

611-311 Ethel St
Austin, TX 78704 - approximate address
NEW! Street View - Jun 2013



Image capture: Jun 2013 Ethel St © 2014 Google 1 km

GeoID - 0103035742
900 Ethel

B2
34

Travis CAD

B2
35

Property Search Results > 103368 MAGNESS MARGARET for Year 2014

Property

Account

Property ID: 103368 Legal Description: N 100 FT OF LOT 7 SHELTON JOHN R
 Geographic ID: 0103030744 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 904 ETHEL ST Mapsco: 614C
 TX 78704
 Neighborhood: ZILKER Map ID: 010208
 Neighborhood CD: L2000

Owner

Name: MAGNESS MARGARET Owner ID: 102933
 Mailing Address: PO BOX 5242 % Ownership: 100.000000000000%
 AUSTIN, TX 78763-5242

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$57,224	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$285,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$342,224	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$342,224	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$342,224	

Taxing Jurisdiction

Owner: MAGNESS MARGARET
 % Ownership: 100.000000000000%
 Total Value: \$342,224

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$342,224	\$342,224	\$4,250.43
02	CITY OF AUSTIN	0.502700	\$342,224	\$342,224	\$1,720.36
03	TRAVIS COUNTY	0.494600	\$342,224	\$342,224	\$1,692.64
0A	TRAVIS CENTRAL APP DIST	0.000000	\$342,224	\$342,224	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$342,224	\$342,224	\$441.47
68	AUSTIN COMM COLL DIST	0.094900	\$342,224	\$342,224	\$324.77
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$8,429.67
Taxes w/o Exemptions:					\$8,429.66

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 800.0 sqft Value: \$57,224

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WWV - 3+		1935	400.0
2ND	2nd Floor	WWV - 3+		1935	400.0
251	BATHROOM	* *		1935	1.0

B2
36

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1124	4896.05	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$57,224	\$285,000	0	342,224	\$0	\$342,224
2013	\$36,671	\$285,000	0	321,671	\$0	\$321,671
2012	\$26,413	\$211,500	0	237,913	\$0	\$237,913
2011	\$26,413	\$211,500	0	237,913	\$0	\$237,913
2010	\$27,439	\$211,500	0	238,939	\$0	\$238,939
2009	\$35,132	\$211,500	0	246,632	\$0	\$246,632

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/19/1997	WD	WARRANTY DEED	KUHN HELEN HOLDER	MAGNESS MARGARET	12946	01687	
2	3/30/1977	WD	WARRANTY DEED	HOLDER NORA J	KUHN HELEN HOLDER	05751	00380	
3	6/23/1972	WD	WARRANTY DEED		HOLDER NORA J	04375	01248	

Questions Please Call (512) 834-9317

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5/5/2014

Google Maps

904 Ethel St
Austin, TX 78704 - approximate address
NEW! Street View - Jun 2013



Image capture: Jun 2013 Ethel St @ 2014 Google 1 km

Geo ID - 0103030744
904 Ethel

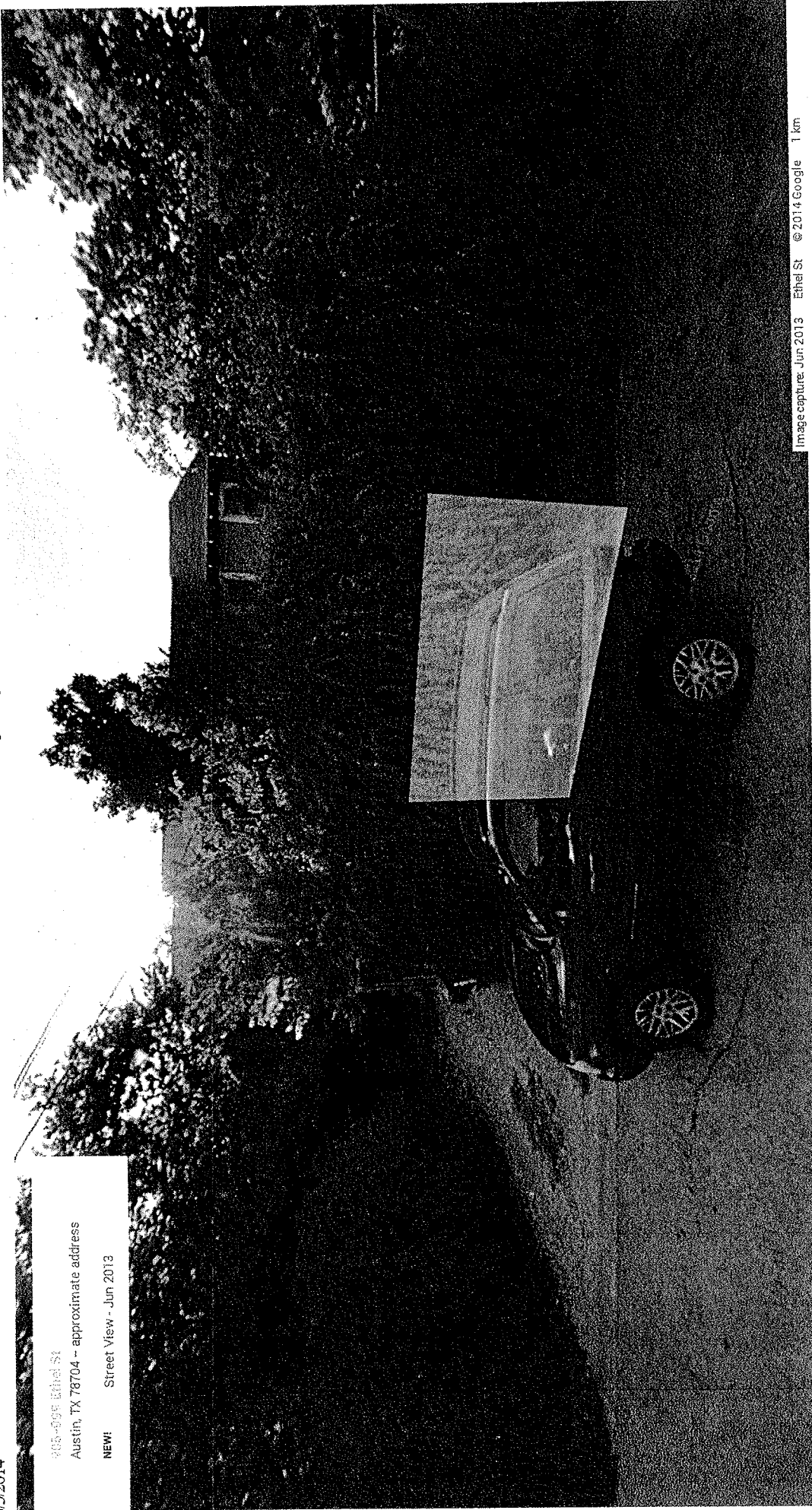
<https://www.google.com/maps/@30.257729,-97.763381,3a,75y,301.16h,77.24t/data=!3m4!1e1!3m2!1sU4CkhJg9qVDi8A3Qr4OA!2e0>

B2
3/7

5/5/2014

Google Maps

904-099 Ethel St
Austin, TX 78704 -- approximate address
NEW! Street View - Jun 2013



B2
38

620 10-0103030744
904 Ethel

<https://www.google.com/maps/@30.257634,-97.763642,3a,75y,302.57h,80.32t/data=!3m4!1e1!3m2!1sJSbipRxEBO9UHZKsBlbc-A12e0>

Travis CAD

B2/9
3

Property Search Results > 103240 SCHULTZ MARY KATHERINE for Year 2014

Property

Account

Property ID: 103240 Legal Description: LOT 45 OKIE HEIGHTS
 Geographic ID: 0103030216 Agent Code: ID:2490
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 902 JESSIE ST Mapsco: 614C
 TX 78704
 Neighborhood: L MULTIFAM Map ID: 010208
 Neighborhood CD: L1005

Owner

Name: SCHULTZ MARY KATHERINE Owner ID: 100703
 Mailing Address: % Ownership: 100.000000000000%
 7208 WRIM DR
 AUSTIN, TX 78731-2058

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$77,959	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$285,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$362,959	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$362,959	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$362,959	

Taxing Jurisdiction

Owner: SCHULTZ MARY KATHERINE
 % Ownership: 100.000000000000%
 Total Value: \$362,959

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$362,959	\$362,959	\$4,507.95
02	CITY OF AUSTIN	0.502700	\$362,959	\$362,959	\$1,824.59
03	TRAVIS COUNTY	0.494600	\$362,959	\$362,959	\$1,795.20
0A	TRAVIS CENTRAL APP DIST	0.000000	\$362,959	\$362,959	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$362,959	\$362,959	\$468.22
68	AUSTIN COMM COLL DIST	0.094900	\$362,959	\$362,959	\$344.44
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$8,940.40

Taxes w/o Exemptions: \$8,940.41

Improvement / Building**B2/40**

Improvement #1: 2 FAM DWELLING **State Code:** B2 **Living Area:** 1174.0 sqft **Value:** \$77,959

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	VW - 4-		1968	1174.0
011	PORCH OPEN 1ST F	* - 4-		1968	36.0
011	PORCH OPEN 1ST F	* - 4-		1968	90.0
095	HVAC RESIDENTIAL	* - *		1968	1174.0
251	BATHROOM	* - *		1968	2.0
551	PAVED AREA	CA - *		1968	400.0
581	STORAGE ATT	VW - 3+		1968	70.0
591	MASONRY TRIM SF	AVG - *		1968	200.0
612	TERRACE UNCOVERD	* - 4-		1968	81.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1642	7153.23	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$77,959	\$285,000	0	362,959	\$0	\$362,959
2013	\$41,022	\$285,000	0	326,022	\$0	\$326,022
2012	\$41,161	\$235,000	0	276,161	\$0	\$276,161
2011	\$41,095	\$235,000	0	276,095	\$0	\$276,095
2010	\$41,095	\$235,000	0	276,095	\$0	\$276,095
2009	\$41,075	\$235,000	0	276,075	\$0	\$276,075

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/2/2009	GF	GIFT DEED	THOMPSON SAMUEL RODMAN	SCHULTZ MARY KATHERINE			2010073310TR
2	6/20/1995	SW	SPECIAL WARRANTY DEED	CAMPBELL MARY A	SCHULTZ MARY KATHERINE	12467	00366	
3	1/3/1972	WD	WARRANTY DEED		CAMPBELL MARY A	04277	00558	

Questions Please Call (512) 834-9317

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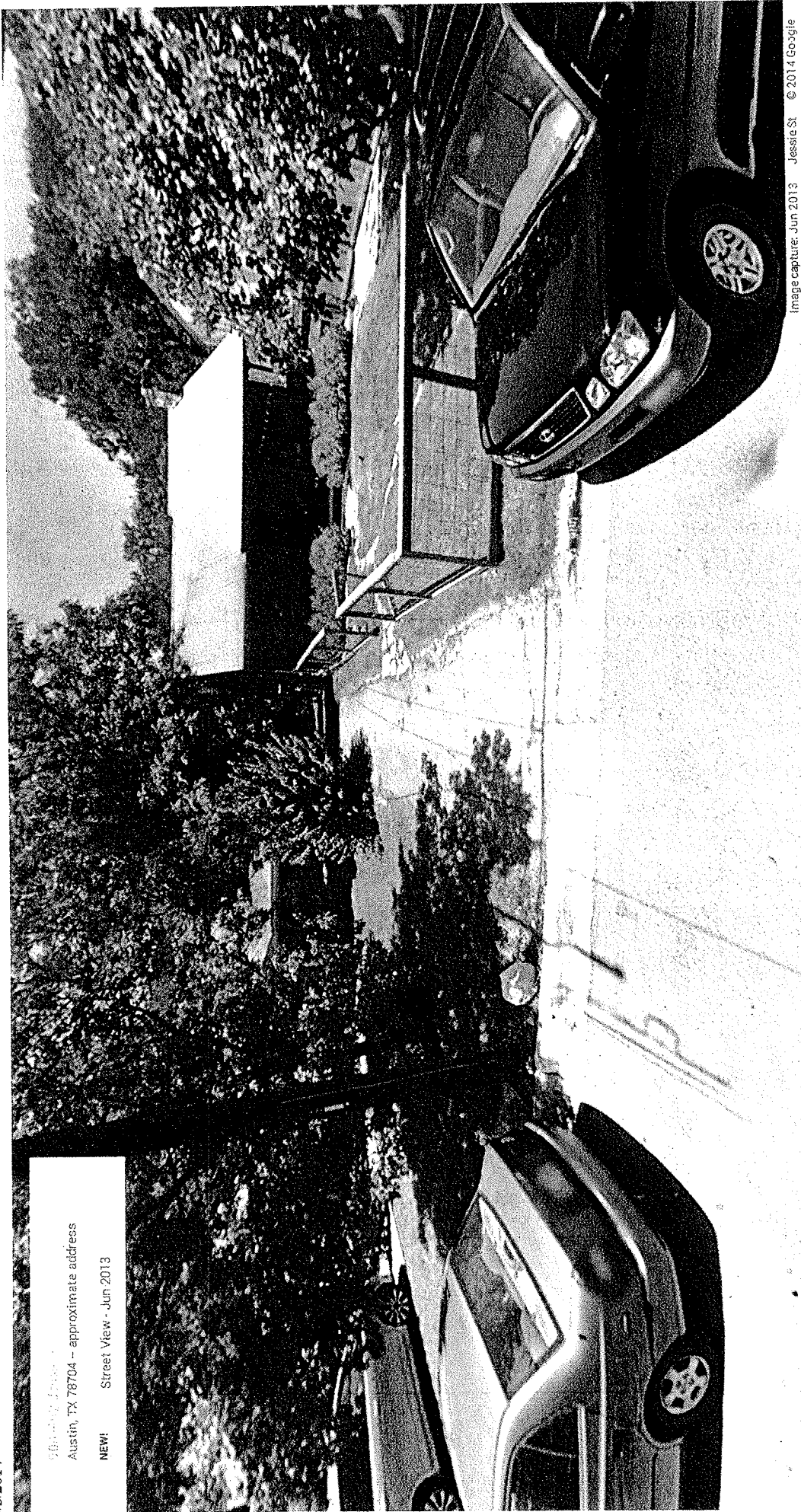
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5/5/2014

903 Ethel St - Google Maps



903 Ethel St, Austin, TX 78704 - approximate address
NEW! Street View - Jun 2013

Image capture: Jun 2013 Jessie St © 2014 Google

Geo ID- 0103030216
902 JESSIE ST

B2
41

Travis CAD

B2
42

Property Search Results > 103241 HOBBS JEFFREY J for Year 2014

Property

Account

Property ID: 103241 Legal Description: LOT 44 OKIE HEIGHTS
 Geographic ID: 0103030217 Agent Code: ID:2490
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 904 JESSIE ST Mapsco: 614C
 TX 78704
 Neighborhood: ZILKER Map ID: 010208
 Neighborhood CD: L2000

Owner

Name: HOBBS JEFFREY J Owner ID: 102815
 Mailing Address: 3700 HILLBROOK DR
 AUSTIN, TX 78731-4042
 % Ownership: 100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$96,764	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$285,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$381,764	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$381,764	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$381,764	

Taxing Jurisdiction

Owner: HOBBS JEFFREY J
 % Ownership: 100.000000000000%
 Total Value: \$381,764

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$381,764	\$381,764	\$4,741.51
02	CITY OF AUSTIN	0.502700	\$381,764	\$381,764	\$1,919.13
03	TRAVIS COUNTY	0.494600	\$381,764	\$381,764	\$1,888.20
0A	TRAVIS CENTRAL APP DIST	0.000000	\$381,764	\$381,764	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$381,764	\$381,764	\$492.47
68	AUSTIN COMM COLL DIST	0.094900	\$381,764	\$381,764	\$362.30
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$9,403.61
Taxes w/o Exemptions:					\$9,403.61

Improvement / Building**B2/43**

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 960.0 sqft **Value:** \$96,764

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4		1945	960.0
095	HVAC RESIDENTIAL	* - *		1945	960.0
251	BATHROOM	* - *		1945	1.0
512	DECK UNCOVERED	* - 4		1945	270.0
630	PORCH CLOS FIN	* - 4		1945	40.0

1060

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1642	7154.27	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$96,764	\$285,000	0	381,764	\$0	\$381,764
2013	\$40,929	\$285,000	0	325,929	\$0	\$325,929
2012	\$55,297	\$235,000	0	290,297	\$0	\$290,297
2011	\$53,933	\$235,000	0	288,933	\$0	\$288,933
2010	\$35,613	\$235,000	0	270,613	\$0	\$270,613
2009	\$64,207	\$235,000	0	299,207	\$0	\$299,207

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/28/2003	WD	WARRANTY DEED	MCGOWAN TIMOTHY M & AMY	HOBBS JEFFREY J	00000	00000	2003255757TR
2	7/5/2000	WD	WARRANTY DEED	HUMPHREY GEORGE ALFRED	MCGOWAN TIMOTHY M & AMY	00000	00000	2000105157TR
3	5/27/1992	QD	QUIT CLAIM DEED	HUMPHREY GEORGE	HUMPHREY GEORGE ALFRED	11695	00177	

Questions Please Call (512) 834-9317

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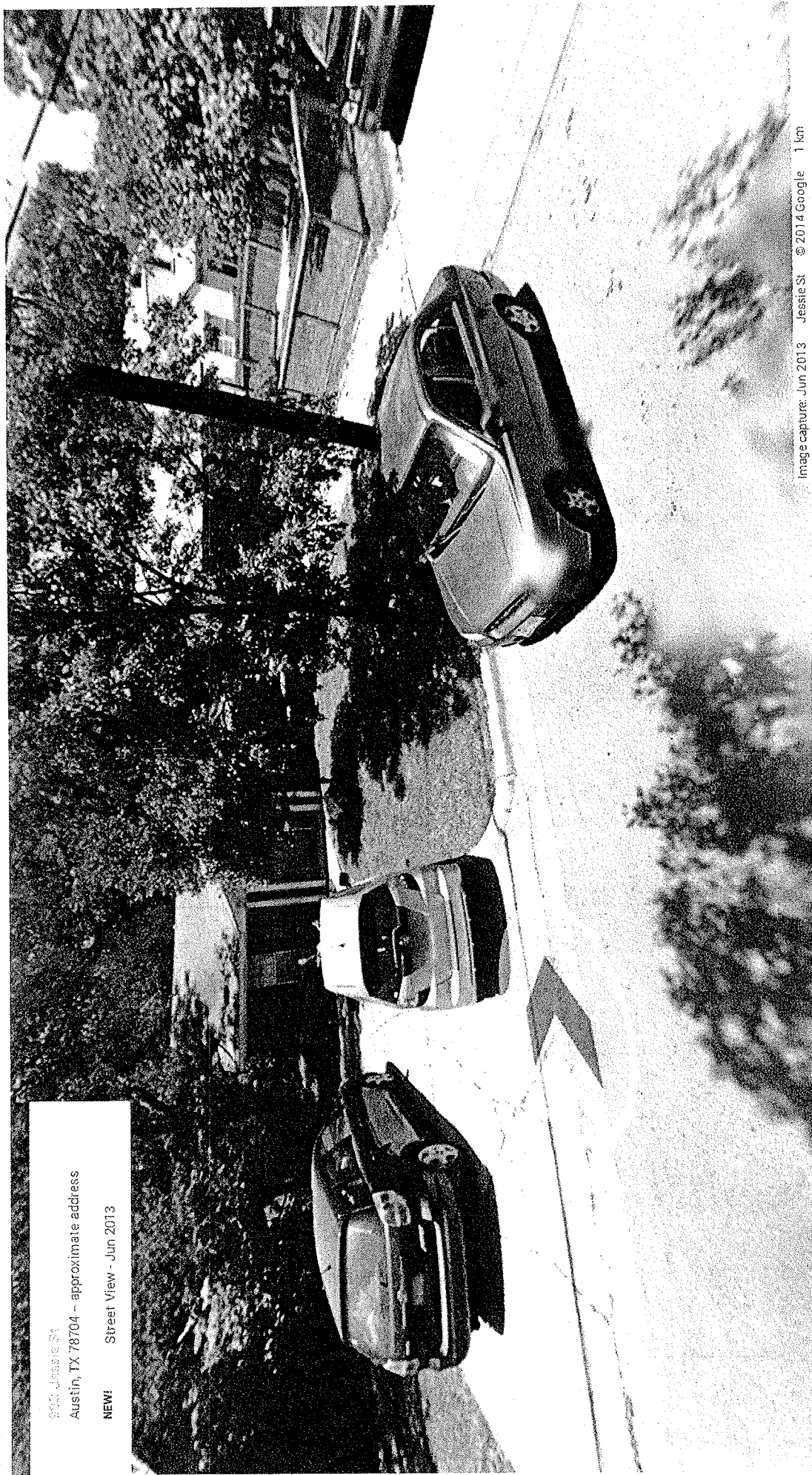
Website version: 1.2.2.3

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903 Jessie St
Austin, TX 78704 - approximate address
NEW! Street View - Jun 2013



Geo ID 0103030217
903 Jessie St

B2
44

Travis CAD

B2
45

Property Search Results > 103239 HORTON FRANCES & SAMUEL R THOMPSON for Year 2014

Property

Account

Property ID: 103239
 Geographic ID: 0103030215
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: LOT 46 OKIE HEIGHTS
 Agent Code:

Location

Address: 900 JESSIE ST
 TX 78704
 Neighborhood: ZILKER
 Neighborhood CD: L2000

Mapsco: 614C
 Map ID: 010208

Owner

Name: HORTON FRANCES & SAMUEL R THOMPSON
 Mailing Address: 1211 KINNEY AVE
 AUSTIN, TX 78704-2141

Owner ID: 102814
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$149,556	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$285,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$434,556	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$434,556	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$434,556	

Taxing Jurisdiction

Owner: HORTON FRANCES & SAMUEL R THOMPSON
 % Ownership: 100.0000000000%
 Total Value: \$434,556

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$434,556	\$434,556	\$5,397.19
02	CITY OF AUSTIN	0.502700	\$434,556	\$434,556	\$2,184.52
03	TRAVIS COUNTY	0.494600	\$434,556	\$434,556	\$2,149.31
0A	TRAVIS CENTRAL APP DIST	0.000000	\$434,556	\$434,556	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$434,556	\$434,556	\$560.58
68	AUSTIN COMM COLL DIST	0.094900	\$434,556	\$434,556	\$412.39
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$10,703.99

Taxes w/o Exemptions: \$10,703.98

Improvement / Building**B2
46**

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1016.0 sqft **Value:** \$94,455

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4-		1939	1016.0
011	PORCH OPEN 1ST F	* - 4-		1939	192.0
251	BATHROOM	* - *		1939	1.0
320	OBS DRIVEWAY	LSA - *		1939	1.0
522	FIREPLACE	* - 4-		1939	1.0
612	TERRACE UNCOVERD	* - 4-		1939	80.0

1840

Improvement #2: 1 FAM DWELLING **State Code:** A1 **Living Area:** 448.0 sqft **Value:** \$55,101

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
2ND	2nd Floor	WW - 4-		1969	448.0
011	PORCH OPEN 1ST F	* - 4-		1969	32.0
041	GARAGE ATT 1ST F	WW - 4-		1969	376.0
251	BATHROOM	* - *		1969	1.0
320	OBS DRIVEWAY	SDA - *		1969	1.0
874	OBS HEAT CENTRAL	* - *		1969	75.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1661	7237.10	0.00	0.00	\$285,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$149,556	\$285,000	0	434,556	\$0	\$434,556
2013	\$113,546	\$285,000	0	398,546	\$50,082	\$348,464
2012	\$81,785	\$235,000	0	316,785	\$0	\$316,785
2011	\$81,785	\$235,000	0	316,785	\$0	\$316,785
2010	\$84,962	\$235,000	0	319,962	\$0	\$319,962
2009	\$108,782	\$235,000	0	343,782	\$14,336	\$329,446

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/20/2011	QD	QUIT CLAIM DEED	HORTON FRANCES & SAMUEL R THOMPSON	THOMPSON SAMUEL RODMAN			2011091877TR
2	5/20/2011	QD	QUIT CLAIM DEED	KRZYZANIAK- HORTON KATHRYN	HORTON FRANCES & SAMUEL R THOMPSON			2011091877TR
3	5/9/2010	QD	QUIT CLAIM DEED	HORTON MARY K	HORTON FRANCES & SAMUEL R THOMPSON			2010095271TR

Questions Please Call (512) 834-9317

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2014 Jun 30

Austin, TX 78704 -- approximate address

NEW! Street View - Jun 2013

Image capture: Jun 2013 Jessie St © 2014 Google 1 km

Geo ID 0103030216
902 Jesse St.

Geo ID 0103030215
900 Jesse St.

B2
47

City of Austin Residential Permit Application

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

B2/48

Project Information

Project Address: 903 EMEL	Tax Parcel ID: 01030302030000
Legal Description: LOT D GRIZZARD WH RESUB	
Zoning District or PUD: SF3 NP	Lot Size (square feet): 6076
Neighborhood Plan Area (if applicable): Zucker	Historic District (if applicable): N/A
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Y ☐ N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? ☒ Y ☐ N wastewater availability? ☒ Y ☐ 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? ☐ Y ☒ 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? ☐ Y ☒ 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? ☐ Y ☒ N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? ☒ Y ☐ N Is this site adjacent to a paved alley? ☐ Y ☒ N	
Does this site have a Board of Adjustment (BOA) variance? ☐ Y ☒ N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? ☐ Y ☒ 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. ☐ Y ☒ 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? ☐ Y ☒ N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: ☐ vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential other _____			
Proposed Use: ☐ vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential other _____			
Project Type: ☐ new construction ☐ addition ☒ addition/remodel ☐ remodel/repair other _____			
# of existing bedrooms: 4	# of bedrooms upon completion: 3	# of existing baths: 4	# of baths upon completion: 3
Will all or part of an existing exterior wall be removed as part of the project? ☐ Y ☒ 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)			

INSTALL ADDITIONAL GARAGE DOOR TO CONVERT CARPORT TO GARAGE DOOR

Trades Permits Required: ☒ electric ☐ plumbing ☐ mechanical (HVAC) ☐ concrete (right-of-way)
(circle all that apply)

Job Valuation

Total Job Valuation: \$ 1,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 1,000 Bldg: \$ 900 Elec: \$ 100 Plmbg: \$ _____ Mech: \$ _____ Primary Structure: \$ 1,000 Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
--------------------------------------	--	---

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.

B2
49

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	1796		1796
b) 2 nd floor conditioned area	633		633
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)	450		450
f) Covered Patio, Deck or Porch	192		192
g) Balcony			
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)	3071		3071
j) Pool			
k) Spa			

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>2438</u>	% of lot size: <u>40</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>2705</u>	% of lot size: <u>44.52</u>
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: <u>32</u> ft Number of Floors: <u>2</u> Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
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): <u>12</u> ft Distance from intersection (for corner lots only): <u>0</u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? ☐ Y ☒ N	

B2/50

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	<u>1796</u>			<u>1796</u>
2 nd Floor	<u>433</u>			<u>433</u>
3 rd Floor				
Basement				
Attic				
Garage (attached)		<u>450</u>	<u>200</u>	<u>250</u>
(detached)				
Carport (attached)	<u>450</u>	<u>(REMOVED TO GARAGE)</u>		
(detached)				
Accessory building(s)				
(detached)				
Ceilings over 15 ft				
TOTAL GROSS FLOOR AREA				<u>2652</u>

(Total Gross Floor Area /lot size) = 43.64 Floor-To-Area Ratio (FAR)

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

☒ Y	☐ N
☐ Y	☒ N
☐ Y	☒ N
☐ Y	☒ N
☐ Y	☒ N
☐ Y	☒ N
☐ Y	☒ 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.

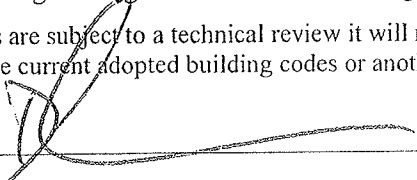
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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.

B2
51

Contact Information			
Owner	Ginny Gamma	Applicant or Agent	David Mancusi c/o Permit Partners
Mailing Address	903 Ethel St 78704	Mailing Address	105 W Riverside Dr #225 78704
Phone		Phone	512 744 2401
Email		Email	DAVID@PERMIT-PARTNERS.COM
Fax		Fax	
General Contractor	N/A	Design Professional	N/A
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? ☒ Y ☐ N	
I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property. I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.	
Applicant's signature: 	Date: 5/8/14
Design Professional's signature: _____	Date: _____

B2
52

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. 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.

Owner's Signature

Date

Owner's Signature

Date

1st Owner's Printed Name

2nd Owner's Printed Name

Sworn and subscribed before me this _____ day of _____, 20____

Notary Public in and for the State of Texas

My commission expires on: _____

B2
53

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

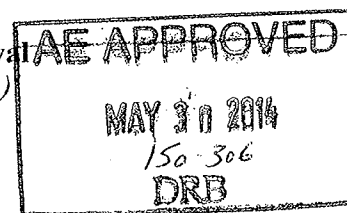


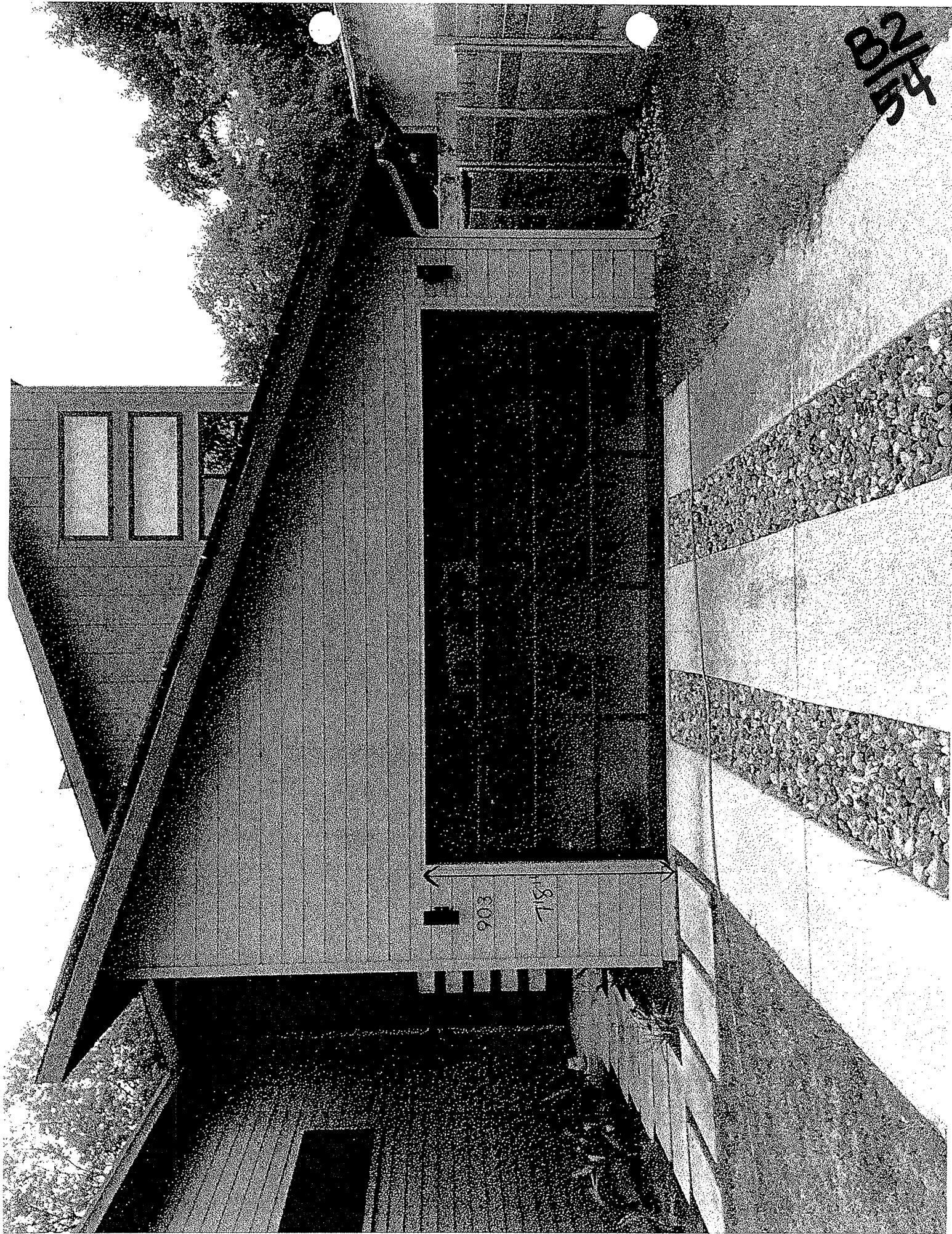
Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only

Responsible Person for Service Request <u>Ginny Catania</u>		
Email <u>n/a</u>	Fax <u>n/a</u>	Phone <u>n/a</u>
☒ Residential	☐ Commercial	☐ New Construction
☒ Remodeling		
Project Address <u>903 Ethel Street, Austin, TX 78704</u> OR		
Legal Description <u>LOT D Grizzard WH Resub</u>	Lot <u>D</u>	Block <u></u>
Who is your electrical provider? ☒ AE ☐ Other <u></u>		
☒ Overhead Service	☐ Underground Service	☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Location of meter <u>LEFT FLU</u>		
Number of existing meters on gutter <u></u> (show all existing meters on riser diagram)		
Expired permit # <u></u>		
Comments <u>Homeowner is install of overhead garage door to convert carport to garage.</u>		
<u></u>		
<u></u>		
ESPA Completed by (Signature & Print Name) <u></u>		Date <u>5-30-14</u> Phone <u>512-826-4209</u>
AE Representative <u></u>		Approved ☐ Yes ☐ No <u>5-30-14</u>
		Date <u></u> Phone <u></u>

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





82/54

903

718

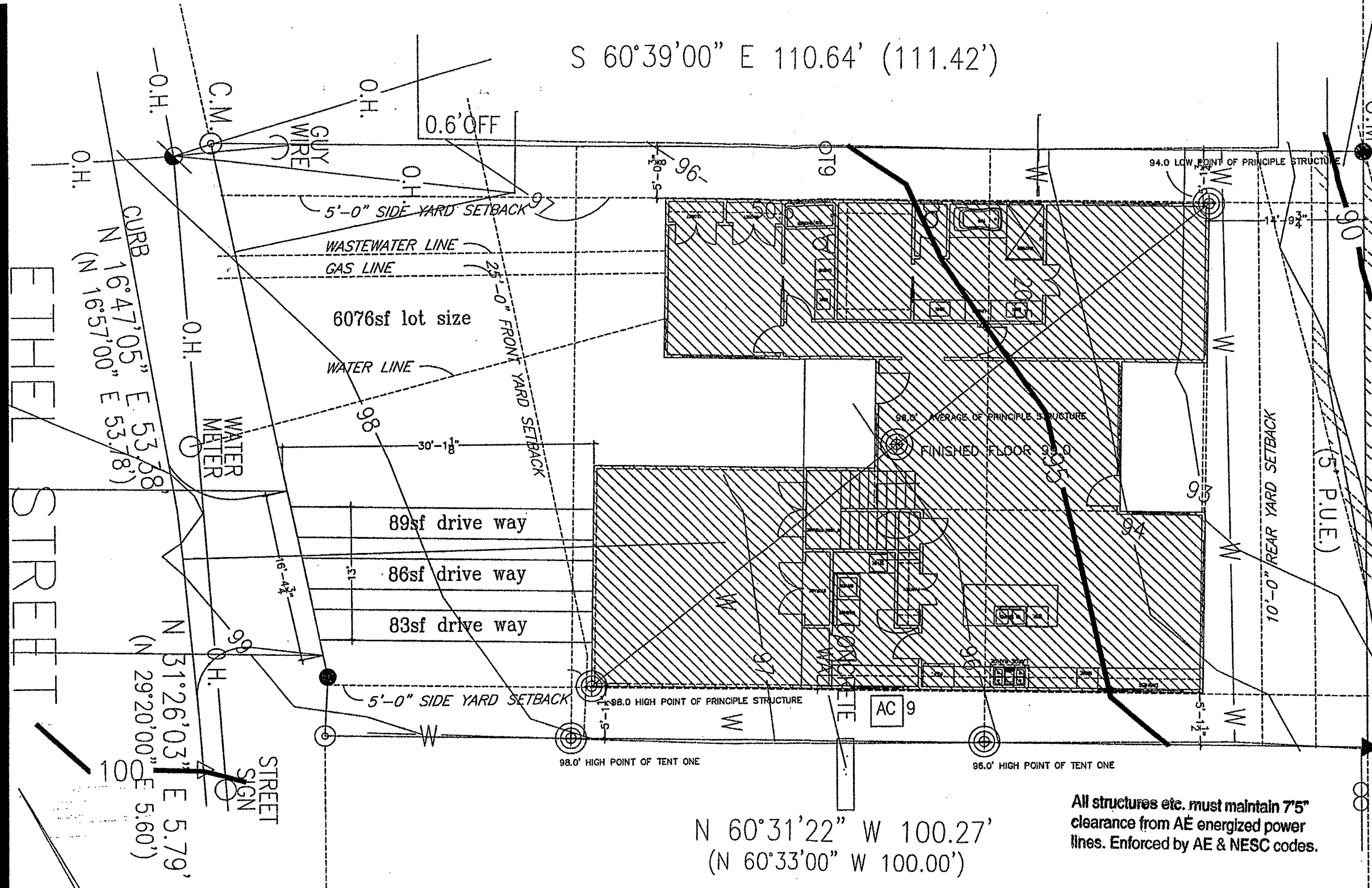
SAN ANTONIO 210.829
MINNEAPOLIS 612.374

HOUSTON 713.621.0022
S.E. FLORIDA 305.667.4149

FORT WORTH 817.336.0565
TUCSON 520.624.8881

DALLAS 214.880.0022
PHOENIX 602.264.6871

THOMAS
REPROGRAPHICS

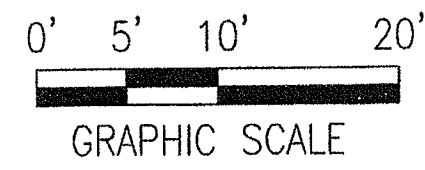


B2
55

LOT 45

LOT 44

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
By *[Signature]* Date *05-14-2013*
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



1 SITE PLAN
SCALE: 3/32"=1'-0"

AE APPROVED
APR 03 2013
RLS 93-4

RECEIVED
APR 05 2013

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

[Signature]
5.1.13

REVIEWED FOR ZONING ONLY

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SHEET NUMBER
A-1.0
JOB NO. 1210
DATE: 04-22-13
DRAWN: S.Z.
CHECKED: S.Z.

MOAZAMI HOMES CUSTOM
903 ETHEL STREET
AUSTIN TEXAS

Stephen Zagorski, Architect AIA
P.O. Box 50196 Austin, Texas 78763 (512) 789-3259



B2
5/6



Imagery ©2014 Google, Map data ©2014 Google 100 ft

300 ft.

1

Table 2

B2
58

Address:	Total Gross Floor Area	Lot Size Square Footage	Floor to Area Ratio (FAR)	BP#	RDCL
903 Ethel St., Austin, TX 78704	2619	6162.18	0.43		Wagner
905 Ethel St., Austin, TX 78704	1669	9769.6	0.17		
901 Ethel St., Austin, TX 78704	2014	6019.17	0.34		
902 Ethel St., Austin, TX 78704	2762	6924.62	0.40		
900 Ethel St., Austin, TX 78704	2432	6030.56	0.41	2013-015711	No
904 Ethel St., Austin, TX 78704	800	4896.05	0.17	31.99 PR calc.	
902 Jesse St., Austin, TX 78704	1244	7153.23	0.18		
904 Jesse St., Austin, TX 78704	1000	7154.27	0.14		
900 Jesse St., Austin, TX 78704	1640	7237.1	0.23		
811 Ethel St., Austin, TX 78704	1522	5720.73	0.27		
809 Ethel St., Austin, TX 78704	1440	5500.31	0.27		
807 Ethel St., Austin, TX 78704	2246	6050	0.38		
805 Ethel St., Austin, TX 78704	2108	6050	0.35		
1509 Juliet St., Austin, TX 78704	1707	8933	0.20		
1507 Juliet St., Austin, TX 78704	644	5460	0.12		
1505 Juliet St., Austin, TX 78704	2121	7475.88	0.29		

B2
59

802 Jesse St., Austin, TX 78704	1709	N/A	N/A		
806 Jesse St., Austin, TX 78704	1122	9780	0.12		
808 Jesse St., Austin, TX 78704	1476	8574.4	0.18		
810 Jesse St., Austin, TX 78704	1642	8052.91	0.21		
906 Jesse St., Austin, TX 78704	0	6911.12	0		
908 Jesse St., Austin, TX 78704	2951	9940	0.30		
910 Jesse St., Austin, TX 78704	1608	9299.07	0.18		
911 Jesse St., Austin, TX 78704	2435	8993.84	0.27		
909 Jesse St., Austin, TX 78704	3104	8498.29	0.37		
907 Jesse St., Austin, TX 78704	1562	6002.52	0.26		
905 Jesse St., Austin, TX 78704	1963	5893.05	0.34		
903 Jesse St., Austin, TX 78704	1572	5698.29	0.28		
901 Jesse St., Austin, TX 78704	1377	5955.89	0.23		
811 Jesse St., Austin, TX 78704	1052	9623.31	0.11		
807 Jesse St., Austin, TX 78704	1008	8353.05	0.12		
805 Jesse St., Austin, TX 78704	2286	5650.75	0.41	2012-00916410	No
1504 Treadwell St., Austin, TX 78704	1474	5500	0.27	33970 PR Calc	

B2
60

1506 Treadwell St., Austin, TX 78704		1035	5848.02		0.18		
1514 Treadwell St., Austin, TX 78704		1153	5433.85		0.22		
1513 Treadwell St., Austin, TX 78704		1054	4811.12		0.22		
1511 Treadwell St., Austin, TX 78704		816	5535.44		0.15		
1509 Treadwell St., Austin, TX 78704		2763	5504.97		0.51	2012- 020659	No
1507 Treadwell St., Austin, TX 78704		1976	5472.34		0.37	40% PR calc.	
909 Kinney Ave., Austin, TX 78704		1434	6406.54		0.23		
907 Kinney Ave., Austin, TX 78704		2817	6116.91		0.46	2007- 115025	No
905 Kinney Ave., Austin, TX 78704		3648	5305.13		0.69	2008- 020482	No
903 Kinney Ave., Austin, TX 78704		3878	15880		0.25		
811 Kinney Ave., Austin, TX 78704		772	6426		0.12		
809 Kinney Ave., Austin, TX 78704		2248.5	6170.61		0.37		
805 Kinney Ave., Austin, TX 78704		1463	7157.53		0.21		
804 Ethel St., Austin, TX 78704		1115	7455.41		0.15		
806 Ethel St., Austin, TX 78704		3210	7279.13		0.44	2010- 059498	No
808 Ethel St., Austin, TX 78704		0	5911.73		0		

B2
61

810 Ethel St., Austin, TX 78704		832		5865.17		0.15		

B2/B2
62

5/22/13

City of Austin Residential Permit Application Residential Review, 2nd floor, One Texas Center 503 Barton Springs, Austin, TX 78704 (512) 974-2747		PR #: 13-034207 Assigned: _____ Review Date: _____ Reviewed/Approved: _____ Issued: _____	BP #: Due Date: _____ Issue Date: _____ Issued: _____
Project Information			
Project Address: 903 Ethel Street ✓		Tax Parcel ID: 01030302030000 ✓	
Legal Description: Lot D, Grizzard WH Resub ✓		Lot Size (square feet): 6076	
Zoning District or PUD: SF-3		Historic District (if applicable):	
Neighborhood Plan Area (if applicable):			
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y ☒ N ☐			
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code			
Does this site currently have water availability? Y ☒ N ☐ wastewater availability? Y ☒ N ☐			
If no, contact Austin Water Utility to apply for water/wastewater tap extension request.			
Does this site have or will it have an auxiliary water source? Y ☒ 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? Y ☐ 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? Y ☐ N ☒			
If yes, contact the Development Assistance Center for a Site Plan Examination			
Does this site front a paved street? Y ☐ N ☒ Is this site adjacent to a paved alley? Y ☐ N ☒ (if applicable)			
Does this site have a Board of Adjustment (BOA) variance? Y ☐ N ☒ Case # _____			
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ 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. Y ☐ 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? Y ☐ N ☒			
Note: Proximity to a floodplain may require additional review time.			
Description of Work			
Existing Use: vacant single-family residential ☒ duplex residential ☒ two-family residential ☐ other _____			
Proposed Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other _____			
Project Type: new construction ☒ addition ☐ addition/remodel ☐ remodel/repair ☐ other _____			
# of bedrooms existing: _____ # of bedrooms proposed: 4 # of baths existing: 1 # of baths proposed: 3			
Will all or part of an existing exterior wall be removed as part of the project? Y ☒ 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.) *Existing home will be demolished New 2 story single family home, 2429 square feet with attached 2 car carport			
Trades Permits Required: electric ☒ plumbing ☒ mechanical (HVAC) ☒ concrete (right-of-way) ☒			
Job Valuation			
Total Job Valuation: \$ 300,000		Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 200,000	
Bldg: \$ 150,000 Elec: \$ 15,000		Bldg: \$ 100,000 Elec: \$ 10,000	
Plmbg: \$ 15,000 Mech: \$ 10,000		Plmbg: \$ 10,000 Mech: \$ 10,000	
Primary Structure: \$ 200,000		Accessory Structure: \$ 0	
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.			

6/3/22

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		1796	1796
b) 2 nd floor conditioned area		633	633
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)		450	450
f) Covered Patio, Deck or Porch		192	192
g) Balcony			
h) Other			
Total Building Coverage (exclude b, c & d from total)		2438	2438
i) Driveway		258	258
j) Sidewalks			
k) Uncovered Patio			
l) Uncovered Wood Deck (counts at 50%)		9	9
m) AC pads			
n) Other (Pool Coping, Retaining Walls)			
Total Site Coverage		2705	2705
o) Pool			
p) Spa			

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21) Existing Building Coverage (sq ft): <u>2438</u> % of lot size: <u>40%</u> Proposed Building Coverage (sq ft): <u>40% x 6076 = 2430</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. (LDC 25-1-23) Existing Impervious Cover (sq ft): <u>2705</u> % of lot size: <u>44.52%</u> Proposed Impervious Cover (sq ft): <u>45% x 6076 = 2734</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☐ N ☒ (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? Y ☐ N ☒ (LDC 25-2-513) 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: <u>31' 5 3/4"</u> Number of Floors: <u>2</u> Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
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): <u>16.5</u> ft Distance from intersection (for corner lots only): <u> </u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒	

B2
64

Subchapter F - 'McMansion'

Gross Floor Area
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor		1796		1796
2 nd Floor		633		633
3 rd Floor				
Basement				
Attic				
Garage (attached)		(450-450)		(450-450)
(detached)				
Carport (attached)				
(detached)				
Accessory building(s)				
(detached)				

TOTAL GROSS FLOOR AREA 2429

(Total Gross Floor Area /lot size) x 100 = 39.9% Floor-To-Area Ratio (FAR)

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

Grossed 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.

B2
651

Contact Information			
Owner	Kenzani Enders, LLC	Applicant or Agent	SAHE
Mailing Address	3571 Far West Blvd. #220 Austin, TX 78721	Mailing Address	SAHE
Phone	512-587-2575	Phone	SAHE
Email	eric@kenzanienders.com	Email	SAHE
Fax	817-240-1100	Fax	SAHE
General Contractor	Kenzani Homes, LLC	Design Professional	SAHE
Mailing Address	SAHE	Mailing Address	SAHE
Phone	SAHE	Phone	SAHE
Email	SAHE	Email	SAHE
Fax	SAHE	Fax	SAHE

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

I understand that in accordance with Sections 25-1-411 and 25-1-166 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 cityarbors@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: Eric Enders Date: 4/2/13

B2
66

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

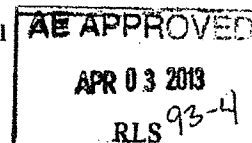


Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>Amir Moazami</u>	
Email <u>amir@moazamihomes.com</u>	Fax _____ Phone <u>512-507-9875</u>
☒ Residential ☐ Commercial ☒ New Construction ☐ Remodeling	
Project Address <u>903 Ethel Street</u> OR _____	
Legal Description _____	Lot _____ Block _____
Who is your electrical provider? ☒ AE ☐ Other _____	
☒ Overhead Service ☐ Underground Service ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)	
Location of meter <u>LF</u>	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>New home</u>	All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.
<u>Amir Moazami</u> <u>4/3/13</u> <u>512-507-9875</u>	
BSPA Completed by (Signature & Print Name) Date Phone	
AE Representative _____	Approved ☒ Yes ☐ No Date _____ Phone _____

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



B2
67



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Amir Moazzami Phone: 512-507-875 Alternate Phone: _____

Service Address: 903 Ethel Street

Lot: D Block: _____ Subdivision/Land Status: Grand WH Cosh Tax Parcel ID No.: _____

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

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

Number of existing bathrooms: _____ Number of proposed bathrooms: 3

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" PVC Service stub size: 1" Service stub upgrade required? NO New stub size: _____

Existing Meter number: 167463/103956 Existing Meter size: 2 1/2" Upgrade required? NO New size: _____

W/W Service: Septic System/On-Site Sewage Facility (OSSF) _____ or W/W Collection System _____ W/W 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.

W&WWSPV Completed by (Signature & Print name) A Amir Moazzami Date 4/5/13 Phone 512-507-875

OSSF (if applicable) Approved by UDS (Signature & Print name) Donna L. Davis Date 4-5-13 Phone 974-9722

AWU Representative _____ Date _____ Phone _____

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

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

Verification expires 180 days after date of Submittal

RECEIVED

APR 05 2013

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

B2
68

903 ETHEL STREET 13-034287 REVIEWED 04/12/13

Travis County Appraisal District records show TOLAND HOLLEY BELL as the owner of the property above, the application show you as the owner, please provide evidence of sale (deed, revised appraisal records) or an authorization letter from the current owner.

No Demolition permit was provided with the application, Contact Alyson McGee 5th Floor for an application

Application claims a parking exemption for the carport; however the block on page 3 of 8 on the application is marked NO exemption claim

Max allowable building coverage for the SF-3 District is $40\% \times 6076 = 2430$ sq. ft. the proposed building coverage per the application is 2480 sq. ft.

Drive way ribbons should be labeled 3'x2'x3'

Label front and rear porch on site plans (provide sq. footage) show all impervious coverage on site plans

McMansion Build Line not depicted on Elevation Drawings

RECEIVED FOR ZONING CODE

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION
MM
2.1.13

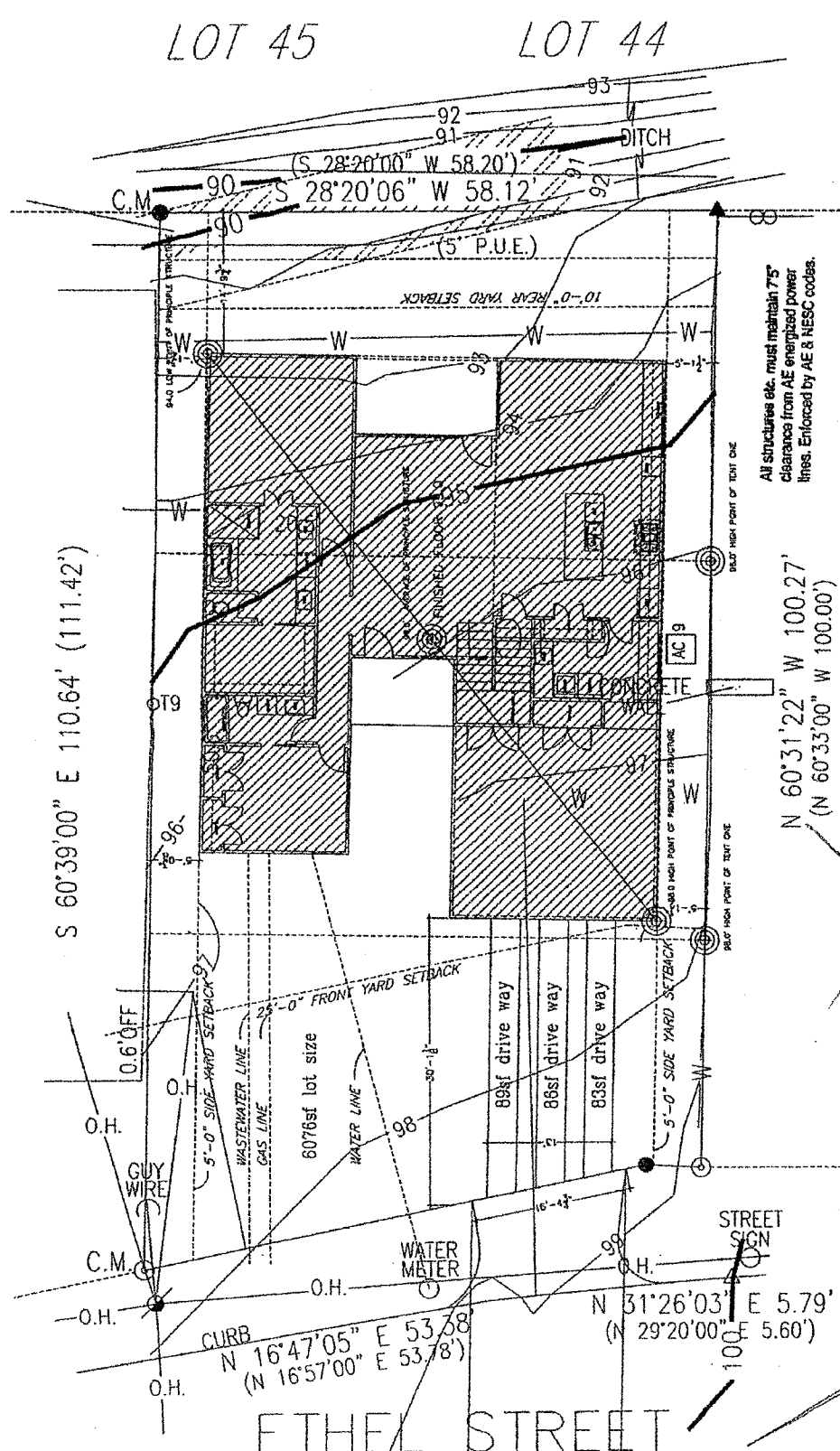
SITE PLAN
SCALE: 3/32" = 1'-0"

CITY OF AUSTIN
APPROVED FOR PERMIT

Georg Gountrsey
Planning and Development Review Department

The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a patent for, or an approval of, any violation of any other of the provisions of the current adopted building code or any other ordinance of the City of Austin.

By: Michael J. G. Doe Date: 05/14/08



B2
70[APD Home](#)

AUSTIN POLICE DEPARTMENT INCIDENT REPORTS SEARCH - PUBLIC PORTION

1 Reports Selected

Search Criteria:	Start Date	05/01/2014
	End Date	05/07/2014
	Location	ETHEL

[New Search](#)

Report Number:	2014-1230612	Report Date/Time	Sat, May-03-2014 08:42
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Offense Date/Time	Sat, May-03-2014 08:42
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Offense(s)	BURGLARY OF RESIDENCE
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Offense Location	903 ETHEL ST, AUSTIN 78704
	Census Tract: 13.03 District: 3 Area Command: SOUTH WEST

Investigator Assigned	-
------------------------------	---

Victim(s)	Name: CATANIA, GINNY ANNE	Female	White
	Address: AUSTIN, TX		

Property	STOLEN	BICYCLES
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