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CASE # 2014-079972 PR
PLAN REVIEW # _____

**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.

12/3

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?

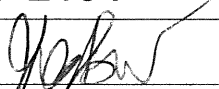
n/a

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

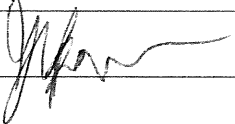
GENERAL MODIFICATION WAIVER

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 MODICATION 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 2ND 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, 2nd Floor**

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

B/1
6

City of Austin Residential Permit Application

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

Project Information

| | | | |
|---|--|--|--|
| Project Address: 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 | |
| If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request. | | wastewater availability? | |
| 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 | Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 2,000 |
| 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. | Bldg: \$ 0 Elec: \$ 0 | Bldg: \$ _____ Elec: \$ _____ |
| | Plmbg: \$ 0 Mech: \$ 0 | Plmbg: \$ _____ Mech: \$ _____ |
| | Primary Structure: \$ 0 | |
| | Accessory Structure: \$ 0 | |

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 st floor conditioned area | 1,355 | 0 | 1,355 |
| b) 2 nd floor conditioned area | 845 | 0 | 845 |
| c) 3 rd 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 | | | | | |
|--|---|---|---|---|---|
| Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21) | | | | | |
| Total Building Coverage (sq ft): <u>2033</u> | % of lot size: <u>36.9</u> | | | | |
| Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23) | | | | | |
| Total Impervious Cover (sq ft): <u>2349</u> | % of lot size: <u>42.7</u> | | | | |
| Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | | | | | |
| <table style="width: 100%;"> <tr> <td style="width: 50%;">Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)</td> <td style="width: 50%;">Parking (LDC 25-6 Appendix A & 25-6-478)</td> </tr> <tr> <td>Building Height: <u>28.6</u> ft Number of Floors: <u>2</u></td> <td># of spaces required: <u>2</u> # of spaces provided: <u>2</u></td> </tr> </table> | | Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) | Parking (LDC 25-6 Appendix A & 25-6-478) | Building Height: <u>28.6</u> ft Number of Floors: <u>2</u> | # of spaces required: <u>2</u> # of spaces provided: <u>2</u> |
| Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) | Parking (LDC 25-6 Appendix A & 25-6-478) | | | | |
| Building Height: <u>28.6</u> ft Number of Floors: <u>2</u> | # of spaces required: <u>2</u> # of spaces provided: <u>2</u> | | | | |
| Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | | | | | |

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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 st Floor | 1355 | 1355 | | 1355 |
| 2 nd Floor | 845 | 845 | | 845 |
| 3 rd 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 |
| TOTAL GROSS FLOOR AREA | | | | 2440 |

(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.

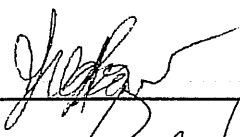
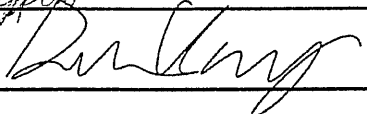
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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 | gregory.bow@austin.gov | Email | gregory.bow@austin.gov |
| Fax | | Fax | |
| General Contractor | Robert Buchanan/Prime of Austin Homes | Design Professional | Chase Deme/Design Originals of Texas |
| Mailing Address | 401 Congress Ave, Austin TX 78701 | Mailing Address | 10713 Ranch Rd 620 North Suite 515, Austin TX 78726 |
| Phone | 512-879-8473 | Phone | 877-607-5267 |
| Email | robert.buchanan@primehomes.com | Email | chase.deme@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. 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>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.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50% or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p> |
| <p>Applicants signature: <u></u> Date: <u>7/18/14</u></p> <p>Design Professional's signature: <u></u> Date: <u>07-18-14</u></p> |

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 (1st) 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 (2nd) 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

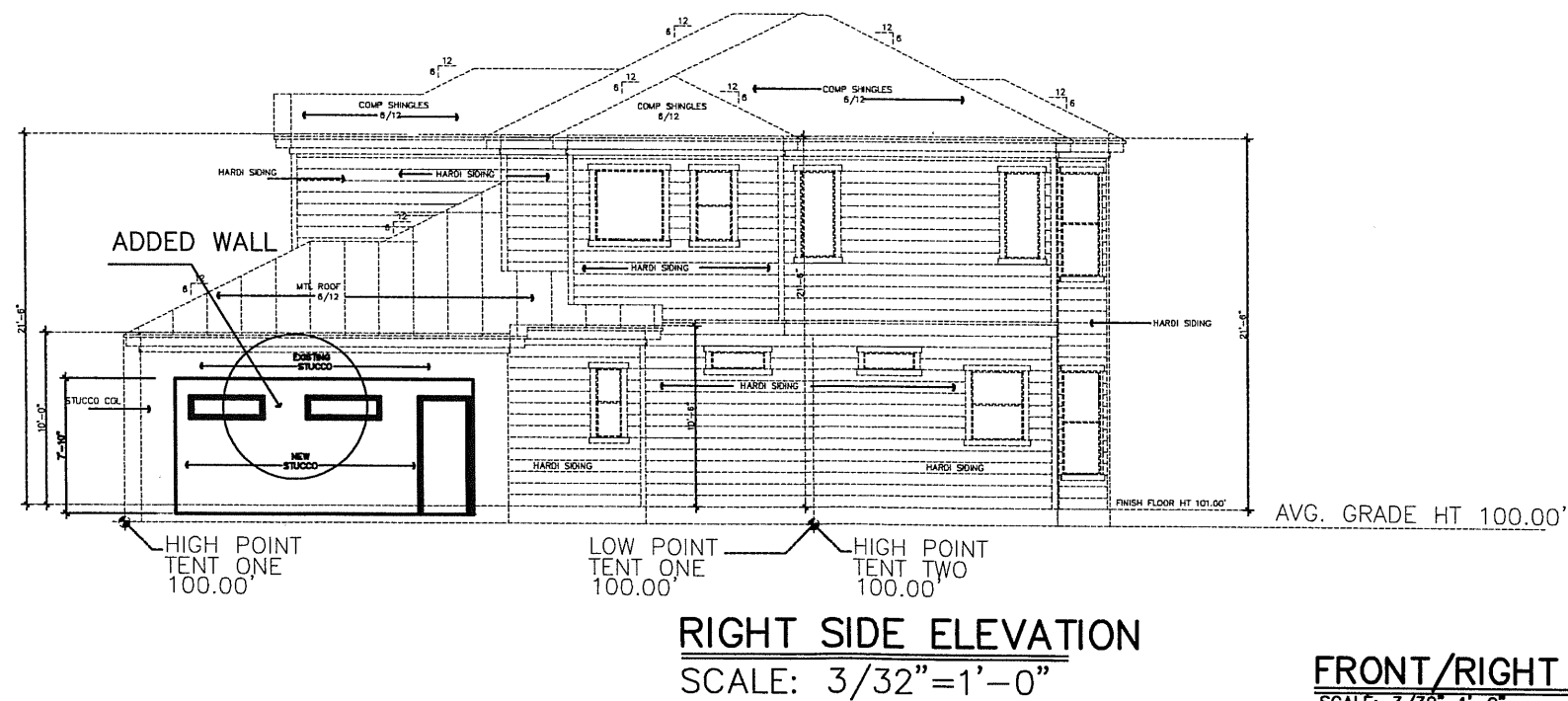
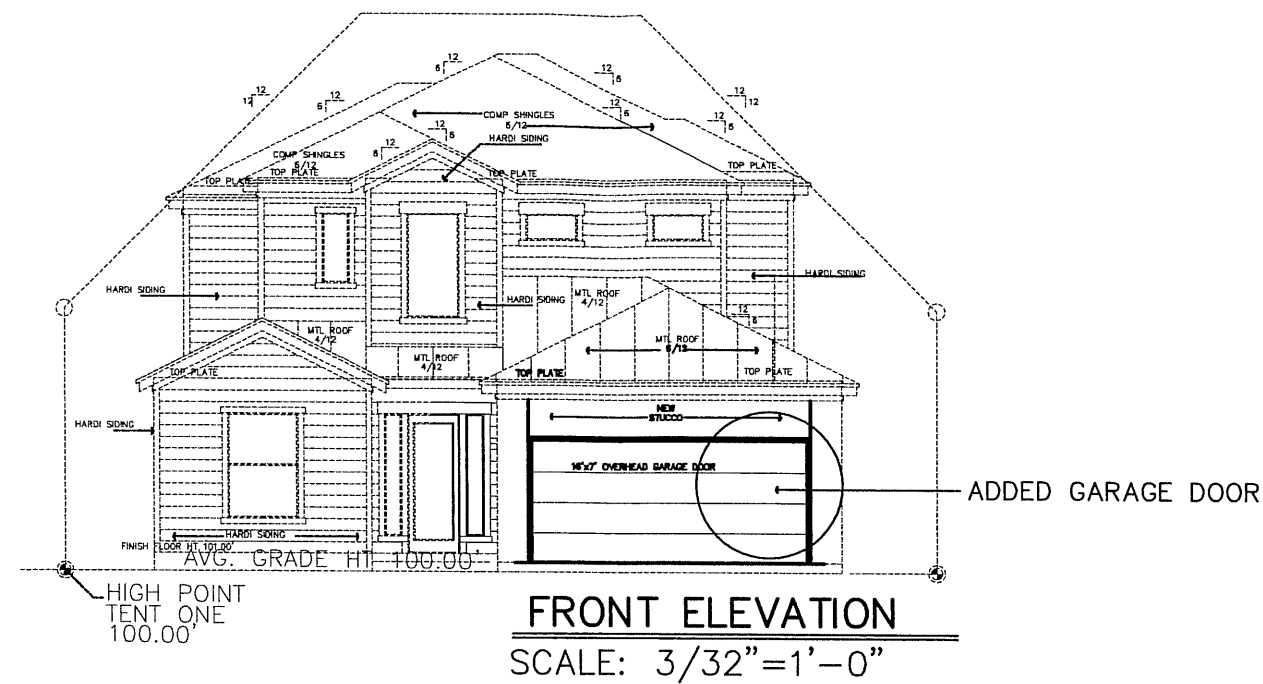
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11

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.

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8/13

Design Originals is a Professional Building Design Firm. We are not qualified to design structural steel, foundation, or foundation. A Licensed Professional Engineer should be consulted regarding the design of these elements. The Designer is not responsible for the design of the foundation. The Designer is not responsible for the design of the foundation. The Designer is not responsible for the design of the foundation.



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

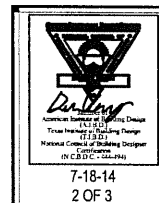
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PRIDE OF
AUSTIN

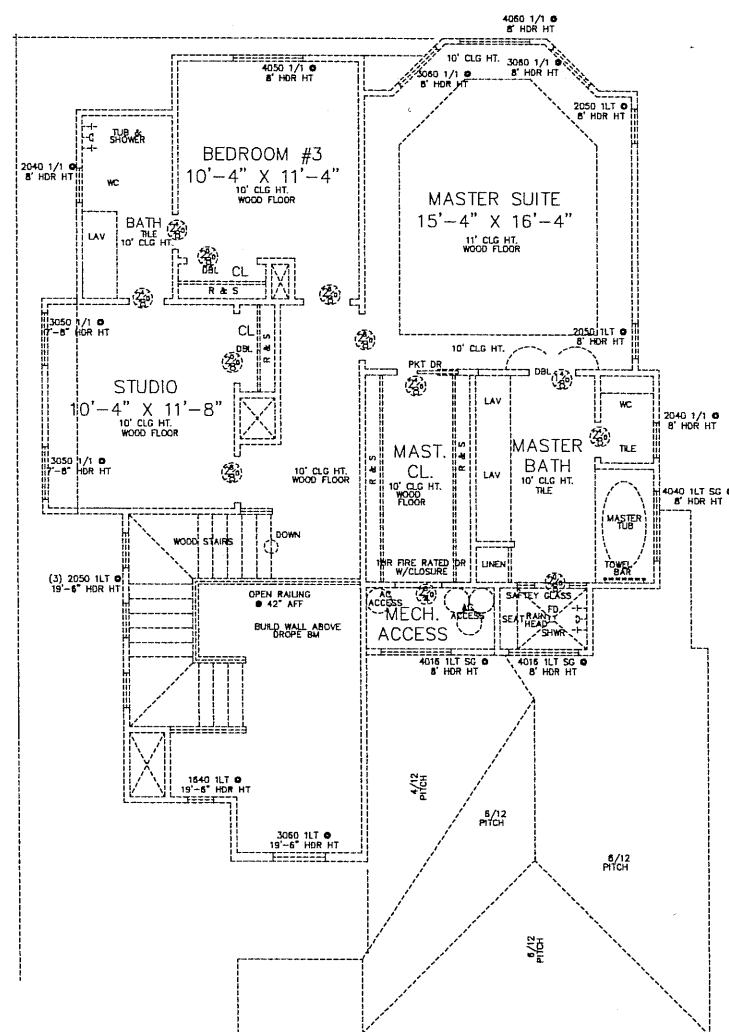
DESIGN ORIGINALS of Texas
home design center
10713 NW N 80th St, Ste 515
Austin, TX 78717
(512) 251-1111

BOW/MEHTA
RESIDENCE

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

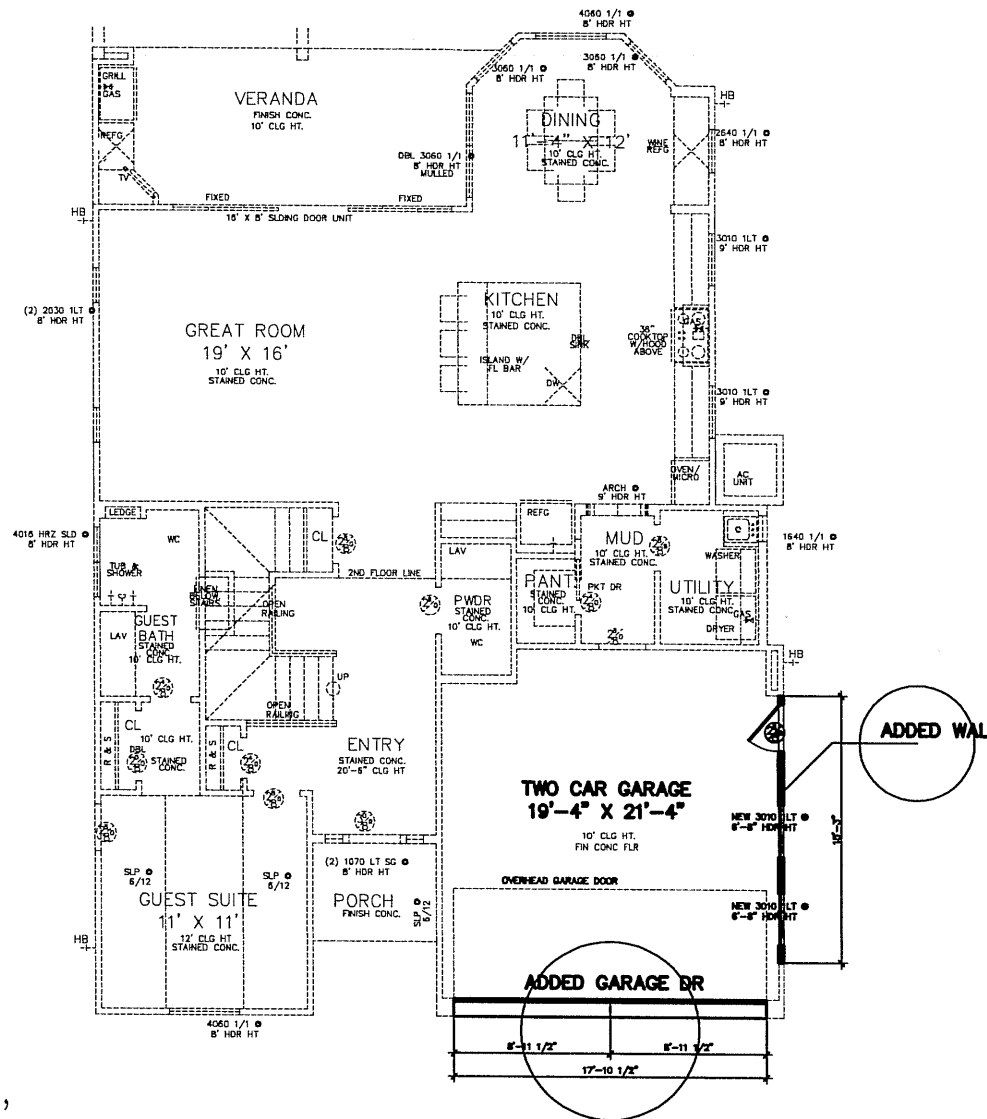


B1
14



FINISH FLR,
HT 101.00'

SECOND FLOOR PLAN



FIRST FLOOR PLAN

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

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 drott 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 central 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 masonry 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. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dispenser 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
- HOSE BIB
- SHOWER HEAD @ 80" AFF
- DOOR SIZE TAG

FLOOR PLAN

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

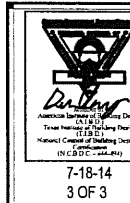
COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS

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

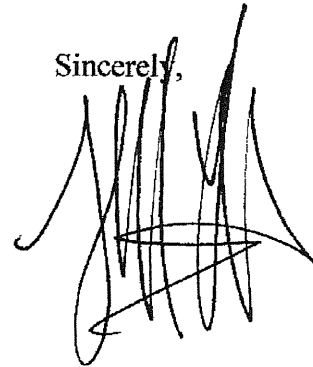
To Whom It May Concern,

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 read 'J B McIVER', with a large, stylized flourish at the end.

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

B1
16

August 19, 2014

City Of Austin

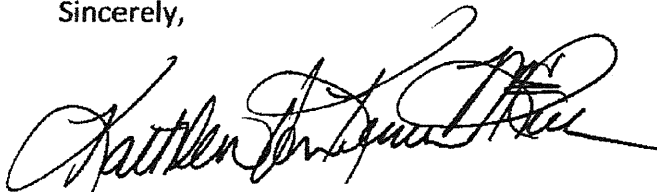
In Re: Permit Application #2014-079972-PR Conversion of Carport to Garage - General
Modification Waiver to the RDCC

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.

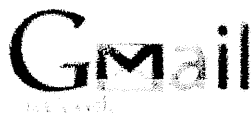
I would be upset and greatly dismayed if the Bows were required to change their garage conversion. The appearance of their home with the garage is wonderful and greatly enhances my enjoyment of my property and the neighborhood appearance. I waive any notice regarding a hearing on this matter and wish 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 - gregbow@gmail.com~~

905 Columbus-Carport to Garage Conversion

Jonathan Saad ~~JonathanSaad@fr.state.tx.us~~
To: Gregory Bow ~~gregbow@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 ~~mailto:gregbow@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/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

B1
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

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



20/B-1

BEFORE

101908

824646

COLUMBUS ST

B1
21

101911

100216

↓
Subject
Property
& Adjacent
Lots

100213

100201

AFTER

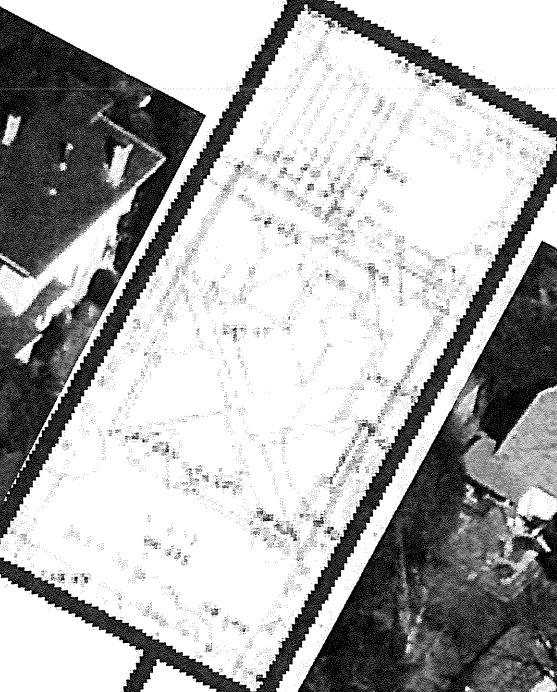
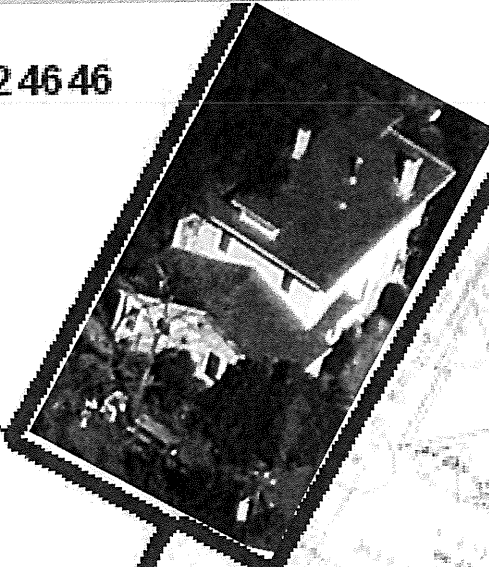
*(no change to footprint)
due to carport changes*

10

COLUMBUS ST

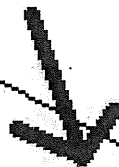
B1
22

824646



101911

100216



Subject
Property
& Adjacent
Lots

100212

100213

100201


B1/23

arial view.xps - XPS Viewer

File Permissions Signatures

Find

Traffic, Bicycling, Directions



S 5th St

Columbus St

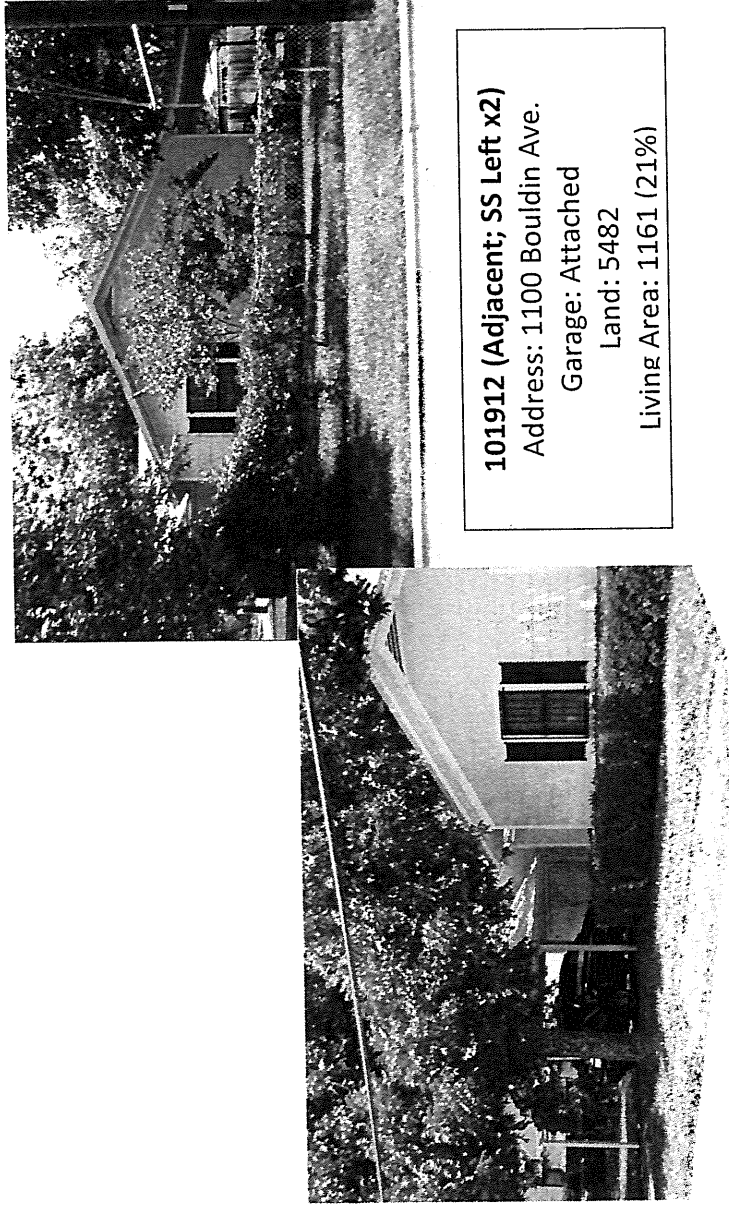
James St W

Bouldin Ave

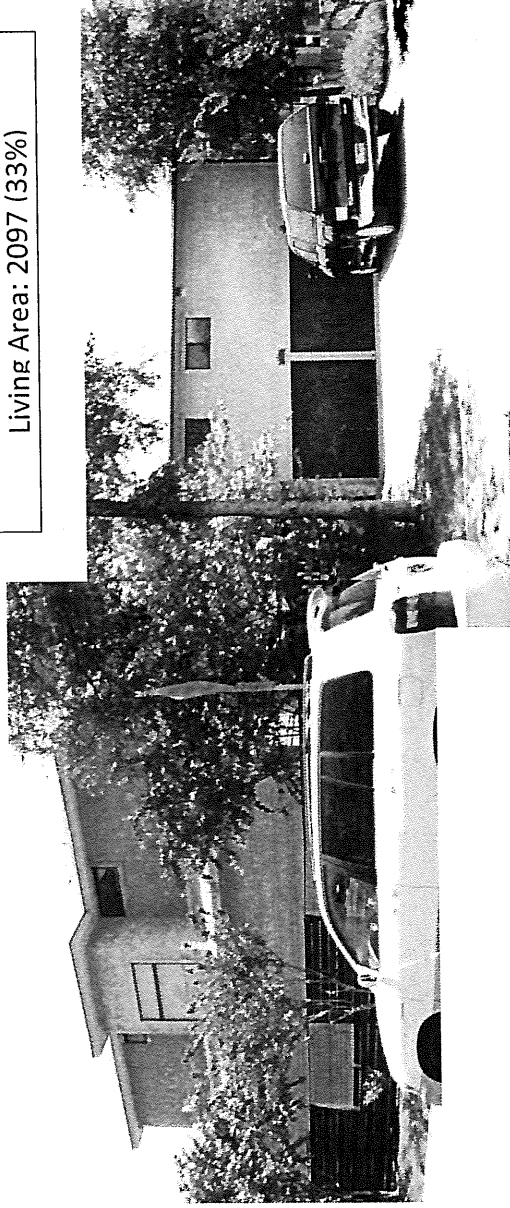
Page 1 of 1

Desktop

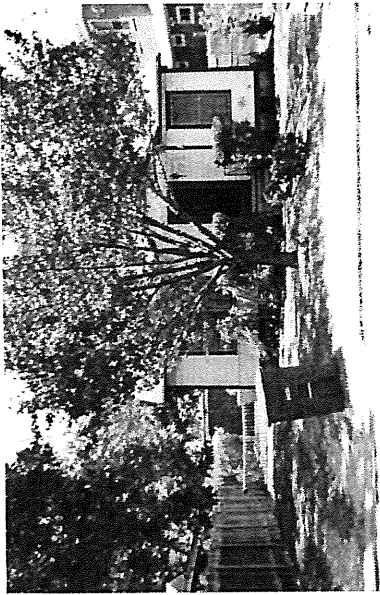
↓
SUBJECT PROPERTY



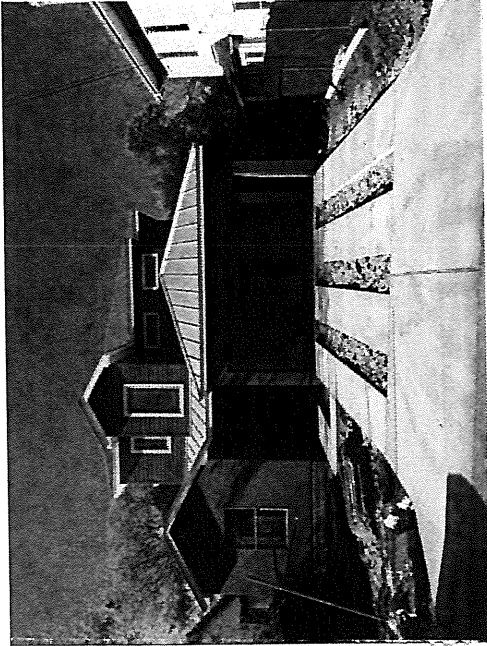
100918 (Catty Corner)
Address: 815 Columbus Street
Garage: Detached
Land: 6296
Living Area: 2097 (33%)



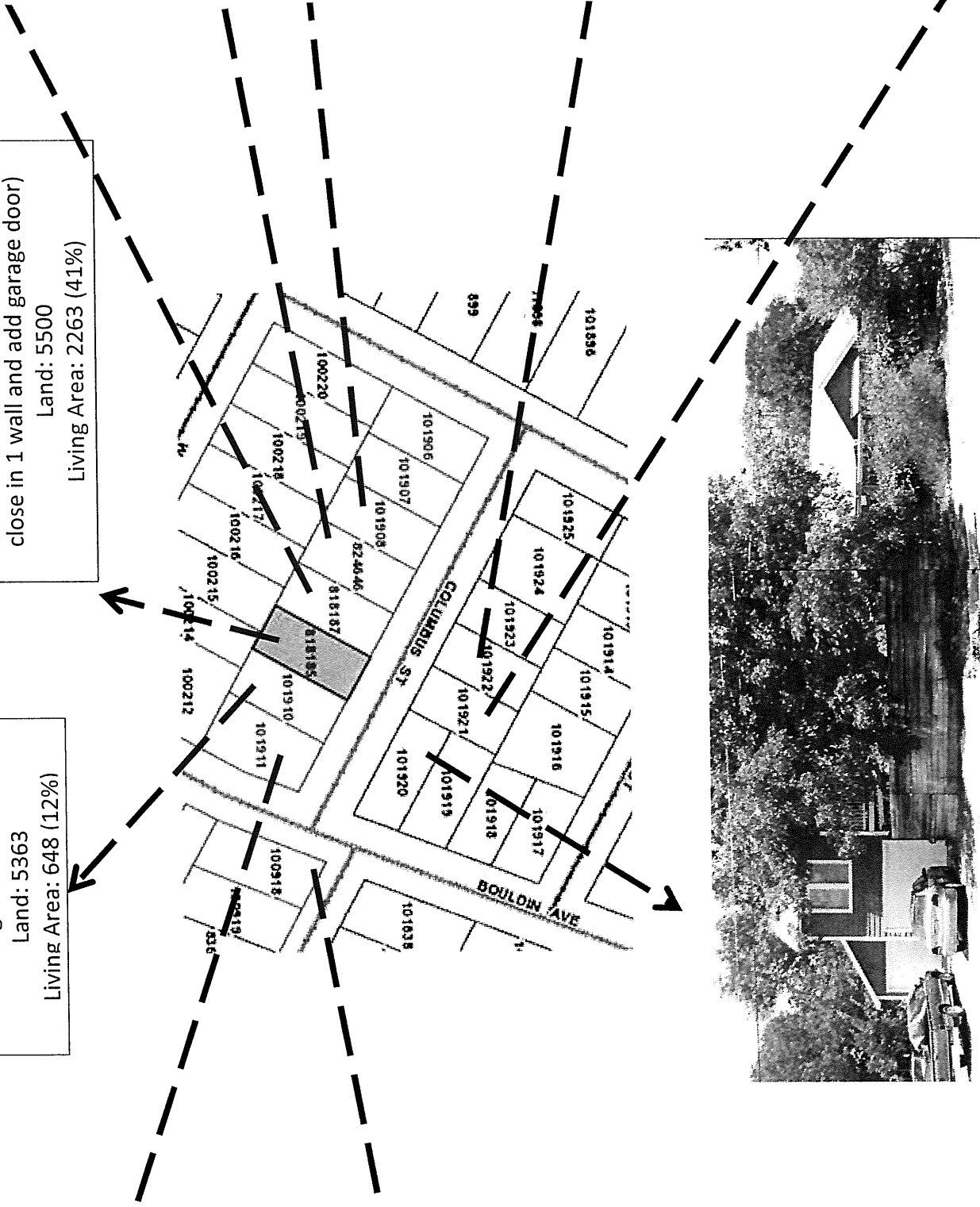
NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls



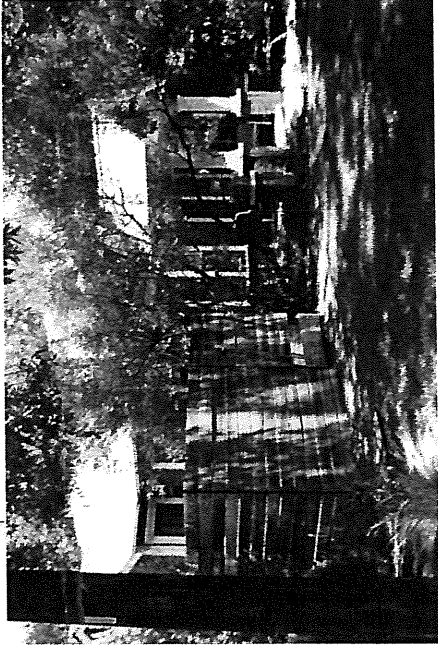
101910 (Adjacent; SS Left)
Address: 903 Columbus St.
Garage: Detached
Land: 5363
Living Area: 648 (12%)



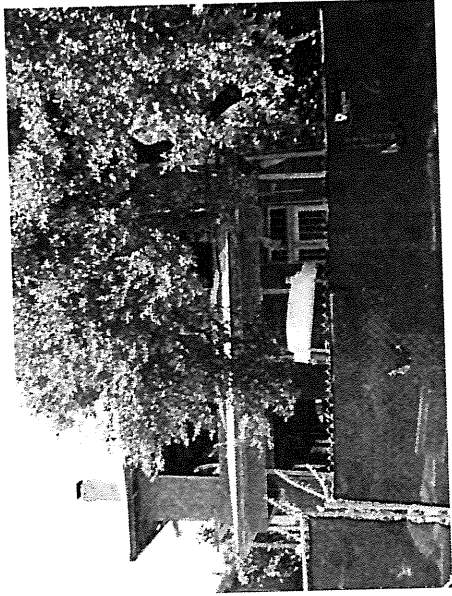
818185 (SUBJECT PROPERTY)
Address: 905 Columbus St.
Garage: Carport (applying for waiver to close in 1 wall and add garage door)
Land: 5500
Living Area: 2263 (41%)



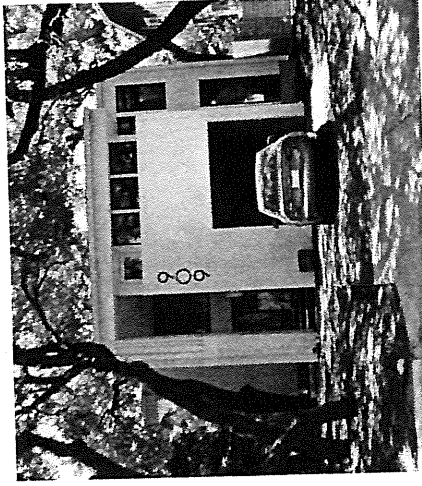
101210 (Across; Right)
Address: 1106 Bouldin Ave.
Garage: Detached
Land: 1076
Living Area: 5711 (19%)
Note: Was granted a Variance to build a 2-car garage and garage apartment (photo is post-renovation)



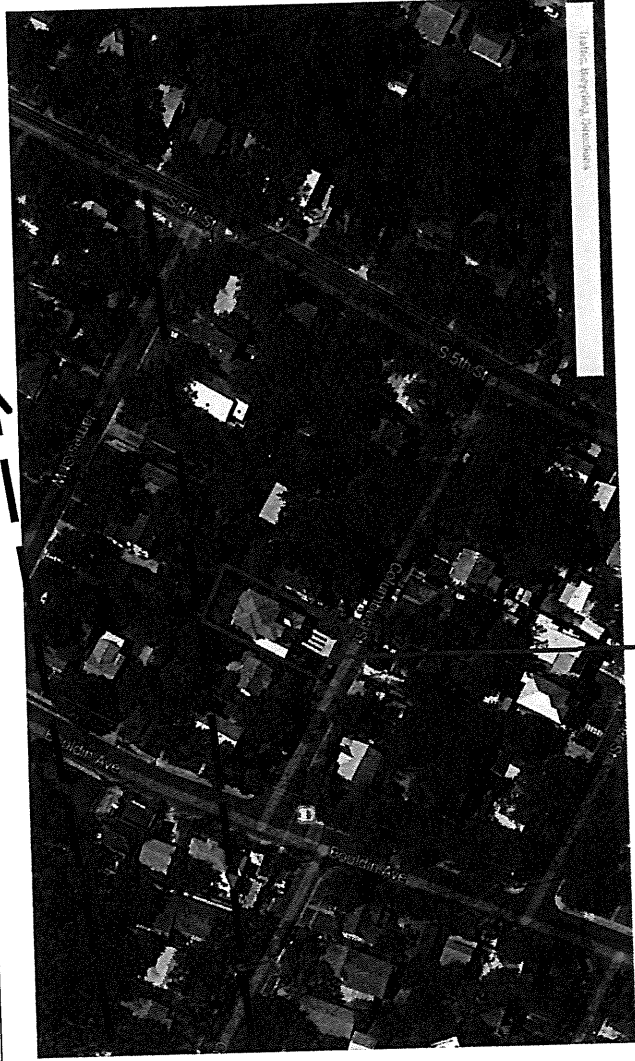
NOTE: All data regarding garages, land, and living area is per TCAD 2014 Property Tax Rolls



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

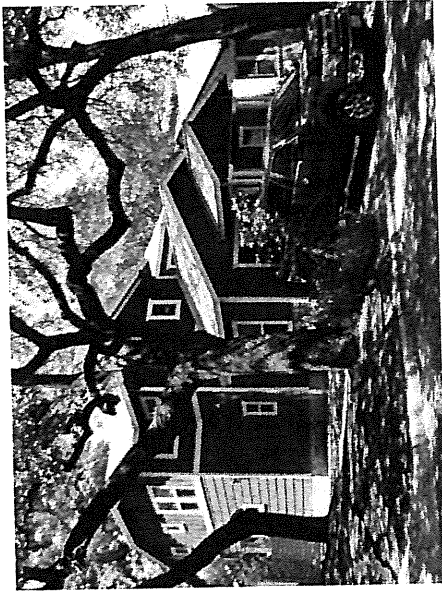


101921 (Across; Left)
Address: 904 Columbus St.
Garage: Detached
Land: 4988
Living Area: 756 (15%)



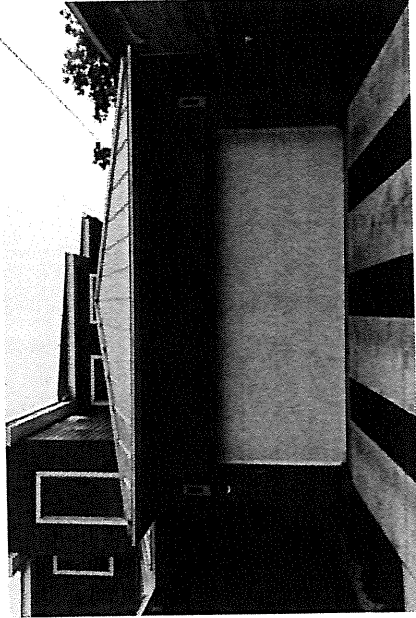
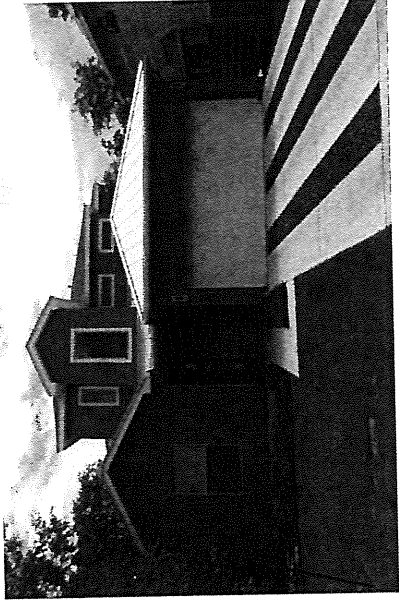
824646 (Adjacent; SS Right x2)
Address: 907 Columbus St.
Garage: attached
Land: 5500
Living Area: 2112 (38%)

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 2nd 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

B1
28

Travis CAD

Property Search Results > 818185 BOW GREGORY HARRISON & 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

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Website version: 1.2.2.3

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

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

10/30

| Property | Property ID | Street Address | City | Garage? Garport** Garage** n/a | 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 | Garport** | 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 | | | | | |
| Adjacent Property (Same Side Right) | 818187 | 907 Columbus Street | Austin | (undergoing full reno with possible detached) | 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 Columbus 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 > 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

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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: % Ownership: 100.000000000000%
 815 COLUMBUS ST
 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

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B1
35

Travis CAD

Property Search Results > 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 | |

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B1
37

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Property Search Results > 101921 CISNEROS REYNALDO ALBERTO & 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: 100.000000000000%
 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 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| <hr/> | | | |
| (=) Market Value: | = | \$390,931 | |
| (-) Ag or Timber Use Value Reduction: | - | \$0 | |
| <hr/> | | | |
| (=) Appraised Value: | = | \$390,931 | |
| (-) HS Cap: | - | \$97,104 | |
| <hr/> | | | |
| (=) Assessed Value: | = | \$293,827 | |

Taxing Jurisdiction

Owner: CISNEROS REYNALDO ALBERTO &
 % Ownership: 100.000000000000%
 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 | |

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B1
39

Travis CAD

Property Search Results > 100215 WAKEFIELD JOSEPH & 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
 (+) Timber Market Valuation: + \$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 | VVW - 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 | WTKIN SAMUEL A | WAKEFIELD JOSEPH & CLAUDETTE | | 2008010470TR |
| 2 | 5/12/2005 | SW | SPECIAL WARRANTY DEED | GRIFFICE ROBERT L | WTKIN SAMUEL A | | 2005090425TR |
| 3 | 6/8/2004 | CD | CORRECTION DEED | GRIFFICE ROBERT L | GRIFFICE ROBERT L | | 2004137475TR |

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B1
41

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Property Search Results > 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: 100.0000000000%

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: 100.0000000000%
 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

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 923.0 sqft **Value:** \$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 | |

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B1
43

Travis CAD

Property Search Results > 100216 BROWN DOUGLAS B & 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

 (=) Market Value: = \$390,426
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$390,426
 (-) HS Cap: - \$0

 (=) 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 | |

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B1
45

Travis CAD

Property Search Results > 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: 100.000000000000%
 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: 100.000000000000%
 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 | WW - 4 | 1900 | 1355.0 |
| 2ND | 2nd Floor | WW - 4 | 1900 | 907.0 |
| 1/2 | Half Floor | WW - 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 | \$369,981 |
| 2013 | \$132,746 | \$300,000 | 0 | 432,746 | \$0 | \$432,746 |

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 |

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B1
47

Travis CAD

Property Search Results > 824646 SHAHEEN ERIC J & 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: 100.0000000000%

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: 100.0000000000%
 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 |

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B1
49

Travis CAD

Property Search Results > 101908 CONRAD BENJAMIN & 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: 100.0000000000%
 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: 100.0000000000%
 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 |

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B1
51

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Property Search Results > 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: 100.0000000000%
 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: 100.0000000000%
 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 | |

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B1
53

Travis CAD

Property Search Results > 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 % Ownership: 100.000000000000%
 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

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

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B1
55

Travis CAD

Property Search Results > 101911 PURYEAR K GORDON & 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: 100.0000000000%
 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 \$0
 (+) Timber Market Valuation: + \$0 \$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: 100.0000000000%
 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 |

B1
56

| | | | | |
|-----|------------------|--------|------|--------|
| 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

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B1
57

Word, Daniel

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> 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

~~ph: (512) 974-2558~~

~~fax: (512) 974-6586~~

~~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

B1
58

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> 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

~~Phone (512) 974-2770~~

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 BOWLIN 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 MODIFICATIONS 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-STEER, OUT-OF-SCALE CONSTRUCTION, AND SHOULD NOT BE ENCOURAGED OR ALLOWED TO CONTINUE HIS RECEIPTFUL PRACTICE IN THE NEIGHBORHOOD. (ORIGINAL PERMIT # 2012-093731 PR)

- 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.

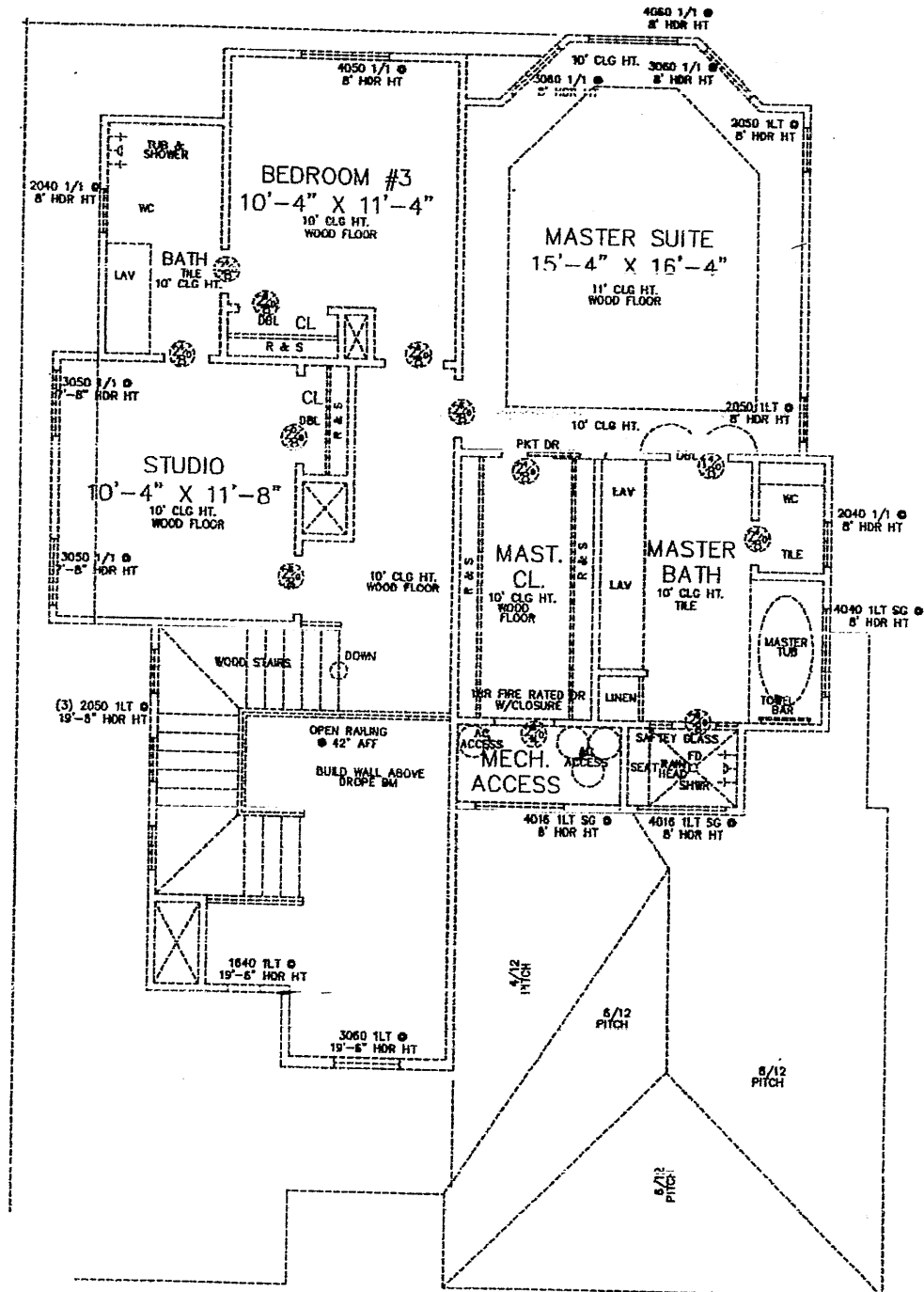
3.3.3. An area with a ceiling height greater than 15 feet is counted twice.

3.4. HEIGHT

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

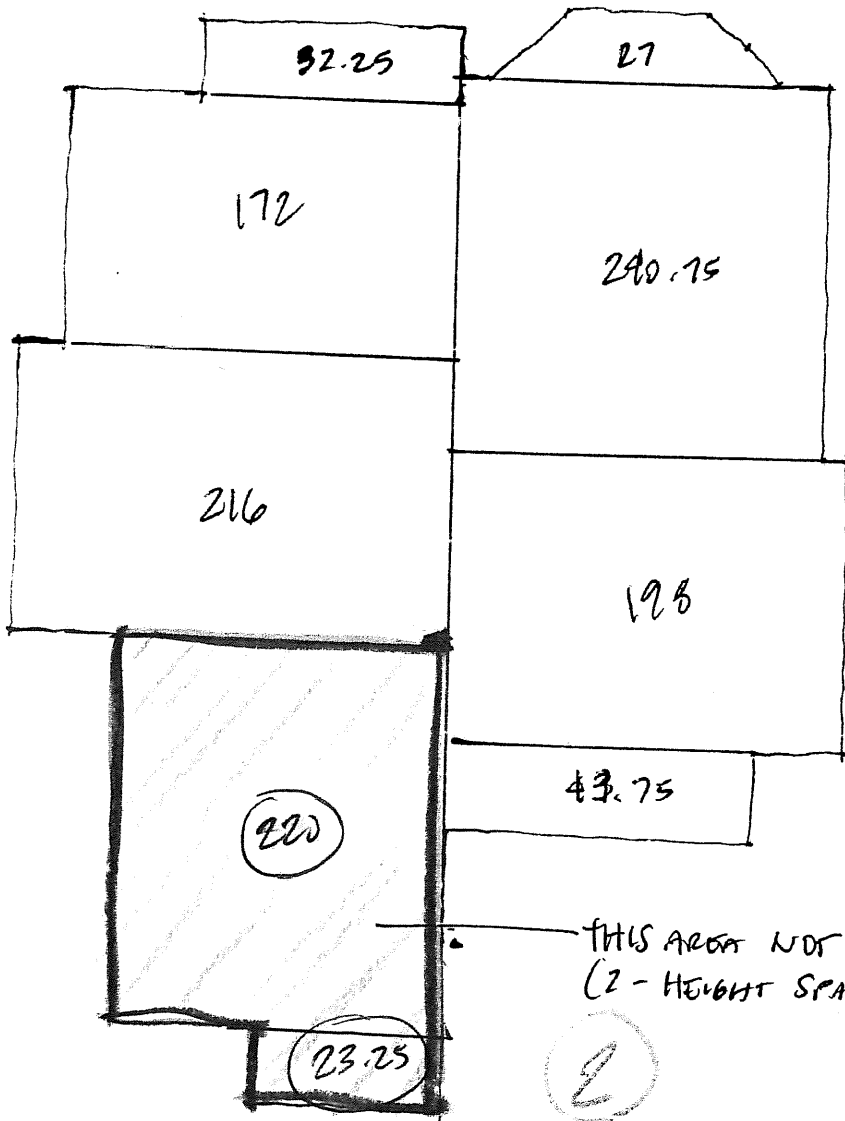
- 3.4.1.** Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to:
 - A. For a flat roof, the highest point of the coping;
 - B. For a mansard roof, the deck line;
 - C. For a pitched or hip roof, the average height of the highest gable; or
 - 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.

B1
62



1/3

B1
63



6065

(845)

ME orig.
899.75 (845)
+
243.25 (220)
1143 (1073)

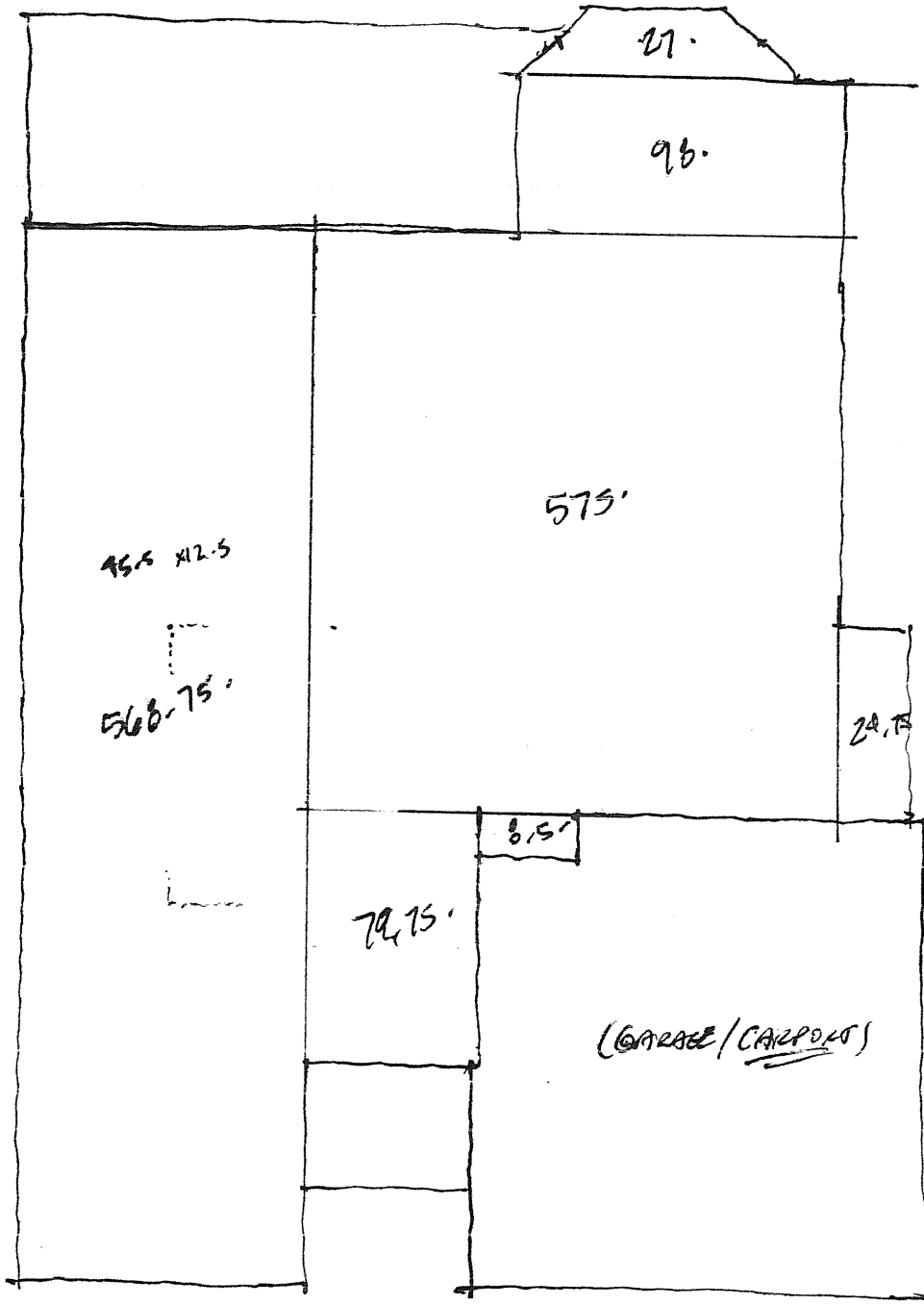
1073

THIS AREA NOT COUNTED
(2 - HEIGHT SPACE).

1/8" = 1'-0"

B1
64

27
98



me him
1381 1355
(1.12)

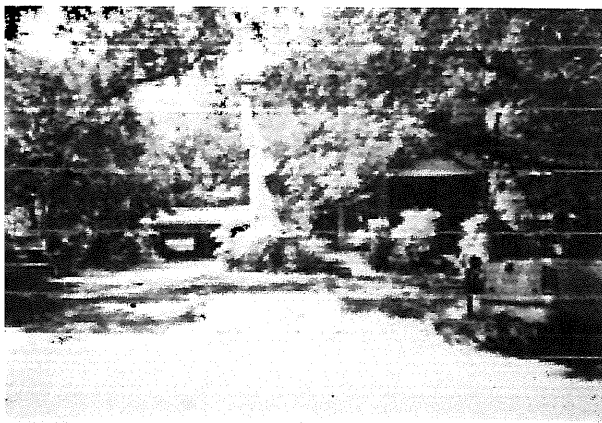


1/8" = 1'-0"

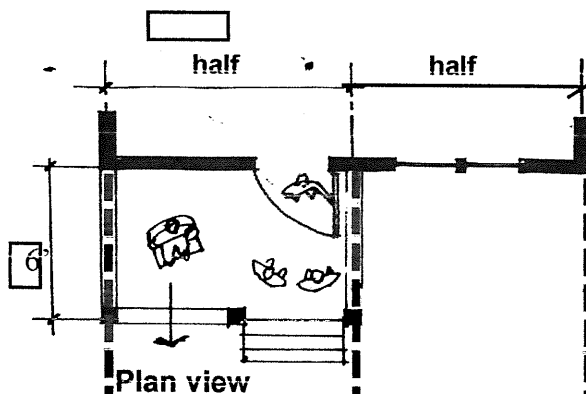
RESIDENTIAL DESIGN GUIDELINES

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 Departmental Use Only

12-0937-R
Assigned: [Signature]
Review Date: 10/30/12
Reviewed/Approved: [Signature]

12-111550
Due Date: 9-25-2016
Issue Date: 11/9/12
Issued: [Signature]

B1
6

Project Address: 905 Columbus ST
Legal Description: Lot 3 Block 1 Capital Heights P105 1/2 Capital ADJ Vac Alley
Zoning: SF3 NP
Neighborhood Plan Area (if applicable): Bouldin Creek
Tax Parcel ID: 0102020507
Lot Size (square feet): 5500
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 ☐ N ☒ 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> |
| Impervious Cover Information <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> |
| Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <u>(N)</u> | | | |
| Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <u>(N)</u> | | | |
| Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <u>(N)</u> | | | |
| Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) | | Parking (LDC 25-6 Appendix A & 25-6-478) | |
| Building Height: <u>28'8"</u> Number of Floors: <u>2</u> | | # of spaces required: <u>2</u> # of spaces provided: <u>2</u> | |
| Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) Y <u>(N)</u> | | | |
| *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. | | | |
| Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y <u>(N)</u> | | | |
| 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 <u>(N)</u> | | | |

| Area Description | Building and Site Area | | |
|--|------------------------|-----------------|-------------|
| <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> | Existing Sq Ft | New/Added Sq Ft | Total Sq Ft |
| 1 st floor conditioned area | | 1355 | 1355 |
| 2 nd floor conditioned area | | 845 | |
| 3 rd floor conditioned area | | | |
| Basement | | | |
| Covered Parking (garage or carport) | | 440 | 440 |
| Covered Patio, Deck or Porch | / | 238 | 238 |
| Balcony | | | |
| Other | | | |
| Total Building Coverage | | 2878 | 2033 |
| Driveway | | 300 | 300 |
| Sidewalks | | | |
| Uncovered Patio | / | | |
| Uncovered Wood Deck (counts at 50%) | | | |
| AC pads | | 16 | 16 |
| Other (Pool Coping, Retaining Walls) | | | |
| Total Site Coverage | | 318 | 2349 |
| Pool | | | |
| Spa | | | |

8/18

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 st Floor | | 1355 | | 1355 |
| 2 nd Floor | | 845 | | 845 |
| 3 rd 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? | <input checked="" type="radio"/> | N |
| Is this project claiming a "ground floor porch" exemption as described under Article 3? | Y | <input checked="" type="radio"/> |
| Is this project claiming a "basement" exemption as described under Article 3? | Y | <input checked="" type="radio"/> |
| Is this project claiming a "habitable attic" exemption as described under Article 3? | Y | <input checked="" type="radio"/> |
| Is a sidewall articulation required for this project? | Y | <input checked="" type="radio"/> |
| Does any portion of the structure extend beyond a setback plane? | Y | <input checked="" type="radio"/> |

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 | sjob@postoak.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: _____

Date: _____

5/10

| | | | |
|--------------------|----------------------------|---------------------|---|
| Owner | Greg Bow & Simmi Mehta | Applicant or Agent | Robert Buchanan Pride of Austin Homes, LLC |
| Mailing Address | 421 W. 3rd #1702 Austin TX | Mailing Address | 401 Congress Ave Suite 1540 |
| Phone | | Phone | 512 879-8473 |
| Email | | Email | pride@austinhomes.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

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: *[Signature]* Date: 9/4/12

[Signature] (SIMMI MEHTA) 9/4/12
[Signature] (Greg Bow) 9/4/12

B1
71

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

[Signature] 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

☐ I am in favor
☒ I object

RITA L. EWING

Your Name (please print)

913 James St. W

Your address(es) affected by this application

Rita L. Ewing

Signature

9-27-2014

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 SZEIO

Your Name (please print)

1108 S. 5TH ST, AUSTIN 78704

Your address(es) affected by this application

[Signature]

Signature

9-23-2014

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/
7/4

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 AND
Your address(es) affected by this application

[Signature] 9/23/14
Signature Date

908
CHRISTOPHER ST
AUSTIN TX 78704

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. ~~TRULY~~
THE CHANGES TO THE STRUCTURE HAVE ALREADY HAPPENED,
WHICH IS NOT RIGHT.

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
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 |

Jerry 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

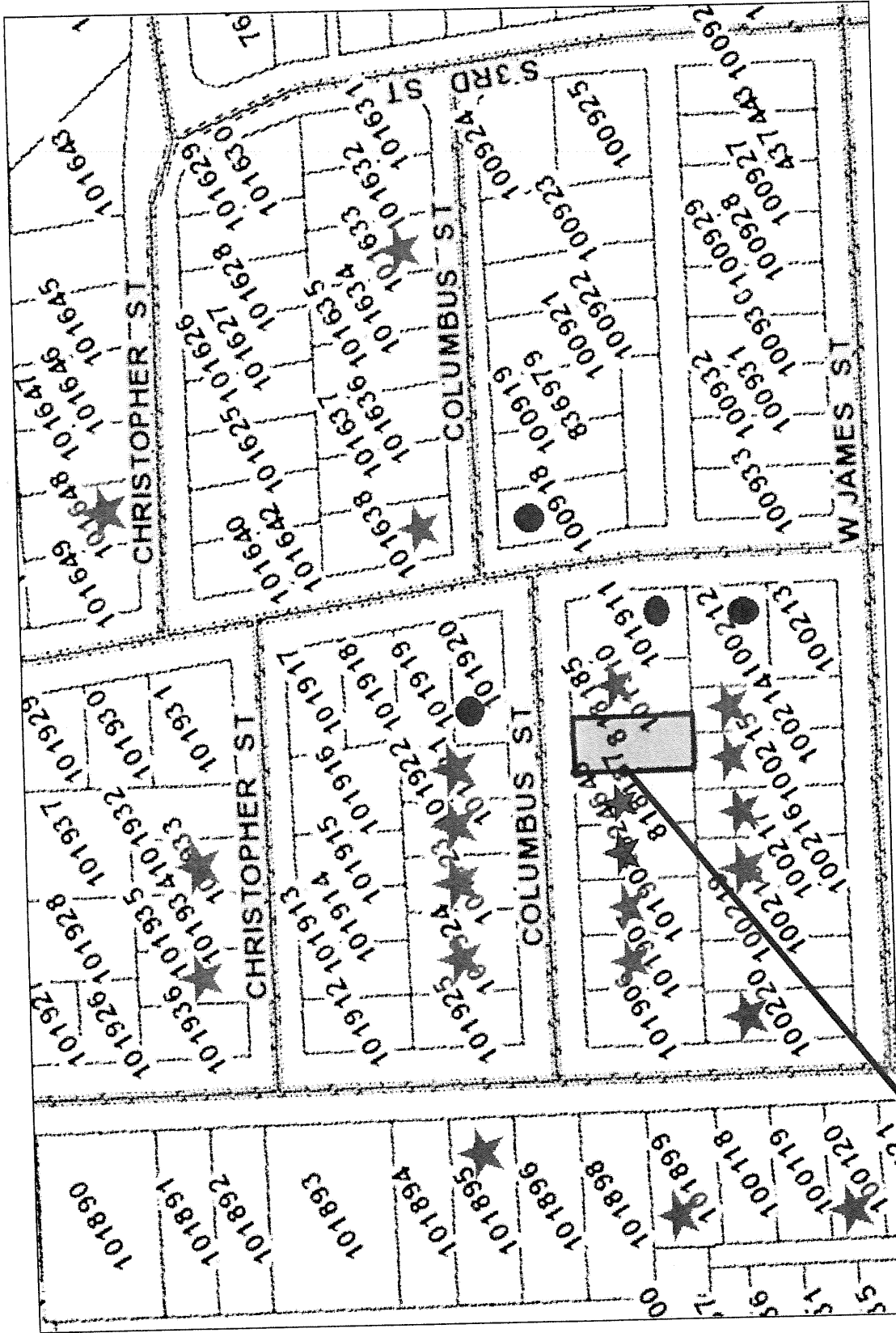
Not enough dimensions on plan
to calculate true sq ft. of home
But by scale #'s do not add up!

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
Revenor/Impover
Calculations.

TCAD Map of lots surrounding 905 Columbus Street



★ Signed Letter of Support (n=22) ● Verbal confirmation of non-opposition (n=4)

905 Columbus Street

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

6/2/00

B1
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 D-1 1 Aug

Contact Information: ~~512 470 9972~~

B1
708

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 B14 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 29944729~~

8/31

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: ~~317-796-5073~~



00181

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: Lyndie S. Jeffery

Contact Information: ~~512 444 8957~~

B1
00/02

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) 444-0311~~

B1
8/3

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 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: ~~512 904 5040~~

B1
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/
85

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 902 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) 801-2553~~

Contact Information:

B1
8/7

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~~

00/B
1/00

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: ~~512-748-9220~~

B1
08/09

October, 2014

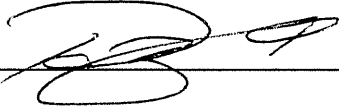
To Whom It May Concern:

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: ~~646 231 5067~~

11/7

B1
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~~

B1
9/1

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 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: Kevin Peroni K-P

Contact Information: ~~512 431-5118~~

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 Gorenham

Contact Information: ~~512 537-9844~~

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 J. J. J.

Contact Information:

~~512-296-5850~~

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-tx.gov~~

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: ~~512.512.4817~~

B/L
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: ~~214 963-3282~~

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 Austin

Contact Information: ~~ashley@hellkashleyaustin.com~~

B1
9/8

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 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.Rogers.2002@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 107 W. 6th 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:

Betsy Shelden

Contact Information:

~~(402) 223-1469~~

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: KRUSTOF IRWIN

Contact Information: ~~(512) 497-5661~~

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:

Justin Fars

Contact Information:

~~austintestis@stcglobal.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:

~~7-512-284-0249~~

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~~

Mina Bar

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 Strat, 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: ~~512 301 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: ~~512 726 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: Aspiegel

Contact Information: ~~aspiegel@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 Polry

Contact Information: ~~206-295-0129~~

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 Humez

Contact Information: ~~817 232 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

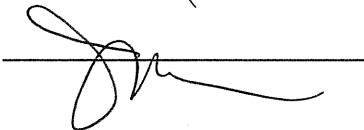
To Whom It May Concern:

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

B
111

August 19, 2014

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

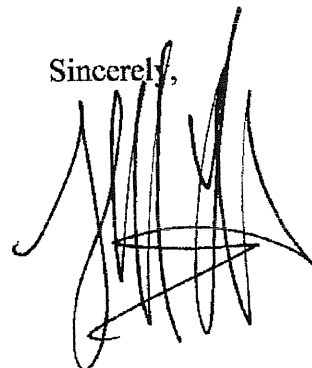
To Whom It May Concern,

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 'J. Mciver', written over the word 'Sincerely,'.

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,

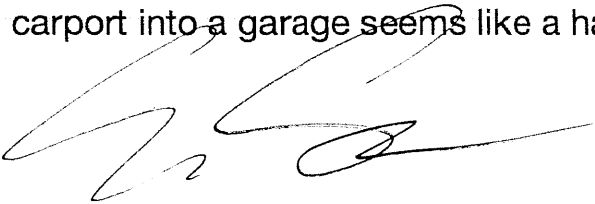


Patricia M. Varraveto

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

~~519 577 0910~~



Kathleen Van Keuren McIver

907 Columbus Austin, Texas 78704

~~Phone 512-224-7004, Fax 512-712-4719~~

B1
114

August 19, 2014

City Of Austin

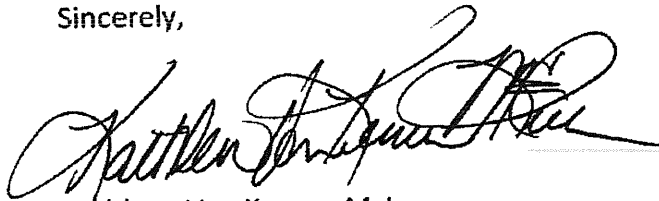
In Re: Permit Application #2014-079972-PR Conversion of Carport to Garage - General
Modification Waiver to the RDCC

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/
1/5

From: **Jonathan Saad** <~~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~~>

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 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