

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, October 13, 2014

**CASE NUMBER:** C15-2014-0123

☒ Y \_\_\_\_\_ Jeff Jack  
☒ Y \_\_\_\_\_ Michael Von Ohlen 2<sup>nd</sup> the Motion  
☒ Y \_\_\_\_\_ Ricardo De Camps  
☒ Y \_\_\_\_\_ Bryan King Motion to Grant  
☒ Y \_\_\_\_\_ Vincent Harding  
☒ Y \_\_\_\_\_ Will Schnier - Melissa Hawthorne-(OUT)  
☒ Y \_\_\_\_\_ Sallie Burchett

**APPLICANT:** Brandon Testa

**OWNER:** John Forsythe

**ADDRESS:** 205 ATTAYAC ST Unit B

**VARIANCE REQUESTED** The applicant has requested a variance to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum front yard setback from 25 feet (required) to 5 feet (requested); and to decrease the minimum lot size from 5,750 square feet (required) to 2,280 square feet (requested) decrease the minimum lot width from 50 feet (required) to 47.50 feet (requested); in order to construct a single family home in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to October 13, 2014, Board Member Bryan King second on a 7-0 vote; **POSTPONED TO OCTOBER 13, 2014.**

**OCT 13, 2014 -** The public hearing was closed on Board Member Bryan King motion to Grant 4:1 FAR (which limits lot to 912 sf house), 45% impervious coverage and parking as shown on exhibit E-1, Board Member Michael Von Ohlen second on a 7-0 vote;

**GRANTED 4:1 FAR (WHICH LIMITS LOT TO 912 SF HOUSE), 45% IMPERVIOUS COVERAGE AND PARKING AS SHOWN ON EXHIBIT E-1.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the property was subdivision prior to March 14, 1946 and has "legal lot" status, the property is identical in size and shape to the neighboring site which was developed in 2008.
2. (a) The hardship for which the variance is requested is unique to the property in that: the property fronts an alley and is a perfect example of the Green Alley Demonstration Projects goals, the property is 220 sq feet short of qualifying for Small lot amnesty, the property is a legal lot

(b) The hardship is not general to the area in which the property is located because: the majority of the homes in the area are on full size 48x138 ft lots

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 ECC neighborhood has adopted Small lot amnesty and encourages the construction of alley flats

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
Jeff Jack  
Chairman

John Forsythe  
11809 Lansdowne Rd  
Austin, Texas 78754

October 22, 2014

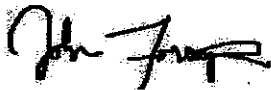
Director of Planning and Development Review  
Members of the Board of Adjustment  
Attn: Leane Heldenfels  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Re: Reconsideration of BOA Case No. C15-2014-0123

Dear Director and Members of the Board of Adjustment:

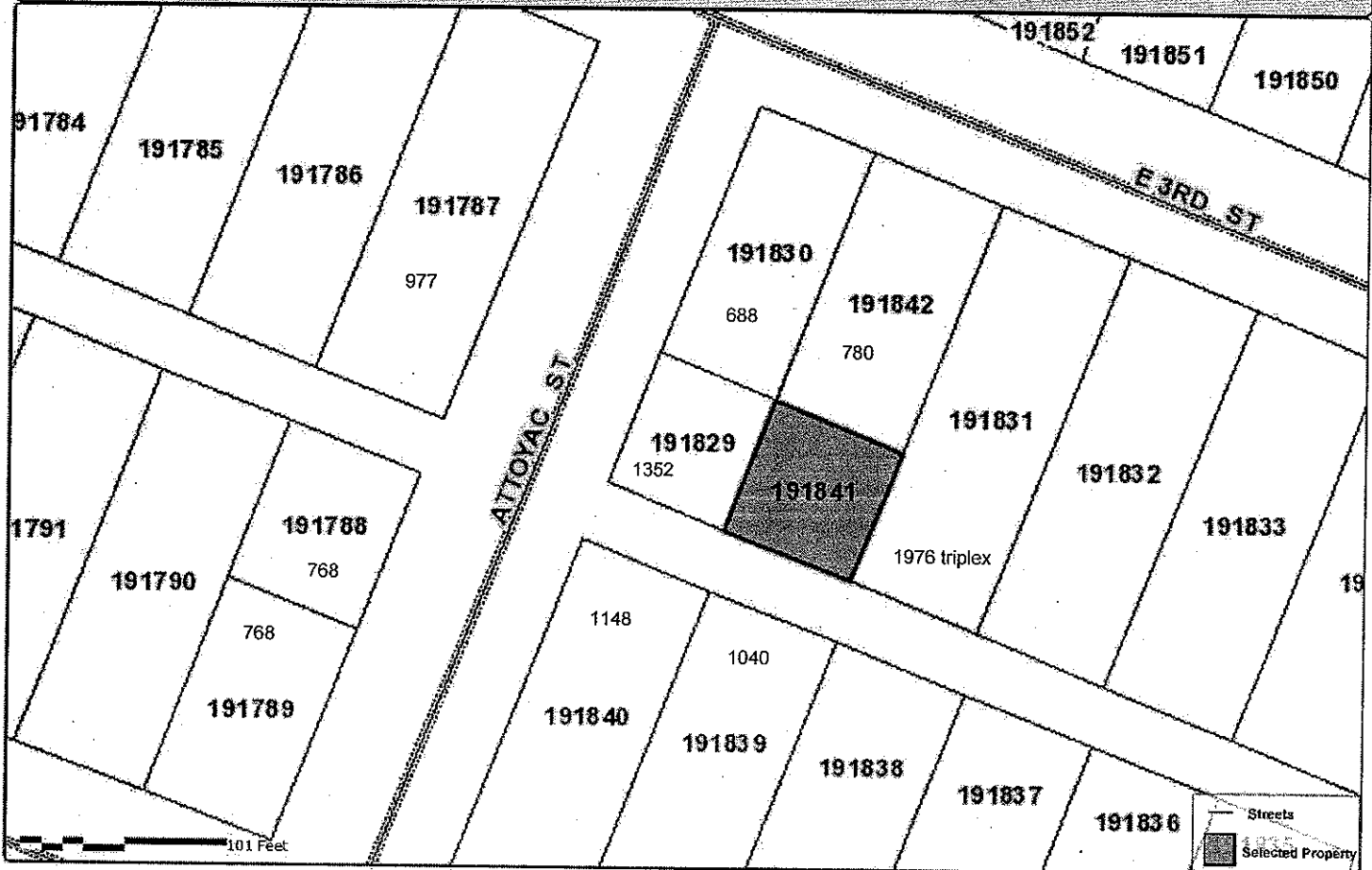
We are requesting reconsideration of the referenced BOA application. On October 13, 2014, this 2280 sq foot property was granted 40% FAR, and 45% impervious cover. The attached documents are our proposed plan for a two story structure of 1540 sq. ft.

This reconsideration will allow us to show the Board that the building footprint of 770 sq. feet along with the parking strips of 93.76 sq. feet will limit the impervious cover to 37.88%. Several photos of nearby homes and a map with the existing home sizes are highlighted. Thank you for considering this request.



John Forsythe

## Travis CAD - Map of Property ID 191841 for Year 2014



### Property Details

#### Account

Property ID: 191841

Geo ID: 0204060714

Type: Real

Legal Description: S 48FT OF LOT 11 BLK 9 OLT 19 DIV O GARY & PECK SUBD

#### Location

Situs Address: 205 ATTAYAC ST B TX 78702

Neighborhood: E0124

Mapsc0: 615B

Jurisdictions: 03, 01, 68, 02, 0A, 2J

#### Owner

Owner Name: FORSYTHE JOHN

Mailing Address: , 11809 LANSLOWNE RD, , AUSTIN, TX 78754-5818

#### Property

Appraised Value: \$140,250.00

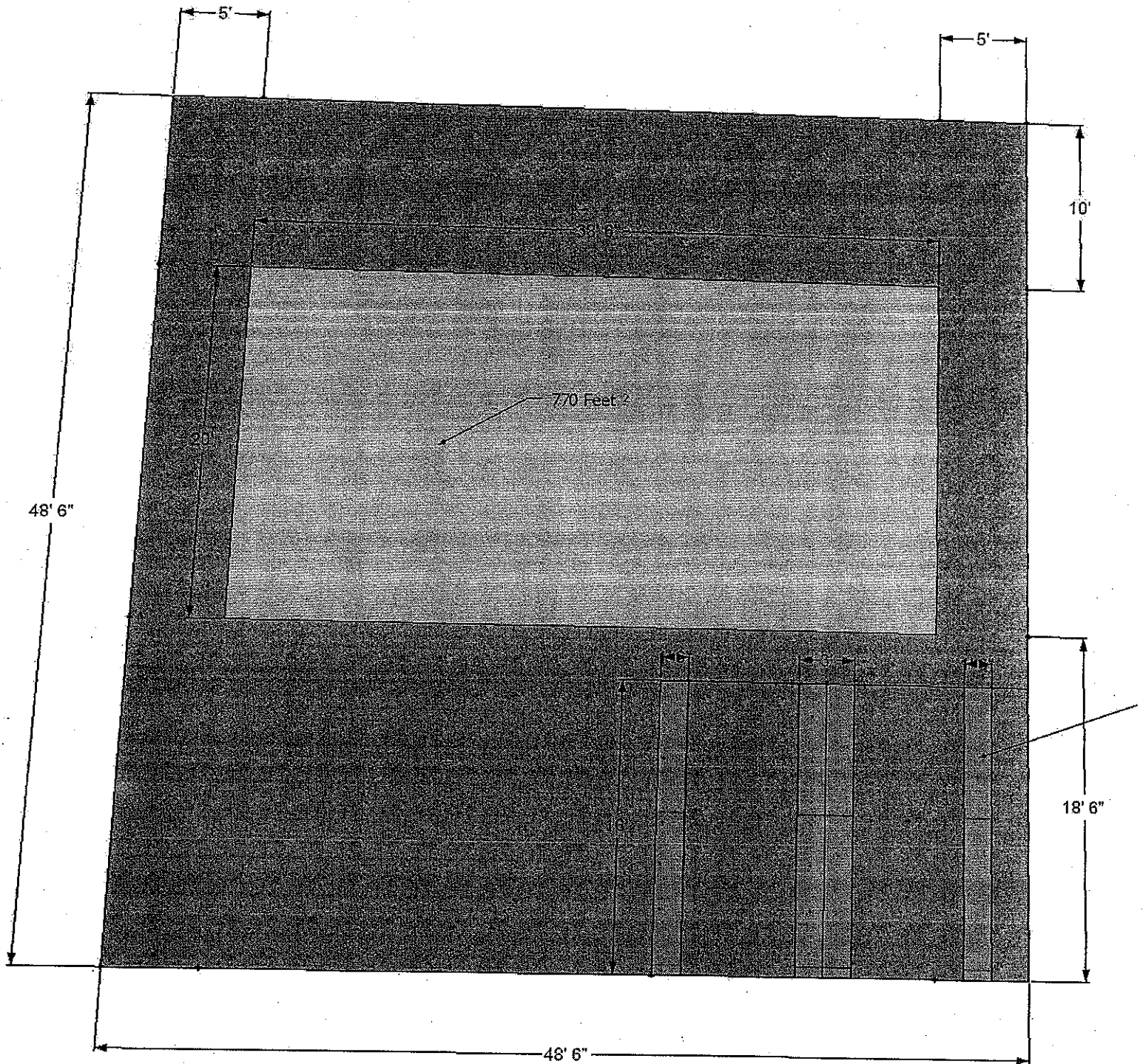
<http://propaccess.traviscad.org/Map/View/Map/1/191841/2014>

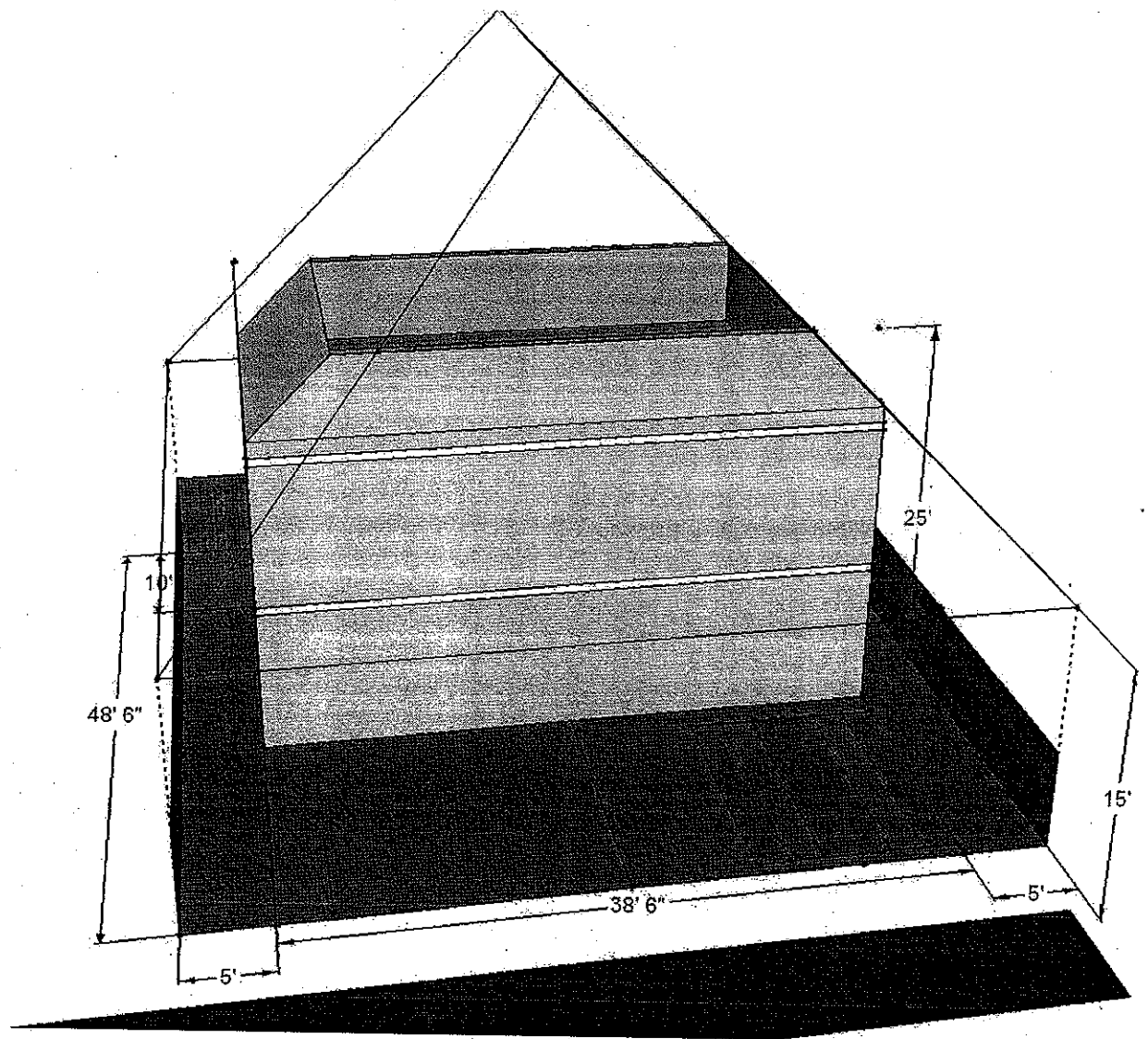
powered by:  
**PropertyACCESS**  
www.trueautomation.com

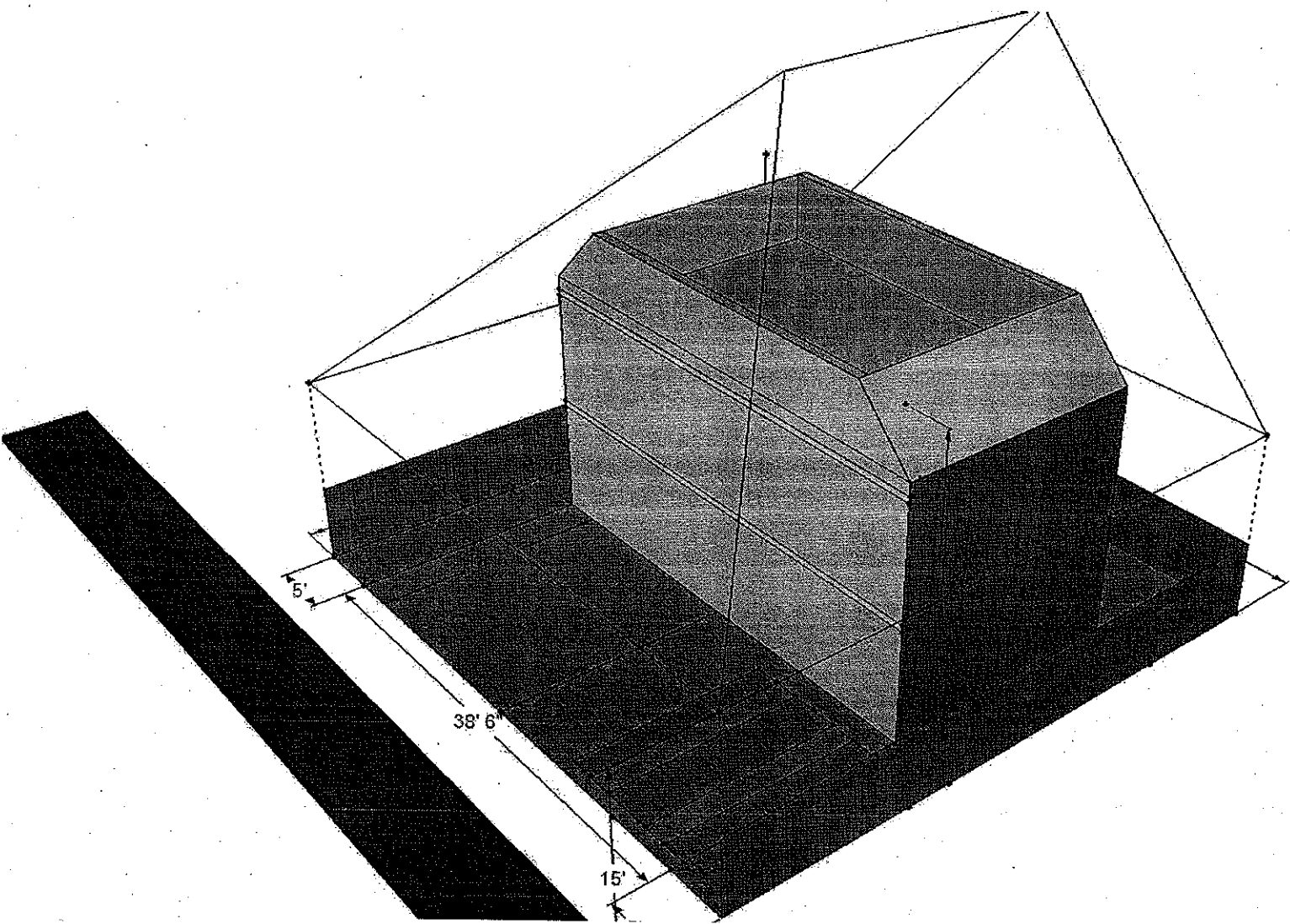
Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Collections drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

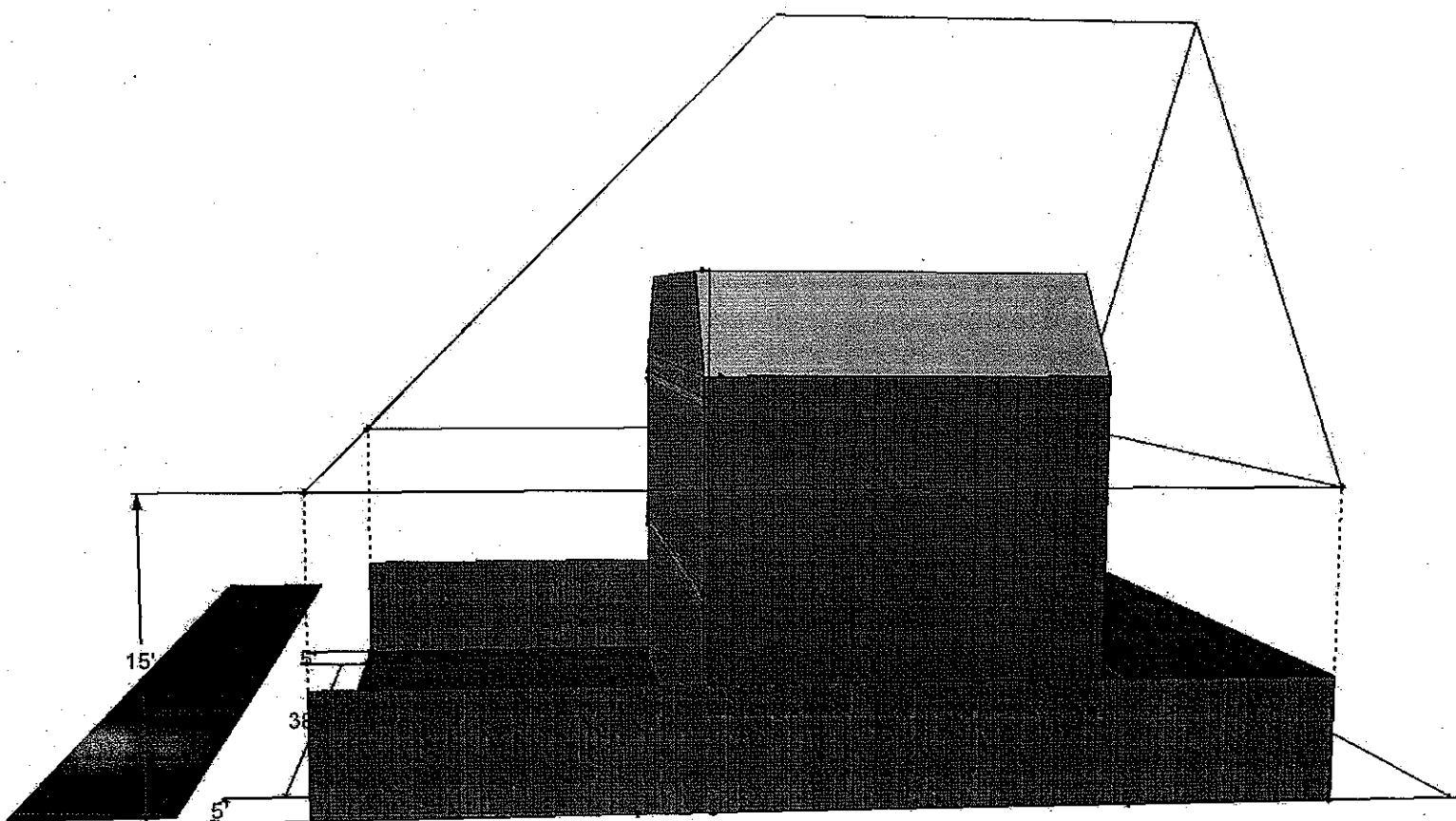
205 Attayac B Lot size = 2280 sq. ft. Two story proposed structure. Each floor is 770 sq. ft.  
Total square footage of 1540. Each parking strip is 23.44 sq ft for a total of 93.76

Proposed IC = 37.88%

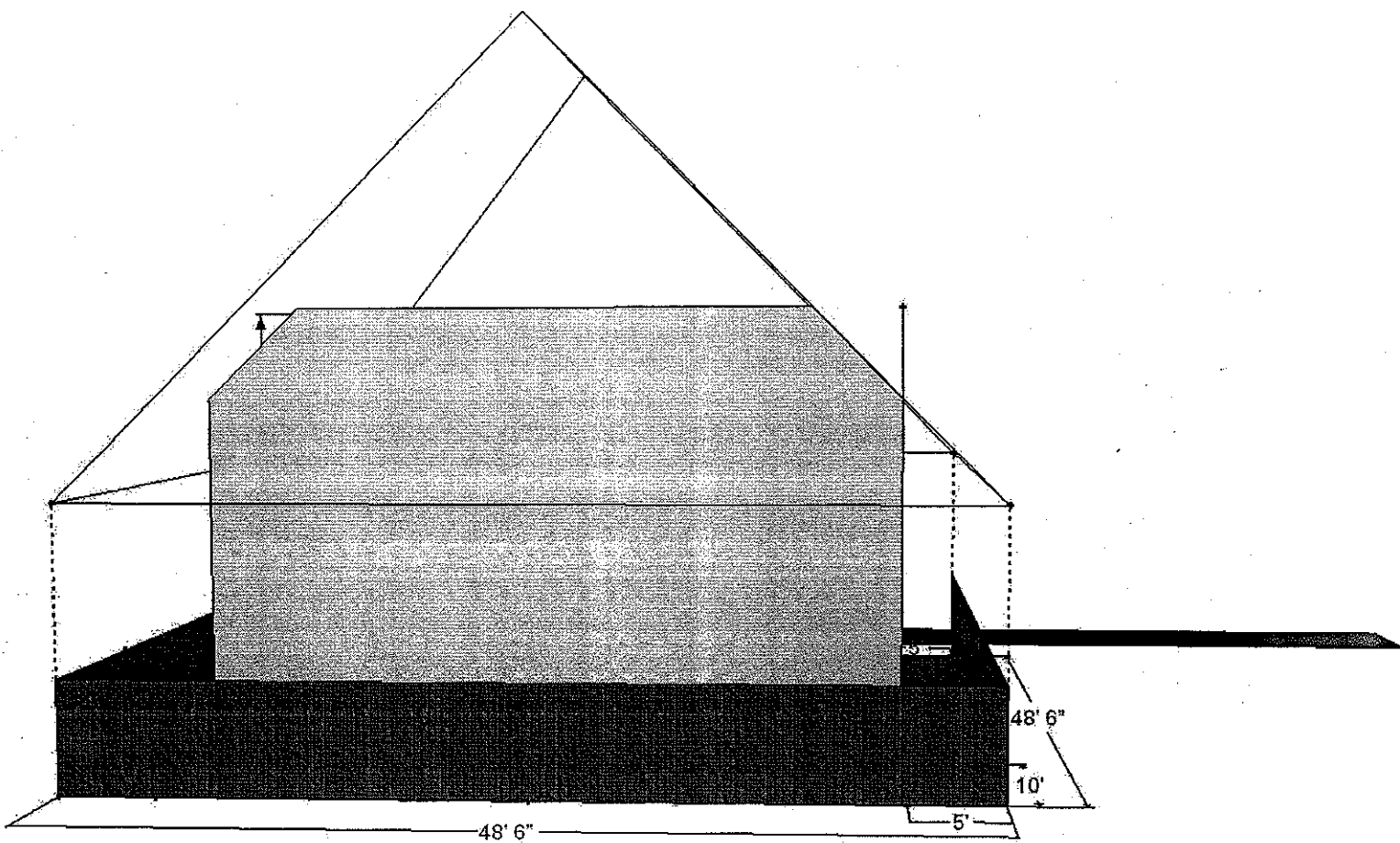


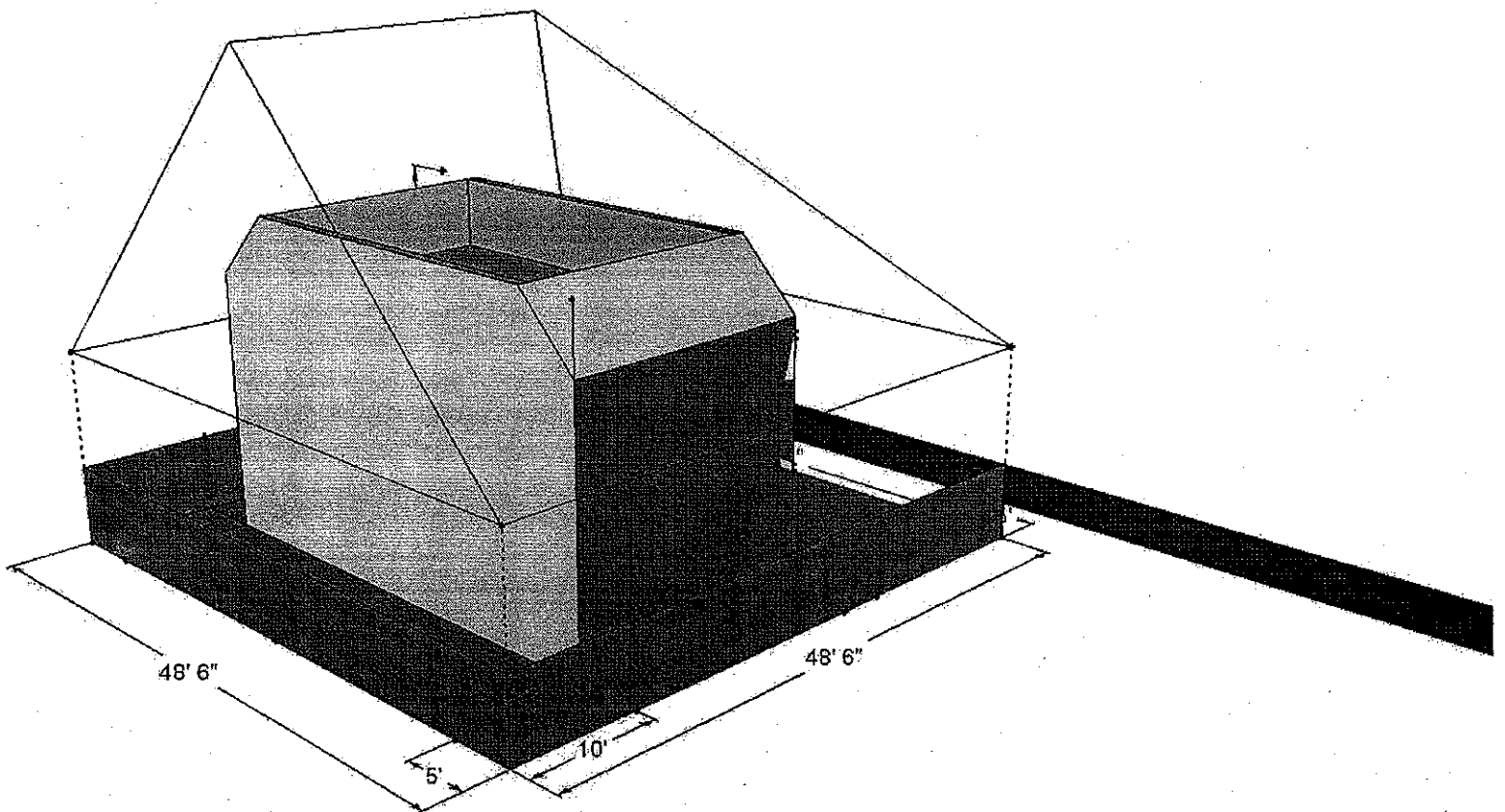


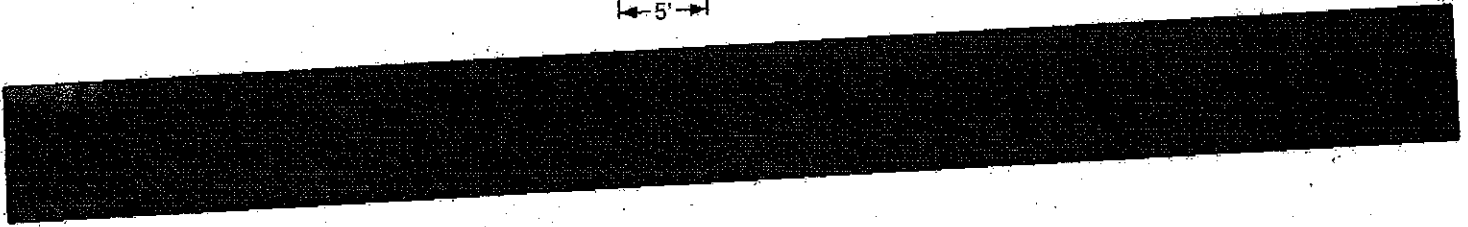
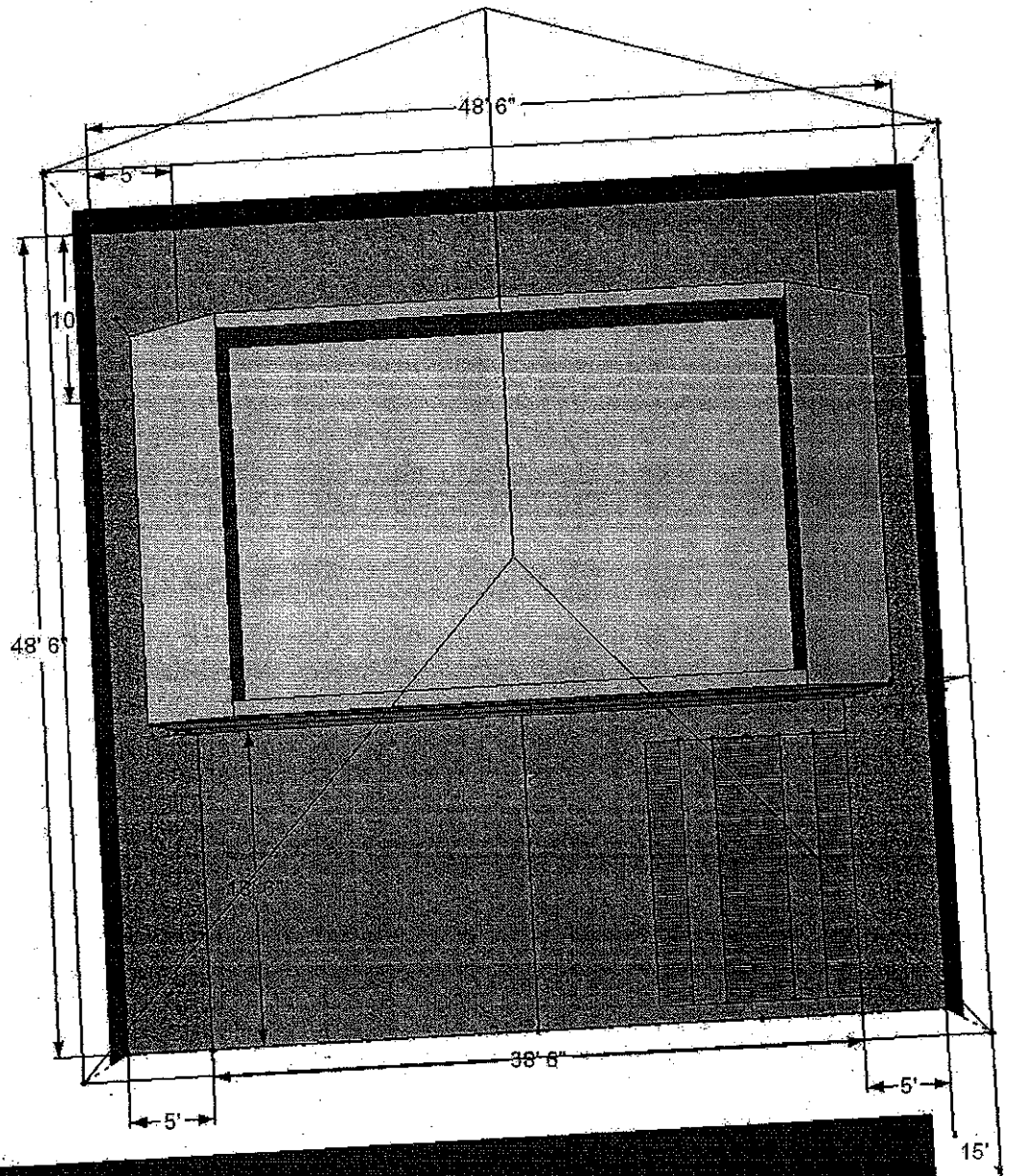








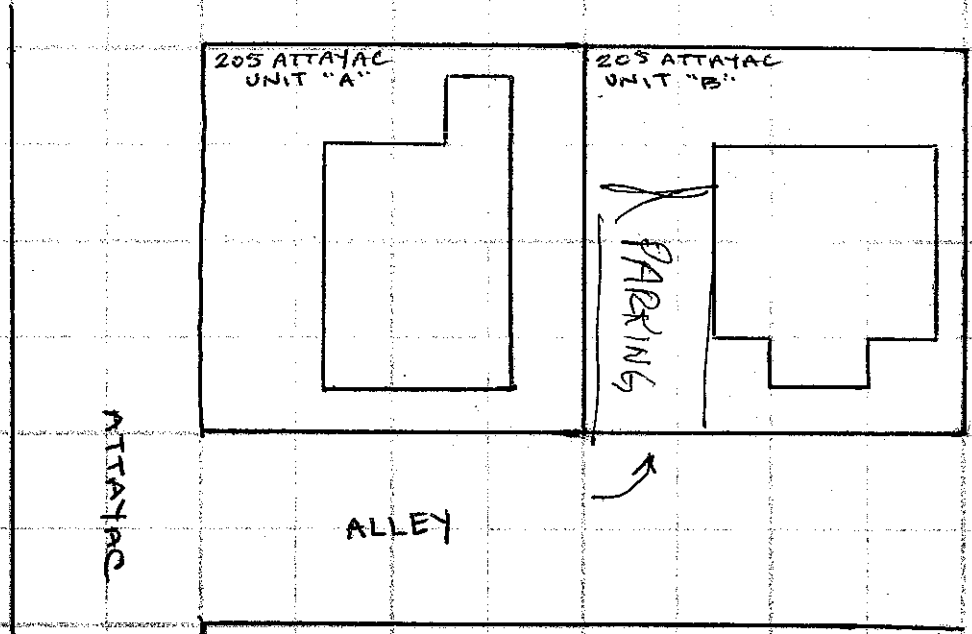




EXHIBIT

E-1 for  
LB

C 15 - 2014 - 0017



House

912 \$

1M PERU

45%

12x12  
FT FT

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments received will become part of the public record of the case.

**Case Number: C15-2014-0123, 205 Attayac St., unit B**

**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, September 8th, 2014**

RUTH Ruiz

Your Name (please print)

1201 E. 3rd St.

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

Daytime Telephone: 512-477-5467

Comments:

Leane Heldenfels

Note: all comments received will become part of the public record of this case

**If you use this form to comment, it may be returned to:**

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

**CITY OF AUSTIN**  
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**Decision Sheet**

**DATE:** Monday, September 8, 2014

**CASE NUMBER:** C15-2014-0123

☐ Y \_\_\_\_\_ Jeff Jack  
☐ Y \_\_\_\_\_ Michael Von Ohlen **Motion to PP to Oct 13, 2014**  
☐ Y \_\_\_\_\_ Ricardo De Camps  
☐ Y \_\_\_\_\_ Bryan King **2<sup>nd</sup> the Motion**  
☐ Y \_\_\_\_\_ Vincent Harding  
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☐ Y \_\_\_\_\_ Sallie Burchett

**APPLICANT:** Brandon Testa

**OWNER:** John Forsythe

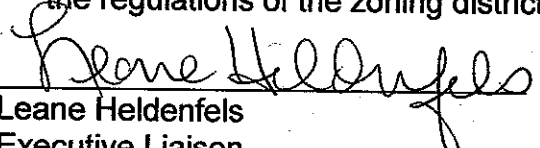
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**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to October 13, 2014, Board Member Bryan King second on a 7-0 vote; **POSTPONED TO OCTOBER 13, 2014.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman

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**Public Hearing:** Board of Adjustment, September 8th, 2014

Ismael SANTA ANA

Your Name (please print)

☐ I am in favor  
☒ I object

1207 E. 3rd St. Austin TX 78702-4513  
 Your address(es) affected by this application

Ismael SANTA ANA 9-4-14  
 Signature Date

Daytime Telephone: None

Comments: I object.

Note: all comments received will become part of the public record of this case

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 Leane Heldenfels  
 P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

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Public Hearing: Board of Adjustment, September 8th, 2014

BRANDON TESTA

Your Name (please print)

☒ I am in favor  
☐ I object

2016 WAIVER ST. 78702

Your address(es) affected by this application

*Brandon Testa*

Signature

8.31.14  
Date

Daytime Telephone: 512 576 4545

Comments: STONY CREEK SUBSET THIS PROJECT.

NEIGHBORHOODS NEED HOMES - NOT

EMPTY LOTS. THIS PROPERTY IS FREQUENTLY

USED FOR TOURISM AND DRUG USE.

LOOKING FORWARD TO SEEING A

BEAUTIFUL NEW HOME ON THIS

SITE.

Note: all comments received will become part of the public record of this case

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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CASE# C15-2014-0123  
ROW# 11198925  
TAX# 0204060701

**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: 205 Attayac Street Unit B, Austin, TX 78702

LEGAL DESCRIPTION: Subdivision – S 48FT OF LOT 11 BLK 9 OLT 19 DIV O GARY & PECK SUBD

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Brandon Testa on behalf of myself/ourselves as authorized agent for

John Forsythe affirm that on August 4, 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 \_\_\_ MAINTAIN

I am requesting a variance for Small Lot Amnesty because the site is 220 square feet too small to qualify.

I am requesting a front setback reduction from 25 feet to 5 feet in order to stay in line with the neighboring  
site, as well as to give us enough depth in which to fit a new single family home on this empty Legal Lot.

in a East Cesar Chavez district. (SF-3-NP)  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence  
supporting the findings described below. Therefore, you must complete each of the applicable  
Findings Statements as part of your application. Failure to do so may result in your application  
being rejected as incomplete. Please attach any additional support documents.**

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

**REASONABLE USE:**

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

The property was subdivided prior to March 14, 1946 and has "Legal Lot" status. The property is identical in size and shape to the neighboring site which was developed in 2008. The property is a perfect example of the Green Alley Demonstration Projects goals to: a) Activate alleys to increase public safety; b) Encourage compact neighborhoods; c) Encourage residents to "adopt" and care for alleys. Additionally, the site is only 220 square feet short of qualifying for Small Lot Amnesty, which has been adopted by the ECC neighborhood.

**HARDSHIP:**

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

The property fronts an alley and is a perfect example of the Green Alley Demonstration Projects goals.

The property is 220 square feet short of qualifying for Small Lot Amnesty. The property is a Legal Lot.

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

The majority of the homes in the area are on full size 48 ft X 138 ft lots. This property is a "Legal Lot" and

was subdivided prior to the March 14, 1946 "Grandfather Date."

**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 ECC neighborhood has adopted Small Lot Amnesty and encourages the construction of alley flats.

Many of the alley flats in the neighborhood are built and maintained at 0 - 5 ft alley setbacks. (See Exhibit B)

**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:

The amount of traffic volume generated by this site will be minimal.

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:

Vehicles will be parked on-site.

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

The proposed structure is a single-family residence, on a single-family lot, in a single-family neighborhood.

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

I believe this to be non-applicable to my request.

**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 206 Waller Street, Austin, TX 78702

Printed Brandon Testa Phone \_\_\_\_\_ Date August 4, 2014

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

Signed  Mail Address \_\_\_\_\_

City, State & Zip 11809 Landsdowne Road, Austin, TX 78754

Printed John Forsythe Phone \_\_\_\_\_ Date August 4, 2014



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0123

Address: 205 ATTAYAC STREET, UNIT B



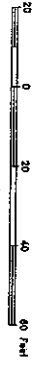
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

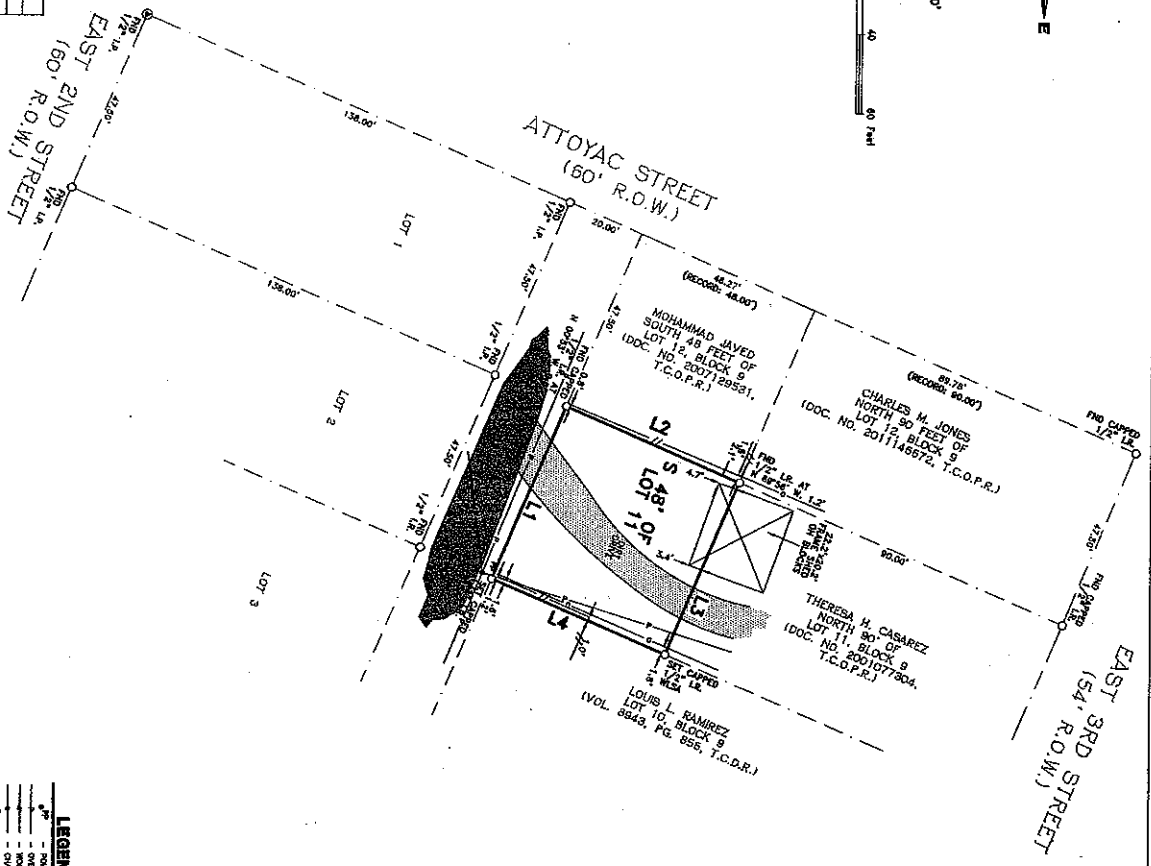
1" = 200'



SCALE: 1" = 20'



LINE	DISTANCE	BEARING
L1	42.60'	N. 89°40'41" W.
RECORD	-	N. 87° W.
L2	46.27'	N. 23°10'00" E.
RECORD	46.00'	-
L3	47.20'	S. 66°40'41" E.
RECORD	-	S. 67° E.
L4	48.27'	S. 27°19'00" W.
RECORD	46.00'	-



LEGEND	
—	Survey Line
—	Overlaid Power Line
—	Rock Fence
—	Concrete Fence
—	Control Monument

REVISIONS

DATE	REASON

**SURVEY OF  
SOUTH 48' OF LOT 11, BLOCK 9  
MCGARY AND PECK SUBDIVISION  
OUTLOT NO. 19, DIVISION 'O'  
CITY OF AUSTIN  
VOLUME T, PAGE 273, T.C.P.R.  
TRAVIS COUNTY, TEXAS**

GENERAL NOTES

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND SHOULD BE SUBJECT TO ANY AND ALL DISCREPANCIES, CONDITIONS OR REVISIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL.
- 2) ALL MEASUREMENTS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 3) ALL LOCATIONS AND BUILDING LINES ARE BASED ON RECORDED P.L.T., UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "UNDEVELOPED" ACCORDING TO THE FISCAL DEPARTMENT, UNIVERSITY OF TEXAS AT AUSTIN, TEXAS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR LEASE, AND IS NOT BEING DEVELOPED. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR LEASE, AND IS NOT BEING DEVELOPED.



DATE: 7/2/2011  
BY: Michael Turner  
TITLE: Surveyor

100% CERTAIN  
100% CERTAIN  
100% CERTAIN

**Windrose Land Services**  
Austin  
4420 Greenbriar Circle Dr.  
Austin, Texas 78744  
Telephone: (512) 335-3100  
Fax: (512) 335-3100  
www.windrosetexas.com



**Planning and Development Review  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**October 02, 2009**

File Number: **C8I-2009-0213**

Address: **205 ATTAYAC ST Unit B**

Tax Parcel I.D. # **0204060714**


Tax Map Date: **07/02/2001**

The Watershed Protection and Development Review Department has determined that the property described below and **as shown on the attached tax map:**

Is a **LEGAL TRACT** consisting of the **South 48' of Lot 11 Block 9 N G Shelley Subdivision**, created prior to **Mar 14, 1946** (Grandfather Date) as evidenced by deed recorded in Volume **725**, Page **546** of the Travis County Deed Records on **Nov 17, 1943** being the same property as currently described in deed recorded in **Document #2009146630** of the Travis County Deed Records on **Aug 27, 2009** and is eligible to receive utility service.

Additional Notes/Conditions:  
**NONE**

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:   
**Daniel Word, Representative of the Director  
Planning and Development Review**

**Map Attachment**

07/02/2001 WAC

ELWOOD STANLEY  
MISTY JO ANN  
DAVID RAY  
JENNIFER KATHLEEN  
COLLEGE

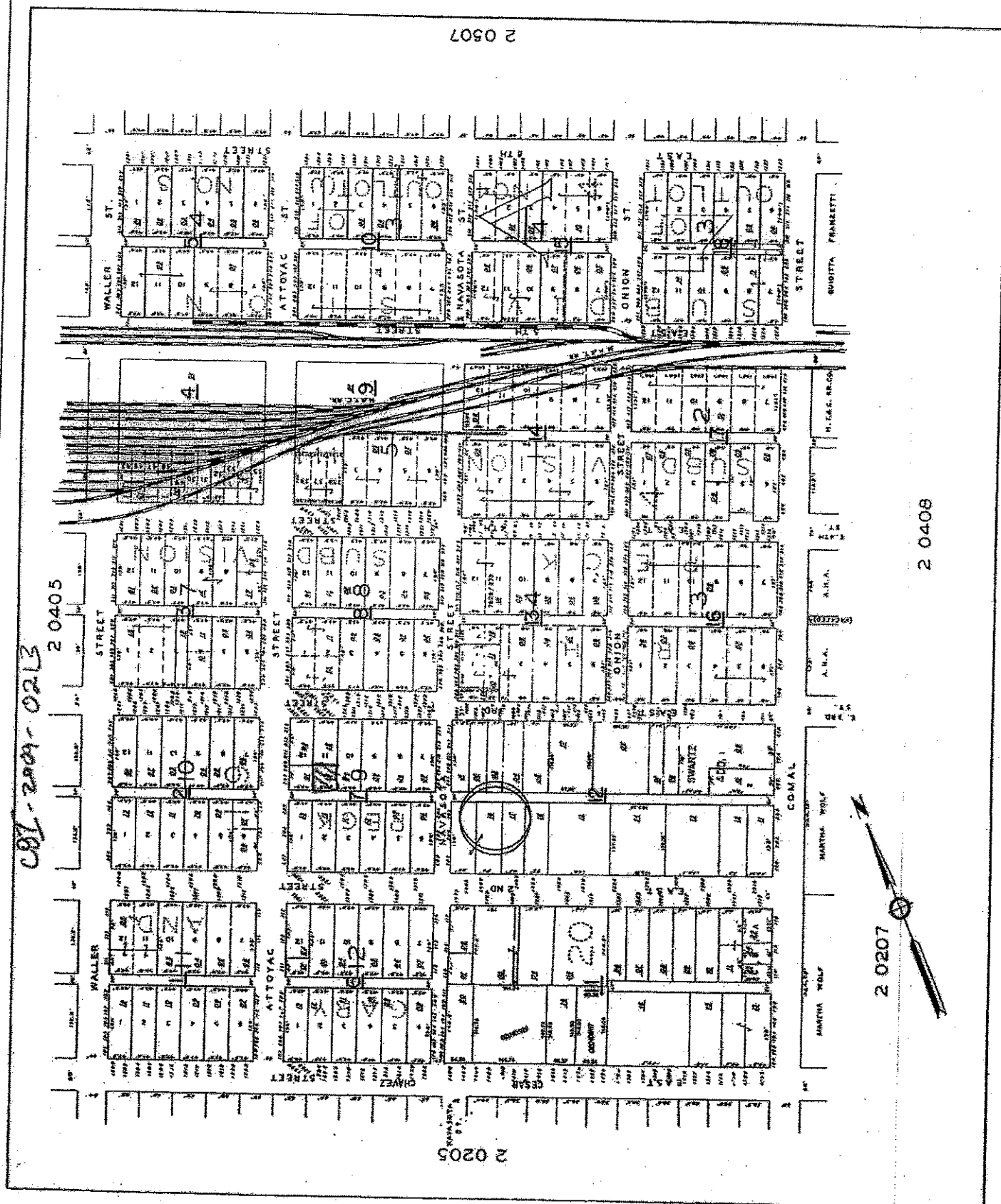
TRAVIS CENTRAL APPRAISAL DISTRICT  
8311 Cross Fork Drive  
Austin, TX 78754  
Internet Address WWW.TRAVISACD.ORG  
Telephone Number (512)834-9337  
Fax Number (512)835-5171  
Appraisal Information (512)834-9338  
TDD (512)836-3328

1" = 50'

SCALE

MAP NO. 20406

1" = 400' MAP  
REFERENCE  
2. 0201



## EXHIBIT A

Buyer has the right to begin filling for small lot amnesty and any and all other necessary zoning variances required to develop this site at buyers expense upon execution of this contract. If for any reason buyer's variance hearing is postponed seller will automatically extend closing to October 24th 2014.

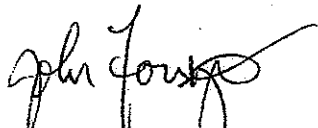
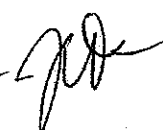
Seller agrees to work to remove the encroachment from the property (small wooden structure, on the northwest corner of the property) before the September 25th closing date. If for any reason the seller can't remove the encroachment by the closing date, then the contract will automatically be extended until October 24, 2014

If the October 24th deadline come and goes and either the buyer or the seller has not been successful in resolving their task. Then they will come together and try and continue to work through the process of getting there task resolved or if one party decides not to continue the process, the contract will be void.

Buyer

  
BRANDON TESTA

Seller

  
John Forsythe<sup>1</sup> 



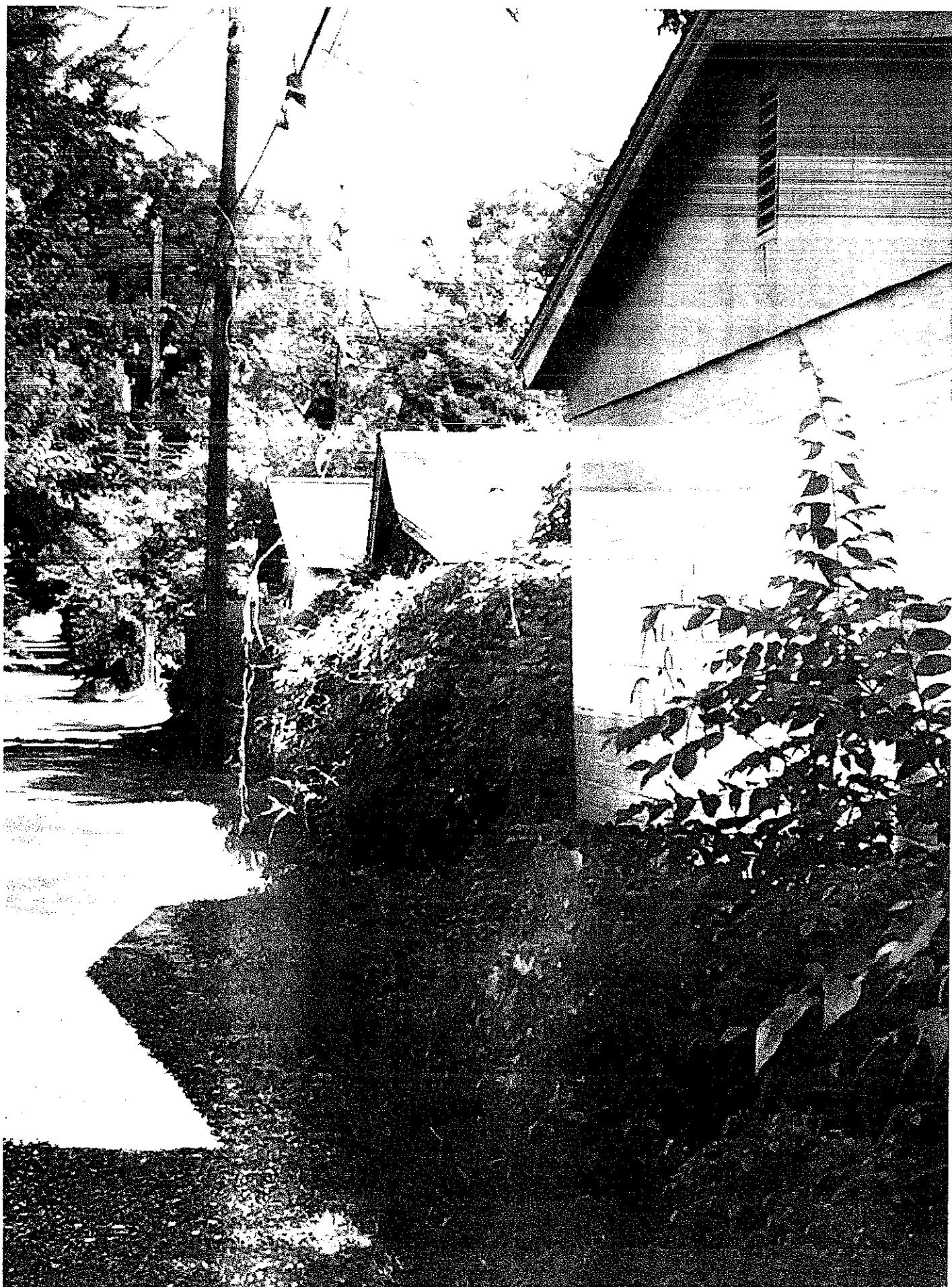


EXHIBIT B - HOUSES BUILT AT ZERO LOT LINE  
ON ALLEY BETWEEN E. 2ND & E. 3RD / ATTAYAC & WALKER

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board.**  
**Decision Sheet**

**DATE:** Monday, July 9, 2007

**CASE NUMBER:** C15-2007-0062

☒ Y Greg Smith  
☒ Y Michael Von Ohlen  
☒ Y Herman Thun (1<sup>st</sup>)  
☒ Y Bryan King (2<sup>nd</sup>)  
☒ Y Leane Heldenfels, Vice-Chairman  
☒ Y Frank Fuentes, Chairman  
☒ Y Dorothy Richter

**APPLICANT:** Michael, Garrison

**OWNER:** Mohammad, Javed

**ADDRESS:** 205 ATTOYAC ST (LOT Next door)

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum lot size requirement of Ordinance 001214-20, Part 4 from 2500 square feet to 2280 square feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

**BOARD'S DECISION:** GRANTED 7-0

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: small lot is only 48ft x 47.5ft=2280 sq.ft., small lot amnesty is approved for the east Cesar Chavez Neigh. for a minimum of 2,500 sq.ft.
2. (a) The hardship for which the variance is requested is unique to the property in that: lot is currently vacant, house was built on this lot before but, was removed decades ago. Lot only few hundred sq ft below small lot amnesty standards and without approval of this lot as small amnesty, lot would be unbuildable and would remain vacant.  
  
(b) The hardship is not general to the area in which the property is located because: to build a small house of only 967 sq ft. that is compatible with the East Cesar Chavez neigh plan and is in keeping with many other small lots in the neighborhood.
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: all setbacks for SFD zoning on the lot will be maintained.



Tammie Williamson  
Executive Secretary



Frank Fuentes  
Chairman



City of Austin  
Watershed Protection and Development Review Department  
Land Status Determination  
1995 Rule Platting Exception

June 05, 2007

File Number: C8I-2007-0230

Address: 205 ATTOYAC ST - Unit B

Tax Parcel I.D. # 0204060701

Tax Map Date: 07/02/2001

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the South 48 feet of Lot 12, Block 9, Gary & Peck Subdivision, Outlot 19, Division O in the current deed, recorded on Apr 21, 1981, in Volume 7387, Page 279, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Apr 21, 1981, in Volume 7387, Page 279, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by wastewater service on Aug 15, 1914. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

  
Sara Groves, Representative of the Director

Watershed Protection and Development Review Department

Variances granted City 7-0082  
CITY OF AUSTIN

3) exceeding City Council  
RESIDENTIAL PERMIT APPLICATION "A"  
4) exceeding FAR allowed

BP Number P. 07-141752 -A  
Building Permit No. 07-143305  
Plat No. \_\_\_\_\_ Date 8-13-2009  
Reviewer J. H. Brown

PRIMARY PROJECT DATA

205 Ala 8/22/07

1 AUG 16 2009, DUE AUG 13 2009

Service Address 205 Attoyac Street **ATTOYAC STREET** Tax Parcel No. \_\_\_\_\_

Legal Description

Lot: South 48 feet of Lot 12 Block 9 Outlot 19 Division "O" Subdivision Deck Addition Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

New Two Story Res w/ deck, 4 roof deck, 1 covered porch  
☒ New Residence Remodel (specify)  
☐ Duplex \_\_\_\_\_ Addition (specify) \_\_\_\_\_  
☐ Garage attached detached  
☐ Carport attached detached ☒ Other (specify) Construction of a new two story house -  
☐ Pool \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) SF-3 - NP

- Height of Principal building 24.5 ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_

- Does this site currently have water and wastewater availability? ☒ Yes \_\_\_\_\_ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? \_\_\_\_\_ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☒ Yes \_\_\_\_\_ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? \_\_\_\_\_ Yes ☒ No

Does this site front a paved street? ☒ Yes \_\_\_\_\_ No A paved alley? ☒ Yes \_\_\_\_\_ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes \_\_\_\_\_ No

VALUATIONS FOR REMODELS ONLY

Building \$ \_\_\_\_\_  
Electrical \$ \_\_\_\_\_  
Mechanical \$ \_\_\_\_\_  
Plumbing \$ \_\_\_\_\_  
Driveway/ Sidewalk \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_  
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 2280 sq. ft.  
Job Valuation - Principal Building \$133,500  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
(Labor and materials)

TOTAL JOB VALUATION  
(sum of remodels and additions)  
\$133,500  
(Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>165.00</u>	\$ _____
Electrical	\$ <u>91.00</u>	\$ _____
Mechanical	\$ <u>59.00</u>	\$ _____
Plumbing	\$ <u>78.00</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL \$	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Mohammad Javed</u>	Telephone (h) <u>478-4800</u> (w) <u>9474567</u>
BUILDER	Company Name <u>James L Muncey and Laura Muncey</u>	Telephone <u>750-1082</u>
	Contact/Applicant's Name <u>Mohammad Javed</u>	FAX _____
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____	Telephone _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

☒ telephone \_\_\_\_\_  
☐ e-mail: \_\_\_\_\_

947-4567

You may check the status of this application at [www.ci.austin.tx.us/development/picirvr.htm](http://www.ci.austin.tx.us/development/picirvr.htm)