

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

ROW

CASE # C15-2014-6039  
# 11100269

Tax Roll 0303001005

**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: 2301 East Side Drive

LEGAL DESCRIPTION: Subdivision – Sherwood Oaks – Travis Heights Neighborhood

Lot(s) 24 Block 2300 Outlet \_\_\_\_\_ Division Sherwood Oaks

I \_\_\_\_\_ on behalf of myself as authorized agent for

\_\_\_\_\_ affirm that on February 11,

2014, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

\_\_\_ ERECT \_\_\_ ATTACH X COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

An enclosure of an existing carport at 2301 East Side Dr. From 25' to 10'

SF-2-NP (South River City)  
in a RESIDENTIAL 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.**

NOTE: 13 ADDITIONAL PAGES ATTACHED

**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 side yard backset does not allow for the construction of a garage nor the desired enclosure of the existing carport given the desired footprint.

The neighboring homes all have enclosed garages, no carports.

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**HARDSHIP:**

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

---

The loss / lack of security for the homeowner with only a carport is more pronounced as this is a corner property bordering a relatively large apartment complex on the corner of Oltorf & East Side Drive. A busy gas station is on the other corner, across the street from the complex. Behind the service station is another smaller apartment complex. Next to the gas station is a very popular Mexican restaurant, Curra's. As a result, both vehicle and foot traffic are higher in this area.

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

---

The other residences in the area have garages and are not necessarily in the direct path of the increased traffic pattern from the apartments and the businesses on Oltorf.

---

**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:

---

Enclosing the carport, which is currently within the setback, will not diminish the "front yard" feeling or the "down street" look of the neighborhood because of its sheer location. If anything it will provide the cul-de-sac neighbors with some additional separation from the busy street traffic from Oltorf and surrounding businesses.

---

**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:

---

Traffic Volumes will not be affected.

---

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:

---

No parking or loading of vehicles will be affected nor will interfere with the flow of traffic.

---

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

---

No safety hazards, including the visibility of traffic, will be created. Currently cars park along East Side Dr. in front of this residence nearly 24 / 7.

---

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


---

The other properties on this side street are all "built out" and have garages. They would not benefit from a similar variance nor would they be negatively affected by such a variance to this property.

---

<b>NOTE:</b> 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 6319 Lindyann Lane

City, State & Zip Houston, TX 77008

Printed Allison Marshall Phone 281-546-9011 Date 2-11-2014

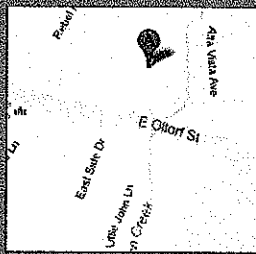
**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 6319 Lindyann Lane

City, State & Zip Houston, TX 77008

Printed Allison Marshall Phone 281-546-9011 Date 2-11-2014

ORDERED BY:



PROPERTY ADDRESS: 2301 EAST SIDE DRIVE AUSTIN, TEXAS 78704

SURVEY NUMBER: 1305.2045

FIELD WORK DATE: 5/21/2013

REVISION DATE(S): (REV.0 5/21/2013)

1305.2045  
BOUNDARY SURVEY  
TRAVIS COUNTY

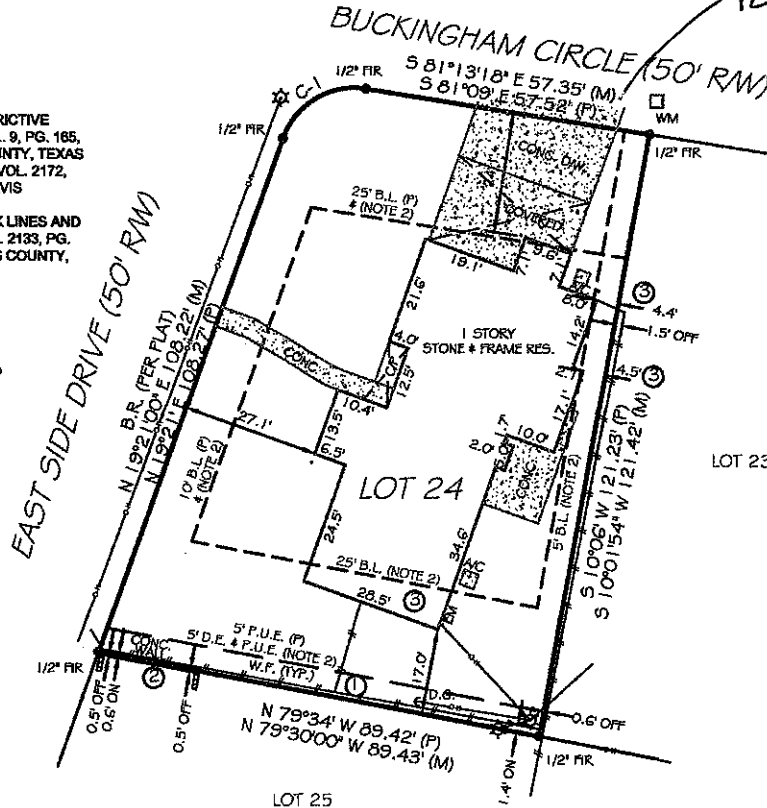
NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 9, PG. 165, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND IN VOL. 2133, PG. 486 AND VOL. 2172, PG. 19, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 2.) SUBJECT TO BUILDING SETBACK LINES AND EASEMENTS RECORDED IN VOL. 2133, PG. 486, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

FENCE OWNERSHIP NOT DETERMINED

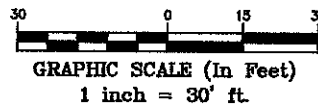
C-1  
R= 15.00(P+M)  
L= 20.81(F) 20.94(M)  
Δ = 79°30'(F) 79°59'53"(M)  
N 59°06' E, 19.18(F)  
N 59°05'36" E, 19.28(M)



*Rachel Lynn Hansen*



I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 20TH DAY OF MAY, 2013; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GP NO. AUT-13-671-AUT1300466556, EFFECTIVE APRIL 24, 2013, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST

1. WOOD FENCE OVER 5' D.E. & P.U.E.
2. CONC. WALL OVER 5' D.E. & P.U.E.
3. STONE & FRAME RES. OVER 25' B.L. AND 5' B.L.

CLIENT NUMBER: AUT13004665

DATE: 5/21/2013

BUYER: Sean Kubicek

SELLER: THE SISTERS OF THE HOLY CROSS, INC., AN INDIANA NON PROFIT CORPORATION

CERTIFIED TO: SEAN KUBICEK; AUSTIN TITLE COMPANY, FIDELITY NATIONAL TITLE; PROSPERITY BANK

This is page 1 of 2 and is not valid without all pages.



**SEAN KUBICEK** REALTOR®

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SEAN@MORELAND.COM



**EXACTA**  
Texas Surveyors, Inc.

LB#10193731

www.exacta365.com  
P (512) 782-9398 • F (512) 782-9399  
250 West Oak Loop Cedar Creek, Texas 78612

①

## LEGAL DESCRIPTION:

LOT 24, SHERWOOD OAKS, SEC. ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 165, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

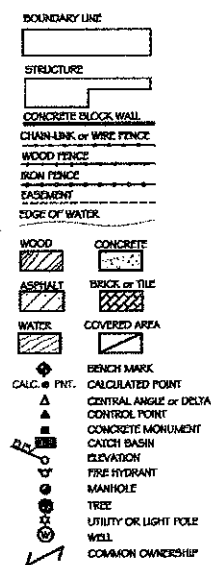
## JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 19 DEGREES 21 MINUTES EAST IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 24, LOCATED WITHIN SHERWOOD OAKS SECTION 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOL. 9, PAGE 165 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS.

## GENERAL SURVEYOR NOTES:

1. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional Institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Houston branch of Exacta Texas Surveyors, Inc - 250 West Oak Loop - Cedar Creek, TX - 78612
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey if for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov)
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
14. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.

## LEGEND:



## SURVEYOR'S LEGEND

AWC	AIR CONDITIONING	ID.	IDENTIFICATION	SCW.	SEWER
B.R.	BEARING REFERENCE	INT.	INTERSECTION	S.F.	SQUARE FEET
B.K.	BLOCK	IR.	IRON ROD	SOH.	SET DRILL HOLE
B.C.	BLOCK CORNER	IP.	IRON PIPE	SRC.	SET IRON ROD & CAP
B.R.L.	BUILDING RESTRICTION LINE	L.	LENGTH	SN.	SET NAIL
B.M.T.	BASIMENT	LSB.	LICENSE # - BUSINESS	SNAD.	SET NAIL & DISC
B.W.	BACK WINDOW	LSM.	LICENSE # - SURVEYOR	STY.	STORY
(C)	CALCULATED	(M)	MEASURED	S.T.L.	SURVEY TIE LINE
C.	CURVE	N.R.	NON RADIAL	SV.	SEWER VALVE
CATV	CABLE TV, RISER	N.T.S.	NOT TO SCALE	SW.	SEWAGE
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	SWW.	SEWAGE
C.W.B.	CHIMNEY	O.G.	ON GROUND	T.S.	TELEPHONE FACILITIES
C.L.F.	CHAIN LINK FENCE	O.H.L.	OVERHEAD LINE	T.O.B.	TOP OF BANK
C.D.	CLEAR OUT	O.R.B.	OFFICIAL RECORD BOOK	TX.	TRANSFORMER
CONC.	CONCRETE	OH.	OVERHANG	TYP.	TYPICAL
C.V.G.	CONCRETE VALLEY GUTTER	OIA.	OVERALL	WC.	WITNESS CORNER
CL.	CENTER LINE	OS.	OFFSET	WF.	WATER FILTER
CS.	CONCRETE SLAB	PSN.	PARKER-KALON NAIL	WM.	WOODEN FENCE
CP.	COVERED PORCH	PSM.	PROFESSIONAL SURVEYOR AND MAPPER	WM.	WATER METER/VALVE BOX
CSW.	CONCRETE SIDEWALK	PLS.	PROFESSIONAL LAND SURVEYOR	WV.	WATER VALVE
CCR.	CORNER	(P)	PLAT	V.F.	VINYL FENCE
(D)	DEED	P.E.	POOL EQUIPMENT		
DW.	DRAINWAY	PLT.	PLANTER	A.E.	ANCHOR EASEMENT
D.F.	DRAIN FIELD	PP.	PINCHED PIPE	C.M.E.	CANAL MAINTENANCE ESMT.
EUS.	ELECTRIC UTILITY BOX	P.B.	PLAT BOOK	C.O.E.	COUNTY UTILITY ESMT.
ENCL.	ENCLOSURE	P.L.	POINT OF INTERSECTION	D.E.	DRAINAGE EASEMENT
ENT.	ENTRANCE	P.O.B.	POINT OF BEGINNING	ESMT.	EASEMENT
E.O.P.	EDGE OF PAVEMENT	P.O.C.	POINT OF COMMENCEMENT	I.E.E.	INGRESS/EGRESS ESMT.
E.O.W.	EDGE OF WATER	P.T.	POINT OF TANGENCY	IRL.E.	IRRIGATION EASEMENT
FL.	FENCE LINE	P.C.	POINT OF CURVATURE	L.A.E.	LIMITED ACCESS ESMT.
FF.	FENCE POST	P.C.C.	POINT OF COMPOUND CURVATURE	L.B.E.	LANDSCAPE BUTTER ESMT.
(F)	FIELD	P.R.C.	POINT OF REVERSE CURVATURE	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
F.F.	FINISHED FLOOR	P.C.P.	PERMANENT CONTROL POINT	M.E.	MAINTENANCE EASEMENT
FIDH.	FOUND DRILL HOLE	P.R.M.	PERMANENT REFERENCE MONUMENT	P.U.E.	PUBLIC UTILITY EASEMENT
FIP.	FOUND IRON PIPE & CAP	R.	RADIUS or RADIAL	R.O.E.	ROOF OVERHANG ESMT.
FIRC.	FOUND IRON ROD & CAP	R.	RECORD	S.W.E.	SIDWALK EASEMENT
FIR.	FOUND IRON ROD	RES.	RESIDENCE	S.W.M.E.	STORM WATER MANAGEMENT ESMT.
FIP.	FOUND IRON PIPE	RW.	RIGHT OF WAY	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
FCM.	FOUND CONCRETE MONUMENT	S.	SURVEY	U.E.	UTILITY EASEMENT
FN.	FOUND NAIL	S.B.L.	SETBACK LINE		
FND.	FOUND NAIL & DISC	S.C.L.	SURVEY CLOSURE LINE		
FND.	FOUND	SCR.	SCREEN		
GAR.	GARAGE	SOH.	SET DRILL HOLE		
GM.	GAS METER	ST.	SEPTIC TANK		

## ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

## PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Under the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

## TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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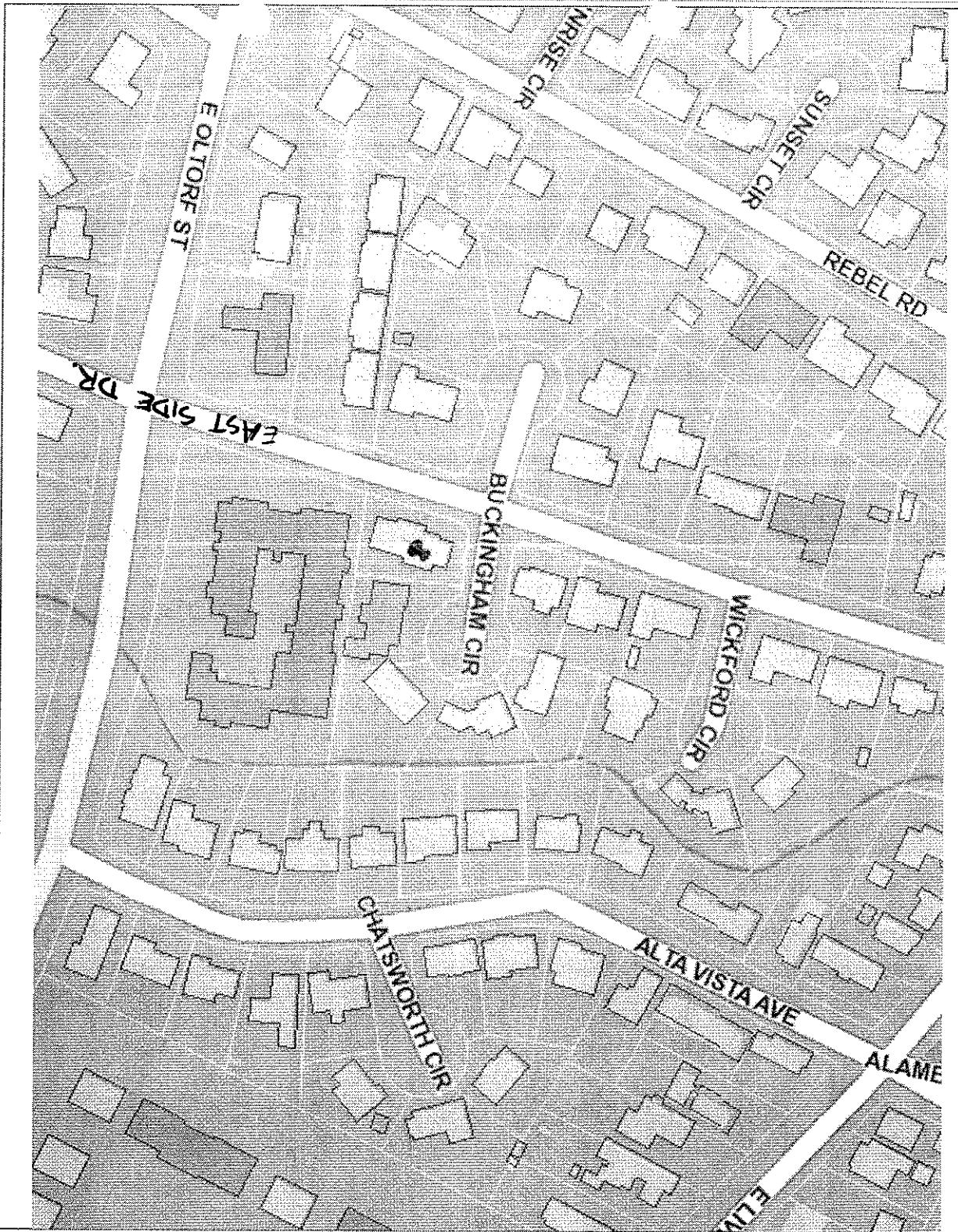


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# CITY OF AUSTIN DEVELOPMENT WEB MAP

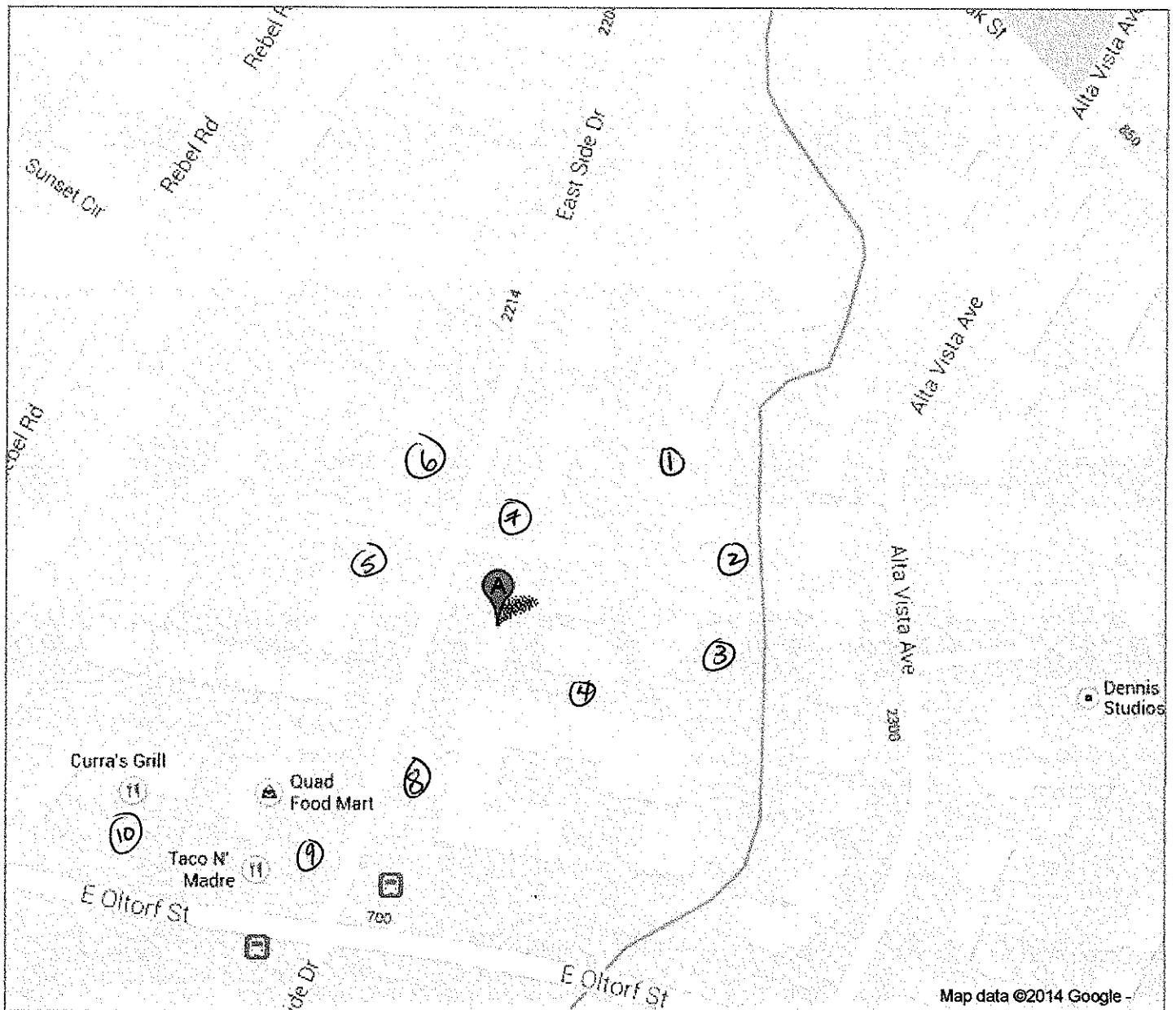
1987 Aerial Footprint



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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

# Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



A - 2301 EAST SIDE DR.

1 - 702 BUCKINGHAM CIR.

2 - 704 BUCKINGHAM CIR

3 - 705 BUCKINGHAM CIR

4 - 703 BUCKINGHAM CIR.

5 - 2300 EAST SIDE DR.

6 - 2218 EAST SIDE DR.

7 - 2217 EAST SIDE DR.

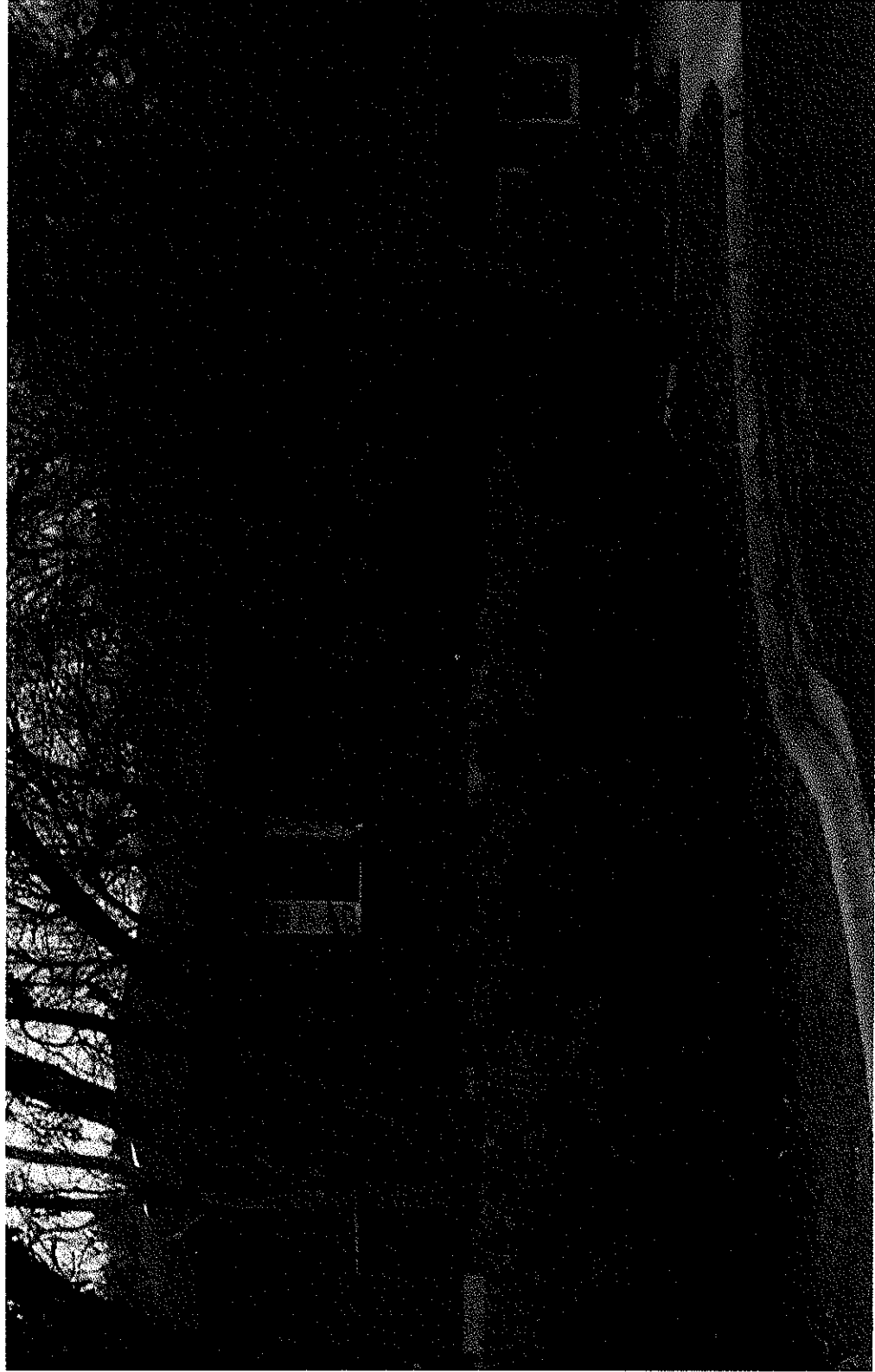
8 - APARTMENTS ON OLTORF

9 - VALERO GAS STATION AND  
FOOD MART

10 - CURRA'S GRILL

① House on Buckingham Cr. (#702)

ONE OF FOUR





② - Horse on Buckingham Cr. (#704)



③ - House on Buckingham Cr. (#705)

④



④ - House behind 2301 East Side (#703)  
on Buckingham Circle (one of four)

⑦



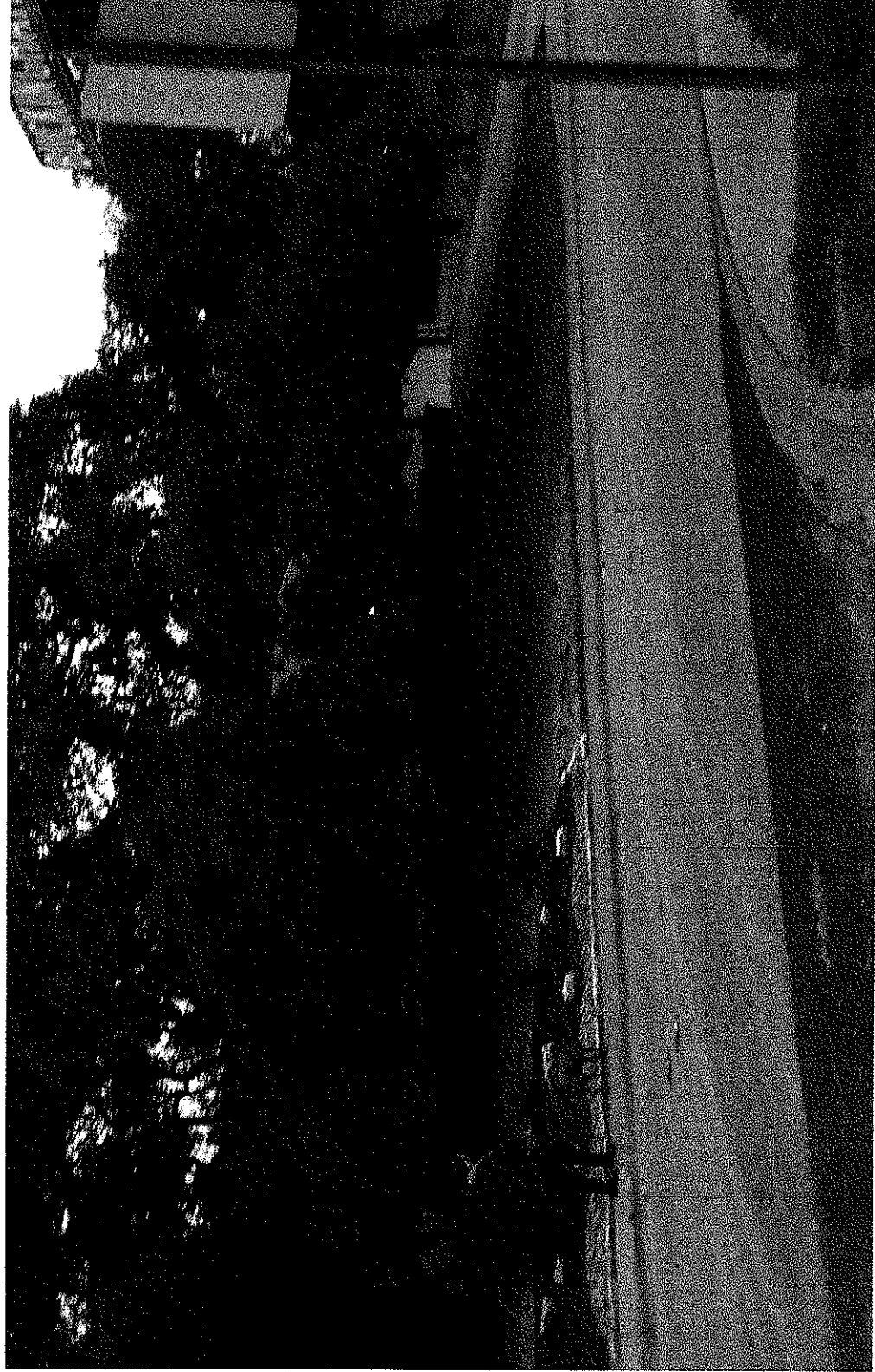
5 - HOME ACROSS THE STREET FROM 2301 EASTSIDE DR.  
(#2300 EAST SIDE DR) W/ ENCLOSED GARAGE

(8)



⑥ - HOME DIAGONALLY ACROSS THE STREET FROM 2301 EAST SIDE DR. (2218 EAST SIDE)

WITH ENCLOSED ATTACHED GARAGE



⑦ Home Across Buckingham Circle from 2301 East Side Dr.  
WITH ATTACHED GARAGE (#2217 EAST SIDE)

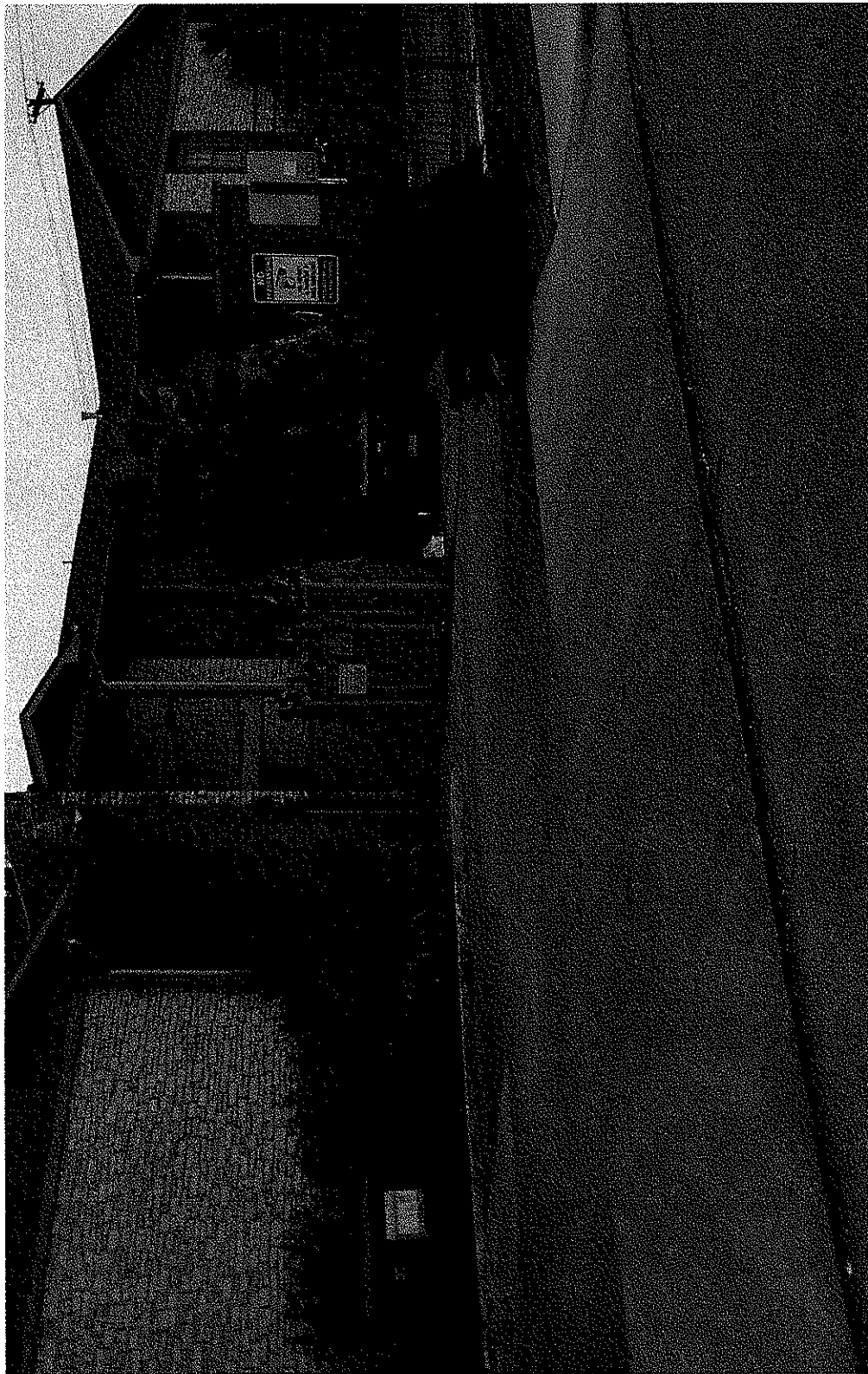


⑧

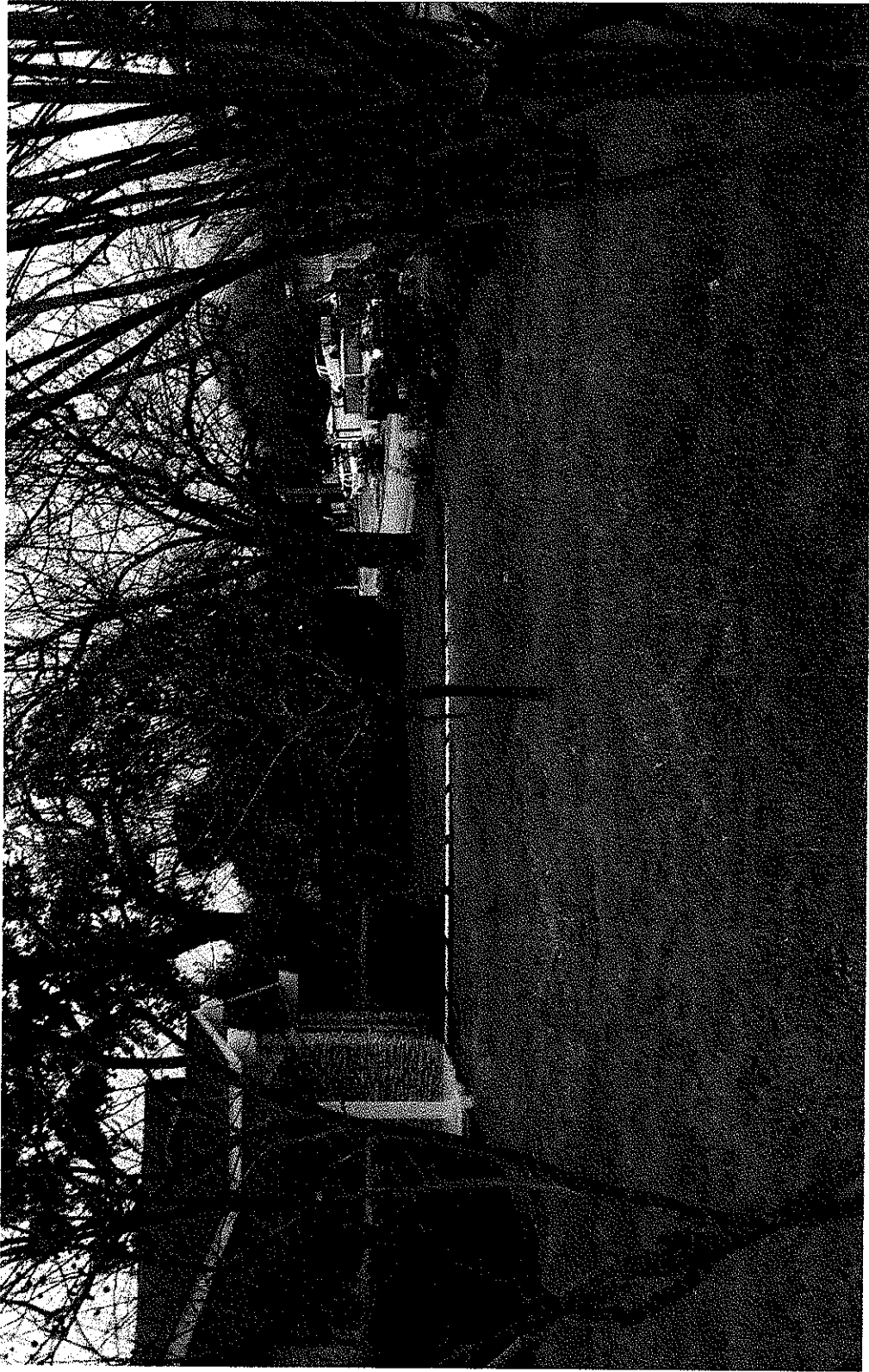


(8) - APARTMENT COMPLEX NEXT TO 2301 EASTSIDE DR.; ON OLDF

(11)



(12) ⑨ VIEW FROM 2301 EAST SIDE DR. TOWARD OLTORF AND  
VALERO GAS STATION





(10) WEA's Grill

(13)



CITY OF AUSTIN DEVELOPMENT WEB MAP

1997 Building Footprint

Legend

Lot Lines

Streets

Building Footprints

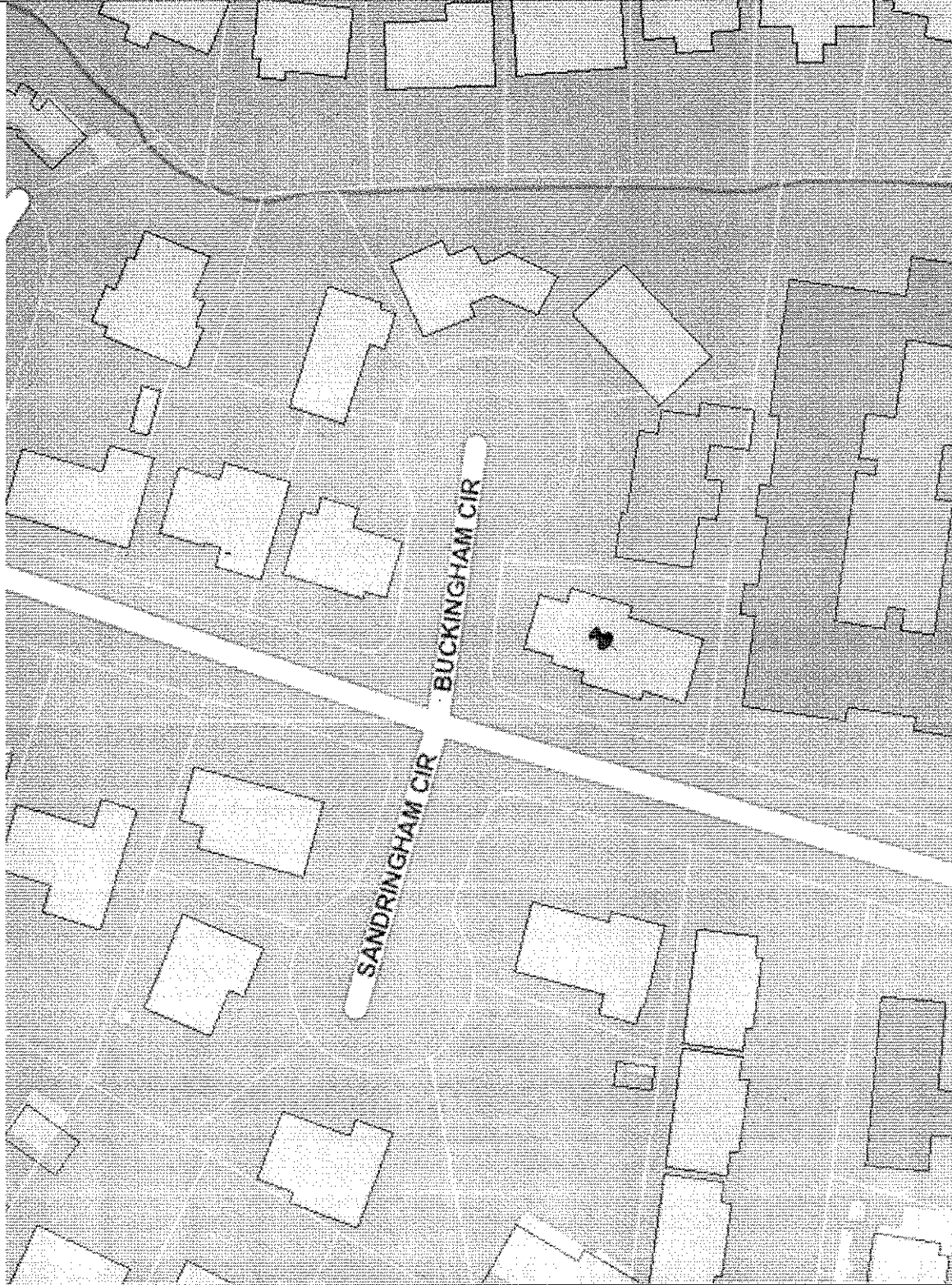
Named Creeks

Lakes and Rivers

Parks

County

Building Footprints Year



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702 Buckingham Circle, Austin, Texas, United States

Address is approximate

City of Austin <b>Residential Permit Application</b> Residential Review, 2 <sup>nd</sup> Floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	PR #	BP #
	Assigned	Due Date
	Review Date	Issue Date
	Reviewed/Approved	Issued
	13-063533	13-065863
	07/25/13	
	08-28-13	
	KE PAGON	7/5/13

Project Information	
Project Address: <u>2301 Eastside Dr.</u>	Tax Parcel ID: <u>284518</u>
Legal Description: <u>Lot 24 Section 1, Sherwood Oaks Section 1</u>	
Zoning District or PUD: <u>SF-2-NP</u>	Lot Size (square feet): <u>9,910.84</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input type="checkbox"/> N <input type="checkbox"/>	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
If no, contact Austin Water Utility to apply for water/wastewater taps or extension request.	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input type="checkbox"/>	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: Proximity to a floodplain may require additional review time.	

Description of Work	
Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair <input checked="" type="checkbox"/> other _____	
# of bedrooms existing: <u>3</u> # of bedrooms proposed: <u>1</u> # of baths existing: <u>1</u> # of baths proposed: <u>1</u>	
Will all or part of an existing exterior wall be removed as part of the project? Y <input type="checkbox"/> N <input type="checkbox"/>	
Note: Removal of all or part of a structure requires a demolition permit.	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)	
<u>Remodel / Repair single story built in 1961 &amp; New front stone porch</u>	
<u>EXIST AT FRONT</u>	
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>	

Job Valuation		
Total Job Valuation: \$ _____	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>72,000</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Bldg: \$ _____ Elec: \$ _____	Bldg: \$ <u>58,000</u> Elec: \$ <u>6,500</u>
	Plmbg: \$ _____ Mech: \$ _____	Plmbg: \$ <u>7,500</u> Mech: \$ _____
	Primary Structure: \$ _____	
	Accessory Structure: \$ _____	

Area Description		Building and Site Area		
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.		Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a)	1 <sup>st</sup> floor conditioned area	2323		2323
b)	2 <sup>nd</sup> floor conditioned area	5		5
c)	3 <sup>rd</sup> floor conditioned area	5		5
d)	Basement			
e)	Covered Parking (garage or carport) <i>Open Carport</i>	352		352
f)	Covered Patio, Deck or Porch <i>1 / 120</i>	120		120
g)	Balcony			
h)	Other <i>Storage</i>	72		72
Total Building Coverage (exclude b, c & d from total)				2867
i)	Driveway	370		370
j)	Sidewalks	75		75
k)	Uncovered Patio <i>(Fmnt Stone Porch) 1</i>		105	105
l)	Uncovered Wood Deck (counts at 50%)			
m)	AC pads	9		9
n)	Other (Pool Coping, Retaining Walls)			
Total Site Coverage		454	105	559
o)	Pool			
p)	Spa			

*Lot = 7,710.84 sq ft*

Building Coverage Information		Site Development Information	
<p>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included. (LDC 25-J-21)</p>			
Existing Building Coverage (sq ft):	<u>2867</u>	% of lot size:	<u>28.9</u> <i>Garage Carport will be 32% enclosure</i>
Proposed Building Coverage (sq ft):	<u>2867</u>	% of lot size:	<u>28.9</u>
<p><b>Impervious Cover Information</b></p> <p>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)</p>			
Existing Impervious Cover (sq ft):	<u>3321</u>	% of lot size:	<u>33.5</u>
Proposed Impervious Cover (sq ft):	<u>3426</u>	% of lot size:	<u>34.6</u> <i>No change</i>
<p><b>Setbacks</b></p> <p>Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input type="checkbox"/> N <input type="checkbox"/></p>			
<p><b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)</p> <p>Building Height: <u>30</u> ft Number of Floors: <u>1</u></p>		<p><b>Parking</b> (LDC 25-6 Appendix A &amp; 25-6-478)</p> <p># of spaces required: <u>2</u> # of spaces provided: <u>2</u></p>	
<p><b>Right-of-Way Information</b></p> <p>Is a sidewalk required for the proposed construction? (LDC-6-353) Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>*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.</p> <p>Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>Width of approach (measured at property line): <u>28</u> ft Distance from intersection (for corner lots only): _____ ft</p> <p>Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input type="checkbox"/> N <input type="checkbox"/></p>			