

**B1**  
**1**

CASE #  
PLAN REVIEW #

2014-079972 PR

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Gregory H Bow & Simmi P Mehta

AUTHORIZED AGENT (if applicable): n/a

STREET ADDRESS: 905 Columbus Street, Austin TX 78704

LEGAL DESCRIPTION: Subdivision – Property ID: 818185

Lot(s) 3 Block 1 Outlot \_\_\_\_\_ Division Capital Heights PLUS 1/2 ADJ VAC ALLEY

ZONING DISTRICT AND NEIGHBORHOOD PLAN: Neighborhood: Bouldin Map ID: 010208

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*

---

---

---

---

**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)

GENERAL MODIFICATION WAIVER

DESIGN GUIDELINE CONSIDERATIONS:

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

Plan to attend Bouldin Creek Neighborhood Association Meeting on  
8/12. We will submit feedback before hearing.

2. Does the development:

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

Yes. Per the Bouldin Creek Neighborhood Plan, Part 1 Land Use Goal 1: Adheres to the following: Single  
Family Home with adequate off-street parking, adequate green space, adequate buffers between  
properties, does not create additional traffic impact, and does not exceed 60 feet in height. Per  
Objective 2.3: no trees were removed or impacted as a result of construction. Trees, grass, and other foliage added.

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

Yes. Majority of properties in the vicinity have attached or detached garages. Of the 13 properties in the  
immediate vicinity, 10 have attached or detached garages and one has a carport. With the addition of a  
garage the property will continue to maintain the Bouldin Creek aesthetic and adhere to the  
Neighborhood Plan.

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

n/a. no change to living area sqft or footprint.

B1  
3

d. Impact the privacy of adjacent rear yards

No.

---

---

---

---

e. Impact the topography or lot shape

No.

---

---

---

---

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  
4

**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 905 Columbus Street

City, State Austin, TX Zip 78704

Phone 512-587-2191 Printed Name Gregory H Bow

Signature  Date 8/11/14

**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 905 Columbus Street

City, State Austin, TX Zip 78704

Phone 512-587-2191 Printed Name Gregory H Bow

Signature  Date 8/11/14

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

B1  
5

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

**SUBMITTAL DEADLINE IS THE 2<sup>ND</sup> TUESDAY OF EACH MONTH**

**Confirm with RDCC liaison for any scheduled changes**

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application. An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300500-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

**Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.**

**Residential Design and Compatibility Commission Liaison contact information:  
974-2522 office 974-6536 fax**

**Planning and Development Review Department  
One Texas Center  
505 Barton Springs Road, 2<sup>nd</sup> Floor**

**Mailing Address:  
P. O. Box 1088  
Austin, TX 78767-1088**

2/9

# City of Austin Residential Permit Application

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

## Project Information

Project Address: 905 Columbus Street, Austin TX 78704	Tax Parcel ID: 818185
Legal Description: LOT 3 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ	
Zoning District or PUD:	Lot Size (square feet): 5,500
Neighborhood Plan Area (if applicable): Bouldin Creek	Historic District (if applicable):
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 type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input type="checkbox"/> Y <input checked="" 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 type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair other: _____			
# of existing bedrooms: 4	# of bedrooms upon completion: 4	# of existing baths: 3.5	# of baths upon completion: 3.5
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Removal of all or part of a structure requires a demolition permit.			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)			
Fill in remaining gap of 15 feet 3 inches width, 7 feet 10 inches height to existing right hand side of carport wall of 21 feet 4 inches width by 10 feet height. Include 6 foot standard outdoor rated access door and two non-operable 3 feet by 1 foot windows. Add garage door to existing gap of 17 feet 10.5 inches width by 7 feet 10 inches height on front of carport.			
Trades Permits Required: <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) (circle all that apply)			

## Job Valuation

Total Job Valuation: \$ 2,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 0 Bldg: \$ 0 Elec: \$ 0 Plmbg: \$ 0 Mech: \$ 0 Primary Structure: \$ 0 Accessory Structure: \$ 0	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 2,000 Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.		

B1  
7

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	1,355	0	1,355
b) 2 <sup>nd</sup> floor conditioned area	845	0	845
c) 3 <sup>rd</sup> floor conditioned area	0	0	0
d) Basement	0	0	0
e) Covered Parking (garage or carport)	440	0	440
f) Covered Patio, Deck or Porch	238	0	238
g) Balcony	0	0	0
h) Other	0	0	0
i) Uncovered Wood Deck	0	0	0
Total Gross Building Area (total A through I)	2,878	0	2,878
j) Pool	0	0	0
k) Spa	0	0	0

Site Development Information	
<b>Building Coverage Information</b> Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>2033</u>	% of lot size: <u>36.9</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>2349</u>	% of lot size: <u>42.7</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) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span>	
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) <span style="float: right;"><b>Parking</b> (LDC 25-6 Appendix A &amp; 25-6-478)</span> Building Height: <u>28.6</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) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> <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? <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> Width of approach (measured at property line): _____ ft    Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span>	

00/B1

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	1355	1355		1355
2 <sup>nd</sup> Floor	845	845		845
3 <sup>rd</sup> Floor	0	0		0
Basement	0	0	0	0
Attic	0	0	0	0
Garage (attached)	0	440	200	240
(detached)	0	0	0	0
Carport (attached)	440	0	450	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>2440</b>

(Total Gross Floor Area /lot size) = 0.44 Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Is this project claiming a "ground floor porch" exemption as described under Article 3?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Is this project claiming a "basement" exemption as described under Article 3?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Is this project claiming a "habitable attic" exemption as described under Article 3?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Is a sidewall articulation required for this project?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Does any portion of the structure extend beyond a setback plane?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Are any ceilings over 15 feet in height?	<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  
9

Contact Information			
Owner	Gregory Bow	Applicant or Agent	Gregory Bow
Mailing Address	905 Columbus Street, Austin TX 78701	Mailing Address	905 Columbus Street, Austin TX 78701
Phone	512-587-2191	Phone	512-587-2191
Email	gregbow@gmail.com	Email	gregbow@gmail.com
Fax		Fax	
General Contractor	Robert Buchanan/Pride of Austin Homes	Design Professional	Chase Dames/Design Originals of Texas
Mailing Address	401 Congress Ave, Austin TX 78701	Mailing Address	10713 Ranch Rd 670 North Suite 515, Austin TX 78726
Phone	512-879-8473	Phone	877-607-5267
Email	rob@prideofaustin.com	Email	chase@designoriginals.com
Fax		Fax	

Acknowledgments	
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>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 applicant 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>	
Applicants signature: _____	Date: 7/18/14
Design Professional's signature: _____	Date: 07-18-14

B1  
10

City of Austin Residential Permit Application

# Master Comment Report



**Property:** 905 COLUMBUS ST

**Case #:** 2014-079972 PR

**Case Manager:** Renee Johns

**Original Submittal Date:** July 30, 2014

**Application Expiration:** January 26, 2015

**Comment-report Sent:** August 8, 2014

**Comment-report #:** 1

**Manager Contact:** Renee.Johns@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>

## Residential Zoning Review - Renee Johns - (512)974-6444

~~B1~~  
~~11~~

The Floor-To-Area Ratio (FAR) is above the limit established by the McMansion Ordinance. For all residential properties located in the McMansion area, the maximum FAR for a residential lot is .4. Unfortunately, with the carport converted to the garage, this property is at .44 FAR. Originally, the carport was eligible for a 450 square foot exemption. However, now with garage conversion, it is only eligible for a 200 square foot reduction, putting this residence over the allowable FAR. Please reduce this property's FAR.

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, viable utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480824 0445 H, dated September 26, 2008.

THIS the 12th day of JUNE, A.D., 2012.

A 902010

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

LOT AREA	5500
IMPERV.	2475
FAR	2200
DRIVEWAY STRIPS	300
TOTAL SLAB	2033
AC PADS	16
TOTAL IMPERV.	2349
FAR	2200

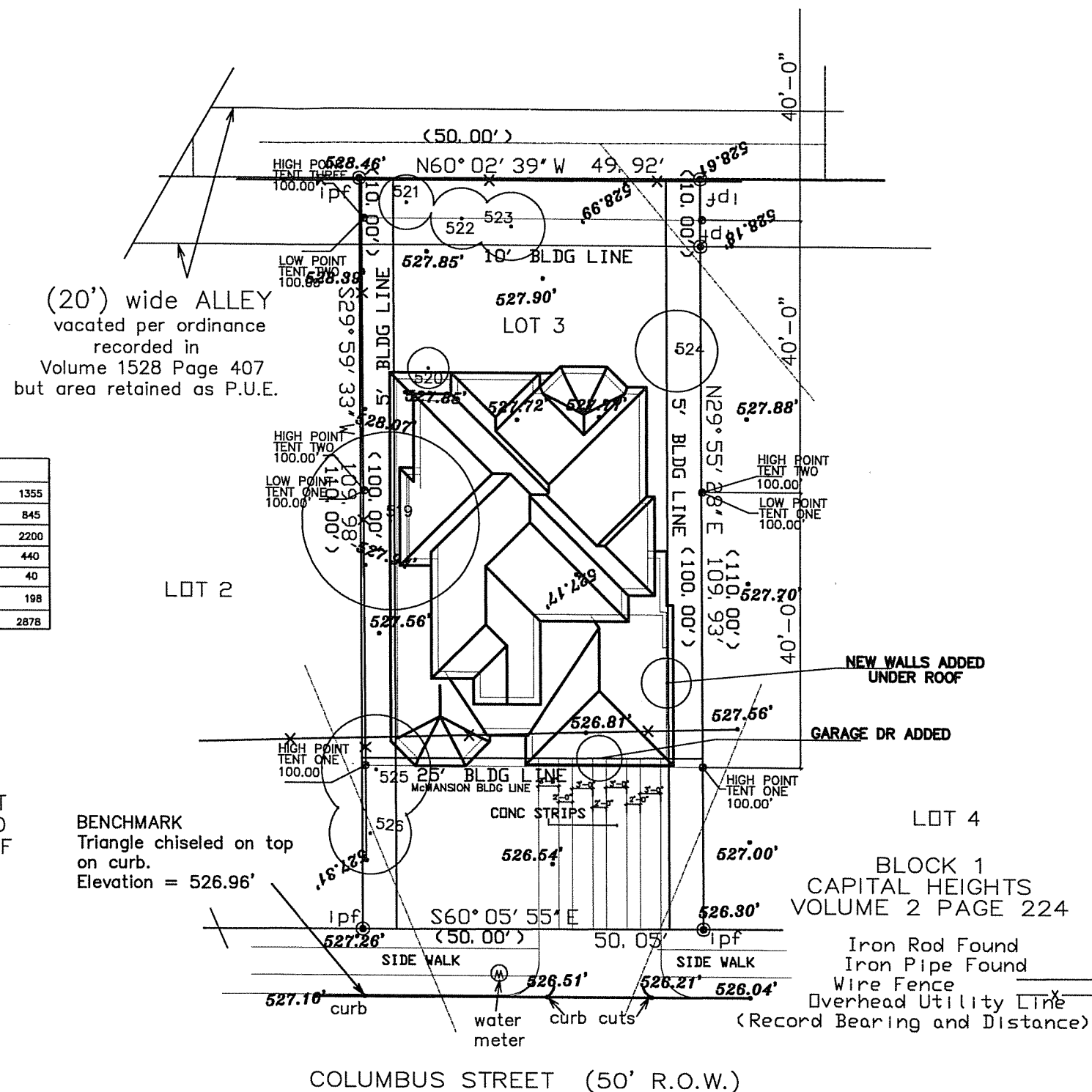
AREA'S	
FIRST FLOOR—	1355
SECOND FLOOR—	845
TOTAL LIVING—	2200
PORTE-COCHERE	440
FRONT PORCH	40
REAR PORCH	198
TOTAL COVERED—	2878

LOT 3, BLOCK 1, CAPITAL HEIGHTS, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP  
OR PLAT RECORDED IN VOLUME 2 PAGE 224 OF THE  
PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND  
TOGETHER WITH THE NORTH 10 FEET OF THE ADJACENT  
ALLEY HAVING BEEN VACATED BY ORDINANCE RECORDED  
IN VOLUME 1528 PAGE 407 OF THE DEED RECORDS OF  
TRAVIS COUNTY, TEXAS.  
LOCATED 905 COLUMBUS STREET.

517 5" Ash  
518 six-3" Crapemyrtle (common base)  
519 two-4" and two-6" Lilac Chaste (common base)  
520 3" Pear  
521 4" Redbud  
522 two-3" Loquat (common base)  
523 5" Mesquite  
524 6" Elm  
525 three-4" Pomegranate (common base)  
526 6" Hackberry

NOTES:

1. Elevations shown hereon are based upon post processed static GPS observations.
2. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.
3. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.



## SITE PLAN

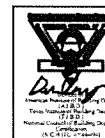
FINISH FLR HT 96' SCALE: 1"=20'-0"

# PRIDE OF AUSTIN

DESIGN ORIGINALS of Texas  
home design center  
10000 W. 28th St.  
Dallas, TX 75225  
972.382.2222

BOW/MEHTA  
RESIDENCE

JOB # A9557  
DATE: 07-14  
REVISION: 0  
DRAWN BY:

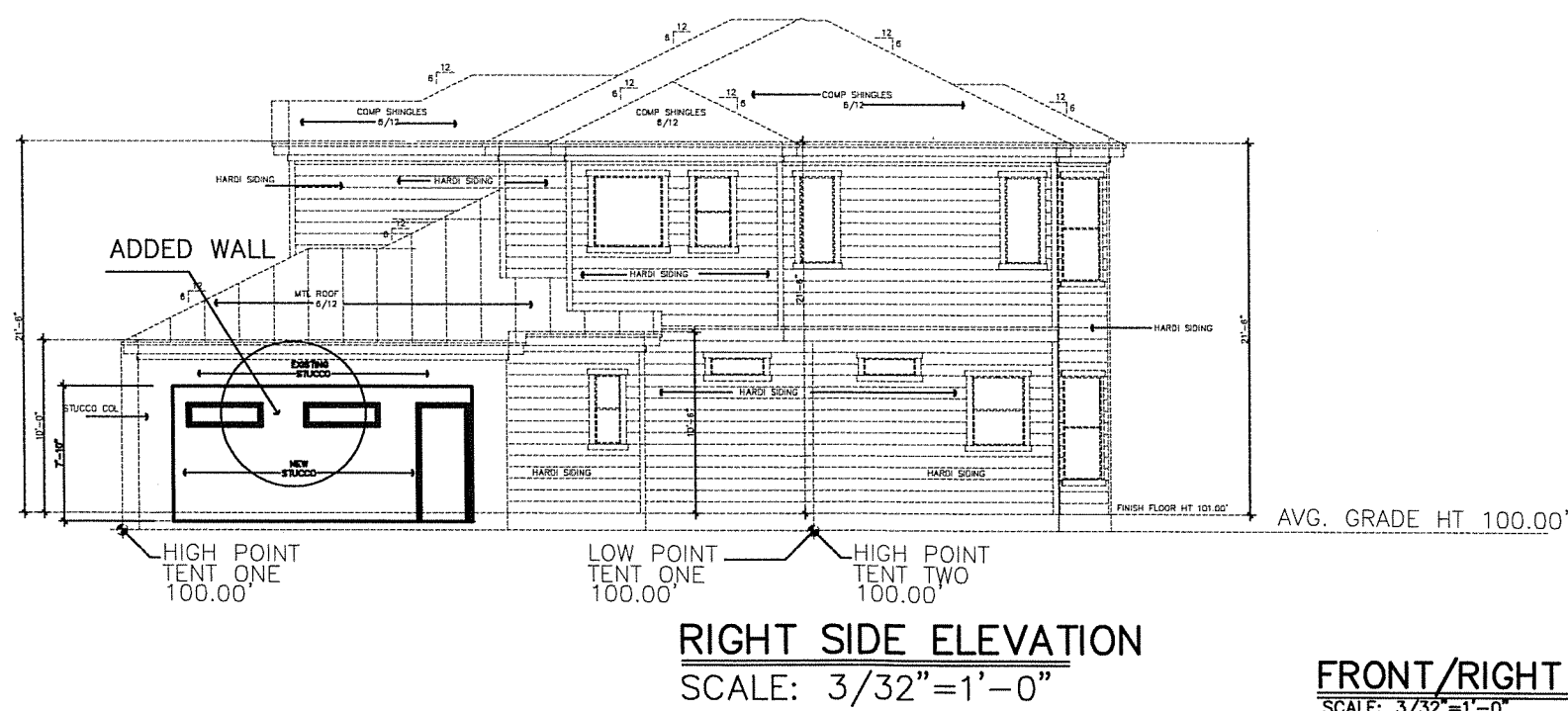
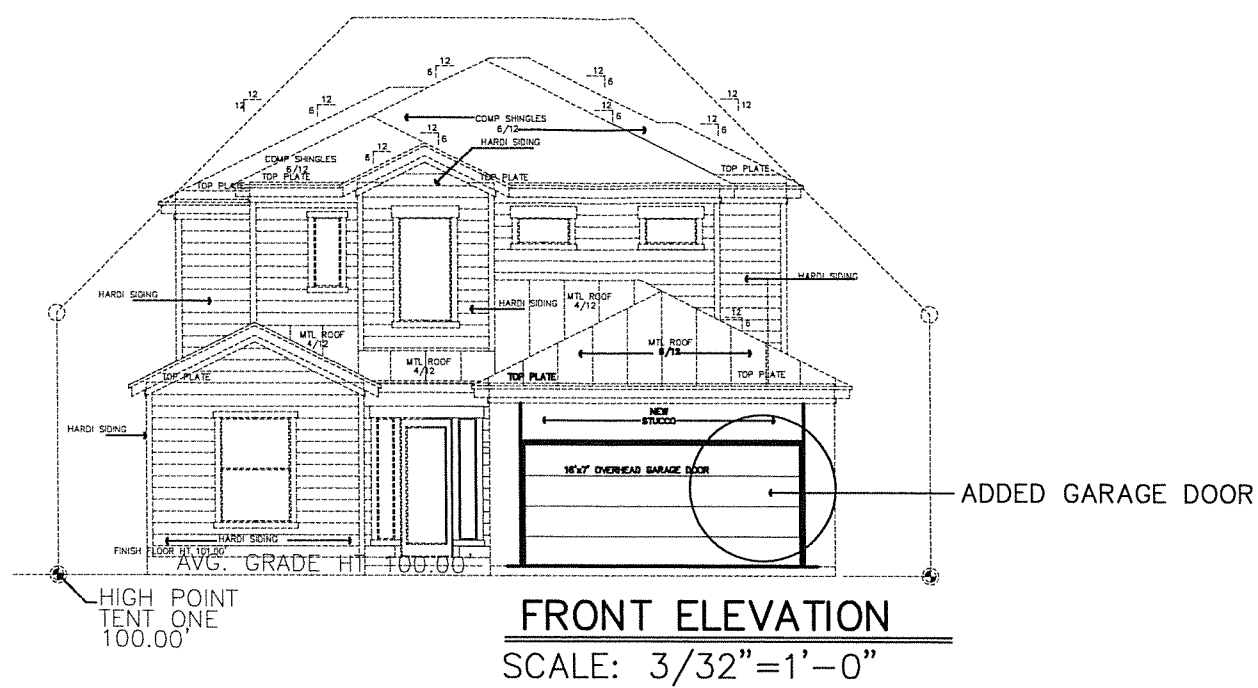


07-18-14  
1 OF 3

$$\frac{B_1}{12}$$

B1  
13

Design Originals is a Professional Building Design Firm. We are not licensed to provide Engineering, Architectural, or Structural Services. We are not responsible for the design of any foundation, structural, or mechanical systems. We are not responsible for the design of any foundation, structural, or mechanical systems. We are not responsible for the design of any foundation, structural, or mechanical systems.



FRONT/RIGHT SIDE ELEVATION  
SCALE: 3/32"=1'-0"

COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS

PRIDE OF AUSTIN

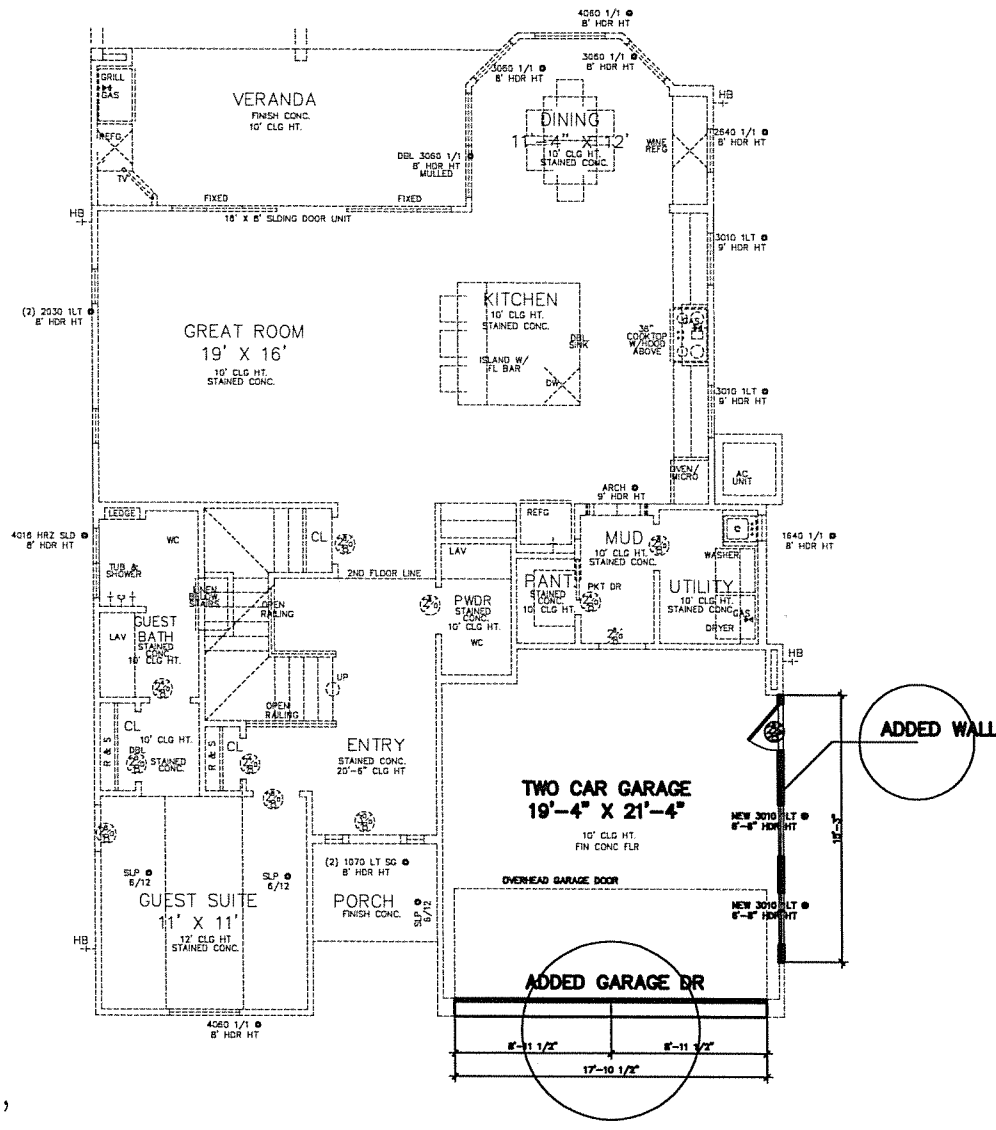
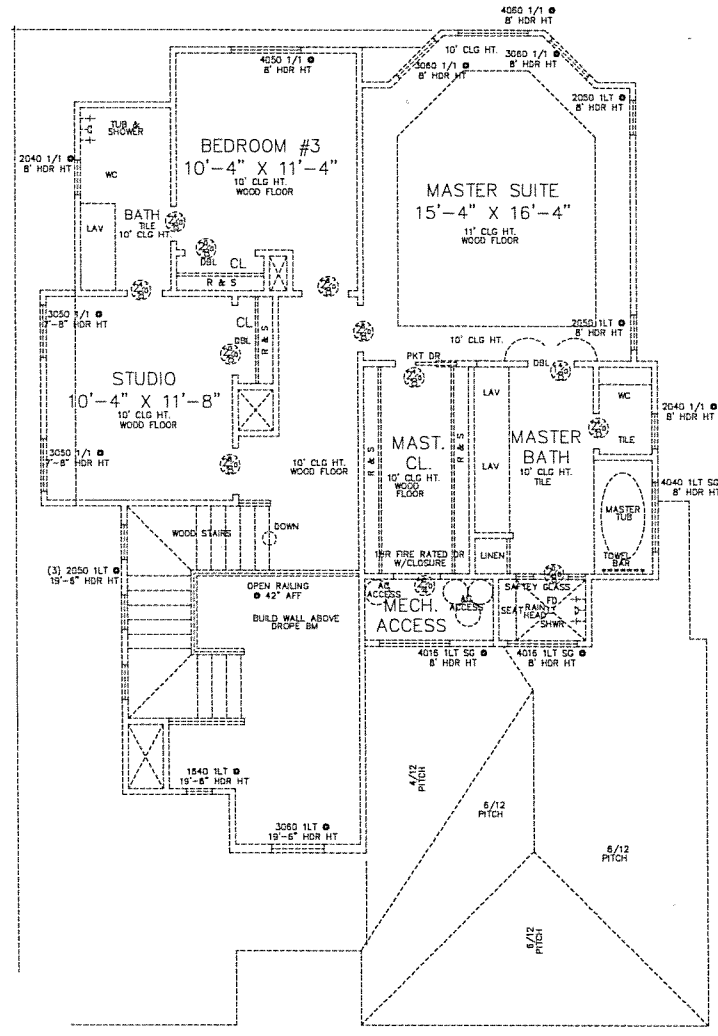
DESIGN ORIGINALS of Texas  
home design center  
COST: \$100,000.00  
AUSTIN, TX 78702  
PHONE: (512) 331-1775

BOW/MEHTA RESIDENCE

JOB # A3557  
DATE: 07-14-12  
REVISION: 07-18-14  
DRAWN BY: JCD

7-18-14  
2 OF 3

B1  
14



FINISH FLR,  
HT 101.00'

SECOND FLOOR PLAN

FIRST FLOOR PLAN

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

FLOOR PLAN

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

COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS

- GENERAL NOTES:
- Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
  - These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
  - Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
  - Contractor shall insure compatibility of the building with all site requirements.
  - Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.

- All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
- All angles shown on plans are 45° unless noted otherwise.
- All dimensions should be read or calculated and never scaled.
- All window sizes are nominal rough opening, verify sizes with manufacturer's details & specs.
- All windows will be dimensioned to center of rough openings unless otherwise noted.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.

- All vents to rear of residence.
- Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- Floor truss area to be draft stopped where trusses open to attic space.
- Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
- Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.
- Provide studs at all 4 corners of tub.
- Provide 5/8" type "X" gypsum board on common walls and ceilings.

- Do not use wood build-outs behind stucco, around windows and doors.
- Attach tops, sides and bottoms, of windows and doors shingle style.
- Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
- Stucco veneer must comply with 2008 IRC and the ASTM requirements.
- Provide weep screen properly installed.
- Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. areas. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1 1/2" away from window and door frames.

AREA'S	
FIRST FLOOR--	1355
SECOND FLOOR--	845
TOTAL LIVING--	2200
GARAGE	440
FRONT PORCH	40
REAR PORCH	198
TOTAL COVERED--	2878

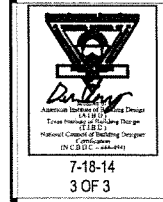
SYMBOL LEGEND	
+	GAS/PROPANE VALVE
---HB	HOSE BIB
---S	SHOWER HEAD @ 90° AFF
DOOR SIZE TAG	

PRIDE OF  
AUSTIN

DESIGN ORIGINALS of Texas  
home design center

BOW/MEHTA  
RESIDENCE

JOB # A9557  
DATE: 07-14-12  
REVISION: 07-18-14  
DRAWN BY: JCD



**JAMES B. MCIVER**  
708 B West Gibson Austin, Texas 78704  
Phone 979-966-9044, Fax 512-712-4719

B1  
15

August 19, 2014

In Re: Permit Application #2014-079972-PR Carport /Garage Conversion

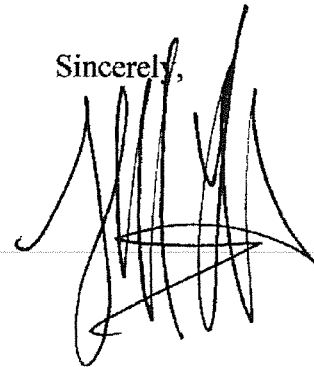
To Whom It May Concern,

I own the property at 708 B West Gibson Street, Austin, Texas. I live in the neighborhood and am familiar with the new home built by Mr. and Mrs. Bow on Columbus Street.

I have no objection whatsoever to the enclosure. It improves the appearance of the property and the neighborhood in general.

I do not require any notice and hereby give the Bow's permission to submit this letter in lieu of my personal appearance at any hearing or proceeding regarding their pending application.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Mciver", written over a horizontal line.

**Kathleen Van Keuren McIver**  
907 Columbus Austin, Texas 78704  
Phone 979-224-7904, Fax 512-712-4719

31  
16

August 19, 2014

City Of Austin

In Re: Permit Application #2014-079972-PR Conversion of Carport to Garage - General  
Modification Waiver to the RDCC

Dear City of Austin,

Please be advised that I own the property at 907 Columbus Street, Austin, Texas. My home is directly next door to the new home built by Mr. and Mrs. Bow. I wholeheartedly support the conversion of their carport to a garage as it improves the appearance of their property, our property and the entire neighborhood.

I would be upset and greatly dismayed if the Bows were required to change their garage conversion. The appearance of their home with the garage is wonderful and greatly enhances my enjoyment of my property and the neighborhood appearance. I waive any notice regarding a hearing on this matter and wish to go on record as 100% in support of their conversion of their carport to a garage.

Sincerely,



Kathleen Van Keuren McIver



B1  
17~~Gregory Bow - gbow@gmail.com~~

---

## 905 Columbus-Carport to Garage Conversion

---

Jonathan Saad ~~Jonathan Saad - jsaad@jbsa.com~~  
To: Gregory Bow ~~gbow@gmail.com~~

Fri, Aug 15, 2014 at 11:15 AM

Greg,

As the owner of 903 Columbus Street, Austin Texas 78704 I am in favor of the current standing structure as a garage with a door and walls and prefer this arrangement over a car port. Please let me know if there is anything further I can do to assist in this waiver request.

John Saad

(512)463-3237 Office

(512)848-3109 Mobile

**From:** Gregory Bow ~~gbow@gmail.com~~  
**Sent:** Thursday, August 14, 2014 8:45 AM  
**To:** Jonathan Saad  
**Subject:** 905 Columbus-Carport to Garage Conversion

Hi John,

Thanks for your time on the phone yesterday. As discussed, when we converted our carport to a garage it didn't change the overall footprint of our house, but our total FAR (floor-to-area ratio) became 0.44, which is over the current 0.40 limit for our lot. The city informed us of this issue at the beginning of June and we have been working with them since to follow the proper approval procedure. We submitted a Permit Application (Permit # 2014-079972-PR, accessible on [www.austintexas.gov/permitportal](http://www.austintexas.gov/permitportal)).

Then we submitted a General Modification Waiver application to the RDCC (Residential Design and Compatibility Commission) to increase our FAR to allow the garage door and enclosed side wall. You will be receiving a notice in the mail soon about our upcoming RDCC hearing regarding this case. The hearing will take place on 10/1 due to a scheduling conflict we have with the September date.

Currently we are working with the neighborhood association (BCNA) to try to get their support and it would help our case to get your support too. If you can reply to this email stating you are the owner of

81  
18

903 Columbus Street and that you support our carport to garage conversion (the current standing structure) that would be great.

As discussed, our intention to convert our carport to a garage was based on security and aesthetics. We wanted our cars and any other items to be secure as well as make sure our neighbors didn't have to look at anything in our carport. Even though we were misinformed by our contractor, we take responsibility and apologize for this code violation as well as any disruption caused to you and the neighborhood.

Let me know if you have any questions and please feel free to stop by any time to look closely at our garage.

-Greg

**B1**  
**19** <sup>1</sup>

COLUMBUS ST

101908

824646

818187

818185

101910

101911

100216

100215

100214

100212

Subject  
Property  
& Adjacent  
Lots

100213

100201

TCAD Aerial  
View  
including  
plot numbers  
and  
depicting  
adjacent  
properties



B1  
20

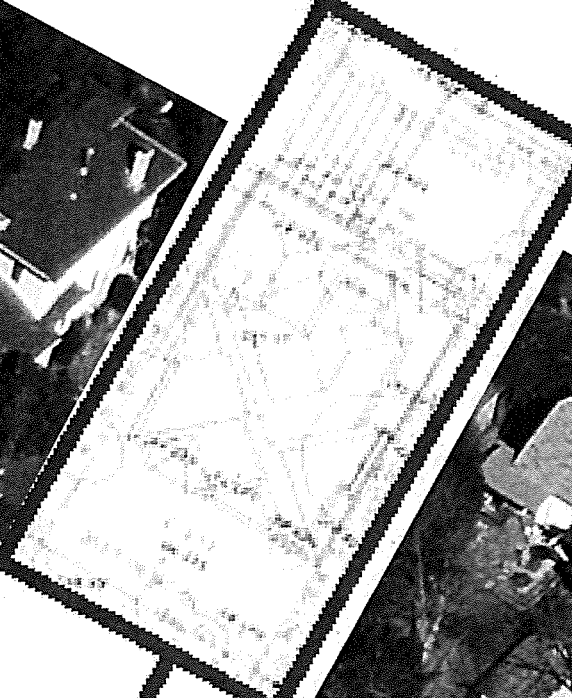
**BEFORE**

**B1**  
**21** 1

101908

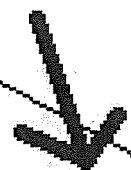
82 46 46

COLUMBUS ST



101911

100216



Subject  
Property  
& Adjacent  
Lots

100213

100201

**AFTER**

*(no change to footprint)  
due to carport changes*

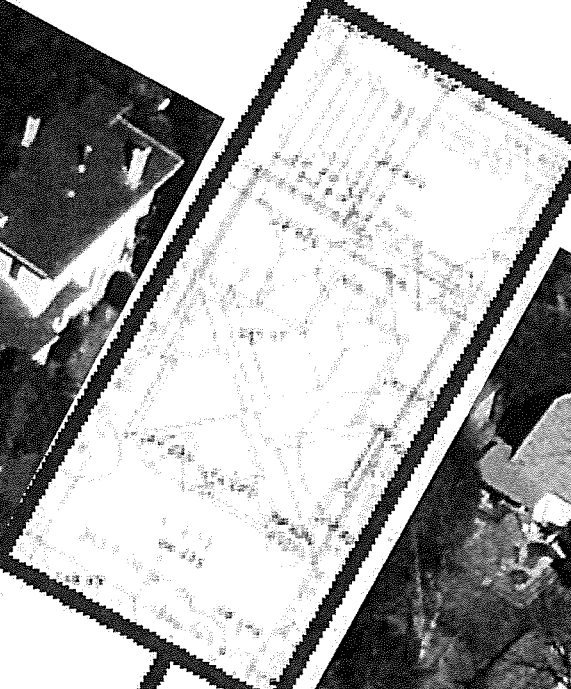
10

COLUMBUS ST

$\frac{B1}{22}$

1

82 46 46



101911

100216



Subject  
100212 Property  
& Adjacent  
Lots

100213

100201



B1/23

arial view.xps - XPS Viewer

File Permissions Signatures Find

Traffic, Bicycling, Directions

S 5th St

Columbus St

James St W

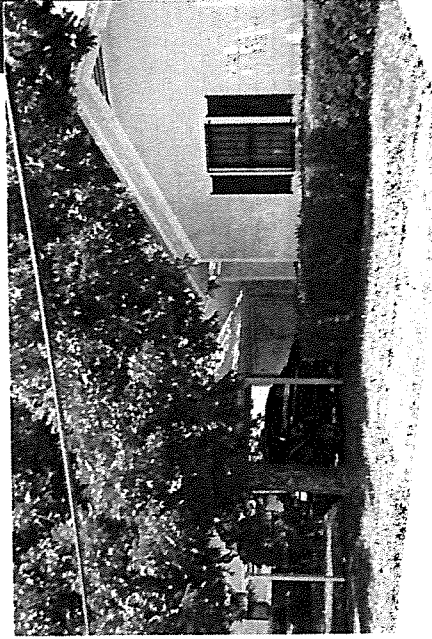
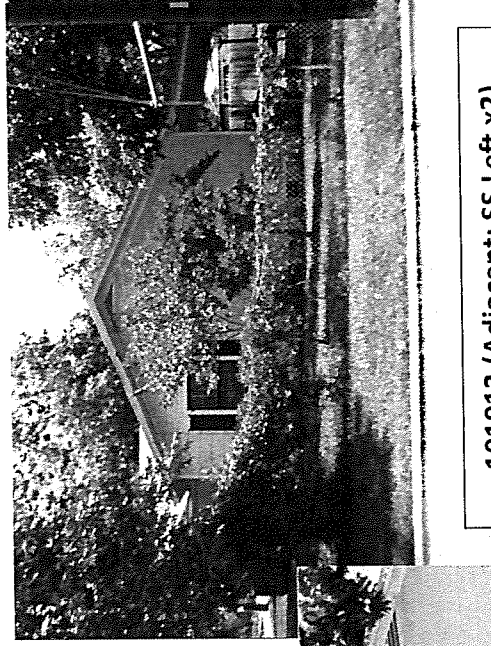
Bouldin Ave

↓ SUBJECT PROPERTY

Page 1 of 1

Desktop

B1  
24



**101912 (Adjacent; SS Left x2)**

Address: 1100 Bouldin Ave.

Garage: Attached

Land: 5482

Living Area: 1161 (21%)



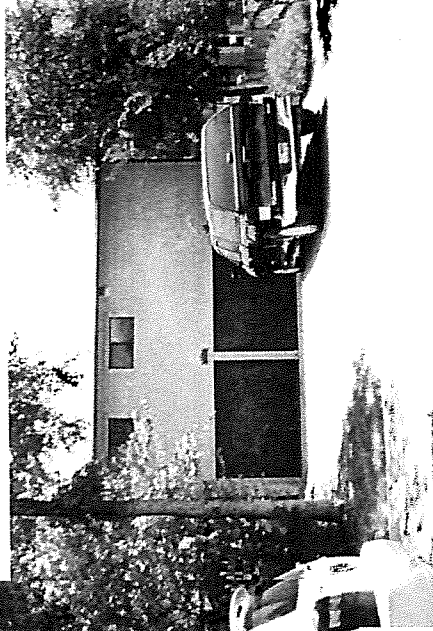
**100918 (Catty Corner)**

Address: 815 Columbus Street

Garage: Detached

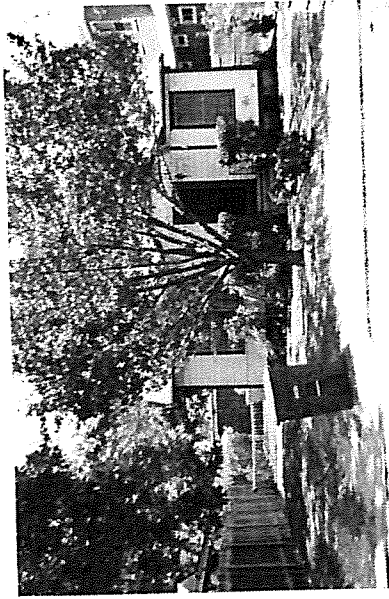
Land: 6296

Living Area: 2097 (33%)

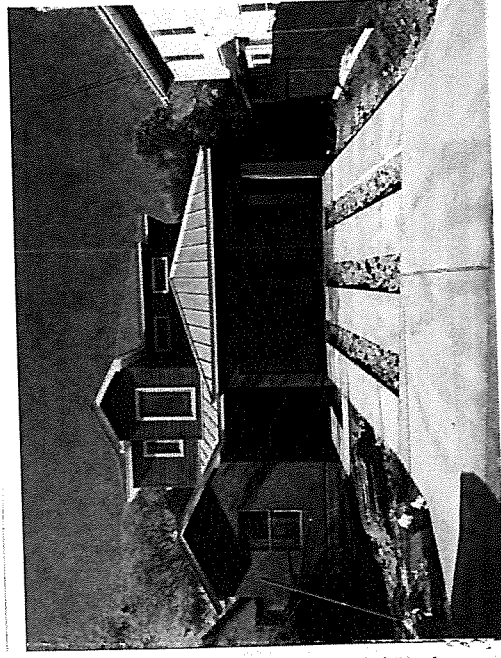


*NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls*

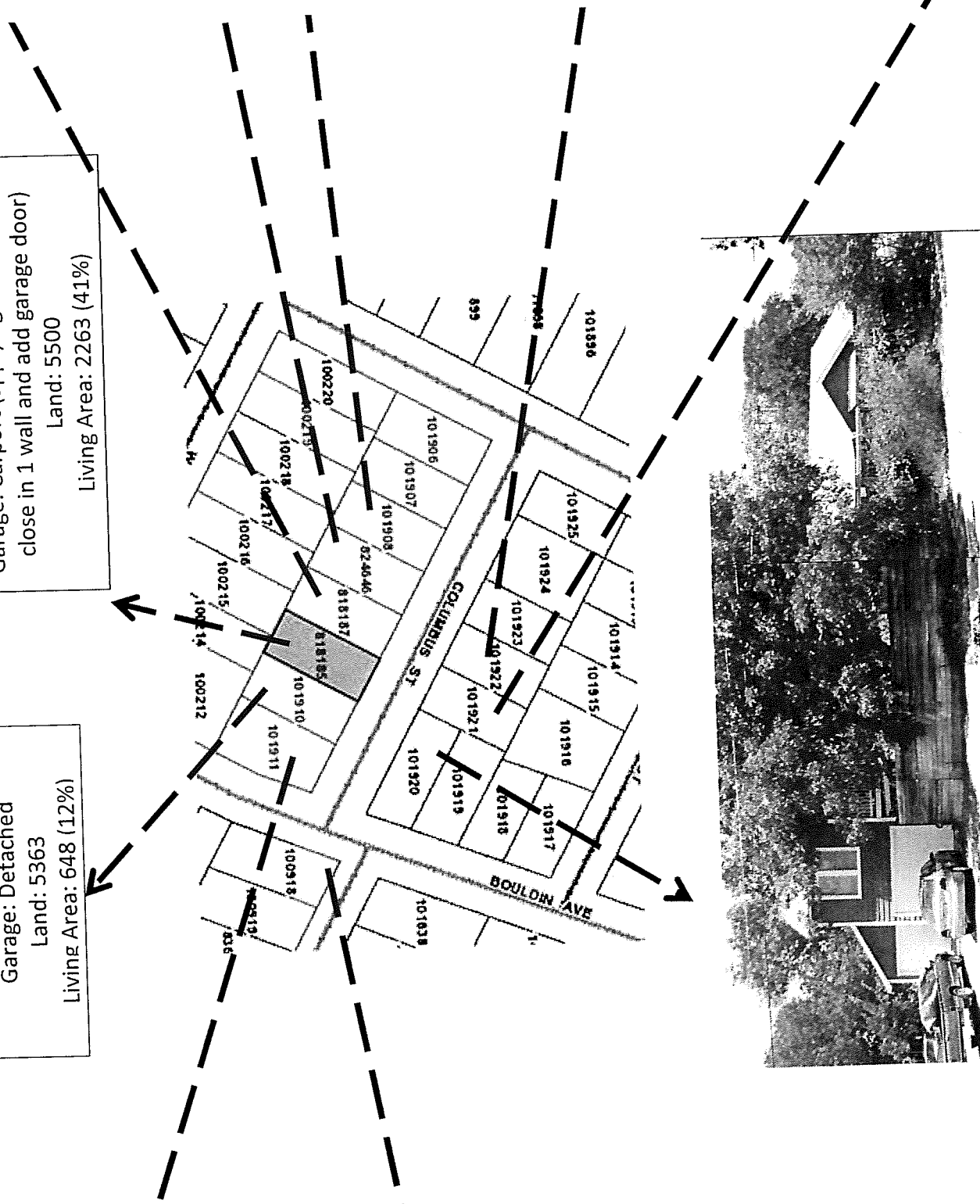




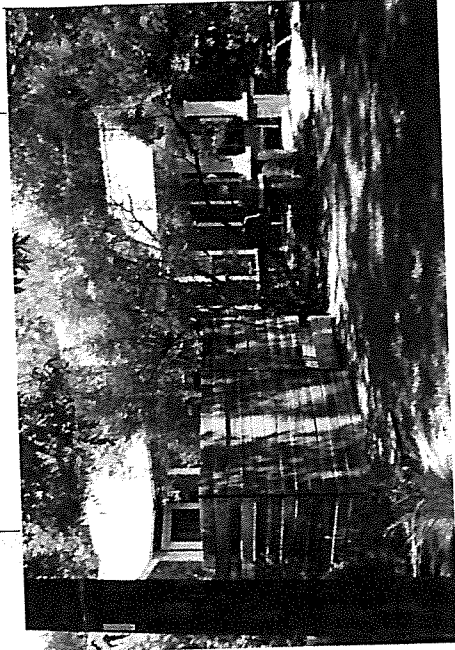
**101910 (Adjacent; SS Left)**  
Address: 903 Columbus St.  
Garage: Detached  
Land: 5363  
Living Area: 648 (12%)



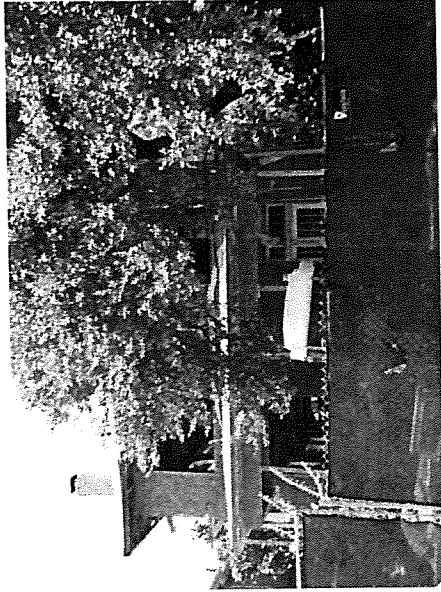
**818185 (SUBJECT PROPERTY)**  
Address: 905 Columbus St.  
Garage: Carport (applying for waiver to close in 1 wall and add garage door)  
Land: 5500  
Living Area: 2263 (41%)



**101210 (Across; Right)**  
Address: 1106 Bouldin Ave.  
Garage: Detached  
Land: 1076  
Living Area: 5711 (19%)  
  
*Note: Was granted a Variance to build a 2-car garage and garage apartment (photo is post-renovation)*



**IOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls**



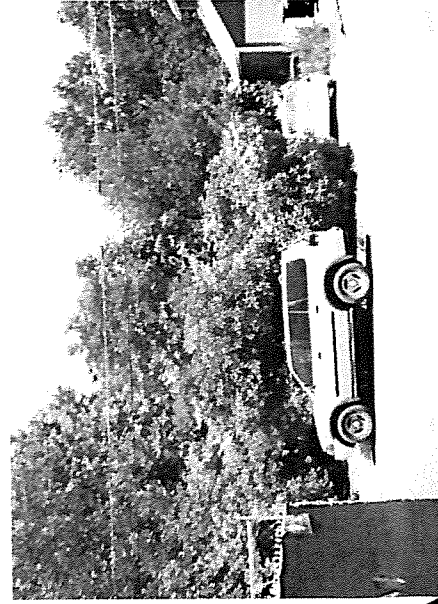
**818187 (Adjacent; SS Right)**  
Address: 905 Columbus St.  
Garage: n/a (undergoing complete reno  
incl. potential detached garage)  
Land: 5500  
Living Area: 2510 (46%)



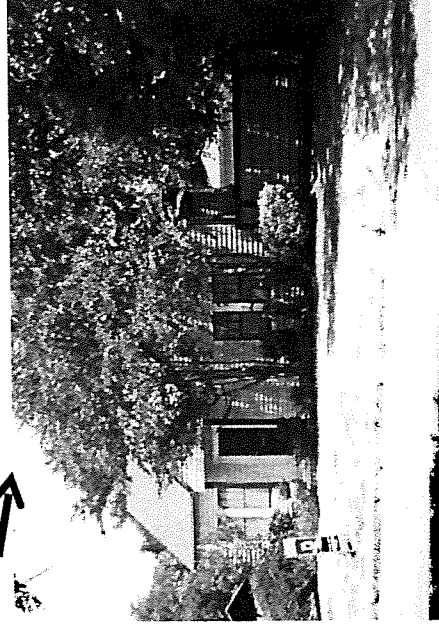
**824646 (Adjacent; SS Right x2)**  
Address: 907 Columbus St.  
Garage: attached  
Land: 5500  
Living Area: 2112 (38%)



Subject Property  
Aerial



**101921 (Across; Left)**  
Address: 904 Columbus St.  
Garage: Detached  
Land: 4988  
Living Area: 756 (15%)



**824646 (Adjacent; SS Right x2)**  
Address: 907 Columbus St.  
Garage: attached  
Land: 5500  
Living Area: 2112 (38%)

**NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls**





10908 (Adjacent; SS Right x3)

Address: 911 Columbus St.

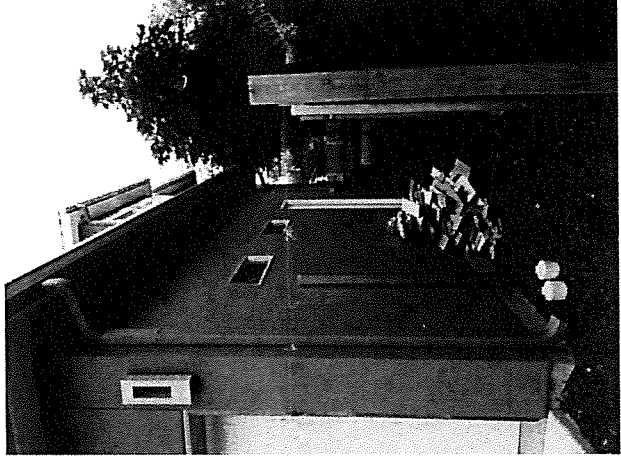
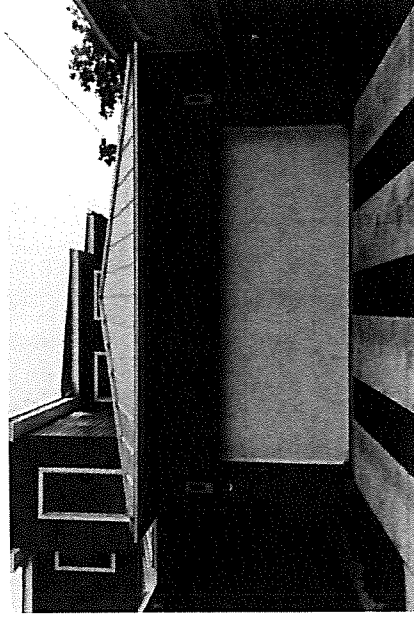
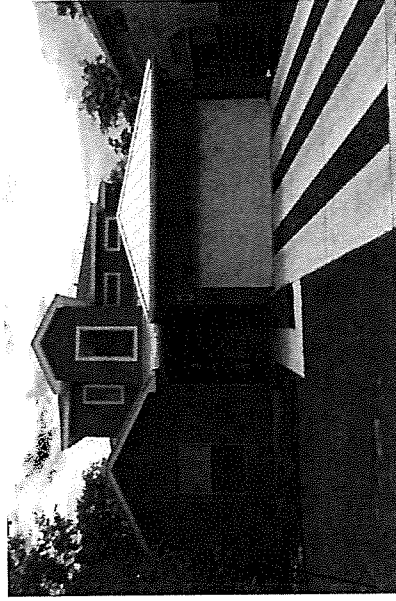
Garage: N/A

Land: 5333

Living Area: 1228 (23%)

*Note: Living Area is pre-renovation  
(addition of 2<sup>nd</sup> story completed in  
July, 2014; photo is post-renovation*

**SUBJECT PROPERTY  
(CURRENT)**



**NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls**

B/  
28

## Travis CAD

## Property Search Results &gt; 818185 BOW GREGORY HARRISON &amp; for Year 2014

## Property

## Account

Property ID: 818185 Legal Description: LOT 3 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0102020507 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 905 COLUMBUS ST TX 78704 Mapsco: 614H  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: BOW GREGORY HARRISON & Owner ID: 1539998  
 Mailing Address: SIMMI PRADIPKUMAR MEHTA % Ownership: 100.0000000000%  
 905 COLUMBUS ST  
 AUSTIN, TX 78704

Exemptions: HS

## Values

(+) Improvement Homesite Value: + \$422,481  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$722,481  
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$722,481  
 (-) HS Cap: - \$0

(=) Assessed Value: = \$722,481

## Taxing Jurisdiction

Owner: BOW GREGORY HARRISON &  
 % Ownership: 100.0000000000%  
 Total Value: \$722,481

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$722,481	\$707,481	\$8,786.91
02	CITY OF AUSTIN	0.502700	\$722,481	\$722,481	\$3,631.92
03	TRAVIS COUNTY	0.494600	\$722,481	\$577,985	\$2,858.72
0A	TRAVIS CENTRAL APP DIST	0.000000	\$722,481	\$722,481	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$722,481	\$577,985	\$745.60
68	AUSTIN COMM COLL DIST	0.094900	\$722,481	\$715,256	\$678.78
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$16,701.93

Taxes w/o Exemptions: \$17,796.15

## Improvement / Building

B1  
29

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2263.0 sqft Value: \$422,481

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5+		2012	1357.0
2ND	2nd Floor	WS - 5+		2012	906.0
011	PORCH OPEN 1ST F	* - 5+		2012	35.0
011	PORCH OPEN 1ST F	* - 5+		2012	189.0
061	CARPORT ATT 1ST	* - 5+		2012	387.0
250	HALF BATHROOM	* - *		2012	1.0
251	BATHROOM	* - *		2012	2.0
252	BEDROOMS	* - *		2012	3.0
095	HVAC RESIDENTIAL	* - *		2012	2263.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1263	5500.00	0.00	0.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$422,481	\$300,000	0	722,481	\$0	\$722,481
2013	\$111,914	\$300,000	0	411,914	\$0	\$411,914

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/22/2012	WD	WARRANTY DEED	FLAGG JEFFREY P	BOW GREGORY HARRISON &			2012141856TR
2	7/2/2012	WD	WARRANTY DEED	FLAGG ELIZABETH	FLAGG JEFFREY P			2012141855TR

**Questions Please Call**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

18/30

Property	Property ID	Street Address	City	Garage? Carport** Garage**	Living Area SQFT per TCAD (2014 Appraisal)	Land SQFT per TCAD (2014 Appraisal)	Calculated %age living area of land	Calculated FAR*	FAR %age of Land
Subject Property	818185	905 Columbus Street	Austin	Carport**	2263	5500	41.1%	2200	40.0%
Subject Property (if waiver is approved)	818185	905 Columbus Street	Austin	Garage**	2263	5500	41.1%	2440	44.4%
				n/a (undergoing full reno with possible detached)					
Adjacent Property (Same Side Right)	818187	907 Columbus Street	Austin		2510	5500	45.6%	2510	45.6%
Adjacent Property (Same Side Right x2)	824646	909 Columbus Street	Austin	Attached	2112	5500	38.4%	2151	39.1%
Catty Corner	100918	815 Colubnus Street	Austin	Detached	2097	6296	33.3%	2469	39.2%
Adjacent Property (Behind Left)	100215	904 W. James Street	Austin	Carport	1836	5913	31.1%	1996	33.8%
Adjacent Property (Behind Right)	100216	906 W. James Street	Austin	Detached	1288	5806	22.2%	1428	24.6%
Adjacent Property (Same Side Right x3)	101908	911 Columbus Street	Austin	n/a	1228	5333	23.0%	1352	25.4%
Adjacent Property (Same Side Left x2)	101911	1100 Bouldin Ave	Austin	Attached	1161	5482	21.2%	1225	22.3%
Across the Street (Right)	101920	1006 Bouldin Ave	Austin	Detached	1076	5711	18.8%	1788	31.3%
Adjacent Property (Same Side Right x4)	101907	913 Columbus Street	Austin	Detached	1064	5243	20.3%	1188	22.7%
Across the Street (Left x2)	101922	906 Columbus Street	Austin	Detached	923	4978	18.5%	1047	21.0%
Across the Street (Left x3)	101923	908 Columbus Street	Austin	Detached	810	5038	16.1%	810	16.1%
Across the Street (Left)	101921	904 Columbus Street	Austin	Detached	756	4988	15.2%	896	18.0%
Adjacent Property (Same Side Left)	101910	903 Columbus Street	Austin	Detached	648	5363	12.1%	648	12.1%

\* Per the recommendation of City of Austin Residential Review Division of the Planning and Development Review, we have calculated FAR based on 2014 TCAD Roles;

Calculation is the sum of 1st, 2nd, 3rd, and Additional living space, storage, garage/carport, with an exemption of up to 450 sqft for carport and up to 200 for garage

FAR for subject property is based on actual plans, to spec

\*\* Subject property is requesting waiver to convert carport to garage

B1  
31

Travis CAD

## Property Search Results &gt; 101923 JEFFERY LINDA SUE for Year 2014

## Property

## Account

Property ID: 101923 Legal Description: LOT 14-15 BLK 2 BON AIR KNOLLS  
 Geographic ID: 0102020612 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 908 COLUMBUS ST Mapsco: 614H  
 TX 78704  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: JEFFERY LINDA SUE Owner ID: 101670  
 Mailing Address: % Ownership: 100.0000000000%  
 908 COLUMBUS ST  
 AUSTIN, TX 78704-2363  
 Exemptions: HS, OV65

## Values

(+) Improvement Homesite Value:	+	\$93,806	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$393,806	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$393,806	
(-) HS Cap:	-	\$99,065	
<hr/>			
(=) Assessed Value:	=	\$294,741	

## Taxing Jurisdiction

Owner: JEFFERY LINDA SUE  
 % Ownership: 100.0000000000%  
 Total Value: \$393,806

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$393,806	\$244,741	\$1,017.61	\$1,017.61
02	CITY OF AUSTIN	0.502700	\$393,806	\$224,741	\$1,129.77	
03	TRAVIS COUNTY	0.494600	\$393,806	\$165,793	\$820.01	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$393,806	\$294,741	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$393,806	\$165,793	\$213.88	
68	AUSTIN COMM COLL DIST	0.094900	\$393,806	\$174,741	\$165.83	

Total Tax Rate:

2.463200

Taxes w /Current Exemptions: \$3,347.10

Taxes w/o Exemptions: \$7,260.06

B1  
32**Improvement / Building**

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 810.0 sqft Value: \$93,806

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1936	810.0
011	PORCH OPEN 1ST F	* - 3+		1936	240.0
011	PORCH OPEN 1ST F	* - 3+		1936	12.0
031	GARAGE DET 1ST F	WW - 3+		1936	170.0
251	BATHROOM	* - *		1936	1.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1157	5038.19	0.00	0.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$93,806	\$300,000	0	393,806	\$99,065	\$294,741
2013	\$47,386	\$300,000	0	347,386	\$79,440	\$267,946
2012	\$35,722	\$250,000	0	285,722	\$42,135	\$243,587
2011	\$40,825	\$240,000	0	280,825	\$59,382	\$221,443
2010	\$40,825	\$240,000	0	280,825	\$79,513	\$201,312
2009	\$40,825	\$240,000	0	280,825	\$97,814	\$183,011

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/11/1970	WD	WARRANTY DEED		JEFFERY LINDA SUE	03868	00301	

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/10/2014 1:36 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



Travis CAD

B1  
33**Property Search Results > 100918 MOHIN TIMOTHY & CATHERINE for Year 2014****Property****Account**

Property ID: 100918 Legal Description: LOT 1 BLK 3 LINSComb & LINSComb  
 Geographic ID: 0101010602 Agent Code: ID:1440843  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: 815 COLUMBUS ST Mapsco: 614H  
 TX 78746  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

**Owner**

Name: MOHIN TIMOTHY & CATHERINE Owner ID: 1470332  
 Mailing Address: 815 COLUMBUS ST % Ownership: 100.000000000000%  
 AUSTIN, TX 78704-2362  
 Exemptions: HS

**Values**

(+) Improvement Homesite Value:	+	\$415,283	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$715,283	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$715,283	
(-) HS Cap:	-	\$123,243	
<hr/>			
(=) Assessed Value:	=	\$592,040	

**Taxing Jurisdiction**

Owner: MOHIN TIMOTHY & CATHERINE  
 % Ownership: 100.000000000000%  
 Total Value: \$715,283

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01 AUSTIN ISD	1.242000	\$715,283	\$577,040	\$7,166.84
02 CITY OF AUSTIN	0.502700	\$715,283	\$592,040	\$2,976.19
03 TRAVIS COUNTY	0.494600	\$715,283	\$473,632	\$2,342.59
0A TRAVIS CENTRAL APP DIST	0.000000	\$715,283	\$592,040	\$0.00

B1  
34

2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$715,283	\$473,632	\$610.99
68	AUSTIN COMM COLL DIST	0.094900	\$715,283	\$586,120	\$556.23
Total Tax Rate:		2.463200			

Taxes w /Current Exemptions: \$13,652.84  
 Taxes w /o Exemptions: \$14,583.13

**Improvement / Building**

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2097.0 sqft Value: \$415,283

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5+		2008	1036.0
2ND	2nd Floor	WS - 5+		2008	489.0
031	GARAGE DET 1ST F	WS - 5+		2008	572.0
011	PORCH OPEN 1ST F	* - 5+		2008	72.0
512	DECK UNCOVERED	* - 5+		2008	130.0
512	DECK UNCOVERED	* - 5+		2008	30.0
095	HVAC RESIDENTIAL	* - *		2008	2097.0
251	BATHROOM	* - *		2008	2.5
2ND	2nd Floor	WS - 5		0	572.0
522	FIREPLACE	* - 5+		2008	1.0
604	POOL RES CONC	* - 5+		2012	1.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1445	6295.92	52.40	120.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$415,283	\$300,000		0 715,283	\$123,243	\$592,040
2013	\$238,218	\$300,000		0 538,218	\$0	\$538,218
2012	\$281,632	\$240,000		0 521,632	\$0	\$521,632
2011	\$283,118	\$240,000		0 523,118	\$0	\$523,118
2010	\$287,891	\$240,000		0 527,891	\$0	\$527,891
2009	\$24,300	\$240,000		0 264,300	\$0	\$264,300

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/5/2010	WD	WARRANTY DEED	SOUTH AUSTIN CAPITAL PARTNERS LP	MOHIN TIMOTHY & CATHERINE			2010048576TR
2	9/26/2007	SW	SPECIAL WARRANTY DEED	SHIPLEY INVESTMENTS LTD	SOUTH AUSTIN CAPITAL PARTNERS LP			2007181478TR
3	9/29/1998	SW	SPECIAL WARRANTY DEED	MARGRAVES ROSS D JR TRUSTEE OF	SHIPLEY INVESTMENTS LTD	13281	03422	

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.

B1  
35

## Travis CAD

## Property Search Results &gt; 101910 SAAD JONATHAN M for Year 2014

## Property

## Account

Property ID: 101910 Legal Description: LOT 2 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0102020505 Agent Code: ID:2006  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 903 COLUMBUS ST Mapsco: 614H  
 TX 78746  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: SAAD JONATHAN M Owner ID: 101657  
 Mailing Address: 2713 BARTON POINT DR  
 AUSTIN, TX 78733-6314  
 % Ownership: 100.0000000000%

## Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$61,237	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$361,237	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$361,237	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$361,237	

## Taxing Jurisdiction

Owner: SAAD JONATHAN M  
 % Ownership: 100.0000000000%  
 Total Value: \$361,237

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$361,237	\$361,237	\$4,486.57
02	CITY OF AUSTIN	0.502700	\$361,237	\$361,237	\$1,815.94
03	TRAVIS COUNTY	0.494600	\$361,237	\$361,237	\$1,786.68
0A	TRAVIS CENTRAL APP DIST	0.000000	\$361,237	\$361,237	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$361,237	\$361,237	\$466.00
68	AUSTIN COMM COLL DIST	0.094900	\$361,237	\$361,237	\$342.81
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	\$8,898.00

B1  
36

Taxes w/o Exemptions: \$8,897.99

**Improvement / Building**

**Improvement #1:** 1 FAM DWELLING **State Code:** A1 **Living Area:** 648.0 sqft **Value:** \$61,237

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3		1948	648.0
011	PORCH OPEN 1ST F	* - 3		1948	27.0
031	GARAGE DET 1ST F	WW - 3		1948	160.0
251	BATHROOM	* - *		1948	1.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1231	5362.66	50.00	110.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$61,237	\$300,000	0	361,237	\$0	\$361,237
2013	\$24,331	\$218,960	0	243,291	\$0	\$243,291
2012	\$16,257	\$250,000	0	266,257	\$0	\$266,257
2011	\$29,395	\$223,840	0	253,235	\$0	\$253,235
2010	\$30,632	\$240,000	0	270,632	\$0	\$270,632
2009	\$31,518	\$240,000	0	271,518	\$0	\$271,518

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/31/1993	WD	WARRANTY DEED	ANDERSON T HARRY	SAAD JONATHAN M	11906	02682	
2	2/22/1980	WD	WARRANTY DEED	ANDERSON JERRY D	ANDERSON T HARRY	06888	00736	
3	1/11/1979	WD	WARRANTY DEED	ANDERSON HARRY T	ANDERSON JERRY D	06450	01799	

Questions Please Call ☎

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
37

## Travis CAD

## Property Search Results &gt; 101921 CISNEROS REYNALDO ALBERTO &amp; for Year 2014

## Property

## Account

Property ID: 101921 Legal Description: LOT 10-11 BLK 2 BON AIR KNOLLS  
 Geographic ID: 0102020610 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 904 COLUMBUS ST Mapsco: 614H  
 TX 78746  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: CISNEROS REYNALDO ALBERTO & Owner ID: 101668  
 Mailing Address: CONCEPCION AUREA % Ownership: 100.0000000000%  
 904 COLUMBUS ST  
 AUSTIN, TX 78704-2363

Exemptions: HS

## Values

(+) Improvement Homesite Value: + \$90,931  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0  
 (+) Timber Market Valuation: + \$0  
 -----  
 (=) Market Value: = \$390,931  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$390,931  
 (-) HS Cap: - \$97,104  
 -----  
 (=) Assessed Value: = \$293,827

## Taxing Jurisdiction

Owner: CISNEROS REYNALDO ALBERTO &  
 % Ownership: 100.0000000000%  
 Total Value: \$390,931

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$390,931	\$278,827	\$3,463.03
02	CITY OF AUSTIN	0.502700	\$390,931	\$293,827	\$1,477.07
03	TRAVIS COUNTY	0.494600	\$390,931	\$235,062	\$1,162.62
0A	TRAVIS CENTRAL APP DIST	0.000000	\$390,931	\$293,827	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$390,931	\$235,062	\$303.23
68	AUSTIN COMM COLL DIST	0.094900	\$390,931	\$288,827	\$274.09
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$6,680.04

B1  
38

Taxes w/o Exemptions: \$7,237.55

### Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 756.0 sqft Value: \$90,931

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1937	756.0
011	PORCH OPEN 1ST F	* - 3+		1937	112.0
031	GARAGE DET 1ST F	WW - 3+		1937	340.0
251	BATHROOM	* - *		1937	1.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1145	4988.20	0.00	0.00	\$300,000	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$90,931	\$300,000	0	390,931	\$97,104	\$293,827
2013	\$46,812	\$300,000	0	346,812	\$79,697	\$267,115
2012	\$35,289	\$250,000	0	285,289	\$42,457	\$242,832
2011	\$40,330	\$240,000	0	280,330	\$59,574	\$220,756
2010	\$40,330	\$240,000	0	280,330	\$79,643	\$200,687
2009	\$40,330	\$240,000	0	280,330	\$97,887	\$182,443

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/15/1993	WD	WARRANTY DEED	MARTIN DELL SR	MARTIN DEBRA JANE	12133	01435	
2	12/15/1993	WD	WARRANTY DEED	MARTIN PARTNERSHIP	CISNEROS REYNALDO ALBERTO &	12133	01438	
3	12/31/1990	SW	SPECIAL WARRANTY DEED	MARTIN DEBRA JANE	MARTIN PARTNERSHIP	11366	00407	

Questions Please Call ☎

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
39

## Travis CAD

## Property Search Results &gt; 100215 WAKEFIELD JOSEPH &amp; CLAUDETTE for Year 2014

## Property

## Account

Property ID: 100215 Legal Description: LOT 4 W 4.3 FT OF LOT 3 BLK 7 SOUTH HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0100031904 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 904 W JAMES ST Mapsco: 614H  
 TX 78704  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: WAKEFIELD JOSEPH & CLAUDETTE Owner ID: 1404484  
 Mailing Address: % Ownership: 100.0000000000%  
 904 JAMES ST  
 AUSTIN, TX 78704-2354

Exemptions: HS, OV65

## Values

(+) Improvement Homesite Value: + \$337,486  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 (=) Market Value: = \$637,486  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$637,486  
 (-) HS Cap: - \$83,798  
 (=) Assessed Value: = \$553,688

## Taxing Jurisdiction

Owner: WAKEFIELD JOSEPH & CLAUDETTE  
 % Ownership: 100.0000000000%  
 Total Value: \$637,486

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$637,486	\$503,688	\$5,480.19	\$5,480.19
02	CITY OF AUSTIN	0.502700	\$637,486	\$483,688	\$2,431.50	
03	TRAVIS COUNTY	0.494600	\$637,486	\$372,950	\$1,844.61	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$637,486	\$553,688	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$637,486	\$372,950	\$481.11	
68	AUSTIN COMM COLL DIST	0.094900	\$637,486	\$433,151	\$411.06	
Total Tax Rate:		2.463200				

Taxes w/Current Exemptions: \$10,648.47

Taxes w/o Exemptions: \$13,638.44

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1836 0 sqft Value: \$337,486

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 5+		1943	1212.0
2ND	2nd Floor	WS - 5+		2005	624.0
571	STORAGE DET	WW - 5+		2005	160.0
051	CARPORT DET 1ST	* - 5+		2005	256.0
011	PORCH OPEN 1ST F	* - 5+		1943	65.0
251	BATHROOM	* - 5+		1943	2.0
095	HVAC RESIDENTIAL	* - 5+		1943	1836.0

B1  
40

011 PORCH OPEN 1ST F \*- 5+ 2008 16.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1358	5913.76	0.00	0.00	\$300,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$337,486	\$300,000	0	637,486	\$83,798	\$553,688
2013	\$203,353	\$300,000	0	503,353	\$0	\$503,353
2012	\$247,152	\$240,000	0	487,152	\$0	\$487,152
2011	\$234,638	\$240,000	0	474,638	\$0	\$474,638
2010	\$237,766	\$240,000	0	477,766	\$0	\$477,766
2009	\$265,923	\$240,000	0	505,923	\$0	\$505,923

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/18/2008	WD	WARRANTY DEED	MTKIN SAMUEL A	WAKEFIELD JOSEPH & CLAUDETTE			2008010470TR
2	5/12/2005	SW	SPECIAL WARRANTY DEED	GRIFFICE ROBERT L	MTKIN SAMUEL A			2005090425TR
3	6/8/2004	CD	CORRECTION DEED	GRIFFICE ROBERT L	GRIFFICE ROBERT L			2004137475TR

Questions Please Call

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved.  
Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



B1  
41

## Travis CAD

## Property Search Results &gt; 101922 KIATTA KATHLEEN for Year 2014

## Property

## Account

Property ID: 101922 Legal Description: LOT 12-13 BLK 2 BON AIR KNOLLS  
 Geographic ID: 0102020611 Agent Code: ID:2049  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 906 COLUMBUS ST Mapsco: 614H  
 TX 78746  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: KIATTA KATHLEEN Owner ID: 101669  
 Mailing Address: 3300 BEE CAVE RD  
 # 650215  
 WEST LAKE HILLS, TX 78746-6600  
 % Ownership: 100.000000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$104,554	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$291,778	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$396,332	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$396,332	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$396,332	

## Taxing Jurisdiction

Owner: KIATTA KATHLEEN  
 % Ownership: 100.000000000000%  
 Total Value: \$396,332

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$396,332	\$396,332	\$4,922.44
02	CITY OF AUSTIN	0.502700	\$396,332	\$396,332	\$1,992.36
03	TRAVIS COUNTY	0.494600	\$396,332	\$396,332	\$1,960.26
0A	TRAVIS CENTRAL APP DIST	0.000000	\$396,332	\$396,332	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$396,332	\$396,332	\$511.27
68	AUSTIN COMM COLL DIST	0.094900	\$396,332	\$396,332	\$376.12
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	\$9,762.45

B1  
42

Taxes w/o Exemptions: \$9,762.45

## Improvement / Building

<b>Improvement #1:</b>	1 FAM DWELLING	<b>State Code:</b>	A1	<b>Living Area:</b>	923.0 sqft	<b>Value:</b>	\$104,554
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	1ST	1st Floor	WW - 3+		1937	923.0	
	011	PORCH OPEN 1ST F	* - 3+		1937	18.0	
	031	GARAGE DET 1ST F	WW - 3+		1937	324.0	
	095	HVAC RESIDENTIAL	* - *		1937	923.0	
	251	BATHROOM	* - *		1937	1.0	
	631	PORCH CLOS UNFIN	* - 3+		1937	128.0	

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1143	4978.04	0.00	0.00	\$291,778	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$104,554	\$291,778		0	396,332	\$0 \$396,332
2013	\$57,360	\$300,000		0	357,360	\$0 \$357,360
2012	\$43,241	\$250,000		0	293,241	\$0 \$293,241
2011	\$49,418	\$240,000		0	289,418	\$0 \$289,418
2010	\$49,418	\$240,000		0	289,418	\$0 \$289,418
2009	\$49,418	\$240,000		0	289,418	\$36,478 \$252,940

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/31/2000	WD	WARRANTY DEED	ROLUFS HEIDI	KIATTA KATHLEEN	00000	00000	2000141140TR
2	7/8/1998	WD	WARRANTY DEED	RAWLINS EDWINA	ROLUFS HEIDI	13222	02249	
3	6/17/1997	MS	MISCELLANEOUS	RAWLINS E B	RAWLINS EDWINA	13222	02245	

Questions Please Call

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
43

## Travis CAD

## Property Search Results &gt; 100216 BROWN DOUGLAS B &amp; LUCY M for Year 2014

## Property

## Account

Property ID: 100216 Legal Description: LOT 5 BLK 7 SOUTH HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0100031905 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 906 W JAMES ST Mapsco: 614H  
 TX 78704  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: BROWN DOUGLAS B & LUCY M Owner ID: 100185  
 Mailing Address: 1616 WESTLAKE DR % Ownership: 100.000000000000%  
 WEST LAKE HILLS, TX 78746-3739

## Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$90,426	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$300,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$390,426	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$390,426	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$390,426	

## Taxing Jurisdiction

Owner: BROWN DOUGLAS B & LUCY M  
 % Ownership: 100.000000000000%  
 Total Value: \$390,426

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$390,426	\$390,426	\$4,849.09
02	CITY OF AUSTIN	0.502700	\$390,426	\$390,426	\$1,962.67
03	TRAVIS COUNTY	0.494600	\$390,426	\$390,426	\$1,931.04
0A	TRAVIS CENTRAL APP DIST	0.000000	\$390,426	\$390,426	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$390,426	\$390,426	\$503.65
68	AUSTIN COMM COLL DIST	0.094900	\$390,426	\$390,426	\$370.51
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$9,616.96
Taxes w/o Exemptions:					\$9,616.97

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1288 0 sqft Value: \$90,426

B1  
44

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3-		1935	1288.0
011	PORCH OPEN 1ST F	* - 3-		1935	72.0
031	GARAGE DET 1ST F	WW - 3-		1935	340.0
095	HVAC RESIDENTIAL	* - *		1935	1288.0
251	BATHROOM	* - *		1935	1.0
512	DECK UNCOVERED	* - 3-		1935	28.0
531	OBS FENCE	CAS - *		1935	1.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1333	5806.52	0.00	0.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$90,426	\$300,000	0	390,426	\$0	\$390,426
2013	\$43,143	\$300,000	0	343,143	\$0	\$343,143
2012	\$49,134	\$250,000	0	299,134	\$0	\$299,134
2011	\$56,153	\$240,000	0	296,153	\$0	\$296,153
2010	\$56,153	\$240,000	0	296,153	\$0	\$296,153
2009	\$56,153	\$240,000	0	296,153	\$0	\$296,153

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/18/1998	WD	WARRANTY DEED	RIFFE LOUIS LACY	BROWN DOUGLAS B & LUCY M	13129	03086	
2	4/17/1970	WD	WARRANTY DEED		RIFFE LOUIS LACY	03836	00867	

Questions Please Call ☎

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
45

## Travis CAD

## Property Search Results &gt; 818187 MCIVER KATHLEEN VAN KEUREN for Year 2014

## Property

## Account

Property ID: 818187 Legal Description: LOT 4 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0102020508 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 907 COLUMBUS ST Mapsco: 614H  
 TX 78704  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: MCIVER KATHLEEN VAN KEUREN Owner ID: 1559740  
 Mailing Address: 907 COLUMBUS ST % Ownership: 100.0000000000%  
 AUSTIN, TX 78704

Exemptions: HS

## Values

(+) Improvement Homesite Value: + \$69,981  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$369,981  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$369,981  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$369,981

## Taxing Jurisdiction

Owner: MCIVER KATHLEEN VAN KEUREN  
 % Ownership: 100.0000000000%  
 Total Value: \$369,981

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$369,981	\$354,981	\$4,408.86
02	CITY OF AUSTIN	0.502700	\$369,981	\$369,981	\$1,859.90
03	TRAVIS COUNTY	0.494600	\$369,981	\$295,985	\$1,463.94
0A	TRAVIS CENTRAL APP DIST	0.000000	\$369,981	\$369,981	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$369,981	\$295,985	\$381.82
68	AUSTIN COMM COLL DIST	0.094900	\$369,981	\$364,981	\$346.36
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	\$8,460.88
				Taxes w/o Exemptions:	\$9,113.37

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2510.0 sqft Value: \$69,981

Type Description Class CD Exterior Wall Year Built SQFT

B1  
46

1ST	1st Floor	VW - 4	1900	1355.0
2ND	2nd Floor	VW - 4	1900	907.0
1/2	Half Floor	VW - 4	1900	248.0
011	PORCH OPEN 1ST F	* - 4	1900	80.0
095	HVAC RESIDENTIAL	* - *	1900	2510.0
522	FIREPLACE	* - 4	1900	1.0
630	PORCH CLOS FIN	* - 4	1900	120.0
252	BEDROOMS	* - *	1900	3.0
251	BATHROOM	* - *	1900	3.0

#### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1263	5500.00	0.00	0.00	\$300,000	\$0

#### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$69,981	\$300,000		0	369,981	\$0
2013	\$132,746	\$300,000		0	432,746	\$0

#### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/17/2012	WD	WARRANTY DEED	FLAGG JEFFREY P	MCIVER KATHLEEN VAN KEUREN			2012212615TR
2	12/13/2012	WD	WARRANTY DEED	FLAGG DENISE S	FLAGG JEFFREY P			2012212614TR
3	9/12/2012	WD	WARRANTY DEED	FLAGG ELIZABETH ZARA	FLAGG JEFFREY P			2012163128TR

Questions Please Call ☎

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
47

## Travis CAD

## Property Search Results &gt; 824646 SHAHEEN ERIC J &amp; REBECCA S for Year 2014

## Property

## Account

Property ID: 824646 Legal Description: LOT 5 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0102020509 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: COLUMBUS ST TX 78704 Mapsco: 614H  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: SHAHEEN ERIC J & REBECCA S Owner ID: 1556103  
 Mailing Address: 909 COLUMBUS ST  
 AUSTIN, TX 78704 % Ownership: 100.000000000000%

## Exemptions:

## Values

(+) Improvement Homesite Value: + \$227,813  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$527,813  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$527,813  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$527,813

## Taxing Jurisdiction

Owner: SHAHEEN ERIC J & REBECCA S  
 % Ownership: 100.000000000000%  
 Total Value: \$527,813

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$527,813	\$527,813	\$6,555.44
02	CITY OF AUSTIN	0.502700	\$527,813	\$527,813	\$2,653.32
03	TRAVIS COUNTY	0.494600	\$527,813	\$527,813	\$2,610.57
0A	TRAVIS CENTRAL APP DIST	0.000000	\$527,813	\$527,813	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$527,813	\$527,813	\$680.88
68	AUSTIN COMM COLL DIST	0.094900	\$527,813	\$527,813	\$500.89
Total Tax Rate:		2.463200			
Taxes w/Current Exemptions:					\$13,001.10
Taxes w/o Exemptions:					\$13,001.09

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2112.0 sqft Value: \$227,813



B1  
48

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 6		2013	1212.0
2ND	2nd Floor	WS - 6		2013	900.0
011	PORCH OPEN 1ST F	* - 6		2013	251.0
612	TERRACE UNCOVERD	* - 6		2013	112.0
581	STORAGE ATT	WS - 6		2013	15.0
581	STORAGE ATT	WS - 6		2013	24.0
041	GARAGE ATT 1ST F	WS - 6		2013	172.0
095	HVAC RESIDENTIAL	* - *		2013	2112.0
011	PORCH OPEN 1ST F	* - 6		2013	366.0
SO	Sketch Only	SO - *		2013	102.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1263	5500.00	0.00	0.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$227,813	\$300,000	0	527,813	\$0	\$527,813
2013	\$0	\$300,000	0	300,000	\$0	\$300,000

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/26/2012	WD	WARRANTY DEED	FLAGG JEFFREY P	SHAHEEN ERIC J & REBECCA S			2012163129TR

**Questions Please Call**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
49

## Travis CAD

## Property Search Results &gt; 101908 CONRAD BENJAMIN &amp; BIANCA GONZALES for Year 2014

## Property

## Account

Property ID: 101908 Legal Description: LOT 6 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0102020503 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 911 COLUMBUS DR Mapsco: 614H  
 TX 78746  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: CONRAD BENJAMIN & BIANCA GONZALES Owner ID: 1458155  
 Mailing Address: 911 COLUMBUS ST % Ownership: 100.000000000000%  
 AUSTIN , TX 78704-2364

Exemptions: HS

## Values

(+) Improvement Homesite Value: + \$155,346  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 (=) Market Value: = \$455,346  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$455,346  
 (-) HS Cap: - \$65,826  
 (=) Assessed Value: = \$389,520

## Taxing Jurisdiction

Owner: CONRAD BENJAMIN & BIANCA GONZALES  
 % Ownership: 100.000000000000%  
 Total Value: \$455,346

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$455,346	\$374,520	\$4,651.54
02	CITY OF AUSTIN	0.502700	\$455,346	\$389,520	\$1,958.12
03	TRAVIS COUNTY	0.494600	\$455,346	\$311,616	\$1,541.25
0A	TRAVIS CENTRAL APP DIST	0.000000	\$455,346	\$389,520	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$455,346	\$311,616	\$401.98
68	AUSTIN COMM COLL DIST	0.094900	\$455,346	\$384,520	\$364.91
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$8,917.80

Taxes w/o Exemptions: \$9,594.66

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1228.0 sqft Value: \$155,346

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WA - 4-		1940	1228.0
011	PORCH OPEN 1ST F	* - 4-		1940	72.0

B1  
50

031	GARAGE DET 1ST F	WA - 4-	1940	324.0
251	BATHROOM	* - *	1940	2.0
095	HVAC RESIDENTIAL	* - *	2006	1228.0

#### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1224	5332.89	0.00	0.00	\$300,000	\$0

#### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$155,346	\$300,000	0	455,346	\$65,826	\$389,520
2013	\$95,401	\$300,000	0	395,401	\$41,292	\$354,109
2012	\$71,917	\$250,000	0	321,917	\$0	\$321,917
2011	\$82,191	\$240,000	0	322,191	\$0	\$322,191
2010	\$82,191	\$240,000	0	322,191	\$0	\$322,191
2009	\$53,182	\$240,000	0	293,182	\$38,151	\$255,031

#### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/9/2009	WD	WARRANTY DEED	SIMMONS JOHNNY & SARAH	CONRAD BENJAMIN & BIANCA GONZALES			2009189838TR
2	10/27/2005	WD	WARRANTY DEED	DOUGLAS LAWRENCE H	SIMMONS JOHNNY & SARAH			2005207564TR
3	4/20/1992	WD	WARRANTY DEED	DOUGLAS LAWRENCE H	DOUGLAS LAWRENCE H	00000	00000	2002086675TR

#### Questions Please Call

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved.  
Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
51

## Travis CAD

## Property Search Results &gt; 101920 RIEDT MARGARET JANE TRUSTEE OF for Year 2014

## Property

## Account

Property ID: 101920 Legal Description: LOT 7-8 \* & S 50 FT OF LOT 9 BLK 2 BON AIR KNOLLS  
 Geographic ID: 0102020609 Agent Code: ID:2049  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 1006 BOULDIN AVE Mapsco: 614H  
 TX 78704  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: RIEDT MARGARET JANE TRUSTEE OF Owner ID: 1360032  
 Mailing Address: THE MARGARET RIEDT TRUST % Ownership: 100.000000000000%  
 1006 BOULDIN AVE  
 AUSTIN , TX 78704-1616

Exemptions: HS

## Values

(+) Improvement Homesite Value: + \$152,701  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 (=) Market Value: = \$452,701  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$452,701  
 (-) HS Cap: - \$62,685  
 (=) Assessed Value: = \$390,016

## Taxing Jurisdiction

Owner: RIEDT MARGARET JANE TRUSTEE OF  
 % Ownership: 100.000000000000%  
 Total Value: \$452,701

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$452,701	\$375,016	\$4,657.70
02	CITY OF AUSTIN	0.502700	\$452,701	\$390,016	\$1,960.61
03	TRAVIS COUNTY	0.494600	\$452,701	\$312,013	\$1,543.21
0A	TRAVIS CENTRAL APP DIST	0.000000	\$452,701	\$390,016	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$452,701	\$312,013	\$402.50
68	AUSTIN COMM COLL DIST	0.094900	\$452,701	\$385,016	\$365.38
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	\$8,929.40
				Taxes w/o Exemptions:	\$9,606.87

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1076.0 sqft Value: \$152,701

B1  
52

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1935	1076.0
011	PORCH OPEN 1ST F	* - 3+		1935	96.0
011	PORCH OPEN 1ST F	* - 3+		1935	96.0
011	PORCH OPEN 1ST F	* - 3+		1935	60.0
031	GARAGE DET 1ST F	WW - 3+		1935	576.0
095	HVAC RESIDENTIAL	* - *		1935	1076.0
251	BATHROOM	* - *		1935	1.0
483	LIVING QUARTERS	G - *		1935	336.0
512	DECK UNCOVERED	* - 3+		1935	300.0
513	DECK COVERED	* - 3+		2007	80.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1311	5711.95	0.00	0.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$152,701	\$300,000	0	452,701	\$62,685	\$390,016
2013	\$76,121	\$300,000	0	376,121	\$21,561	\$354,560
2012	\$72,327	\$250,000	0	322,327	\$0	\$322,327
2011	\$82,659	\$240,000	0	322,659	\$0	\$322,659
2010	\$82,659	\$240,000	0	322,659	\$3,663	\$318,996
2009	\$82,659	\$240,000	0	322,659	\$32,663	\$289,996

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/20/2006	SW	SPECIAL WARRANTY DEED	RIEDT MARGARET JANE	RIEDT MARGARET JANE TRUSTEE OF			2007008602TR
2	12/27/1991	WD	WARRANTY DEED	SCHULMAN CHRISTOPHER F	RIEDT MARGARET JANE	11592	01093	
3	12/29/1981	WD	WARRANTY DEED	ROY WALTER F 111	SCHULMAN CHRISTOPHER F	07653	00870	

Questions Please Call ☎

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

## Travis CAD

## Property Search Results &gt; 101907 ERMIS MARY JANE for Year 2014

## Property

## Account

Property ID: 101907 Legal Description: LOT 7 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0102020502 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 913 COLUMBUS ST Mapsco: 614H  
 TX 78746  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: ERMIS MARY JANE Owner ID: 1488253  
 Mailing Address: 1502 W DITTMAR RD  
 AUSTIN, TX 78745

## Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$119,126	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$300,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$419,126	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$419,126	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$419,126	

## Taxing Jurisdiction

Owner: ERMIS MARY JANE  
 % Ownership: 100.000000000000%  
 Total Value: \$419,126

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$419,126	\$419,126	\$5,205.55
02	CITY OF AUSTIN	0.502700	\$419,126	\$419,126	\$2,106.95
03	TRAVIS COUNTY	0.494600	\$419,126	\$419,126	\$2,073.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$419,126	\$419,126	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$419,126	\$419,126	\$540.67
68	AUSTIN COMM COLL DIST	0.094900	\$419,126	\$419,126	\$397.75
Total Tax Rate:		2.463200			
				Taxes w/Current Exemptions:	
				\$10,323.92	

B1  
54

Taxes w/o Exemptions:

\$10,323.91

**Improvement / Building**

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1064.0 sqft Value: \$119,126

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WV - 3+		1936	1064.0
011	PORCH OPEN 1ST F	* - 3+		1936	100.0
011	PORCH OPEN 1ST F	* - 3+		1936	25.0
031	GARAGE DET 1ST F	WV - 3+		1936	324.0
251	BATHROOM	* - *		1936	1.0
522	FIREPLACE	* - 3+		1936	1.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1204	5243.20	0.00	0.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$119,126	\$300,000	0	419,126	\$0	\$419,126
2013	\$64,562	\$300,000	0	364,562	\$0	\$364,562
2012	\$49,956	\$250,000	0	299,956	\$0	\$299,956
2011	\$57,093	\$240,000	0	297,093	\$0	\$297,093
2010	\$57,093	\$240,000	0	297,093	\$31,338	\$265,755
2009	\$57,093	\$240,000	0	297,093	\$55,498	\$241,595

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/2/2010	SW	SPECIAL WARRANTY DEED	PURYEAR G J	ERMIS MARY JANE			2010164869TR

**Questions Please Call**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



B1  
55

## Travis CAD

## Property Search Results &gt; 101911 PURYEAR K GORDON &amp; MARY C PURYEAR for Year 2014

## Property

## Account

Property ID: 101911 Legal Description: LOT 1 BLK 1 CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY  
 Geographic ID: 0102020506 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 1100 BOULDIN AVE Mapsco: 614H  
 TX 78704  
 Neighborhood: BOULDIN Map ID: 010208  
 Neighborhood CD: K1000

## Owner

Name: PURYEAR K GORDON & MARY C PURYEAR Owner ID: 101658  
 Mailing Address: 1100 BOULDIN AVE % Ownership: 100.000000000000%  
 AUSTIN , TX 78704-2326

Exemptions: HS, OV65

## Values

(+) Improvement Homesite Value: + \$121,863  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$300,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0  
 (+) Timber Market Valuation: + \$0  
 (=) Market Value: = \$421,863  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$421,863  
 (-) HS Cap: - \$59,369  
 (=) Assessed Value: = \$362,494

## Taxing Jurisdiction

Owner: PURYEAR K GORDON & MARY C PURYEAR  
 % Ownership: 100.000000000000%  
 Total Value: \$421,863

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$421,863	\$312,494	\$803.37	\$803.37
02	CITY OF AUSTIN	0.502700	\$421,863	\$292,494	\$1,470.37	
03	TRAVIS COUNTY	0.494600	\$421,863	\$219,995	\$1,088.10	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$421,863	\$362,494	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$421,863	\$219,995	\$283.79	
68	AUSTIN COMM COLL DIST	0.094900	\$421,863	\$242,494	\$230.12	
Total Tax Rate:		2.463200				

Taxes w/Current Exemptions: \$3,875.75

Taxes w/o Exemptions: \$8,928.95

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1161.0 sqft Value: \$121,863

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WA - 3+		1948	1161.0
041	GARAGE ATT 1ST F	WA - 3+		1948	264.0

095	HVAC RESIDENTIAL	* - *	1948	1161.0
251	BATHROOM	* - *	1948	1.0
612	TERRACE UNCOVERD	* - 3+	1948	98.0
612	TERRACE UNCOVERD	* - 3+	1948	240.0
011	PORCH OPEN 1ST F	* - 3+	1948	56.0
SO	Sketch Only	SO - *		225.0
SO	Sketch Only	SO - *		15.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1259	5482.30	0.00	0.00	\$300,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$121,863	\$300,000	0	421,863	\$59,369	\$362,494
2013	\$65,772	\$300,000	0	365,772	\$36,232	\$329,540
2012	\$49,582	\$250,000	0	299,582	\$0	\$299,582
2011	\$56,665	\$240,000	0	296,665	\$13,174	\$283,491
2010	\$56,665	\$240,000	0	296,665	\$38,946	\$257,719
2009	\$56,665	\$240,000	0	296,665	\$62,375	\$234,290

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/21/1991	WD	WARRANTY DEED	FLEETWOOD STANLEY R	PURYEAR K GORDON & MARY C PURYEAR	11552	00701	
2	9/4/1991	MS	MISCELLANEOUS	LAUGHLIN HELEN NICHOLS SMITHEY	FLEETWOOD STANLEY R	11552	00696	
3		MS	MISCELLANEOUS		LAUGHLIN HELEN NICHOLS SMITHEY	00000	00000	

**Questions Please Call**

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 8/7/2014 1:32 AM

© 2014 True Automation, Inc. All Rights Reserved.  
Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Word, Daniel

B1  
57

**From:** [REDACTED]  
**Sent:** Monday, September 29, 2014 9:16 PM  
**To:** Ramirez, Elaine; Word, Daniel  
**Subject:** Re: 905 Columbus RDCC Hearing

Hi Elaine,

Per Kevin Lewis's (President of Bouldin Creek's Neighborhood Association) request, I would like to postpone our RDCC hearing to the November date.

Kevin has emailed Barbara from code enforcement directly asking for more time since the BNCA Steering Committee will not meet until 10/6 to decide a position for the neighborhood.

I have given Barbara your and Daniel's contact info so she can let you know if the request is approved. Please let me know if you need anything else from me. Thanks.

-Greg

On Mon, Sep 29, 2014 at 2:11 PM, Ramirez, Elaine <[Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)> wrote:

They haven't contacted me but I am pretty sure it is going to be up to Code Enforcement if they want to push it back to November.

Elaine Ramirez

Planner II, Residential Zoning (2nd FL) -OTC

City Of Austin -Planning & Development Review Dept

~~pln(512)974-2550~~

~~celaine(512)974-6506~~

~~[elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)~~

General Information walk-in, Express, & Total Demo hours: Monday, Wednesday, Friday 8 a.m. - 11 a.m.

Residential Application & Plan Intake Hours: Mon, Wed, or Fri mornings 8a.m. - 11a.m. or Wed afternoon 1p.m. - 3p.m.



**To:** Ramirez, Elaine; Word, Daniel  
**Subject:** Re: Hours Today

B  
5/8

Hi Elaine. I just dropped 7 copies (1 extra ) at the reception desk for you. Thanks and let me know if you need anything else.

-Greg

On Thursday, September 25, 2014, Gregory Bow <[REDACTED]> wrote:

Hi Elaine,

I will be there in about 20 min to drop everything off. Thanks.

-Greg

On Wed, Sep 24, 2014 at 3:45 PM, Gregory Bow <[REDACTED]> wrote:

ok great. my wife is coming from the airport but hopefully will get there before it closes. Thanks.

-Greg

On Wed, Sep 24, 2014 at 3:40 PM, Ramirez, Elaine <[Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)> wrote:

Yes...the reception desk is open until 4:45p.m.

**Elaine Ramirez**

**Planner II, Residential Zoning (2nd FL) -OTC**

**City Of Austin -Planning & Development Review Dept**

**[REDACTED]**

B1  
59

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-079972 PR  
ADDRESS: 905 Columbus Street  
Contact: Daniel Word, 974-3341  
Public Hearing: October 1, 2014  
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

PHILIP KEN

Your Name (please print)

912 CHRISTOPHER ST.

Your address(es) affected by this application

*[Signature]*

Signature

21 SEPT. 2014

Date

Comments: ① THIS IS NEW CONSTRUCTION, THE OWNERS HAVE DEMONSTRATED NO HARDSHIP THAT WOULD NECESSITATE BUILDING A LARGER HOUSE THAN THE LOT ALLOWS. FAR EXCEEDS .40 BY A WIDE MARGIN.  
② AUTOMOBILE-CENTRIC DESIGN WITH WIDE DRIVEWAY AND DOUBLE-GARAGE DOORS FACING THE STREET IS DIRECTLY OPPOSED TO THE RESIDENTIAL DESIGN GUIDELINES ADOPTED BY BOWMAN NEIGHBORHOOD. (SEE GUIDELINE 1.4)  
③ I HAVE REVIEWED THE SQUARE FOOTAGE TAKEOFF OF THE ORIGINAL, EXISTING HOUSE, AND DETERMINED THAT THE APPLICANT

If you use this form to comment, it may be returned to:  
City of Austin  
Daniel Word  
P.O. Box 1088  
Austin, TX 78767-8810

FAILED TO COUNT THE DOUBLE-HEIGHT SPACE OF THE FRONT ENTRY / STAIRWELL, WHICH WOULD INCREASE THE EXISTING HOUSE

AREA BY APPROXIMATELY 220-240 SF., IN ADDITION TO THE GARAGE MODIFICATION REQUESTED.

④ THE BUILDER, ROBERT BUCHANAN OF "PRIDE OF AUSTIN HOMES", HAS INCORRECTLY / INACCURATELY REPRESENTED SQUARE FOOTAGE ON OTHER HOMES BUILT IN THE NEIGHBORHOOD, RESULTING IN OVER-SIZED, OUT-OF-SCALE CONSTRUCTION, AND SHOULD NOT BE ENCOURAGED OR ALLOWED TO CONTINUE HIS DECEITFUL PRACTICE IN THE NEIGHBORHOOD. (ORIGINAL PERMIT # 2012-093731 PR)

B1  
60

- A. A ground floor porch, including a screened porch;
- B. A habitable portion of a building that is below grade if:
  - 1. It does not extend beyond the first-story footprint; and
  - 2. 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; and
- C. A habitable portion of an attic, 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; and
  - 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

**3.3.3.** An area with a ceiling height greater than 15 feet is counted twice.

### **3.4. HEIGHT**

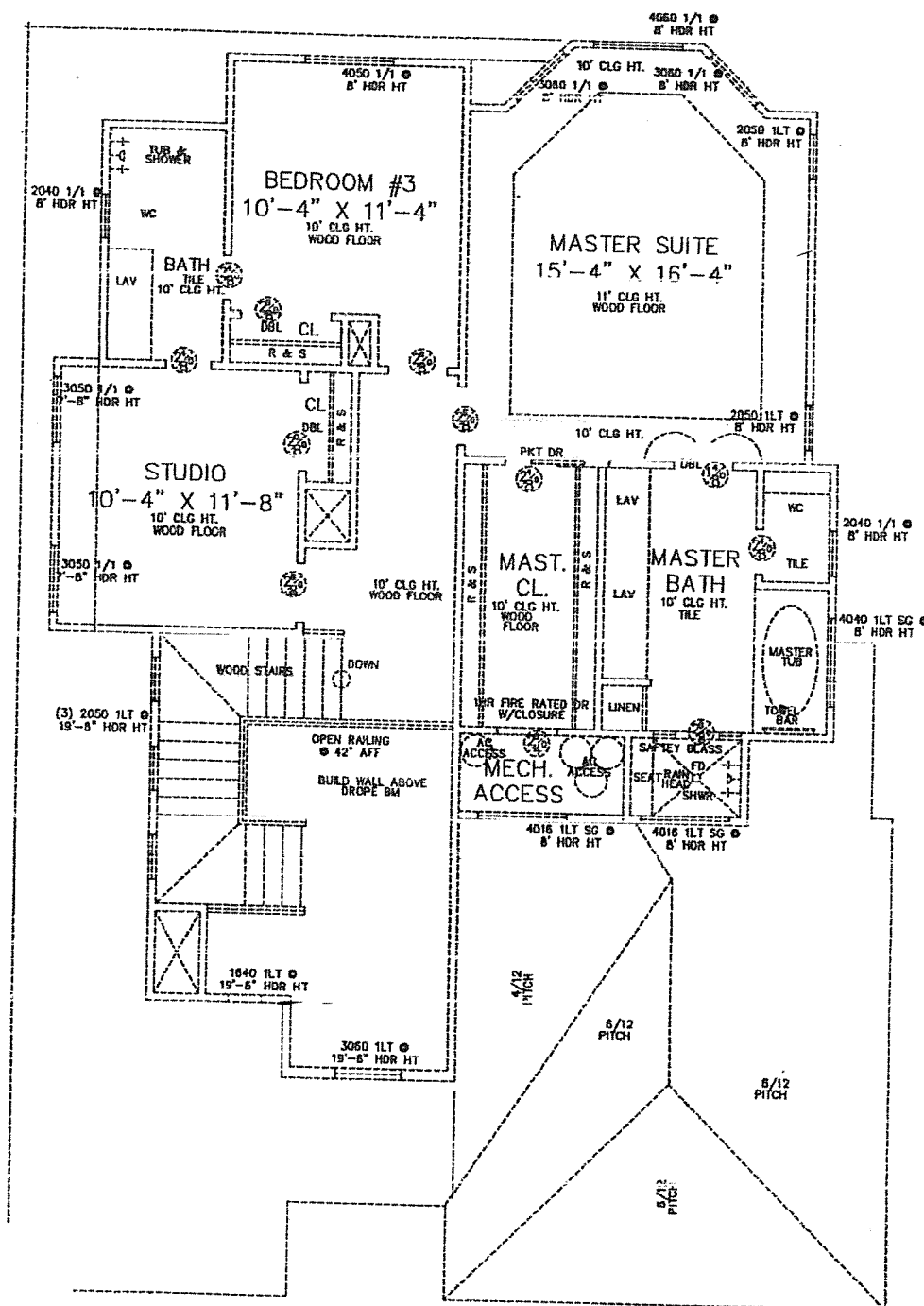
For purposes of this Subchapter, the HEIGHT of a building or setback plane shall be measured as follows:

- 3.4.1.** Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to:
  - A. For a flat roof, the highest point of the coping;
  - B. For a mansard roof, the deck line;
  - C. For a pitched or hip roof, the average height of the highest gable; or
  - D. For other roof styles, the highest point of the building.
- 3.4.2.** The grade used in the measurement of height for a building or setback plane shall be the lower of natural grade or finished grade, except height shall be measured from finished grade if:
  - A. The site's grade is modified to elevate it out of the 100-year floodplain; or
  - B. The site is located on the approximately 698.7 acres of land known as the Mueller Planned Unit Development, which was zoned as a planned unit development (PUD) district by Ordinance Number 040826-61.
- 3.4.3.** For a stepped or terraced building, the height of each segment is determined individually.

[illegible]

> THIS AREA WAS NOT COUNTED IN SQUARE FOOTAGE OF ORIGINAL PERMIT APPLICATION.

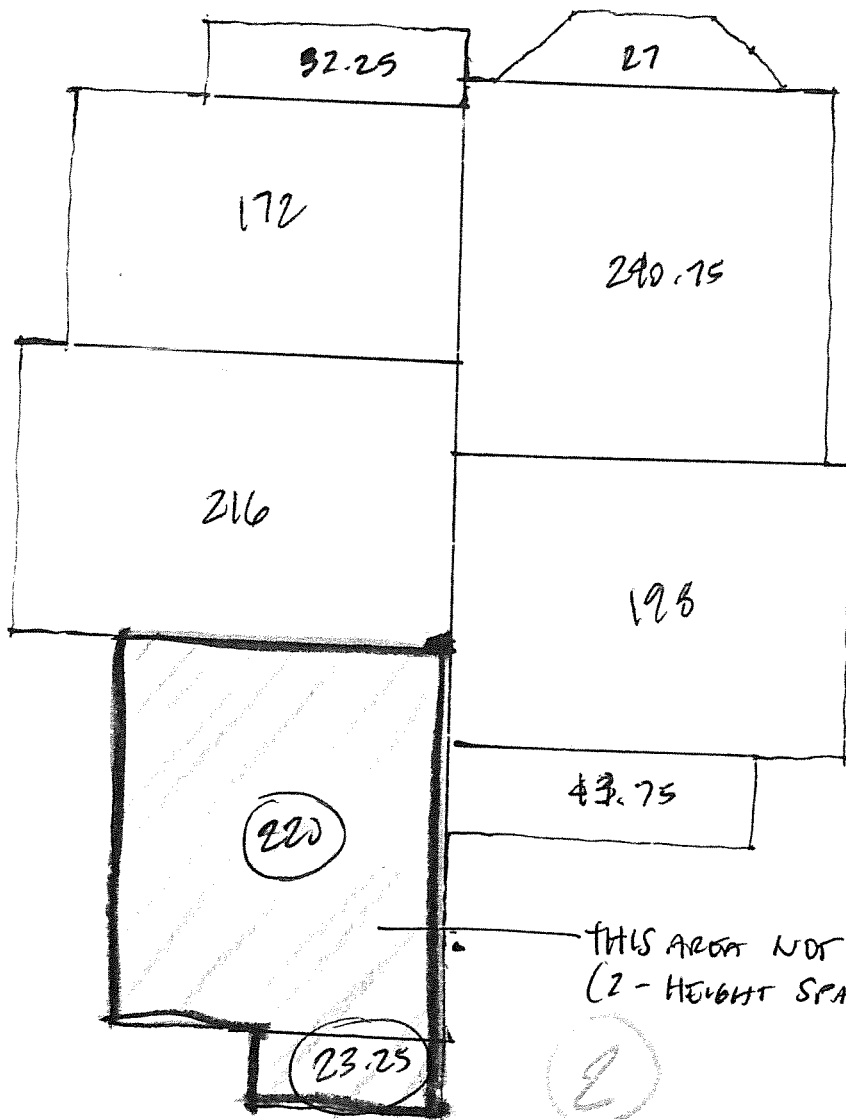
B1  
62



1/8"



B1  
63



1,065

(845)

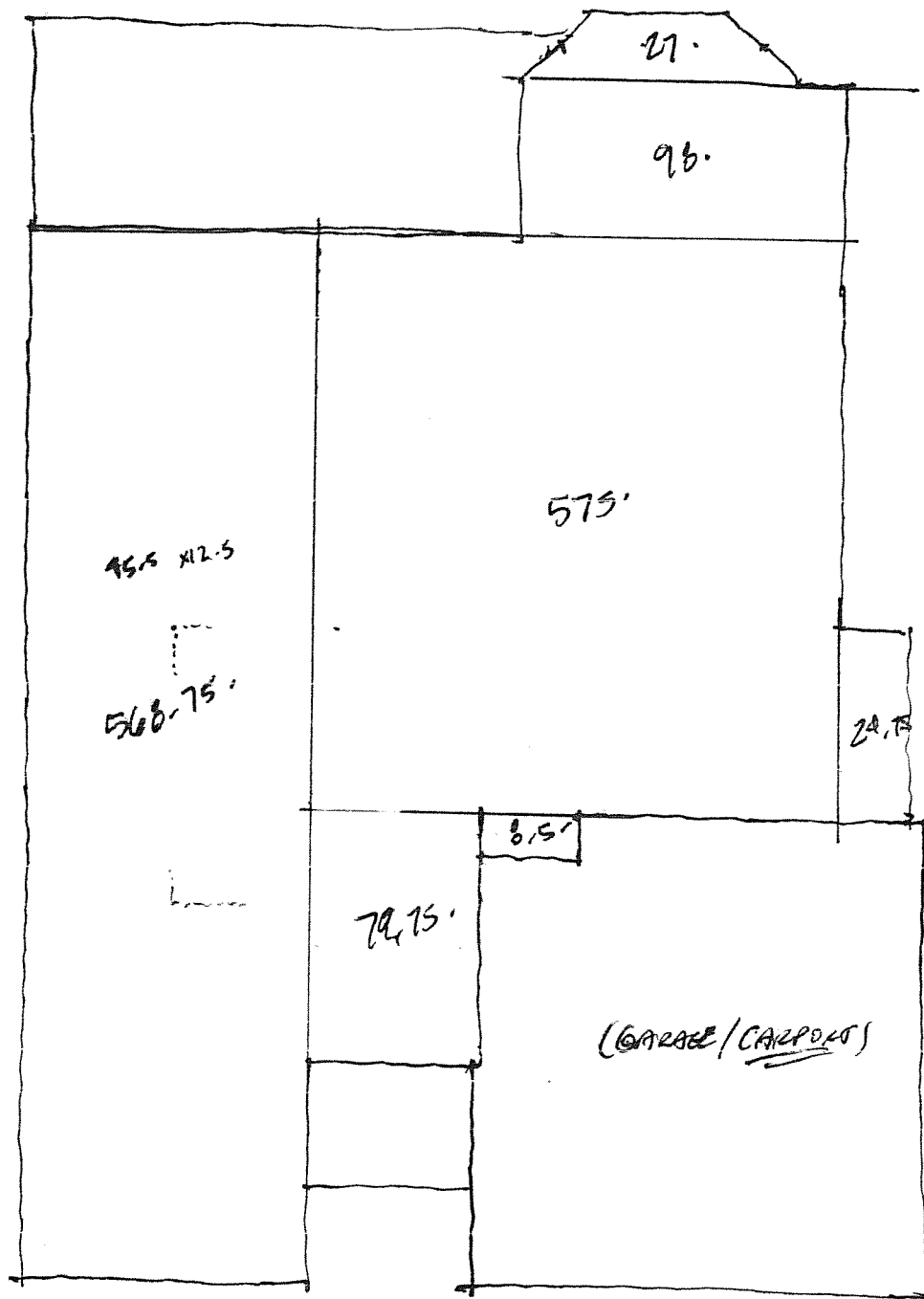
MG ORIG.  
899.75 (845)  
+  
243.25 (220)  
1143 (1073)

1073

$\frac{1}{8}'' = 1'-0''$

B1  
64

27  
98



me him  
1381 1355  
(1.02)



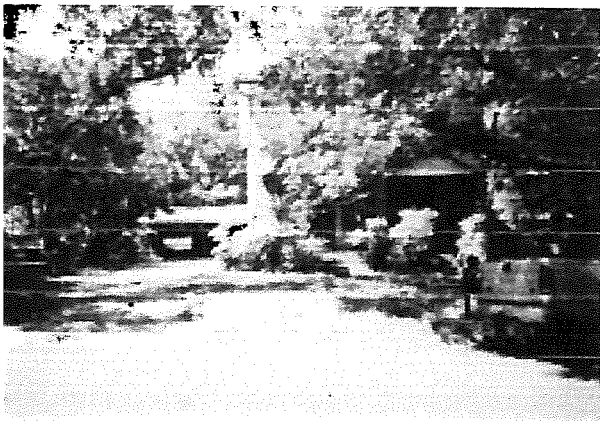
1/8" = 1'-0"

6/5/B

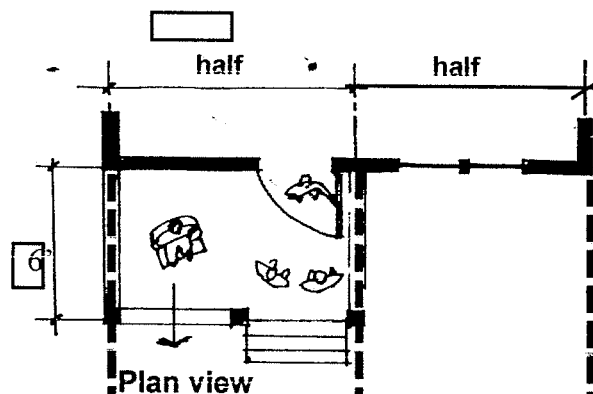
# RESIDENTIAL DESIGN GUIDELINES

## MAINTAINING THE SINGLE-FAMILY CHARACTER OF THE INTERIOR OF THE NEIGHBORHOOD.

**Guideline 1.4:** Garages or carports are not common in the neighborhood but where they exist, they are detached and located at the rear of the lot. If an attached garage is desired, setting it back at least 10 feet from the front facade of the house will help to preserve the people-oriented character of the streetscape. Garages are typically designed to resemble the house in shape, material and color.



ally modest  
houses have  
half the front  
least 6 feet  
space to sit



# City of Austin

## Residential Permit Application

Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747

For Department Use Only

12-0937 -K

12-111550

Assigned

Due Date:

Review Date:

Issue Date:

Reviewed/Approved

Issued:

9-25-2016

11/9/17

Project Address: 903 Columbus ST Tax Parcel ID: 0102020507

Legal Description: Lot 3 Block 1 Capital Heights P105 1/2 Capital ADJ Vac Alley

Zoning: SF3 NP Lot Size (square feet): 5500

Neighborhood Plan Area (if applicable): Bouldin Creek Historic District (if applicable): NO

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y ☒ N ☐

Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.

Does this site currently have water availability? Y ☒ N ☐ wastewater availability? Y ☒ N ☐

Note: If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.

Does this site have a septic system? Y ☐ N ☒ If yes, submit a copy of approved septic permit to construct

Does this site require a cut or fill in excess of four (4) feet? Y ☐ N ☒ If yes, contact the Development Assistance Center for a Site Plan Exemption.

Does this site front a paved street? Y ☒ N ☐ Is this site adjacent to a paved alley? Y ☐ N ☒

Does this site have a Board of Adjustment (BOA) variance? Y ☒ Case #                      (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ N ☒

If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.

Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone? Y ☐ N ☒

Note: If yes, application for a tree permit with the City Arborist may be required.

Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y ☐ N ☒

Note: Proximity to a floodplain may require additional review time.

Existing Use: vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential ☐ other ☐

Proposed Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other ☐

Project Type: new construction ☒ addition ☐ addition/remodel ☐ remodel/repair ☐ other ☐

# of bedrooms existing: 0 # of bedrooms proposed: 4 # of baths existing: 0 # of baths proposed: 3.5

Will all or part of an existing exterior wall be removed as part of the project? Y ☐ N ☒

Note: Removal of all or part of a structure requires a demolition permit.

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)

SFR - 2 story w/ 2 car carport Front & Rear

Porch

Trades Permits Required: electric ☒ plumbing ☒ mechanical (HVAC) ☒ concrete (right-of-way) ☒

B1  
67

Building Coverage Information		Site Development Information	
<small>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)</small>			
Existing Building Coverage (sq ft):	<u>0</u>	% of lot size:	<u>0</u>
Proposed Building Coverage (sq ft):	<u>2033</u>	% of lot size:	<u>36.9</u>
<b>Impervious Cover Information</b>			
<small>Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians (LDC 25-1-23)</small>			
Existing Impervious Cover (sq ft):	<u>0</u>	% of lot size:	<u>0</u>
Proposed Impervious Cover (sq ft):	<u>2349</u>	% of lot size:	<u>42.7</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)		Y	<input checked="" type="radio"/> N
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)		Y	<input checked="" type="radio"/> N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3)		Y	<input checked="" type="radio"/> 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>28'8"</u>	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)			
*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.		<input checked="" type="radio"/> Y	<input type="radio"/> N
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?		<input checked="" type="radio"/> Y	<input type="radio"/> N
Width of approach (measured at property line): <u>20</u> ft		Distance from intersection (for corner lots only): _____ ft	
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property?		Y	<input checked="" type="radio"/> N

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
<small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>			
1 <sup>st</sup> floor conditioned area		<u>1355</u>	<u>1355</u>
2 <sup>nd</sup> floor conditioned area		<u>845</u>	
3 <sup>rd</sup> floor conditioned area			
Basement			
Covered Parking (garage or carport)		<u>440</u>	<u>440</u>
Covered Patio, Deck or Porch	<u>1</u>	<u>238</u>	<u>238</u>
Balcony		<u>238</u>	<u>238</u>
Other			
<b>Total Building Coverage</b>		<u>2878</u>	<u>2033</u>
Driveway		<u>300</u>	<u>300</u>
Sidewalks			
Uncovered Patio	<u>1</u>		
Uncovered Wood Deck (counts at 50%)			
AC pads			
Other (Pool Coping, Retaining Walls)		<u>16</u>	<u>16</u>
<b>Total Site Coverage</b>		<u>316</u>	<u>2349</u>
Pool			
Spa			

### Gross Floor Area

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

	Existing	New	Exemption	Total
1 <sup>st</sup> Floor		1355		1355
2 <sup>nd</sup> Floor		845		845
3 <sup>rd</sup> Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)		440	440	0
(detached)				
Accessory building(s)				
(detached)				

TOTAL GROSS FLOOR AREA

2200

(Total Gross Floor Area /lot size) x 100 = 40% Floor-To-Area Ratio (FAR)

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

N  
N  
N  
N  
N  
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.

6/9/12

		Contact Information	
Owner		Applicant or Agent	Robert Buchanan
Mailing Address		Mailing Address	716 Post Oak
Phone		Phone	512 879-8473
Email		Email	rjb@prideofaustin.com
Fax		Fax	
General Contractor	Pride of Austin Homes	Design Professional	
Mailing Address	401 Congress Ave Suite 1540	Mailing Address	
Phone	512 879-8473	Phone	
Email		Email	
Fax		Fax	

### Acknowledgments

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

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, 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: Robert Buchanan Date: 10-29-12

7/8/12

Owner	Greg Bow & Simmi Mehta	Applicant or Agent	Robert Buchanan
Mailing Address	421 W. 3rd #1702 Austin TX	Mailing Address	Pride of Austin Homes, LLC
Phone		Phone	512 879-8473
Email		Email	rjb@prideofaustin.com
Fax		Fax	
General Contractor		Design Professional	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
Fax		Fax	

### Acknowledgments

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

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 Sire 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:

*(Signature)* (SIMMI MEHTA)  
*(Signature)* (Greg Bow)

9/4/12  
 9/4/12



B  
7/1

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-079972 PR

ADDRESS: 905 Columbus Street

Contact: Daniel Word, 974-3341

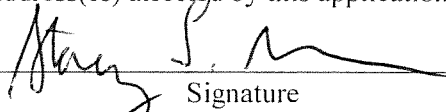
Public Hearing: October 1, 2014

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

STACY L. MILLER  
Your Name (please print)

912 CHRISTOPHER ST.  
Your address(es) affected by this application

 9/23/14  
Signature Date

Comments: ① ENCLOSED 2 CAR GARAGE AT FRONT OF PROPERTY IS IN DIRECT CONFLICT WITH THE BOULDER NEIGHBORHOOD PLAN.  
② HOUSE WAS JUST BUILT WITHIN LAST 6 MONTHS. IF THEY WANTED AN ENCLOSED GARAGE THEY SHOULD REDUCE THE OVERALL SQ. FOOTAGE OF THEIR HOUSE AND INCLUDE THE GARAGE IN THE SUBMITTED PLAN. WHERE IS THE HARDSHIP THAT NECESSITATES A VARIANCE?  
THERE ISN'T ONE HERE,

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

City of Austin

Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

B1  
72

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-079972 PR

ADDRESS: 905 Columbus Street

Contact: Daniel Word, 974-3341

Public Hearing: October 1, 2014

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

RITA L. EWING  
Your Name (please print)

913 James St. W  
Your address(es) affected by this application

Rita L. Ewing 9-27-2014  
Signature Date

Comments: I object because the  
garage was enclosed before  
a permit to do so was gained.  
I believe this is an attempt  
to skirt the codes that limit  
square footage of houses in this  
neighborhood. It is precedent-  
setting.

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

City of Austin

Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

B1  
73

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: 2014-079972 PR**

**ADDRESS: 905 Columbus Street**

**Contact: Daniel Word, 974-3341**

**Public Hearing: October 1, 2014**

**Residential Design and Compatibility Commission**

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

NAM SZETO  
Your Name (please print)

1108 S. 5TH ST, AUSTIN 78704  
Your address(es) affected by this application

[Signature] 9-23-2014  
Signature Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin  
Daniel Word  
P.O. Box 1088  
Austin, TX 78767-8810

B/  
74

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-079972 PR

ADDRESS: 905 Columbus Street

Contact: Daniel Word, 974-3341

Public Hearing: October 1, 2014

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

KATHRYN MUELLER  
Your Name (please print)

1000 BOWLING AVE AUSTIN TX 78704  
Your address(es) affected by this application

[Signature] 9/23/14  
Signature Date

908  
CHRISTOPHER ST  
AUSTIN TX 78701

Comments:

I AM UNABLE TO MAKE THE MATH  
WORK OUT, IT SEEMS THAT F.A.R. IS MUCH  
HIGHER THAN CALCULATED. I ALSO OBJECT TO  
THE IDEA THAT THE OWNER WOULD BE WILLING TO  
DO THE GARAGE DOOR ADDITION FIRST BEFORE  
GETTING PERMISSION FOR SUCH A VARIANCE. ~~TWO~~ DEED,  
THE CHANGES TO THE STRUCTURE HAVE ALREADY HAPPENED,

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

City of Austin

Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

WHICH IS NOT RIGHT.

B1  
75

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-079972 PR

ADDRESS: 905 Columbus Street

Contact: Daniel Word, 974-3341

Public Hearing: October 1, 2014

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Serry Tredemeyer  
Your Name (please print)

~~1000 Bouldin Ave~~  
Your address(es) affected by this application

908 CHRISTOPHER ST  
AUSTIN TX 78704

[Signature]  
Signature

9/21/14  
Date

Comments: I object

Not enough dimensions on plan  
to calculate true sq ft. of house  
But by scale #'s do not add up!

The Gross Floor Area is showing 440 sq ft for a Conpt  
that does not exist + Giving 200 sq  
credit for a Garage that has already been completed.

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

City of Austin

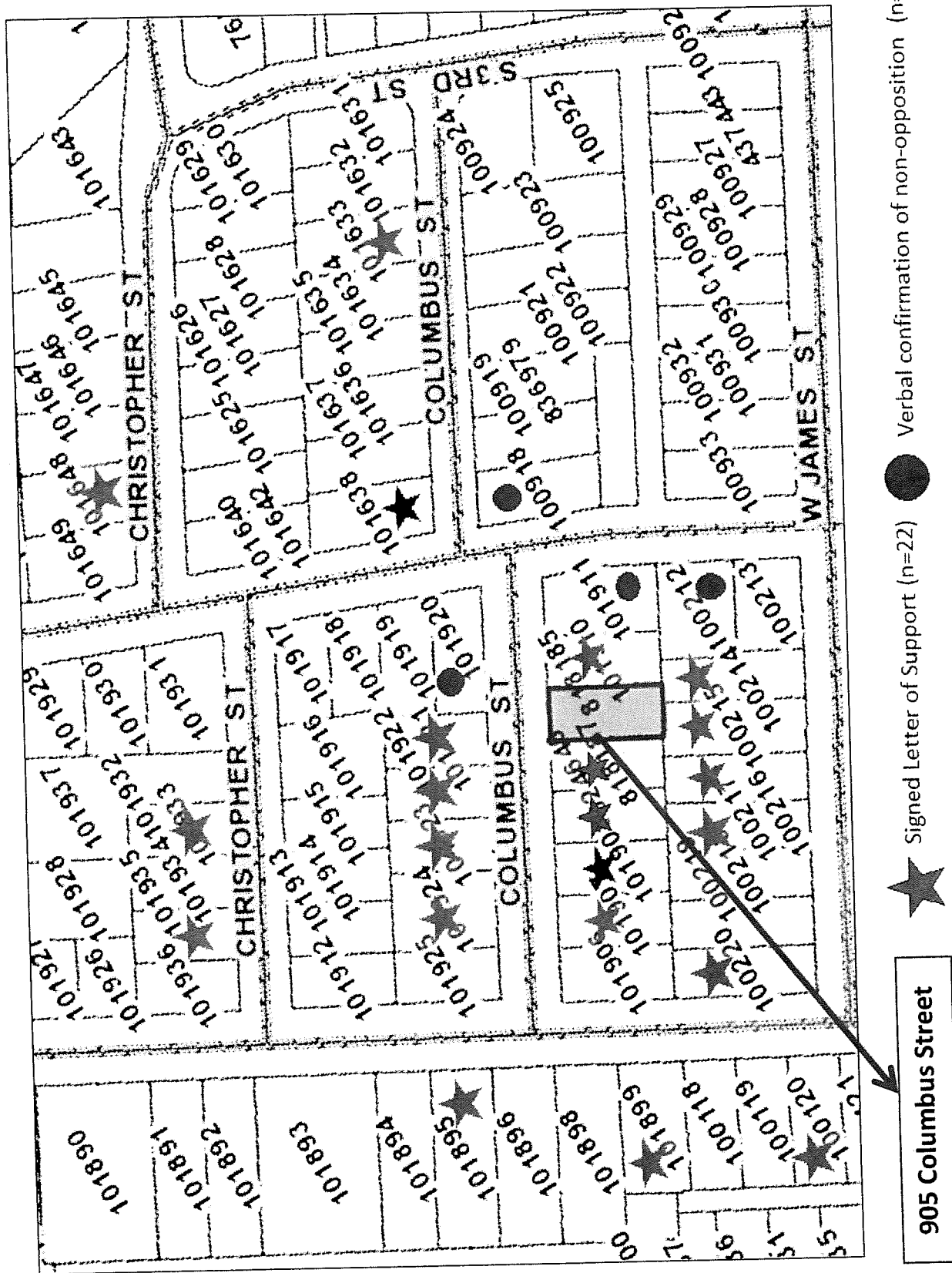
Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

This is already over  
Revenos Impover  
Calculation

# TCAD Map of lots surrounding 905 Columbus Street



NOTE: Additional Signed Letters of Support within Bouldin Creek Neighborhood =17; total support letters = 39

2/2/00

B/  
77

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 804 Columbus St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Doug Alford *Doug Alford*  
Contact Information: 512.470.9942

8/7/14

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 814 Columbus St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Katie Orenstein

Contact Information: 818-620-4083



B1  
79

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 904 Columbus, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

*Reynaldo Cisneros*

Name: Rey Cisneros

Contact Information: 512-2994729

B/  
80

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 906 COLUMBUS ST, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: ROBERT J BURNS

Contact Information: 317-796-3073



00108

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 908 Columbus, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Kinda S. Jeffery

Contact Information: 512 444 8957

B1  
08/02

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 910 Columbus St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Luis A. Ibáñez

Contact Information: (512) 414-0371

B1  
83

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 911 Columbus St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Ben Conrad

Contact Information: 512 964 5848

B/  
84

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 913 Columbus, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Bruce Patterson

Contact Information: 512 815 0356

B  
8/5


October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 902A JAMES ST., Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: GREG SMITH   
Contact Information: (214) 801-2883

B  
1  
86

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 905 James St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: 

Contact Information: \_\_\_\_\_



B1  
87

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 906 James St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,



Name: Duaine King

Contact Information: Duaineking@hotmail.com

B/  
8/8

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 907 James St., Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: [Signature]

Contact Information: 312-748-9220

B/  
08/09

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 908 JAMES, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

ROB BAIRD

Name: 

Contact Information: 646 234 5067

11/7

B/  
90

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 914 James St., Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Hannah Dondero

Contact Information: HannahDondero@gmail.com

B  
9/11

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1110 5<sup>th</sup>, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Kevin Peroni K-P

Contact Information: 512-431-3178

B1  
92

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1102 S 5th St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: William Goenhu

Contact Information: 512 537-9811

B/  
9/3

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1010 S. 5th, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: WD [Signature]

Contact Information: 512-296-3850

B1  
94

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1200 Bouldin Ave, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Jayne Barrett  
Contact Information: jaybarrett@austin.vr.com



B1  
95


October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1201 Boulton Ave, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: BEN BISHOP 

Contact Information: 512.502.4877

B/1  
9/6

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 810 Christopher, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Philip Caterbore. Star Caterbore.

Contact Information: 214-463-3282.

B1  
97

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 906 Christopher St., Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Ashley Foster

Contact Information: ashley@helloashleyaustin.com

B1  
98

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of BCNA / 910 CHRISTOPHER, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Petra Rogers

Contact Information: Petra-Rogers2002@yahoo.com

B1  
99

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 707 W. Gibson, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Betsy Sheiden

Contact Information: (408) 203-1469

B1  
100

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1203 S. 3RD ST, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: KRISTOF IRWIN

Contact Information: (512) 497-3221

B/  
10/

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 804 W. Elizabeth St., Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name:

Leslie Fars

Contact Information:

austinleslie@sbcglobal.net

B1  
102

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

1007 Milton St.

As a resident of Bouldin Creek, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Rebecca Lewis

Contact Information: 512 284-8299



B1  
103

October, 2014

To Whom It May Concern:

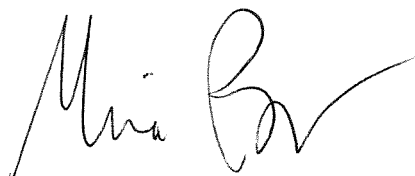
I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1011 Brodie St #5, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Mina Pizzini

Contact Information: mina.pizzini@gmail.com



B1  
104

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 209 Fletcher Street, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,



Name: Jim Thatcher

Contact Information: 512 306 0931

B1  
105


October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

- As a resident of 900 W Mary St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Kris Wixom 

Contact Information: 512-826-0485

B1  
106

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 606 W. Live Oak, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Aspigel

Contact Information: ash.spiegel@yahoo.com

B1  
107

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 608 W Live Oak St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Nat Molry

Contact Information: 206-295-0109

B1  
108

October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1611 S 2nd St, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Madeline Hernandez

Contact Information: 512 333-1509

B1  
109


October, 2014

To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 709 Fletcher Street, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Diana Seidel   
Contact Information: 512-306-0931

B1  
110

October, 2014

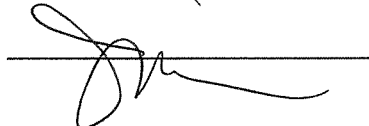
To Whom It May Concern:

I was informed by the owners of 905 Columbus Street, Austin TX 78704 that they are applying for a waiver/variance for the conversion of their carport to a garage. I understand that this conversion did not change the overall footprint of the house, but did increase their total FAR (floor-to-area ratio) to 0.44, which is over the current 0.40 limit for their lot.

As a resident of 1002 Christopher, Austin Texas 78704 I support their waiver/variance application. The current standing structure as a garage with a door and walls is favorable over a carport as it enhances the aesthetic of the neighborhood and improves safety.

Thank you,

Name: Jana Wallace

Contact Information: 



**JAMES B. MCIVER**  
708 B West Gibson Austin, Texas 78704  
Phone 979-966-9044, Fax 512-712-4719

B1  
111

August 19, 2014

In Re: Permit Application #2014-079972-PR Carport /Garage Conversion

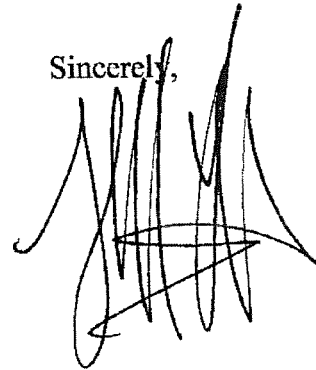
To Whom It May Concern,

I own the property at 708 B West Gibson Street, Austin, Texas. I live in the neighborhood and am familiar with the new home built by Mr. and Mrs. Bow on Columbus Street.

I have no objection whatsoever to the enclosure. It improves the appearance of the property and the neighborhood in general.

I do not require any notice and hereby give the Bow's permission to submit this letter in lieu of my personal appearance at any hearing or proceeding regarding their pending application.

Sincerely,

A handwritten signature in black ink, appearing to be "James B. Mciver", written over a horizontal line.

10/3/2014

Patricia M Varraveto  
413 W Johanna Street Unit A  
Austin, TX 78704  
Phone: 574-514-8736

City of Austin  
RE: Permit Application #2014-079972-PR Carport/Garage Conversion

Dear City of Austin,

I am writing this letter in support of Mr. and Mrs. Bow's recent conversion of their carport into a garage at their home on Columbus Street in South Austin. I live in the same neighborhood as the Bows and currently reside at 413 W Johanna Street.

In addition to improving the appearance of their property, I believe that the newly added enclosed walls and securable garage door decrease the likelihood of theft at the Bows' property, thereby increasing the overall security of the neighborhood. I wish to go on record as fully supportive of this improvement at their home.

Thank you,

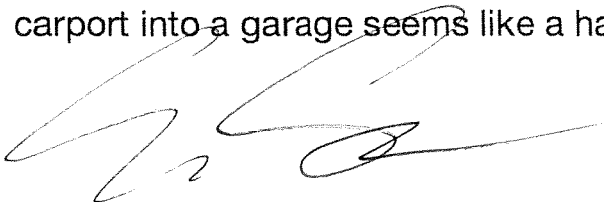
A handwritten signature in black ink that reads "Patricia M Varraveto". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Patricia M Varraveto

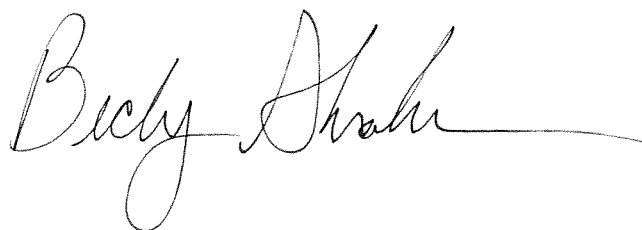
To Whom It May Concern:

10/2/14 B1  
113

I was informed that the owners of 905 Columbus Street 78704 are applying for a waiver for their carport that was converted in to a garage. This did not make a bigger footprint, it just increased their FAR by a fraction of a percentage. As their neighbor, I support their waiver application. I too have a carport and just the other day a few items were stolen. Making their carport into a garage seems like a harmless thing to do and will be a deterrent for crime.



Eric and Becky Shaheen  
909 Columbus Street  
512-577-0240



**Kathleen Van Keuren McIver**  
907 Columbus Austin, Texas 78704  
Phone 979-224-7904, Fax 512-712-4719

B1  
114

August 19, 2014

City Of Austin

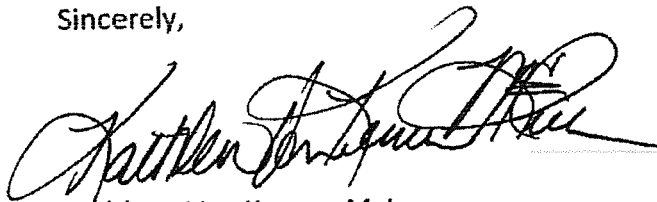
In Re: Permit Application #2014-079972-PR Conversion of Carport to Garage - General  
Modification Waiver to the RDCC

Dear City of Austin,

Please be advised that I own the property at 907 Columbus Street, Austin, Texas. My home is directly next door to the new home built by Mr. and Mrs. Bow. I wholeheartedly support the conversion of their carport to a garage as it improves the appearance of their property, our property and the entire neighborhood.

I would be upset and greatly dismayed if the Bows were required to change their garage conversion. The appearance of their home with the garage is wonderful and greatly enhances my enjoyment of my property and the neighborhood appearance. I waive any notice regarding a hearing on this matter and wish to go on record as 100% in support of their conversion of their carport to a garage.

Sincerely,



Kathleen Van Keuren McIver

B  
11/5/1

From: **Jonathan Saad** <[Jonathan.Saad@tfc.state.tx.us](mailto:Jonathan.Saad@tfc.state.tx.us)>  
Date: Fri, Aug 15, 2014 at 11:15 AM  
Subject: RE: 905 Columbus-Carport to Garage Conversion  
To: Gregory Bow <[grgbow@gmail.com](mailto:grgbow@gmail.com)>

Greg,

As the owner of 903 Columbus Street, Austin Texas 78704 I am in favor of the current standing structure as a garage with a door and walls and prefer this arrangement over a car port. Please let me know if there is anything further I can do to assist in this waiver request.

John Saad  
(512)463-3237 Office  
(512)848-3109 Mobile

-----  
**From:** Gregory Bow [<mailto:grgbow@gmail.com>]  
**Sent:** Thursday, August 14, 2014 8:45 AM  
**To:** Jonathan Saad

**Subject:** 905 Columbus-Carport to Garage Conversion

Hi John,

Thanks for your time on the phone yesterday. As discussed, when we converted our carport to a garage it didn't change the overall footprint of our house, but our total FAR (floor-to-area ratio) became 0.44, which is over the current 0.40 limit for our lot. The city informed us of this issue at the beginning of June and we have been working with them since to follow the proper approval procedure. We submitted a Permit Application (Permit # 2014-079972-PR, accessible on [www.austintexas.gov](http://www.austintexas.gov) permit portal).

Then we submitted a General Modification Waiver application to the RDCC (Residential Design and Compatibility Commission) to increase our FAR to allow the garage door and enclosed side wall. You will be receiving a notice in the mail soon about our upcoming RDCC hearing regarding this case. The hearing will take place on 10/1 due to a scheduling conflict we have with the September date.

Currently we are working with the neighborhood association (BCNA) to try to get their support and it would help our case to get your support too. If you can reply to this email stating you are the owner of 903 Columbus Street and that you support our carport to garage conversion (the current standing structure) that would be great.

As discussed, our intention to convert our carport to a garage was based on security and aesthetics. We wanted our cars and any other items to be secure as well as make sure our neighbors didn't have to look at anything in our carport. Even though we were misinformed by our contractor, we take responsibility and apologize for this code violation as well as any disruption caused to you and the neighborhood.

Let me know if you have any questions and please feel free to stop by any time to look closely at our garage.

-Greg