy French (SRB only)

APPLICANT: William L Hodge

OWNER: Hemmasi Majid (Seyed Miri)

ADDRESS: 2507 16TH ST

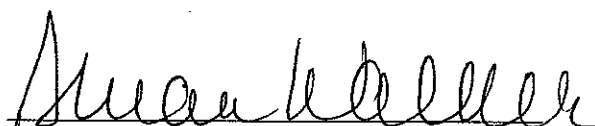
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1406 (5) (a) from 2,500 square feet to 1,876 square feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

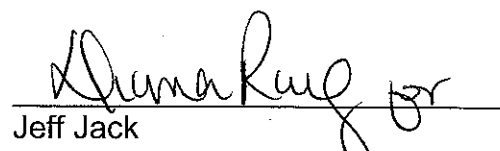
BOARD'S DECISION: POSTPONED TO JUNE 10, 2013

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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


Susan Walker
Executive Liaison


Jeff Jack
Chairman

Walker, Susan

From: newcastle homes <[REDACTED]>
Sent: Monday, May 06, 2013 10:21 AM
To: Walker, Susan
Subject: 2507 e16th/c15-2013-0039

hey there,

hope you are well. we developed 2509 e16th and thus have some insight on this lot. while i generally support creative approaches to development, i oppose this variance request. if you ever want to get me thoughts on this, let me know--interesting story.

thanks,
l e x

thanks to everyone who supported us:
*GREENEST DESIGN at **BARKITECTURE 2012***
read about it on houzz.com!

newcastle homes
design * build * develop
www.austinnewcastlehomes.com
o 512.454.4600
m 512.796.5707

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

ROW

CASE #

C15-20130039

10926959

TP-0210111407

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: 2507 East 16th Street, Austin 78702

LEGAL DESCRIPTION: Subdivision – Glenwood Addition

W28' of Lot 1 +
W28' of N 15.33'
of Lot 2 Lot(s) Block 15 Outlot 32 & 33 Division B

I/We WILLIAM HODGE AIA on behalf of myself/ourselves as authorized agent for

HEMMASI MAJID, SEYED MIRI affirm that on April 2, 2013,

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

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

A new single-family residence on the aforementioned parcel of land (1876 sf in area)

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

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:

...the parcel of land in question, at 1876 sf in area, is smaller than the 2500 sf minimum lot size required to construct a single-family residence on a lot zoned SF-3-NP in a neighborhood that has adopted the Small Lot Amnesty special infill tool. As such, the parcel of land is rendered intrinsically useless and valueless unless a variance from lot size is granted.

HARDSHIP:

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

...the parcel of land in question was created by taking portions of its constituent lots to an extent only enough to endow a minimum amount of surrounding land to the owner of the residence which previously occupied the parcel (said residence was demolished without permit between 1988 and 1997). A transaction involving this parcel, in its current configuration, was entered into the deed records of Travis County, Texas, on August 29, 1951.

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

...there are no parcels of land of this size or smaller in the immediate area. The parcel of land in question was determined to be exempt from the requirement to plat in 2013. Owners of other parcels of land in the area that are similarly exempted from the requirement to plat, have been able to utilize their parcels of land to maintain and/or construct single-family homes in accordance with the zoning district and neighborhood plan.

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 construction proposed will not exceed the size and setback precedents established by adjacent properties (including specifically the house constructed next door in 2012); the construction proposed will not physically restrict the occupants of adjacent properties from the beneficial use of their homes; and, the construction proposed will conform to the size and setback restrictions imposed by SF-3-NP zoning. In contrast to previous applications for variance related to this property, this application seeks no variances from setback and/or size restrictions imposed by the requirements of SF-3-NP zoning and the Residential Design Guidelines of the LDC.

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 (for the Board's information, the two parking spaces required by SF-3 zoning guidelines will be accommodated onsite)

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 William Hodge AIA Mail Address 3112 Windsor Rd #A, PMB 224

City, State & Zip Austin TX 78703

Printed William Hodge AIA Phone 786-9298 Date 4-2-13

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 Sayed Miri Mail Address Majid Hammami

City, State & Zip Sayed Miri

Printed Majid Hammami Phone _____ Date 4-2-13

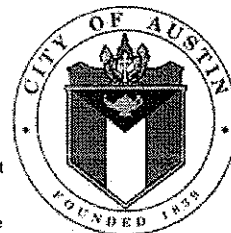


SUBJECT TRACT



ZONING BOUNDARY

CASE#:C15-2013-0039
LOCATION:2507 E 16TH ST

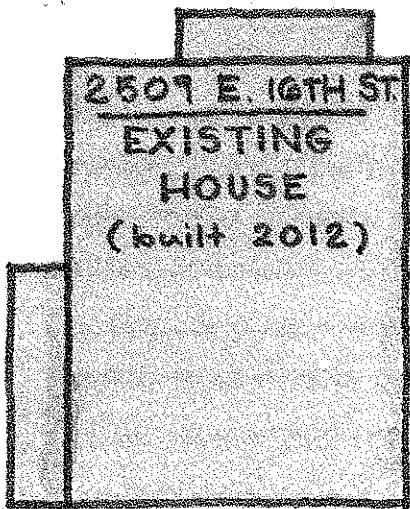


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

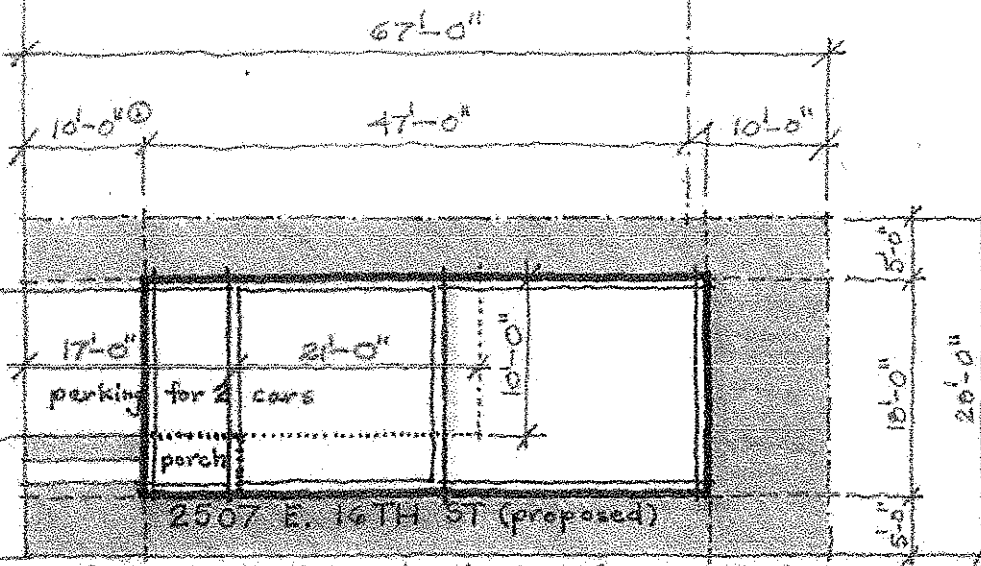
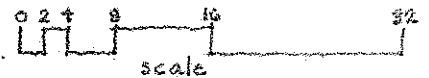
CEDAR AVE.

E 16TH ST



2507 E. 16TH ST — 1876 sf LOT

	Proposed	Allowable
Impervious Cover	976 sf (52%)	1219 sf (65%)
Building Coverage	846 sf (45%)	1081 sf (58%)
Gross Floor Area	1760sf	2300sf



① Front setback based on front yd of 2502 E 16th St.

ALLEY



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

February 25, 2013

File Number: C8I-2013-0056

Address: 2507 E 16TH ST

Tax Parcel I.D. #02101114070000 Tax Map Date: 02/11/2012

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

The parcel of land consists of five acres or less, and is described as being a **portion of lots 1 and 2, Block 15, Glenwood Addition (OLT 32 & 33, Div. B)** in the current deed, recorded on **Jan 04, 2011**, in **Document #2011001067**, **Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Aug 29, 1951**, in **Volume 1183, Page 346, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water service on May 16, 1945**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

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

By: *Michelle Casillas*

**Michelle Casillas, Representative of the Director
Planning and Development Review Department**

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

DATE: Tuesday, November 13, 2012

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett
____ Cathy French (SRB only)

APPLICANT: Lacey Duke

OWNER: Hemmasi Majid

ADDRESS: 2507 16TH ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-1406 (5) (a) from 2,500 square feet to 1,876 square feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut 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 8 feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

BOARD'S DECISION: POSTPONED TO DECEMBER 10, 2012

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:



Susan Walker
Executive Liaison



Jeff Jack
Chairman

*Previous
variance
request -
Withdrawn*

CASE # C15-2012- ROW # 1084448
0130

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

TP-0210111414

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

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

STREET ADDRESS: 2507 East 16th Street / Austin, TX 78702

LEGAL
DESCRIPTION:

Lot(s): THE WEST 28 FEET OF LOT 1, AND THE WEST 28 FEET OF
THE NORTH
15.33 FEET OF LOT 2 Block: 15 Outlot: 32 & 33 DIV B
GLENWOOD ADDITION 1904 Division: A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF
RECORD IN VOLUME 2, PAGE 154, OF THE PLAT RECORDS, TRAVIS
COUNTY, TEXAS.

I/We NATHAN MAULDING & LACEE DUKE on behalf of
myself/ourselves as authorized agent for HEMMASI MAJID, SEYED MIRI
affirm that on September 24, 2012, hereby apply for a hearing before
the Board of Adjustment for consideration to:

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

WE ARE REQUESTING PERMISSION TO BE GRANTED SMALL LOT
AMNESTY FOR A SUBSTANDARD VACANT LOT, LEGALLY
SUBDIVIDED PRIOR TO 1995, SO THAT A SINGLE FAMILY
RESIDENCE CAN BE ERECTED. THE LOT IS 1876 SQFT, WHICH IS
24.96% SMALLER THAN WHAT IS THE LEGAL MINIMUM TO BUILD
ON IN A RESIDENTIAL SF3-NP DISTRICT UNDER SMALL LOT
AMNESTY DESIGNATION. IN ADDITION, IN ORDER TO ACHIEVE OUR
IDEAL HOME DESIGN AND THE BEST USE OF THE LOT, WE
REQUEST THAT OUR FRONT SETBACK BE REDUCED TO 8 FEET, AS
THE SUPPLEMENTAL MATERIAL WILL SHOW AN AVERAGE OF 15
FEET FRONT SETBACKS EXISTS IN NEIGHBORING HOMES AROUND
THIS LOT AND AN 8 FOOT SETBECK REQUEST IS COMPLIANT WITH

THE SPECIAL NEEDS OF THIS UNIQUE LOT. FURTHERMORE, OUR BUILDING DESIGN WILL COMPLY WITH THE OTHER TRADITIONAL SETBACKS OF 5 FEET ON EITHER SIDE AND 10 FEET IN THE REAR, NEEDING NO ADJUSTMENTS.

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:

CURRENT RESIDENTIAL ZONING REGULATION DOES NOT ALLOW OWNER TO BUILD A SMALL SINGLE FAMILY RESIDENCE ON THE LOT BECAUSE THE PROPERTY IS UNDER THE MINIMUM 2500 SQFT. APPLICANT IS THEREBY REQUESTING SMALL LOT AMNESTY ZONING FOR THIS 1876 SQFT. LOT SO THAT A RESIDENCE CAN BE BUILT. WITHOUT BEING GRANTED A VARIANCE THE PROPERTY CANNOT BE USED AS A RESIDENCE, AS IT IS ZONED AND INTENDED TO BE.

HARDSHIP:

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

THE PROPERTY WAS UNIQUELY SUBDIVIDED OUT OF LOT 1 AND 2 OF BLOCK 15, CONSEQUENTLY CREATING A 1,876 SQFT LOT THAT BY CITY OF AUSTIN'S MINIMUM REQUIREMENTS IS TOO SMALL TO BE BUILT ON. THE HARDSHIP IS THAT WITHOUT THIS VARIANCE REQUEST BEING GRANTED, THIS LOT WILL FOREVER SIT VACANT, SUBJECT TO DEBRIS AND TRASH COLLECTION AS IT IS CURRENTLY, AND UNDEVELOPED IN A NEIGHBORHOOD THAT HAS OPTED TO SUPPORT INFILL AND URBAN DENSITY IN THE AUSTIN COMPREHENSIVE PLAN OF THE CHESTNUT NEIGHBORHOOD.

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

THE PROPERTY IS THE ONLY LOT UNDER 2,500 SQFT. ON THE BLOCK, SO NEIGHBORING PROPERTY OWNERS HAVE THE BENEFIT OF UTILIZING THEIR LAND AS A RESIDENTIAL HOMESTEAD. SMALL RESIDENTIAL LOTS ARE HOWEVER, NOT UNIQUE TO THE AREA. SEVERAL PROPERTIES IN THE CHESTNUT NEIGHBORHOOD CURRENTLY HAVE SMALL LOT AMNESTY STATUS.

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:

WE ARE REQUESTING PERMISSION TO BUILD A SINGLE FAMILY RESIDENCE IN A NEIGHBORHOOD THAT IS ZONED RESIDENTIAL. THERE ARE NO INTENTIONS TO ALTER THE CHARACTER OF THE CHESTNUT NEIGHBORHOOD. RATHER, THE INTENT IS TO INFILL A VACANT LOT WITH A SMALL HOME THAT WILL SERVE AS THE OWNERS' PRIMARY HOMESTEAD. AS THE ATTACHED RENDERINGS WILL SHOW, THE REQUEST IS TO OBTAIN THE LEGAL PERMISSION TO BUILD A HOME IN SCALE TO THE LOT AND THE NEIGHBORS' HOMES. IT IS NOT A PROJECT TO MAXIMIZE SQUARE FOOTAGE FOR RESALE. EVERY ADJACENT PROPERTY IS ZONED AND BUILT AS SINGLE FAMILY RESIDENCES, AND THE REQUEST IS TO ALLOW A RESIDENCE TO BE BUILT, JUST AS THE ORIGINALL ZONING PLAN INTENDED. THE PROPERTY WILL NOT IMPAIR ACCCESS OR USE OF ADJACENT PROPERTIES, BUT RATHER INFILL A NEIGHBORHOOD THAT HAS SEVERAL VACANT LOTS, BUT SUPPORTS URBAN DENSITY. EVEN THOUGH SMALL LOT AMNESTY ALLOWS UP TO 65% IMPERVIOUS COVERAGE, THE OWNER ONLY PLANS TO BUILD ON APPROXIMATELY 40-55% OF THE LOT SO THERE ARE GROUNDS FOR GARDENING AND TO KEEP THE HOME IN SCALE TO NEIGHBORING PROPERTIES.

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:

NOT APPLICABLE (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:

NOT APPLICABLE (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:

NOT APPLICABLE (N/A)

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

NOT APPLICABLE (N/A)

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: 5310 HARMON AVE UNIT B
City, State & Zip AUSTIN, TX 78751

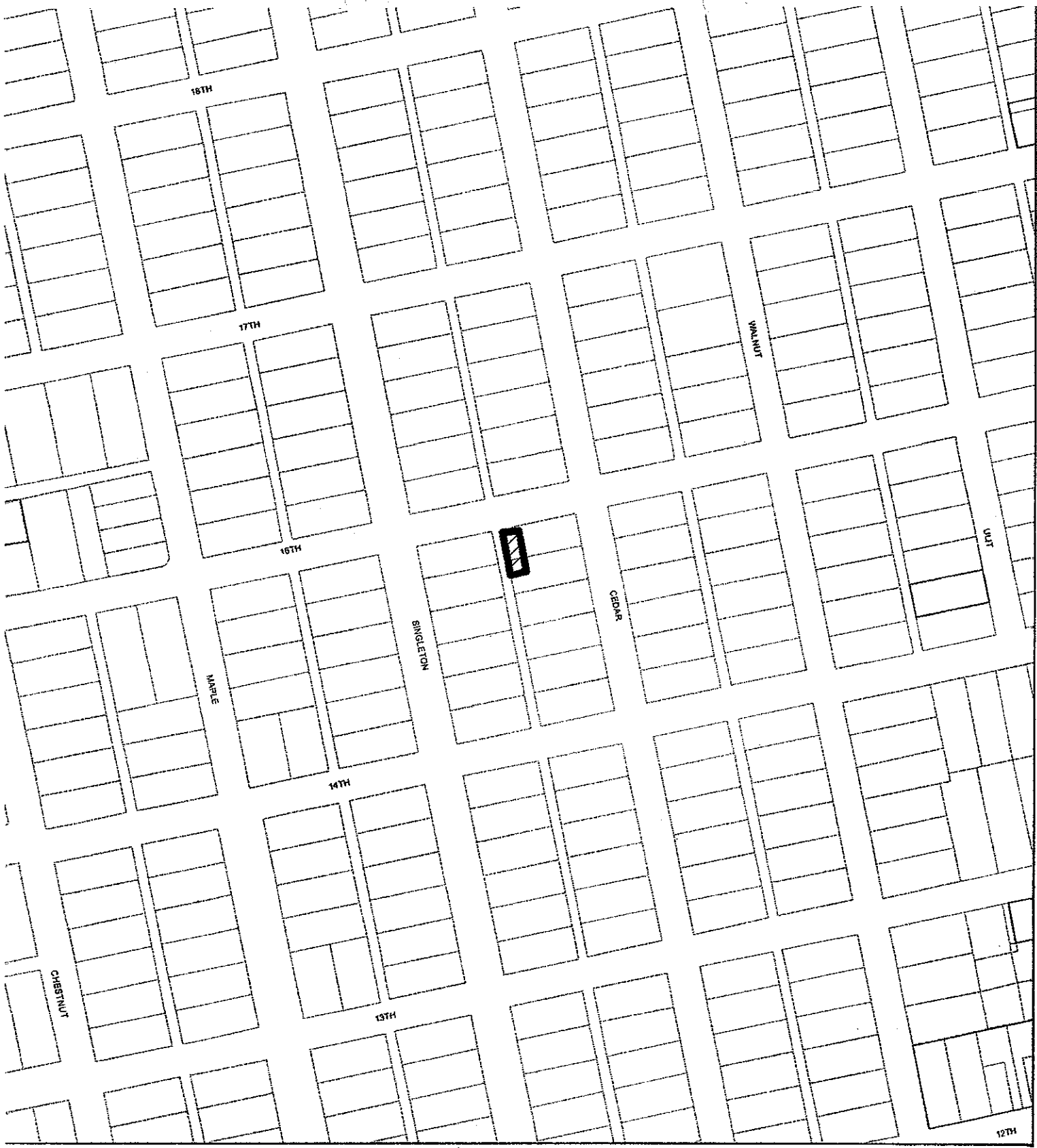
Printed NATHAN MAULDING & LACEE DUKE Phone 512-905-0271
Date 9/24/12

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



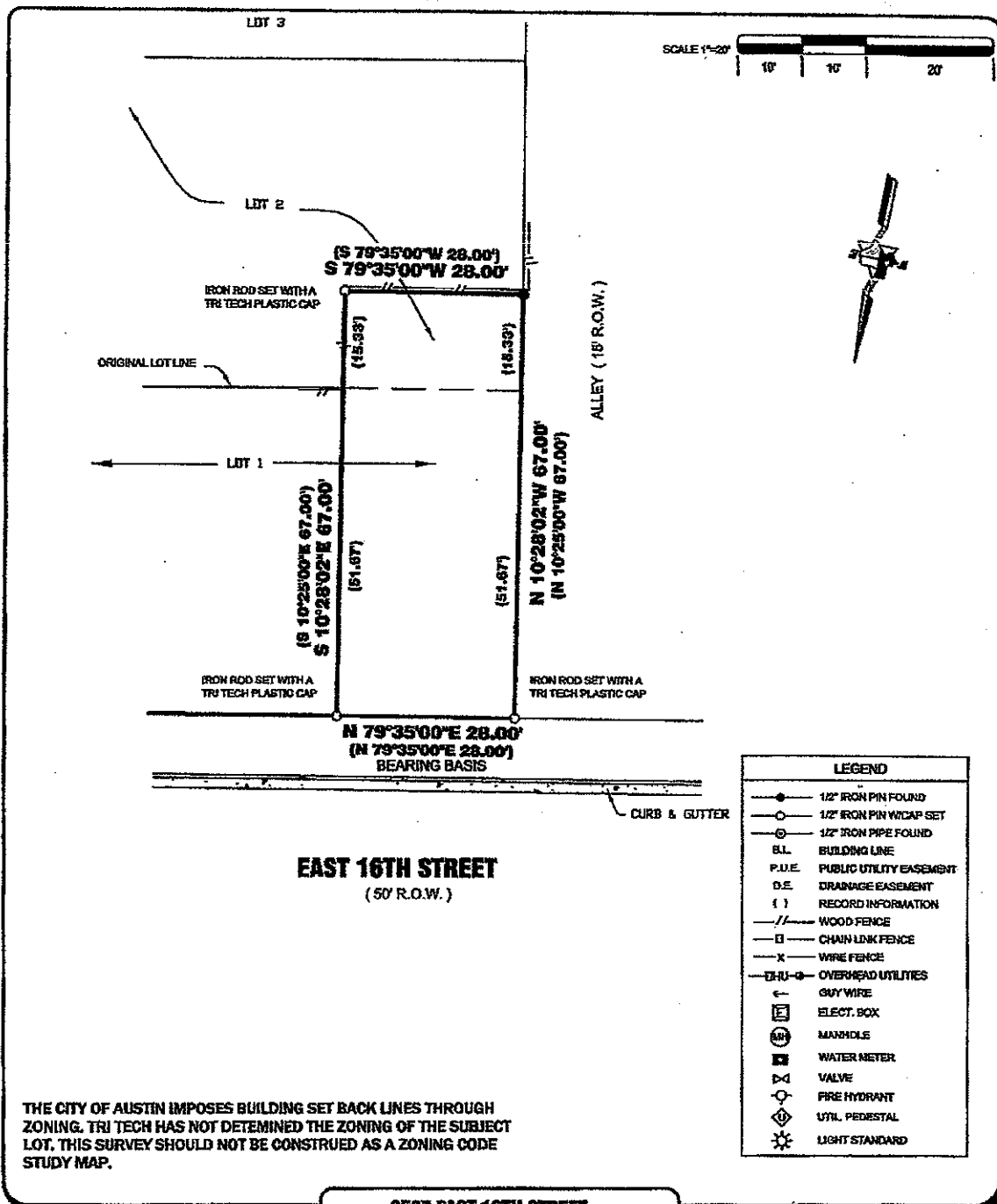
ZONING BOUNDARY

CASE#: C15-2012-0130
LOCATION: 2507 E 16th Street



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



THE CITY OF AUSTIN IMPOSES BUILDING SET BACK LINES THROUGH ZONING. TRI TECH HAS NOT DETERMINED THE ZONING OF THE SUBJECT LOT. THIS SURVEY SHOULD NOT BE CONSTRUED AS A ZONING CODE STUDY MAP.

2507 EAST 16TH STREET

PROPERTY INFORMATION

LEGAL DESCRIPTION

THE WEST 28 FEET OF LOT 1, AND THE WEST 28 FEET OF THE NORTH 15.33 FEET OF LOT 2, BLOCK 15, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 2, PAGE 154, OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TITLE CO.: AUSTIN TITLE COMPANY

G.F.# AUT12005825 EFFECTIVE DATE: JULY 17, 2012

SURVEYED FOR: JUSTIN DOAK

DRAWING INFORMATION

TRI-TECH JOB NO: AUS-PL1192-12

DRAWN BY: V. SEGUIN

FIELD DATE: JULY 26, 2012

FLOOD INFORMATION

TRAVIS COUNTY F.L.R.M. NO. ? PANEL: ?
REVISION DATE: SEPT. 26, 2008 ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAP. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE

NOTES:

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOLUME 2, PAGE 154, OF THE PLAT RECORDS AFFECT THIS LOT.

THIS SURVEY DOES NOT CONSTITUTE A RECORDS SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY, ARE BASED ON THE RECORDED MAP, PLAT AND EXCEPTIONS IN SCHEDULE B, PARAGRAPH 10 FROM THE TITLE REPORT LISTED HEREON.

OWNERS/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF AUSTIN), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.



TRI-TECH SURVEYING COMPANY, L.P.

Formerly Point-Line Services, Inc.
Formerly D. Seely Land Surveyors, PC
Formerly Branch Surveying, PC

WWW.SURVEYINGCOMPANY.COM

3802 Manchaca Road Austin, Texas 78704

Phone: (512) 449-0222

Fax: (512) 449-0224

Phone: (512) 333-6866

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL SIGNED SURVEYOR'S SEAL AND SIGNATURE. © 2012 TRI-TECH SURVEYING COMPANY, L.P.





Location of a new SF-3 Construction
(2509 E 16th) Image to follow.

2507 E 16TH

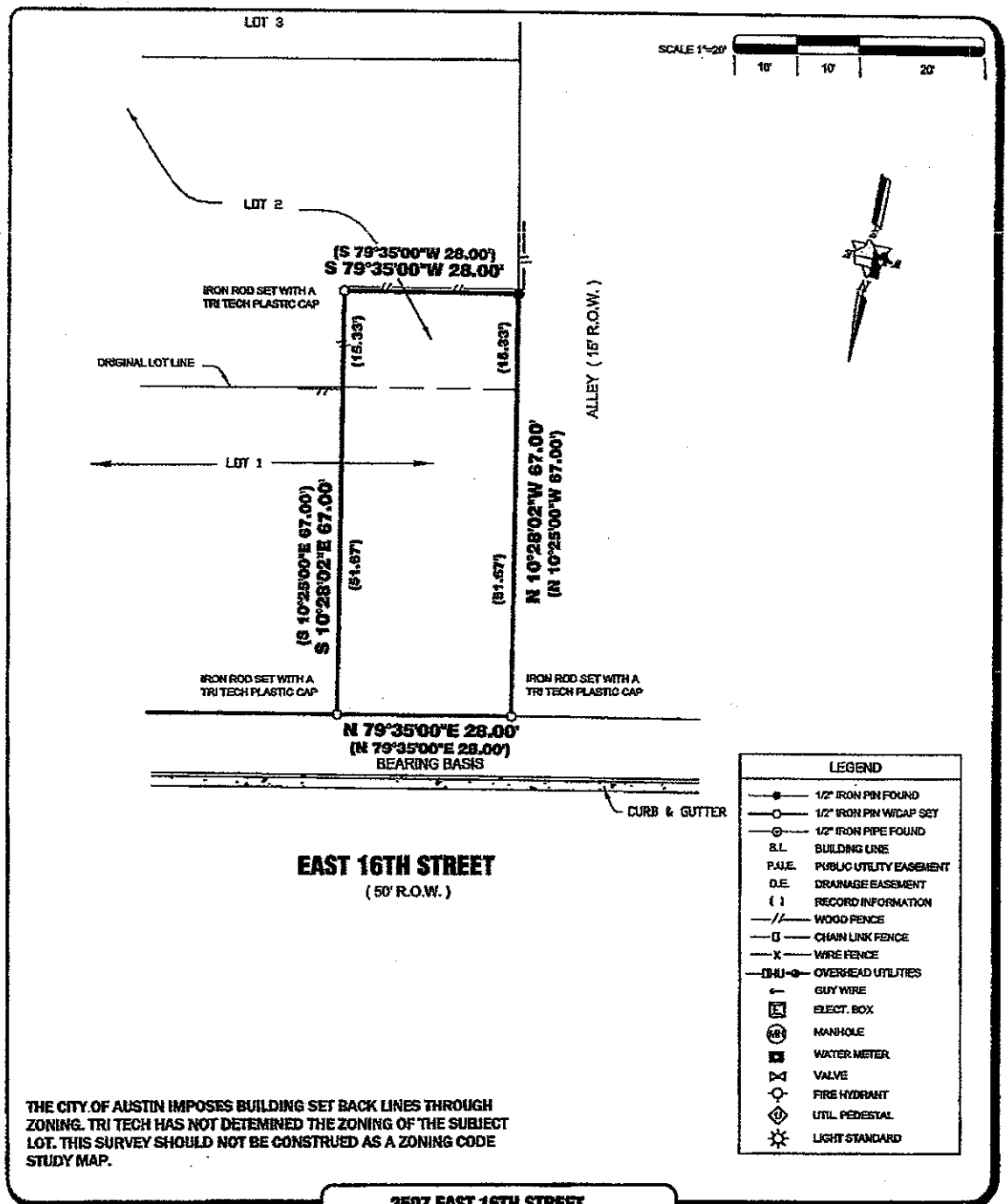
E 16th St

E 16th St

Cedar Ave

Cedar Ave

Singleton Ave



2507 EAST 16TH STREET

PROPERTY INFORMATION

LEGAL DESCRIPTION

THE WEST 28 FEET OF LOT 1, AND THE WEST 28 FEET OF THE NORTH 15.33 FEET OF LOT 2, BLOCK 15, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 2, PAGE 154, OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TITLE CO.: AUSTIN TITLE COMPANY

G.F.# AUT12005825 EFFECTIVE DATE: JULY 17, 2012

SURVEYED FOR: JUSTIN DOAK

DRAWING INFORMATION

TRI-TECH JOB NO: AUS-PL1192-12

DRAWN BY: V. SEGUN

FIELD DATE: JULY 26, 2012

FLOOD INFORMATION

TRAVIS COUNTY F.L.R.M. NO.: ? PANEL: ?
REVISION DATE: SEPT. 26, 2008 ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON A DRAINAGE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE

NOTES:

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOLUME 2, PAGE 154, OF THE PLAT RECORDS, AFFECT THIS LOT.

THIS SURVEY DOES NOT CONSTITUTE A RECORDS SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY, ARE BASED ON THE RECORDED MAP, PLAT AND EXCEPTIONS IN SCHEDULE B, PARAGRAPH 10 FROM THE TITLE REPORT LISTED HEREON.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF AUSTIN), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

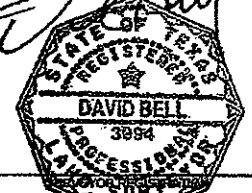
TRI-TECH SURVEYING COMPANY, L.P.
Formerly Point Line Services, Inc.
Formerly D. Seely Land Surveyors, PC
Formerly Greatland Surveying, PC

WWW.SURVEYINGCOMPANY.COM
5802 Meacham Road Austin, Texas 78704 Phone: (512) 448-0222 Fax: (512) 448-0224 Phone: (512) 339-6808

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision at the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL RECORDED SURVEY RECORD. ANY SIGNATURE FOR THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.



12-028484

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	For Departmental Use Only	PR #: 12-022008-R	BP #: 12-028483
		Assigned: 3-6-2012	Due Date: 3-13-2012
		Review Date: 3-8-12	Issue Date:
		Reviewed/Approved:	Issued:

Project Information	
Project Address: 2509 E. 16 th ST.	Tax Parcel ID:
Legal Description: A PORTION OF LOT 1, BLOCK 15, GLENWOOD ADDITION, VOL 2 PAGE 154 TCR	
Zoning: SF-3	Lot Size (square feet): 4108 4577
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input type="radio"/> Y <input checked="" type="radio"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input checked="" type="radio"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. <input type="radio"/> Y <input checked="" type="radio"/> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="radio"/> Y <input checked="" type="radio"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work				
Existing Use: <u>vacant</u>	single-family residential	duplex residential	two-family residential	other
Proposed Use: <u>vacant</u>	<u>single-family residential</u>	duplex residential	two-family residential	other
Project Type: <u>new construction</u>	addition	addition/remodel	remodel/repair	other
# of bedrooms existing:	# of bedrooms proposed: 3	# of baths existing:	# of baths proposed: 2.5	
Will all or part of an existing exterior wall be removed as part of the project? <input type="radio"/> Y <input checked="" type="radio"/> N Note: Removal of all or part of a structure requires a demolition permit.				
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)				
BUILD A NEW 2 STORY, ENERGY-STAR, SINGLE FAMILY HOME. 15 - 2 Story Fam, San Cas Park 2/2.5 1/3 10 - Paved / AC / Paint / Siding 5				
Trades Permits Required: electric plumbing mechanical (HVAC) concrete (right-of-way)				

Job Valuation		
Total Job Valuation: \$ 121,000.00	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 1000	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 18k
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: \$ Elec: \$
	Accessory Structure:	Plumbg: \$ Mech: \$

FSB - TAPS 1-11-12 11:21 AM
 Residential Permit Application
 Page 1 of 2

Site Development Information

Building Coverage Information

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

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

Proposed Building Coverage (sq ft): 1499 % of lot size: 33

1333

33

Impervious Cover Information

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

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

Proposed Impervious Cover (sq ft): 1,735 % of lot size: 38

1735 (42)

Setbacks

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

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

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

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

Building Height: 27 ft Number of Floors: 2

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

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

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

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

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

Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): 75 ft

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

Building and Site Area

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
1 st floor conditioned area		999	
2 nd floor conditioned area		500	
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)		264	
Covered Patio, Deck or Porch	/	185	
Balcony			
Other			
Total Building Coverage		1888	
Driveway		228	
Sidewalks (PRIVATE)		50	
Uncovered Patio	/		
Uncovered Wood Deck (counts at 50%)			
AC pads		9	
Other (Pool Coping, Retaining Walls) STORAGE		60	
Total Site Coverage		347	
Pool			
Spa			

Subchapter F – 'McMansion'

Gross Floor Area

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

	Existing	New	Exemption	Total
1 st Floor	_____	<u>999</u>	_____	_____
2 nd Floor	_____	<u>500</u>	_____	_____
3 rd Floor	_____	_____	_____	_____
Basement	_____	_____	_____	_____
Attic	_____	_____	_____	_____
Garage (attached)	_____	_____	_____	_____
(detached)	_____	_____	_____	_____
Carport (attached)	_____	_____	_____	_____
(detached)	_____	<u>204</u>	_____	_____
Accessory building(s) (detached)	_____	_____	_____	_____

TOTAL GROSS FLOOR AREA 1,703

(Total Gross Floor Area / lot size) x 100 = 37 **Floor-To-Area Ratio (FAR)**

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

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

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

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

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

Contact Information			
Owner	AUSTIN NEWCASTLE HOMES	Applicant or Agent	BUD SMITH
Mailing Address	5108 AVE. G, AUSTIN, TX.	Mailing Address	78751
Phone	454. 4600	Phone	680. 3478
Email	JUDYNEWCASTLE @ YAHOO.COM	Email	BUDNEWCASTLE 2029 @ YAHOO.COM
Fax	454. 4603	Fax	—
General Contractor	SAME	Design Professional	
Mailing Address		Mailing Address	
Phone		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: <u>Bud Smith</u>	Date: <u>6. MAR. 12</u>



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: BUD SMITH Phone: 680-3478 Alternate Phone: _____

Service Address: 2509 E. 16th ST.

Lot: 1 Block: 15 Subdivision/Land Status: GLENWOOD ADD. Tax Parcel ID No.: _____

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

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

Number of existing bathrooms: N/A Number of proposed bathrooms: 2.5

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

City of Austin Office Use

Water Main size: 8" Service stub size: 1 1/2" Service stub upgrade required? N New stub size: _____

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

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

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) Bud Smith BUD SMITH Date 5. MAR. 12 Phone 680-3478

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

AWU Representative [Signature] Date 3-5-12 Phone 974-8134

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

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

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

RECEIVED
MAR 05 2012

ONE STOP SHOP
505 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 BOD SMITH Phone 680-3478
Email BUNNEWCASTLE 2629 @ YAHOO.COM Fax 454-4603
Project Name _____ ☒ New Construction ☐ Remodeling
Project Address 2509 E. 16th ST. **OR**
Legal Description LOT 1 BLK 15) GLENWOOD ADDITION Lot 1 Block 15
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 120-240 ☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) 200 (amps) Number of Meters? 1
AE Service Length 60' (ft.) Conductor 2-0 COPPER (type & size)
SqFt Per Unit 1499 #Units 1 ☐ All Electric ☒ Gas & Electric ☐ Other _____
Total AC Load 2.5 (Tons) Largest AC unit 2.5 (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit 40 MAX (Amps)
Electric Heating N/A (kW) Other TANKLESS HOT WATER HEATER (kW)

Comments: NEW SINGLE FAMILY RESIDENTIAL 2 STORY

Bod Smith BOD SMITH 5-MAR-12 680-3478
ESPA Completed by (Signature & Print name) Date Phone

Approved: ☒ Yes ☐ No (Remarks on back) _____
AE Representative Date Phone

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

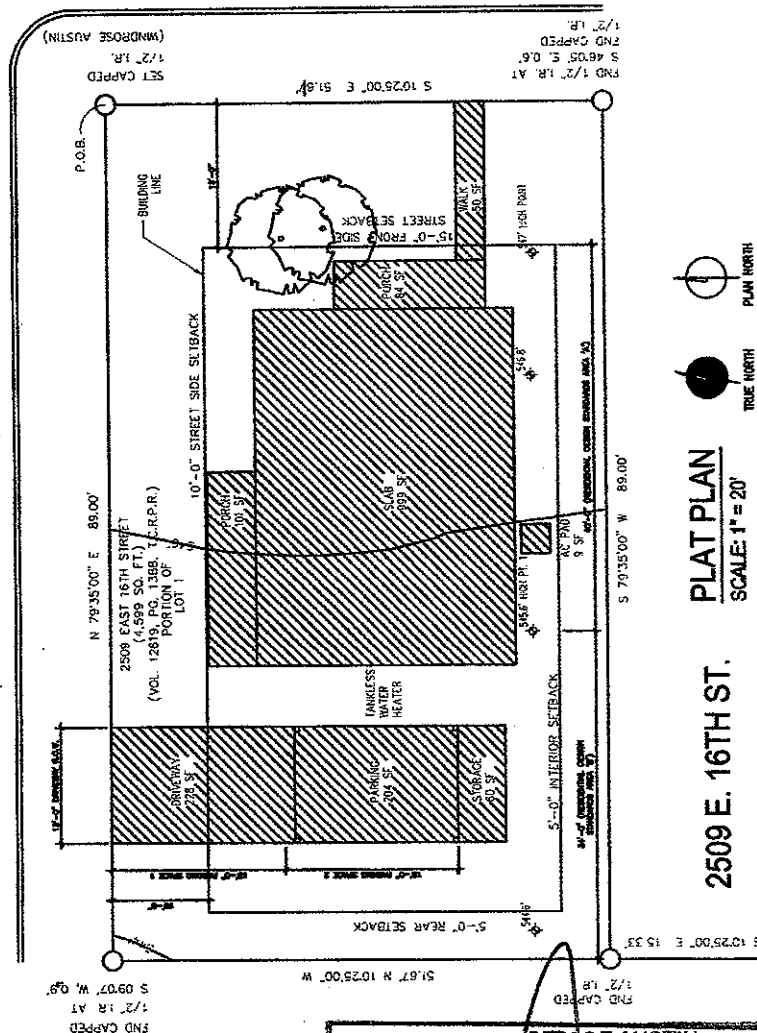
AE APPROVED

CEDAR AVENUE

AE APPROVED

MAR 05 2012

65-16



PLAT PLAN
SCALE: 1" = 20'

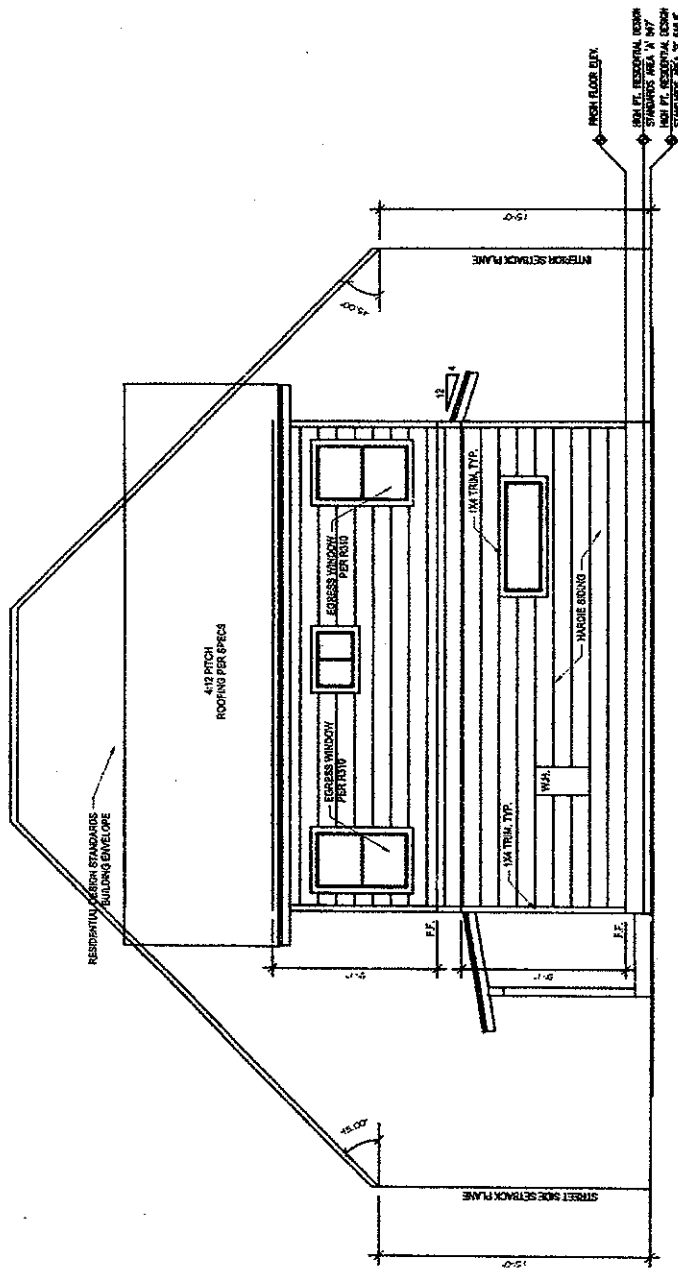
2509 E. 16TH ST.

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey

Planning and Development Review Department

By Date 4-26-12

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.



WEST ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

