

B1  
1

CASE #

PLAN REVIEW #

PR #14-099770

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Kelly Chappell

AUTHORIZED AGENT (if applicable): Stefan Bader

STREET ADDRESS: 1515 Madison Ave., Austin TX, 78757

LEGAL DESCRIPTION: Subdivision – \_\_\_\_\_

Lot(s) 33 Block G Outlot \_\_\_\_\_ Division Crestview Addition Section 5

ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3-NP

LAND STATUS DETERMINATION CASE NUMBER (if applicable) \_\_\_\_\_

**REQUEST:** up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or gross floor area >2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

- ☐ Side Wall Length Articulation

*Please briefly and thoroughly*

We are requesting the RDCC grant us a 25% increase to allow for the construction of a small home massage studio. Our client works from home and in order to maintain her family income and still manage a growing family, it is crucial she has a separate, on site space for her practice.

**Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.**

B1  
2

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

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DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

We have heard positive comments from neighbors and  
have included their signatures in our packet.

2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

Yes, we are supporting and encouraging existing  
friendly neighborhood businesses, which is one of the  
land use goals stated in the Crestview/Wooten combined  
plan.

- b. Provide consistency with the streetscape of the properties in the vicinity

The massage studio is not visible from the street at all, however,  
we have treated the facade with great sensitivity to the neighborhood  
and feel strongly that it adds to the character of the community.

- c. Provide consistency with the massing, scale and proximity of structures located on either side of or  
behind the development

Yes, within 500 feet of the property there are at least four  
other homes with an FAR of .45 or over, some dating  
back to the 1950s.

B1  
3

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

Mailing Address 1220 Lavaca St  
City, State Austin Texas Zip 78701  
Phone 512.236.1032 Printed Name Stefan Bader  
Signature [Signature] Date 10/29/14

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

Mailing Address 1515 Madison Avenue  
City, State Austin, TX Zip 78757  
Phone 512-565-0445 Printed Name Kelly Chappell  
Signature [Signature] Date 10/29/14

**GENERAL INFORMATION FOR SUBMITTAL OF A MODICATION REQUEST TO  
THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

B1  
4

d. Impact the privacy of adjacent rear yards

No, we have been very sensitive of keeping all major views pointed towards the interior of the lot.

e. Impact the topography or lot shape

No, the topography has not been impacted.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

N/A

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER



**B1**  
**Feb 5**

Total Job Valuation: \$ <u>1,700</u>		Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____		Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>1,700</u>	
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.		Primary Structure: \$ _____ Accessory Structure: \$ _____		Bldg: \$ _____ Elect: \$ _____ Plmbg: \$ _____ Mech: \$ _____	

B1  
6

Contact Information			
Owner	Hurt Thiemer	Applicant or Agent	
Mailing Address		Mailing Address	
Phone	512-222-0747	Phone	
Email		Email	
Fax		Fax	
General Contractor	Centex House Leveling	Design Professional	
Mailing Address	1120 E 52nd St Austin, TX 78723	Mailing Address	
Phone	512-444-5438	Phone	
Email	melanie@walevelli.com	Email	
Fax	512-371-9551	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, deed restrictions, 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, deed restrictions, 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 proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

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: \_\_\_\_\_

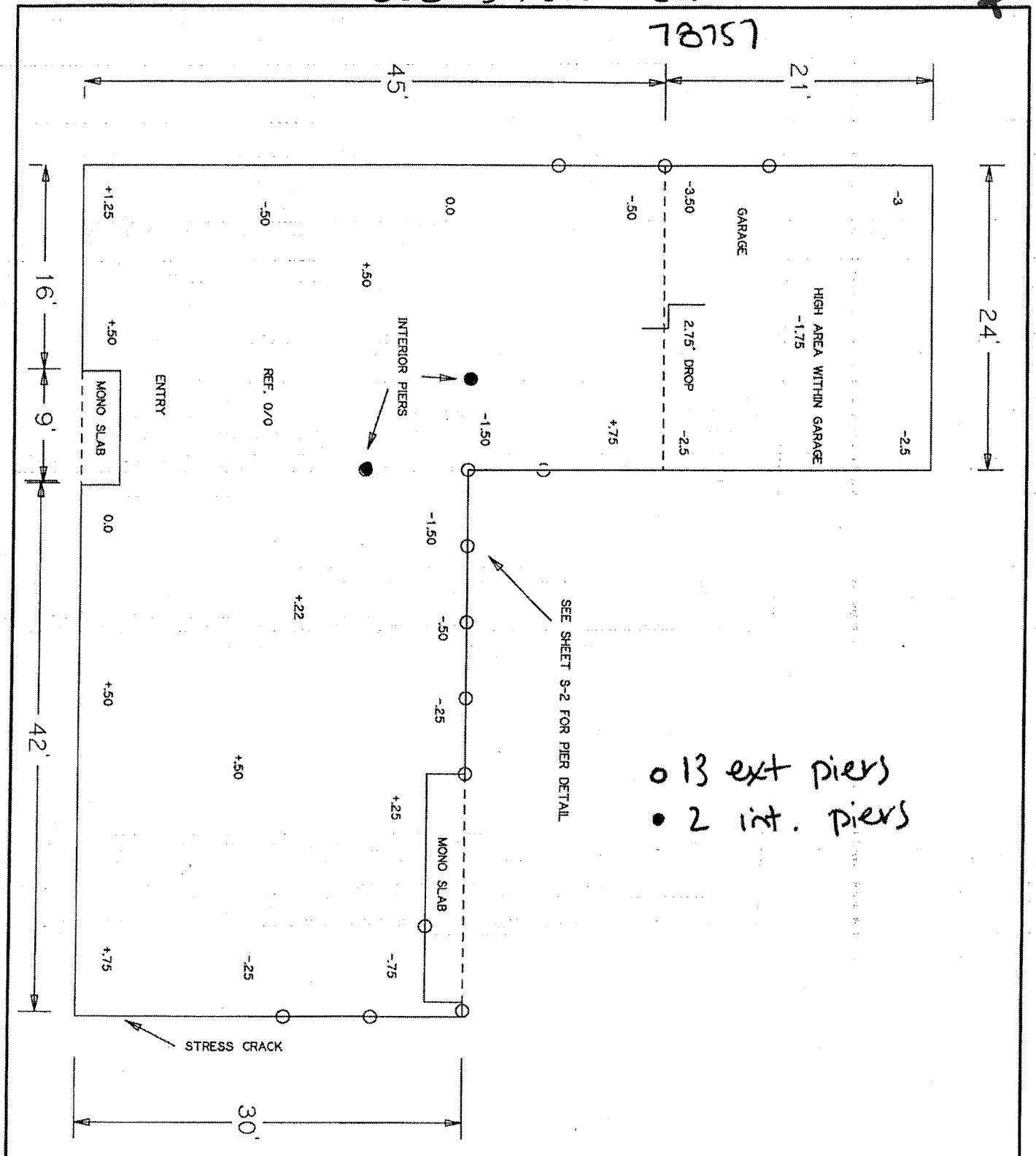
Date: \_\_\_\_\_

11/13/14

B1  
7

6800 Shoal Creek

78757



- o 13 ext piers
- 2 int. piers

Kastel Consulting, Inc 5114 Balcones Woods Dr Suite 307 Austin, TX 512-917-2272		FOUNDATION SURVEY	
		6800 SHOAL CREEK	
		AUSTIN---TX	
		FLOOR ELEVATIONS SHOWN IN INCHES	
DATE		10/16/2014	
REVISIONS			
SHEET		S-1	
SCALE		1" = 10'	

B1/8



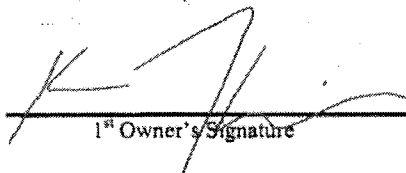
*We Shoot You Straight. We're on the Level!*

### City of Austin Owner's Permit Authorization Letter

I/we hereby certify that I/we am/are the owner(S) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize CentTex House Leveling listed on this application to act on my/our behalf during the processing and presentation of this request. CentTex House Leveling will be the principal contact with the City in processing this application.

Property Address: 6800 Shoal Creek Blvd

PR# \_\_\_\_\_ (to be supplied by City)

 11/11/14  
1<sup>st</sup> Owner's Signature Date

Kurt Thiemer (KATA Homes, inc.)

1<sup>st</sup> Owner's Printed Name

\_\_\_\_\_  
2<sup>nd</sup> Owner's Signature (if applicable) Date

\_\_\_\_\_  
2<sup>nd</sup> Owner's Printed Name

# 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

B1  
9

## Project Information

Project Address: 1515 Madison Ave	Tax Parcel ID: 236176
Legal Description: Lot 33, Block G, Crestview Addition Section 5	
Zoning District or PUD: SF-3-NP	Lot Size (square feet): 6,782.71
Neighborhood Plan Area (if applicable): Crestview	Historic District (if applicable): N/A
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Y <input 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. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

## 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 checked="" type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms: 2	# of bedrooms upon completion: 4	# of existing baths: 1	# of baths upon completion: 4
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="checkbox"/> Y <input 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) Addition and remodel of existing 1950s one story house. The addition includes a screen porch, a pool and pool deck, and a utility shed on the first floor and a home office studio space on the second floor			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) (circle all that apply)			

## Job Valuation

Total Job Valuation: \$ 583,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 508,000 Bldg: \$ 468,000 Elec: \$ 13,000 Plmbg: \$ 18,000 Mech: \$ 9,000 Primary Structure: \$ Accessory Structure: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 75,000 Bldg: \$ 64,000 Elec: \$ 3,000 Plmbg: \$ 5,000 Mech: \$ 3,000
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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.

Pool: \$55,000

B1  
10

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	960	673.75	1,633.75
b) 2 <sup>nd</sup> floor conditioned area	0	1,560.75	1,560.75
c) 3 <sup>rd</sup> floor conditioned area	0	0	0
d) Basement	0	0	0
e) Covered Parking (garage or carport)	240	-240	0
f) Covered Patio, Deck or Porch	100	466	566
g) Balcony	0	63	63
h) Other	0	0	0
i) Uncovered Wood Deck	50	40	90
Total Gross Building Area (total A through I)	1,350	2,459	3,913.5
j) Pool	0	138	138
k) Spa	0	19	19

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>2,084.75</u> % of lot size: <u>30.74</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>2,903.13</u> % of lot size: <u>42.80</u>	
<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 type="checkbox"/> Y <input checked="" 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>29'-2 1/8"</u> ft    Number of Floors: <u>2</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 checked="" type="checkbox"/> Y <input type="checkbox"/> N <b>*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.</b>  Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): <u>22</u> ft      Distance from intersection (for corner lots only): <u>N/A</u> 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	

B1  
11

## Subchapter F – 'McMansion'

### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 <sup>st</sup> Floor	960	673.75		1,633.75
2 <sup>nd</sup> Floor	0	1,560.75		1,560.75
3 <sup>rd</sup> Floor	0	0		0
Basement	0	0	0	0
Attic	0	0	0	0
Garage (attached)	0	0	0	0
(detached)	240	0	0	0
Carport (attached)	0	0	0	0
(detached)	0	0	0	0
Accessory building(s) (detached)	0	0		0
Ceilings over 15 ft	0	0		0
<b>TOTAL GROSS FLOOR AREA</b>				<b>3,194.5</b>

(Total Gross Floor Area /lot size) = 47.10 Floor-To-Area Ratio (FAR)

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

<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> 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.

B1  
12

Contact Information			
Owner	Kelly Chappell	Applicant or Agent	Webber+Studio, Architecture
Mailing Address	1515 Madison Ave., Austin TX, 78757	Mailing Address	300 West Ave., Suite 1322, Austin TX, 78701
Phone	512.565.0445	Phone	512.236.1032
Email	galaxycafe.kelly@gmail.com	Email	stefan@webberstudio.com
Fax	---	Fax	---
General Contractor	Structural Environments	Design Professional	Webber+Studio, Architecture
Mailing Address	3530 Bee Caves Rd., Suite 218, Austin TX, 78746	Mailing Address	300 West Ave., Suite 1322, Austin TX, 78701
Phone	512.809.1609	Phone	512.236.1032
Email	dougkeating@structenv.com	Email	stefan@webberstudio.com
Fax	---	Fax	---

Acknowledgments
<p>Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>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.</b></p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>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.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>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.</p> <p>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.</p> <p>Applicant's signature: <u>[Signature]</u> Date: <u>09/05/14</u></p> <p>Design Professional's signature: <u>[Signature]</u> Date: <u>9/6/14</u></p>





# Demolition Application

Adopted December 2012

Application type: Commercial ☐

Residential ☒

Fee paid: \$

<b>Permit Information</b>	
FOR OFFICE USE ONLY	BP- _____ PR- _____ LHD_NRD_HDP - _____ Ca. _____
	REFERRED BY: _____ NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW— _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
<b>Property Information</b>	
Address: 1515 Madison Ave.	
City/Zip: Austin TX, 78757	
Current use: Single Family Residential	
<b>Demolition Type</b>	
<input type="checkbox"/> Total	
<input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.	
Demolition to include rear wall, roof, portions of the front wall and both auxiliary structures in rear yard	
<b>Applicant</b>	
Name: Chris Gannon	
Address: 300 West Ave.	
City/Zip: Austin TX, 78701	
Phone: 512.236.1032	
Email: chris@webberstudio.com	
<b>Owner</b>	
Name: Kelly Chappell	
Address: 1515 Madison Ave.	
City/Zip: Austin TX, 78757	
Phone: 512.565.0445	
Email: galaxycfe.kelly@gmail.com	
<b>Demolition Contractor Information</b>	
Company: Structural Environments	
Address: 3530 Bee Cave Rd suite 218	
City/Zip: Austin TX, 78746	
Phone: 512.809.1609	
<b>Structural Information</b>	
Square Feet: 900	
Building Materials: Wood siding, wood floors, asphalt shingles	
Foundation Type: Pier and beam	
Estimated cost of demolition: \$5,000	

## IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

## DO NOT LET YOUR PERMIT EXPIRE!!!!

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.



# Demolition Application

Page 2 of PR- \_\_\_\_\_

B1  
14

## Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page  
**OR** a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

## Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

## Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity.  
**Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or [cityarborist@austintexas.gov](mailto:cityarborist@austintexas.gov).**
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
6. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: \_\_\_\_\_

(if different from owner)

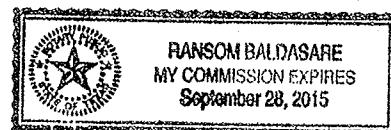
Date: 1/21/14

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Sworn and subscribed before me this 21<sup>st</sup> day of January, 2014

Signature of Public Notary \_\_\_\_\_



TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2244179

B1  
15

ACCOUNT NUMBER: 02-3407-0112-0000

PROPERTY OWNER:

CHAPPELL KELLY E  
1515 MADISON AVE  
AUSTIN, TX 78757-1810

PROPERTY DESCRIPTION:

LOT 33 BLK G CRESTVIEW ADDN SEC 5

ACRES

.1557 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1515 MADISON AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2013	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

TAXES PAID FOR YEAR 2013 \$5,336.54

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/15/2014

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 



B1  
16

**Austin Water Utility**  
**Water & Wastewater Service Plan Verification (WWWSPV)**

Service Address: 1515 Madison Ave. Austin, TX 78757  
Lot: 33 Block: G Subdivision: Crestview Addition 5  
Existing Use: Vacant Single-Family Res. Duplex Garage Apt. Other \_\_\_\_\_  
Proposed Use: 2<sup>nd</sup> Structure Single-Family Res. Duplex Garage Apt. Other \_\_\_\_\_  
Existing # Baths 1 Additional # Baths 3 Total number of bathrooms the meter will feed 4

Jen Grenda, Office Mgr. 9/8/14 512-236-1032  
Applicant's Name & Title Date Phone

**City of Austin Office Use**

Water main size \_\_\_\_\_ Service stub size 1" dual Service stub upgrade required: Yes No  
Existing meter # 43145 Existing meter size 5/8" Upgrade required (Y) N New meter size 3/4"  
Existing water service line/meter location LLL  
WW main size \_\_\_\_\_ WW Service line/clean-out location 3' W/E  
AWU Pipeline Engineering approval Reviewed Yes No  
Comments: \_\_\_\_\_  
SEP 15 2014  
AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS

Debra Gentry 9/15/2014 \_\_\_\_\_  
AWU Engineer Representative Date Phone  
AWU Taps Representative Date Phone

**Water meters & wastewater clean-outs are not permitted in sidewalks or driveways.**

Relocation of services necessary to remove them from proposed sidewalks or driveways shall be performed at the applicant's expense.

If the existing water meter was pulled for demolition, apply for a new building permit or contact Customer Care at 512-494-9400 to have the same size meter reinstalled within 120 days of meter removal to avoid city connect charges being applied.

**Verification expires 180 days after date of submittal**

B1  
17

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

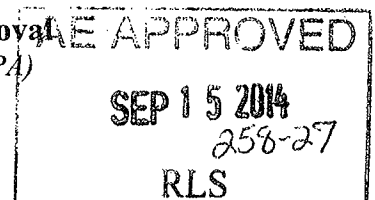


Austin Energy  
Building Service Planning Application (BSPA)

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

Responsible Person for Service Request		Jen Grudza	
Email	jen@webberstudio.com	Fax	Phone 512-236-1032
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Remodeling
Project Address		1515 Madison Avenue, Austin, TX 78757 OR	
Legal Description		Lot	Block
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 checked="" type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Location of meter		NW Corner RF	
Number of existing meters on gutter		1 (show all existing meters on riser diagram)	
Expired permit #			
Comments		New 2-Story Home	
		All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.	
ESPA Completed by (Signature & Print Name)		Date	Phone 512-236-1032
AE Representative		Approved <input checked="" 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)





# Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: cityarborist@austintexas.gov Website: [www.austintexas.gov/department/city-arborist](http://www.austintexas.gov/department/city-arborist)

ROW I.D.

111050518

Mapsc0 Pg

5250

## Application request\* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602[3])
- ☒ Critical Root Zone impacts (ECM 3.5.2 A)
- ☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

\* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1515 Madison Ave., Austin TX, 78757

Name of owner or authorized agent: Chris Gannon

Building permit number (if applicable):

Telephone #: 512.236.1032 Fax #: E-mail:

Tree Species: 22" Live Oak Tree location on lot: Southern back corner of lot

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) 22" or diameter (across)

General tree condition: ☐ Good / ☒ Fair / ☐ Poor / ☐ Dead

Reason for request: ☒ Development ☐ Tree condition ☐ Other:

*Chris Gannon*  
Chris Gannon  
2014.03.12 18:35:03  
-06'00'

Owner/ Authorized Agent Signature

Date

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

## Application Determination – To be completed by City Arborist Program Personnel

- ☐ Approved ☒ \*Approved With Conditions ☐ Statutory Denial (more information required) ☐ Denied

Comments: Per the attached plan, the corner of the structure over the 1/2 CRZ is to be cantilevered in order to eliminate any excavation deeper than 4" within 11 feet of the tree.

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant \_\_\_\_ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☒ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- ☒ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.
- ☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

*Chris Gannon*  
City Arborist Signature

3/17/14  
Date

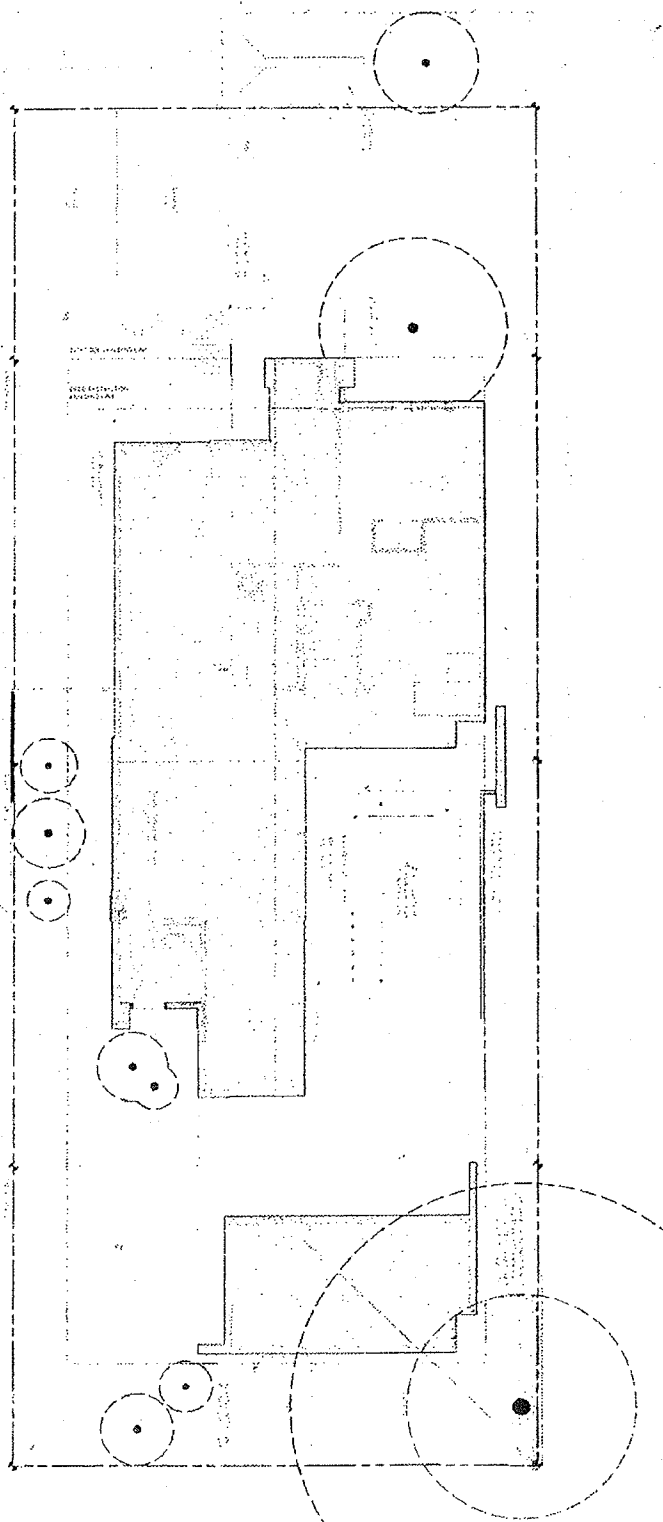
Post this document on site while any proposed work is in progress.

Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012

B/19

**MADISON AVENUE**



## MATERIALS LEGEND

**Author's address:**

SITE PLAN 12

A101  
SITE PLAN

2007

517-22610

Weber • Shao • Li

# BLAK House

1515 Madison Ave. • Austin, Texas • 78757

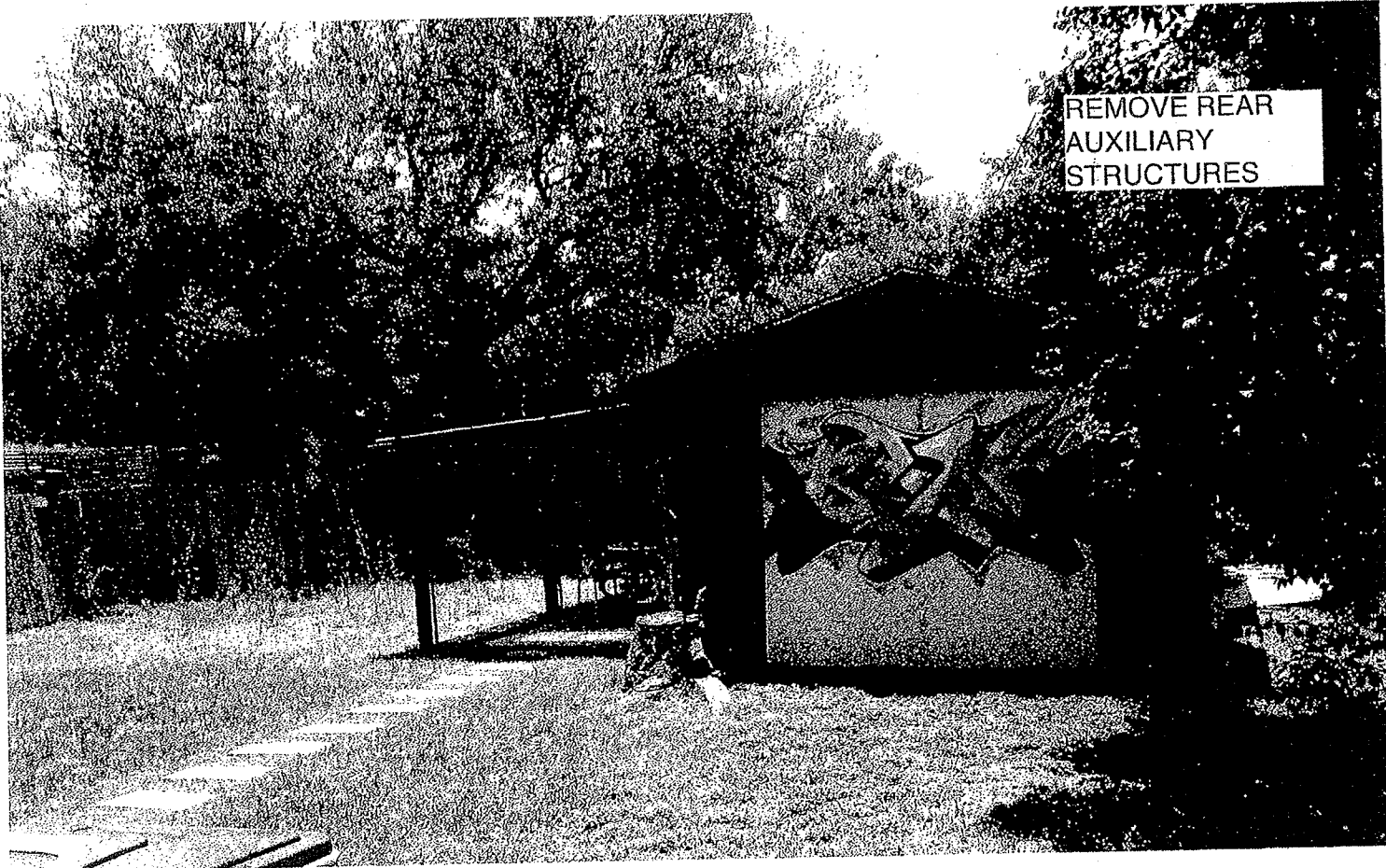


B1  
20

REMOVE REAR  
WALL OF HOUSE



REMOVE REAR  
AUXILIARY  
STRUCTURES



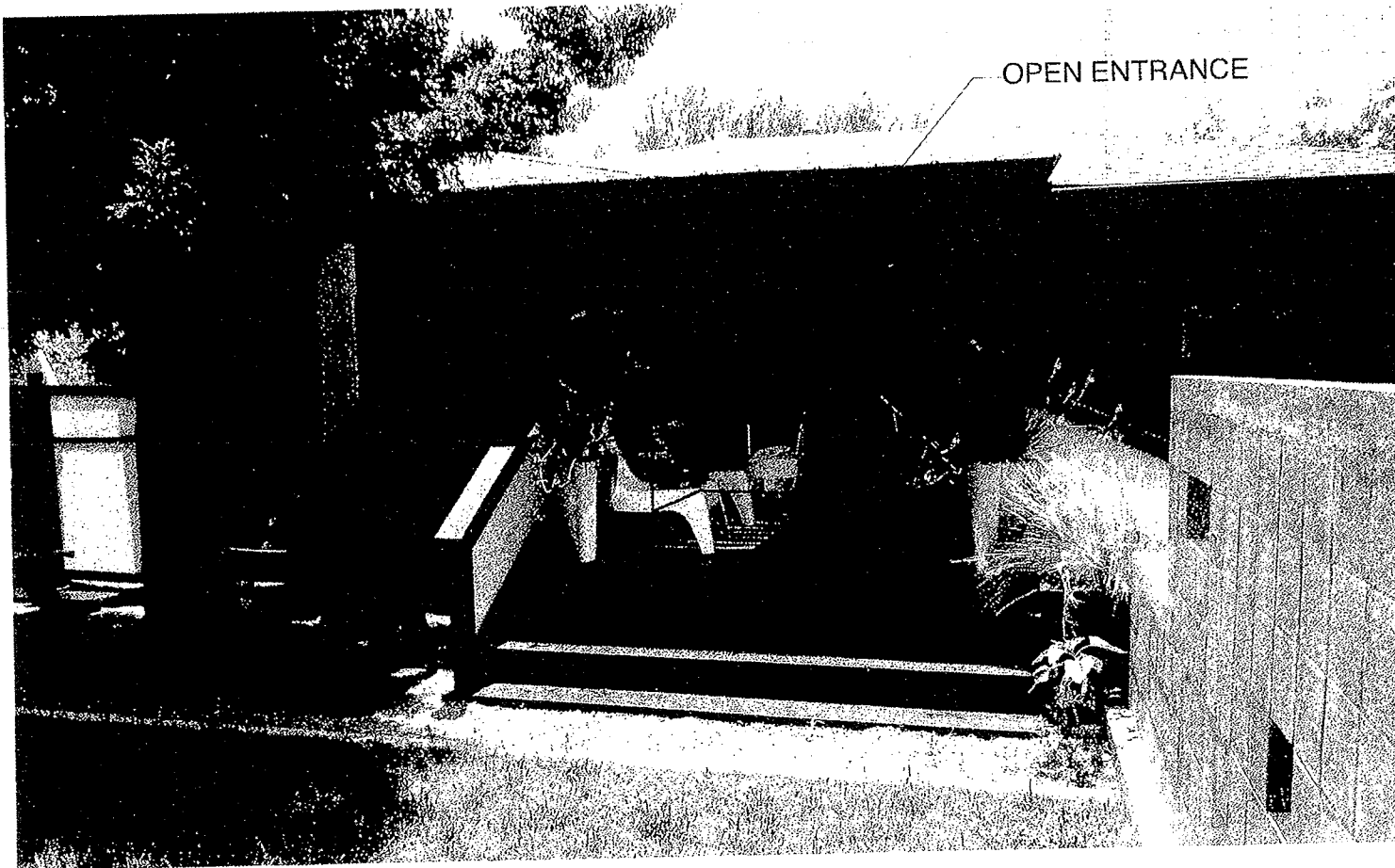


B1  
21

REMOVE ROOF



OPEN ENTRANCE



B1  
22LOT SIZE

TOTAL LOT SIZE

6,782.71 SF

BUILDING COVERAGE

ALLOWABLE BUILDING COVERAGE

SQFT PERCENT

2,713.08 SF 40%

ACTUAL BUILDING COVERAGE

2,084.75 SF 30.74%

IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER

SQFT PERCENT

3,052.22 SF 45.00%

ACTUAL IMPERVIOUS COVER

3,034.86 SF 44.74%

BUILDING AREA

GROSS FLOOR AREA

SQFT PERCENT

MAIN LEVEL AREA

1833.75 SF 27.04%

SECOND LEVEL AREA

1560.75 SF 23.01%

EXCLUSIONS

GROUND FLOOR PORCH OR SCREEN PORCH

200 SF 2.95%

ALLOWABLE GROSS FLOOR AREA (F.A.R.) WITH 25% RDCC INCREASE

3,391.36 SF 50.00%

ACTUAL GROSS FLOOR AREA (F.A.R.) WITH 25% RDCC INCREASE

3194.5 SF 47.10%

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED

32'-0"

ACTUAL HEIGHT @ LOWEST GRADE ADJACENT TO BLDG

21'-1 3/4"

ACTUAL HEIGHT @ HIGHEST GRADE ADJACENT TO BLDG

29'-2 1/8"

ACTUAL AVERAGE BUILDING HEIGHT

25'-2"

NUMBER OF FLOORS

2

PARKING

# SPACES REQUIRED

2

# SPACES PROVIDED

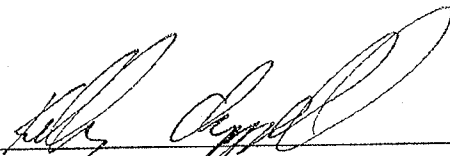
2

B1  
23

## Building Permit Letter of Authorization

I, Kelly Chappell, do hereby grant permission to Webber + Studio, Architects to act as my agent in all aspects in order to obtain a building permit from the City of Austin for property located **1515 Madison Avenue, Austin TX, 78757.**

This authorization will allow my agent to answer any and all questions on my behalf and to sign any and all documents for me.

  
\_\_\_\_\_  
Owner's Signature

1-21-14  
Date

300 West Avenue  
Suite 1322

AUSTIN, TX 78701

TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2244179

B1  
24

ACCOUNT NUMBER: 02-3407-0112-0000

PROPERTY OWNER:

HAPPELL KELLY E  
515 MADISON AVE  
AUSTIN, TX 78757-1810

PROPERTY DESCRIPTION:

LOT 33 BLK G CRESTVIEW ADDN SEC 5

ACRES

.1557 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1515 MADISON AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR ENTITY  
2013 AUSTIN ISD  
CITY OF AUSTIN (TRAV)  
TRAVIS COUNTY  
TRAVIS CENTRAL HEALTH  
ACC (TRAVIS)

TOTAL  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

TAXES PAID FOR YEAR 2013 \$5,336.54

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/15/2014

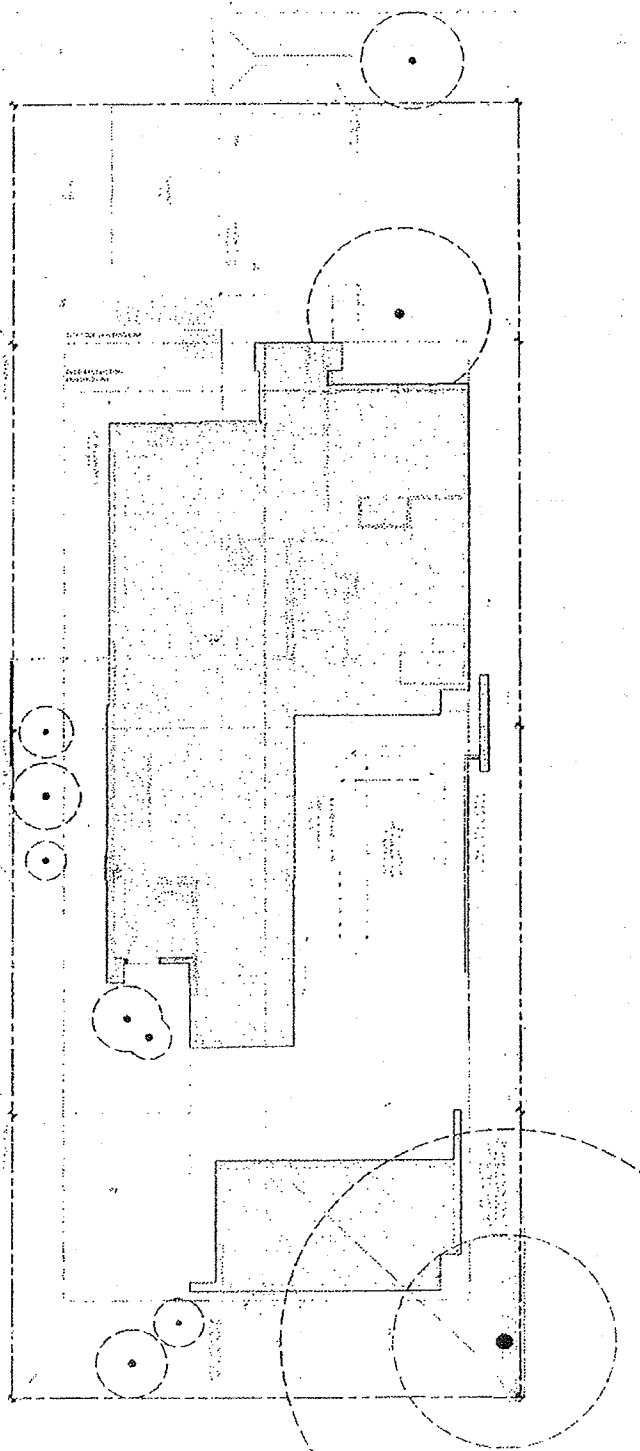
Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 

B1  
25

MADISON AVENUE



MATERIALS LEGEND

LEGEND

LEGEND

SITE PLAN 1K

A101  
SITE PLAN

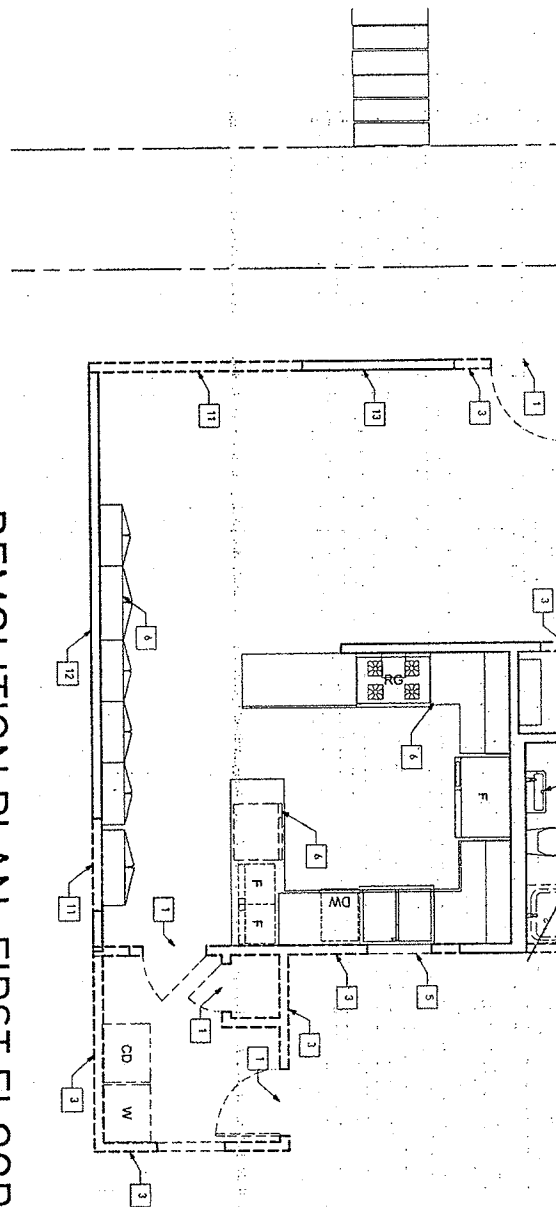
PROJECT: BLAK HOUSE  
DATE: 11/11/11  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
APPROVED BY: [illegible]

BLAK House

1515 Madison Ave. • Austin, Texas • 78757



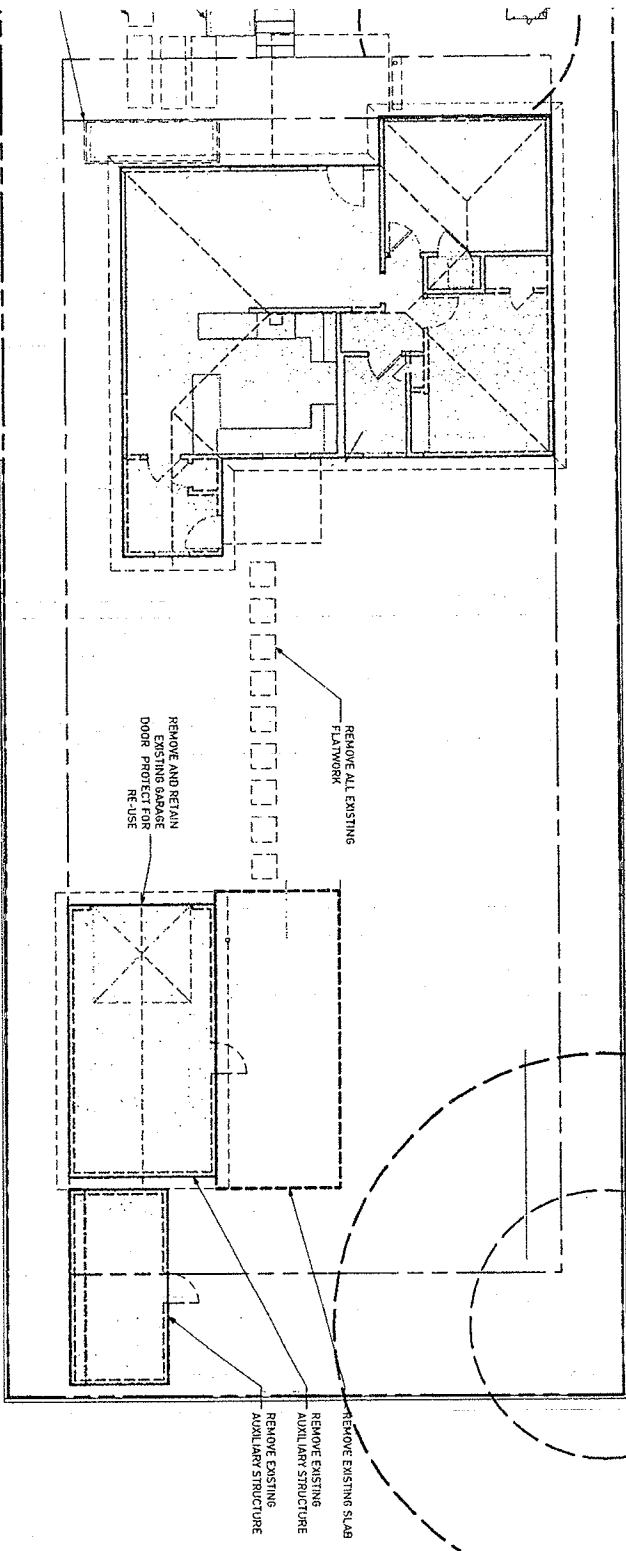
B1  
2/6



# DEMOLITION PLAN: FIRST FLOOR

Scale: 1/8" = 1'-0"

1



## DEMOLITION PLAN: SITE

Scale: 1/16" = 1'-0"

2



# BLAK House

1515 Madison Ave. • Austin, Texas • 78757

Webber + Studio, Inc.

300 West Avenue  
Suite 1322  
Austin, Texas 78701  
Fax 512.236.1032

A002  
DEMOLITION  
PLAN



B1  
27

## MEMORANDUM

**To:** Candy Guerra, PWD, Financial Support Services - 10th Flr. ①  
Eric Dusza, PWD, Pedestrian, Bicycle & Child Safety Program

**From:** Amber Mitchell, PDR, Development Assistance Center ② update plan review

**Date:** June 20, 2014 ③ DAC receipt

**Subject:** Approval of Fee in Lieu Sidewalk Payment  
Address: 1515 Madison Ave.  
Case Number: PB-2014-009450  
Neighborhood Plan Area: Crestview  
Neighborhood Contact Team: Crestview/Wooten

In accordance with LDC, Chapter 25-6-354, an applicant may request to pay a fee in lieu of installing sidewalks. Staff has reviewed the above application and determined it qualifies to pay the fee. This site qualifies under Chapter 25-6-354B.

As a condition of building permit and Certificate of Occupancy for the above referenced project, the applicant must post a sidewalk payment in the amount for \$1,110.00. This construction cost fee is based on 37 feet of new sidewalk x 4 feet wide x \$7.50 per square feet along Madison Ave.

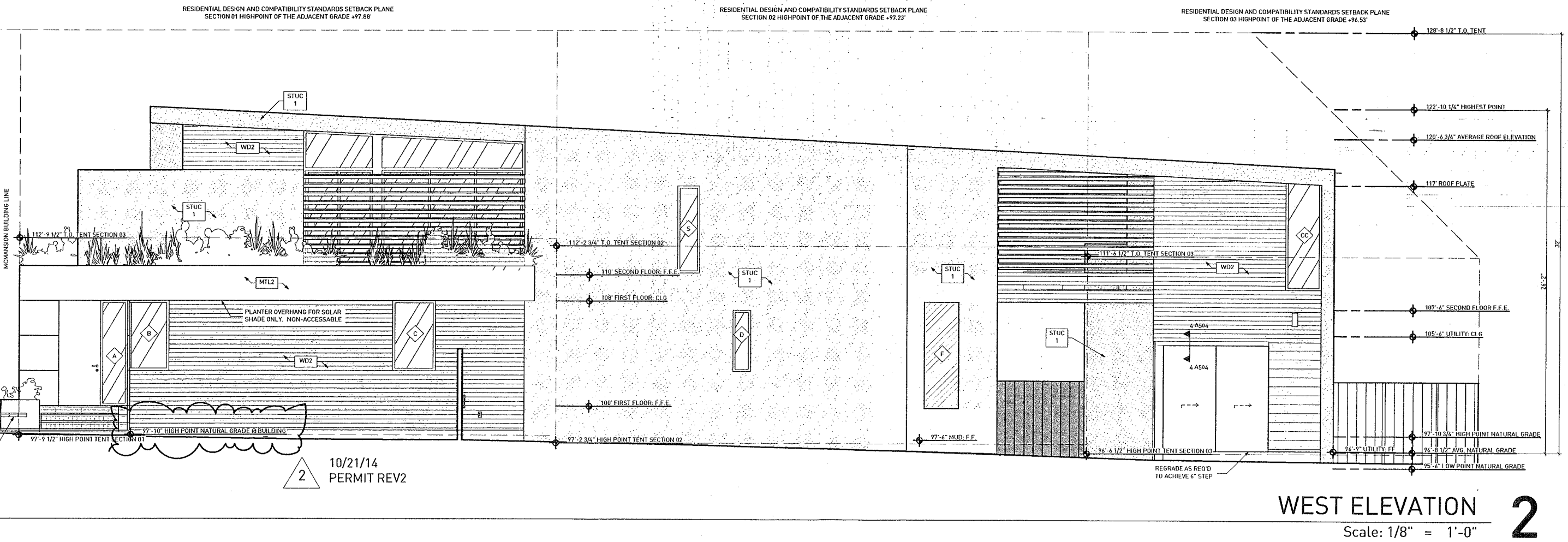
The neighborhood plan contact team is being notified of this approval so that you are aware of funds that may be available to your neighborhood for sidewalk construction. These funds must be spent within ten years within the neighborhood planning area from which they are collected.

If you have any questions or require additional information regarding the sidewalk fee in lieu process, please do not hesitate to call me at 974-3428.

If you have questions or comments regarding how the sidewalk fee will be applied in this neighborhood plan area, please contact Eric Dusza at 974-6504.

Amber Mitchell  
Planning & Development Review Department  
Development Assistance Center

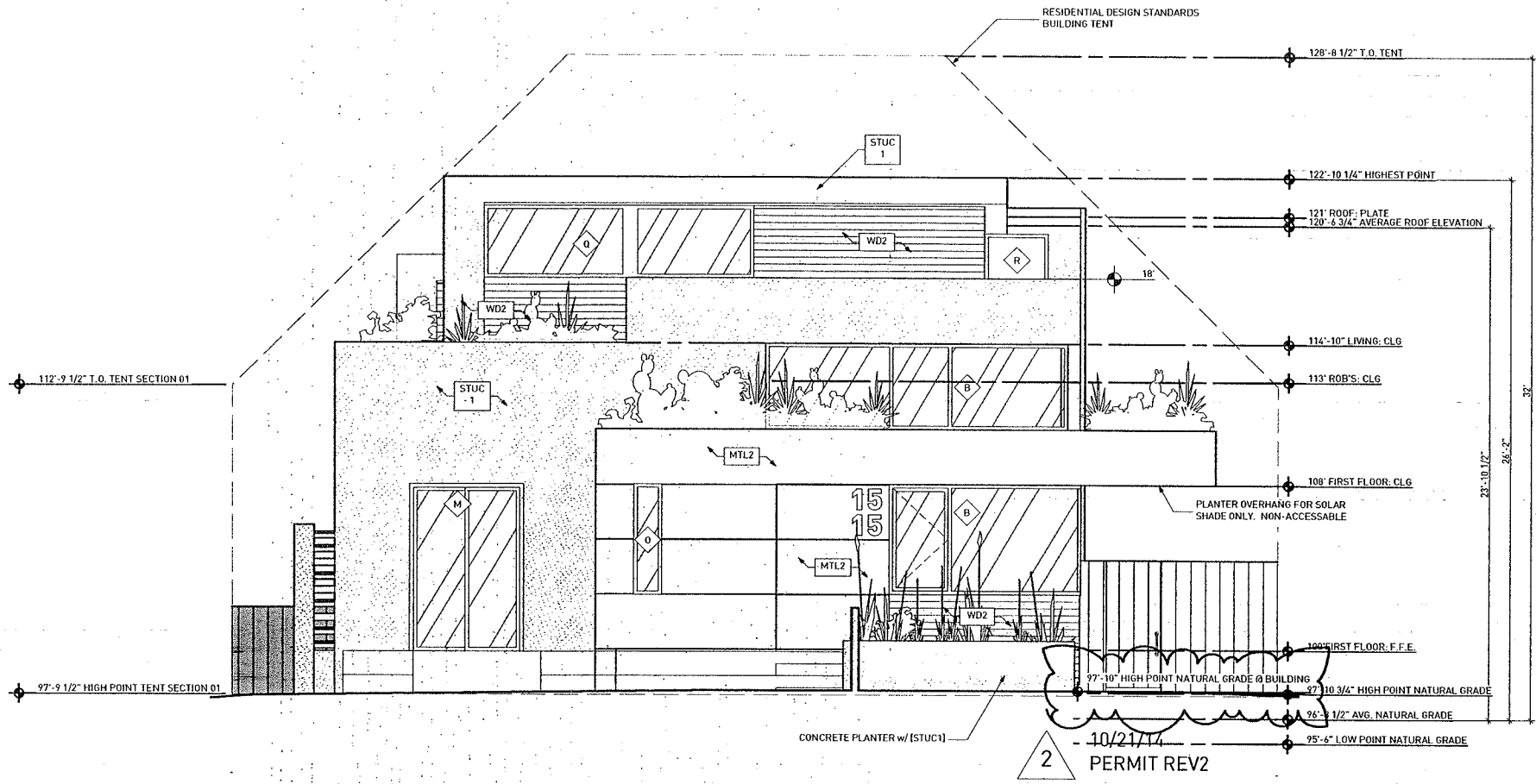
teamwork://server.webberstudio.com/MA\_PERMIT\_RESUBMISSION [Ver. 15.003] Tuesday, October 21, 2014 4:00 PM



WEST ELEVATION

Scale: 1/8" = 1'-0"

2



NORTH ELEVATION

Scale: 1/8" = 1'-0"

1

B1/28

10/16/14

REGISTERED ARCHITECT  
EDWARD WEBBER  
16441  
STATE OF TEXAS

**BLAK House**

1515 Madison Ave. • Austin, Texas • 78757

ARCHITECTURE  
**Webber + Studio, Inc.**

512.236.1032

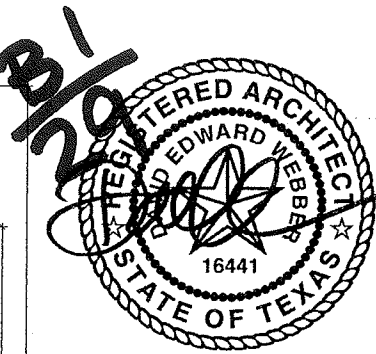
300 West Avenue  
Suite 1322  
Austin, Texas 78701  
Fax 512.236.1039

10/21/14  
PERMIT REV2

**A201**

BUILDING  
ELEVATIONS





10/16/14

**BLAK House**

1515 Madison Ave. • Austin, Texas • 78757

ARCHITECTURE  
Webber + Studio, Inc.

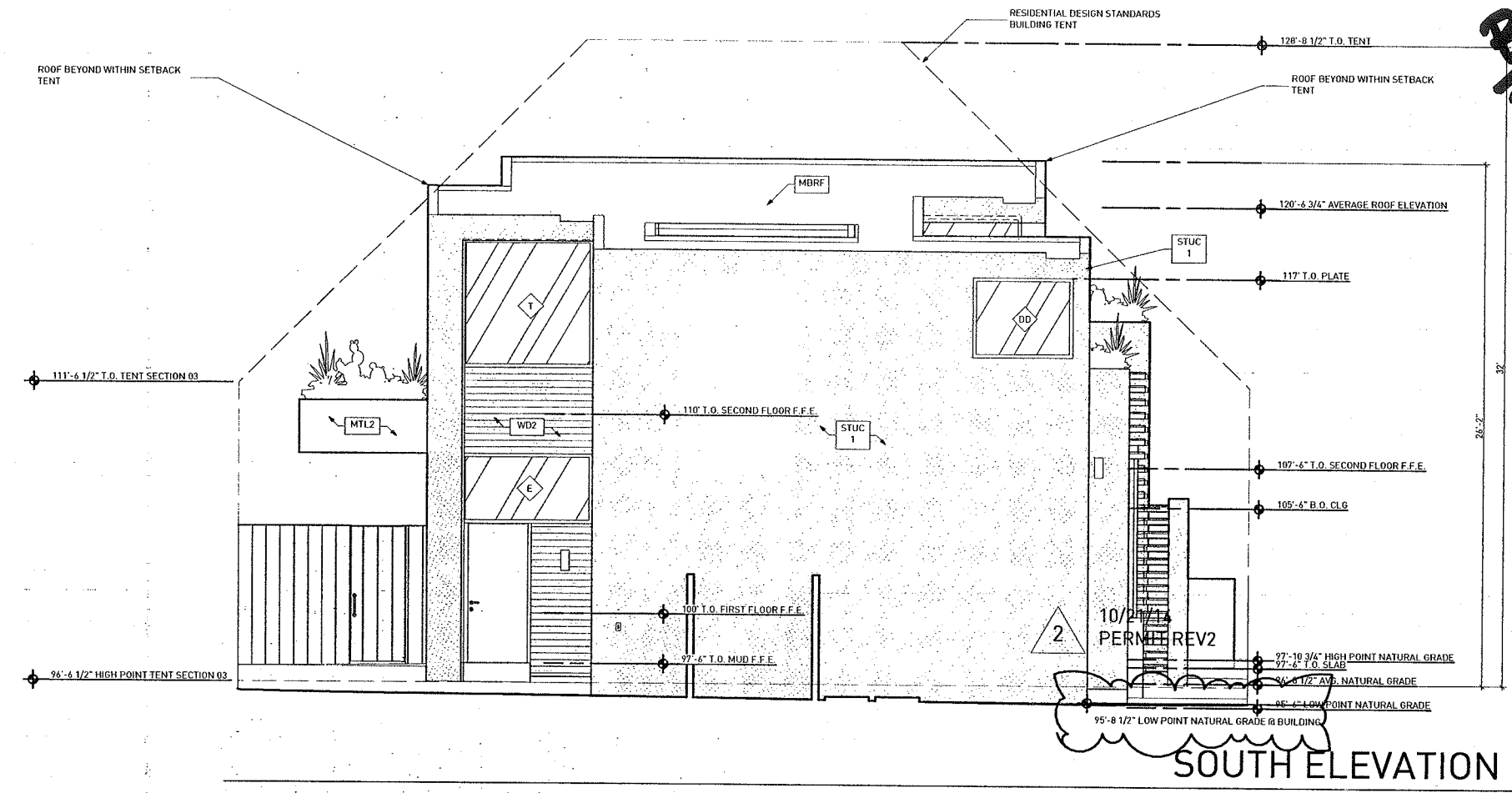
512.236.1032

300 West Avenue  
Suite 1322  
Austin, Texas 78701  
Fax 512.236.1039

10/21/14  
PERMIT REV2

**A202**

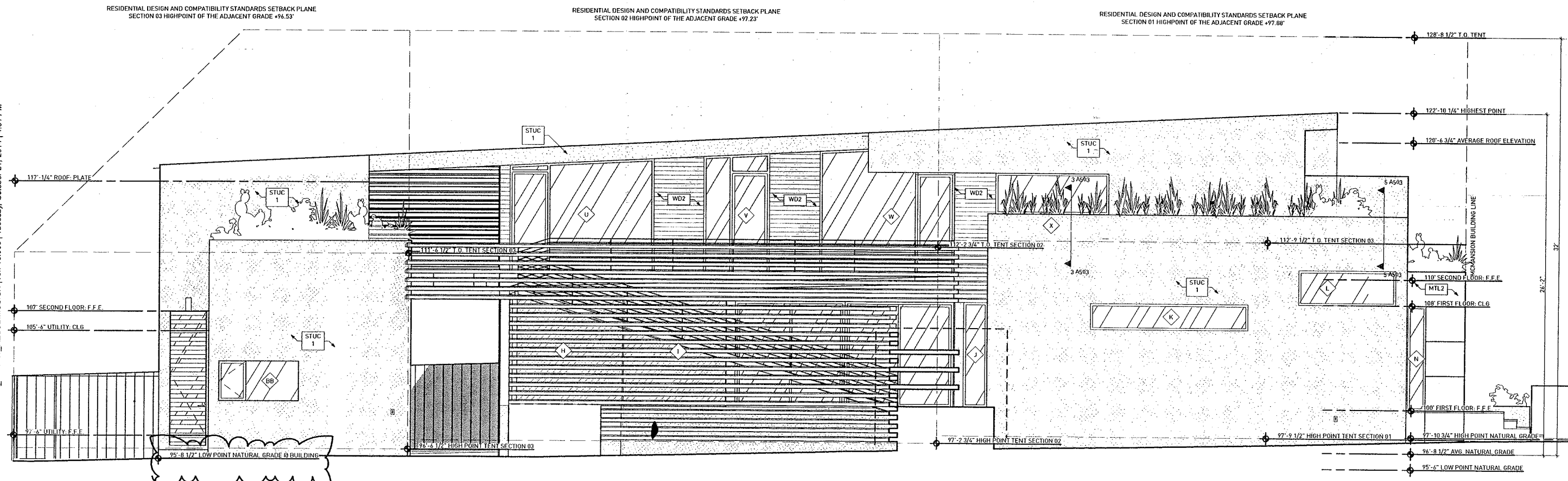
BUILDING  
ELEVATIONS



**SOUTH ELEVATION**

Scale: 1/8" = 1'-0"

1

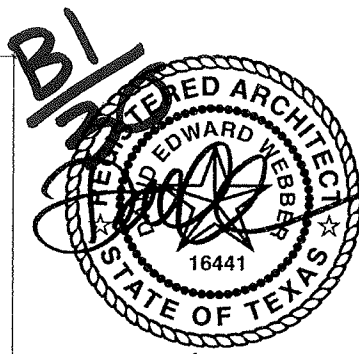


**EAST ELEVATION**

Scale: 1/8" = 1'-0"

2

teamwork://server.webberstudio.com/MA\_PERMIT\_RESUBMISSION | Ver. 15.003 | Tuesday, October 21, 2014 | 4:01 PM



10/16/14

# BLAK House

1515 Madison Ave. • Austin, Texas • 78757

Webber + Studio, Inc.

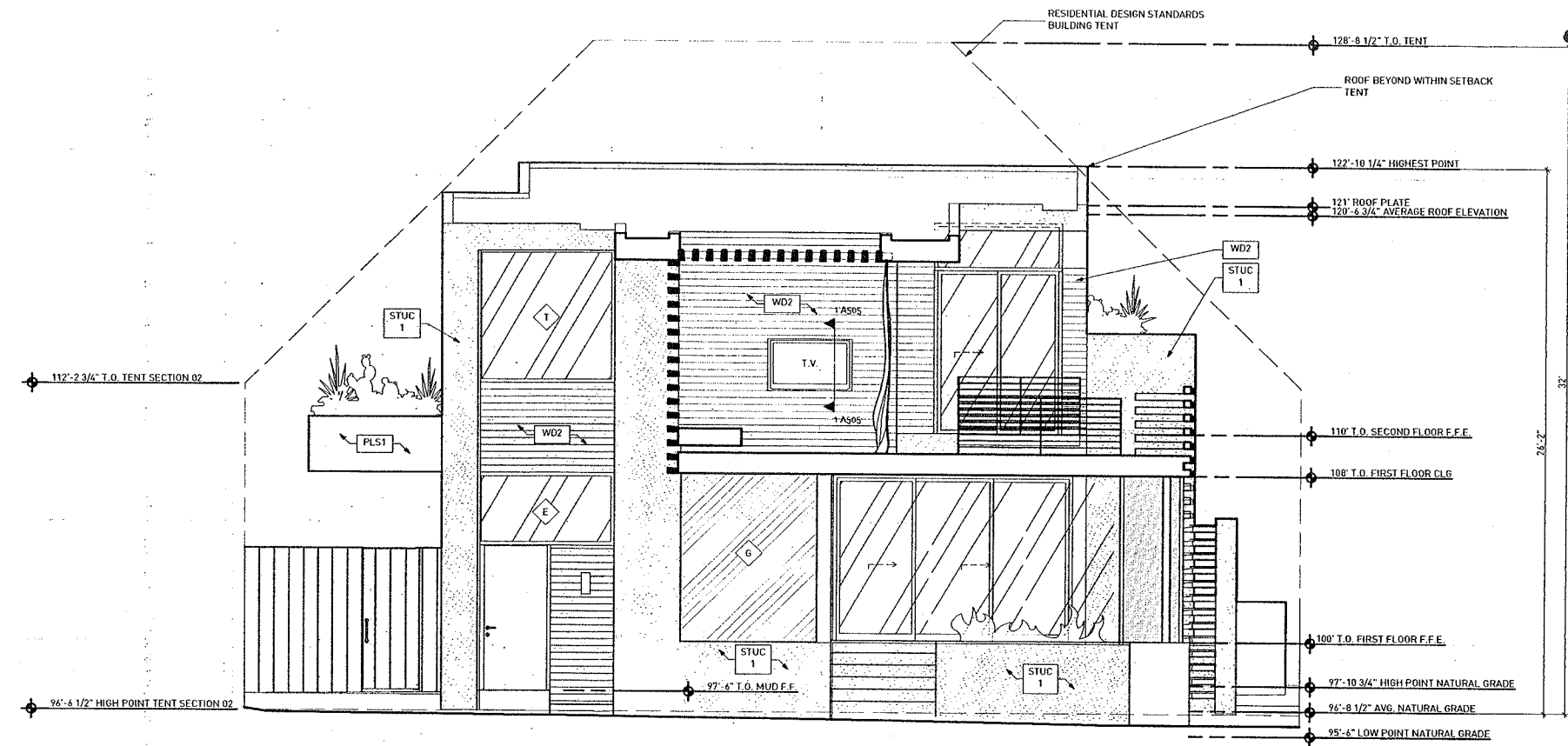
512.236.1032

00 West Avenue  
Suite 1322  
Austin, Texas 78701  
Fax 512.236.1039

10/21/14  
PERMIT REV2

A203

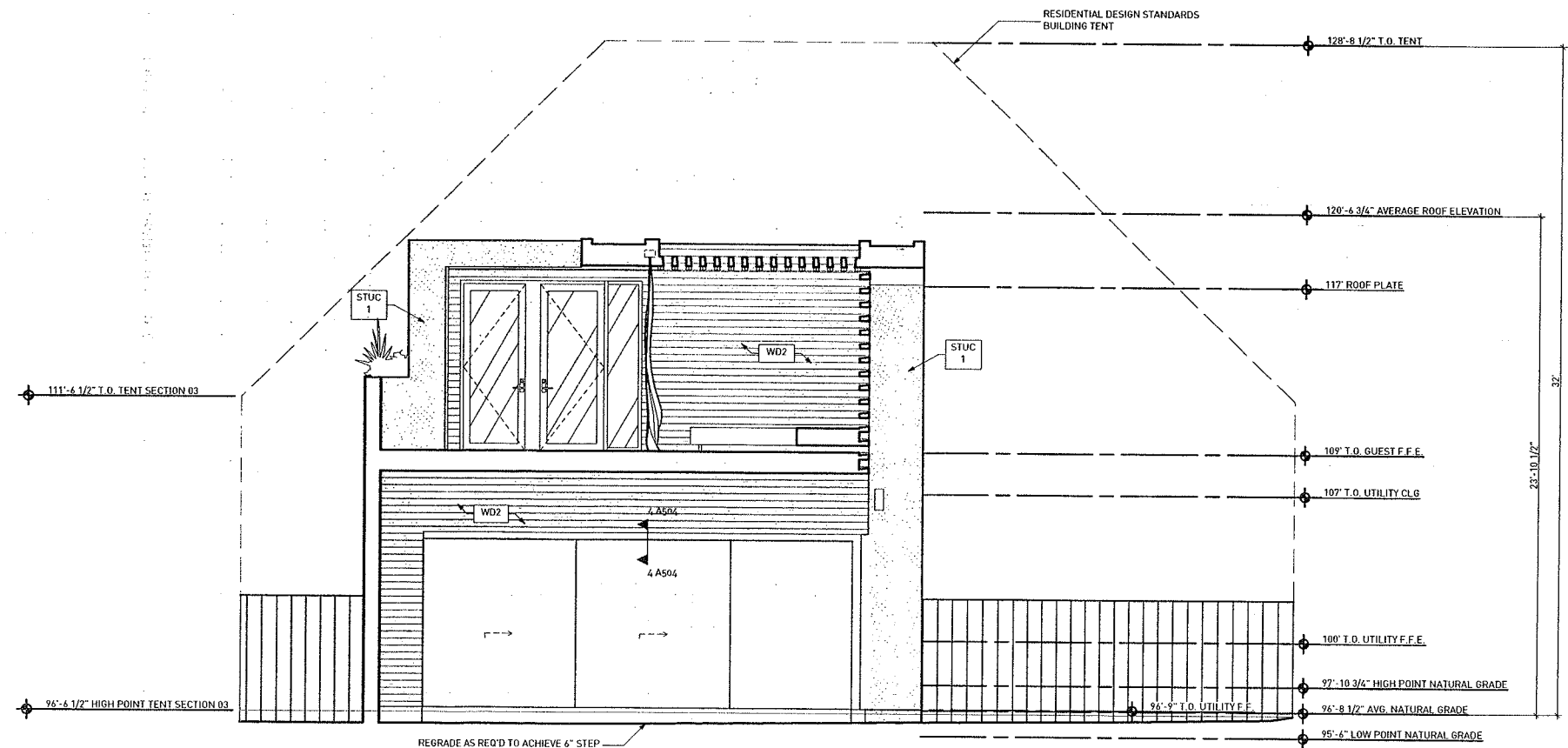
## BUILDING ELEVATIONS



## SOUTH COURTYARD ELEVATION

Scale: 1/8" = 1'-0"

1



## NORTH COURTYARD ELEVATION

Scale: 1/8" = 1'-0"

2



# Demolition Application

Adopted December 2012

Application type: Commercial ☐

Residential ☒

Fee paid: \$

DATE of SUBMISSION

PDRD/CHPO

OCT 23 2014

B1  
31

## Permit Information

BP-

PR-

14-114076

LHD\_NRD

(HDP)

4-0984

Ca.

1950

REFERRED BY:

Michael Watson

NRHD/LHD:

☒ RELEASE PERMIT

☐ DO NOT RELEASE PERMIT

☐ HLC REVIEW

Steve Sadovsky  
HISTORIC PRESERVATION OFFICE

10-24-14  
DATE

## Property Information

Address: 1515 Madison Ave.

City/Zip: Austin TX, 78757

Current use: Single Family Residential

## Demolition Type

☒ Total

☒ Partial - Identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

~~Demolition to include rear wall, roof, portions of the front wall and both auxiliary structures in rear yard~~

## Applicant

Name: Stefan Bader

Address: 1220 Lavaca

City/Zip: Austin TX, 78701

Phone: 512.236.1032

Email: stefan@webberstudio.com

## Owner

Name: Kelly Chappell

Address: 1515 Madison Ave.

City/Zip: Austin TX, 78757

Phone: 512.565.0445

Email: galaxycafe.kelly@gmail.com

## Demolition Contractor Information

Company: Structural Environments

Address: 3530 Bee Cave Rd suite 218

City/Zip: Austin TX, 78746

Phone: 512.809.1609

## Structural Information

Square Feet: 900

Building Materials: Wood siding, wood floors, asphalt shingles

Foundation Type: Pier and beam

Estimated cost of demolition: \$5,000

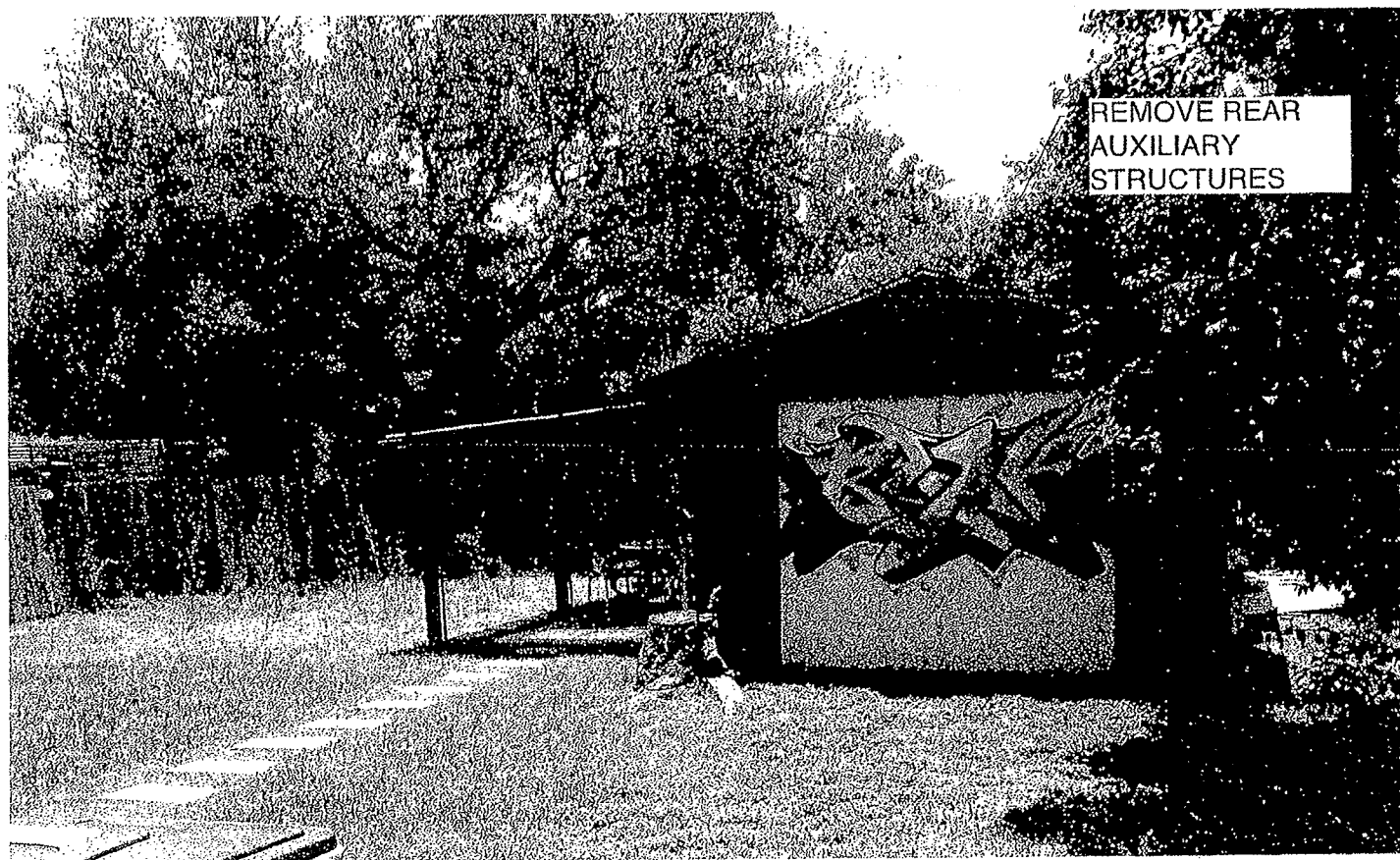
## IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

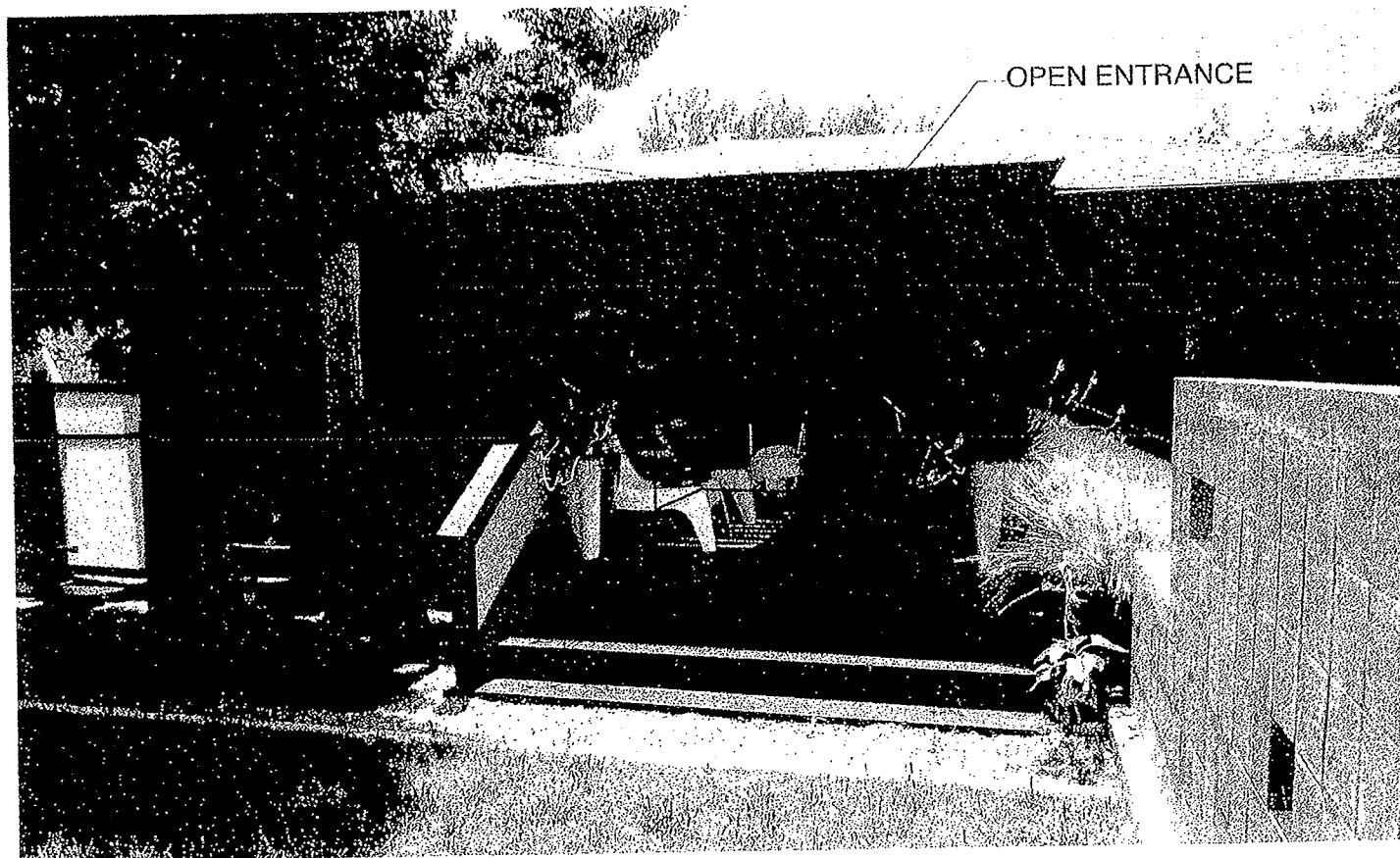
## DO NOT LET YOUR PERMIT EXPIRE!!!!

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

B1  
32



B1  
33



B1  
34



## Demolition Application

Page 2 of PR- \_\_\_\_\_

### Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page  
**OR a NOTARIZED** letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

### Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

### Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or [cityarborist@austintexas.gov](mailto:cityarborist@austintexas.gov).
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
6. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: \_\_\_\_\_

Date: 1/21/14

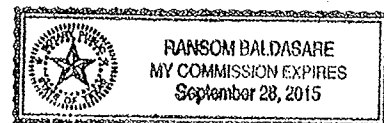
(if different from owner)

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Sworn and subscribed before me this 21<sup>st</sup> day of January, 2014

Signature of Public Notary \_\_\_\_\_



B1  
35

**CITY OF AUSTIN  
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION  
DECISION SHEET**

**DATE:** May 7, 2014

**CASE NUMBER:** 2014-009450RA

Y William Burkhardt (Chairman)  
A Karen McGraw (Vice Chairman) ABSTAINED  
Y Missy Bledsoe  
Y Lucy Katz MOTION TO APPROVE  
Y Mary Ingle  
A Keith Jackson ABSENT  
Y Chuck Mains 2<sup>nd</sup> MOTION

**APPLICANT:** Chris Gannon  
**OWNER:** Kelly Chappell  
**ADDRESS:** 1515 Madison Ave

**MODIFICATION REQUESTED:** The applicant has requested a modification to allow an increase to the maximum Gross Floor Area permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards for the construction of an addition to an existing single-family residence to expand the residence and accommodate a home occupation in a SF-3NP zoning district.

**COMMISSION'S DECISION:** The public hearing was closed on Commissioner Lucy Katz motion to APPROVE FAR of 0.5 to 1 CONTINGENT ON ADHERENCE to plans presented at hearing, Commissioner Chuck Mains second on a 5-0-1 vote (Commissioner McGraw Abstained). Motion was GRANTED TO APPROVE FAR OF 0.5 TO 1 CONTINGENT ON ADHERENCE TO PLANS PRESENTED AT HEARING.



Daniel Word, Executive Liaison



**\* PRINT THIS REPORT AND PRESENT IT AT THE TIME OF UPDATE SUBMITTAL \***

B1  
36

City of Austin Residential Permit Application

# Master Comment Report



**Property:** 1515 MADISON AVE

**Case #:** 2014-099770 PR

**Case Manager:** Susan Barr

**Original Submittal Date:** September 17, 2014

**Application Expiration:** March 16, 2015

**Comment-report Sent:** September 29, 2014

**Comment-report #:** 1

**Manager Contact:** Susan.Barr@austintexas.gov

*This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, and/or information.*

**The application will be approved when ALL comments from each review discipline have been addressed.** Your application is considered disapproved until the update process occurs. *(Additional comments may be generated as a result of information or design changes provided in your update.)*

Please contact your case manager or appropriate reviewer(s) if you have any questions, concerns, or require additional information about this report **to schedule an appointment** so that your concerns can be addressed. **Please understand that you CANNOT meet with your reviewer(s) during General Information Walk-In Hours – we DO NOT take walk-ins for projects under review; you must schedule an appointment with your reviewer.**

## Requirements:

- Prepare a separate document **OR** use this report to explain how each comment is being addressed. **Include the document with this Master Comment Report upon time of re-submittal.**
- Submit 3 separate sets of updated drawings (assembled and stapled) – correctly sized and to-scale *(according to original intake requirements)*.
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application with the appropriate revisions.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

## Update Fees and Submittal:

**It is required that you submit all documents requested for the update together.** Residential Review will **NOT** accept informal updates for any case – NO EXCEPTIONS. If there are remaining comments to be addressed on this comment report, it will be **REJECTED** which will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1<sup>st</sup>) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2<sup>nd</sup>) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

## Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline. Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

## Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>



## Technical Building Code Review - Susan Barr - 512-974-2923

BL  
37

1. VISITABILITY: Provide clear notes on plan(s) showing compliance with R320 Visitability (See Ordinance No. 20140130-021 effective 2-10-14. Exterior Visitable Route Section R320.7 is not required until 7-1-2015) including
  - i. Visitable bathroom minimum opening and wood blocking
  - ii. Visitable light switches, receptacles, and environmental controls
  - iii. Visability bathroom route including living room, dining room, and kitchen.
  - iv. Visitable dwelling entrance (no-step entry)
2. Sheets S-9 and S-10: brace wall method per table R602.10.4 to be indicated for each braced wall type in the schedule.

## Residential Zoning Review - Susan Barr - 512-974-2923

1. Expired BP 84-024318 will need to be rolled into this project scope description or the attached Acknowledgment of Expired Permit form will need to be filled out and submitted.
2. Page 1 of the application – total job valuation to include the swimming pool. Discrepancy to be resolved.
3. Page 3 of the application – removal of the detached garage to be entered as a negative number in the new column. Discrepancy to be resolved.
4. Partial demo permit was sent to historical on September 25, 2014 for their review.
5. Please see Michael Watson during his walk-in hours (M, W, F; 8 am – 11 am) for the full building demo permits. He will be able to use the documentation that has already been submitted for this PR application. LM 10/15 3:45 PM in order to get into historic review.
6. Sheet A101
  - a. 4'-0" sidewalk to be shown.
  - b. License agreement to be established for the steel planter in the ROW. Please contact Andy Halm at (512) 974-7185 or andy.halm@austintexas.gov
  - c. Temporary benchmark to be provided since mean sea level elevations are not being utilized.
  - d. Dashed lines in the driveway approach are confusing. Architect to advise on their significance.
  - e. The northwest curb return does not meet the Type 1 driveway requirements. If the return is existing, it should be noted as such.
  - f. Subchapter F tent requirements per the attached are to be provided.
  - g. Architect to advise on the specific section of LDC 25-2-513 that allows the wood shelves to be in the side yard.
  - h. Letter to be submitted from John Umphress of Austin Energy signing off on the cantilevered solar shade that projects into the side yard as it does not qualify for any other exemption in section 25-2-513 of the LDC.
7. Sheet A103
  - a. Hot tub location to be confirmed.
  - b. Architect to advise if the hot tub is built-in or a standalone unit.
8. Sheet A104: roof pitches to be provided.
9. Sheet 201
  - a. Subchapter F compliance could not be confirmed since spot elevation information was not provided on sheet A101.

- b. 1/201: NW protrusion – Historically, a shed roof has been defined as having a slope of 3:12 or greater. If slope is less than 3:12, it is considered a flat roof and is not allowed to protrude from the tent. Discrepancy to be resolved.
- c. 1/201: architect to confirm that top plate of NW corner of the residence does not protrude out of the tent. If it does, top plate elevation to be revised so that it does not.
- d. 1/201: Section 2.6.D. of subchapter F does not apply per section 2.6.d.3.b. Discrepancy to be resolved.
- e. 1/201: NE corner protrusion does not qualify for the shed roof exception since the roof at this location is a gable. Discrepancy to be resolved.

10. Sheet 202

- a. Subchapter F could not be confirmed since spot elevation information was not provided on sheet A101.
- b. 1/202: NW protrusion – Historically, a shed roof has been defined as having a slope of 3:12 or greater. If slope is less than 3:12, it is considered a flat roof and is not allowed to protrude from the tent. Discrepancy to be resolved.
- c. 1/202: east side protrusion does not meet the stated requirement as it is a gable roof, not a shed at that location. Discrepancy to be resolved.
- d. 2/202: stated 2' overhang does not apply as roof does not overhang. Discrepancy to be resolved.
- e. 2/202: NE corner protrusion does not qualify for the shed roof exception since the roof at this location is a gable. Discrepancy to be resolved.
- f. 2/202: SE shed - historically, a shed roof has been defined as having a slope of 3:12 or greater. If slope is less than 3:12, it is considered a flat roof and is not allowed to protrude from the tent. Discrepancy to be resolved.

11. Sheet 203: 1/203 – top plate appears to be protruding out of tent B which is not allowed. Discrepancy to be resolved.

12. RDCC waiver was granted contingent on adherence to plans presented at the hearing. Submitted plans for permit do not match plans submitted for RDCC hearing. Please contact Daniel Word at [Daniel.word@austintexas.gov](mailto:Daniel.word@austintexas.gov) to schedule an RDCC hearing or plans that were submitted for the RDCC hearing are to be submitted for permit review.

B1  
39

## 1515 Madison Avenue Permit Re-Submittal

For a ADDITION/REMODEL at 1515 Madison Avenue for Kelly and Leslie Chappell

Date: October 16, 2014  
Contents: Comment Responses

### 1. TECHNICAL BUILDING CODE REVIEW - Susan Barr - 512-974-2923

1. Not applicable per R320.1 since project is remodel/addition: 'A permit for construction of a new single-family or duplex dwelling with habitable space on the first floor must be designed and constructed as a visitable dwelling in compliance with the requirements of Section R320 (Visitability). The requirements of this section are limited to new construction and do not apply to remodels or additions.'
2. Structural sheets S-9 and S-10 updated to indicate brace wall method for each braced wall type in the schedule.

### 2. RESIDENTIAL ZONING REVIEW - Susan Barr - 512-974-2923

1. Expired BP 84-024318 rolled into the project scope description.
2. Total job valuation includes swimming pool. Discrepancy resolved.
3. Removal of detached garage entered as negative number in column. Discrepancy resolved.
4. Prior to submission of revision, met with Michael Watson and initiated full building demo permit to be sent to historical for review.
5. See 4.
6. Sheet A101
  - a. Approval of Fee in Lieu Sidewalk Payment signed on June 20, 2014 and paid in full on June 27, 2014.
  - b. Existing steel planter to be removed. Noted as such on drawings.
  - c. Temporary benchmark established on site plan.
  - d. Dashed lines removed since not significant.
  - e. Northwestern curb existing curb, Northeastern curb revised.
  - f. Subchapter F tent requirements provided.
  - g. Wood shelves removed.
  - h. Solar shade encroaches only 2'-0" into setback and is therefore code compliant.
7. Sheet A103
  - a. Hot tub removed.
  - b. See 7.a.
8. Roof pitches provided.
9. Sheet A201
  - a. Spot elevation provided.
  - b. 1/A201: Design revised. Roof now within Subchapter F McMansion tent.
  - c. 1/A201: Design revised. Roof now within Subchapter F McMansion tent.
  - d. 1/A201: Subchapter F McMansion tent revised.
  - e. 1/A201: Design revised. Roof now within Subchapter F McMansion tent.
10. Sheet A202
  - a. Spot elevation provided.
  - b. 1/A202: Design revised. Roof now within Subchapter F McMansion tent.
  - c. 1/A202: Design revised. Roof now within Subchapter F McMansion tent.
  - d. 2/A202: Design revised. Roof now within Subchapter F McMansion tent.
  - e. 2/A202: Design revised. Roof now within Subchapter F McMansion tent.
  - f. 2/A202: Design revised. Roof now within Subchapter F McMansion tent.
11. 1/A203: Design revised. Roof now within Subchapter F McMansion tent.
12. Design revised. Plans match design approved by RDDC.

1/5/B

Dear Commission,

I, April Delgado am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x April Delgado

Date 3/31/14

1508 Madison

Dear Commission,

I, Joan Delgado am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x Joan Delgado

Date 3/31/14

1508 Madison

B1/41

Dear Commission,

Katie Sacra am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

DENNA BARBER am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

W

Date 3/31/14

1510 Madison

DENNA BARBER

Date 3.31.14

1502 Madison

B1  
42

Dear Commission,

Risa Cervelli am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

Polly Comer am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Risa Cervelli

Date 3/31/14

1511 Madison Ave.

Polly Comer

1508 Piedmont

Date 3-31-14

Community Support Letters

B1  
43

Dear Commission,

Tori Corbett am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

Sara Ansell am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

X Joshua  
1908 Piedmont

Date 3/31/14

X Sharon

1719 MADISON

Date 3/29/14


B1  
44

Dear Commission,

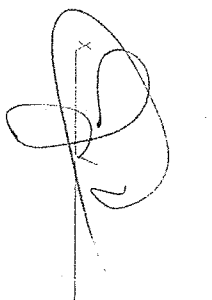
I, Cristian Ojeda, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, Leah Russell, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x  Date 3/30/14

1719 Madison

x  Date 3/31/14

1714 Madison



Community Support Letters

BIL  
FILL

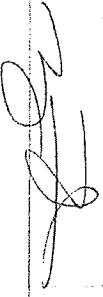
Dear Commission,

I, Solmaz Falli, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, MARLY PERK, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

X



Date 3/30/14

1713 Madison

X



Date 3/30/14

1713 Madison

1/BI  
46

Dear Commission,

I, DAN CORNOYER, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, MIKE SAMPLE-DIEHL, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

  
Date 3/22/14

1513 Madison

  
Date 3/30/14

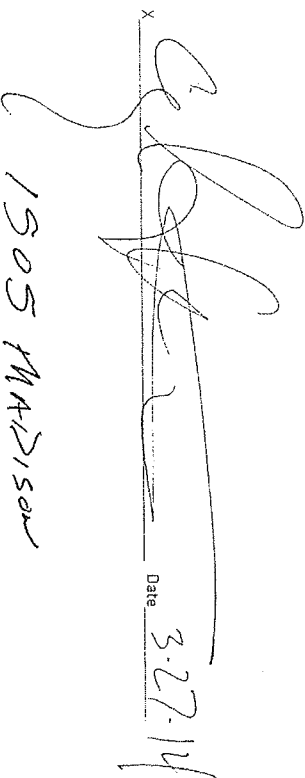
1709 Madison Fre

Community Support Letters

B1  
47

Dear Commission,

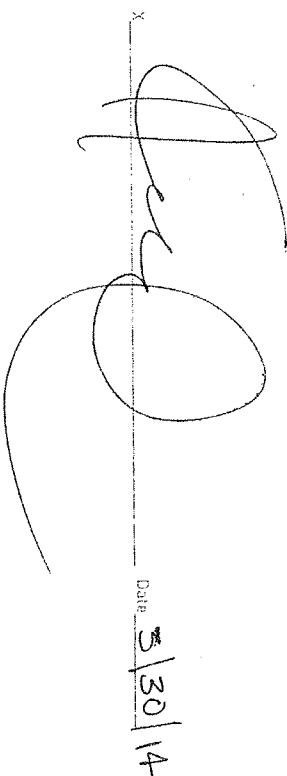
I, Angi Iturbide, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

  
Date 3-27-14  
1505 MADISON

Dear Commission,

I, Arthur Gonzalez, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

7607 Mullen Drive  
Austin, Texas 78757

  
Date 3/30/14

Community Support Letters

B/1  
48

Dear Commission,

W. Claudia Tom Woods <sup>are</sup> am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

Mark Kruppa am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x Claudia Woods <sup>are</sup> am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.  
Date 3.27.14  
3-27-14

1512

x Elizabeth A. Kruppa am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.  
Date 3/30/2014

1714

Community Support Letters

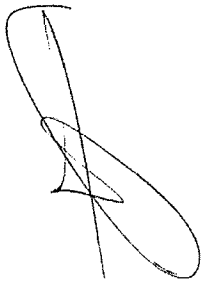
B/49

Dear Commission,

I, Andee E. Buckingham, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, Robert Morales, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x \_\_\_\_\_  
  
Date 3/30/14

x Robert Morales  
Date 10/27/2014

1715

1702

Community Support Letters

15/0

Dear Commission,

I, Mic Yost, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, Lamarca Baker, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x [Signature] Date 27 August 2014  
1523

x [Signature] Date 3/27/14  
1518

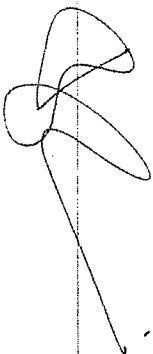
B1  
51

Dear Commission,

I, Brian Morris, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, Darce Hamre, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x 

Date 3/30/14

1919 Madison Ave Austin TX 78757

x 

1705

Date 3.30.14

Community Support Letters

B1  
52

Dear Commission,

Mark Hume am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

Jose A. Ariza am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x Mark Hume Date 3/30/14

1705

x Jose A. Ariza Date 3/27/14

1501 Madison Ave # A  
Austin, TX 78757



5/3/15

I, Mike Simpson, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Thank you for your support.

Dear Commission,

I, Luong Nguyen, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

X Juan Simpson Date 3-27-14

1503 MADISON AVE.

X Luong Nguyen Date 3/27/14

1509 MADISON AVE  
AUSTIN TX, 78757

B1  
54

Dear Commission,

Leslie Chappell am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

Leslie Chappell am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Leslie Chappell Date 3-27-2014

1707 MADISON AVE.

Leslie Chappell Date 3-27-14

1704 MADISON AVE.

B1/55

Dear Commission,

I, Sam Rucker, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, Dorothy Kadoke, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x 

Date 3/27/14

1703 MADISON AVE

x Dorothy Kadoke

Date 3-27-2014

1701 MADISON AVE

18/5

Dear Commission,

I, Elizabeth Gainer, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, Karla Pearson, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

X Elizabeth Gainer Date 3-27-14

1506 MADISON AVE.

X Karla Pearson Date 3/25/14

Community Support Letters

B1/5/2

Dear Commission,

I, Gregory Cayas, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

Dear Commission,

I, Elizabeth H. H, am in support of the 25% increase in Floor-to-Area ratio for Kelly and Leslie Chappell for the construction of a small backyard studio at 1515 Madison Ave.

x 3/27/14 Date 3/27/14

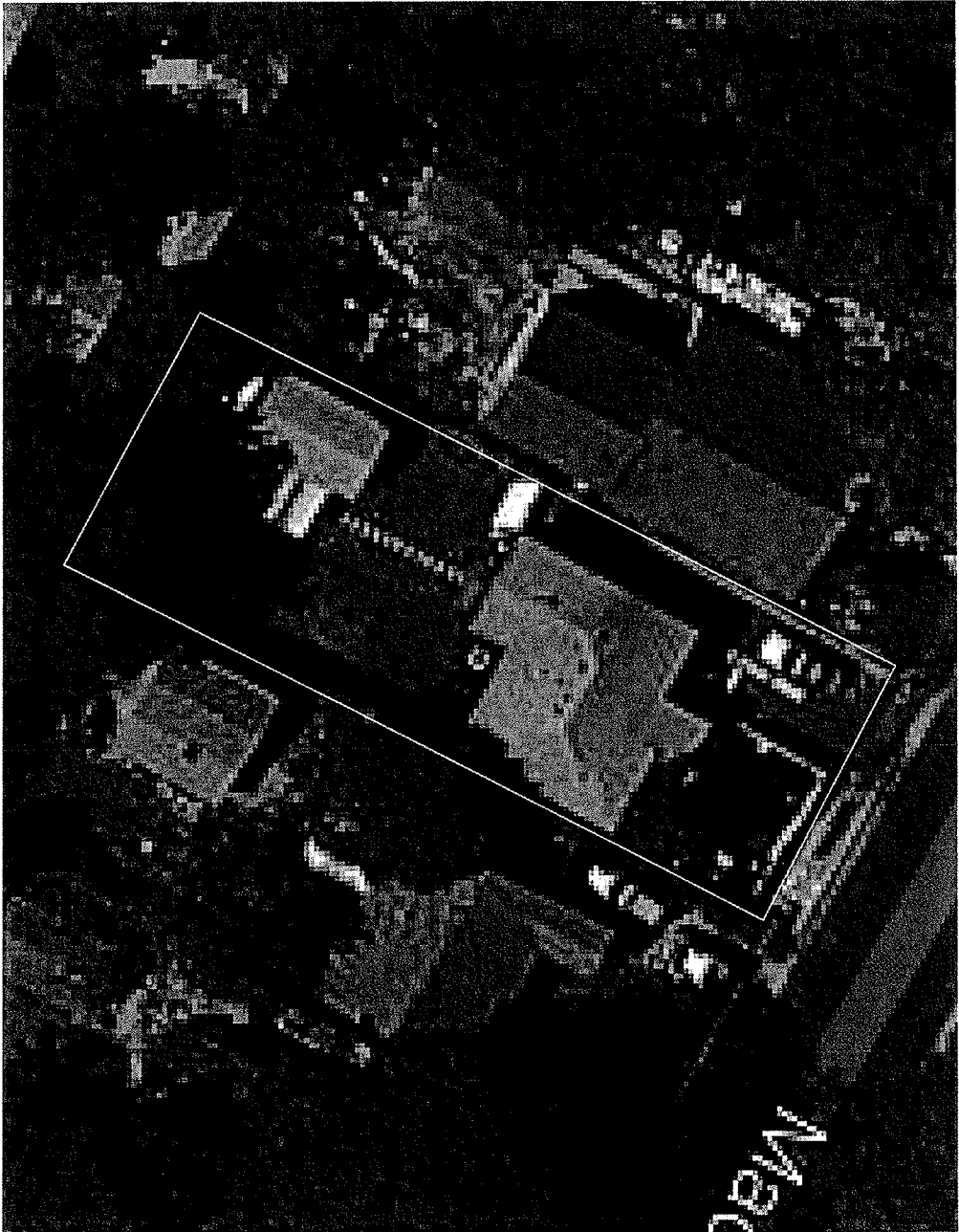
1521 MADISON AVE.

x [Signature] Date 3-27-14

1502 Piedmont Ave  
512 984 3964

**Subject Property - Aerial**  
Aerial map showing subject property. Source: Google Maps

B1  
58



RDCC - SUBJECT PROPERTY AERIAL

Scale: 1/32" = 1'-0"

**BLAK House**

1515 Madison Ave. • Austin, Texas • 78757

ARCHITECTURE

**Webber + Studio, Inc.**

512.236.1032

1220 Lavaca Street  
Austin, Texas 78701  
Fax 512.236.1039

**RDCC 103**

RDCC - SUBJECT  
PROPERTY  
AERIAL MAP

12/16/15

Travis CAD

**Property Search Results > 236176 CHAPPELL KELLY E for Year 2014**

**Property**

**Account**

Property ID: 236176      Legal Description: LOT 33 BLK G CRESTVIEW ADDN SEC 5  
Geographic ID: 0234070112      Agent Code:  
Type: Real  
Property Use Code:  
Property Use Description:

**Location**

Address: 1515 MADISON AVE      Mapsc: 525Q  
TX 78757  
Neighborhood: CRESTVIEW      Map ID: 023401  
Neighborhood CD: Y8000

**Owner**

Name: CHAPPELL KELLY E      Owner ID: 255270  
Mailing Address: 1515 MADISON AVE      % Ownership: 100.000000000000%  
AUSTIN, TX 78757-1810  
Exemptions: HS

**BLAK House**

1515 Madison Ave. • Austin, Texas • 78757

ARCHITECTURE

**Webber + Studio, Inc.**

512.236.1032

1220 Lavaca Street  
Austin, Texas 78701  
Fax 512.236.1039

2/19

**Values**

(+) Improvement Homestead Value:	+	N/A	
(+) Improvement Non-Homestead Value:	+	N/A	
(+) Land Homestead Value:	+	N/A	
(+) Land Non-Homestead Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

**Taxing Jurisdiction**

Owner: CHAPPELL KELLY E  
% Ownership: 100.000000000000%  
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A  
Taxes w/o Exemptions: N/A

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2/1/9

## Improvement / Building

Improvement #: 1 FAM DWELLING State Code: A1 Living Area: 960.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WA - 4		1950	960.0
011	PORCH OPEN 1ST F	* - 4		1950	64.0
011	PORCH OPEN 1ST F	* - 4		1950	36.0
031	GARAGE DET 1ST F	WA - 4		1950	240.0
251	BATHROOM	* - *		1950	1.0
512	DECK UNCOVERED	* - 4		1950	50.0
531	OBS FENCE	CAA - *		1950	1.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1557	6782.71	0.00	0.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013		\$86,375	\$150,000	0	236,375	\$0
2012		\$67,061	\$150,000	0	217,061	\$0
2011		\$65,452	\$150,000	0	215,452	\$0
2010		\$74,036	\$150,000	0	224,036	\$0
2009		\$79,937	\$150,000	0	229,937	\$14,151
						\$215,786

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/8/2010	WD	WARRANTY DEED	CHAPPELL KELLY E & JANEL E	CHAPPELL KELLY E			2010110722TR
2	6/14/2002	WD	WARRANTY DEED	DUNDON THOMAS A	CHAPPELL KELLY E & JANEL E	00000	00000	2002112272TR
3	3/29/1993	WD	WARRANTY DEED	DEAN CAROLINE C A	DUNDON THOMAS A	11907	01504	

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B1  
L62

**TCAD Square Footage and Address of  
Adjacent Residences**

Address	Square Feet
1513 Madison Ave	854
1517 Madison Ave	1504
1512 Piedmont Ave	768

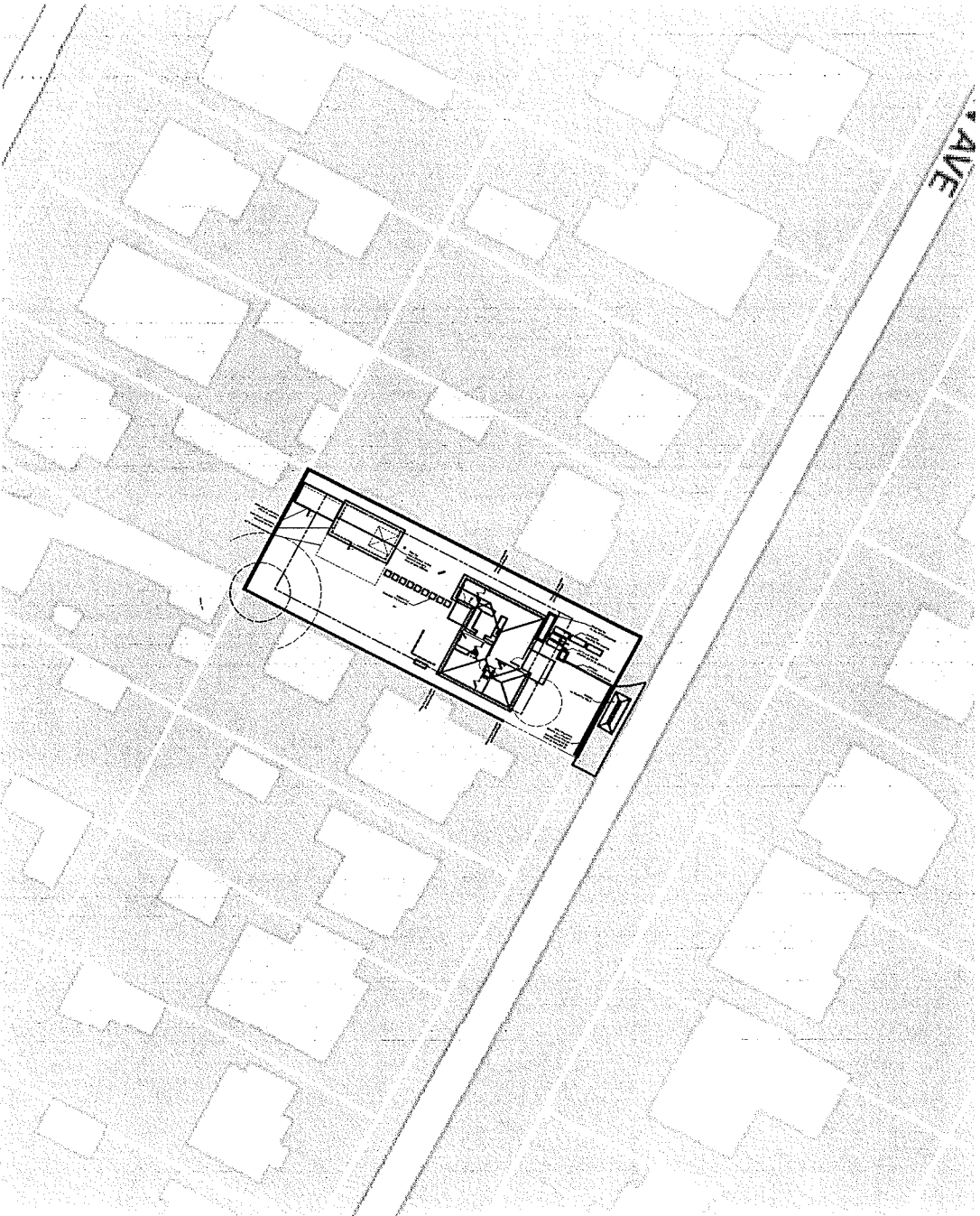
**TCAS Square Footage of the Four  
Structures Closest to the Subject Property  
on the same side of the block**

Address	Square Feet
1511 Madison Ave	986
1513 Madison Ave	854
1517 Madison Ave	1504
1519 Madison Ave	911

**TCAD Square Footage of the Four  
Structures Closest to the Subject Property  
across the street**

Address	Square Feet
1510 Madison Ave	821
1512 Madison Ave	1517
1514 Madison Ave	896
1516 Madison Ave	888

7/3/9



**RDCC - NEIGHBORHOOD AERIAL WITH EXISTING**

Scale: 1/64" = 1'-0"

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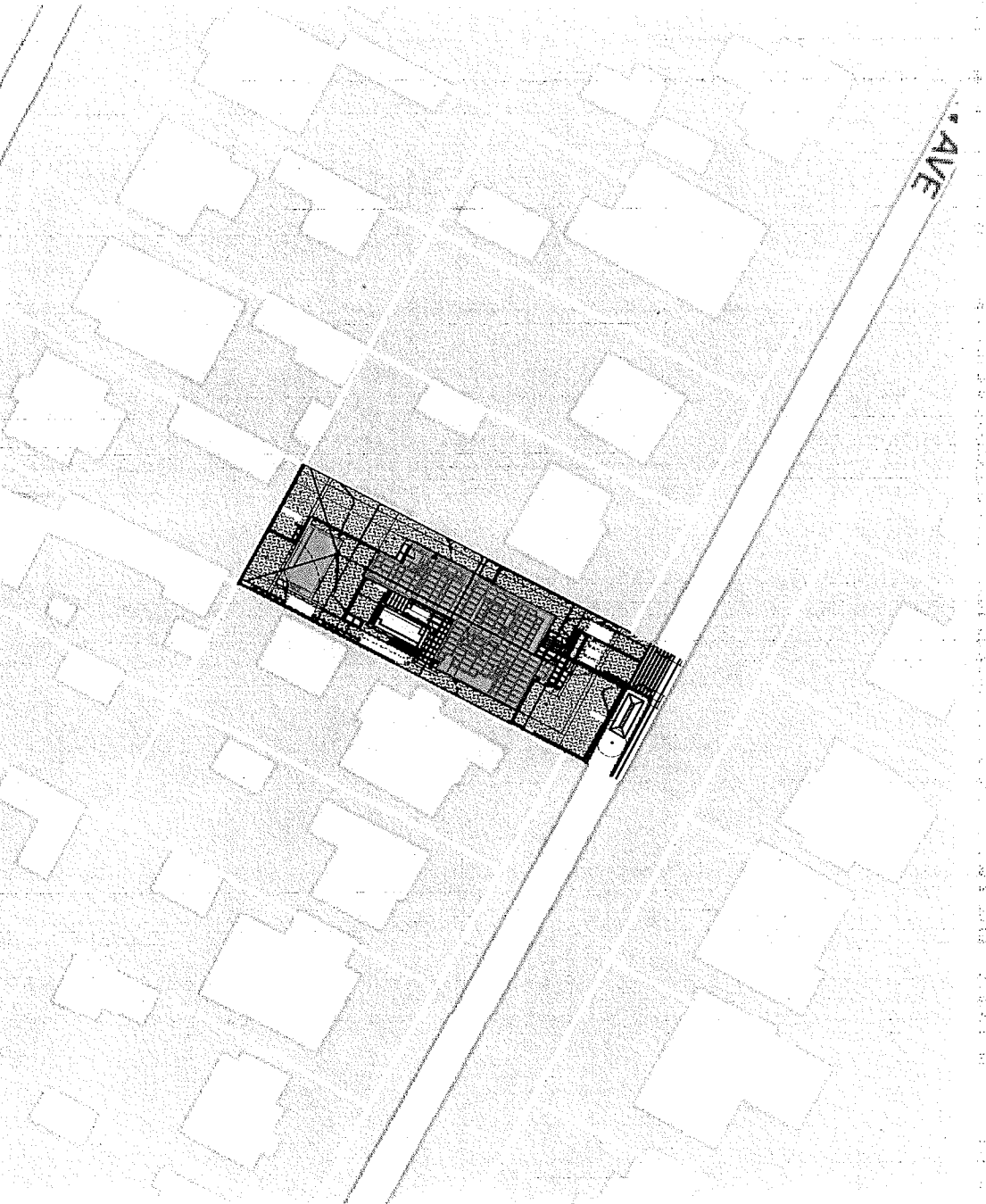
512.236.1032

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**RDCC 106**

RDCC - SITE  
WITH CURRENT  
CONSTRUCTION

**1515  
B**



**RDCC - NEIGHBORHOOD AERIAL WITH PROPOSED STRUCTURE**

Scale: 1/64" = 1'-0"

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**ARCHITECTURE**

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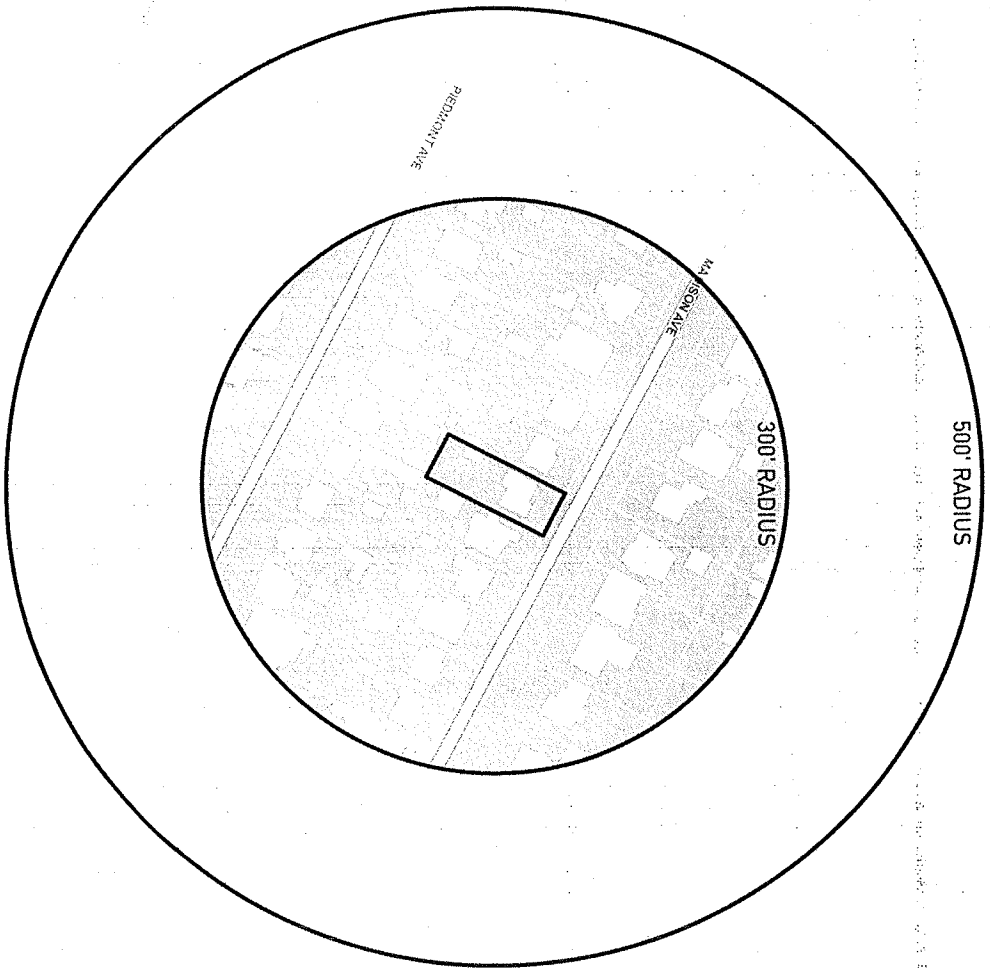
1220 Lavaca Street  
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**RDCC 107**

RDCC - SITE  
WITH PROPOSED  
CONSTRUCTION

**Neighborhood Map - TCAD**  
Map showing building footprint for each property within a 300 foot radius and 500 foot radius

7/5  
B



**RDCC - NEIGHBORHOOD TCAD**

Scale: 1" = 200'

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**RDCC 101**

RDCC -  
NEIGHBORHOOD  
TCAD

# Neighborhood FAR

Chart listing FAR for residences within a 300 foot radius.

12/3

TCAD	Address	Lot Area	Floor Area	Garage	Storage	FAR	NOTES
237712	1513 Pasadena Dr.	8,053 sqft	1,859 sqft			0.23	
237713	1511 Pasadena Dr.	8,202 sqft	1,122 sqft	240 sqft		0.17	
237714	1509 Pasadena Dr.	8,220 sqft	804 sqft	242 sqft	120 sqft	0.14	
237715	1507 Pasadena Dr.	8,240 sqft	1,167 sqft			0.14	
237716	1505 Pasadena Dr.	8,278 sqft	1,514 sqft	490 sqft	70 sqft	0.25	
808225	1503 Pasadena Dr.	7,512 sqft	1,575 sqft		144 sqft	0.23	
808226	1501 Pasadena Dr.	10,467 sqft	1,430 sqft	480 sqft	140 sqft	0.20	
237729	1518 Madison Ave.	10,584 sqft	1,440 sqft	484 sqft		0.18	
237728	1516 Madison Ave.	6,395 sqft	888 sqft	220 sqft		0.17	
237727	1514 Madison Ave.	7,617 sqft	896 sqft	480 sqft	200 sqft	0.21	
237726	1512 Madison Ave.	7,809 sqft	1,517 sqft	550 sqft	200 sqft	0.29	
237725	1510 Madison Ave.	8,090 sqft	821 sqft	264 sqft		0.13	
237724	1508 Madison Ave.	8,104 sqft	964 sqft	400 sqft		0.17	ACROSS THE STREET NEIGHBORS
237723	1506 Madison Ave.	8,150 sqft	1,578 sqft			0.19	
237722	1504 Madison Ave.	7,647 sqft	1,404 sqft	208 sqft		0.21	
237721	1502 Madison Ave.	7,858 sqft	952 sqft	242 sqft	80 sqft	0.16	
237719	1500 Madison Ave.	9,990 sqft	1,993 sqft	168 sqft	327 sqft	0.25	
236171	1527 Madison Ave.	9,798 sqft	1,224 sqft	642 sqft		0.19	
236172	1523 Madison Ave.	9,890 sqft	1,088 sqft	300 sqft		0.14	
236173	1521 Madison Ave.	8,215 sqft	2,016 sqft		64 sqft	0.25	
236174	1519 Madison Ave.	6,762 sqft	911 sqft	280 sqft		0.18	IMMEDIATE NEIGHBORS
236175	1517 Madison Ave.	6,647 sqft	1,504 sqft	240 sqft		0.26	IMMEDIATE NEIGHBORS
236176	1515 Madison Ave.	6,783 sqft	960 sqft	240 sqft		0.18	SUBJECT PROPERTY
236177	1513 Madison Ave.	6,645 sqft	854 sqft	240 sqft		0.16	IMMEDIATE NEIGHBORS
236178	1511 Madison Ave.	6,609 sqft	986 sqft		240 sqft	0.19	IMMEDIATE NEIGHBORS
236179	1509 Madison Ave.	6,789 sqft	1,282 sqft	440 sqft		0.25	
236180	1507 Madison Ave.	6,806 sqft	865 sqft	456 sqft		0.19	
236181	1505 Madison Ave.	6,716 sqft	806 sqft	240 sqft		0.16	
236182	1503 Madison Ave.	6,875 sqft	1,894 sqft	240 sqft		0.31	
787202	1501 Madison Ave.	3,900 sqft	1,518 sqft	220 sqft	24 sqft	0.45	GREATER THAN .4 FAR
787203	1501 Madison Ave.	3,900 sqft	1,518 sqft	220 sqft	24 sqft	0.45	GREATER THAN .4 FAR
732579	7208 Arroyo Seca	7,309 sqft	1,762 sqft	460 sqft		0.30	
236196	1524 Piedmont Ave.	7,731 sqft	1,076 sqft	240 sqft		0.17	

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# Neighborhood FAR

Chart listing FAR for residences within a 300 foot radius

7/19

TCAD	Address	Lot Area	Floor Area	Garage	Storage	FAR	NOTES
236195	1522 Piedmont Ave.	6,797 sqft	928 sqft	240 sqft		0.17	
236194	1520 Piedmont Ave.	6,669 sqft	1,728 sqft			0.26	
236193	1518 Piedmont Ave.	6,876 sqft	1,104 sqft	440 sqft		0.22	
236192	1516 Piedmont Ave.	6,820 sqft	768 sqft	400 sqft	240 sqft	0.21	
236191	1514 Piedmont Ave.	6,831 sqft	2,556 sqft	528 sqft		0.45	GREATER THAN .4 FAR
236190	1512 Piedmont Ave.	6,913 sqft	768 sqft	240 sqft		0.15	BEHIND NEIGHBORS
236189	1510 Piedmont Ave.	6,900 sqft	1,601 sqft	245 sqft	80 sqft	0.28	
236188	1508 Piedmont Ave.	6,958 sqft	768 sqft	240 sqft		0.14	
236187	1506 Piedmont Ave.	6,885 sqft	1,614 sqft	384 sqft		0.29	
236186	1504 Piedmont Ave.	7,555 sqft	1,267 sqft	240 sqft		0.20	
236185	1502 Piedmont Ave.	7,700 sqft	1,993 sqft	518 sqft	156 sqft	0.35	
236184	1500 Piedmont Ave.	12,082 sqft	2,095 sqft	217 sqft		0.19	
236226	1711 Piedmont Ave.	7,996 sqft	1,680 sqft	1,348 sqft	612 sqft	0.46	GREATER THAN .4 FAR
236234	1519 Piedmont Ave.	6,680 sqft	1,840 sqft		16 sqft	0.28	
236235	1517 Piedmont Ave.	6,629 sqft	936 sqft			0.14	
236236	1515 Piedmont Ave.	7,766 sqft	969 sqft	640 sqft		0.21	
236237	1513 Piedmont Ave.	6,237 sqft	1,232 sqft	220 sqft	110 sqft	0.25	
236238	1511 Piedmont Ave.	7,268 sqft	824 sqft	240 sqft		0.15	
236239	1509 Piedmont Ave.	6,628 sqft	1,722 sqft	275 sqft	24 sqft	0.30	
236240	1507 Piedmont Ave.	7,867 sqft	1,469 sqft	240 sqft		0.22	

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B1  
68

A black and white photograph of a two-story building, possibly a school or institutional structure, featuring a prominent chimney and a series of windows. The building is surrounded by a lawn and several trees, some of which are bare, suggesting a cooler season. The image is oriented horizontally on the page.

A black and white photograph of a two-story house with a porch, partially obscured by large trees. A car is parked on the street in the foreground. The house has a gabled roof and a small porch with a railing. The trees are large and leafless, suggesting a winter or late autumn setting. The car is a dark-colored sedan, and its front end is visible in the lower left corner. The overall scene is a quiet residential street.

A black and white photograph of a two-story house with a gabled roof, a chimney, and a small porch. The house is surrounded by trees and a lawn. The image is oriented horizontally on the page.

[illegible]

A black and white photograph of a two-story house with a gabled roof. The house features a front porch with a railing and a large, dark tree in the foreground. The house is surrounded by a lawn and some shrubbery. The image is oriented horizontally on the page.

A black and white photograph of a two-story house with a gabled roof and a front porch. A large, leafless tree stands in the foreground, partially obscuring the house. A car is parked on the street in front of the house. The house has horizontal siding and dark shutters on the windows. The porch has a railing. The overall scene is quiet and residential.

# BLAK House

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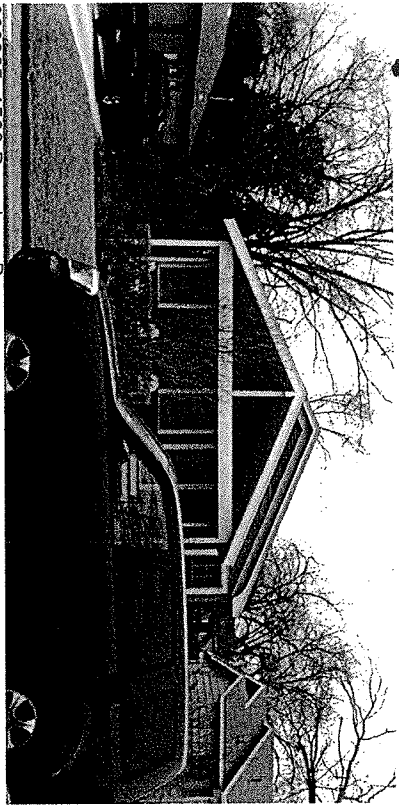
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**Surrounding Properties**  
Photos of surrounding properties and their location in the neighborhood

2/15/9



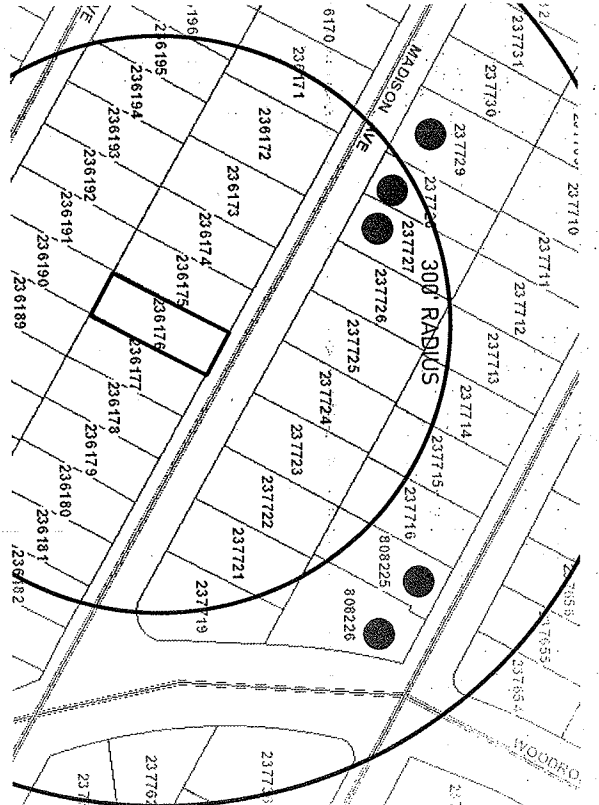
808225; 1503 Pasadena Dr.



808226; 1501 Pasadena Dr.



237728; 1516 Madison Ave.



237729; 1518 Madison Ave.



237727; 1514 Madison Ave.

# BLAK House

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**B1  
70**

A black and white photograph of a large, multi-story building, likely a school or institutional structure, featuring a prominent central tower and multiple wings. The building is surrounded by trees and a lawn.

A black and white photograph showing a sleek, modern car with a curved roofline parked on a street. The car is positioned in the foreground, angled towards the left. In the background, there is a building with large, dark-framed windows and a prominent entrance. A large, leafy tree stands to the right of the car, partially obscuring the building. The overall scene is captured in a high-contrast, grainy black and white style.

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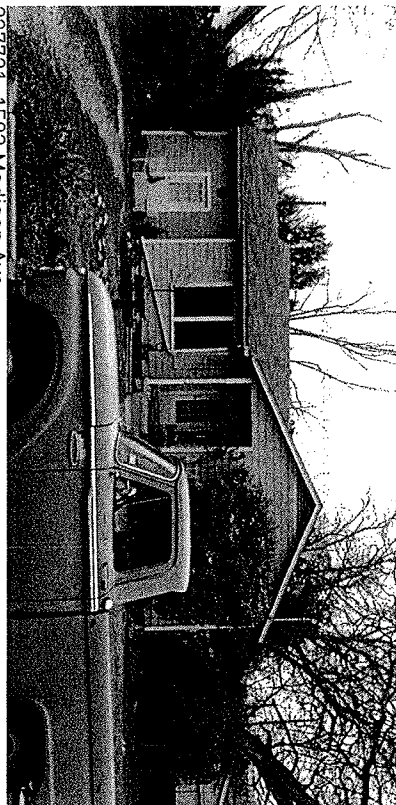
237393

A black and white photograph of a two-story house with a gabled roof. The house has several windows, some with light-colored shutters. It is surrounded by trees and a lawn, with a small structure visible in the foreground.

A black and white photograph of a modern building with a dark, angular roof and large windows, partially obscured by bare tree branches in the foreground. The building has a minimalist design with flat surfaces and sharp lines. The foreground is dominated by the dark, intricate silhouettes of bare tree branches, creating a complex web of lines that frame the building. The lighting is dramatic, with strong contrasts between the dark shadows of the trees and the lighter areas of the building's facade and windows. The overall mood is contemplative and architectural.

### Photos of surrounding properties and their location in the neighborhood

**BI**  
**71**



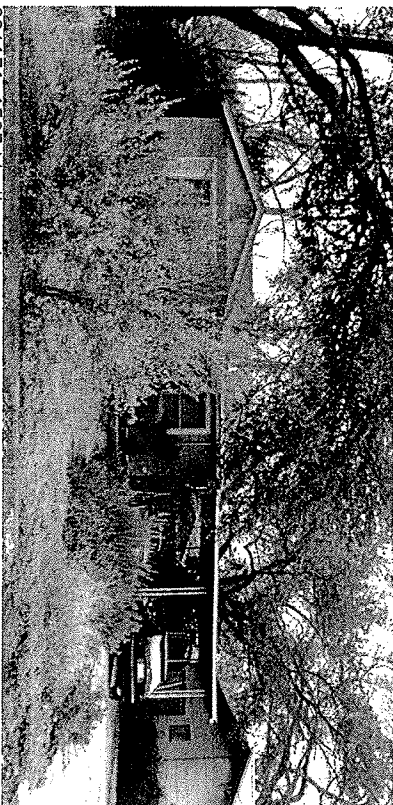
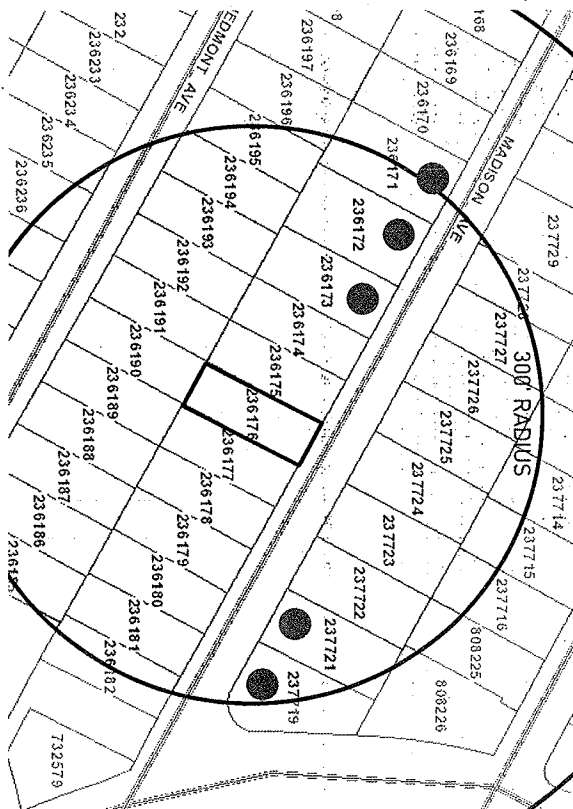
237721; 1502 Madison Ave.



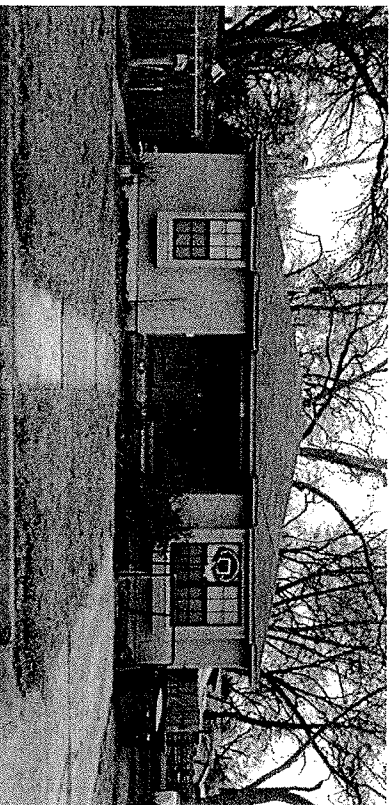
237719; 1500 Madison Ave.



236172; 1525 Madison Ave.



236171; 1527 Madison Ave.



236173; 1521 Madison Ave.

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# BLAK House

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**B1**  
**73**

A black and white photograph of a two-story house with a gambrel roof, white siding, and dark shutters. The house is surrounded by trees and a lawn. A small sign is visible in the yard.

A black and white photograph of a two-story house with a large tree in the foreground and a hillside in the background. The house has a prominent chimney and a porch. The tree is large and leafless, with its branches spreading across the upper half of the frame. The hillside in the background is covered in dense vegetation. The overall scene is quiet and somewhat somber due to the monochrome palette.

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A black and white photograph of a two-story house with a large, leafless tree in the foreground. The house has a prominent front porch with columns. A small sign is visible on the left side of the house.

**B1**  
**74**

A black and white photograph of a small, dark, rectangular building, possibly a shed or garage, with a corrugated metal roof. The building is situated in a field with bare trees in the background. A person is standing near the entrance of the building.

A black and white photograph of a two-story house with a large tree in the foreground and a car parked on the left. The house has a gabled roof and two windows on the upper floor. The tree is large and leafless, with its branches spreading across the upper half of the frame. The car is a light-colored sedan, partially visible on the left side of the image. The overall scene is a quiet residential street.

300' RADIUS

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Madison Ave

Edmont Ave

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A black and white photograph of a two-story building with a porch, partially obscured by bare trees. A car is visible in the foreground on the left.



B1  
75

A black and white photograph of a two-story house with a large tree in the foreground and a smaller house in the background. The house has a prominent chimney and a gabled roof. The tree is large and leafless, with its branches spreading across the upper half of the frame. The smaller house in the background is partially obscured by the tree and the main house. The overall scene is a typical suburban or rural setting.

A black and white photograph of a two-story house with a gabled roof. The house is partially obscured by the bare, dark branches of trees in the foreground. The house has several windows, some with dark shutters or frames. The overall scene is somewhat somber due to the lack of foliage and the high contrast of the black and white film.

A black and white photograph of a two-story house with a gabled roof. The house has a light-colored exterior and a dark roof. There are two windows visible on the second floor, each with a dark frame and a light-colored shutter. The house is surrounded by trees and a lawn. A small, dark object, possibly a car, is visible in the background on the left. The image is oriented horizontally on the page.

The map displays a residential street grid. The primary streets shown are **MADISON AVE** and **EDMONT AVE**. The lots are identified by numerical values, many of which are repeated across different lots (e.g., 236172, 236173, 236174, 236175, 236176, 236177, 236178, 236179, 236180, 236181, 236182, 236183, 236184, 236185, 236186, 236187, 236188, 236189, 236190, 236191, 236192, 236193, 236194, 236195, 236196, 236197, 236198, 236199, 236200, 236201, 236202, 236203, 236204, 236205, 236206, 236207, 236208, 236209, 236210, 236211, 236212, 236213, 236214, 236215, 236216, 236217, 236218, 236219, 236220, 236221, 236222, 236223, 236224, 236225, 236226, 236227, 236228, 236229, 236230, 236231, 236232, 236233, 236234, 236235, 236236, 236237, 236238, 236239, 236240, 236241, 236242, 236243, 236244, 236245, 236246, 236247, 236248, 236249, 236250, 236251, 236252, 236253, 236254, 236255, 236256, 236257, 236258, 236259, 236260, 236261, 236262, 236263, 236264, 236265, 236266, 236267, 236268, 236269, 236270, 236271, 236272, 236273, 236274, 236275, 236276, 236277, 236278, 236279, 236280, 236281, 236282, 236283, 236284, 236285, 236286, 236287, 236288, 236289, 236290, 236291, 236292, 236293, 236294, 236295, 236296, 236297, 236298, 236299, 236300, 236301, 236302, 236303, 236304, 236305, 236306, 236307, 236308, 236309, 236310, 236311, 236312, 236313, 236314, 236315, 236316, 236317, 236318, 236319, 236320, 236321, 236322, 236323, 236324, 236325, 236326, 236327, 236328, 236329, 236330, 236331, 236332, 236333, 236334, 236335, 236336, 236337, 236338, 236339, 236340, 236341, 236342, 236343, 236344, 236345, 236346, 236347, 236348, 236349, 236350, 236351, 236352, 236353, 236354, 236355, 236356, 236357, 236358, 236359, 236360, 236361, 236362, 236363, 236364, 236365, 236366, 236367, 236368, 236369, 236370, 236371, 236372, 236373, 236374, 236375, 236376, 236377, 236378, 236379, 236380, 236381, 236382, 236383, 236384, 236385, 236386, 236387, 236388, 236389, 236390, 236391, 236392, 236393, 236394, 236395, 236396, 236397, 236398, 236399, 236400, 236401, 236402, 236403, 236404, 236405, 236406, 236407, 236408, 236409, 236410, 236411, 236412, 236413, 236414, 236415, 236416, 236417, 236418, 236419, 236420, 236421, 236422, 236423, 236424, 236425, 236426, 236427, 236428, 236429, 236430, 236431, 236432, 236433, 236434, 236435, 236436, 236437, 236438, 236439, 236440, 236441, 236442, 236443, 236444, 236445, 236446, 236447, 236448, 236449, 236450, 236451, 236452, 236453, 236454, 236455, 236456, 236457, 236458, 236459, 236460, 236461, 236462, 236463, 236464, 236465, 236466, 236467, 236468, 236469, 236470, 236471, 236472, 236473, 236474, 236475, 236476, 236477, 236478, 236479, 236480, 236481, 236482, 236483, 236484, 236485, 236486, 236487, 236488, 236489, 236490, 236491, 236492, 236493, 236494, 236495, 236496, 236497, 236498, 236499, 236500, 236501, 236502, 236503, 236504, 236505, 236506, 236507, 236508, 236509, 236510, 236511, 236512, 236513, 236514, 236515, 236516, 236517, 236518, 236519, 236520, 236521, 236522, 236523, 236524, 236525, 236526, 236527, 236528, 236529, 236530, 236531, 236532, 236533, 236534, 236535, 236536, 236537, 236538, 236539, 236540, 236541, 236542, 236543, 236544, 236545, 236546, 236547, 236548, 236549, 236550, 236551, 236552, 236553, 236554, 236555, 236556, 236557, 236558, 236559, 236560, 236561, 236562, 236563, 236564, 236565, 236566, 236567, 236568, 236569, 236570, 236571, 236572, 236573, 236574, 236575, 236576, 236577, 236578, 236579, 236580, 236581, 236582, 236583, 236584, 236585, 236586, 236587, 236588, 236589, 236590, 236591, 236592, 236593, 236594, 236595, 236596, 236597, 236598, 236599, 236600, 236601, 236602, 236603, 236604, 236605, 236606, 236607, 236608, 236609, 236610, 236611, 236612, 236613, 236614, 236615, 236616, 236617, 236618, 236619, 236620, 236621, 236622, 236623, 236624, 236625, 236626, 236627, 236628, 236629, 236630, 236631, 236632, 236633, 236634, 236635, 236636, 236637, 236638, 236639, 236640, 236641, 236642, 236643, 236644, 236645, 236646, 236647, 236648, 236649, 236650, 236651, 236652, 236653, 236654, 236655, 236656, 236657, 236658, 236659, 236660, 236661, 236662, 236663, 236664, 236665

B/76

A black and white photograph of a two-story house with a gabled roof. The house has horizontal siding and several windows, some with dark shutters. A large, leafless tree stands in the foreground, its branches reaching across the frame. The house is set on a grassy lawn, and a sidewalk is visible in the lower left corner. The overall tone is somber due to the monochrome palette.

A black and white photograph of a two-story house with a porch, surrounded by trees and a lawn. The house has a gabled roof and a small dormer. The porch is on the right side of the house. There are large trees in the foreground and background. The lawn is in the foreground.

A black and white photograph of a two-story house with a prominent chimney, partially obscured by bare tree branches in the foreground. The house has a gabled roof and a small porch area. The branches are dark and intricate, creating a complex pattern over the house. The background is a bright, overexposed sky.

A black and white photograph of a two-story house with a gabled roof, a chimney, and a front porch. The house is surrounded by trees and a lawn.

# BLAK House

ARCHITECTURE

**Webber + Studio, Inc.**

**512.236.1032**

1220 Lavaca Street  
Austin, Texas 78701  
Fax 512.236.1039

↑



B1  
77

A black and white photograph of a two-story house with a large tree in the foreground. The house has a sign that reads "1000 5th St" and a car is parked in the driveway. The image is oriented horizontally on the page.

A black and white photograph of a two-story house with a gabled roof. The house features a small front porch with a door and two windows. There are several other windows on the upper and lower floors. A large, leafy tree stands in the foreground to the right, partially obscuring the house. A smaller, single-story house is visible in the background to the left. The lawn in front of the house is well-maintained.

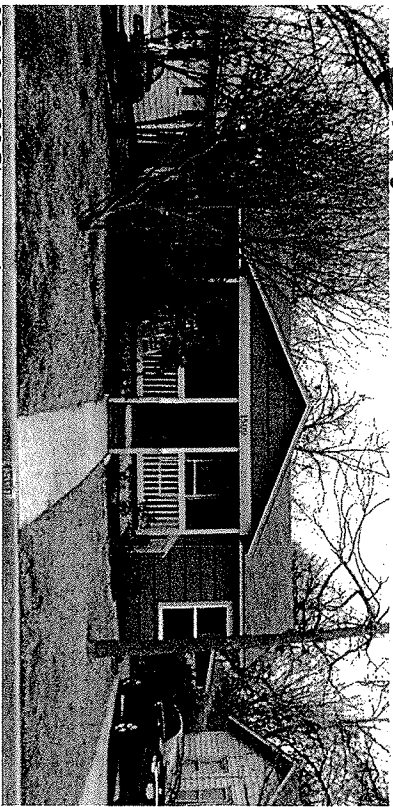
A black and white photograph of a two-story house with a large tree in the foreground. The house has a gabled roof and a chimney. The tree is bare, suggesting a winter or late autumn setting. The image is oriented horizontally on the page.

A black and white photograph of a two-story house with a large tree in the foreground and a driveway on the left. The house has a gabled roof and several windows. The tree is large and leafless, with its branches spreading across the upper part of the frame. The driveway is paved and leads to a garage area. The overall scene is quiet and residential.

↑

**Surrounding Properties**  
 Photos of surrounding properties and their location in the neighborhood

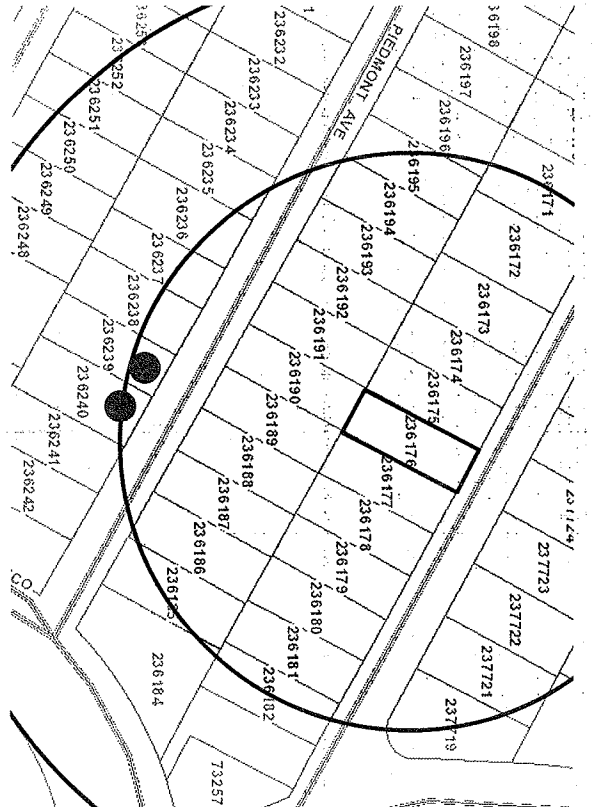
18/78



236239; 1509 Piedmont Ave.



236240; 1507 Piedmont Ave.



# BLAK House

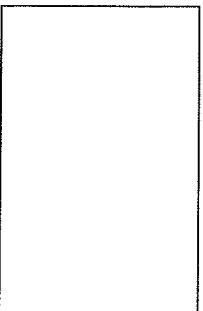
1515 Madison Ave. • Austin, Texas • 78757

ARCHITECTURE

**Webber + Studio, Inc.**

512.236.1032

1220 Lavaca Street  
 Austin, Texas 78701  
 Fax 512.236.1039



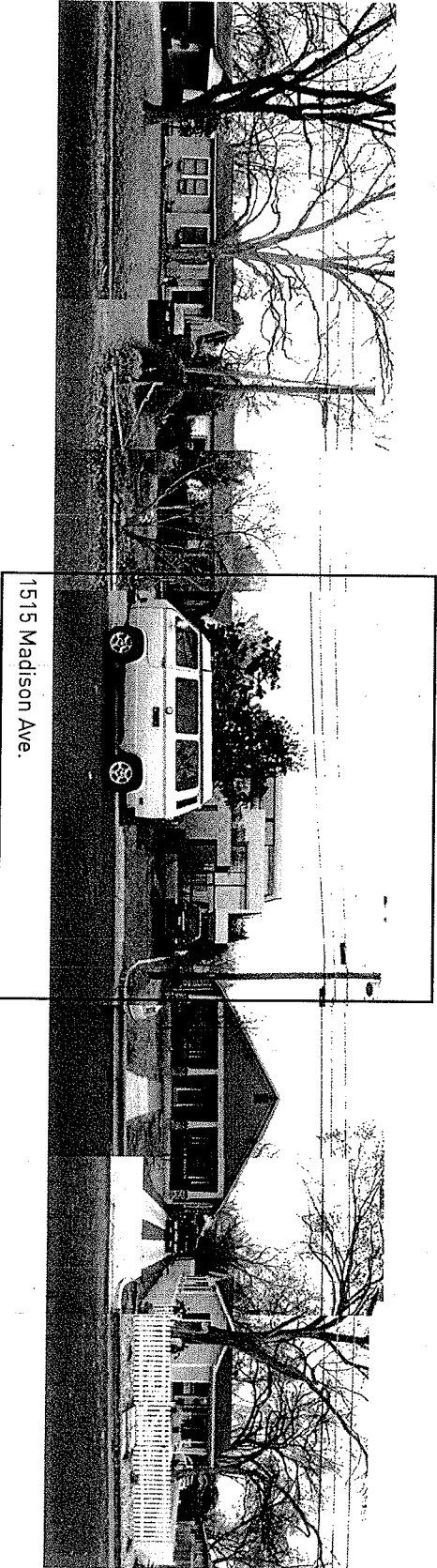
**Residential Design and Compatibility Commission Submission Package**

For a 25% increase in Floor-to-Area for an Addition and Remodel at 1515 Madison Avenue for Kelly and Leslie Santa Cruz-Chappell

This packet is to accompany the Application to the RDCC General Modification Waiver and the Reviewed Residential Application for 1515 Madison Ave. We are requesting the RDCC grant us a 25% increase in our FAR in order to allow the construction of a discreet home massage studio. Our client works from home and in order to maintain her business and manage a growing family it is crucial she has a separate space on the property to practice massage.

**Rendering of Proposed Project**

Display of photos of the four closest houses with a rendering of the proposed project shown in context and scale



1515 Madison Ave.

**BLAK House**

1515 Madison Ave. • Austin, Texas • 78757

ARCHITECTURE

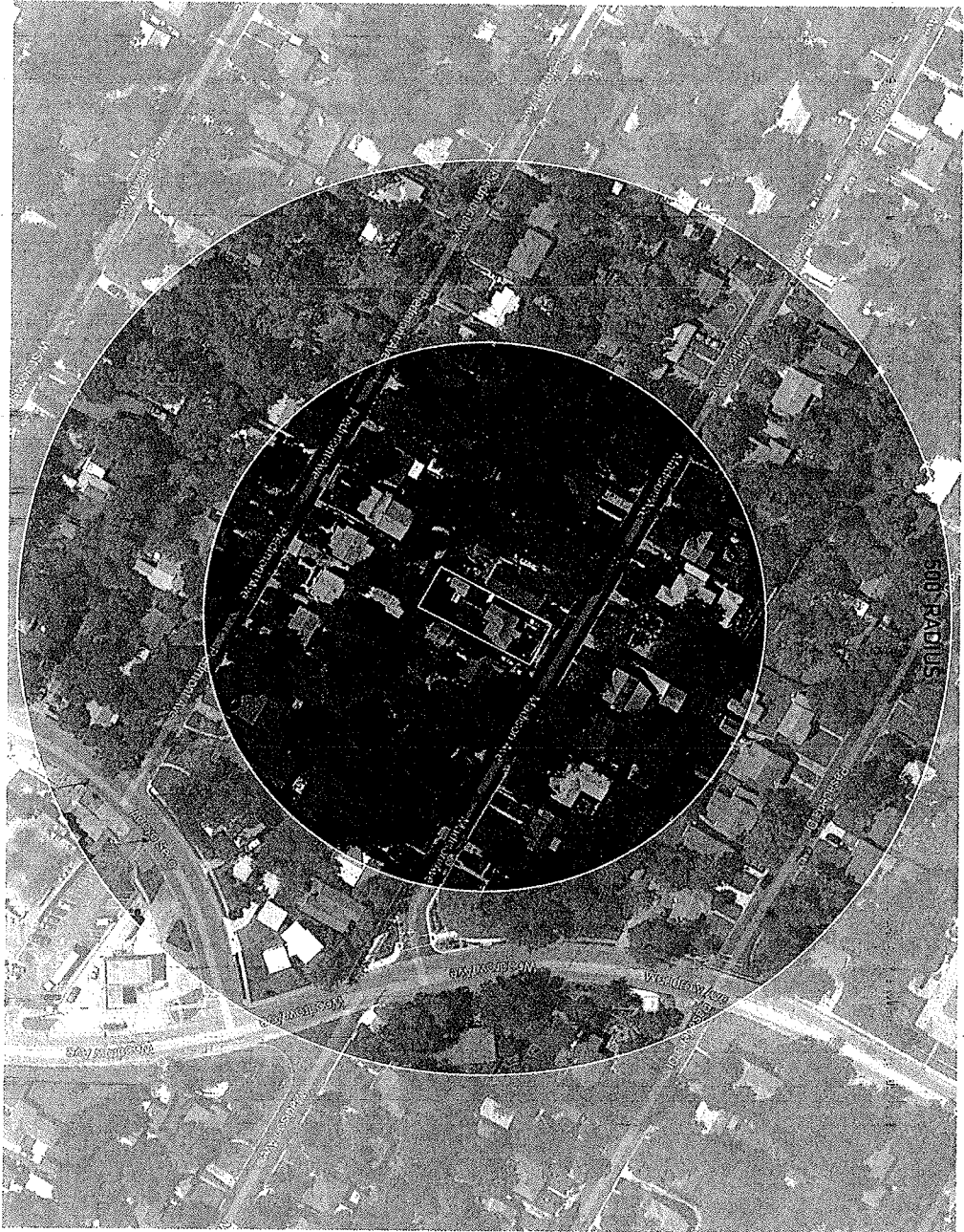
**Webber + Studio, Inc.**

512.236.1032

1220 Lavaca Street  
Austin, Texas 78701  
Fax 512.236.1039

**Neighborhood Map - Aerial**  
Aerial map showing property within a 300 foot radius and 500 foot radius. Source: Google Maps

B/  
80



RDCC - NEIGHBORHOOD AERIAL

Scale: 1" = 200'

**BLAK House**

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ARCHITECTURE

**Webber + Studio, Inc.**

512.236.1032

1220 Lavaca Street  
Austin, Texas 78701  
Fax 512.236.1039

**RDCC 102**

RDCC -  
NEIGHBORHOOD  
AERIAL

B/81

31 ft.

34 ft.

30 ft.

28 ft.

33 ft.

MADISON AVENUE

24 ft.

25 ft.

25 ft.

20 ft.

26 ft.