

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

ROW *Revised*

CASE # C15-2014-0039

**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, Allison Marshall, on behalf of myself ~~as authorized agent for~~

N/A 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.

in a _____ 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 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.

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.

- (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.

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 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

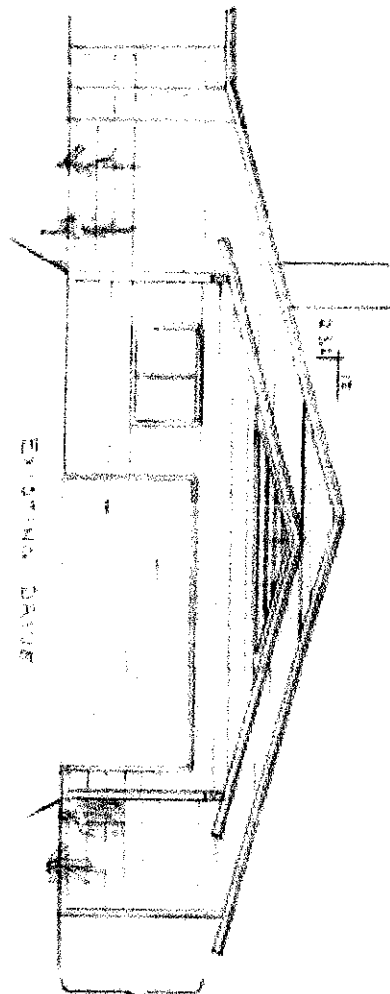
Printed Allison Marshall Phone 281-546-9011 Date 2-11-2014

Please note there is additional information attached.

Carport Enclosure Drawings

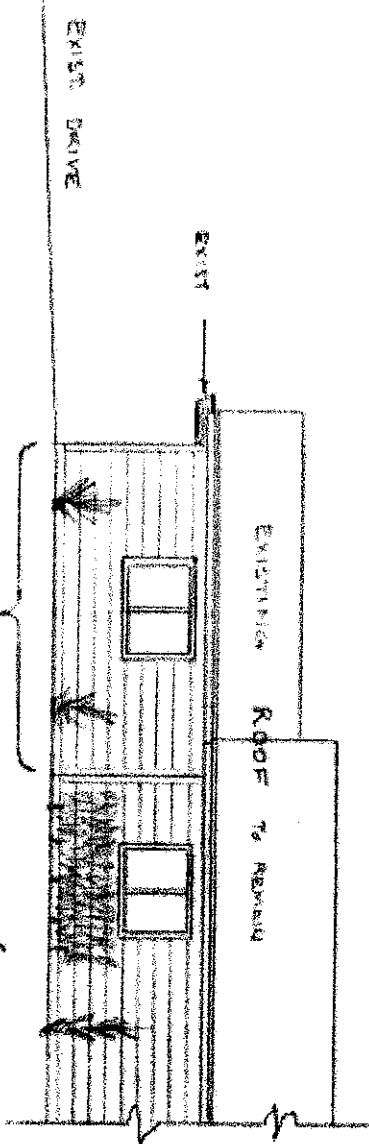
Material to be used is cedar planks similar to the wood on the existing house.

2301 EAST SIDE DRIVE

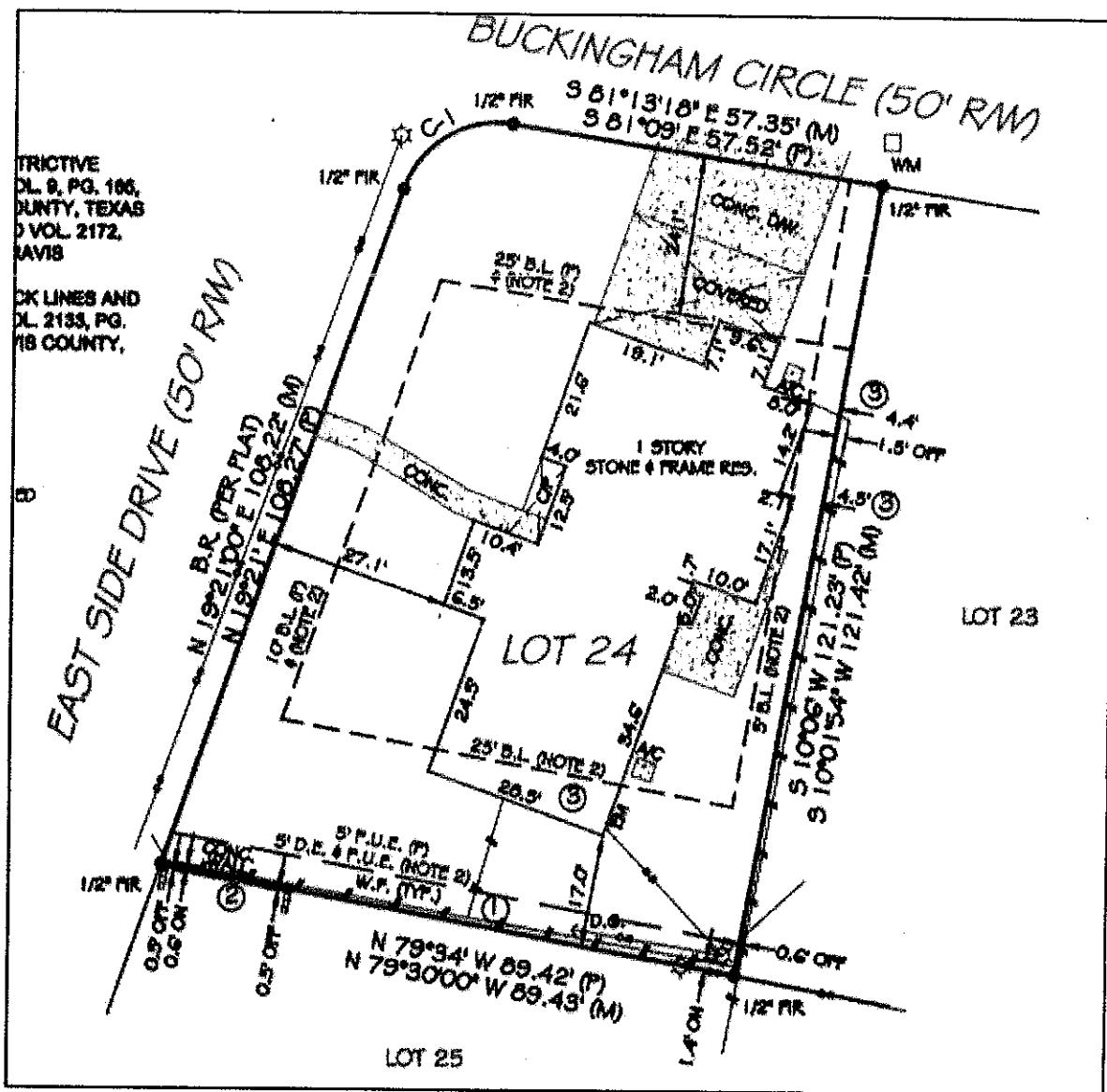


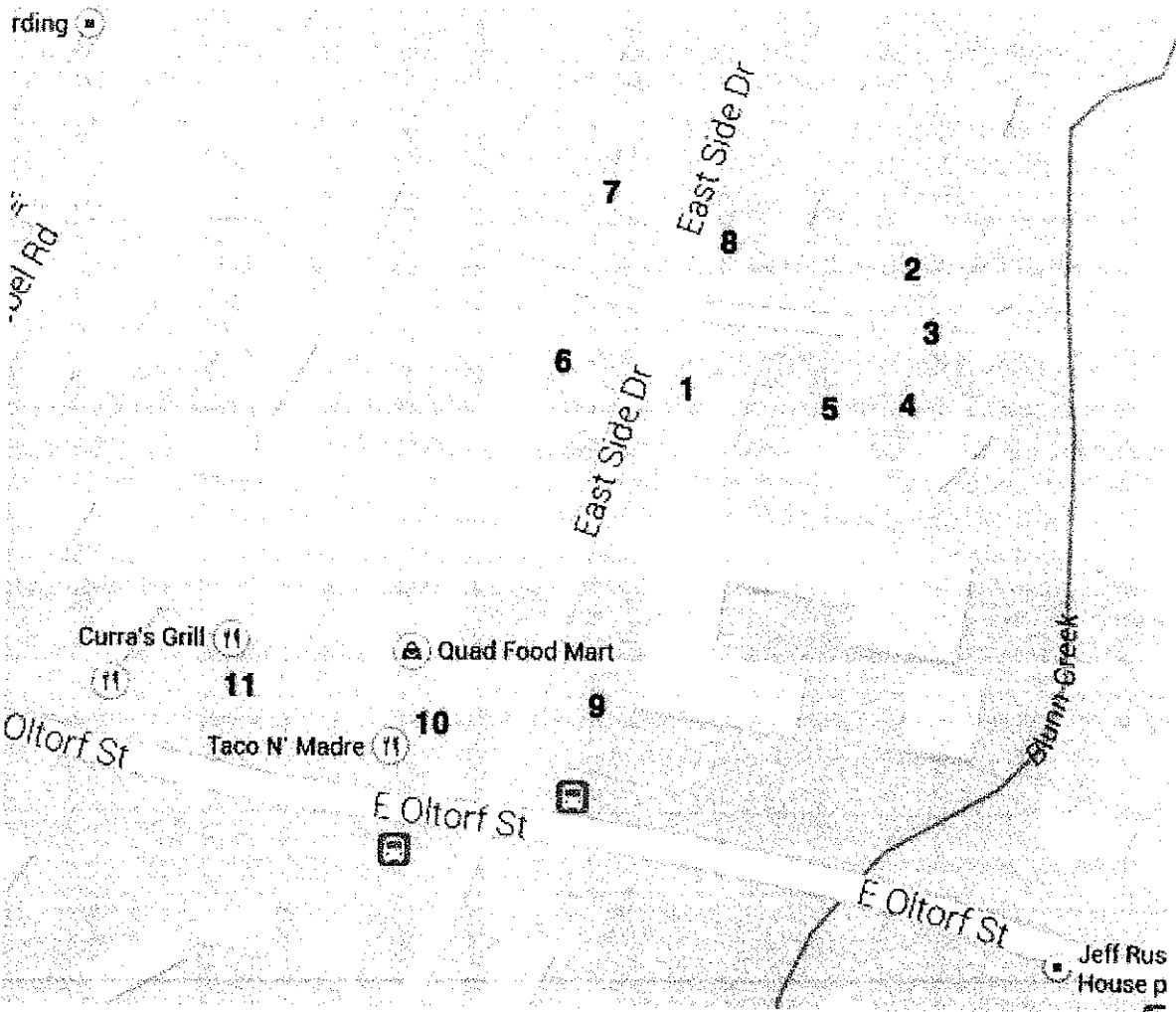
GARAGE FRONT ELEVATION (HOUSE END/SIDE)
1/8" = 1'-0"

ONLY THIS IS FILLED IN THIS VIEW
ROOF & GARAGE END EXISTING OVER CARPORT
SIDING 1X12 WD LBP, GRAY TO MATCH
TRIM 1X4 SYP & WHITE " "
WINDOW TO MATCH
10' x 7' ON COR, WHITE (LT RINGS OPTIONAL)



GARAGE SIDE ELEVATION (HOUSE FRONT)
1/8" = 1'-0"
ONLY SIDE WALLS ADDED / FILLED IN
MATCH ALL AS ABOVE





1 – 2301 East Side Dr.

2 – 702 Buckingham Circle

3 – 704 Buckingham Circle

4 – 705 Buckingham Circle

5 – 703 Buckingham Circle

6 – 2300 East Side Dr.

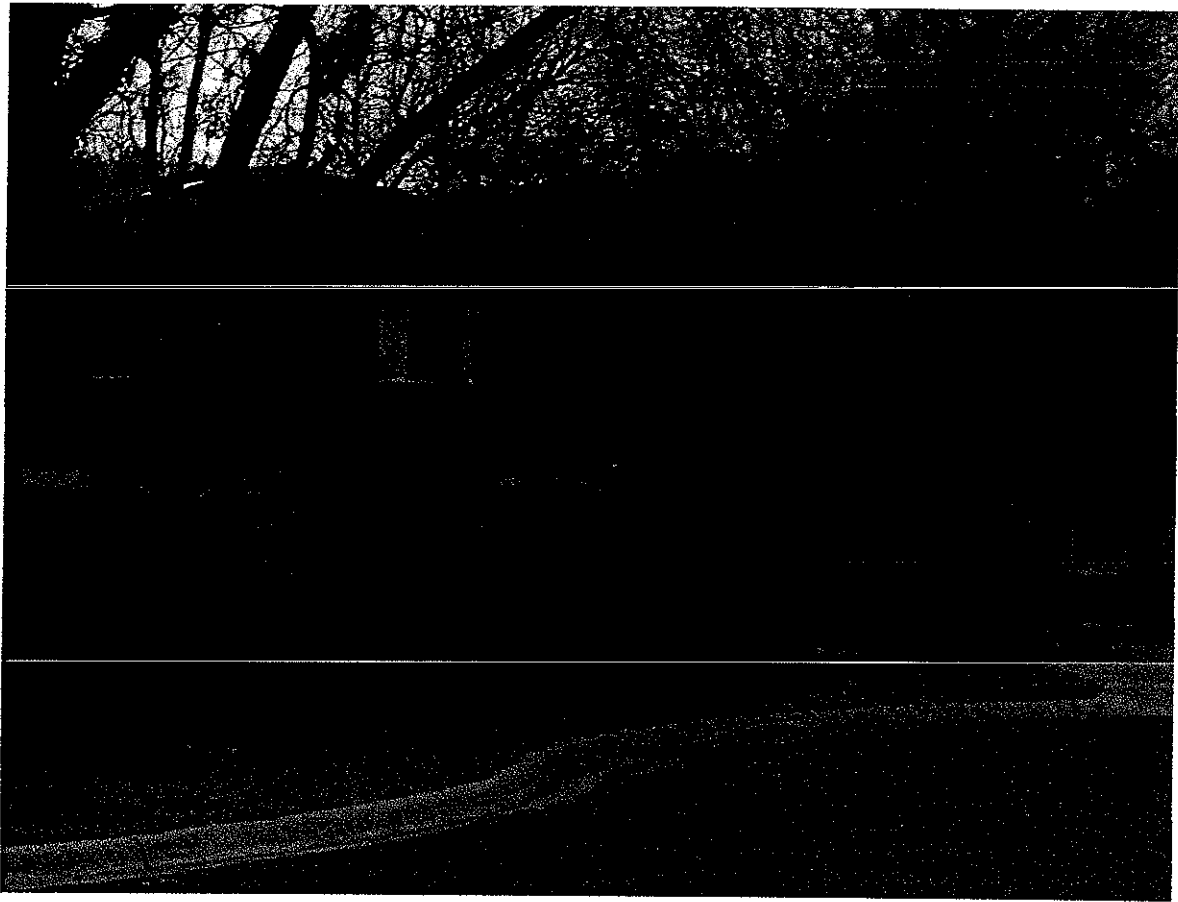
7 – 2217 East Side Dr.

8 – 2218 East Side Dr.

9 – 2303 East Side Dr. – Apartment Complex

10 – Food Mart & Gas Station on Oltoif

11 – Curra's Grill



2 - 702 Buckingham Circle

Owners: RENTAL — RENTER TRAVELS QUITE A BIT AND HAS
NOT BEEN AT HOME.

No issue with carport enclosure at 2301 East Side Dr.

Signature: _____ Date: _____

Printed Name: _____



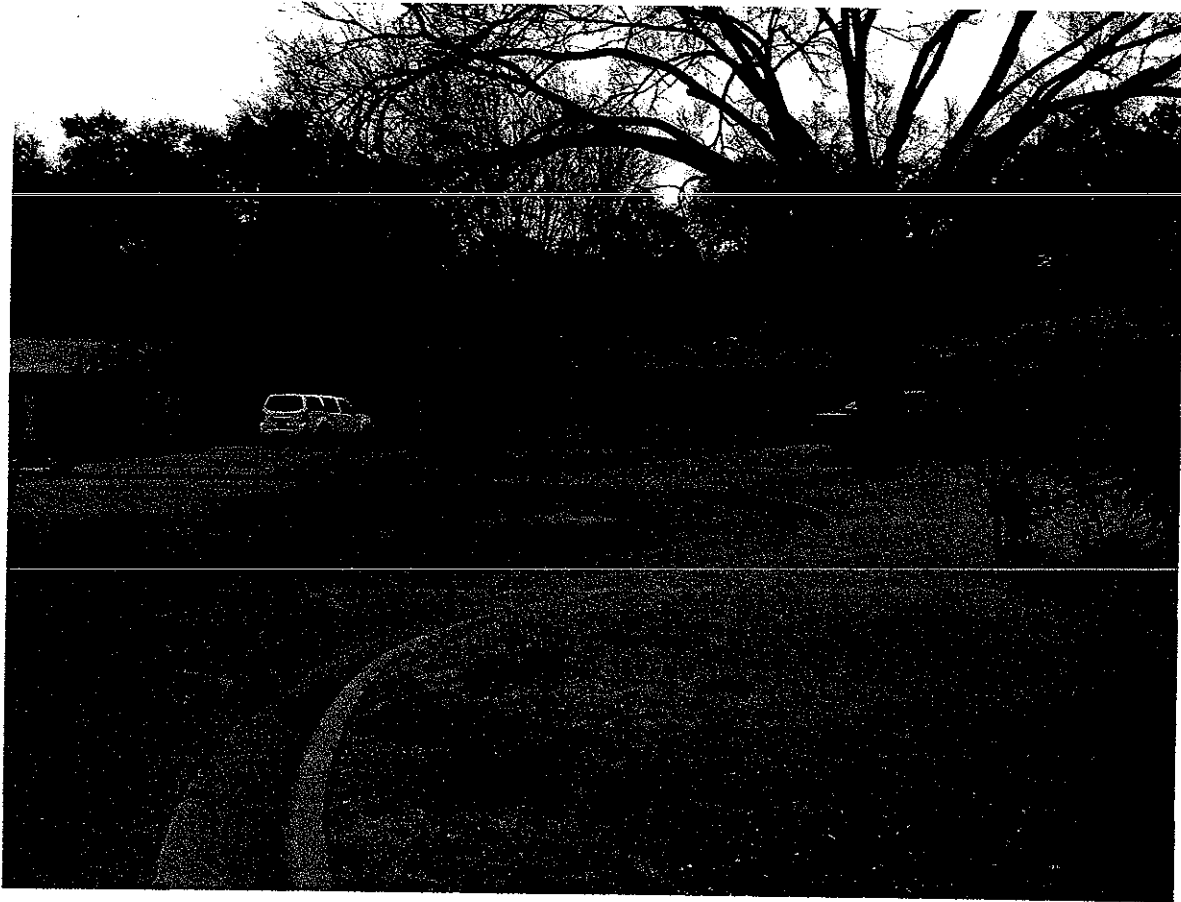
3 - 704 Buckingham Circle

Owners:

No Issue with carport enclosure at 2301 East Side Dr.

Signature: *Sandra Kelley* Date: 3/18/2014

Printed Name: SANDRA Kelley



4 - 705 Buckingham Circle

Owners:

No Issue with carport enclosure at 2301 East Side Dr.

Signature: Gail Anderson Date: 3/18/14

Printed Name: Gail Anderson



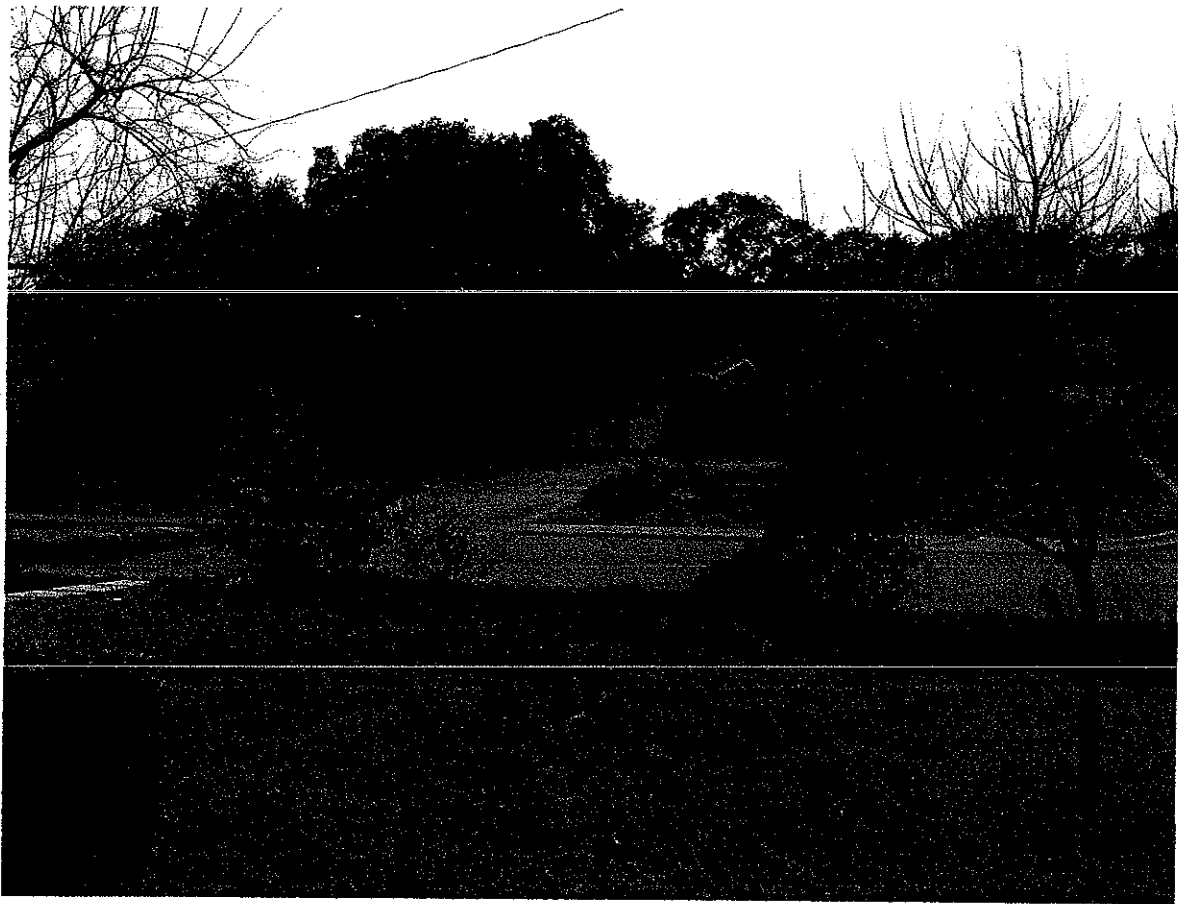
5 - 703 Buckingham Circle

Owners: RENTAL- RENTERS ARE UT GRADUATE STUDENTS

No Issue with carport enclosure at 2301 East Side Dr.

Signature: _____ Date: _____

Printed Name: _____



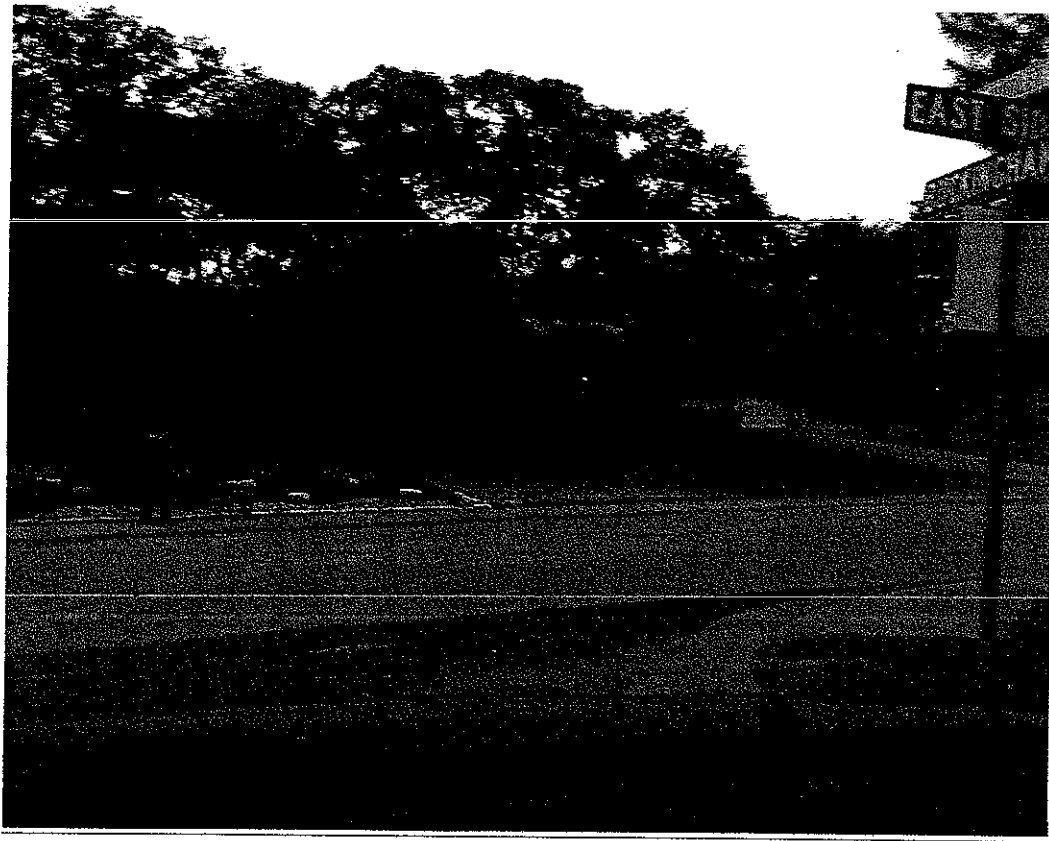
6 - 2300 East Side Drive

Owners:

No Issue with carport enclosure at 2301 East Side Dr.

Signature: Peter a. Bickel Date: March 18, 14

Printed Name: _____



7 - 2218 East Side Drive

Owners: NOT AT HOME THE TIMES I CAME BY.

No Issue with carport enclosure at 2301 East Side Dr.

Signature: _____ Date: _____

Printed Name: _____



8 - 2217 East Side Drive

Owners:

No Issue with carport enclosure at 2301 East Side Dr.

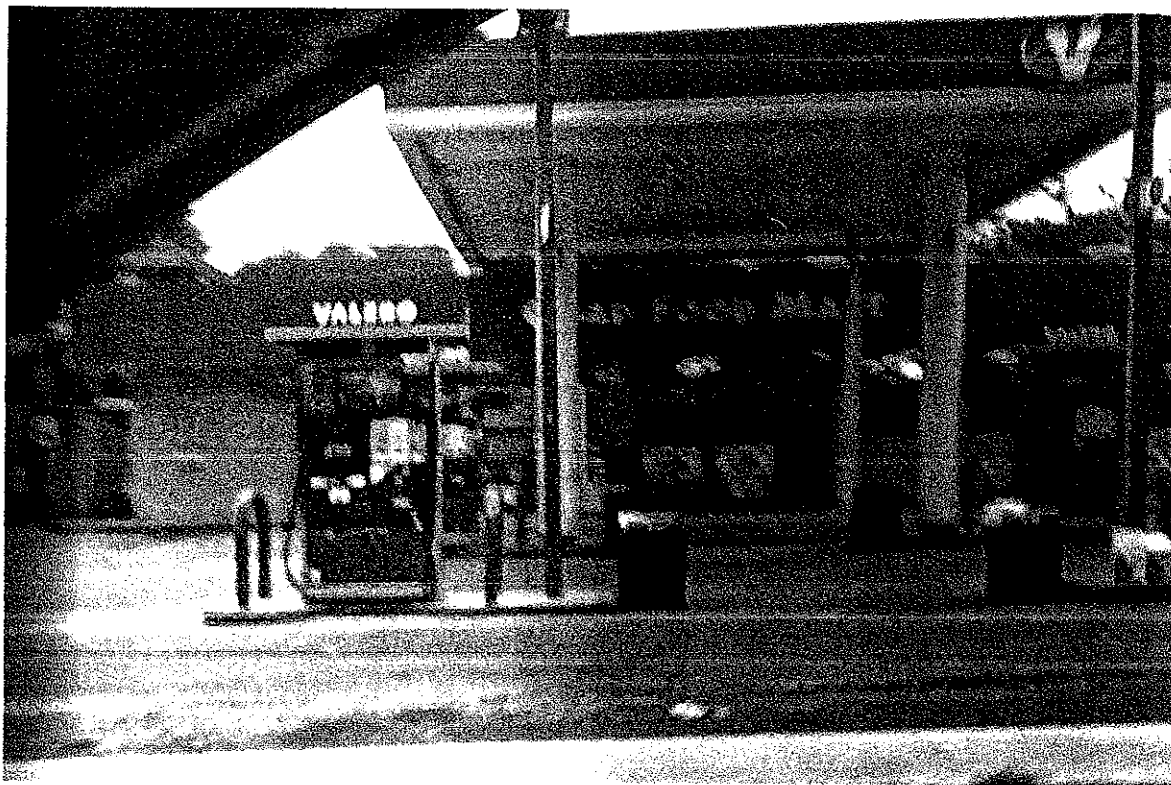
Signature: Martina Mantia Date: 3-18-14

Printed Name: Martina Mantia

Additional Pictures of surrounding area



9 - 2303 East Side Dr. - Apartment Complex next to 2301 East Side Drive



10 - Valero Gas Station and Food Mart at the corner of East Side Drive & Oltorf



11 - Curra's Grill Next to Valero Gas Station

Information from the South River City Citizens Neighborhood Association; Zoning & Planning Committee

I initially contacted Jean Mathers, Co-Chairman of the South River City Citizens Neighborhood Association (SRCC) Zoning and Planning Committee, in early March to set up a review of my variance request to enclose my carport. Our conversation included a discussion of the fact that I did not live in Austin at 2301 East Side Dr. but was still living in Houston.

Jean sent me a note on March 12th asking me to come to a meeting of the Zoning and Planning committee the evening of March 13. Due to a schedule conflict, I could not make that meeting. I was, however, going to be in Austin the next two weeks working on items in the house on East Side. Unfortunately, due to scheduling issues, the Zoning and Planning committee could not set up a meeting during that time.

The next opportunity is April 7th, which may not happen because on April 8th, the movers will be at my home in Houston to pack up for my move to Austin on April 10th. I'm working with Jean to see what options we have to meet prior to April 14th.

Please see emails attached.

From: **Allison Marshall's** allisonamarshall@gmail.com
Subject: Re: 2301 East Side Drive, enclose carport
Date: March 16, 2014 at 3:47 PM
To: Jean mather jeanmather3@gmail.com
Cc: Kent Anschutz Kent@kentanschutz.com, Russell Fraser russell_fraser@msn.com



Jean... Hope your case went well on Thursday, March 13th. And my not being able to attend did not mess up plans.

I'm working on my trip to Austin this coming week and wondered if your committee planned to meet and possibly review my request?

Allison

Sent from my iPad

On Mar 13, 2014, at 10:46 AM, Allison Marshall's <allisonamarshall@gmail.com> wrote:

Jean... I just read this note...have been busy with dog's surgery and had not checked emails for a few days...

As I mentioned in our conversation earlier, I don't live at the house in Austin right now. I'm still in Houston. Plan is to move some stuff up there week after next and the remainder in early April.

I will, however, be in Austin most of next week to do some things around the house and meet with the landscaper. I can make myself available any time next week as needed or can come up the following week as well. Realize we all need to plan our calendars and schedules in advance, when possible.

Sorry for the confusion.....

Sincerely,

Allison

Sent from my iPad

On Mar 12, 2014, at 10:26 AM, Jean mather <jeanmather3@gmail.com> wrote:

Dear Allison,

We have another case on the 13th at 5:00 P.M. Could you meet us at 6:00? At my house, 1611 Alameda Drive?

Jean Mather

From: Allison Marshall allisonamarshall@gmail.com
Subject: Re: 2301
Date: March 30, 2014 at 8:16 PM
To: Jean mather jeanmather3@gmail.com



Dear Jean....

I'm beginning to think this is just not to be. Certainly understand your packed meeting schedule. The packers will be at my house on Tuesday morning, April 8, at 8 AM to start packing me for the move to Austin. VSo a meeting the evening on April 7th is probably not possible. I may be able to make it if it's in the afternoon and drive back to Houston that night.

Really don't mean to be difficult but this is all about scheduling as you know. I had no idea life would be this complicated after retirement.

Appreciate all you have done and anything you can do in the future.

Sincerely,

Allison

Sent from my iPhone

On Mar 29, 2014, at 10:52 AM, Jean mather <jeanmather3@gmail.com> wrote:

Dear Allison,

I've had a series of meetings back to back and one on Monday, the 31st. South River City Citizens meets on April 7. We would have to get you in before then. Your meeting will have to be in the evening, not Wednesday. I'll see what we can do before then.

Jean

On Mar 28, 2014, at 2:59 PM, Allison Marshall wrote:

Sorry we could not connect this week. I'm back in Houston. Next week I have a number of doctors appointments along with a major push to get things ready to move.

I'll be moving to Austin the week of April 7th. The packers come on Tuesday, April 8th and they will unload me at the house in Austin on April 10th.

My hearing for the carport enclosure is on April 14th. The homeowners association will get a notice via mail.

Allison.....

On Mar 16, 2014, at 5:47 PM, Jean mather <jeanmather3@gmail.com> wrote:

Dear Allison,

I'll see what's available and let you know.

Jean

March 7, 2014

Ms. Jean Mather
1611 Almeda Dr.
Austin TX 78704

Dear Ms. Mather:

As we discussed on the phone earlier this week, please find attached an updated copy of my application to the Board of Adjustment for a variance to enclose the existing carport at my recently purchased home at 2301 East Side Dr.

I just retired from ExxonMobil and am in the process of moving from Houston to Austin into this great home. I would like to enclose the existing carport primarily for security reasons as stated in the application.

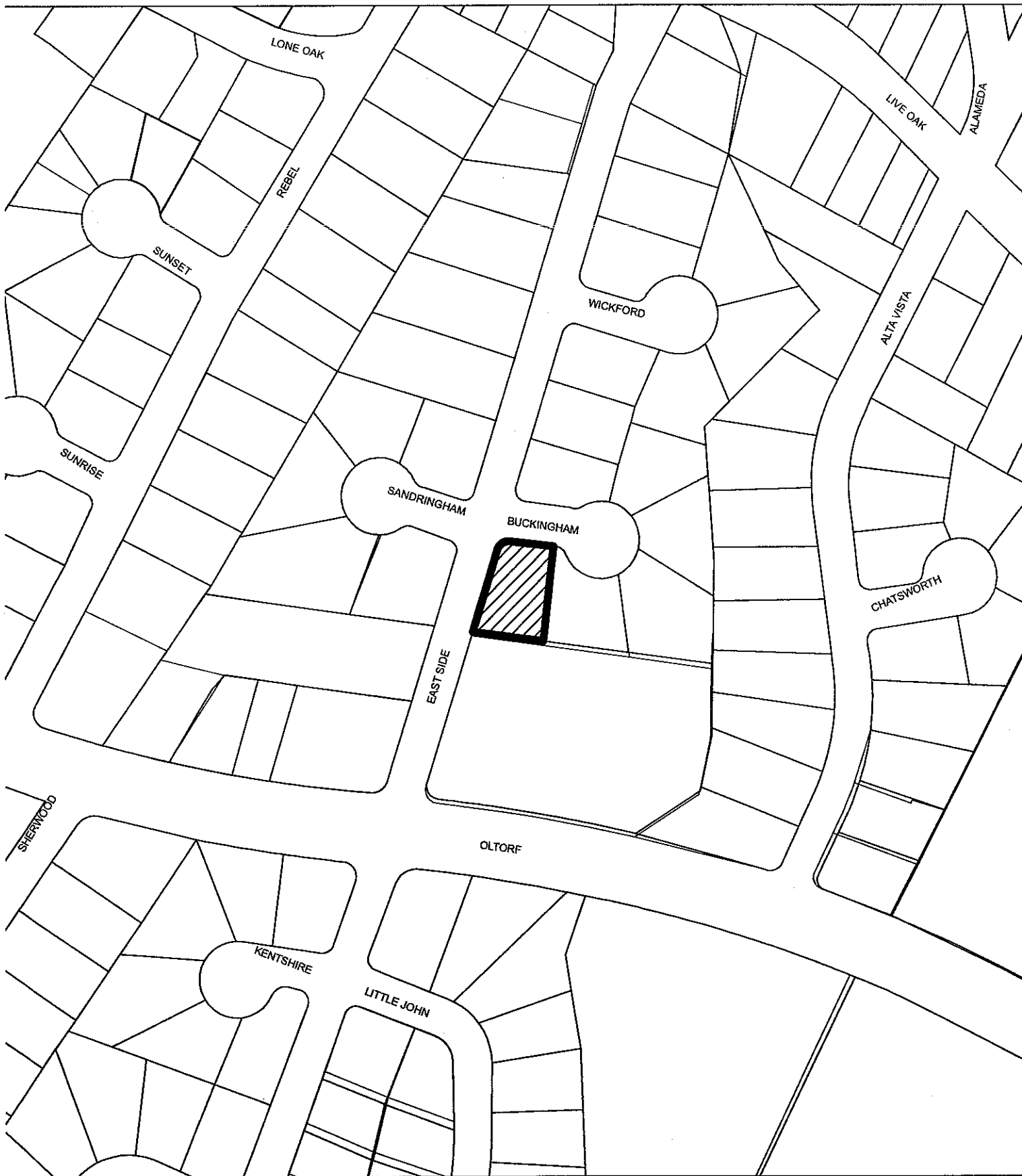
The application is not complete, as I need the South River City Citizens Neighborhood Association's endorsement of this request as well as input from my neighbors. Due to previous commitments here in Houston, I have not had a chance to get back up to Austin to meet my neighbors and get their input on the carport enclosure. Current plan is to be back in Austin Thursday or Friday of next week if all goes well here.

Please review this application with your Zoning and Planning Committee. If you can provide me with feed back on what further steps I need to take to get the variance approve, I would greatly appreciate it.

I will give you a call next week on Thursday, March 13th to discuss further. Thank you so much for your time and input.

Sincerely,

Allison Marshall
6319 Lindyann Lane
Houston TX 77008
allisonamarshall@gmail.com
281-546-9011

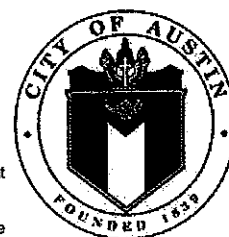


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2014-0039
LOCATION: 2301 East Side DR



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.

A black and white photograph of a large, leafy tree in a field. The tree is in the foreground, casting a shadow on the ground. In the background, there are rolling hills and a line of trees under a bright sky.

7

Heldenfels, Leane

From: Allison Marshall <allisonamarshall@gmail.com>
Sent: Tuesday, April 29, 2014 12:14 PM
To: Heldenfels, Leane
Subject: Re: 10' to carport?

Leane... I found the property line.... It is a stake hidden by an oleander... Appears that my property line is 13' 6" from the curb... My best measurement.... If you and measure the carport, the left (east) side is 14' 4" from the property line and the right (west) side is 7' 4" from the property line.... The carport has been there since 1982. The house appears to be built kinda cattywampus on the lot....

Bottomline is that the carport's closest edge is 7' 4" from the property line so that is what I need the variance exception for... Right?

Allison.....
allisonamarshall@gmail.com

On Apr 28, 2014, at 5:08 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

No problem – tomm will be fine, hope you can find your property line, a pin in the corner to help locate it – maybe there are still survey stakes there to help id it –
 Leane

From: Allison Marshall [<mailto:allisonamarshall@gmail.com>]
Sent: Monday, April 28, 2014 5:08 PM
To: Heldenfels, Leane
Subject: Re: 10' to carport?

Leana.... I'll have it for you tomorrow morning... Have had guests here visiting... Sorry for the delay....

Allison.....
allisonamarshall@gmail.com

On Apr 25, 2014, at 1:39 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Allison – I was wondering if you had confirmed if the edge/corner of the carport is 10 from the property line or if it's further/closer? I am preparing my notices for the May 12th hearing and will need to send out re-notification if the real measurement is less than 10 feet.

Thanks -
 Leane

CITY OF AUSTIN

Board of Adjustment/Sign Review Board

Decision Sheet

DATE: Monday, April 14, 2014

CASE NUMBER: C15-2014-0039

_____ Jeff Jack
 _____ Stuart Hampton
 _____ Ricardo De Camps
 _____ Bryan King **Motion to PP to May 12, 2014**
 _____ Fred McGhee
 _____ Melissa Hawthorne **2nd the Motion**
 _____ Sallie Burchett

APPLICANT: Allison, Marshall

OWNER: Allison A., Marshall

ADDRESS: 2301 EAST SIDE DR

VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-492 (D) of the Site Development Regulations to decrease the front yard setback requirement of from 25 feet to 10 feet (existing) in order to enclose an existing carport to create a garage in an “SF-2-NP”, Family Residence – Neighborhood Plan zoning district. (South River City)

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to May 12, 2014, Board Member Melissa Hawthorne second on a 7-0 vote; **POSTPONED TO MAY 12, 2014.**

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:

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman

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

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.

- (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.

<p>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.</p>

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

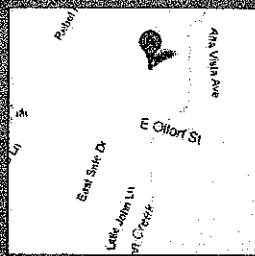
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

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

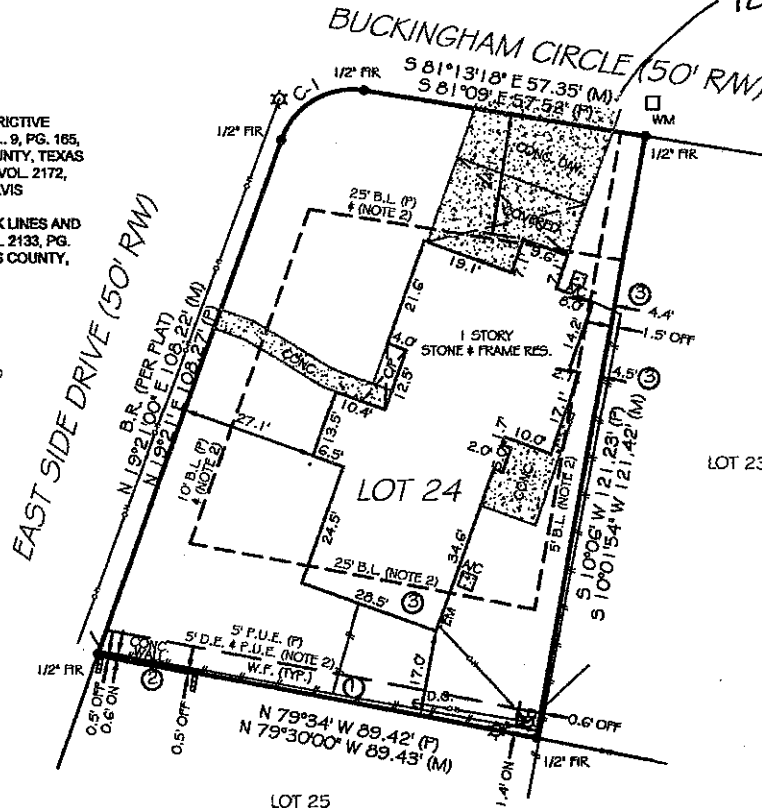
NOTES:

- 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. 18, 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'(F&M)
L= 20.81'(F) 20.94'(M)
 $\Delta = 79^{\circ}30'(F) 79^{\circ}59'53''(M)$
N $59^{\circ}06'E$, 19.18'(F)
N $59^{\circ}05'36"E$, 19.28'(M)



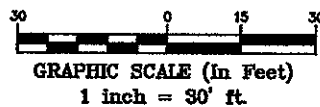
LOT 23

LOT 25

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, GF NO. AUT-13-671-AUT130046656, 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.



SEAN KUBICEK REALTOR®

(512) 826-1135
SEAN@MORELAND.COM



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.

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

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
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 (POI's) 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 POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's 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

BOUNDARY LINE	AC	AIR CONDITIONING	ID	IDENTIFICATION	SDW	SEWER
STRUCTURE	B.R.	BEARING REFERENCE	INT.	INTERSECTION	S.F.	SQUARE FEET
CONCRETE BLOCK WALL	B.L.	BLOCK	IR	IRON ROD	SHP	SET DRILL HOLE
CHAIN LINK OR WIRE FENCE	B.C.	BLOCK CORNER	IP	IRON PIPE	SRC	SET IRON ROD & CAP
WOOD FENCE	B.R.L.	BUILDING RESTRICTION LINE	L	LENGTH	SN	SET NAIL
IRON FENCE	BSMT.	BASEMENT	LSM	LICENSE # - BUSINESS	SND	SET NAIL & DISC
EASEMENT	BW	DAYBOX WINDOW	LSM	LICENSE # - SURVEYOR	STY.	STORY
EDGE OF WATER	(C)	CALCULATED	MO	MEASURED	S.T.L.	SURVEY TIE LINE
WOOD	C	CURVE	N.R.	NON RADIAL	SV	SEWER VALVE
CONCRETE	CATV	CABLE TV, RISER	N.T.S.	NOT TO SCALE	SW	SEAWALK
ASPHALT	C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	S.W.	SEAWALL
BRICK OR TILE	CHM.	CHIMNEY	O.G.	ON GROUND	TEL	TELEPHONE FACILITIES
COVERED AREA	C.L.F.	CHAIN LINK FENCE	O.H.L.	OVERHEAD LINE	T.O.B.	TOP OF BANK
BENCH MARK	C.O.	CLEAN OUT	O.S.B.	OFFICIAL RECORD BOOK	TX	TRANSFORMER
CALC. & PNT.	CONC.	CONCRETE	OH	OVERHANG	TYP.	TYPICAL
CENTRAL ANGLE OR DELTA	C.V.G.	CONCRETE VALLEY GUTTER	OKA	OVERALL	WC	WITNESS CORNER
CONTROL POINT	CL	CENTER LINE	OS	OUTSET	WP	WATER FILTER
CONCRETE MONUMENT	CS	CONCRETE SLAB	PN	PARKER-PALON NAIL	W.F.	WOODEN FENCE
CATCH BASIN	CP	COVERED PORCH	PSM	PROFESSIONAL SURVEYOR	WM	WATER METER/VALVE BOX
ELEVATION	COR.	CONCRETE SIDEWALK	PLS	PROFESSIONAL LAND SURVEYOR	WV	WATER VALVE
FIRE HYDRANT	(D)	DEED	PL	PLAT	V.F.	VINYL FENCE
MANHOLE	DW	DRIVEWAY	PLT	PLANTER		
WELL	D.F.	DRAIN FIELD	PF	PINCHED PIPE		
UTILITY OR LIGHT POLE	ELB	ELECTRIC UTILITY BOX	P.B.	PLAY BOOK		
COMMON OWNERSHIP	ENC.	ENCLOSURE	P.I.	POINT OF INTERSECTION	A.E.	ANCHOR EASEMENT
	ENT.	ENTRANCE	P.O.B.	POINT OF BEGINNING	C.M.E.	CANAL MAINTENANCE ESMT.
	E.O.P.	EDGE OF PAVEMENT	P.O.C.	POINT OF COMMENCEMENT	C.U.E.	COUNTY UTILITY ESMT.
	E.O.W.	EDGE OF WATER	P.T.	POINT OF TANGENCY	D.E.	DRAINAGE EASEMENT
	FL	FENCE LINE	P.C.	POINT OF CURVATURE	ESMT.	EASEMENT
	FP	FENCE POST	P.C.C.	POINT OF COMPOUND CURVATURE	I.E.E.E.	IRREVERSIBLE ESMT.
	FIELD	FIELD	P.R.C.	POINT OF REVERSE CURVATURE	IRRE.	IRREVERSIBLE ESMT.
	F.F.	FINISHED FLOOR	P.C.P.	PERMANENT CONTROL POINT	L.A.E.	LANDSCAPE BUFFER ESMT.
	FDR	FOUND DRILL HOLE	P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.E.	LANDSCAPE BUFFER ESMT.
	FPC	FOUND IRON PIPE & CAP	R	RADIUS OF RADIAL	L.C.E.	LAND OR LANDSCAPE
	FRC	FOUND IRON ROD & CAP	RES.	RESIDENCE	M.E.	MAINTENANCE EASEMENT
	FIR	FOUND IRON PIPE	R.W.	RIGHT OF WAY	P.U.E.	PUBLIC UTILITY EASEMENT
	FM	FOUND CONCRETE MONUMENT	(S)	SURVEY	R.O.E.	ROOF OVERHANG ESMT.
	FND	FOUND NAIL & DISC	S.B.L.	SETBACK LINE	S.W.E.	SEAWALK EASEMENT
	FR	FOUND REBAR	S.C.L.	SURVEY CLOSURE LINE	S.W.M.E.	SEAWALK ESMT.
	GA	GAS	SCR	SCREEN	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
	GM	GAS METER	SDH	SET DRILL HOLE	U.E.	UTILITY EASEMENT
			SEP.	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. Uncheck 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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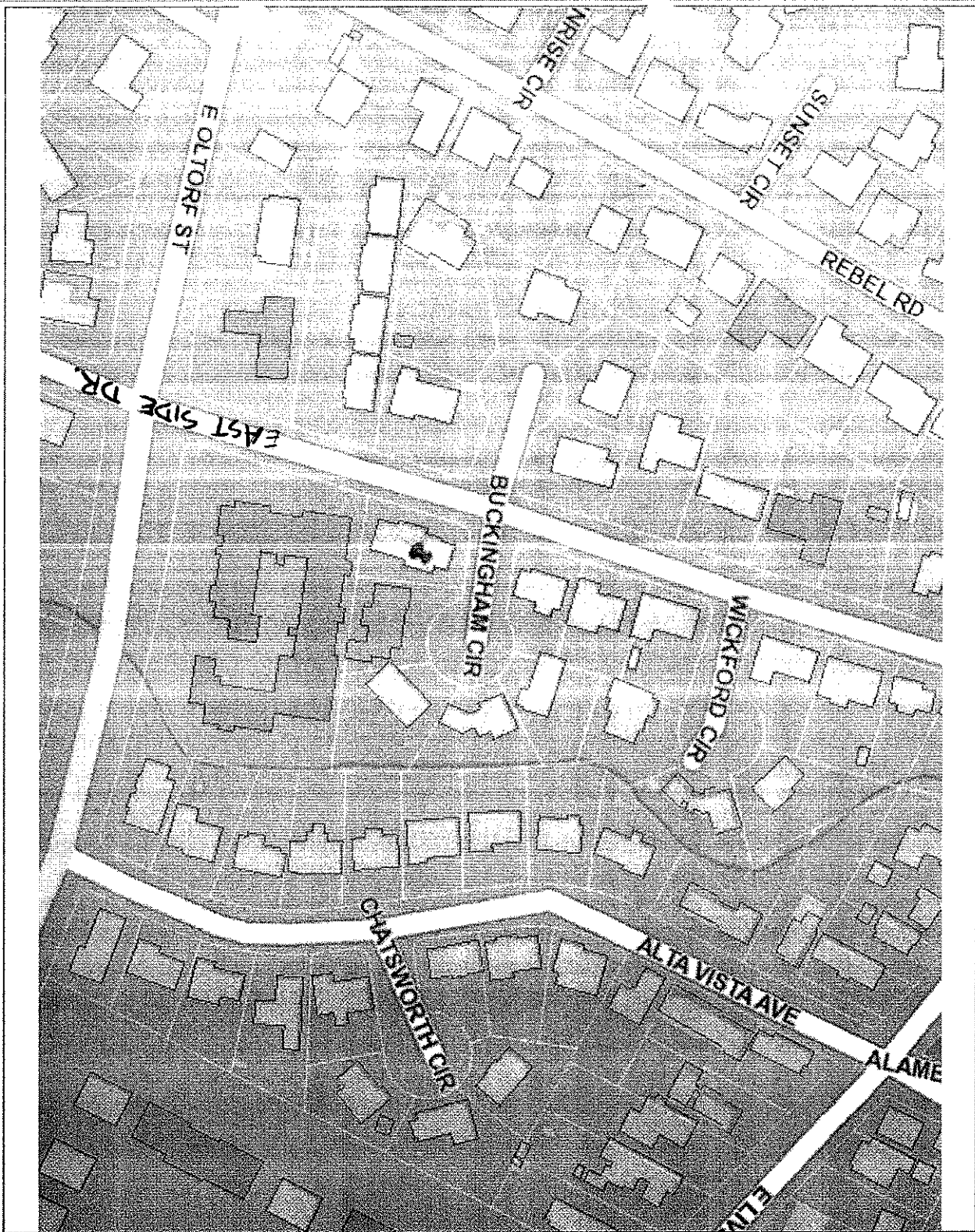
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P 866.735.1916 F 866.744.2882
13492 Research Boulevard, Suite 120 - 402
Austin, TX 78750

CITY OF AUSTIN DEVELOPMENT WEB MAP

1987 Aerial Footprint



Legend

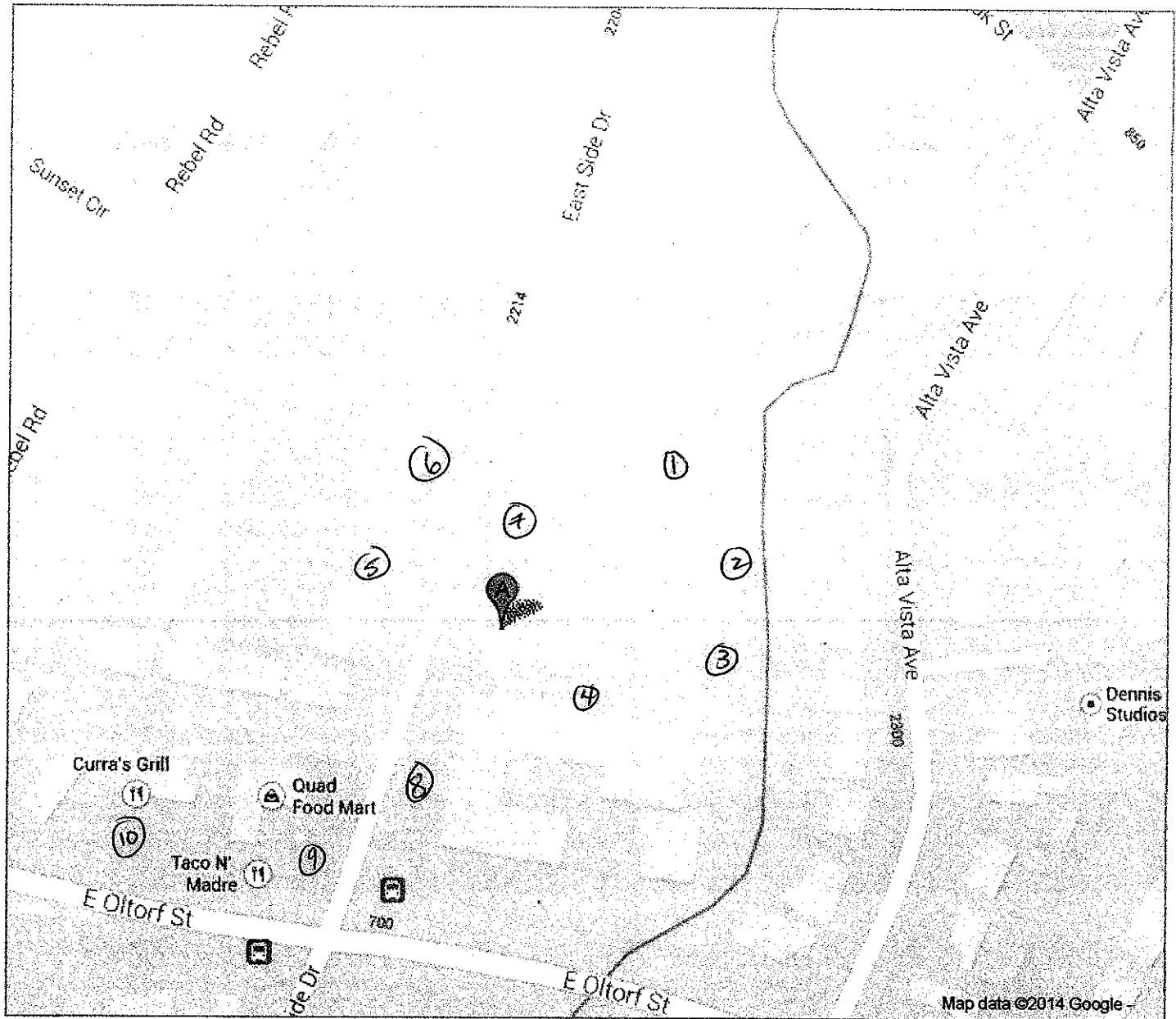
- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

Building Footprints Year

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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.

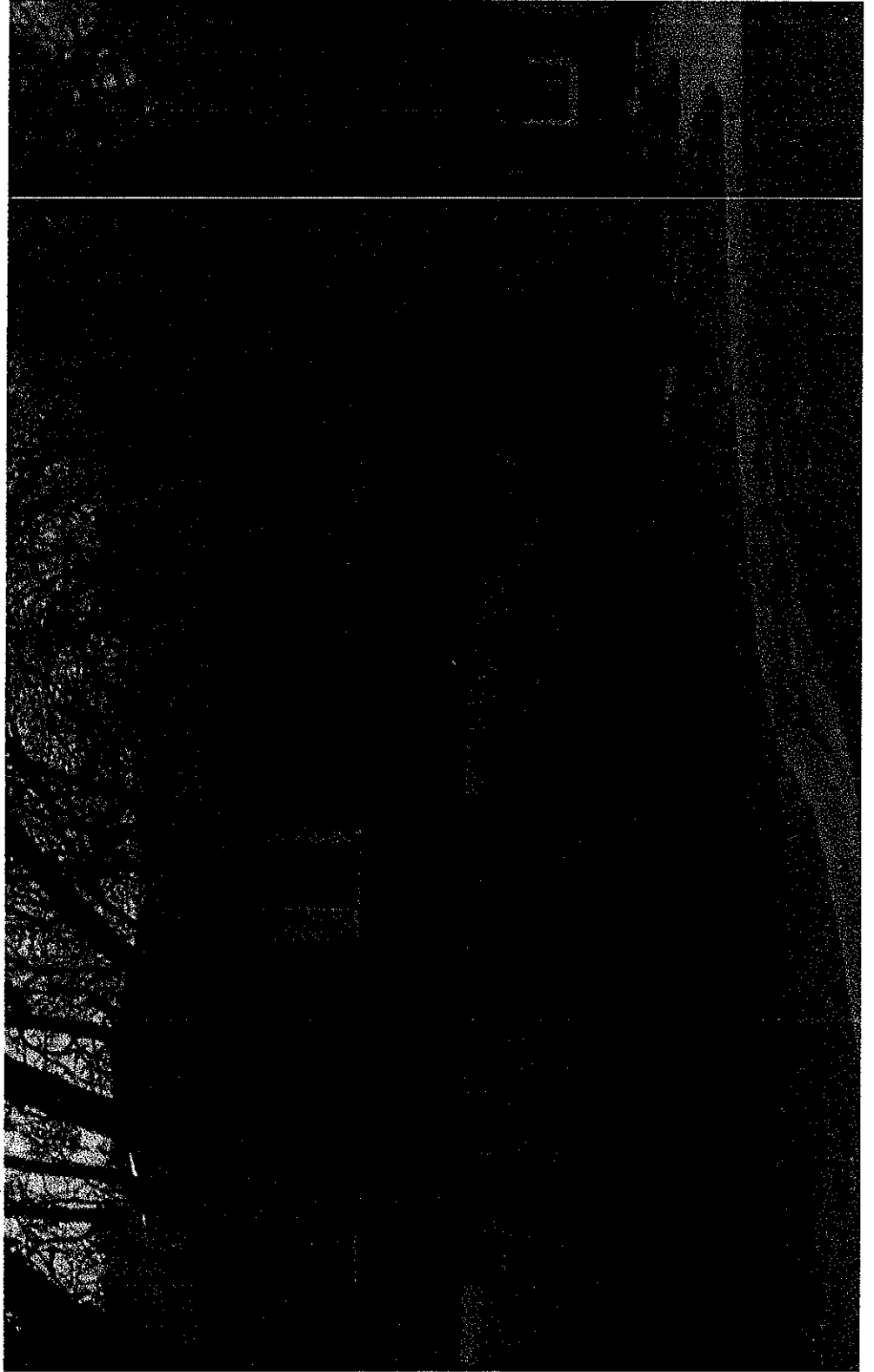
8 - APARTMENTS ON OLTORF

9 - VALERO GAS STATION AND
FOOD MART

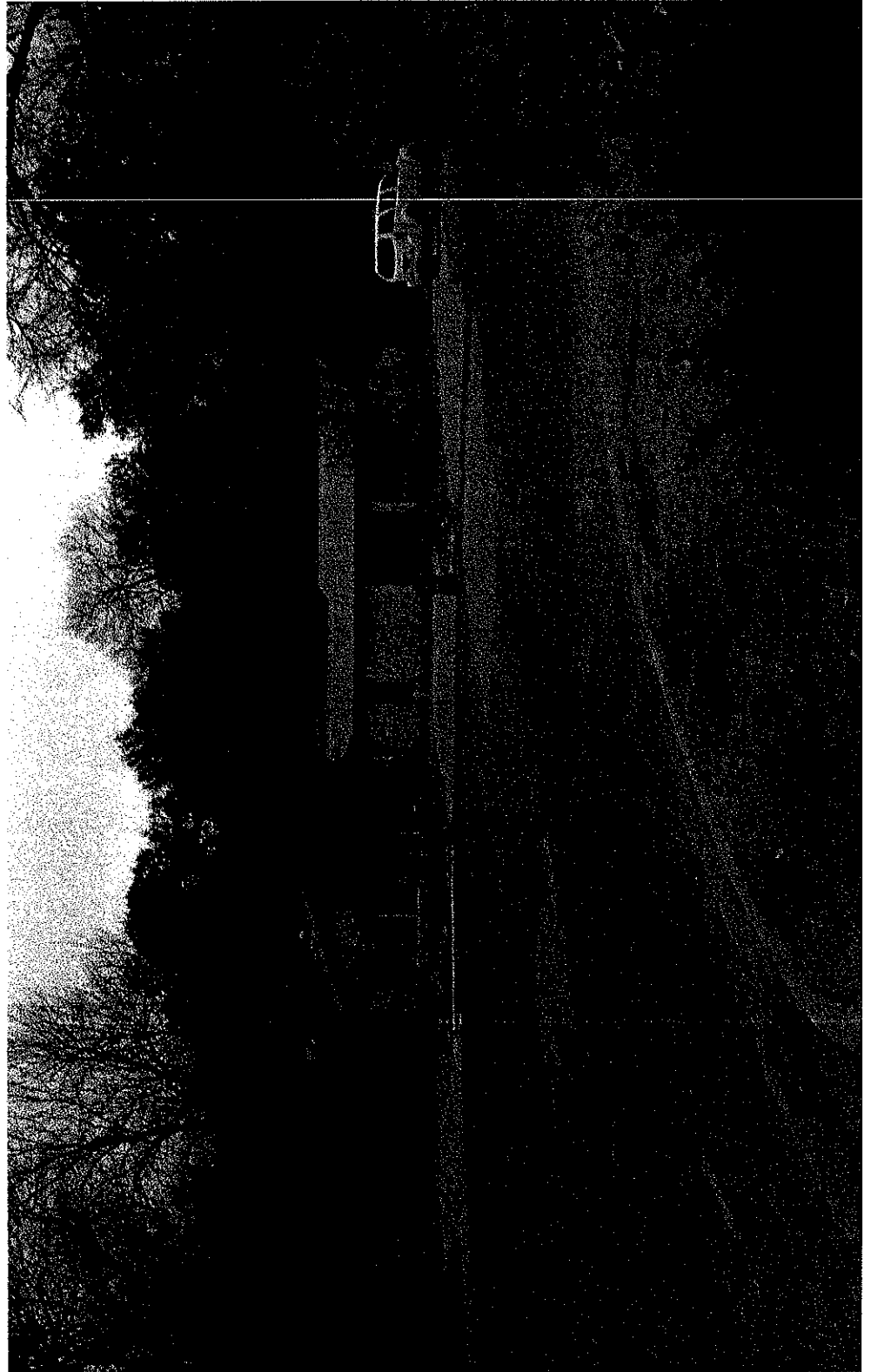
10 - CURRA'S GRILL

① House on Buckingham Cr. (#702)

ONE OF FOUR



(2) - House on Buckingham Cr. (#704)



③ - House on Buckingham Cr. (#705)

③



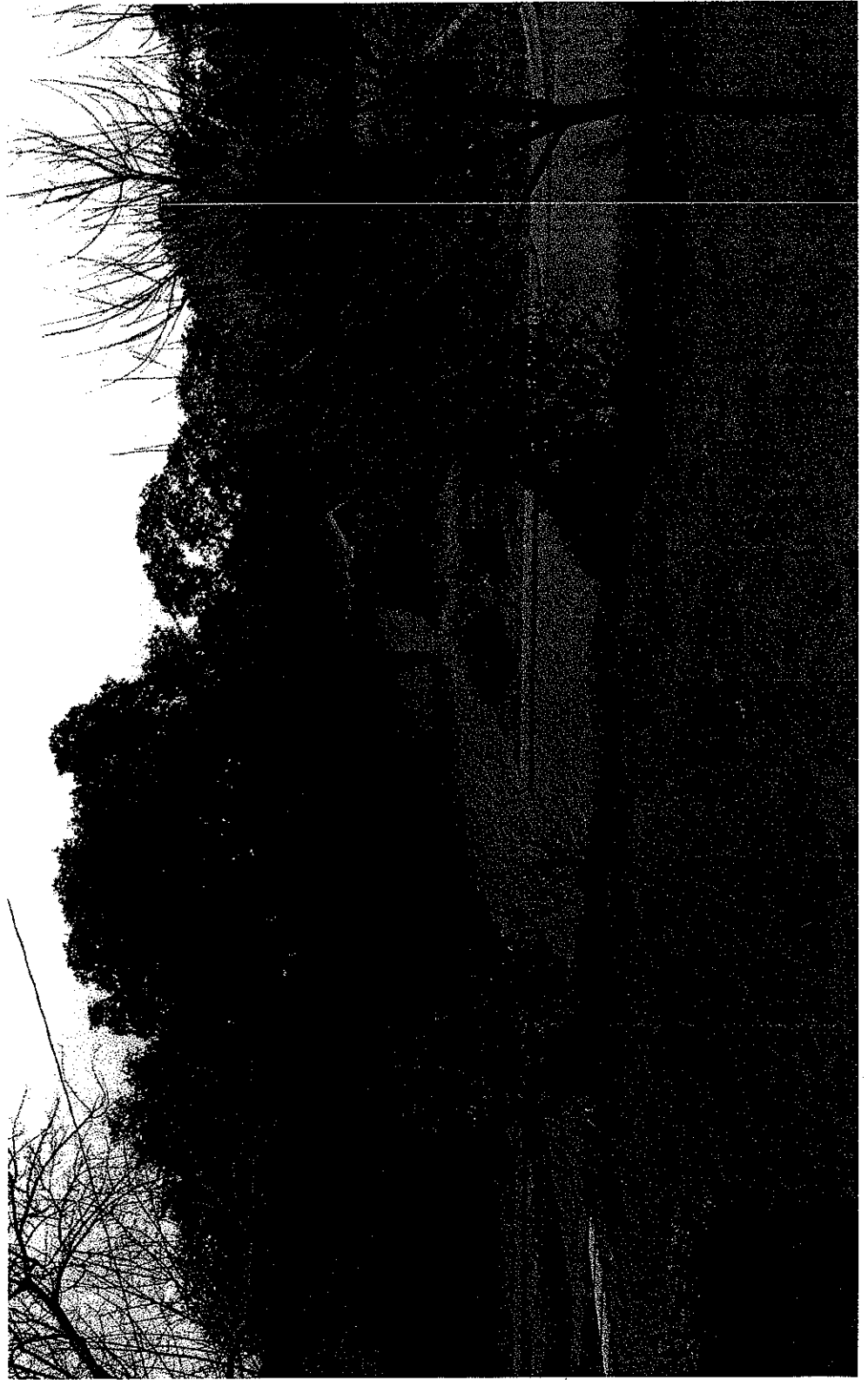
④ - House behind 2301 East Side (#703)
on Buckingham Circle (one of four)

⑦



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

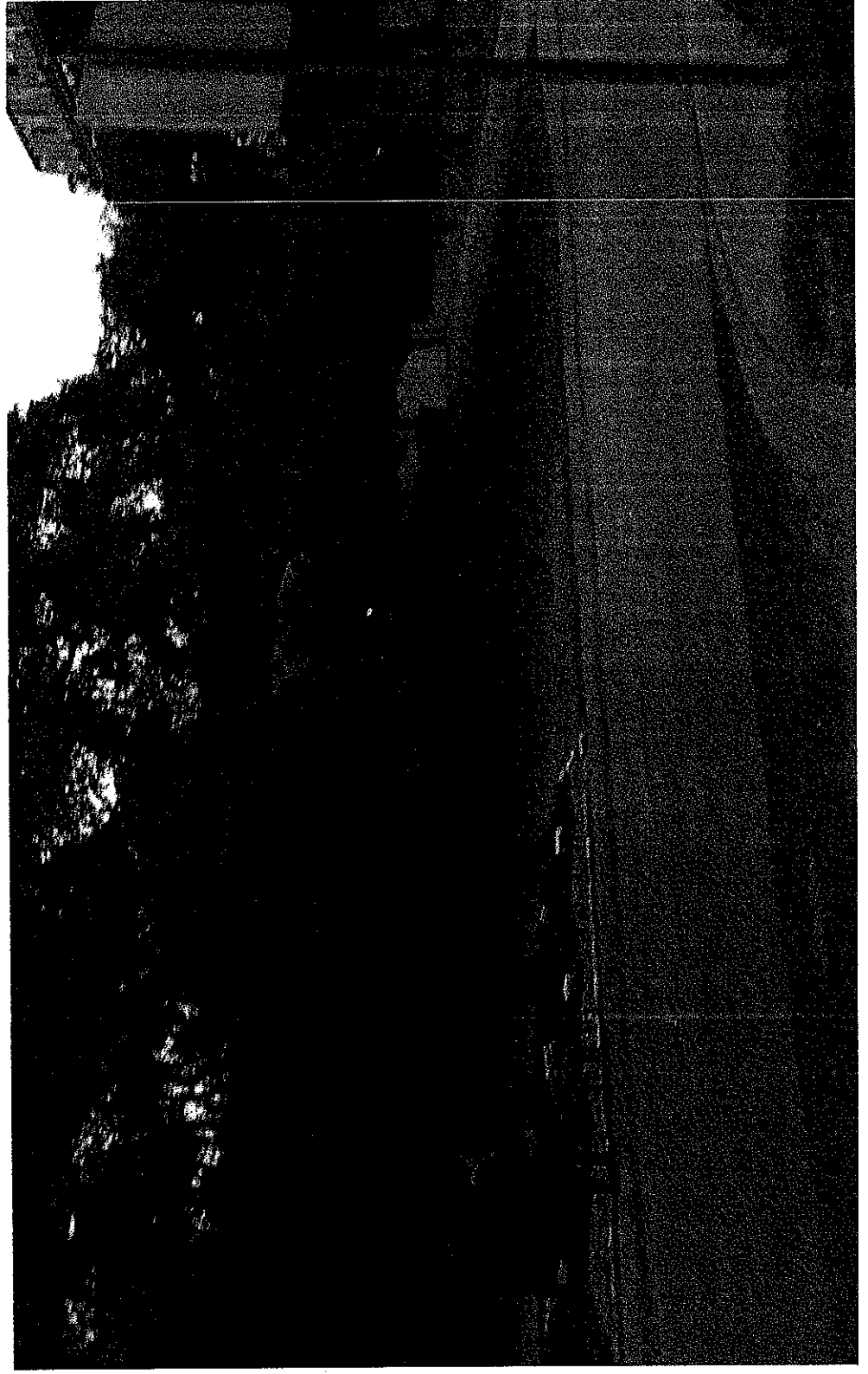
(8)



⑥ - Home Diagonally Across THE STREET FROM 2301 EAST SIDE DR. (2218 EAST SIDE)

WITH ENCLOSED ATTACHED GARAGE

②



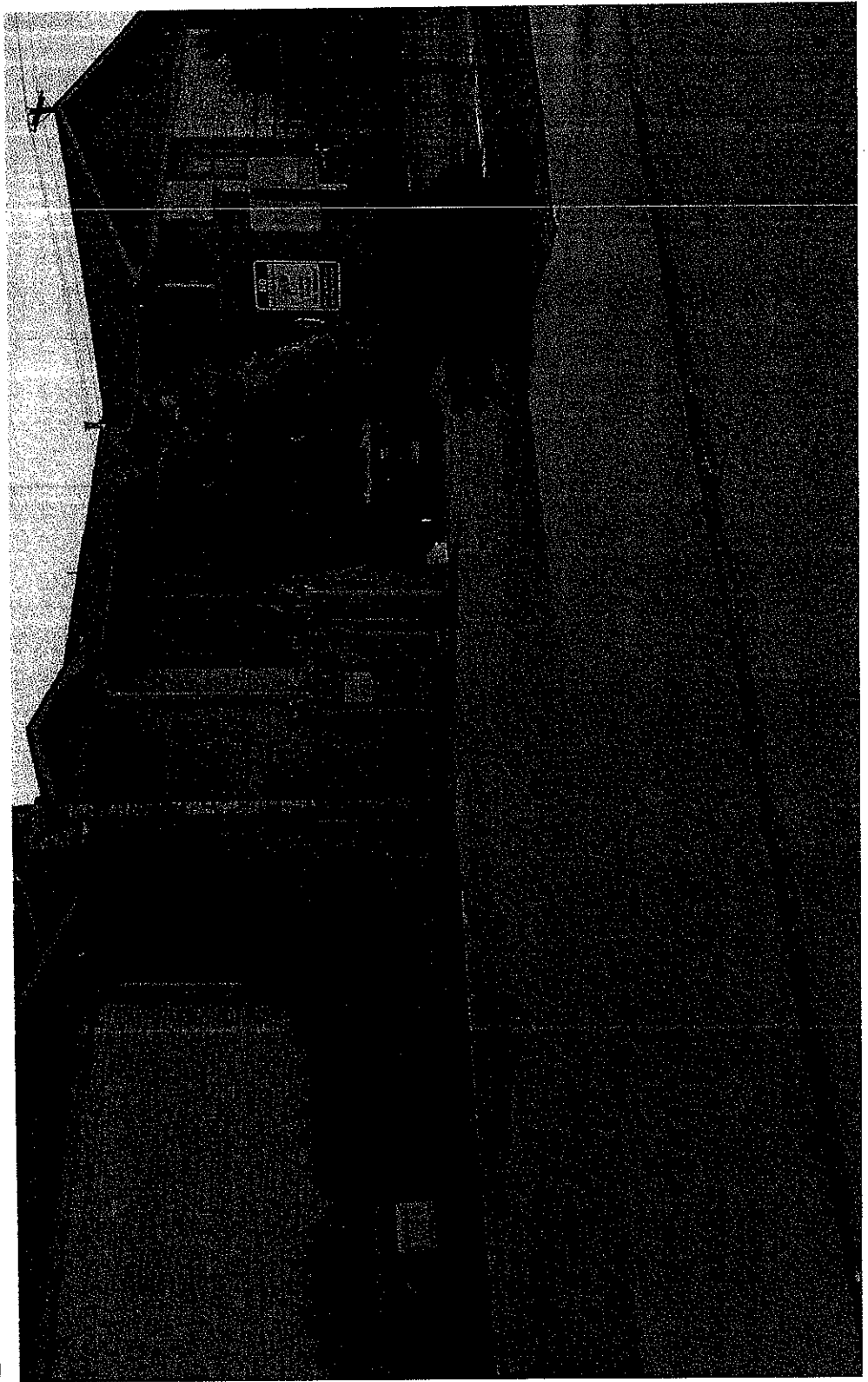
⑦ Home Across Buckingham Circle from 2301 East Side Dr.
WITH ATTACHED GARAGE (#2217 EAST SIDE)

(10)



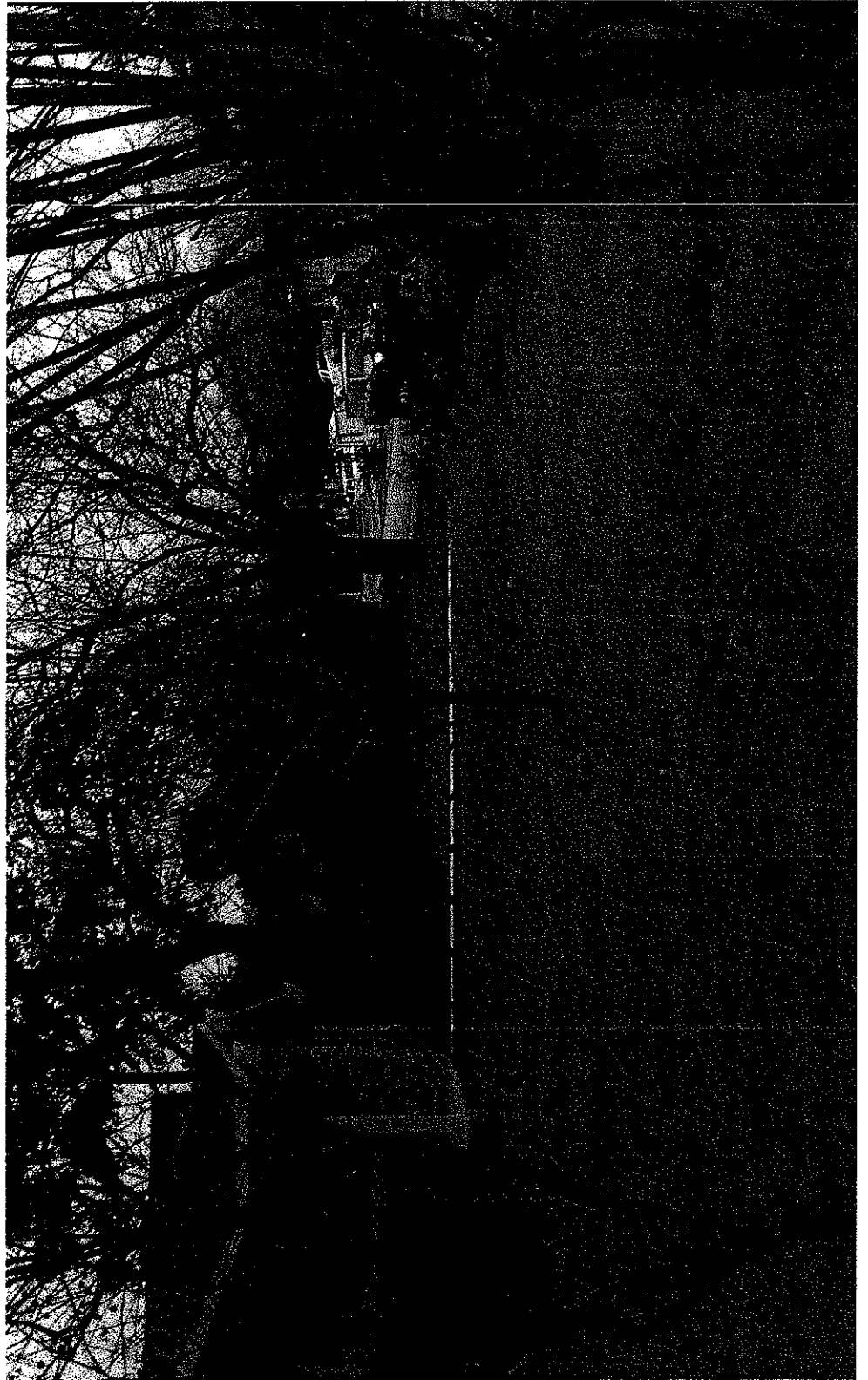
(8) - APARTMENT COMPLEX NEXT TO 2301 EASTSIDE DR.; ON OLTORF

(E)



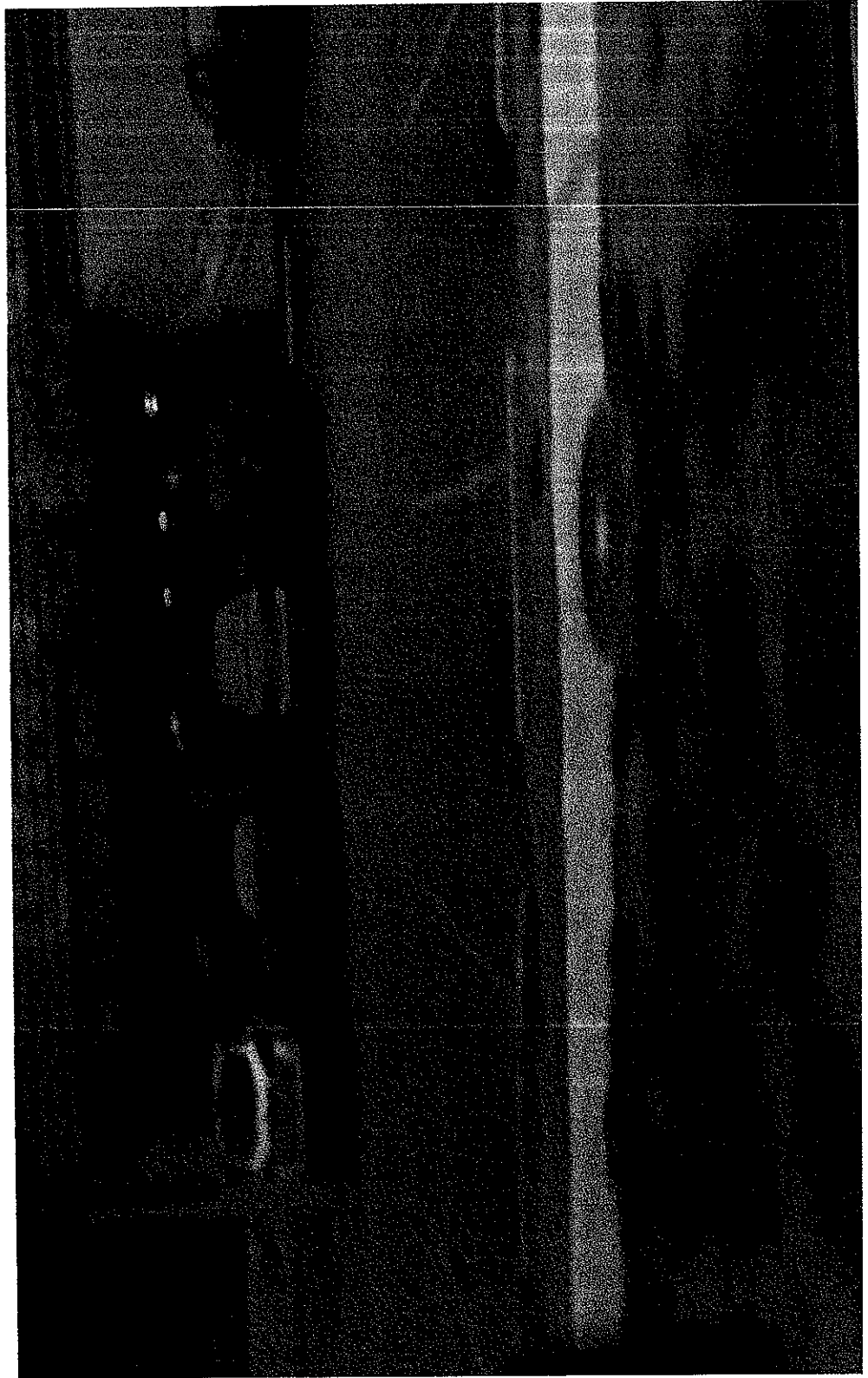
⑨ VIEW FROM 2301 EAST SIDE DR. TOWARD OLTORF AND
VALERO GAS STATION

(12)



(10) WEA's GRILL

(13)



CITY OF AUSTIN DEVELOPMENT WEB MAP

1997 Building Footprint

Legend

Lot Lines

Streets

Building Footprints

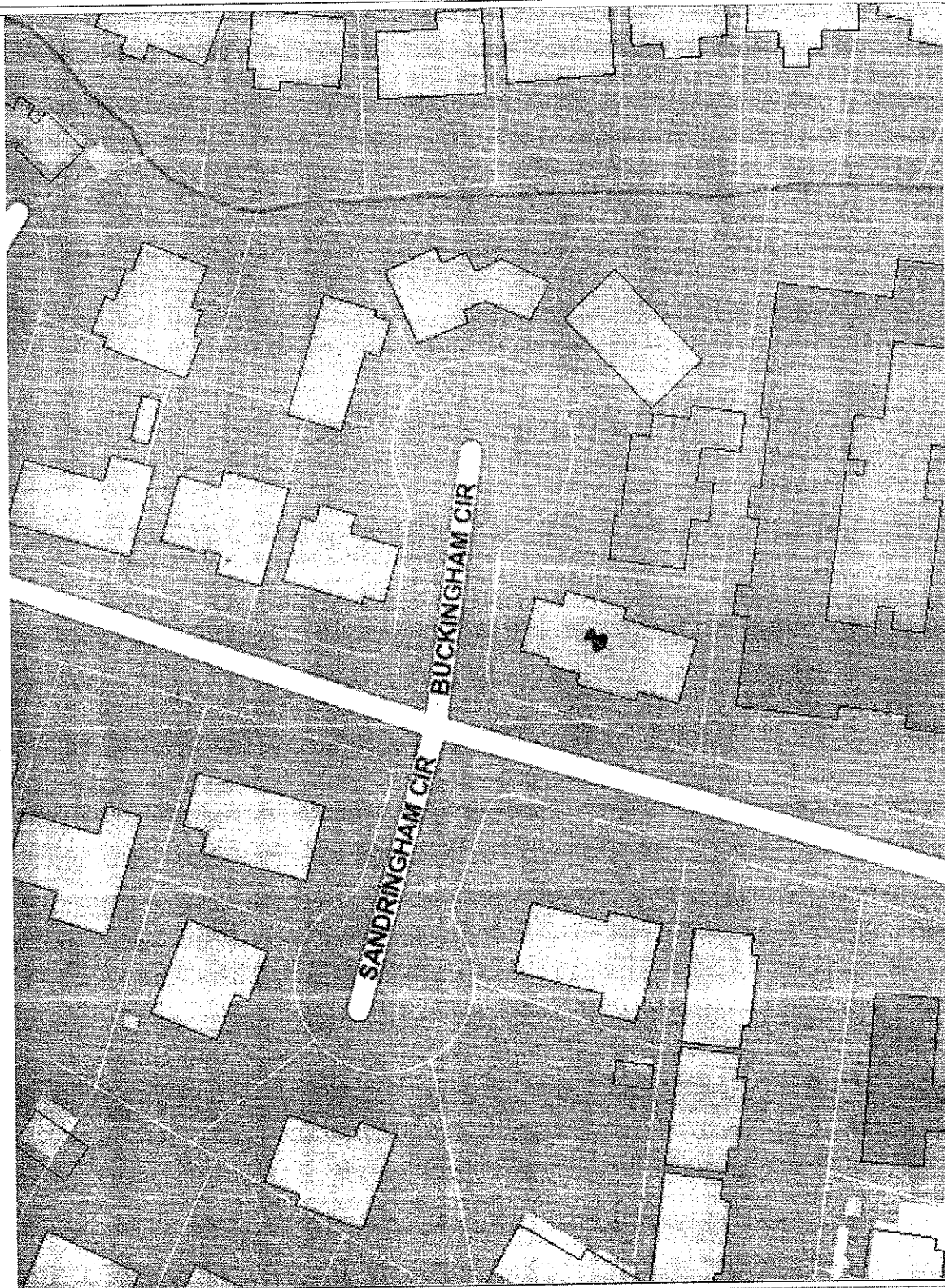
Named Creeks

Lakes and Rivers

Parks

County

Building Footprints Year



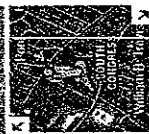
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702 Buckingham Circle, Austin, Texas, United States
Address is approximate



Report a problem



City of Austin Residential Permit Application Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747		PR # <u>13-068553</u> Assigned: _____ Review Date: <u>02/25/13</u> Reviewed/Approved: <u>KEE PLON</u>	PR # <u>13-068563</u> Due Date: _____ Issue Date: _____ Issued: <u>7/5/13</u>
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Project Information	
Project Address: <u>2301 Eastside Dr.</u>	Tax Parcel ID: <u>284518</u>
Legal Description: <u>Lot 24 Section 1, Sherwood Oaks Subm 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 tap or extension request.	
Does this site have or will it have an auxiliary water source? Y <input type="checkbox"/> N <input checked="" 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 type="checkbox"/> duplex residential <input checked="" type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Proposed Use: vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input checked="" 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 & New front stone porch</u> EXIST AT FRONT	
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: \$ _____
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: \$ _____
	Plmbg: \$ _____ Mech: \$ _____
	Primary Structure: \$ _____
	Accessory Structure: \$ _____
	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>72,000</u>
	Bldg: \$ <u>58,000</u> Elec: \$ <u>6,500</u>
	Plmbg: \$ <u>7,500</u> Mech: \$ _____

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	2323		2323
b) 2 nd floor conditioned area	5		5
c) 3 rd 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>(Front 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	1054	105	1159
o) Pool			
p) Spa			

Lot = 3,910.24 sq ft

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, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in building coverage. (LDC 25-1-21)

Existing Building Coverage (sq ft): 2867 % of lot size: 28.9 *Carport will be 32%*

Proposed Building Coverage (sq ft): 2867 % of lot size: 28.9 *Enclosure*

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): 3321 % of lot size: 33.5

Proposed Impervious Cover (sq ft): 3426 % of lot size: 34.6 *No change*

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)

Building Height: 30 ft Number of Floors: 1

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

of spaces required: 2 # of spaces provided: 2

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): 28 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 ☐