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CITY OF AUSTIN

ROW # 11013405

CASE # 13-094383RA

TCAD # 0115040508 - 114528

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2404 SHARON LN. AUSTIN 78703

LEGAL DESCRIPTION: Subdivision - TARRY TOWN 5

Lot(s) 57 Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We CAROLINE PORTER on behalf of myself/ourselves as authorized agent for

CHARLES E BATEY JR & BREANN BRUTON affirm that on SEPT 6, 2013,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
☐ Maximum Linear feet of Gables protruding from setback plane
☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

☐ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

The request to increase the F.A.R. would allow an existing attic over an attached garage to be converted to an accessory apartment for the owner's parent in a code compliant manner. The apartment would increase the Gross Floor Area by 282 SF for a total F.A.R. of 45.45%

in a SF-3-NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

the existing configuration of the attic & roof pitches do not allow for any manner of conversion to a habitable space that wouldn't exceed the F.A.R.

The enclosed attic is not considered efficient use of the existing space as other attic storage is available, and the owner's would like to create living space for their parent.

REQUEST:

2. The request for the modification is unique to the property in that:

the area to be finished out is an existing attic space and conversion to an accessory apartment would not increase the building footprint or exceed setback requirements. The new dormer would allow the finish out to meet code requirements related to egress and height clearances over bathroom fixtures.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

the modification will be primarily interior the existing roof structure except for the new dormer which faces the neighbor's driveway. The new dormer will match the character and materials of the existing structure, and will not exceed any setback planes.

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**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

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

Mailing Address 1704 Clifford Ave

City, State Austin, TX Zip 78702

Phone 512.775.8986 Printed Name Caroline Porter

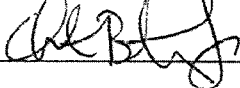

Signature  Date 9/06/13

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

Mailing Address 2404 Sharon Ln

City, State Austin, TX Zip 78703

Phone 512.789.8703 Printed Name CHARLES E BATEL JR., BREANN BATEL

Signature   Date 9/6/13

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City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	For Departmental Use Only	PR #: <u>13-0943632A</u>	BP #:
		Assigned: <u>[initials]</u>	Due Date:
		Review Date: <u>5/18/13</u>	Issue Date:
		Reviewed/Approved: <u>[initials]</u>	Issued:

Project Information	
Project Address: 2404 SHARON LN AUSTIN 78703	Tax Parcel ID: 0115040508
Legal Description: LOT 57 TARRY TOWN NO 5	
Zoning District or PUD: SF-3-NP	Lot Size (square feet): 7181* (SEE NOTE BELOW)
Neighborhood Plan Area (if applicable): WEST AUSTIN NP	Historic District (if applicable): N/A
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.	
Does this site currently have water availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If no, contact Austin Water Utility to apply for water/wastewater taps and/or extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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.	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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? Note: Proximity to a floodplain may require additional review time.	

Description of Work	
Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair <input type="checkbox"/> other _____	
# of bedrooms existing: 4	# of bedrooms proposed: 5
# of baths existing: 3.5	# of baths proposed: 4.5
Will all or part of an existing exterior wall be removed as part of the project? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> 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) CONVERSION OF EXISTING ATTIC SPACE INTO ACCESSORY APARTMENT, NEW INTERNAL STAIRCASE AND DORMER TO BE ADDED. A VARIANCE TO THE RDCC IS BEING APPLIED FOR THE GROSS FLOOR AREA OVER THE ALLOWED LIMIT. 25-2-901	
*LOT SIZE PER SURVEY COMPLETED 5/14/10 (ATTACHED) - TCAD RECORDS INCORRECTLY INDICATE LOT SIZE AS 6907 SF. PREVIOUS BLDG. PERMIT LISTS 7173 SF.	
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>	

Job Valuation		
Total Job Valuation: \$30,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$5,000	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$25,000
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Bldg: \$5,000	Elec: \$ _____
	Plmbg: \$ _____	Mech: \$ _____
	Primary Structure: \$5,000	
	Accessory Structure: \$N/A	
	Bldg: \$15,000	Elec: \$3,500
	Plmbg: \$4,000	Mech: \$2,500

TCAD. ☒
Gls: ☒
App: ☒
KMANIDA: ☒

Test:
NP: (imp. cov.)

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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	1709	0	1709
b) 2 nd floor conditioned area	962	282	1244
c) 3 rd floor conditioned area	-	-	-
d) Basement	-	-	-
e) Covered Parking (garage or carport)	511	0	511
f) Covered Patio, Deck or Porch / /	302	0	302
g) Balcony	-	-	-
h) Other	-	-	-
Total Building Coverage (exclude b, c & d from total)	2522	0	2522
i) Driveway	875	-266	609
j) Sidewalks	-	-	-
k) Uncovered Patio /	-	-	-
l) Uncovered Wood Deck (counts at 50%)	-	-	-
m) AC pads	18	0	18
n) Other (Pool Coping, Retaining Walls)	81	0	81
Total Site Coverage	3496	-266	3230
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): 2522	% of lot size: 35.12
Proposed Building Coverage (sq ft): 2522	% of lot size: 35.12
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): 3263	% of lot size: 45.44
Proposed Impervious Cover (sq ft): 3230	% of lot size: 44.98
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: 29 ft Number of Floors: 2	Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: 3 # of spaces provided: 3
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
*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 <input type="checkbox"/> N <input checked="" type="checkbox"/>	
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 <input type="checkbox"/> N <input checked="" type="checkbox"/>	

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	1709	0		1709
2 nd Floor	962	282		1244
3 rd Floor	-	-		-
Basement	-	-	-	-
Attic	-	-	-	-
Garage (attached)	511	0	200	311
(detached)	-	-	-	-
Carport (attached)	-	-	-	-
(detached)	-	-	-	-
Accessory building(s) (detached)	-	-	-	-

TOTAL GROSS FLOOR AREA

3264

(Total Gross Floor Area /lot size) x 100 = 45.45 **Floor-To-Area Ratio (FAR)**

*40%
MAX @ 2872.4*

**
OVER*

**EXISTING Home
over 1104 +
2824 = 3924*

- Is this project claiming a "parking area" exemption as described under Article 3? ☒
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐
- Is this project claiming a "basement" exemption as described under Article 3? ☐
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☐
- Is a sidewall articulation required for this project? ☐
- Does any portion of the structure extend beyond a setback plane? ☐

- | | |
|---------------------------------------|---------------------------------------|
| Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> |
| Y <input type="checkbox"/> | N <input checked="" type="checkbox"/> |
| Y <input type="checkbox"/> | N <input checked="" type="checkbox"/> |
| Y <input type="checkbox"/> | N <input checked="" type="checkbox"/> |
| Y <input type="checkbox"/> | N <input checked="" type="checkbox"/> |
| Y <input type="checkbox"/> | N <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.

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Contact Information

Owner	CHARLES E BATEY JR,BREANN BRUTON	Applicant or Agent	CAROLINE PORTER
Mailing Address	2404 SHARON LN AUSTIN TX 78703	Mailing Address	1704 CLIFFORD AVE AUSTIN TX 78702
Phone	512-514-4023	Phone	512.775.8986
Email	ted.batey@mindspring.com	Email	CAROLINE@PORTERARCHITECTURE.COM
Fax		Fax	
General Contractor	DUCKWORTH PROPERTIES	Design Professional	SAME AS ABOVE
Mailing Address	2414 HARRIS AVE. AUSTIN TX 78703	Mailing Address	
Phone	512.771.9808	Phone	
Email	CLAY@DUCKWORTHASTIN.COM	Email	
Fax		Fax	

Acknowledgments

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

Y ☒ N ☐

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, 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, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

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

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

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

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

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature:



Date:

9/9/13

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Charles E Batey Jr. & Breann Bruton
2404 Sharon Ln
Austin, TX 78703

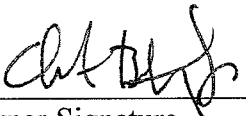
September 6, 2013

Subject: Letter of Authorization to Obtain a Building Permit
For Property Located at 2404 Sharon Ln.

To Whom It May Concern:

I authorize Caroline Porter, of Porter Architecture + Design, PLLC, to act and sign on my behalf in obtaining a building permit on the subject property.

I certify that I am the owner of the property for which the permit is to be issued.


Owner Signature

9/6/13
Date


Breann Bruton
Owner Signature

9/6/13
Date

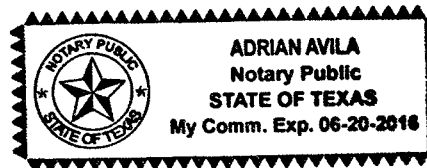
CHARLES E BATEY JR.
1st Owner's Printed Name

Breann Bruton
2nd Owner's Printed Name

Sworn and subscribed before me this 6th day of September, 20 13

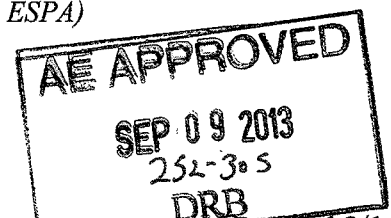

Notary Public in and for the State of Texas

My commission expires on: 6-20-2016



This form to be used for review of Building Permit only

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



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Charles E Batey Jr. & Breann Bruton
2404 Sharon Ln
Austin, TX 78703

September 23, 2013

Subject: Accessory Apartment Affidavit
For Property Located at 2404 Sharon Lane, Austin 78703

To Whom It May Concern:

We understand that section 25-2-901, of the Austin, Texas Land Development Code, allows for accessory apartments if it is occupied by at least one person who is 60 years of age or older or physically disabled. Our planned occupant for the accessory apartment at 2404 Sharon Lane is Brent T. Bruton, currently aged 70.

[Signature]
Owner Signature

9/23/13
Date

Breann Bruton
Owner Signature

9/23/13
Date

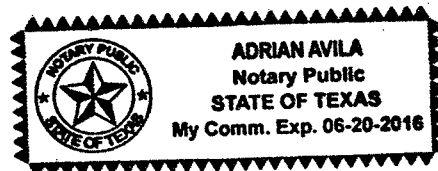
CHARLES BATEY
1st Owner's Printed Name

Breann Bruton
2nd Owner's Printed Name

Sworn and subscribed before me this 23rd day of SEPTEMBER, 2013

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

My commission expires on: 6-20-2016





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

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PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: TED BATEY & BREANN BRUTON Phone: 512.514.4023 Alternate Phone: _____

Service Address: 2404 SHARON LN AUSTIN TX 78703

Lot: 57 Block: _____ Subdivision/Land Status: TARRY TOWN S Tax Parcel ID No.: 0115040908

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

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

Number of existing bathrooms: 3.5 Number of proposed bathrooms: 4.5

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

City of Austin Office Use

Water Main size: _____ Service stub size: 1 1/2 Service stub upgrade required? NO New stub size: _____

Existing Meter number: 273947 Existing Meter size: 3/4" Upgrade required? NO New size: _____

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

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

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

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

Caroline Porter CAROLINE PORTER 9/9/13 512.775.8986
W&WWSPV Completed by (Signature & Print name) Date Phone

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

Debra L. Lantry DEBRA L. LANTRY 9/9/2013 974-8734
AWU Representative Date Phone

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

SEP 09 2013

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

RECEIVED OFFICE OF THE INSPECTOR GENERAL DEPARTMENT OF DEFENSE WASHINGTON, D.C. 20304-6000 JAN 11 1991
COVER
QUEST
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B1/13



Demolition Application

Adopted December 2012

Application type:

Commercial ☐

Residential ☒

Fee paid: \$

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- _____ LHD_NRD_HDP - _____ Ca. _____
	REFERRED BY: _____ NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW— _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
Property Information	
Address: 2404 SHARON LN City/Zip: AUSTIN TX 78703 Current use: RESIDENTIAL	
Demolition Type	
<input type="checkbox"/> Total <input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished. PORTION OF ROOF FOR INSTALLATION OF NEW DORMER	
Applicant	
Name: CAROLINE PORTER Address: 1704 CLIFFORD AVE City/Zip: AUSTIN, TX 78702 Phone: 512.775.8986 Email: CAROLINE@PORTERARCHITECTURE.COM	
Owner	
Name: CHARLES E BATEY JR & BREANN BRUTON Address: 2404 SHARON LN City/Zip: AUSTIN, TX 78703 Phone: 512-514-4023 Email: ted.batey@mindspring.com	
Demolition Contractor Information	
Company: DUCKWORTH PROPERTIES Address: 2414 HARRIS AVE. City/Zip: AUSTIN TX 78703 Phone: 512.771.9808	
Structural Information	
Square Feet: 186 SF (MEASURED ALONG ROOF PITCH) Building Materials: WD FRAME & STUCCO Foundation Type: SLAB Estimated cost of demolition: \$500	

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

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Demolition Application

Page 2 of PR- _____

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from Travis Central Appraisal District, 512-854-9473
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

- 1. No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity.
Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way 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. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
- 6. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is 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 and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

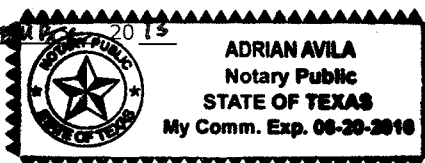
☒ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: _____ Date: _____
(if different from owner)

Signature of Owner: Carl B. J. Buamator Date: 9/6/13

Sworn and subscribed before me this 6th day of September, 2013

[Signature]
Signature of Public Notary



TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1325522

B1/15

ACCOUNT NUMBER: 01-1504-0508-0000

PROPERTY OWNER:

PROPERTY DESCRIPTION:

BATEY CHARLES E JR &
BREANN K BRUTON
2404 SHARON LN
AUSTIN, TX 78703-3040

LOT 57 TARRY TOWN NO 5

ACRES .1586 MIN% .000000000000 TYPE

SITUS INFORMATION: 2404 SHARON LN

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

YEAR	ENTITY	TOTAL
2012	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2012 \$18,220.48

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2012 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

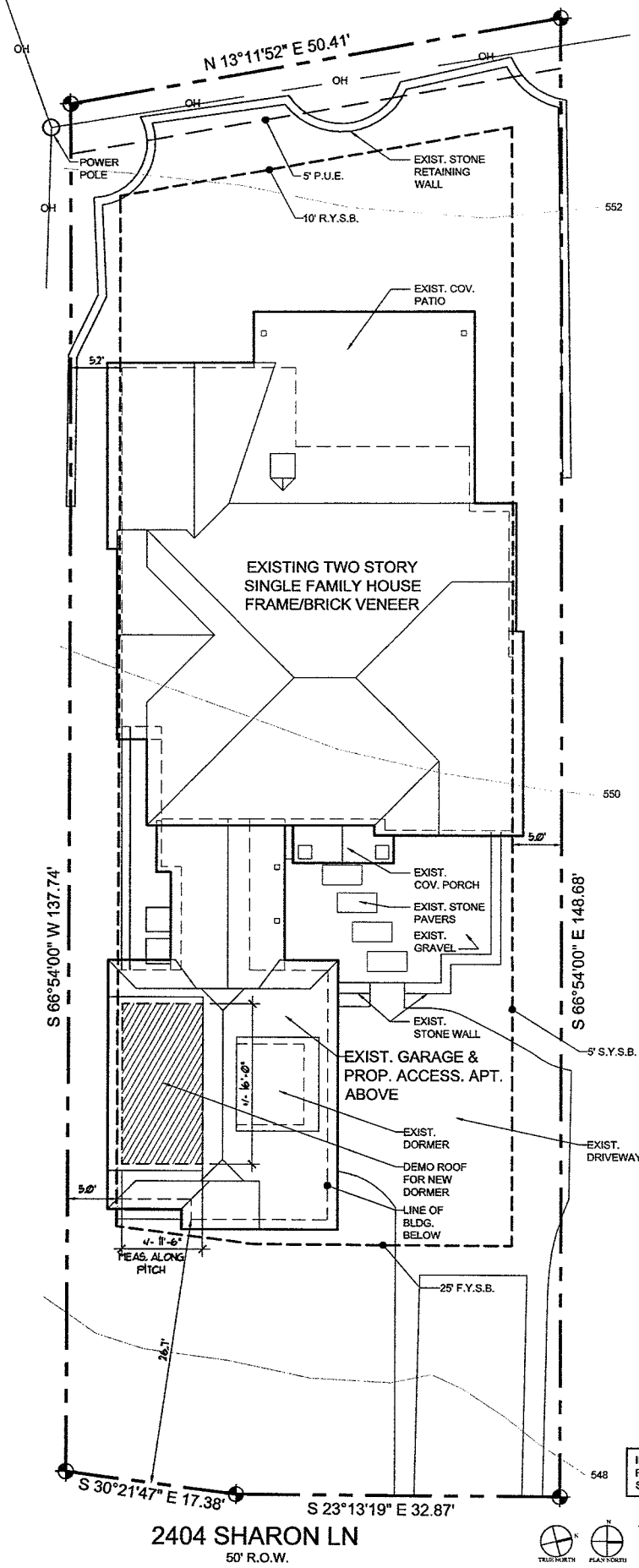
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/06/2013

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Dusy Saltene

B1/16



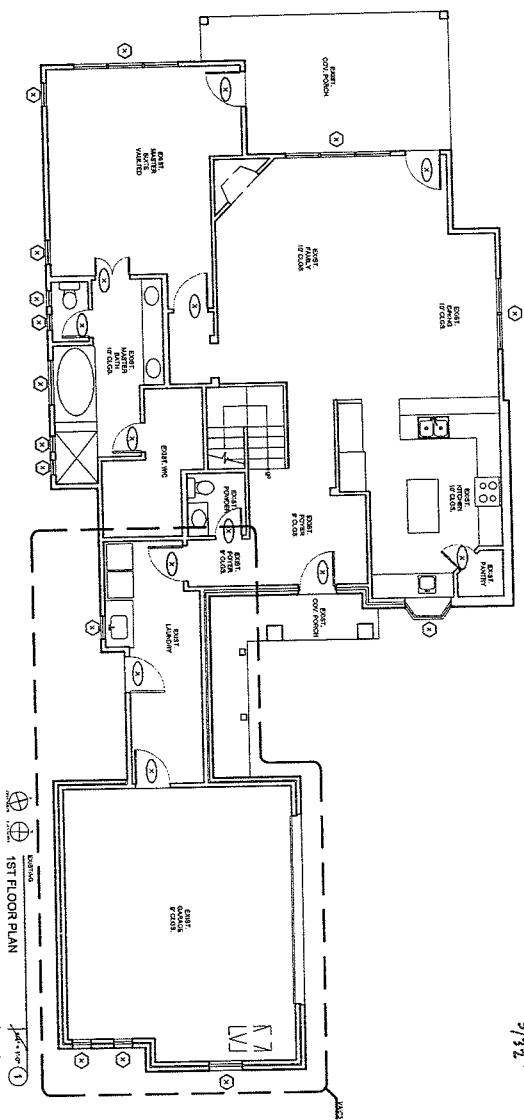
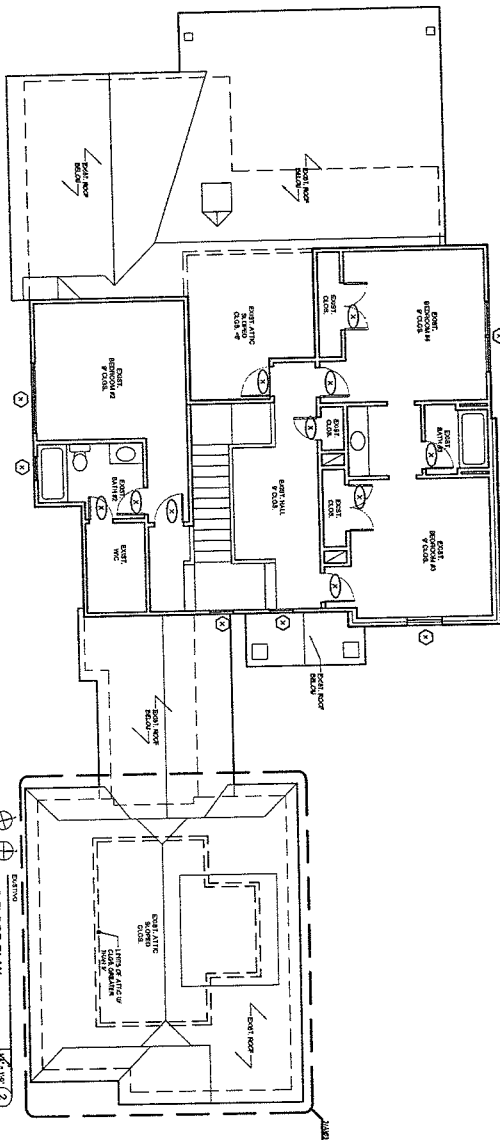
INFORMATION FOR PLOT PLAN WAS TAKEN FROM SURVEY PREPARED BY B&G SURVEYING, INC., DATED 5/14/10.

2404 SHARON LN
50' R.O.W.

TRUE NORTH PLAN NORTH 3/32" = 1'-0" 1

D101	SHEET	TITLE DEMO PLAN	JOB NO. 1311	BATEY-BRUTON RES. 2404 SHARON LN AUSTIN, TEXAS 78703			PORTER architecture + design 1704 CLIFFORD AVE AUSTIN, TX 78702 (512) 775-8986
			DATE SEPT. 9, 2013				

BC
18



PERMIT SET

BATEY/BRUTON RESIDENCE
 2404 SHARON LN
 AUSTIN, TEXAS 78703



A102	TITLE	EXISTING PLAN
	DATE	SEP 5, 2013
	DESIGNER	PORTER ARCHITECTURE + DESIGN
	PROJECT NO.	1514

PORTER
 architecture
 + design
 7004 CANTON AVE
 AUSTIN, TEXAS 78704
 (512) 778-8888

PORTER ARCHITECTURE + DESIGN
 7004 CANTON AVE
 AUSTIN, TEXAS 78704
 (512) 778-8888

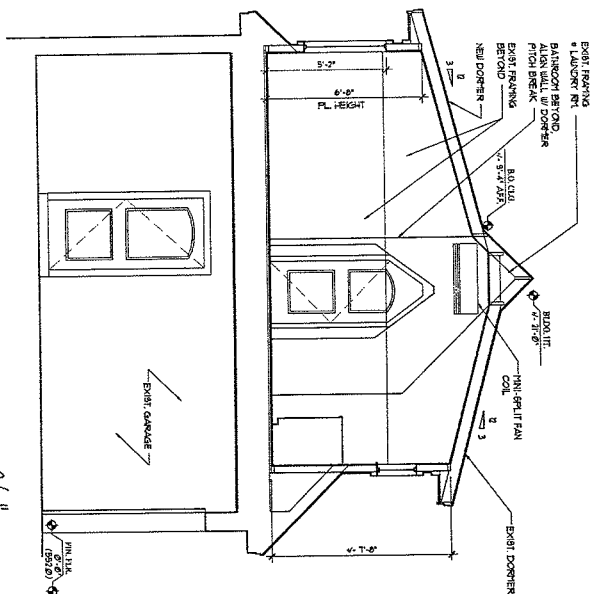
GARAGE

2/16

SECTION LOOKING NORTH

20° = 110°

1

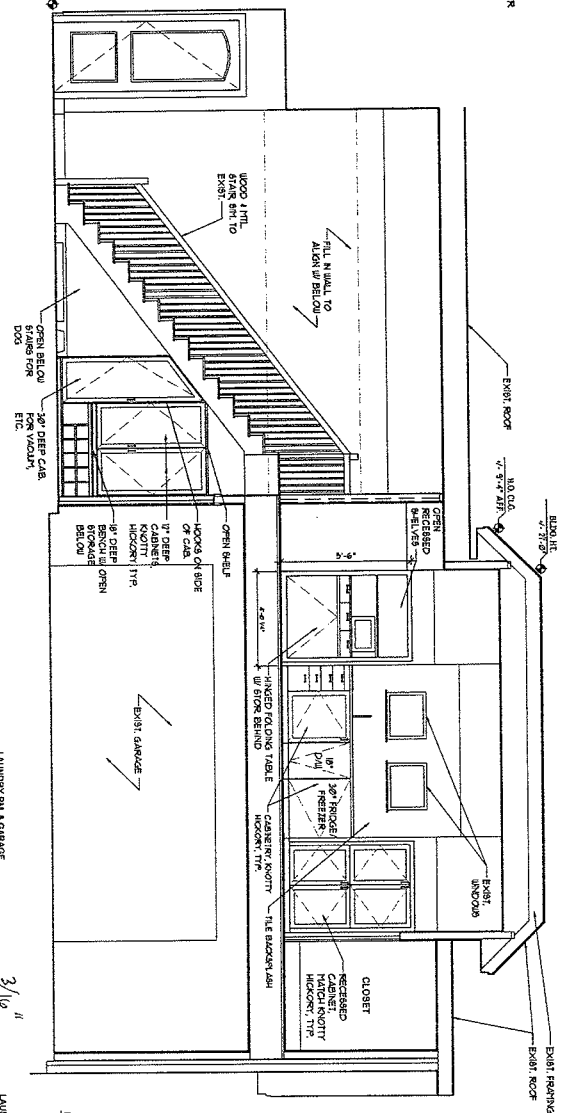


LAUNDRY RM. & GARAGE

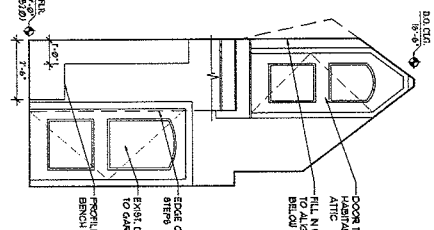
SECTION LOOKING EAST

$3/10$ $11'$

$3/8" = 1'-0"$ 2



LAUNDRY ROOM
SECT. LOOKING SOUTH
2/10
30° - 11.0° 3



BATEY/BRUTON RESIDENCE
2404 SHARON LN
AUSTIN, TEXAS 78703

PORTER
architecture
+ design

1704 CLIFTON AVE
ALBUQUERQUE, NM 87102
(505) 775-6006

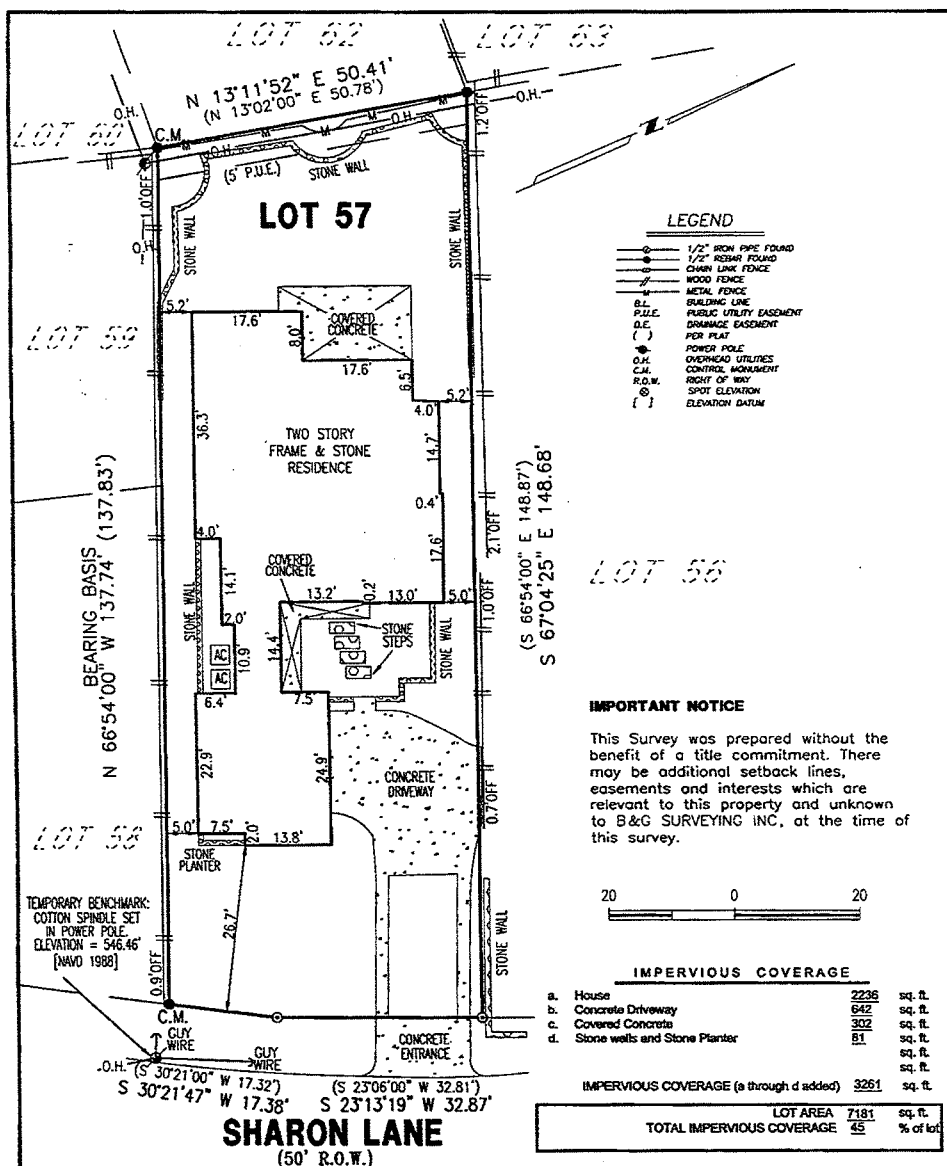
CO-FOUNDER & PARTNER
PORTER ARCHITECTURE
1704 CLIFTON AVE
ALBUQUERQUE, NM 87102
www.porterarch.com

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$(a + a)$

[illegible]

B1/21



SUBDIVISION TARRY TOWN 5

LOT: 57 BLOCK: 3 BOOK 3 PAGE 236 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 2404 SHARON LANE

CITY: AUSTIN REFERENCE NAME MISHA

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.
Office 512*458-6969
Fax 512*458-9845
1404 West North Loop Blvd.
Austin, Texas 78756



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445 H DATED 9/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

FINAL SURVEY:
DATED: 5-14-10

DATE 12/09/09
JOB # B0501710_TA
SCALE 1" = 20'

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

FINAL/IMPERVIOUS COVERAGE SURVEY

CALCULATIONS	JUAN	12/09/09
FIELD WORK	CHRIS	12/08/09
DRAFTING	JOSE	12/09/09
FINAL CHECK	M.L.	12/09/09
CORRECTIONS	JOSE	12/09/09
FINAL	AW3	5-14-10

B1/22

AERIAL VIEW

500 FT RADIUS AROUND SUBJECT PROPERTY - 2404 SHARON LANE



B1
23

Travis CAD

Property Search Results > 114528 BATEY CHARLES E JR & for Year 2013

Property

Account

Property ID: 114528 Legal Description: LOT 57 TARRY TOWN NO 5
 Geographic ID: 0115040508 Agent Code: 0595
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2404 SHARON LN Mapsco: 584C
 TX 78703
 Neighborhood: X7164 Map ID: 011008
 Neighborhood CD: X7164

Owner

Name: BATEY CHARLES E JR & Owner ID: 1487816
 Mailing Address: BREANN K BRUTON % Ownership: 100.000000000000%
 2404 SHARON LN
 AUSTIN, TX 78703-3040

Exemptions: HS

Values

(+) Improvement Homesite Value: + \$480,400
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$350,000
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$830,400
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$830,400
 (-) HS Cap: - \$0

(=) Assessed Value: = \$830,400

Taxing Jurisdiction

Owner: BATEY CHARLES E JR &
 % Ownership: 100.000000000000%
 Total Value: \$830,400

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$830,400	\$815,400	\$10,127.27
02	CITY OF AUSTIN	0.502900	\$830,400	\$830,400	\$4,176.08
03	TRAVIS COUNTY	0.500100	\$830,400	\$664,320	\$3,322.26
0A	TRAVIS CENTRAL APP DIST	0.000000	\$830,400	\$830,400	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$830,400	\$664,320	\$524.45
68	AUSTIN COMM COLL DIST	0.095100	\$830,400	\$822,096	\$781.81
Total Tax Rate:		2.419046			

Taxes w/Current Exemptions: \$18,931.87
 Taxes w/o Exemptions: \$20,087.76

B1
24

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 2520.0 sqft **Value:** \$480,400

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 6		2009	1608.0
2ND	2nd Floor	WW - 6		2009	912.0
011	PORCH OPEN 1ST F	* - 6		2009	80.0
011	PORCH OPEN 1ST F	* - 6		2009	38.0
011	PORCH OPEN 1ST F	* - 6		2009	232.0
041	GARAGE ATT 1ST F	WW - 6		2009	604.0
251	BATHROOM	* - *		2009	3.5
522	FIREPLACE	* - 6		2009	1.0
095	HVAC RESIDENTIAL	* - *		2009	2520.0
252	BEDROOMS	* - *		0	4.0

**7181 SF PER
UPDATED
SURVEY,
ATTACHED**

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1586	6906.59	50.00	143.00	\$350,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$480,400	\$350,000	0	830,400	\$0	\$830,400
2012	\$449,500	\$350,000	0	799,500	\$0	\$799,500
2011	\$497,355	\$300,000	0	797,355	\$0	\$797,355
2010	\$127,239	\$250,000	0	377,239	\$0	\$377,239
2009	\$0	\$375,000	0	375,000	\$0	\$375,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/28/2010	WD	WARRANTY DEED	DYNAMIC DEVELOPMENT GROUP LLC	BATEY CHARLES E JR &			2010161659TR
2	8/20/2009	WD	WARRANTY DEED	SPIRIDONOV MISHA & JENNIFER	DYNAMIC DEVELOPMENT GROUP LLC			2009143911TR
3	3/28/2007	WD	WARRANTY DEED	LONGLEY JOE K	SPIRIDONOV MISHA & JENNIFER			2007057136TR

Questions Please Call (512) 834-9317

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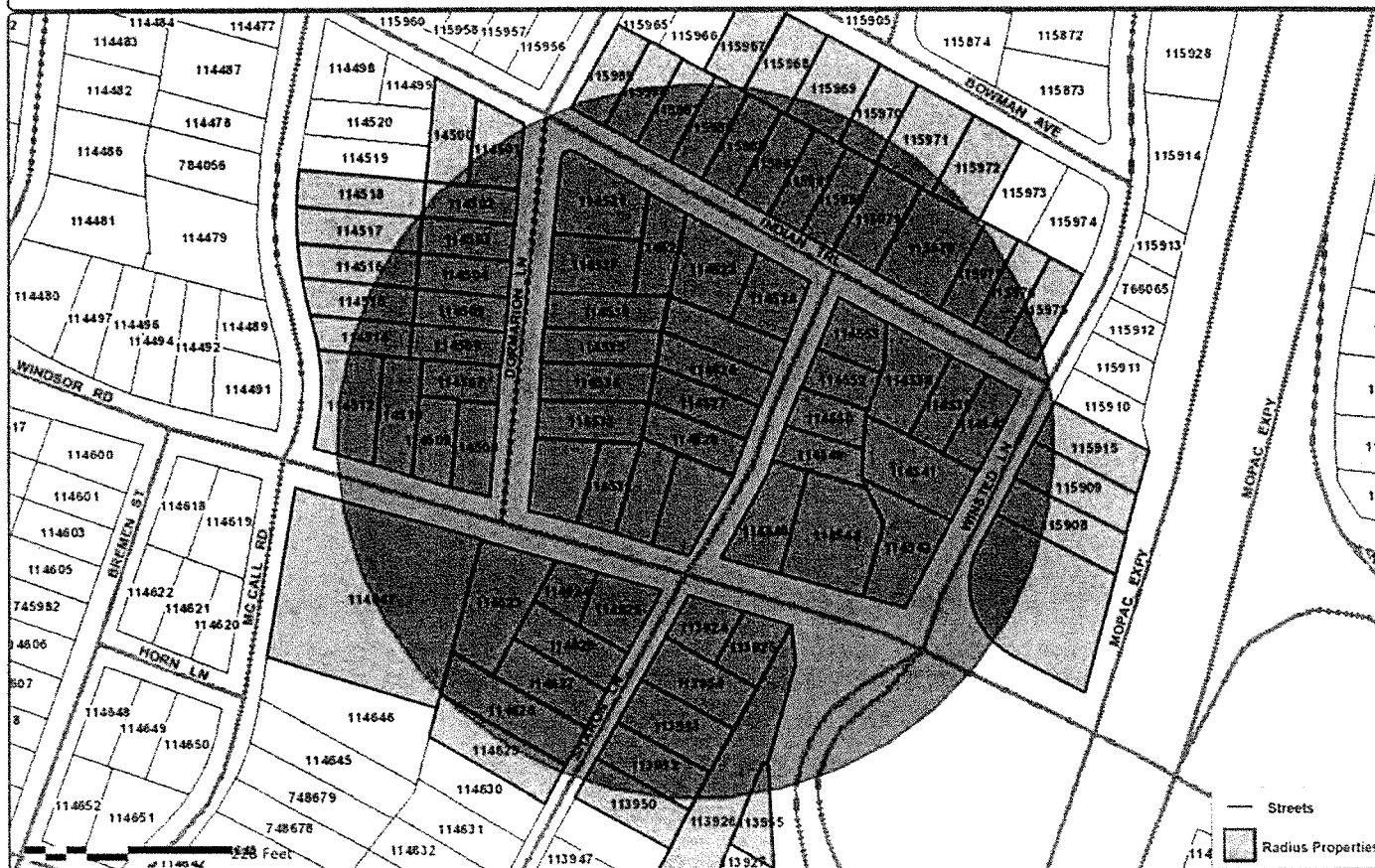
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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1
25

500 FT RADIUS AROUND SUBJECT PROPERTY - 2404 SHARON LANE

Travis CAD - Map of Property ID 114528 for Year 2013



Property Details

Account

Property ID: 114528
Geo ID: 0115040508
Type: Real

Legal Description: LOT 57 TARRY TOWN NO 5

Location

Situs Address: 2404 SHARON LN TX 78703
Neighborhood: X7164
Mapsc0: 584C
Jurisdictions: 0A, 01, 02, 03, 2J, 68

Owner

Owner Name: BATEY CHARLES E JR &
Mailing Address: BREANN K BRUTON, 2404 SHARON LN, , AUSTIN, TX 78703-3040

Property

Appraised Value: \$830,400.00

<http://propaccess.traviscad.org/Map/View/Map/1/114528/2013>

powered by
PropertyACCESS
www.traviscad.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

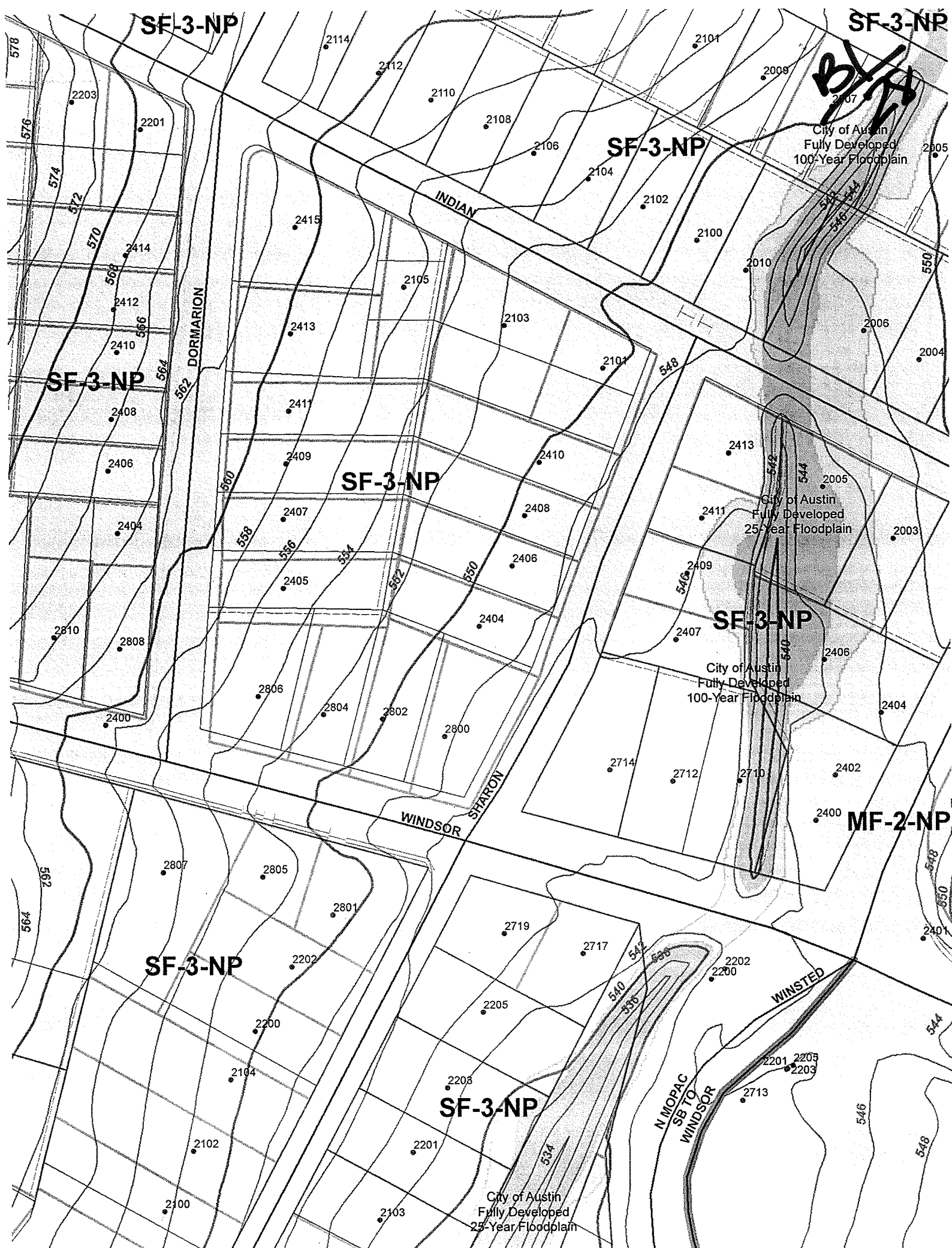
01/26

PROPERTY ID	ADDRESS	LAND	HVAC	GAR./CARPT.	STORAGE	TOTAL	FAR
113924	2719 WINDSOR RD TX 78703	6012	1176	0	142	1318	21.92%
113925	2717 WINDSOR RD TX 78703	6291	1008	264	0	1272	20.22%
113926	WINDSOR RD TX 78703	35695	0	0	0	0	0.00%
113950	2103 SHARON LN TX 78703	9130	1766	0	0	1766	19.34%
113952	2201 SHARON LN TX 78703	8652	1741	432	0	2173	25.12%
113953	2203 SHARON LN TX 78703	10158	1779	400	0	2179	21.45%
113954	2205 SHARON LN TX 78703	9903	1969	273	0	2242	22.64%
113955	WINSTED LN TX 78703	5567	0	0	0	0	0.00%
114500	2203 INDIAN TRL TX 78703	8068	2569	294	0	2863	35.49%
114501	2201 INDIAN TRL TX 78703	7498	1944	420	0	2364	31.53%
114502	2414 DORMARION LN TX 78703	6538	1451	440	160	2051	31.37%
114503	2412 DORMARION LN TX 78703	6608	1962	784	0	2746	41.56%
114504	2410 DORMARION LN TX 78703	6448	1485	450	0	1935	30.01%
114505	2408 DORMARION LN TX 78703	6429	1094	240	0	1334	20.75%
114506	2406 DORMARION LN TX 78703	6215	2378	0	0	2378	38.26%
114507	2404 DORMARION LN TX 78703	5689	1234	200	0	1434	25.21%
114508	2808 WINDSOR RD TX 78703	6885	1658	480	48	2186	31.75%
114509	2810 WINDSOR RD TX 78703	6507	1035	240	0	1275	19.59%
114510	2812 WINDSOR RD TX 78703	8653	1009	264	0	1273	14.71%
114512	2814 WINDSOR RD TX 78703	12283	2995	454	0	3449	28.08%
115908	2407 WINSTED LN TX 78703	9942	2081	0	0	2081	20.93%
115909	2409 WINSTED LN TX 78703	9597	1324	0	36	1360	14.17%
115915	2411 WINSTED LN TX 78703	9691	1660	705	156	2521	26.01%
115967	2105 BOWMAN AVE TX 78703	7816	1920	0	0	1920	24.56%
115968	2103 BOWMAN AVE TX 78703	8245	2949	0	0	2949	35.77%
115969	2101 BOWMAN AVE TX 78703	10552	3620	834	0	4454	42.21%
115970	2009 BOWMAN AVE TX 78703	7479	986	264	0	1250	16.71%
115971	2007 BOWMAN AVE TX 78703	11067	1880	0	0	1880	16.99%
115972	2005 BOWMAN AVE TX 78703	9452	1871	400	0	2271	24.03%
115975	2000 INDIAN TRL TX 78703	7065	1536	399	0	1935	27.39%
115976	2002 INDIAN TRL TX 78703	6940	2197	156	0	2353	33.90%
115977	2004 INDIAN TRL TX 78703	7202	3075	400	0	3475	48.25%
115978	2006 INDIAN TRL TX 78703	13966	5230	0	0	5230	37.45%
115979	2010 INDIAN TRL AUSTIN, TX 78703	9092	3122	455	85	3662	40.28%
115980	2100 INDIAN TRL AUSTIN, TX 78703	6912	3237	460	0	3696.5	53.48%
115981	2102 INDIAN TRL TX 78703	7054	1852	0	80	1932	27.39%
115983	2104 INDIAN TRL TX 78703	7109	1650	576	0	2226	31.31%
115985	2106 INDIAN TRL TX 78703	7089	4500	380	0	4880	68.84%
115986	2108 INDIAN TRL TX 78703	6970	993	560	0	1553	22.28%
115987	2110 INDIAN TRL TX 78703	7119	1857	0	0	1857	26.08%
114514	2403 MC CALL RD TX 78703	6521	1442	260	0	1702	26.10%
114515	2407 MC CALL RD TX 78703	7642	1232	418	163	1813	23.72%
114516	2409 MC CALL RD TX 78703	7991	1508	500	0	2008	25.13%
114517	2411 MC CALL RD TX 78703	8941	1707	483	0	2190	24.49%
114518	2413 MC CALL RD TX 78703	9123	1285	0	60	1345	14.74%
114521	2415 DORMARION LN TX 78703	11971	2554	405	0	2959	24.72%
114522	2105 INDIAN TRL TX 78703	6970	1312	253	30	1595	22.89%
114523	2103 INDIAN TRL AUSTIN, TX 78703	10953	1253	0	0	1253	11.44%
114524	2101 INDIAN TRL TX 78703	8004	1448	440	0	1888	23.59%
114526	2408 SHARON LN TX 78703	7884	2097	736	0	2833	35.93%
114527	2406 SHARON LN TX 78703	7539	1819	0	140	1959	25.99%
114528	2404 SHARON LN TX 78703	6907	2520	604	0	3124	45.23%
114531	2804 WINDSOR RD TX 78703	6787	1106	288	0	1394	20.54%
114533	2405 DORMARION LN TX 78703	8254	2953	406	0	3359	40.70%
114534	2407 DORMARION LN TX 78703	7850	1851	0	0	1851	23.58%

B1/27

114535	2409 DORMARION LN TX 78703	8165	1344	180	0	1524	18.66%
114536	2411 DORMARION LN TX 78703	8217	1158	324	0	1482	18.04%
114537	2413 DORMARION LN TX 78703	9344	2434	528	0	2962	31.70%
114538	2005 INDIAN TRL TX 78703	10498	0	0	0	0	0.00%
114539	2003 INDIAN TRL TX 78703	6836	1707	584	0	2291	33.51%
114540	2408 WINSTED LN TX 78703	7027	1380	462	0	1842	26.21%
114541	2404 WINSTED LN A TX 78703	12710	1908	672	0	2580	20.30%
114542	2400 WINSTED LN TX 78703	11900	1685	570	0	2255	18.95%
114544	2712 WINDSOR RD TX 78703	17381	1925	0	78	2003	11.52%
114546	2714 WINDSOR RD TX 78703	9982	2044	400	0	2444	24.48%
114548	2407 SHARON LN TX 78703	6785	2463	550	0	3013	44.40%
114550	2409 SHARON LN TX 78703	5837	1534	0	0	1534	26.28%
114552	2411 SHARON LN TX 78703	5619	1265	200	80	1545	27.49%
114553	2413 SHARON LN TX 78703	6221	1044	546	0	1590	25.56%
114623	2807 WINDSOR RD A TX 78703	14969	2680	792	0	3472	23.19%
114624	2805 WINDSOR RD TX 78703	4650	1008	264	0	1272	27.35%
114625	2801 WINDSOR RD TX 78703	7680	1188	320	0	1508	19.63%
114626	2202 SHARON LN TX 78703	8969	1339	320	0	1659	18.50%
114627	2200 SHARON LN TX 78703	8968.88	2503	0	0	2503	27.91%
114628	2104 SHARON LN TX 78703	12519.96	1566	0	0	1566	12.51%
114629	2102 SHARON LN TX 78703	11522.98	2682	400	0	3082	26.75%
114647	MC CALL RD TX 78703	62888.96	792	0	0	792	1.26%
115988	2112 INDIAN TRL AUSTIN, TX 78703	6955.66	1558	234	0	1792	25.76%
115989	2114 INDIAN TRL TX 78703	7025.86	1964	612	0	2576	36.66%
717803	2800 WINDSOR LN, #A	4245	1907	276	0	2183	51.43%
717804	2800 WINDSOR LN, #B	4245	1907	271	0	2178	51.31%
725905	2802 WINDSOR LN, #A	3834	2081	202	0	2283	59.55%
725906	2802 WINDSOR LN, #B	3834	1989	291	0	2280	59.47%

~~SF-3-NR~~





SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-6-NP

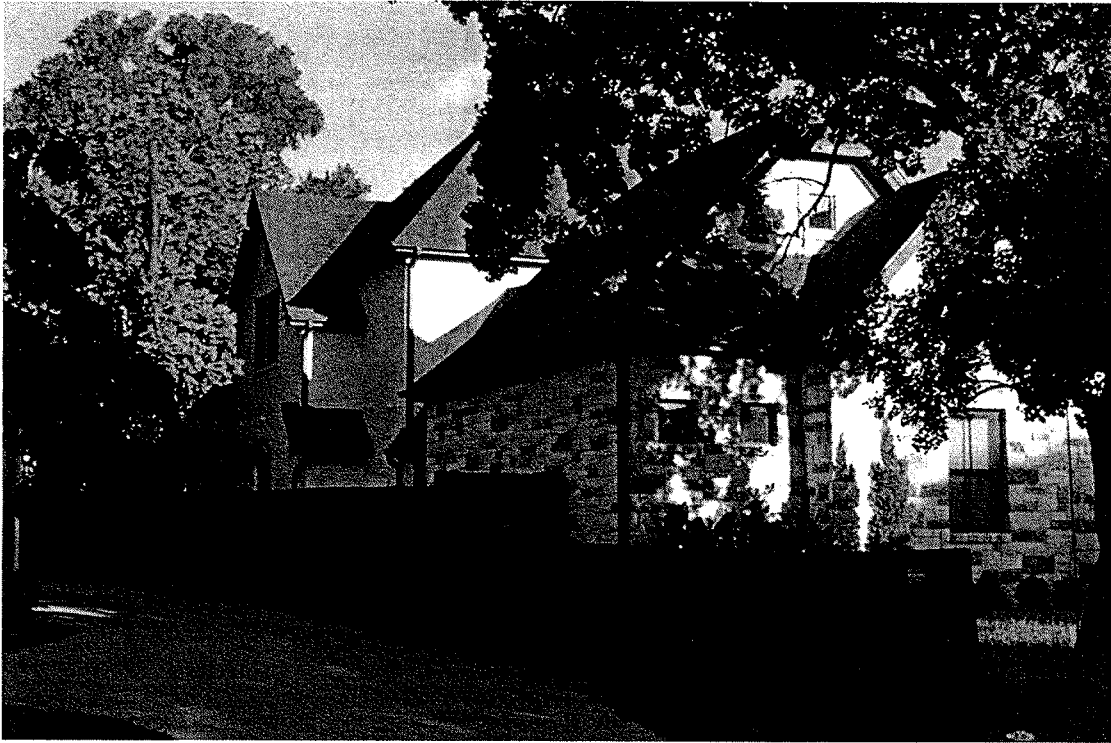
SF-3-NP

MF-2-NP

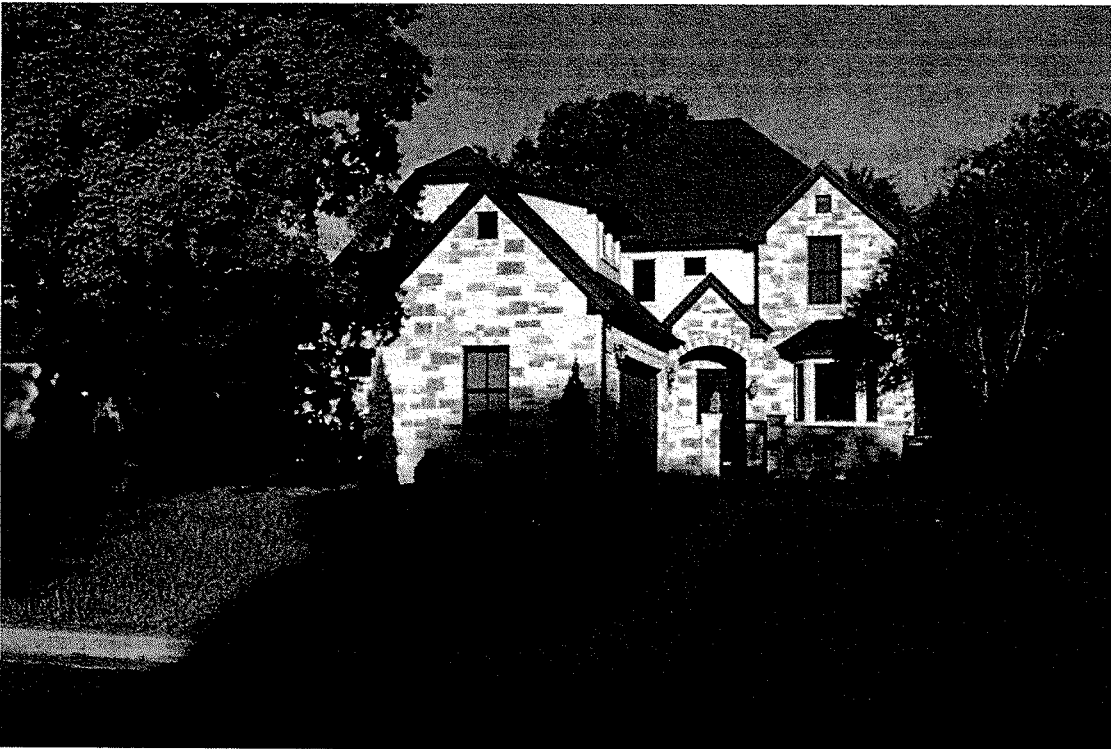
City of Austin
Fully Developed
100 Year Floodplain

B1
30

Subject Property – 2404 Sharon Lane – ID# 114528
Case # 13-094383RA



SE View – Area of proposed dormer



East View from Sharon Lane

B1/31

Aerial view of comparison properties



1

2800 Windsor Lane, A –
ID #717803
2800 Windsor Lane, B –
ID #717804
2802 Windsor Lane, A –
ID #725905
2802 Windsor Lane, B –
ID # 726906

2

2406 Sharon Ln –
ID # 114527

4

2714 Windsor Ln
– ID # 114546

3

2407 Sharon Ln –
ID # 114548

B1/32

Neighboring Property #1

2800 Windsor Lane, A – ID #717803, FAR = 51.43%

2800 Windsor Lane, B – ID #717804, FAR = 51.31%

2802 Windsor Lane, A – ID #725905, FAR = 59.55%

2802 Windsor Lane, B – ID # 726906, FAR = 59.47%



Photo from NE of Duplex Property to the South



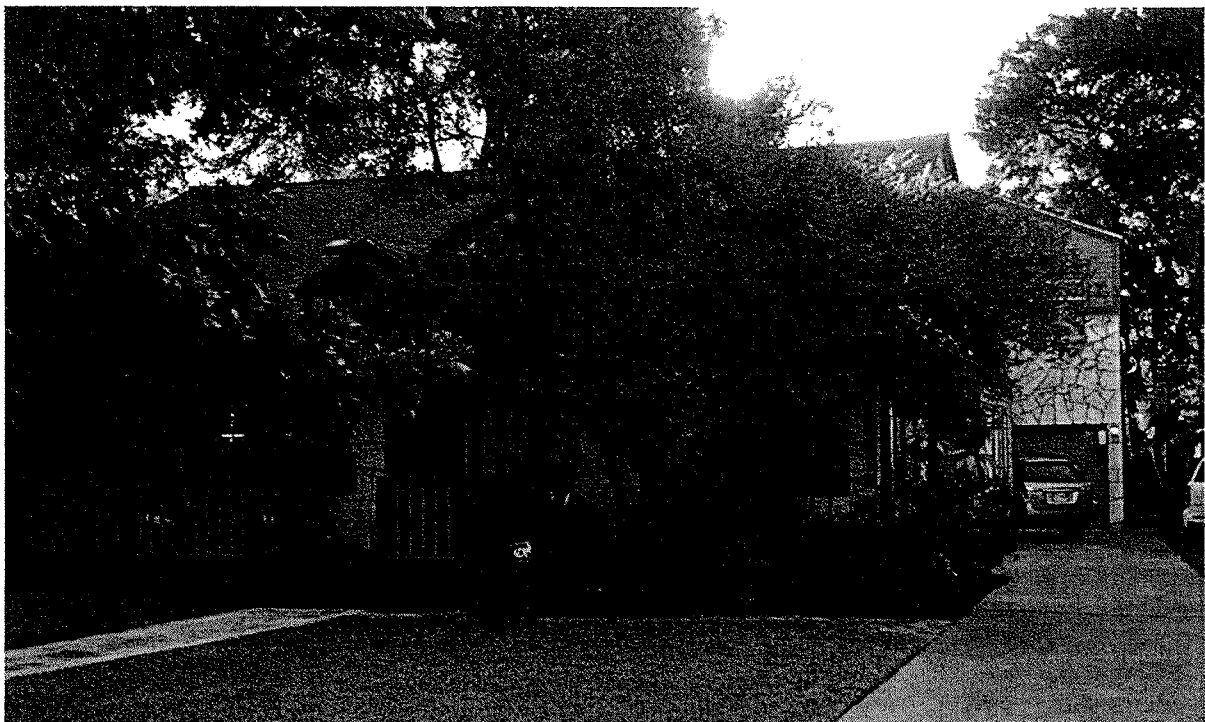
Photo from Windsor Lane, West elevation

B1/33

Neighboring Property #2
2406 Sharon Ln – ID # 114527
FAR = 25.99%

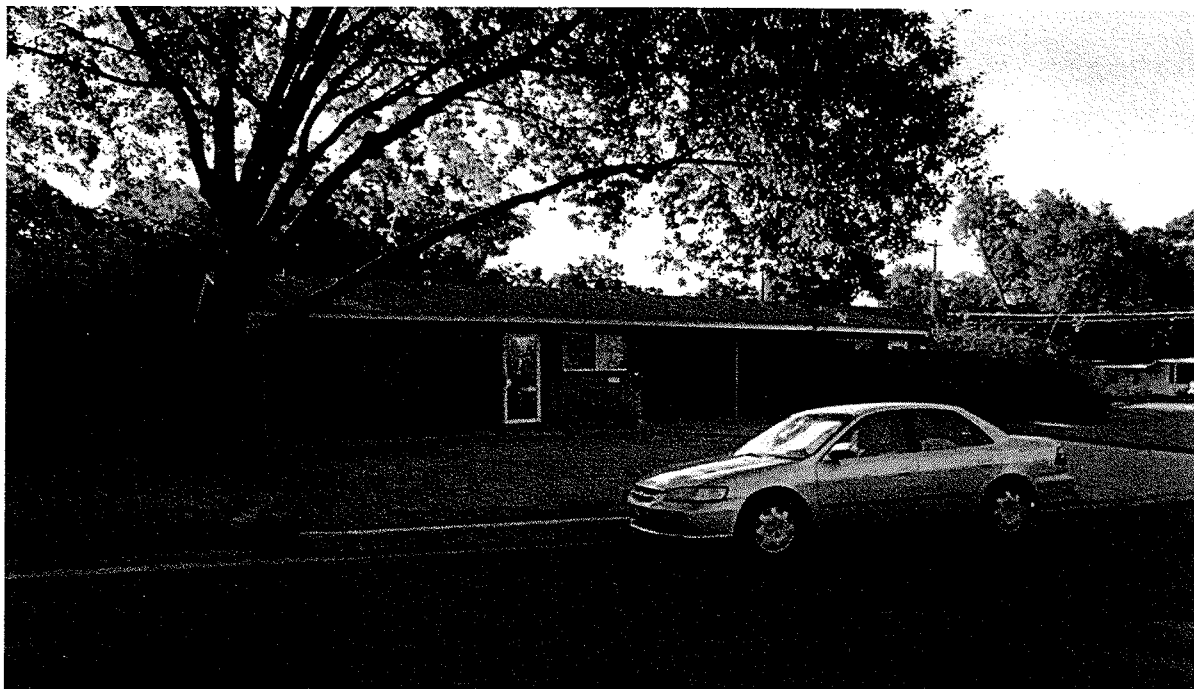


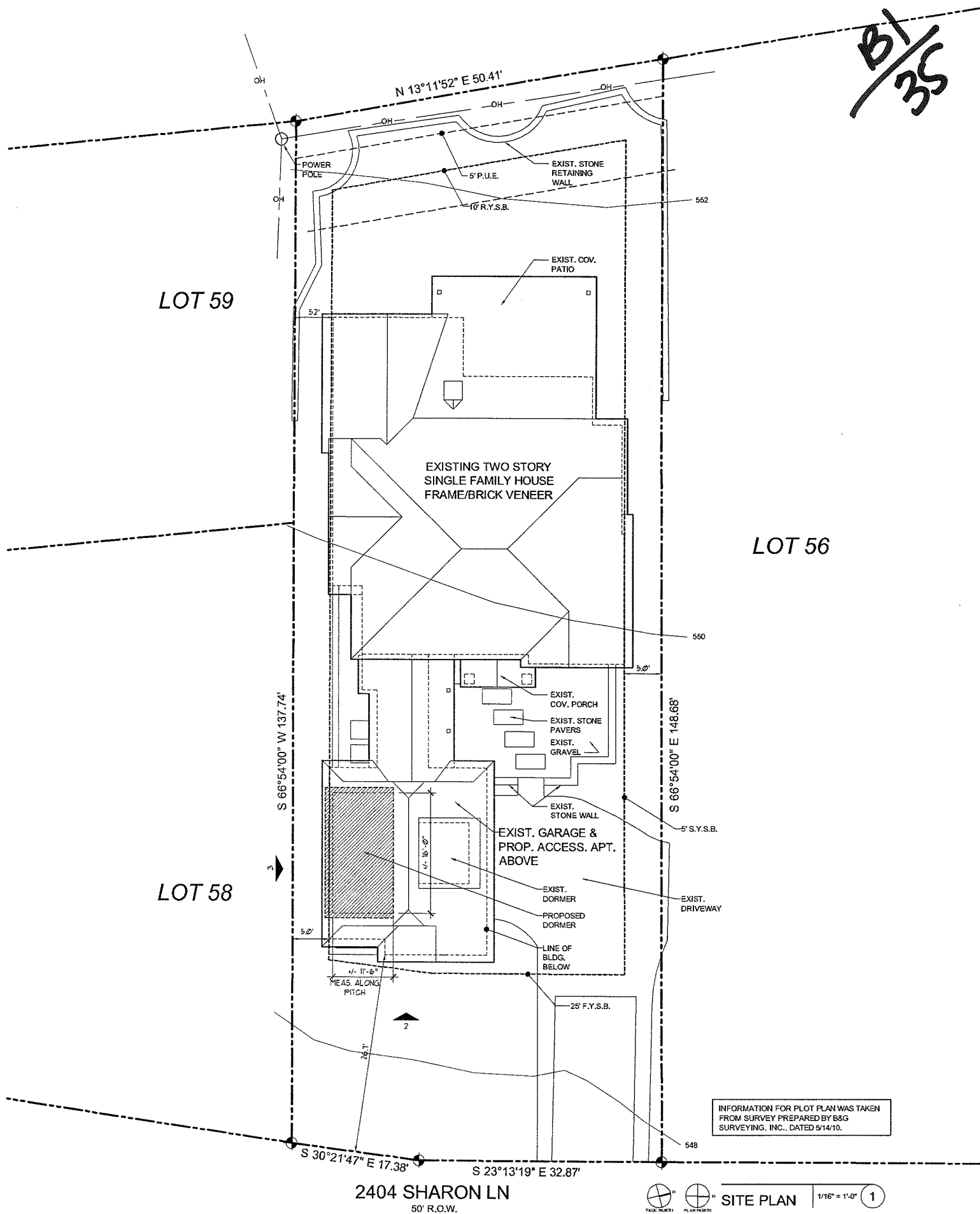
Neighboring Property #3
2407 Sharon Ln – ID # 114548
FAR = 44.40%



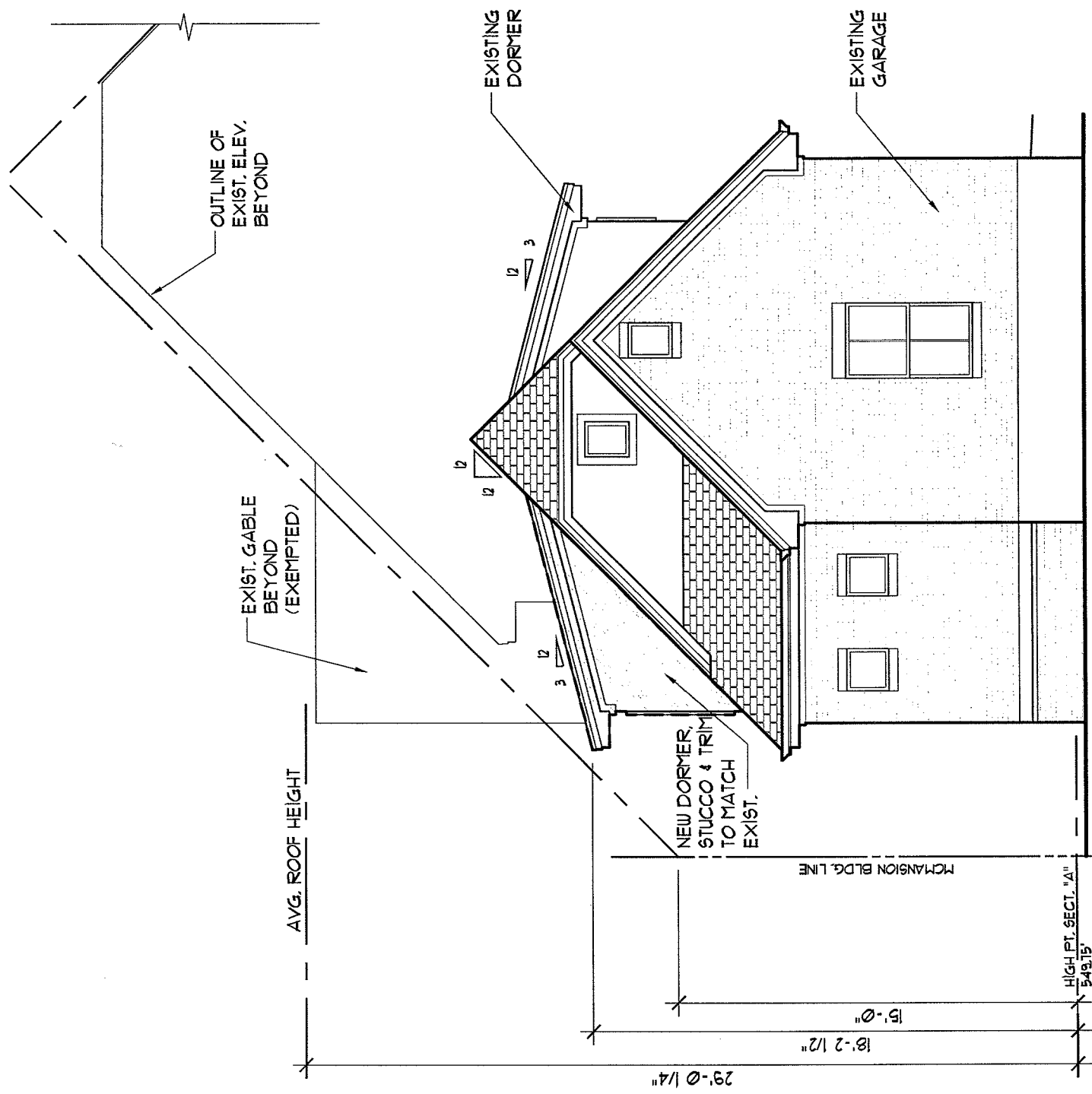
B1
34

Neighboring Property #4
2714 Windsor Ln – ID # 114546
FAR = 24.48%



~~B1~~
35

BL
36



2404 Sharon Lane
Austin, TX 78703
October 20, 2013

B1
37

Dear Neighbors,

Greetings! This is a courtesy notification to our adjacent neighbors regarding an application we plan to submit to the City of Austin for a permit to finish the existing attic space above our garage. The goal for this project is to create an accessory apartment for an elderly parent who resides with us for a portion of the year.

As part of the project plan, we retained the architectural firm, Porter Architecture & Design PLLC, to conduct a feasibility study. To reasonably accommodate a shower in the accessory apartment, we are requesting a variance to the allowable gross floor area ("FAR") for our property. The FAR ratio of our existing structure is 41.52% and after the garage attic conversion the FAR ratio will increase to 45.45%.

There will be no change to the exterior of our home with the exception of the addition of a small dormer to the south side of the second-story garage. A schematic of the proposed design is attached here for your reference; as you will see, the changes to the exterior will match the character and materials of the existing structure and will not increase the footprint of the home or exceed set-back plane requirements.

We also plan to build a new driveway to resolve the drainage/water runoff problem you may have noticed.

If you have any objections or concerns about this project, please feel free to contact either of us by email at the addresses listed at the close of this letter. If you feel comfortable supporting the project, we would appreciate your signature and return of this letter to our mailbox at your earliest convenience.

Thank you for your consideration!

Best regards,

Breann Bruton & Ted Batey
hkbruton@gmail.com
ted.batey@mindspring.com

Signature of Support:

B1/H Burch Fisher 2506 Winsted Ln.
Name & Address

2404 Sharon Lane
Austin, TX 78703
October 20, 2013

B/38

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Best regards,

Breann Bruton & Ted Batey
bkb Bruton@gmail.com
ted.batey@mindspring.com

Signature of Support:



Brian Wilson
2408 Sharon Lane

Name & Address