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

DATE: Monday, January 12, 2015 **CASE NUMBER: C15-2014-0159**

_____ Jeff Jack - Chair
_____ Michael Von Ohlen
_____ Melissa Whaley Hawthorne - Vice Chair
_____ Sallie Burchett
_____ Ricardo De Camps
_____ Brian King
_____ Vincent Harding

APPLICANT: Elizabeth Purcell

OWNER: Susan Goff

ADDRESS: 2224 PARKWAY

VARIANCE REQUESTED: The applicant has requested a variance(s) from:
A. Section 25-2, Subchapter F. Residential Design and Compatibility Standards, Article 2 (Development Standards) Section 2.1 (Maximum Development Permitted) to increase the maximum amount of development permitted on a property from the greater of 0.4 to 1.0 floor-to-area ratio (required) to 0.46 to 1.0 floor-to-area ratio (requested); and
B. Section 25-2-492 (D) (Site Development Regulations) to decrease the rear setback from 10 feet (required) to 0 feet (requested); and
C. to decrease the side street setback from 15 feet (required) to 0 feet (requested) in order to remodel a single family home in a "SF-3", Family Residence zoning district.
The applicant has requested a Special Exception under Section 25-2-476 (Special Exception) from Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain an existing deck constructed more than 10 years ago in an "SF-3", Family Residence Zoning District.

BOARD'S DECISION: POSTPONED TO January 12, 2015 BY APPLICANT

RENOTIFICATION REQUEST: The applicant has requested a variance(s) from:
A. Section 25-2, Subchapter F. Residential Design and Compatibility Standards, Article 2 (Development Standards) Section 2.1 (Maximum Development Permitted) to increase the maximum amount of development permitted on a property from the greater of 0.4 to 1.0 floor-to-area ratio (required) to 0.46 to 1.0 floor-to-area ratio (requested); and B. Section 25-2-492 (D) (Site Development Regulations) to decrease the rear setback from 10 feet

(required) to 0 feet (requested) in order to remodel and expand a single family home in a "SF-3", Family Residence zoning district.

Jan 12, 2015 - POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST

FINDING:

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

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

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

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman

SPECIAL EXCEPTION INSPECTION

Address:	2224 Parkway C15-2014-0159
Permit Number:	2014-087961
Property Owner Requesting Special Exception:	Elizabeth Purcell

Special Exception Requested: Combination carport/deck encroaching approximately 13' into front yard setback.
Date Structure was originally constructed: COA GIS confirms structure existed in 1987 more than 50% of the structure was rebuilt in December 2014

Date of Inspection:	11-14-2014
Building Official or designated representative	Tony Hernandez
	The granting of the variances requested will Not result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
X	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1. More than 50% of the non-complying carport was rebuilt in December 2014 2. Life safety issues identified at inspection: • Guardrails • Rim joist not connected at house • Joist hangers missing

Heldenfels, Leane

From: liz purcell <[redacted]>
Sent: Saturday, January 03, 2015 12:24 AM
To: Marlene Romanczak; Maile Roberts-Loring; Lisa Maxwell; leland551960; Roel Bazan; Sadowsky, Steve; Barr, Susan; Heldenfels, Leane; Scott
Subject: Re: Regarding the Notice of Public Hearing for 2224 parkway

If I must humiliate the City of Austin I will. But how about we deal with the repair that was done on the deck in 2004 and turned the carport into a roof for the carport deck/expansion in the setback and apply for our exception on that, because we have the COA GIS Satellite showing the deck, Just like it is is over 10 years old. The inspector is saying we added on, so is his boss. Lets get our stop work order taken off so we can comply as instructed and I will meet with the neighborhood association and Historical and make the second floor addition a happy happy Architectural addition to the neighborhood. Or I will bring in the e-mails on what the City has done to my clients. All the money they have had to spend, and delays that where totally uncalled for. The wrong paper work issued to the neighborhood etc... The list really goes on. Now the neighbor that has called the police and we are 1" from the property line thinks we are trying to get rid of our 10' rear yard setback which is adjacent to his property. Thats really great. Thanks Leanne. I made sure we DID NOTHING EVEN NEAR HIS PROPERTY! Except repair the foundation of a historical house. The cornerstone to the the neighborhood. And I have to make modifications to the one corner where the roof overhang extends on his property and fire rate. The "NOTICE OF PUBLIC HEARING AND DEVELOPMENT CODE VARIANCE" IS WRONG FOR THE SECOND MONTH IN A ROW! FYI...Neighborhood Association is attached to this e-mail and so Is historical Commission. It is a 77 year old deck we are discussing.

On Fri, Jan 2, 2015 at 10:27 PM, liz purcell <purcelldesigns@gmail.com> wrote:
The publication is not correct. Only Item A is correct. We are asking for the increase from 40% to 46% regarding our FAR. Item B has nothing to do with our case and is not included in our paper work. I had mentioned it, but I am not even going to raise those ceilings in the little room with everything else. Our paper work requested an exception for an existing deck, that according to TCAD has been in existence since the 30's. When I first applied for this hearing on 2224 Parkway these were the two Items I applied for. Then a gentleman at the City added on that we planned to build within our 15' street side yard setback, which was on our December agenda. It took a month for me to prove that,according to code, we are allowed to do just that. So after a month of showing the City their code, that issue has been dismissed.

Now we have a deck, that is sitting over the 25' yard setback that I can at least prove has been there for over 10 years, including the carport, that is not a carport. The City required we send out the inspector to do a life safety inspection and then we bring this existing deck, that according to TCAD is over 77 years old, into code. He left the contractor a report from another site with the wrong address and I had to contact him to get the right report with the correct address. But, the inspector has now shut down the required improvements on this deck. Our LICENSED engineer has submitted a letter to the Inspector, after performing an inspection, that the contractor did not demo or remove or modify anything on this deck that was not rotted or non-code compliant. This will not look good for the City if this issue is brought before the committee with our proof on January 12th. Terry Ortiz, PE is prepared to speak on the fact that our Job Progress, ordered by the City, needs to have the stop work order removed before our hearing. If our hearing regarding this deck is postponed another month because we have not completed work on a life safety issue, well that sure will not go well with my clients.

Leane, this hearing will not really look good to the public on the incompetency of your department if that stop order is not immediately removed. And when we have not completed the life safety issue construction because of an inspector who is incorrect and over worked and overwhelmed.... well I don't believe it should be my

Heldenfels, Leane

From: liz purcell <purcelldesigns@gmail.com>
Sent: Friday, January 02, 2015 10:27 PM
To: Marlene Romanczak; Maile Roberts-Loring; Lisa Maxwell; leland551960; Roel Bazan; Sadowsky, Steve; Barr, Susan; Heldenfels, Leane; Scott
Subject: Regarding the Notice of Public Hearing for 2224 parkway
Attachments: Inspection- Deck.pdf

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Leane, this hearing will not really look good to the public on the incompetency of your department if that stop order is not immediately removed. And when we have not completed the life safety issue construction because of an inspector who is incorrect and over worked and overwhelmed.... well I don't believe it should be my clients who are detained and have to pay fee after fee after fee because permit applications are expiring, at my clients expense, construction crews are halted, at my clients expense.

The media would love this story. Please see what you can do! The hearing is video taped and public record. We haven't even gotten to the 2nd story addition yet. These are all pre-existing problems this house would have if I applied to add a storage room to the house and never even tried to add a second floor. I will make sure to have every e-mail where I showed your supervisor proof I was allowed to build within the 15' setback. I will submit a photocopy of the inspection report left with my contractor with the wrong address. And I will have all of these documents on my USB stick for all to see. I will have the TCAD that says this deck was built in 1938 and

I HAVE Historical and Next week will have the neighborhood also behind our project, because I am working with historical and will do whatever it takes to make the neighborhood association happy. Right now, WE ARE JUST TRYING TO REPAIR THE EXISTING HOUSE AND WE ARE BEING SHUT DOWN! It sure looks from the TCAD report that the deck was built in 1938 and a carport. and in 2004 they repaired the carport and added the roof of the carport to the existing deck.

C15-2014-0159

Heldenfels, Leane

From: McDonald, John
Sent: Monday, December 22, 2014 3:36 PM
To: Heldenfels, Leane
Subject: 3-sided lot (2224 Parkway)

See pasted below.
25-1-22 - MEASUREMENTS.
(D) In determining required yards and setbacks for an irregularly shaped lot or a lot bounded by only three lot lines, the rear lot line is:
(1) a line ten feet long;
(2) parallel to the front lot line; and
(3) at the most distant location from the front lot line.

(41) FRONT LOT LINE means:

(a) for an interior lot, the lot line abutting the street;

(b) for a corner lot, the lot line designated as the front lot line by a subdivision or parcel map, or, if none, the shorter lot line abutting a street;

(c) for a through lot, the lot line abutting the street that provides the primary access to the lot; and

(d) for a flag lot, the lot line designated as the front lot line by a subdivision or parcel map, or if none, the line determined by the building official to be the front lot line.

The code is so vague on an irregularly shaped lot and the definition of a front lot line we considered the front on Parkway with a street side yard on Windsor.

Respectfully,
John M. McDonald
Development Services Manager
Residential Plan Review/PDRD
974-2728 – Office
john.mcdonald@austintexas.gov

New columns and piers, new and reused floor joist and reused beams

PUBLIC HEARING INFORMATION

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

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

Case Number: C15-2014-0159, 2224 Parkway
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, January12th, 2014

MARY FARR JORDAN BAKER
Your Name (please print)

☐ I am in favor
☒ I object

2301 Windsor Rd
Your address(es) affected by this application

Mary Farr Jordan Baker — 1.03.15
Signature — *Date*

Daytime Telephone:_____

Comments:_____

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

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or scan and email to leane.heldenfels@austintexas.gov

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MARGARET O'Shaughnessy
Your Name (please print)

☐ I am in favor
☑ I object

2211 Windsor Rd
Your address(es) affected by this application

Signature 1-5-15 *Date*

Daytime Telephone: 512 477 5557

Comments: I walk around this corner almost every day. It is so dangerous as is. A bigger curb cut for parking all around the curb poses an extra danger for a pedestrian and for drivers.

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☐ **I am in favor**
☒ **I object**

MARGARET OSHAUGHNESSY
Your Name (please print)

2213 Windsor Rd
Your address(es) affected by this application

[signature] 1-5-15
Signature *Date*

Daytime Telephone: 512 477-5557

Comments: ~~[illegible]~~

I am against anything taller than has already been built.

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C15-2014-0159

Heldenfels, Leane

From: liz purcell <purcelldesigns@gmail.com>
Sent: Monday, January 05, 2015 5:46 PM
To: Heldenfels, Leane; Maile Roberts-Loring; leland551960; Scott; Barr, Susan; Sadowsky, Steve; Marlene Romanczak; Roel Bazan; Lisa Maxwell
Subject: Re: Regarding the Notice of Public Hearing for 2224 parkway

Actually I think there is no point in going to this hearing on Monday, just to get everything postponed. Lets just postpone everything now, while we determine our legal options.

On Mon, Jan 5, 2015 at 5:28 PM, liz purcell <purcelldesigns@gmail.com> wrote:
We will be there. Be prepared to have all of your departments errors, that have cost my clients money aired to the public.

---------- Forwarded message ----------
From: **Heldenfels, Leane** <Leane.Heldenfels@austintexas.gov>
Date: Mon, Jan 5, 2015 at 5:00 PM
Subject: RE: Regarding the Notice of Public Hearing for 2224 parkway
To: liz purcell <purcelldesigns@gmail.com>

We didn't have to renotice the special exception, it was just postponed. We did send a new notice on the variance because we needed to take off the street side yard variance not needed.

I do think you'll have to come back one more time to get the deck reviewed as a full variance rather than a special exception, but that won't preclude them from acting on your other two requests (for FAR and rear setback), though they may ask why not go to RDCC for FAR (I know you'll say because you had other variances pending, but they still like to limit the number of variances they grant so may want you to go to them first).

Just my thoughts, not positive on what's going to happen – good luck in your meeting w/ Neighborhood -
Leane

From: liz purcell [mailto:purcelldesigns@gmail.com]
Sent: Monday, January 05, 2015 4:47 PM
To: Heldenfels, Leane; Maile Roberts-Loring

Cc: Barr, Susan; Hernandez, Tony [PDRD]; McDonald, John
Subject: Re: Regarding the Notice of Public Hearing for 2224 parkway

but it is not even on the agenda sent to me in the mail. This will also mean my clients will have to PAY MORE Money for the engineer to attend. If this hearing doesn't resolve some of these issues I just advised my clients to hire an attorney. I am meeting with the neighborhood association on Thursday. This is Absolutely UNCALLED FOR!

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Kim-Ha Nguyen
Your Name (please print)

☐ **I am in favor**
☒ **I object**

2215 Windsor Rd, Austin, TX 78703
Your address(es) affected by this application

Kimha Nguyen — *Signature*
1/3/2015 — *Date*

Daytime Telephone: 832-758-7935

Comments: _____

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C15-2014-0159

Heldenfels, Leane

From: Maile Roberts-Loring <[redacted]>
Sent: Monday, January 12, 2015 10:43 AM
To: Heldenfels, Leane
Subject: Re: Board of Adjustment Meeting Monday 1/12 at City Hall Council Chambers starting at 5:30

Hi Leane,

Liz Purcell is no longer representing me (2224 Parkway) for my permit application. I have not had a chance to meet with the new company yet and will need a postponement. I would also like to apologize to you for Liz's behavior. I am very sorry if she has offended you in anyway. Please let me know if there is anything else you may need from me.

Thanks,
Maile Roberts-Loring

On Fri, Jan 9, 2015 at 3:33 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Greetings Board of Adjustment Applicants:

Attached is the agenda for Monday's meeting, please print a copy so you can follow along with the meeting proceedings, we won't have paper copies at the meeting.

Please take a look at the back-up we have downloaded for your cases at the Board and Commission website. If you see something is missing, bring 10 copies of that info to the meeting.

We will have a late back up packet that will include all correspondence (mostly responses from the public notice) received between when we sent the packet to the board and noon Monday. I will have a copy of the late back-up with your case number written on it at the sign in table so you can see if we received any late responses on your case.

If you find you need to postpone or withdraw your case, email me and advise. The Board will vote on whether or not to postpone cases as requested at the beginning of the meeting, so if possible please attend just the beginning of the meeting if you are requesting postponement in case they have questions about the request and in case there is opposition to your request.

I can validate parking stubs for the garage below the building, just remember to bring them up with you.

Take care – let me know if there are any other issues, questions, concerns with your case that haven't been covered –

Leane Heldenfels

Board of Adjustment Liaison

City of Austin

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Case Number: C15-2014-0159, 2224 Parkway
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, January12th, 2014

CHRISTINA CONTROS
Your Name (please print)

☑ I am in favor
☐ I object

2213 E WINDSOR
Your address(es) affected by this application

Signature

1-7-2015
Date

Daytime Telephone: 512 350 3175

Comments:
- SINGLE STORY DEED RESTRICTION VOL 4941262 4941477
- NO FULL SET PLANS ON FILE
- SURVEY DOES NOT SHOW CORRECT SETBACKS
- DOES NOT MEET PKG REQ'MT
- GARAGE CONVERT'D TO LIVING
- NO MCMANSION INFO - NO TEAR DOWN PERMIT
- PERMITS PLANS - DO NOT MATCH WHAT'S GOING ON HERE?

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

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or scan and email to leane.heldenfels@austintexas.gov

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

DATE: Monday, December 8, 2014 **CASE NUMBER: C15-2014-0159**

_____ Jeff Jack - Chair
_____ Michael Von Ohlen
_____ Melissa Whaley Hawthorne - Vice Chair
_____ Sallie Burchett
_____ Ricardo De Camps
_____ Brian King
_____ Vincent Harding
_____ Will Schnier - Alternate
_____ Stuart Hampton - Alternate

APPLICANT: Elizabeth Purcell

OWNER: Susan Goff

ADDRESS: 2224 PARKWAY

VARIANCE REQUESTED: The applicant has requested a variance(s) from:
A. Section 25-2, Subchapter F. Residential Design and Compatibility Standards, Article 2 (Development Standards) Section 2.1 (Maximum Development Permitted) to increase the maximum amount of development permitted on a property from the greater of 0.4 to 1.0 floor-to-area ratio (required) to 0.46 to 1.0 floor-to-area ratio (requested); and
B. Section 25-2-492 (D) (Site Development Regulations) to decrease the rear setback from 10 feet (required) to 0 feet (requested); and
C. to decrease the side street setback from 15 feet (required) to 0 feet (requested) in order to remodel a single family home in a "SF-3", Family Residence zoning district.
The applicant has requested a Special Exception under Section 25-2-476 (Special Exception) from Section 25-2-492 (D) (Site Development Regulations) to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain an existing deck constructed more than 10 years ago in an "SF-3", Family Residence Zoning District.

BOARD'S DECISION: POSTPONED TO January 12, 2015 BY APPLICANT

FINDING:

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

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

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

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman

ARTICLE 8. NONCOMPLYING STRUCTURES.

§ 25-2-961 NONCOMPLYING DEFINED.

NONCOMPLYING means a building, structure, or area, including off-street parking or loading areas, that does not comply with currently applicable site development regulations for the district in which it is located, but did comply with applicable regulations at the time it was constructed.

Source: Section 13-2-331; Ord. 990225-70; Ord. 031211-11.

§ 25-2-962 STRUCTURES COMPLYING ON MARCH 1, 1984.

(A) A structure that complied with the site development regulations in effect on March 1, 1984, is a complying structure notwithstanding the requirements of this chapter.

(B) A structure that complies with the site development regulations does not become a noncomplying structure as the result of a change in the use, zoning, or development of adjacent property.

Source: Section 13-2-820; Ord. 990225-70; Ord. 031211-11.

§ 25-2-963 MODIFICATION AND MAINTENANCE OF NONCOMPLYING STRUCTURES.

(A) Except as provided in Subsections (B), (C), and (D) of this section, a person may modify or maintain a noncomplying structure.

(B) The following requirements must be met in order to modify, maintain, or alter a non-complying residential structure:

(1) Demolition or removal of walls must comply with the following requirements:

(a) No more than fifty percent of exterior walls and supporting structural elements of the existing structure may be demolished or removed, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate. For purposes of this subsection, exterior walls and supporting structural elements are measured in linear feet and do not include the roof of the structure or interior or exterior finishes.

(b) Replacement or repair of structural elements, including framing, is permitted if required by the building official to meet minimum health and safety requirements.

(2) Replacement or alteration of an original foundation may not change the finished floor elevation by more than one foot vertically, in either direction.

(3) For any residential use other than a single-family use in an SF-3 or more restrictive zoning district, the following requirements must be met in order to add square footage or convert accessory space into conditioned or habitable space:

(a) If the lot is non-complying with current lot size or lot width requirements, the cost of improvements may not exceed 20 percent of the value of the structure before the improvements.

(b) Compliance with current parking and occupancy regulations is required.

(4) If a noncomplying portion of a structure is demolished, it loses its noncomplying status and may only be rebuilt in compliance with current code.

(C) Except as provided in Subsections (E) and (F), a person may not modify or maintain a noncomplying structure in a manner that increases the degree to which the structure violates a requirement that caused the structure to be noncomplying.

(D) The following requirements must be met in order to repair, reinforce, or maintain a non-complying dock, bulkhead, or shoreline access as defined in Section 25-2-1172 (*Definitions*), or to modify a noncomplying dock:

(1) Modification of a dock must comply with the following requirements:

(a) the dock must be an accessory to a single-family residence;

(b) the alteration must be confined within the existing footprint;

(c) the total footprint of the dock must be reduced by 50%;
(d) the number of boat slips on the dock is reduced by 50%; and
(e) the alternation may not increase the degree to which the structure violates a requirement that caused the structure to be noncomplying.
(2) Repair, reinforcing, or maintaining a noncomplying dock, bulkhead, or shoreline access must comply with the following requirements:
(a) no more than 50 percent of existing piles, pilings, or sheet pile or no more than 50 percent of the length of the dock, bulkhead, or shoreline access may be removed or replaced; and
(b) the location, footprint, and degree of noncompliance of the structure is not altered;
(3) Demolition is subject to the limitation in Subsection (B)(4) of this Section.
(E) A person may increase the height of a building that is a noncomplying structure based on a height requirement of this title if:
(1) the increase is made to a portion of the building that:
(a) does not exceed the existing maximum height of the building; and
(b) complies with the yard setback requirements of this title;
(2) the increase does not exceed 15 percent of the existing maximum height of the building; and
(3) after modification, the height of the modified portion of the building does not exceed the existing maximum height of the building.
(F) A person may modify a building that is a noncomplying structure based on a yard setback requirement of this title if:
(1) the modified portion of the building:
(a) does not extend further into the required yard setback than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection **(B)(2) of this section;**
(b) unless located in a street side yard, is not greater in height than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection (B)(2) of this section; and
(c) complies with the height requirements of this title; and
(2) the additional length of a modified portion of the building does not exceed the lesser of 50 percent of the length of the noncomplying portion of the building or 25 feet measured from the existing building and parallel to the lot line.
(G) Subsection (F) applies to each yard setback requirement with which the existing building does not comply.
(H) A person may modify a noncomplying building once under Subsection (E) and once under Subsection (F). This section does not prohibit a person from modifying a building along more than one yard setback as part of a single project.
Source: Sections 13-2-820 and 13-2-823; Ord. 990225-70; Ord. 031211-11; Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20100624-149; Ord. 20101209-075.

§ 25-2-964 RESTORATION AND USE OF DAMAGED OR DESTROYED NONCOMPLYING STRUCTURES.
(A) A person may restore a noncomplying structure that is damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind if the restoration begins not later than 12 months after the date the damage or destruction occurs.
(B) Except as provided in Section 25-2-963 (*Modification And Maintenance Of Noncomplying Structures*):

December 4, 2014

City of Austin Board of Adjustment
c/o Leane Heldenfels
Planning and Review Department
1st Floor/Development Assistance Center
P.O. Box 1088
Austin, TX 78767

VIA ELECTRONIC DELIVERY

Re: Postponement Request of the Old Enfield Homeowners Association of Items M-1 and K-1; 2224 Parkway (C15-2014-0159).

Dear Ms. Heldenfels,

The Old Enfield Homeowners Association ("OEHOA") respectfully requests a postponement of consideration of Items M-1 (variances) and K-1 (special exception) for 2224 Parkway. OEHOA is the designated neighborhood association for the Old Enfield neighborhood.

The applicant is requesting significant variances and a special exception, and has made no effort whatsoever to communicate with OEHOA regarding their development plans or these specific requests. The variances sought include effectively removing existing setbacks from 15' and 10' to 0' and 0', respectively, and a variance from maximum floor-to-area ratios contained within the Residential Design and Compatibility Standards of Code. We would ask that the Board of Adjustment take no action on either the variance requests or the special exception until such time as the applicant has engaged with OEHOA, immediate neighbors and interested parties.

Thank you for your consideration of this request.

Sincerely,

Marlene Romanczak
President, OEHOA

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

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

Case Number: C15-2014-0159, 2224 Parkway
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, December 8th, 2014

CHRISTINA CONTOS

Your Name (please print)

☐ I am in favor
☒ I object

2213 E. WINDSOR RD 78703

Your address(es) affected by this application

Signature

12/3/2014

Date

Daytime Telephone: 512 350 3175

Comments: "SPECIAL EXEMPTION"
REMODEL & MAINTAIN
EXISTING ONLY
NO ADDITIONS
NO F.A.R INCREASE
NO SECOND STORY
MUST MAINTAIN
PARKING REQUIREMENT

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

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-2934
Or scan and email to leane.heldenfels@austintexas.gov

C.5-2014-0159

Heldenfels, Leane

From: liz purcell [redacted]
Sent: Monday, December 08, 2014 11:24 AM
To: Heldenfels, Leane; Maile Roberts-Loring; Scott; Barr, Susan; leland551960
Subject: Re: 2224 Parkway

I will postpone it all... its okay. I would rather anyway...better to have the neighborhood on my side even though they have known about this for months, never answered my e-mails until you forwarded it, and have a disconnected phone number as the contact. So I really need to be there for a postponement? I just guess if the deck is finished by the next hearing they wont postpone me on that next time

On Mon, Dec 8, 2014 at 11:19 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Ok – I can add that to the request, will have to send out new notices. Can you resubmit 1st page of application (whole application if you feel you want to change anything else) and show this addition – email is fine.

Thanks –

Leane

From: liz purcell [mailto:[redacted]]
Sent: Monday, December 08, 2014 10:01 AM
To: Heldenfels, Leane
Cc: Marlene Romanczak; Maile Roberts-Loring
Subject: Re: 2224 Parkway

Okay we will postpone it all...I will be there. Leane due to the complexities of this project I am going to keep all of the issues at this hearing instead of scheduling another hearing upstairs regarding my FAR

On Mon, Dec 8, 2014 at 9:21 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

I will announce postponement requests at the beginning of the meeting at 5:30. If you (both neighborhood regesting postponement and applicant/agent) could be there to speak to the request it would be appreciated.

We can validate the parking below the City Hall building.

Take care,

Leane Heldenfels
ps – Liz, we haven't gotten the Life Safety report for the deck/carport yet, so probably should postpone that part of your request, too.

C5-2014-0159

From: liz purcell [mailto:[redacted]]
Sent: Sunday, December 07, 2014 8:42 PM
To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane
Subject: Re: 2224 Parkway

I will talk with Leane in the morning and see what she thinks. At this point I am just trying to address the issues of the existing house as it sits. IE foundation repair, existing deck issue, and the portion of the house that is sitting in the utility easement. I don't mind postponing at all on the second floor addition issues, I had spoken with the client already about that probability before I even spoke with you.

If you look at my proposed new roof plan, it will be modified per historic recommendations slightly and the proposed second floor addition will be altered per recommendations by all concerned. But the deck has the only access my clients have to the front yard. And as you can see, if it is not approved for exception.... there is not much I can do but tear it down. The only access to a deck will lead to a 15' drop and the only other access to a new conforming deck would be through a bed room. If I don't get the exception for the deck, I will instruct the clients not to move forward with a second floor so we can keep the deck and then we wont need to have any more hearings. What good is a house that you cant sit on your deck and look at the park?

On Sun, Dec 7, 2014 at 5:19 PM, liz purcell <[redacted]> wrote:

I don't have to have a variance on the deck. I have proven it is over 10 years old and Leane has already had us begin repairs. I really don't like my clients having to pay to repair something that will still be awaiting a hearing. That deck has no relationship to any thing else we are doing. It has been there forever and is not safe and has NOTHING to do with my proposal for a second floor.. We are requesting an exception on it, nothing more. We are repairing it and bringing it to life safety codes. Why does the neighborhood Association even have concerns over the deck?

Should I really inform my clients that the City requested they move forward with repairs on something that could possible be required to be torn down? TCAD shows that deck has been there since the 30's just like that house, but I cannot find proof of its existence prior to the oldest city of austin GIS website satellite images. If I hadn't applied to add a second floor the deck would not have any been an issue and I would have been allowed to pull express permits to repair it, just like I did. However, I just want to make sure it will be allowed to remain before construction gets any further along.

I would just like to put at least one of many issues to rest.

Yes I would love to meet...any time sounds good to me.

((((C15-2014-0159

Elizabeth

512-436-5302

On Sun, Dec 7, 2014 at 2:48 PM, Marlene Romanczak <[redacted]> wrote:

Elizabeth,

Thank you very much for responding. I certainly understand the complexities this project is presenting.

We feel strongly that since all these requests are all interrelated they should be heard at the same time. Therefore, we are still requesting a postponement for all items related to the BOA hearing regarding 2224 Parkway.

We very much would like to meet and discuss the entire project.

All my best,

Marlene Romanczak

Sent from my iPhone

On Dec 5, 2014, at 8:02 PM, liz purcell <[redacted]> wrote:

> I sent several e-mails at the beginning of the year when I began the project with no response. You were also notified of the historic hearing that we are approved with conditions weren't you? That was 2 months ago. The project has every hurtle that a project can have...I have been working with Steve Sadowsky with his recommendations. Most of our variance request is because of the existing deck that has been there forever. It is over the 25' setback. We are just trying to add a second floor but because of the shape of the lot...every thing is a problem, and mostly issues regarding the original house (historic house). I would gladly like a postponement but would request we proceed with the deck issues. It is only being repaired and brought up to life and safety codes. right now we are just leveling the house and that is a whole other nightmare. I am keeping all of the original house except the roof where I am going up. I would love to meet with the board.. just tell me when and where.

C C C C C15-2014-0159

I will request a postponement also except for the deck

On Fri, Dec 5, 2014 at 7:39 PM, Marlene Romanczak <[redacted]> wrote:

Elizabeth,

My name is Marlene Romanczak and I am the president of the Old Enfield Homeowners Association. Lisa Maxwell (a board officer) and Leane Heldenfels of the City, forwarded your e-mails from yesterday regarding your proposed project on Parkway.

The Association has formally requested a postponement of this case with the BOA because we have not had the opportunity to learn from you what your requests are and why you are making them. We simply do not have any information to make a decision. We will have Board members at the meeting Monday night to speak to our request for a postponement.

I am not sure why you were unable to contact us. We have a full website for the Old Enfield Homeowners Association that has all our contact information, had a fully advertised Annual meeting in September and fully advertised annual picnic in May. Plus, City staff has our contact information. We find ourselves in the 11th hour and you were now able to make contact with us.

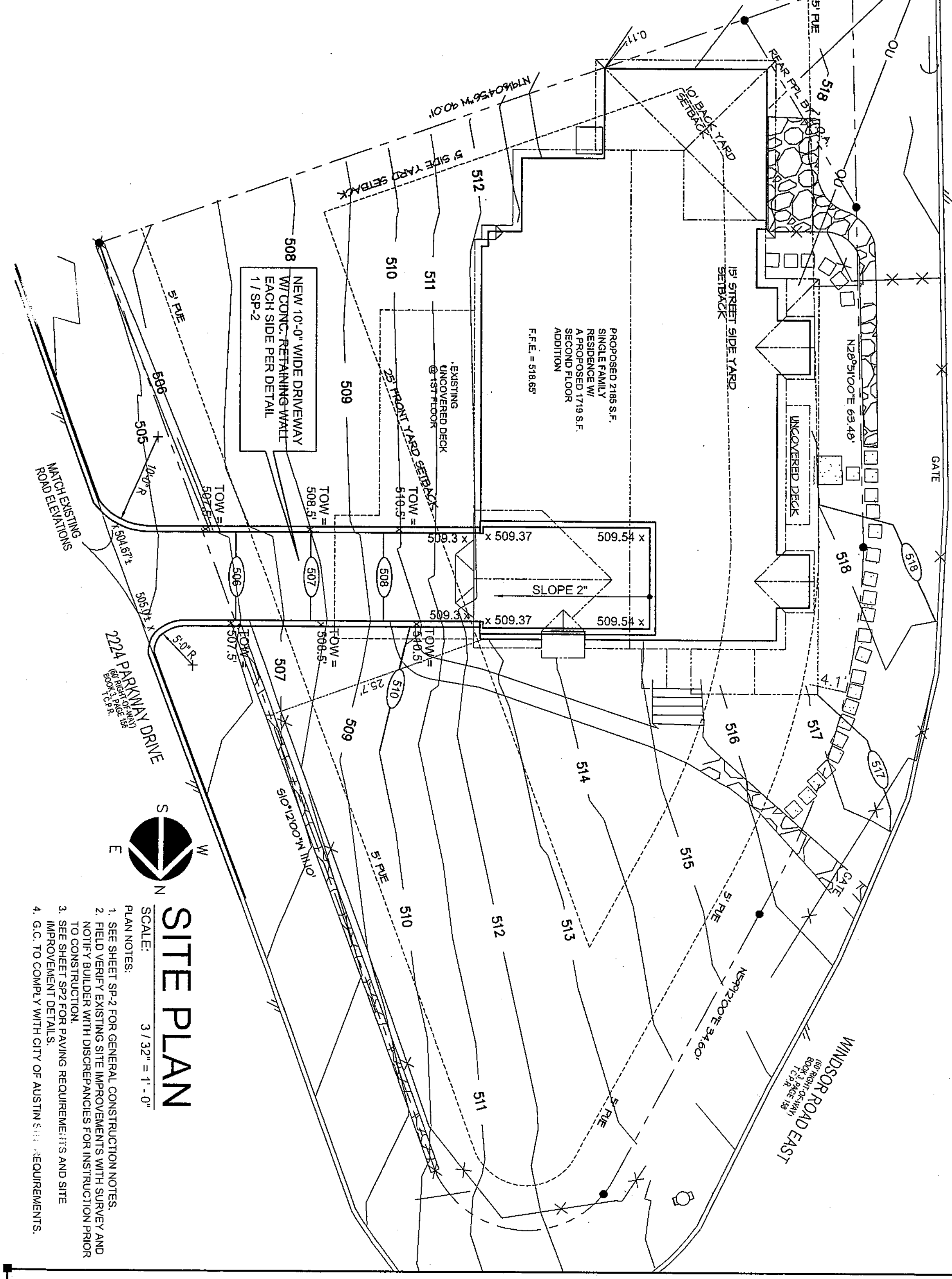
I'm requesting that you also request a postponement so we can all come together and discuss your project. The Association Board is eager to meet with you.

I look forward to hearing from you.

all my best,
Marlene Romanczak

P:\Goff\Goff- SP1.dwg, 7/8/2014 6:34:37 PM

C15-2014-0159 (att copied to email)



SITE PLAN

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

PLAN NOTES:

1. SEE SHEET SP-2 FOR GENERAL CONSTRUCTION NOTES.
2. FIELD VERIFY EXISTING SITE IMPROVEMENTS WITH SURVEY AND NOTIFY BUILDER WITH DISCREPANCIES FOR INSTRUCTION PRIOR TO CONSTRUCTION.
3. SEE SHEET SP2 FOR PAVING REQUIREMENTS AND SITE IMPROVEMENT DETAILS.
4. G.C. TO COMPLY WITH CITY OF AUSTIN SITE REQUIREMENTS.

GOFF RESIDENCE REMODEL
2224 PARKWAY
AUSTIN TEXAS

SUSAN GOFF
2224 PARKWAY
AUSTIN TEXAS

DRAWN BY: PRD
CHECKED BY: TO
REVISIONS:

LOC Consultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm F-4756

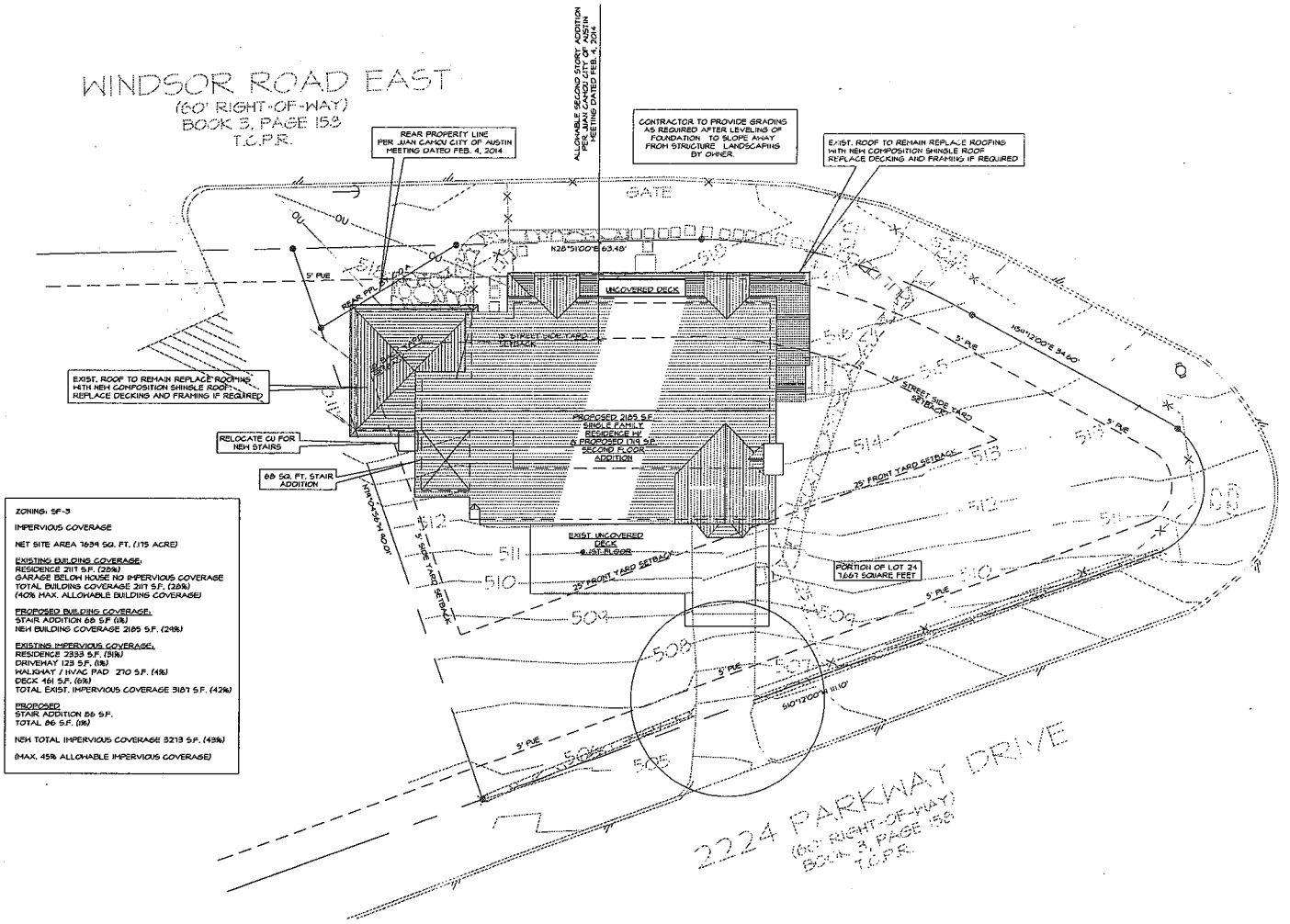
LOC CONSULTANTS LLP
100% REVIEW SET
DATE: 7-9-14
NOT FOR CONSTRUCTION

7-9-14

S14007

SP-1
OF 2

C15-2014-0159
(attached to email)



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0" (22 X 34 SHEET SIZE)
1/16" = 1'-0" (11 X 17 SHEET SIZE)

DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704
PH: (512) 436-5302
E-MAIL: PURCELL_DESIGNS@HOTMAIL.COM
ESP
RB ARCHITECT
ROEL BAZAN, AIA

SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX

DRAWN BY: ESP
CHECKED BY: RB
REVISIONS

SP1.0
OF 17

C15-2014-0159

Heldenfels, Leane

From: Richard Hamner <[redacted]>
Sent: Monday, December 08, 2014 9:54 AM
To: Heldenfels, Leane
Subject: Fwd: 2224 parkway

This is the first of two e-mail exchanges I would like to have placed in the back up material for the BOA application for a variance submitted for 2224 Parkway. The material is relevant only to the item related to the side yard setback.

-----Original Message-----
From: McAfee, Douglas <[redacted]>
To: Barr, Susan <Susan.Barr@austintexas.gov>; liz purcell <[redacted]>; Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Scott <[redacted]>; Terry <[redacted]>; ADMIN -LOC <[redacted]>
Cc: Richard Hamner ([redacted]) <[redacted]>; Jdonisi <[redacted]>; Stilwell, Kelly <[redacted]>
Sent: Tue, Nov 18, 2014 12:50 pm
Subject: RE: 2224 parkway

I visited the site, and the floor is actually 4" lower and was built that way, leveling the foundation did not cause the 4" difference in elevation, also, code requires a min of 7' ceiling height. If you want to raise the floor and ceiling you would need to get the appropriate permit to reflect it. The active permits for the site are for a foundation repair and an expess permit to replace sheetorck, and a permit to add a 2nd floor which has been rejected, any work outside that scope will need to be permited to reflect this.

Douglas McAfee
Lead Residential Inspector
Pgr 512.802.3617
Email [redacted]

Helpful Links
Austin Muni Code Library
Inspection Flow Charts

From: Barr, Susan
Sent: Tuesday, November 04, 2014 2:40 PM
To: liz purcell; Sadowsky, Steve; Scott; Terry; ADMIN -LOC
Cc: McAfee, Douglas; Richard Hamner ([redacted]); [redacted]
Subject: RE: 2224 parkway

Elizabeth,

Please work with your building inspector to review the issues that have come up with the project as they relate to LDC section 25-2 -963.

Best Regards,

Susan

CC CC C15-2014-0159

From: liz purcell [mailto:purcelldesigns@gmail.com]
Sent: Tuesday, November 04, 2014 1:59 PM
To: Sadowsky, Steve; Barr, Susan; Scott; Terry; ADMIN -LOC
Subject: 2224 parkway

We occurred a problem in leveling this portion of the house that i had no intention of modifying. This portion of the house was probably a garage, and during leveling it ended up with a slope of approximately 4" from west to east. It also has 7' ceilings that i was planning of just vaulting to get adequate ceiling height.

(F) A person may modify a building that is a noncomplying structure based on a yard setback requirement of this title if:

(1)

the modified portion of the building:

(a)

does not extend further into the required yard setback than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection (B)(2) of this section;

(b)

unless located in a street side yard, is not greater in height than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection (B)(2) of this section; and

(c)

complies with the height requirements of this title; and

(2)

the additional length of a modified portion of the building does not exceed the lesser of 50 percent of the length of the noncomplying portion of the building or 25 feet measured from the existing building and parallel to the lot line.

(b)(2) Replacement or alteration of an original foundation may not change the finished floor elevation by more than one foot vertically, in either direction.

In order to level this area of the house it will crack all of the walls and provide un -usable ceiling heights.

I also am required to comply with:

(a) No more than fifty percent of exterior walls and supporting structural elements of the existing structure may be demolished or removed, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate. For purposes of this subsection, exterior walls and supporting structural elements are measured in linear feet and do not include the roof of the structure or interior or exterior finishes.

(b)

Replacement or repair of structural elements, including framing, is permitted if required by the building official to meet minimum health and safety requirements.

will this cause a new Historical review Steve?

CB-2014-0159

and will the replacement of the roof structure and raising the walls count towards my 50% if it is necessary Susan?

C: C: C15-2014-0159

Heldenfels, Leane

From: Marlene Romanczak <[redacted]>
Sent: Friday, December 05, 2014 7:39 PM
To: purcelldesigns@gmail.com
Cc: Lisa Maxwell; Heldenfels, Leane
Subject: 2224 Parkway

Elizabeth,

My name is Marlene Romanczak and I am the president of the Old Enfield Homeowners Association. Lisa Maxwell (a board officer) and Leane Heldenfels of the City, forwarded your e-mails from yesterday regarding your proposed project on Parkway.

The Association has formally requested a postponement of this case with the BOA because we have not had the opportunity to learn from you what your requests are and why you are making them. We simply do not have any information to make a decision. We will have Board members at the meeting Monday night to speak to our request for a postponement.

I am not sure why you were unable to contact us. We have a full website for the Old Enfield Homeowners Association that has all our contact information, had a fully advertised Annual meeting in September and fully advertised annual picnic in May. Plus, City staff has our contact information. We find ourselves in the 11th hour and you were now able to make contact with us.

I'm requesting that you also request a postponement so we can all come together and discuss your project. The Association Board is eager to meet with you.

I look forward to hearing from you.

all my best,
Marlene Romanczak

C C C15-2014-0159

Heldenfels, Leane

From: liz purcell <[redacted]>
Sent: Friday, December 05, 2014 8:17 PM
To: Maile Roberts-Loring; Heldenfels, Leane; Scott; leland551960; Barr, Susan
Subject: The neighborhood association wants a postponement

I am in agreement with this due to the little (major error) the residential reviewers made on 4 separate occasions regarding our 15' setback. I am requesting the hearing for the deck move forward...But postpone the rest. We want to make the neighborhood association happy. They haven't had time to review our case. Even though they were notified about our project when we had our historic hearing several months back....So don't plan on coming Monday, I will still attend and move forward with the deck.

FYI.. The phone number on the City of Austin website for your neighborhood association is disconnected. I sent them several e-mails way back when to try and reach someone. I finally gave up! I even asked Maile if she could put me in contact with someone. Leane at the City had to help me finally contact them. They knew about our historical hearing and they were a no show. They were notified about that hearing and this hearing, just like we were.

C15-2014-0159

Heldenfels, Leane

From: liz purcell <[redacted]>
Sent: Sunday, December 07, 2014 5:20 PM
To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane
Subject: Re: 2224 Parkway

I don't have to have a variance on the deck. I have proven it is over 10 years old and Leane has already had us begin repairs. I really don't like my clients having to pay to repair something that will still be awaiting a hearing. That deck has no relationship to any thing else we are doing. It has been there forever [illegible] and has NOTHING to do with my proposal for a second floor.. We are requesting an exception on it, nothing more. We are repairing it and bringing it to life safety codes. Why does the neighborhood Association even have concerns over the deck?

Should I really inform my clients that the City requested they move forward with repairs on something that could possible be required to be torn down? TCAD shows that deck has been there since the 30's just like that house, but I cannot find proof of its existence prior to the oldest city of austin GIS website satellite images. If I hadn't applied to add a second floor the deck would not have any been an issue and I would have been allowed to pull express permits to repair it, just like I did. However, I just want to make sure it will be allowed to remain before construction gets any further along.

I would just like to put at least one of many issues to rest.

Yes I would love to meet...any time sounds good to me.

Elizabeth

512-436-5302

On Sun, Dec 7, 2014 at 2:48 PM, Marlene Romanczak <[redacted]> wrote:
Elizabeth,
Thank you very much for responding. I certainly understand the complexities this project is presenting.

We feel strongly that since all these requests are all interrelated they should be heard at the same time. Therefore, we are still requesting a postponement for all items related to the BOA hearing regarding 2224 Parkway.

We very much would like to meet and discuss the entire project.

All my best,
Marlene Romanczak

Sent from my iPhone

On Dec 5, 2014, at 8:02 PM, liz purcell <purcelldesigns@gmail.com> wrote:

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I will request a postponement also except for the deck

On Fri, Dec 5, 2014 at 7:39 PM, Marlene Romanczak <[redacted]> wrote:
Elizabeth,

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The Association has formally requested a postponement of this case with the BOA because we have not had the opportunity to learn from you what your requests are and why you are making them. We simply do not have any information to make a decision. We will have Board members at the meeting Monday night to speak to our request for a postponement.

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I'm requesting that you also request a postponement so we can all come together and discuss your project. The Association Board is eager to meet with you.

I look forward to hearing from you.

all my best,
Marlene Romanczak

C15-2014-0159

Heldenfels, Leane

From: susan philips <[redacted]>
Sent: Sunday, December 07, 2014 6:29 PM
To: Heldenfels, Leane
Cc: jason@jthompkins.net
Subject: Case # C15-2014-0170

Ms. Heldenfels -

You and I spoke the other day about this case. I was under the impression that the hearing had been postponed until January because of an incorrect address and an incorrect subject tract designation on the Notice. I see that it is listed on the Agenda for tomorrow, December 8. Could you please let me know the status of this case?

I have copied Jason Thompkins on this email as President of the West 31st Street Creekside Neighborhood Association.

Thank you. Susan Philips

C15-2014-0159

Heldenfels, Leane

From: liz purcell <[redacted]>
Sent: Sunday, December 07, 2014 8:42 PM
To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane
Subject: Re: 2224 Parkway
Attachments: Goff- SP1-terry.pdf; SP1.0.pdf

I will talk with Leane in the morning and see what she thinks. At this point I am just trying to address the issues of the existing house as it sits. IE foundation repair, existing deck issue, and the portion of the house that is sitting in the utility easement. I don't mind postponing at all on the second floor addition issues, I had spoken with the client already about that probability before I even spoke with you.

If you look at my proposed new roof plan, it will be modified per historic recommendations slightly and the proposed second floor addition will be altered per recommendations by all concerned. But the deck has the only access my clients have to the front yard. And as you can see, if it is not approved for exception.... there is not much I can do but tear it down. The only access to a deck will lead to a 15' drop and the only other access to a new conforming deck would be through a bed room. If I don't get the exception for the deck, I will instruct the clients not to move forward with a second floor so we can keep the deck and then we wont need to have any more hearings. What good is a house that you cant sit on your deck and look at the park?

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C15-2014-0199

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Sent from my iPhone

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I'm requesting that you also request a postponement so we can all come together and discuss your project. The Association Board is eager to meet with you.

CC CC C15-2014-0159

I look forward to hearing from you.

all my best.

C15-2014-0159

Heldenfels, Leane

From: Richard Hamner <[redacted]>
Sent: Monday, December 08, 2014 9:50 AM
To: Heldenfels, Leane
Subject: 2224 Parkway Items for inclusion in BOA member files for 12/8 Meeting

I copied you on an e-mail exchange with Douglas McAfee and an e-mail sent by my son, Nick Hamner to Tony Hernandez who requested photos of 2224 Parkway. I would like these two e-mails included in the back up material for the Board of Adjustment on both BOA agenda items pertaining to 2224 Parkway for today's meeting.

I will also forward to you two e-mail exchanges which took place earlier between myself and Susan Purcell and Susan Purcell and City of Austin Officials when construction was taking place on the foundation. This is pertinent to the variance being sought as the second agenda item for 2224 Parkway, most particularly the second variance requested for the side yard setback. In the photos sent to Tony Hernandez, the fourth and fifth photo show the room for which the side yard variance is being sought and its proximity to, if not incursion across, the property line and to my house. Please include these two e-mails which will follow in the back up material.

Please contact me at 512-983-6708 or by e-mail to indicate receipt of this and the two follow up e-mails.

C15-2014-0159

Heldenfels, Leane

From: Richard Hamner <[redacted]>
Sent: Monday, December 08, 2014 9:02 AM
To: McAfee, Douglas
Cc: Hernandez, Tony [PDRD]; Barr, Susan; Heldenfels, Leane; Word, Daniel
Subject: Re: 2224 Parkway

I appreciate your effort. It is my understanding from your original response to my inquiry on December 3 that this construction on the deck is being performed without an appropriate permit.
Is that correct?

As I was writing this I got a call from Tony Hernandez asking me to take pictures of this construction.
He said there is a permit to repair the deck. I have not located it anywhere in the file.

I will forward this exchange to Mr. Hernandez, Susan Barr, Daniel Word, and Leane Hedenfels.

-----Original Message-----
From: McAfee, Douglas <[redacted]>
To: Richard Hamner <[redacted]>
Sent: Mon, Dec 8, 2014 8:34 am
Subject: RE: 2224 Parkway

I will go by there again today and look. I took pictures last week and sent them to the appropriate people (Tony Hernandez with Special Inspections).

Douglas McAfee
Lead Residential Inspector
Pgr 512.802.3617
Email douglas.mcafee@austintexas.gov

Helpful Links
Austin Muni Code Library
Inspection Flow Charts

From: Richard Hamner [redacted]
Sent: Monday, December 08, 2014 8:29 AM
To: McAfee, Douglas
Subject: Re: 2224 Parkway

As of today I have not heard back from you. The piers of the deck have been replaced with new beams placed on new concrete footings.

There is a Board of Adjustment hearing scheduled tonight with two items on the agenda related to this address, one of which is the Special Exception being sought for the deck. I am curious why this construction is taking place prior to the BOA meeting.

-----Original Message-----
From: McAfee, Douglas <[redacted]>
To: Richard Hamner <[redacted]>
Sent: Thu, Dec 4, 2014 6:13 am
Subject: RE: 2224 Parkway

C15-2014-0159

no, nothing is allowed to be removed or rebuilt without approval from the BOA, I will go by today to look at it.

Douglas McAfee
Lead Residential Inspector
Pgr 512.802.3617
Email [redacted]

Helpful Links
Austin Muni Code Library
Inspection Flow Charts

From: Richard Hamner [redacted]
Sent: Wednesday, December 03, 2014 5:20 PM
To: McAfee, Douglas
Subject: 2224 Parkway

Is there a permit allowing the reconstruction of the deck in front of this house? I thought the deck permit was subject to a Board of Adjustment meeting December 8th.

I can be reached at 512-983-6708 and I have put in a call to your pager.

Richard Hamner
2222 Parkway

C15-2014-0159

Heldenfels, Leane

From: Richard Hamner [redacted]
Sent: Thursday, December 04, 2014 4:36 PM
To: Heldenfels, Leane
Cc: jdonisi@drennergroup.com
Subject: 2224 Parkway

I attempted to reach you by phone before noon today regarding this home which has multiple applications for permits pending with the City of Austin.

As best I can tell applications are pending for a variance for a deck and for setback requirements. The owner's construction contractor began dismantling the existing deck yesterday even though the Board of Adjustment meeting on it is not scheduled until December 8, 2014. I contacted the City Inspector about this yesterday. He indicated there was no permit and he would check by the site today, but as I write construction continues and I have heard nothing from him.

What is the status of construction on this house and permits pending before the Board of Adjustment? When will the agenda information for that meeting be posted and available for my review?
Was this house the subject of a RDCC meeting on December 3, 2014, as a memo in the applicant's file written by you in late November indicated might happen? There is no indication on the RDCC website this was an agenda item.

Thank you for a prompt response.

Richard Hamner
2222 Parkway
512-983-6708

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

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

Case Number: C15-2014-0159, 2224 Parkway
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, December 8th, 2014

CHRISTINA CONTROS
Your Name (please print)

☐ I am in favor
☒ I object

2213 E WINDSOR RD 78703
Your address(es) affected by this application

Signature 12/3/2014 *Date*

Daytime Telephone: 512 350 3175

Comments: "LAND DEVELOPMENT CODE VARIANCE"

MAINTAIN & REMODEL CITY ONLY !

NO ADDITION

NO F.A.R. INCREASE

NO SECOND STORY

MUST MAINTAIN PKG REQ'MT

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

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-2934
Or scan and email to leane.heldenfels@austintexas.gov

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Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, December 8th, 2014

Mary J. Baker
Your Name (please print)

☐ **I am in favor**
☑ **I object**

2301 Windsor Rd, 78703
Your address(es) affected by this application

Mary J. Baker — Nov. 30, 2014
Signature — *Date*

Daytime Telephone: (512) 476-9725

Comments: _____

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

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C15-2014-0159 For File

Heldenfels, Leane

From: liz purcell <[redacted]>
Sent: Monday, December 08, 2014 12:08 PM
To: Heldenfels, Leane; Barr, Susan; leland551960; Maile Roberts-Loring; Roel Bazan; Terry; Marlene Romanczak; Scott
Subject: Re: 2224 Parkway

the FAR request is on the application but now I have to justify the 15' setback that I was misinformed on four separate occasions and Susan Barr will be back in town from vacation tomorrow so I am scheduling a meeting with her and Jaun Camou to find out why they approved something so wrong!

18. Sheet A4.2
a. dimension string height to be revised per section 3.4 of subchapter F. Elevation from which dimension is based is to be provided.
b. Second floor addition encroaching into the street side yard property line to be noted as allowed per LDC section 25-2-963 (F)(1)(b).
c. Roof section over south property line to be pulled back to the southern property line per comment 15.b. above.
d. West street side property line to be provided.

This is from my rejection comments from Susan Barr from my first submittal!!!!!!!!!!!!!!!!!...Please see comment 18 B.

Can someone at the City make this very HUGE MISTAKE RIGHT? Without my clients having to pay for it? Our design was based on this information. Being a tiny bit over on our FAR 6% with 25% allowable is nothing. BUT this? My client has paid for structural and architectural services with the wrong information.

Susan, I think it would be appropriate for you and Jaun to be at our hearing to testify to your error. 1/12/15 5:30 Or is it the Variance department that has it incorrect?

Some supervisors at the COA need to get together and figure out how to interpret this section of code and make it consistent between the departments

On Mon, Dec 8, 2014 at 11:39 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Next hearing will be 1/12/15.

Liz, if you could get me your amended application including/adding the FAR request by end of this week it would be appreciate as I'm starting work on notices for the 1/12/15 meeting now due to the holidays.

Thanks -

Leane Heldenfels

Board of Adjustment Liaison

City of Austin

On Mon, Dec 8, 2014 at 9:21 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

I will announce postponement requests at the beginning of the meeting at 5:30. If you (both neighborhood reqesting postponement and applicant/agent) could be there to speak to the request it would be appreciated.

We can validate the parking below the City Hall building.

Take care,

Leane Heldenfels
ps – Liz, we haven't gotten the Life Safety report for the deck/carport yet, so probably should postpone that part of your request, too.

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To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane
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I look forward to hearing from you.

all my best,
Marlene Romanczak

CASE# C15-2014-0159
ROW# 11247969
TAX# 0413010401 (TCAD ✓)

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2224 Parkway

LEGAL DESCRIPTION: Subdivision – _____

Lot(s) 24 Block _____ Outlot _____ Division _____

I/We Elizabeth Purcell on behalf of myself/ourselves as authorized agent for

Susan GOFF affirm that on OCT, 27, 2014

hereby apply for a hearing before the Board of Adjustment for consideration to:

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

Please see my Comments Typed on Following Sheets

___ ERECT ___ ATTACH ___ COMPLETE ✓ REMODEL ✓ MAINTAIN
ITEM 1) WE have an EXIST. DECK. ACCORDING TO TCAD HAS BEEN IN EXISTANCE SINCE 1935

2) APPROVAL of an excess of the FAR by 6% for the Addition of a second Floor. I HAVE ALREADY Been given the approval by STEVE Sadowsky for my design

in a SF-3 district. (zoning district)

3) Rear Property line encroachment

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

Permit Application
2014-078928 PR

PURCELL DESIGNS LLC.
ELIZABETH STUART PURCELL

ARCHITECTURAL INTERN, DESIGN CONSULTANT, PROJECT MANAGEMENT

1611 EVA ST.
AUSTIN, TX. 78704
(512) 436-5302
purcell_designs@hotmail.com

APPLICATION TO BOARD OF ADJUSTMENT GENERAL VARIANCE

Property: **2224 Parkway**
Austin, TX 78703

Date: **October 26, 2014**

Client: **Susan J. Goff**

Permit App. No. 2014-078928 PR

We are requesting a hearing regarding 3 variances that we are required to aquire.

The first is an existing deck that according to TCAD dates in the late 30's that sits over a 25' easement that was deeded at the time of construction of this residence.

And the second is for my FAR on my proposed second floor addition.

REASONABLE USE:

DECK: If I could have proved the deck is over 10 years old I could have applied for a Special Exception for this deck that has obviously been a part of this neighborhood and community for years. Please refer to ***Attachment "A"*** This deck encroaches into the 25' front yard setback. The house does not encroach, but the existing deck does. The portion of the deck that extends to the East provides a carport for the existing driveway, which we are bringing into code compliance.

FAR: This residence has many challenges. It is in a Historical Neighborhood. The existing kitchen wall from the original construction in the 30's and existing roof along the west wall are sitting over the P.U.E. so I am applying for an easement release on that. The deck, as mentioned above is over the 25' easement. The residence is considered non-compliant. There exists no real rear property line (I had to pay to meet with Jaun Camou, City of Austin, on Feb. 4th, 2004 to have the Residential Review make up a fictitious rear property line

for me to use. In fact, the C.O.A. had to determine where all of my property lines and setbacks begin and end, because of the unusual shape of the lot. Please Ref***: Attachment A and B***. ***Attachment B*** shows the property lines and setbacks as determined by the C.O.A. The residence is also 1" away from the neighbors property on the South side.

HARDSHIP:

DECK:

There is no proof anywhere how old this deck is. All of the documentation on this property varies. I have yet to find one single piece of older documentation that completely matches the others. The lot is an odd shape. We have already pulled the permit for the life and safety inspection. We have already filed for review and all of our drawings are on file at the City Of Austin to scale. The engineering address's all life and safety issues to bring the deck to current code. ***Attachment "C".*** Our only modifications to the deck will be replacing the decking and a new guardrail.

FAR:

Because the house is non-compliant, I am not allowed to remove more than 50% of exterior walls and structural members. I based my design on only removing the roof structure. 25-2-963 MODIFICATION AND MAINTENANCE OF NONCOMPLYING STRUCTURES. I had to find a cleaver way of creating a second floor addition without modifying the downstairs except in a few areas of the house that I am raising the ceiling to 9'-0" because they are 7'-6" in height now and my clients would like to have all of their ceilings the same height. Ref: ***Attachment "D" and "E".*** I instructed my contractor and Structural Engineer of my intent to keep original ceiling framing and work new framing into the existing to reduce the amount of demolition to the ceiling framing, which is measured in linear feet. This made the upstairs design become very tricky. I had to match, as best as possible the structural walls below. Please Ref***: Attachment "E" and "E" new proposed*** New "E" proposed are the modifications to meet the Historical recommendations. I have so many hearings and variances on this project left to attend that I am not making all of my modifications, or having my Structural Engineer make modifications to our drawings until the hearing process is finished. Ref***: Attachment "F" p.1 and p.2***. I am 6% over on my FAR and request a varience due to the complexity of ALL of the zoning issues and historical issues that this project must comply to for permitting the addition of a second floor.

HARDSHIP AND NEIGHBORHOOD:

The modifications are not general to the area. Our hardships are based on the shape of our lot and the violations of the placement of our building in the 1930's that violated our setbacks and P.U.E. We only have a neighbor on one side, to the south. I am not proposing any modifications that will in anyway impact the only neighbor adjacent to the property.

AREA CHARACTER:

Neither our proposed second floor addition or our existing (age undetermined) deck will alter the area adjacent to the property. Three sides of the house are the woods with no neighbors. Most of the houses in the area are two story and there is even one that the garage doors are on the sidewalk because of its non-compliance. Our proposed modifications to our structure adds to the neighborhood. It has the thumbs up from historical. The minor overage on the FAR or the varience on the deck effect no one. I am removing the little portion of roof

that overhangs the neighbors property and fire rating that corner, that is the S.E. corner of the residence that I am not making any modifications to.

Please contact me if you have any questions.

Respectfully Submitted,

October 26, 2014

Elizabeth S. Purcell **Date**

PURCELL DESIGNS LLC.
1611 EVA ST.
AUSTIN, TX. 78704
(512) 436-5302
purcell_designs@hotmail.com

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed Elizabeth Purcell Mail Address [redacted]

City, State & Zip Austin, Tx. 78704

Printed Elizabeth Purcell Phone 512-436-530[illegible] Date Oct. 27th, 2014

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

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

See Signed LETTER OF Authorization that is attached

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (*Zoning*) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

(1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

(2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code; or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (*Noncomplying Structures*).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

CITY OF AUSTIN DEVELOPMENT WEB MAP 2003 Aerial

Legend

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

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE#: C15-2014-0159

Address: 2224 PARKWAY

1 " = 200 '

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Heldenfels, Leane

From: liz purcell [redacted]
Sent: Monday, November 17, 2014 5:45 PM
To: Maile Roberts-Loring; leland551960; Scott; Heldenfels, Leane; Sadowsky, Steve; Barr, Susan
Subject: Fwd: Heads up, potential RDCC case application coming in for your 12/3 meeting (2224 Parkway)
Attachments: status.pdf

I think that I may have one additional item I would like to possibly go for a variance on. I need to see. I have a little room to the west of the house, probably the original garage. During th leveling of the house, the floor has a slope from the west side to the east. As all of you are aware, the house has every issue possible at the COA. The ceiling height in this part of the house is only 7'. And I have my "Invented by the COA" rear setback right in the middle of that room. We have already basically gotten approval from historical, but that was based on me not touching that little room. And on top of that the South East corner of the room is 1" away from the property line so I have to fire rate that corner anyway. We need to go up in that setback to get a livable ceiling ht in that room. My clients are all very tall. Can I include that in one of my hearings? Could you guys all pick a day and give me all of my hearings at once? Anyway...can I combine a hearing for raising the ceiling in that little room by a foot where it in croches on the setbacks..except the street side yard of course?

Steve, what will this do to my historic review? will I have to do another?

---------- Forwarded message ----------
From: **Heldenfels, Leane** <Leane.Heldenfels@austintexas.gov>
Date: Mon, Nov 17, 2014 at 3:50 PM
Subject: Heads up, potential RDCC case application coming in for your 12/3 meeting (2224 Parkway)
To: "Word, Daniel" <Daniel.Word@austintexas.gov>
Cc: "Ramirez, Elaine" <Elaine.Ramirez@austintexas.gov>, liz purcell <[redacted]>

This case was first applied for as a BOA setback for existing deck up to property line in 25' front setback and 6% FAR variance, but now we have aerial evidence that deck has been in existence for 10 years and can take the setback part of the request forward as a Special Exception.

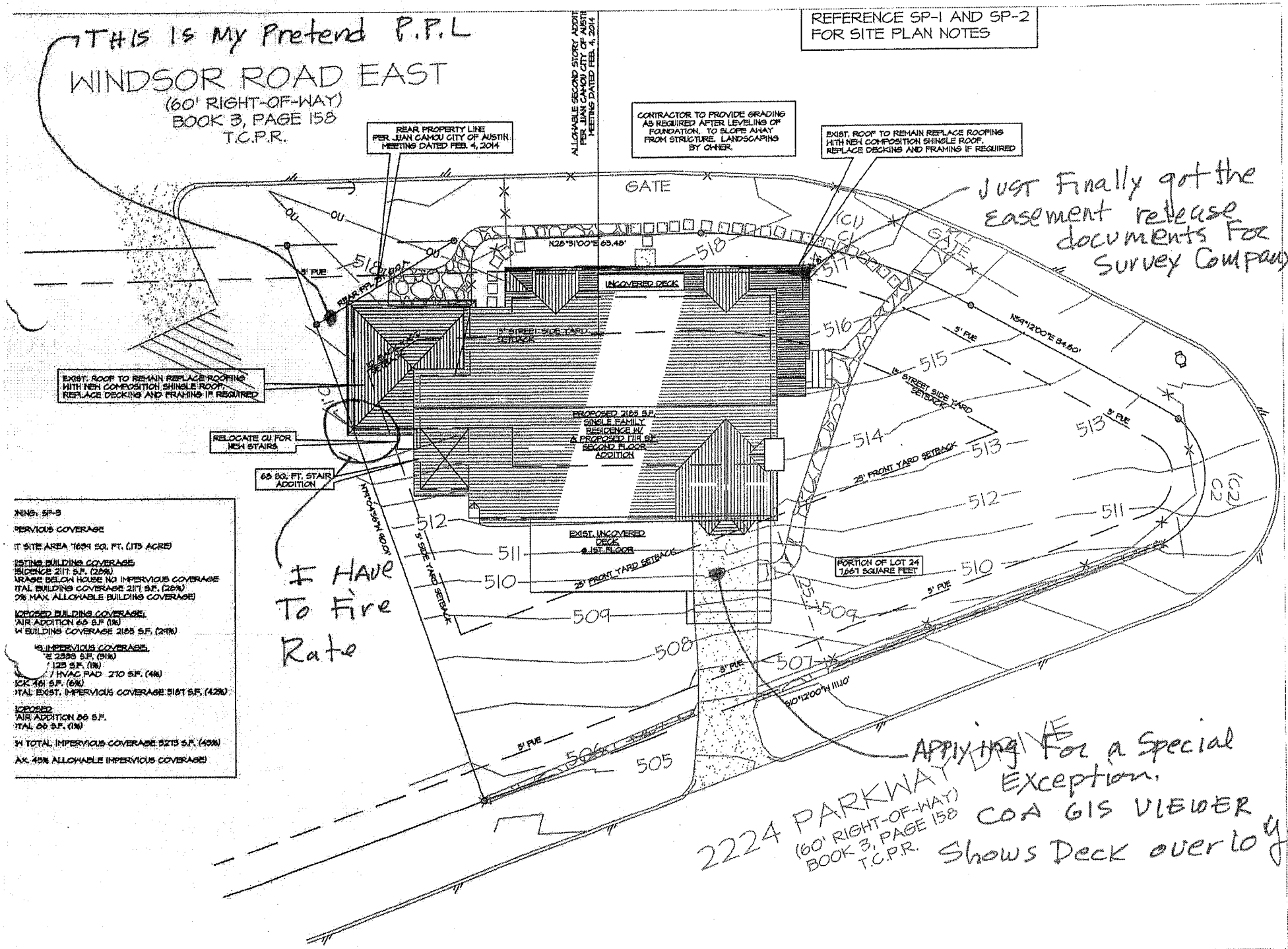
So I recommended to applicant to take the FAR request to RDCC since Board will most likely ask if she first attempted that and then postpone her anyway since her request is for only 6% FAR increase, not over 25%.

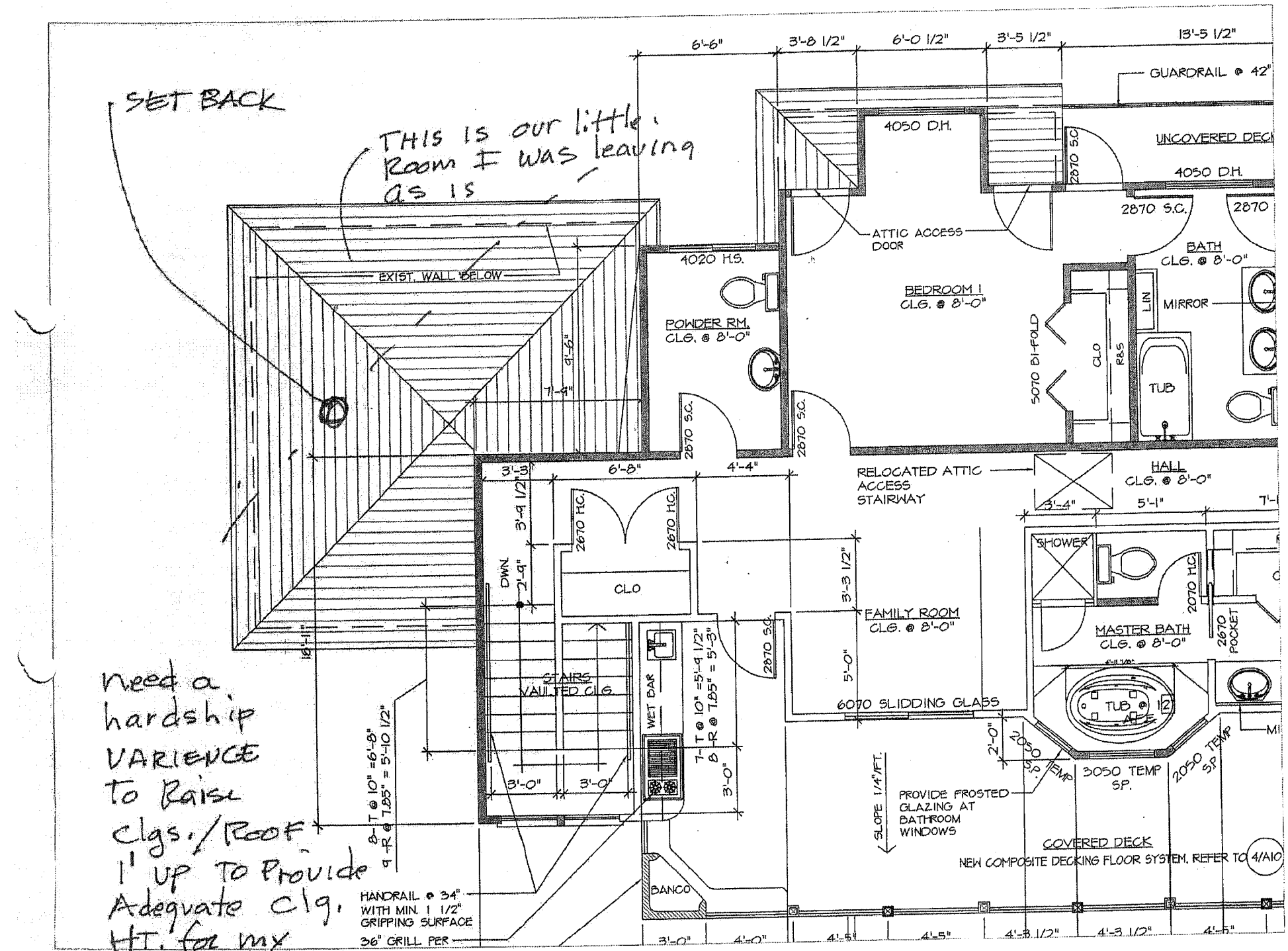
She/applicant (Liz Purcell) wanted to keep on BOA in case she was denied at RDCC, but I told her it would cost her the fee of $388 since notices will have to go out soon for the agenda, so now instead she will go to the 1/12 BOA if denied at RDCC in December.

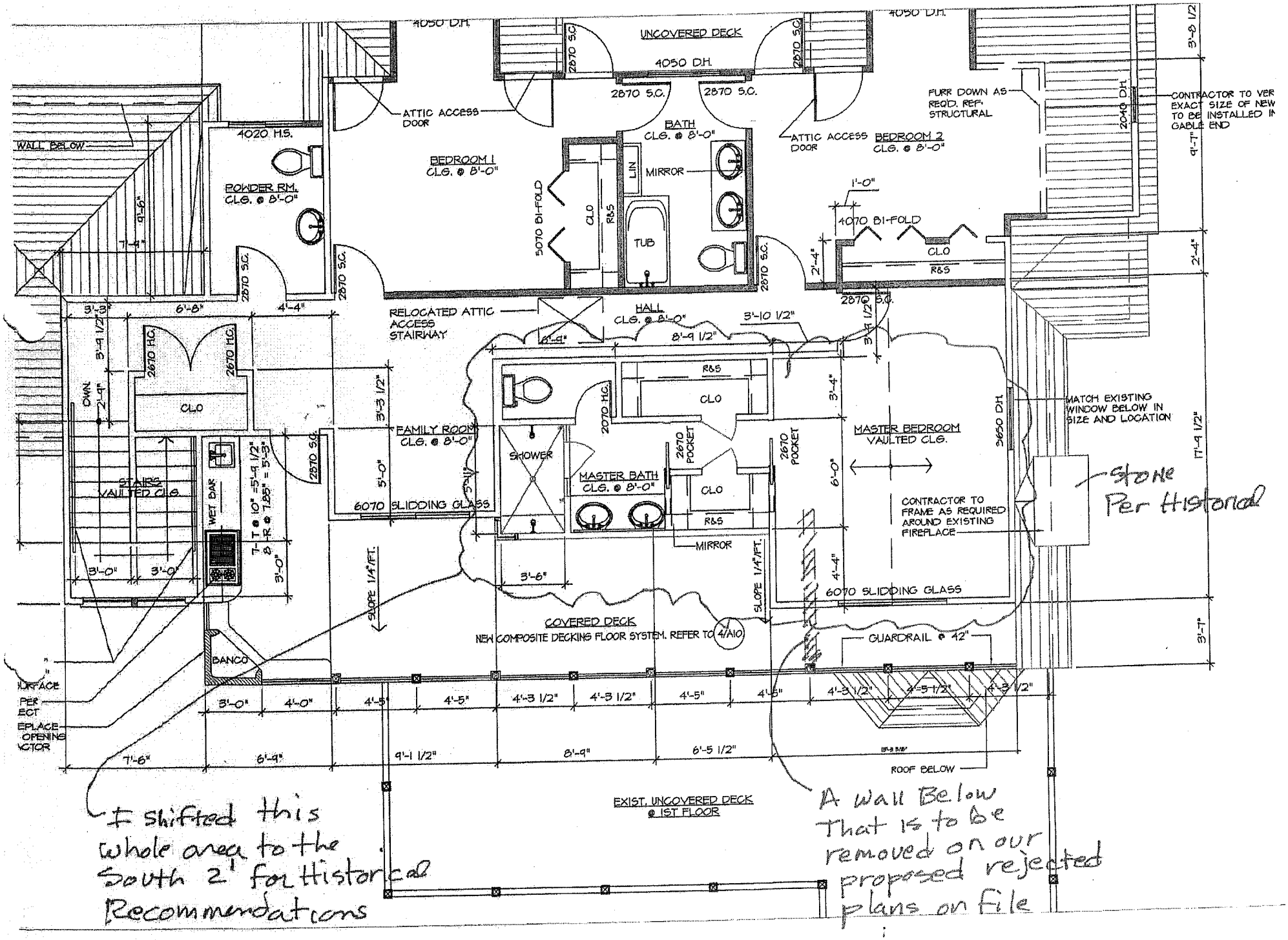
Let me know if questions – she said she would come in ASAP w/ the RDCC application.

Thanks –

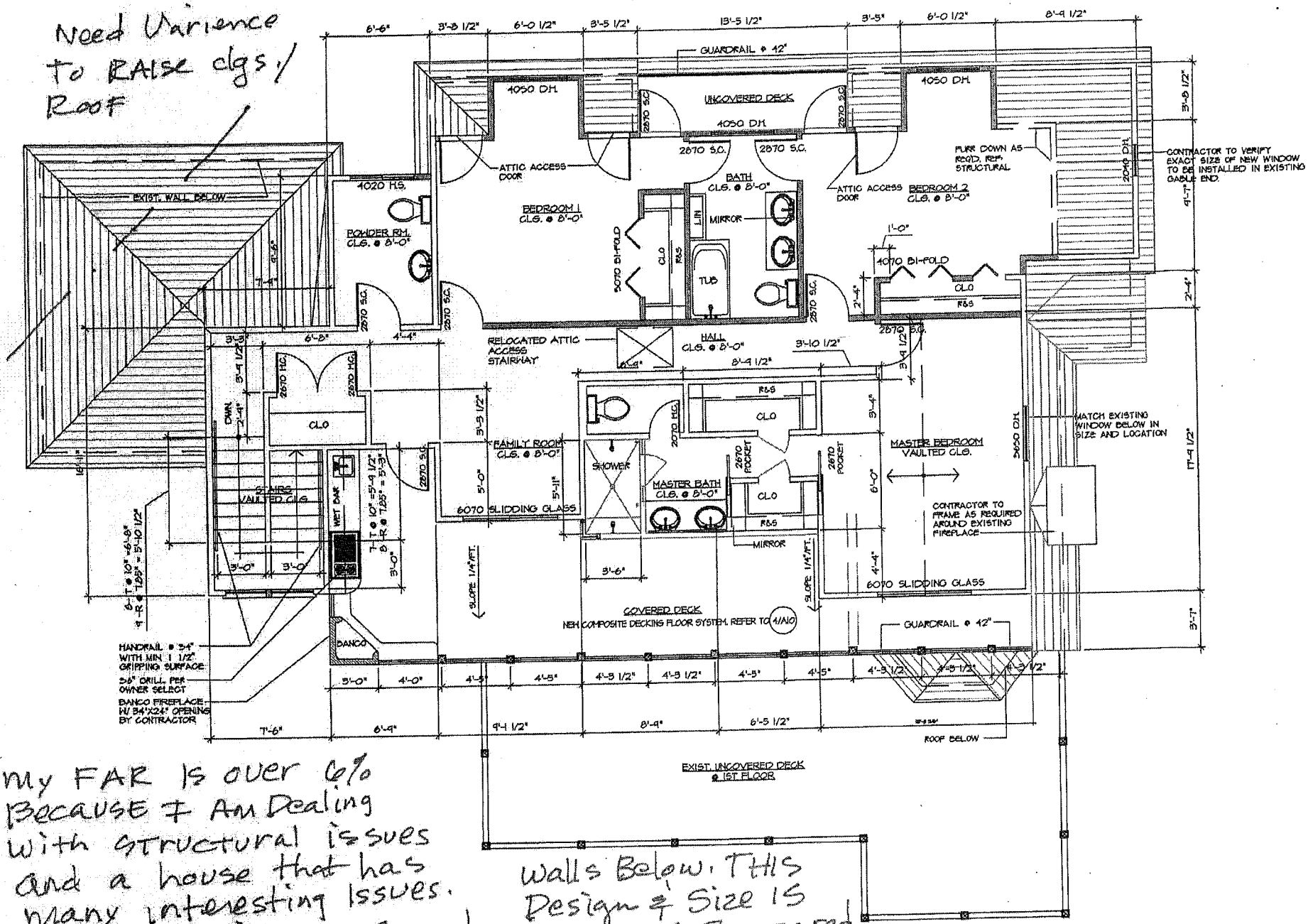
Leane


THIS IS My Pretend P.P.L
WINDSOR ROAD EAST
(60' RIGHT-OF-WAY)
BOOK 3, PAGE 158
T.C.P.R.
REFERENCE SP-1 AND SP-2 FOR SITE PLAN NOTES
REAR PROPERTY LINE PER JUAN CAMOU CITY OF AUSTIN MEETING DATED FEB. 4, 2014
ALLOWABLE SECOND STORY ADDITION PER JUAN CAMOU CITY OF AUSTIN MEETING DATED FEB. 4, 2014
CONTRACTOR TO PROVIDE GRADING AS REQUIRED AFTER LEVELING OF FOUNDATION. TO SLOPE AWAY FROM STRUCTURE. LANDSCAPING BY OWNER.
EXIST. ROOF TO REMAIN REPLACE ROOFING WITH NEW COMPOSITION SHINGLE ROOF. REPLACE DECKING AND FRAMING IF REQUIRED
GATE
N28°51'00"E 69.48'
UNCOVERED DECK
5' STREET SIDE YARD SETBACK
PROPOSED 2185 S.F. SINGLE FAMILY RESIDENCE W/ & PROPOSED 1178 SF. SECOND FLOOR ADDITION
EXIST. ROOF TO REMAIN REPLACE ROOFING WITH NEW COMPOSITION SHINGLE ROOF. REPLACE DECKING AND FRAMING IF REQUIRED
RELOCATE GU FOR NEW STAIRS
65 SQ. FT. STAIR ADDITION
EXIST. UNCOVERED DECK @ 1ST. FLOOR
25' FRONT YARD SETBACK
5' SIDE YARD SETBACK
PORTION OF LOT 24 7661 SQUARE FEET
5' PUE
N64°12'00"E 84.80'
S10°12'00"W 111.10'
NING: SF-3
PERVIOUS COVERAGE
T SITE AREA 7694 SQ. FT. (.175 ACRE)
ISTING BUILDING COVERAGE
SIDENCE 2117 S.F. (28%)
RAGE BELOW HOUSE NO IMPERVIOUS COVERAGE
TAL BUILDING COVERAGE 2117 S.F. (28%)
0% MAX. ALLOWABLE BUILDING COVERAGE)
OPOSED BUILDING COVERAGE:
AIR ADDITION 65 S.F (1%)
W BUILDING COVERAGE 2185 S.F. (24%)
S IMPERVIOUS COVERAGE:
E 2339 S.F. (31%)
123 S.F. (1%)
/ HVAC PAD 270 S.F. (4%)
CK 461 S.F. (6%)
TAL EXIST. IMPERVIOUS COVERAGE 3187 S.F. (42%)
OPOSED
AIR ADDITION 88 S.F.
TAL 88 S.F. (1%)
W TOTAL IMPERVIOUS COVERAGE 3275 S.F. (43%)
AX. 45% ALLOWABLE IMPERVIOUS COVERAGE)
I Have To Fire Rate
Just Finally got the Easement release documents For Survey Company
Applying For a Special Exception.
2224 PARKWAY DRIVE
(60' RIGHT-OF-WAY)
BOOK 3, PAGE 158
T.C.P.R.
COA GIS VIEWER Shows Deck over lot

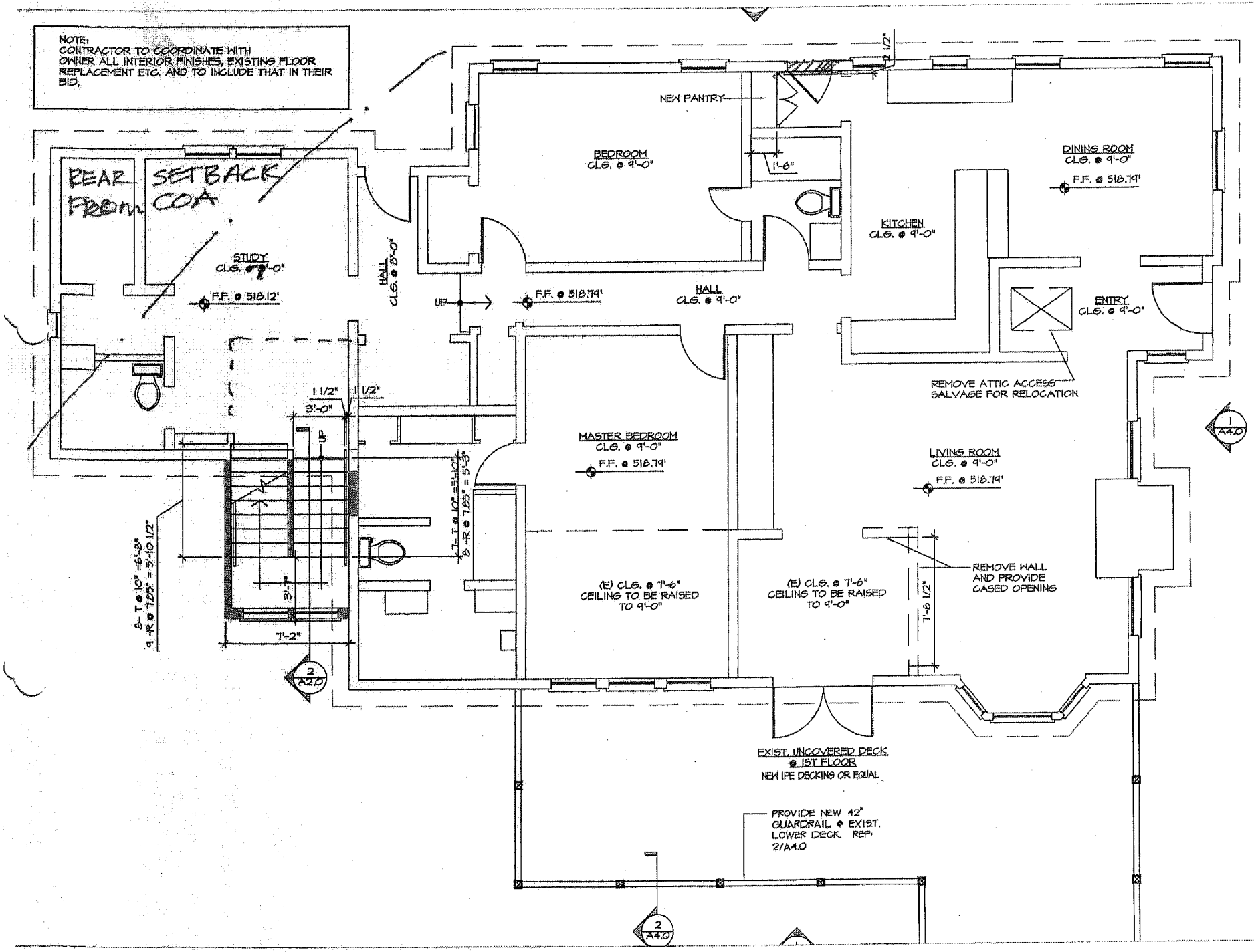

SET BACK
THIS IS our little Room I was leaving as is
need a hardship VARIENCE to Raise clgs./Roof 1' UP TO Provide Adequate clg. Ht. for my TALL client.
6'-6"
3'-8 1/2"
6'-0 1/2"
3'-5 1/2"
13'-5 1/2"
GUARDRAIL @ 42"
4050 D.H.
UNCOVERED DECK
2870 S.C.
ATTIC ACCESS DOOR
BATH
CLG. @ 8'-0"
EXIST. WALL BELOW
4020 H.S.
BEDROOM 1
CLG. @ 8'-0"
POWDER RM.
CLG. @ 8'-0"
5070 BI-FOLD
CLO
LIN
MIRROR
TUB
RELOCATED ATTIC ACCESS STAIRWAY
HALL
CLG. @ 8'-0"
SHOWER
2070 H.C.
2670 POCKET
FAMILY ROOM
CLG. @ 8'-0"
MASTER BATH
CLG. @ 8'-0"
6070 SLIDDING GLASS
STAIRS VAULTED CLG.
WET BAR
DWN
CLO
3050 TEMP SP.
PROVIDE FROSTED GLAZING AT BATHROOM WINDOWS
SLOPE 1/4"/FT.
COVERED DECK
NEW COMPOSITE DECKING FLOOR SYSTEM. REFER TO 4/A10
BANCO
HANDRAIL @ 34" WITH MIN. 1 1/2" GRIPPING SURFACE
36" GRILL PER


4050 D.H.
UNCOVERED DECK
4050 D.H.
2870 S.C.
2870 S.C.
2870 S.C.
2870 S.C.
ATTIC ACCESS DOOR
BATH
CLG. @ 8'-0"
BEDROOM 1
CLG. @ 8'-0"
4020 H.S.
POWDER RM.
CLG. @ 8'-0"
WALL BELOW
5070 BI-FOLD
CLO
R&S
LIN
MIRROR
TUB
2870 S.C.
FURR DOWN AS REQD. REF. STRUCTURAL
ATTIC ACCESS DOOR
BEDROOM 2
CLG. @ 8'-0"
CONTRACTOR TO VER EXACT SIZE OF NEW TO BE INSTALLED IN GABLE END
2040 D.H.
1'-0"
4070 BI-FOLD
CLO
R&S
2'-4"
2870 S.C.
RELOCATED ATTIC ACCESS STAIRWAY
HALL
CLG. @ 8'-0"
3'-10 1/2"
8'-9 1/2"
3'-3 1/2"
2670 H.C.
2670 H.C.
CLO
DWN
2'-9"
FAMILY ROOM
CLG. @ 8'-0"
2870 S.C.
6070 SLIDDING GLASS
STAIRS VAULTED CLG.
WET BAR
T-T @ 10" = 5'-9 1/2"
R @ 7.85" = 5'-3"
3'-0"
3'-0"
3'-0"
SLOPE 1/4"/FT.
2070 H.C.
R&S
CLO
SHOWER
MASTER BATH
CLG. @ 8'-0"
2670 POCKET
CLO
R&S
MIRROR
3'-6"
SLOPE 1/4"/FT.
3'-4"
2670 POCKET
6'-0"
MASTER BEDROOM
VAULTED CLG.
3650 D.H.
MATCH EXISTING WINDOW BELOW IN SIZE AND LOCATION
CONTRACTOR TO FRAME AS REQUIRED AROUND EXISTING FIREPLACE
Stone Per Historical
4'-4"
6070 SLIDDING GLASS
17'-9 1/2"
COVERED DECK
NEW COMPOSITE DECKING FLOOR SYSTEM. REFER TO 4/A10
GUARDRAIL @ 42"
3'-1"
BANCO
3'-0"
4'-0"
4'-5"
4'-5"
4'-3 1/2"
4'-3 1/2"
4'-5"
4'-5"
4'-3 1/2"
4'-5 1/2"
4'-3 1/2"
7'-6"
6'-9"
9'-1 1/2"
8'-9"
6'-5 1/2"
ROOF BELOW
EXIST. UNCOVERED DECK @ 1ST FLOOR
I shifted this whole area to the South 2' for historical Recommendations
A wall Below That is to be removed on our proposed rejected plans on file

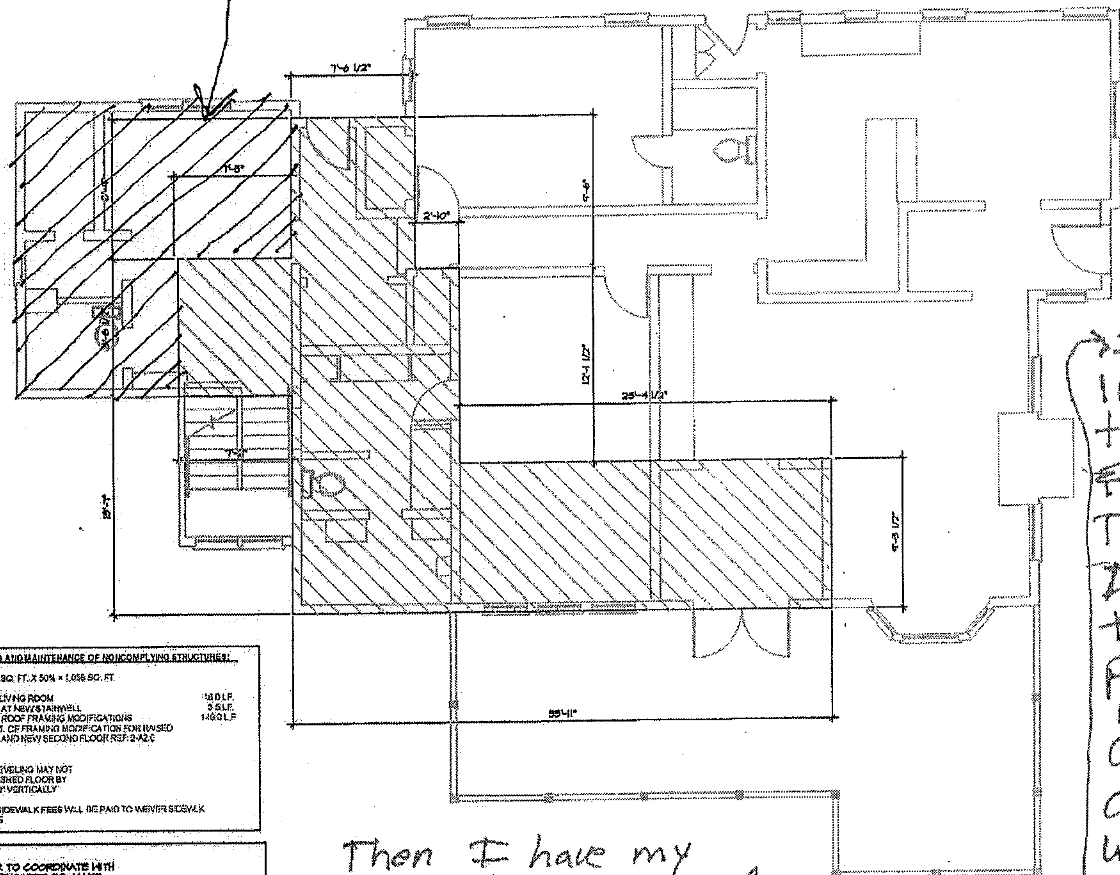
Need Variance to RAise clgs / Roof



My FAR Is over 6% Because I Am Dealing With structural issues and a house that has many interesting Issues. IF you notice My Second floor Design follows the STRUCTural Bearing Walls Below. THIS Design & Size IS minimal Compared to the size of MOST other houses in this neighborhood


NOTE:
CONTRACTOR TO COORDINATE WITH OWNER ALL INTERIOR FINISHES, EXISTING FLOOR REPLACEMENT ETC. AND TO INCLUDE THAT IN THEIR BID.
REAR SETBACK FROM COA
STUDY CLG. @ 9'-0"
F.F. @ 518.12'
HALL CLG. @ 8'-0"
UP
BEDROOM CLG. @ 9'-0"
NEW PANTRY
1'-6"
1/2"
F.F. @ 518.79'
HALL CLG. @ 9'-0"
KITCHEN CLG. @ 9'-0"
DINING ROOM CLG. @ 9'-0"
F.F. @ 518.79'
ENTRY CLG. @ 9'-0"
REMOVE ATTIC ACCESS SALVAGE FOR RELOCATION
1 1/2"
3'-0"
1 1/2"
MASTER BEDROOM CLG. @ 9'-0"
F.F. @ 518.79'
LIVING ROOM CLG. @ 9'-0"
F.F. @ 518.79'
7 - T @ 10" = 5'-10"
8 - R @ 7.65" = 5'-3"
8 - T @ 10" = 6'-8"
9 - R @ 7.65" = 5'-10 1/2"
3'-1"
7'-2"
(E) CLG. @ 7'-6" CEILING TO BE RAISED TO 9'-0"
(E) CLG. @ 7'-6" CEILING TO BE RAISED TO 9'-0"
REMOVE WALL AND PROVIDE CASED OPENING
7'-6 1/2"
2 A2.0
1 A4.0
EXIST. UNCOVERED DECK @ 1ST FLOOR
NEW IPE DECKING OR EQUAL
PROVIDE NEW 42" GUARDRAIL @ EXIST. LOWER DECK. REF: 2/A4.0
2 A4.0

We have an issue in this area.



MODIFICATIONS AND MAINTENANCE OF NONCOMPLYING STRUCTURES:

EXISTING 2,117 SQ. FT. X 50% = 1,058 SQ. FT.

1.	WALL AT LIVING ROOM	18.0 L.F.
2.	OPENING AT NEW STAIRWELL	3.5 L.F.
3.	EXISTING ROOF FRAMING MODIFICATIONS 577 SQ. FT. OF FRAMING MODIFICATION FOR RAISED CEILINGS AND NEW SECOND FLOOR REF: 2-A2.0	146.0 L.F.

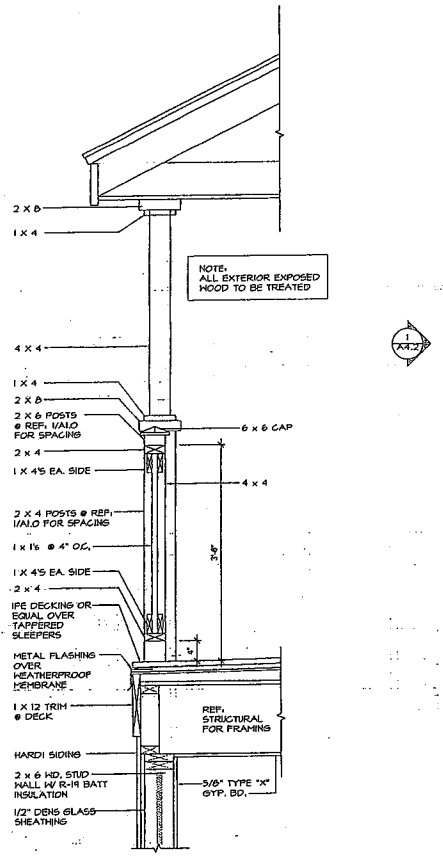
FOUNDATION LEVELING MAY NOT ALTER THE FINISHED FLOOR BY MORE THAN 1'-0" VERTICALLY

PARKING AND SIDEWALK FEES WILL BE PAID TO WENER SIDEWALK REQUIREMENTS

NOTE:
CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER TO MAKE SURE NO MORE THAN 50% = 1,058 SQ. FT. OF EXISTING STRUCTURAL MEMBERS ARE REMOVED. FAILURE TO COMPLY WILL REQUIRE A VARIANCE. ORDINANCE NO. 20100624-144
"NO MORE THAN 50% OF EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS OF THE EXISTING STRUCTURE MAY BE DEMOLISHED OR REMOVED, INCLUDING LOAD BEARING MASONRY WALLS, AND IN WOOD CONSTRUCTION, STUDS, SOLE PLATE, AND TOP PLATE. FOR THE PURPOSES OF THIS SUBSECTION, EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS ARE MEASURED IN LINEAR FEET AND DO NO INCLUDE THE ROOF OF THE STRUCTURE OR INTERIOR OR EXTERIOR FINISHES."

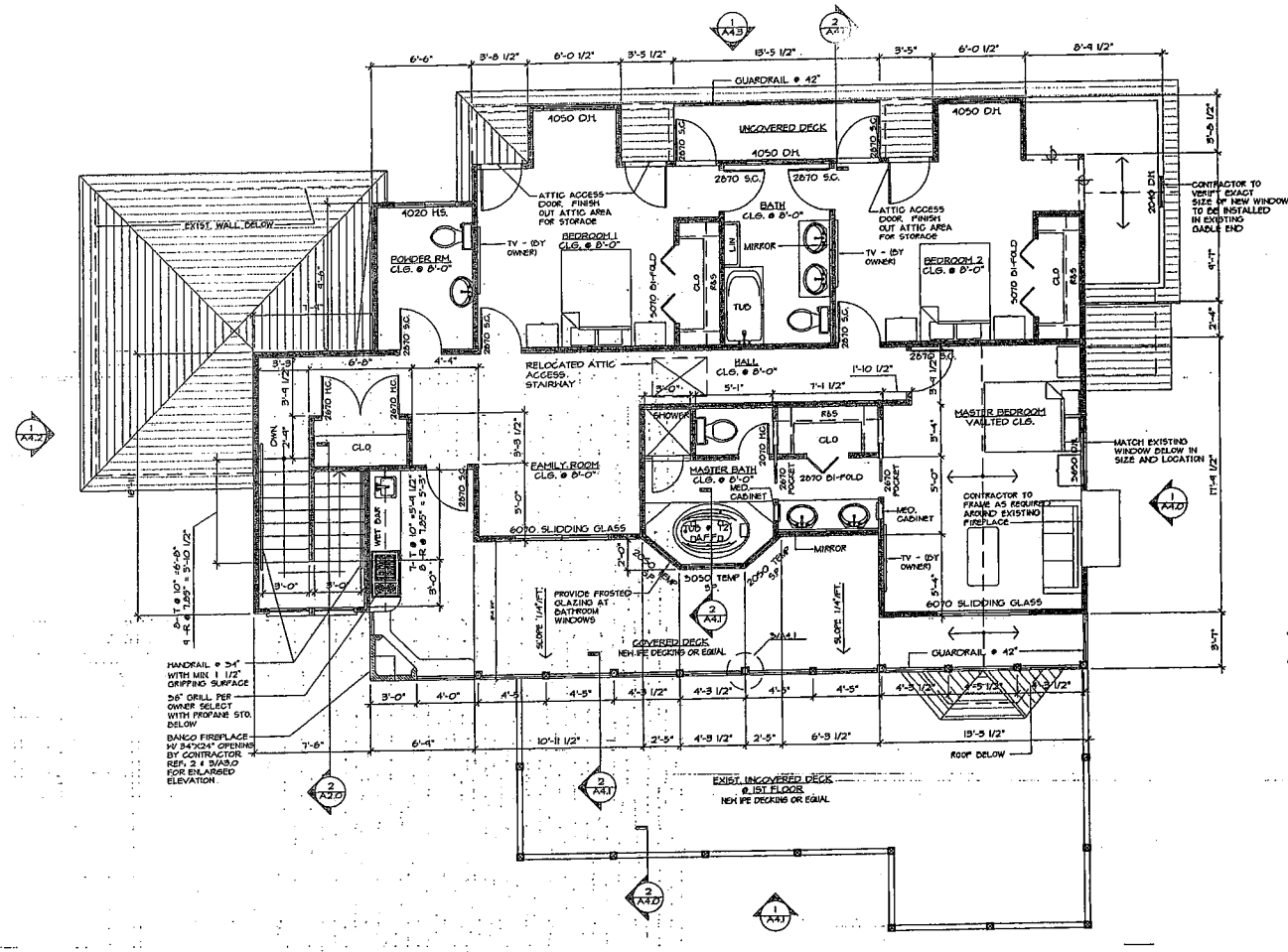
Then I have my allowable Removal of structural members Due to my non-compliance status. THIS WAS what I originally had Calculated (Removal of the roof Doesnt Count)

I have instructed the Contractor & Engineer That any Demo was to only Be performed in my hatch area and all new framing was to be implemented as Best as possible to reduce demo of existing. However see Blue text.



2 WALL SECTION

SCALE: 1" = 1'-0" (22 X 34 SHEET SIZE)
1/2" = 1'-0" (11 X 17 SHEET SIZE)



1 SECOND FLOOR PLAN / 1ST FLOOR ROOF PLAN

SCALE: 1/4" = 1'-0" (22 X 34 SHEET SIZE)
1/8" = 1'-0" (11 X 17 SHEET SIZE)

DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704
PH: (512) 436-5302
E-MAIL: PURCELL_DESIGN@HOTMAIL.COM
ESP

RB ARCHITECT AND ASSOCIATES, PLLC
ROEL BAZAN, AIA
11503 Kelpy Cove
Austin, Texas 78739
(512) 791-2986
rbazan2@hotmail.com

REGISTERED ARCHITECT ROEL BAZAN STATE OF TEXAS 14289

SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX

DRAWN BY: ESP
CHECKED BY: RB
REVISIONS:

A2.0
OF 17

ESP DESIGN CONSULTANTS

ELIZABETH STUART PURCELL

ARCHITECTURAL INTERN, DESIGN CONSULTANT, PROJECT MANAGEMENT

1611 EVA ST.
AUSTIN, TX. 78704
(512) 436-5302

Date: April 27, 2014

LETTER OF AUTHORIZATION TO ACT AS OWNERS AGENT:

Property: **2224 Parkway**
Austin, TX 78703

Client: **Susan Goff**

This is to authorize Elizabeth S. Purcell to act as my agent in regards to the property at 2224 Parkway, Austin, TX for building plan submittal, Historical Review, Foundation repair and all other permits required by the City of Austin.

Susan Goff

4-28-14

Date

Purcell Designs, LLC
Elizabeth S. Purcell

Austin, Texas 78704
(512) 436-5302

[redacted]

TAX CERTIFICATE NO 2242087

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

ACCOUNT NUMBER: 01-1301-0401-0000

PROPERTY OWNER:

GOFF SUSAN JANELLE
3101 ABOVE STRATFORD PL
AUSTIN, TX 78746-4600

PROPERTY DESCRIPTION:

N 111.1 FT APPROX LOT 24 ENFIELD D

ACRES .1787 MIN% .000000000000 TYPE

SITUS INFORMATION: 2224 PARKWAY

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

YEAR	ENTITY	TOTAL
2013	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2013 $4,018.46

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/08/2014

Fee Paid: $10.00

Bruce Elfant
Tax Assessor-Collector

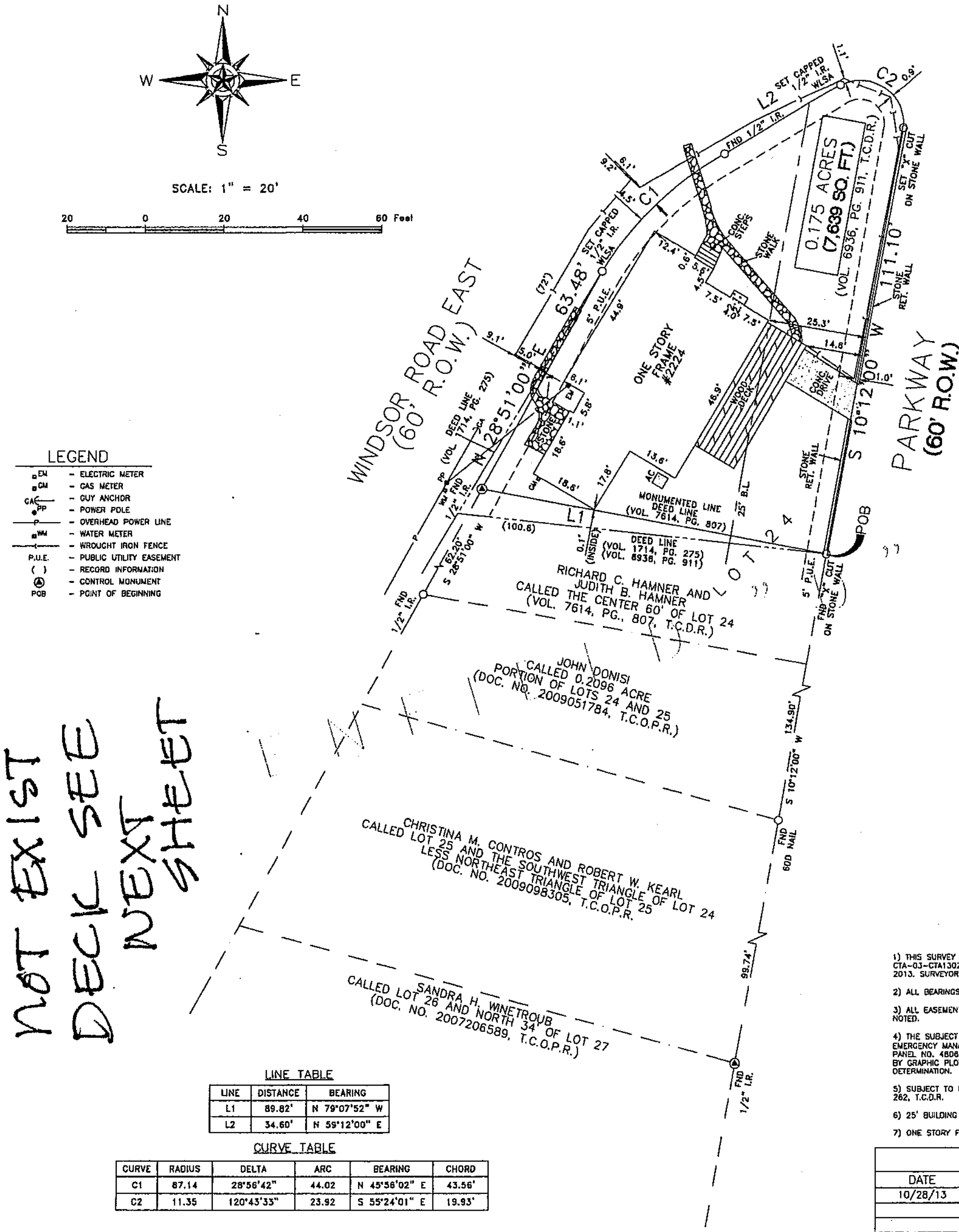
By: Kris Bolingk

BOLINGK printed on 05/08/2014 @ 12:43:05:93 Page# 1

ATTACHMENT "A"

NOT EXIST DECK SEE NEXT SHEET

SURVEY OF 0.175 ACRE (7,639 SQ. FT.) BRING THE NORTH PART OF LOT 24 ENFIELD D VOL. 3, PG. 158, T.C.P.R. TRAVIS COUNTY, TEXAS



LINE TABLE

LINE	DISTANCE	BEARING
L1	89.82'	N 79°07'52" W
L2	34.60'	N 59°12'00" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	87.14	28°56'42"	44.02	N 45°58'02" E	43.56'
C2	11.35	120°43'33"	23.92	S 55°24'01" E	19.93'

GENERAL NOTES

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.175 ACRE (7,639 SQ. FT.) OUT OF AND A PART OF LOT 24, ENFIELD D, A RECORDED SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 158, T.C.P.R., AND BEING ALL OF THAT TRACT OF LAND CALLED THE "NORTH PART OF LOT 24" CONVEYED TO JAMES R. DENNETT AND SAMMIE V. DENNETT BY WARRANTY DEED RECORDED IN VOLUME 6936, PAGE 911, T.C.D.R. SAME BEING THAT TRACT OF LAND DESCRIBED IN VOLUME 1714, PG. 275, T.C.D.R., SAID 0.175 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF ENFIELD D, RECORDED IN VOLUME 3, PAGE 158, T.C.R.R.

BEGINNING AT A FOUND "X" CUT IN AN EXISTING STONE WALL IN THE WEST RIGHT-OF-WAY LINE OF PARKWAY (60' R.O.W.), SAME BEING THE EAST LINE OF SAID LOT 24, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CALLED THE "CENTER 60' OF LOT 24, ENFIELD D, CONVEYED TO RICHARD C. HAMNER AND JUDITH B. HAMNER BY DEED RECORDED IN VOLUME 7614, PG. 807, T.C.D.R., SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID DENNETT TRACT, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH, FOR POINTS OF REFERENCE, A FOUND 60D NAIL FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED "0.2096 ACRE PORTION OF LOT 24", ENFIELD D, CONVEYED TO JOHN DONISI BY DEED RECORDED IN DOCUMENT NO. 2009051784, T.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND CALLED "LOT 25 AND THE SOUTHWEST TRIANGLE OF LOT 24, LESS THE NORTHEAST TRIANGLE OF LOT 25" ENFIELD D, CONVEYED TO CHRISTINA M. CONTROS AND ROBERT W. KEARL BY DEED RECORDED IN DOCUMENT NO. 2009098305, T.C.O.P.R., BEARS SOUTH 10°12'00" WEST ALONG SAID RIGHT-OF-WAY LINE OF PARKWAY, A DISTANCE OF 134.90', AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A FOUND ½" IRON ROD FOR THE SOUTHEAST CORNER OF SAID CONTROS/KEARL TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND CALLED "LOT 26 AND THE NORTH 34' OF LOT 27, BEARS SOUTH 10°12'00" WEST, A DISTANCE OF 99.74';

THENCE NORTH 79°07'52" WEST, LEAVING SAID RIGHT-OF-WAY LINE, INTO AND ACROSS SAID LOT 24 WITH THE NORTH LINE OF SAID HAMNER TRACT AS DESCRIBED IN SAID VOLUME 7614, PAGE 807, T.C.D.R. AND AS MONUMENTED ON THE GROUND, A DISTANCE OF 89.82' (RECORD: 100.6') TO A FOUND ½" IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF WINDSOR ROAD EAST (60' R.O.W.), FOR THE NORTHWEST CORNER OF SAID HAMNER TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND ½" IRON ROD FOR THE SOUTHWEST CORNER OF SAID HAMNER TRACT AND THE NORTHWEST CORNER OF SAID DONISI TRACT BEARS ALONG SAID RIGHT-OF-WAY LINE OF WINDSOR ROAD EAST, SOUTH 28°51'00" WEST, A DISTANCE OF 62.20';

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF WINDSOR ROAD EAST, BEING THE WEST LINE OF SAID LOT 24, THE FOLLOWING (3) COURSES:
1. NORTH 28°51'00" EAST, A DISTANCE OF 63.48' (RECORD: 72') TO A SET ½" IRON ROD CAPPED "WLSA", AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,
2. WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 87.14', AN ARC DISTANCE OF 44.02', SUBTENDING A CENTRAL ANGLE OF 28°56'42", WHOSE CHORD BEARS NORTH 45°56'02" EAST, A CHORD DISTANCE OF 43.56' TO A FOUND ½" IRON ROD AT THE END OF SAID CURVE,
3. NORTH 59°12'00" EAST, A DISTANCE OF 34.60' TO A SET ½" IRON ROD CAPPED "WLSA", AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE MOST NORTHERLY POINT OF THE INTERSECTION OF SAID WINDSOR ROAD EAST AND SAID PARKWAY, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11.35', AN ARC DISTANCE OF 23.92', SUBTENDING A CENTRAL ANGLE OF 120°43'33", WHOSE CHORD BEARS SOUTH 55°24'01" EAST, A CHORD DISTANCE OF 19.93' TO A SET "X" IN AN EXISTING STONE WALL, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID PARK WAY, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 10°12'00" WEST WITH THE WEST RIGHT-OF-WAY LINE OF SAID PARKWAY, SAME BEING THE EAST LINE OF SAID LOT 24, A DISTANCE OF 111.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.175 ACRE (7,639 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON OCTOBER 15, 2013.

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. CTA-03-CTA1302187SO OF CHICAGO TITLE OF TEXAS LLC, EFFECTIVE DATE OF SEPTEMBER 24, 2013. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.

3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.

4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0445 H, REVISED SEPTEMBER 26, 2008. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

5) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 3, PG. 158, T.C.P.R. AND VOL. 491, PG. 262, T.C.D.R.

6) 25' BUILDING LINE BY VOL. 491, PG. 262, T.C.D.R.

7) ONE STORY FRAME IS WITHIN 5' PUBLIC UTILITY EASEMENT AS SHOWN.

REVISIONS

DATE	REASON
10/28/13	STREET NAME

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS ACCURATE TO THE BEST OF MY ABILITIES AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, SHORTAGES IN AREA, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY ABUTS A DEDICATED ROADWAY. SURVEYOR FOR WINDROSE LAND SERVICES AUSTIN.

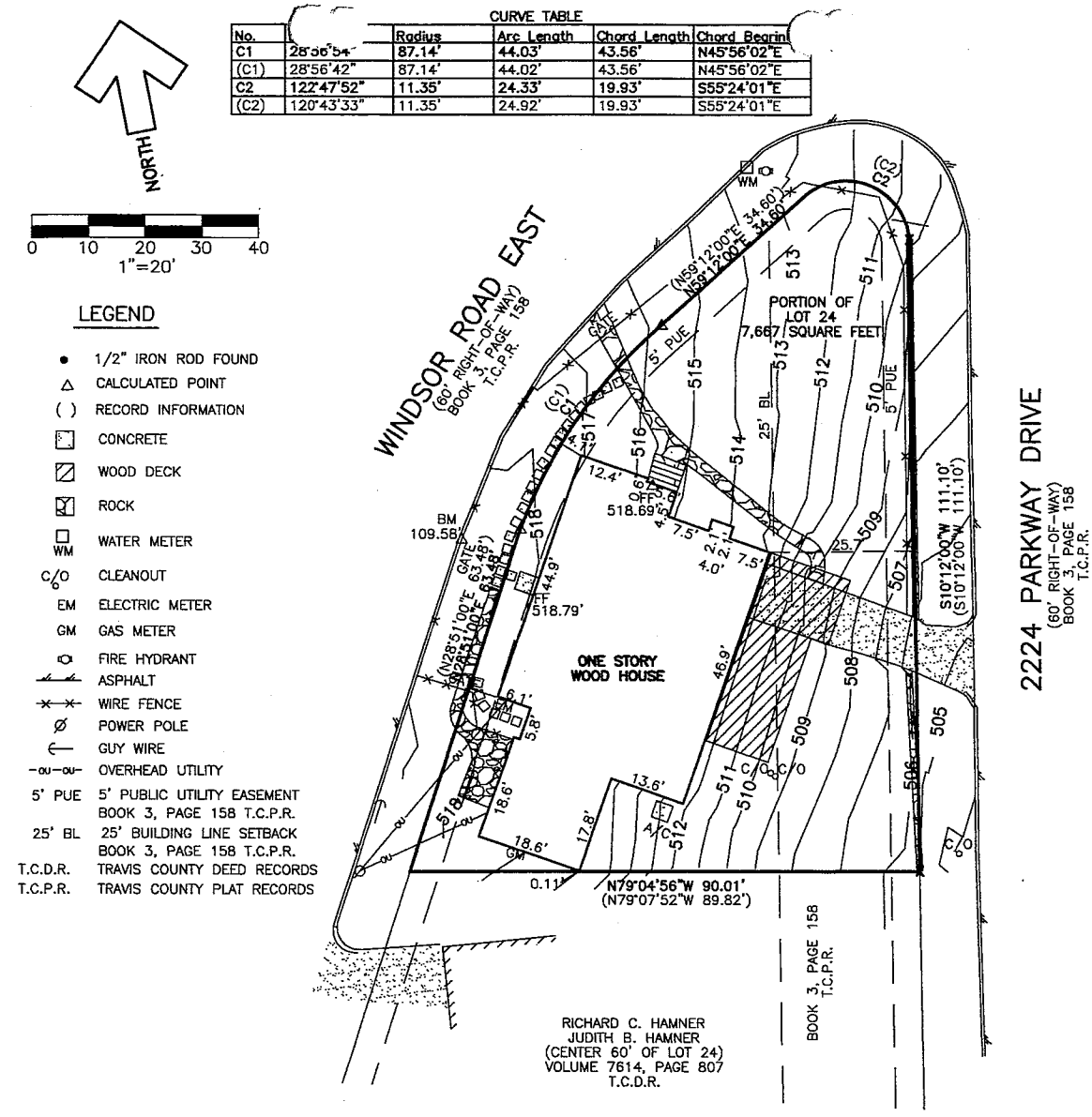
MICHAEL TURNER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 6441

DATE

PURCHASER: SUSAN GOFF
ADDRESS: 2224 PARKWAY
LENDER: -
TITLE COMPANY: CHICAGO TITLE OF TEXAS LLC

FIELDED BY: 10/15/13 NO
DRAWN BY: 10/18/13 JP
CHECKED BY: 10/22/13 MT
JOB NO. 28134
SHEET 1 OF 1

Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
Telephone: (512) 326-2100
Fax: (512) 326-2770



LEGEND

- ● 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- CONCRETE
- WOOD DECK
- ROCK
- WM WATER METER
- C/O CLEANOUT
- EM ELECTRIC METER
- GM GAS METER
- FIRE HYDRANT
- ASPHALT
- WIRE FENCE
- POWER POLE
- GUY WIRE
- -ou-ou- OVERHEAD UTILITY
- 5' PUE 5' PUBLIC UTILITY EASEMENT BOOK 3, PAGE 158 T.C.P.R.
- 25' BL 25' BUILDING LINE SETBACK BOOK 3, PAGE 158 T.C.P.R.
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

ATTACHMENT "A"
with DECK AS
IS

NOTES:
1. BOUNDARY, EASEMENTS AND BUILDING LINES AS PER PLAT AND SURVEY DATED 10/15/2013 BY WINDROSE LAND SERVICES. NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.

TO: ELIZABETH PURCELL

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

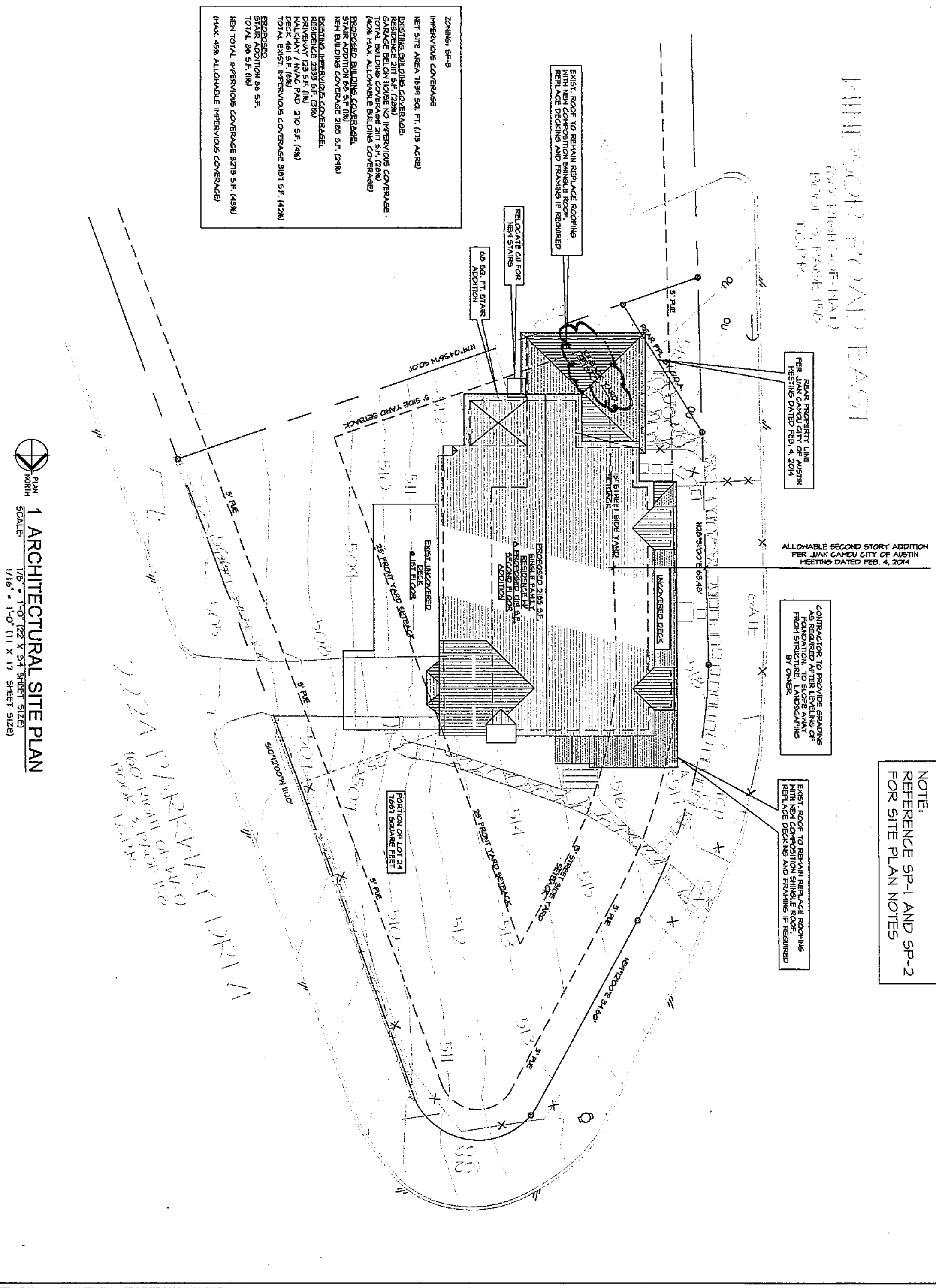
DEAN A WOODLEY DATE:
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

CLIENT: ELIZABETH PURCELL
FIELD BOOK: , PAGE:
DRAWN BY: P.M.W.
PROJECT NO.: 1074-01-14
DATE: APRIL 30, 2014
FILE: 10740114.DWG

SURVEY
OF 0.175 ACRES OF THE NORTH PART OF LOT 24
ENFIELD "D"
AS RECORDED IN BOOK 3, PAGE 158
TRAVIS COUNTY, TEXAS

LIVE OAK
SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018

ATTACHMENT "B"



ASP OF 17

DRAWN BY: ESP
CHECKED BY: RB
REVISIONS:

SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX

STATE OF TEXAS * REGISTERED ARCHITECT * ROEL BAZAN

ROEL BAZAN, AIA

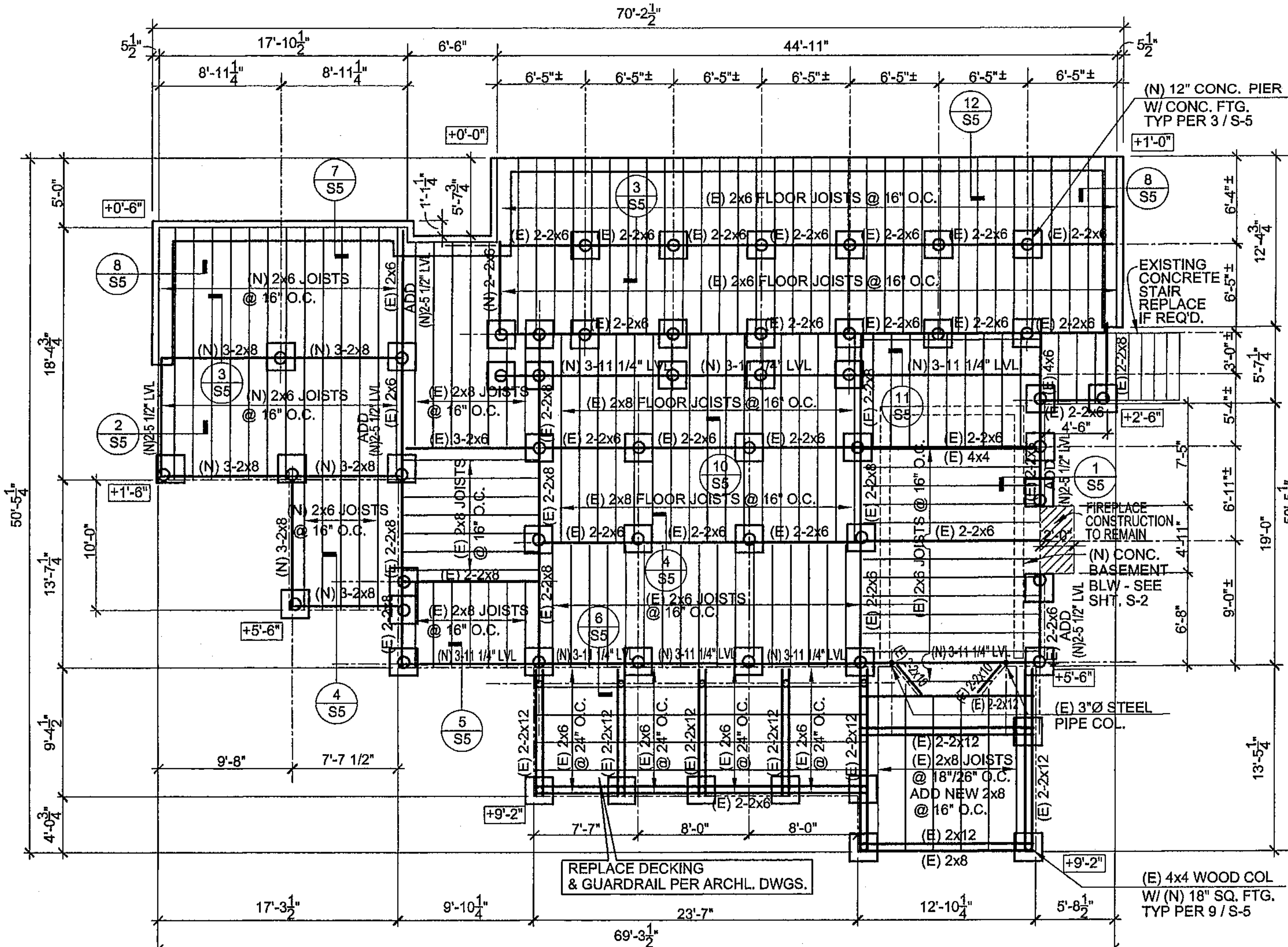
RB ARCHITECT AND ASSOCIATES, PLLC

ESP DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704

PH: (512) 436-5302
E-MAIL: PURCELL_DESIGNS@HOTMAIL.COM

P:\Goff\Goff- S1.dwg, 5/28/2014 9:54:13 AM

ATTACHMENT "C"



FOUNDATION PLAN

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

PLAN NOTES:

1. G.C. SHALL PROVIDE POSITIVE SITE DRAINAGE PER IRC REQUIREMENTS.
2. SEE SHEET S7 FOR STRUCTURAL NOTES.
3. (E) INDICATES EXISTING CONSTRUCTION, (N) INDICATES NEW CONSTRUCTION.
4. VERIFY THAT THE EXISTING SILL BEAM JOISTS BREAK AT PROPOSED EXISTING PIERS AND ADD SUPPLEMENTAL 2x6 BEAM REINFORCEMENT AS REQUIRED TO ACHIEVE THIS CONDITION.
5. +0'-6" DENOTES APPROXIMATE FINISH FLOOR ELEVATION ABOVE ADJACENT EXISTING GRADES.
6. G.C. SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION INCLUDING DIMENSIONS W/ SITE CONDITIONS AND NOTIFY ARCH./ENGINEER OF DISCREPANCIES PRIOR TO CONSTRUCTION.
7. THE CONTACTOR SHALL REPLACE ANY EXISTING DAMAGED, DETERIORATED OR BADLY WARPED FLOOR JOISTS, BEAMS , DECKING & WOOD COLS. AS REQ'D. THE G.C. SHALL ALSO LEVEL THE EXISTING SYSTEM AS REQUIRED AS PART OF THE FOUNDATION UPGRADE.
8. TIE ALL BEAMS TO PIERS WITH SIMPSON PA TIE OR EQUIVALENT.
9. SEE ARCHL. FOR DEMOLITION REQUIREMENTS.
10. THE G.C. SHALL INSTALL AND REMOVE SHORING AS REQUIRED FOR THE EXECUTION OF THE WORK. CONSULT WITH THE STRUCTURAL ENGINEER IF REQUIRED FOR ASSISTANCE
11. USE TREATED MATERIAL FOR SILL BEAMS LESS THAN 12" ABOVE FINISH GRADE, AND FLOOR JOISTS LESS THAN 18" ABOVE FINISH GRADE.
12. USE 3000 PSI CONCRETE AND ASTM GRADE GRADE 60 REBAR FOR FOUNDATION UPGRADE MATERIALS.
13. NOTIFY LOC WITHIN 36 HOURS FOR FOOTING & FRAMING INSPECTIONS. FAILURE TO NOTIFY LOC FOR REBAR INSPECTION SHALL NEGATE ANY LIABILITY FOR THE PERFORMANCE OF THE FRAMING DESIGN.

S14007

STATE OF TEXAS
TERRENCE ORTIZ
66204
REGISTERED PROFESSIONAL ENGINEER

5-28-14

LOConsultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm F-4756
1000 E. CESAR CHAVEZ ST. STE. 100 Ph. (512) 499-0908
AUSTIN TEXAS 78702-4208 Fax (512) 499-0907

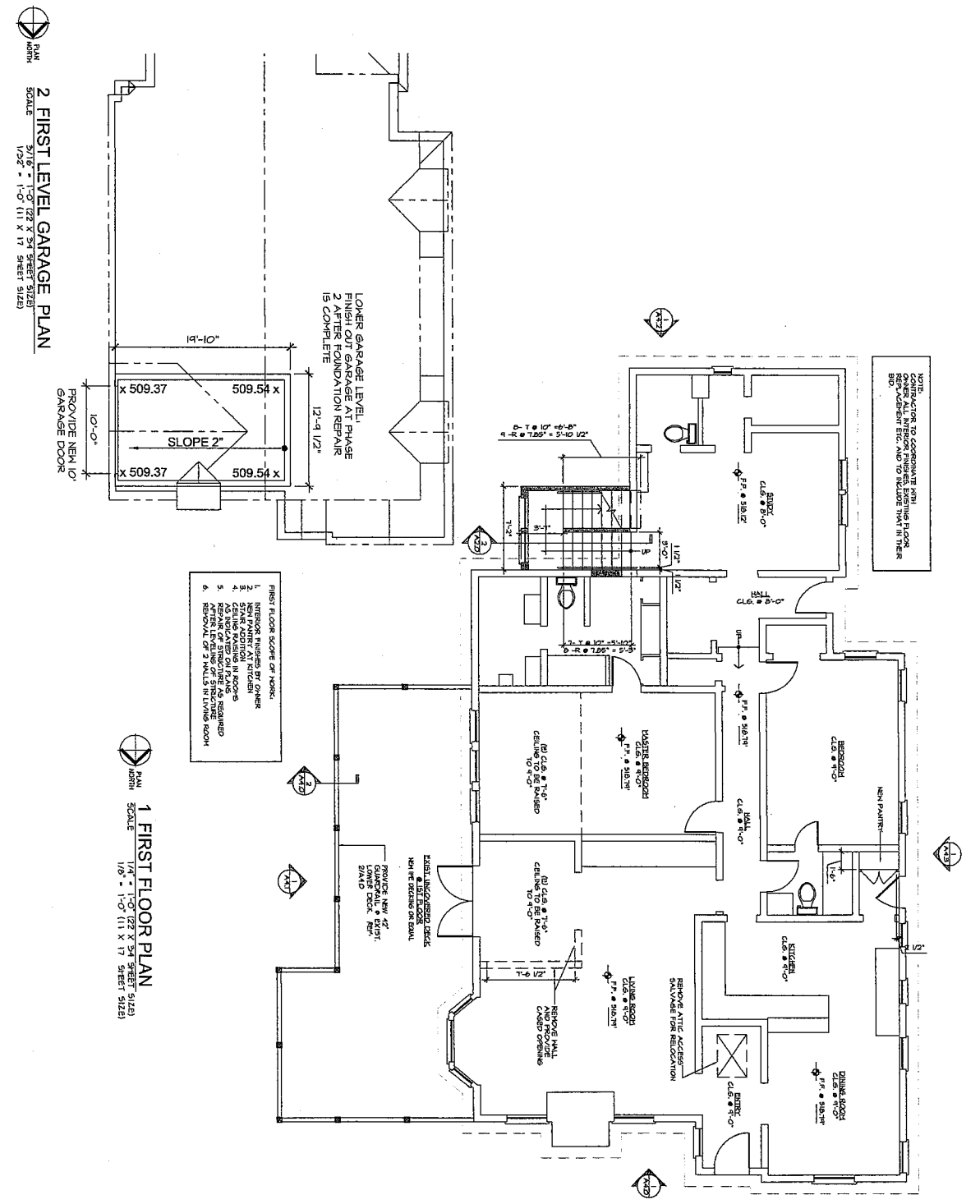
GOFF RESIDENCE REMODEL
2224 PARKWAY
AUSTIN TEXAS

SUSAN GOFF
2224 PARKWAY
AUSTIN TEXAS

DRAWN BY: PRD
CHECKED BY: TO
REVISIONS:

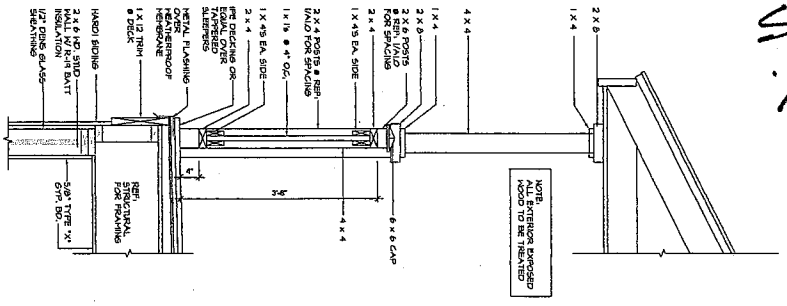
S-1
OF 8

ATTACHMENT "D"

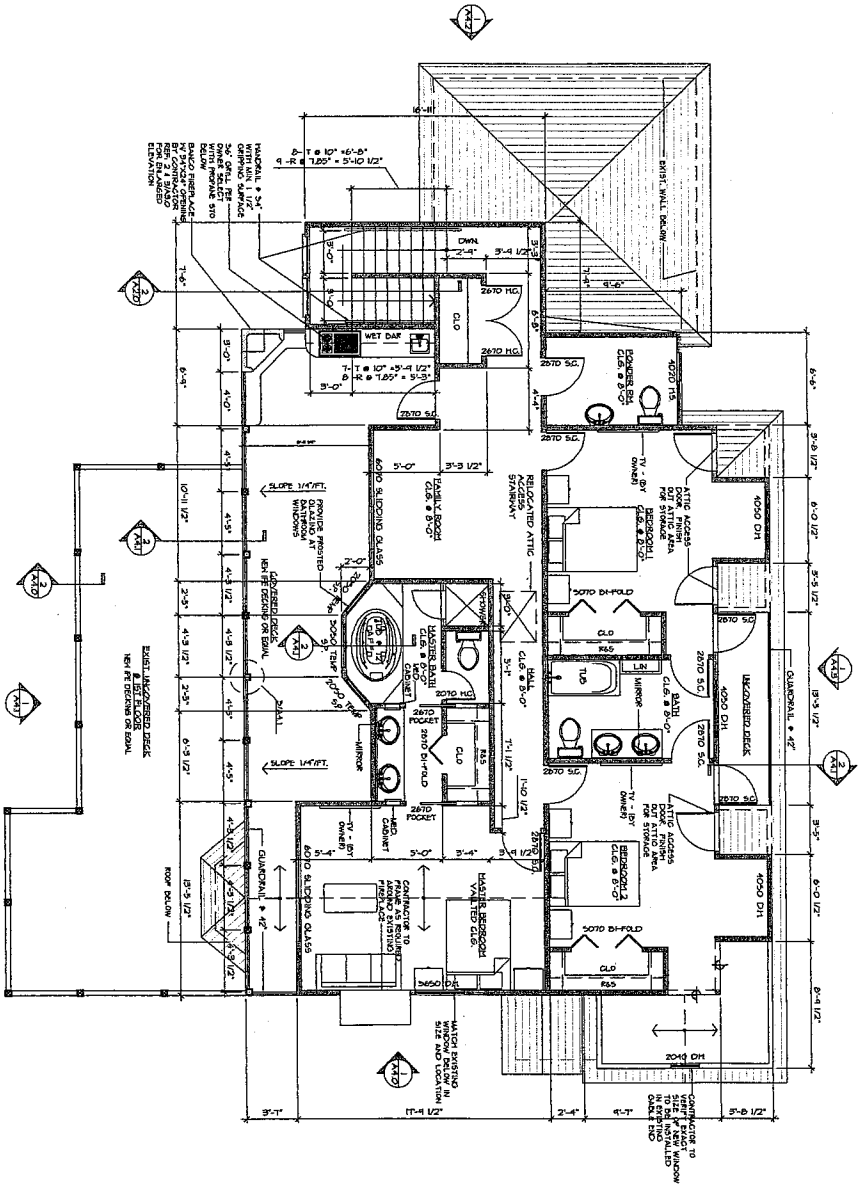


A1.0 OF 17	SUSAN GOFF RESIDENTIAL REMODEL 2224 PARKWAY AUSTIN TX	REGISTERED ARCHITECT STATE OF TEXAS	ROBI BAZAN, AIA RB ARCHITECT AND ASSOCIATES, PLLC	ESP	DESIGN CONSULTANTS 1611 EVA STREET AUSTIN, TEXAS 78704 PH: (512) 436-5302 E-MAIL: PURCELL_DESIGNS@HOTMAIL.COM

ATTACHMENT "E"
(BEFORE MODIFICATION
PER HISTORICAL REVIEW
APPROVAL
SEE
ATT. E-R



2 WALL SECTION
SCALE 1" = 1'-0" (22 X 34 SHEET SIZE)
1/2" = 1'-0" (11 X 17 SHEET SIZE)



1 SECOND FLOOR PLAN / 1ST FLOOR ROOF PLAN
SCALE 1/4" = 1'-0" (22 X 34 SHEET SIZE)
1/8" = 1'-0" (11 X 17 SHEET SIZE)

A2.0
OF 17

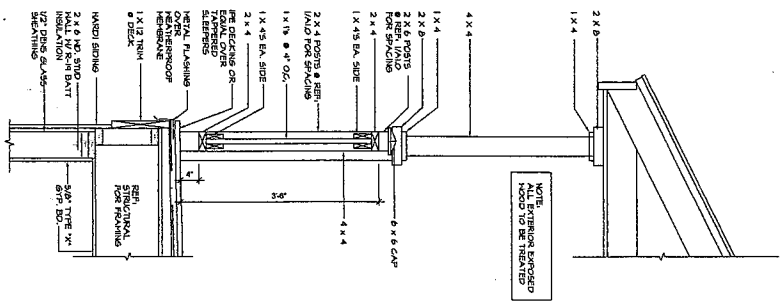
SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX

ROBI BAZAN, MA
RB ARCHITECT AND ASSOCIATES, PLLC

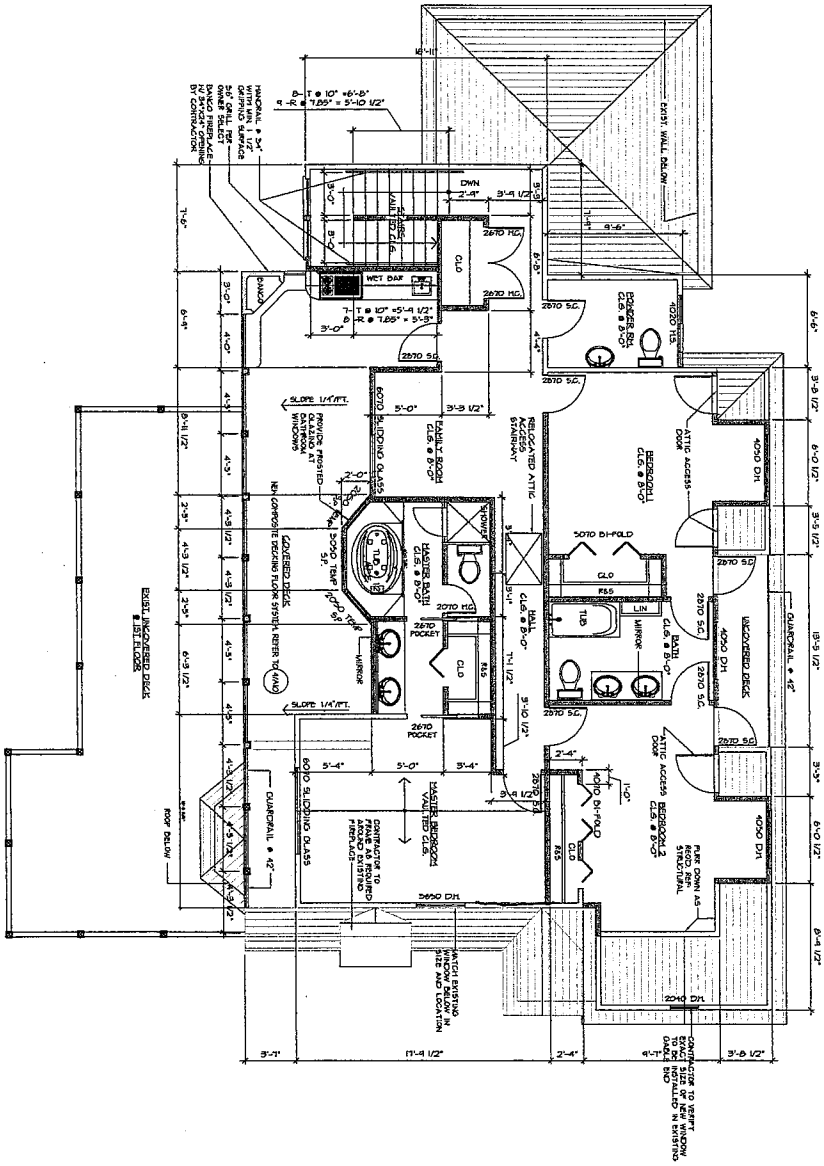
ESP DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704
PH: (512) 436-5302
E-MAIL: PURCELL_DESIGNS@HOTMAIL.COM

ATTACHMENT "E"

New Proposed



2 WALL SECTION
SCALE 1/2" = 1'-0" (22 X 34 SHEET SIZE)
1/2" = 1'-0" (11 X 17 SHEET SIZE)



PLAN NORTH

1 SECOND FLOOR PLAN / 1ST FLOOR ROOF PLAN
SCALE 1/4" = 1'-0" (22 X 34 SHEET SIZE)
1/8" = 1'-0" (11 X 17 SHEET SIZE)

A2.0 OF 17	DRAWN BY: CHECKED BY: REVISIONS:	SUSAN GOFF RESIDENTIAL REMODEL 2224 PARKWAY AUSTIN TX	STATE OF TEXAS REGISTERED ARCHITECT	ROBEL BAZAN, AIA RB ARCHITECT AND ASSOCIATES, PLLC	ESP DESIGN CONSULTANTS 1611 EVA STREET AUSTIN, TEXAS 78704 PH: (512) 436-5302 E-MAIL: PURCELL_DESIGNS@HOTMAIL.COM

ATTACHMENT "F" p. 1

Building and Site Area

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1st floor conditioned area	2112	67	2179
b) 2nd floor conditioned area		1387	1387
c) 3rd floor conditioned area	—	—	—
d) Basement	—	—	—
e) Covered Parking (garage or carport)	253		253
f) Covered Patio, Deck or Porch		344	344
g) Balcony		50	50
h) Other	—	—	—
i) Uncovered Wood Deck	489	—	489
Total Gross Building Area (total A through I)	2854	1848	4702
j) Pool	—	—	—
k) Spa	—	—	—

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Total Building Coverage (sq ft): 2374 % of lot size: 31% LOT = 7,639 3055.6 max

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): 3273 % of lot size: 43% LOT = 7,639 3437.55 max

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) ☒ Y ☐ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) ☒ Y ☐ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) ☐ Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 30.5 ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) ☐ Y ☐ 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? ☐ Y ☐ 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? ☐ Y ☐ N

ATTACHMENT "F" P. 2

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
1st Floor	2112	67		2179
2nd Floor		1342		1342
3rd Floor				
Basement				
Attic	77		77	0
Garage (attached)	296		200	96
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				
Ceilings over 15 ft				

TOTAL GROSS FLOOR AREA 3537

(Total Gross Floor Area /lot size) = .46 **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 3?	☒ Y	☐ N
Is this project claiming a "ground floor porch" exemption as described under Article3?	☐ Y	☒ N
Is this project claiming a "basement" exemption as described under Article 3?	☐ Y	☒ N
Is this project claiming a "habitable attic" exemption as described under Article 3?	☒ Y	☐ N
Is a sidewall articulation required for this project?	☐ Y	☒ N
Does any portion of the structure extend beyond a setback plane?	☒ Y	☐ N
Are any ceilings over 15 feet in height?	☐ Y	☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

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

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception

March 11, 2014

File Number: **C8I-2014-0069**

Address: **2224 PARKWAY**

Tax Parcel I.D. #**0113010401** Tax Map Date: **08/08/2013**

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

The parcel of land consists of five acres or less, and is described as **being a tract or parcel of land containing 0.175 acres (7,639 sq ft) out of and a part of lot 24, Enfield D and being all of that tract of land called the "north part of lot 24"** in the current deed, recorded on **Nov 12, 2013,** in **Document #2013203682, Travis** County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Mar 31, 1980,** in Volume **6936,** Page **911, Travis** County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Mar 31, 1975.** The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

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

By: Michelle Casillas

Michelle Casillas, Representative of the Director
Planning and Development Review Department

Travis Central Appraisal District

8314 Cross Park Drive
Austin, Texas 78754

P.O. Box 149012
Austin, Texas 78714

Internet Address: www.traviscad.org

Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-8318
TDD (512) 836-3326

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

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

Italic = 100 scale map
Thin = 100 scale map
Bold = 400 scale map

0 120 Feet

Revision Date:
8/8/2013

11301

C8I-2014-0069

PURCELL DESIGNS LLC.
ELIZABETH STUART PURCELL

ARCHITECTURAL INTERN, DESIGN CONSULTANT, PROJECT MANAGEMENT

1611 EVA ST.
AUSTIN, TX. 78704
(512) 436-5302
purcell_designs@hotmail.com

2ND FLOOR ADDITION

Property: **2224 Parkway**
Austin, TX 78703
Date: **July 25, 2014**

Client: **Susan J. Goff**

SCOPE OF PROJECT:

The scope of work is to raise the ceilings in areas of the existing residence and add a second floor as indicated on the plans. We are only adding a stairwell to the existing footprint of the structure to gain access to the new second floor. We are a non-compliant structure but according to the code I am allowed to go up within the 15' street side yard setback as I have indicated on my plans. I have had numerous meetings with reviewers at the COA to verify everything I have done is in compliance.

The site is a "boomerang" site and I had no rear setback according to all of the legal surveys. I met with Juan Camou on Feb. 4, 2014 in a paid consultation to verify my setbacks, my non compliance issues and the exceeding of the FAR requirement and was informed that the COA made up a rear setback for the site for me to comply to and that if I exceeded the FAR that would just require sidewalks and a driveway. We are prepared to pay the fee to waiver the sidewalks and are providing a driveway with a Type 1 apron. Not only did Juan advise me on the FAR but I also had 2 other reviewers confirm that this would require sidewalks.

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

CASE# _____
ROW# _____
TAX# _____

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2224 Parkway

LEGAL DESCRIPTION: Subdivision – TRACT OF land Containing 0.175 acres

Lot(s) 24 Block_ Outlot_ Division_ I/

We Elizabeth Purcell on behalf of myself/ourselves as authorized agent for

- Susan Goff affirm that on 10 , 15 , 2004

hereby apply for a hearing before the Board of Adjustment for consideration to:

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

- ERECT _ ATTACH _ COMPLETE _ REMODEL _ MAINTAIN

To maintain an Exist. 489 Sq. ft. Deck built in 1938. (TCAD has the wrong sq. ft) a NO 184.0 Sq. Ft. Deck was ever built. Engineering Drawings Have already Been submitted to Bring the Deck UP. to current Codes.

in a _ district.

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

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

REASONABLE USE:

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

SPECIAL EXCEPTION

HARDSHIP: SEE SPECIAL EXCEPTION ATTACHMENT.

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

This Deck is also an historical feature of the house.

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

N/A

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

N/A

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

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

N/A

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

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed_ Elizabeth Purcell Mail Address_ 1611 EVA ST.

City, State & Zip_ AUSTIN, TX. 78704

Printed_ Elizabeth Purcell Phone_ 512-436-5302 Date_ 10-15-2014

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

Signed_ Mail Address_

City, State & Zip_

Printed_ Phone_ Date_

See ATTAchment I have the owners notorized authorization

WE ARE APPLYING FOR A SPECIAL EXCEPTION
Please see all the * that Apply to our Sitvation.

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (*Zoning*) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

* yes (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

* * (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and Engineering Dwgs. on submitted For Bringing Deck to current Code

(3) the Board finds that:

(a) the violation has existed for:

* (i) at least 25 years; or SEE T CAD ATTAchment

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

* (b) the use is a permitted use or a nonconforming use; The house is already non-confour

* (c) the structure does not share a lot with more than one other primary residence; and NO

(d) granting a special exception would not:

* (i) alter the character of the area; ITS Been there since 1938

* (ii) impair the use of adjacent property that is developed in compliance with city code; or IT Does not

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (*Noncomplying Structures*).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

* WE Are calling For the inspection This week

THIS DECK IS HISTORICAL

ATTAched are the structural and architectural Dwgs. which are already submitted and on file with the City. The only modifications we are proposing are replacing the Decking &

ESP DESIGN CONSULTANTS

ELIZABETH STUART PURCELL

ARCHITECTURAL INTERN, DESIGN CONSULTANT, PROJECT MANAGEMENT

1611 EVA ST.
AUSTIN, TX. 78704
(512) 436-5302

Date: April 27, 2014

LETTER OF AUTHORIZATION TO ACT AS OWNERS AGENT:

Property: **2224 Parkway**
Austin, TX 78703

Client: **Susan Goff**

This is to authorize Elizabeth S. Purcell to act as my agent in regards to the property at 2224 Parkway, Austin, TX for building plan submittal, Historical Review, Foundation repair and all other permits required by the City of Austin.

Susan Goff 4-28-14

Date

Purcell Designs, LLC
Elizabeth S. Purcell

Austin, Texas 78704
(512) 436-5302

[redacted]

Travis CAD

- Property Search
- Map Search

New Search

Property Search Results > 112615 GOFF SUSAN JANELLE for Year 2014

- Details
- Map

Click on a title bar to expand or collapse the information.

Property

Account

Property ID:	112615	Legal Description:	0.1754 AC OF LOT 24 ENFIELD D
Geographic ID:	0113010401	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	2224 PARKWAY TX 78705	Mapsco:	584H
Neighborhood:	OLD ENFIELD (SFR)	Map ID:	011008
Neighborhood CD:	Z31000		

Owner

Name:	GOFF SUSAN JANELLE	Owner ID:	1596018
Mailing Address:	3101 ABOVE STRATFORD AUSTIN, TX 78746	% Ownership:	100.0000000000%
		Exemptions:	

Values

Taxing Jurisdiction

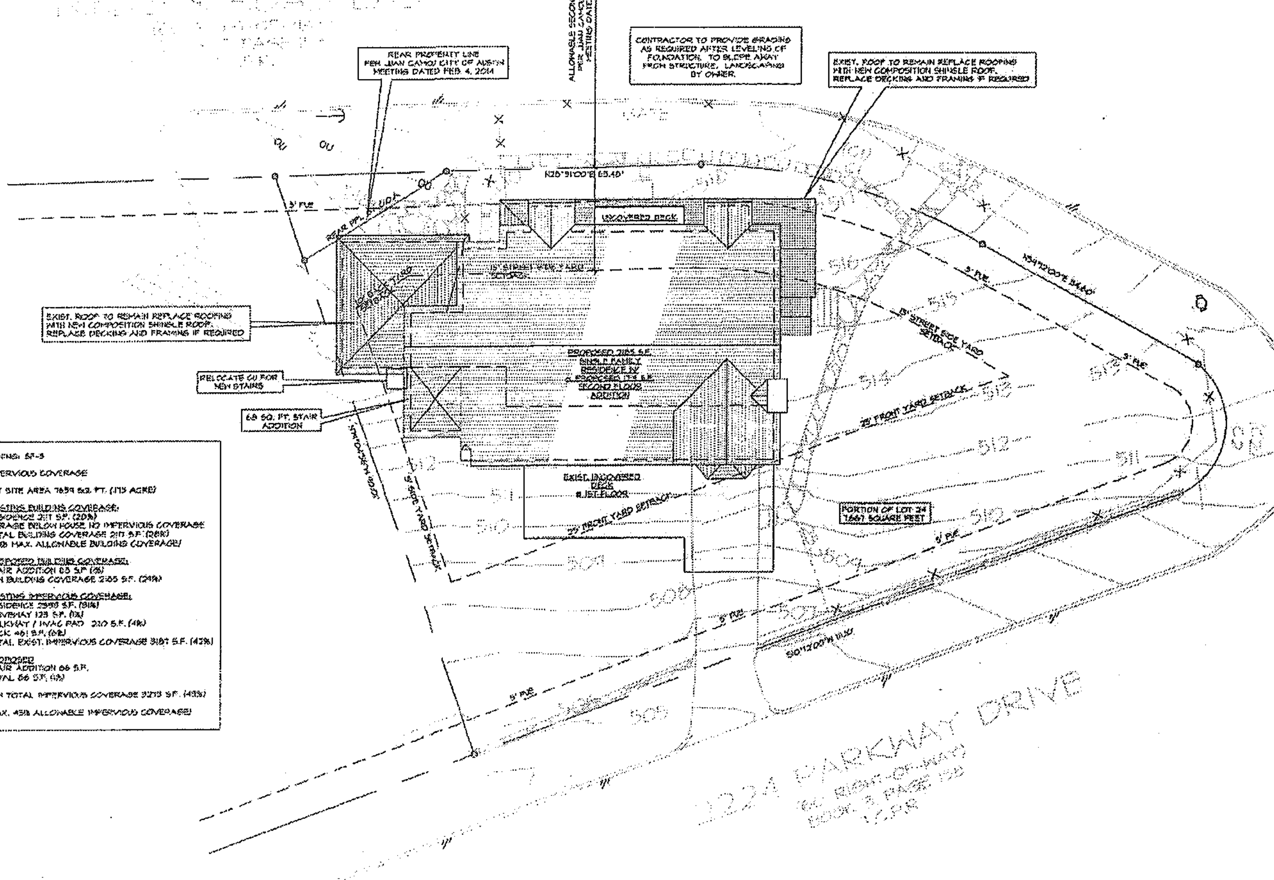
Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1944.0 sqft **Value:** $215,762

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4+		1938	1944.0
033	GARAGE DET BASMT	WW - 4+		1938	160.0
061	CARPORT ATT 1ST	* - 4+		1938	184.0
095	HVAC RESIDENTIAL	* - *		1938	1944.0
251	BATHROOM	* - *		1938	2.0
512	DECK UNCOVRED	* - 4+		1938	584.0
522	FIREPLACE	* - 4+		1938	1.0
512	DECK UNCOVRED	WW - 4+		2004	184.0

— This is 489 S.F. not here

NOTE:
REFERENCE SP-1 AND SP-2
FOR SITE PLAN NOTES



ZONING: SF-3

IMPERVIOUS COVERAGE

NET SITE AREA 7659 SQ. FT. (.175 ACRE)

EXISTING BUILDING COVERAGE:
RESIDENCE 2117 S.F. (20%)
GARAGE BELOW HOUSE NO IMPERVIOUS COVERAGE
TOTAL BUILDING COVERAGE 2117 S.F. (28%)
(40% MAX. ALLOWABLE BUILDING COVERAGE)

PROPOSED BUILDING COVERAGE:
STAIR ADDITION 68 S.F. (1%)
NEW BUILDING COVERAGE 2185 S.F. (29%)

EXISTING IMPERVIOUS COVERAGE:
RESIDENCE 2393 S.F. (31%)
DRIVEWAY 123 S.F. (1%)
WALKWAY / HVAC PAD 210 S.F. (4%)
DECK 461 S.F. (6%)
TOTAL EXIST. IMPERVIOUS COVERAGE 3187 S.F. (42%)

PROPOSED
STAIR ADDITION 66 S.F.
TOTAL 66 S.F. (1%)

NEW TOTAL IMPERVIOUS COVERAGE 3253 S.F. (43%)

(MAX. 45% ALLOWABLE IMPERVIOUS COVERAGE)

1 ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0" (22 X 34 SHEET SIZE)
1/16" = 1'-0" (11 X 17 SHEET SIZE)

ESP
DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704
PH: (512) 436-5302
EMAIL: PURCELL_DESIGNS@HOTMAIL.COM

RB ARCHITECT AND ASSOCIATES, PLLC
NOEL HAZAN, AIA

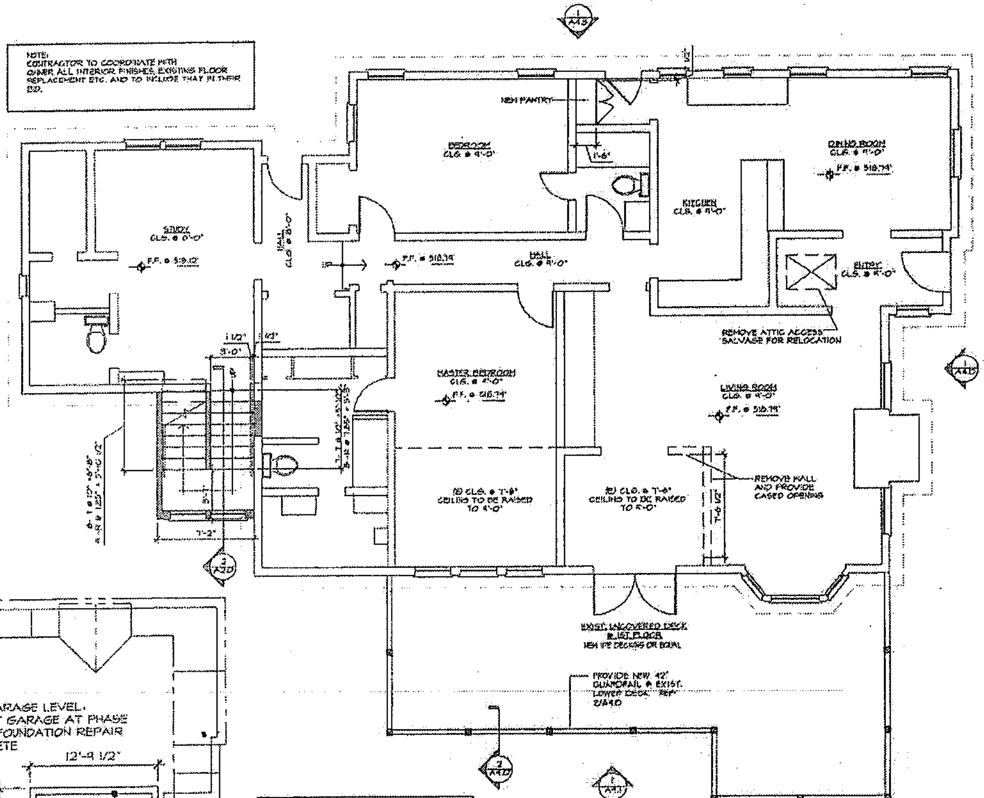
REGISTERED ARCHITECT STATE OF TEXAS

SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX

DRAWN BY: ESP
CHECKED BY: RB
REVISIONS:

ASP
OF 17

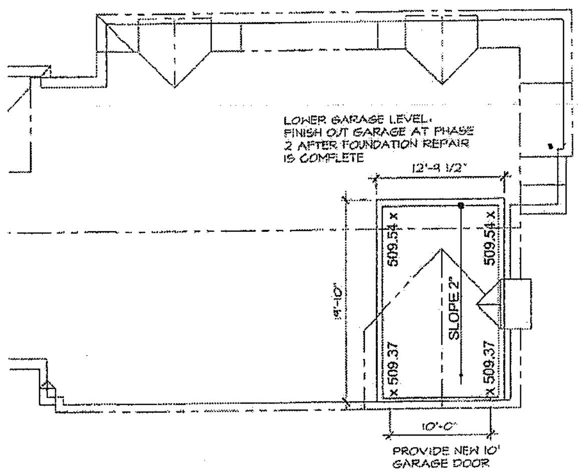
NOTE:
CONTRACTOR TO COORDINATE WITH OWNER ALL INTERIOR FINISHES, EXISTING FLOOR REPLACEMENT ETC. AND TO INCLUDE THAT IN THEIR BID.



FIRST FLOOR SCOPE OF WORK:

1. INTERIOR FINISHES BY OWNER
2. NEW PANTRY AT KITCHEN
3. STAIR ADDITION
4. CEILING RAISING IN ROOMS AS INDICATED ON PLANS
5. REPAIR OF STRUCTURE AS REQUIRED AFTER LEVELING OF STRUCTURE
6. REMOVAL OF 2 WALLS IN LIVING ROOM

PLAN NORTH **1 FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0" (22 X 34 SHEET SIZE)
1/8" = 1'-0" (11 X 17 SHEET SIZE)



PLAN NORTH **2 FIRST LEVEL GARAGE PLAN**
SCALE 3/16" = 1'-0" (22 X 34 SHEET SIZE)
1/32" = 1'-0" (11 X 17 SHEET SIZE)

ESP DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704
PH: (512) 436-6302
E-MAIL: PURCELL_DESIGNS@HOTMAIL.COM

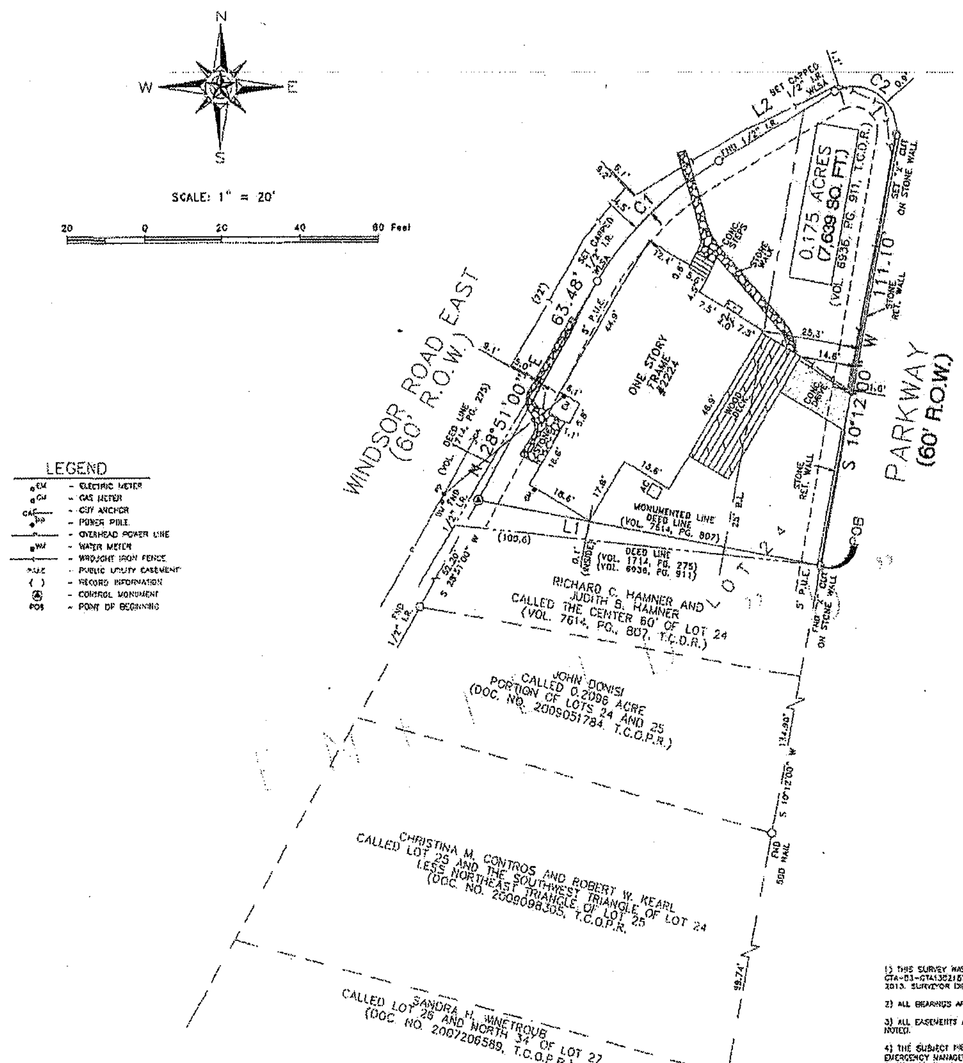
RB ARCHITECT AND ASSOCIATES, PLLC
RUPL HAZAN, AIA

REGISTERED ARCHITECT STATE OF TEXAS

SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX

DRAWN BY: ESP
CHECKED BY: RB
REVISIONS:

A1.0
OF 17



LINE TABLE

LINE	DISTANCE	BEARING
L1	89.82'	N 79°07'52" W
L2	34.60'	N 59°12'00" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	87.14	28°56'42"	44.02	N 45°58'02" E	43.58'
C2	11.35	120°43'33"	23.92	S 55°24'01" E	19.93'

SURVEY OF
0.175 ACRE (7,639 SQ. FT.)
BRING THE NORTH PART OF LOT 24
ENFIELD D
VOL. 3, PG. 158, T.C.P.R.
TRAVIS COUNTY, TEXAS

GENERAL NOTES

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.175 ACRE (7,639 SQ. FT.) OUT OF AND A PART OF LOT 24, ENFIELD D, A RECORDED SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 158, T.C.P.R., AND BEING ALL OF THAT TRACT OF LAND CALLED THE "NORTH PART OF LOT 24" CONVEYED TO JAMES R. DENNETT AND SAMMIE V. DENNETT BY WARRANTY DEED RECORDED IN VOLUME 6936, PAGE 911, T.C.D.R. SAME BEING THAT TRACT OF LAND DESCRIBED IN VOLUME 1714, PG. 275, T.C.D.R., SAID 0.175 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF ENFIELD D, RECORDED IN VOLUME 3, PAGE 158, T.C.P.R.

BEGINNING AT A FOUND "X" CUT IN AN EXISTING STONE WALL IN THE WEST RIGHT-OF-WAY LINE OF PARKWAY (60' R.O.W.), SAME BEING THE EAST LINE OF SAID LOT 24, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CALLED THE "CENTER 60' OF LOT 24, ENFIELD D, CONVEYED TO RICHARD C. HAMNER AND JUDITH B. HAMNER BY DEED RECORDED IN VOLUME 7614, PG. 807, T.C.D.R., SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID DENNETT TRACT, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH, FOR POINTS OF REFERENCE, A FOUND 60D NAIL FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED "0.2096 ACRE PORTION OF LOT 24", ENFIELD D, CONVEYED TO JOHN DONISI BY DEED RECORDED IN DOCUMENT NO. 2009051784, T.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND CALLED "LOT 25 AND THE SOUTHWEST TRIANGLE OF LOT 24, LESS THE NORTHEAST TRIANGLE OF LOT 25" ENFIELD D, CONVEYED TO CHRISTINA M. CONTROS AND ROBERT W. KEARL BY DEED RECORDED IN DOCUMENT NO. 2009098305, T.C.O.P.R., BEARS SOUTH 10°12'00" WEST ALONG SAID RIGHT-OF-WAY LINE OF PARKWAY, A DISTANCE OF 134.90', AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A FOUND ½" IRON ROD FOR THE SOUTHEAST CORNER OF SAID CONTROS/KEARL TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND CALLED "LOT 26 AND THE NORTH 34' OF LOT 27, BEARS SOUTH 10°12'00" WEST, A DISTANCE OF 99.74';

THENCE NORTH 79°07'52" WEST, LEAVING SAID RIGHT-OF-WAY LINE, INTO AND ACROSS SAID LOT 24 WITH THE NORTH LINE OF SAID HAMNER TRACT AS DESCRIBED IN SAID VOLUME 7614, PAGE 807, T.C.D.R. AND AS MONUMENTED ON THE GROUND, A DISTANCE OF 89.82' (RECORD: 100.6') TO A FOUND ½" IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF WINDSOR ROAD EAST (60' R.O.W.), FOR THE NORTHWEST CORNER OF SAID HAMNER TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND ½" IRON ROD FOR THE SOUTHWEST CORNER OF SAID HAMNER TRACT AND THE NORTHWEST CORNER OF SAID DONISI TRACT BEARS ALONG SAID RIGHT-OF-WAY LINE OF WINDSOR ROAD EAST, SOUTH 28°81'00" WEST, A DISTANCE OF 62.20';

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF WINDSOR ROAD EAST, BEING THE WEST LINE OF SAID LOT 24, THE FOLLOWING (3) COURSES:
1. NORTH 28°21'00" EAST, A DISTANCE OF 63.48' (RECORD: 72') TO A SET ½" IRON ROD CAPPED "WLSA", AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,
2. WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 87.14', AN ARC DISTANCE OF 44.02', SUBTENDING A CENTRAL ANGLE OF 28°56'42", WHOSE CHORD BEARS NORTH 45°58'02" EAST, A CHORD DISTANCE OF 43.58' TO A FOUND ½" IRON ROD AT THE END OF SAID CURVE,
3. NORTH 59°12'00" EAST, A DISTANCE OF 34.60' TO A SET ½" IRON ROD CAPPED "WLSA", AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE MOST NORTHERLY POINT OF THE INTERSECTION OF SAID WINDSOR ROAD EAST AND SAID PARKWAY, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11.55', AN ARC DISTANCE OF 23.92', SUBTENDING A CENTRAL ANGLE OF 120°43'33", WHOSE CHORD BEARS SOUTH 55°24'01" EAST, A CHORD DISTANCE OF 19.93' TO A SET "X" IN AN EXISTING STONE WALL, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID PARK WAY, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 10°12'00" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID PARKWAY, SAME BEING THE EAST LINE OF SAID LOT 24, A DISTANCE OF 111.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.175 ACRE (7,630 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON OCTOBER 15, 2013.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, SHORTAGES IN AREA, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY ABUTS A DEDICATED ROADWAY, SURVEYOR FOR WINDROSE LAND SERVICES AUSTIN.

MICHAEL TURNER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 6441

DATE

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. CTA-01-CTA13021575O OF CHICAGO TITLE OF TEXAS LLC, EFFECTIVE DATE OF SEPTEMBER 24, 2013. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.

3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.

4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0445 H, REVISED SEPTEMBER 26, 2008, ZONE DETERMINATION WAS [illegible] BY GRAPHIC PLOTTING FROM THE FEMA MAP, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

5) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 3, PG. 158, T.C.P.R. AND VOL. 491, PG. 262, T.C.D.R.

6) 25' BUILDING LINE BY VOL. 491, PG. 262, T.C.D.R.

7) ONE STORY FRAME IS WITHIN 5' PUBLIC UTILITY EASEMENT AS SHOWN.

REVISIONS

DATE	REASON
10/28/13	STREET NAME

PURCHASER: SUSAN GOTT
ADDRESS: 2224 PARKWAY

LENDER: -
TITLE COMPANY: CHICAGO TITLE OF TEXAS LLC

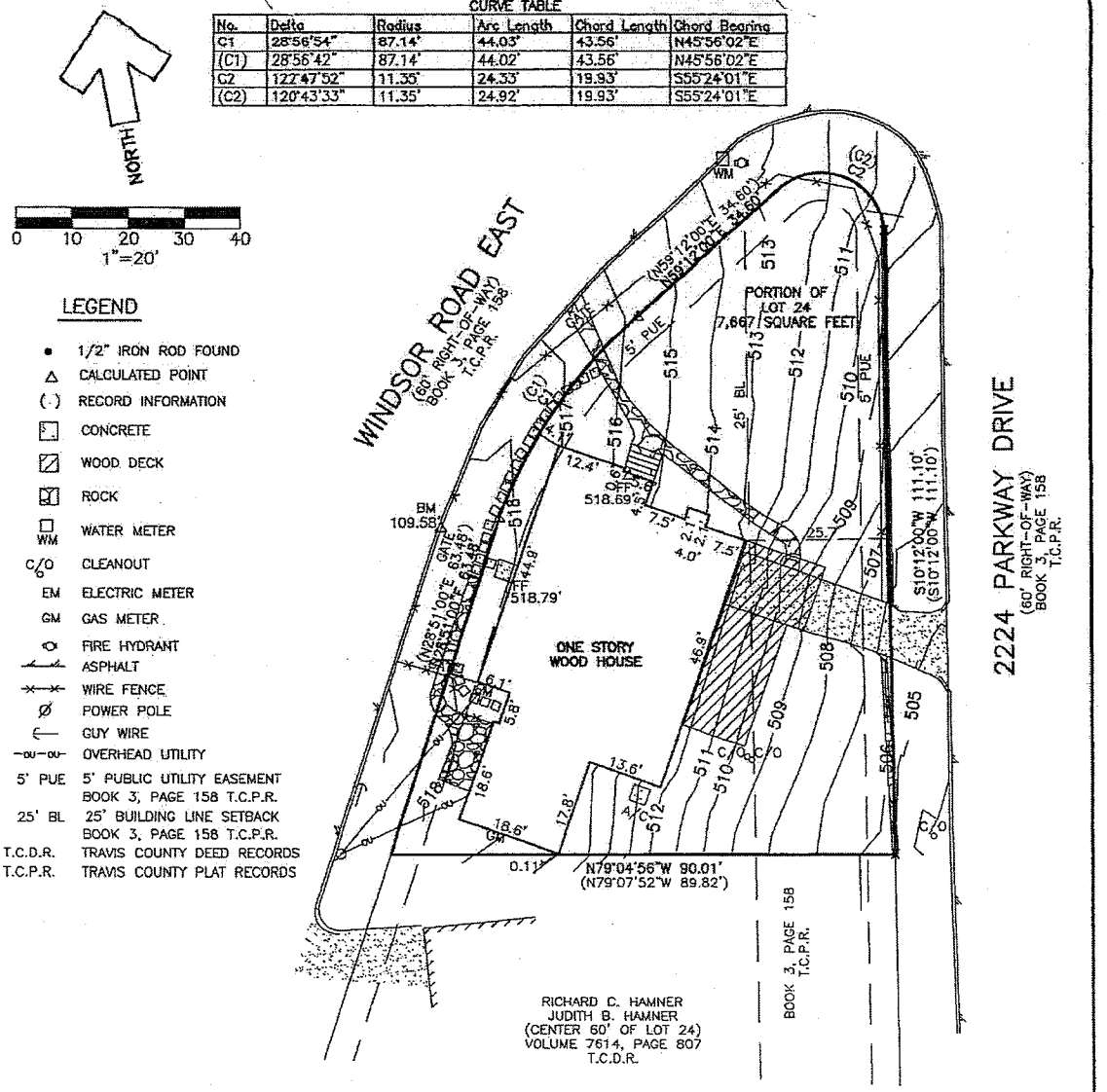
FIELDED BY: 10/15/13 NC
DRAWN BY: 10/18/13 JF
CHECKED BY: 10/22/13 MT

JOB NO. 28134
SHEET 1 OF 1

Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
Telephone: (512) 326-2100
Fax: (512) 326-2770

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	28°56'54"	87.14'	44.03'	43.56'	N45°56'02"E
(C1)	28°56'42"	87.14'	44.02'	43.56'	N45°56'02"E
C2	122°47'52"	11.35'	24.33'	19.93'	S55°24'01"E
(C2)	120°43'33"	11.35'	24.92'	19.93'	S55°24'01"E



LEGEND

- ● 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- (.) RECORD INFORMATION
- CONCRETE
- WOOD DECK
- ROCK
- WM WATER METER
- C/O CLEANOUT
- EM ELECTRIC METER
- GM GAS METER
- FIRE HYDRANT
- ASPHALT
- WIRE FENCE
- POWER POLE
- GUY WIRE
- OVERHEAD UTILITY
- 5' PUE 5' PUBLIC UTILITY EASEMENT BOOK 3, PAGE 158 T.C.P.R.
- 25' BL 25' BUILDING LINE SETBACK BOOK 3, PAGE 158 T.C.P.R.
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

NOTES:
1. BOUNDARY, EASEMENTS AND BUILDING LINES AS PER PLAT AND SURVEY DATED 10/15/2013 BY WINDROSE LAND SERVICES. NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.

TO: ELIZABETH PURCELL

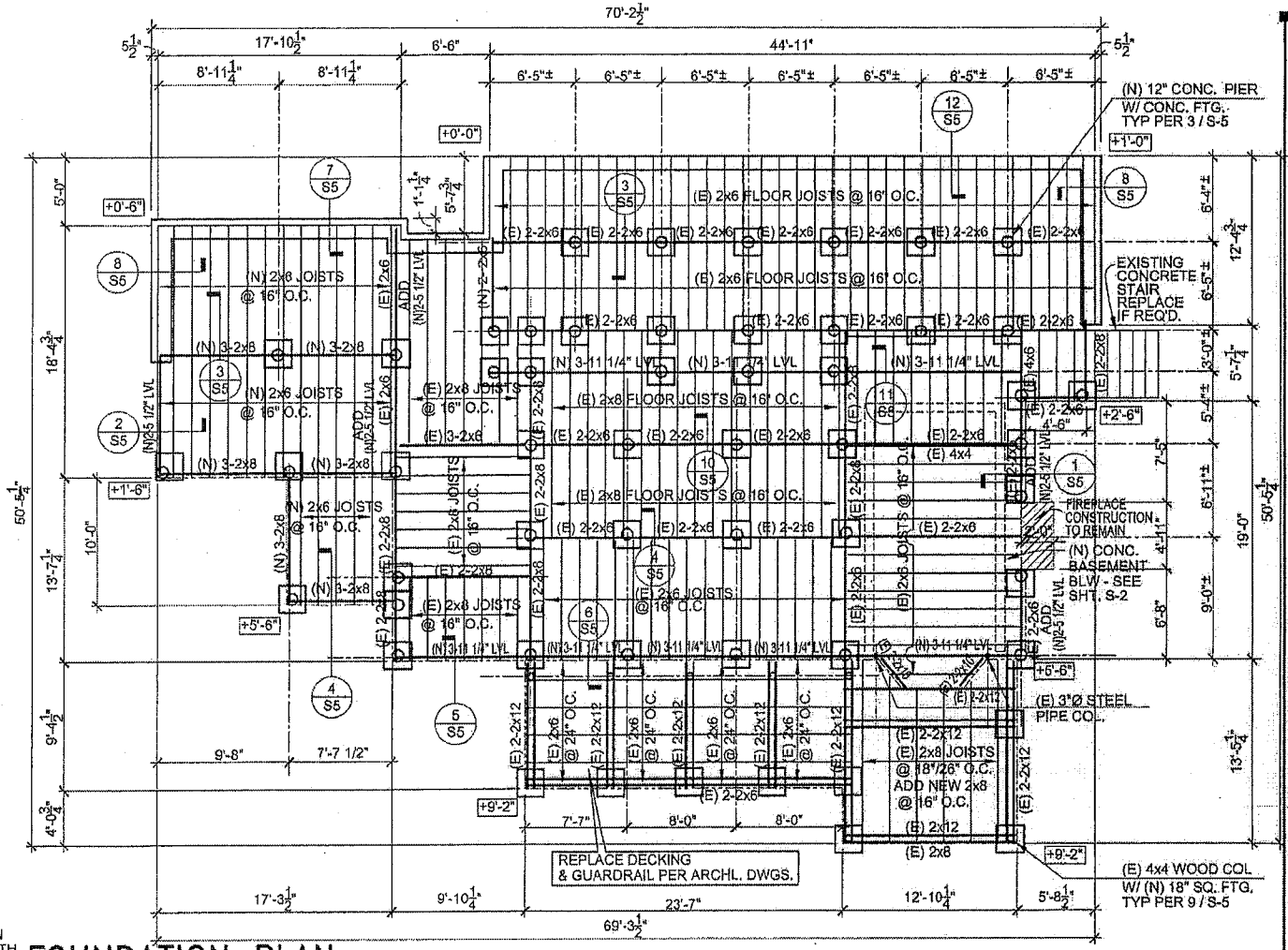
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DEAN A WOODLEY DATE:
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

CLIENT: ELIZABETH PURCELL
FIELD BOOK: , PAGE:
DRAWN BY: P.M.W.
PROJECT NO.: 1074-01-14
DATE: APRIL 30, 2014
FILE: 1074O114.DWG

SURVEY
OF 0.175 ACRES OF THE NORTH PART OF LOT 24
ENFIELD "D"
AS RECORDED IN BOOK 3, PAGE 158
TRAVIS COUNTY, TEXAS

LIVE OAK
SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018



PLAN NORTH

FOUNDATION PLAN

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

PLAN NOTES:

1. G.C. SHALL PROVIDE POSITIVE SITE DRAINAGE PER IRC REQUIREMENTS.
2. SEE SHEET S7 FOR STRUCTURAL NOTES.
3. (E) INDICATES EXISTING CONSTRUCTION. (N) INDICATES NEW CONSTRUCTION.
4. VERIFY THAT THE EXISTING SILL BEAM JOISTS BREAK AT PROPOSED EXISTING PIERS AND ADD SUPPLEMENTAL 2x6 BEAM REINFORCEMENT AS REQUIRED TO ACHIEVE THIS CONDITION.
5. +0'-0" DENOTES APPROXIMATE FINISH FLOOR ELEVATION ABOVE ADJACENT EXISTING GRADES.
6. G.C. SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION INCLUDING DIMENSIONS W/ SITE CONDITIONS AND NOTIFY ARCH./ENGINEER OF DISCREPANCIES PRIOR TO CONSTRUCTION.
7. THE CONTACTOR SHALL REPLACE ANY EXISTING DAMAGED, DETERIORATED OR BADLY WARPED FLOOR JOISTS, BEAMS, DECKING & WOOD COLS. AS REQ'D, THE G.C. SHALL ALSO LEVEL THE EXISTING SYSTEM AS REQUIRED AS PART OF THE FOUNDATION UPGRADE.
8. TIE ALL BEAMS TO PIERS WITH SIMPSON PA TIE OR EQUIVALENT.
9. SEE ARCHL. FOR DEMOLITION REQUIREMENTS.
10. THE G.C. SHALL INSTALL AND REMOVE SHORING AS REQUIRED FOR THE EXECUTION OF THE WORK. CONSULT WITH THE STRUCTURAL ENGINEER IF REQUIRED FOR ASSISTANCE.
11. USE TREATED MATERIAL FOR SILL BEAMS LESS THAN 12" ABOVE FINISH GRADE, AND FLOOR JOISTS LESS THAN 18" ABOVE FINISH GRADE.
12. USE 3000 PSI CONCRETE AND ASTM GRADE GRADE 60 REBAR FOR FOUNDATION UPGRADE MATERIALS.
13. NOTIFY LOC WITHIN 36 HOURS FOR FOOTING & FRAMING INSPECTIONS. FAILURE TO NOTIFY LOC FOR REBAR INSPECTION SHALL NEGATE ANY LIABILITY FOR THE PERFORMANCE OF THE FRAMING DESIGN.

S14007

STATE OF TEXAS
TERRE[illegible] ORTIZ
66204
REGISTERED PROFESSIONAL ENGINEER

5-28-14

LOCconsultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm F-4755
1000 E. CESAR CHAVEZ ST. AVE. 100 Ph. (512) 469-0909
AUSTIN, TEXAS 78702-4206 Fax (512) 469-0917

GOFF RESIDENCE REMODEL
2224 PARKWAY
AUSTIN TEXAS

SUSAN GOFF
2224 PARKWAY
AUSTIN TEXAS

DRAWN BY: PRD
CHECKED BY: TO
REVISIONS:

S-1
OF 8

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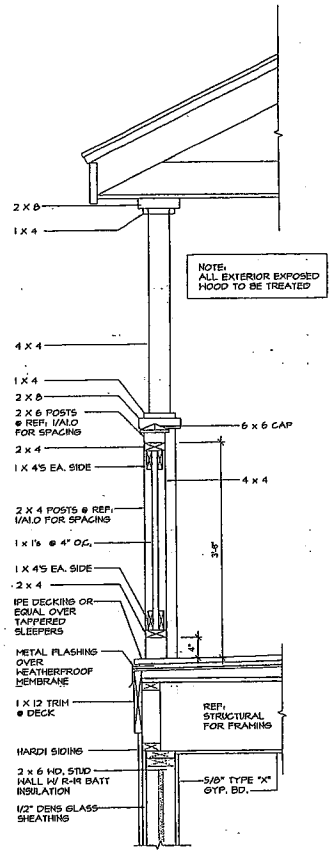
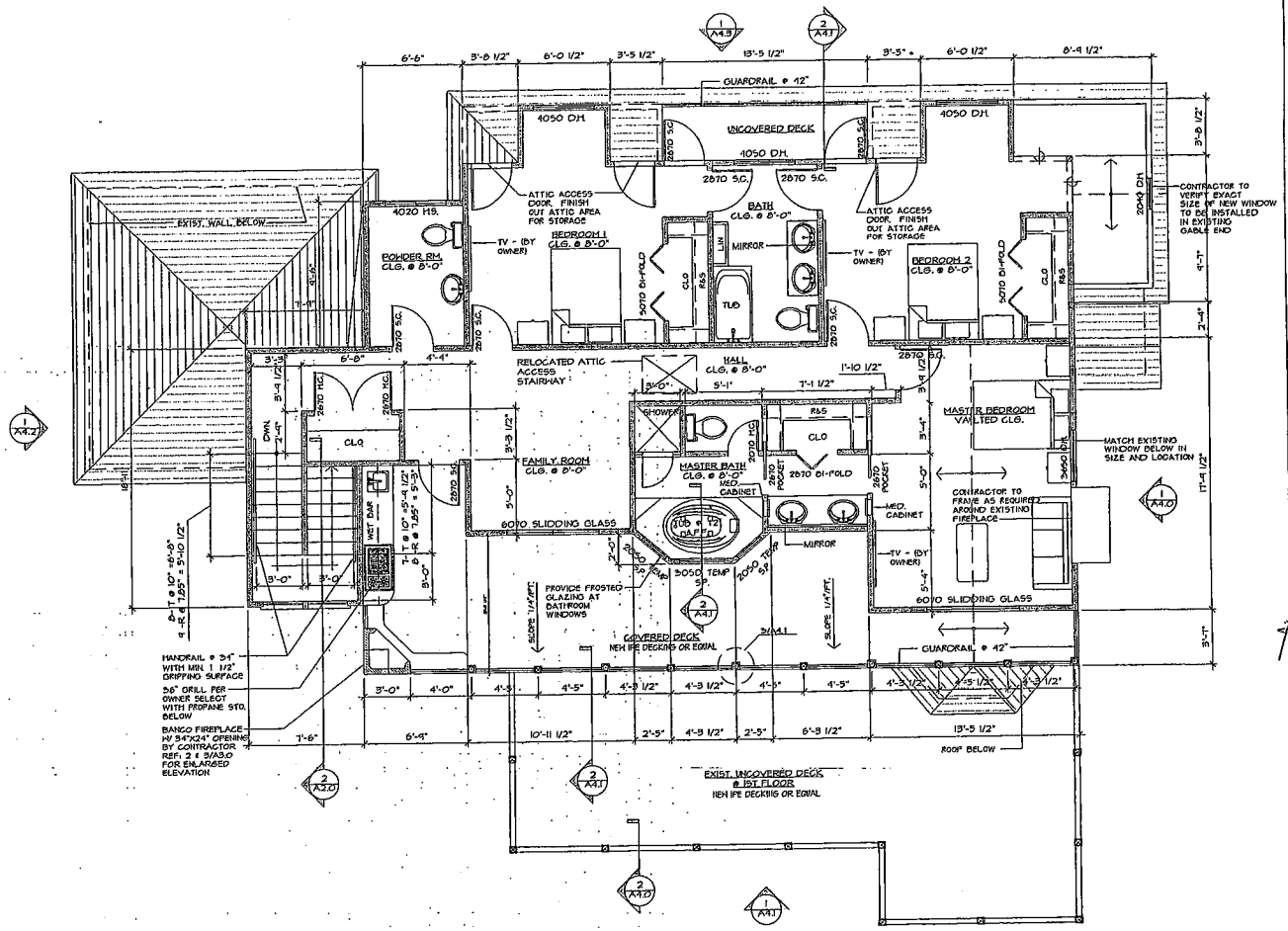
Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



2 WALL SECTION

SCALE 1" = 1'-0" (22 X 34 SHEET SIZE)
1/2" = 1'-0" (11 X 17 SHEET SIZE)



PLAN NORTH

1 SECOND FLOOR PLAN / 1ST FLOOR ROOF PLAN

SCALE 1/4" = 1'-0" (22 X 34 SHEET SIZE)
1/8" = 1'-0" (11 X 17 SHEET SIZE)

DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704
PH: (512) 436-5302
E-MAIL: PURCELL_DESIGNS@HOTMAIL.COM
ESP

RB ARCHITECT
AND ASSOCIATES, PLLC
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Austin, Texas 78739
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rbarch2@sbcglobal.com

REGISTERED ARCHITECT ROHL BAZAN STATE OF TEXAS 14388

7.3.14

SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX

DRAWN BY: ESP
CHECKED BY: RB
REVISIONS:

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OF 17