

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

DATE: Monday, June 10, 2013

CASE NUMBER: C15-2013-0057

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

OWNER/APPLICANT: Kelly Cazalas

ADDRESS: 4807 AVENUE H

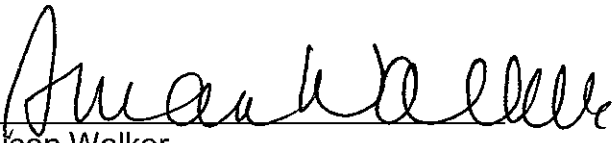
VARIANCE REQUESTED: The applicant has requested a variance from the modification of a noncomplying structure requirement of Section 25-2-963 (E) (2) from 18 feet to 25.8 feet in order to complete an addition to a single family residence providing a 2 foot setback in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

BOARD'S DECISION: POSTPONED TO JULY 8, 2013

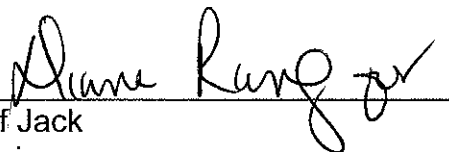
FINDING:

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: Pat Tulinski [REDACTED]
Sent: Thursday, June 06, 2013 1:22 PM
To: Walker, Susan, [REDACTED]
Subject: Email from austin texas.gov: C15-2013-0057

This message is from Pat Tulinski. Ms. Walker, I live adjacent to this home (4809 Ave H), on the North side which is out of compliance. I left a phone message for you yesterday. I strongly contest or object to this application for variance, as the homeowners repeatedly and grossly misrepresented their legal ability to build so close to my property. I will be attending the hearing, but I would like to visit with you by phone if possible, so I can anticipate what to expect. Please call me either at work [REDACTED] or on my cell [REDACTED]. Thanks in advance for your assistance. Pat Tulinski

Pat Tulinski
4809 Avenue H
Austin, Tx 78751

CS-2013-0057

May 24, 2013

Re: 4807 Avenue H, Austin Texas

Dear Sir/Madam:

It is my understanding that the remodeling/expansion of the home located at 4807 Avenue H exceeds the approved footprint by less than one foot in the rear of the dwelling. It is also my understanding that the City of Austin approved this footprint when it was presented via blueprint/plans to the City by the residents of this home.

I own the home adjacent to this construction, and given these circumstances, I fail to see any benefit to forcing the residents to "chop off" or otherwise reconstruct a dwelling that is already standing, just to knock off a few inches. It makes no sense, since the structure would not be materially or substantially different than it is now.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pat Tulinski', with a long horizontal flourish extending to the right.

Pat Tulinski

CU5-2013-0057

May 10, 2013

To Whom It May Concern:

My neighbors at 4807 Ave H are in the process of remodeling their home. They are doing a beautiful job of this and unfortunately have been delayed by the inspection process. It is in the hope of speeding up the process for them to get the necessary approvals to move forward that I write this letter.

My house is located next door at 4805 Ave H. I am fine with the size of the expansion they have done and fine with the way it sits on their lot. They have made major improvements to the home and it is an excellent addition to the neighborhood.

If I can provide any further support to help them I am happy to do so.

Sincerely,



Sandra Preston
4805 Ave H
Austin TX 78756
512 751 6848

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2013-0057 - 4807 Avenue H

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Sandra Preston

Your Name (please print)

4805 Ave H

Your address(es) affected by this application

Sanchez Weston

Signature

Date

Daytime Telephone: 512 751 6848

6-2-13

Comments:

They are doing a beautiful job. Please let them finish it. Thanks!

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

☒ I am in favor
☐ I object

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Case Number: C15-2013-0057 - 4807 Avenue H

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Aubrie Knarrick

Your Name (please print)

4906 Ave H

Your address(es) affected by this application

A. K.

6/4/13

Daytime Telephone: _____

Comments: _____

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker
P. O. Box 1088
Austin, TX 78767-1088



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0057
LOCATION: 4708 AVENUE H

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.



PUBLIC HEARING INFORMATION

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Case Number: C15-2013-0057 - 4807 Avenue H
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Lane's Morris Foster, Harrell

Your Name (please print)

4806 Evans Ave

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-453-9633

Comments: We are very concerned about the
loss of permeable land in the Hyde Park
neighborhood. We are opposed to this
variance request for that reason. The
maximum limits are already large enough.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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).

CASE # C15-2013-0057
ROW # 10948366
TP-022108-11-04

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: 4807 Avenue H

LEGAL DESCRIPTION: Subdivision – Alley Highlands

Lot(s) 26 and 27 Block 2, 10' Outlot _____ Division _____

I/We Kelly Cazalas on behalf of myself/ourselves as authorized agent for

_____ affirm that on May 6,
2013,

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

(check appropriate items below)

___ ERECT ___ ATTACH x COMPLETE ___ REMODEL ___ MAINTAIN

An addition to a single-family residence for a master bedroom and bath providing a setback of 2 feet (addition to noncomplying setback of 18 feet was allowed) Addition is 25.8' so it extends beyond the allowable

in a SF-3 NCCD-UP 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:
existing house was already within the 5 foot setback and we requested a building permit to add to the structure. Had we have known that the addition was not allowed as we submitted it to the permit department, we would have requested the variance ahead of time or altered our plans to comply with the setback.

HARDSHIP:

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

4807 Avenue H is in violation of code 25-2-963, Subsection F (2). The City of Austin technical review department fully approved our plan prior to building, and we are now being told that a variance is required in order to continue work. Per the code, we have built 7' 8" beyond what is allowed due to the non-complying wall at the north end of the property.

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

Our property violates the 5' setback rule at the north side of the property (original to the home).

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:

Our entire remodel project has preserved the integrity and character of the original home and period. For example, we are choosing vintage tile and re-using original doors and doorknobs. We are preserving the original wood siding and matched to the original on the new addition. The square footage that is in violation in no way impairs the adjacent lots from using and enjoying their own properties. I have a close friendship with the two immediately adjacent neighbors on either side of our property. Neither of them are in any way upset about the addition.

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:
-

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

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

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

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

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

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

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 Kelly e cazalas Mail Address 4807 Avenue H

City, State & Zip Austin, TX 78751

Printed Kelly Cazalas _____ Phone (512) 350-7885

Date May 6, 2013 _____

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

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

VARIANCE REQUIREMENTS:

General Requirements:

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

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

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.

City of Austin Residential Permit Application

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

Project Address: 4007 AVENUE H Tax Parcel ID: DVL10011040000

Legal Description: LOT 26-27 Bk 2 *10 of ALLEY HIGHLANDS Trm

Zoning: Lot Size (square feet): 6394

Neighborhood Plan Area (if applicable): Historic District (if applicable):

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ N

Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.

Does this site currently have water availability? ☒ N wastewater availability? ☒ 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 If yes, submit a copy of approved septic permit to construct ☒ Y

Does this site require a cut or fill in excess of four (4) feet? ☒ Y

If yes, contact the Development Assistance Center for a Site Plan Exemption.

Does this site front a paved street? ☒ Y Is this site adjacent to a paved alley? ☒ Y

Does this site have a Board of Adjustment (BOA) variance? ☒ Y Case # (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? ☒ Y

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

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

Note: Proximity to a floodplain may require additional review time.

Existing Use: vacant ☒ single-family residential duplex residential two-family residential other

Proposed Use: vacant ☒ single-family residential duplex residential two-family residential other

Project Type: new construction ☒ addition remodel/repair other

of bedrooms existing: 2 # of bedrooms proposed: 4 # of baths existing: 1 # of baths proposed: 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.)

FROM REAR OF EXISTING STRUCTURE. I WANT TO ADD APPROXIMATELY 450 SF FOR AN EXTENDED KITCHEN/LAUNDRY ROOM, AS WELL AS ADD A MASTER BEDROOM AND BATHROOM.

Trades/Permits Required: electric plumbing mechanical (HVAC) concrete (right-of-way)

Total Job Valuation: \$60,000

Portion of Total Job Valuation Dedicated to Addition/New Construction: \$40,000

Portion of Total Job Valuation Dedicated to Remodel/Repair: \$10,000

Primary Structure: \$10,000 Bldg: \$10,000 Elec: \$6,000

Accessory Structure: \$10,000 Plmbg: \$5,000 Mech: \$1,000

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.

Residential Permit Application

Page 1 of 7

AMANDA F

6594.

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): 1379 % of lot size: 20.9%

Proposed Building Coverage (sq ft): 1829 % of lot size: 27.7%

Impervious Cover Information

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

Existing Impervious Cover (sq ft): 228 % of lot size: 3.45%

Proposed Impervious Cover (sq ft): 228 % of lot size: 3.45%

Setbacks

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

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

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: 17.5 ft Number of Floors: 1 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): _____ ft Distance from intersection (for corner lots only): _____ ft

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

Area Description

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1 st floor conditioned area	1065	460	1500
2 nd floor conditioned area			
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)			
Covered Patio, Deck or Porch	324		324
Balcony			
Other	444		
Driveway	200		200
Sidewalks	28		28
Uncovered Patio			
Uncovered Wood Deck (counts at 50%)			
AC pads			
Other (Pool Coping, Retaining Walls)			
Pool			
Spa			

2052
6594

1st 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	1055	450		1505
2 nd Floor				
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)	324			324
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA 1829

(Total Gross Floor Area /lot size) x 100 = 27.7 Floor-To-Area Ratio (FAR)

Y
Y
Y
Y
Y
Y

Is this project claiming a "parking area" exemption as described under Article 37?
Is this project claiming a "ground floor porch" exemption as described under Article 37?
Is this project claiming a "basement" exemption as described under Article 37?
Is this project claiming a "habitable attic" exemption as described under Article 37?
Is a sidewall articulation required for this project?
Does any portion of the structure extend beyond a setback plane?

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.

Owner	WILLIAM PARTIN	Applicant or Agent	
Mailing Address	4807 AVENUE H APT 775	Mailing Address	
Phone	512-513-1993	Phone	
Email	william-partin@aol.com	Email	
Fax		Fax	
General Contractor	KELLY CAZALAS / WILLIAM PARTIN	Design Professional	
Mailing Address	"	Mailing Address	
Phone	512-350-7995, 512-228-7356	Phone	
Email	KellyCazalas@yahoo.com	Email	
Fax		Fax	

Is this site registered as the owner's homestead for the current tax year with the appraisal district? ☒ Y ☐ N

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 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.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

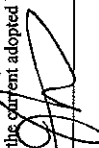
I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

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 (312) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

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.

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.

Applicant's signature:  Date: 8-31-2012

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



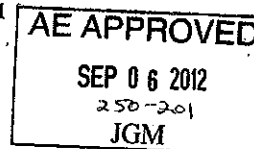
Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>William Partin</u>		
Email <u>william_partin@dell.com</u>	Fax _____	Phone <u>(512) 228-7356</u>
☒ Residential	☐ Commercial	☐ New Construction ☒ Remodeling
Project Address <u>4807 Avenue H</u> OR		
Legal Description <u>lot 26-27 ex. 2*10 of The Allen Highlands</u> of <u>26-27</u> Block <u>2</u>		
Who is your electrical provider? ☒ AE ☐ Other _____		
☐ Overhead Service ☐ Underground Service ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)		
Location of meter <u>Back of house</u>		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Master Bedroom Bath & Laundry Room</u> <u>Owner to relocate electrical service</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved ☐ Yes ☐ No		
AE Representative _____	Date _____	Phone _____

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

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





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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Customer Name: William Patten Phone: (512) 228-7354 Alternate Phone: (512) 350-7885
Service Address: 4807 Avenue H 78751
Lot: 20-17 Block: 2 Subdivision/Land Status: Alley Highlands Tax Parcel ID No.: 022210811041000
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: 1 Number of proposed bathrooms: 2
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes No X

City of Austin Office Use
Water Main size: 6 Service stub size: 3/4 Service stub upgrade required? N New stub size:
Existing Meter number: 142051 Existing Meter size: 3/8 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) Date Phone
OSSF (if applicable) Approved by UDS (Signature & Print name) Date Phone
AWU Representative [Signature] 9/6/12 972-0000

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

REVIEWED

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

☐ Triplex Wall facing North
far to top of the
etc, exterior walls
facing East.

or ☐ Other Located at: 2 exterior walls facing East, 1 exterior wall facing West

Isaiah Cum

Applicant: <u>WILLIAM PARTIN</u>	Owner: <u>WILLIAM PARTIN</u>
Address: <u>4807 AVE H</u>	Address: <u>" "</u>
City: <u>AUSTIN</u>	City: <u>" "</u>
State: <u>TX</u> ZIP: <u>78751</u>	State: <u>" "</u> ZIP: <u>" "</u>
Phone: <u>(512) 288-7306</u> Fax: <u>" "</u>	Phone: <u>" "</u> Fax: <u>" "</u>
E-mail: <u>William_partin@del.com</u>	E-mail: <u>" "</u>

Please submit the following to complete this application:

- ☐ **Site Plan or Survey** showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 3/4" x 14"
- ☐ **Certified Tax Certificates**-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473 Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☐ **Photographs** - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable
- ☐ **\$25 Fee** per application made to the City of Austin

IMPORTANT: Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

DEMOLITION PERMIT APPLICATION

PAGE 2

1. ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
2. ☒ No ☐ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
3. ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>

CERTIFICATION

I hereby certify that I am the owner of the above described property. I am respectfully requesting processing and approval of the above referenced permit(s) review.

☐ I hereby authorize the Applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☒ As owner of the above described property, I hereby file as the Applicant for the processing and presentation of this request. I shall be the principal contact with the City in processing this application.

[Signature] 9-5-2012 9-31-2012
Owler's Signature Date

Sworn and subscribed before me this 5th day of September, 2012



[Signature]
Notary Public in and for the State of Texas

My commission expires on: November 19, 2014

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

[Signature] 9-5-2012 8-31-2012
Applicant's Signature Date

TAX CERTIFICATE NO 1065878
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 02-2108-1104-0000

PROPERTY OWNER:

BEAUREGARD DALENE R
4807 AVENUE H
AUSTIN, TX 78751-2528

PROPERTY DESCRIPTION:

LOT 26-27 BLK 2 *10' OF ALLEY HIGH
LANDS THE

ACRES .1514 MIN± .000000000000 TYPE

SITUS INFORMATION: 4807 AVENUE H

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR ENTITY
2011 AUSTIN ISD
CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS CENTRAL HEALTH
ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

TAXES PAID FOR YEAR 2011 \$5,436.06

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/19/2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By:



Part of property of 4807 Avenue H
as Lot 1, Block 2, of

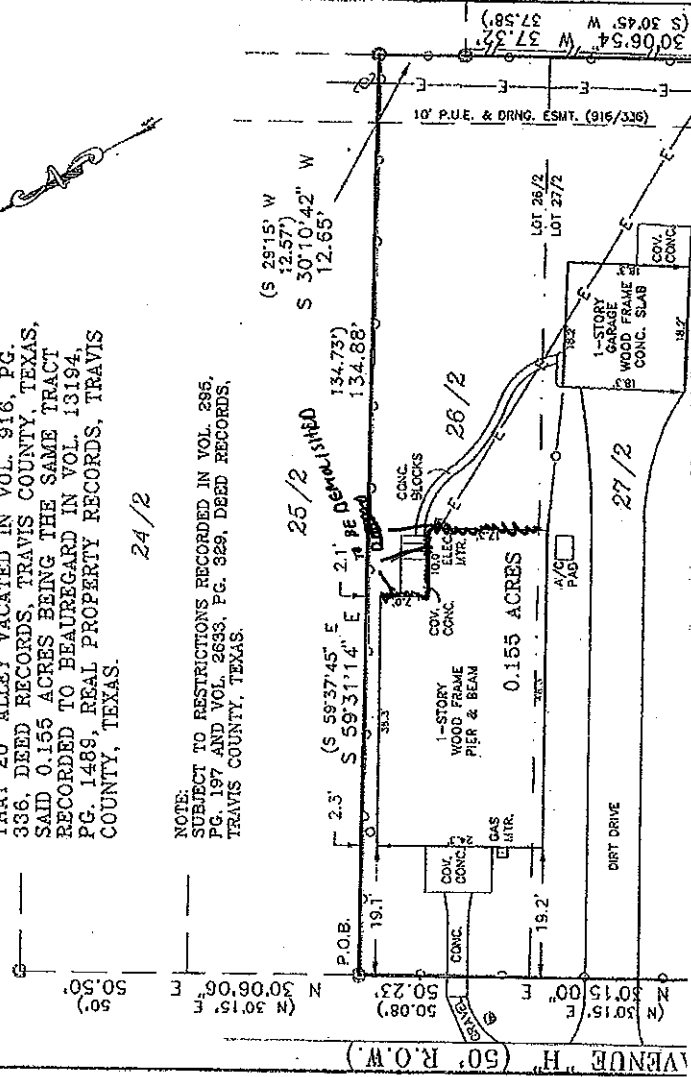
Volume/Book/Cabinet of Page(s)/Slide(s) a subdivision of record in Map or Plat
County, Texas Plat Records, G.F. # 1211117-BOK of the Travis
Ref: William Partin and Kelly Cazalas Dated: 6-03-12

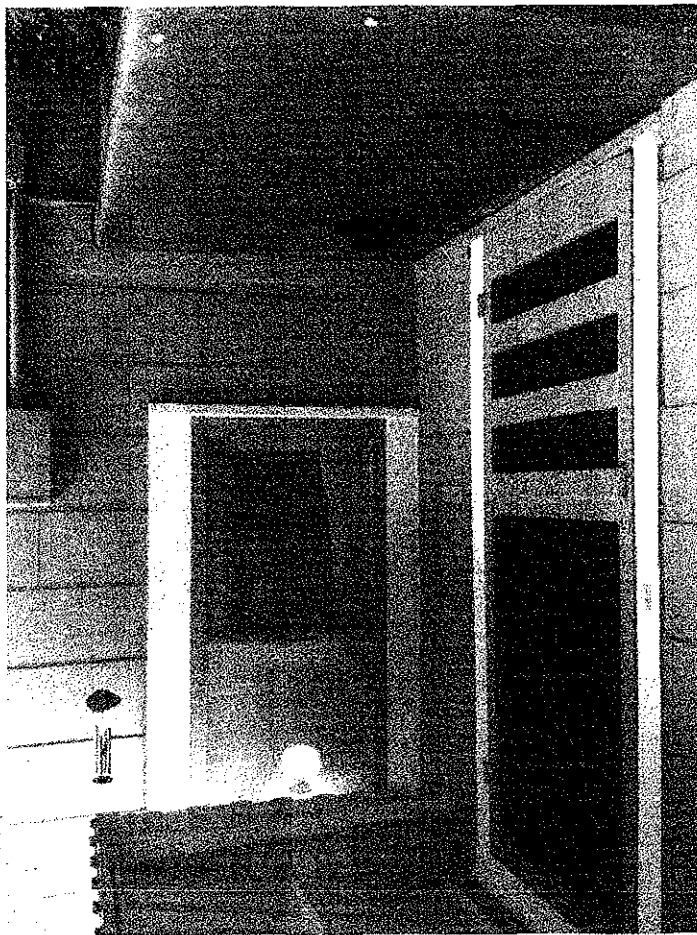
SCALE: 1" = 20'

* SURVEY OF 0.155 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 26 & 27, BLOCK 2, "HIGHLANDS", A SUBDIVISION RECORDED IN VOL. 3, PG. 55, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT 20' ALLEY VACATED IN VOL. 916, PG. 336, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.155 ACRES BEING THE SAME TRACT RECORDED TO BEAUREGARD IN VOL. 13194, PG. 1489, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

24/2

NOTE:
SUBJECT TO RESTRICTIONS RECORDED IN VOL. 286, PG. 197 AND VOL. 2633, PG. 329, DEED RECORDS, TRAVIS COUNTY, TEXAS.





ALLY RECORDED 2012096689
TRV 3 PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

15-JUL-TH 12:11:17-PM
WARRANTY DEED WITH VENDOR'S LIEN

Date: June 15, 2012

Grantor: DALENE RACHELL BEAUREGARD, aka DARLENE BEAUREGARD

Grantor's Mailing Address:
(including county)

Grantee: WILLIAM PARTIN and wife, KELLY CAZALAS

Grantee's Mailing Address: 4807 Avenue H
(including county) Austin, Travis County, TX 78751

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Two Hundred Fifty Eight Thousand Seven Hundred Fifty and no/100 DOLLARS (\$258,750.00) executed by Grantee payable to the order of RANDOLPH-BROOKS FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of RANDOLPH-BROOKS FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to MORTON W. BAIRD II, Trustee.

Property (including any improvements):

0.155 acres, more or less, and being all of Lots 26 and 27, Block 2, Highlands, according to the map or plat thereof, recorded in Volume 3, Page 55, Plat Records, Travis County, Texas; together with that portion of vacated alley as conveyed in Ordinance executed by the City of Austin, dated August 12, 1948, recorded in under Volume 916, Page 336, Deed Records, Travis County, Texas; said 0.155 acre tract being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments, and/or restrictions of record affecting the title to the hereinbefore described property

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantee's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

RANDOLPH-BROOKS FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of RANDOLPH-BROOKS FEDERAL CREDIT UNION and are transferred to that party.

When the context requires, singular nouns and pronouns include the plural

Darlene Rachell Beauregard
DARLENE RACHELL BEAUREGARD, aka DARLENE
BEAUREGARD

THE STATE OF TEXAS
COUNTY OF BRECKENRIDGE

(Acknowledgment)

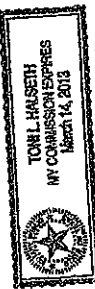
This instrument was acknowledged before me on the 15 day of June, 2012,

by Darlene Rachell Beauregard, aka DARLENE BEAUREGARD

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires



AFTER RECORDING RETURN TO:

WILLIAM PARTIN
4807 Avenue H
Austin TX 78751

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II
242 W. Sunset Suite 201
San Antonio, Texas 78209

Exhibit "A"

FIELD NOTES FOR 0.155 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 26 & 27, BLOCK 2, "HIGHLANDS", A SUBDIVISION RECORDED IN VOL. 3, PG. 55, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT 20' ALLEY VACATED IN VOL. 916, PG. 336, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.155 ACRES BEING THE SAME TRACT RECORDED TO BEAUREGARD IN VOL. 13194, PG. 1489, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the east R.O.W. of Avenue "H", Austin, Texas, said pipe being the southwest corner of Lot 25, Block 2, the northwest corner of Lot 26, Block 2, the northwest corner hereof and the POINT OF BEGINNING, a 1/2" iron pipe found at the northwest corner of Lot 24, Block 2 bears N 30°06'06" E, 50.50'.

THENCE, S 59°31'14" E, 134.88' with the south line of Lot 25, Block 2 and the north line of Lot 26, Block 2 and passing the common east corner of said Lots 25 & 26, Block 2 and the west line of said vacated 20' alley to a 1/2" iron pipe found for the northeast corner hereof.

THENCE, S 30°10'42" W, 12.65' through the interior of said 20' vacated alley to a 1/2" iron pipe found for an angle point in the east line hereof.

THENCE, S 30°06'54" W, 37.32' through the interior of said 20' vacated alley to a 1/2" iron pin found for the southeast corner hereof.

THENCE, N 59°37'49" W, 134.98' through the interior of said 20' vacated alley passing the common east corner of Lots 27 & 26, Block 2 and with the north line of Lot 28 and the south line of Lot 27 to a 1/2" iron pin found in the east R.O.W. of Avenue "H" for the southwest corner hereof.

THENCE, N 30°15'00" E, 50.23' with the east R.O.W. of Avenue "H" and passing the common west corner of Lots 27 & 26, Block 2 to the POINT OF BEGINNING and containing 0.155 acres more or less.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
June 15 2012 04:14 PM

FEE: \$ 24.00 2012096889

Volume/Book/Cabinet _____ at Page(s)/Slide(s) _____ of the _____
County, Texas Plat Records. G.F. # 1211117-BOK
Ret: William Parris and Kelly Cazalas
Dated: 6-03-12

SURVEY OF 0.155 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 26 & 27, BLOCK 2, "HIGHLANDS", A SUBDIVISION RECORDED IN VOL. 3, PG. 65, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT 20.1 ALLEY VACATED IN VOL. 816, PG. 336, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.155 ACRES BEING THE SAME TRACT RECORDED TO BEAUREGARD IN VOL. 13194, PG. 1488, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:
SUBJECT TO RESTRICTIONS RECORDED IN
VOL. 197 AND VOL. 2639, PG. 329, DEED
TRAVIS COUNTY, TEXAS.
24/2

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
12/6/12

25/2

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 zoning ordinance or any other ordinance of the City of Austin. The applicant's name and address shall be printed on the approved building code or any other ordinance of the City of Austin.

[illegible]

AUSTIN WATER UTILITY
 CONSUMER SERVICE DIVISION - TAPS
 10: Independence Title Company, Randolph-Brooks PCU
 The undersigned does hereby certify that the plot shown represents the results exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway. The property shown hereon is located in Zone "X": areas outside the 500 Year Floodplain, as shown on Community Panel Number 450624 0466 H by the Federal Insurance Administration Department, H.U.D. Effective Date: Sept. 26, 2008

LEGEND

- ⊙ 1/2" IRON PIN FOUND
- 1/2" IRON PIPE FOUND
- ⊕ POWER POLE
- ⊗ WATER METER
- //— WOODEN FENCE
- CHAIN LINK FENCE
- E— OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

3705 VINELAND DRIVE
AUSTIN, TEXAS
FAX & PHONE (512) 478-7673

ROEDER SURVEYING

