

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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

CASE #
ROW #

C15-2013-0089
11000639

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

TP-0133091117

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

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

STREET ADDRESS: 4705 Westslope Circle Austin, TX 78731

LEGAL DESCRIPTION: Subdivision - Northwest Hills Section 3

Lot(s) 5 Block B Outlot Division

I/We Steve Spada on behalf of myself/ourselves as authorized agent for

Owner / Contractor June 4, 2013, affirm that on

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

(check appropriate items below)

ERECT ATTACH ☒ COMPLETE REMODEL MAINTAIN

Re-new an expired permit to get my Completion of Occupancy.

for a SFK

in a SF1 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:

Height restrictions currently differ from when I was permitted in 2006. I did an envelope then that was approved and the home was built per plan. Most of the inspections were finalized except for plumbing and some minor items.

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HARDSHIP:

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

This is a three story home measuring over the average lot elevation per the current city restrictions. Back in 2006 if I remember right, COA went with the highest point of elevation with the envelope that we submitted and was approved. Also there are three story homes on both sides of the subject home.

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

Due to the hardship of the economy at that time, we were not able to fund the finish out of one bathroom. That is why the permit expired and we are applying for a new permit to get our CO.

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 already a three story home on both sides of the subject home and all other homes have their own unique construction design. Also it will not impair because it is already built and exist. We are just needing to finish a bathroom and get our CO.

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:

NA

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:

NA

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

NA

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

NA

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 [Signature] Mail Address P.O. Box 26384

City, Austin State TX & Zip 78755

Printed Steve Spada Phone 512-577-7723
Date 6/4/13

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 [Signature] Mail Address P.O. Box 26384

City, 78755 State & Zip Austin TX

Printed Phone 512-577-7723 Date 6/4/2013

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

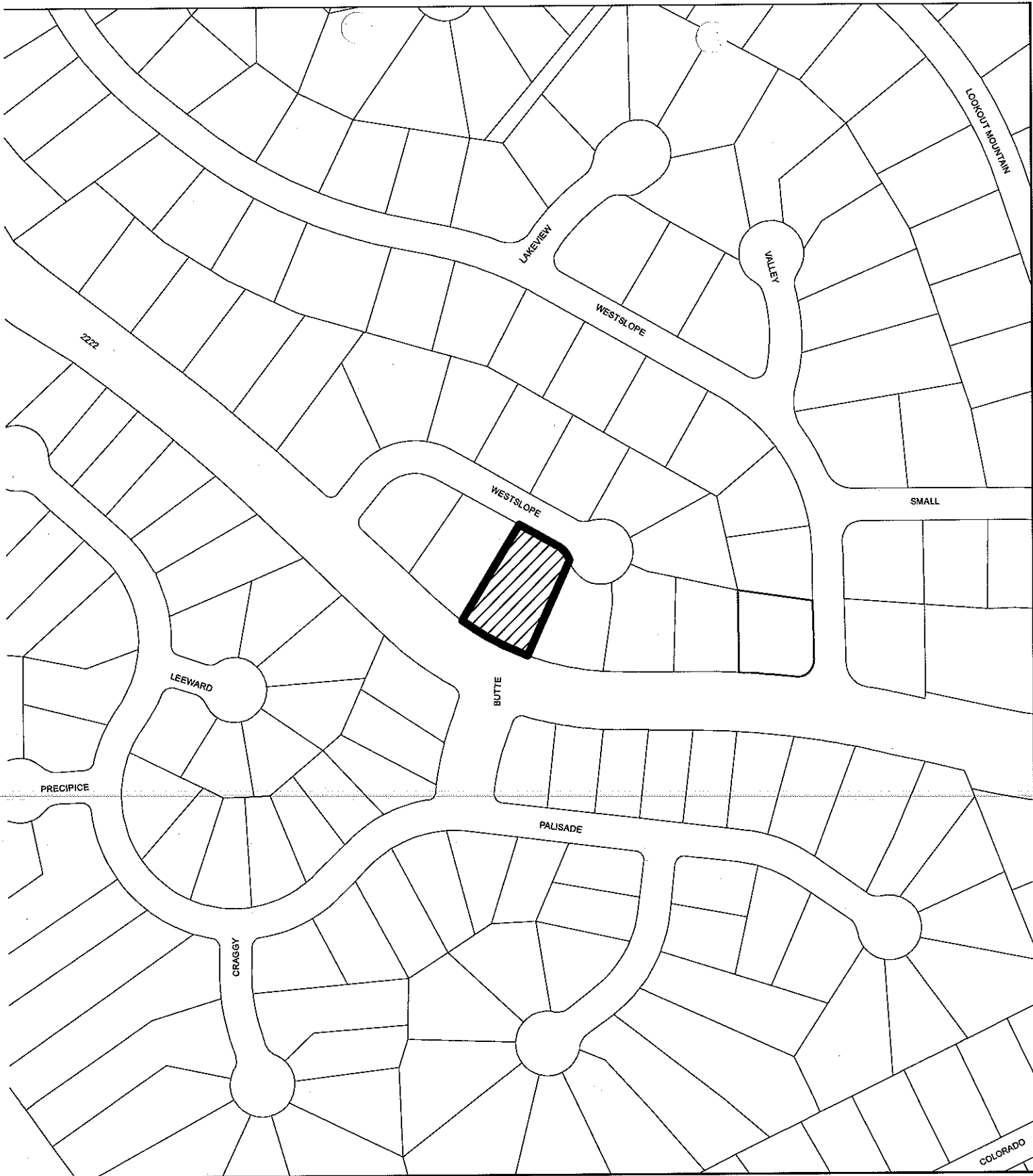
(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

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.)



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0089
LOCATION: 4705 WESTSLOPE CIR



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 BUILDING PERMIT

PERMIT NO: 2006-004140-BP
4705 WESTSLOPE CIR

Type: RESIDENTIAL Status: Expired
Issue Date: 12/15/2006 **EXPIRY DATE: 09/24/2008**

LEGAL DESCRIPTION						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: New				ISSUED BY: Angelica Yanez			
Three Story Sf Res, W/ Attached Garage, Cov'D Patio & Cov'D Porch, & Guest House									
TOTAL SQFT New/Addn: 6,749		VALUATION Tot Val Rem: \$00 Tot Job Val: \$325,000.00		TYPE CONST.	USE CAT. 101	GROUP	FLOORS 3	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Contact	Phone	Contact	Phone
General Contractor, Spada Homes, Inc	(512) 577-7723		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	515.00	12/15/2006	Concrete Re-inspection fee - P	50.00	3/28/2008	Driveway Inspection Fee - PC	44.00	1/25/2008
Electrical Permit Fee	309.00	2/7/2007	Excavation/Concrete Permit Fee	30.00	1/25/2008	Mechanical Permit Fee	176.00	5/31/2007
Plumbing Permit Fee	194.00	1/22/2007	Plumbing Permit Fee	97.00	5/11/2007			
Fees Total:	1,415.00							

Inspection Requirements			
Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Sidewalks Inspection	Water Tap Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Residential Zoning Review

Date: 12/13/2006
Reviewer: Margaret C Howard-Heretakis

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



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BUILDING PERMIT

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4705 WESTSLOPE CIR

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PROPOSED OCCUPANCY:		WORK PERMITTED: New				ISSUED BY: Angelica Yanez			
Three Story Sf Res, W/ Attached Garage, Cov'D Patio & Cov'D Porch, & Guest House									
TOTAL SQFT New/Addn: 6,749		VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$325,000.00		TYPE CONST.	USE CAT. 101	GROUP	FLOORS 3	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Type	Date	Status	Comments	Inspector
101 Building Layout	1/23/2007	Temporary	MIGRATED FROM PIER.	Carl Winn
102 Foundation		Open		Carl Winn
103 Framing	8/14/2007	Pass		Gene Delauro
104 Insulation	9/5/2007	Pass		Gene Delauro
105 Wallboard	9/5/2007	Pass		Gene Delauro
108 TCO Stocking		Open		Carl Winn
109 TCO Occupancy		Open		Carl Winn
111 Energy Final	3/28/2008	Fail		Gene Delauro
112 Final Building	3/28/2008	Fail		Gene Delauro
114 Continuance of work		Open		
611 Water Tap	12/10/2007	Pass		Carolyn Lunday

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 11-29 1211R
 Building Permit No. 010027603 11/15/09
 Plat No. _____ Date 12/8/09
 Reviewer JKH

BASIC PROJECT DATA

Property Address 4705 WESTSLOPE CIRCLE Tax Parcel No. 01-3309-117-0000
 Description
 of 5 Block B Subdivision NORTHWEST HILLS Section 3 Phase _____

Is this a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work _____ Remodel (specify) _____
☒ New Residence _____ Addition (specify) _____
☐ Duplex _____
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool _____ Other (specify) 5 bays

Foundation (e.g. SF-1, SF-2, etc.) SF2
 Height of Principal building 31 ft. # of floors 3 Height of Other structure(s) _____ ft. # of floors _____

Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the
 Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic
 permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No. If yes, attach the B.O.A. documentation

Does this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☐ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR
REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway/
 Sidewalk \$ _____
 TOTAL \$ _____
 (Labor and materials)

VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY

Lot Size 18,031 sq. ft.
 Job Valuation - Principal Building \$ 325,000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 325,000
 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>515.00</u>	\$ _____
Electrical	\$ <u>309.00</u>	\$ _____
Mechanical	\$ <u>176.00</u>	\$ _____
Plumbing	\$ <u>194.00</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name STEVE SPADA (OWNER/BUILDER) Telephone (h) 577-7723
 (w) _____
 BUILDER Company Name SPADA HOMES, INC. Telephone 577-7723
 Contact/Applicant's Name STEVE SPADA Pager N/A
 FAX 451-5425
 DRIVEWAY/
 SIDEWALK Contractor SPADA HOMES, INC. (OWNER/BUILDER) Telephone 577-7723
 CERTIFICATE OF Name STEPHEN C. SPADA Telephone 577-7723
 OCCUPANCY Address 4705 WESTSLOPE CIR. City AUSTIN STX ZIP 78731

How would you like to be notified when your application is approved, please select the method

_____ telephone: _____ e-mail: _____
 You may check the status of this application at www.ci.austin.tx.us/development/permit.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

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 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.

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.

APPLICANT'S SIGNATURE  DATE 11/29/06
HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Section Notes/Additional Comments (for office use only):

Lake Austin WB
ESPA Approved, DH 321-10%
FAR = 37%
Through lot
50' between DH
12' DW approach
5 baths

Office Address _____
Applicant's Signature _____ Date _____

CITY OF AUSTIN **RESIDENTIAL PERMIT APPLICATION "C"**

BUILDING COVERAGE

area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	sq.ft.	767 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	1757 sq.ft.
c. 3 rd floor conditioned area	sq.ft.	1959 sq.ft.
d. Basement	sq.ft.	0 sq.ft.
e. Garage / Carport	sq.ft.	1396 sq.ft.
X attached	sq.ft.	sq.ft.
detached	sq.ft.	0 sq.ft.
f. Wood decks (must be counted at 100%)	sq.ft.	0 sq.ft.
g. Breezeways	sq.ft.	0 sq.ft.
h. Covered patios	sq.ft.	778 sq.ft.
i. Covered porches	sq.ft.	92 sq.ft.
j. Balconies	sq.ft.	0 sq.ft.
k. Swimming pool(s) (pool surface area(s))	sq.ft.	0 sq.ft.
l. Other building or covered area(s)	sq.ft.	0 sq.ft.
Specify:		

TOTAL BUILDING AREA (add a. through l.) sq.ft. 6,749 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b, c, d, k, and l, if uncovered)

3,033 sq.ft.
17 % of lot

IMPERVIOUS COVERAGE

the building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements including impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in impervious coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>3,033</u> sq.ft.
b. Driveway area on private property	<u>2,867</u> sq.ft.
c. Sidewalk / walkways on private property	<u>0</u> sq.ft.
d. Uncovered patios	<u>0</u> sq.ft.
e. Uncovered wood decks (may be counted at 50%)	<u>0</u> sq.ft.
f. Air conditioner pads	<u>30</u> sq.ft.
g. Concrete decks	<u>0</u> sq.ft.
h. Other (specify)	<u>0</u> sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

5,930 sq.ft.
33 % of lot

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Property Address 4705 WESTSLOPE CIRCLE

Applicant's Signature [Signature]

Date 11/29/06

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New Addition
I. 1st Floor Gross Area		
1. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft.	767 sq.ft.
2. 1 st floor area with ceiling height over 15 feet.	sq.ft.	0 sq.ft.
3. TOTAL (add a and b above)	sq.ft.	767 sq.ft.
II. 2nd Floor Gross Area See note 1 below		
1. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	2,069 sq.ft.
2. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	0 sq.ft.
3. TOTAL (add d and e above)	sq.ft.	2,069 sq.ft.
III. 3rd Floor Gross Area See note 1 below		
1. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	2,427 sq.ft.
2. 3 rd floor area with ceiling height > 15 feet	sq.ft.	0 sq.ft.
3. TOTAL (add g and h above)	sq.ft.	2,427 sq.ft.
IV. Basement Gross Area		
1. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	0 sq.ft.
V. Garage		
1. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	1,396 sq.ft.
2. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	0 sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
	sq.ft.	0 sq.ft.
VII. TOTAL	sq.ft.	6,659 sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

6,659 sq. ft.

GROSS AREA OF LOT

18,031 sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot)

37 sq. ft.

Second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.
 It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater.
 It only has one floor within the roof structure.
 It does not extend beyond the foot print of the floors below.
 It is the highest habitable portion of the building, and
 Fifty percent or more of the area has a ceiling height of seven feet or less.



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Brno Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name	STEVE SPADA		Phone	577-7723	
Address	4705 WESTSLOPE CIR.				
Legal Description	NORTHWEST HILLS SECTION 3				
Lot	5	Block	B	Commercial/Residential?	RES

Service Main Size			(amps)	Service Conductor			(type & size)
Service Length			(ft.)	Number of Meters?			Multi-Fuel Y N
Overhead/Underground?	LF		Voltage	120/240		<input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Total Square Footage			Total A/C Load			(# of units) (Tons)	
Largest A/C unit			(Tons)	LRA of Largest A/C Unit			(amps)
Electric Heating			(kW)	Other			(kW)

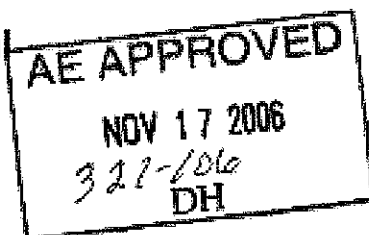
Comments: _____

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____

Approved: ☐ Yes ☐ No (Remarks on back) _____ Phone 974-9112

Application expires 90 days after date of Approval



OF 4708 WESTLOPE CIRCLE, AUSTIN, TEXAS
NORTHWEST HILLS SEC.3
LOT 5 BLK. B
V. 5, PG. 334

MAP SYMBOLS

—	WOOD BOARD FENCE
—	UTILITY LINE
—	PUBLIC UTILITY EASEMENT
BL	HERONS LANE
BL	1/2" ROSSER FENCE
BL	1/2" ROSSER FENCE
BL	HERONS LANE
BL	CONCRETE MONUMENT
BL	RECORDED DATE: 10/10/1984
BL	DRIVEWAY EASEMENT
BL	RIGHT-OF-WAY

BEARING BASE
N 56°45'00" W 99.00
(N 56°45' W 100')

PLAT NORTH
SCALE: 1" = 20'

LOT 6

LO
BL
VACANT LOT

LOT 4

BOD NAIL
FOUND ON
PROPERTY LINE

**CALCULATED
PROPERTY CORNER**

OF - 428.54
 Q - 115.35
 GH - 115.00
 (CG - N 87°28'35" E)

CALCULATED PROPERTY GENE

BULL CREEK ROAD
(100' R.O.W.)

JAMES M. GRANT, RPLS 9818
DATE: JULY 6, 2009

2:\victor\pda\chassis\LOGO.TIF

CITY OF AUSTIN

APPROVED FOR PERMANENT RECORDS
 Victoria May 1961

Wilderness Protection & Development Review Department
By Mary Thompson Date 12/13/02
The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for or approval of any violation of any of the provisions of the current laws and ordinances of the State and County of the District of Columbia.

~~AE APPROVED~~

NOV 17 2006

321-106
DH

V. 10, PG. 72

1. THIS SURVEY WAS DONE FOR THE BENIFIT OF A BUILDING HEIGHT LOCATION ONLY. NO IMPROVEMENT WERE LOCATED EXCEPT WHAT IS SHOWN HEREON.
2. ELEVATIONS FOR THIS SURVEY ARE BASED OFF OF AN ASSUMED 100.00 ELEVATION.

"X"FD = X MARK FOUND

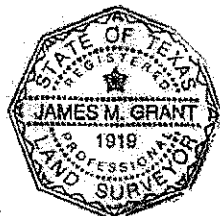
A horizontal graphic scale bar with alternating black and white segments. Above the bar, the markings 0', 20', 40', and 60' are printed. The bar is divided into four equal sections, each representing 20 feet.

LOT 4

LOT 6

WESTSLOPE CIRCLE

James M. Grant



C: \CARL D\2013\44042

Harris
GRANT
SURVEYING, INC.

12

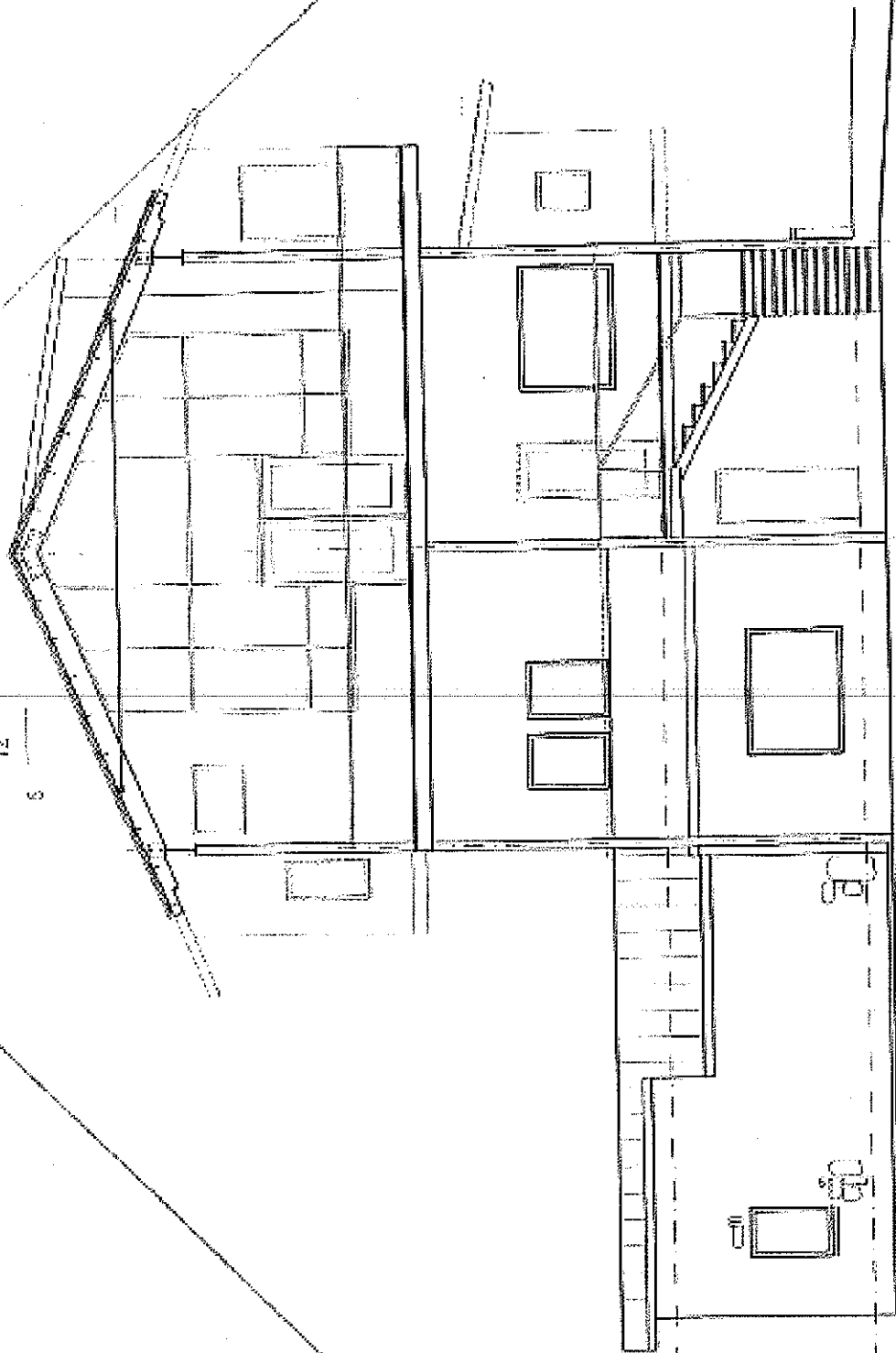
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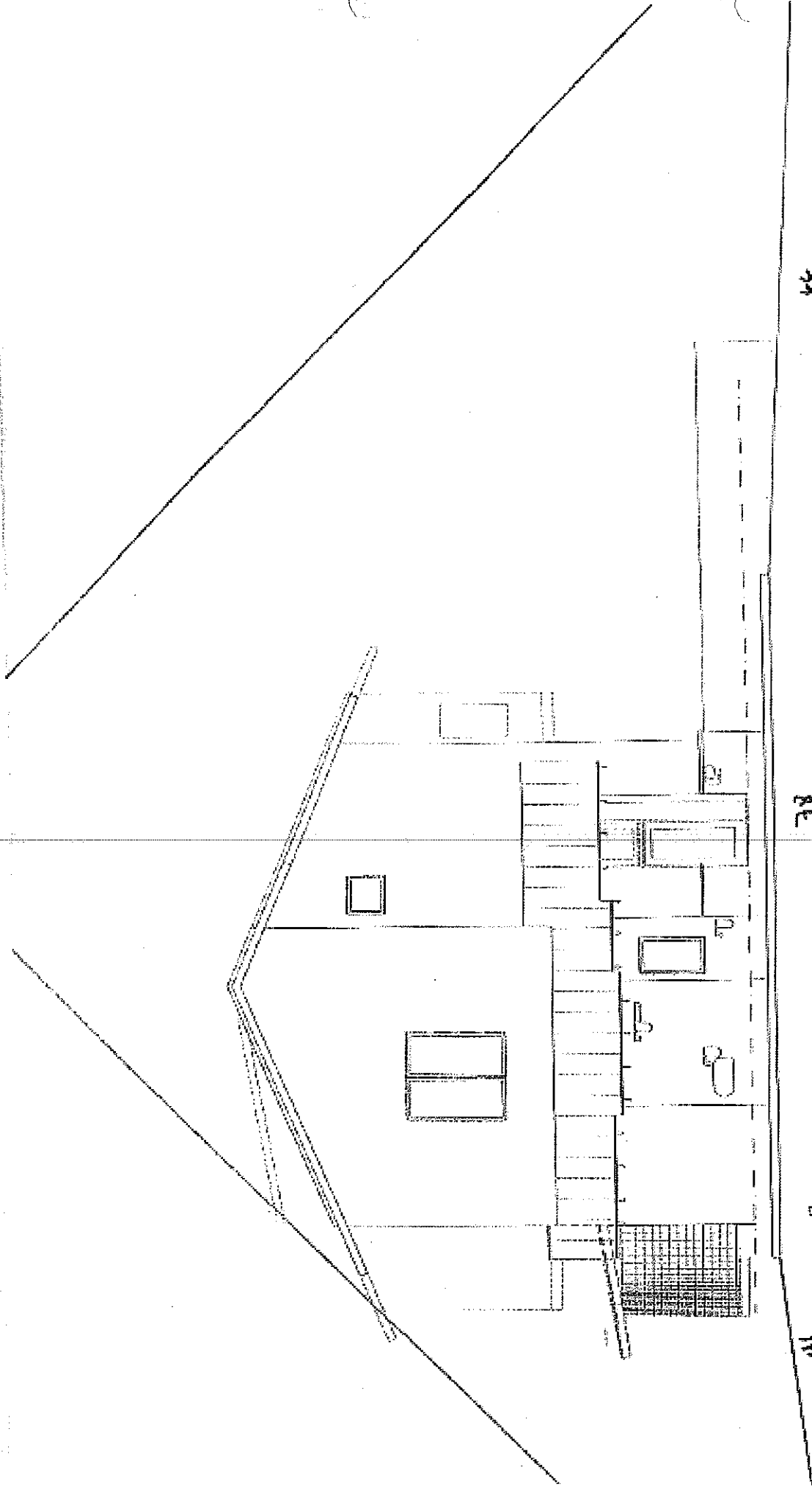
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NOT FOR CONSTRUCTION

1/16" = 1'

REAR ELEV.



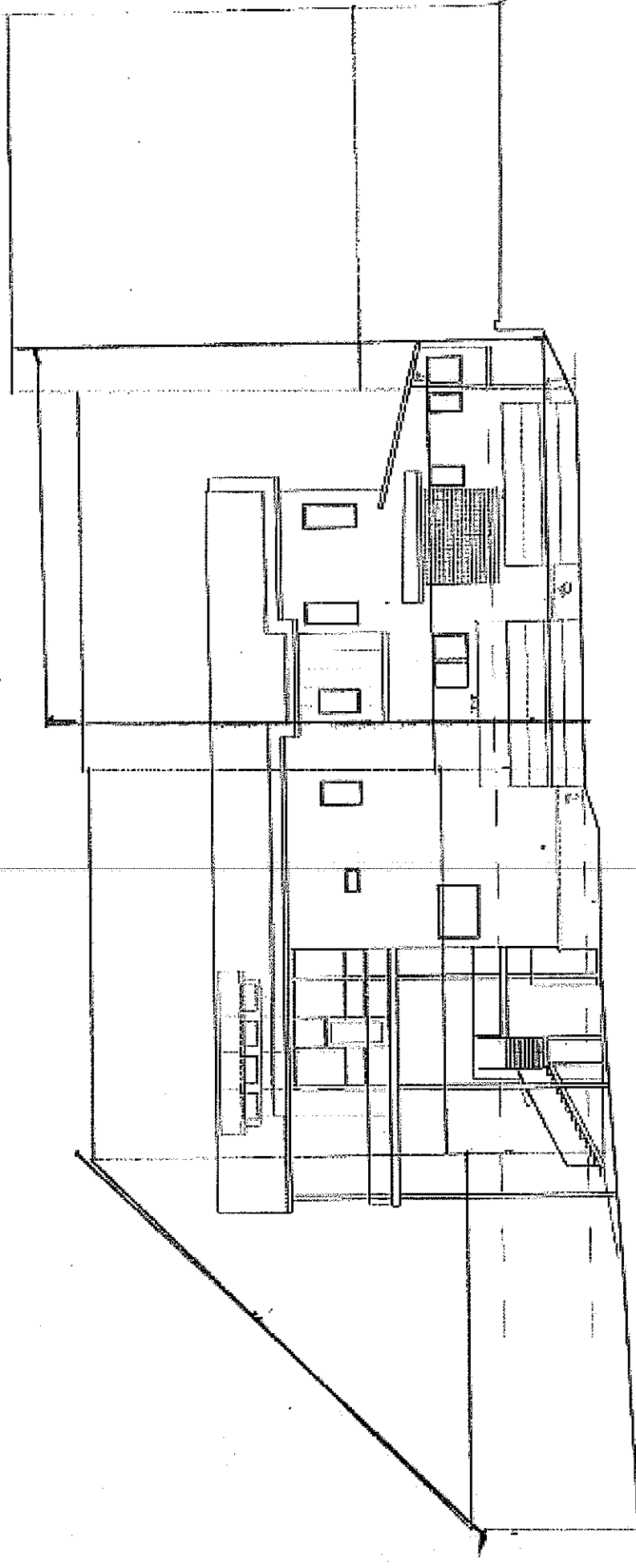


NOT FOR CONSTRUCTION

FRONT ELEV.

10' = 1"



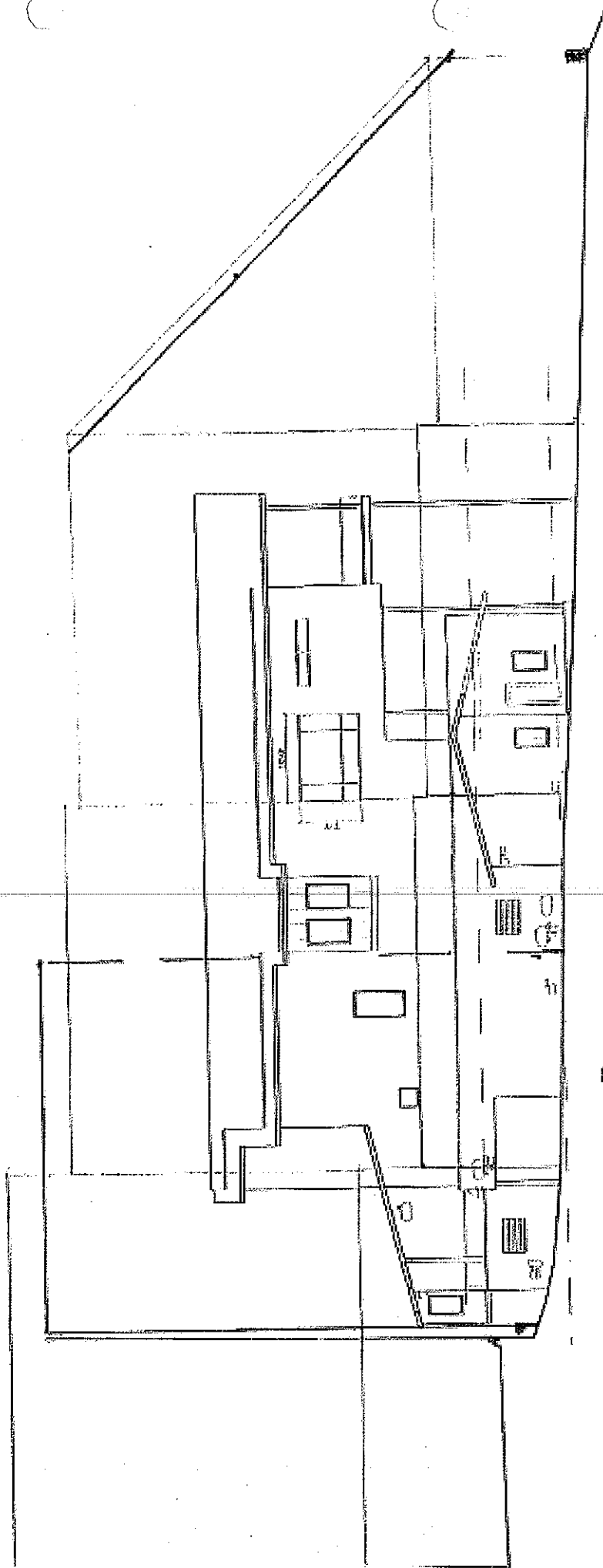


NOT FOR CONSTRUCTION

1/10 = 1'

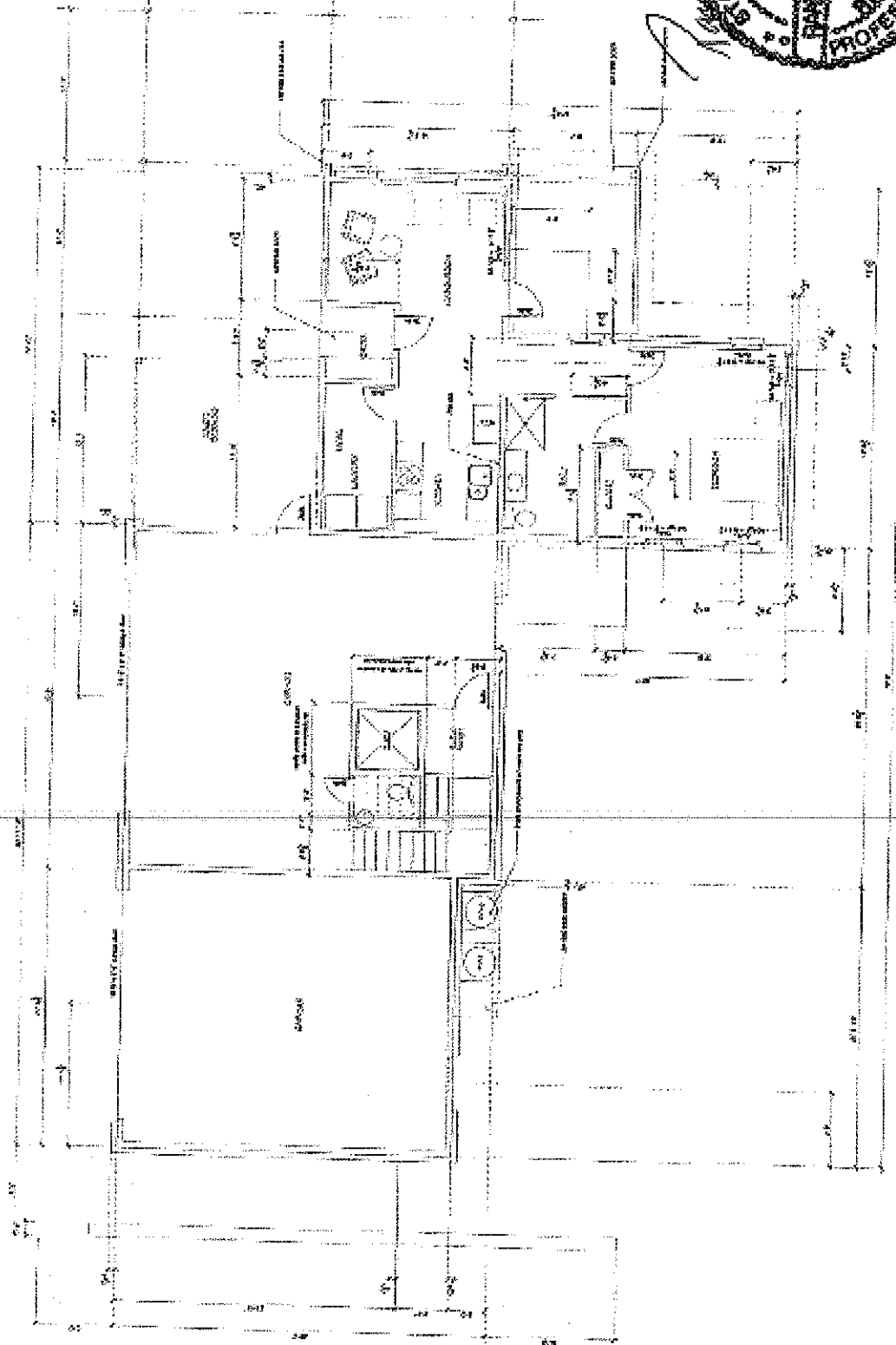


EAST ELEV.

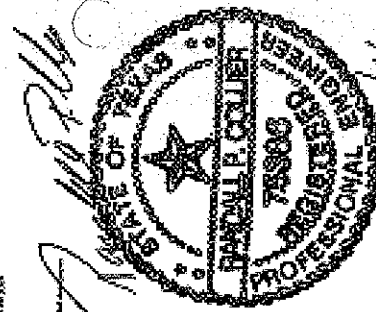


NOT FOR CONSTRUCTION

WEST ELEV.

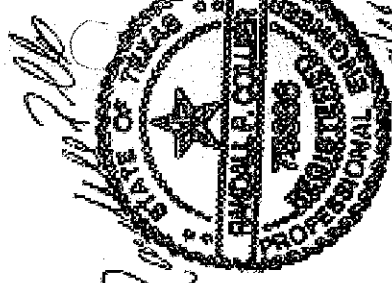


1. FIRST FLOOR PLAN



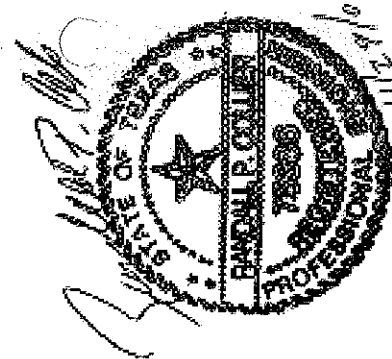
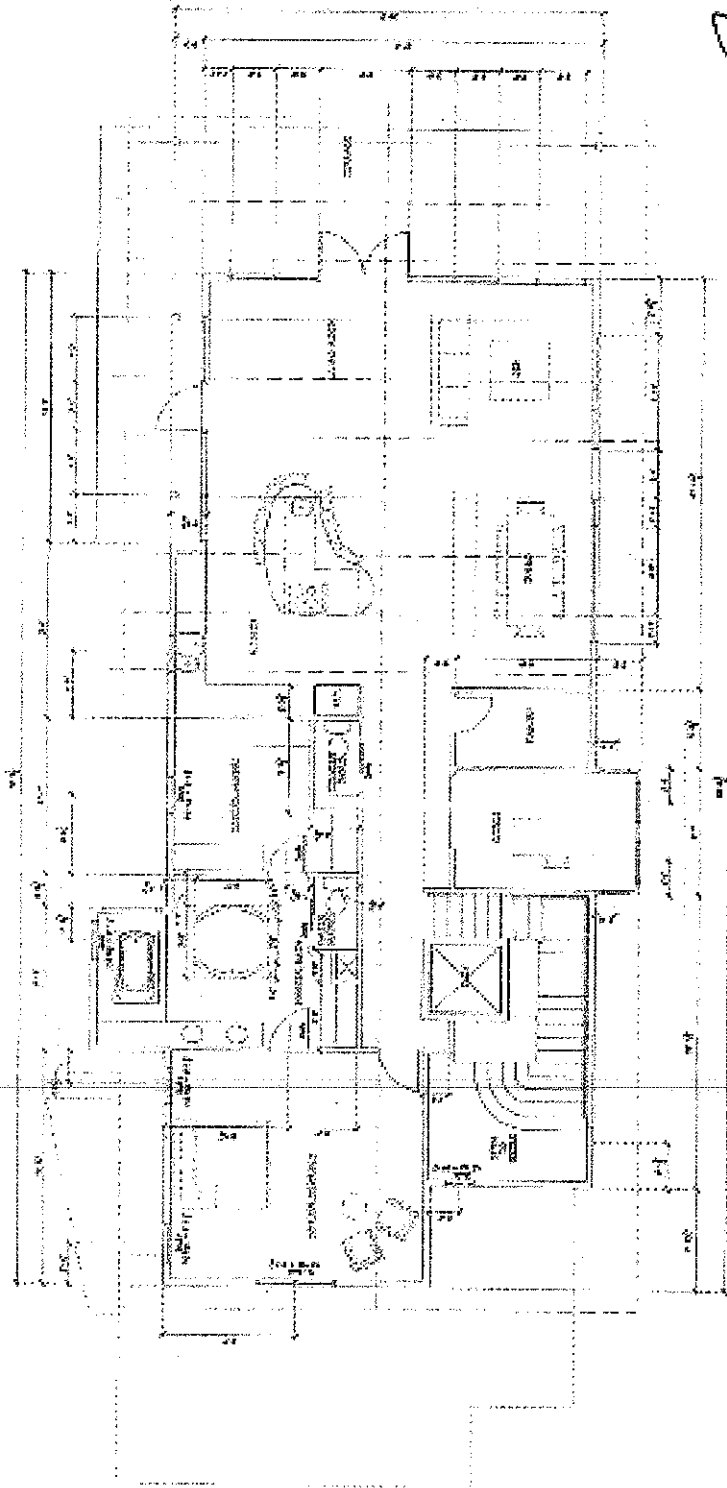
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A21



A2.2

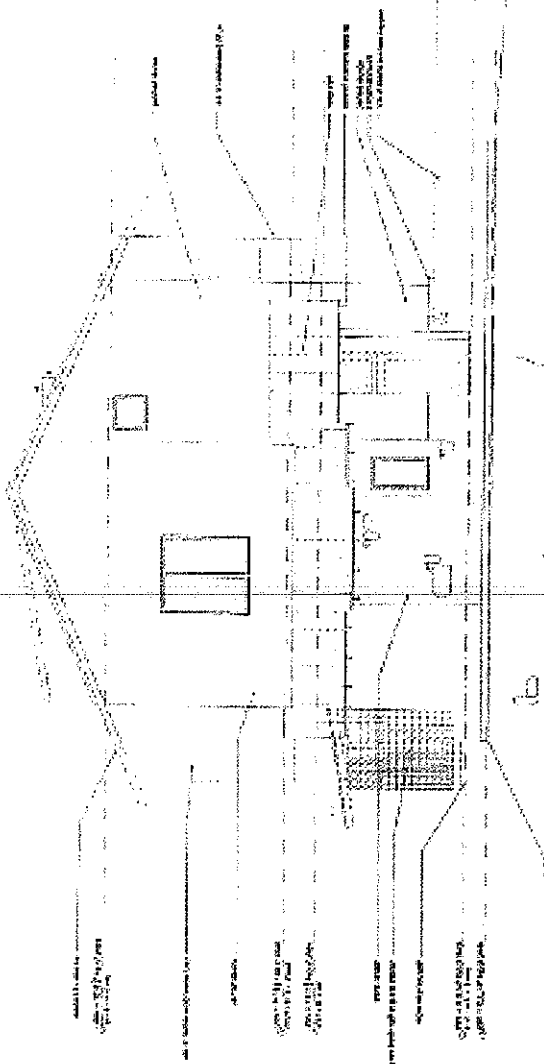
41-24
SECOND FLOOR PLAN



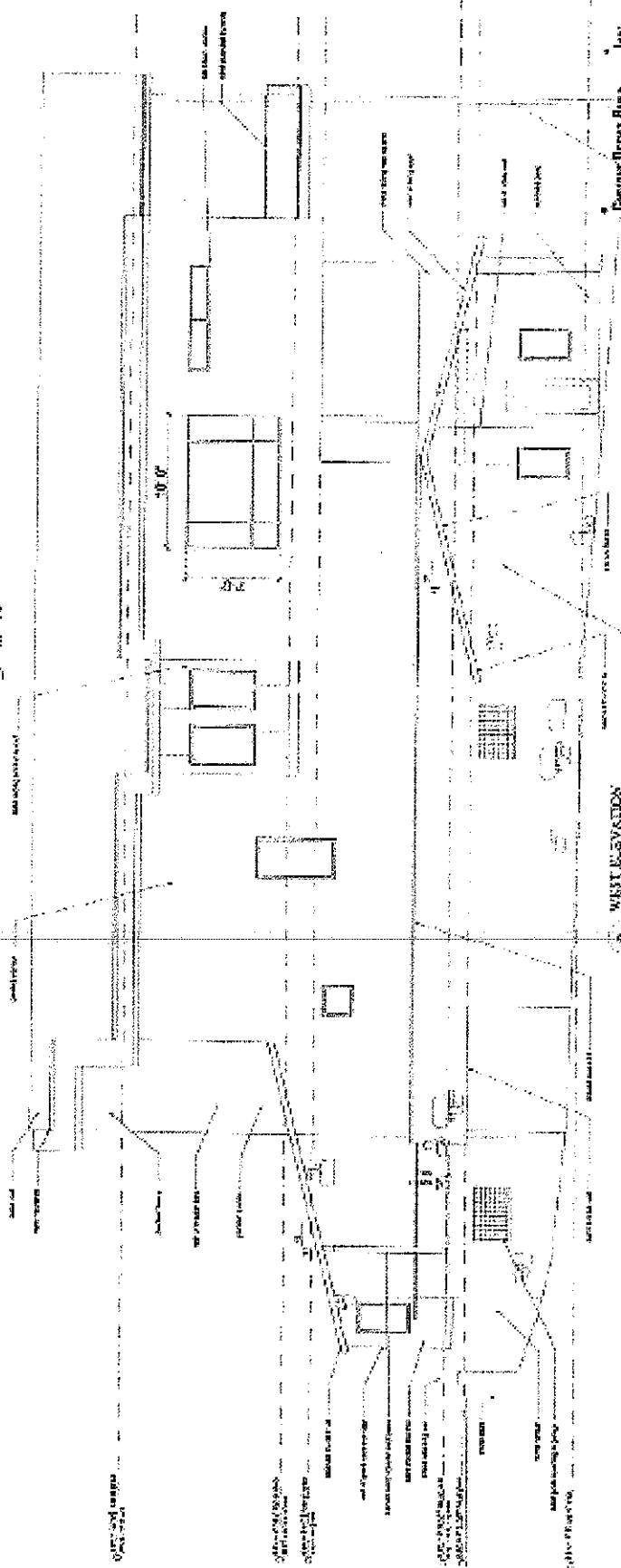
License Number: 733206
 State of Texas
 Seal Exp. Date: 11/29/18
 Date: 11/29/18
 A2.3

1 THIRD FLOOR PLAN
 1/4" = 1'-0"

11/2/91



ARTICLE ELEVATION
124" = 10'



WISCONSIN

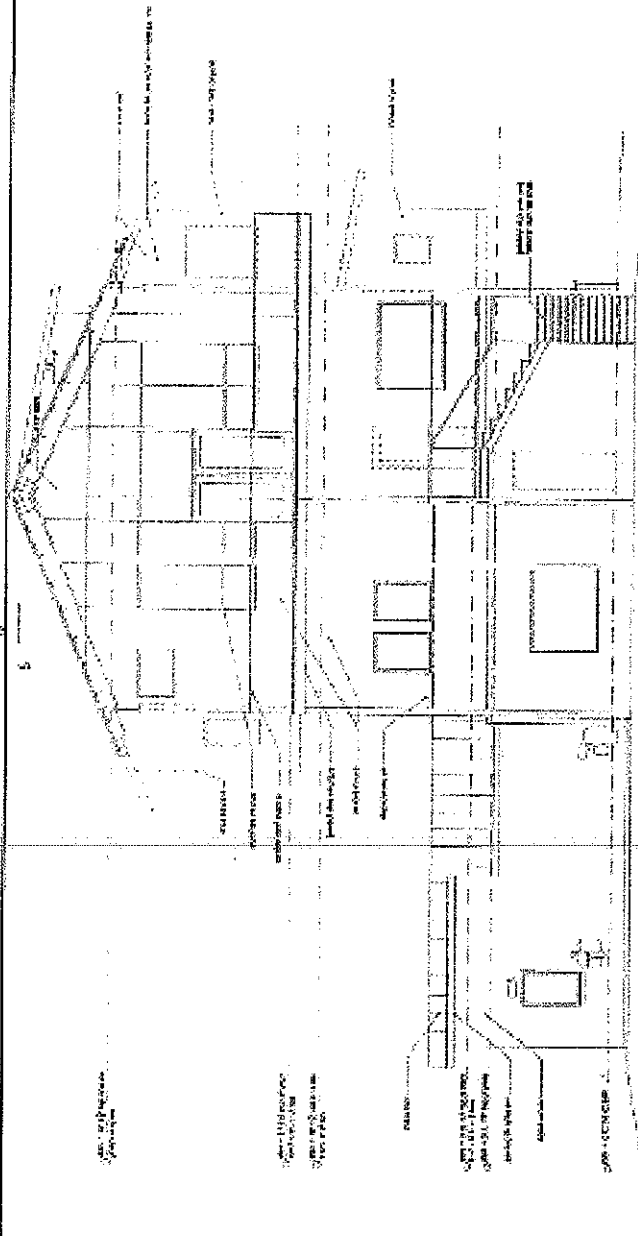
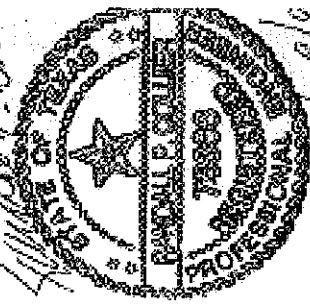
Cheng-Chieh Hsieh

43

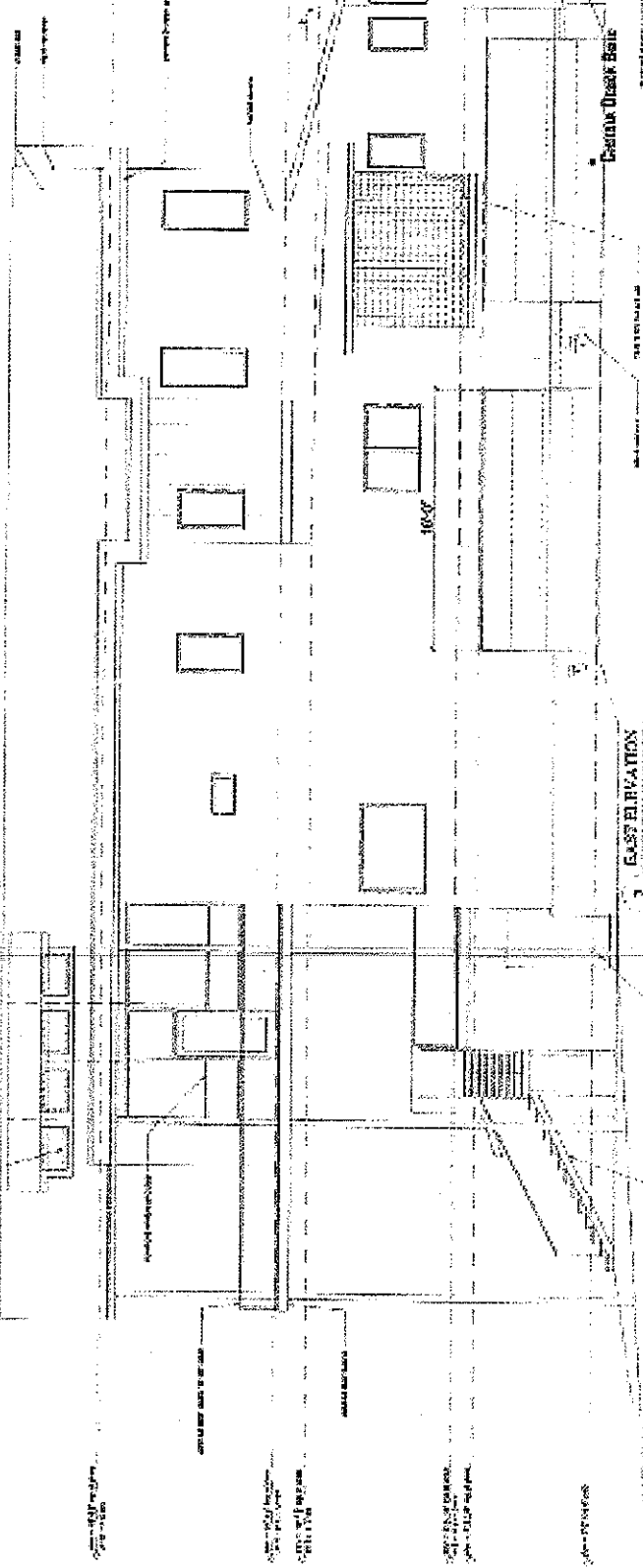
22

Handwritten signature: J. P. [illegible]

11/29/60



1 SOUTH ELEVATION
12'-11 1/2"



2 EAST ELEVATION
12'-11 1/2"

Center Street Side

Architectural
Drawing
A3.2

WFO BANGOR
KING DEANE FOSTER
CLOTH LINE
PROG. STATION TRAINING
RECORDS BUT
LIT BEARS POUND
DIP FROM 800
FIVE HILL FOUND
GOVING, MOUNTAIN
FEEDED DATA FROM
HEAT 1961
EVENING TALKING
RIGHT-ON-WAY

(S 58°48' E
5 58°47'54" E

70.77
70.78

50'

(25' BLDG. LINE)

(CR -
CH -
CB -
CR -

PLAT NORTH
SCALE: 1" = 20'

1
PLOT PLAN
1-3234

LOT 6

LOT 4

APPROVED BY
AUSTIN ENERGY
FOR BOA

DATE _____

500 NAL
FOUND ON
PROPERTY LINE

**CALCULATED
PROPERTY CORNER**

(R = 428.58)
(L = 115.35)
(CH = 115.00)
(CD = N 57°28'35" E)

**CALCULATED
PROPERTY GROWTH**

BULL CREEK ROAD
(100' R.O.W.)

JAMES M. GRANT, RPLS 1919
DATE: JULY 6, 2008

Z:\Wood File\Sheets\LOGG.TIF

Morgan Housley 12/13/06

~~AE APPROVED~~

NOV 17 2006

321/04
DH

Walker, Susan

From: Steve Spada <scspada@yahoo.com>
Sent: Wednesday, June 05, 2013 4:13 PM
To: Walker, Susan
Cc: scspada@yahoo.com
Subject: Variance

Hi Susan,

Paul Yadro emailed me with a 9.5 foot variance that is needed.

Please set me up with the September 9th review board committee. That way I will be able to be there myself because I will be out of the country for the August 12th review. Where does this meeting take place? I am guessing I will get information on it to my P.O. Box. Is it possible to get emailed too? Please respond to let me know that you received this email.

Thanks for your help and please let me know if you need anything else.

Sincerely,
Steve Spada
Spada Homes, Inc.
(512) 577-7723

*Schedule
for
9-9-13*

*↓
E-mailed
E, let him know
mtg is on
9-16-13*