

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

DATE: Monday, June 10, 2013

CASE NUMBER: C15-2013-0062

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

OWNER/APPLICANT: Frank H West

ADDRESS: 1510 GARNER AVE

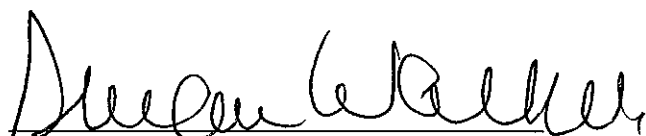
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 4.9 feet in order to maintain and remodel an existing addition to a single-family residence in an "SF-3", Family Residence zoning district.

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: Dena Vandigriff (160) <[REDACTED]>
Sent: Tuesday, June 25, 2013 11:31 AM
To: Walker, Susan
Subject: 1510 Garner C 15 -2013-0062

Susan:

I have a home on Dexter and Norris in the neighborhood. My husband and I support the variance and keeping the house as is.

Dena Vandigriff, NMLS ID# 584131
Banking Center President - Dripping Springs
Prosperity Bank
721 Hwy 290W, Suite 100
Dripping Springs, Tx 78620

[REDACTED]
[REDACTED]

(512) 894-0541 Office
(512) 422-2429 Cell
(512) 858-7873 Fax

*Real bankers...
not just a bank.*

Walker, Susan

From: Dylan Freytag <[REDACTED]>
Sent: Tuesday, June 25, 2013 12:36 PM
To: Walker, Susan
Subject: 1510 Garner C15-2013-0062

Ms. Walker,

I am a Zilker neighborhood resident and I'm writing in support of the variance requested by the owner of 1510 Garner. I am in favor of her desire keep her house as close to the original size as possible.

Best regards,

Dylan Freytag
1607 Bauerle

PUBLIC HEARING INFORMATION

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Case Number: C15-2013-0062 - 1510 Garner Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

KATHERINE KAY KAPPEL
 Your Name (please print) I am in favor
 I am not in favor

1803 AULTA DR.

Your address(es) affected by this application

Cathy Kappel 6-1-13
 Signature Date

Daytime Telephone: _____

Comments: THIS IS A BUSY AND CONFUSING INTERSECTION. THE REDUCED SPEEDBACK WOULD IMPAIR VISABILITY. IT IS ALSO INCONSISTENT WITH THE ATMOSPHERE OF THE NEIGHBORHOOD, THE LOT IS LARGE AND THEY HAVE OTHER OPTIONS

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

CS-2013-0062

Shawn Castellano is authorized to sign my comments regarding my objection to the variance request for 1510 Garner Avenue. I am currently in Maui and will not return until after June 10, 2013 which is the date of the hearing. I left voice mails for Susan Walker requesting an email address for her but she never returned my call via email or phone. There was not adequate time to mail my comments in since I did not receive the notice in a timely manner.

Thank you, Kim Bacon [REDACTED]

Zilker Neighborhood Association

www.zilkerneighborhood.org ♦ [REDACTED]

1115 Kinney Ave. #42 ♦ Austin, TX 78704 ♦ 512-447-7681

June 4, 2013
Susan Walker
Planning and Development Review Dept.
City of Austin
Re: C15-2013-0062, 1510 Garner Avenue

Ms. Walker,

The Executive Committee of the Zilker Neighborhood Association (ZNA) opposes the request for a variance from the side street setback at 1510 Garner Avenue. At this writing, it is not clear whether the application will be heard as a standard variance or as a special exception under Chapter 25-2-476, but in either case, we are opposed to the encroachment on the setback, for the reasons given below. Please include this letter in the Development Review file and the Board of Adjustment hearing materials for this case.

If presented as a variance request, we cannot support it because the applicant has presented no hardship unique to the property. In our review of the case and discussions with neighbors, we have not found any hardship or any denial of reasonable use. The porch can be reduced in size so that it does not encroach on the side street setback. It can be screened and continue to be used as a porch. The reduced porch could also be remodeled to include a bathroom or any other living area allowed by code. A decision to reduce the size of the porch is not a hardship.

If presented as a special exception, we must oppose the request, because at least one of our executive members recalls the remodeling of this house about 10 years ago, and the neighbors contend that the previous porch was expanded and enclosed in 2002. Prior to that date, the porch was screened and did not encroach on the side street setback. Thus, the encroachment of the porch on the setback does not meet the 15-year requirement.

This is very similar to the special exception requested at 2004 Goodrich (C15-2013-0028), which was opposed by ZNA and denied by the Board of Adjustment earlier this year. At 1510 Garner, the applicant has stated that the intent is to remodel the porch and change its use to living space. This is specifically prohibited under the special exception ordinance. Under 476 (C) (2) and (3), the special exception "may not authorize an increase in the degree of noncompliance" and it "may not authorize a remodel or addition to the existing structure." Even if the encroachment were shown to be older than 15 years, the special exception could not authorize the applicant's desired remodeling and conversion of the porch to living space.

When the exception ordinance was first proposed, we were assured that it could not be used to grandfather unpermitted construction such as this. Granting this special exception at 1510 Garner Avenue would therefore violate 476 (B) (d) (iii) by granting "a special privilege that is inconsistent with other properties in the area."

The ZNA Executive Committee requests that the Board deny the setback variance, change of use request, and special exception request.

Thank you for your attention.

Sincerely yours,

Lorraine Atherton
on behalf of the ZNA Executive Committee

ZNA Officers, 2012-2013

Gardner Sumner, *President* ♦ Richard Gravois, *Vice President* ♦ Andy Elder, *Vice President*
Jacob Scheick, *Secretary* ♦ Merriman Smith, *Treasurer*
Tony Giustino, *ANC Delegate* ♦ Lorraine Atherton, *Newsletter Editor*

Case Number: C15-2013-0062 --1510 Garner Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Kim Peoples Bacon I object

Our address is 1804 Collier Street, Austin, TX 78704
We also own the property at 1802 Collier Street, Austin, TX 78704

Signature Shawna Castellano **Date** 6-10-2013
(for Kim Bacon)

Signature _____ **Date** _____

Daytime Phone: Cell 512-964-0648 Home 512-445-4143

Comments:

I believe several reasons exist for the existence of a 15' setback zoning. I object to the granting of a variance to the 15' setback for the home at 1510 Garner Avenue, Austin, TX 78704.

I think the Exterior Side Yard 15' setback serves at least four purposes:

1. It provides adequate separation of the building area of the lot as well as the usable rear yard area from the street. The setback provides a separation of the street from the house, of the house from tall fences, accessory structures, or other encroachments allowed in a rear yard.
2. It provides adequate separation of the building area of the lot as well as the usable rear yard area from the sidewalk. At this time a sidewalk does not currently exist, but could in the future if more major remodeling were done to the home at 1510 Garner Avenue, Austin, TX 78704 by the owner.
3. It maintains a visually consistent "street wall" setback when an Exterior Side Yard abuts the Front Yard of another lot. The house at 1510 Garner, Austin, TX 78704 abuts the front yard of my house at 1802 Collier Street, Austin, TX 78704.
4. The National Electric Code requires a 7'-6" setback from electrical lines. This is measured from the center of the pole and is a required setback nationally. Overhead electric lines do run down the exterior side yard of 1510 Garner Avenue, Austin, TX 78704. I believe this is and has been a safety issue for 1510 Garner. It would be an ongoing safety issue for 1510 Garner as well as the neighboring homes were the variance granted.

I believe this is the relevant section of the City of Austin Zoning code. I have highlighted in red the areas which I think apply and have added my arguments in parentheses preceded by my initials and in blue color.

▣ SUBCHAPTER C. USE AND DEVELOPMENT REGULATIONS.

▣ ARTICLE 1. GENERAL PROVISIONS.

▣ § 25-2-471 INTERPRETATION GUIDELINES.

The Planning Commission may, by resolution, adopt guidelines for the interpretation by the building official of yard and setback requirements in instances where geometric shape, dimensions, or topography make the literal interpretation of the requirements impractical. (KPB: None of the factors listed prohibited the addition of the enclosed porch on the other (north) side of the house and in compliance in 2000. The previous owner simply ignored the setback. None of the above factors exist today either.)

Source: Section 13-2-613; Ord. 990225-70; Ord. 031211-11.

▣ § 25-2-472 BOARD OF ADJUSTMENT VARIANCE AUTHORITY.

No comment on this section.

▣ § 25-2-473 VARIANCE REQUIREMENTS.

(A) A variance from the requirements of this chapter, or a Neighborhood Conservation Combining District adopted under this chapter, may be granted under this division if, because of special circumstances of a property, the strict application of this chapter 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. (KPB: None of the corner houses within 500 feet of this house appear to enjoy any special privileges regarding corner lot exterior side setbacks)

(B) A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or on the district in which the property is located. (KPB: Allowing this variance grants special privileges to this house)

Source: Section 13-2-830; Ord. 990225-70; Ord. 031211-11; Ord. 20101216-095.

▣ § 25-2-474 REQUIRED FINDINGS.

(A) The Board of Adjustment may grant a variance from a requirement if it determines that:

(1) the requirement does not allow for a reasonable use of property; (KPB: The required 15 foot exterior side yard setback does not preclude a reasonable use for this property. A two bedroom house with bath is certainly a reasonable use of the property. In fact, my house at 1802 Collier which abuts the house in question is a two bedroom, one bath house and provides a quite reasonable use.)

(2) the hardship for which the variance is requested is unique to the property and is not generally characteristic of the area in which the property is located; and (KPB: The exterior side yard setback requirements are not unique to this house. They are generally characteristic of this area.)

(3) development under the variance does not:

(a) alter the character of the area adjacent to the property;

(b) impair the use of adjacent property that is developed in compliance with the City requirements; or

(c) impair the purposes of the regulations of the zoning district in which the property is located. (KPB: Exterior Side Yards serve the purposes which I have outlined above and maybe others I am not aware of. The existing encroaching enclosed porch already impairs the purposes of the zoning regulations. Allowing it to be remodeled into a bedroom increases the impairment.)

(B) No Comment on this section

(C) No Comment on this section

☐ § 25-2-475 APPEALS.

No comment on this section.

☐ § 25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section. (KPB: I believe the encroaching enclosed porch does not meet the requirements of this section.)

(B) The Board shall grant a special exception under Subsection (A) of this section if:

(1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

(2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and (KPB: It may violate the National Electric Code requirement. and does not provide adequate separation of house from street)

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 15 years, if the application for a special exception is submitted on or before June 6, 2013; (KPB: a much smaller enclosed porch existed before 2000 according to neighbors, but was removed during or after 2000 and the existing encroaching enclosed porch was constructed during or after 2000. That makes the enclosed porch less than 15 years old.)

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code; or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located. (KPB: It does grant a special privilege.)

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land; (KPB: The existing structure, which consisted of an enclosed porch with window screens only and a deck floor, before being removed by the applicant prior to the application for the variance, is encroaching on the exterior side yard setback. At no time prior to the applicant's purchase of the home was this enclosed porch a bedroom. The applicant wants to convert the enclosed porch to a bedroom and bath.)

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and (KPB: I believe that

allowing the change of setback to an exterior side yard in this case has been, and would continue to be, out of compliance with minimum safety requirements as per the National Electric Code. Converting the encroaching enclosed porch to a bedroom and bath increases the safety issues, I believe.)

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements. (KPB: The applicant for the variance is asking for this exactly. The encroaching area under discussion was not a pre-existing bedroom and bath. It was an enclosed porch. His desire is to remodel this area into livable area.)

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091.

Thank you for considering our comments,

Kim and Kevin Bacon
1804 Collier Street
1802 Collier Street
Austin, Texas 78704

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Case Number: C15-2013-0062 -- 1510 Garner Avenue
 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, June 10th, 2013

FRANK WEST
 Your Name (please print)

I am in favor
 I object

1510 GARNER
 Your address(es) affected by this application

FWW

Signature

Date

Daytime Telephone: 512 848 8675

Comments: All Erievon Wally Wally in existence when we bought the property. We don't want to change Erievon Wally or Wally. I just want to use calling the Wally of my land.

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

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 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, June 10th, 2013

LWM SUITER I am in favor
 I object

Your Name (please print) 1810 ANITA DRIVE 78704

Your address(es) affected by this application
 Signature *Susan Walker* 5/31/13

Daytime Telephone: 512-431-5575 Date

Comments:

AS A HOMEOWNER AND LAND
 TWE RESIDENT OF THE
 NEIGHBORHOOD I STRONGLY
 OBJECT TO THIS VARIANCE.

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

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

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Shawna Castellano
 Your Name (please print) I am in favor
 I object

1600 Garner Ave, Austin, TX 78704
 Your address(es) affected by this application

Shawna Castellano 5-4-2013
 Signature Date

Daytime Telephone: 512.203.6771

Comments: I strongly object to granting this variance. Regarding Hardship 2(a): This is not a hardship the city should legally recognize. When I built on to my house I followed the rules laws and so did my neighbors. Mr West should as well.
Regarding Area Character 3.0: It's not only about what structure is there NDW it's about what may come in the future if this variance is granted. More land = bigger structure
 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

Please deny this variance. Our neighborhood character should not be changed by developers only interested in profit with little concern for existing values of existing neighbors. Thank you

MORE →

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Case Number: C15-2013-0062 - 1510 Garner Avenue
 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, June 10th, 2013

AYUDA Mizev
 Your Name (please print) I am in favor Object

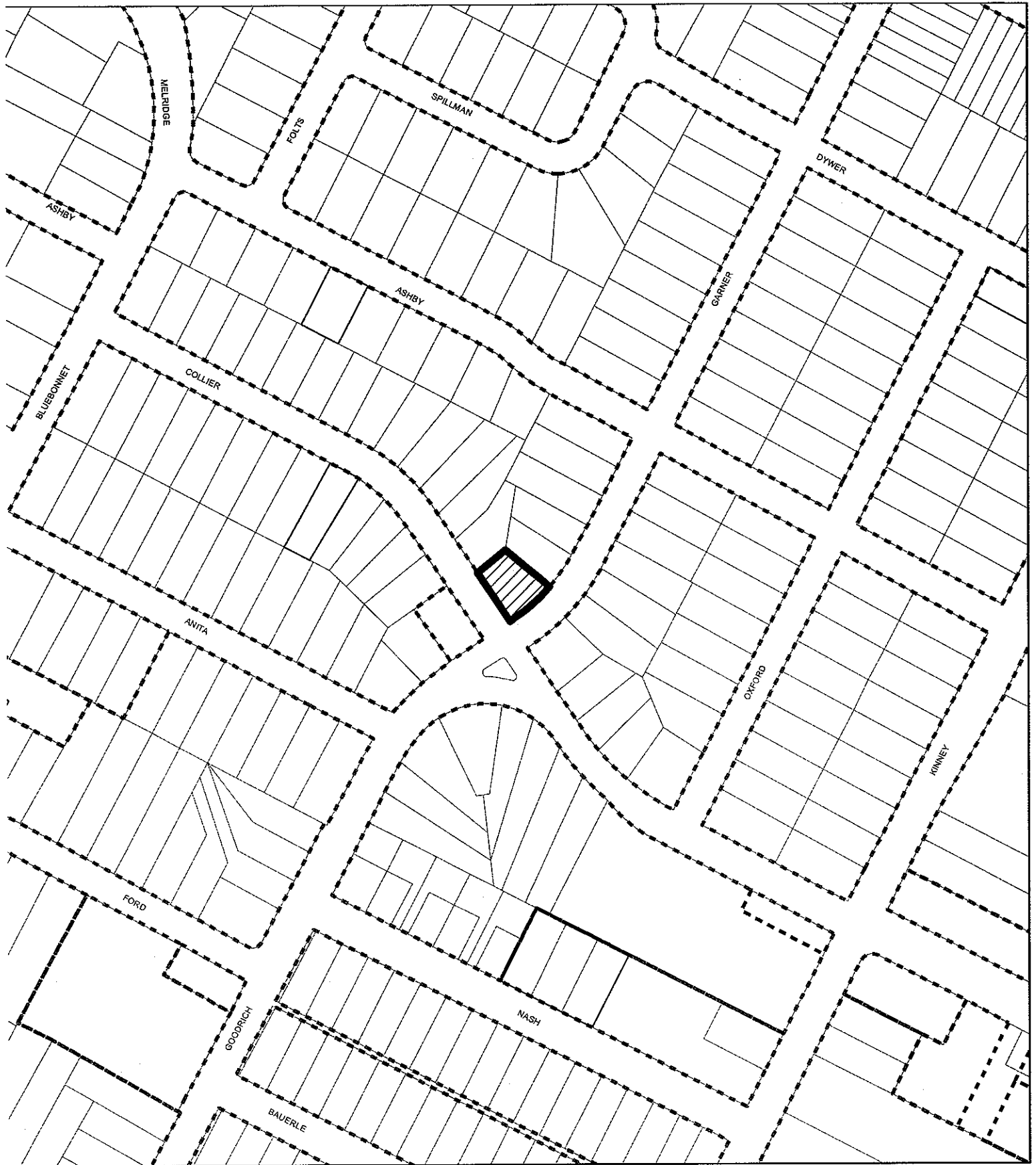
1308 GARNER AVE, AUSTIN TX
 Your address(es) affected by this application

Sandra D Mizev 5/31/13
 Signature Date

Daytime Telephone: 512-391-8784

Comments: This lot should be held to the same property restrictions/setbacks as other similar lots. No "hardship" has been shown to allow this variance. The granting of such a request without a hardship could set an unfortunate precedent that could most likely result in many owners of other corner lots in the area (and possibly the city) requesting similar variances. I appreciate your consideration of my comments and opinion.

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



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0062
 LOCATION: 1510 GARNER AVENUE



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.

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# C15-2013-0062
ROW # 10948592

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/CEIP PARKING VARIANCE 010006-05-03

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

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

STREET ADDRESS: 1510 Garner Avenue

LEGAL DESCRIPTION: Subdivision-

Lot(s) 1 Block c Division. Barton Heights

I/We Frank West on behalf of myself/ourselves as authorized agent for

Julie Hudnall/Frank West affirm that on 5-7-1 hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

In a SF-3 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: We purchased the home (in April) with the understanding the existing exterior walls and roof would remain we would be able to chance the of the screen in porch that has been there to best of our knowledge since 1994. We did not build the area of the home that is encroaching.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: The screened in porch was in existence since 1994. The change of use would allow us to remodel the home. It would allow us another bathroom. I did speak to Sue Welch in planning during the purchase of the home to make sure this would work. It was my understanding that the due to the encroachments age it would work. The remodel plans have already been reviewed by *Jose Rascon* and have passed the Planning departments technical review. We are not changing the impervious coverage rooflines or exterior walls. It is an interior remodel only. Not being able to convert this space will not let us use the home's footage as living space. The technical review and survey is included.

(b) The hardship is not general to the area in which the property is located because: The home has been like this since 1994. We did not build into the encroachment. We do not intend change the exterior footprint of the home, impervious coverage or roof line. We want to leave the home; on the exterior, as it was when we bought it. We want it to fit into the neighborhood just as it does now.

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 do intend to change the look of the home. The impervious coverage, exterior walls and roof line will remain the same. We want it to fit into the neighborhood. That is why we bought it.

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 per Susan Walker. The existing driveway and garage will remain as is for parking.

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 Frank West Mail Address 7921 A Delaire
City, State & Zip Austin TX 78739
Printed FRANK West Phone 512-848-8675 Date 5-7-13

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 FWest Mail Address 7921 A Delaire
City, State & Zip Austin TX 78739
Printed FRANK West Phone 512-848-8675 Date 5-7-13

**City of Austin
Residential Permit Application**

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

PROJECT NO.	13-02563
DATE	
PROJECT NAME	
PROJECT ADDRESS	

Project Information	
Project Address: <u>1510 GARNER AVENUE</u>	Tax Parcel ID: <u>0100060503</u> <u>100466 - 62070 2100060503</u>
Legal Description: <u>Lot 1 Block C Barton Heights B</u>	Lot Size (square feet): <u>6436.58</u>
Zoning: <u>SF3</u>	Historic District (if applicable): <u>W/In</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable): <u>W/In</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code. <input checked="" type="radio"/> Y <input type="radio"/> N	
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 checked="" type="radio"/> Y <input 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? If yes, contact the Development Assistance Center for a Site Plan Exemption. <input type="radio"/> Y <input checked="" type="radio"/> N	
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? If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA. <input type="radio"/> Y <input checked="" type="radio"/> N
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Note: If yes, application for a tree permit with the City Arborist may be required. <input type="radio"/> Y <input checked="" type="radio"/> N	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Note: Proximity to a floodplain may require additional review time. <input type="radio"/> Y <input checked="" type="radio"/> N	

Description of Work					
Existing Use:	<input checked="" type="radio"/> vacant	<input checked="" type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input type="radio"/> two-family residential	<input type="radio"/> other _____
Proposed Use:	<input checked="" type="radio"/> vacant	<input checked="" type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input type="radio"/> two-family residential	<input type="radio"/> other _____
Project Type:	<input type="radio"/> new construction	<input type="radio"/> addition	<input type="radio"/> addition/remodel	<input checked="" type="radio"/> remodel/repair	<input type="radio"/> other _____
# of bedrooms existing:	<u>2</u>	# of bedrooms proposed:	<u>3</u>	# of baths existing:	<u>2</u>
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) <u>Interior Remodel: Kitchen, front bath, paint etc</u> <u>change gravel drive to concrete / CONVERT GRAVEL Drive to concrete</u>					
Trades Permits Required: electric <input type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input type="radio"/> concrete (right-of-way) <input checked="" type="radio"/>					

Job Valuation		
Total Job Valuation: \$ <u>30k</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>30</u>
Primary Structure: \$ _____		Bldg: \$ <u>20</u> Elec: \$ <u>4</u>
Accessory Structure: \$ _____		Plmbg: \$ <u>3</u> Mech: \$ <u>3</u>

RDS- **Need SE-LS** 2013-04-30 2:53 PM

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.			
a) 1 st floor conditioned area	1962.41	1962.41	1962.41
b) 2 nd floor conditioned area			
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)			
f) Covered Patio, Deck or Porch	/	/	
g) Balcony			
h) Other			
Total Building Coverage (excludes basements, etc.)			
i) Driveway	463.78	463.75	463.75
j) Sidewalks			
k) Uncovered Patio	/	163.91	163.91
l) Uncovered Wood Deck (counts at 50%)	157.52		
m) AC pads	9	9	9
n) Other (Pool Coping, Retaining Walls)	313.5	313.5	313.5
Total Site Area			
o) Pool			
p) Spa			

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):	1962.41	% of lot size: 44.96	30.36 %
Proposed Building Coverage (sq ft):	1962.41	% of lot size: 44.96	30.36 %
LOT 6,436.58			
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):	2905.86	% of lot size: 44.96	
Proposed Impervious Cover (sq ft):	2912.25	% of lot size: 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)		Parking (LDC 25-6 Appendix A & 25-6-478)	
Building Height: _____ ft	Number of Floors: _____	# of spaces required: _____	# of spaces provided: _____
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	

Contact Information			
Owner	FRANK West/Solietturnwall	Applicant or Agent	JHW
Mailing Address	7921 Adair 78739	Mailing Address	SAME
Phone	848 8675	Phone	K
Email	FRANK@FRONTIERBUILDERS.COM	Email	
Fax		Fax	
General Contractor	FRONTIERBUILDERS	Design Professional	Toole Studios
Mailing Address		Mailing Address	
Phone	512 848 8675	Phone	
Email	Frank@FRONTIERBUILDERS.COM	Email	walter@TooleStudios.com
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input checked="" type="radio"/> 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>JHW</u>	Date: <u>3-7-12</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: Frontier Builders Phone: 848-8675 Alternate Phone: _____

Service Address: 1510 Corner

Lot: 1 Block: C Subdivision/Land Status: Darton Heights 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: 2 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: 6" Service stub size: 3/4" Service stub upgrade required? NO New stub size: NO

Existing Meter number: 440677 Existing Meter size: 5/8 Upgrade required? NO New size: _____

35' L/RLL

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

2' SMALL

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) FH West Date 3-12-13 Phone 848-8675

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

A&W Representative Shirley Ostry Date 3/12/13 Phone 972-0023

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.

REVIEWED

Verification expires 180 days after date of Submittal

MAR 12 2013

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

* Verify meter placement is not in driveway

SCALE 1" = 20'

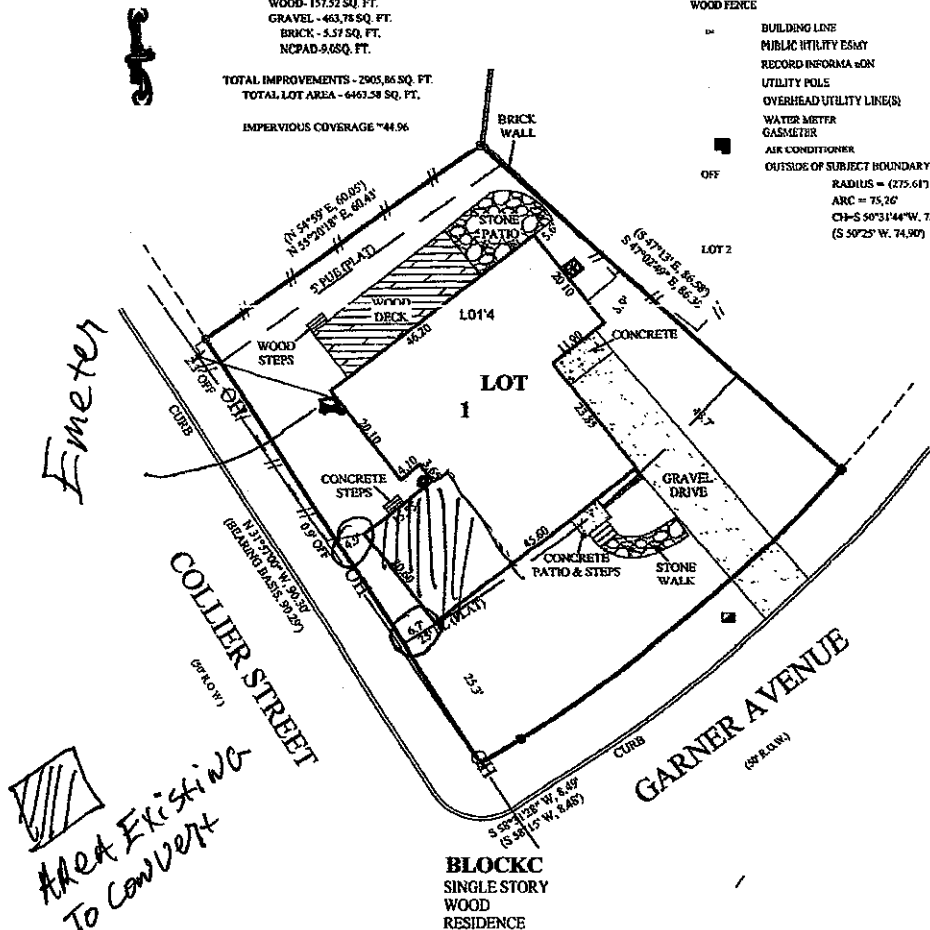
IMPERVIOUS COVERAGE**

STRUCTURE - 3962.41 SQ. FT.
STONE - 216.40 SQ. FT.
CONCRETE - 91.16 SQ. FT.
WOOD - 157.52 SQ. FT.
GRAVEL - 463.78 SQ. FT.
BRICK - 5.57 SQ. FT.
HCPAD - 9.65 SQ. FT.

TOTAL IMPROVEMENTS - 2905.86 SQ. FT.
TOTAL LOT AREA - 4463.58 SQ. FT.
IMPERVIOUS COVERAGE **44.96

LEGEND

- 11" IRON PEEFOUND
- 11" RED FOUND
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY EASY
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- WATER METER
- GAS METER
- AIR CONDITIONER
- OUTSIDE OF SUBJECT BOUNDARY
- RADIUS = (275.61')
- ARC = 75.26'
- CH-S 50°31'44"W, 75.02'
- (S 50°25' W, 74.90')



Area Existing To Convert

BLOCK C
SINGLE STORY
WOOD
RESIDENCE

RESTRICTIONS:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

BARTON HEIGHTS B

SUBDIVISION: Barton Heights B
LOT: 1 Block: C VOLUME_4
PAGE: 202
COUNTY: Travis

STREET ADDRESS 1610 GARNER AVENUE

Owner: INGRID K. HANSEN

SURVEY DATE May 19 1994



SCALE 1" = 20'

IMPERVIOUS COVERAGE--**

STRUCTURE - 1962.41 SQ. FT.
STONE - 216.40 SQ. FT.
CONCRETE - 91.18 SQ. FT.
WOOD - 157.52 SQ. FT.
GRAVEL - 463.78 SQ. FT.
BRICK - 5.57 SQ. FT.
NCPAD-9.05 SQ. FT.

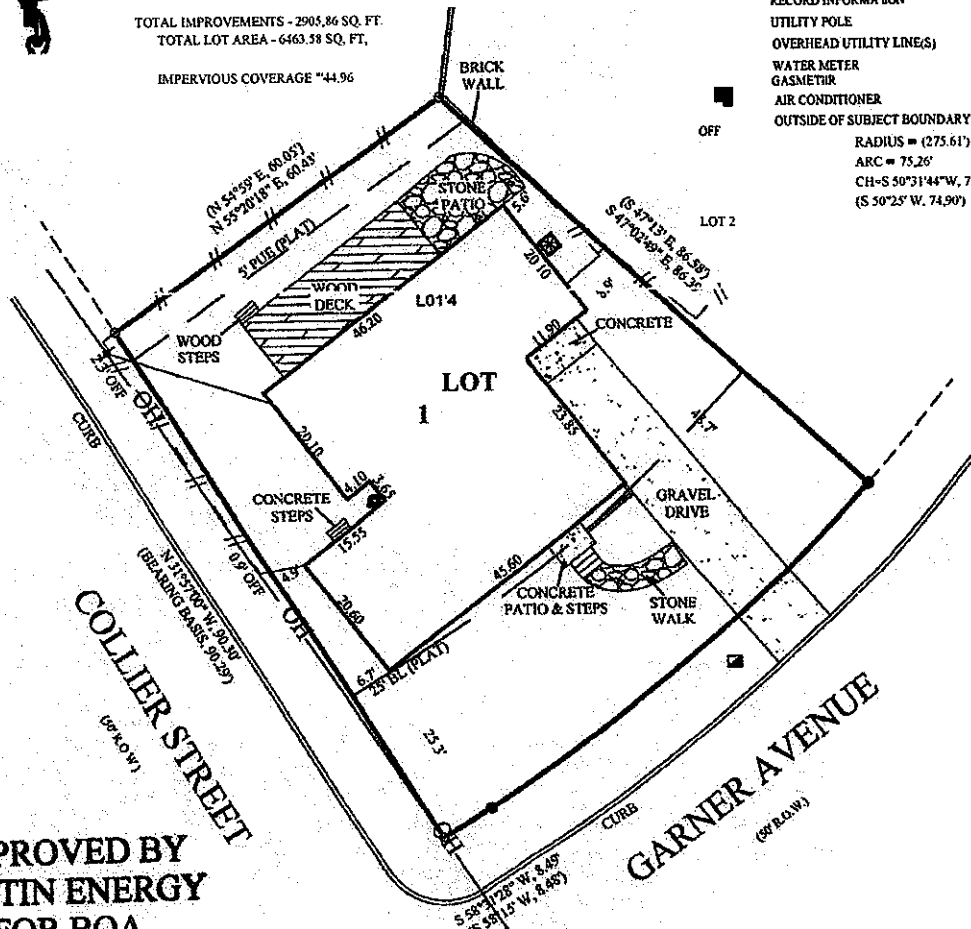
TOTAL IMPROVEMENTS - 2905.86 SQ. FT.

TOTAL LOT AREA - 6463.38 SQ. FT.

IMPERVIOUS COVERAGE **44.9%

LEGEND

- 112" IRON PIPE FOUND
- 112" R.D.D. FOUND
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY ESMT
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- WATER METER
- GASMETER
- AIR CONDITIONER
- OUTSIDE OF SUBJECT BOUNDARY
- RADIUS = (275.61')
- ARC = 75.26'
- CH-S 50°31'44"W, 75.02'
- (S 50°25' W, 74.90')



**APPROVED BY
AUSTIN ENERGY
FOR BOA**

DATE: 05/22/13
[Signature]

**BLOCK C
SINGLE STORY
WOOD
RESIDENCE**

**PROVIDED NO ADDITIONS OR MODIFICATIONS MAKE THE EXISTING
CLEARANCE SITUATION WORSE.**

RESTRICTIONS:

THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT

AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR

PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED

WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON

THE PARENT SUBDIVISION PLAT, WHICH IS REFRINCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON

THIS SURVEY HAVE BEEN EXAMINED.

BARTON HEIGHTS B

SUBDIVISION: Barton Heights B

LOT: 1 Block: C VOLUME 4

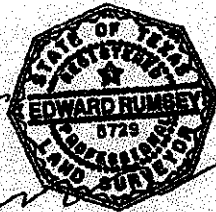
PAGE: 202

COUNTY: Travis

**STREET ADDRESS 1510 GARNER
AVENUE**

Owner: INGRID K. HANSEN

SURVEY DATE May 19, 1994



STATE OF TEXAS