

CASE# U5-2014-0095
ROW# 11159702
TAX# 02-0510-0509

**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: 2101 E 9 St. Austin, Texas 78702

LEGAL DESCRIPTION: Subdivision – Residential Lot 1 BLK22 OLT 8&62 Div. B

Lot(s) 1 Block 22

Outlot Division Grandview Place

I/We Holly Ratcliffe on behalf of myself/ourselves as authorized agent for
myself affirm that on June 13, 2014, hereby apply for a hearing before the Board of

Adjustment for consideration to:

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

 ERECT ATTACH COMPLETE REMODEL x MAINTAIN

Trying to retain a deck/doorway landing and carport that are located within the street side

yard (carport) and interior side yard (deck, landing) of your property. The Code reference is 25-2-492 (D).

in a SF-3-NP (Central East Austin) 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

Updated 5/14

incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The home was built in 1925. An addition on the home and a deck was built many years ago and definitely not in compliance with current code. The deck was falling down so we replaced it with a much safer and user friendly one while keeping in line with the way the house was already built.

The carport supplies us with more secure off-street parking.

HARDSHIP:

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

The topography of the backyard slopes to a great degree with an existing retaining wall preventing moving the carport further into the yard.

The existing shed built in place and difficult to move preventing entering from the alley.

A large tree next to the street in the way along the side yard preventing moving the carport further into the yard.

There is an electrical pole sitting on the corner of the property preventing a carport entering from the alley.

The electrical line runs diagonally from the house, across the yard, across the alley in the back to the pole requiring space from the deck.

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

Many properties in the neighborhood are being completely demolished and regraded with new construction. It is more difficult to put a 1925 home in compliance than a completely new home.

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 on a 2 block long street with virtually no traffic. It also sits parallel to an alley used only by garage parking homeowners. Erosion into the street is actually mitigated by the carport.

When the deck and carport were built, there was a vacant lot beside and behind the house. The home currently being built beside us will be 13 feet from its closest point to the deck. However, the grandfathered in portion of our home will be 9 feet from the new construction next door at its closest point. There is still no construction on the back adjacent property.

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:

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


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 _____ Mail Address _____
 City, State & Zip _____
 Printed _____ Phone _____ Date _____

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

Signed  _____
 Mail Address 2101 E 9 St. City, State & Zip Austin, TX 78702
 Printed Holly Ratcliffe Phone 512-415-1356 Date June 13, 2014





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE#: C15-2014-0095
Address: 2106 E 9TH STREET

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'



City of Austin

P.O. Box 1088, Austin, Texas 78767

015-2014-0095

RECEIPT

Receipt 5970512
No.:

Payment 06/05/2014
Date:

Invoice 5989710
No.:

Payer Information

Company/Facility Name:

Payment Made By: Holly Ratcliffe
2101 E. 9TH
AUSTIN TX 78702

Phone No.: (512) 415-1356

Payment Method: MasterCard

Payment Received: \$388.00

Amount Applied: \$388.00

Cash Returned: \$0.00

Comments: auth-00589P-3337

Additional Information

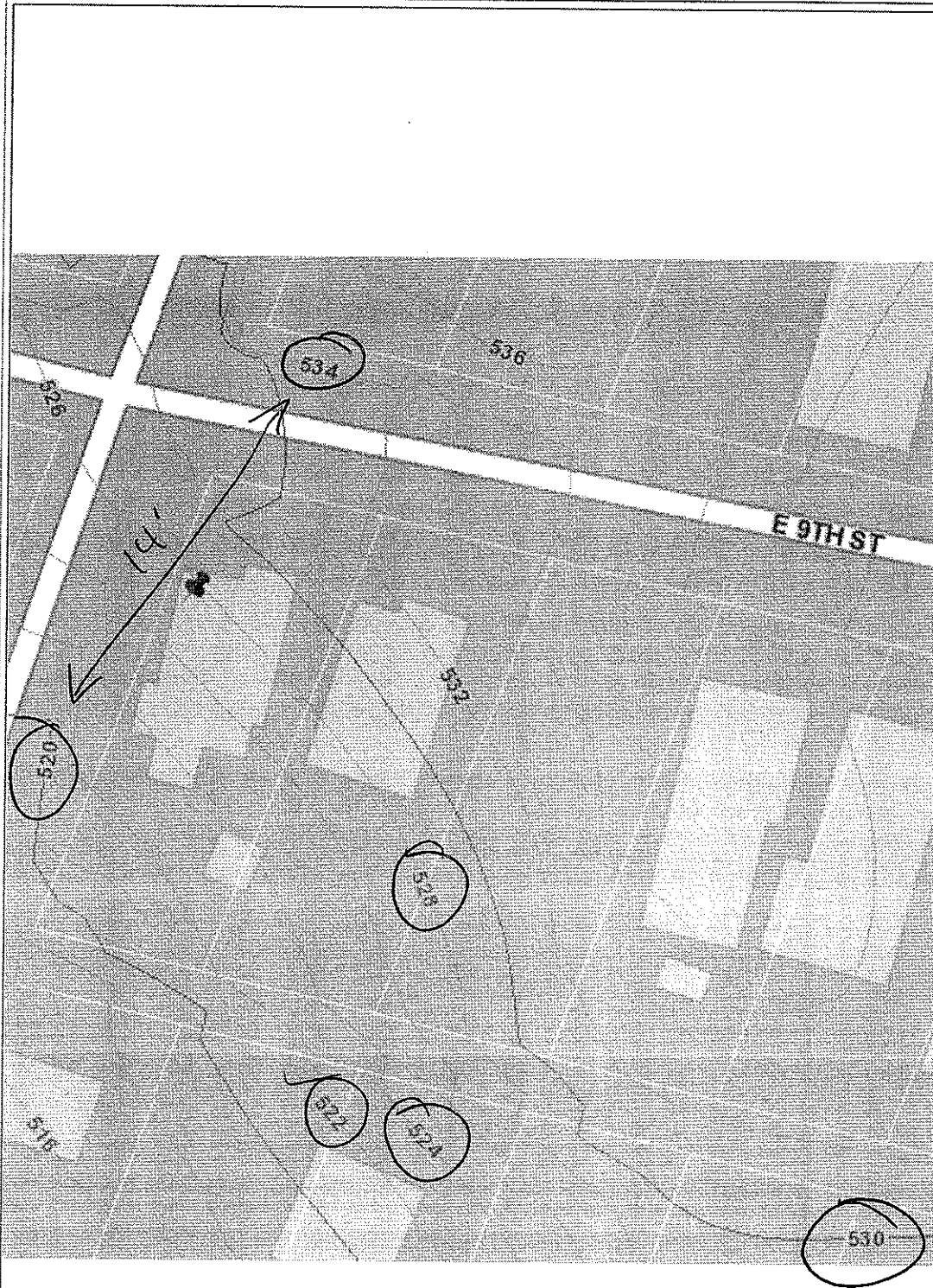
Department Name: Planning and Development Review

Receipt Issued By: Liane Garza

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	11159702	2106 E 9TH ST	2014-000090-BA	\$388.00
				Total	\$388.00



CITY OF AUSTIN DEVELOPMENT WEL MAP



Legend

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

Contours Year 2003

-  10 Ft Contours
-  2 Ft Contours

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

James V. Ryan, P.E.
Structural Engineering

May 27, 2014

Mr Finn Ratcliffe

Re: 2101 E. 9th St

Project No. 14-121

Dear Mr. Ratcliffe:

Pursuant to your request I have reviewed deck framing for the house at the above referenced address. The purpose of the inspection was to verify if the framing is placed and is installed per the 2012 IRC building Code.

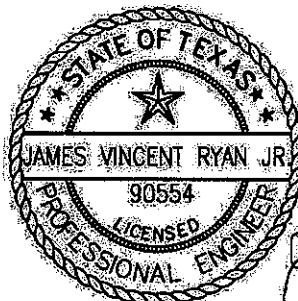
The deck framing is in conformance with IRC 2012.

If you have any questions regarding this matter feel free to contact me

Sincerely,

5/27/14

James V. Ryan, P.E.

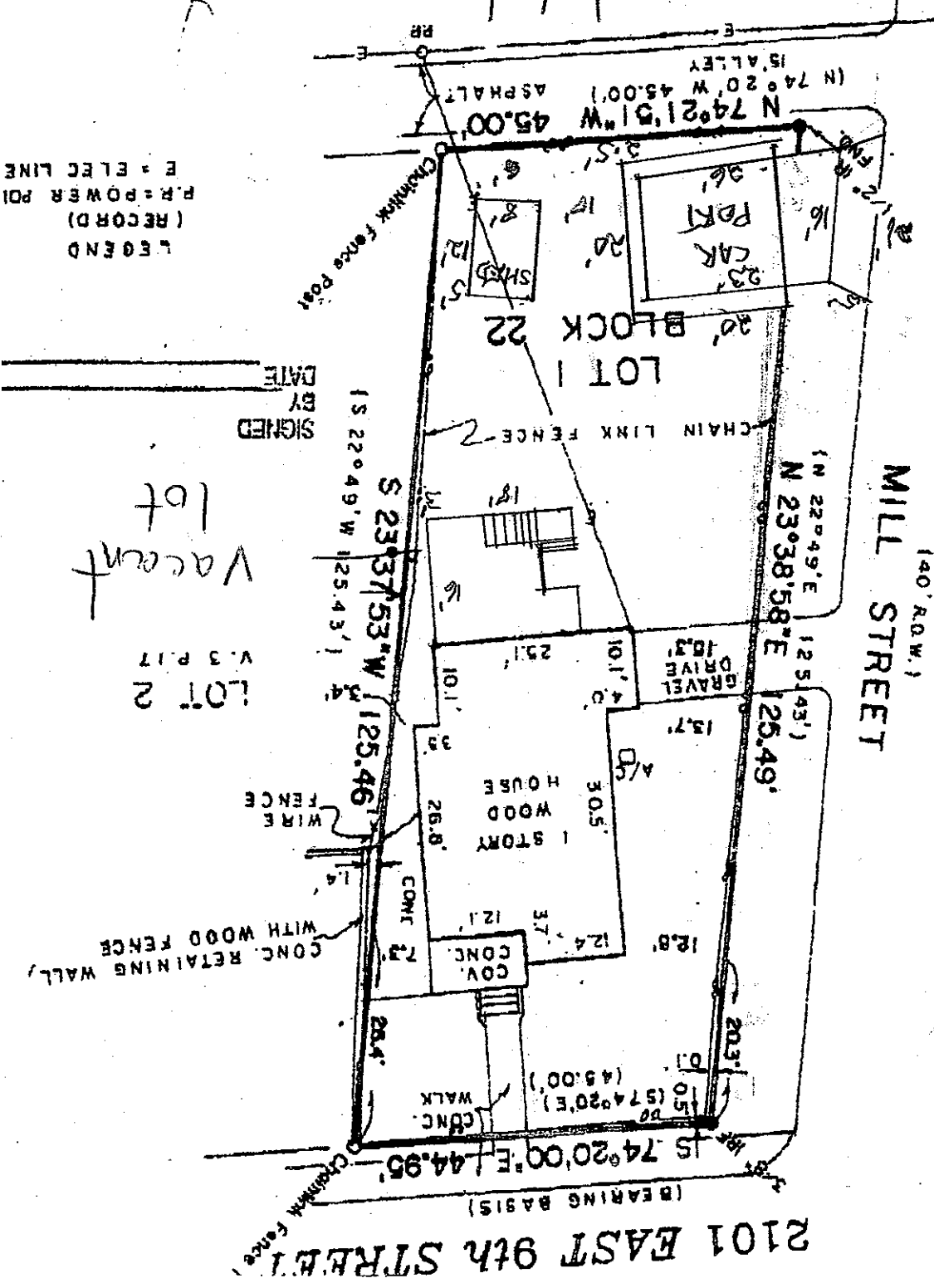


TBPE FIRM F-7750

A handwritten signature in black ink, appearing to read "JVR", is written over the right side of the professional seal.

LOT No.	1	Block	22	Subdivision / Addition	GRANDVIEW PLACE
Section		Phase		Book	
Unit		Page(s)	17	Volume	3
City	TRAVIS	County, Texas		Street Address:	2101 EAST 9TH STREET
	AUSTIN			Reference:	ERIC B. GOLADAY, TXE-RON DWIGHT CHAIN

Land data does not make or warrant any flood zone determination



SCALE 1" = 20'

2X6 CEDAR DECKING FASTENED TO
FRAMEWORK WITH GALVANIZED SCREWS.

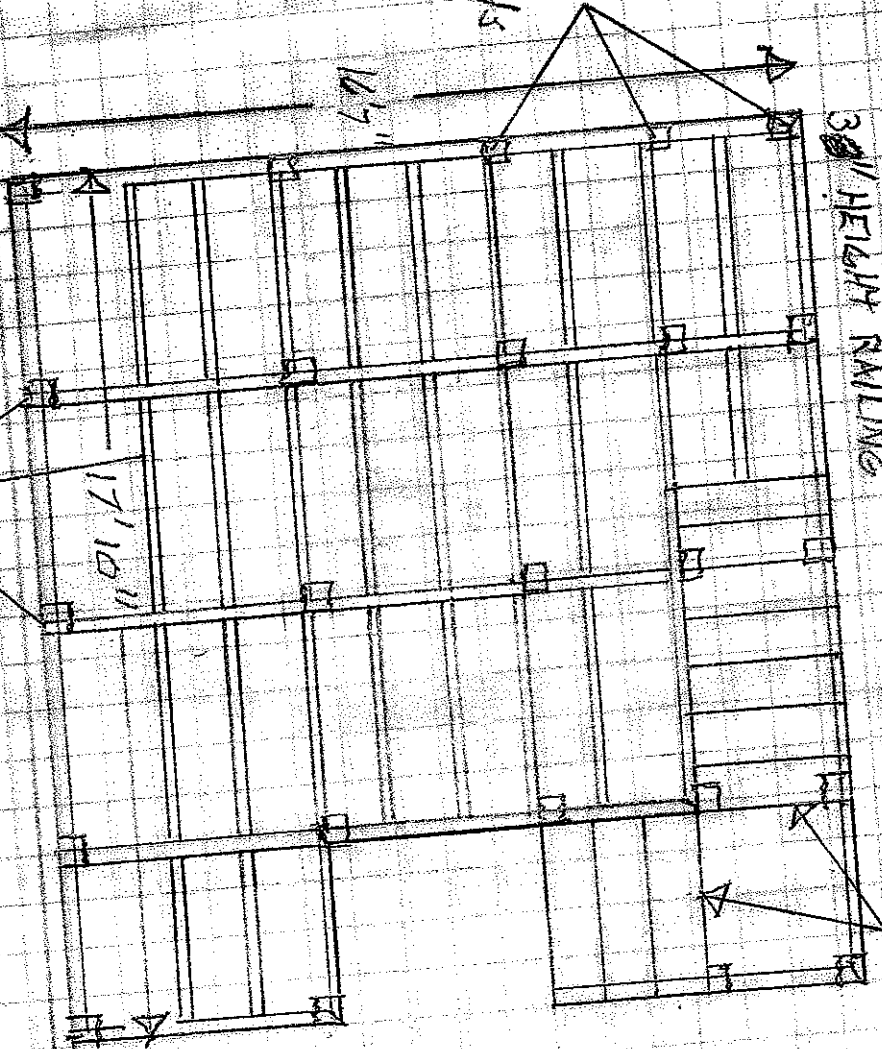
2101 E. 9 ST.
AUSTIN, TX 7870
DATE: 3/20/14
SCALE: 1/4" = 1'

#1 GRADE
PRESSURE
TREATED 4X4S

3" HEIGHT RAILING

STEPS
DOWN

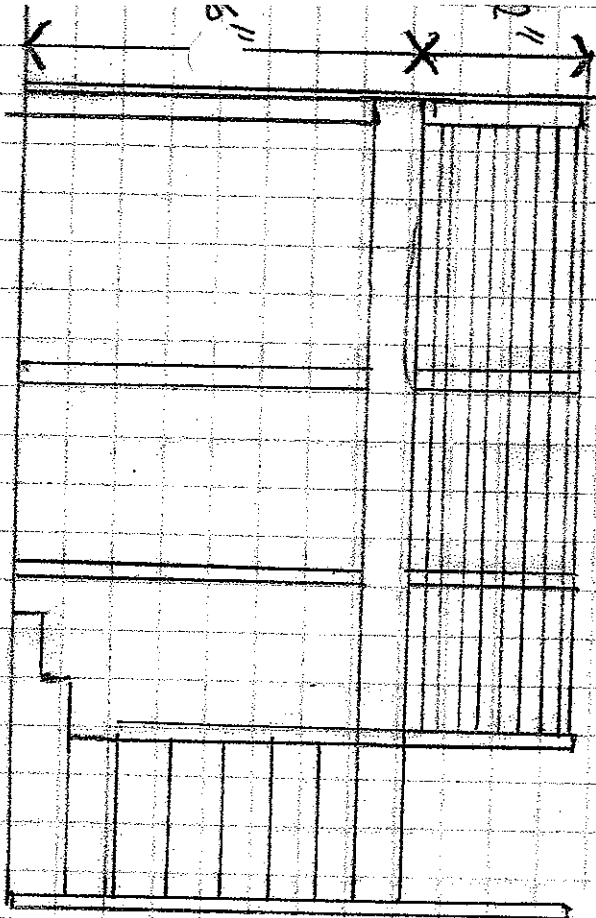
#1 GRADE 2X12 PRESSURE
TREATED JOISTS WITH
GALVANIZED JOIST
HANGERS.



2101 E. 9th
AUSTIN, TX 78702

DATE: 3/30/14
SCALE: 1/4" = 1'

DECK IS FREE STANDING - NO KIDNEY BOARD



City of Austin Residential Permit Application

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

Project Information

Project Address: 2101 E 9th St.	Tax Parcel ID: 193420
Legal Description: Residential lot 1 BLK 22 DLT 8 & 62 Div. B	
Zoning District or PUD: SF 3	Lot Size (square feet): 5,625
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Note: If yes, application for a tree permit with the City Arborist may be required. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Note: Proximity to a floodplain may require additional review time. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Description of Work

Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other			
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other <u>carport/deck</u>			
# of existing bedrooms: 2 # of bedrooms upon completion: 2 # of existing baths: 1 # of baths upon completion: 1			
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 Note: Removal of all or part of a structure requires a demolition permit.			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>Tear down existing unattached deck and replacing</u> <u>Building a carport for off-street parking</u>			

Trades Permits Required: <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) (circle all that apply)

Job Valuation

Total Job Valuation: \$ 24,095	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 24,095 Bldg: \$ 24,095 Elec: \$ Plmbg: \$ Mech: \$ Primary Structure: \$ 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.		

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			
b) 2 nd floor conditioned area			
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)		400	400
f) Covered Patio, Deck or Porch			
g) Balcony			
h) Other			
i) Uncovered Wood Deck	40	288	288
Total Gross Building Area (total A through I)			
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):	1069 % of lot size: 19
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):	852 % of lot size: 15
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input 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 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 type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: _____ ft Number of Floors: 1 # of spaces required: _____ # of spaces provided: _____	
Right-of-Way Information 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 type="checkbox"/> N Width of approach (measured at property line): _____ 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 st Floor	973			973
2 nd Floor				
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)		400		400
Accessory building(s)	96			96
(detached)				
Ceilings over 15 ft				
TOTAL GROSS FLOOR AREA				1469

(Total Gross Floor Area /lot size) = 216 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	Holly Ratcliffe	Applicant or Agent	
Mailing Address	2101 E 9th St. 78702	Mailing Address	
Phone	(512) 415-1356	Phone	
Email	dreruph@yahoo.com	Email	
Fax		Fax	
General Contractor		Design Professional	
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: Holly Ratcliffe

Date: June 2, 2014

Design Professional's signature: _____

Date: _____

*****MUST BRING THIS FORM AT THE TIME OF SUBMITTAL*******CoA Residential Building Permit – Consultation Checklist**Property Address: 2101 E. 9th St.New Construction ☒ Addition ☒ Addition/Remodel ☐ Interior Remodel ☐ Subchapter F ☐Fence ☐ Life Safety ☐ Pool ☐ Special Exception ☐ Amnesty CO ☐ Revision (Major) (Minor)**Items not previously signed off by a reviewer must be signed off by Intake prior to the submittal being accepted into review:** **Billing Information Form** - As of August 16th 2013 Review Fees are collected **BEFORE** review can begin **Application** – Is complete (responses on ALL “yes” or “no” questions and ALL blanks filled) AND signed by applicant
4-Page Application ☒ 2-Page Application ☐ **Plot Plan/Site Plan** – 3 scaled copies are included with metes and bounds

2 full sized** sets to scale* with current and proposed structures shown with clear and legible dimensions

1 set reduced to scale* with current and proposed structures shown with clear and legible dimensions (8 ½ x 11, 8 ½ x 14, or 11 x 17)

 Floor Plans – 3 scaled copies are included with applicable technical data

2 full sized** sets to scale* with clear and legible room labels and dimensions

1 set reduced to scale* with clear and legible room labels and dimensions (8 ½ x 11, 8 ½ x 14, or 11 x 17)

SB **Owner(s) Letter of Authorization** (if applicant is not owner) – is signed by owner(s) listed on Warranty Deed**In addition if applicable:** **Foundation, Framing, and Wind Bracing Plans** – 3 scaled copies are included with applicable technical data

2 full sized** sets to scale* with clear and legible dimensions

1 set reduced to scale* with clear and legible dimensions (8 ½ x 11, 8 ½ x 14, or 11 x 17)

See “Application Process” subsection “F” on pg. 5 for “Single Story” or pg. 6 for “Multi-Story” on the Residential Permit Application. Remodels are subject to Framing Plans if required

 BSPA Form (stamped) – is included if new construction or addition is being performedSB **AWU Water/Wastewater Service Verification Form (stamped)** – is included if a new meter or upgrade is requiredSB **Demolition Permit Application** – Required anytime a portion of an exterior wall, roof, or structure is being removed or demolished.

1. Demolition Application is complete, signed and notarized by all owners. This is NOT the same as the Owner(s) Letter of Authorization. Notary and signatures must be original – NO COPIES!

2. Printed Photos of each side of structure – highlighting what is being demolished

3. Additional Plot Plan indicating what is being demolished

4. Certified Tax Certificate (and Recorded Warranty Deed if new acquisition)

 Elevations – 3 scaled copies are included if project is addition/new construction

2 full sized** sets to scale* with clear and legible ceiling height and rooftop dimensions

1 set reduced to scale* with clear and legible ceiling height and rooftop dimensions (8 ½ x 11, 8 ½ x 14, or 11 x 17)

SB **Subchapter F setback plane/exemption exhibits** (aka “tents”) – are included on plot plans and elevations if in RDCC area

Single-story new construction, addition, addition/remodel under 20’ – stamps and seal are NOT required on drawings

Multi-story new construction, additions, addition/remodels – stamps and seals are required on Architectural Drawings

Consulting Reviewer (Print name) SUSAN BARRDate: 02 JUNE 2014

*** The submittal requirement waivers provided hereon are based solely on a verbal discussion of the proposed project during customer consultation. Upon review of the application submittal, additional items, including but not limited to those items waived above, may be required before the permit application is released. ***

See Back for additional comments by Reviewer



*to scale – An acceptable City of Austin scale must be used
**11X17 or greater paper size constitutes “full size”

➤ **It is advised to keep a copy of all documents for future reference.**



Additional Comments by Reviewer:

BUILDING PERMITS FOR CODE VIOLATIONS

FOR DECK @ REAR OF HOUSE & CARPORT

W/ACCESS FROM MILL STREET BOH BUILT EARLIER

THIS YEAR W/O A PERMIT.

*WILL NEED TO GO TO BOA FOR CARPORT. MIGHT NEED

TO GO FOR DECK ALSO - OWNER TO CONFIRM DISTANCE

TO SIDE YARD PROP. LINE

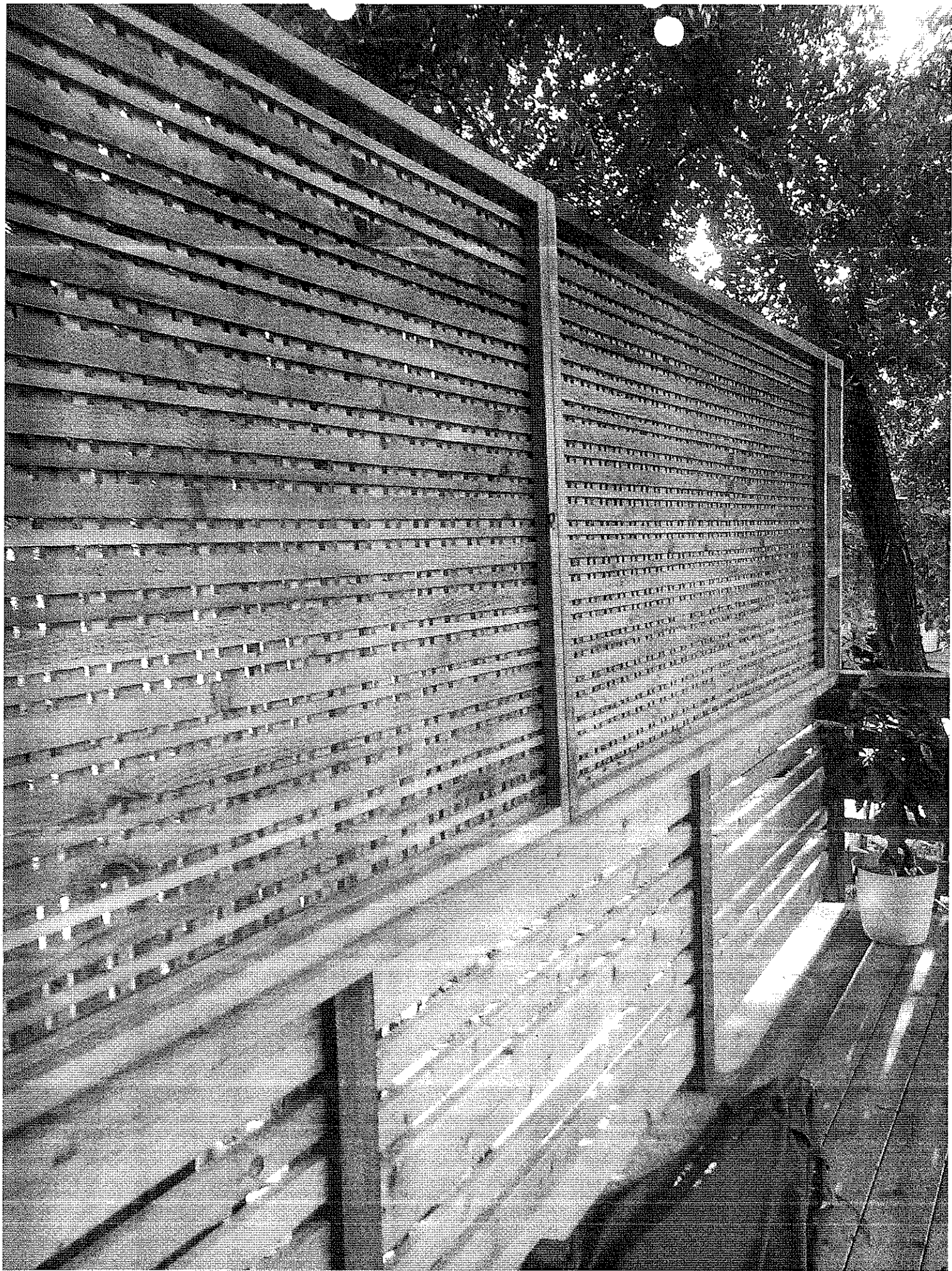
Check on these before Submittal:

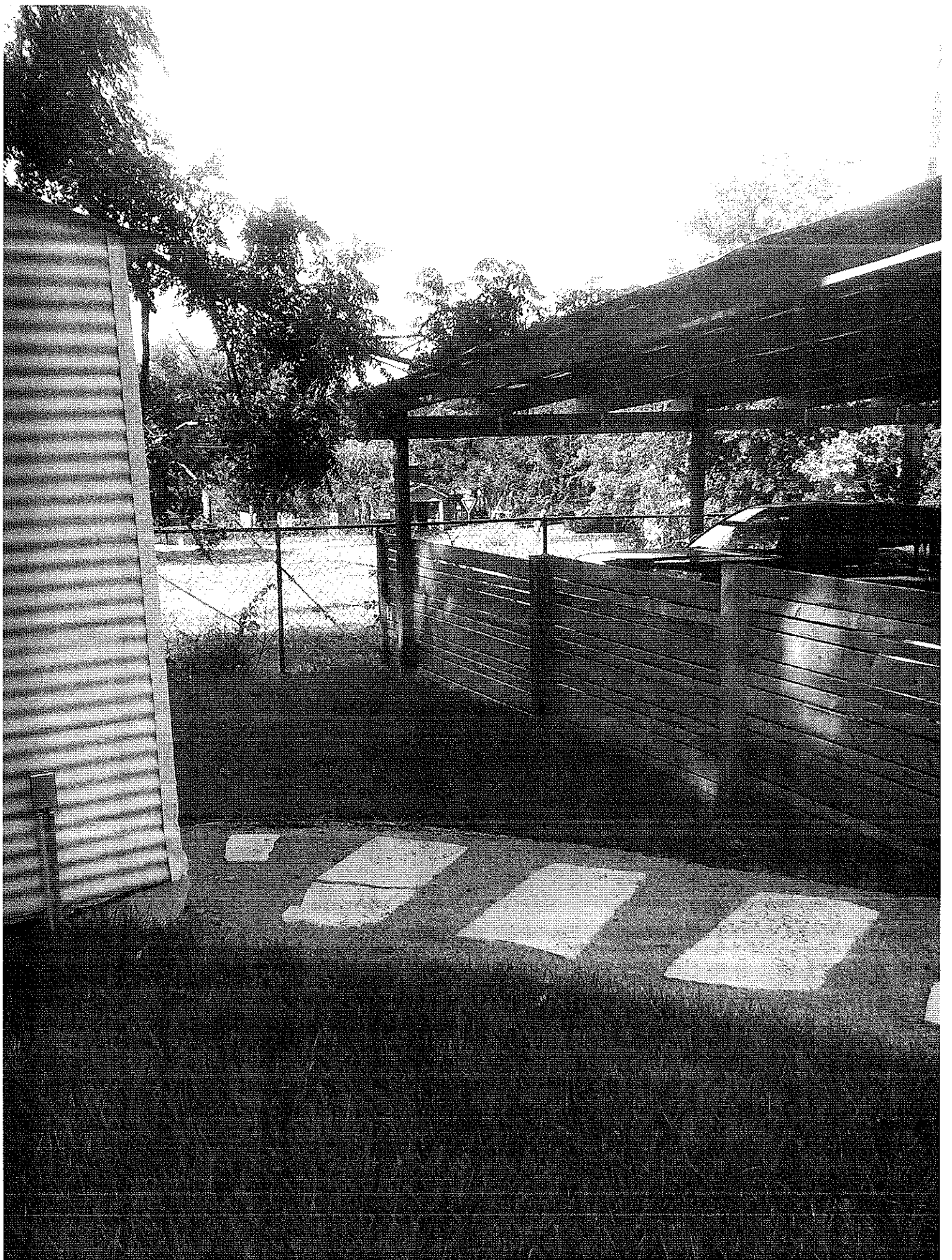
- Property Description – project is on a legally subdivided lot
(This can be found on the Travis County Appraisal District website @ www.traviscad.org, see DAC for more information)
- Expired Permits – All expired permits (even from previous owners) must be resolved prior to new submittal
(This site facilitates address searches: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)
- Tree Permit – Contact City Arborist if there is a tree equal to or greater than 19 inches in diameter on the property or any adjacent property
(Research Tree Review online here: <http://www.austintexas.gov/department/city-arborist>)
- Floodplain Review – Contact Floodplain Review if property is within 150 feet of any defined floodplain.
(Research Floodplain Review online here: <https://austintexas.gov/department/floodplain-management-and-regulations>)
- Historic Review – Contact Historic Review if changes are being made to the exterior of the building and the property is zoned “H” or “HD”, is located in a National Registered Historic District (NRHD), and / or if the structure is over 40 years old
(Research Historic Review online here: <http://austintexas.gov/department/historic-preservation>)
- Erosion Review – Contact Watershed Protection if property is located within 100 feet of the centerline of a waterway with a drainage area of 64 acres or greater, or where significant erosion is present
(Research Erosion Review online here: <http://www.review.ci.austin.tx.us/department/watershed-protection-ordinance>)
- Fire Review – Contact Fire Review if the structure exceeds a total of 3,600 square feet or if the property is within the defined Hazardous Pipeline Review
(Research Fire Review online here: <http://austintexas.gov/department/afd-plans-review>)





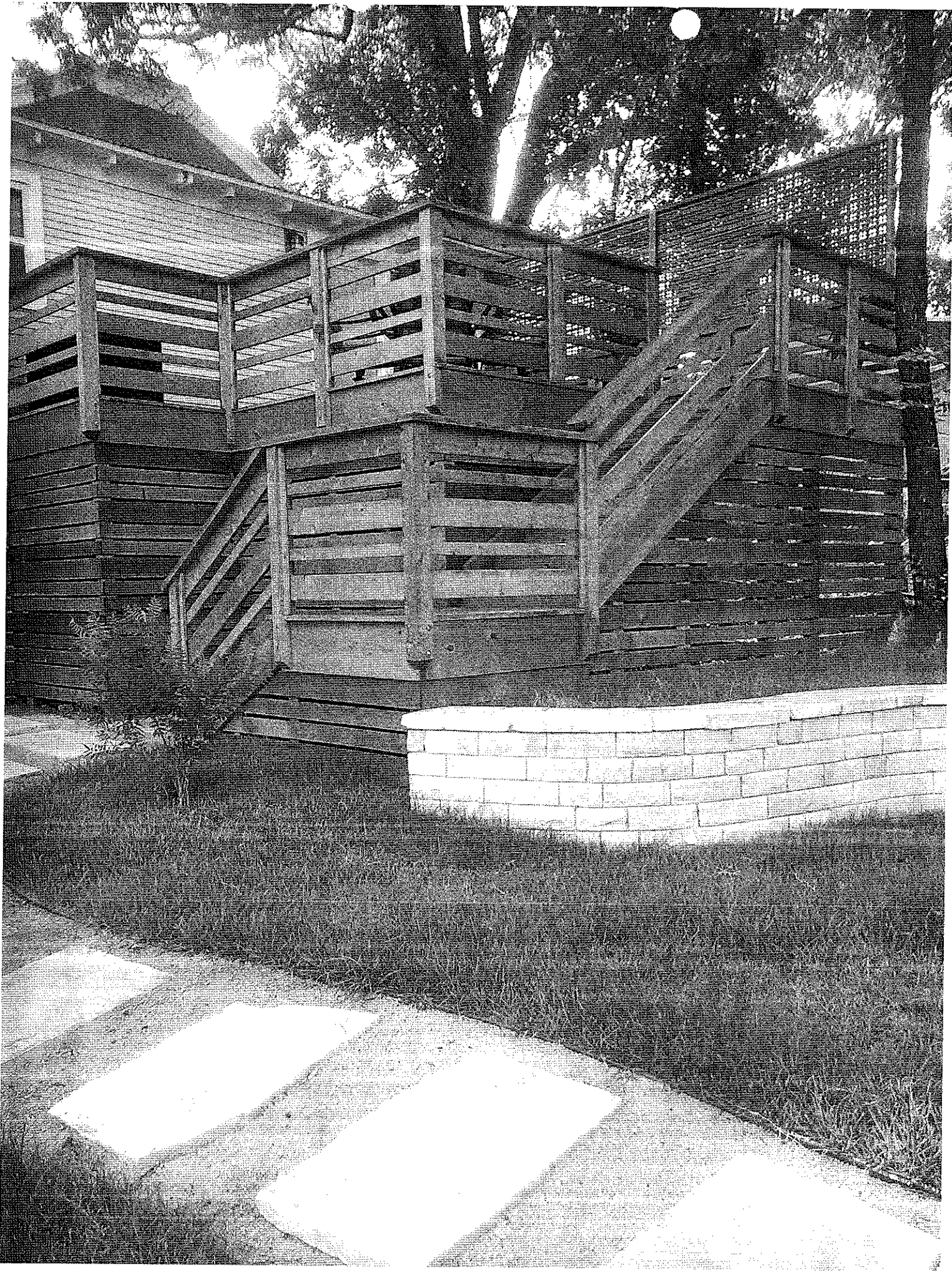






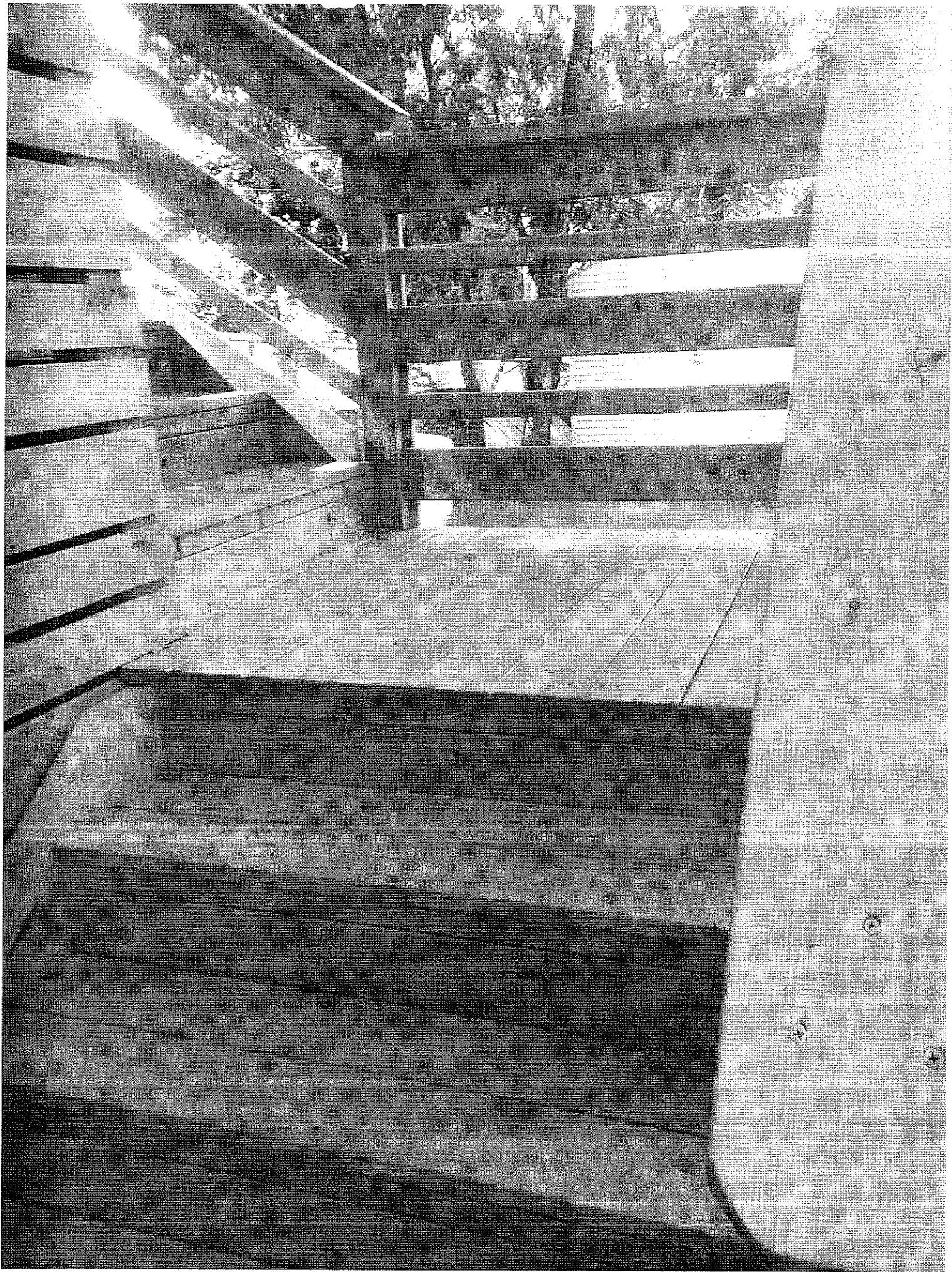


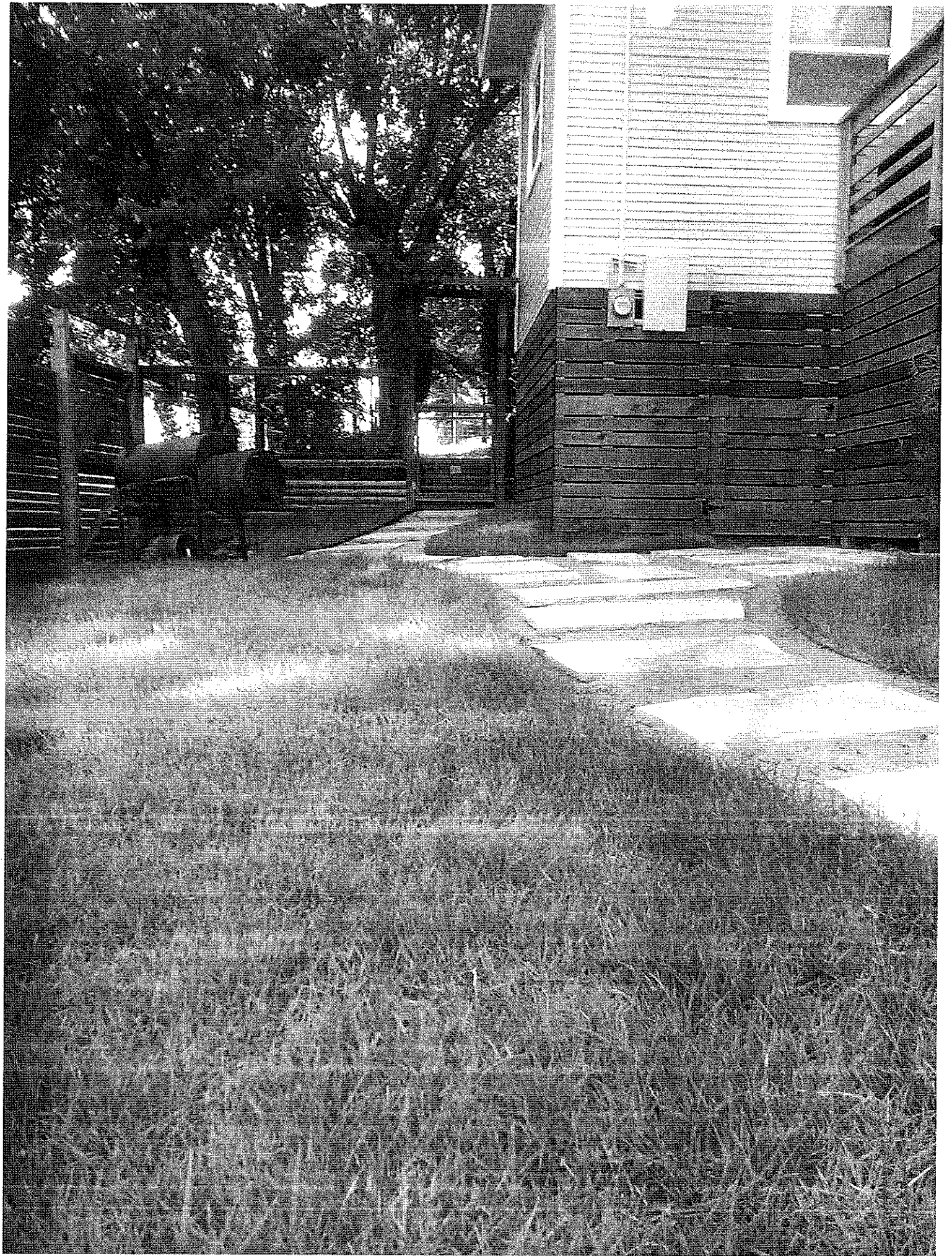


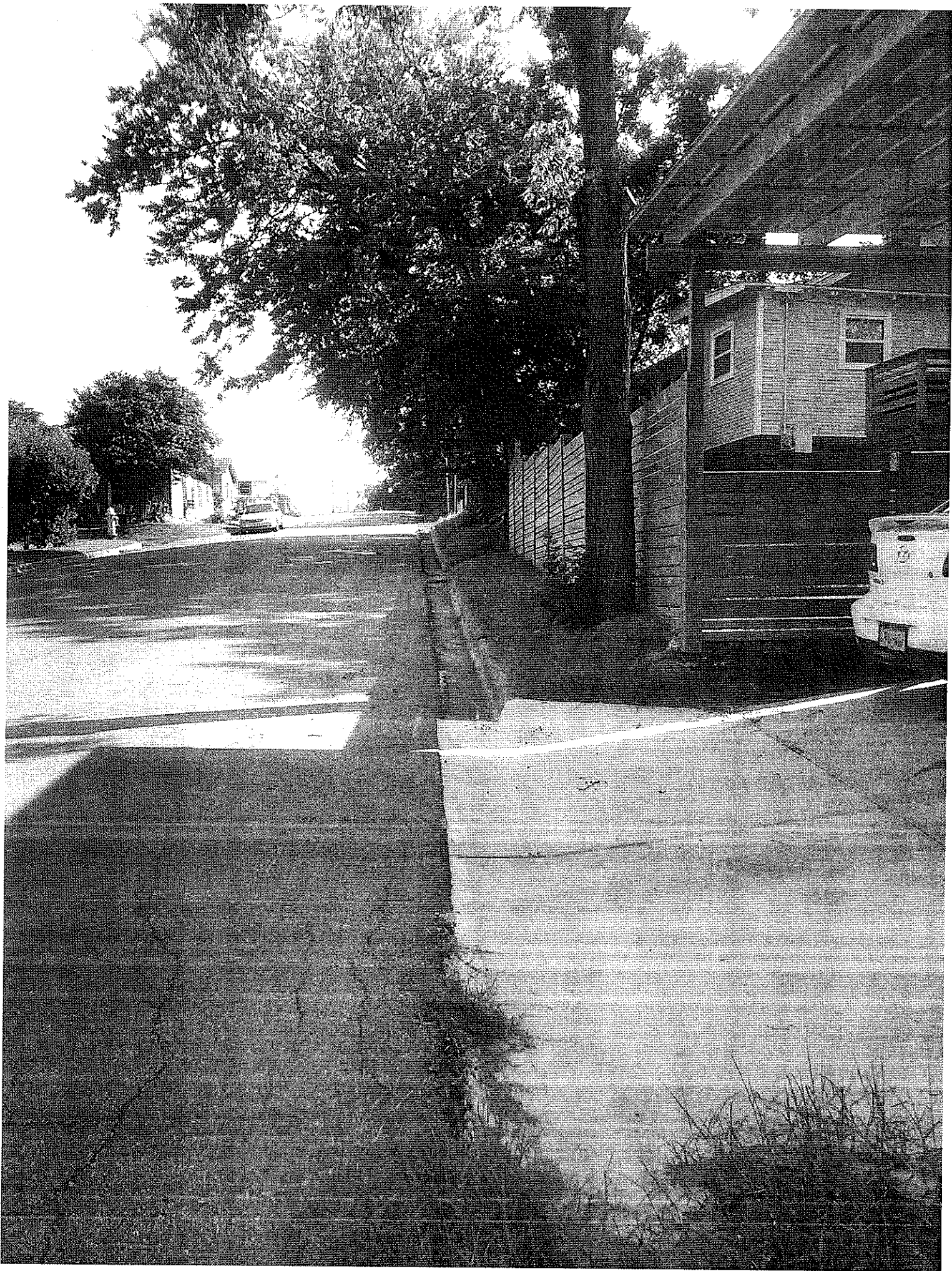


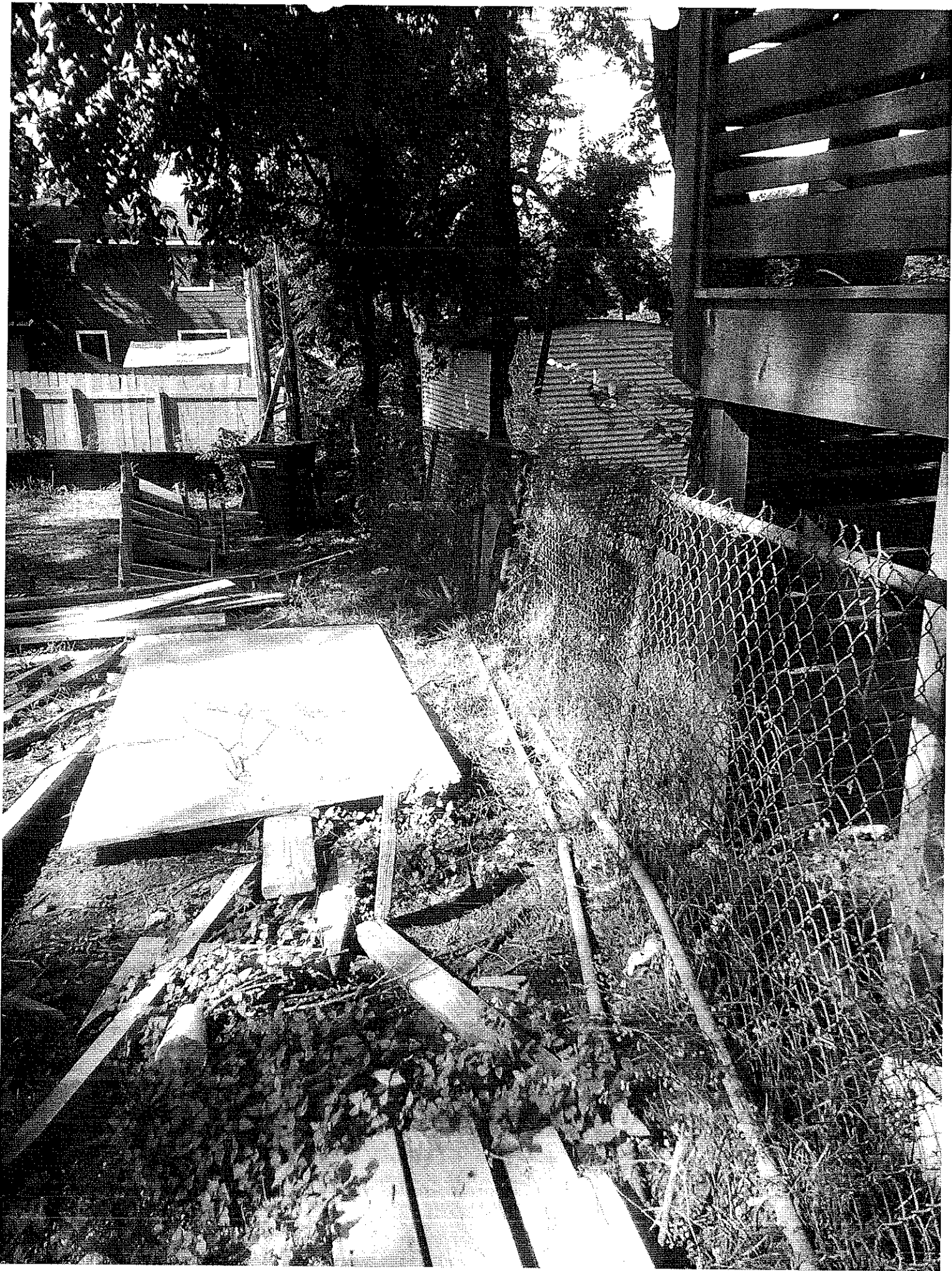




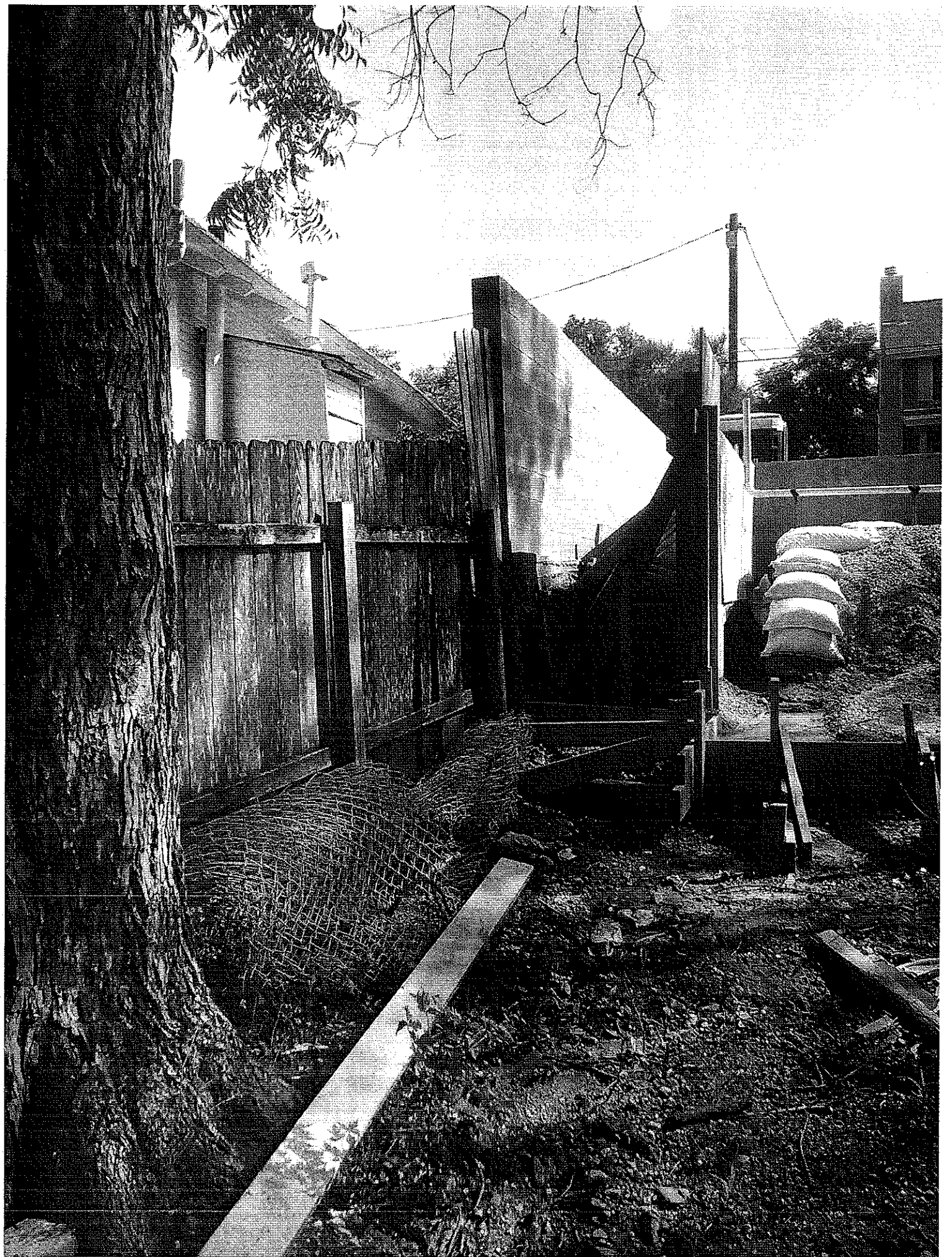




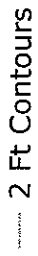








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Holly Ratcliffe
2101 E 9 Street
Austin, Texas 78702
~~hrrat@comcast.net~~
512-415-1356

June 24, 2014

Dear Board of Adjustment Chair and Members:

Thank you for considering our variance application for our new deck and carport. While my husband and I now realize that we needed to obtain permits for both, we truly had good intentions in building them on our own, and we made logical, necessary decisions on where to build them in our backyard. If I may, I would like to explain our reasons for wanting a new deck and carport and the logistical limitations of our property and neighborhood.

First, my husband and I have owned this 1925 home in East Austin for 10 years. In this time we have watched our small deck on the back of the house deteriorate to the point that we couldn't use our back door. When we replaced the deck, we widened it which took it to the outside edge of the house because we could not go further on the other side of the door. Our electrical line runs diagonally from the house to the pole across the alley and hangs low. We did not want to interfere with it. We built the deck out to the trees along the property line for maximum shade and to have a privacy screen along the property line side of the deck. In Blackshear Neighborhood, many new homes built in the last few years have towered over the original bungalow homes. The new home going in next door will be too.

According to measurements, the closest part of our new deck will be 13 feet from the outside edge of the home being built next door, and 3'11" from the property line. The fence has encroached further onto our property over the years due to erosion from the adjacent lot so the deck isn't as close to the property line as it seems by looking only at the fence. The closest part of our original home is only 9 feet from the new home next door.

Second, we were parking both of our vehicles on 9th St. in front of our house. Unfortunately, we have had multiple incidents of damage to them. Texas hail storms, speeders, no stop signs on 9th Street, lack of speed bumps, drivers using our corner to turn around, and running the yield sign on Mill St. have all been a constant cause for concern. Our fence along Mill St. has been hit twice, once by a drunk neighbor and again by the city bulk trash collectors. There is no sidewalk on Mill St. which is where we have a gate to put out bulk trash. When the collectors came, they grabbed the fence along with the trash with their crane causing damage to the fence. Street parking on Mill was not feasible..

Then on 9th Street, both of our parked cars were wrecked by a drunk driver in the middle of the night in 2008. The next week, I witnessed a city construction crew working on 8th St. drop rocks

it was hauling around the corner on my rental car windshield. I contacted the city to complain, and it said it was not liable. Our call to the contracting company yielded a "you can't prove it" response. Since then, my car has been hit while parked on the street by former neighbors as well. We realize off street parking doesn't mean a carport is necessary, except that in this case we have already had a branch fall on its roof that would have otherwise fallen on our cars.

When we had the time and money to build a carport starting in October 2013, we looked at the backyard and saw quite a few limitations. There is an immovable shed with electrical outlets, and a telephone pole prevents a carport entrance on the alley. Putting it further away from the alley looked problematic too. There is a large tree on the easement, our low-hanging electrical wire, and the house is in the way beyond that. Also, our yard slopes so the retaining wall must stay where it is to stop erosion from the lot next door and to prevent our yard from eroding into the street. Also at this time, the lot across the alley is completely cleared of even its trees. Therefore, the location we chose was the only logical place to put it.

Finally, we have obtained an engineer's letter approving the sound and safe construction of both the deck and the carport. We respectfully submit all of these facts and information as proof of our commitment to the necessary and quality improvement to our property and neighborhood.

Sincerely,

Holly Ratcliffe
Homeowner




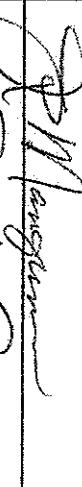




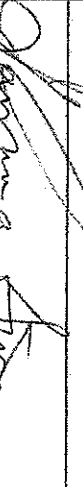



I, FRANK RATCHER, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 (D) of the Land Development Code. The variance would allow me the ability to KEEP MY EXISTING DECK AND
CAR PORT.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Rudolph Williams	2105 E 9th	Robert C. Williams
John Thompson	2102 E 9th	[Signature]
Janice Williams	2015 E 9th	[Signature]
LAURA GARRON	2006 E 9th ST	William G. Garron
Dana Williams	2100 E 9th ST	Dana Williams
Khy Chapman	907 Mill Street	[Signature]
Alice Oran	2110 E. 9th. ST	[Signature]

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Nathan Jones	905 Probert Ave	
David Thomas	2004 East 9th St.	
Dee Feltner	2001 Tillotson Ave	
Janel Ruth Mangum	2000 East Eleventh St.	
Donald J. Davis	2002 E. 11th Street	
Quinn Robert	2002 E. 11th Street	
Aleza Bernabe	1914 E 11th Street	
Justin Starz	1914 E 11th St	
Jon Herz	1914 E 11th St	
Jayma Sims	2008 E 9th St	

★ Blackshear board members
See also letter from Martha Zornes, board member

Heldenfels, Leane

From: Holly Drerup ~~<holl@holl.com>~~
Sent: Thursday, June 26, 2014 12:10 PM
To: Heldenfels, Leane
Subject: Re: Variance request for 2101 E. 9th St

Wow! Thank you very much, Martha! We really appreciate this.

Holly

On , Holly Drerup ~~<holl@holl.com>~~ wrote:

Hello Leane,

This is our first letter of support from a neighbor due to the email I sent yesterday.

On Thursday, June 26, 2014 11:27 AM, Martha Zornes ~~<martha@martha.com>~~ wrote:

June 26, 2014
Fenn and Holly Ratcliffe
2101 E 9th St.

Dear Fenn and Holly,

This email is written in strong support of your variance request for the new carport at 2101 E. 9th St.

Roger and I live at 2409 Bryan St, Austin, Tx 78702 and have for several years. I am very active in the Blackshear Prospect Hill Neighborhood Association and was co-secretary for 3 years until just this term. While I cannot speak for the Neighborhood Association, I can report that the group has supported similar variance requests in the past. Any improvement to a property in the neighborhood that helps remove cars from street parking is a great improvement in Roger and my opinions. We agree that building a carport is an ideal method of achieving this purpose. We also understand the limitations of your property and why you chose to build the carport where you did. We fully support your variance request.

Please feel free to use our names and this email of support at your variance hearing.

Your neighbors,
Roger and Martha Zornes
2409 Bryan St
Austin, Tx 78702
512-636-3500

Heldenfels, Leane

From: Holly Drerup ~~drerup@yaneec.com~~
Sent: Friday, June 20, 2014 10:26 AM
To: Heldenfels, Leane
Subject: latest site map
Attachments: site map with tree and wall.jpeg

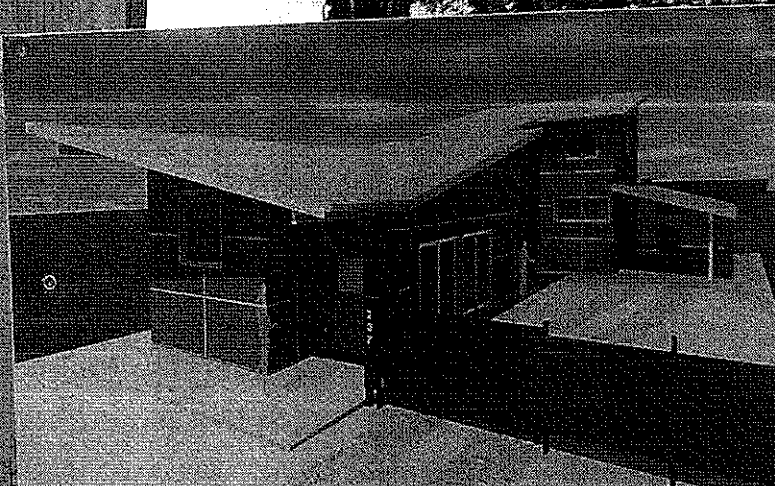
Good Morning, Leane!

Here is the latest site map with the tree, retaining wall, adjacent lots etc...Will you replace the one you have with this one?

Also, the president of our neighborhood association, David Thomas, says that the next meeting won't be until the last Thursday in July. He said that he couldn't sign a letter of approval for the neighborhood without the rest of the board present to take a vote. However, he did say that he would sign the petition that other neighbors have signed. He also suggested that we send out an email to all members of the neighborhood explaining our situation and asking for support via email. Then we could bring these to the Board of Adjustment meeting.

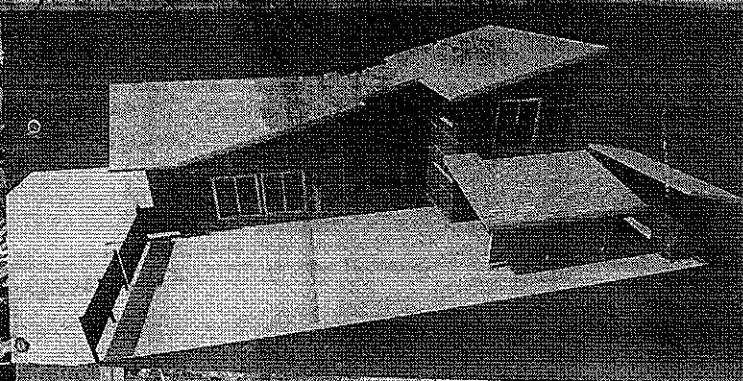
What are your thoughts on this development?

Thanks,
Holly



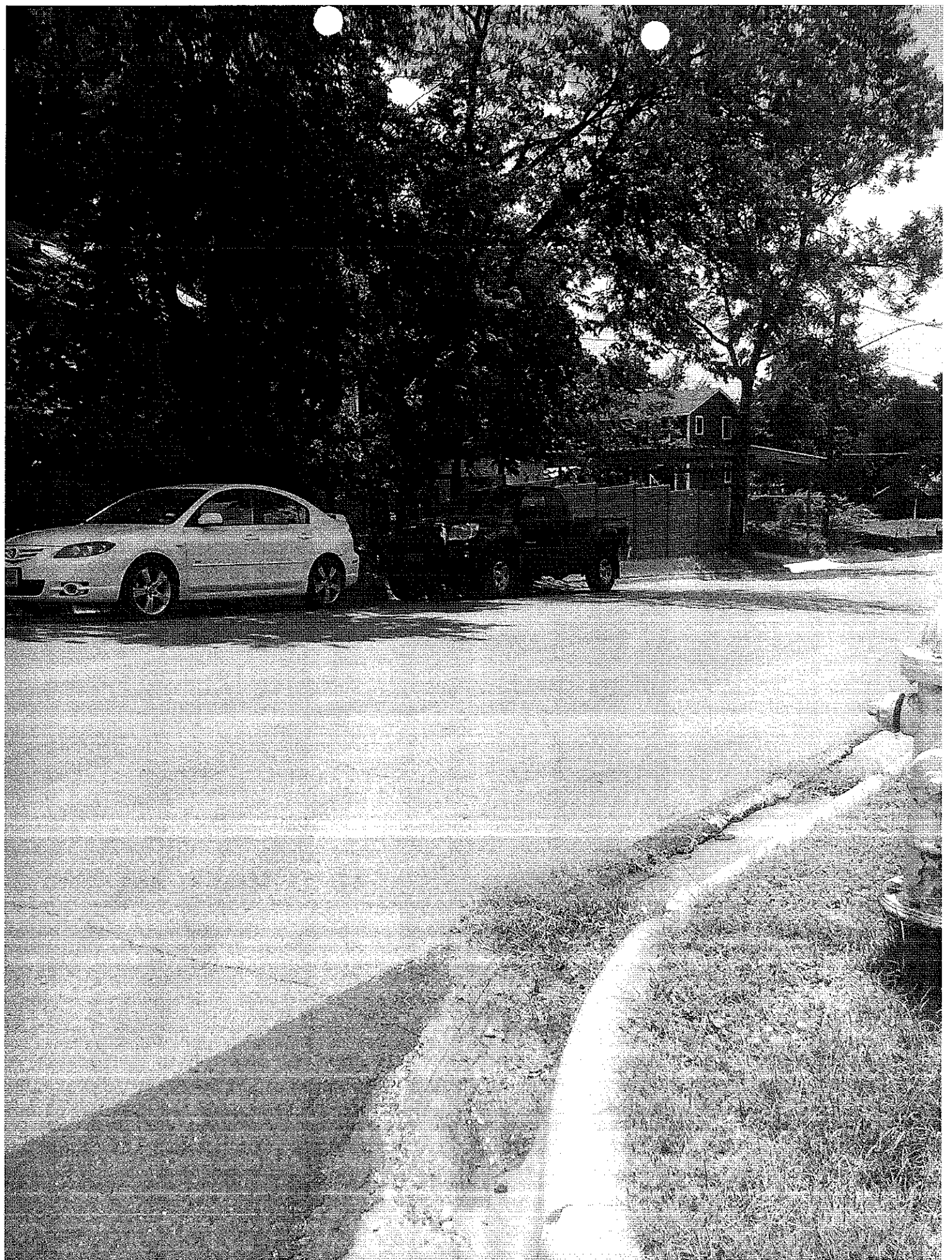
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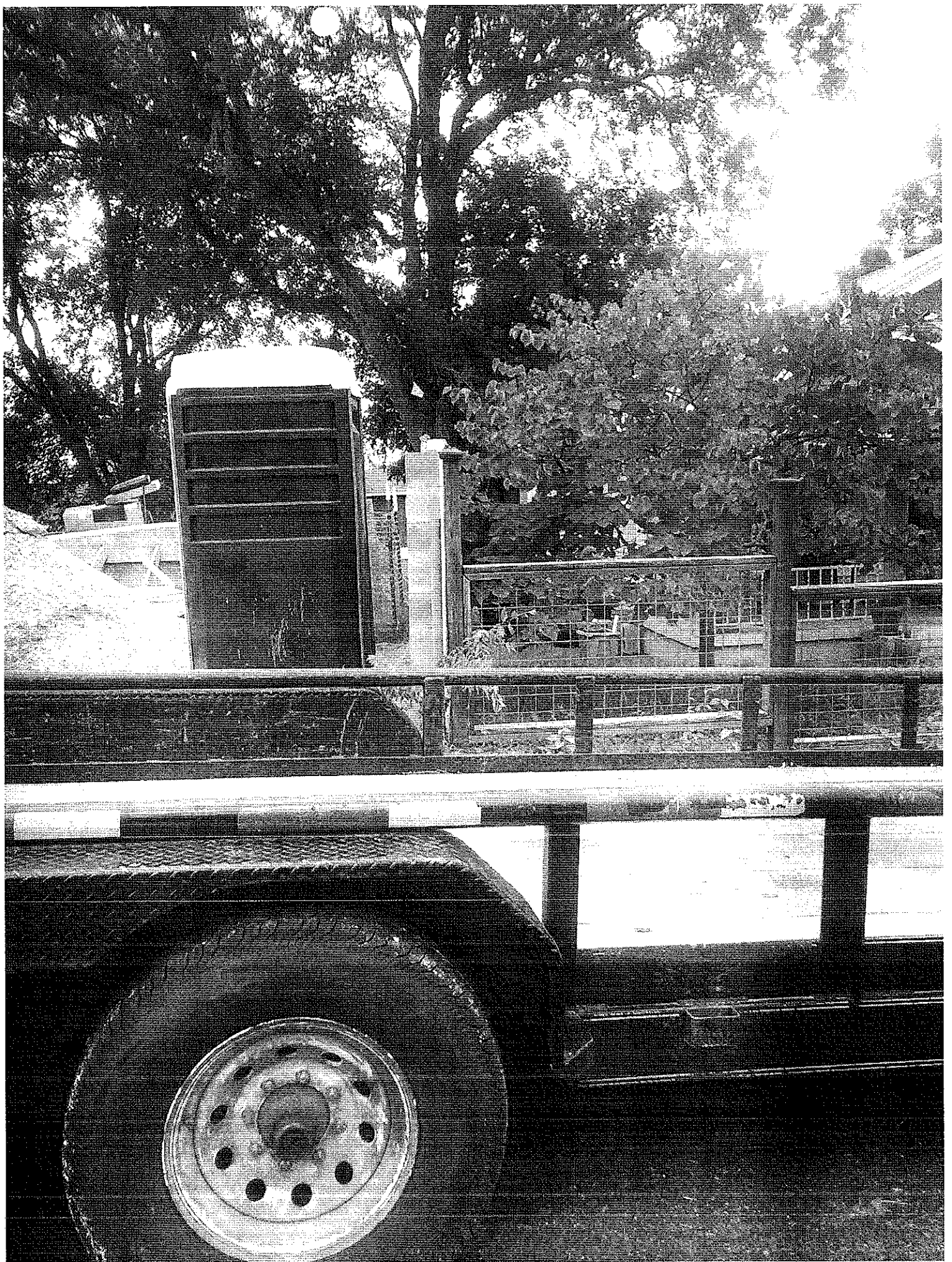


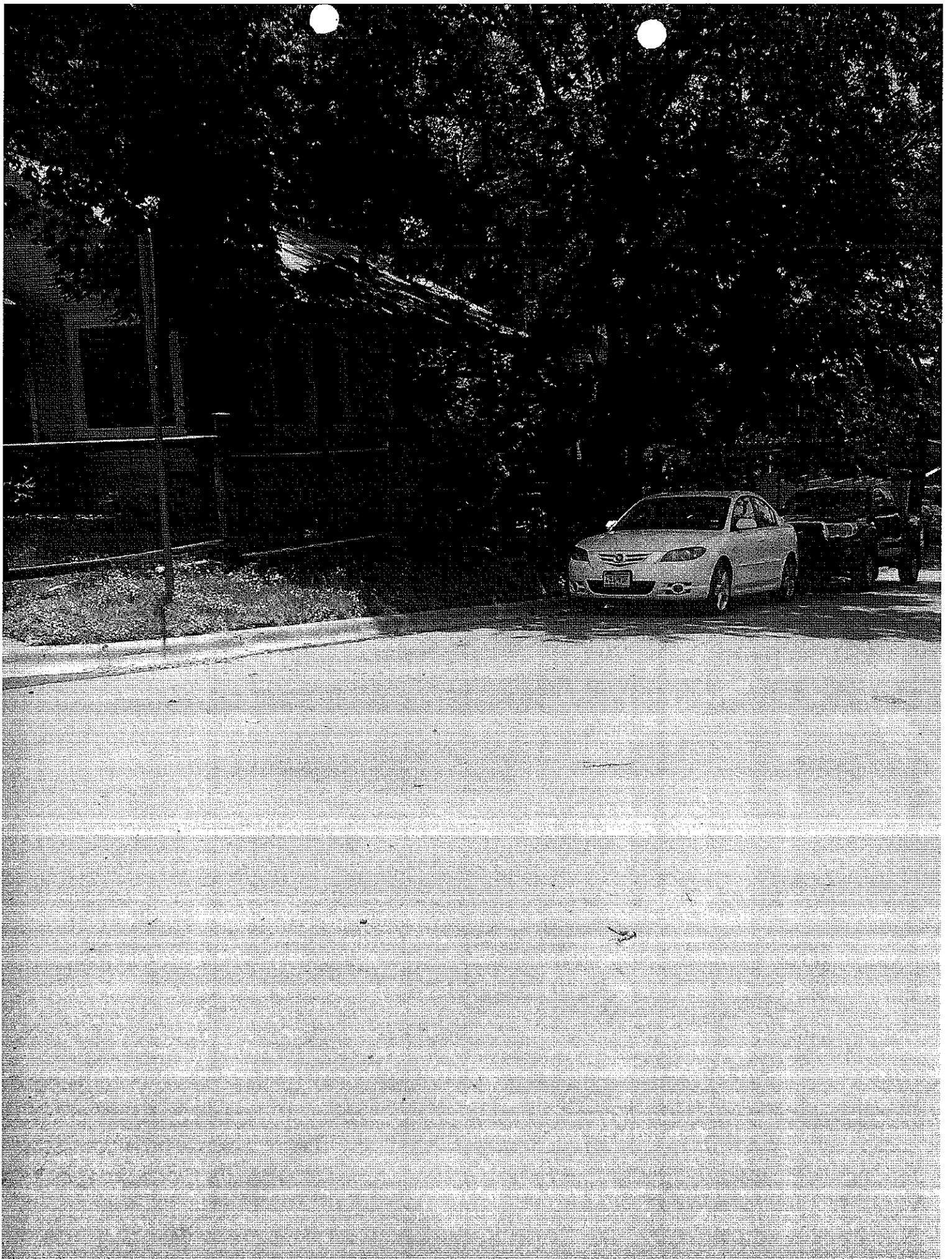
François

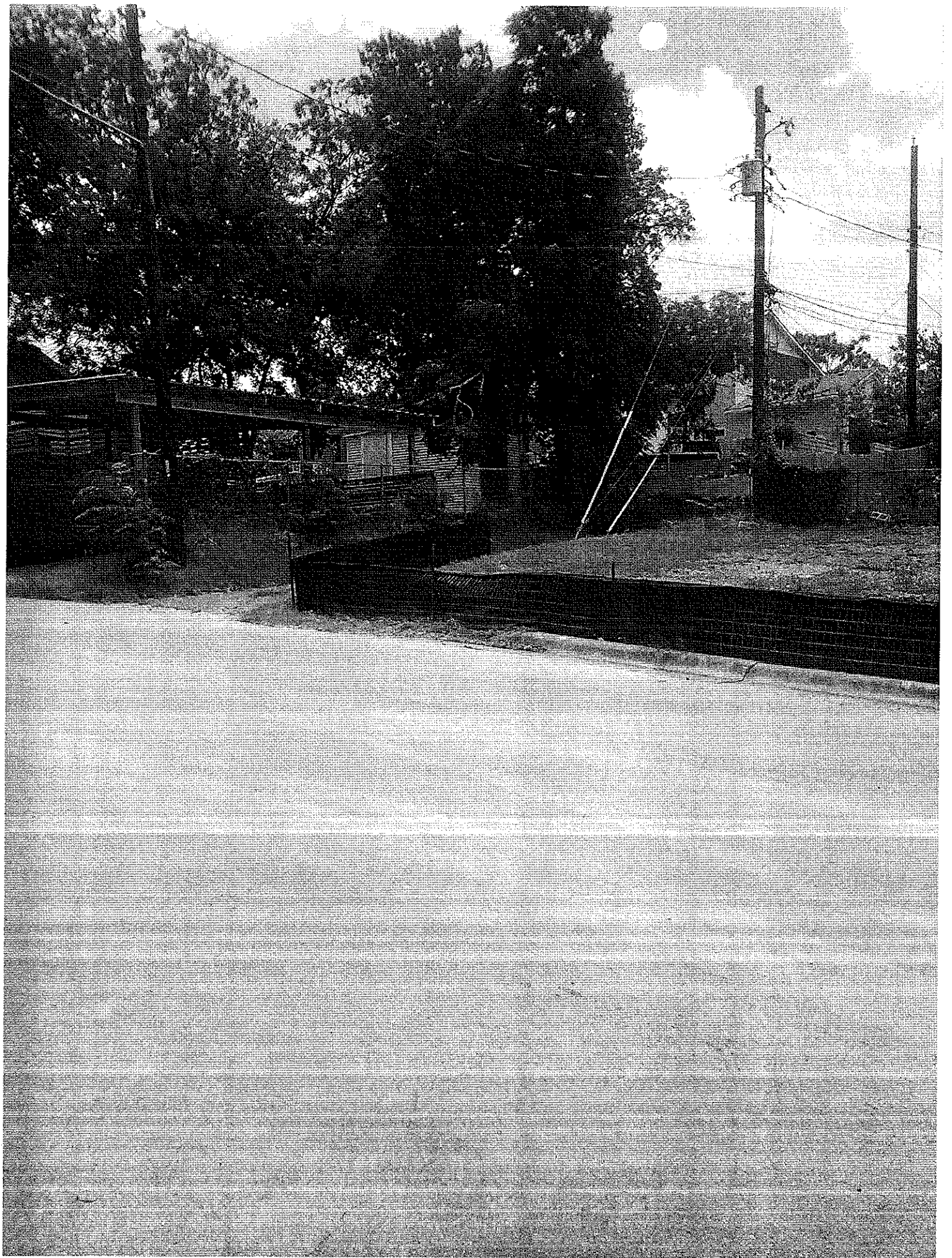
info@francois











James V. Ryan, P.E.
Structural Engineering

June 23, 2014

Mr Finn Ratcliffe

Re: 2101 E. 9th St

Project No. 14-121

Dear Mr. Ratcliffe:

Pursuant to your request I have reviewed carport for the house at the above referenced address. The purpose of the inspection was to verify if the framing is placed and is installed per the 2012 IRC building Code.

The foundation consists of 3 foot piers
the roof structure consists of 2x8x18 feet across from side to side, with a foot overhang
2x8x22 feet from street to back, with a foot overhang
All sides double 2x8 beams, drilled and lag bolted.

wind bracing is achieved per rigid frames.

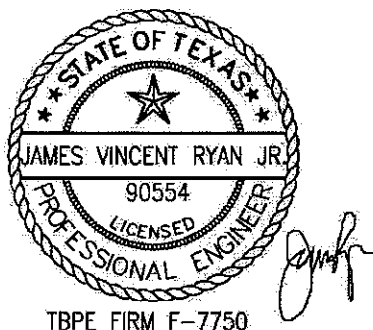
The entire structure is capable of supporting the loads as described by the IRC 2012

If you have any questions regarding this matter feel free to contact me

Sincerely,

6/23/14

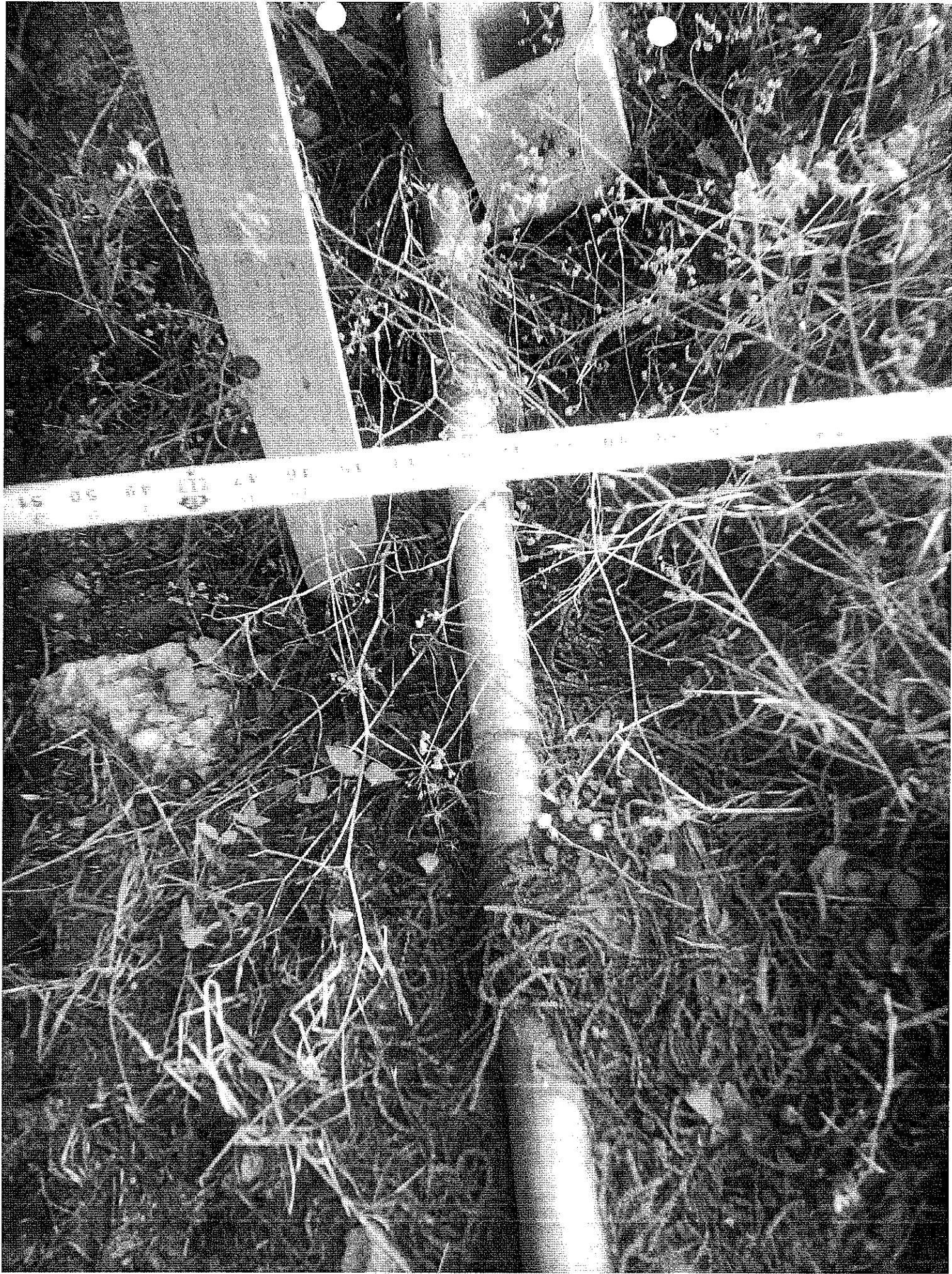
James V. Ryan, P.E.

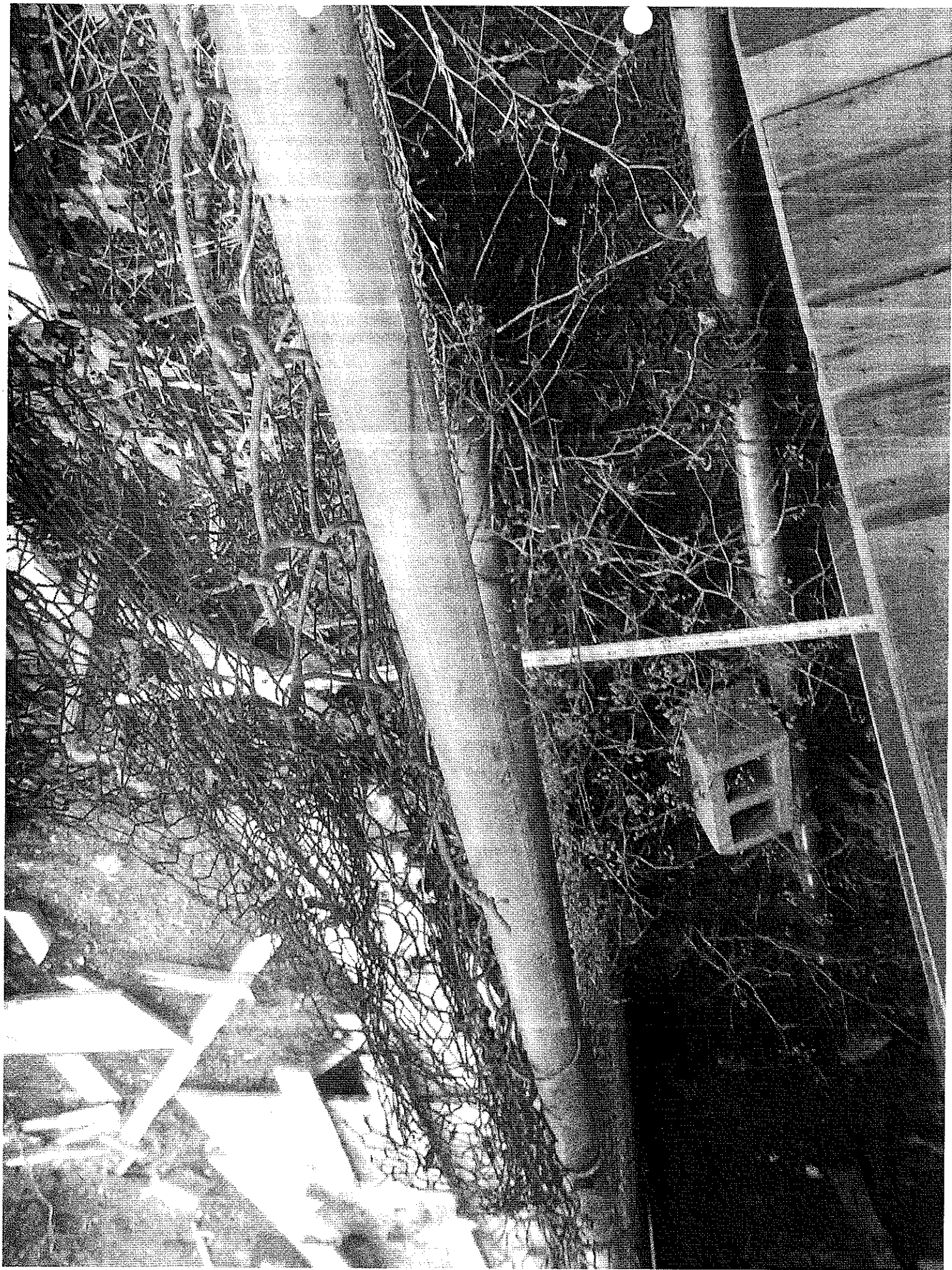


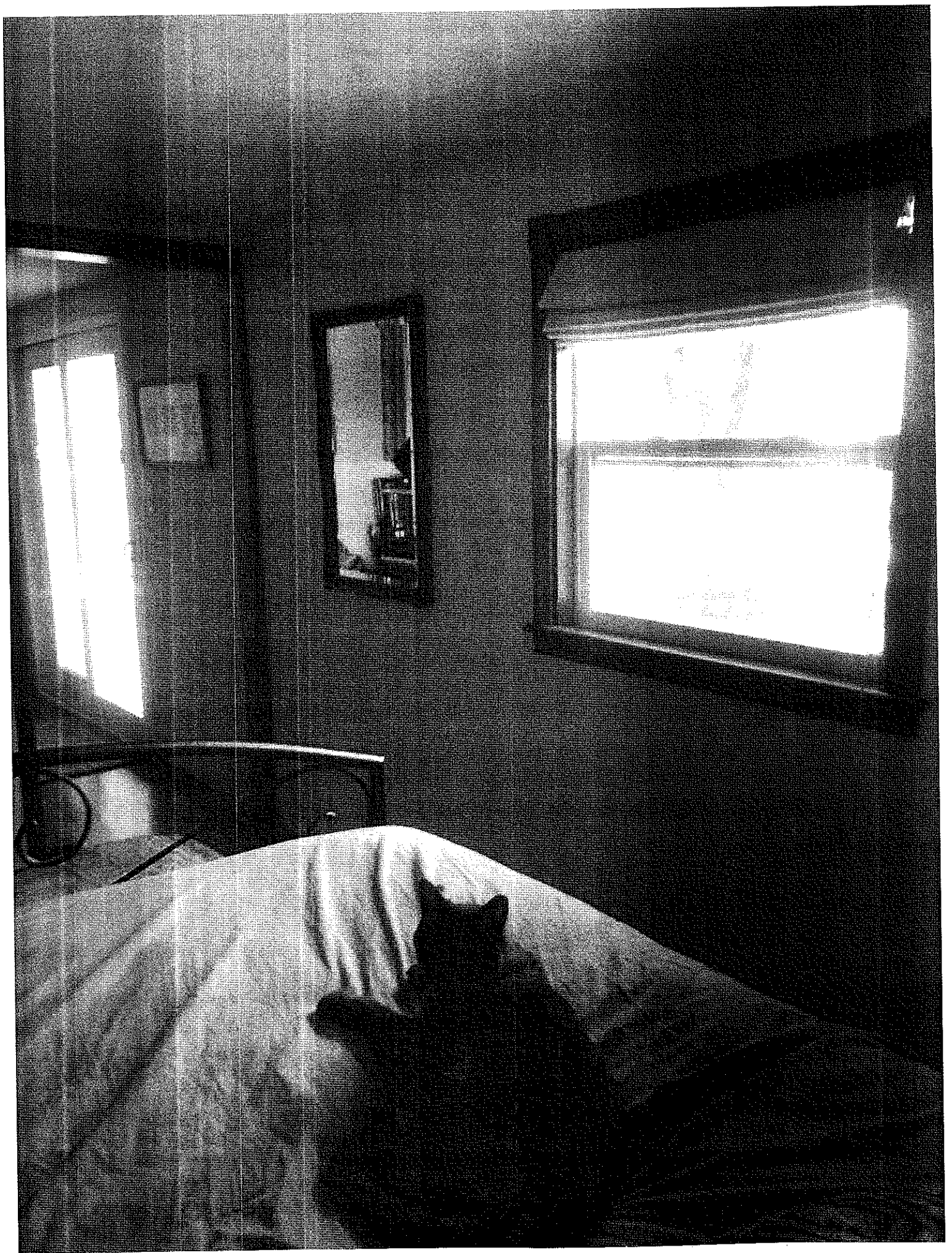
Heldenfels, Leane

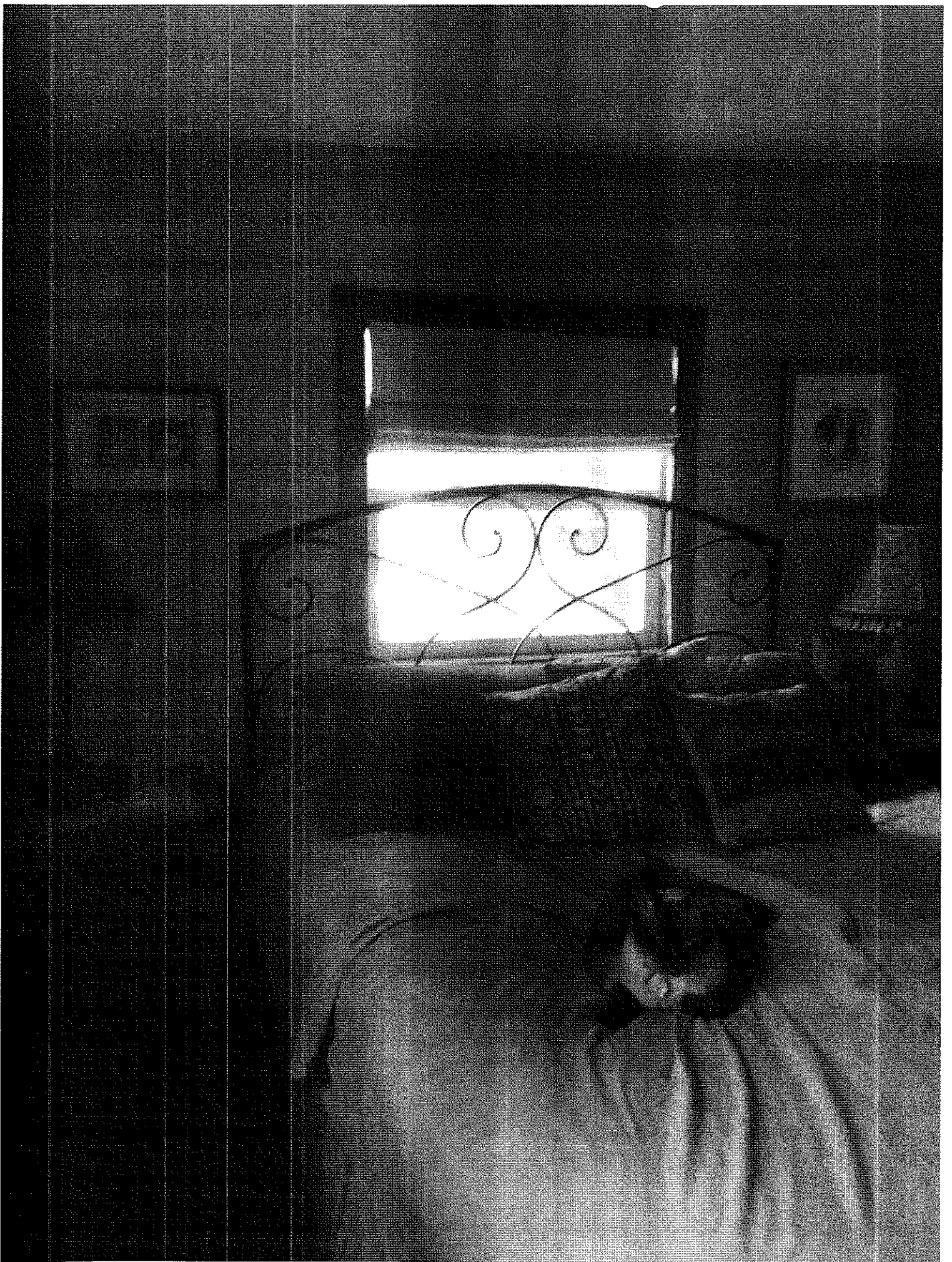
From: Holly Drerup <~~hollerup@hollerup.com~~>
Sent: Friday, June 27, 2014 10:54 AM
To: Heldenfels, Leane
Subject: property line
Attachments: 2014-06-18 13.28.49.jpg; 2014-06-18 13.29.09.jpg

We remeasured the property line from the deck to the lot next door. It's actually 3'9", not 3'.









Heldenfels, Leane

From: Holly Drerup <dreruph@yahoo.com>
Sent: Friday, June 27, 2014 10:47 AM
To: Heldenfels, Leane
Subject: Re:

Hello Leane,

Thanks for the info. They only close neighbor I don't have is the elderly lady diagonally from us. She has alzheimer's and doesn't know us anymore. If I can get one of her relatives that checks on her would that work?

I included some pics of the interior of the house. They are of the back addition that is on the back of the house. You can see it is offset from the original house on the site map. The deck juts out from it.

I have 1 more thing to add to my letter and will get that to you.

We are going to keep the July date. If it starts going wrong, I will postpone and come back.

Thanks,
Holly

On Thursday, June 26, 2014 1:23 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

That sounds good for neighbors. Does that number include the owners next to you, behind you and across both streets? Those nearest ones are most important. Regarding Board, you could keep trying to get all of them, but w/o having something in writing for the official HOA they still might postpone your case until Aug 11th – I'm just not positive, because it's not a requirement of making application, but they almost always ask for it – maybe the fact that you've gotten some of them individually to say they're in support w/ help head that off. Sure – interior pics will be good if you don't have a floorplan of interior. OK – maybe I overlooked it, but you can point it out if they ask – just something to show that you need some type of landing in that location. You could ask for a postponement to 8/11 so that you don't have to go all through your case and then have them postpone you – but I know you're ready to get done with it. Hard for me to advise you on this – safest bet would be to wait until you have everything, but I can't make you postpone and I'm not positive they will not approve you based on the HOA. Maybe at this hearing they'll want to see more other evidence anyway, so then at least you won't have to go back on Sept 8th, too.
Leane

From: Holly Drerup [<mailto:dreruph@yahoo.com>]
Sent: Thursday, June 26, 2014 12:15 PM
To: Heldenfels, Leane
Subject:

Hello Leane,

We have 17 signatures so far from neighbors. 2 are board members. We can keep going if you think we should. I am sending out the board letter to all members of the neighborhood association for

Heldenfels, Leane

From: Holly Drerup <hollerup@comcast.net>
Sent: Friday, June 27, 2014 4:17 PM
To: Heldenfels, Leane
Subject: Re: petition signatures, scenario of compliance

Yes, there is a tree, our electrical line would run across it, and the shed is in its path. I left all of them on the site map to show what would be in the way. I checked the math and it doesn't look like we would be out of compliance with the impervious cover issue. I will do it again just to make sure. Does the deck count to impervious cover too?

On Friday, June 27, 2014 4:11 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Only issue with showing how you could comply is that they might say, ok take down the shed and comply.....the compliance drawing doesn't take away any trees does it? One thing, would that added/extended drive put you over on 45% impervious cover for your lot? That would be another argument to make as to why compliance would be an issue – it would cause you to be out of compliance in another area.
Leane

From: Holly Drerup <hollerup@comcast.net>
Sent: Friday, June 27, 2014 1:35 PM
To: Heldenfels, Leane
Subject: petition signatures, scenario of compliance

The guy I wanted to read my letter also suggested that I draw a site map with the carport in compliance to show the limitations of our property. I attached one.