

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

DATE: Monday, October 14, 2013

CASE NUMBER: C15-2013-0076

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion to Deny**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Fred McGhee **2nd the Motion**
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Stuart Hampton - Sallie Burchett(OUT)
☐ - ☐ Cathy French (SRB only)

OWNER/APPLICANT: Zachary A. Reich

ADDRESS: 5515 DUVAL ST

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum gross floor area requirement of Section 25-2-1463 (7) (a) from 850 square feet to 1500 square feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum gross floor area requirement on the second story of a secondary apartment use requirement of Section 25-2-1463 (7) (b) from 550 square feet to 750 square feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to decrease the minimum entrance from a property line for a secondary apartment requirement of Section 25-2-1463 (C) (4) from 10 feet to between 9.9 feet and 10 feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-1463 (D) from 45% to 47.1% in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to September 16, 2013, Board Member Fred McGhee second on a 7-0 vote; POSTPONED TO September 16, 2013. (RE-NOTIFICATION NEEDED)

The applicant has requested a variance to increase the maximum gross floor area requirement of Section 25-2-1463 (7) (a) from 850 square feet to 1534 square feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum gross floor area requirement on the second story of a secondary apartment use requirement of Section 25-2-1463 (7) (b) from 550 square feet to 767 square feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

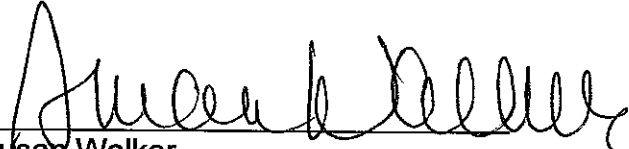
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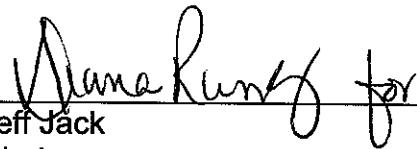
The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-1463 (D) from 45% to 48% in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

FINDING: The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Fred McGhee second on a 7-0 vote; **DENIED.**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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


Susan Walker
Executive Liaison


Jeff Jack
Chairman



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE RECONSIDERATION

Mailing Date: November 1, 2013

Case Number: C15-2013-0076

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

Applicant:	Zach Reich; 512-635-3695
Owner:	Same as applicant
Address:	5515 DUVAL ST, Lot: 15 Block: Subdivision: HIGHLANDS THE

Variance Request(s): The applicant has requested a variance to increase the maximum gross floor area requirement of Section 25-2-1463 (7) (a) from 850 square feet to 1534 square feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

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The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-1463 (D) from 45% to 48% in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

This application is scheduled to be heard by the Board of Adjustment on November 14th, 2013. The meeting will be held at City Council Chambers, 301 West 2nd Street beginning at 5:30 PM.

You are being notified because City Ordinance requires that all property owners and utility account holders within 500 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact **Susan Walker of the Planning and Development Review Department at 512-974-2202** and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/devreview/index.jsp.

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

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

Case Number: C15-2013-0076 – 5515 Duval Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 14th, 2013

Your Name (please print)

☐ I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

RECEIVED

OCT 23 2013 BOARD OF ADJUSTMENT RECONSIDERATION (APPEAL) REQUEST

CITY OF AUSTIN

C15-2013-0076

Dear BOA Board Members:

I am asking the Board of Adjustment to please reconsider your previous decision and to grant me Some or all (Or even one or two) of these Variances so I can get the proper permits and complete all of the required inspections and ensure proper compliance. The Zoning regulations for this particular property are unique because of the layout of the original structure is shifted fairly far back on the lot. There also is a power line, a tree and the alleyway to consider as well. This is why this particular structure was placed in its current location to save a medium sized tree. In addition, this property will require MAJOR reconstruction to comply with the current regulations, impacting the environment, the neighborhood, and natural resources.

This property does not stand out as compared with other properties in the neighborhood. The property and secondary apartment is currently built (See Application, additional drawings, and Presentation for more explanation). Fortunately unbeknownst to me, the size of the total habitable square footage on this property is still less than the allowable total habitable square footage allowed for this property (2460 sqft is built in both structures, 2498 sqft is allowed). A variance is required in order to issue permits to complete subsequent inspections for this secondary apartment. Permits are needed to use the property and to move the electrical from a temporary service (site has temporary pole currently) to a permanent electrical service on the secondary apartment.

Large structures and secondary apartments are common in this area as are duplexes. This area of town does have a mixture of single family, single family with secondary apartments, and large residences and duplexes with or without secondary apartments. I have a few examples of development in this neighborhood supplied with this package (North Loop). My neighborhood is going through many changes due to the population boom of Central Austin. I am not requesting any parking variances. This is because I made the decision to instead of asking for a parking variance, by using this Alley accessed parking show on my site plan (even though it is not paved) it counts as impervious coverage. Subsequently, this will bring the property above the allowed 45% limit. My calculations show this new impervious coverage at 48%. My driveway has a total of four (4) parking spots, thereby moving vehicles off the city streets. Also in the back, adjacent to the secondary apartment there is Alley accessed parking that allows one (1) extra parking spot. This will make the total number of parking spots for this property, 5515 Duval St. have a grand total of five (5) parking spots. This absolutely will be more than enough parking to allow the people to park and to NOT incur any additional street side parking. Also if you grant me just the top floor variance from 550 to 767 sqft, I can transform the downstairs to include, not one, but two garage spaces, eliminating the impervious cover variance.

There are no safety hazards by granting this variances. These variances entail additional square footage, which is not a safety hazard. By granting this variance, it allows the temporary electrical service pole to be eliminated, allowing a permanent electrical service to be built, making the property even more safe and secure. NOTE: There is currently a permanent electric service built on the secondary apartment. This site will still be used within the Zoning standards of this neighborhood. Permits are needed to use the property and to move the electrical service from a temporary service pole to a permanent electrical service which is currently already built on the secondary apartment.

My conclusions of my research show some discrepancies have been noted for other properties, and there are DEFINITELY secondary apartments above the 850 sqft limit. (1150-1300 sqft is found on several occasions). There are also many apartments in this neighborhood with more than 550 sq ft area on the top floor. **Granting this variance would NOT alter the neighborhood character at all!! Thanks for your reconsideration.** I was ignorant of the rules and regulations at the time, and was convinced to add a 2nd floor to the secondary apartment by my contractor outside the City of Austin's regulations, which I am regretful. I am showing data in this presentation to point out that this secondary Apt. is in character with the North Loop Neighborhood Area Plan and in the properties surroundings.

I am asking the Board of Adjustment to please reconsider your previous decision and to grant me all (Or even some) of these Variances so I can finish out my mandated electrical work, and so I can get the proper permits to make this property is fully inspected. Also of note, I would say the variance of the top floor is most crucial to me. If you grant me just the top floor variance from 550 to 767 sqft, I can transform the downstairs to include, not one, but two garage spaces, eliminating the impervious cover variance as the required parking space would already be

fulfilled. I can transform the two rooms and the kitchen into two (2) garage spaces. The bathroom downstairs will remain. By having only the bathroom as habitable space downstairs, the total habitable square footage of the secondary apartment will be reduced from **1536 to 810 sqft, which is BELOW** the 850 square feet requirement. I would think granting the variance of the 9.9 foot setback would also not be controversial at all. If need be, I will get the property re-surveyed. I am confident that corner is 10 feet away from the property line. I did notice that there was a .2 foot discrepancy from the main house from survey to survey. The house obviously didn't move, so this would indicate that there is a small margin for error.

So in conclusion, I hope that my additional evidence and situation will allow you to reconsider your decision. If you grant me just the top floor variance from 550 to 767 sqft. I anticipate talking (again) to my only neighbor that shows dissent for this variance to see if I can alleviate some of her concerns. I am VERY confident that she will like my new proposal a lot better than my previous one. Perhaps she may not object and even possibly support this transformation. **I really regret that I was ignorant and went along with the construction of the second floor, and if I really understood at the time of all of the zoning and McMansion requirements, I would have never done this. I apologize, and I am pretty desperate and am asking for your reconsideration of your previous BOA decision. Thanks.**

Regards,

Zach Reich

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OCT 23 2013

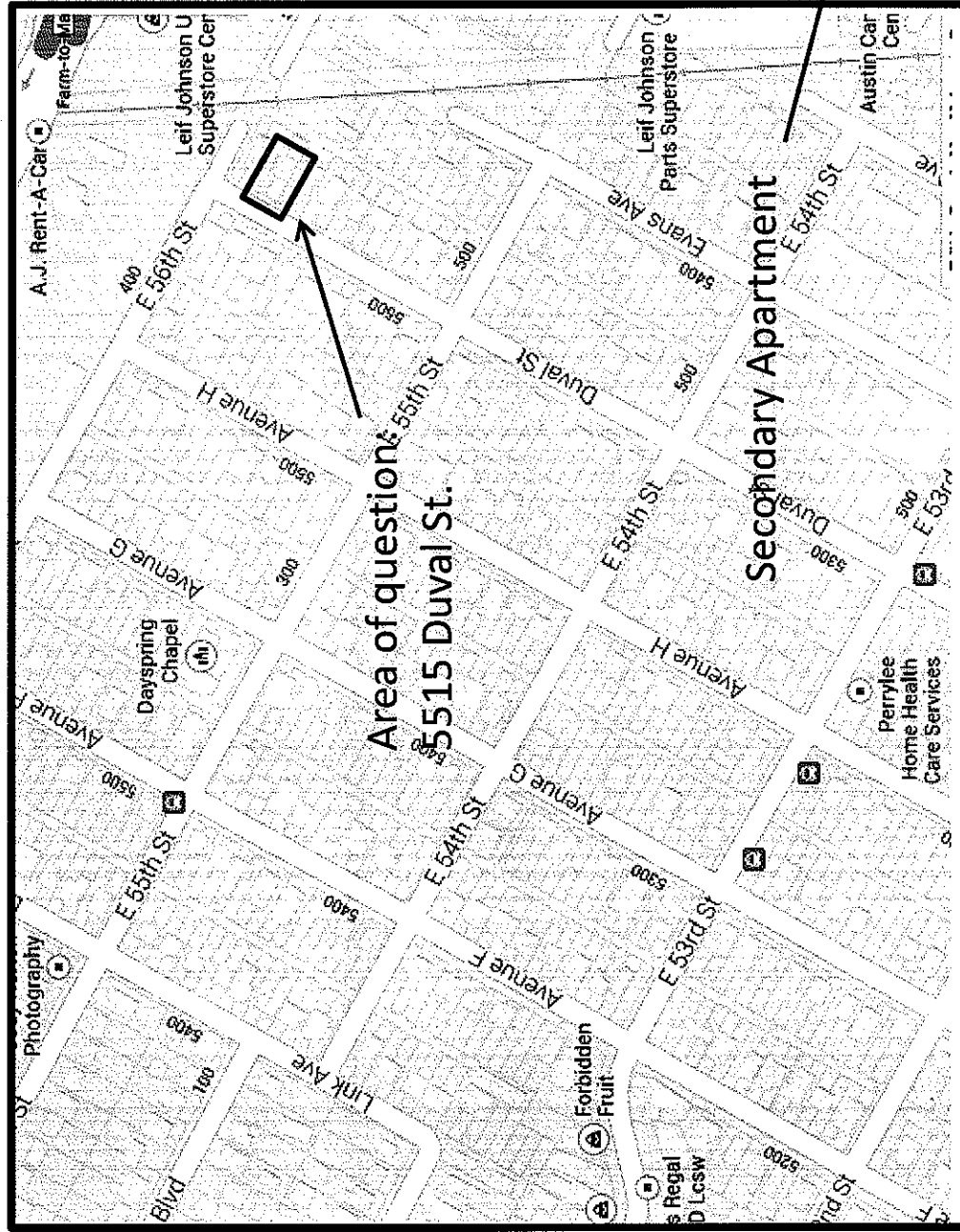
CITY OF AUSTIN

**Request For Reconsideration (Or Appeal) for
Variances for Secondary Apartment for 5515
Duval St. Based on
Area Character, Hardship, and Other
Structures in the Area**

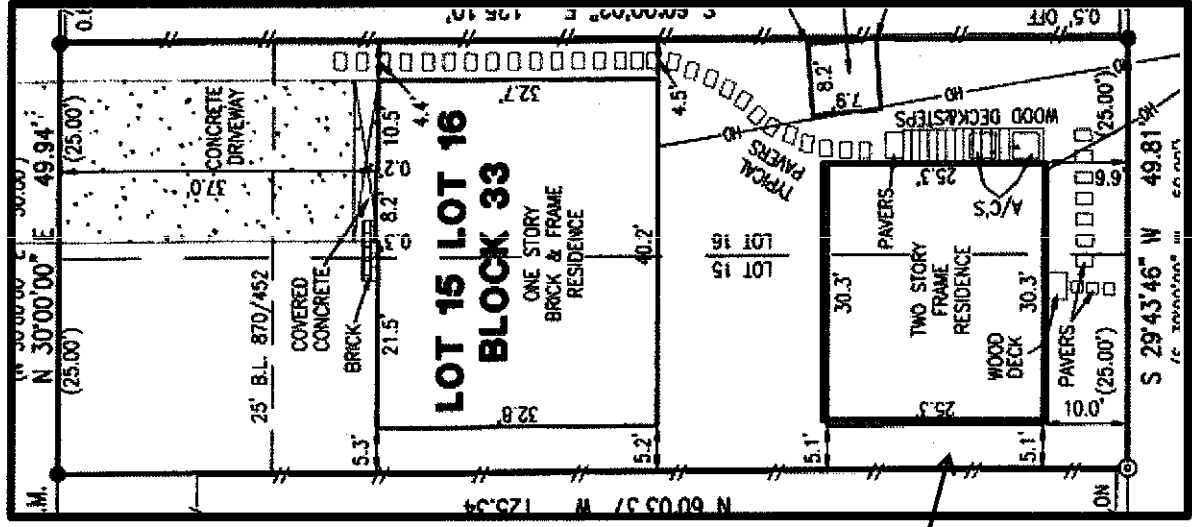
-Zach Reich-

Note: Additional info and data included

General Neighborhood Area:



Updated Site Plan:

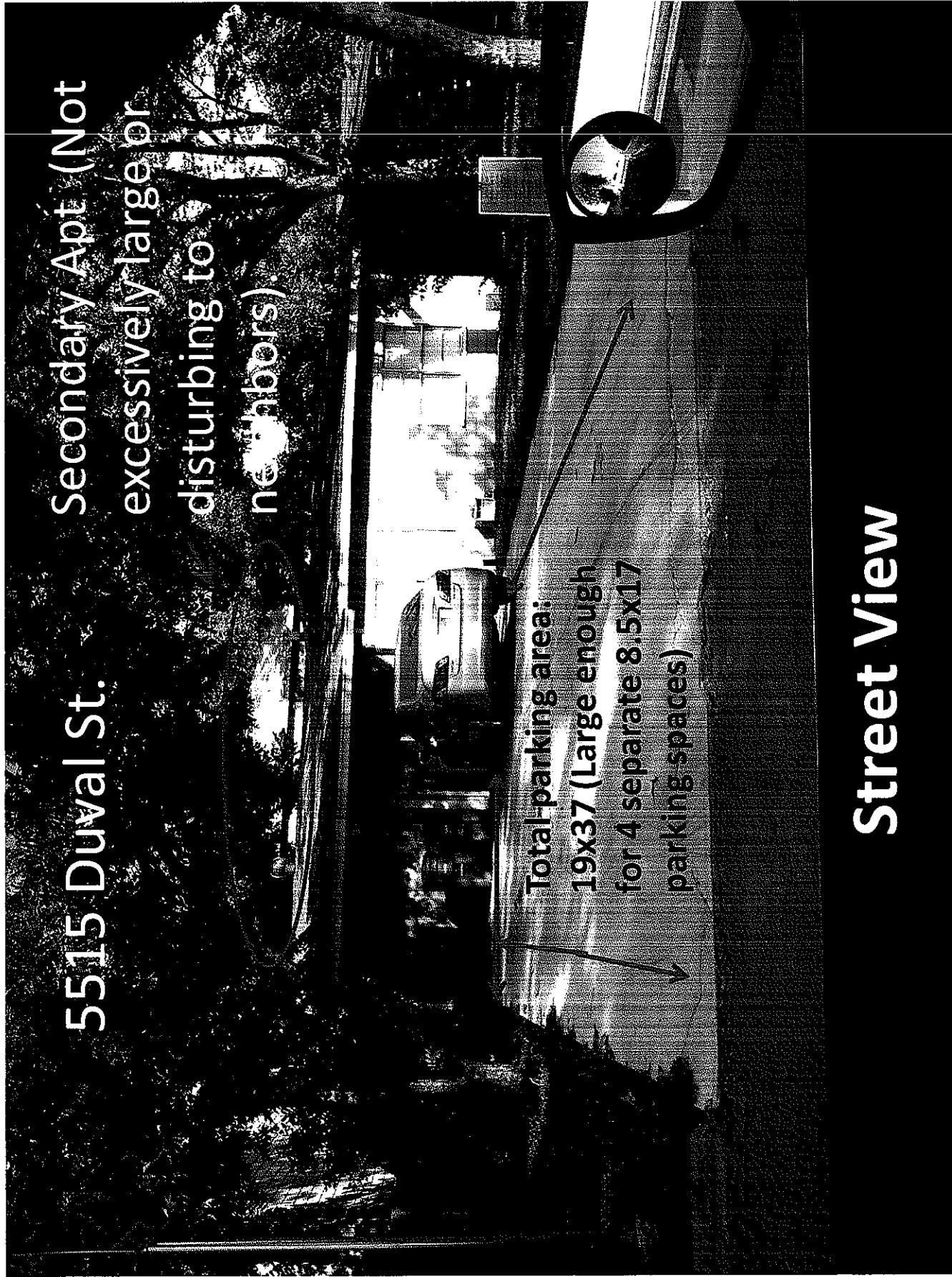


5515 Duval St.

Secondary Apt (Not
excessively large or
disturbing to
neighbors).

Total parking area:
19x37 (Large enough
for 4 separate 8.5x17
parking spaces)

Street View

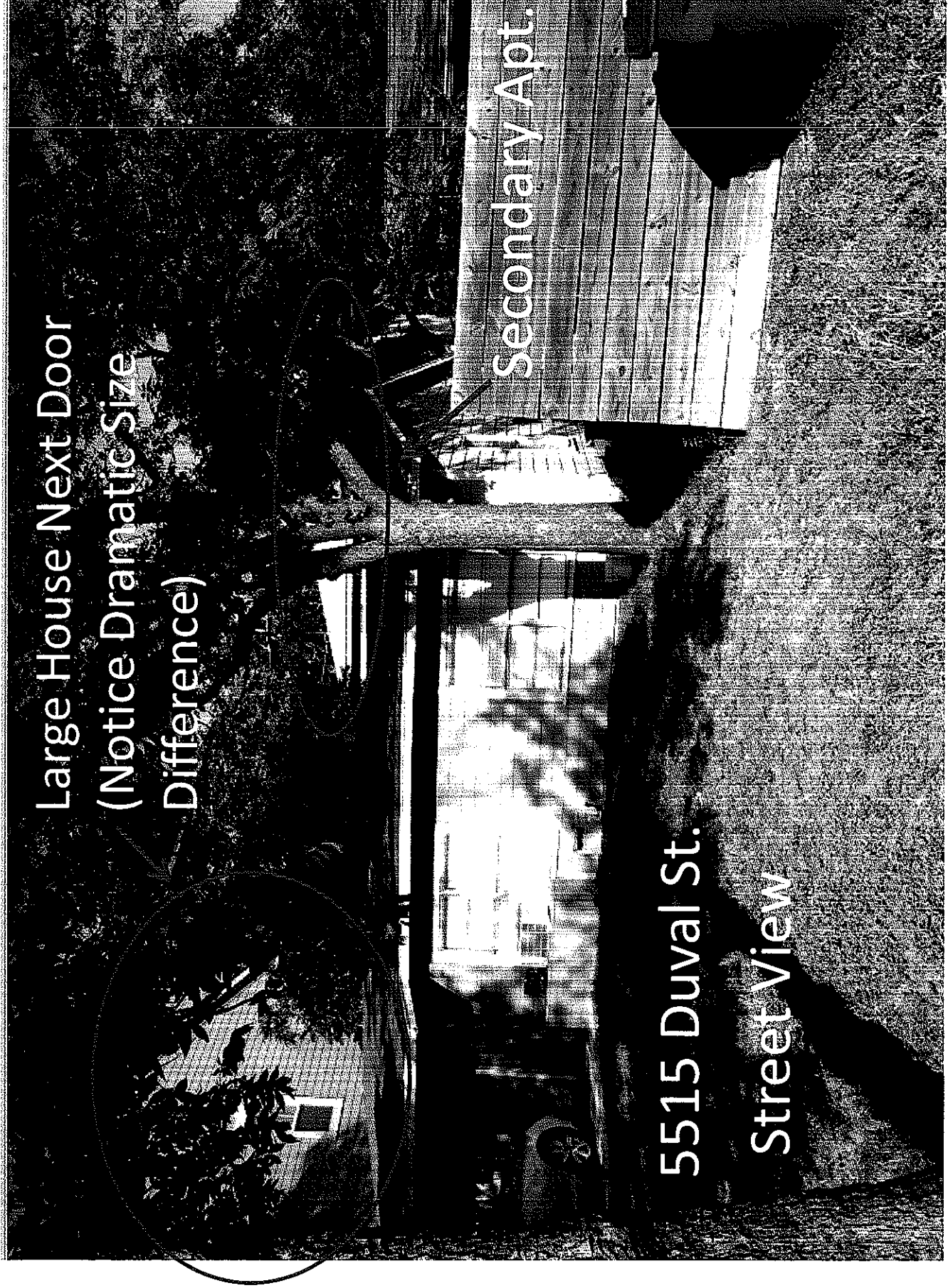


Large House Next Door
(Notice Dramatic Size
Difference)

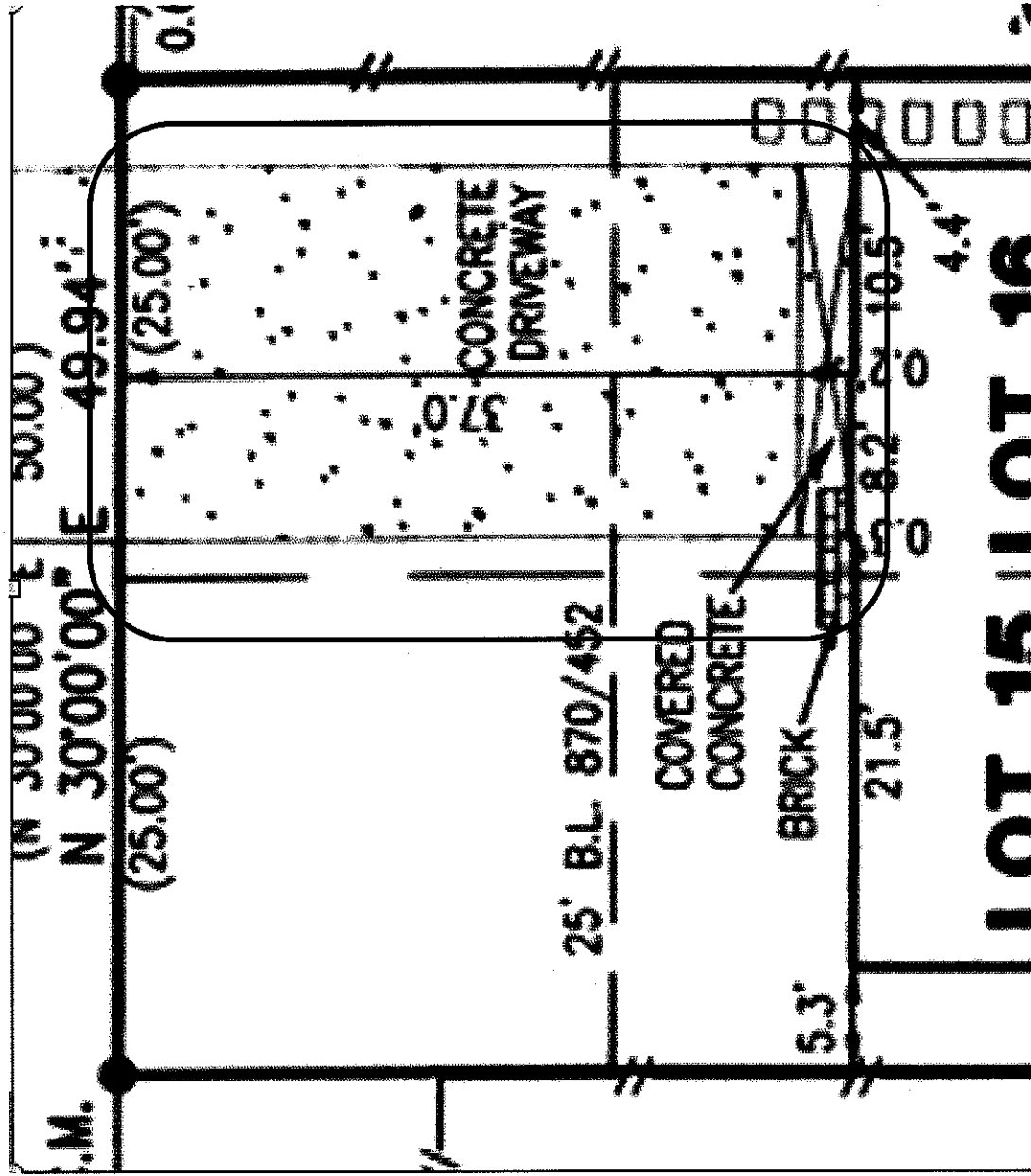
Secondary Apt.

5515 Duval St.

Street View



Parking Area (In The Front):



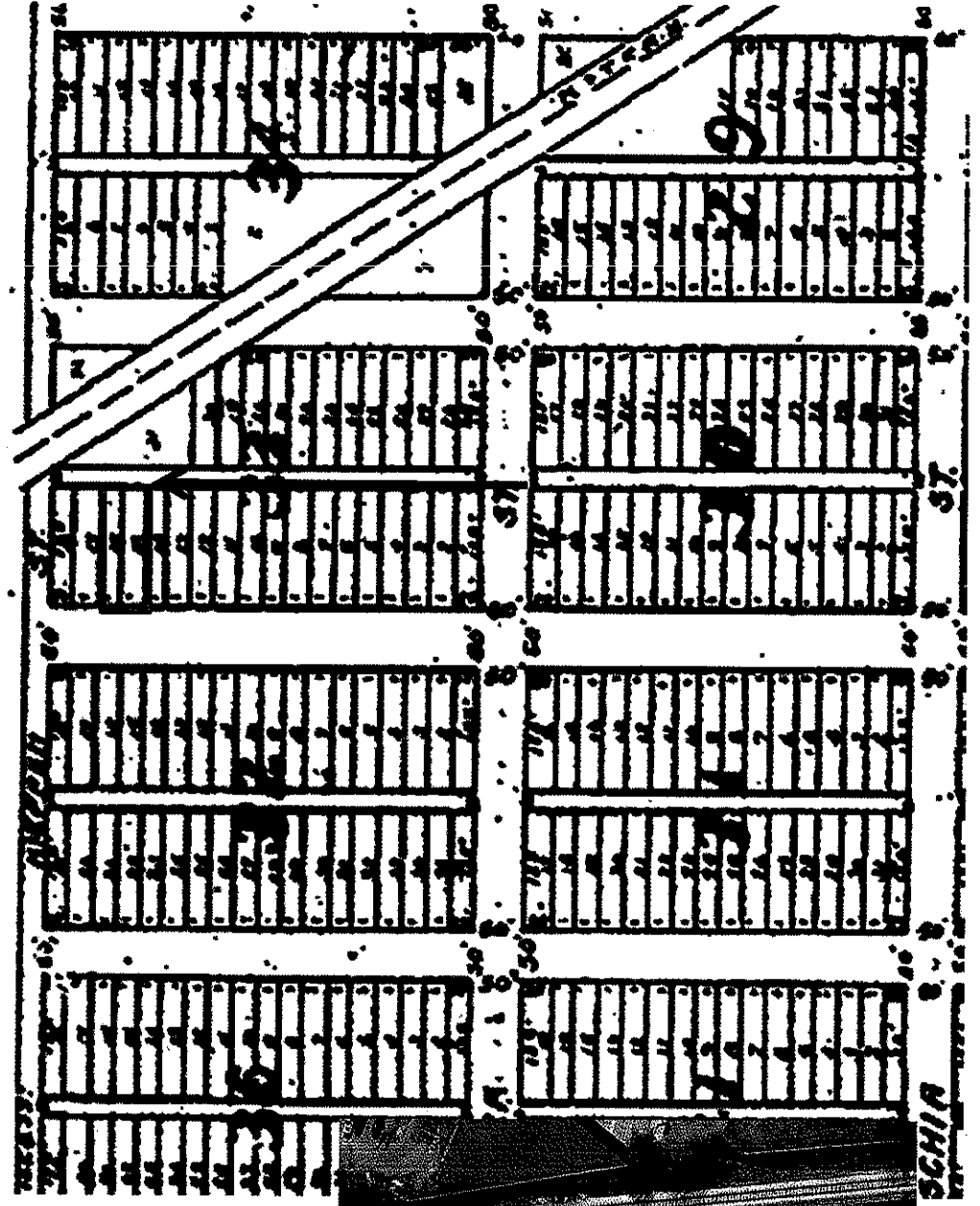
Total parking area:
19x37 (Large enough
for 4 separate 8.5x17
parking spaces)

Parking Continued: Secondary Apt. Has Alley Access

Original Plat Showing
City Right-Of-Way

NOTE: There IS
rear Alleyway
access!!

ME 3 PAGE 55



Potential Neighbor's Concerns (AND Mitigation):

Concern-Parking: Larger Apartment will cause excess on street parking.

Mitigation: Front Parking has (4) parking areas, and in the rear by Secondary Apt. there (1) spot via City ROA (Alley). Total of (5) parking spots.

Concern-Flooding: Duval St. in 2003 has rising water that flooded on peoples property and some houses.

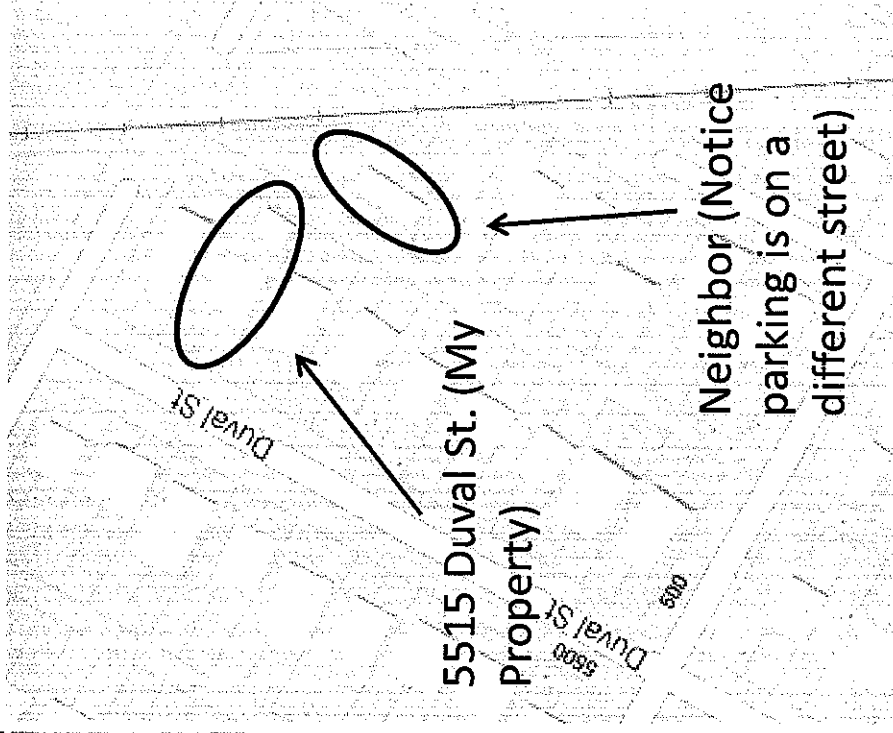
Mitigation: This was due to a CLOGGED STREET DRAIN. This drain was thoroughly cleaned and cleared, and there are plans to improve the street drainage in the future. NO other flooding has been experienced to this date.

Map of The Area, Parking Continued:

Duval St. in YELLOW (My Street)



Evans St. in PURPLE (Neighbors Street)

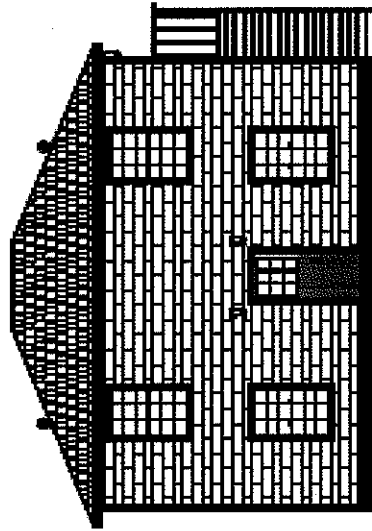


Large Duplexes on Evans which could obstruct parking: Purple
Line Notates the Distance between large Duplexes

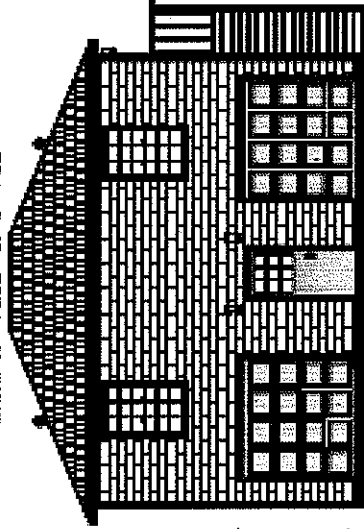
Potential Transformation With 550 SQFT 2nd Floor Variance:

POTENTIAL FIRST FLOOR OF SECONDARY APT. IF VARIANCE FOR 550 SQFT ON TOP FLOOR IS GRANTED

EXISTING CONFIGURATION

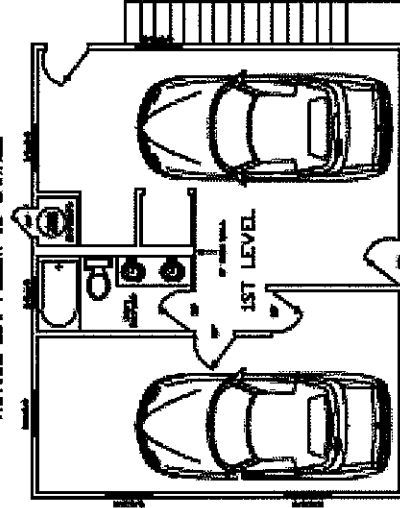


POTENTIAL PROPOSED CONFIGURATION OF VARIANCE IS GRANTED FOR 2ND FLOOR SQFT
NOTICE 1st FLOOR IS GARAGE

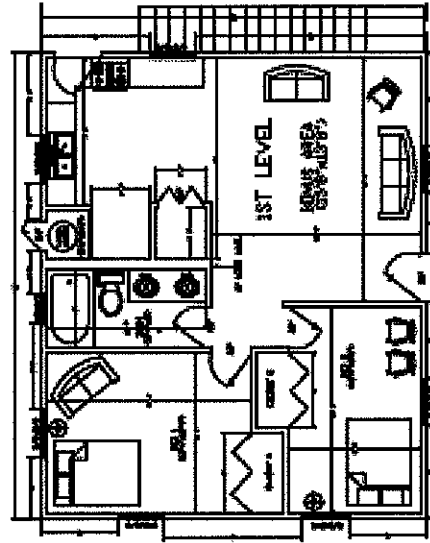


Two garages will add enough parking for two ADDITIONAL cars!!

NOTICE 1st FLOOR IS GARAGE



POTENTIAL PROPOSED CONFIGURATION OF VARIANCE IS GRANTED FOR 2ND FLOOR SQFT



EXISTING CONFIGURATION

<p>Roof Pitch, Size Siding Material Exterior Finish</p>	
1	2
3	4
5	6
7	8
9	10
11	12
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99	100

Advantages to Granting the 550 SQFT 2nd Floor Variance:

- The downstairs can be converted into (2) two (1) car garages, reducing the overall sqft of secondary apartment to 810 square feet.
- **There will be one EXTRA parking spaces, bringing the total parking spaces on property to SIX.**
- Less drastic reconstruction/noise/disturbances to neighbors.
- **By doing this downstairs garage conversion, there will be NO NEED for the 850 sqft total for secondary apartments AND the 45% impervious coverage variances.**
- I can get another survey to confirm that all setbacks are met. I'm confident the rear is 10' on both corners. Granting this variance in addition to the 550 sqft 2nd floor variance is minimal and has absolutely NO impact to neighbors.

Conclusions of Research: Some discrepancies have been noted for other properties, and there are DEFINITELY secondary apartments above the 850 sqft limit. (1150-1300 sqft is found on several occasions). There are also many apartments in this neighborhood with more than 550 sq ft area on the top floor. This is my #1 variance request.

Granting this variance would NOT alter the neighborhood character at all!!
Thanks for your consideration.

Conclusion: I was ignorant of the rules and regulations at the time, and was convinced to add a 2nd floor to the secondary apartment by my contractor outside the City of Austin's regulations, which I am regretful. I am showing data in this presentation to point out that this secondary Apt. is in character with the North Loop Neighborhood Area and in the properties surroundings. **Please reconsider my variance request for any or all variances.**

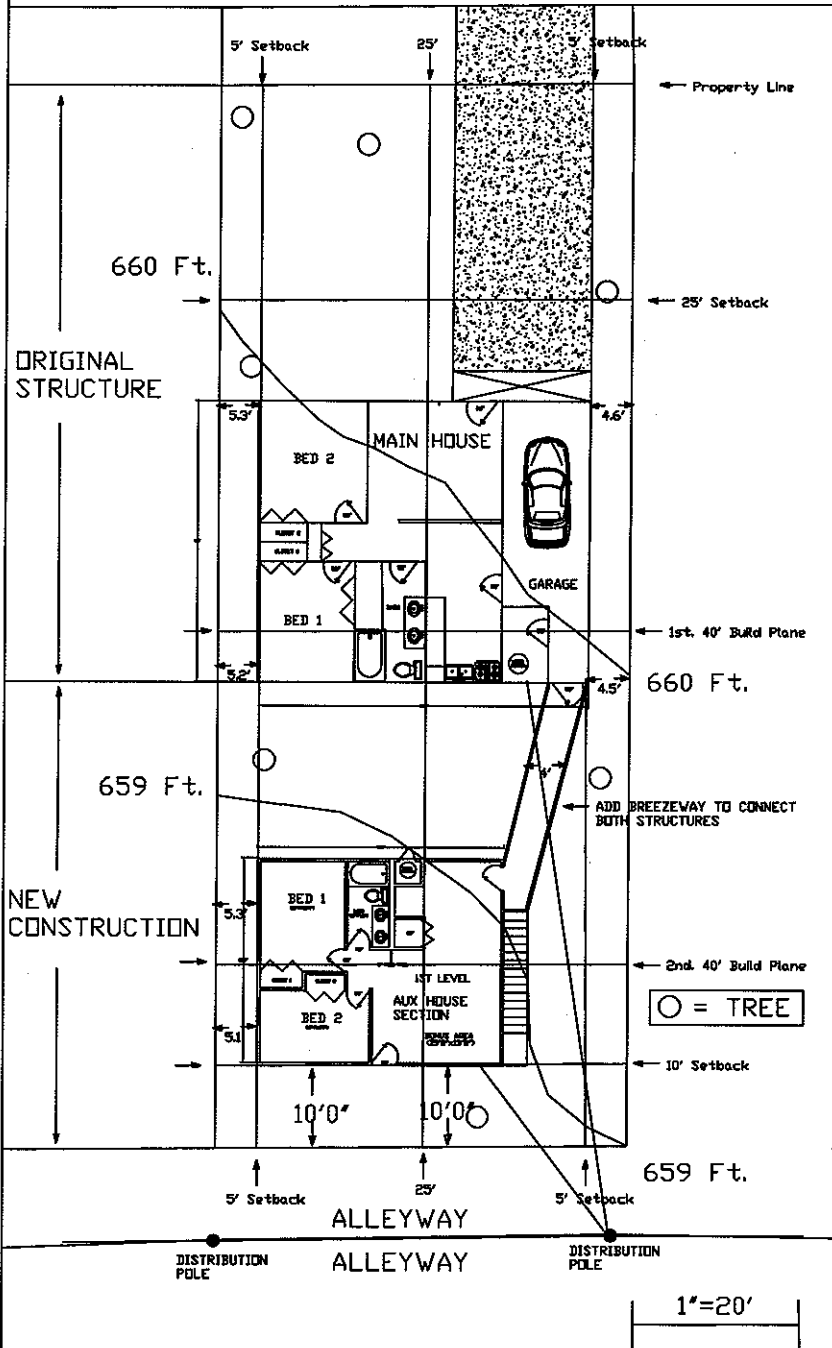
I am asking the Board of Adjustment to please grant these Variances so I can finish out my mandated electrical work to make this property up to current code.

NOTE: If you only wanted to grant JUST ONE of these variances, it would be the variance of the max 550 sqft on the 2nd floor. I can work around the rest with just this one variance.

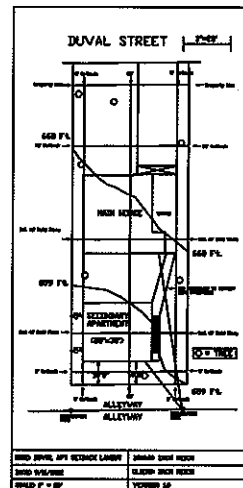
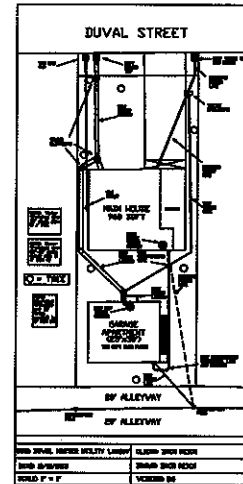
- End Presentation -

Thanks much, Zach.

DUVAL STREET PLOT PLAN



NAME: DUVAL APT SETBACK LAYOUT	DRAWN: ZACH REICH
DATE: 9/11/2012	CLIENT: ZACH REICH
SCALE: 1" = 20'	VERSION: 1.0



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OCT 23 2013
CITY OF AUSTIN

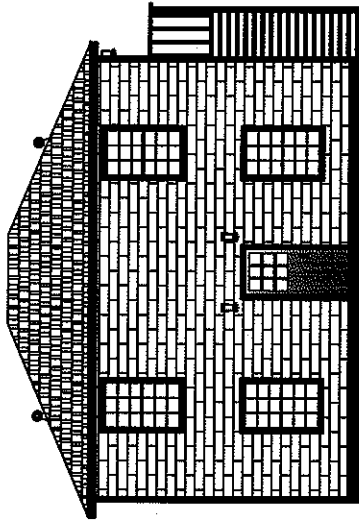
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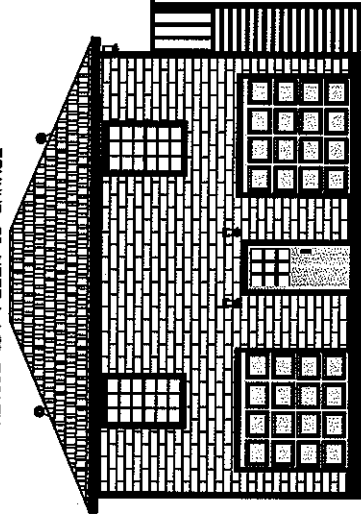
CITY OF AUSTIN

POTENTIAL FIRST FLOOR OF SECONDARY APT, IF
VARIANCE FOR 550 SQFT ON TOP FLOOR IS GRANTED

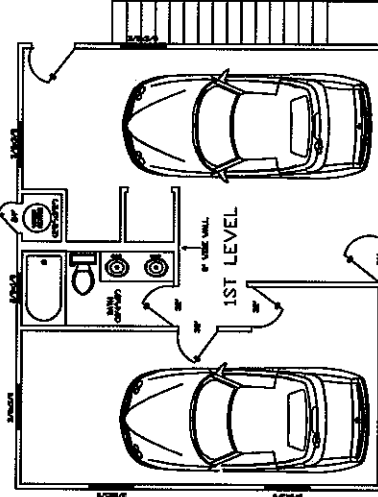
EXISTING CONFIGURATION



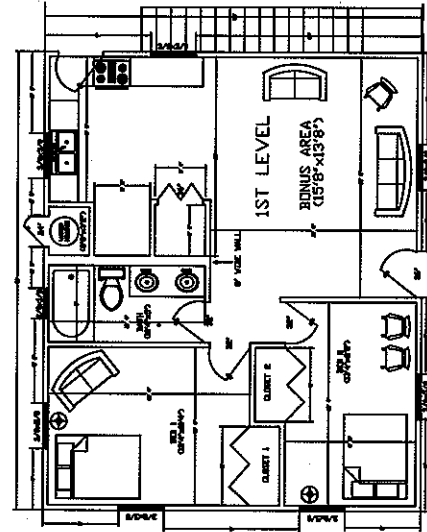
POTENTIAL PROPOSED CONFIGURATION (IF
VARIANCE IS GRANTED FOR 2ND FLOOR SQFT
NOTICE 1st FLOOR IS GARAGE



NOTICE 1st FLOOR IS GARAGE



POTENTIAL PROPOSED CONFIGURATION (IF
VARIANCE IS GRANTED FOR 2ND FLOOR SQFT



EXISTING CONFIGURATION

General Notes	
1.	Roof Pitch 5/12
2.	Siding Materials
3.	Hardplank sheets
4.	
5.	
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8.	
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19.	
20.	

1.	Initial Drawing 5/9
No.	Revisions/Notes
Date	

100% Scale 1/4" = 1'-0"

Project Name and Address
Duval St.
Apartment #B
Austin, TX 78751
(Left Side, Ver. 4)

Garage Apt.	4
Date	09/11/2012
Scale	1/4" = 2'-0"

PUBLIC HEARING INFORMATION

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- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C15-2013-0076 – 5515 Duval Street
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, September 16, 2013

Patty Falo

Your Name (please print)

5515 Duval Street

Your address(es) affected by this application

Patty Falo

Signature

9/8/13

Date

Daytime Telephone: 512-799-7942

Comments:

We heard concerns this is going to be another cheaply built fast house like the ones on the corner south of us. It would be nice if we could see a picture of what the place will look like. Without this at this time, we cannot agree.

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

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

☐ I am in favor
☒ I object

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

DATE: Monday, August 12, 2013

CASE NUMBER: C15-2013-0076

☐ Y ☐ Jeff Jack
☐ Y ☐ Will Schnier - Michael Von Ohlen (out)
☐ Y ☐ Nora Salinas
☐ Y ☐ Stuart Hampton- Bryan King (out)
☐ Y ☐ Fred McGhee 2nd the Motion
☐ Y ☐ Melissa Hawthorne Motion to PP to Sept 16, 2013
☐ Y ☐ Sallie Burchett
☐ - ☐ Cathy French (SRB only)

OWNER/APPLICANT: Zachary A. Reich

ADDRESS: 5515 DUVAL ST

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum gross floor area requirement of Section 25-2-1463 (7) (a) from 850 square feet to 1500 square feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum gross floor area requirement on the second story of a secondary apartment use requirement of Section 25-2-1463 (7) (b) from 550 square feet to 750 square feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to decrease the minimum entrance from a property line for a secondary apartment requirement of Section 25-2-1463 (C) (4) from 10 feet to between 9.9 feet and 10 feet in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

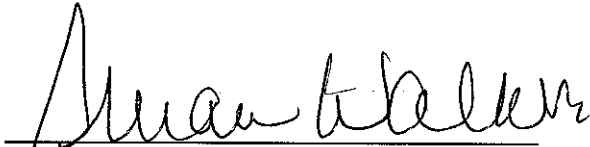
The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-1463 (D) from 45% to 47.1% in order to maintain and remodel a secondary apartment use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to September 16, 2013, Board Member Fred McGhee second on a 7-0 vote; POSTPONED TO September 16, 2013. (RE-NOTIFICATION NEEDED)

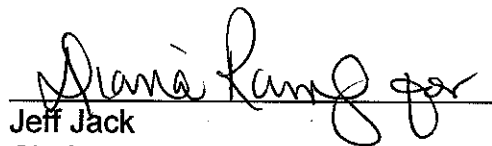
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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



Susan Walker
Executive Liaison



Jeff Jack
Chairman

Walker, Susan

From: Zach Reich [REDACTED]
Sent: Tuesday, August 27, 2013 4:12 PM
To: McDonald, John; Word, Daniel
Cc: Walker, Susan
Subject: Re: Question about Alleyway, 5515 Duval St.
Attachments: Duval Plat, ROW (Alleyway), and Storm Drain Info.pdf; 5515 Duval St. and The Highlinds Original Plat, Page 1.tif; 5515 Duval St. and The Highlinds Original Plat, Page 2.tif

Hello Everyone,

Yes, I did talk to the people in the 8th floor and Sam West, and did confirm with the plat that it is a public ROW. The survey also states that it is an alleyway as well. Here is a copy of the plat, and also an easement/storm drain maps that specify that some of easements and their maps also confirm that it is an alleyway.

Just because part of the alleyway is not paved does not mean that is still not an alleyway. Also see attached. Susan, based on all of this, I think other than the sqft change, everything else is okay.

Zach

From: "McDonald, John" <John.McDonald@austintexas.gov>
To: "Word, Daniel" <Daniel.Word@austintexas.gov>
Cc: "Walker, Susan" <Susan.Walker@austintexas.gov>; Zach Reich [REDACTED]
Sent: Tuesday, August 27, 2013 2:21 PM
Subject: RE: Question about Alleyway, 5515 Duval St.

Daniel,

Zach and I spoke in the hallway about this matter, so no need to follow up. Zach has contacted Sam West's group and confirmed the alley behind his property it truly alley right-of-way, which was one of the questions brought up at his BOA variance hearing. Zach also has identified a clear path to resolve questions brought up at the hearing resulting in an unfortunate postponement.

Respectfully,
John M. McDonald
Development Services Manager
Residential Plan Review/PDRD
974-2728 – Office
john.mcdonald@austintexas.gov

From: Zach Reich [REDACTED]
Sent: Tuesday, August 27, 2013 11:08 AM
To: McDonald, John; Word, Daniel
Cc: Walker, Susan
Subject: Question about Alleyway, 5515 Duval St.

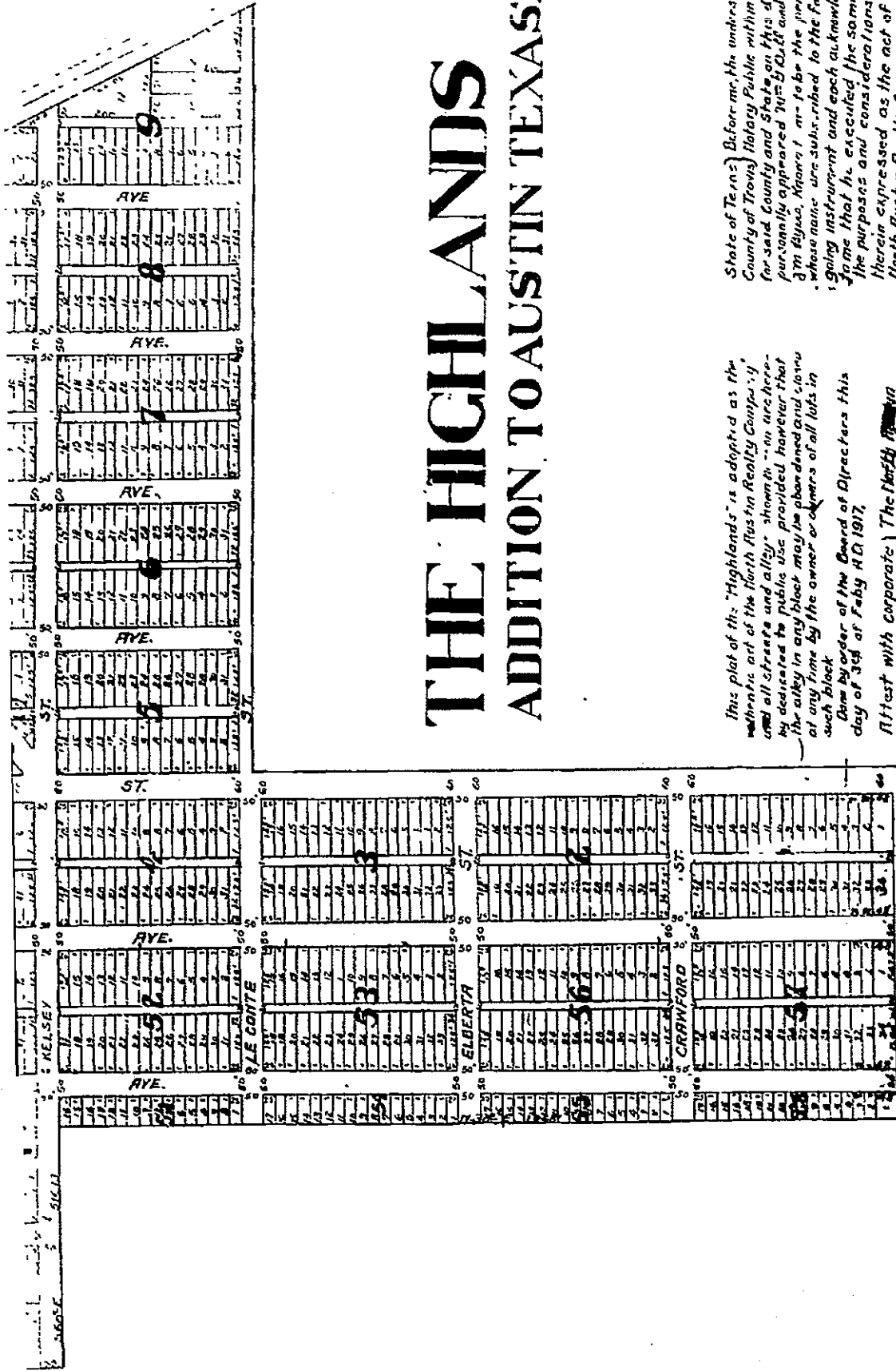
Hi Daniel this is Zack. I have a couple questions for you. There was a question raised in my previous Board of Adjustment hearing from a neighbor that the rear access of my house is actually an electric utility easement and not an official alleyway. The address is 5515 Duval St.

Everything that Susan Walker has looked at shows that is that it is an alleyway and I believe what you looked at before based on the survey and your computer system shows that it is indeed an alleyway even though part of it is not paved. Do you think you could meet with me, or at least double check to see if it is an official alleyway? That would help me out a lot for my next hearing with the Board of Adjustment as I want to make sure

everything is perfect as I'm coming back for second time this coming hearing.

Let me know if you have any additional questions.

Thanks, Zach



THE HIGHLANDS

ADDITION TO AUSTIN TEXAS.

This plat of the "Highlands" is adopted as the authentic act of the North Austin Realty Company, and all streets and alleys shown thereon are hereby dedicated to public use, provided however that the alley in any block may be abandoned and closed at any time by the owner or owners of all lots in such block.

Done by order of the Board of Directors this day of 3rd of Feb'y A.D. 1917.

Attest with corporate seal
The North Austin Realty Company

Joe Byrnes Secretary Wm. J. Ball President

SURVEY & PLAT
BY
G. S. IREDELL
CITY ENGINEER

(Original) Scale 1" = 100 feet.
(Revised) - 1" = 200 -

All block corners marked by 12 in Pipes

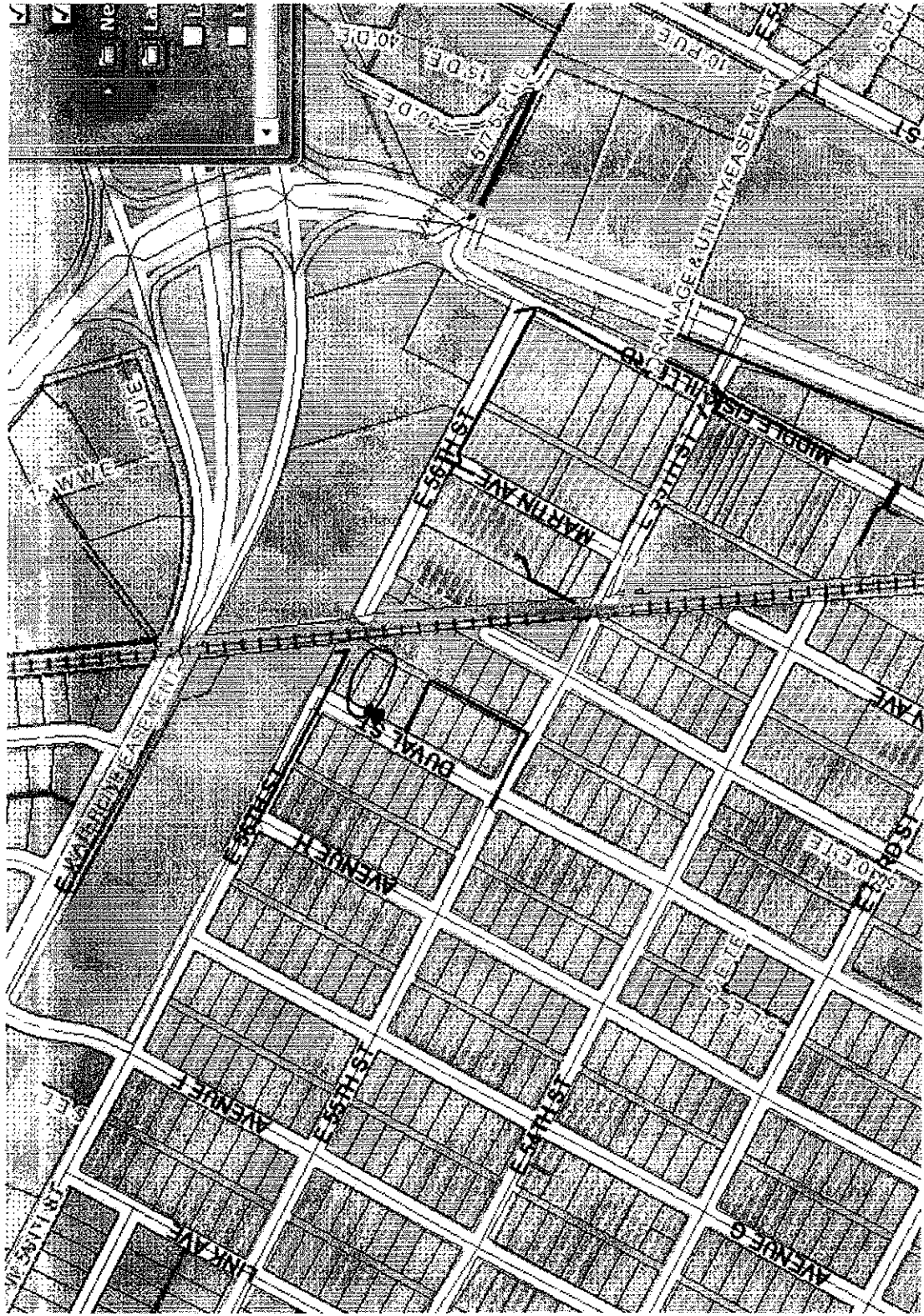
State of Texas: Before me, the undersigned County of Travis Notary Public within and for said County and State on this day personally appeared Wm. J. Ball and Jm. Byrnes, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged the same that he executed the same for the purposes and considerations therein expressed as the act of the North Austin Realty Company.

Given under my hand and seal of office this 3rd day of February A.D. 1917.
Notary Public Travis Co. Texas

FILED FOR RECORD FEB 9 1917 AM 9:11 AM
RECORDED FEB 9 1917 PM 3:40 PM



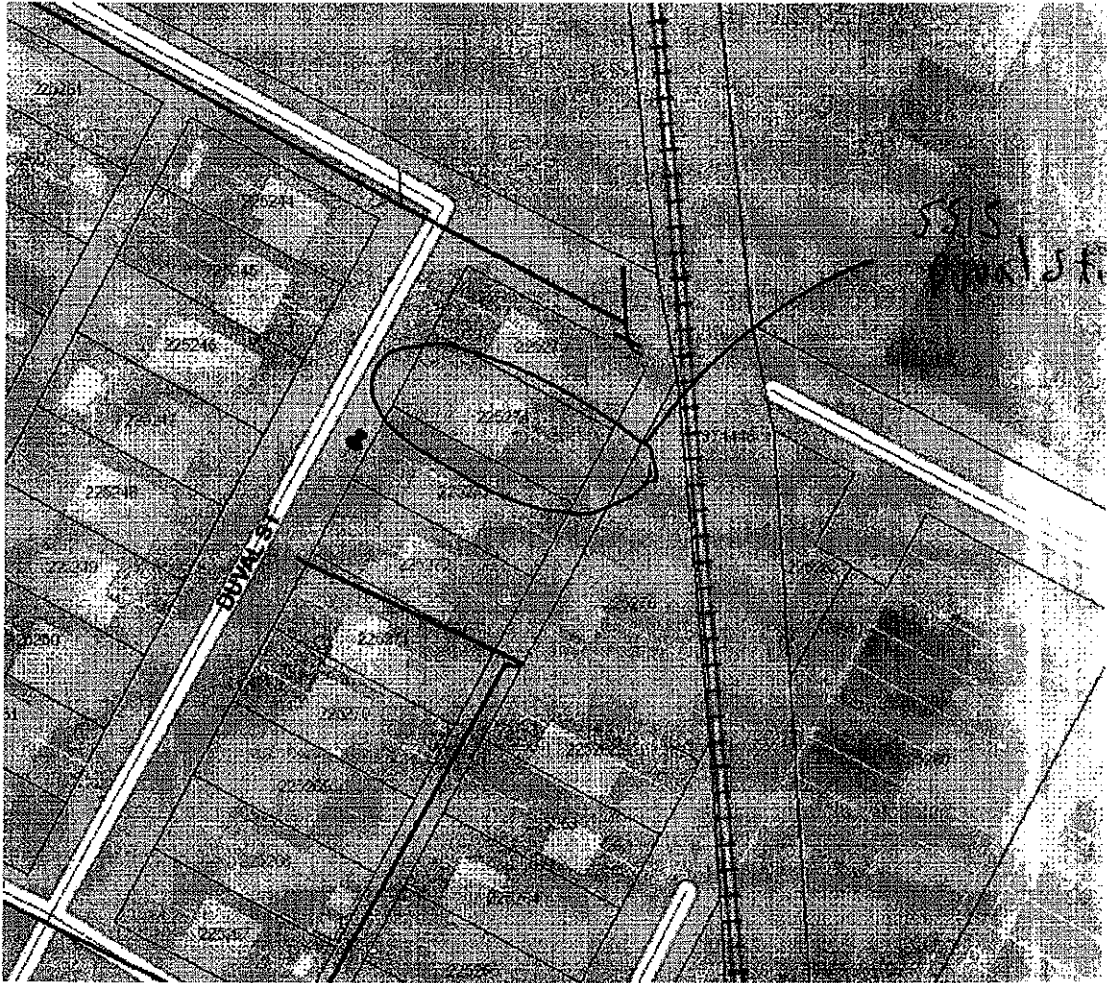
Stormwater Drains, Duval St.



— = under ground drain

Highlands, The SS
Volume III pg. 55

Subdivision # C8-1917-1299



— = storm water drain (underground)

Walker, Susan

From: Ric Mcelyea [REDACTED]
Sent: Monday, August 26, 2013 3:00 PM
To: Walker, Susan
Subject: case number C15-2013-0076 Susan Walker

To whom it may concern,

My Name is Ric McElyea and I own property at 5513 Duval St, directly next door to 5515 Duval St. involved with case number C15-2013-0076. I am writing to say that I object to the structure at 5515 and the variance. My property is in the process of being cleared for a new structure. This past year I applied and received permits for a remodel but unfortunately it was discovered the current structure will not support our goal. I am very clear of what is permit-able on my lot. I have been to the code department numerous times to be assured and understand what I can build. The code clearly states the gross floor area. Although I feel compassion for Mr. Reich and his, I am clear that unless your department approves myself and anyone else for a variance such as this, the city should be liable. His current structure effects my future plans and designs.

I believe there is another hearing? I do not live on the property so I am late receiving this notice. Please advise the receipt of this email and further statements or assistance I may provide.

Regards,
Ric McElyea

[REDACTED]

CASE # C15-20B-0076 ROW# 10978123
TP-022510-04-14

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

Amended

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

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

STREET ADDRESS: 5515 Duval St.

LEGAL DESCRIPTION: Subdivision - The Highlands

Lot(s) 15-16 Block 33 Outlot _____ Division _____

I/We Zach Reich on behalf of myself/ourselves as authorized agent for

Zach Reich affirm that on April 27th,

2013, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE X REMODEL X MAINTAIN

1. Grant variance for the total square footage for a secondary Apartment located on 5515 Duval St. (Apartment is 1533 sqft, limit is 850 sqft). (1534)
2. Grant variance for the square footage for a 2nd story for a secondary Apartment located on 5515 Duval St. (2nd story is 766.6 sqft, limit is 550 sqft). (767)
3. Grant variance for the total amount of impervious coverage for the property located on 5515 Duval St. (property is 47.1%, limit is 45%).

NOTE: This is due to the gravel and road base parking spot adjacent to the secondary apartment being counted as impervious coverage. If this parking space was not included, the impervious coverage would have been 43.9%.
4. Grant variance for the length of feet from the property line alleyway from an entrance of a secondary Apartment located on 5515 Duval St. (Secondary Apartment entrance is between 9.9 and 10 ft., limit is 10 ft).

in a North Loop (SF-3-NP)
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:

The Zoning regulations for this particular property are unique because of the layout of the original structure is shifted fairly far back on the lot. There also is a power line, a tree and the alleyway to consider as well. This is why this particular structure was placed in it's current location to save a medium sized tree. In addition, this property will require MAJOR reconstruction to comply with the current regulations, impacting the environment, the neighborhood, and natural resources. This property does not stand out as compared with other properties in the neighborhood.

HARDSHIP:

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

The property and secondary apartment is currently built (See attached letter for more explanation). The size of the total habital square footage on this property is still less than the allowable total habital square footage allowed for this property (2460 sqft is built, 2498 sqft is allowed). A variance is required in order to issue permits and subsequently inspections for this secondary apartment. Permits are needed to use the property and to move the electrical from a temporary service (site has temporary pole currently) to a permanant electrical service on the secondary apartment. My permit application in order to address this was denied by the Planning and Development Review Dept. The BOA will have to sign off on this property and the Planning and Development Review Department will need to sign off on this in order to make these changes happen. This will make the electrical service permanent, eliminating the meager 100A temporary electrical service pole.

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

Most properties that are NOT in the construction phase of the building process don't have this type of electrical setup. Large structures and secondary apartments are common in this area as are Duplexes.

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:
-

This area of town does have a mixture of single family, single family with secondary apartments, and large residences and duplexes with or without secondary apartments. I have a few examples of development in this neighborhood supplied with this package (North Loop). My neighborhood is going through many changes due to the population boom of Central Austin.

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:
-

I am not requesting any parking variances. This is because I made the decision to instead of asking for a parking variance, by using this Alley accessed parking show on my site plan (even though it is not paved) it counts as impervious coverage. Subsequently, this will bring the property above the allowed 45% limit. My calculations show this new impervious coverage at 47.1%.

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:
-

My classy front driveway has a total of four (4) parking spots, thereby moving vehicles off the city streets. Also in the back, adjacent to the secondary apartment there is Alley accessed parking that allows one (1) extra parking spot. This will make the total number of parking spots for this property, 5515 Duval St. have a grand total of five (5) parking spots. This absolutely will be more than enough parking to allow the people to park and to NOT incur any additional street side parking.

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

There are no safety hazards by granting this variances. These variances entail additional square footage, which is not a safety hazard. By granting this variance, it allows the temporary electrical service pole to be eliminated, allowing a permanent electrical service to be built, making the property even more safe and secure. NOTE: There is currently a permanent electric service built on the secondary apartment.

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

This site will still be used within the Zoning standards of this neighborhood. Permits are needed to use the property and to move the electrical service from a temporary service pole to a permanent electrical service which is currently already built on the secondary apartment.

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 5515 Duval St.

City, State & Zip Austin, TX 78751

Printed Zach Reich Phone (512) 635-3695 Date 4/27/13

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 _____ Mail Address 5515 Duval St.

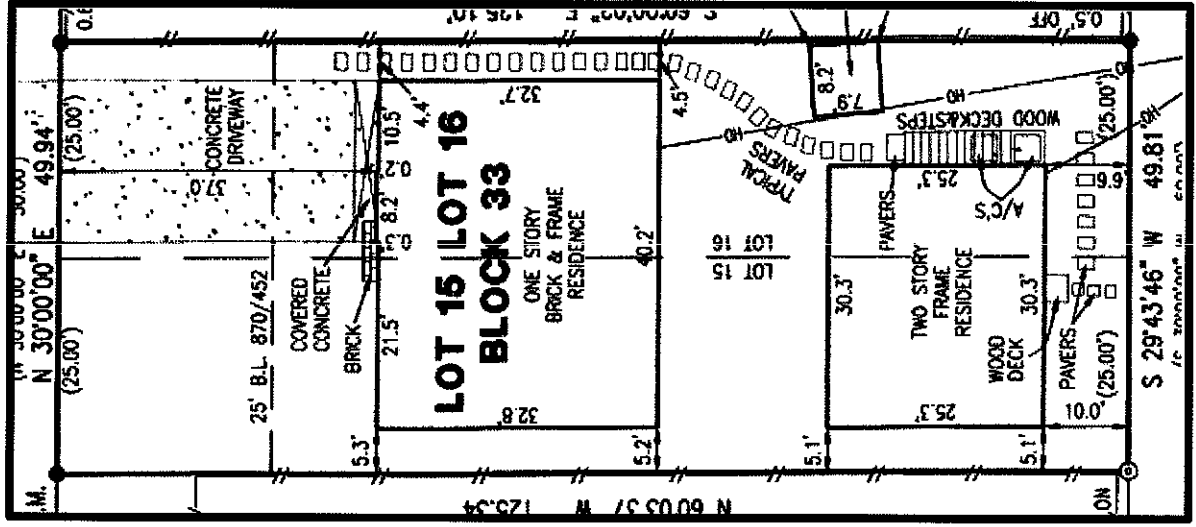
City, State & Zip Austin, TX 78751

Printed Zach Reich Phone (512) 635-3695 Date 4/27/13

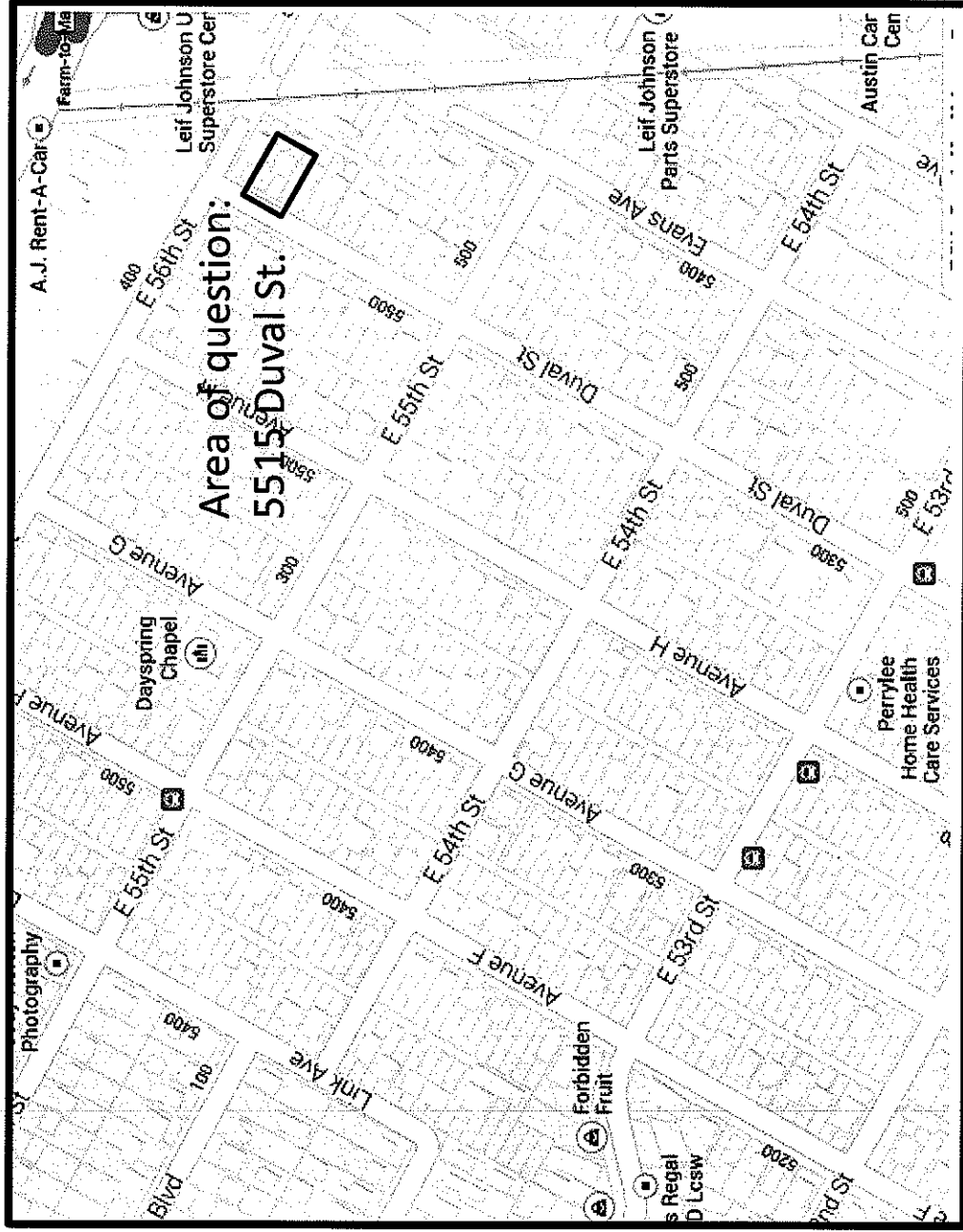
**Request to Grant Variance for Secondary
Apt. for 5515 Duval St. Based on
Area Character and Other Structures**

-Zach Reich-

Updated Site Plan:



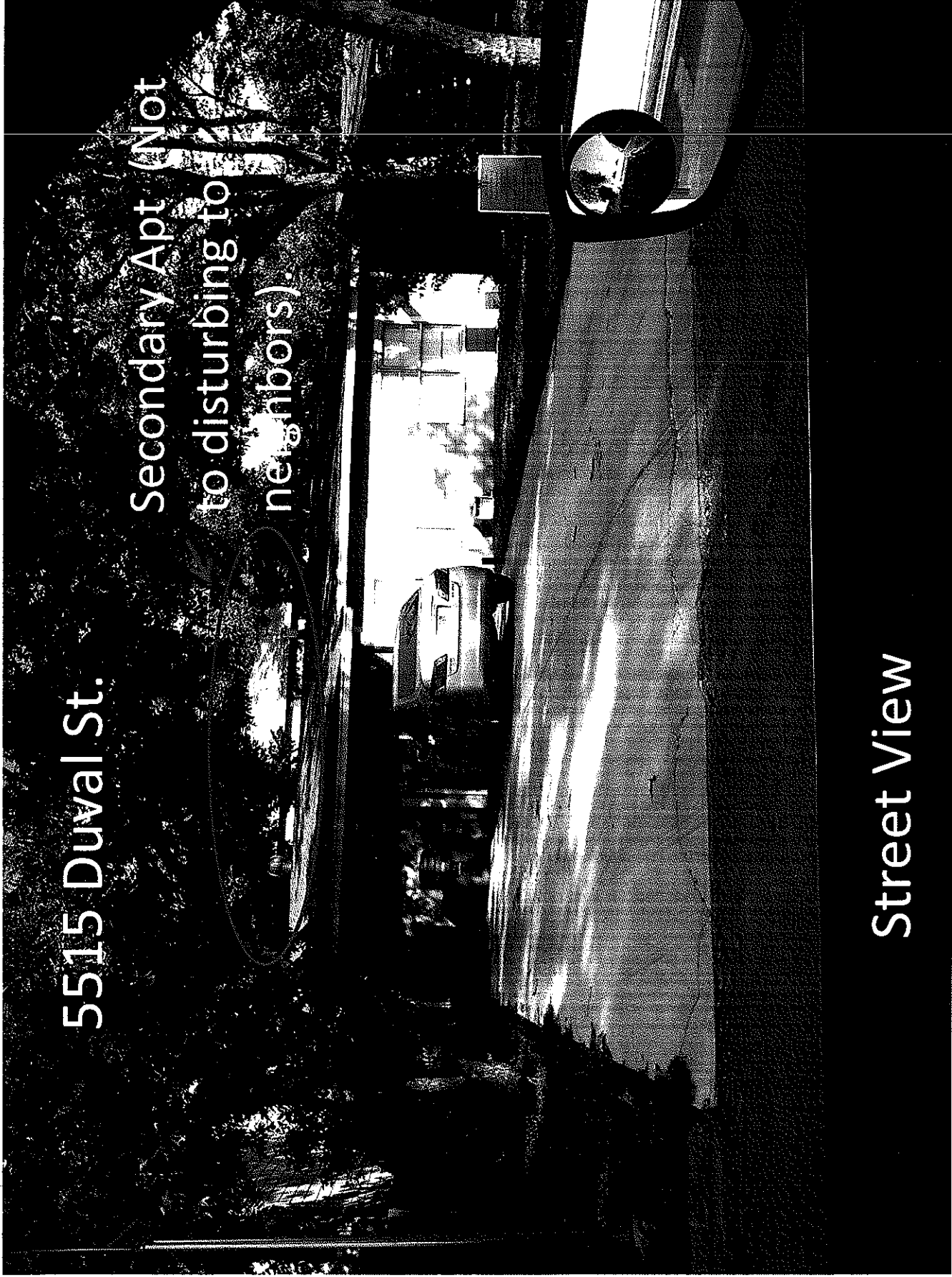
General Neighborhood Area:



5515 Duval St.

Secondary Apt (Not
to disturbing to
neighbors).

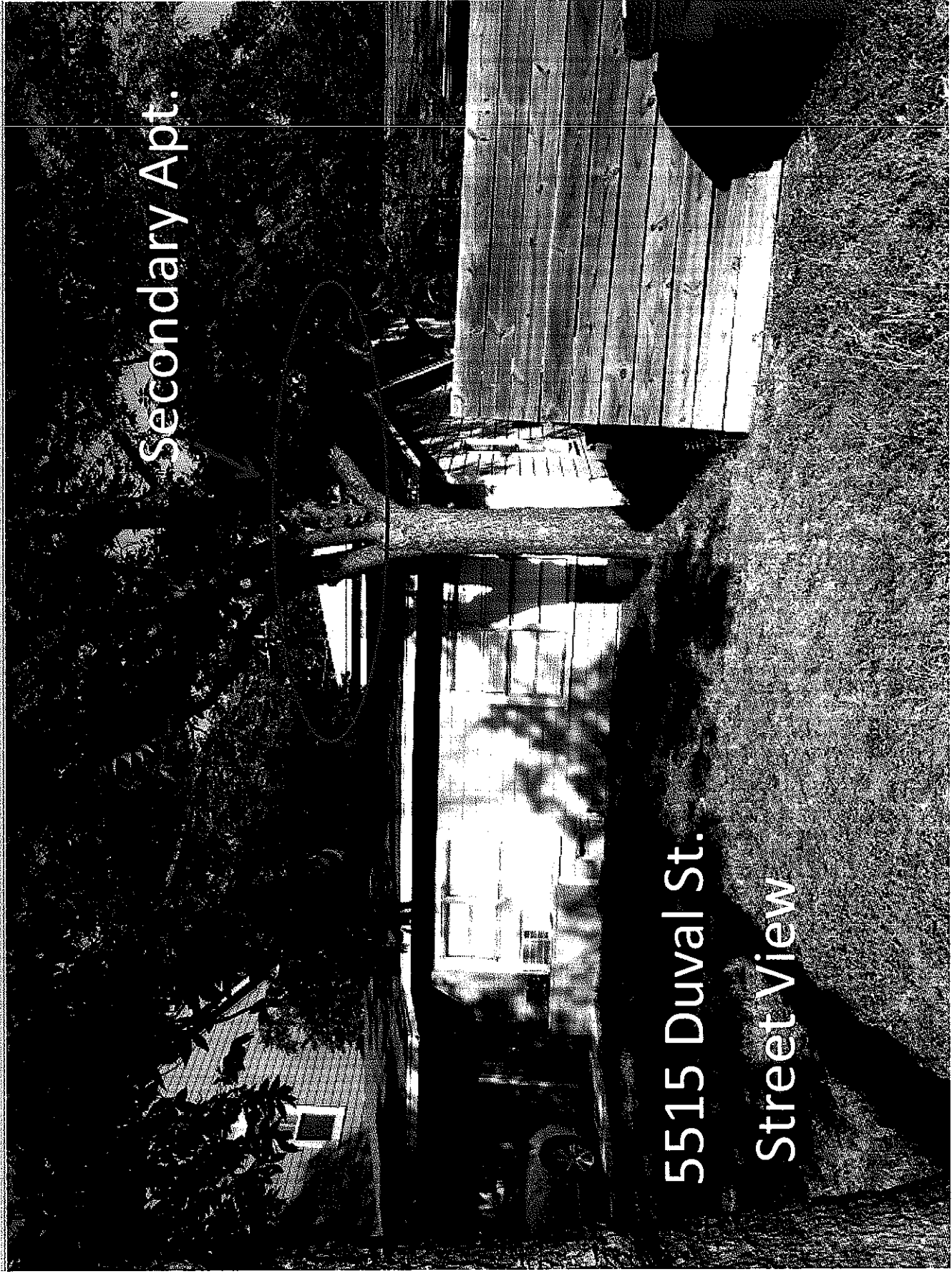
Street View



Secondary Apt.

5515 Duval St.

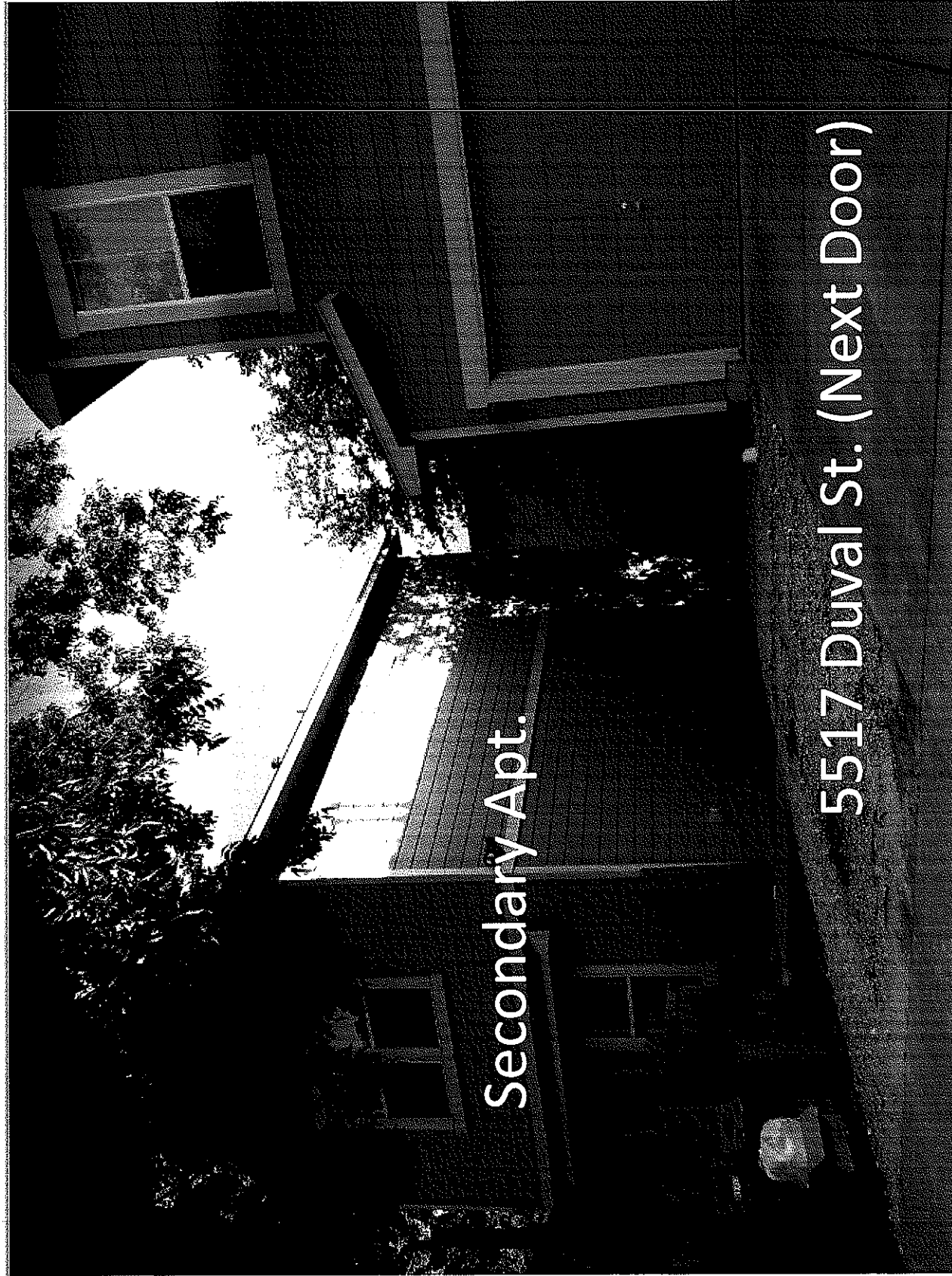
Street View



**Now for Specific
Examples of Neighborhood Area
Character and Other Structures
(WITHIN 1 BLOCK)**



5517 Duval St. (Next Door)



Secondary Apt.

5517 Duval St. (Next Door)

5517 Duval St.

▼ Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2192.0 sqft Value: \$245,657

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 5-		2006	1116.0
2ND	2nd Floor	WW - 5-		2006	1076.0
011	PORCH OPEN 1ST F	* - 5-		2006	74.0
041	GARAGE ATT 1ST F	WW - 5-		2006	399.0
251	BATHROOM	* - *		2006	2.5
522	FIREPLACE	* - 5-		2006	1.0
095	HVAC RESIDENTIAL	* - 5-		2006	2192.0

Noticed exceeds 850 sqft.

Improvement #2: 1 FAM DWELLING State Code: A1 Living Area: 880.0 sqft Value: \$104,939

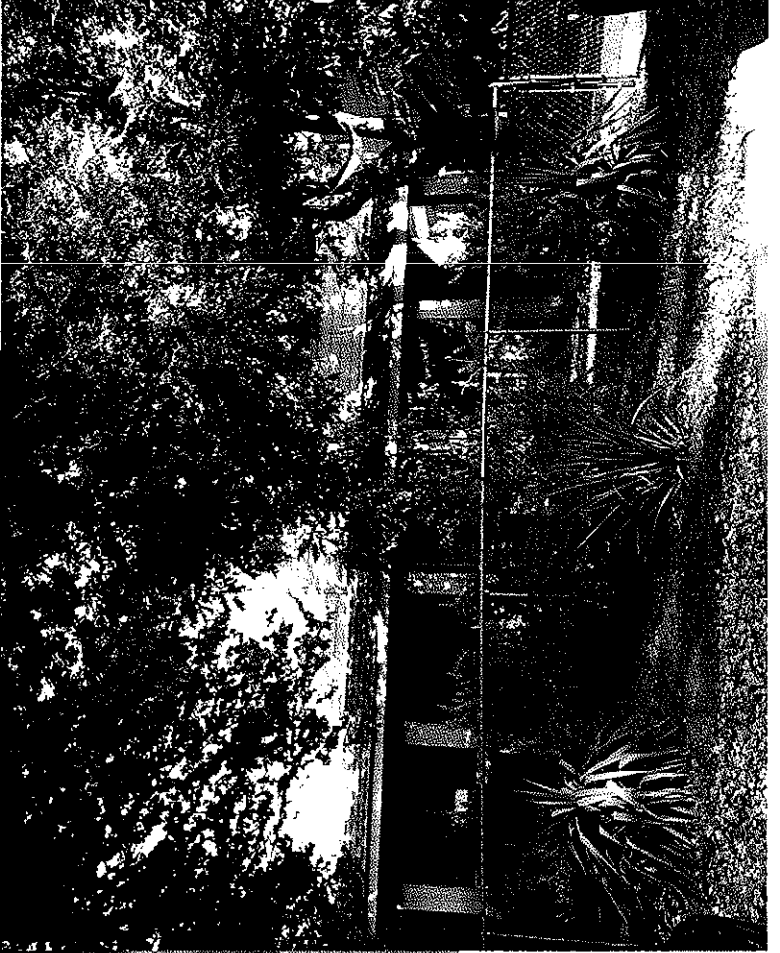
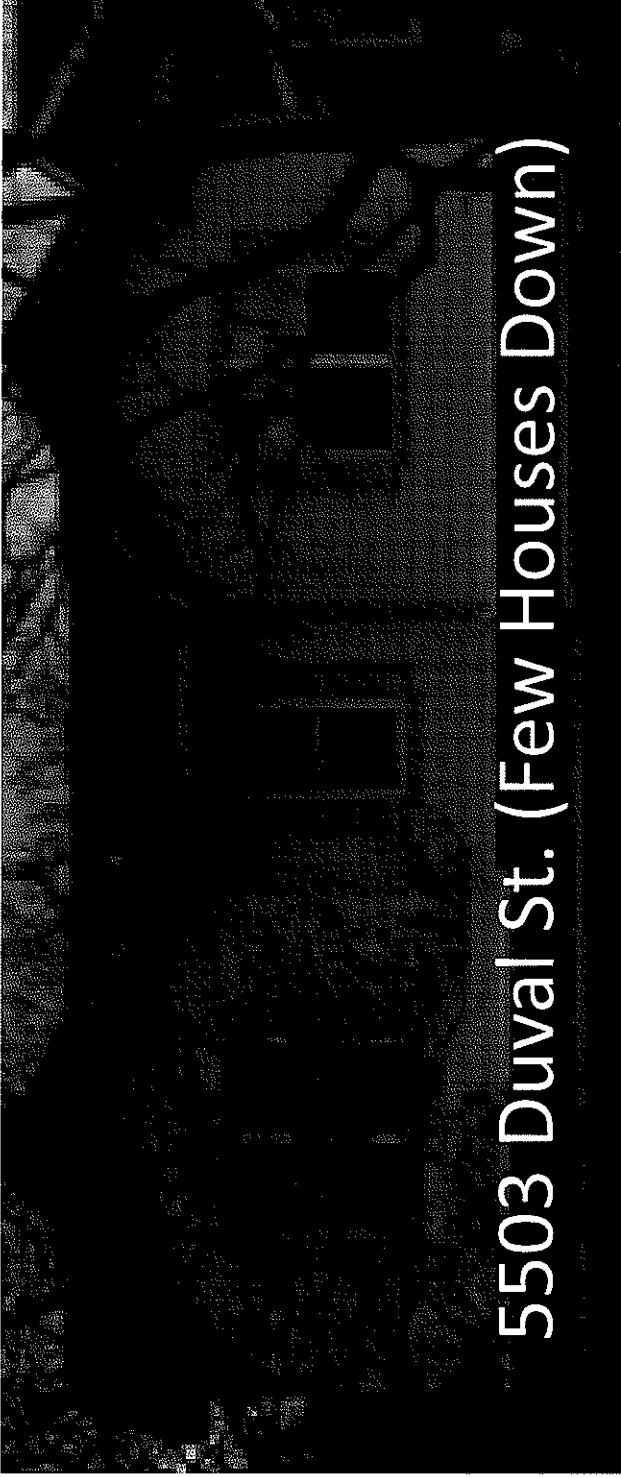
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 5-		2006	432.0
2ND	2nd Floor	WW - 5-		2006	448.0
251	BATHROOM	* - *		2006	2.0
612	TERRACE UNCOVERD	* - 5-		2006	6.0
095	HVAC RESIDENTIAL	* - 5-		2006	880.0

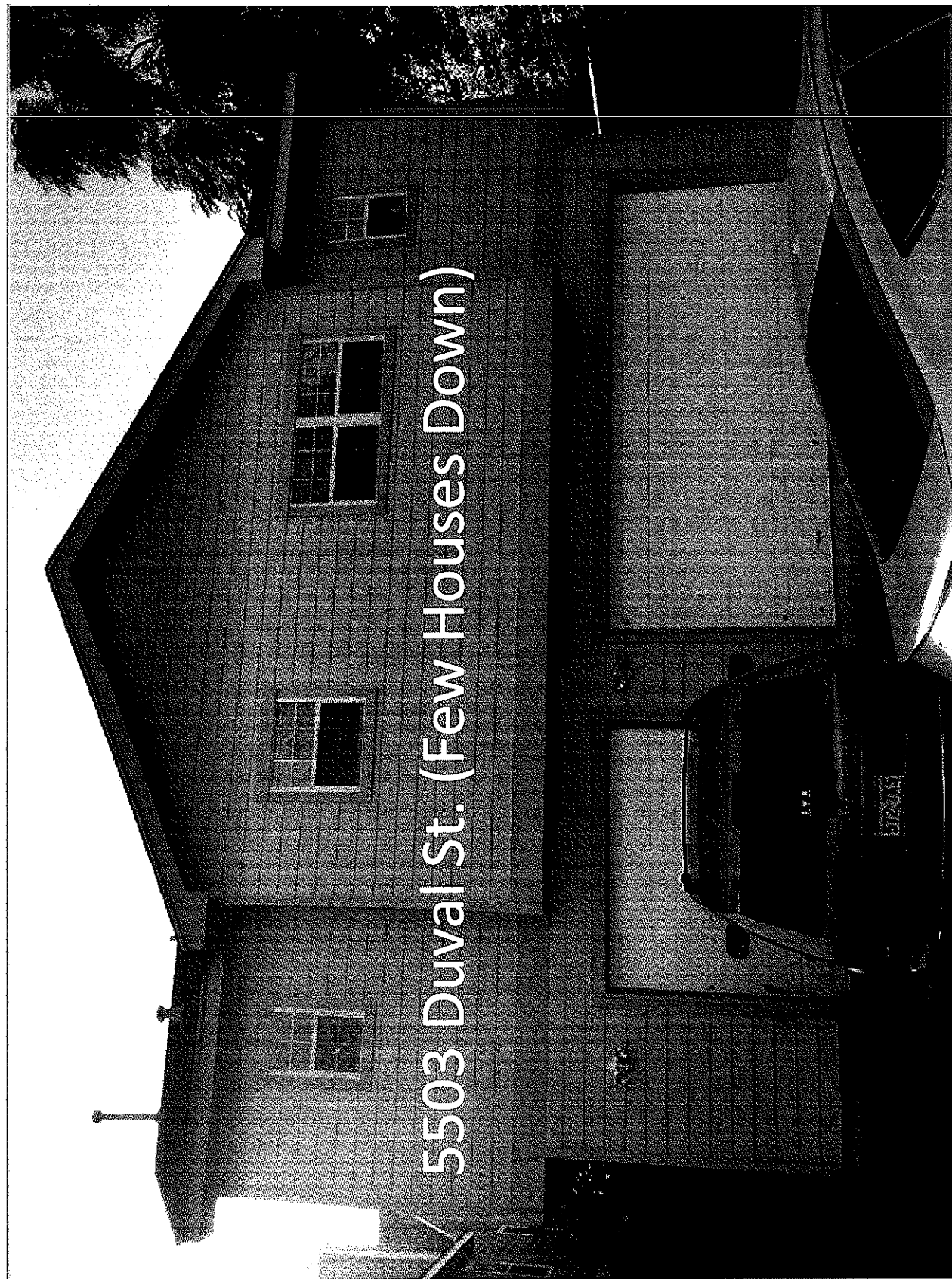
▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4280	5615.35	50.00	125.00	\$165,000	\$0

Floor to area ratio: 54.7%

5503 Duval St. (Few Houses Down)







Back House /
Secondary Apt.

5503 Duval St. (Few Houses Down)

5503 Duval St.

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2798.0 sqft Value: \$270,237

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5-		2003	1220.0
2ND	2nd Floor	WS - 5-		2003	1578.0
011	PORCH OPEN 1ST F	* - 5-		2003	126.0
011	PORCH OPEN 1ST F	* - 5-		2003	273.0
095	HVAC RESIDENTIAL	* - *		2003	2798.0
251	BATHROOM	* - *		2003	4.5
522	FIREPLACE	* - 5-		2003	1.0

Improvement #2: GARAGE APARTMENT State Code: A1 Living Area: 854.0 sqft Value: \$115,079

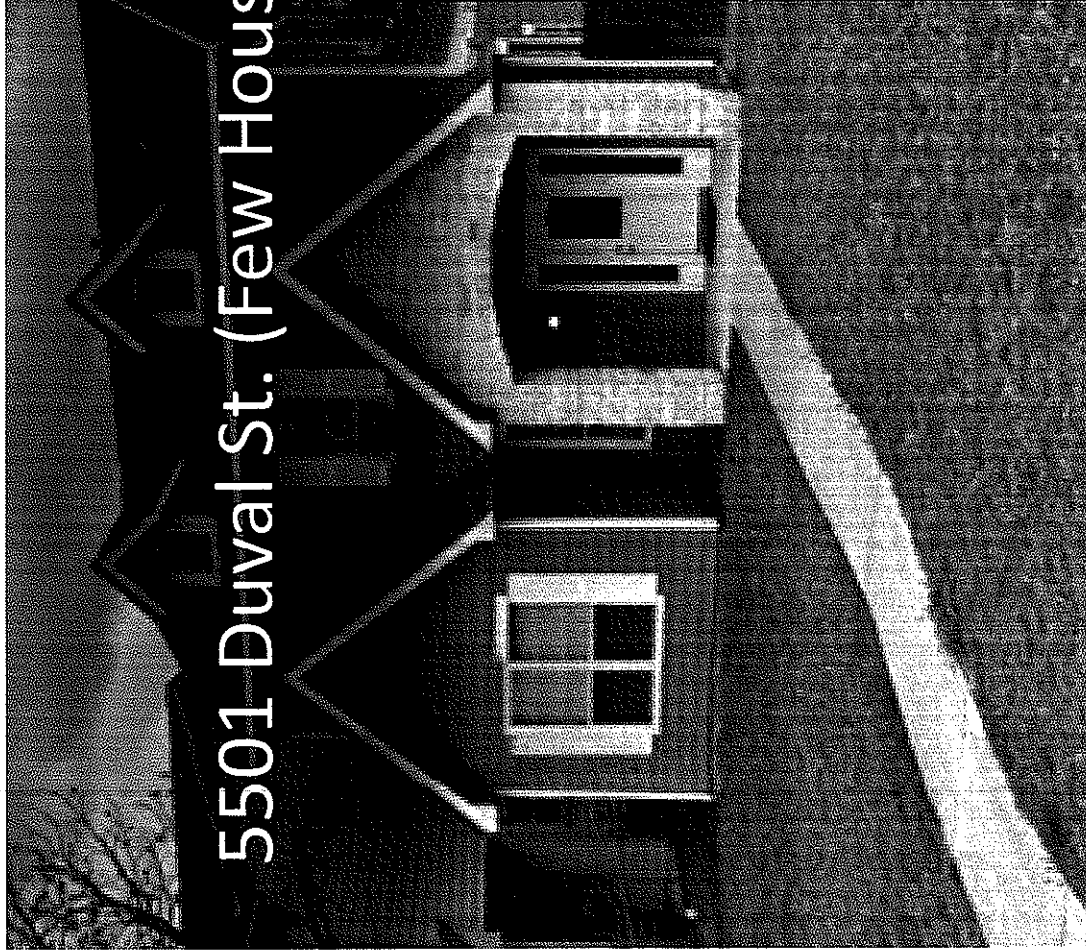
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
2ND	2nd Floor	WS - 5-		2003	854.0
011	PORCH OPEN 1ST F	* - 5-		2003	24.0
031	GARAGE DET 1ST F	WS - 5-		2003	726.0
095	HVAC RESIDENTIAL	* - *		2003	854.0
251	BATHROOM	* - *		2003	2.0

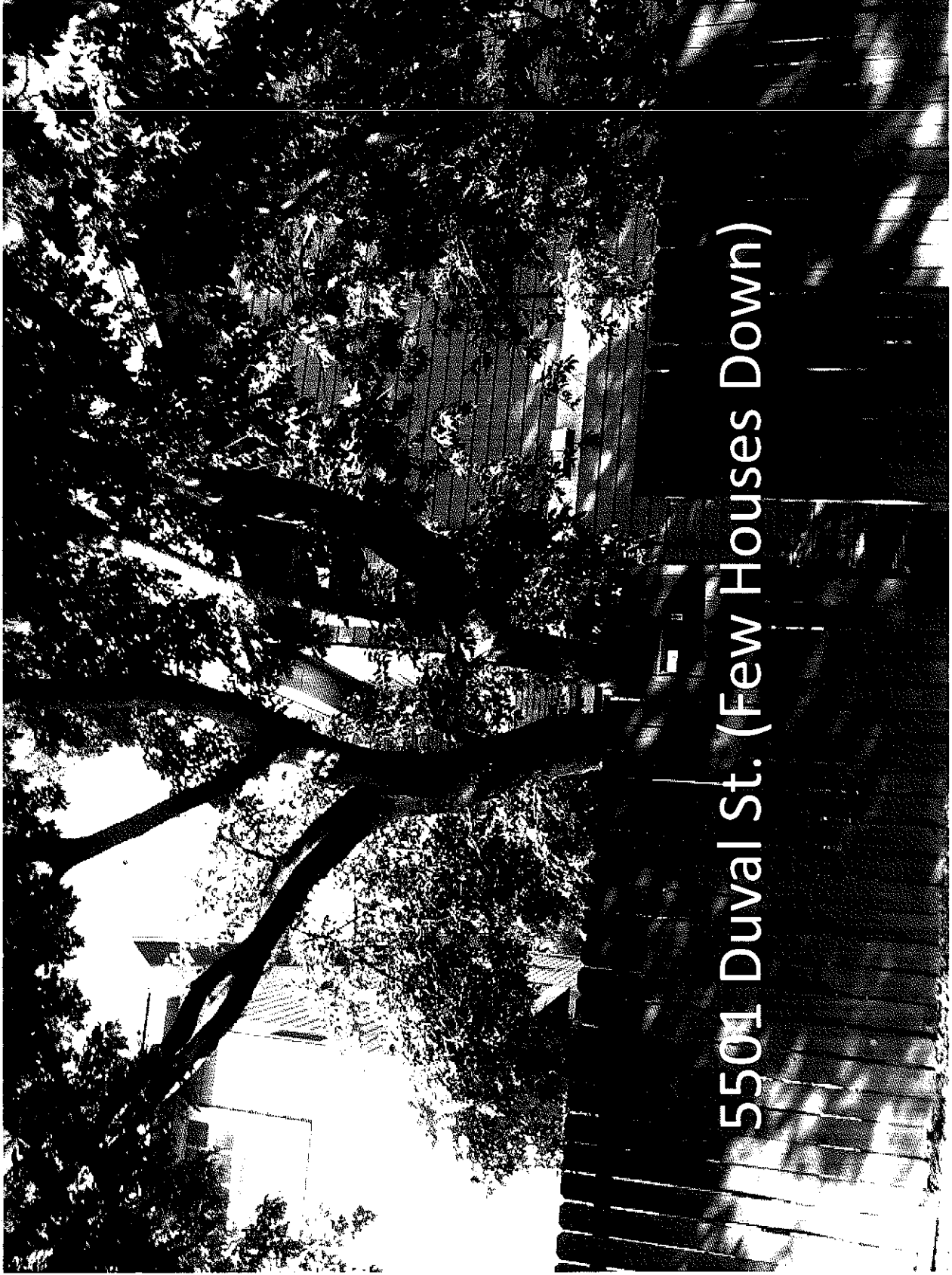
Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4428	6221.55	50.00	125.00	\$165,000	\$0

Floor to area ratio: 45.97%

5501 Duval St. (Few Houses Down)

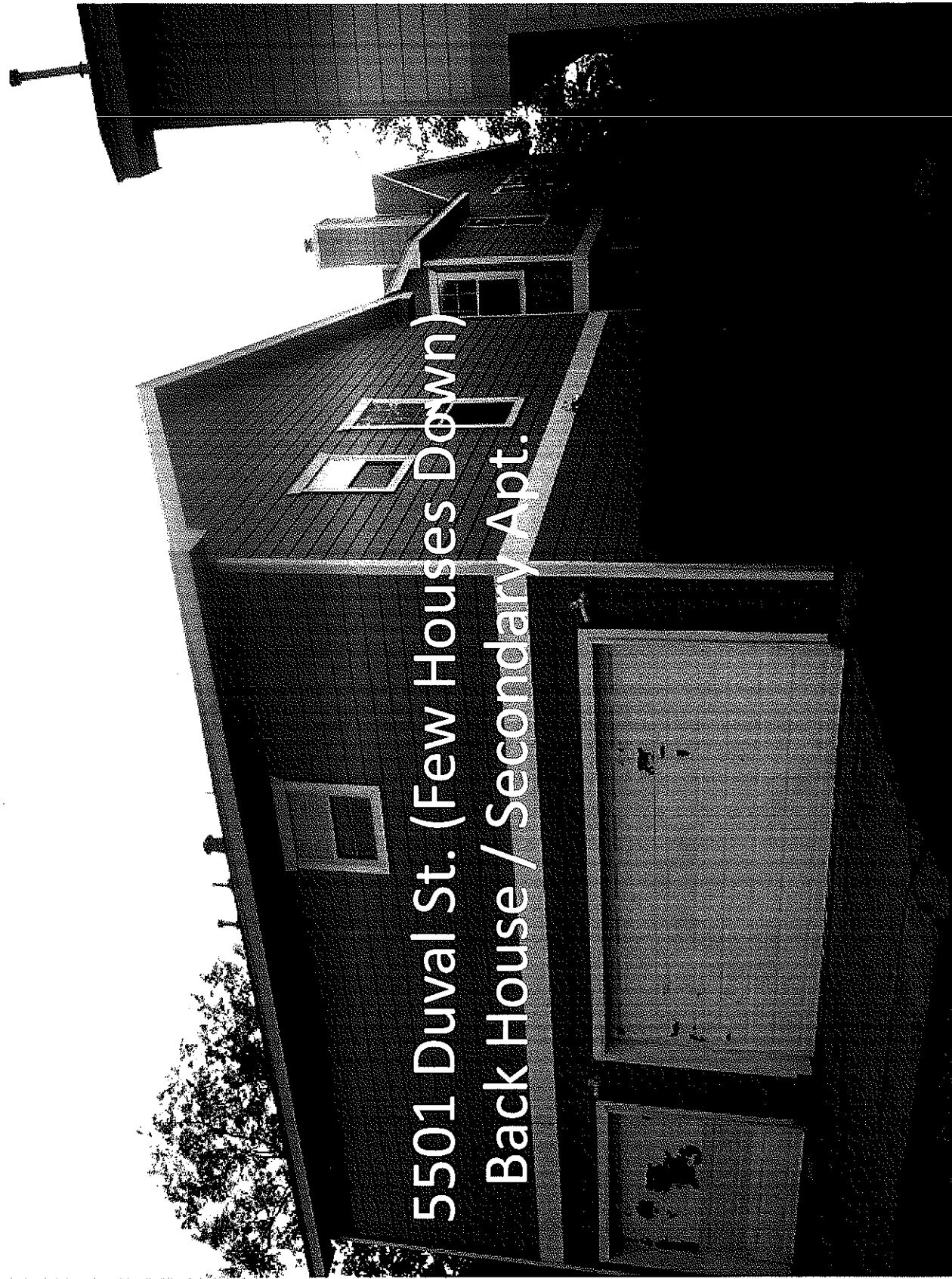




5501 Duval St. (Few Houses Down)



5501 Duval St. (Few Houses Down)



5501 Duval St. (Few Houses Down)
Back House / Secondary Apt.

5501 Duval St.

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 2445.0 sqft **Value:** \$250,559

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5-		2003	1125.0
2ND	2nd Floor	WS - 5-		2003	1320.0
011	PORCH OPEN 1ST F	* - 5-		2003	78.0
011	PORCH OPEN 1ST F	* - 5-		2003	153.0
095	HVAC RESIDENTIAL	* - *		2003	2445.0
251	BATHROOM	* - *		2003	3.5
522	FIREPLACE	* - 5-		2003	1.0

Improvement #2: GARAGE APARTMENT **State Code:** A1 **Living Area:** 840.0 sqft **Value:** \$114,128

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
2ND	2nd Floor	WS - 5-		2003	840.0
011	PORCH OPEN 1ST F	* - 5-		2003	24.0
012	PORCH OPEN 2ND F	* - 5-		2003	24.0
041	GARAGE ATT 1ST F	WS - 5-		2003	840.0
095	HVAC RESIDENTIAL	* - *		2003	840.0
251	BATHROOM	* - *		2003	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1408	6135.07	0.00	0.00	\$165,000	\$0

Floor to area ratio: 53.54%

PUBLIC HEARING INFORMATION

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

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

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

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

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

and:

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

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

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

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

Case Number: C15-2013-0076 - 5515 Duval Street
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 12th, 2013

Mary J. Krone
 Your Name (please print)

☐ I am in favor
☒ I object

5413 Evans Avenue Austin 78751
 Your address(es) affected by this application

Mary Krone 8/13/13
 Signature Date

Daytime Telephone: 512-374-0460

Comments: Too many increases of impervious
cover limits have already been granted
in this neighborhood.

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

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



CASE # _____ ROW# _____

C15-2013-0076

10978123

TP-022510-04-14

**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: 5515 Duval St.LEGAL DESCRIPTION: Subdivision - The HighlandsLot(s) 15-16 Block 33 Outlot _____ Division _____I/We Zach Reich on behalf of myself/ourselves as authorized agent forZach Reich affirm that on April 27th, .2013, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE X REMODEL X MAINTAIN

1. Grant variance for the total square footage for a secondary Apartment located on 5515 Duval St. (Secondary Apartment is 1500 sqft, limit is 850 sqft).
2. Grant variance for the square footage for a 2nd story for a secondary Apartment located on 5515 Duval St. (2nd story of Secondary Apartment is 750 sqft, limit is 550 sqft).
3. Grant variance for the total amount of impervious coverage for the property located on 5515 Duval St. (property has an impervious coverage of 47.1%, limit is 45%).

NOTE: This is due to the gravel and road base parking spot adjacent to the secondary apartment that is being counted as impervious coverage. If this parking space was not included, the impervious coverage would have been 43.9%.
4. Grant variance for the length of feet from the property line alleyway from an entrance of a secondary Apartment located on 5515 Duval St. (Secondary Apartment entrance is between 9.9 and 10 ft., limit is 10 ft).

in a North Loop (SF-3-NP)
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:

The Zoning regulations for this particular property are unique because of the layout of the original structure is shifted fairly far back on the lot. There also is a power line, a tree and the alleyway to consider as well. This is why this particular structure was placed in its current location in order to save a medium sized tree. In addition, this property will require MAJOR re-construction to comply with the current regulations, impacting the environment, the people living in the neighborhood, and natural resources. This property does not stand out as compared with other properties in the neighborhood in both appearance and size.

HARDSHIP:

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

The property and secondary apartment is currently built (See attached letter for more explanation). The size of the total habitable square footage on this property is still less than the allowable total habitable square footage allowed for this property (2460 sqft is built, 2498 sqft is allowed based on the square footage of this current lot). A variance is required in order to issue permits and subsequently inspections for this secondary apartment. Permits are needed to use the property and to move the electrical from a temporary service (site has temporary pole currently) to a permanent electrical service on the secondary apartment. My permit application in order to address this was denied by the Planning and Development Review Dept. The BOA will have to sign off on this property and the Planning and Development Review Department will need to sign off on this in order to make these changes happen. This will make the electrical service permanent, eliminating the meager 100 Amp temporary electrical service pole.

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

Most properties that are NOT in the construction phase of the building process don't have this type of electrical setup. Large structures and secondary apartments are quite common in this area as are Duplexes.

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:

This area of town does have a mixture of single family, single family with secondary apartments, and large residences and duplexes with or without secondary apartments. I have a few examples of development in this neighborhood supplied with this package (North Loop). My neighborhood is going through many changes due to the population boom of Central Austin. Large structures and secondary apartments are becoming very common in this area as are Duplexes. Most of these properties tear down the existing structures to the ground and build completely new construction. In my case I salvaged the small existing structure and built the secondary apartment in order to keep the overall character of the neighborhood. The secondary apartment, even though is a two-story structure is barely viewable from the street, keeping the original character of the neighborhood.

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:

11557103

I am **not** requesting any parking variances. This is because I made the decision to instead of asking for a parking variance, by using this Alley accessed parking spot on my site plan (even though it is not paved) it counts as impervious coverage. Subsequently, this will bring the property above the allowed 45% limit. My calculations show this new impervious coverage at 47.1% (Based on a 200 sqft parking area in the rear of the property). I feel it will be less impactful doing it this way.

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:

My concrete front driveway has a total of four (4) parking spots, thereby moving vehicles off the city streets. Also in the back, adjacent to the secondary apartment there is Alley accessed parking that allows one (1) extra parking spot. This will make the total number of parking spots for this property, 5515 Duval St. have a grand total of five (5) parking spots. This absolutely will be more than enough parking to allow the people to park and to NOT incur any additional street side parking. I feel it will be less impactful on the neighborhood and city doing it this way.

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


There are no safety hazards by granting these variances. These variances entail additional square footage, which is not a safety hazard. By granting this variance, it allows the temporary electrical service pole to be eliminated, allowing a permanent electrical service to be built, making the property even more safe and secure. NOTE: There is currently a permanent electric service built on the secondary apartment. This variance will be required in order to get the proper permitting in order to finish this construction.

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

This site will still be used within the Zoning standards of this neighborhood (See attached Permit application). Permits are needed to use the property and to move the electrical service from a temporary service pole to a permanent electrical service which is currently already built on the secondary apartment.

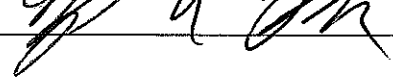
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

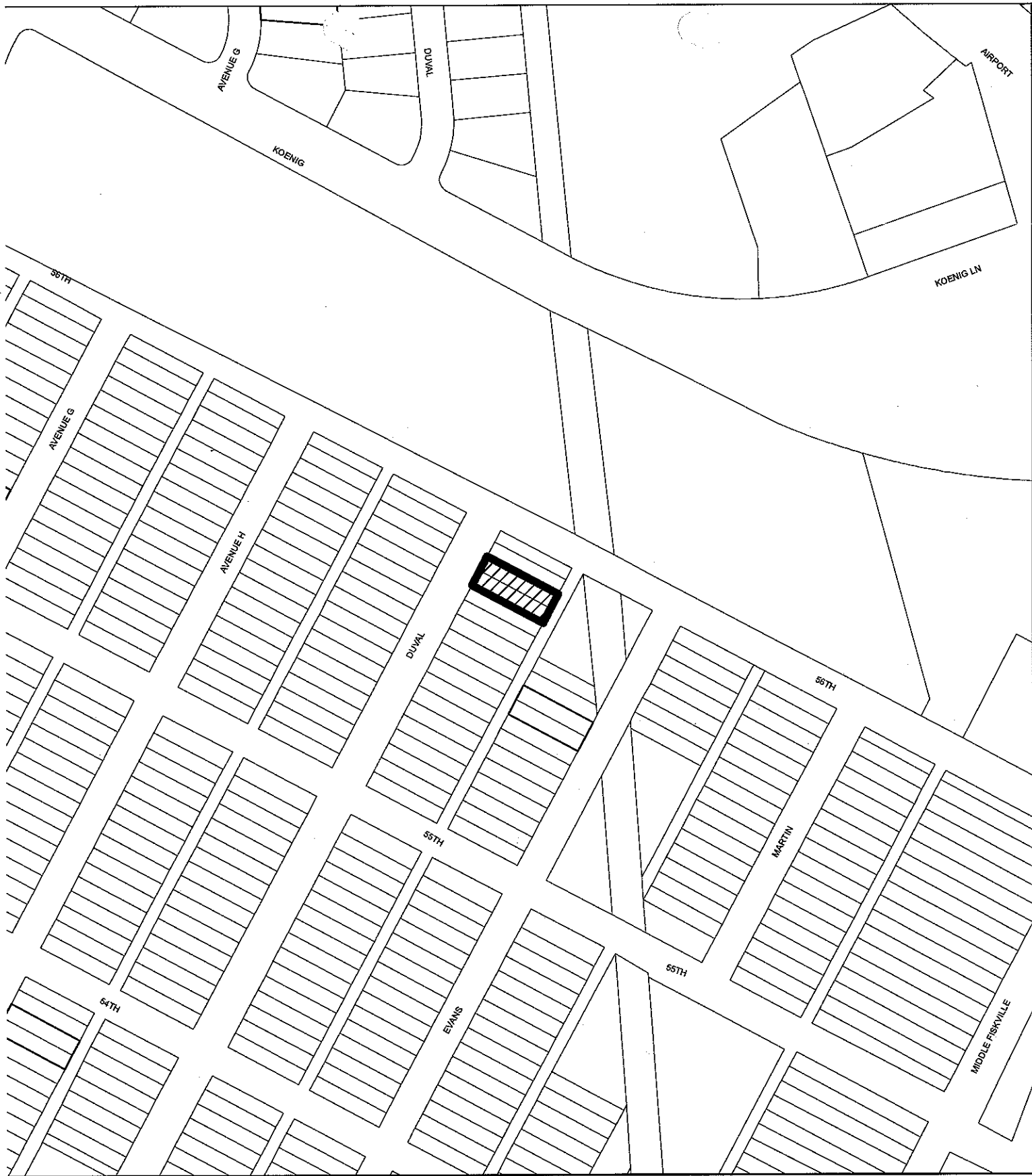
Signed  Mail Address 5515 Duval St.
City, State & Zip Austin, TX 78751

Printed Zach Reich Phone (512) 635-3695 Date 4/27/13

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  Mail Address 5515 Duval St.
City, State & Zip Austin, TX 78751

Printed Zach Reich Phone (512) 635-3695 Date 4/27/13



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0076
LOCATION: 5515 Duval Street



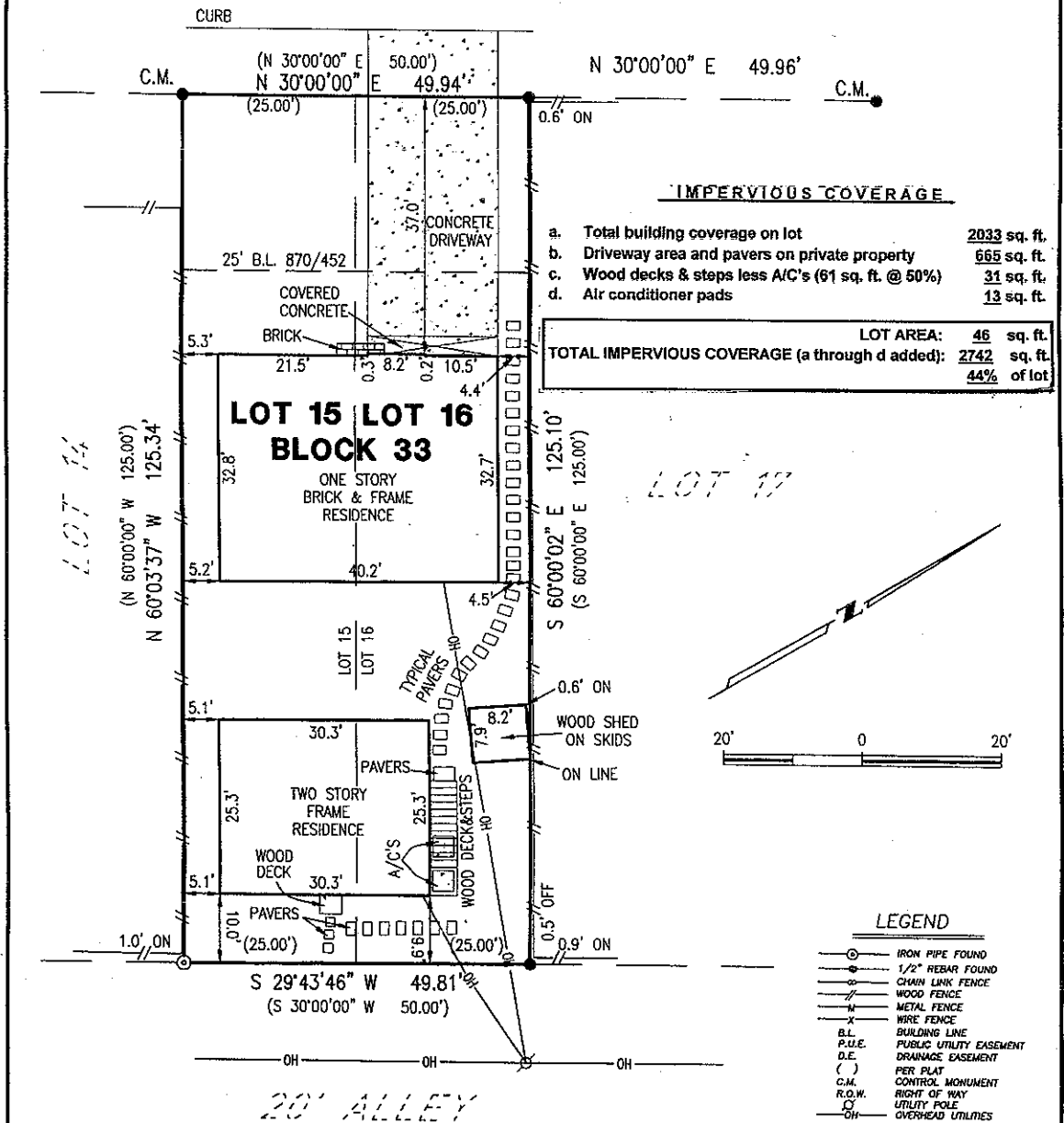
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

DUVAL STREET

(50' R.O.W.)

BEARING BASIS
N 30°00'00" E 99.90' (100.00')
C.M. TO C.M.



SUBDIVISION THE HIGHLANDS

LOT: 15 & 16 BLOCK: 33 VOLUME 3 PAGE 55 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 5515 DUVAL STREET

CITY: AUSTIN REFERENCE NAME ZACH REICH



B&G Surveying, Inc.

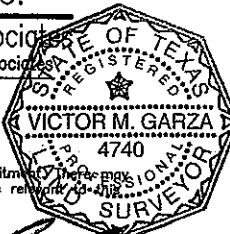
Dewey H. Burris & Associates

Surveyed by: Dewey H. Burris & Associates

1404 West North Loop Blvd., Austin, Texas 78756
Office 512*458-6969 - Fax 512*458-9845

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements, and interests which are not shown on this property and unknown to DEWEY BURRIS & ASSOCIATES, INC.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0455 H DATED 09/26/08. 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.

JOB # R0810212_TA
DATE 09/06/12
SCALE 1" = 20'

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

FIELD WORK	REESE	09/06/12
CALCULATIONS	TONI	09/05/12
DRAFTING	BROOK	09/05/12
CORRECTIONS	M.L.	09/06/12
UP DATE		



Area Character:

Application must demonstrate to the Board how 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 zoning regulations of the zoning district in which the property is located.

NOTE: Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

Board of Adjustment Staff:

Susan Walker, Planner
974-2202

Diana Ramirez, Administrative Specialist, Board Secretary
974-2241

Fax #974-6536

Planning and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088

11557103

Note: Re-activation for "as-built" secondary apartment.

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 #	BP #
		Assigned	Due Date
		Review Date	Issue Date
		Reviewed/Approved	Issued

Project Information	
Project Address: <u>5515 Duval St.</u>	Tax Parcel ID: <u>225274</u>
Legal Description: <u>Lots 15-16, Block 33, The Highlands</u>	
Zoning: <u>SF-3-NP</u>	Lot Size (square feet): <u>6246</u>
Neighborhood Plan Area (if applicable): <u>North Loop</u>	Historic District (if applicable): <u>N/A</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <u>(Y)</u> N wastewater availability? <u>(Y)</u> 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? <u>Y</u> <u>(N)</u> 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? <u>(Y)</u> N Is this site adjacent to a paved alley? <u>(Y)</u> N	
Does this site have a Board of Adjustment (BOA) variance? Y N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Note: If yes, application for a tree permit with the City Arborist may be required.	
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	single-family residential	duplex residential	two-family residential	other <u>secondary Apartment</u>		
Proposed Use:	vacant	single-family residential	duplex residential	<u>two-family residential</u>	other <u>secondary Apt.</u>		
Project Type:	new construction	addition	addition/remodel	remodel/repair	other		
# of bedrooms existing:	<u>4</u>	# of bedrooms proposed:	<u>4</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? Y <u>(N)</u> Note: Removal of all or part of a structure requires a demolition permit.							
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>Modify existing secondary apartment</u> <u>Note: structure was already built with old permit and due to the fact that I was uninformed about the permit/inspect/zoning rules and processes, I let the contractor talk me into building an extra story. The project will consist of demoing a sink, and making some electrical mods so that the electric service can be relocated to this structure. Also, the way the power was routed was not correct as the old service is old and inadequate. I also need to work with inspectors on inspecting the property as its complete and people are living there.</u>							
Trades Permits Required: <u>electric</u> <u>plumbing</u> mechanical (HVAC) concrete (right-of-way)							

Job Valuation		
Total Job Valuation: \$ <u>3000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>0</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>3000</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>0</u>	Bldg: \$ <u>500</u>	Elec: \$ <u>1500</u>
Accessory Structure: \$ <u>0</u>	Plmbg: \$ <u>500</u>	Mech: \$ <u>0</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): 2096 2096 % of lot size: 33.54% 33.56%

Proposed Building Coverage (sq ft): 2096 2096 % of lot size: 33.54% 33.56%

Note: Building is built already

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): 2774 2774 % of lot size: 44.2% 44.41%

Proposed Impervious Cover (sq ft): 2774 2774 % of lot size: 44.2% 44.41%

Lot size = 6246

Setbacks

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

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

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Parking (LDC 25-6 Appendix A & 25-6-478)

Building Height: 24.5 ft Number of Floors: 2

of spaces required: 2 # of spaces provided: 3

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 <u>960 main house, 750 secondary apt.</u>	1710	0	1710
2 nd floor conditioned area	250	0	250
3 rd floor conditioned area	0	0	0
Basement	0	0	0
Covered Parking (garage or carport) <u>covered garage</u>	323	0	323
Covered Patio, Deck or Porch	63	0	63
Balcony	0	0	0
Other	0	0	0
Total Building Coverage			
Driveway <u>665 or 602 if you use carport</u>	665	0	665
Sidewalks	0	0	0
Uncovered Patio	0	0	0
Uncovered Wood Deck (counts at 50%) <u>61 → @ 50% = 31</u>	31	0	31
AC pads	813	0	813
Other (Pool Coping, Retaining Walls)	0	0	0
Total Site Coverage			
Pool	0	0	0
Spa	0	0	0

counted as driveway

Subchapter F - 'McMansion'

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	1710	1710	0	1210	Main house = 960, Secondary A = 250
2 nd Floor	750	750	0	750	Secondary Apt = 750
3 rd Floor	0	0	0	0	
Basement	0	0	0	0	Lot size = 6246
Attic	0	0	0	0	
Garage (attached)	323	323		323	→ 200 ft ² exemption 450
(detached)					
Carport (attached)	0	0	0	0	
(detached)					
Accessory building(s) (detached)					
TOTAL GROSS FLOOR AREA				2460	- 323 = 2137 + (323 - 200) = 2583

(Total Gross Floor Area / lot size) x 100 = 39.54% 39.38% Floor-To-Area Ratio (FAR)

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

N
N
N
N
N
N

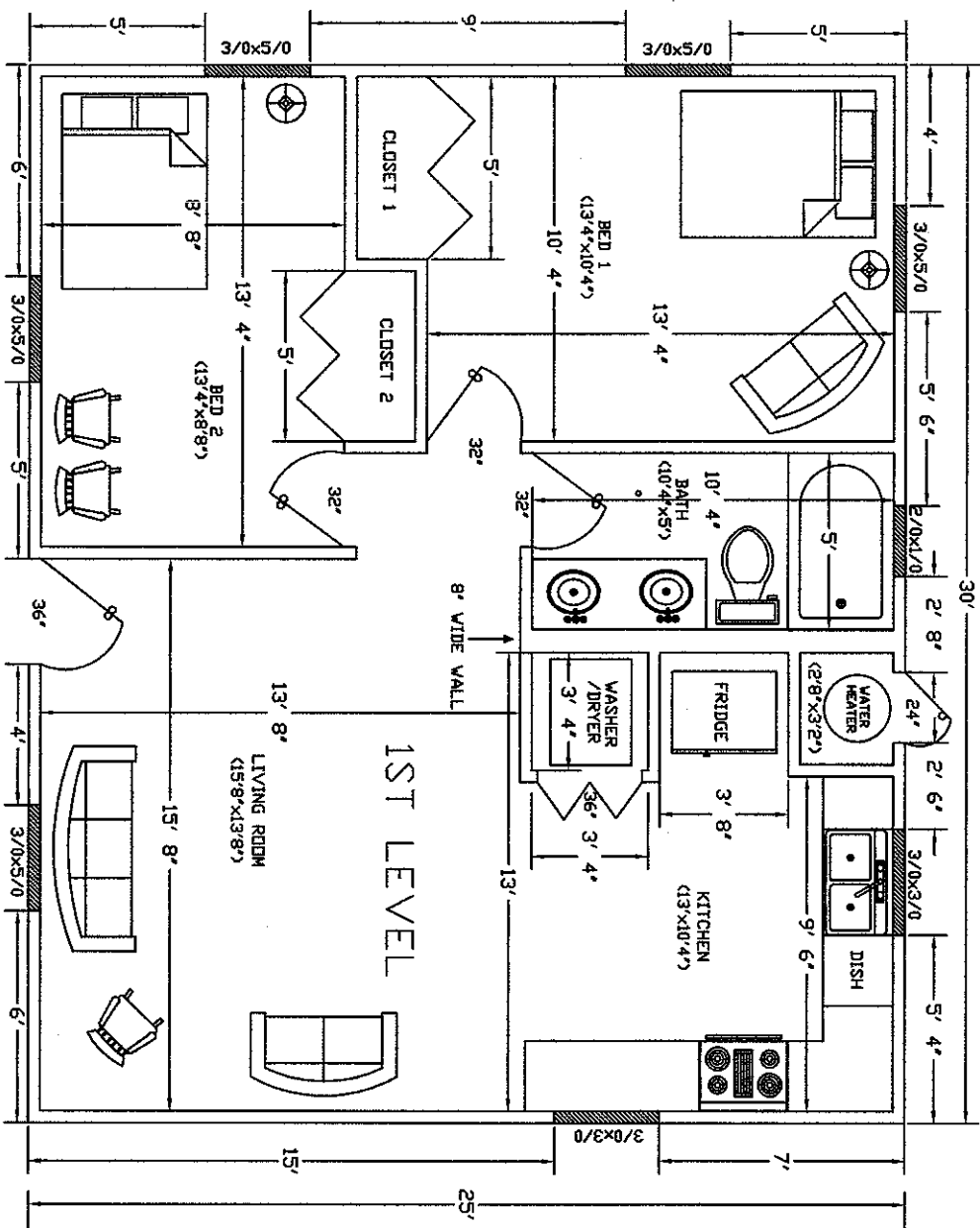
Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in 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.

AS-BUILT

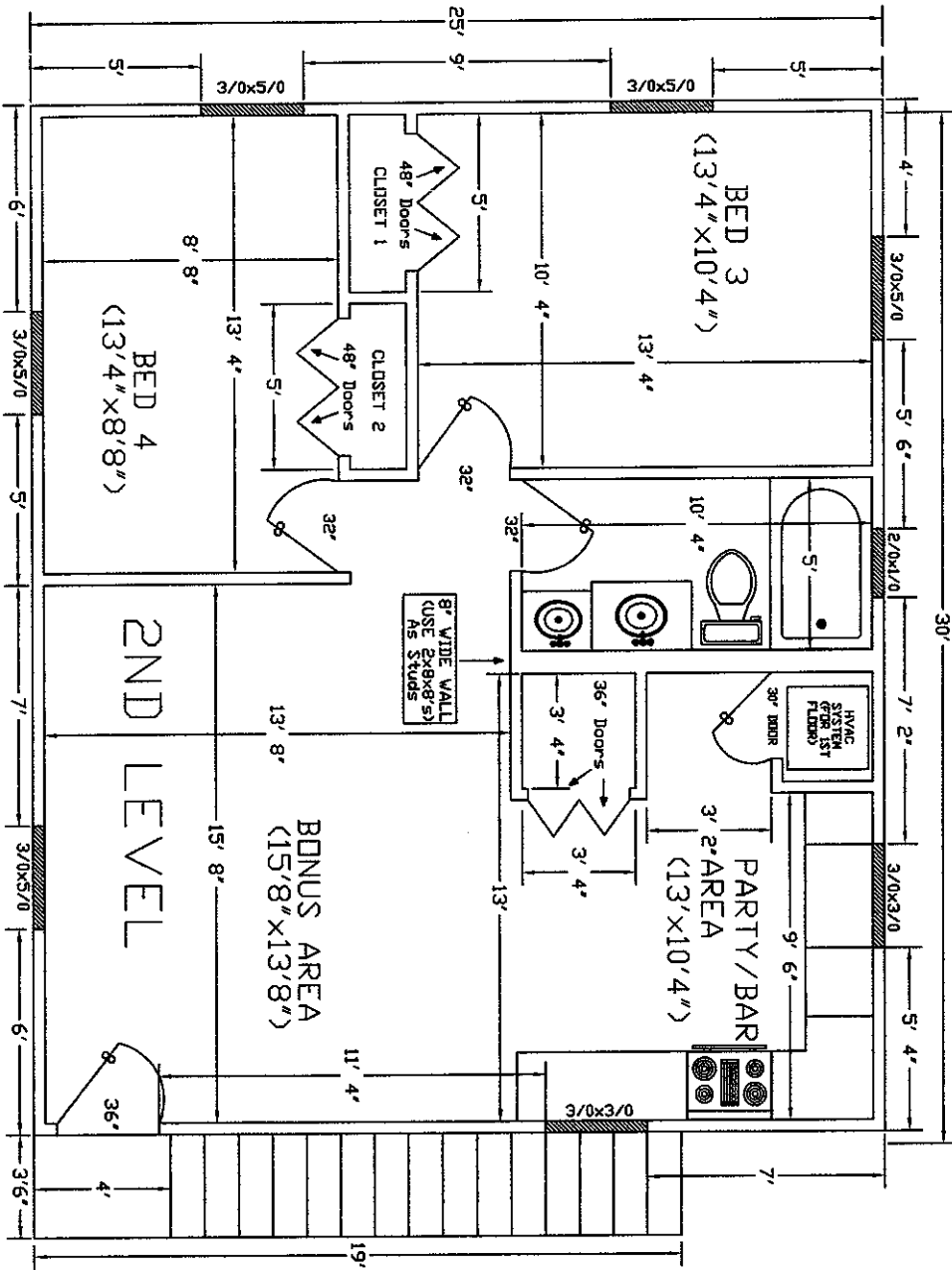


1. NOTE: THIS IS THE FIRST FLOOR OF APT. 1. APT. IS 25'X30'. 3. APT. HAS 2 FLOORS 4. 4 BED, 2 BATH 5. ROOF IS 5/12 PITCH 6. ALL APPLIANCES 7. THIS FLOOR WILL BE STAINED CONCRETE
8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

| 1 | Initial Drawing 5/9 | Notes |
|----|---------------------|-------|
| 1 | Initial Drawing 5/9 | Notes |
| 2 | Initial Drawing 5/9 | Notes |
| 3 | Initial Drawing 5/9 | Notes |
| 4 | Initial Drawing 5/9 | Notes |
| 5 | Initial Drawing 5/9 | Notes |
| 6 | Initial Drawing 5/9 | Notes |
| 7 | Initial Drawing 5/9 | Notes |
| 8 | Initial Drawing 5/9 | Notes |
| 9 | Initial Drawing 5/9 | Notes |
| 10 | Initial Drawing 5/9 | Notes |
| 11 | Initial Drawing 5/9 | Notes |
| 12 | Initial Drawing 5/9 | Notes |
| 13 | Initial Drawing 5/9 | Notes |
| 14 | Initial Drawing 5/9 | Notes |
| 15 | Initial Drawing 5/9 | Notes |
| 16 | Initial Drawing 5/9 | Notes |
| 17 | Initial Drawing 5/9 | Notes |
| 18 | Initial Drawing 5/9 | Notes |
| 19 | Initial Drawing 5/9 | Notes |
| 20 | Initial Drawing 5/9 | Notes |

SSIS Duval St.
Building #B
Austin, TX 78751
(First Floor, Ver. 4)

Garage Apt.
08/22/2012
1st = 2nd



NOTE: The 30" HVAC door must be an outswing door!!

NOTE: All walls are assumed 4" wide unless noted!!!

| | |
|---------------|--|
| General Notes | |
| 1. | NOTE: THIS IS THE SECOND FLOOR OF APT. |
| 2. | APT. IS 29'X30' |
| 3. | APT. HAS 2 FLOORS |
| 4. | 4 BEDS, 2 BATHS |
| 5. | ROOF IS 5/12 PITCH |
| 6. | ALL ELECTRIC, NO GAS APPLIANCES |
| 7. | THIS FLOOR WILL BE STAINED CONCRETE |
| 8. | |
| 9. | |
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| 16. | |
| 17. | |
| 18. | |
| 19. | |
| 20. | |

| | | |
|---|-----------------|-----|
| 1 | Initial Drawing | 5/9 |
| 2 | Revised/Change | |
| 3 | Drawn | |

| | |
|--------------------------|---|
| Project Name and Address | 5515 Duval St.
Apartment #B
Austin, TX 78751
(2nd Floor, 30" Door) |
| Project Apt. | 2 |
| Date | 09/02/2012 |
| Scale | 1/4" = 2'-0" |

Low point 659ft

High point 660ft

Residential Design 'Tent'

AS-BUILT

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this edge of the structure is 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.

5:12 PITCH

ROOF

24.5'

18'8"

15'

16'

5'2"

30'

3'6"

EAST SIDE

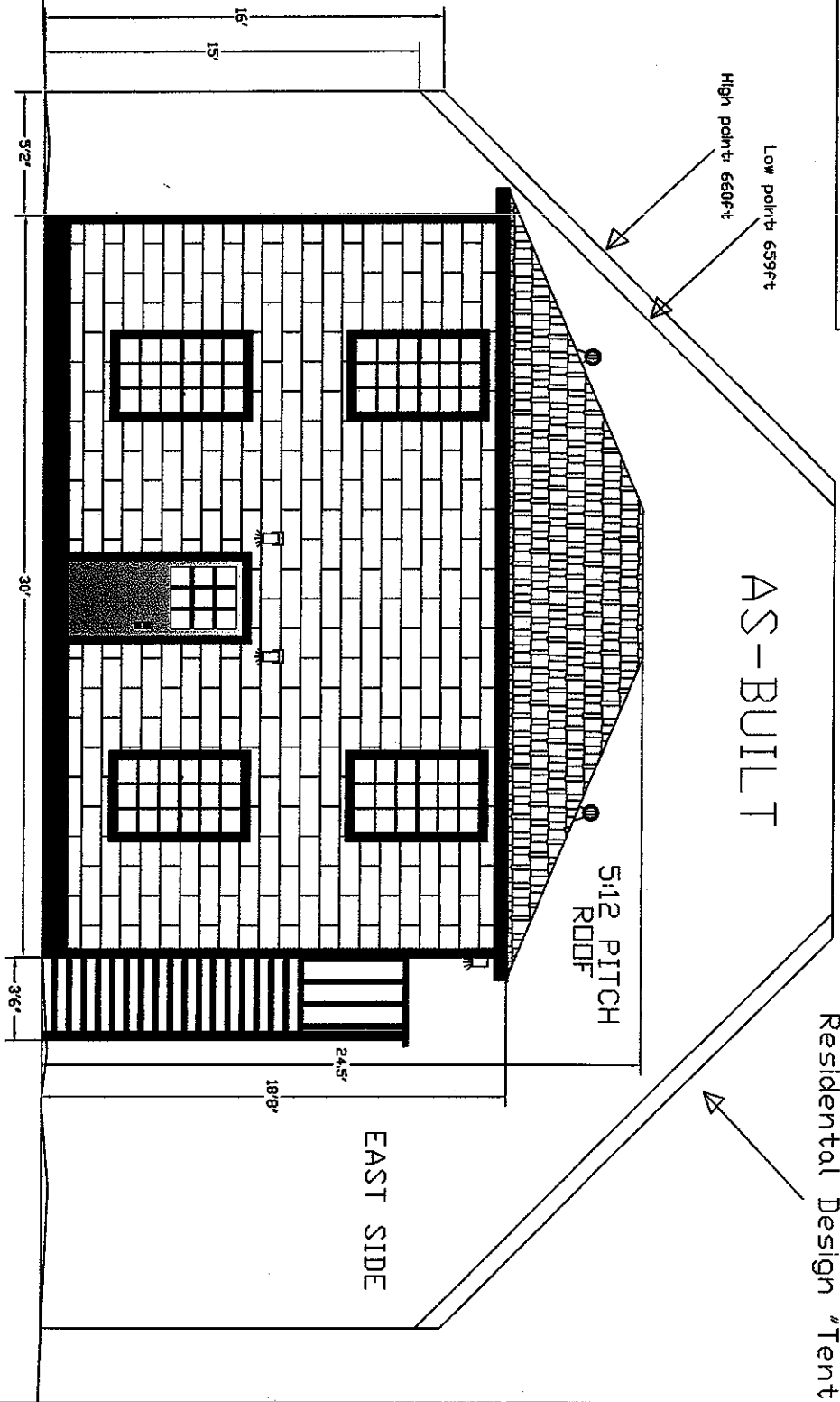
Elevation 659-660 ft

2B

Garage Apt.
09/02/2012
3/16" = 1'

5515 Duval St.
Apartment #B
Austin, TX 78751
(2nd Floor, 30" Door)

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this edge of the structure is 51 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.



Elevation 659-660 ft

Residential Design "Tent"

AS-BUILT

5:12 PITCH
ROOF

EAST SIDE

1. Roof Pitch 5:12
2. Siding Material
3. Hardiplank sheets
4. Roof overhang is 12 inches to fit hardiplank underside.

5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

Reich
Construction,
LLC

5515 Duval St.
Apartment #B
Austin, TX 78751
Front View, Ver. 43

Garage Apt.
09/05/2012
3
1in = 2ft

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building confirms this 18'8" and the survey confirms this edge of the structure is 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.

AS-BUILT

WEST SIDE

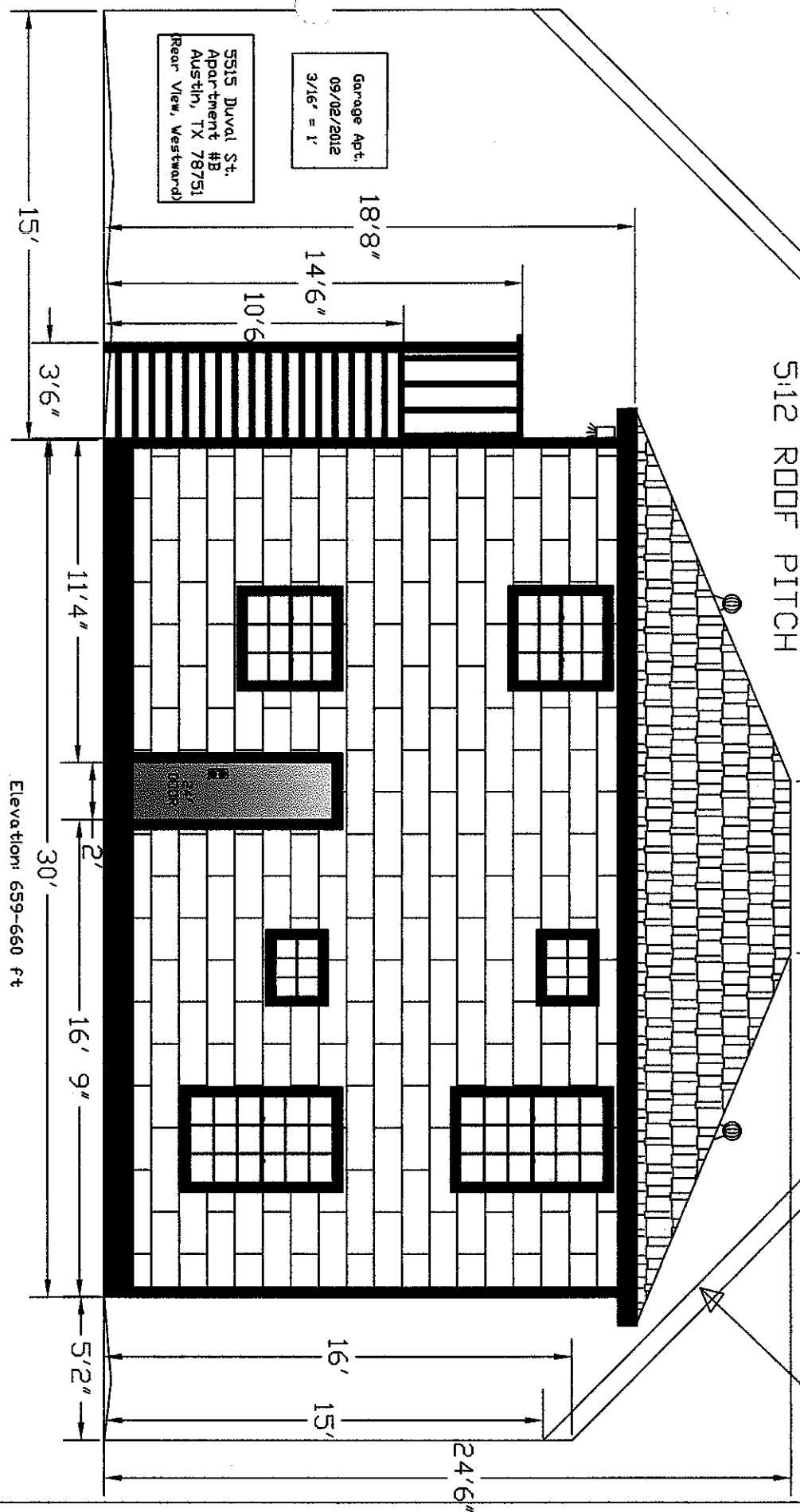
Residential Design "Tent"

5:12 ROOF PITCH

5' 6"

High point: 660ft

Low point: 659ft



Garage Apt.
09/02/2012
3/16' = 1'

5515 Duval St.
Apartment #B
Austin, TX 78751
(Rear View, Westward)

Elevation: 659-660 ft

Residential Area 'B'

High point: 660ft

AS-BUILT

5:12 ROOF PITCH

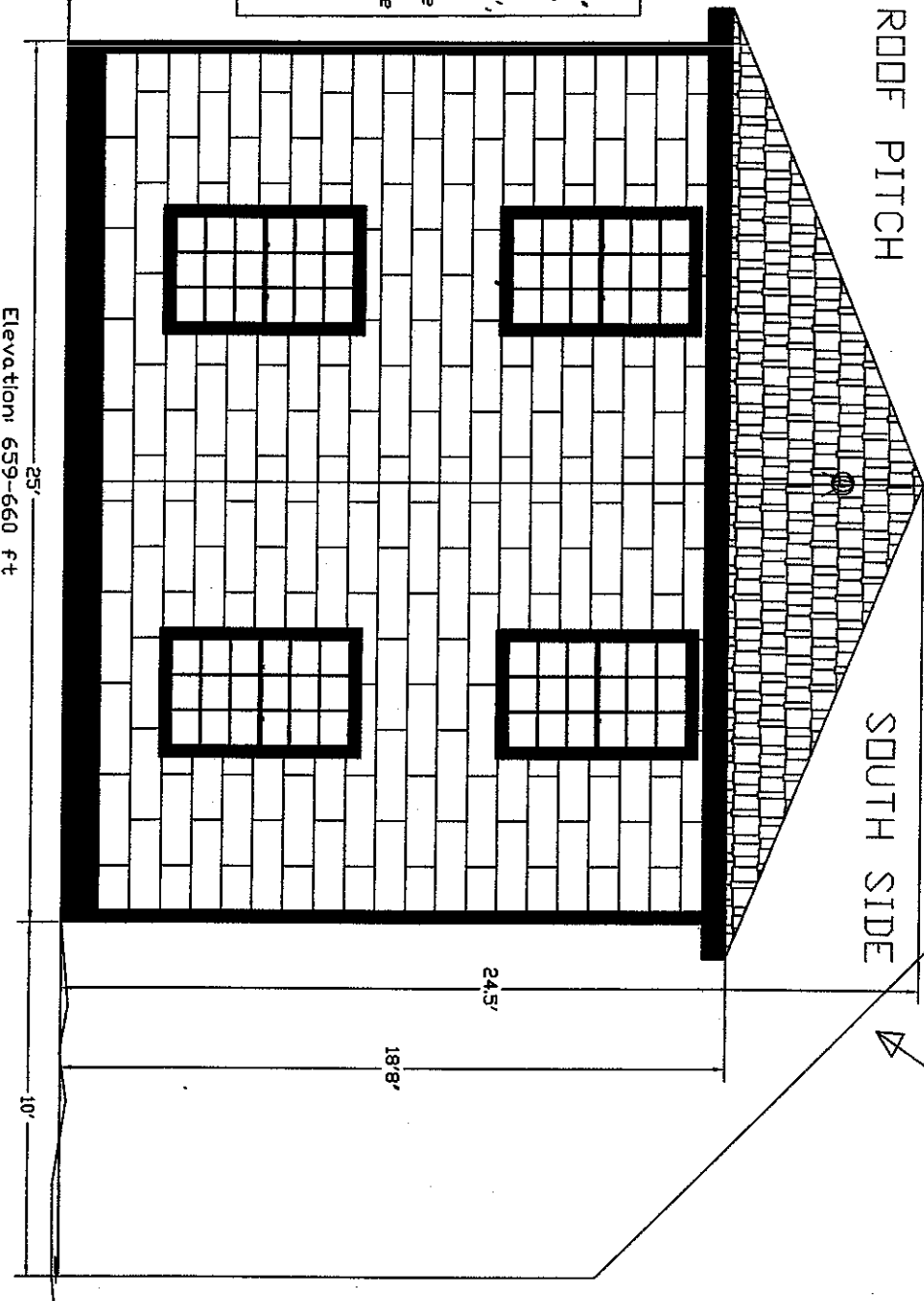
Residential Area 'C'

Residential Design "Tent"

Low point: 659ft

SOUTH SIDE

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the "tent" boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this of the structure 1 feet from the property line. Therefore, this means that the structure is within the "tent envelope".



Elevation: 659-660 ft

1. Roof Pitch 5:12
2. Siding Material Hardiplank sheets
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

5515 Duval St.
Apartment #B
Austin, TX 78751

Garage Apt.
09/02/2012
3/16" = 1'

4

Residential Area 'B'

High point: 660ft

AS-BUILT

Residential Area 'C'

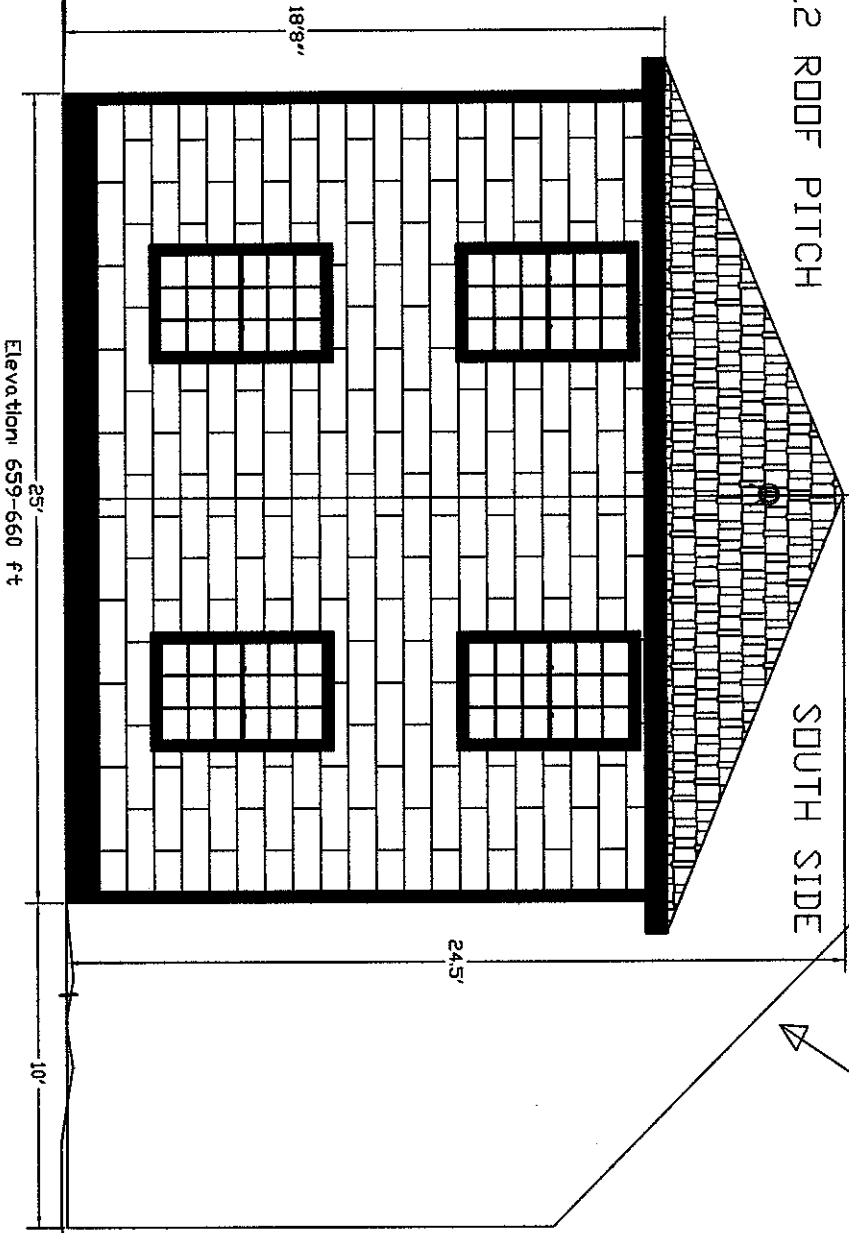
Residential Design "Tent"

Low point: 659ft

5:12 ROOF PITCH

SOUTH SIDE

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this : 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.



Elevation 659-660 ft

- General Notes
1. Roof Pitch 5:12
 2. Siding Material Hardiplank sheets

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

| No. | Revision/Notes | Date |
|-----|-----------------|------|
| 1 | Initial Drawing | 5/9 |

Relch Construction, LLC

5515 Duval St.
Apartment #B
Austin, TX 78751
Left Side, Ver. 4)

Garage Apt.
09/11/2012
4
1in = 2ft

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this edge of the structure is 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.

Residential Design "Tent"

Low point: 659ft

Residential Area 'C'

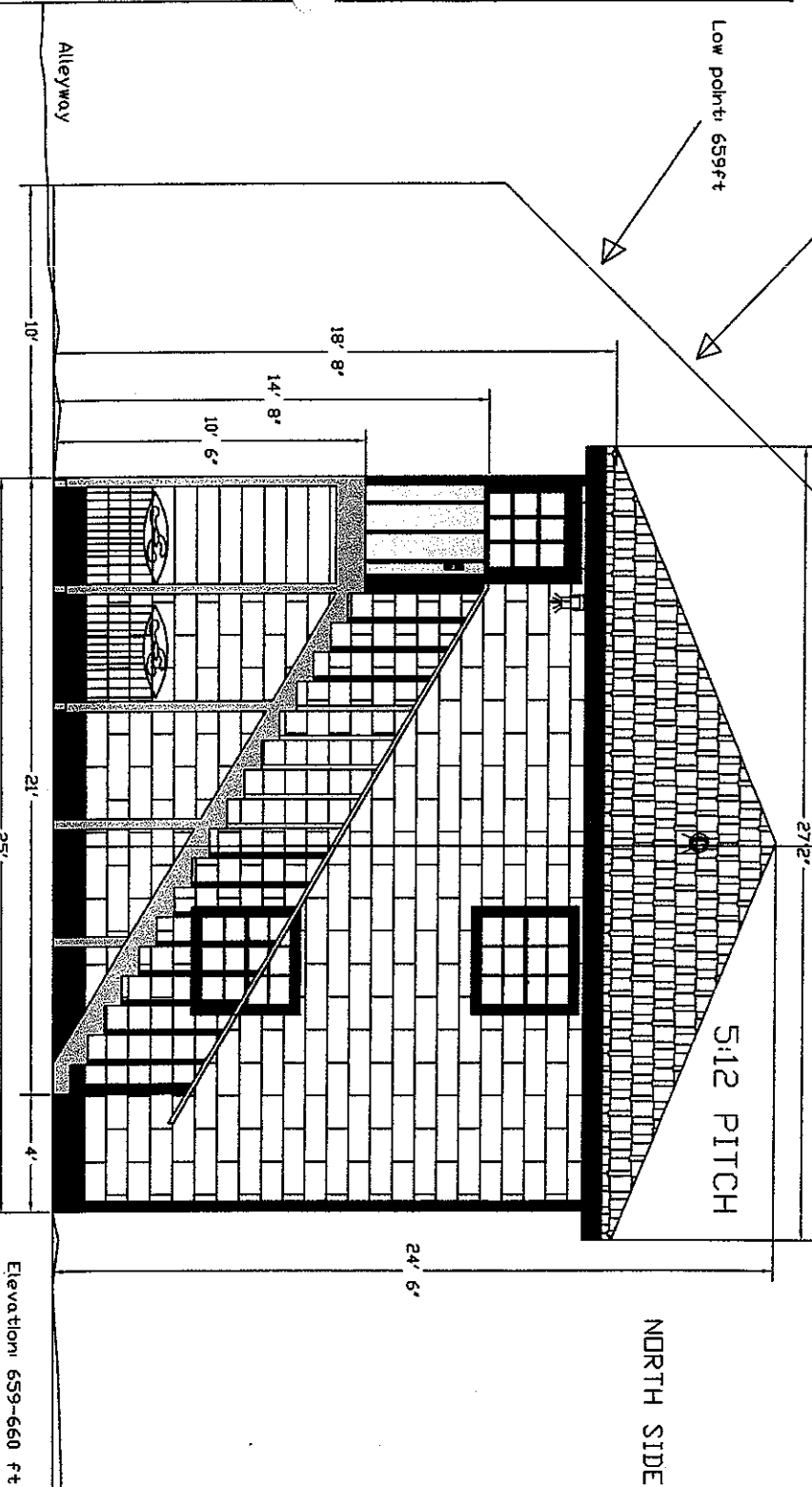
High point: 660ft

Residential Area 'B'

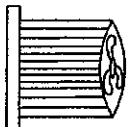
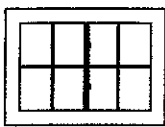
AS-BUILT

5:12 PITCH

NORTH SIDE



1. Roof Pitch 5:12
2. Siding Material: Hardplank sheets
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
20. Extra Window (below)



AC Condenser

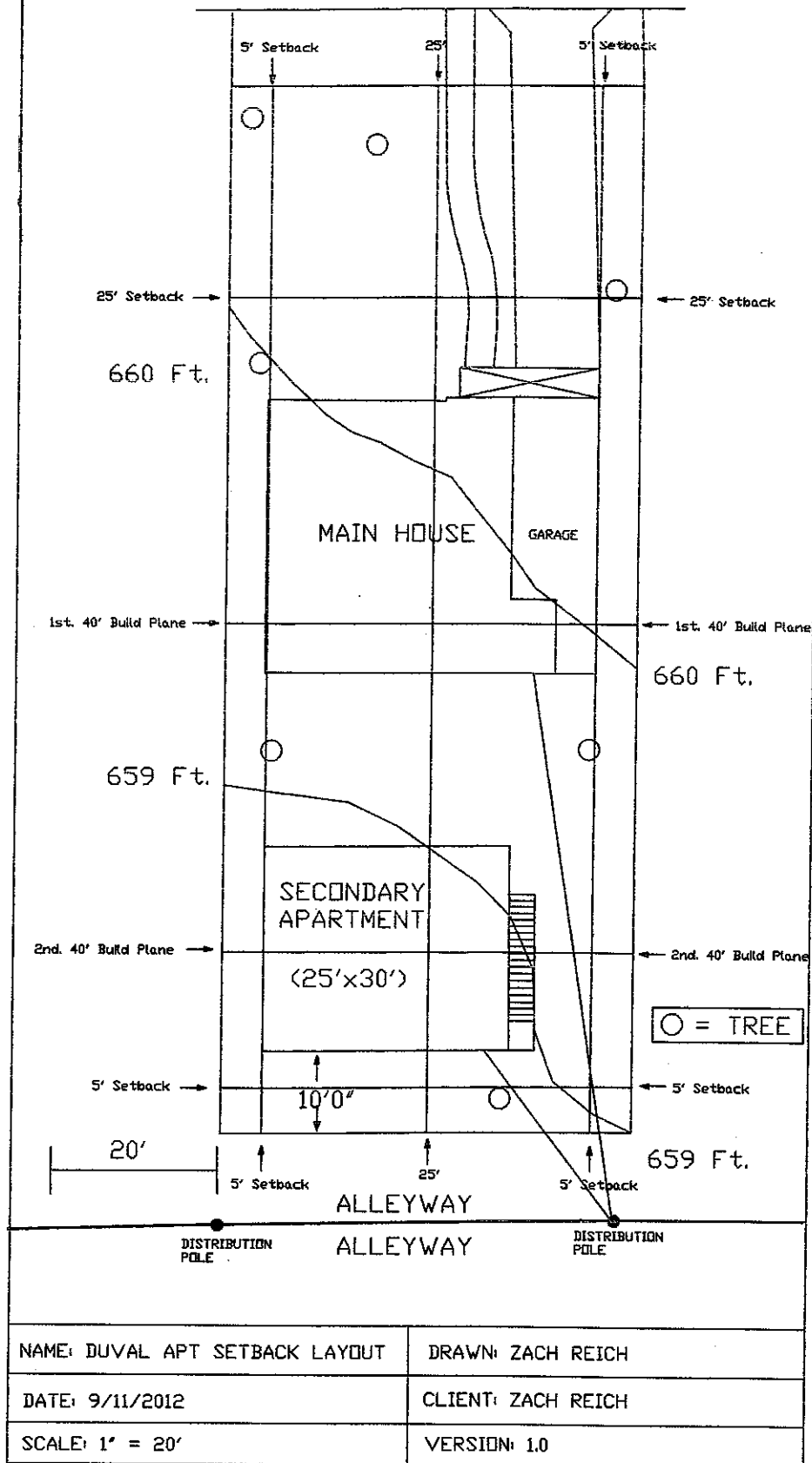
| No. | Initial Drawing | 5/9 |
|-----|-----------------|-----|
| 1 | Initial Drawing | 5/9 |

Relch Construction, LLC

5515 Duval St.
Apartment #B
Austin, TX 78751
(Right View, Ver. 3)

| | |
|-------------|------------|
| Garage Apt. | 6 |
| Date | 09/02/2012 |
| Lin | = 2ft |

5515 DUVAL STREET





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

Ron Solbach x7145

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

Customer Name Zach Reich Phone (512) 635-3695
Address 5515 Duval St.
Legal Description Lot 15-16 Block 33 Highlands, The
Lot 15-16 Block 33 Commercial/Residential? Res

Service Main Size 300 (amps) Service Conductor 4/0 (type & size)
Service Length 25 (ft.) Number of Meters? 2 total Multi-Fuel Y (N)
Overhead/Underground? both Voltage 120/240 ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 2460 Total A/C Load 2 (# of units) 1.5 (Tons)
Largest A/C unit 1.5 (Tons) LRA of Largest A/C Unit 50A (amps)
Electric Heating heat pump 10 (kW) Other Electric oven/stove 50A (kW)

Comments: Removing existing overhead service and moving to existing secondary apt building. Service to main house will be underground, 2 meters

Zach Reich Zach Reich 8-30-12 (512) 635-3695
ESPA Completed by (Signature & Print name) Date Phone

AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

Application expires 90 days after date of Approval

Electric Permit, 5515 Duval St. (COMPLETE)

FOLDER DETAILS

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire you will be required to submit a new application & pay new fees.

| Permit/Case | Reference File | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|---------------------|-------------------|---|-------------|-----------|------------------|--------|------------------|--------------|-----------------|
| 2013-004477
EP | 2013-004477
EP | Homebuilders loop for **main residence** only | Residential | Remodel | 5515
DUVAL ST | Final | Jan 16, 2013 | Jan 16, 2013 | Feb 19, 2013 |
| Related Folders: No | | | | | | | | | |

FOLDER INFO

| Information Description | Value |
|---|---|
| Is this in ETI ? | No |
| Electrical Valuation Remodel | 500 |
| Number of Floors | 0 |
| Number of Units | 0 |
| Usage Category | 4000 |
| Electrical Meter Provider | Austin Energy |
| Electric Service Planning Application? | Yes |
| ESPA Application Number | 16-211 JGM |
| ESPA Approval Date | Jan 16, 2013 |
| AE Awaiting Customer | Other |
| Quantity of Meters 1 | 1 |
| Actual Electrical Phase 1 | 1 |
| Wire Size 1 | 2 |
| Calculated Load 1 | 100 |
| Voltage 1 | 120/240 |
| Service 1 | Over |
| Released by Electrical Inspections Date | Jan 25, 2013 |
| Application/Service Order Type | instcls |
| Last Action | Appointments 01/28/13 10:00 ne/oh cutover |
| Last Action Date | JAN 25, 2013 |
| Public or Private | Private |
| Smart Housing | No |
| Electric Inspection | Yes |

PROPERTY DETAILS

| Number | Pre | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|---|-----|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 5515 | | DUVAL | STREET | | | | AUSTIN | TX | 78751 | Lot: 15 Block: Subdivision: HIGHLANDS THE |
| Lot: 15 Block: Subdivision: HIGHLANDS THE | | | | | | | | | | |

PEOPLE DETAILS

| Desc | Organization Name | Address | City | State | Postal | Phonel |
|-----------------------|---|-------------|---------|-------|--------|---------------|
| Electrical Contractor | Austin Electric B2K, Inc. dba (Bob Koester) | 1107 SEDONA | LEANDER | TX | 78641 | (512)833-8300 |
| Billed To | Austin Electric Service (Allen H. Koester) | 1107 SEDONA | Leander | TX | 78641 | (512)833-8300 |

FOLDER FEE

| Fee Description | Fee Amount | Balance |
|--------------------------------|------------|---------|
| Electrical Permit Fee | \$29.00 | \$0.00 |
| Development Services Surcharge | \$1.16 | \$0.00 |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|--------------------------|----------|---------------|--------------|--------------|----------------------------|---------------|
| 300 Electrical Slab | Open | | | | Mike Haley (512-974-2705) | 0 |
| 301 Electrical Rough | Open | | | | Mike Haley (512-974-2705) | 0 |
| 302 Electrical Grounding | Open | | | | Mike Haley (512-974-2705) | 0 |
| 304 Temporary Electric | Approved | Jan 24, 2013 | Jan 25, 2013 | Jan 25, 2013 | Marvin Pace (512-974-2729) | 1 |
| 305 Final Electric | Pass | Feb 19, 2013 | Feb 19, 2013 | Feb 19, 2013 | Marvin Pace (512-974-2729) | 1 |
| 114 Continuance of work | Open | | | | Mike Haley (512-974-2705) | 0 |
| Spot Location | Open | | | | | 0 |
| Meter Engineering | Open | | | | | 0 |
| Metering Operations | Open | | Jan 25, 2013 | | Amanda Cruz (512-505-7620) | 1 |
| Conduit Inspection | Open | | | | | 0 |
| Administrative Hold | Open | | | | | 0 |

Building Permit, 5515 Duval St.

FOLDER DETAILS

| Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|----------------|---------------------|--|---------------------------|-----------|---------------|---------|------------------|------------|-----------------|
| 2012-095409 PR | | partial demo to remove upper level sink to conform to zoning regulations and bring electrical to code. The scope of work is for the detached rear structure. | R-435 Renovations/Remodel | Remodel | 5515 DUVAL ST | Expired | Sep 21, 2012 | | Mar 20, 2013 |

Related Folders: No

FOLDER INFO

| Information Description | Value |
|------------------------------------|--------------------------------|
| Smart Housing | No |
| Building Valuation Remodel | 0 |
| Electrical Valuation Remodel | 0 |
| Mechanical Valuation Remodel | 0 |
| Plumbing Valuation Remodel | 0 |
| 1704 Flag? | No |
| Change of Use | No |
| Building Inspection | Yes |
| Tree Inspection | No |
| On Site Sewage Facility Inspection | No |
| Usage Category | 435 |
| Code Year | 2006 |
| Code Type | International Residential Code |

PROPERTY DETAILS

| Number | Pre. | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|---|------|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 5515 | | DUVAL | STREET | | | | AUSTIN | TX | 78751 | Lot: 15 Block: Subdivision: HIGHLANDS THE |
| Lot: 15 Block: Subdivision: HIGHLANDS THE | | | | | | | | | | |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|----------------------------|----------|---------------|--------------|----------|-------------------------------|---------------|
| Plan Review Administration | Open | | | | | 0 |
| Tres Ordinance Review | Open | | | | Michael Embesi (512-974-1876) | 0 |
| Residential Zoning Review | Rejected | Sep 21, 2012 | Nov 27, 2012 | | Daniel Word (512-974-2719) | 1 |

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 10-011821R
 Building Permit No. _____
 Plat No. _____ Date 2-11-1
 Reviewer K. Batcher

PRIMARY PROJECT DATA

Service Address 5515 Duval St. Tax Parcel No. 725274
 Legal Description
 Lot 15-16 Block 33 Subdivision The Highlands Section _____ Phase _____

If in 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

☐ New Residence

☐ Duplex

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

☐ Remodel (specify) _____

☐ Addition (specify) _____

☒ Other (specify) _____

Small secondary apartment build in my back yard.

Zoning (e.g. SF-1, SF-2...) SF-3-NP

- Height of Principal building 15 ft. # of floors 1 Height of Other structure(s) North Loop 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

Will 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 6822 sq.ft.
 Job Valuation - Principal Building \$ 35,000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)

TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ \$ 35,000
 (Labor and materials)

PERMIT FEES
(For office use only)

| | NEW ADDITIONS | REMODEL |
|------------------------|------------------|----------|
| Building | \$ <u>827.00</u> | \$ _____ |
| Electrical | \$ <u>47.00</u> | \$ _____ |
| Mechanical | \$ <u>41.00</u> | \$ _____ |
| Plumbing | \$ <u>41.00</u> | \$ _____ |
| Driveway
& Sidewalk | \$ _____ | \$ _____ |
| TOTAL | \$ _____ | \$ _____ |

OWNER / BUILDER INFORMATION

| | | |
|--------------------------------|---|--|
| OWNER | Name <u>Zach Reich</u> | Telephone (h) <u>(512) 635-3648</u>
(w) <u>505-724</u> |
| BUILDER | Company Name <u>Reich Construction, LLC</u> | Telephone <u>(512) 635-3648</u> |
| | Contact/Applicant's Name <u>Zach Reich</u> | Pager _____
FAX _____ |
| DRIVEWAY/
SIDEWALK | Contractor <u>N/A</u> | Telephone <u>N/A</u> |
| CERTIFICATE
OF
OCCUPANCY | Name <u>Zach Reich</u>
Address <u>5515 Duval St.</u> | Telephone <u>(512) 635-3648</u>
City <u>Austin</u> ST <u>TX</u> ZIP <u>7875</u> |

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

☒ telephone

☒ e-mail: _____

BOTH

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

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

| | Existing | | New / Addition | |
|--|----------|--------|----------------|-----|
| a. 1 st floor conditioned area | 960 | sq.ft. | 750 | sq. |
| b. 2 nd floor conditioned area | | sq.ft. | | sq. |
| c. 3 rd floor conditioned area | | sq.ft. | | sq. |
| d. Basement | | sq.ft. | | sq. |
| e. Garage / <u>Carport</u> | | sq.ft. | | sq. |
| <input checked="" type="checkbox"/> attached | 323 | sq.ft. | | sq. |
| detached | | sq.ft. | | sq. |
| f. Wood decks [must be counted at 100%] | | sq.ft. | | sq. |
| g. Breezeways | | sq.ft. | | sq. |
| h. Covered patios | | sq.ft. | | sq. |
| i. Covered porches | 21 | sq.ft. | | sq. |
| j. Balconies | | sq.ft. | | sq. |
| k. Swimming pool(s) [pool surface area(s)] | | sq.ft. | | sq. |
| l. Other building or covered area(s) | | sq.ft. | | sq. |
| Specify _____ | | | | |

TOTAL BUILDING AREA (add a. through l.) 960 sq.ft. 750 sq.

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

40 - 2,488.8

Lot: 6222 sq.ft.

1710 ^{2,687} sq.ft.
~~1710~~ % of lot
33.45

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvement: calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included building 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) | 1710 | sq.ft. |
| b. Driveway area on private property | 392 443.5 | sq.ft. |
| c. Sidewalk / walkways on private property | 100 | sq.ft. |
| d. Uncovered patios | | sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | | sq.ft. |
| f. Air conditioner pads | | sq.ft. |
| g. Concrete decks (covered concrete) | 288 63 | sq.ft. |
| h. Other (specify) _____ | | sq.ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

95 - 2,799.9

Lot: 6222 sq.ft.

2500 ^{687.5} sq.ft.
~~2500~~ % of lot
40.19

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.

Service Address 5515 Duval St.

Applicant's Signature [Signature]

Date 2-4-10

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

| | <u>Existing</u> | <u>New / Addition</u> |
|---|-----------------|-----------------------|
| I. 1st Floor Gross Area | | |
| a. 1 st floor area (excluding covered or uncovered finished ground-floor porches) | 960 sq.ft. | 750 sq. |
| b. 1 st floor area with ceiling height over 15 feet. | sq.ft. | sq. |
| c. TOTAL (add a and b above) | 960 sq.ft. | 750 sq. |
| II. 2nd Floor Gross Area See note ¹ below | | |
| d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft) | sq.ft. | sq. |
| e. 2 nd floor area with ceiling height > 15 feet. | sq.ft. | sq. |
| f. TOTAL (add d and e above) | sq.ft. | sq. |
| III. 3rd Floor Gross Area See note ¹ below | | |
| g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft). | sq.ft. | sq. |
| h. 3 rd floor area with ceiling height > 15 feet | sq.ft. | sq. |
| i. TOTAL (add g and h above) | sq.ft. | sq. |
| IV. Basement Gross Area | | |
| j. 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. | sq. |
| V. Garage | | |
| k. attached (subtract 200 square feet if used to meet the minimum parking requirement) | sq.ft. | sq. |
| l. detached (subtract 450 square feet if more than 10 feet from principal structure) | sq.ft. | sq. |
| VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) | sq.ft. | sq. |
| VII. TOTAL | sq.ft. | sq. |

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

1710 ~~32~~ sq. ft.

GROSS AREA OF LOT

6222 sq. ft.

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

.2792 sq. ft.

¹ If a 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.

**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 a subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to the 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 1-28-10

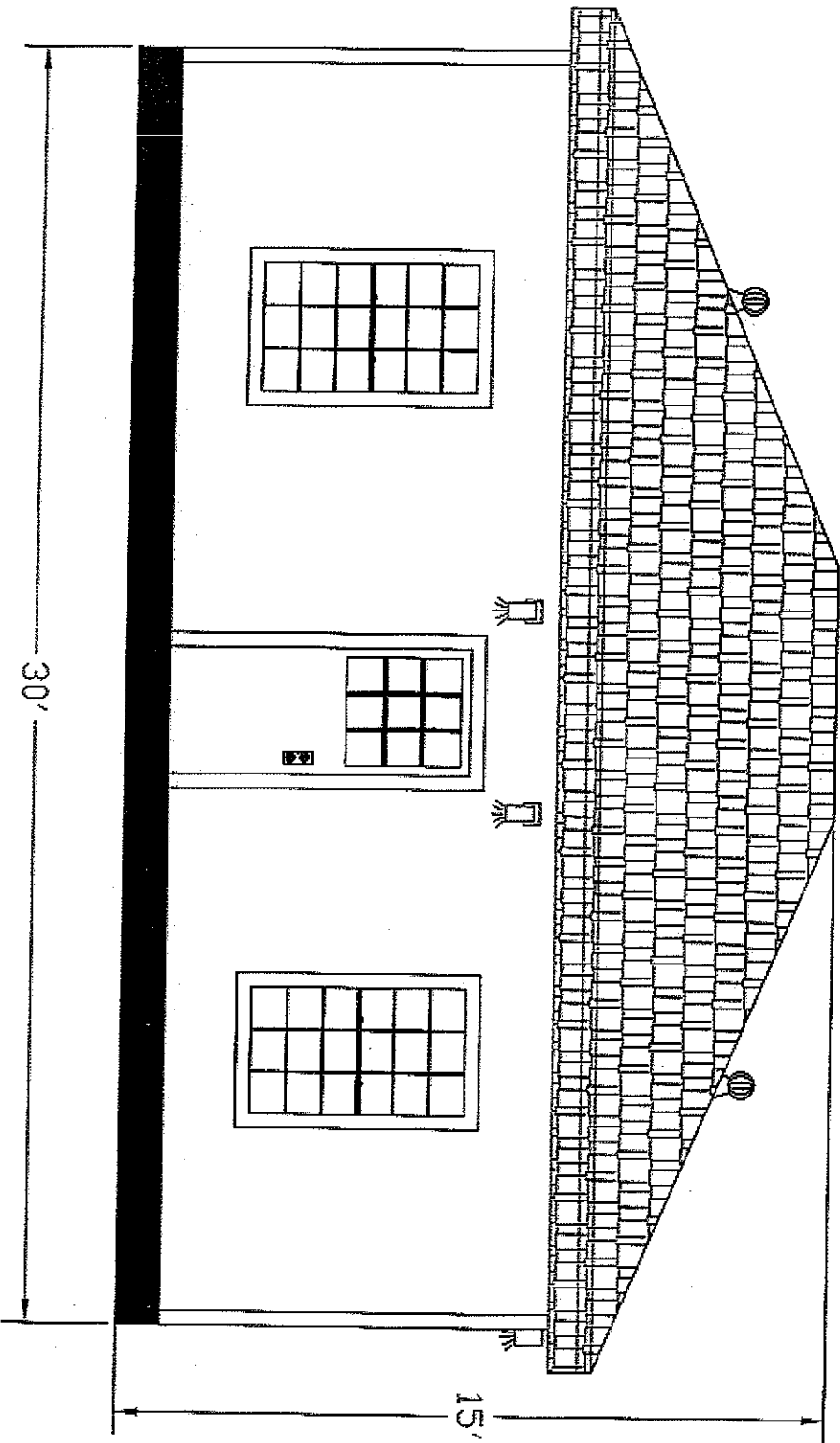
HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 3204057878

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

Service Address 5515 Duval St.

Applicant's Signature  Date 1-28-10

REVIEWED FOR ZONING ONLY
K.B. 2-11-10



- Roof Pitch 2/1
 Siding Material
 Hardboard Siding

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

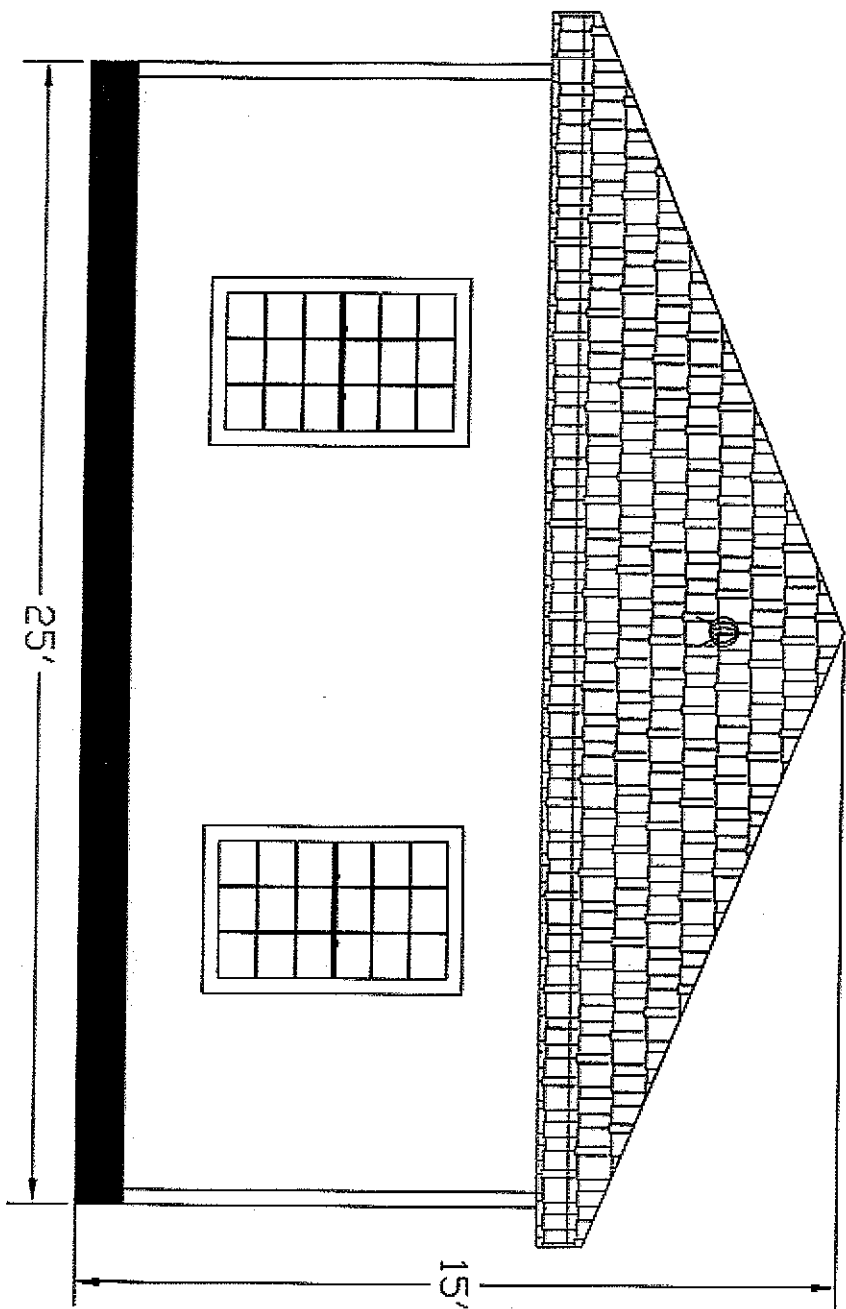
| No. | Product/Name | Qty |
|-----|---------------------|-----|
| 1 | Initial Drawing S/S | |

Reich
 Construction,
 LLC

3315 Duval St.
 Apartment #1B
 Austin, TX 78751
 (Front View, Ver. 3)

| | |
|-------------|---|
| Garage Apt. | 2 |
| 01/22/2010 | |
| Tin = 344 | |

REVIEWED FOR ZONING ONLY
K.B. 2-11-10



- Change Sheet
1. Roof Pitch 2X
 2. Storage Material
 - Harlequin sheets
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.
 - 11.
 - 12.
 - 13.
 - 14.
 - 15.
 - 16.
 - 17.
 - 18.
 - 19.
 - 20.

| | | |
|---|-----------------|------|
| 1 | Initial Drawing | 5/9 |
| 2 | Revised/Revised | 10/9 |

Reich
 Construction,
 LLC

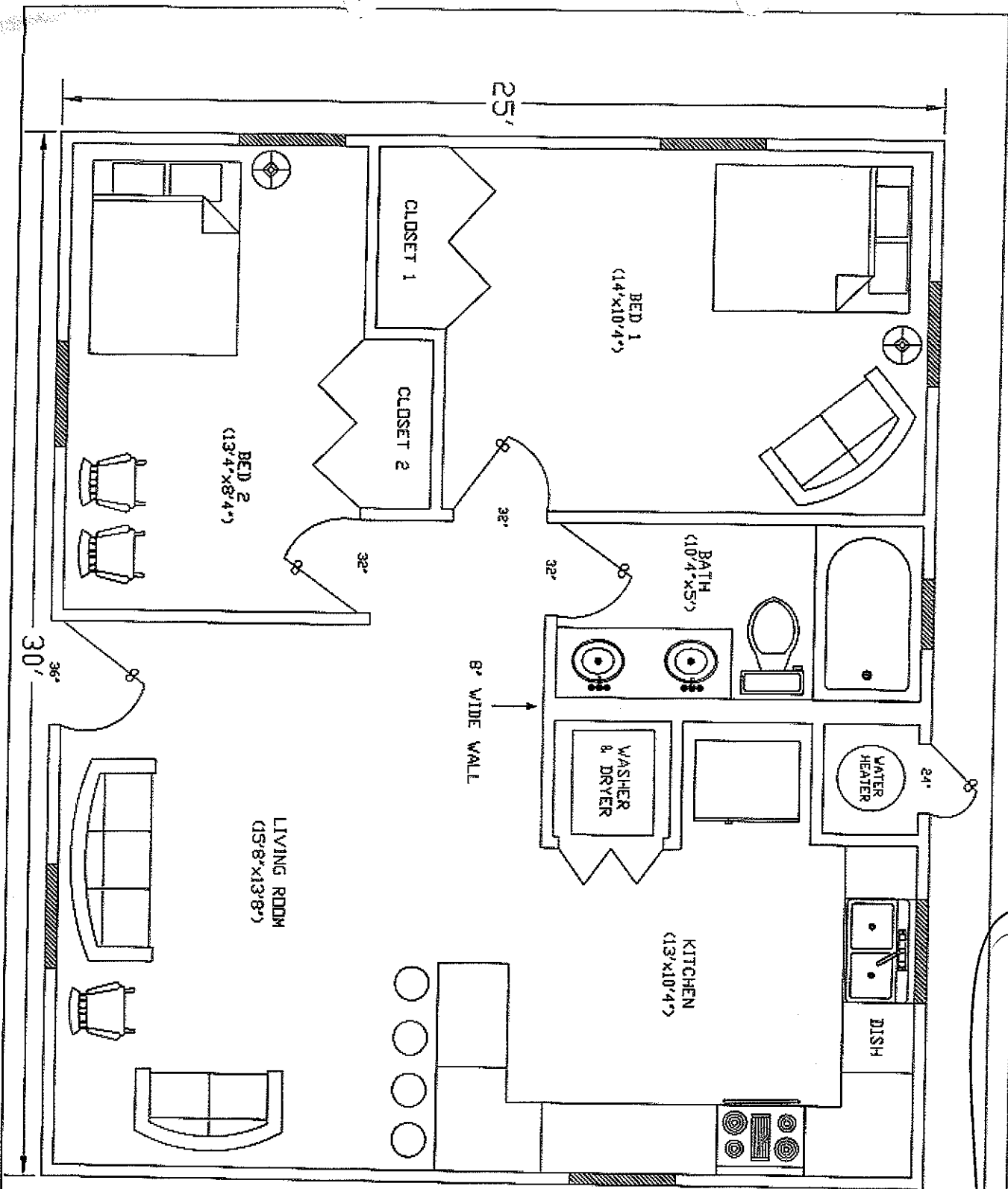
5515 Duval St.
 Apartment #B
 Austin, TX 78751
 (Left Side, Ver. 3)

Garage Apt.
 01/28/2010
 3

3

REVIEWED FOR ZONING ONLY

2.03 2-11-10



Sheet Notes

1. 2'
2. 3'
3. 4'
4. 5'
5. 6'
6. 7'
7. 8'
8. 9'
9. 10'
10. 11'
11. 12'
12. 13'
13. 14'
14. 15'
15. 16'
16. 17'
17. 18'
18. 19'
19. 20'

1 Initial Drawing S/S
Relch Construction, LLC

3515 Duval St.
Apartment #B
Austin, TX 78751
First Floor, Ver. 30

Garage Apt.
01/22/2010
1 in 3/4

ENGINEER FOUNDATION DESIGN APPROVAL

TO: Whom it May Concern

FROM: Richard Reich, P.E., Design Engineer, Reich Construction, LLC

SUBJECT: Slab Design Approval for Apartment on 5515 Duval St. Austin, TX

I am writing this letter to approve the design of the foundation design plan presented to me for a small garage apartment on 5515 Duval St. Due to the somewhat high plasticity index (PI) of the soil in this area of Austin there were a few design parameters that were improved from the existing City of Austin code requirements to compensate for this factor. This design approval is contingent on proper trench depth, steel quality, tying and placement, proper fill, and the utilization of 3000 PSI Class A 4.5 sack concrete with the appropriate consistency.

In conclusion, I have analyzed and approved the foundation slab design for a garage apartment on 5515 Duval St. Austin, TX 78751 and have certified this design cleared for construction and proper inspection. I will entertain any further questions if any in regards to this design.

Regards,

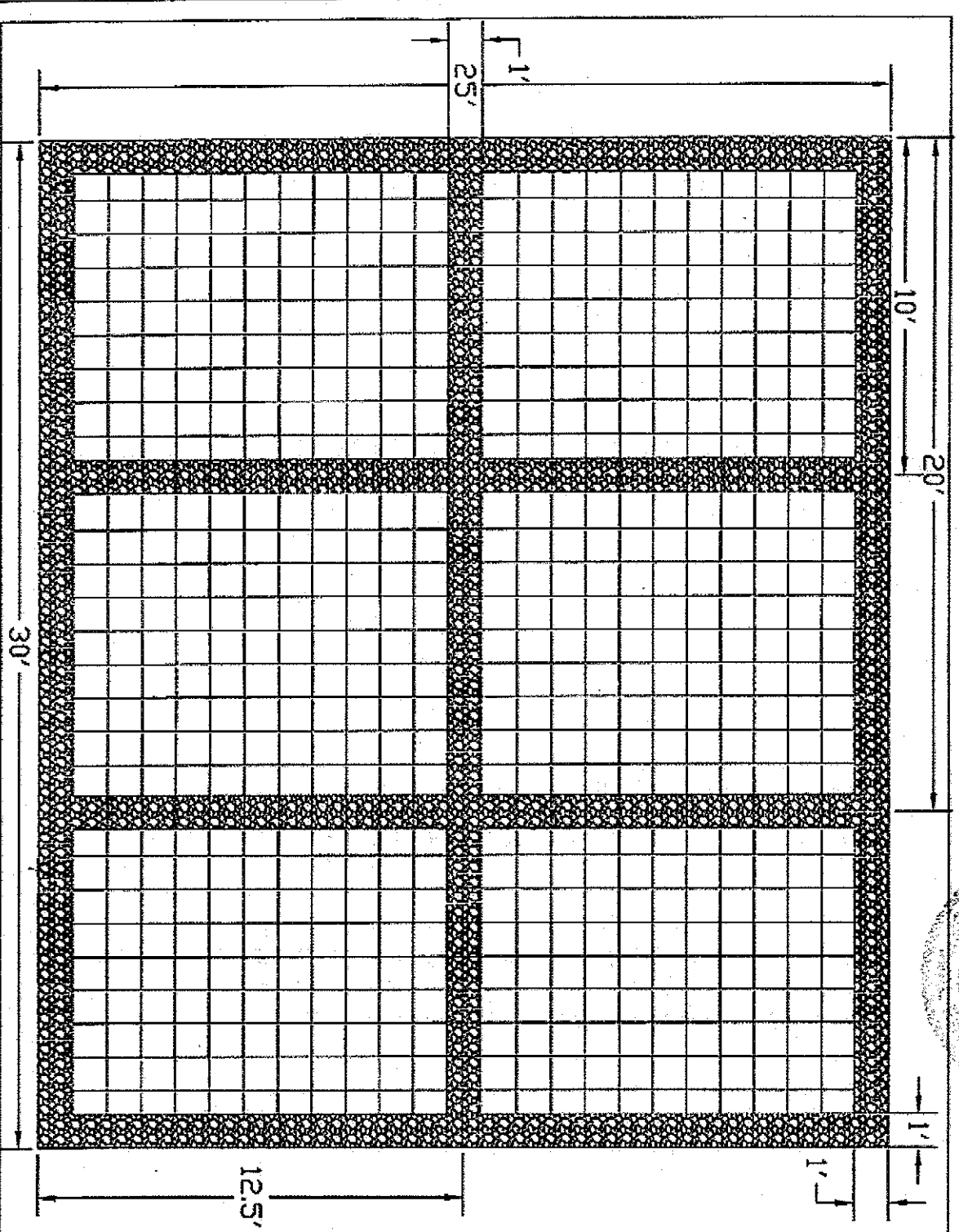
Richard A. Reich, P.E.
2/9/2010

Richard Reich, P.E.
Reich Construction, LLC
(512) 635-0996



Stamp: _____

2/9/2010
 2/9/2010
 2/9/2010

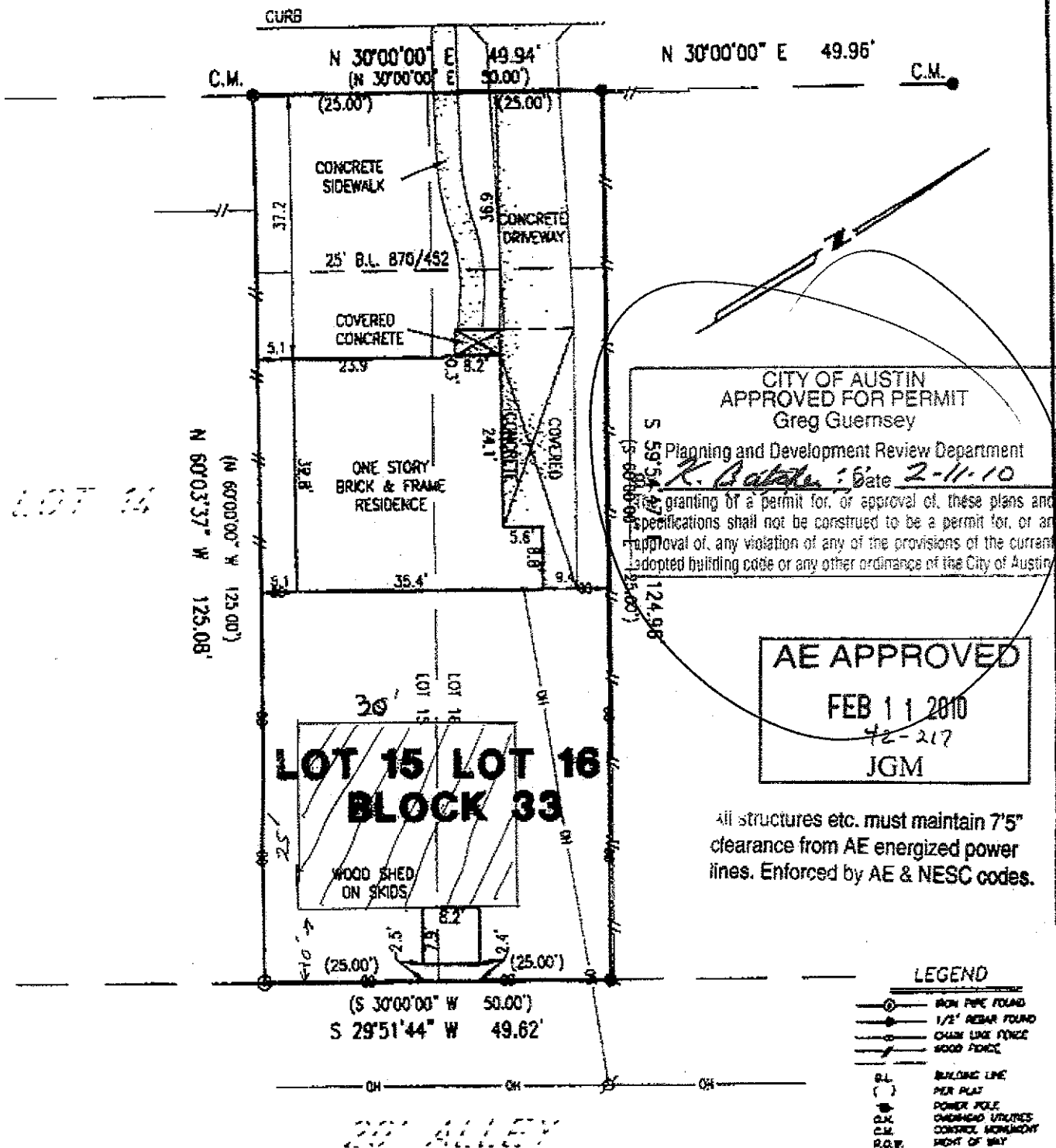


| | |
|--|--|
| 1. All beams 24" deep
2. Beams have 4 #3
3. Beams 2 by 2 conf'd
4. #3 steel used 12"
5. Center spacing
6. 300psi 4,000 psi
7. #3 is good base
8. Slab should be 12"
9. Slab 4" thick min.
10. All beams 12" wide
11. All steel must be
12. properly lapped
13. lapped 30" or
14. 30" min. lapped
15. Slab is relatively
16. flat with about 1"
17. of grade difference
18. from each side
19. Beams are about
20. 10-12" ft apart and
21. Rest across for
22. concrete truck
23. 14. Slab is relatively
24. flat w/ few rocks
25. 15. UTI/GOLE is 1/2"
26. 16. 17. All beams 12" wide
27. 18.
29. 19.
30. 20. ENGINEERS APPRO. | |
| 31. 21. Initial Drawing 12/10
32. 22. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000. | |

DUVAL STREET

(50' R.O.W.)

BEARING BASIS
N 30°00'00" E 99.90' (100.00')
C.M. TO C.M.



SUBMISSION

THE HIGHLANDS

LOT: 15 & 16 BLOCK: 33 VOLUME 3 PAGE 55 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 5515 DUVAL STREET

CITY: AUSTIN REFERENCE NAME ZACHARY A. REICH



Kramer Service Center
2412 Kramer Lane, Bldg. "C"

Austin, Texas 78758
(512) 505-7206

Ron Solbach x7145

Austin Energy

Electric Service Planning Application (ESPA)

(Please Print or Type)

St. Elmo 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 Zach Reich Phone (512) 635-3695
Address 5515 Duval St.
Legal Description Lot 15-16 Block 33 Highlands, The
Lot 15-16 Block 33 Commercial/Residential? Res

Service Main Size 200 (amps) Service Conductor 4/0 (type & size)
Service Length 25 (ft.) Number of Meters? 2 total Multi-Fuel Y (N)
Overhead/Underground? both Voltage 120/208V Permit Only
☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 2460 AE for Building 2460 Total A/C Load 3 (# of units) 2 (Tons)
Largest A/C unit 2 (Tons) LRA of Largest A/C Unit 50A (amps)
Electric Heating 60A (kw) Other Electric oven/stove 50A (kw)

(Garage Apartment)
Comments: Removing existing overhead service and moving to new apt building. Service to main house will be underground.

3/4 AM Zach Reich 2-5-10 (512) 635-3695
ESPA Completed by (Signature & Print name) Date Phone

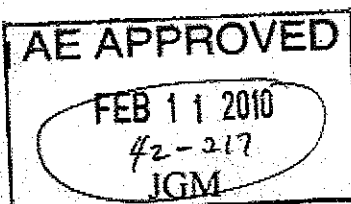
AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

Application expires 90 days after date of Approval



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