

CASE# C15-2014-0081  
ROW# 11147274  
TAX# 0307170435

**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: 6915 Villita Avenida ATX 78741

LEGAL DESCRIPTION: Subdivision -Frontier at Montana Amended

Plat of \_\_\_\_\_ Lot(s) 16 Block C

\_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_ I/We Eduardo

Varela \_\_\_\_\_ on behalf of myself/ourselves as authorized agent for

affirm that on May 8, 2014 \_\_\_\_\_, hereby apply for a hearing

before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Zoning Code you are seeking a variance from)**

    ERECT     ATTACH     COMPLETE     REMODEL   x   MAINTAIN

The carport and storage shed on my property that is 2 feet to 2.5 feet from the fence line instead of the  
Required 5 feet. Board of Adjustment pending for site set back. Code Enforcement Case Pending

in a SF-3-NP Montopolis  
\_\_\_\_\_ 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:

A carport is needed to have the vehicles off the roadway. It would be difficult to access the backyard to

Park the vehicles. This would be the most reasonable and safest area for the carport.

**HARDSHIP:**

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

The lot configuration does not lend itself to allow the carport to be within the 5 feet variance without using the added space. The variation of the fence line also added to the need to put it where it is installed.

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

The area between the fence and the carport and storage shed. Most of the carport is three feet away except for one edge of the storage shed that is closer than that because of the alignment of the fence is skewed. Had we built it differently it would detract from the home. Our neighbor that adjoins this area has told us that the addition is very nice and she has no complaints because of the proximity of the carport and or storage.

**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:

The carport is 21 x 8 and is 8 feet tall and complements the home and is sufficiently far away as to not

impair the purpose of the adjacent property. We have enclosed pictures of the carport for your use in Assessing and allowing us to keep the carport. Thank you for your assistance.

**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:

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:

Because it will allow all family vehicles to be parked off the public streets and will more readily allow the free flow of traffic on the streets. This carport is at least 50 to 60 feet from the sidewalk inside the lot so as making this completely not interfere with the flow of traffic on the street

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

It will allow the vehicles to be away from and keep from interfering with the public.

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

**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 Eduardo Varela Mail Address 6915 Villita Avenida

City, State & Zip Austin, TX 78741

Printed Eduardo Varela Phone 512-785-5532 Date 05/08/2014

**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 Eduardo Varela Mail Address 6915 Villita Avenida

City, State & Zip Austin, TX 78741

Printed Eduardo Varela Phone 512-785-5532 Date 05/08/2014

email: Paty Varela2002@yahoo.com



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0081  
 Address: 6915 VILLITA AVENIDA

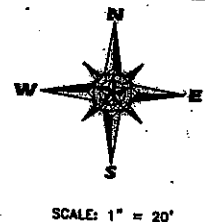


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

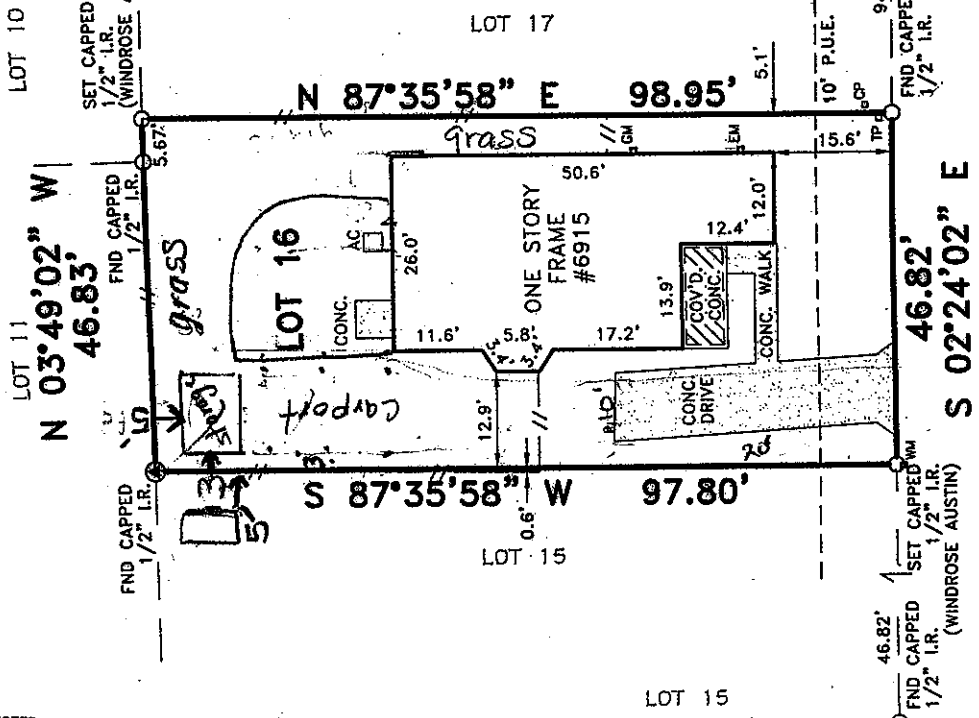
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

LOT 19  
LOT 18



BLOCK "C"



VILLITA AVENIDA  
(56' R.O.W.)

- NOTES:
- 1) SUBJECT TO RESTRICTIVE COVENANTS BY DOCUMENT NO. 200800286, DOCUMENT NO. 200800392, DOCUMENT NO. 2008183278 AND DOCUMENT NO. 2008015975, T.C.O.P.R.
  - 2) TRANSMISSION LINE EASEMENT TO THE LOWER COLORADO RIVER AUTHORITY BY VOLUME 650, PAGE 388, T.C.D.R. AND DOCUMENT NO. 2005023426, T.C.O.P.R. DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN ON PLAT.
  - 3) SANITARY SEWER LINE EASEMENT TO THE CITY OF AUSTIN BY VOLUME 1741, PAGE 148, T.C.D.R. DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN ON PLAT.
  - 4) SANITARY SEWER EASEMENT BY VOLUME 3783, PAGE 2178, T.C.D.R. DOES NOT AFFECT SUBJECT PROPERTY.
  - 5) SUBJECT TO EASEMENT RIGHTS BY DOCUMENT NO. 2008183278, T.C.O.P.R.
  - 6) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AND THE MONTEPOLIS NEIGHBORHOOD PLAN, PER NOTE ON PLAT.

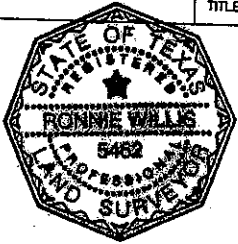
- LEGEND
- EM - ELECTRIC METER
  - GM - GAS METER
  - TP - TELEPHONE PEDESTAL
  - CP - CABLE TV PEDESTAL
  - WM - WATER METER
  - W - WOOD FENCE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - CM - CONTROL MONUMENT

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 0912343-ARB

SURVEY OF  
LOT 16, BLOCK "C", AMENDED PLAT OF FRONTIER AT MONTANA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200800392, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD-ZONE "X (UNSHADDED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48024 0605 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	EDUARDO VARELA AND PATRICIA VARELA	LENDER CO.	BANK OF AMERICA
ADDRESS	6925 VILLITA AVENIDA	TITLE CO.	INDEPENDENCE TITLE COMPANY



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.

*Ronne Willis*

Windrose Land Services Austin  
4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
TEL. (512) 326-2100 FAX (512) 326-2770

COPYRIGHT 2009 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED

FIELD WORK	07/17/09	NO	DRAFTED BY	07/17/09	ST	CHECKED BY	07/17/09	RW
REVISION	-	-	-	-	-	-	-	-
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	-
						616 X	22051	-



# City of Austin

Founded By Congress, Republic of Texas 1839

Code Compliance Department

P.O. Box 1088, Austin, Texas 78767 - 1088

April 16, 2014

## NOTICE OF VIOLATION

via Certified Mail # 7012 2210 0000 6555 7443

Eduardo & Patricia G Verela  
6915 Villita Avenida  
Austin Texas 78741

### RE: 6915 VILLITA AVENIDA

Legally described as LGT 16 BLK C FRONTIER AT MONTANA AMENDED  
PLAT OF  
Zoned as SF-3-NP  
Parcel Number 0307170435

Dear Eduardo & Patricia G Verela:

An investigation by the City of Austin's Code Compliance Department was conducted relating to the property indicated above and violations of Austin City Code were found that require your immediate attention. An investigation report is enclosed which defines the code violation(s) found with required remedies for attaining compliance with the City Code.

After receipt of this notice, you may not sell, lease, or give away this property unless you have provided the buyer, lessee, or other transferee a copy of this notice, and provided the name and address of the buyer to the Code Official. Also, it is a misdemeanor to rent this property if the code violation(s) on this property pose a danger to the health, safety and welfare of the tenants.

If you have any questions, please contact me by telephone at 512-974-1940 between 7:30AM - 4:00PM. You may leave a voicemail message at any time.

Si usted tiene alguna pregunta, contácteme por favor por teléfono en 512-974-1940 de lunes a viernes o puede dejar un mensaje de correo vocal en cualquier momento.

### Ownership Information

According to the applicable records of the County, you own the real property described in this notice. If you no longer own this property, you must execute an affidavit stating that you no longer own the property and stating the name with the last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to our office not later than the 20th day after the date you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice, even if you do not.

An affidavit form is available at our office located at 1520 Rutherford Lane. An affidavit may be mailed to:

**City of Austin  
Code Compliance Department  
P.O. Box 1088  
Austin, Texas 78767**

Additionally, if this property has other owner(s), please provide me with this information.

**Failure to Correct**

If a violation is not corrected, any existing site plan, permit, or certificate of occupancy may be suspended or revoked by the City. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.

If the violation continues, the City may take further legal action to prevent the unlawful action as authorized by State law and may seek civil injunctions or penalties in State court.

For dangerous or substandard buildings, the City may also take further action to require the vacation, relocation of occupants, securing, repair, removal or demolition of a building.

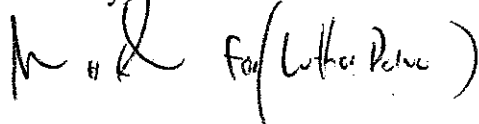
**If the violations are not brought into compliance within the timeframes listed in the investigation report, criminal charges may be filed against you in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.**

**Complaints**

To register a complaint regarding a Code Compliance Department investigator, you may submit your complaint in writing no later than 3 days after receipt of this letter to:

**City of Austin  
Code Compliance Department Manager  
P.O. Box 1088  
Austin, Texas 78767**

Sincerely,

A handwritten signature in black ink, appearing to read "Luther Perez", enclosed in a large, hand-drawn parentheses.

Luther Perez, Code Compliance Inspector  
Code Compliance Department  
Case CV-2014-011571

## INVESTIGATION REPORT

**Investigator:** Luther Perez  
**Case:** CV-2014-011571  
**Address:** 6915 VILLITA AVENIDA  
**Zoned as** SF-3-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 978-4000. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

### LAND USE

**Code Section:** Building Permit Requirement (§25-12-241 [2006 IRC R105.1])  
**Description of Violation:** Residential construction performed without required permit.  
**Date Observed:** February 22, 2014 **Status:** Not Cleared  
**Required Remedy:** Secure permit for rear patio.

**Code Section:** Site Development Regulations for Zoning Districts (§25-2-492)  
**Description of Violation:** The shed and car post is encroaching into the rear and side yard setback and a minimum of 5 feet is required in a SF-3 zoning district.  
**Date Observed:** February 22, 2014 **Status:** Not Cleared  
**Required Remedy:** Remove shed and carport.

### Required Remedy Summary

Obtain a Permit in 7 days  
Remove structure from rear and side yard setback in 7 days  
Obtain Variance in 7 days

**NOTE:** The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

### Appeal

A person may appeal a Stop Work Order to the City of Austin's Code Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;
- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to Code Compliance Department located at 1520 Rutherford Lane, Building 1-Security Desk or mailed to:

**Code Official**  
**Code Compliance Department**  
**P.O. Box 1088**  
**Austin, Texas 78767**





I, Edmond Ramirez am applying for a variance from the Board of Adjustment regarding Section 25-12.24 of the Land Development Code. The variance would allow me the ability to keep the carport and shed built closer to the fence than the allowed clearance and without required permit By signing this form, I understand that I am declaring my support for the variance being requested. code enforcement, board of adjustment for all

back

Property Owner Name (Print)	Address	Signature
Volanda Acosta	6917 Villita Avenida	Volanda Acosta
MARTAMALOOA	A00 6906 Villita COVE	MARTAMALOOA
Gloria Acosta	6904 Villita Cove	Gloria Acosta
Liesel Tokou	6913 Villita Avenida	Liesel Tokou
EILE SLOTT	6916 Villita Avenida	EILE SLOTT
PEAK SHOTT	6912 VILLITA AVENIDA	PEAK SHOTT

**Heidenfels, Leane**

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**From:** Caitlin Harris Moore <[REDACTED]@gmail.com>  
**Sent:** Friday, May 23, 2014 4:45 PM  
**To:** Heidenfels, Leane  
**Subject:** 6915 Villita Avenida street

To whom it may concern,

The residents at 6915 Villita Avenida Street have built an exterior structure adjacent to their home. The structure is technically not in compliance with city code and there will be a hearing to decide whether measures must be taken to remedy this. The Frontier at Montana Home Owners Association board met to view and discuss the structure. We do not oppose the structure and we feel it compliments the home and the neighborhood in an appealing manner.

Thank you,  
Caitlin Harris Moore  
President  
Frontier at Montana HOA

To the city of Austin

Hola me llamo Yolanda Perez y vivo en la siguiente Direccion  
6917 Villita Avenida st Austin tx 78741  
Y soy vecina de la señora Patricia y el señor Eduardo Varela.

hace unos meses hicieron una construcion cerca de mi varda izquierda la cual yo no tengo ningun inconveniente con la contruccion y no me afecta en lo absoluto.

Espero esto les ayude para que no tengan ningun inconveniente

para mayor informacion Favor de llamarme al (512) 569-7436

Atte:

Yolanda Perez

Gracias

# City of Austin Residential Permit Application

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

Project Information	
Project Address: <b>6915 Villita Avenida</b>	Tax Parcel ID: <b>721311</b>
Legal Description: <b>Lot 16 Blk C Frontier At Montana Amended Plat of</b>	
Zoning District or PUD: <b>SF 3 NP</b>	Lot Size (square feet): <b>4806</b>
Neighborhood Plan Area (if applicable): <b>Montopolis</b>	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> <small>Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.</small>	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.</small>	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N      If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N      If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> <small>If yes, contact the Development Assistance Center for a Site Plan Exemption.</small>	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input type="checkbox"/> N      Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <small>If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.</small>	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> <small>Note: If yes, application for a tree permit with the City Arborist may be required.</small>	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <span style="float: right;"><input checked="" type="checkbox"/> Y <input type="checkbox"/> N</span> <small>Note: Proximity to a floodplain may require additional review time.</small>	

Description of Work			
Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential    other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential    other _____			
Project Type: <input type="checkbox"/> new construction <input checked="" type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair    other _____			
# of existing bedrooms: <b>3</b>	# of bedrooms upon completion: <b>3</b>	# of existing baths: <b>2</b>	# of baths upon completion: <b>2</b>
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <small>Note: Removal of all or part of a structure requires a demolition permit.</small>			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)			
<small>A carport and storage area is placed on the existing graveled area of the lot next to the fence. The amount of space between the carport and the fence should be 5 feet but it was built only with two feet of clearance. There is no electrical, plumbing, mechanical or concrete on the structure.</small>			
Trades Permits Required: <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) <small>(circle all that apply)</small>			

Job Valuation		
Total Job Valuation: \$ <u>1000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>1000</u> Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____ Primary Structure: \$ _____ Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>1000</u> Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
<small>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.</small>		

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 <sup>st</sup> floor conditioned area	1186	0	1186
b) 2 <sup>nd</sup> floor conditioned area	0	0	0
c) 3 <sup>rd</sup> floor conditioned area	0	0	0
d) Basement	0	0	0
e) Covered Parking (garage or carport)	0	96	96
f) Covered Patio, Deck or Porch	0	0	0
g) Balcony	0	0	0
h) Other	0	0	0
i) Uncovered Wood Deck	0	0	0
<b>Total Gross Building Area (total A through I)</b>			
j) Pool	0	0	0
k) Spa	0	0	0

Site Development Information	
<b>Building Coverage Information</b> 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>1292</u> % of lot size: <u>27</u>	
<b>Impervious Cover Information</b> 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>1186</u> % of lot size: _____	
<b>Setbacks</b> Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) <b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>8</u> ft    Number of Floors: <u>1</u> # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
<b>Right-of-Way Information</b> Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Width of approach (measured at property line): <u>8</u> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

**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 <sup>st</sup> Floor	N/A	_____	_____	_____
2 <sup>nd</sup> Floor	_____	_____	_____	_____
3 <sup>rd</sup> Floor	_____	_____	_____	_____
Basement	_____	_____	_____	_____
Attic	_____	_____	_____	_____
Garage (attached)	_____	_____	_____	_____
(detached)	_____	_____	_____	_____
Carport (attached)	_____	_____	_____	_____
(detached)	_____	_____	_____	_____
Accessory building(s) (detached)	_____	_____	_____	_____
Ceilings over 15 ft	_____	_____	_____	_____
<b>TOTAL GROSS FLOOR AREA</b>				_____

(Total Gross Floor Area /lot size) = \_\_\_\_\_ 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
- Are any ceilings over 15 feet in height?  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.

**Contact Information**

Owner	Eduardo Varela	Applicant or Agent	Eduardo Varela
Mailing Address	6915 Villita Avenida ATX 78741	Mailing Address	6915 Villita Avenida ATX 78741
Phone	512-785-5532	Phone	512-785-5532
Email	patyvarela2002@yahoo.com	Email	patyvarela2002@yahoo.com
Fax	512-284-7262	Fax	512-284-7262
General Contractor	no longer available contact owner	Design Professional	not/applicable
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: 05/08/2014

Design Professional's signature: \_\_\_\_\_ Date: \_\_\_\_\_

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)

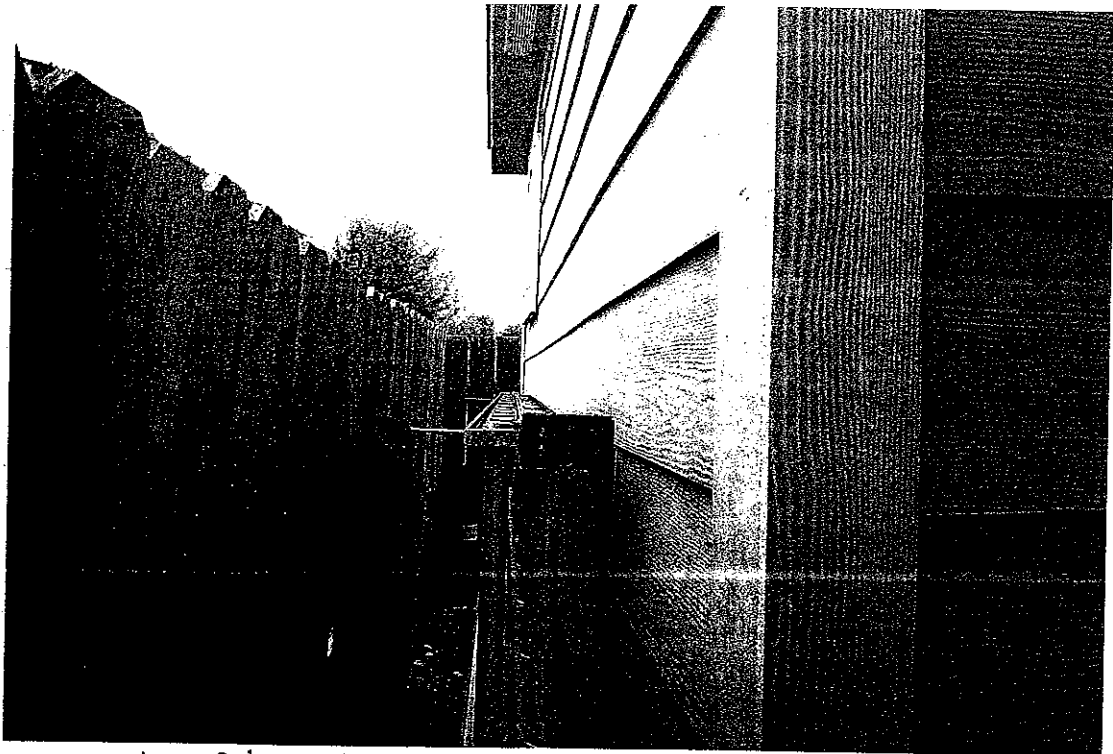
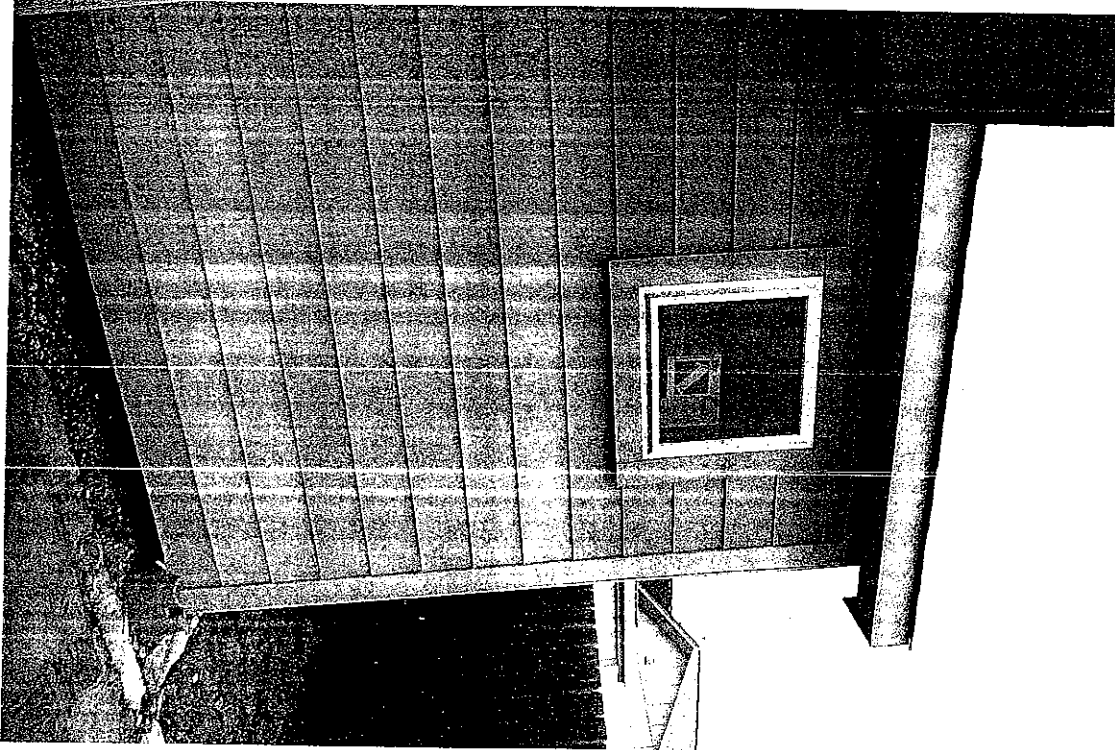
*This form to be used for review of Building Permit only*

Responsible Person for Service Request	Eduardo Varela				
Email	patyvarela2002@yahoo.com	Fax	512-284-7262	Phone	512-698-5435
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction	<input type="checkbox"/> Remodeling		
Project Address	6915 Villita Avenida, Austin, TX 78741				OR
Legal Description	Frontier at Montana Amended Plat of	Lot	16	Block	C
Who is your electrical provider?	<input checked="" type="checkbox"/> AE	<input type="checkbox"/> Other			
<input checked="" type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)		
Location of meter	Facing the house on the right side of the house				
Number of existing meters on gutter	_____ (show all existing meters on riser diagram)				
Expired permit #	Board of Adjustment site set back case pending.				
Comments	Code enforcement case pending.				
ESPA Completed by (Signature & Print Name)	Date	Phone			
	05/08/2014	512-785-5532			
AE Representative	Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	Date	Phone		

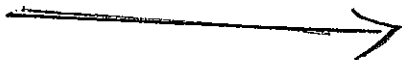
**Application expires 180 days after the date of approval**  
(Any change to the above information requires a new ESPA)

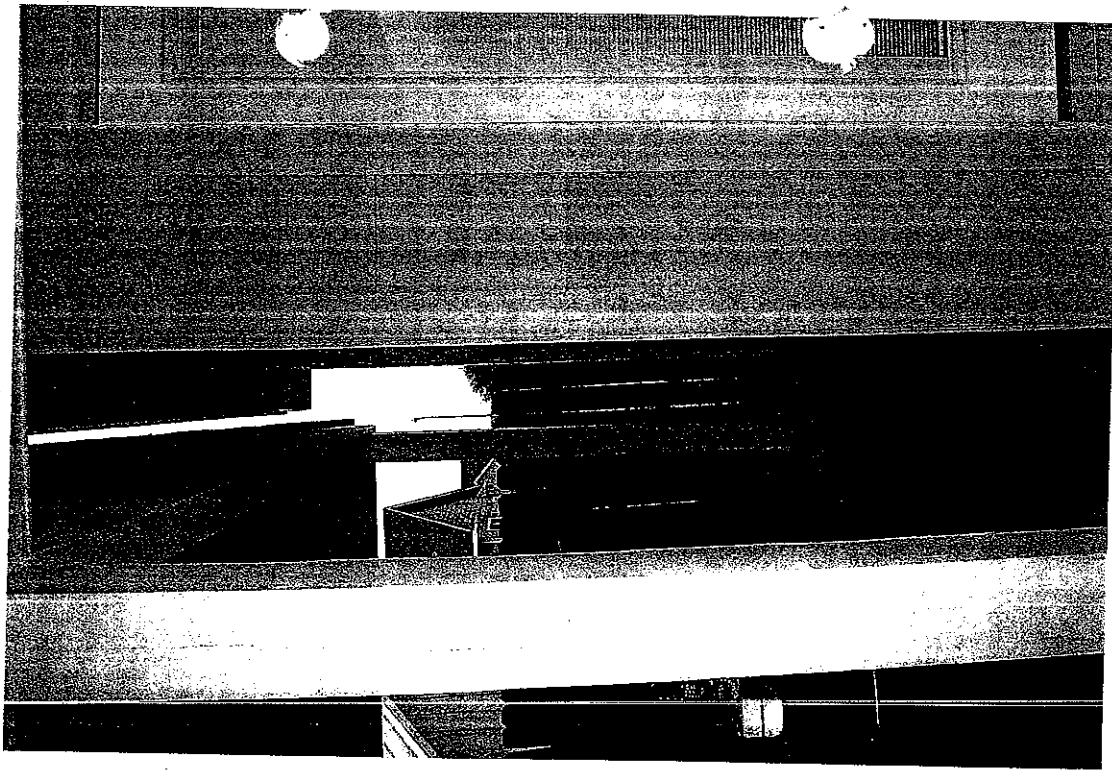


Right Side

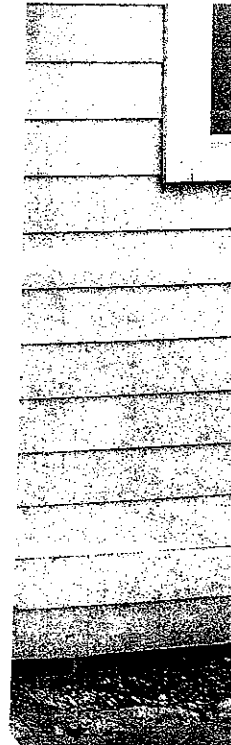


Left side with my Neighbor Yolanda Perez

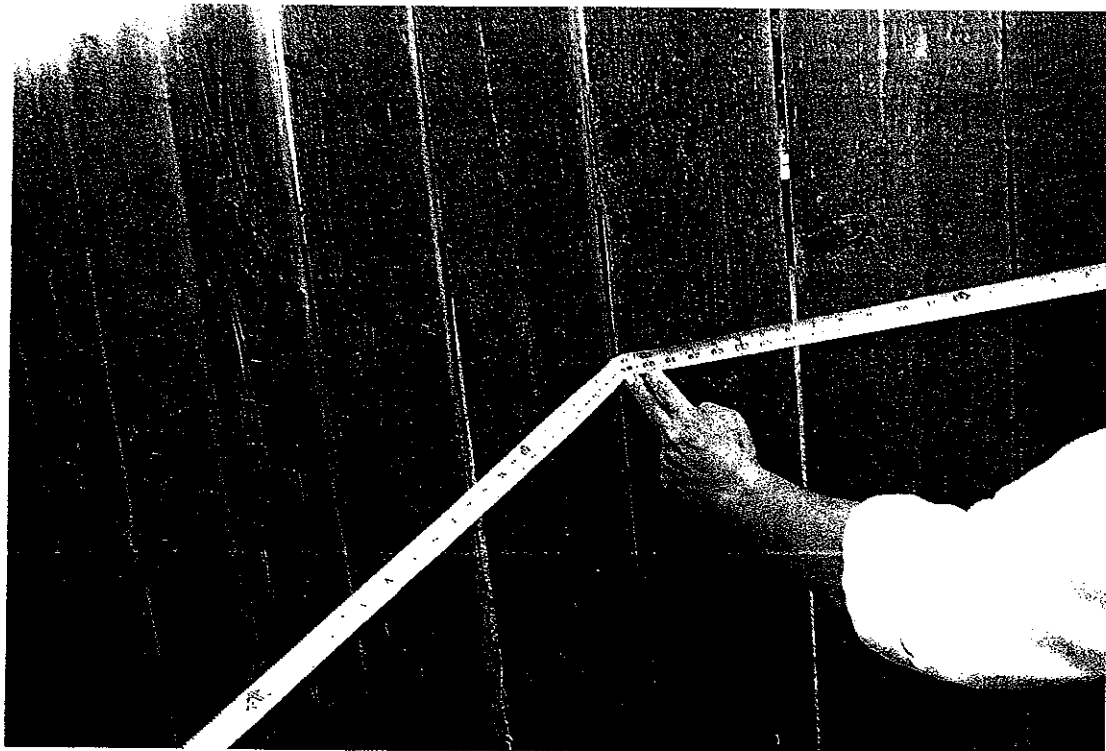
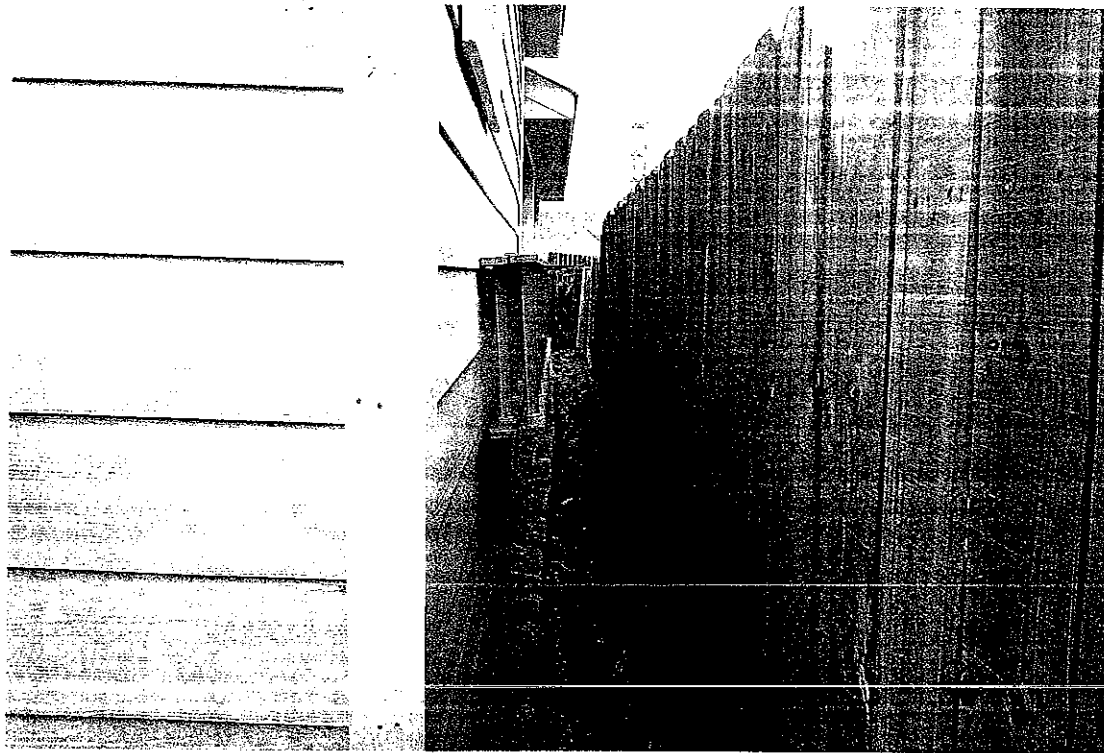


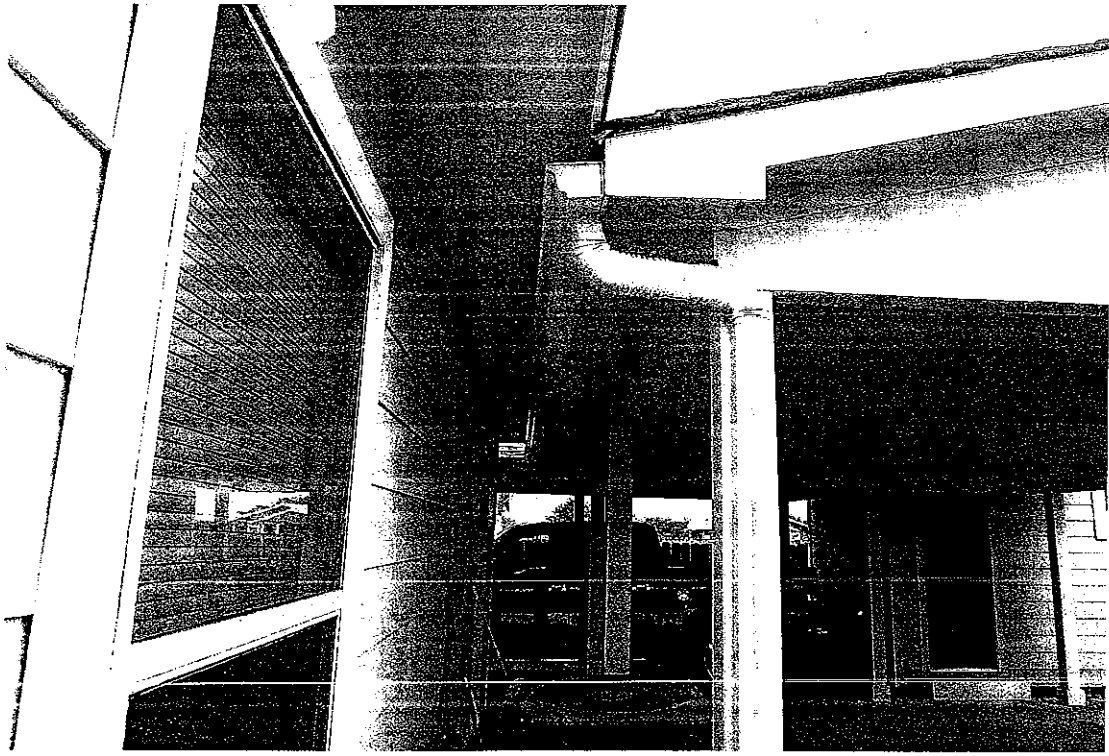


back of the end of the  
carport.

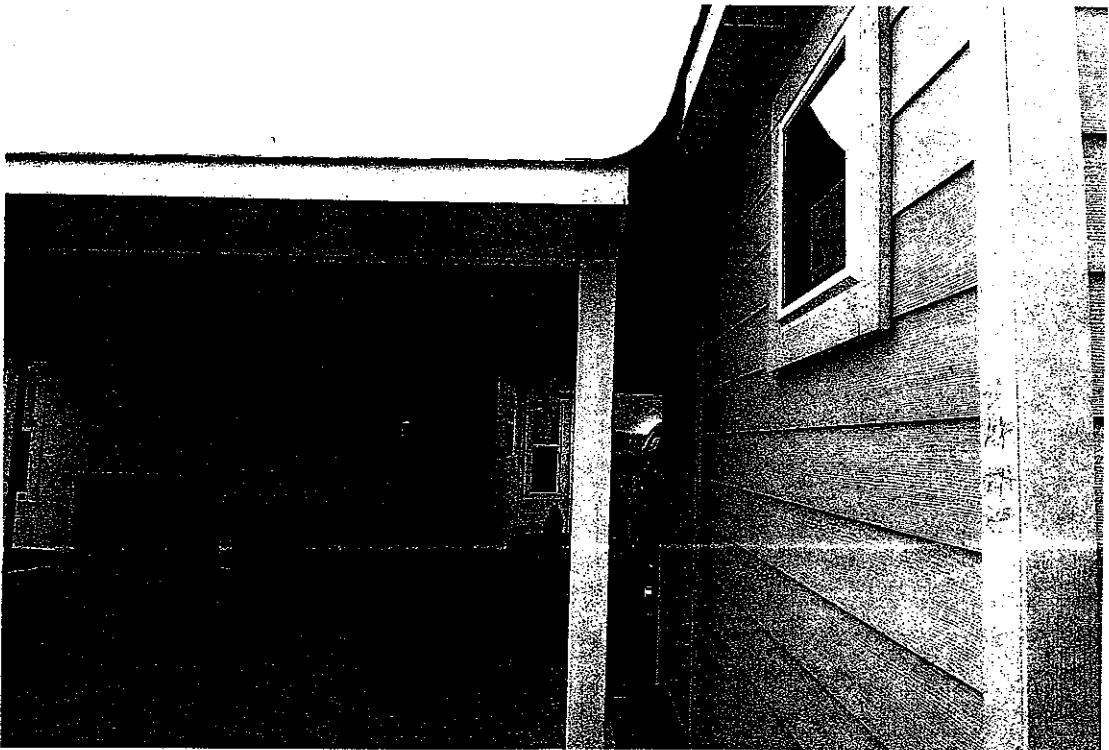


The front of the storage

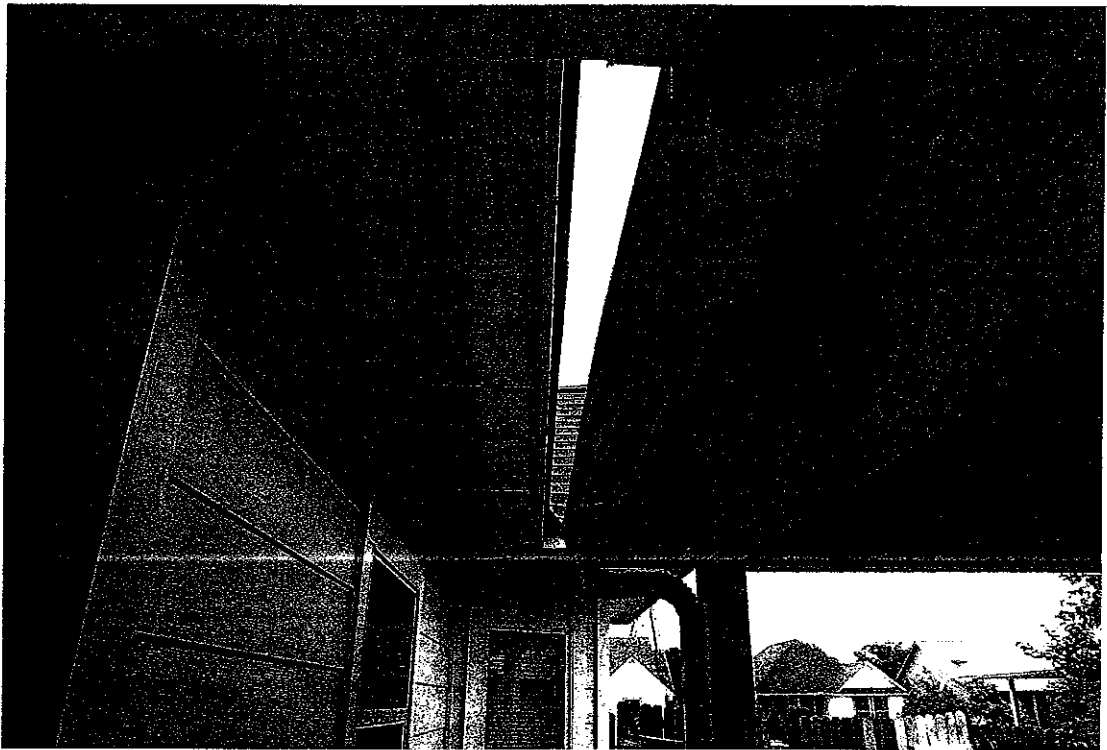
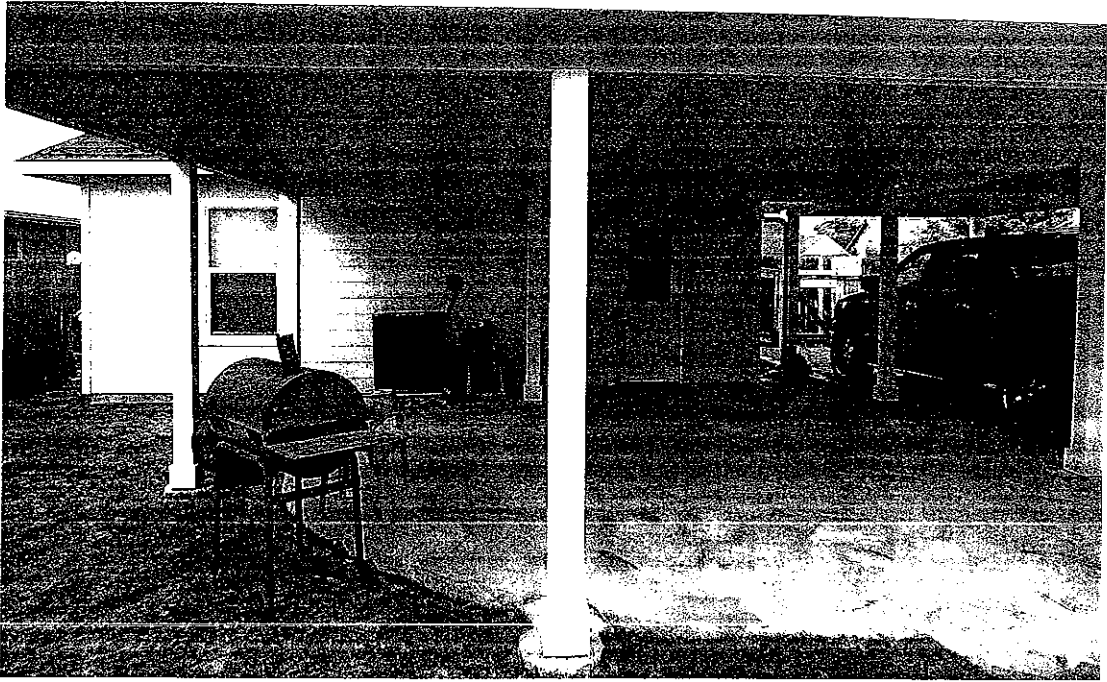




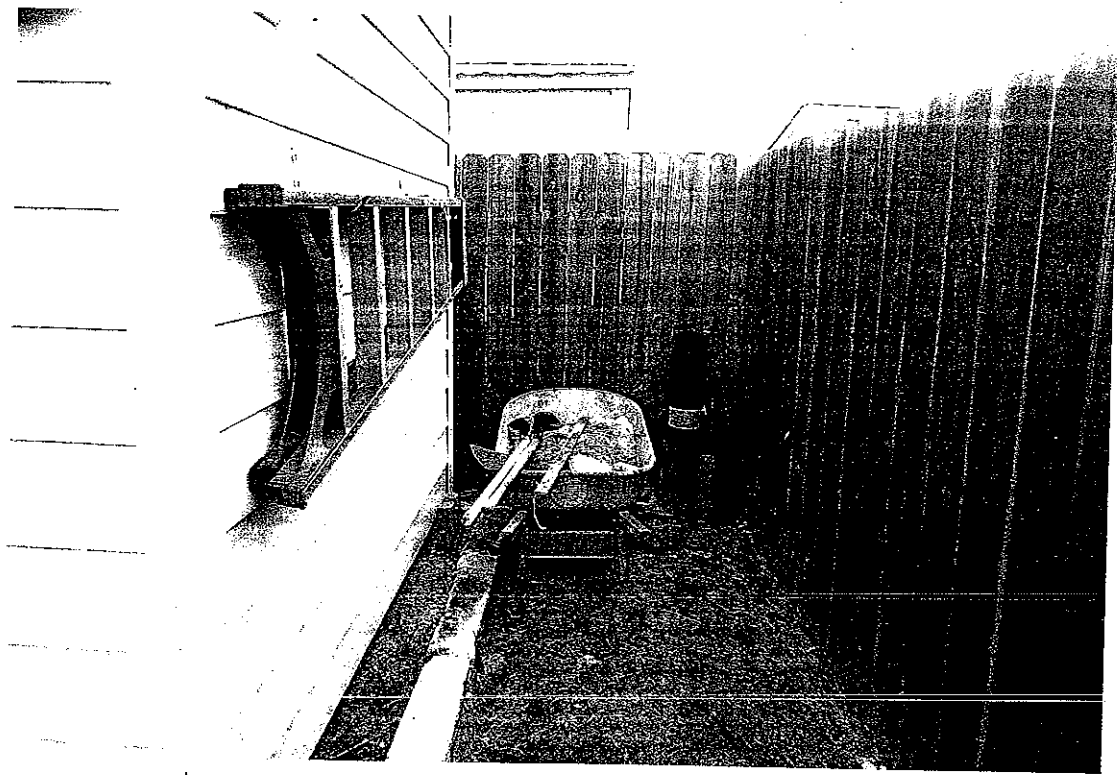
the back of the house and the cover patio.



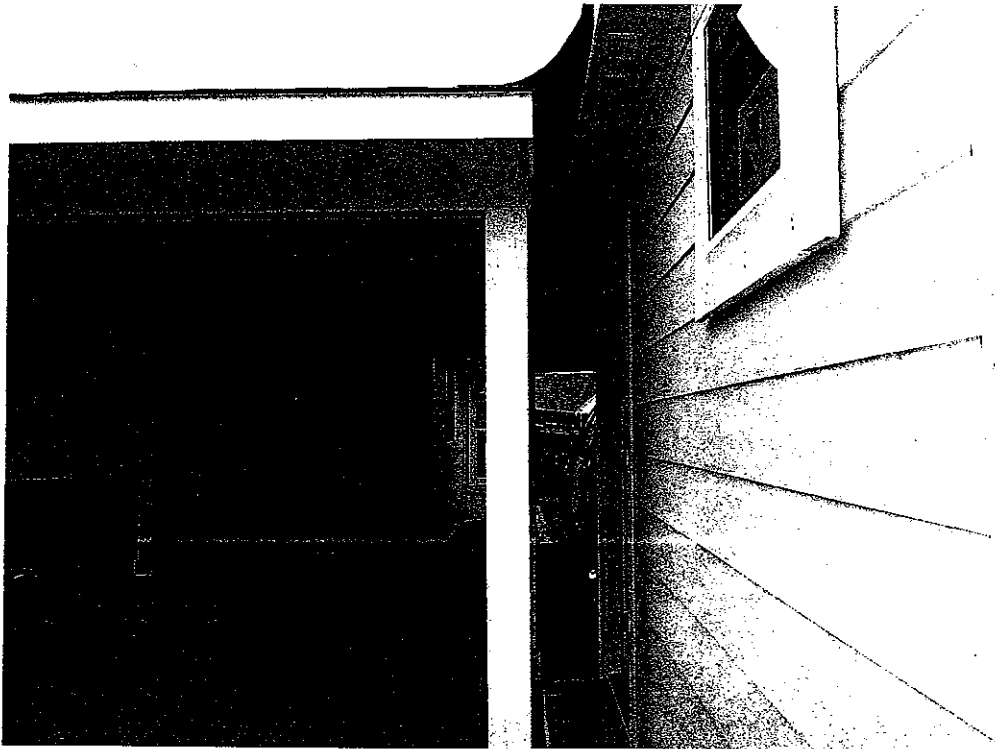
This Part is the cover patio

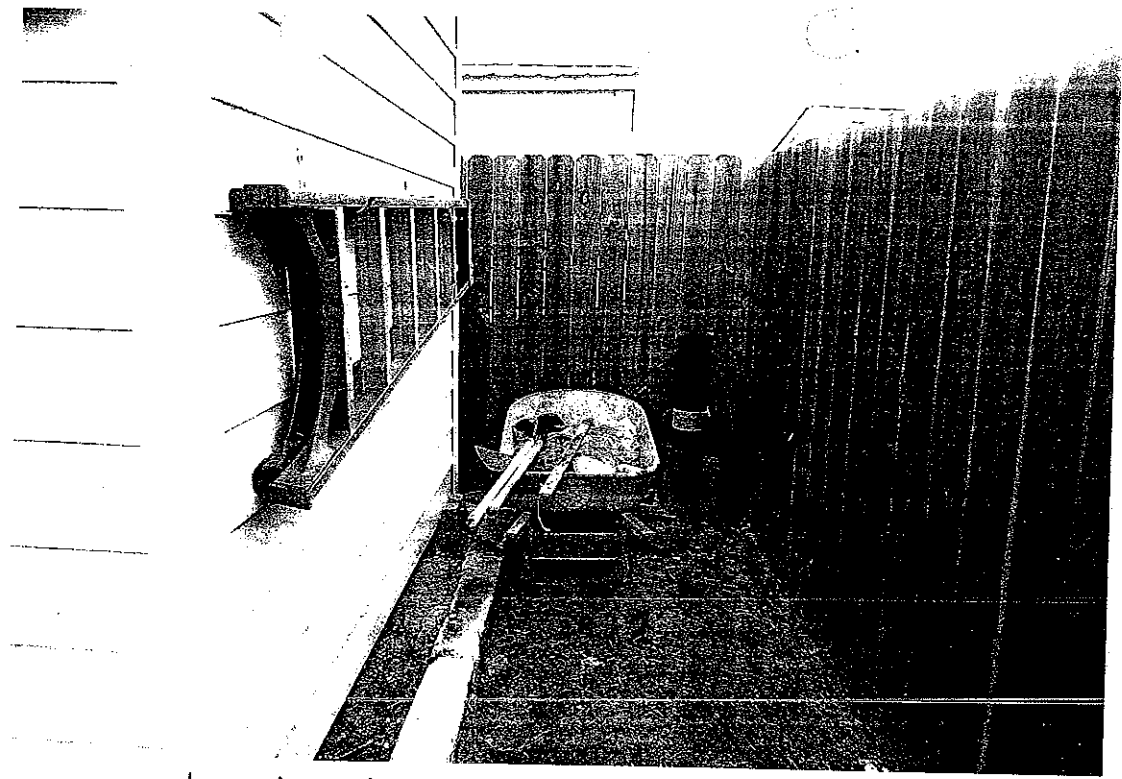




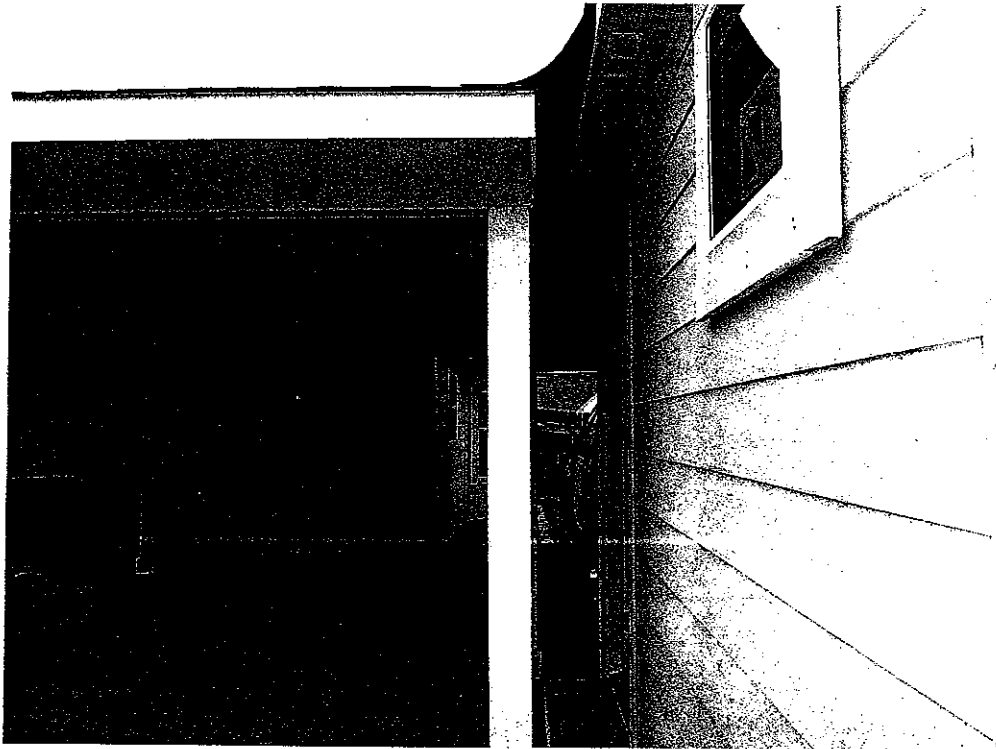


back of the storage

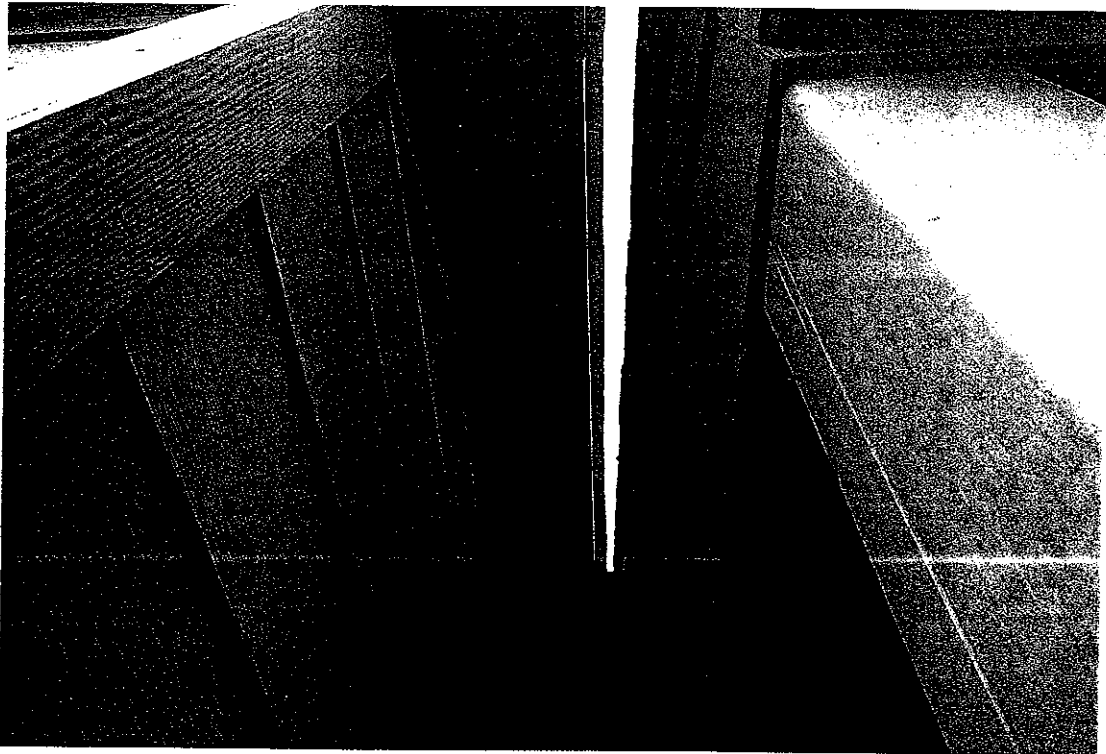


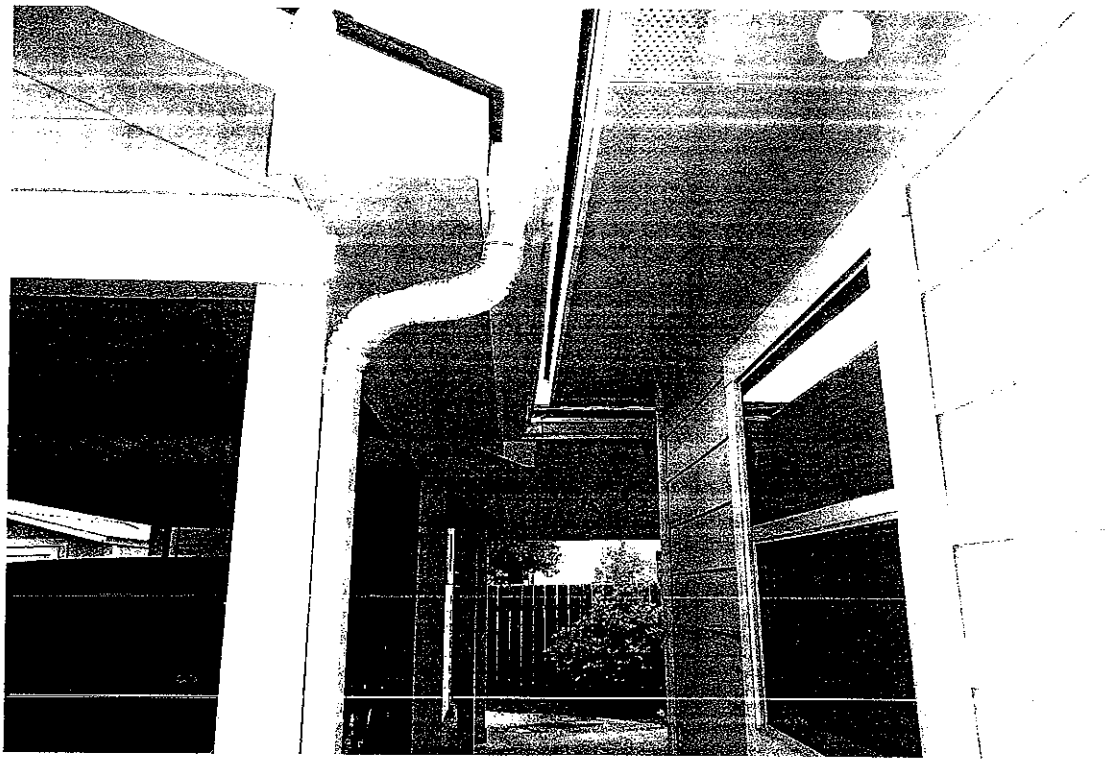


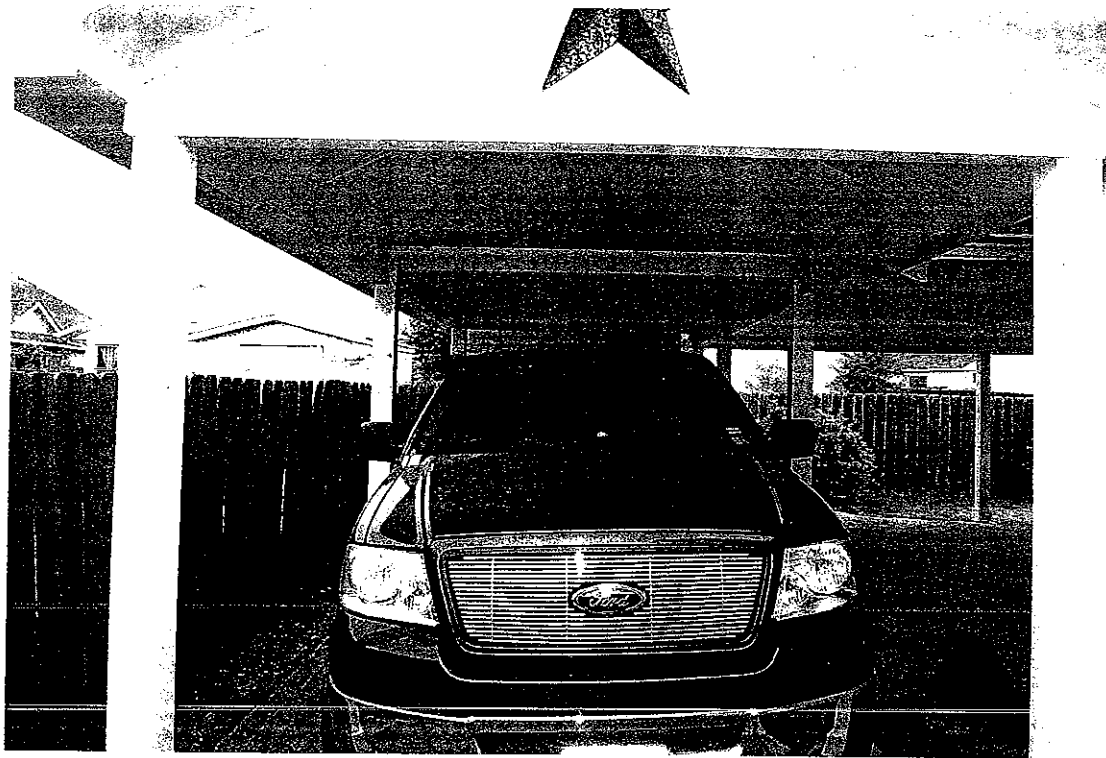
back of the storage



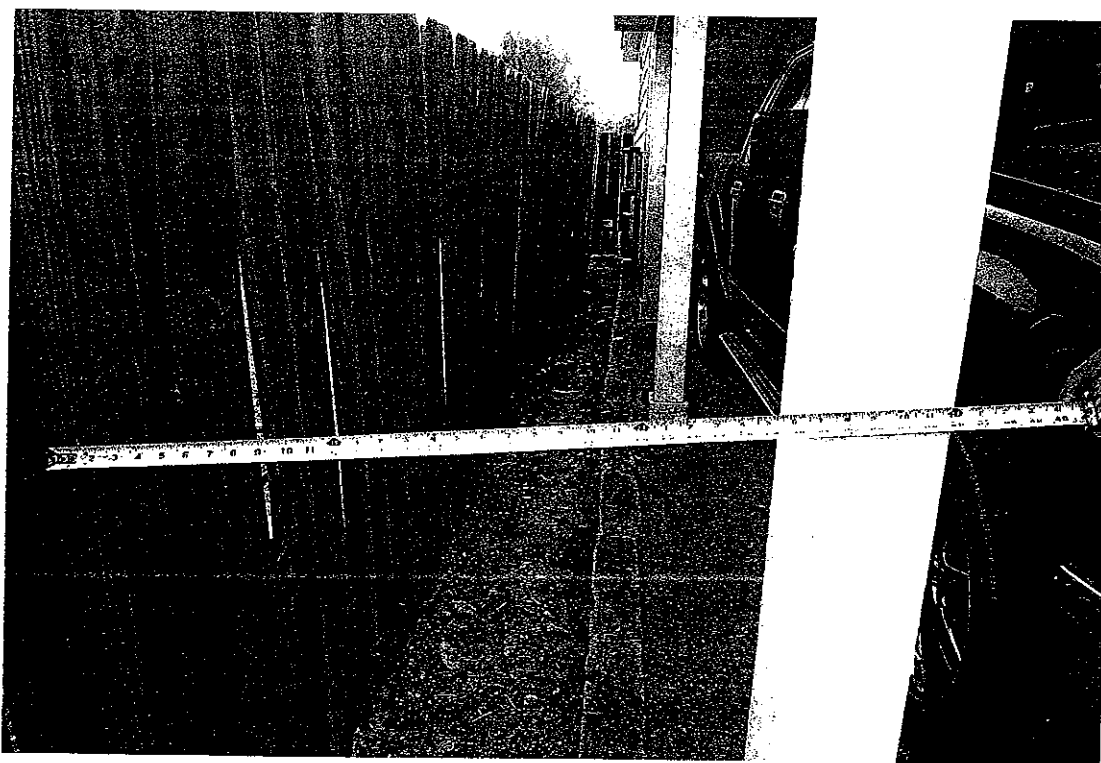




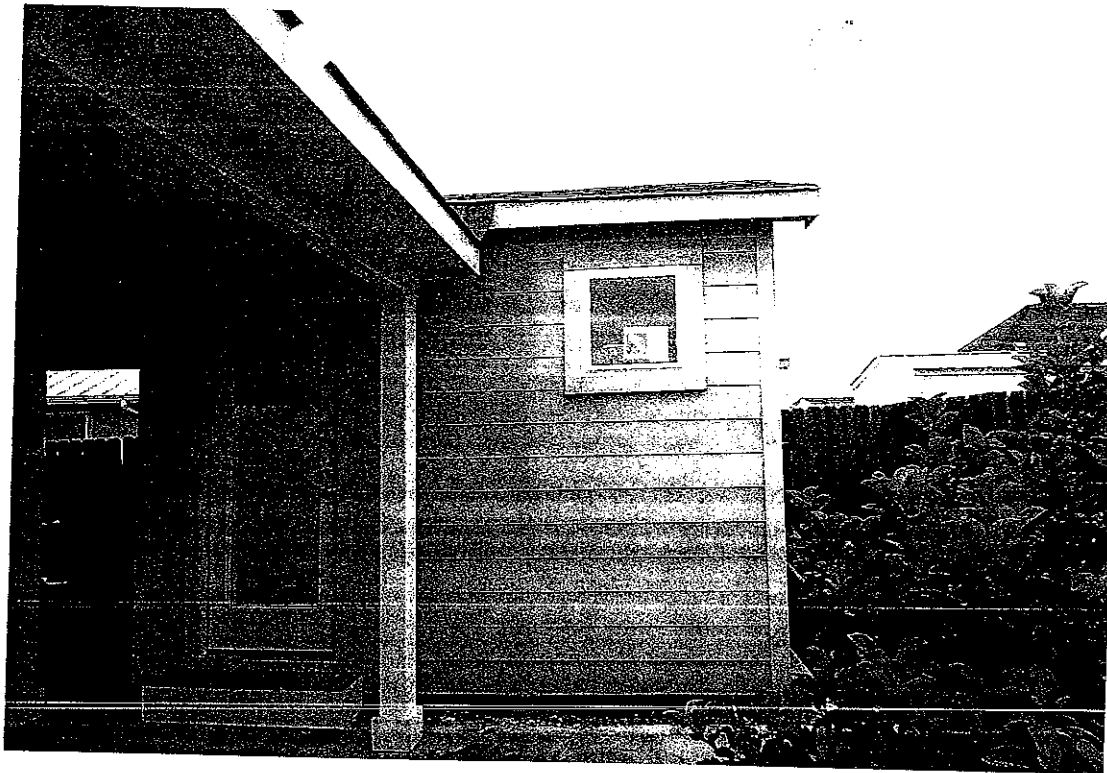




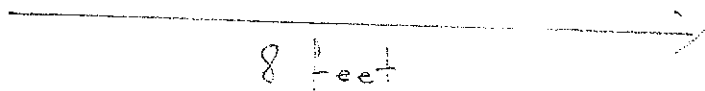
Front of the carport



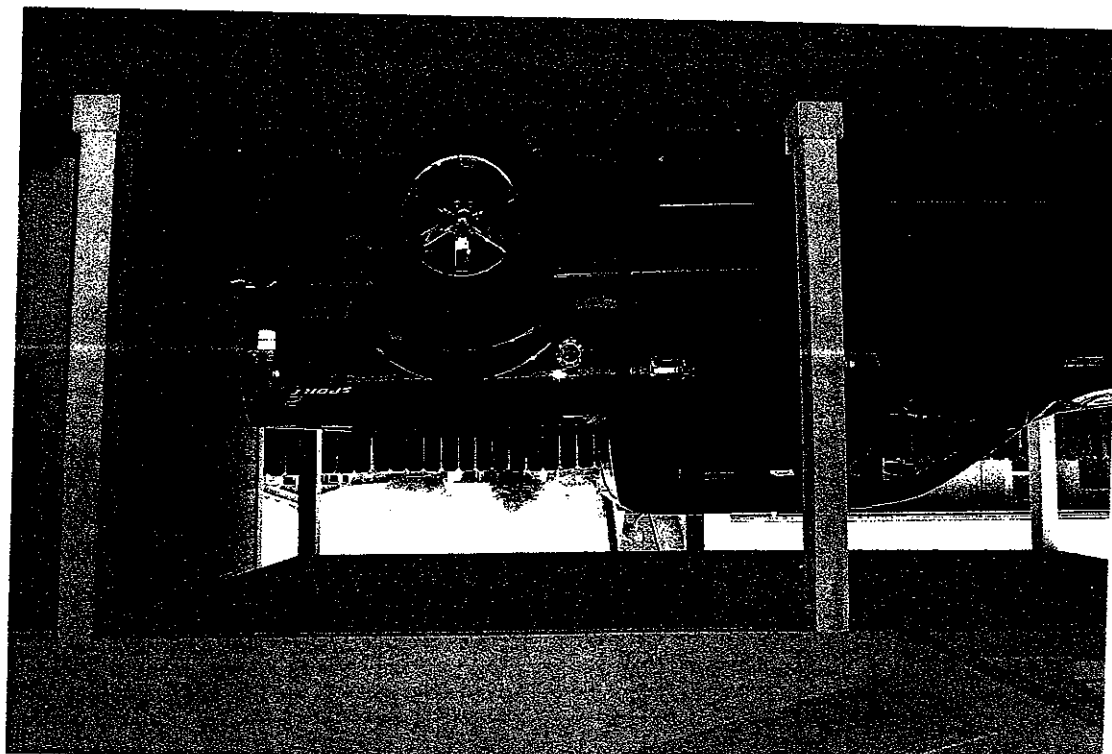
2.5 feet

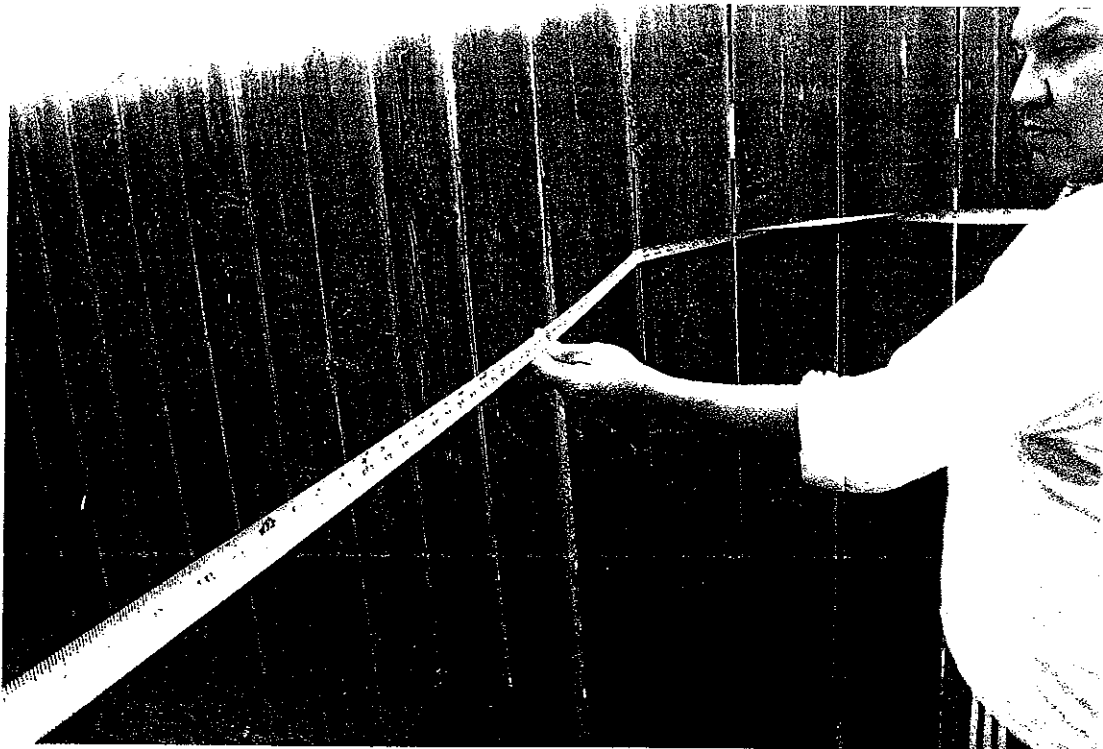
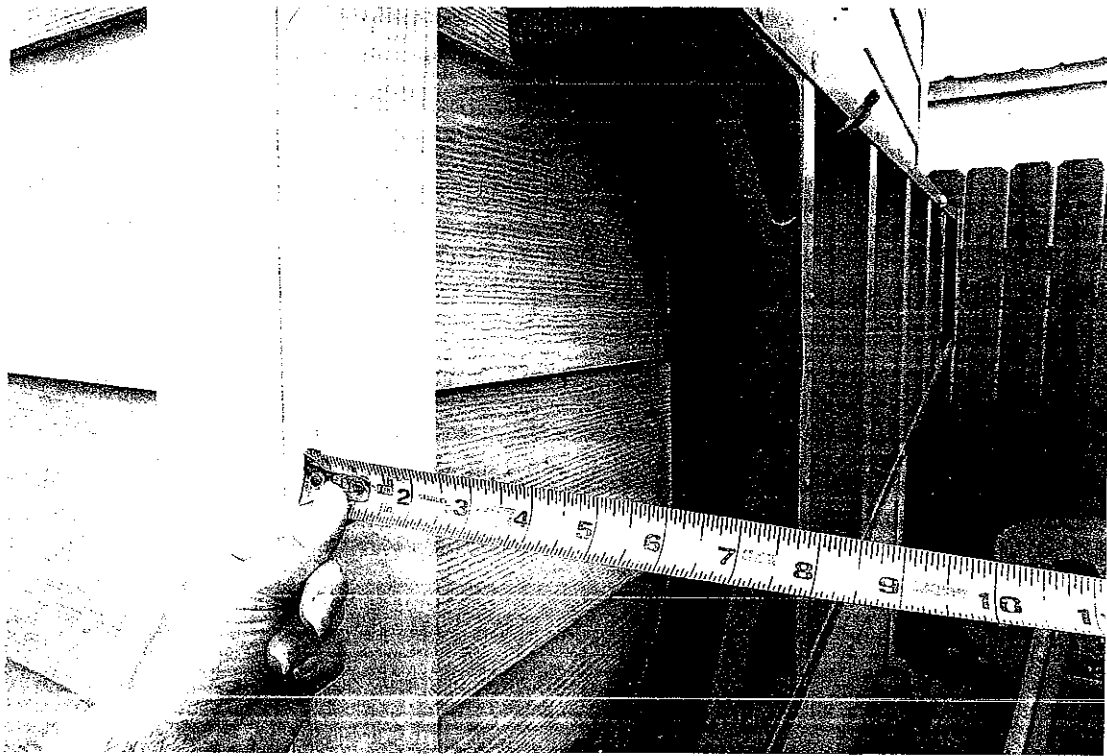


The storage of



Right side of the carport

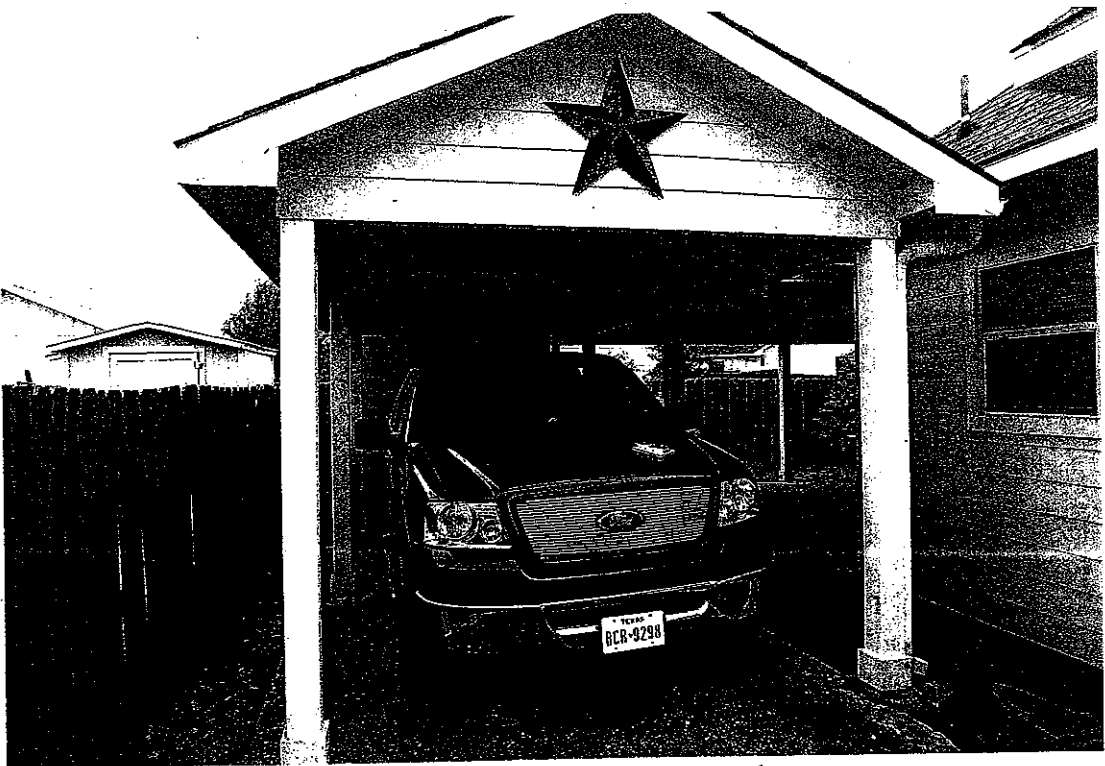




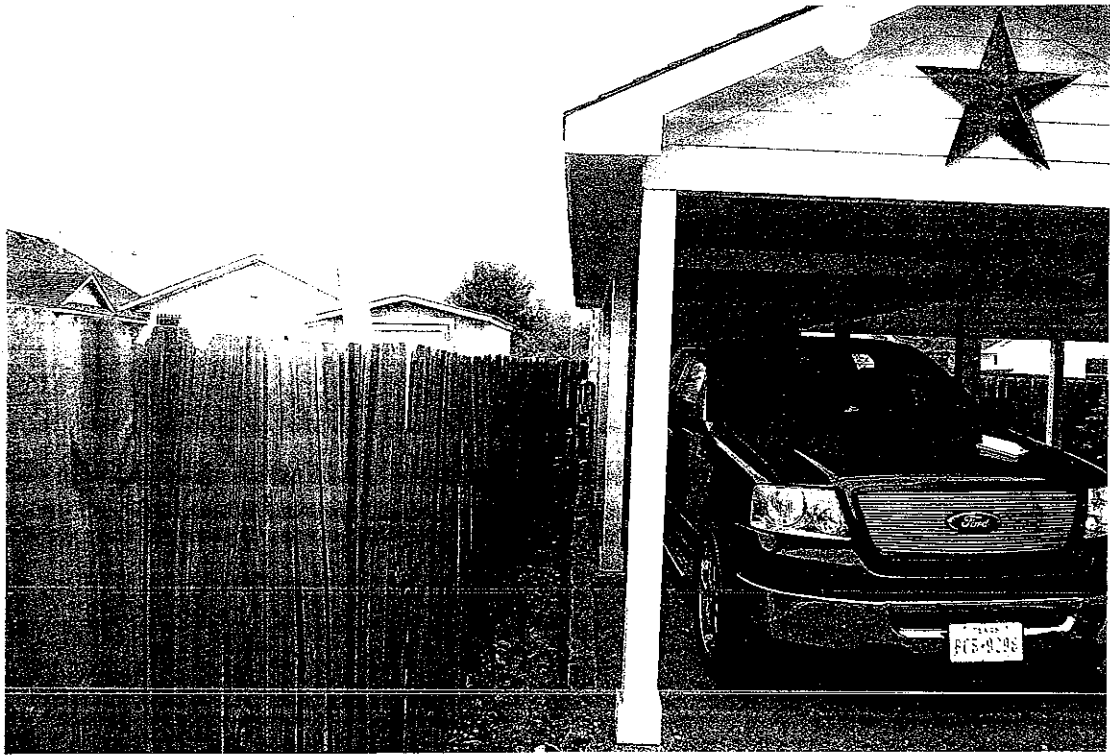
The back of the storage behind my  
Neighbor Gloria 5 feet



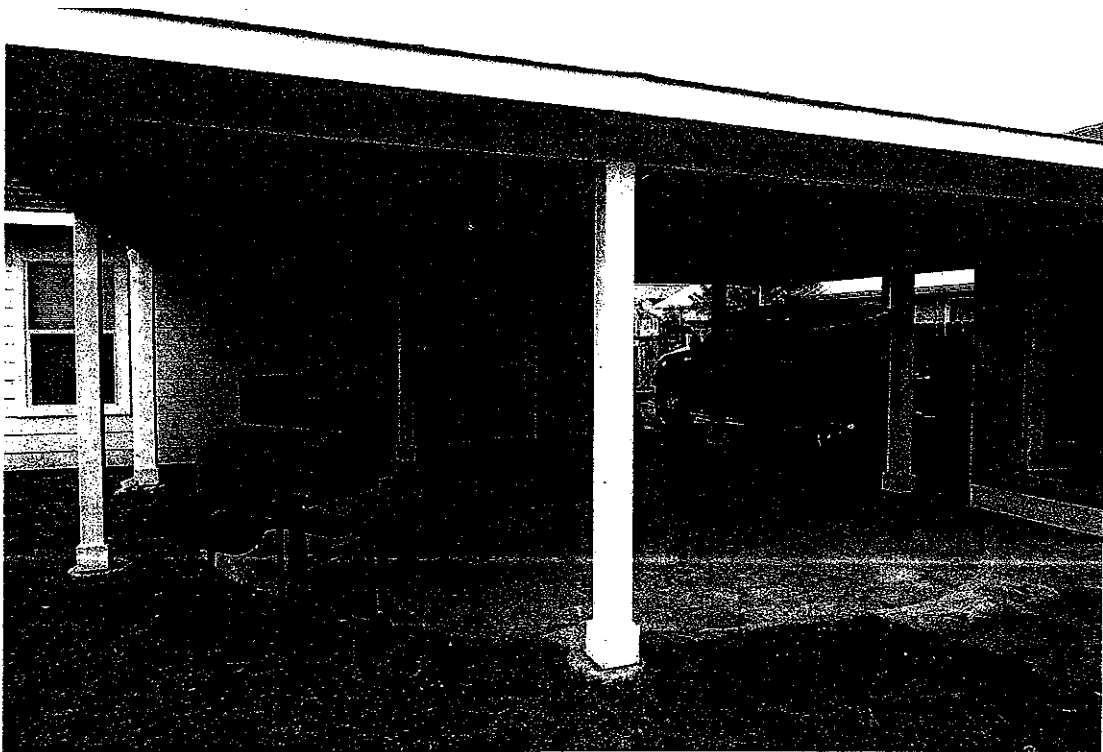
The lover patio



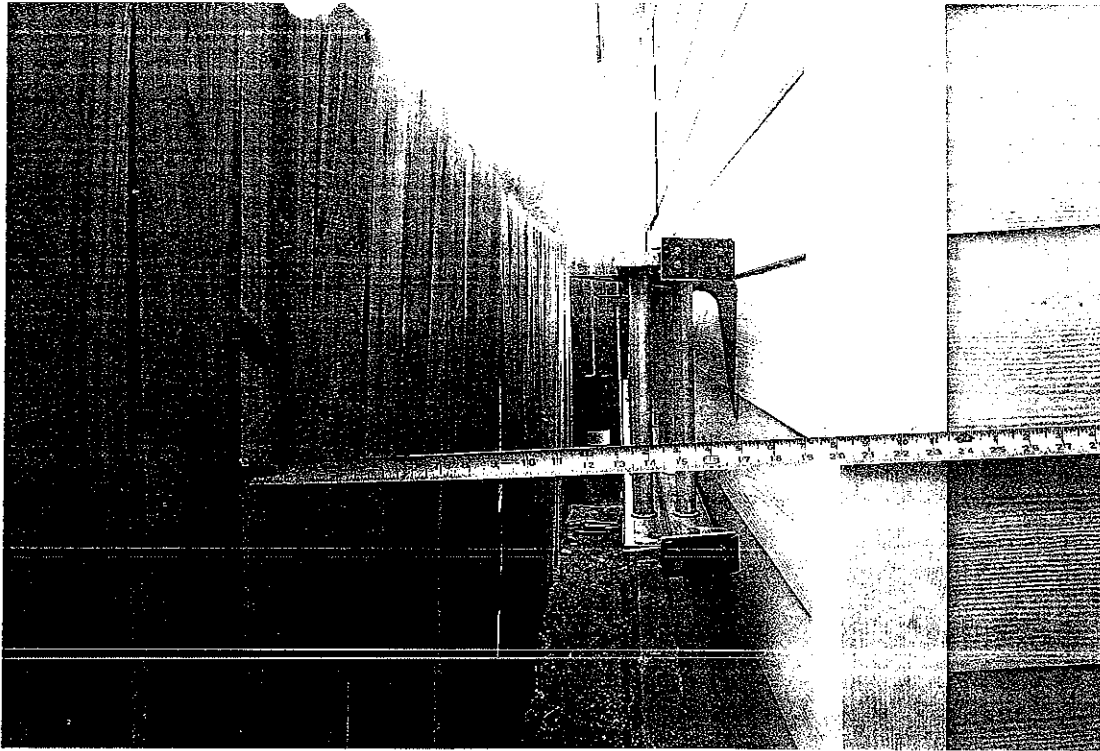
All the car port  
12' height to pitch of roof



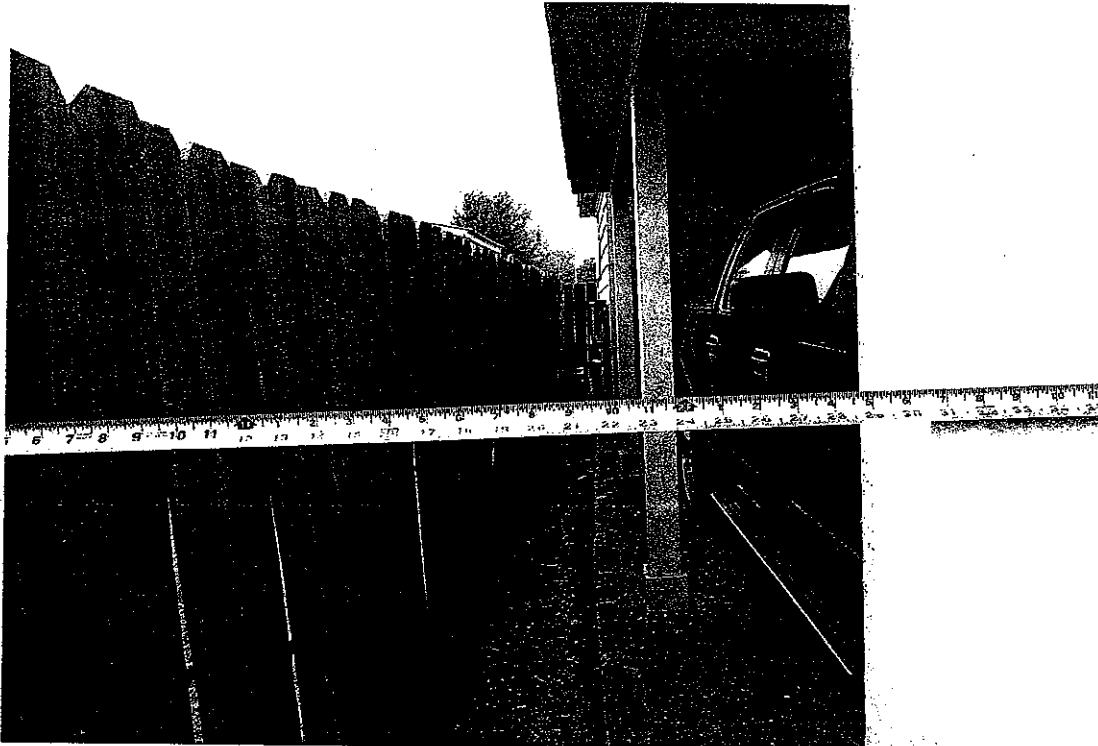
Side of the carport



The cover Patio



→  
2 feet



→  
2.5 feet



## Heldenfels, Leane

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**From:** Moncada Consulting <~~moncada@sboglobal.net~~>  
**Sent:** Tuesday, July 01, 2014 7:22 AM  
**To:** Heldenfels, Leane  
**Cc:** Phil Moncada  
**Subject:** Re: 6915 Villita Avenida

Leane,

I finally received the exhibits from the Architect yesterday. I do not believe we will be required to submit plans to BOA based on the emails and documentation we received from Daniel Word on this small lot subdivision. I will be submitting the plans to residential review tomorrow to start that process. Should we play it safe and postpone until August. I should be able to give you an update once residential completes their review.

Phil  
Moncada Consulting

1301 S. I-H 35 Suite # 204

Austin, Texas 78741

Phil's cell: 512-627-8815

Office: 512-474-7377

Fax: 512-474-4923

-----  
On Mon, 6/30/14, Heldenfels, Leane <[Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov)> wrote:

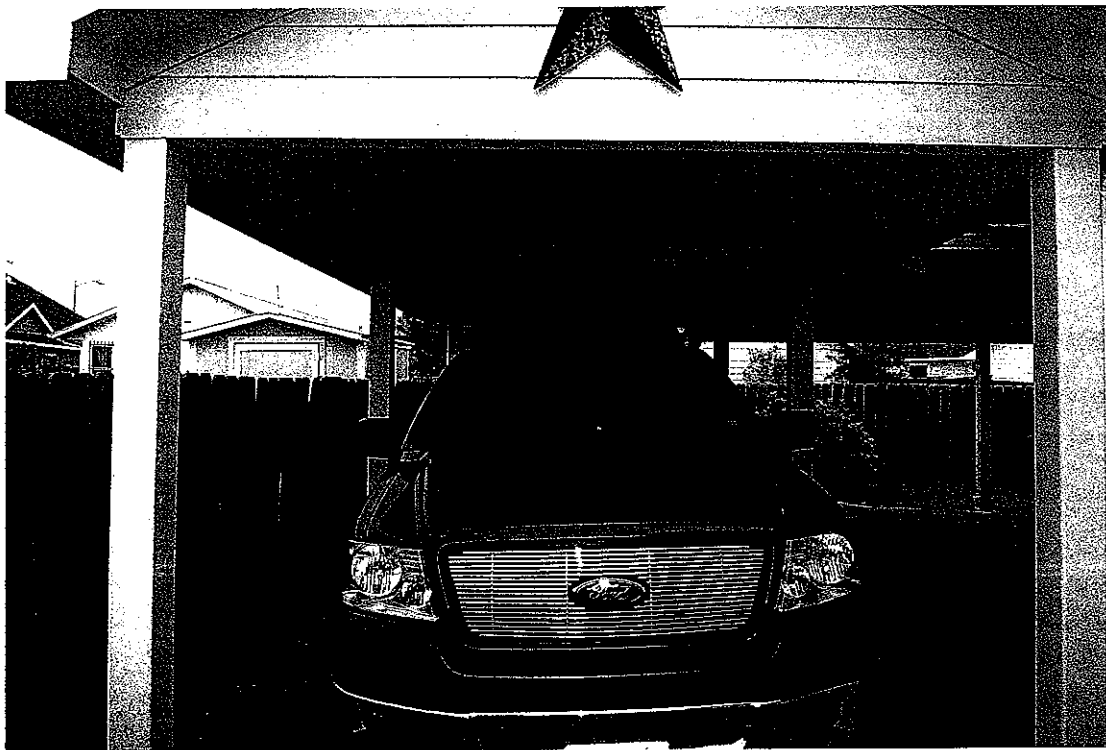
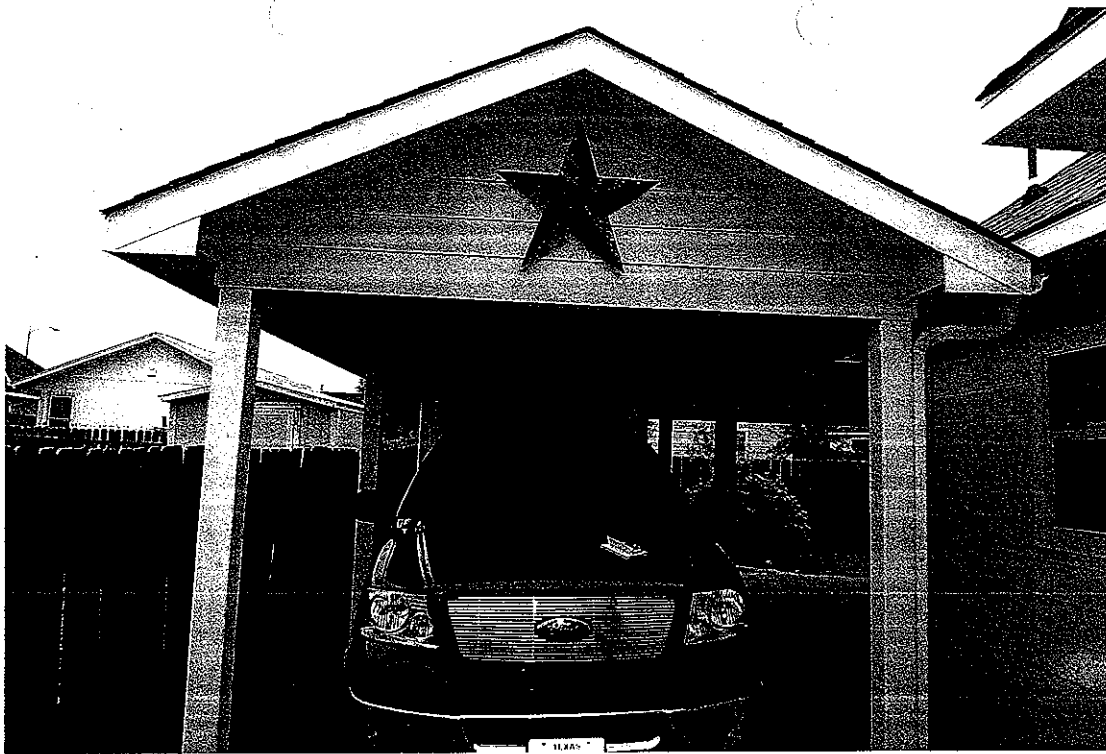
Subject: Villita Avenida?

To: "Moncada Consulting" <~~moncada@sboglobal.net~~>

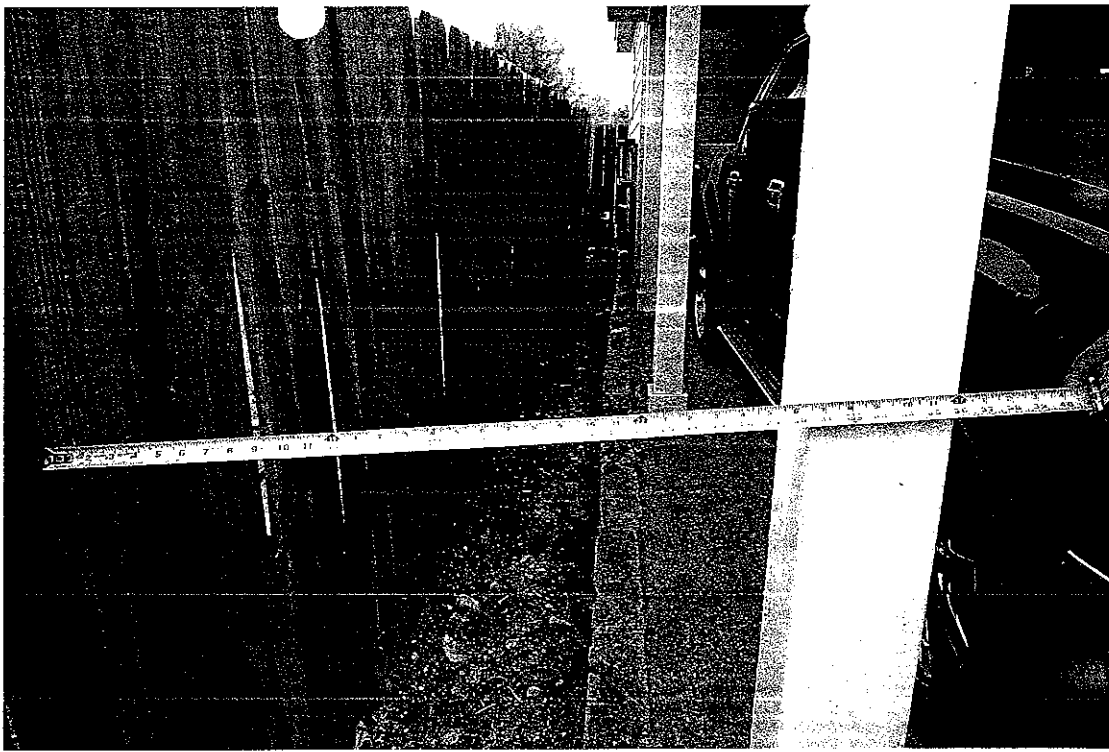
Date: Monday, June 30, 2014, 4:55 PM

Any word on whether to proceed to 7/14 meeting or postpone again to 8/11? If proceed, do we need impervious cover plus side yard variances?

Thanks –  
Leane



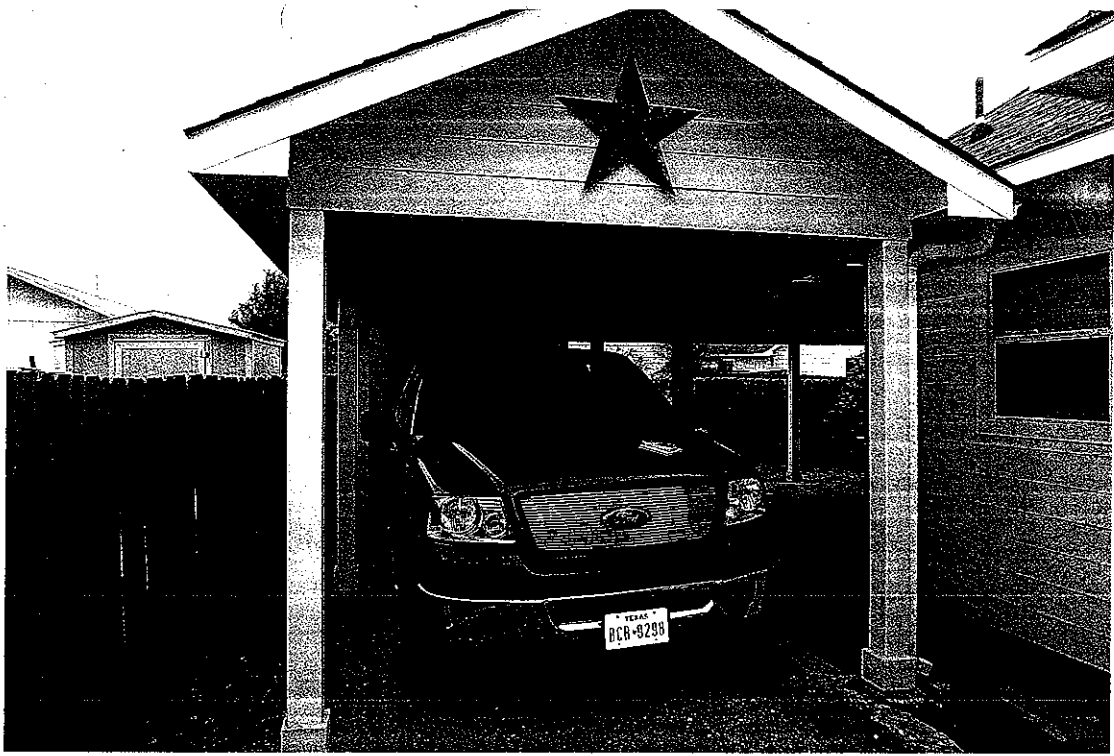
Front of the carport



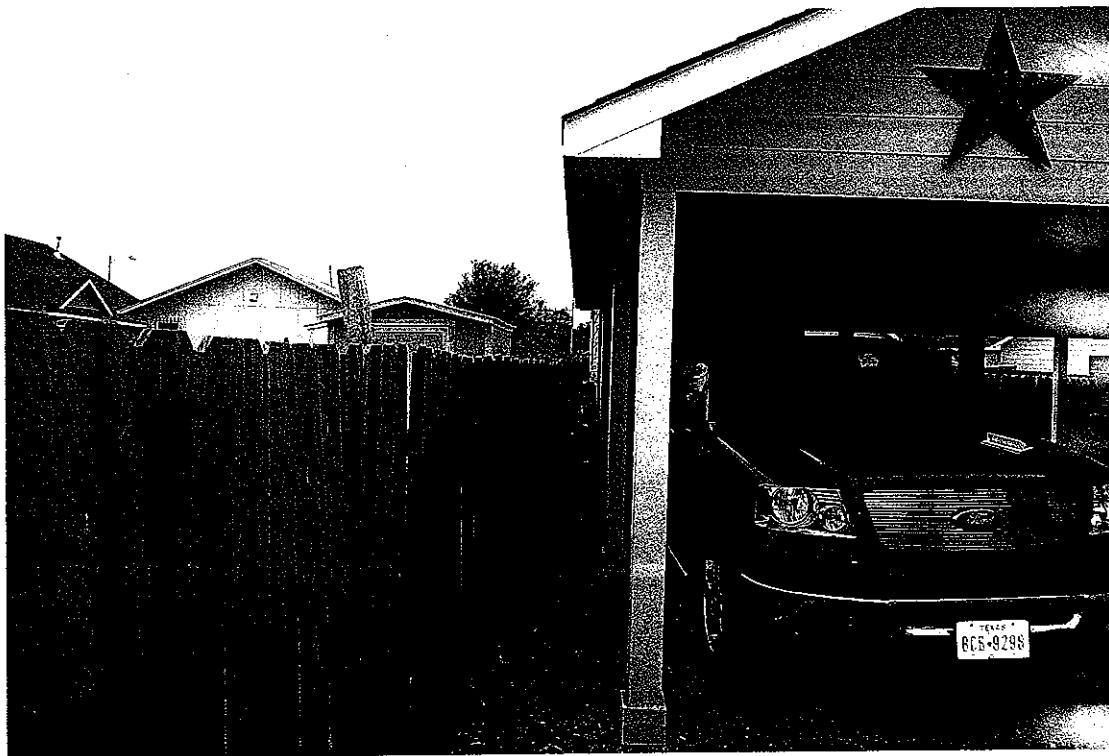
→  
2.5 feet



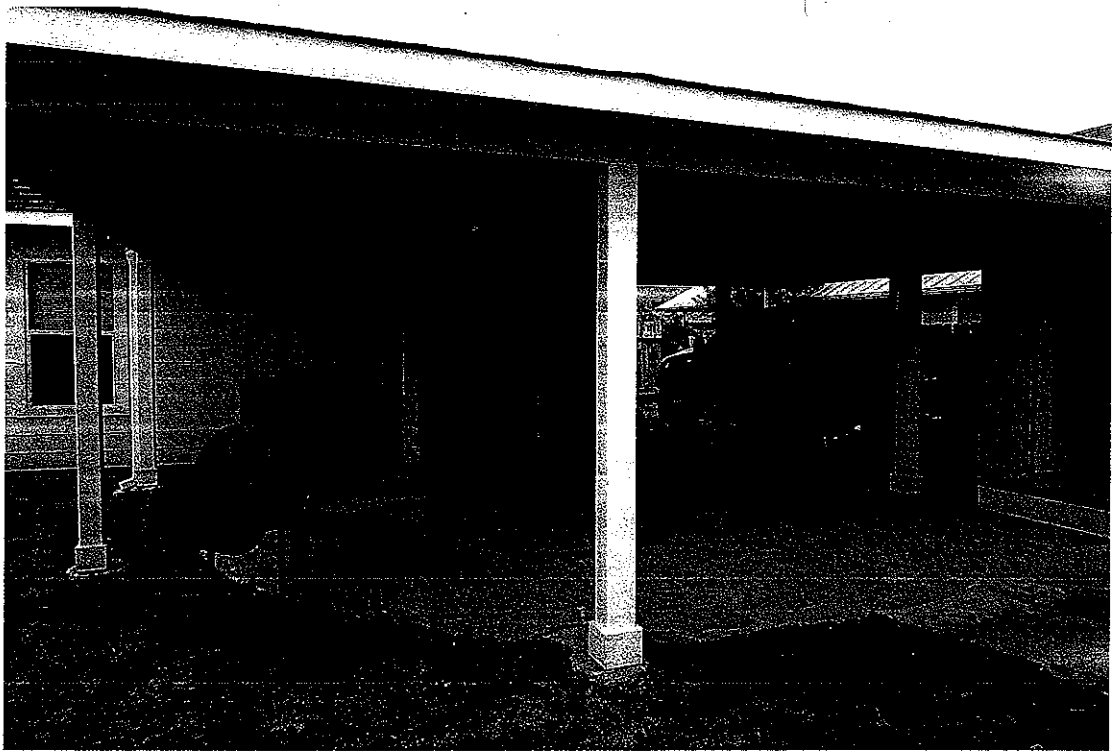
Right Side of the Carport



All the car port  
12' Height to pitch of roof

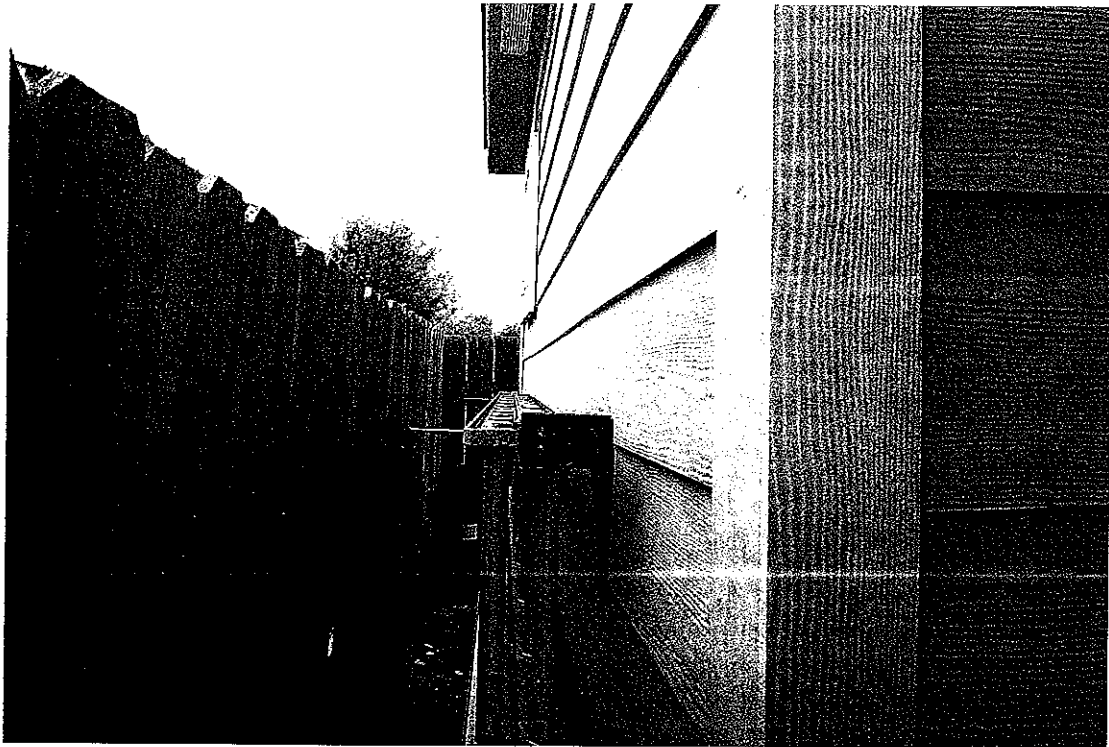
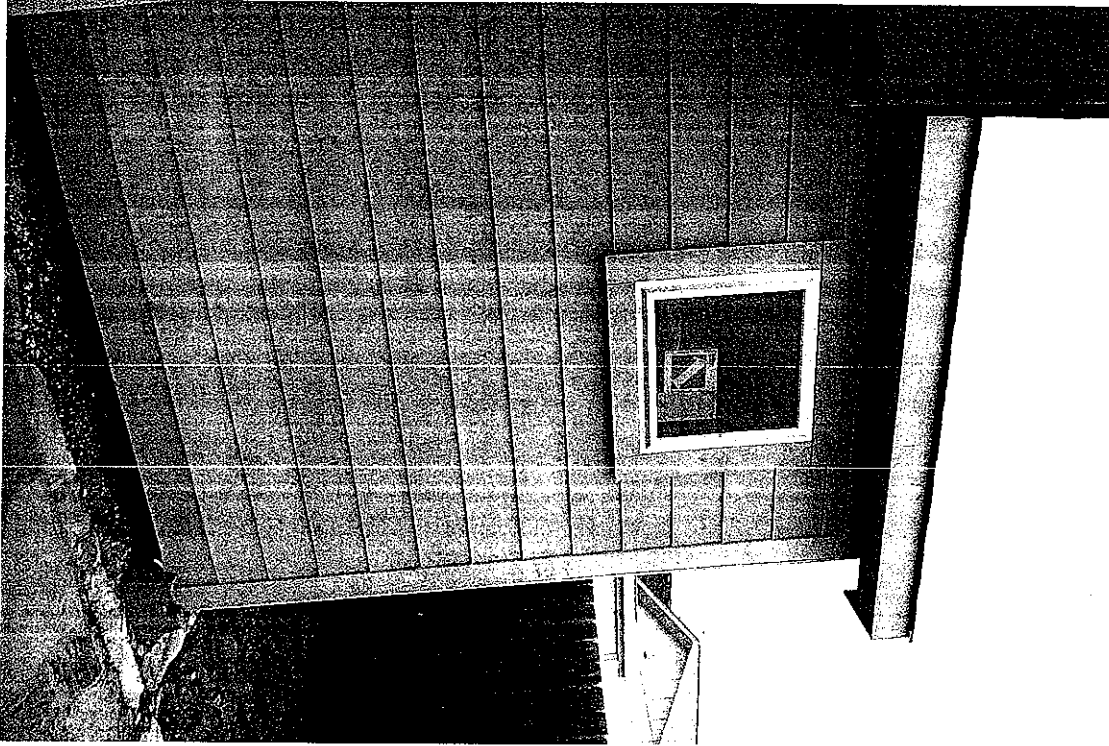


Side of the carport



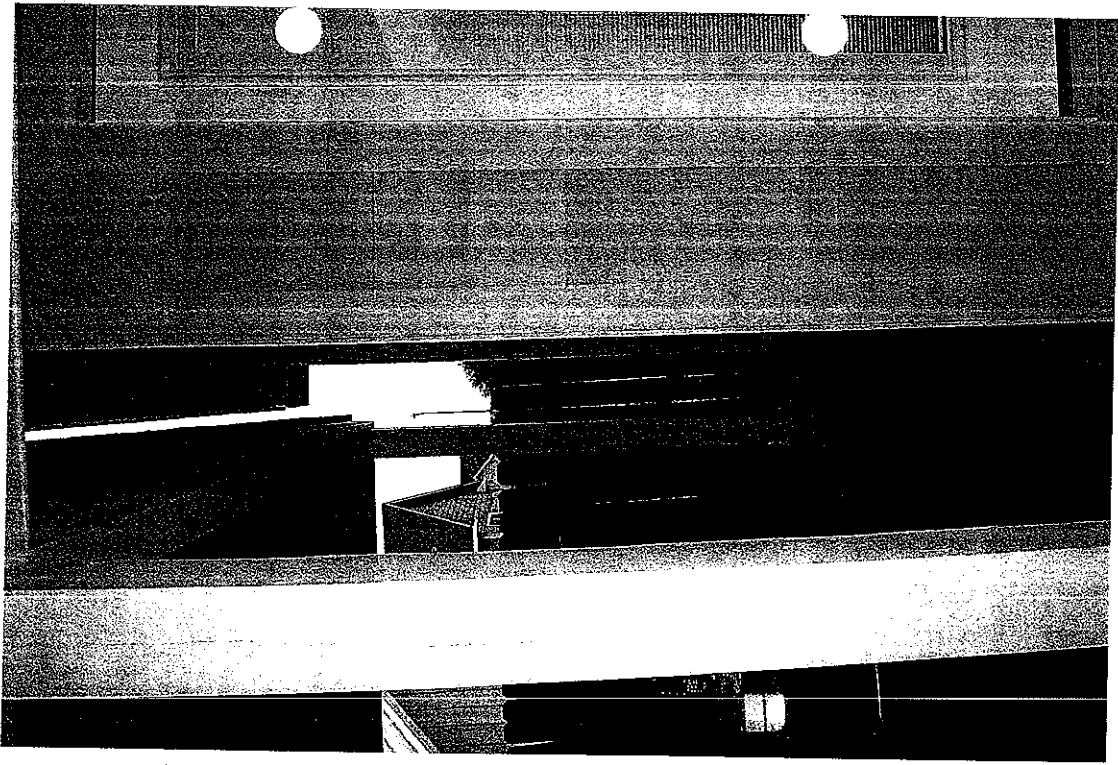
The cover Patio

Right side

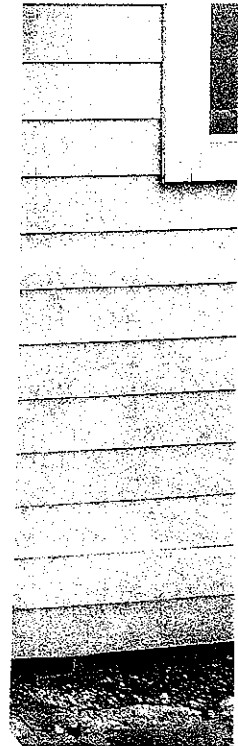


Left side with my Neighbor Yolanda Perez

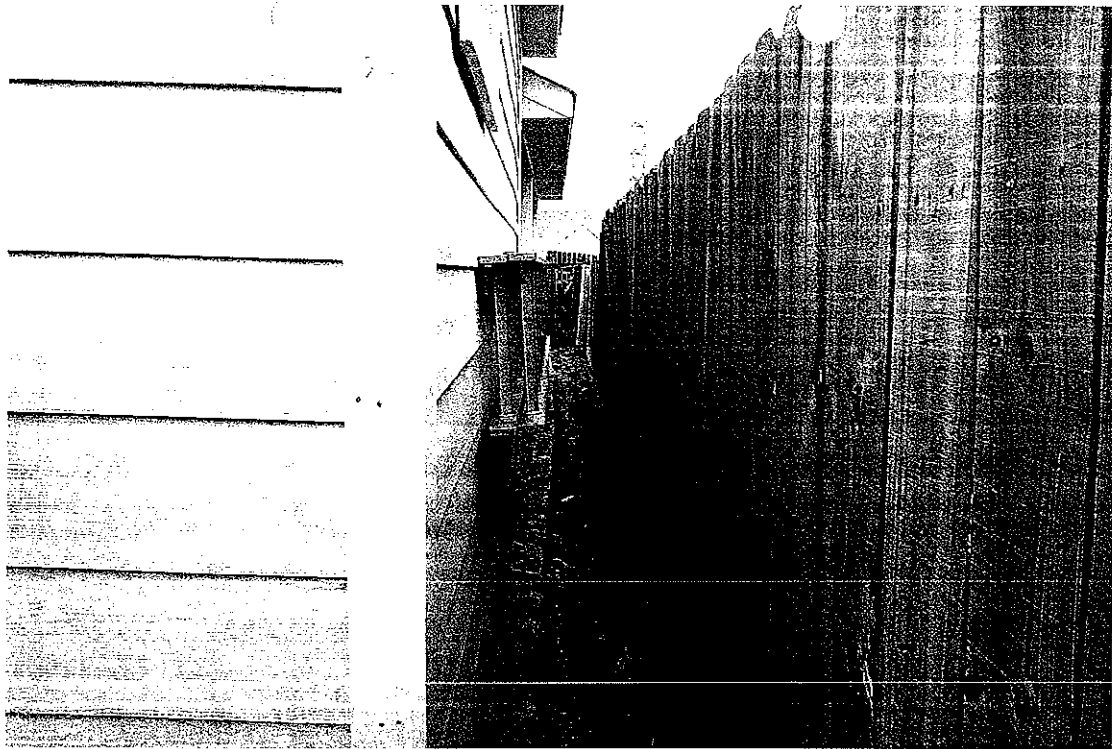




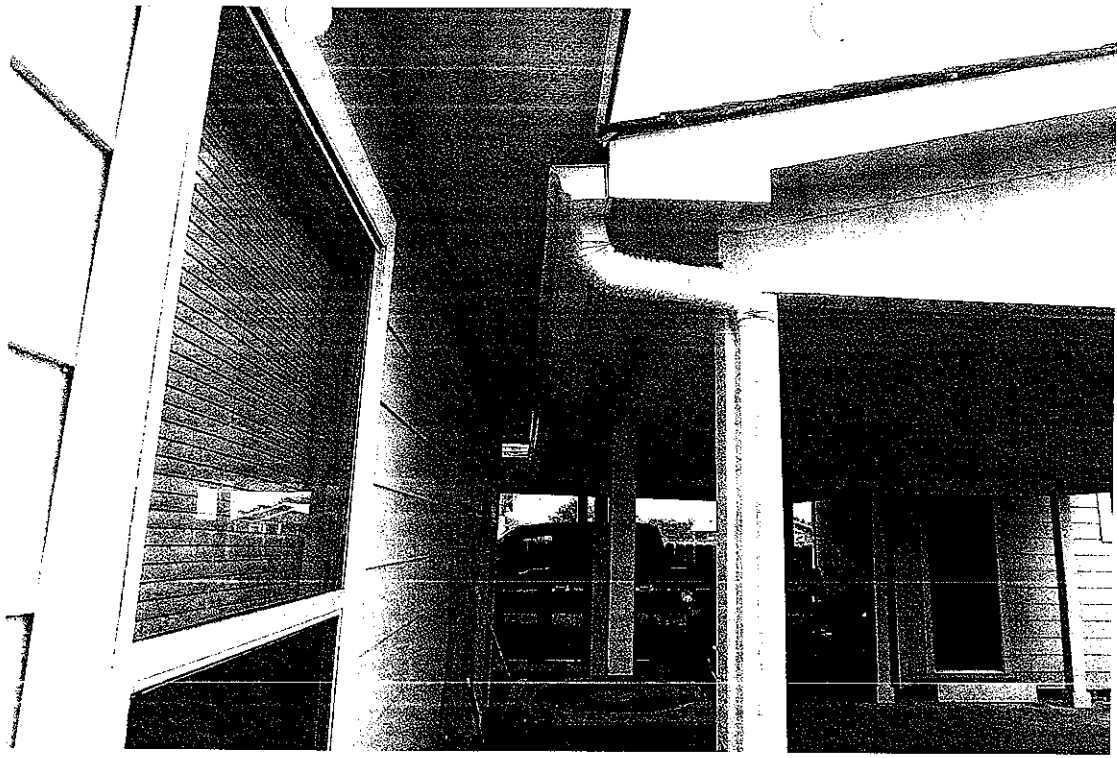
back of the end of the  
carport.



The front of the storage



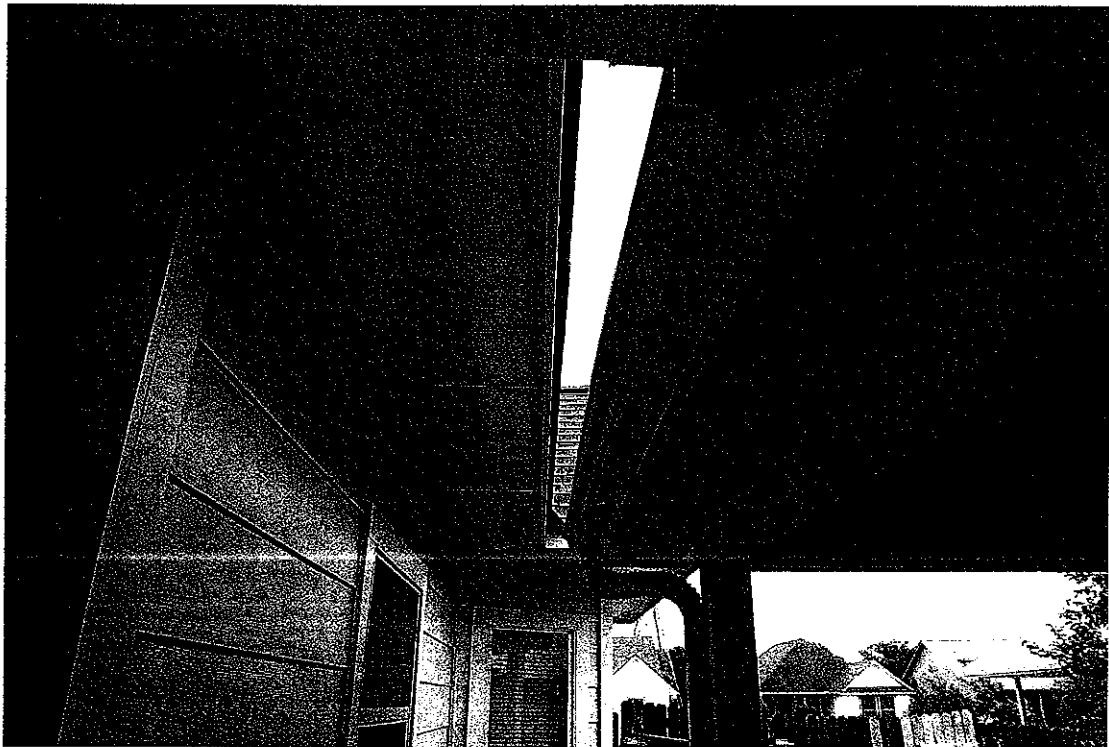
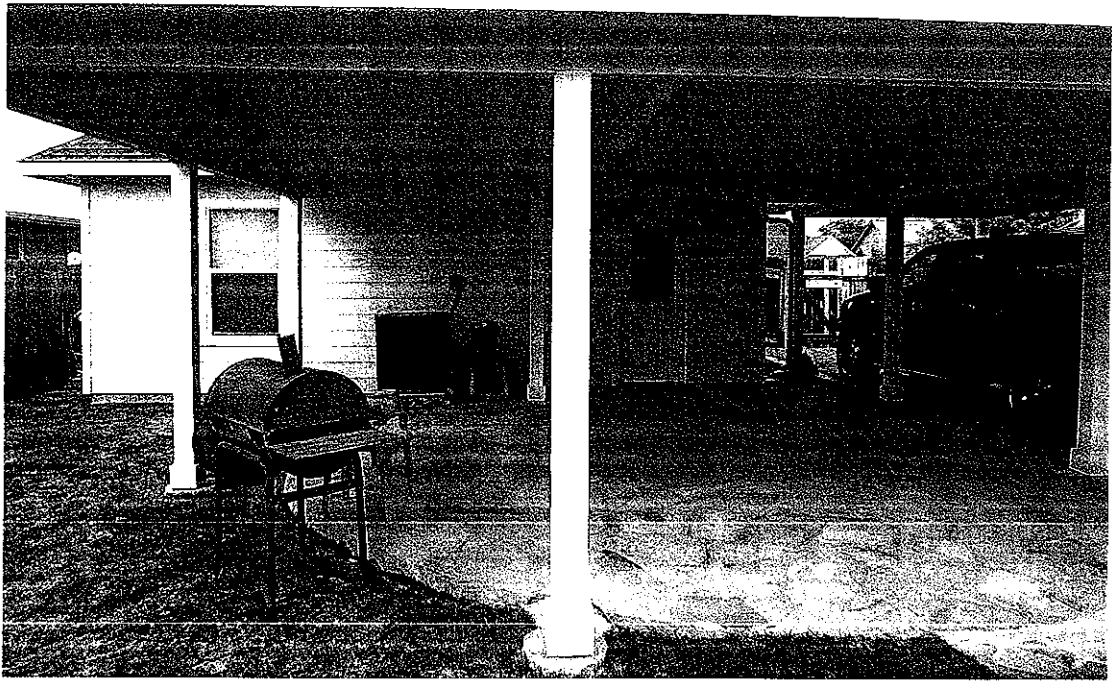


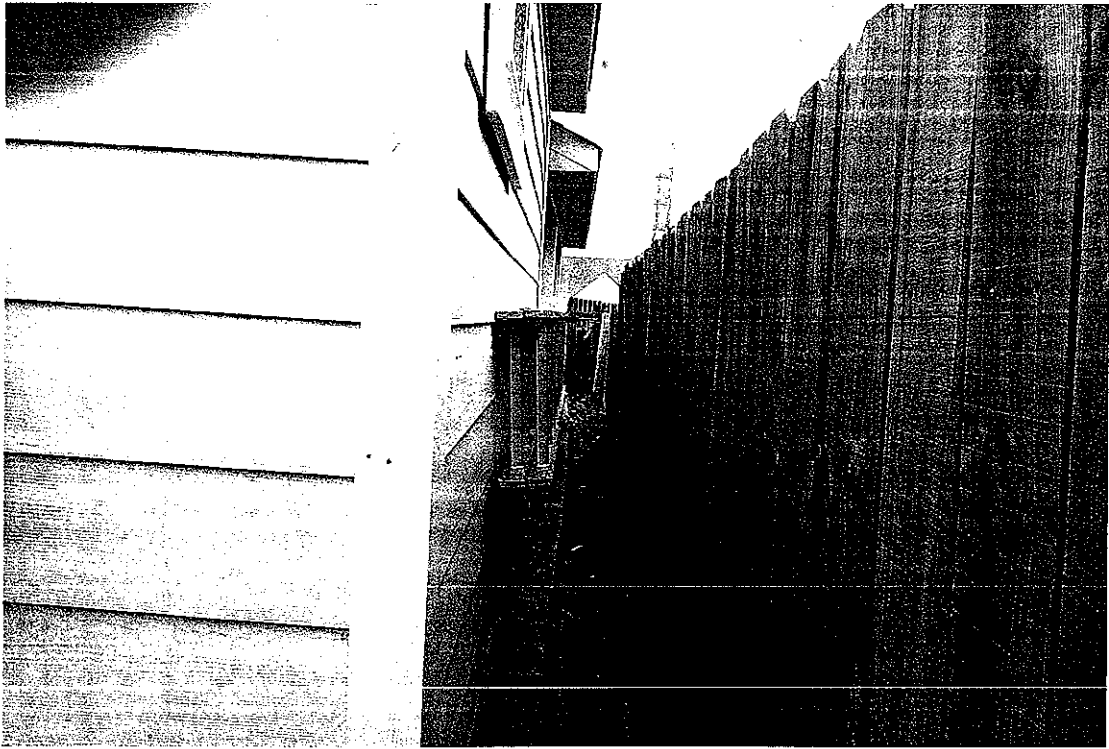


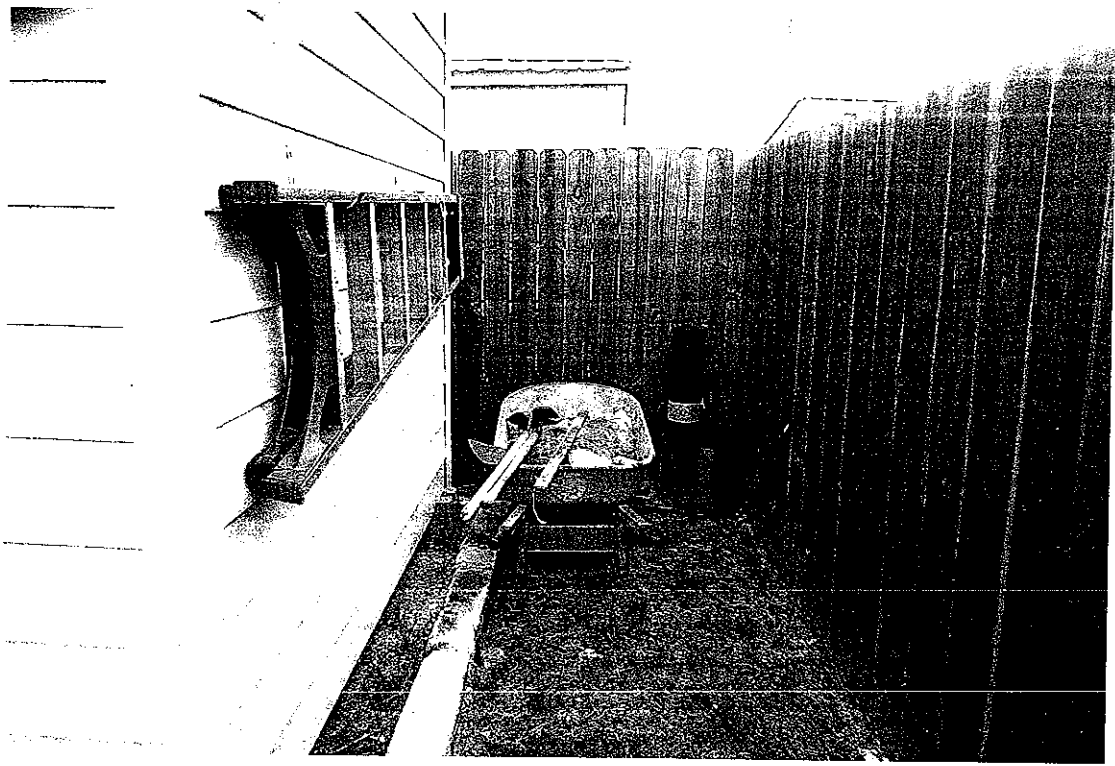
the back of the house and the lower patio.



This part is the lower patio

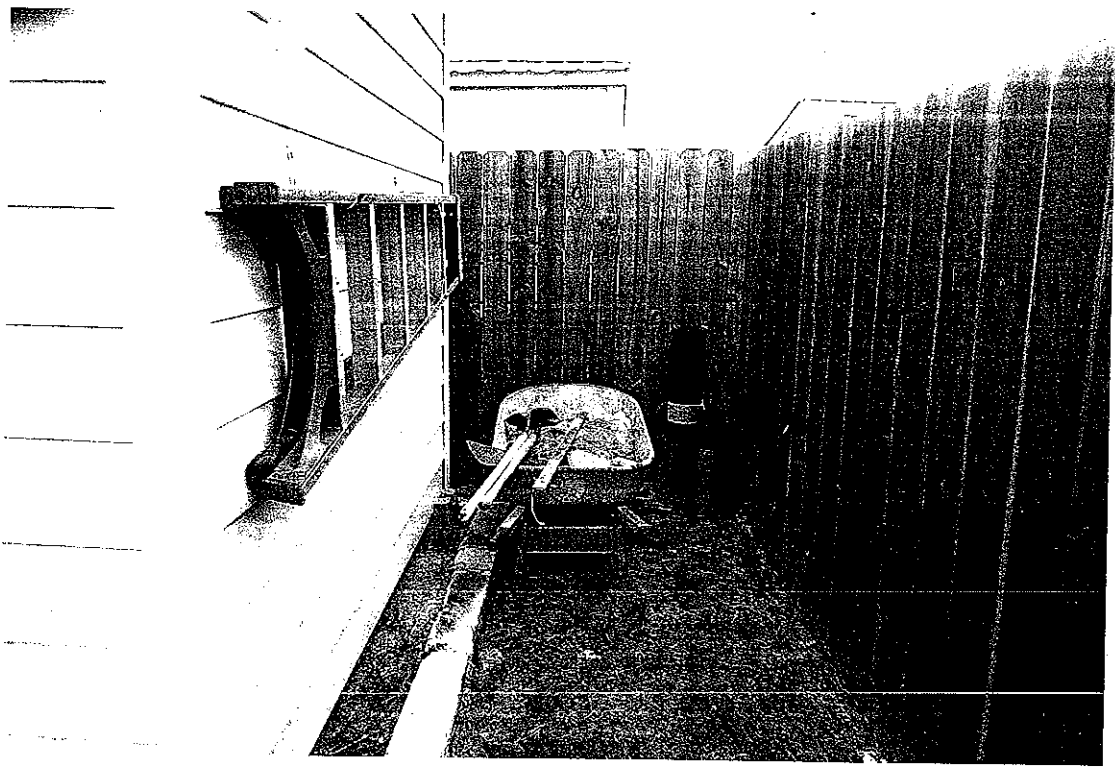






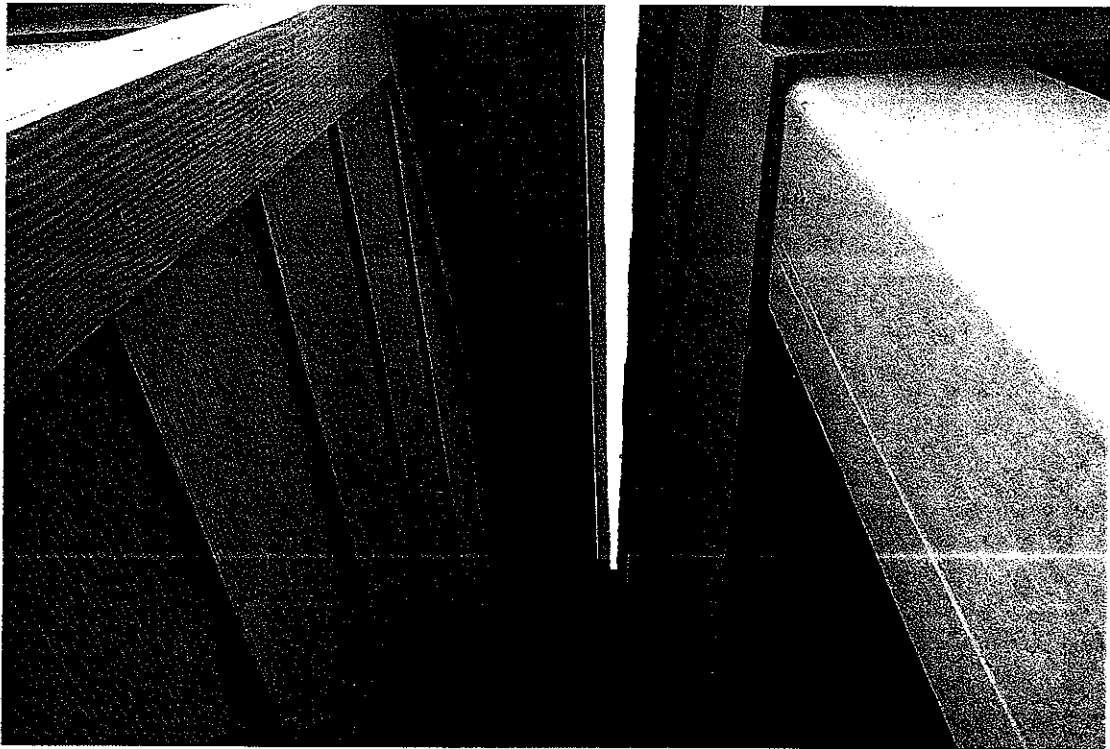
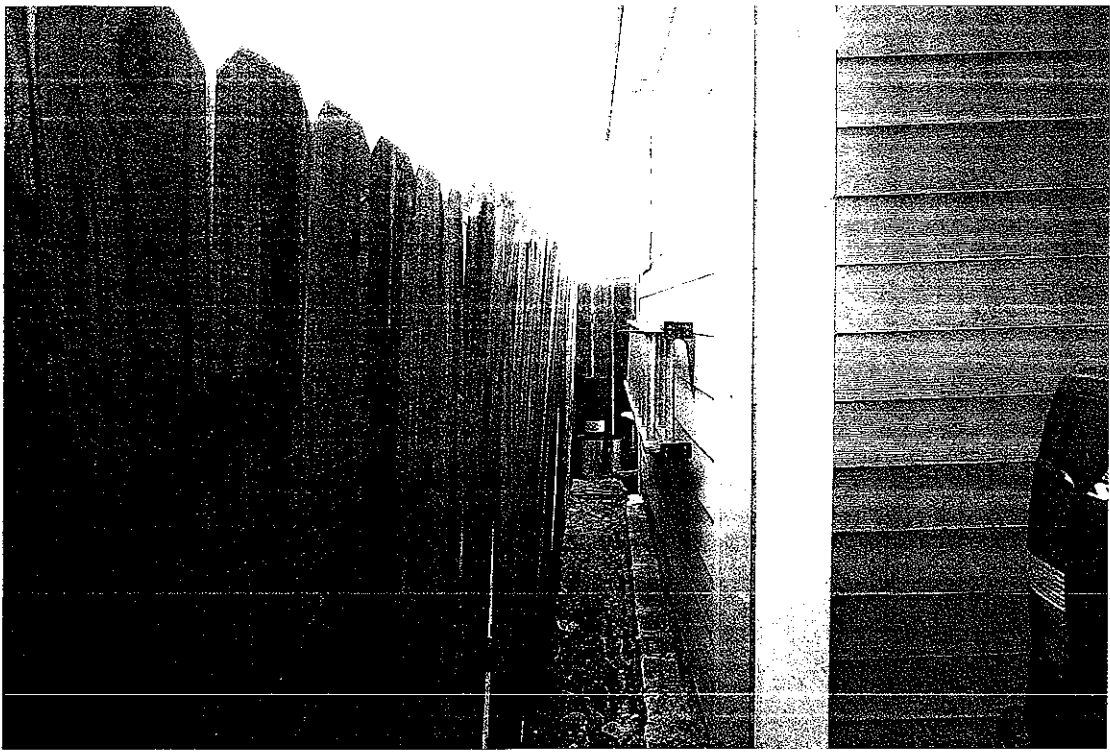
back of the storage

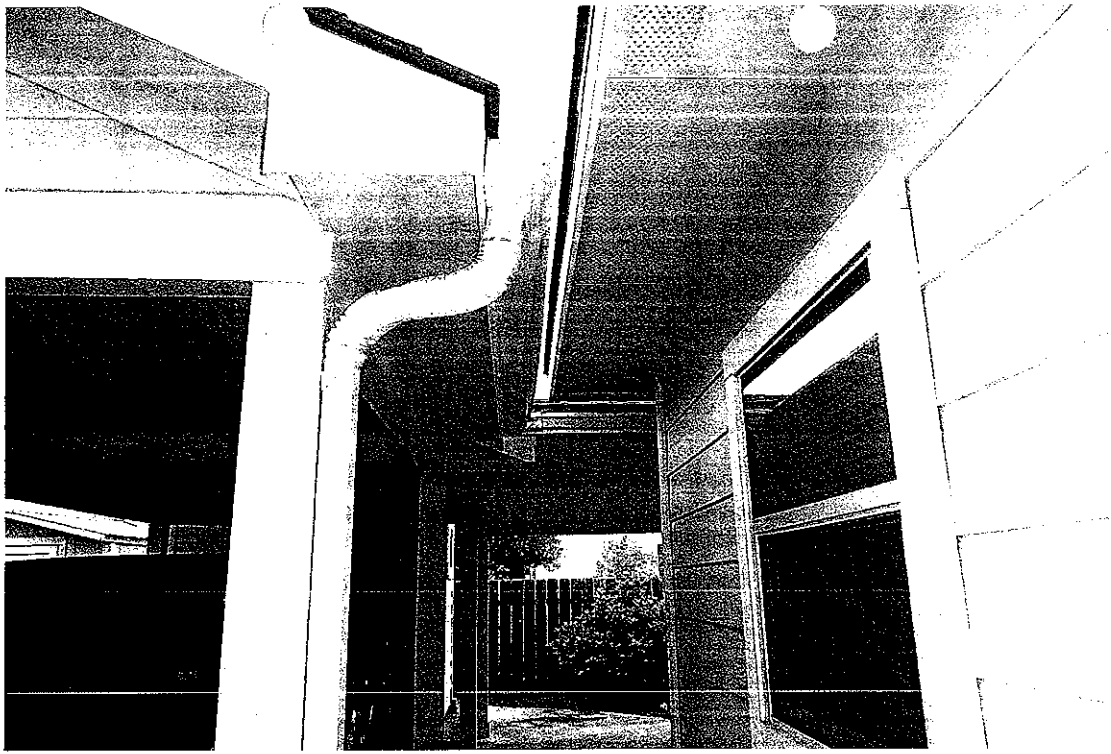




back of the storage

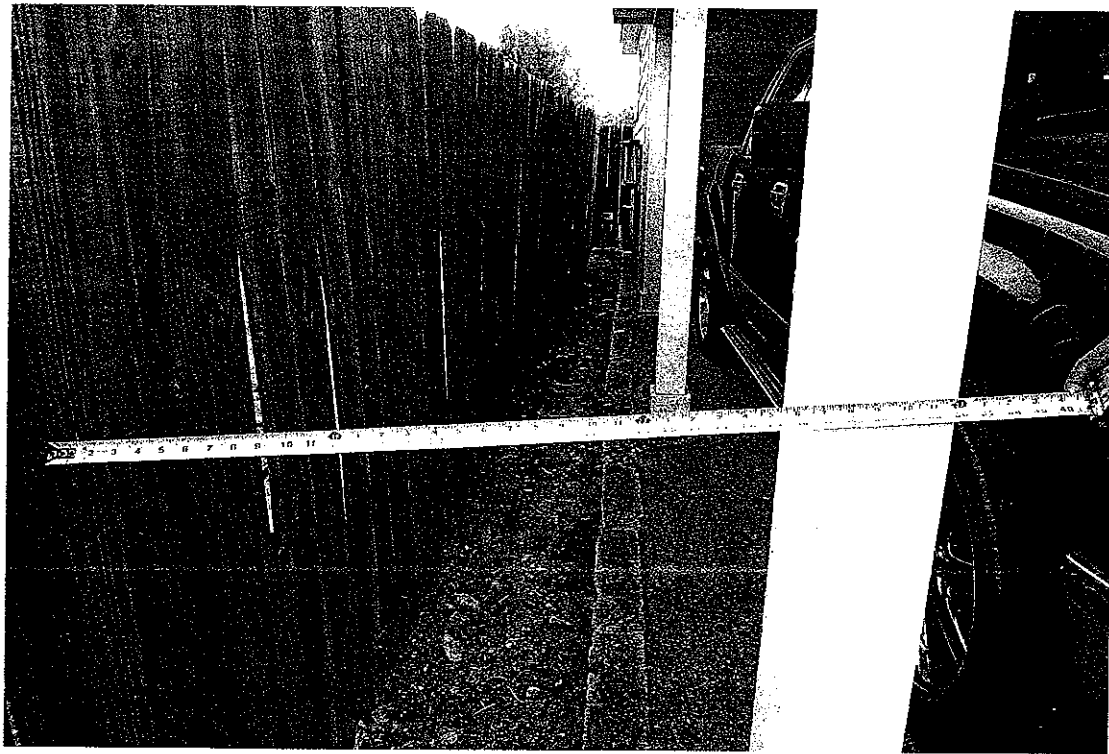






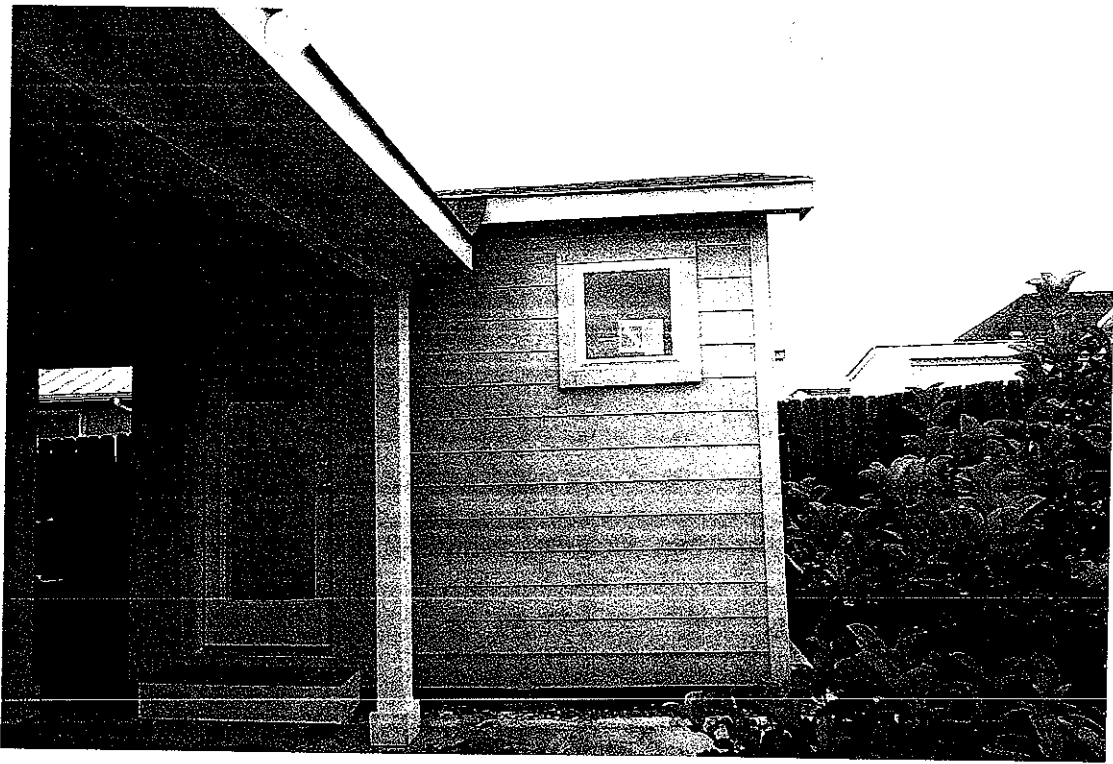


Front of the carport

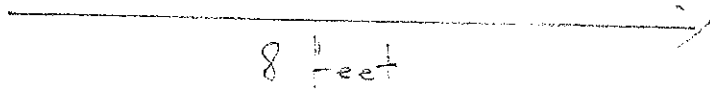


2.5 feet

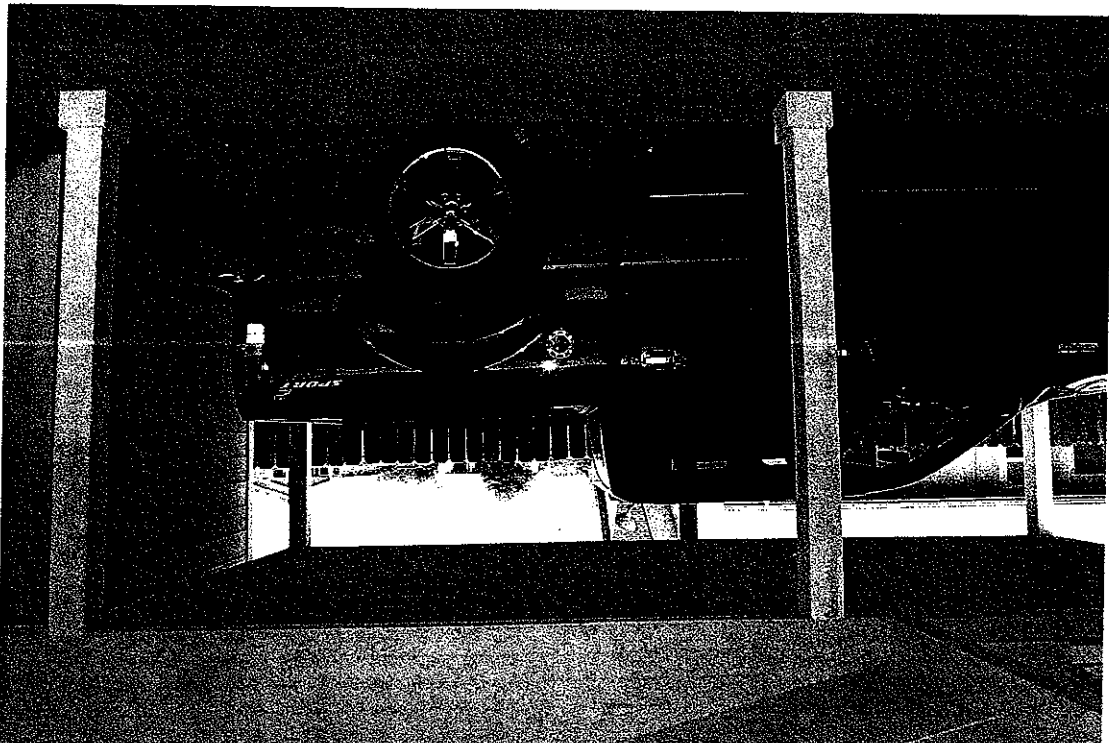


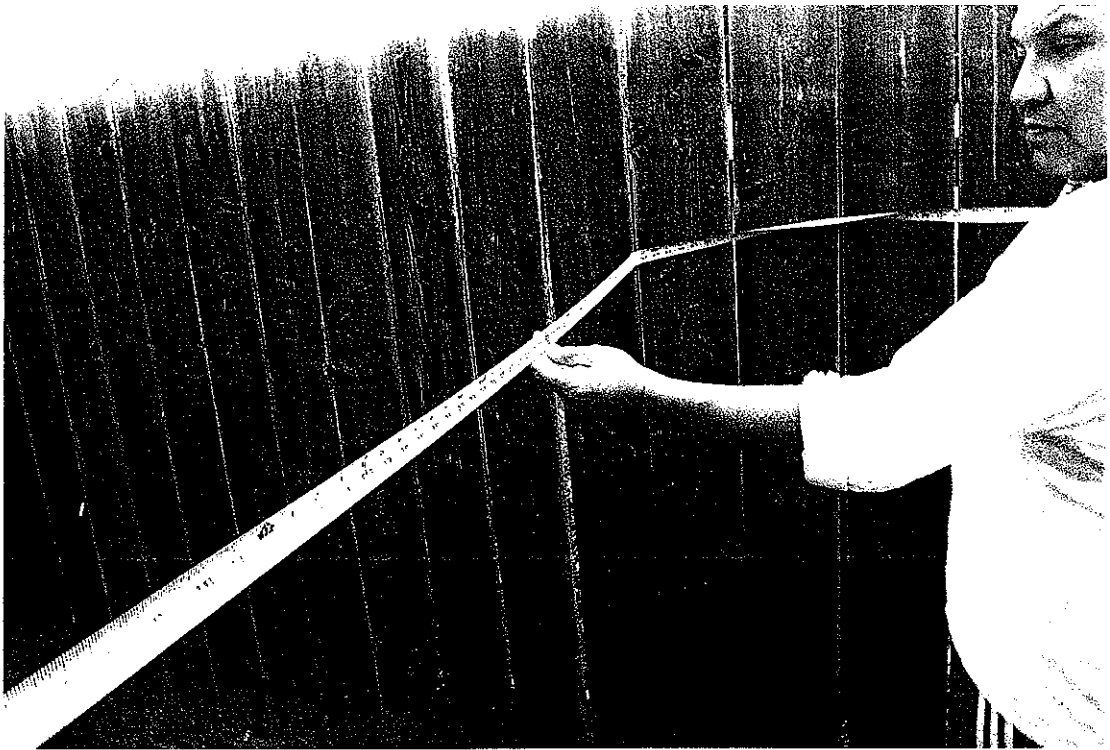
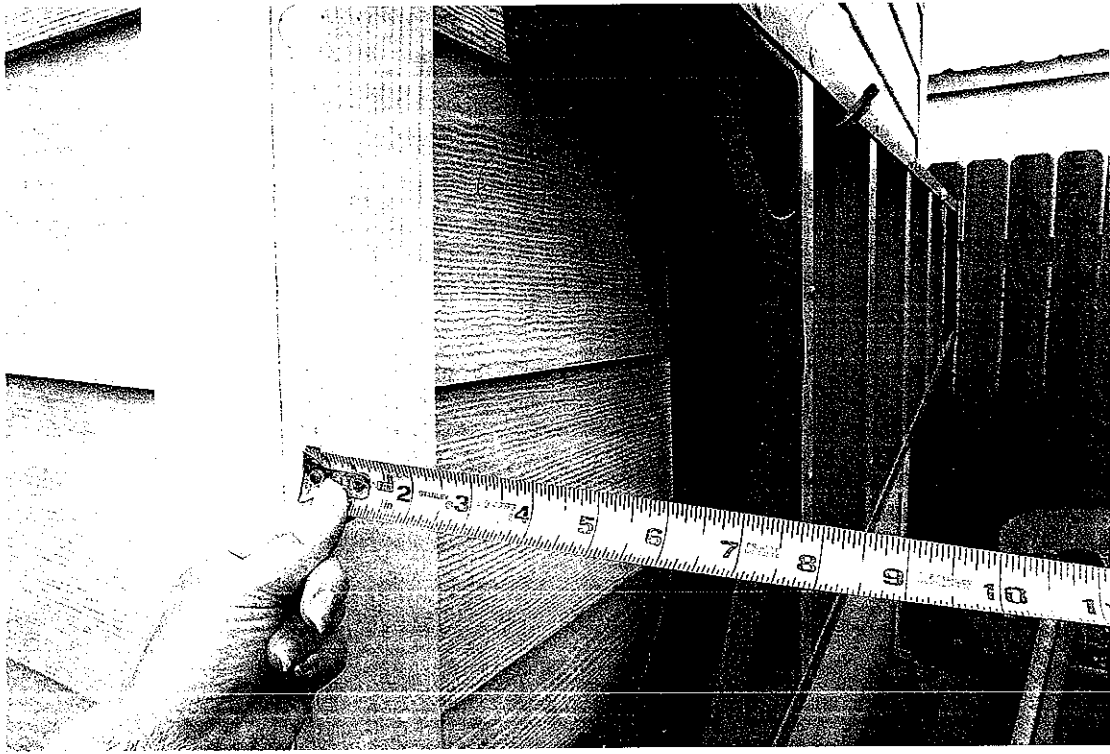


The storage of



Right side of the carport

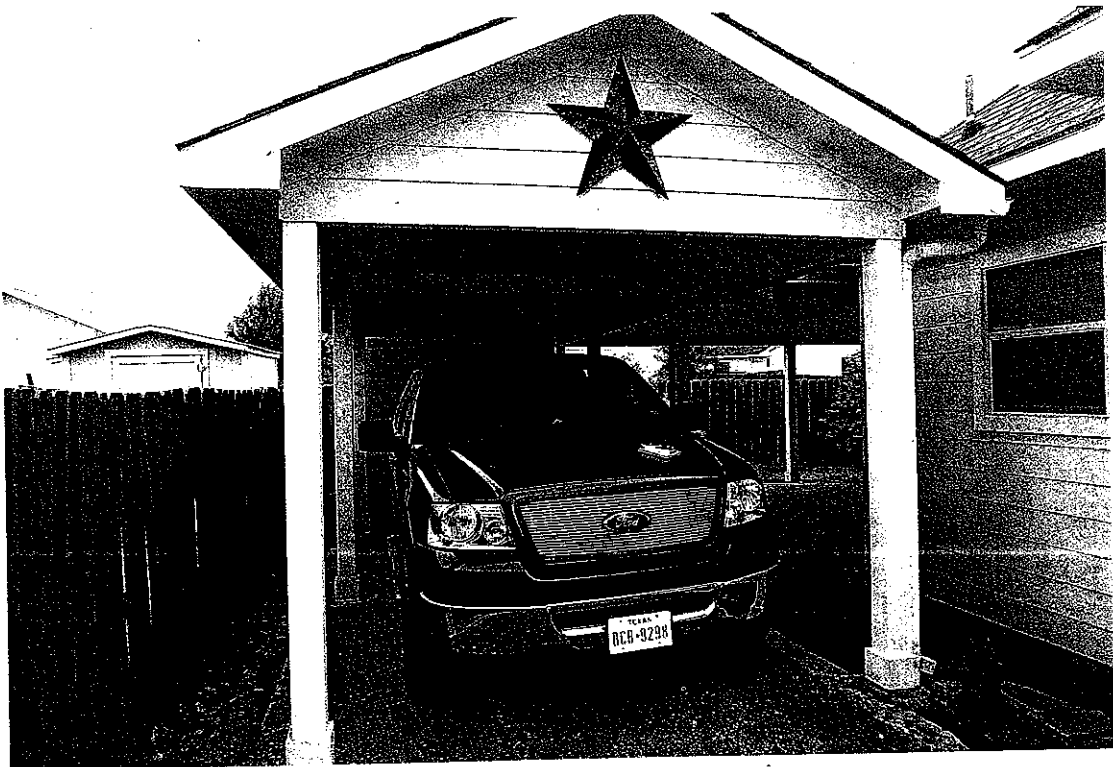




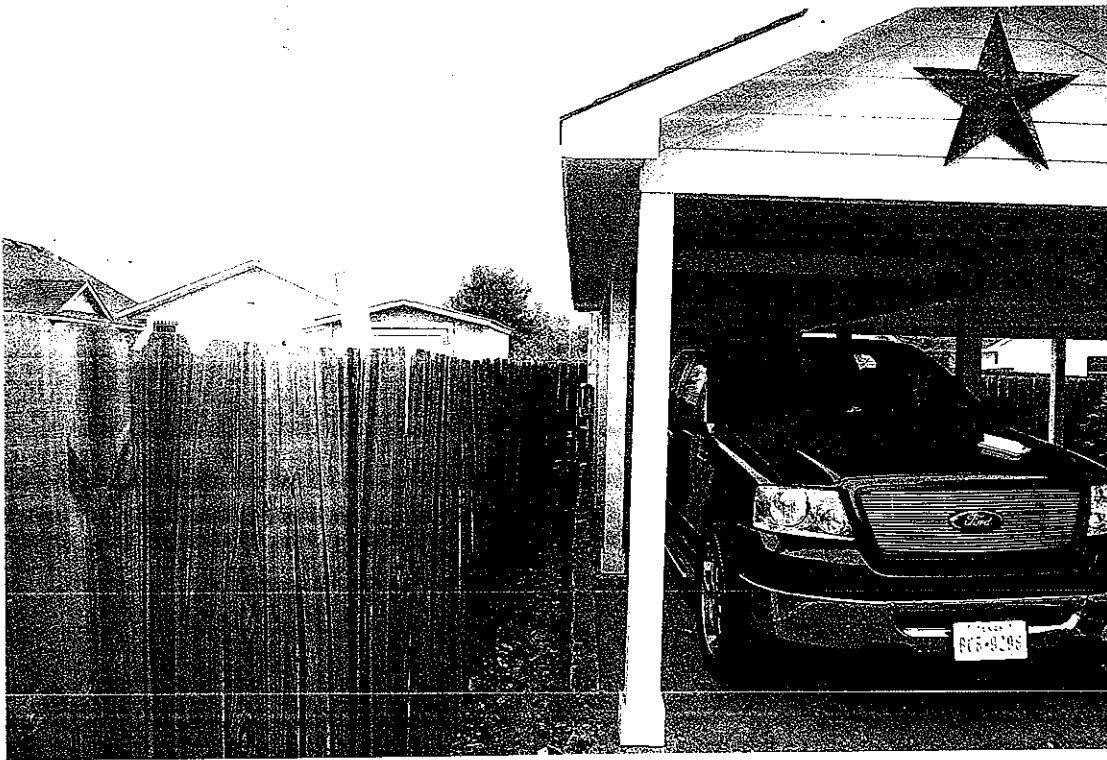
The back of the storage behind my  
Neighbor Gloria 5 feet



The cover patio



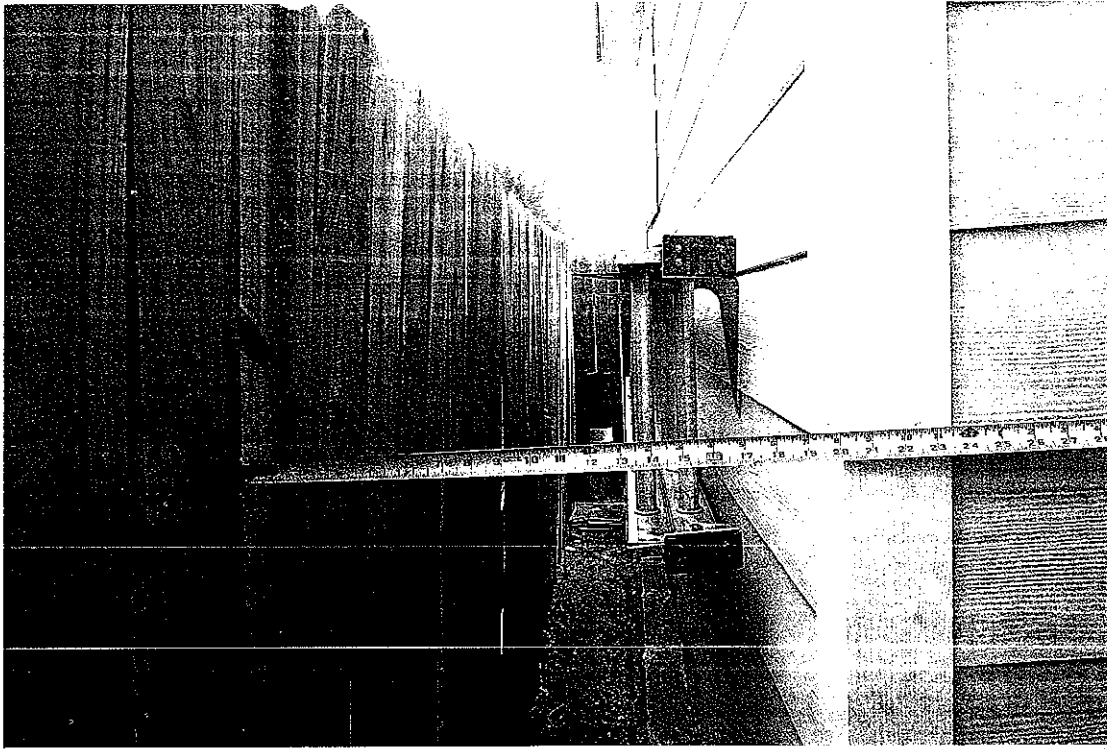
All the car port  
12' height to pitch of roof



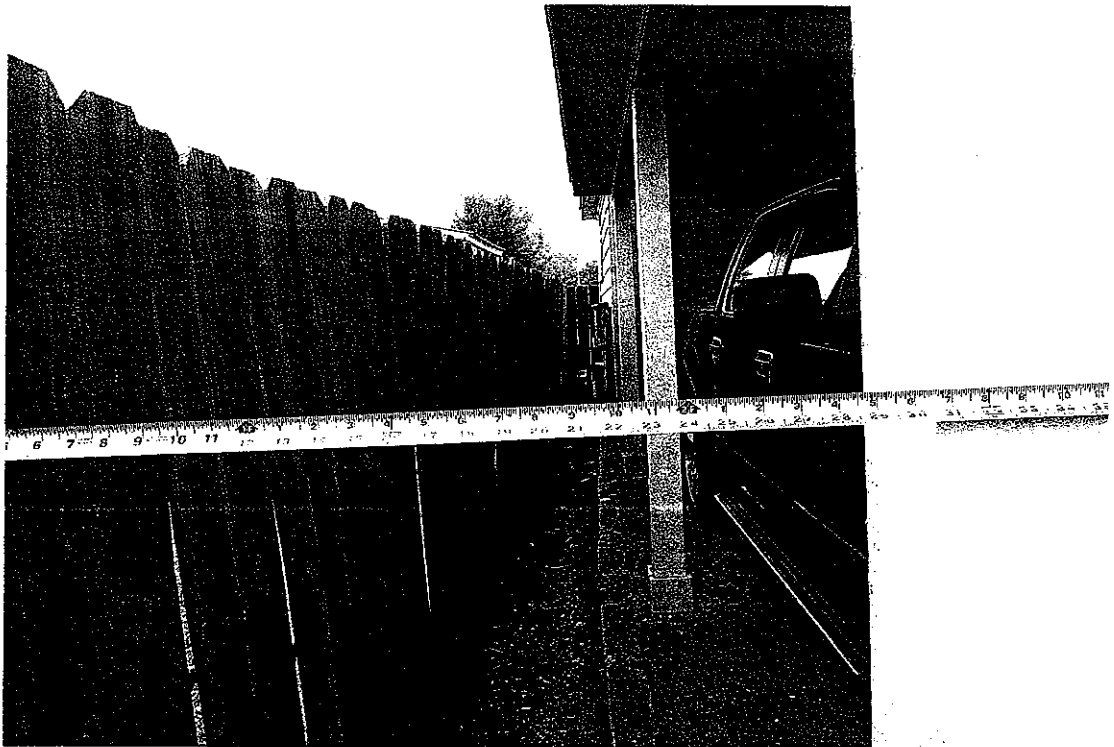
Side of the carport



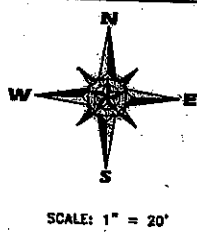
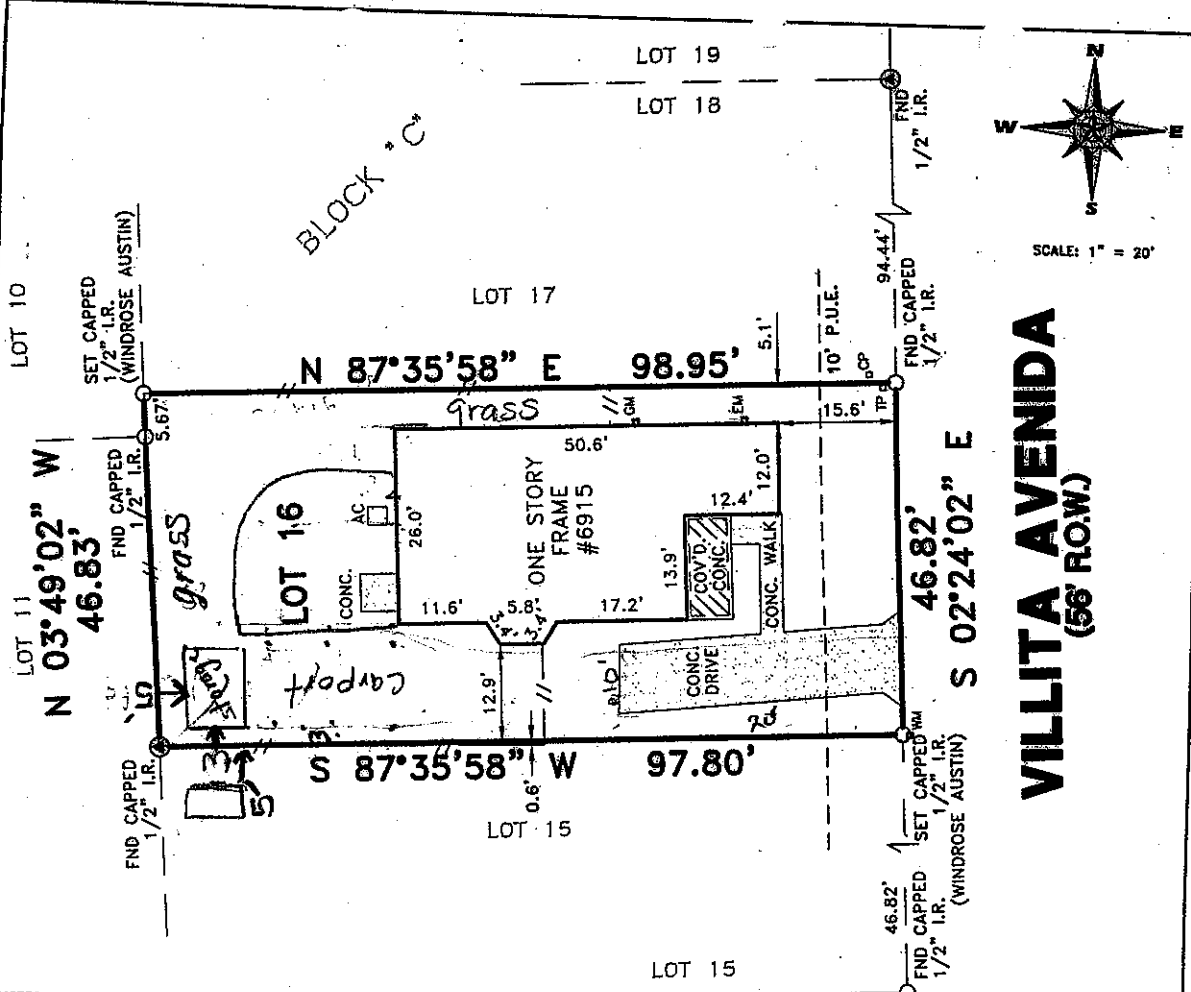
The cover Patio



→  
2 feet



→  
2.5 feet



**VILLITA AVENIDA**  
(56' R.O.W.)

- NOTES:
- 1) SUBJECT TO RESTRICTIVE COVENANTS BY DOCUMENT NO. 200500288, DOCUMENT NO. 200809392, DOCUMENT NO. 2008183278 AND DOCUMENT NO. 2008015975, T.C.O.P.R.
  - 2) TRANSMISSION LINE EASEMENT TO THE LOWER COLORADO RIVER AUTHORITY BY VOLUME 650, PAGE 388, T.C.D.R. AND DOCUMENT NO. 2005023426, T.C.D.P.R. DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN ON PLAT.
  - 3) SANITARY SEWER LINE EASEMENT TO THE CITY OF AUSTIN BY VOLUME 1741, PAGE 148, T.C.D.R. DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN ON PLAT.
  - 4) SANITARY SEWER EASEMENT BY VOLUME 3783, PAGE 2178, T.C.D.R. DOES NOT AFFECT SUBJECT PROPERTY.
  - 5) SUBJECT TO EASEMENT RIGHTS BY DOCUMENT NO. 2008183278, T.C.O.P.R.
  - 6) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AND THE MONTOPOLIS NEIGHBORHOOD PLAN, PER NOTE ON PLAT.

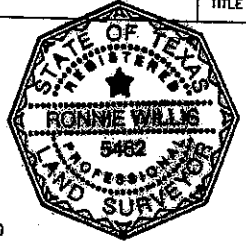
- LEGEND**
- EM - ELECTRIC METER
  - GM - GAS METER
  - TP - TELEPHONE PEDESTAL
  - CP - CABLE TV PEDESTAL
  - WM - WATER METER
  - WF - WOOD FENCE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - ⓐ - CONTROL MONUMENT

SURVEY OF  
LOT 16, BLOCK "C", AMENDED PLAT OF FRONTIER AT MONTANA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200600392, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48024 0605 H, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	EDUARDO VARELA AND PATRICIA VARELA	LENDER CO.	BANK OF AMERICA
ADDRESS	6915 VILLITA AVENIDA	TITLE CO.	INDEPENDENCE TITLE COMPANY

*Windrose Land Services Austin*  
4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
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I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show ground, except as shown.

*[Signature]* 7/17/09

FIELD WORK	07/17/09	NO	DRAFTED BY	07/17/09	ST	CHECKED BY	07/17/09	RW
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	616 X	22051	