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CASE #
PLAN REVIEW #

2014-009450 PR

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Kelly Chappell

AUTHORIZED AGENT (if applicable): Chris Gannon

STREET ADDRESS: 1515 Madison Ave., Austin TX, 78757

LEGAL DESCRIPTION: Subdivision – _____

Lot(s) 33 Block G Outlot _____ Division Crestview Addition Section 5

ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3-NP

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

REQUEST: up to 25% increase in one or more of the following:

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

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

- ☐ _____ Side Wall Length Articulation

Please briefly and thoroughly

We are requesting the RDCC grant us a 25% increase to allow for the
construction of a small home massage studio. Our client works from home
and in order to maintain her family income and still manage a growing
family, it is crucial she has a separate, on site space for her practice.

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

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APPLICATION TO THE RESIDENTIAL DESIGN
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DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

We have heard positive comments from neighbors but
are still waiting on their office letters of support

2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

Yes, we are supporting and encouraging existing
friendly neighborhood businesses, which is one of the
land use goals stated in the Crestview/Wooten combined
plan.

- b. Provide consistency with the streetscape of the properties in the vicinity

The massage studio is not visible from the street at all, however,
we have treated the facade with great sensitivity to the neighborhood
and feel strongly that it adds to the character of the community.

- c. Provide consistency with the massing, scale and proximity of structures located on either side of or
behind the development

Yes, within 500 feet of the property there are at least four
other homes with an FAR of .45 or over, some dating
back to the 1950s.

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d. Impact the privacy of adjacent rear yards

No, we have been very sensitive of keeping all major views
pointed towards the interior of the lot.

e. Impact the topography or lot shape

No, the topography has not been impacted.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

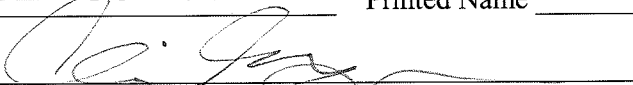
N/A

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

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

Mailing Address 1220 Lavaca St
City, State Austin Texas Zip 78701
Phone 512.236.1032 Printed Name Chris Gannon
Signature  Date 3/11/14

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

Mailing Address _____
City, State _____ Zip _____
Phone _____ Printed Name _____
Signature _____ Date _____

**GENERAL INFORMATION FOR SUBMITTAL OF A MODICATION REQUEST TO
THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

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

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH

Confirm with RDCC liaison for any scheduled changes

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application. An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300500-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.

**Residential Design and Compatibility Commission Liaison contact information:
974-2522 office 974-6536 fax**

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

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

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City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

Project Information

Project Address: 1515 Madison Ave.	Tax Parcel ID: 236176
Legal Description: Lot 33, Block G, Crestview Addition Section 5	
Zoning District or PUD: SF-3-NP	Lot Size (square feet): 6782.71
Neighborhood Plan Area (if applicable): CRESTVIEW	Historic District (if applicable): N/A
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input checked="" type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms: 2	# of bedrooms upon completion: 4	# of existing baths: 1	# of baths upon completion: 4
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Removal of all or part of a structure requires a demolition permit.			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) Addition and remodel of existing 1950s one story house. The addition includes a screen porch, a pool and pool deck, and a utility shed on the first floor and a home office studio space on the second floor. _____ _____ _____ _____			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) (circle all that apply)			

Job Valuation

Total Job Valuation: \$ 350000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 275000 Bldg: \$ 235000 Elec: \$ 13000 Plmbg: \$ 18000 Mech: \$ 9000 Primary Structure: \$ _____ Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 75000 Bldg: \$ 64000 Elec: \$ 3000 Plmbg: \$ 5000 Mech: \$ 3000
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.		

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Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	960	570	1530
b) 2 nd floor conditioned area	0	1465	1465
c) 3 rd floor conditioned area	0	0	0
d) Basement	0	0	0
e) Covered Parking (garage or carport)	240	-240	0
f) Covered Patio, Deck or Porch	100	466	566
g) Balcony	0	63	63
h) Other	0	0	0
i) Uncovered Wood Deck	50	40	90
Total Gross Building Area (total A through I)	1350	2364	3714
j) Pool	0	138	138
k) Spa	0	19	19

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)	
Total Building Coverage (sq ft): <u>2075</u> % of lot size: <u>30.60</u>	
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. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>3034</u> % of lot size: <u>44.74</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
<div style="display: flex; justify-content: space-between;"> <div> Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>26</u> ft Number of Floors: <u>2</u> </div> <div> Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u> </div> </div>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input checked="" type="checkbox"/> Y <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): <u>22</u> ft Distance from intersection (for corner lots only): <u>n/a</u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

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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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	960	570		1530
2 nd Floor	0	1465		1465
3 rd Floor	0	0		0
Basement	0	0	0	0
Attic	0	0	0	0
Garage (attached)	0	0	0	0
(detached)	240	0	0	0
Carport (attached)	0	0	0	0
(detached)	0	0	0	0
Accessory building(s) (detached)	0	0		0
Ceilings over 15 ft	0	0		0
TOTAL GROSS FLOOR AREA				2995

(Total Gross Floor Area /lot size) = 44.16 Floor-To-Area Ratio (FAR)

- Is this project claiming a “parking area” exemption as described under Article 3?
 Is this project claiming a “ground floor porch” exemption as described under Article 3?
 Is this project claiming a “basement” exemption as described under Article 3?
 Is this project claiming a “habitable attic” exemption as described under Article 3?
 Is a sidewall articulation required for this project?
 Does any portion of the structure extend beyond a setback plane?
 Are any ceilings over 15 feet in height?

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

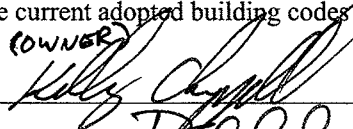
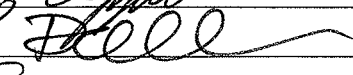
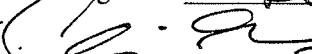
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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.

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Contact Information			
Owner	Kelly Chappell	Applicant or Agent	Webber + Studio, Architect
Mailing Address	1515 Madison Ave., Austin TX, 78757	Mailing Address	300 West Ave., suite 1322, Austin TX, 78701
Phone	512.565.0445	Phone	512.236.1032
Email	galaxycafe.kelly@gmail.com	Email	chris@webberstudio.com
Fax		Fax	
General Contractor	Structural Environments	Design Professional	Webber + Studio, Architects
Mailing Address	3530 Bee Caves Rd., suite 218, Austin TX, 78746	Mailing Address	
Phone	512.809.1609	Phone	
Email	dougkeating@structenv.com	Email	
Fax		Fax	

Acknowledgments
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.
I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.
If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.
I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.
I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.
I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.
I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.
I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.
Erosion and Sedimentation Controls are required per Section 25-8-181.
I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.
Applicant's signature: <u></u> Date: <u>1.21.14</u> Design Professional's signature: <u></u> Date: <u>1.21.14</u> APPLICANT <u></u> CHRIS CANNON <u>1.31.14</u>



Demolition Application

Adopted December 2012

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Application type: Commercial ☐Residential ☒

Fee paid: \$

Permit Information			
FOR OFFICE USE ONLY	BP- _____	PR- _____	LHD_NRD_HDP - _____ Ca. _____
	REFERRED BY: _____		NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT	<input type="checkbox"/> DO NOT RELEASE PERMIT	<input type="checkbox"/> HLC REVIEW— _____
	HISTORIC PRESERVATION OFFICE		DATE
Property Information		Demolition Type	
Address: 1515 Madison Ave.		<input type="checkbox"/> Total	
City/Zip: Austin TX, 78757		<input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.	
Current use: Single Family Residential		Demolition to include rear wall, roof, portions of the front wall and both auxiliary structures in rear yard	
Applicant		Owner	
Name: Chris Gannon		Name: Kelly Chappell	
Address: 300 West Ave.		Address: 1515 Madison Ave.	
City/Zip: Austin TX, 78701		City/Zip: Austin TX, 78757	
Phone: 512.236.1032		Phone: 512.565.0445	
Email: chris@webberstudio.com		Email: galaxycafe.kelly@gmail.com	
Demolition Contractor Information		Structural Information	
Company: Structural Environments		Square Feet: 900	
Address: 3530 Bee Cave Rd suite 218		Building Materials: Wood siding, wood floors, asphalt shingles	
City/Zip: Austin TX, 78746		Foundation Type: Pier and beam	
Phone: 512.809.1609		Estimated cost of demolition: \$5,000	

IMPORTANT:

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

DO NOT LET YOUR PERMIT EXPIRE!!!!

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



Demolition Application

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Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

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

Consent, Authorizations and Signatures

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

- 1. No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
- 6. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

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

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

Signature of Applicant: _____

(if different from owner)

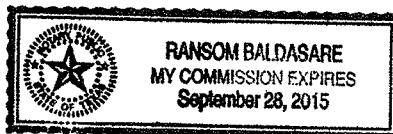
Date: 11/21/14

Signature of Owner: _____

Date: _____

Sworn and subscribed before me this 21st day of January, 2014

Signature of Public Notary _____



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

NO 2240110

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ACCOUNT NUMBER: 02-3407-0112-0000

PROPERTY OWNER:

CHAPPELL KELLY E
1515 MADISON AVE
AUSTIN, TX 78757-1810

PROPERTY DESCRIPTION:

LOT 33 BLK G CRESTVIEW ADDN SEC 5

ACRES

.1557 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1515 MADISON AVE

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

YEAR ENTITY
2013 AUSTIN ISD
CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS CENTRAL HEALTH
ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2013 \$5,336.54

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/22/2014

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

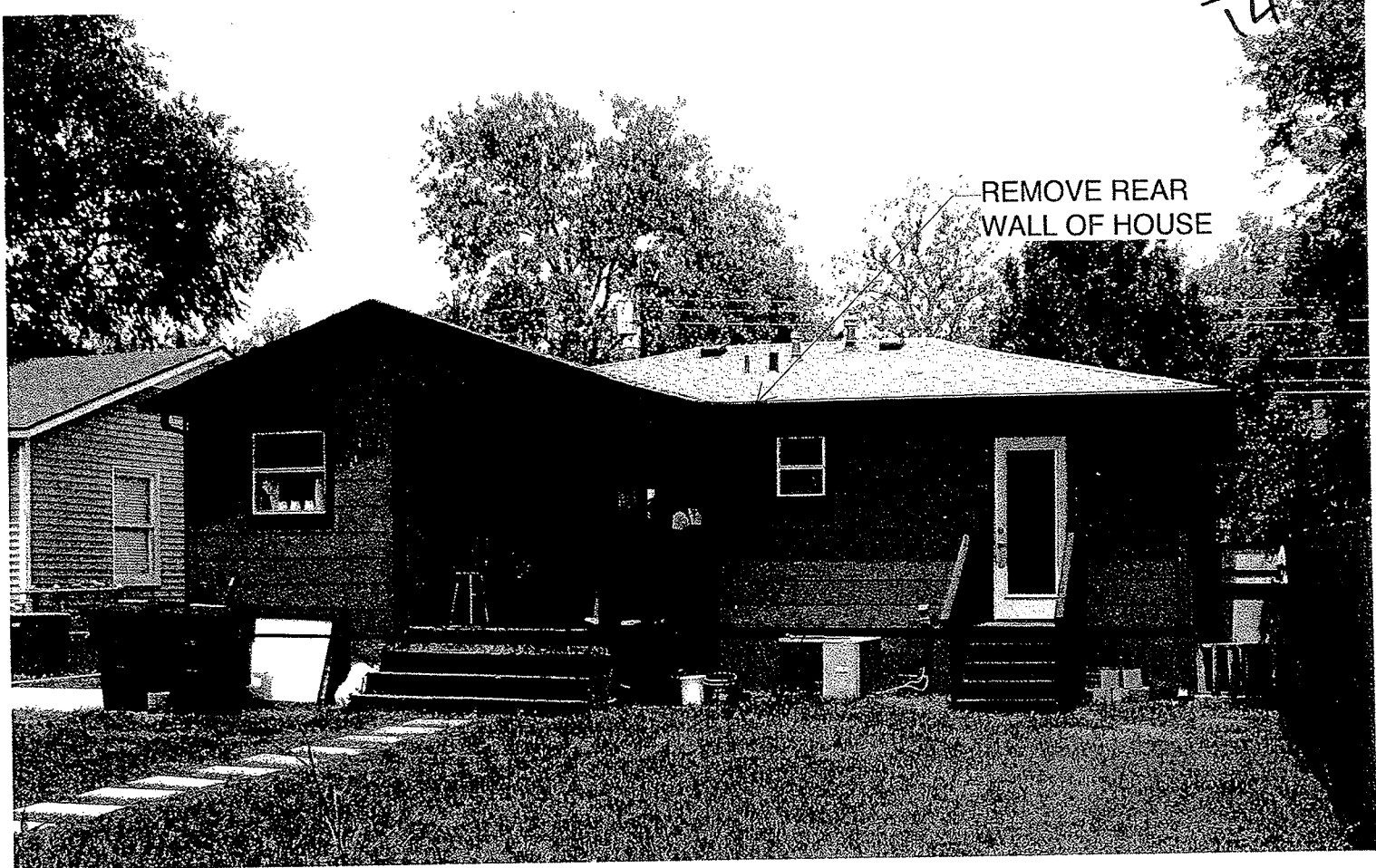
By: 

B-2
13



B-2
14

REMOVE REAR
WALL OF HOUSE



REMOVE REAR
AUXILIARY
STRUCTURES



B-2
15

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

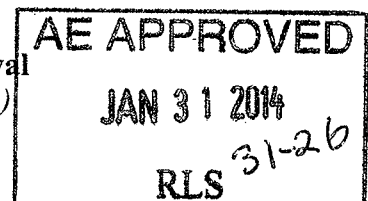


Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only

Responsible Person for Service Request		Chris Gannon	
Email	chris@gmail.com	Fax	
		Phone	512.236.1032
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Remodeling
Project Address			1515 Madison Ave., Austin TX, 78757
			OR
Legal Description		Lot	Block
Who is your electrical provider?		<input checked="" type="checkbox"/> AE	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input checked="" type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Location of meter		North West corner RF	
Number of existing meters on gutter		1 (show all existing meters on riser diagram)	
Expired permit #			
Comments		New 2- Story home	
		All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.	
<hr/>			
ESPA Completed by (Signature & Print Name)		Date	Phone
Chris Gannon		1/6/14	512.236.1032
AE Representative		Approved	
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
		Date	Phone

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





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Austin Water Utility

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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Kelly Chappell Phone: 512.565.0445 Alternate Phone: _____

Service Address: 1515 Madison Ave., Austin TX, 78757

Lot: 33 Block: G Subdivision/Land Status: Crestview Addition 5 Tax Parcel ID No.: 236176

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

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

Number of existing bathrooms: 1 Number of proposed bathrooms: 4

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

City of Austin Office Use

Water Main size: 8" Service stub size: 1" copper Service stub upgrade required? NO New stub size: _____

Existing Meter number: 4345 Existing Meter size: 5/8" Upgrade required? YES New size: 3/4"

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

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

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

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

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

CHROS GANNON 1/16/14 512.236.1032
W&WWSPV Completed by (Signature & Print name) Date Phone

[Signature] 1-31-14 972-9722
OSSF (if applicable) Approved by UDS (Signature & Print name) Date Phone
AWU Representative Phone

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

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

REVIEWED

JAN 31 2014

AUSTIN WATER UTILITY
SERVICE DIVISION - TAPS

Webber + Studio, Inc.

Residential Design and Compatibility Commission Submission Package

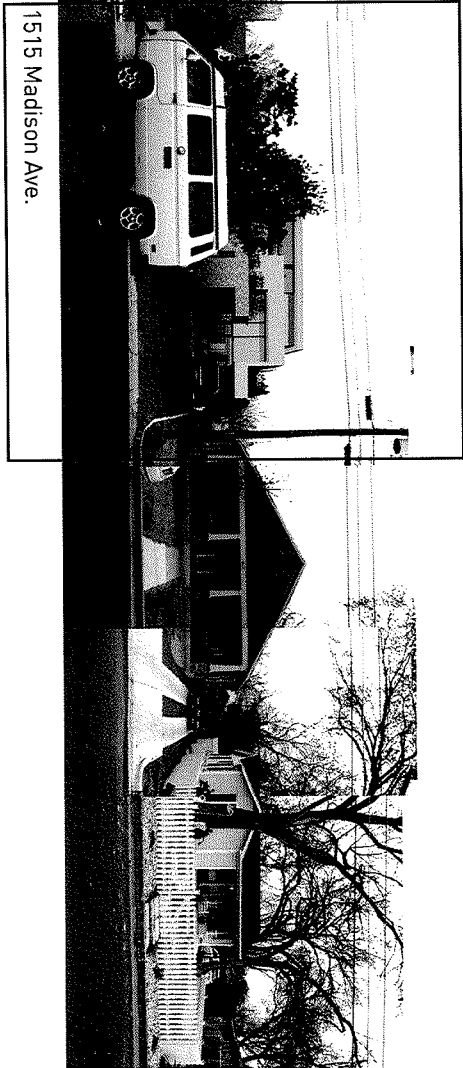
For a 25% increase in Floor-to-Area for an Addition and Remodel at 1515 Madison Avenue for Kelly and Leslie Santa Cruz-Chappell

2-2-17

This packet is to accompany the Application to the RDCC General Modification Waiver and the Reviewed Residential Application for 1515 Madison Ave. We are requesting the RDCC grant us a 25% increase in our FAR in order to allow the construction of a discreet home massage studio. Our client works from home and in order to maintain her business and manage a growing family it is crucial she has a separate space on the property to practice massage.

Rendering of Proposed Project

Display of photos of the four closest houses with a rendering of the proposed project shown in context and scale



1515 Madison Ave.

BLAK House

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ARCHITECTURE

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Austin, Texas 78701
Fax 512.236.1039

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Travis CAD

Property Search Results > 236176 CHAPPELL KELLY E for Year 2014

Property

Account

Property ID: 236176 Legal Description: LOT 33 BLK G CRESTVIEW ADDN SEC 5
Geographic ID: 0234070112 Agent Code:
Type: Real
Property Use Code:
Property Use Description:

Location

Address: 1515 MADISON AVE Mapsco: 525Q
TX 78757
Neighborhood: CRESTVIEW Map ID: 023401
Neighborhood CD: Y8000

Owner

Name: CHAPPELL KELLY E Owner ID: 255270
Mailing Address: 1515 MADISON AVE % Ownership: 100.000000000000%
AUSTIN, TX 78757-1810 Exemptions: HS

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512.236.1032

3-2-9

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHAPPELL KELLY E
% Ownership: 100.000000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:				N/A	
Taxes w/Current Exemptions:				N/A	
Taxes w/o Exemptions:				N/A	

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2/2/20

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 960.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WA - 4		1950	960.0
011	PORCH OPEN 1ST F	* - 4		1950	64.0
011	PORCH OPEN 1ST F	* - 4		1950	36.0
031	GARAGE DET 1ST F	WA - 4		1950	240.0
251	BATHROOM	* - *		1950	1.0
512	DECK UNCOVERED	* - 4		1950	50.0
531	OBS FENCE	CAA - *		1950	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1557	6782.71	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$86,375	\$150,000	0	236,375	\$0	\$236,375
2012	\$67,061	\$150,000	0	217,061	\$0	\$217,061
2011	\$65,452	\$150,000	0	215,452	\$0	\$215,452
2010	\$74,036	\$150,000	0	224,036	\$0	\$224,036
2009	\$79,937	\$150,000	0	229,937	\$14,151	\$215,786

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/8/2010	WD	WARRANTY DEED	CHAPPELL KELLY E & JANEL E	CHAPPELL KELLY E			2010110722TR
2	6/14/2002	WD	WARRANTY DEED	DUNDON THOMAS A	CHAPPELL KELLY E & JANEL E	00000	00000	2002112272TR
3	3/29/1993	WD	WARRANTY DEED	DEAN CAROLINE C A	DUNDON THOMAS A	11907	01504	

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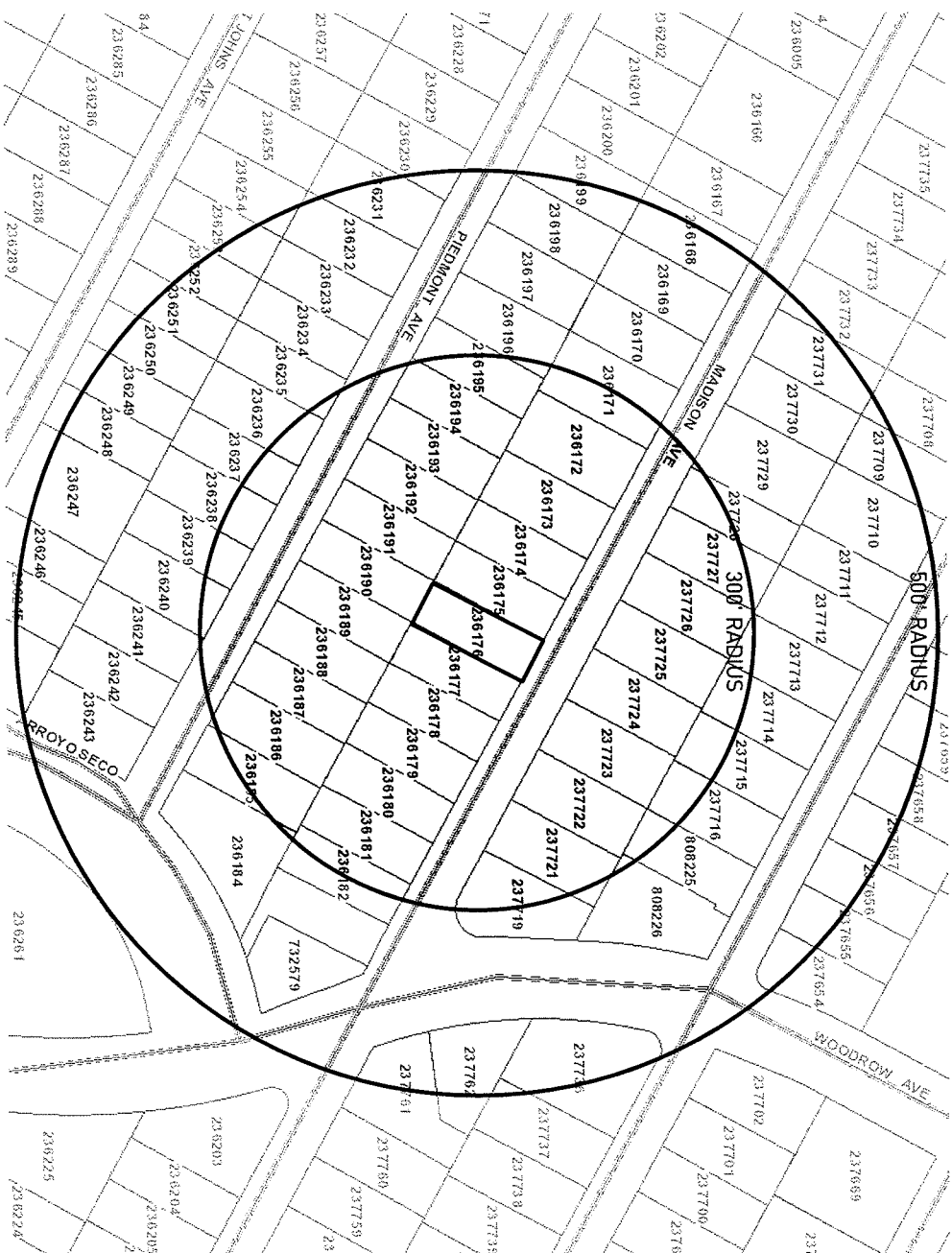
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Map showing parcel number for each property within a 300 foot radius and 500 food radius

$$\frac{B-2}{21}$$


RDCC - NEIGHBORHOOD TCAD PARCEL NUMBER

Scale: 1" = 200'

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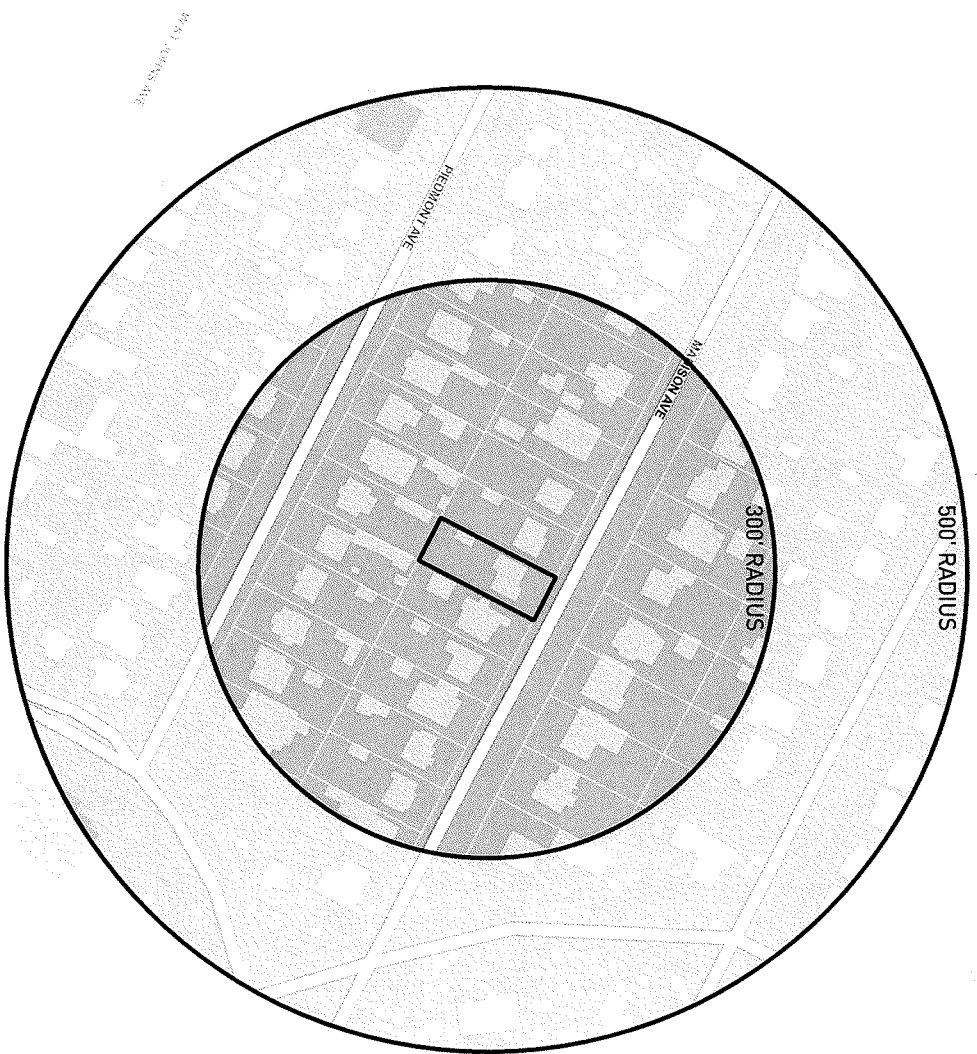
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RDCC -

NEIGHBORHOOD
TCAD PARCEL
NUMBER

B-2
22



RDCC - NEIGHBORHOOD TCAD

Scale: 1" = 200'

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RDCC 101
RDCC -
NEIGHBORHOOD
TCAD

Neighborhood Map - Aerial
Aerial map showing property within a 300 foot radius and 500 foot radius. Source: Google Maps

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RDCC - NEIGHBORHOOD AERIAL

Scale: 1" = 200'

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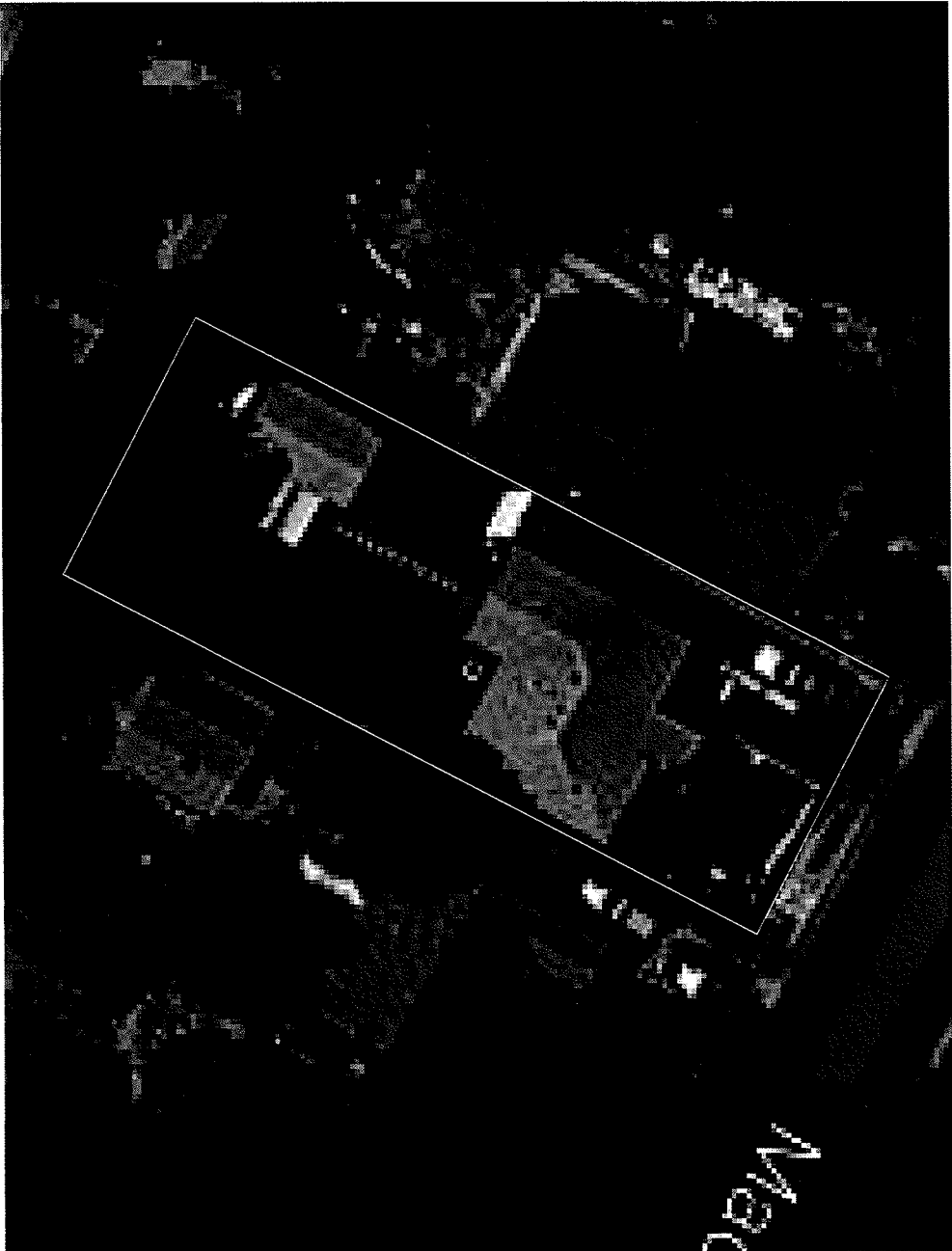
1220 Lavaca Street
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RDCC 102

RDCC -
NEIGHBORHOOD
AERIAL

B-2
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Subject Property - Aerial
Aerial map showing subject property. Source: Google Maps



RDCC - SUBJECT PROPERTY AERIAL

Scale: 1/32" = 1'-0"

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RDCC 103

RDCC - SUBJECT
PROPERTY
AERIAL MAP

Neighborhood FAR
Chart listing FAR for residences within a 300 foot radius

32/25

TCAD	Address	Lot Area	Floor Area	Garage	Storage	FAR	NOTES
237712	1513 Pasadena Dr.	8,053 sqft	1,859 sqft			0.23	
237713	1511 Pasadena Dr.	8,202 sqft	1,122 sqft	240 sqft		0.17	
237714	1509 Pasadena Dr.	8,220 sqft	804 sqft	242 sqft	120 sqft	0.14	
237715	1507 Pasadena Dr.	8,240 sqft	1,167 sqft			0.14	
237716	1505 Pasadena Dr.	8,278 sqft	1,514 sqft	490 sqft	70 sqft	0.25	
808225	1503 Pasadena Dr.	7,512 sqft	1,575 sqft		144 sqft	0.23	
808226	1501 Pasadena Dr.	10,467 sqft	1,430 sqft	480 sqft	140 sqft	0.20	
237729	1518 Madison Ave.	10,584 sqft	1,440 sqft	484 sqft		0.18	
237728	1516 Madison Ave.	6,395 sqft	888 sqft	220 sqft		0.17	
237727	1514 Madison Ave.	7,617 sqft	896 sqft	480 sqft	200 sqft	0.21	
237726	1512 Madison Ave.	7,809 sqft	1,517 sqft	550 sqft	200 sqft	0.29	
237725	1510 Madison Ave.	8,090 sqft	821 sqft	264 sqft		0.13	
237724	1508 Madison Ave.	8,104 sqft	964 sqft	400 sqft		0.17	ACROSS THE STREET NEIGHBORS
237723	1506 Madison Ave.	8,150 sqft	1,578 sqft			0.19	
237722	1504 Madison Ave.	7,647 sqft	1,404 sqft	208 sqft		0.21	
237721	1502 Madison Ave.	7,858 sqft	952 sqft	242 sqft	80 sqft	0.16	
237719	1500 Madison Ave.	9,990 sqft	1,993 sqft	168 sqft	327 sqft	0.25	
236171	1527 Madison Ave.	9,798 sqft	1,224 sqft	642 sqft		0.19	
236172	1523 Madison Ave.	9,890 sqft	1,088 sqft	300 sqft		0.14	
236173	1521 Madison Ave.	8,215 sqft	2,016 sqft		64 sqft	0.25	
236174	1519 Madison Ave.	6,762 sqft	911 sqft	280 sqft		0.18	IMMEDIATE NEIGHBORS
236175	1517 Madison Ave.	6,647 sqft	1,504 sqft	240 sqft		0.26	IMMEDIATE NEIGHBORS
236176	1515 Madison Ave.	6,783 sqft	960 sqft	240 sqft		0.18	SUBJECT PROPERTY
236177	1513 Madison Ave.	6,645 sqft	854 sqft	240 sqft		0.16	IMMEDIATE NEIGHBORS
236178	1511 Madison Ave.	6,609 sqft	986 sqft		240 sqft	0.19	IMMEDIATE NEIGHBORS
236179	1509 Madison Ave.	6,789 sqft	1,282 sqft	440 sqft		0.25	
236180	1507 Madison Ave.	6,806 sqft	865 sqft	456 sqft		0.19	
236181	1505 Madison Ave.	6,716 sqft	806 sqft	240 sqft		0.16	
236182	1503 Madison Ave.	6,875 sqft	1,894 sqft	240 sqft		0.31	
787202	1501 Madison Ave.	3,900 sqft	1,518 sqft	220 sqft	24 sqft	0.45	GREATER THAN .4 FAR
787203	1501 Madison Ave.	3,900 sqft	1,518 sqft	220 sqft	24 sqft	0.45	GREATER THAN .4 FAR
732579	7208 Arroyo Seca	7,309 sqft	1,762 sqft	460 sqft		0.30	
236196	1524 Piedmont Ave.	7,731 sqft	1,076 sqft	240 sqft		0.17	

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Neighborhood FAR
 Chart listing FAR for residences within a 300 foot radius

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TCAD	Address	Lot Area	Floor Area	Garage	Storage	FAR	NOTES
236195	1522 Piedmont Ave.	6,797 sqft	928 sqft	240 sqft		0.17	
236194	1520 Piedmont Ave.	6,669 sqft	1,728 sqft			0.26	
236193	1518 Piedmont Ave.	6,876 sqft	1,104 sqft	440 sqft		0.22	
236192	1516 Piedmont Ave.	6,820 sqft	768 sqft	400 sqft	240 sqft	0.21	
236191	1514 Piedmont Ave.	6,831 sqft	2,556 sqft	528 sqft		0.45	GREATER THAN .4 FAR
236190	1512 Piedmont Ave.	6,913 sqft	768 sqft	240 sqft		0.15	BEHIND NEIGHBORS
236189	1510 Piedmont Ave.	6,900 sqft	1,601 sqft	245 sqft	80 sqft	0.28	
236188	1508 Piedmont Ave.	6,958 sqft	768 sqft	240 sqft		0.14	
236187	1506 Piedmont Ave.	6,885 sqft	1,614 sqft	384 sqft		0.29	
236186	1504 Piedmont Ave.	7,555 sqft	1,267 sqft	240 sqft		0.20	
236185	1502 Piedmont Ave.	7,700 sqft	1,993 sqft	518 sqft	156 sqft	0.35	
236184	1500 Piedmont Ave.	12,082 sqft	2,095 sqft	217 sqft		0.19	
236226	1711 Piedmont Ave.	7,996 sqft	1,680 sqft	1,348 sqft	612 sqft	0.46	GREATER THAN .4 FAR
236234	1519 Piedmont Ave.	6,680 sqft	1,840 sqft		16 sqft	0.28	
236235	1517 Piedmont Ave.	6,629 sqft	936 sqft			0.14	
236236	1515 Piedmont Ave.	7,766 sqft	969 sqft	640 sqft		0.21	
236237	1513 Piedmont Ave.	6,237 sqft	1,232 sqft	220 sqft	110 sqft	0.25	
236238	1511 Piedmont Ave.	7,268 sqft	824 sqft	240 sqft		0.15	
236239	1509 Piedmont Ave.	6,628 sqft	1,722 sqft	275 sqft	24 sqft	0.30	
236240	1507 Piedmont Ave.	7,867 sqft	1,469 sqft	240 sqft		0.22	

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Surrounding Properties
Photos of surrounding properties and their location in the neighborhood

32
27



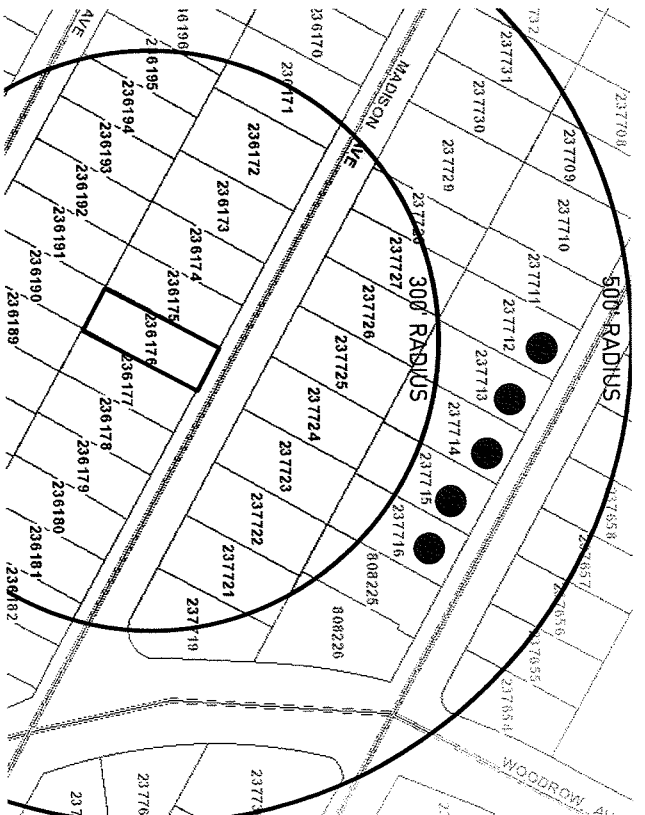
237712; 1513 Pasadena Dr.



237713; 1511 Pasadena Dr.



237715; 1507 Pasadena Dr.



237714; 1509 Pasadena Dr.



237716; 1505 Pasadena Dr.

BLAK House

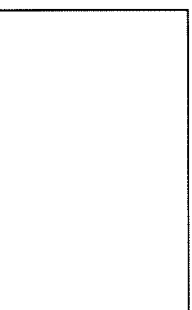
1515 Madison Ave. • Austin, Texas • 78757

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Surrounding Properties
 Photos of surrounding properties and their location in the neighborhood

3-2
 28



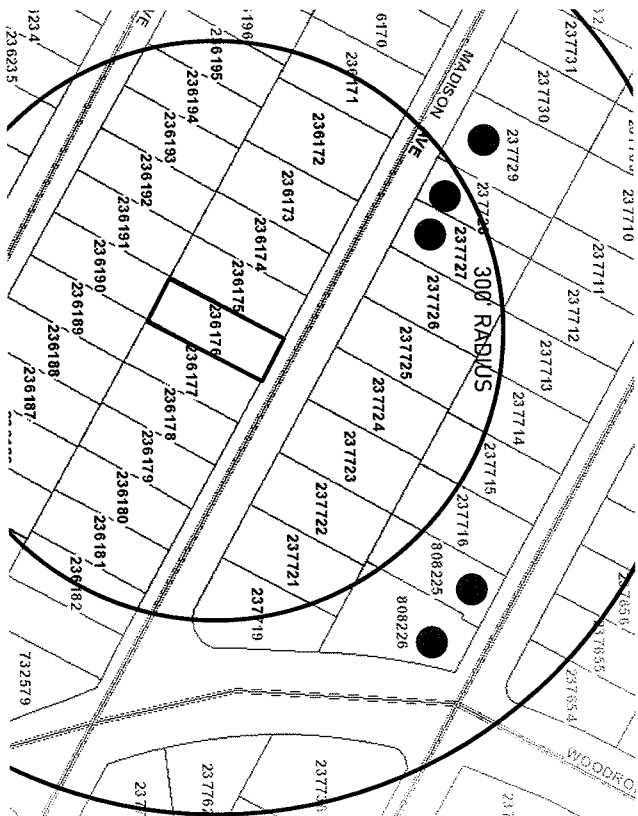
808225; 1503 Pasadena Dr.



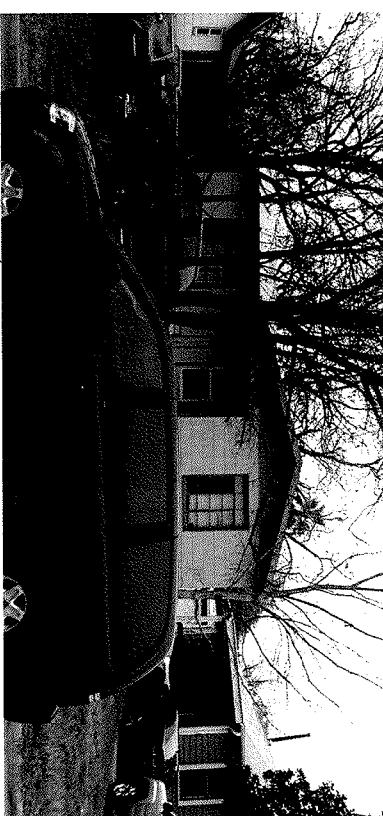
808226; 1501 Pasadena Dr.



237728; 1516 Madison Ave.



237729; 1518 Madison Ave.



237727; 1514 Madison Ave.

BLAK House

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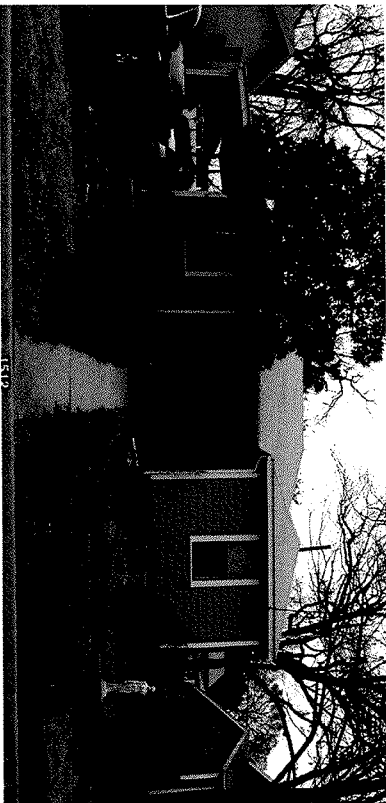
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Photos of surrounding properties and their location in the neighborhood

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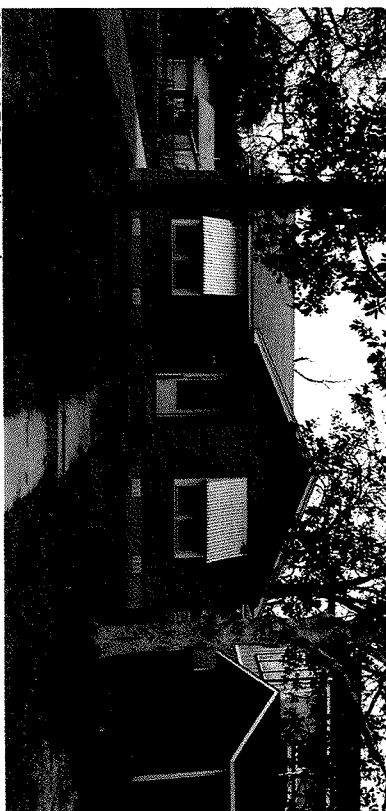
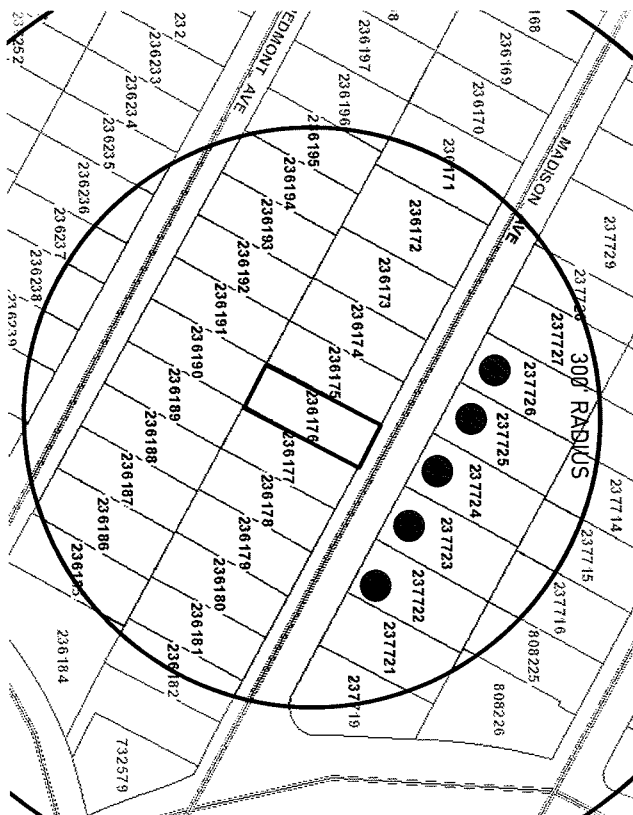
237726; 1512 Madison Ave.



237725; 1510 Madison Ave.



237723; 1506 Madison Ave.



237724; 1508 Madison Ave.



237722; 1504 Madison Ave.

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BLAK House

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Photos of surrounding properties and their location in the neighborhood

$$\frac{BZ}{30}$$

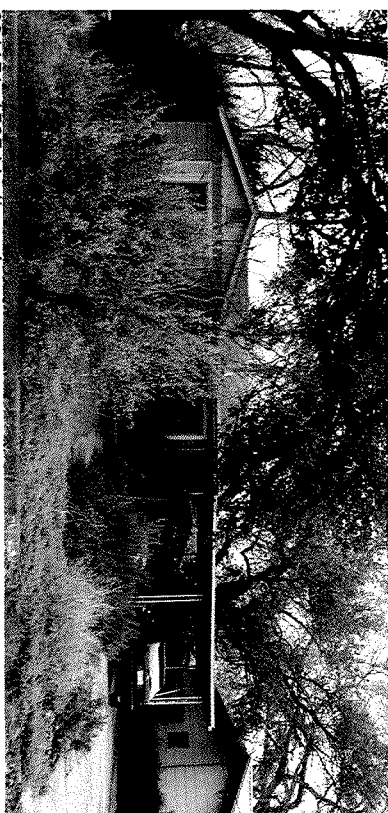
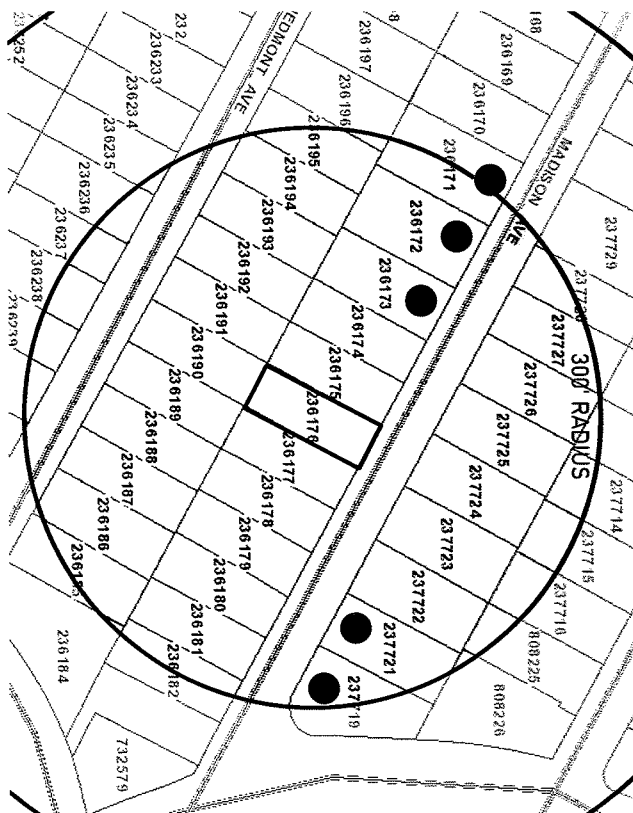

237721; 1502 Madison Ave.



237719; 1500 Madison Ave.



236172; 1525 Madison Ave.



236171; 1527 Madison Ave.



236173; 1521 Madison Ave.

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Photos of surrounding properties and their location in the neighborhood

The map displays a residential area with a grid of lots. A large circle with a radius of 300 feet is centered on a specific lot, which is highlighted with a black rectangle and four black dots. The street names 'MADISON AVE' and 'EDMONT AVE' are clearly visible. Lot numbers are printed throughout the area, including 236197, 236196, 236195, 236194, 236193, 236192, 236191, 236190, 236189, 236188, 236187, 236186, 236185, 236184, 236183, 236182, 236181, 236180, 236179, 236178, 236177, 236176, 236175, 236174, 236173, 236172, 236171, 236170, 236169, 236168, 236167, 236166, 236165, 236164, 236163, 236162, 236161, 236160, 236159, 236158, 236157, 236156, 236155, 236154, 236153, 236152, 236151, 236150, 236149, 236148, 236147, 236146, 236145, 236144, 236143, 236142, 236141, 236140, 236139, 236138, 236137, 236136, 236135, 236134, 236133, 236132, 236131, 236130, 236129, 236128, 236127, 236126, 236125, 236124, 236123, 236122, 236121, 236120, 236119, 236118, 236117, 236116, 236115, 236114, 236113, 236112, 236111, 236110, 236109, 236108, 236107, 236106, 236105, 236104, 236103, 236102, 236101, 236100, 236099, 236098, 236097, 236096, 236095, 236094, 236093, 236092, 236091, 236090, 236089, 236088, 236087, 236086, 236085, 236084, 236083, 236082, 236081, 236080, 236079, 236078, 236077, 236076, 236075, 236074, 236073, 236072, 236071, 236070, 236069, 236068, 236067, 236066, 236065, 236064, 236063, 236062, 236061, 236060, 236059, 236058, 236057, 236056, 236055, 236054, 236053, 236052, 236051, 236050, 236049, 236048, 236047, 236046, 236045, 236044, 236043, 236042, 236041, 236040, 236039, 236038, 236037, 236036, 236035, 236034, 236033, 236032, 236031, 236030, 236029, 236028, 236027, 236026, 236025, 236024, 236023, 236022, 236021, 236020, 236019, 236018, 236017, 236016, 236015, 236014, 236013, 236012, 236011, 236010, 236009, 236008, 236007, 236006, 236005, 236004, 236003, 236002, 236001, 236000, 235999, 235998, 235997, 235996, 235995, 235994, 235993, 235992, 235991, 235990, 235989, 235988, 235987, 235986, 235985, 235984, 235983, 235982, 235981, 235980, 235979, 235978, 235977, 235976, 235975, 235974, 235973, 235972, 235971, 235970, 235969, 235968, 235967, 235966, 235965, 235964, 235963, 235962, 235961, 235960, 235959, 235958, 235957, 235956, 235955, 235954, 235953, 235952, 235951, 235950, 235949, 235948, 235947, 235946, 235945, 235944, 235943, 235942, 235941, 235940, 235939, 235938, 235937, 235936, 235935, 235934, 235933, 235932, 235931, 235930, 235929, 235928, 235927, 235926, 235925, 235924, 235923, 235922, 235921, 235920, 235919, 235918, 235917, 235916, 235915, 235914, 235913, 235912, 235911, 235910, 235909, 235908, 235907, 235906, 235905, 235904, 235903, 235902, 235901, 235900, 235899, 235898, 235897, 235896, 235895, 235894, 235893, 235892, 235891, 235890, 235889, 235888, 235887, 235886, 235885, 235884, 235883, 235882, 235881, 235880, 235879, 235878, 235877, 235876, 235875, 235874, 235873, 235872, 235871, 235870, 235869, 235868, 235867, 235866, 235865, 235864, 235863, 235862, 235861, 235860, 235859, 235858, 235857, 235856, 235855, 235854, 235853, 235852, 235851, 235850, 235849, 235848, 235847, 235846, 235845, 235844, 235843, 235842, 235841, 235840, 235839, 235838, 235837, 235836, 235835, 235834, 235833, 235832, 235831, 235830, 235829, 235828, 235827, 235826, 235825, 235824, 235823, 235822, 235821, 235820, 235819, 235818, 235817, 235816, 235815, 235814, 235813, 235812, 235811, 235810, 235809, 235808, 235807, 235806, 235805, 235804, 235803, 235802, 235801, 235800, 235799, 235798, 235797, 235796, 235795, 235794, 235793, 235792, 235791, 235790, 235789, 235788, 235787, 235786, 235785, 235784, 235783, 235782, 235781, 235780, 235779, 235778, 235777, 235776, 235775, 235774, 235773, 235772, 235771, 235770, 235769, 235768, 235767, 235766, 235765, 235764, 235763, 235762, 235761, 235760, 235759, 235758, 235757, 235756, 235755, 235754, 235753, 235752, 235751, 235750, 235749, 235748, 235747, 235746, 235745, 235744, 235743, 235742, 235741, 235740, 235739, 235738, 235737, 235736, 235735, 235734, 235733, 235732, 235731, 235730, 235729, 235728, 235727, 235726, 235725, 235724, 235723, 235722, 235721, 235720, 235719, 235718, 235717, 235716, 235715, 235714, 235713, 235712, 235711, 235710, 235709, 235708, 235707, 235706, 235705, 23

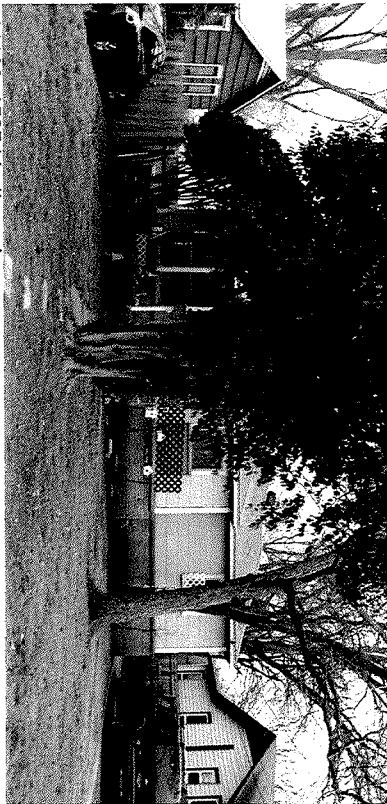
A black and white photograph of a two-story house with a large tree in the foreground. The house has a gabled roof and several windows, some of which are dark. The tree is large and leafless, with its branches extending across the top of the frame. The overall mood is somber and quiet.

Surrounding Properties
 Photos of surrounding properties and their location in the neighborhood

32
 32



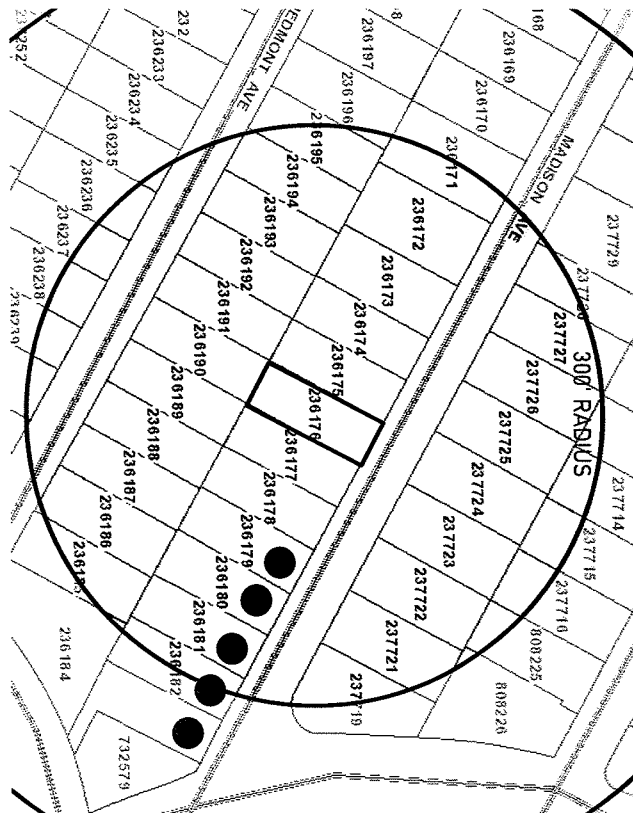
236179, 1509 Madison Ave.



236180, 1507 Madison Ave.



236182, 1503 Madison Ave.



236181, 1505 Madison Ave.



787202/787203, 1501 Madison Ave.

BLAK House

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ARCHITECTURE

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