

CASE # C15-2013-0082
ROW # 10978183
TR-0102050708

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: 1611 Dexter Street, Austin Texas 78704

LEGAL DESCRIPTION: Subdivision – Barton Heights

Lot(s) 41 & 42 Block E Outlot _____ Division _____

I/We LMNL Projects/ Bill Ivey on behalf of myself/ourselves as authorized agent for
Amelie T. Parks affirm that on June 26, 2013

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☒ COMPLETE ☐ REMODEL ☐ MAINTAIN

a project that required the removal and replacement of a termite-damaged wall and framing that were beyond repair and the addition of a retaining curb to mitigate further termite damage. Wall and curb are along setback line of original structure (built in 1950 and modified with CoA permit in 1994) in a single family 2 residential district. We were not made aware of the remodel ordinance pertaining to <50% of wall demolition. See photo(s) and letter from structural engineer.

4'7" along west property line

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:

Current construction plan is back extension of an existing building surveyed and approved for a previous extension in 1994 with setback approval.

HARDSHIP:

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

Construction was begun with the belief that the site approval on setback for the west side for 1994 construction was adequate and appropriate. When the building permit was granted and plan approved, there was no requirement for a new survey.

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

The new construction is an extension of the original 1950 structure and a 1994 addition along the same setback line. There will be no change in the existing setback.

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:

There is no change in setback distance from original construction in 1950. Use of structure will be unchanged save the east side screened porch.

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:

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 4613 Gillis St.

City, State & Zip Austin, TX 78745

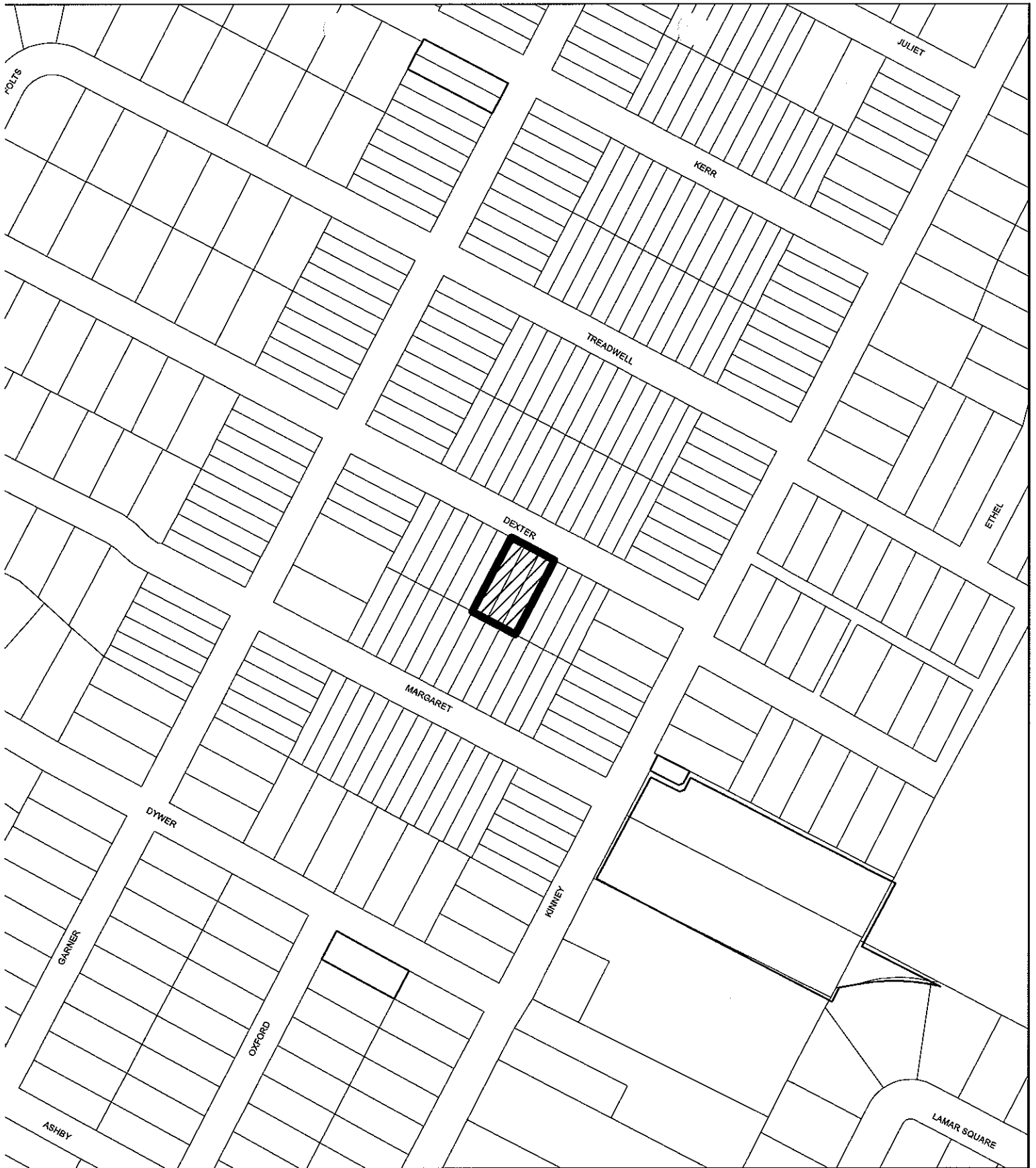
Printed Bill Ivey Phone 512.576.6309 Date 6/26/13
26 June 2013

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 1611 Dexter

City, State & Zip Austin Texas 78704

Printed: Amelie T. Parks Phone 512.444.4933 Date 26 June 2013



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0082
LOCATION: 1611 Dexter 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 City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN - PROJECT PERMIT

PERMIT NO.
9410762

ADDRESS

1611 DEXTER STREET 0

DATE

08/17/94

EARTON HEIGHTS

SUBDIVISION

PERMIT CLERK
BRIONES, N

PLAT	BLOCK	LOT						
0106	E	41 & 42						
ZONING SF2	HT. & AREA RECD.	PARKING PROVD.	ADD HOME OFFICE		PROPOSED OCCUPANCY			
SPECIAL PERMIT NO.	TOTAL SQ. FT. 0000256	VALUATION 00002500.00	TYPE CONST.	USE CAT. R4-0	GROUP	FLOORS	BLDGS.	UNITS
ADDITION	WORK PERMITTED	BASEMENT	16' X 12'	BUILDING DIMENSIONS 16' X 4'	MIN. STD.		ONR	

OWNER/CONTR. BUILDING	NAME STEVE PARKS WOODSMITH BUILDERS	PHONE 444-4933 447-6800
ELECTRICAL MECHANICAL PLUMBING SIDEWALK/DRIVE SIGN OTHER ARCH/ENGR.		

NOTICE

A LAYOUT INSPECTION IS REQUIRED
PRIOR TO ANY CONSTRUCTION. IF CON-
STRUCTION IS NOT STARTED WITHIN
180 DAYS THIS PERMIT IS VOID.

LAYOUT INSPECTOR

JOHN M. MARCUS

PHONE NUMBER

444-1882

THIS CARD MUST BE DISPLAYED IN AN ACCESSIBLE PLACE DURING CONSTRUCTION.

BUILDING IS NOT TO BE OCCUPIED UNTIL ALL FINAL INSPECTIONS ARE MADE. ALL FINAL INSPECTIONS MUST BE CALLED IN AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

THE PRIVILEGE OF OBTAINING TEMPORARY ELECTRICAL AND/OR GAS SERVICE IS FOR TESTING PURPOSES ONLY.

CONSTRUCTION SITE COPY

City of Austin Residential Permit Application

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

2-0987000-12
2/5/13

Project Information	
Project Address: <u>1611 Dexter St.</u>	Tax Parcel ID:
Legal Description: <u>Lots 41-42 + E 15' of lot 40 of Block "E", Barton Heights</u>	
Zoning: <u>SF3</u>	Lot Size (square feet): <u>8450</u>
Neighborhood Plan Area (if applicable): <u>ZILKER</u>	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 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 type="radio"/> Y <input checked="" 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 checked="" type="radio"/> Y <input 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: vacant <input checked="" type="radio"/> single-family residential	duplex residential two-family residential other
Proposed Use: vacant <input checked="" type="radio"/> single-family residential	duplex residential other
Project Type: new construction addition <input checked="" type="radio"/> addition/remodel	remodel/repair other
# of bedrooms existing: <u>1</u>	# of bedrooms proposed: <u>2</u>
# of baths existing: <u>2</u>	# of baths proposed: <u>2</u>
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input 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.)	
<ul style="list-style-type: none"> - Re-permit expired <u>BP-1480005440</u> (addition, main residence) - Permit deck - <u>338 sq ft uncovered wood deck (24" h.)</u> - remodel of existing shop/office to allow for addition of <u>144 sq ft covered + screened porch</u> and addition of <u>108 sq ft study</u> 	
Trades Permits Required: <input checked="" type="radio"/> electric	plumbing <input checked="" type="radio"/> mechanical (HVAC) concrete (right-of-way)

Job Valuation		
Total Job Valuation: \$ <u>25,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>15,000</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>10,000</u>
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: \$ <u>15,000</u>	Bldg: \$ <u>6,000</u> Elec: \$ <u>2,000</u>
	Accessory Structure: \$ <u>15,000</u>	Plmbg: \$ <u>2,000</u> Mech: \$ <u>2,000</u>

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): 1447 % of lot size: .171

Proposed Building Coverage (sq ft): 2011 % of lot size: .238

Max 3380

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): 2042 % of lot size: .242

Proposed Impervious Cover (sq ft): 2781 % of lot size: .329

Max 3825

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☒ N

Does any structure (or an element of a structure) extend over or beyond a required yard? 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: 14 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

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	1305	420	1725
2 nd floor conditioned area			
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)			
Covered Patio, Deck or Porch	142	144	286
Balcony			
Other			
Total Building Coverage	1447	564	2011
Driveway	486		486
Sidewalks	100		100
Uncovered Patio			
Uncovered Wood Deck (counts at 50%)	338 sqft (100%)	169	169
AC pads	9	6	15
Other (Pool Coping, Retaining Walls)			
Total Site Coverage	2042	739	2781
Pool			
Spa			

Melton F. Krenek

1611 Dexter Street

106

15' of 40, 41, 42

E

Frame residence and garage.

43737 3-1-50

\$8000.00

Bill Griffin

9-24-80 203046 addn to res 312 sq.ft.

5

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	1305	420		1725
2 nd Floor				
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA 1725

MAX
3380 #

(Total Gross Floor Area /lot size) x 100 = 20 Floor-To-Area Ratio (FAR)

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

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	Amelie Parks	Applicant or Agent	
Mailing Address	1611 Dexter St 78704	Mailing Address	
Phone	(512) 731-0377	Phone	
Email		Email	
Fax		Fax	
General Contractor	Bill Ivey	Design Professional	
Mailing Address	4613 Gillis Austin 78745	Mailing Address	
Phone	512 576 6309	Phone	
Email	abillivey@yahoo.com	Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="radio"/> Y <input 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>Bill Ivey</u>	Date: <u>10/1/2012</u>

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

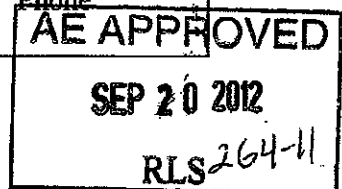


Austin Energy
Building Service Planning Application (BSPA)

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

Responsible Person for Service Request <u>Bill Ivy</u>		
Email <u>abillivay@yahoo.com</u>	Fax _____	Phone <u>512 5766309</u>
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>611 Dexter 78704</u>		OR _____
Legal Description _____		Lot _____ Block _____
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)		
Location of meter <u>NW side of residence RF</u>		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # <u>80-005440 BP</u>		
Comments <u>Addition on the rear of home with a covered porch</u>		
<small>All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.</small>		
BSPA Completed by (Signature & Print Name) _____		Date _____ Phone _____
Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		_____
AE Representative _____	Date _____	Phone _____

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





Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: cityarborist@austintexas.gov Website: www.austintexas.gov/departments/city-arborist

ROW I.D. 10814824
Mapscop Pg 0146

Application request* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602[3])
☒ Critical Root Zone impacts (ECM 3.5.2 A)
☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1611 Dexter St. 78704

Name of owner or authorized agent: Bill Ivey

Building permit number (if applicable): _____

Telephone #: 5766309 Fax #: _____ E-mail: _____

Tree Species: Pecan ^{backyard} ~~cottonwood~~ ^{neighborly} Tree location on lot: backyard

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) 24

General tree condition: ☒ Good / ☒ Fair / ☐ Poor / ☐ Dead ^{Pecan 24}

Reason for request: ☒ Development ☐ Tree condition ☐ Other: porch w/in 50 CRZ ^{Cottonwood 28}

8/17/12 bedroom - 25 CRZ

Owner/ Authorized Agent Signature

Date

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☒ Approved With Conditions ☒ Statutory Denial (more information required) ☐ Denied

Comments: Discussed tree removal for porch and beam plans

1 See Attached

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

☐ Applicant agrees to plant _____ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

☒ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

☒ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.

☒ Provide a receipt from a certified arborist for: ☒ Remedial root care ☐ Any required pruning

Applicant Signature

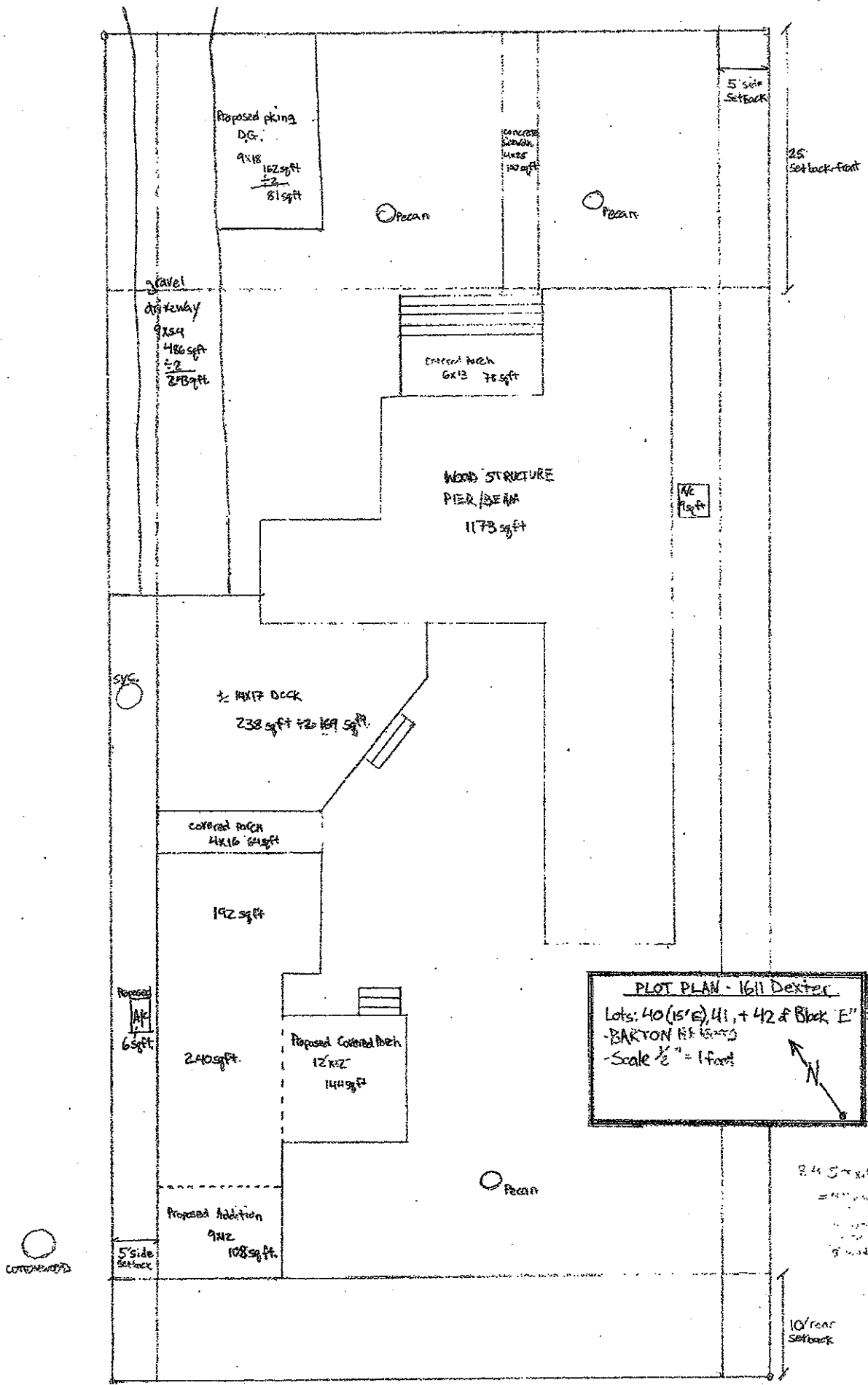
Date

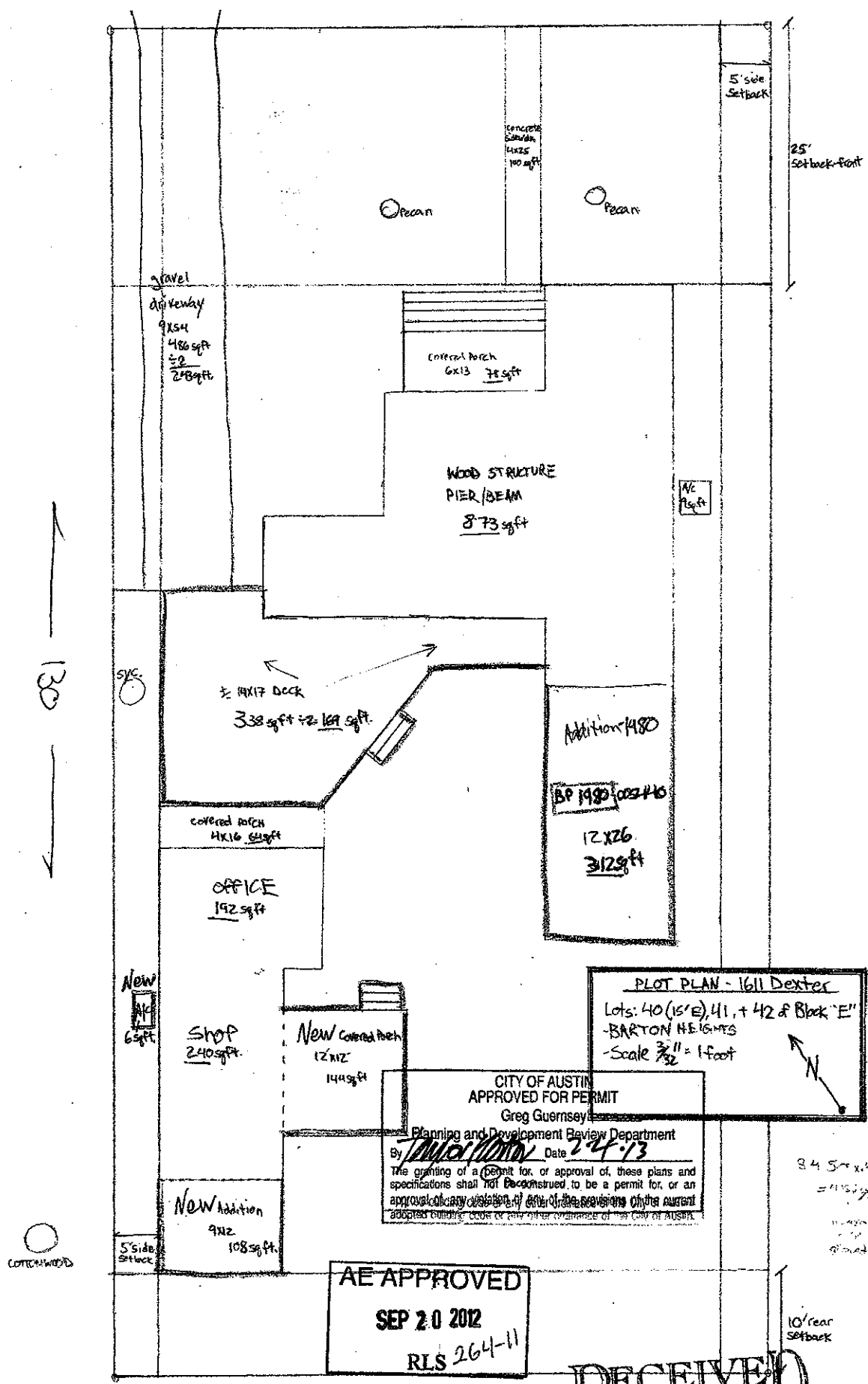
City Arborist Signature

Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012





Addition 1980
BP 1990-002416
12x26
312 sq ft

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
By TIMOTHY Date 2-24-13
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.

PLOT PLAN - 1611 Dexter
Lots: 40 (15'E), 41, + 42 & Block "E"
- BARTON HEIGHTS
- Scale 3/32" = 1 foot

AE APPROVED
SEP 20 2012
RLS 264-11

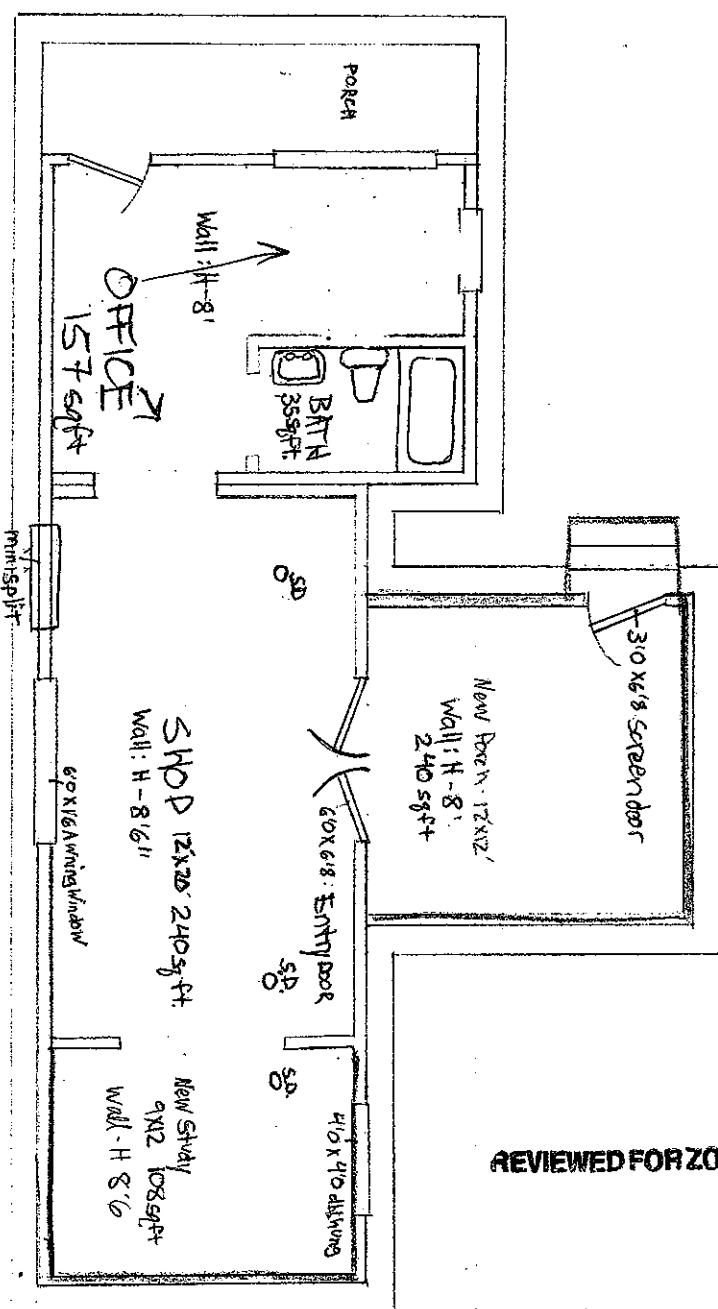
RECEIVED
SEP 20 2012

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

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION



1611 DEXTER
LOTS 40(S/E), 41, & 42 OF
BLOCK "E" - BAYTON HEIGHTS
Scale 3/16" = 1 foot

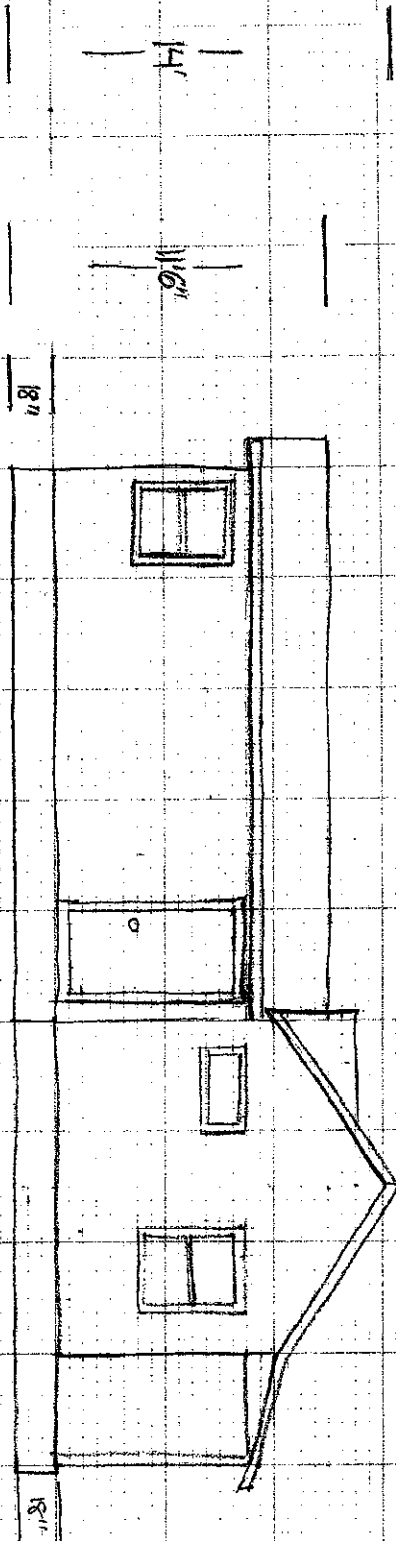


PROPOSED FLOOR PLAN

REVIEWED FOR ZONING ONLY

1611 DEXTER
Scale $\frac{3}{16}$ " = 1 foot

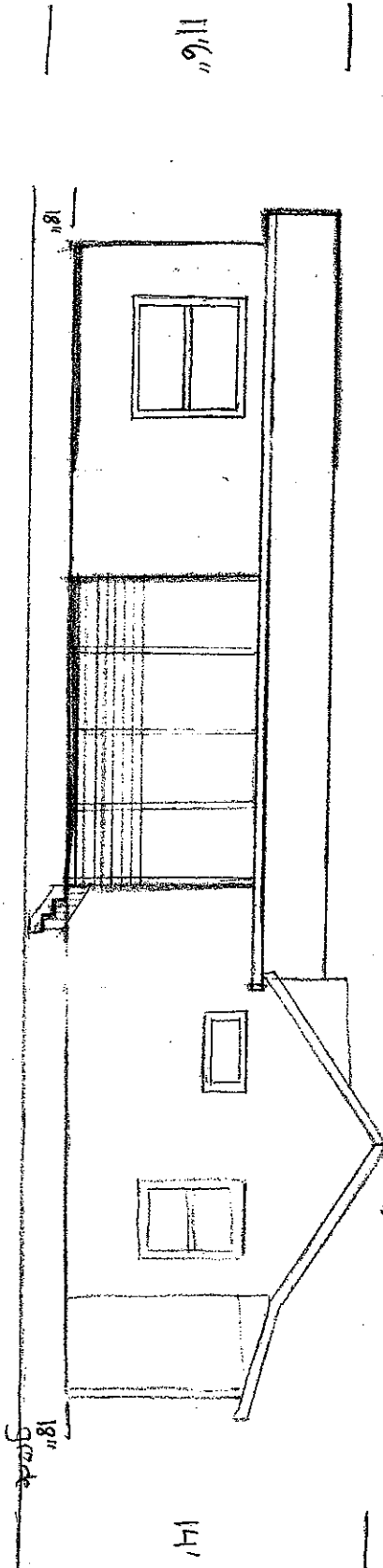
EAST ELEVATION



REVIEWED FOR ZONING ONLY

1611 DEXTER
SCALE 3/16" = 1'00"

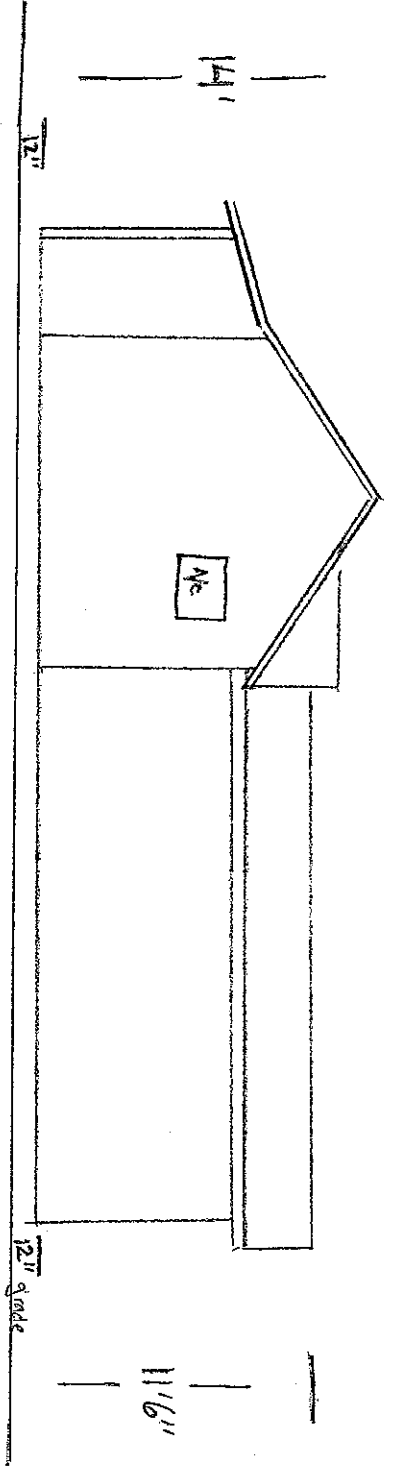
PROPOSED EAST ELEVATION



REVIEWED FOR ZONING ONLY

1611 DEXTER
Scale - $\frac{3}{16}$ " = 1 foot

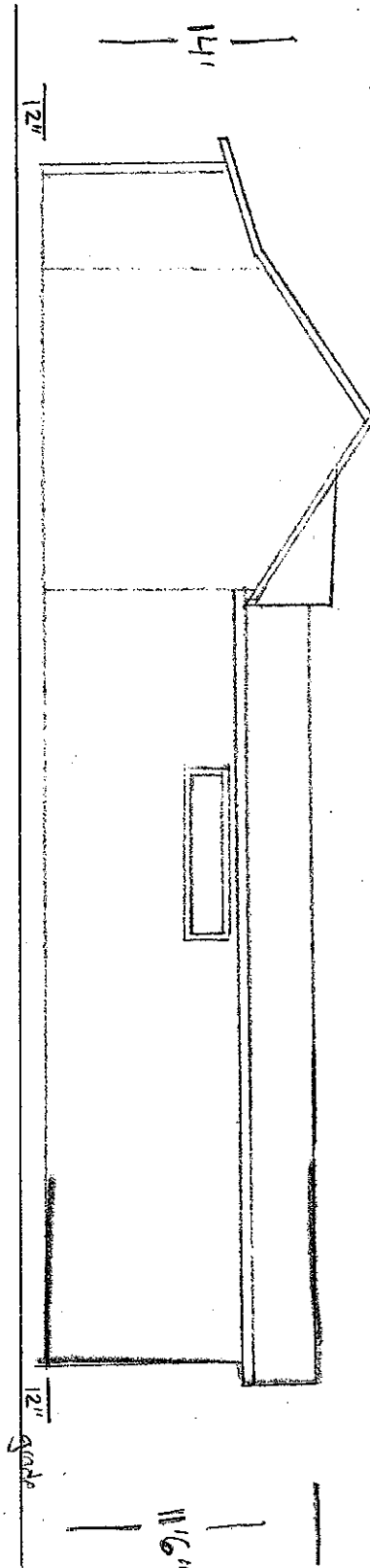
WEST ELEVATION



REVIEWED FOR ZONING ONLY

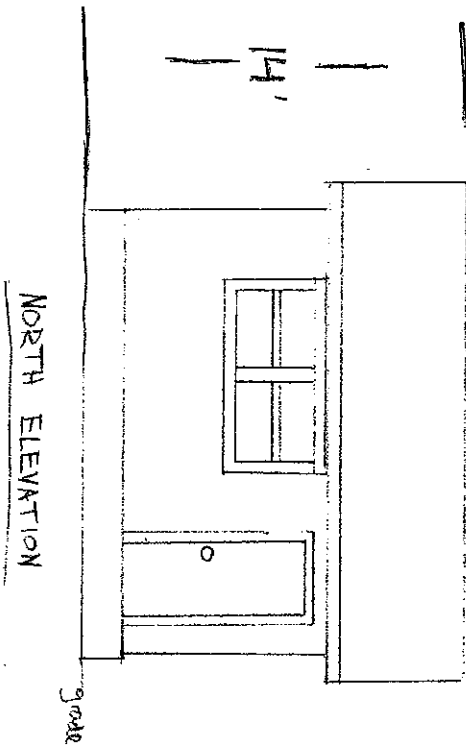
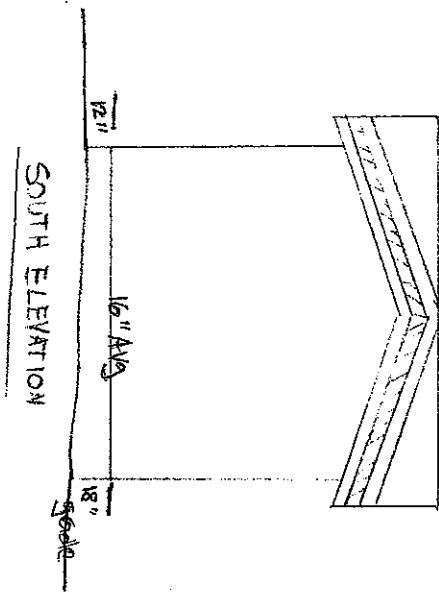
REVIEWED FOR ZONING ONLY

PROPOSED WEST ELEVATION



1611 DEPTER
Scale 3/4" = 1 foot

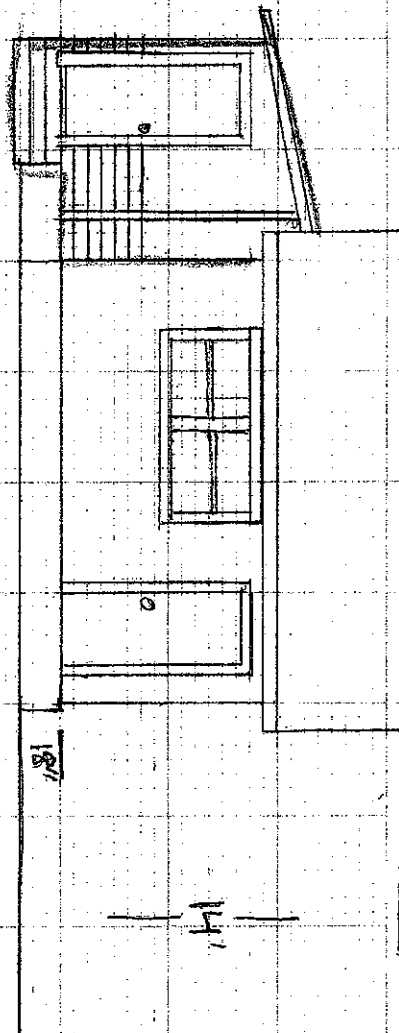
1611 DEXTER
 Scale $\frac{3}{16}" = 1 \text{ foot}$



REVIEWED FOR ZONING ONLY

1611 DEXTER
Scale 3/8" = 1 foot

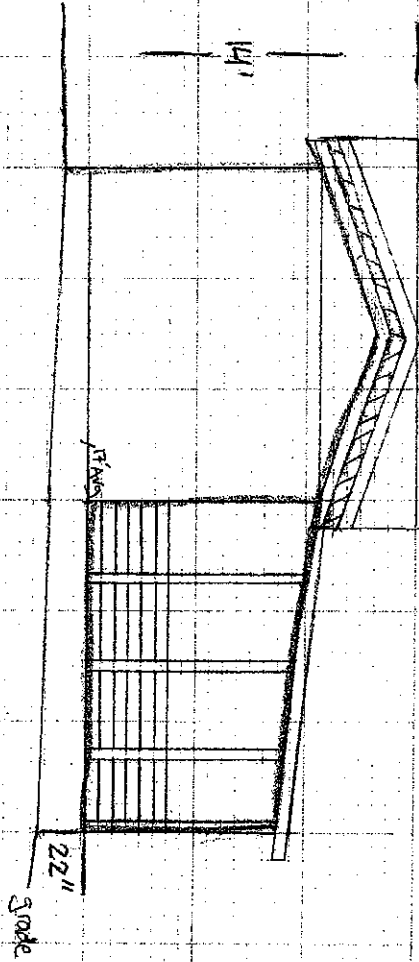
PROPOSED NORTH ELEVATION



REVIEWED FOR ZONING ONLY

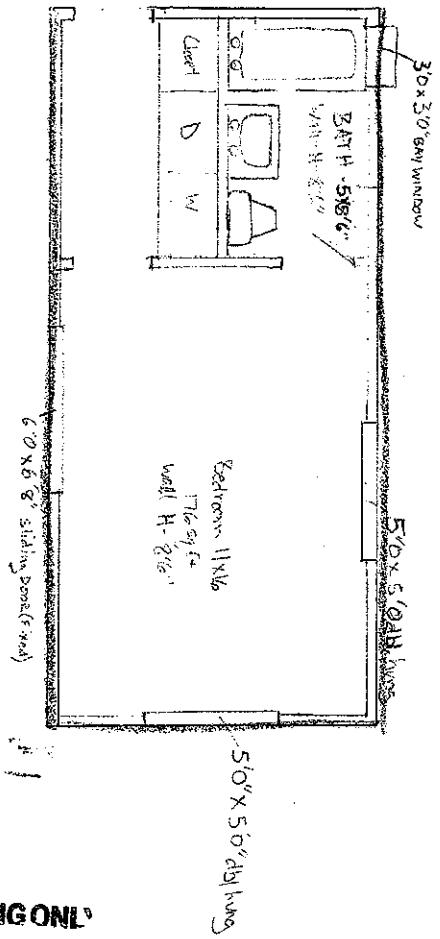
611 DEXTER
Scale $\frac{3}{16}$ " = 1 foot

PROPOSED SOUTH ELEVATION

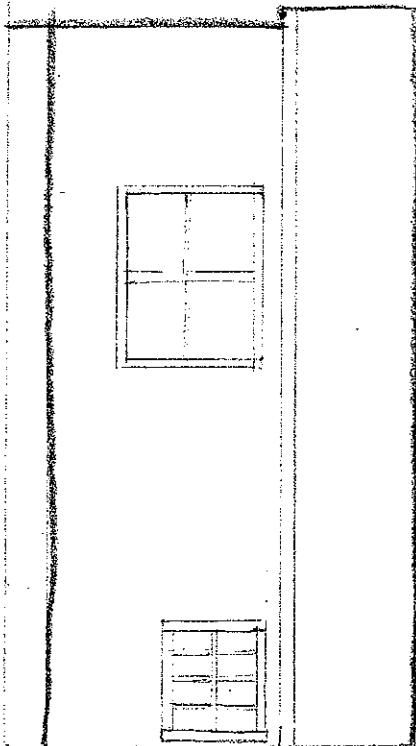


REVIEWED FOR ZONING ONLY

1611 DEXTER
 Scale - $\frac{3}{16}" = 1 \text{ foot}$



REVIEWED FOR ZONING ONLY



EAST ELEVATION - BP1980-0054140



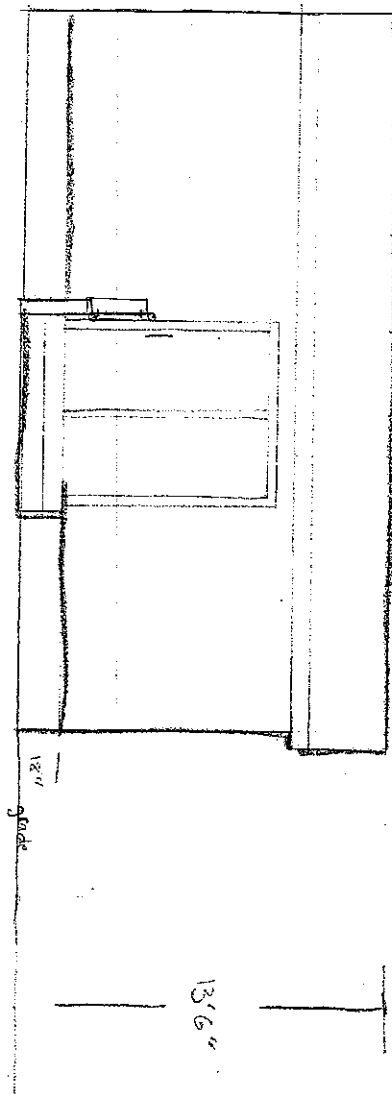
SOUTH ELEVATION - BP1980-0054140

REVIEWED FOR ZONING ONLY

1611 DEXTER
Scale 3/16" = 1'-0"

1611 DEXTER.
SCALE $\frac{1}{8}" = 1'$ foot

WEST ELEVATION - BP 1980-05410



REVIEWED FOR ZONING ONLY



CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED

JAN 04 2013

BP-12	PR-12 098900 PA	NRD-12	HDP-12 0000
REFERRED BY: TAYLOR HORTON			
<input checked="" type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> PENDING HLC REVIEW			
Historic Preservation Office <i>Steve Salowsky</i>			Date 1-8-13

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☐ Single Family Residence, ☐ Duplex, ☐ Tri-plex
or ☒ Other (shop) located at: 1611 Dexter St.

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

→ Demo exterior walls to allow for windows/addition
Amelie

Applicant: William Ivey	Owner: Louise Parks
Address: 4613 Gillis	Address: 1611 Dexter
City: Austin TX 78745	City: Austin
State: TX ZIP: 78745	State: TX ZIP: 78704
Phone: (512) 576-6399 Fax: ()	Phone: (512) 731-0377 Fax: ()
E-mail: dwillivey@yahoo.com	E-mail:

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 1/2" 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.

RESIDENTIAL 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.

Annelie D. Poy
Owner's Signature

26 September
Date

Sworn and subscribed before me this 26th day of September, 2012

Margaret Long Kelley
Notary Public in and for the State of Texas



My commission expires on:

4/19/2015

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]
Applicant's Signature

9/26/2012
Date

FOR DEMO PERMIT - 1611 Dexter



NORTH WALL -

1611 DEXTER

- no changes

FOR DEMO PERMIT - 1611 Dexter



South Wall

1611 Dexter

- Siding removed, framing changed to
allow for 96 sqft (8x12) room addition

FOR DEMO PERMIT - 1611 Dexter



EAST WALL - 1611 DEXTER

- siding, window, and door removed to allow for 144 sq ft (12x12) porch addition

FOR DEMO PERMIT - 1611 Dexter



WEST WALL

1611 DEXTER

-Siding removed, frame for awning window

Submit



City of Austin
Planning & Development Review Department

To: Building Contractors
From: Leon Barba, P.E., Planning & Development Review Department - Building Official
Date: January 11, 2011
File: Code Interpretation Manual

INTERPRETATION NUMBER: CI2010 -0004

TITLE: Dwelling Unit

CODE EDITION: 2006 International Residential Code

SECTIONS: Chapter 2 Definitions

PURPOSE: Is an "accessory structure" that includes provisions for living including components for sleeping, eating, cooking and sanitation (water closet, lavatory and a tub and/or shower) allowable?

No. A structure where provisions exist that include sleeping, eating-cooking or food preparation and sanitation (water closet, lavatory, and a tub and/or shower) exist, the structure effectively becomes a 2nd "dwelling unit" and would require a permit as a 2nd dwelling unit.

Still
Single Family Use

A. 2006 IRC - ACCESSORY STRUCTURE. A structure not greater than 3,000 square feet (279 m2) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

B. 2006 IRC - DWELLING UNIT. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

C. 2006 IRC - HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

When plumbing fixtures are provided, a structure is an "accessory structure" if the structure includes only one the following:

A. A water closet and a lavatory located in the immediate area of the water closet used for the purposes or hand washing, and/or a kitchen sink, or a service sink used for the purpose of food preparation and/or sanitation of dishware;

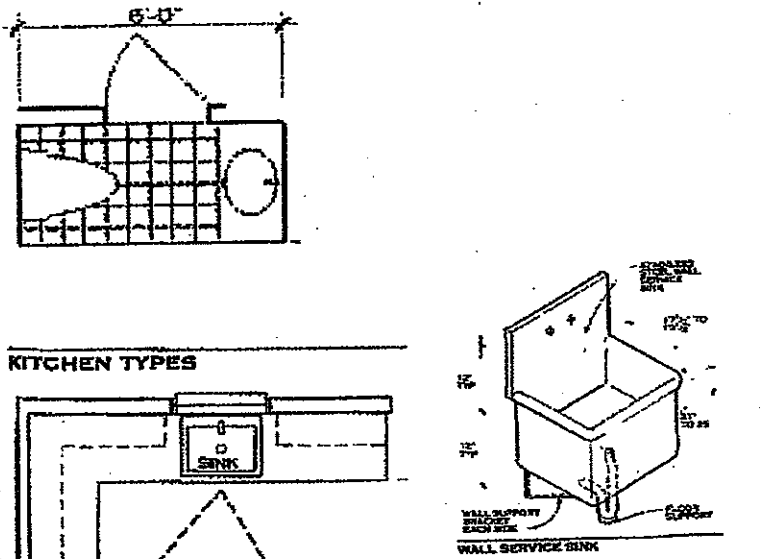
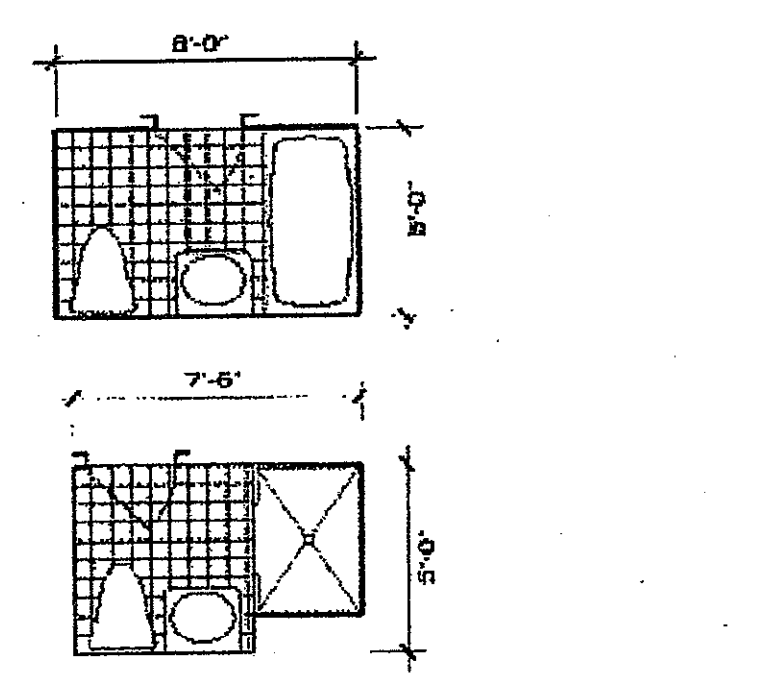
or

B. A bathroom that includes a shower and/or tub, lavatory and water closet.

For the purposes of this interpretation, an accessory structure shall not be a habitable space.



Leon Barba, P.E., Building Official
City of Austin, Planning & Development Review Department

<p>A. A water closet and a lavatory located in the immediate area of the water closet used for the purposes or hand washing, and/or a kitchen sink, or a service sink used for the purpose of food preparation and/or sanitation of dishware; or</p>	
<p>B. A bathroom that includes a shower and/or tub, lavatory and water closet.</p>	

1/10/13

Bill Ivey

Project: 1611 Dexter 78704

Mr. Horton-

Here are some notes to supplement my Update submittal of my application for a residential addition/remodel at: 1611 Dexter St. 78704.

see interpretation
#C12010-0004

After meeting w/ Daniel Word, I decided to alleviate the proposed kitchen (existing office) from the plans. The space will remain an office and there will be no changes in that entire 192 sq ft area. In doing this, we will maintain Single Family Use.

I have made changes throughout the plans, outlining the new construction in red pencil on plan and elevation views.

I have also included a sheet which clarifies the square footage calculations.

Thank you - Bill Ivey
M. Ivey / 1/10/13

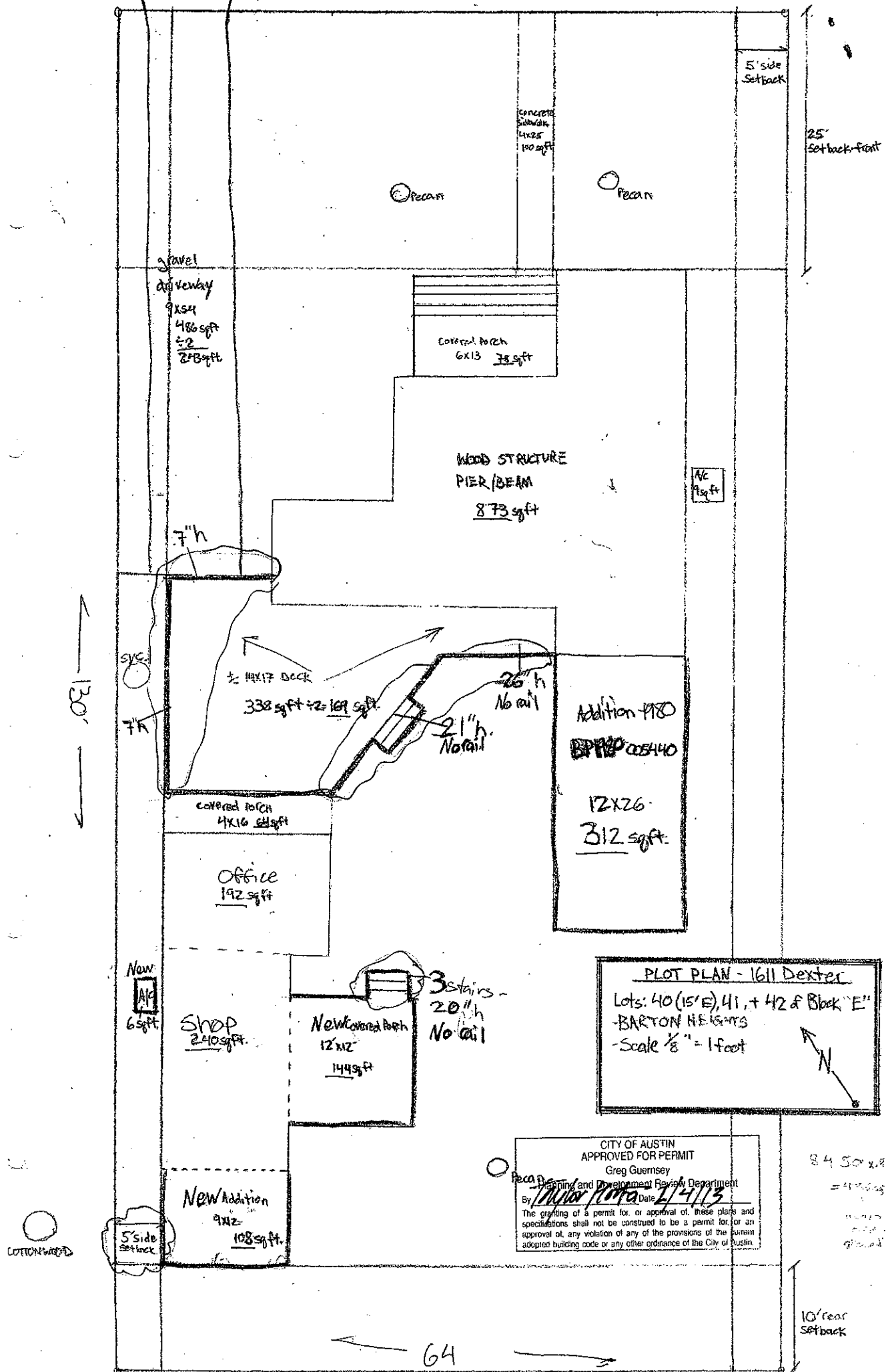
(512) 576 6309
abillivey@yahoo

1611 Dexter Street, 78704
COA Residential Permit Application

Bill Ivey (512-576-6309)

Square Footage Calculations

Building and Site Area			
Area description	Existing Sq. Ft.	New/Added Sq. Ft.	Total Sq. Ft.
1st floor conditioned area	1305	420	1725
	873 (house) + 192 (office) + 240 (shop) = 1305	312 (BP-1980-005440) + 108 (new addition) = 420	
Covered Patio/Deck	142	144 (covered porch) (e shop)	286
	78 (porch at residence) + 64 (porch at office) = 142		
Total Building Coverage	1447	564	2011
Driveway	486		486
Sidewalks	100		100
Uncovered wood deck	338 (e shop)	169	169
		338/2=169	
AC pads	9	6	15
Total Site Coverage	2042	739	2781



PLOT PLAN - 1611 Dexter
Lots: 40 (15' E), 41, + 42 & Block "E"
- BARTON HEIGHTS
- Scale 1/8" = 1 foot

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guemsey
Planning and Development Review Department
By *[Signature]* Date 2/4/13
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.

