



SUBJECT TRACT



PENDING CASE



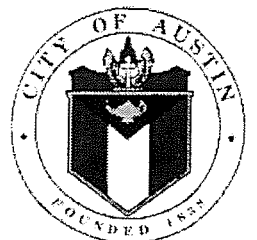
ZONING BOUNDARY

CASE#: C15-2014-0160
Address: 1211 W ST JOHNS AVENUE

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



Special Exception

CASE# C15-2014-0160
ROW# 11247992
TAX# 0233090102
(TCADV)

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: 1211 West Saint Johns Ave

LEGAL DESCRIPTION: Subdivision – Crestview addn sec 1

Lot(s) 21 Block 7 Outlot _____ Division _____

I/We Nicholas Crumpton on behalf of myself/ourselves as
authorized agent for

Nicholas Crumpton affirm that on Oct 9, 2014,

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

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

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

An accessory building built summer 2004, single story plus attic and dormers, encroaching in side yard
and rear yard setback. 5' side yard required, 1.5' requested. 10' rear yard required, 5.3' requested. The side
yard setback issue is primarily the stairs to the attic and not the building footprint.

A second accessory building, shed build fall 2000(162'sqr), rear and side yard encroachment. Rear, 5'
required, 4.9' requested. Side, 5' required, 4.7' requested.

in a SF-3-NP (Crestview)
district. (zoning district)

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

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

REASONABLE USE:

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

Special Exception

HARDSHIP:

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

Special Exception

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

Special Exception

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:

Special Exception

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:

Not Applicable

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.

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:

Not Applicable

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

Not Applicable

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

Not Applicable

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 [Signature] Mail Address 1211 w st johns

City, State & Zip Austin, TX 78757

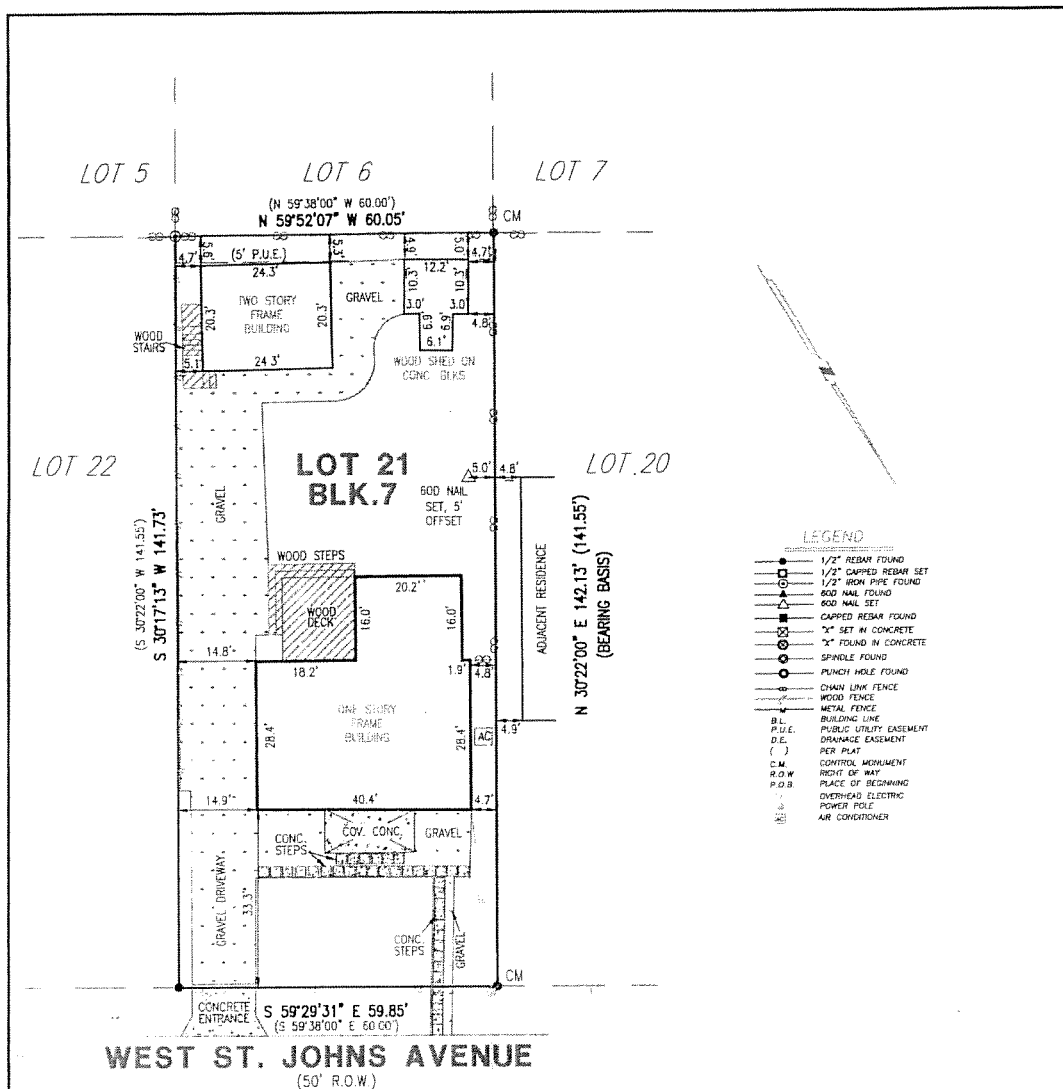
Printed Nichols Crumpton Phone 512-459-7458_
Date 10/09/14

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 [Signature] Mail Address 1211 w st johns

City, State & Zip Austin, TX 78757

Printed Nicholas Crumpton Phone 512-459-7458 Date 10/09/14



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" CAPPED REBAR SET
 - 1/2" IRON PIPE FOUND
 - 600 NAIL FOUND
 - 600 NAIL SET
 - CAPPED REBAR FOUND
 - 1" SET IN CONCRETE
 - 2" FOUND IN CONCRETE
 - SPINDLE FOUND
 - PUNCH HOLE FOUND
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER PLAT
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - P.O.B. PLACE OF BEGINNING
 - OVERHEAD ELECTRIC
 - POWER POLE
 - AIR CONDITIONER

WEST ST. JOHNS AVENUE
(50' R.O.W.)



IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to the owner.



[Signature]
FOR THE LANDHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

FLOOD HAZARD

THIS AREA IS DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP, DATED 10/12/13. IT IS REPRESENTED AS IN ZONE X1. HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT Warrant THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

CURRENT ADDRESS: 1211 WEST ST. JOHNS AVENUE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
 LOT: 21 BLOCK: 7 SUBDIVISION: CRESTVIEW ADDITION, SECTION ONE MAP NO.: 355 YEAR: 1914
 REFERENCE NAME: NICKOLAS CRUMPTON



B & G SURVEYING, LLC

FORM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756

Office 512*458-6969, Fax 512*458-9845

FILE # B0912614_TA
DATE 09/22/14
SCALE 1" = 20'

DATE	NO.	DATE
09/22/14	1	09/22/14
09/22/14	2	09/22/14
09/22/14	3	09/22/14
09/22/14	4	09/22/14

228001

STATEMENT

DATE

8/19/04

TERMS

payment due
when job is complete

TO

Nick Crumpton

ADDRESS

1211 W St Johns

Austin, TX 78757

cell #413-1917

IN ACCOUNT WITH

mel Barker Jr.

10400 Sprinkle road

Austin, TX 78754

Build behind House 12/12

lay 15 # felt, install

1 1/2 x 1 1/2 metal edging

Flash walls with turnbacks &

Pitch base w/ corners

lay 20 year 3-tab shingles

(Certanteed Steer white)

Install 12 foot Vent-a-ridge

Cleanup all trash from roof

900

=

20 year shingle warranty by manufacturer

5 year Labor warranty

Finish Top story with felt paper

30

=

Thank you Nick

total

930

=

DELIVERY TICKET

DISPATCH: 243-2943

058810



CONCRETE, INC.

P.O. Box 18865
Austin, TX 787608000 D.G. Collins Rd.
Austin, TX 78744

PLANT	TRUCK	DATE	ACCOUNT	TRUCK #	DRIVER	TICKET #
10-1	10-2	10-3	10-7	10-8	10-9	
11:24	2:10	2:20	12:30	:	:	

CUSTOMER NAME: G22

DELIVERY ADDRESS: 1211 W ST JOHNS
AIRPORT BLVD/L-LANAR/R-JUSTIN
S-GROVER/L-W ST JOHNS

NOTES: 1211 W ST JOHNS

PURCHASE ORDER	ORDER BY	MAX CODE	DESCRIPTION	SLAB
YARDS ORDERED	YARDS ON TRUCK	TOTAL YARDS DELIVERED	TAX	UNIT PRICE
				AMOUNT
				4.00

GALS. OF WATER ADDED ON JOB AS INSTRUCT-
ED BY CUSTOMER OR AUTHORIZED PERSONS.

ADDING WATER WILL REDUCE STRENGTH. DO NOT
ADD UNNECESSARY WATER.

SUB TOTAL
DISCOUNT
TAX
TOTAL
PREVIOUS TOTAL
GRAND TOTAL
TRUCK TIME

Drivers are not permitted to go beyond the curb line, EXCEPT upon authorization of the customer or authorized agent and his acceptance of risk for any damages.

MATERIAL SAFETY DATA

CAUTION: Freshly mixed cement, mortar or grout may cause skin injury. Avoid contact with skin where possible and wash exposed skin areas promptly with water. If any cement mixtures get into eyes, rinse immediately and repeatedly with water and get prompt medical attention. If swallowed, dilute with large quantity of water or milk (at least 2 quarts for adults).

DO NOT INDUCE VOMITING • CALL DOCTOR IMMEDIATELY • KEEP OUT OF REACH OF CHILDREN

CUSTOMER OR AUTHORIZED AGENT

COD - \$ 757.75 14.11.11

\$ 511.28

7.21.11

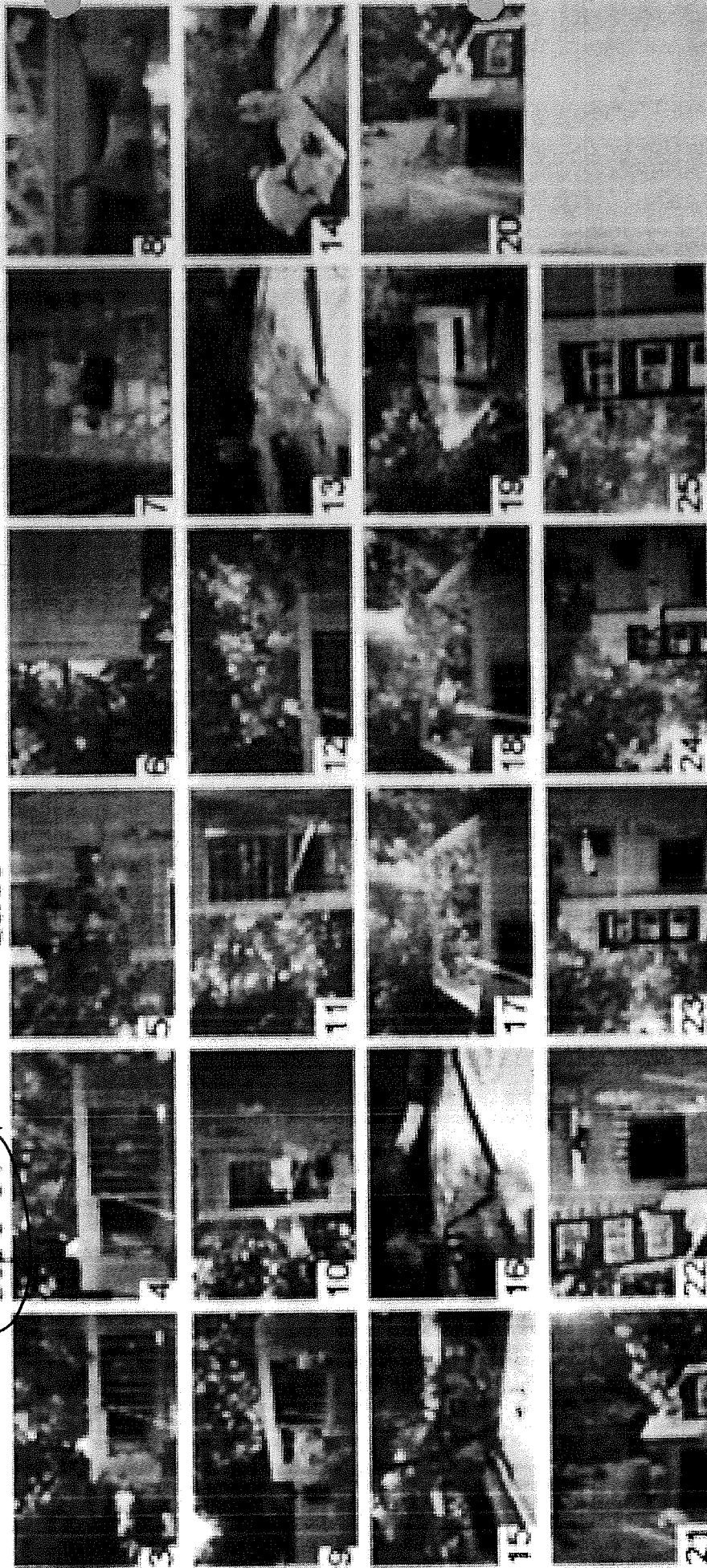
PhotoWorks

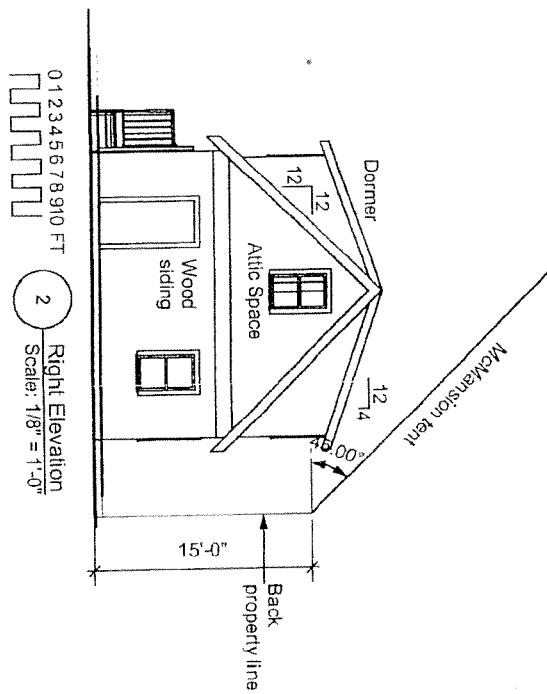
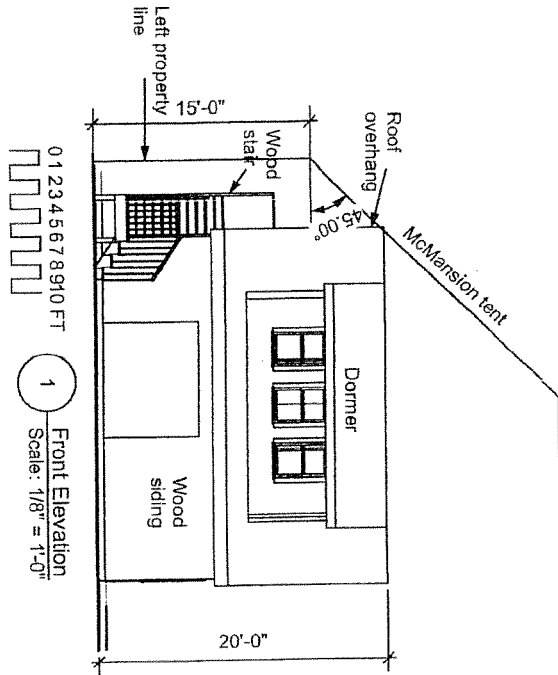


ROLL# 55499562 97 98 WS# 321896

26/60

Sep 3 04





Lloyd Cates - Architect
3313 Hancock Drive
Austin, Texas 78731
lcates1@gmail.com



Renovation for
Nick Crumpton
1211 W St Johns Avenue
Austin, Texas













9-25-14

CITY OF AUSTIN DEVELOPMENT WEB MAP

2003 Aerial



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Lot ID
-  Block ID
-  Lot Line
-  Zoning Text
-  Zoning (Large Map Scale)

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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Heldenfels, Leane

From: Nicholas Crumpton [REDACTED]
Sent: Wednesday, November 19, 2014 4:31 PM
To: Heldenfels, Leane
Subject: Re: Variance/Special Exception 25-2-476

Leane,

It seems I am on the schedule for the 12/8 as this has been posted in my front yard today but I am still unable to get the permit for life safety inspection. Apparently the hold up is a few inches of eaves encroaching in the PUE. I have been told by Taylor Horton to wait pending further information.

Is it possible to continue with the BOA meeting before having an inspection? In other words, can the board grant the variance pending a future inspection?

Regards,
Nick

--
Nick Crumpton
[REDACTED]
[REDACTED]
[REDACTED]
512.459.7458

On Oct 9, 2014, at 10:55 AM, Heldenfels, Leane wrote:

Glad you saved all your construction records! These will be good evidence of the date of construction. Your cases will be heard at the Board's 12/8 meeting (yours are the first cases for December, so if anyone drops off of November 10th you will move into that slot – so mark both dates on your calendar to potentially be at the Board hearing – starts at 5:30 at City Hall Council Chambers, there is a garage below the building that we can validate for). Now, take out the life safety permit and advise on the permit that you're seeking a Special Exception with the Board of Adjustment at their 12/8 hearing – sometimes they say they don't do permits for structures less than 200 sf, but advise that you need the Life Safety permit/report for your Special Exception application to be complete. The Life safety permit can be taken out at residential review on m/w/fr from 8-11am. Bring copies of your survey, photos, construction docs for that application. Once you have a permit number (it may take a few days for them to issue it), then you can call in for an inspection of the structures. Once the inspection has been made then they will issue a report and advise if any corrections need to be made to the structures for it to meet Life Safety standards. If not corrections, they'll issue a report passing the structure and we'll put that report in your file. Then you'll go to the Board hearing and hopeful/probably they'll approve your Special Exception. Then you can call for a final inspection and have that life safety permit closed. Take care – I'll advise if I need anything further, will follow up and see how progress w/ the life safety permit/report is going.
Leane

From: Nicholas Crumpton [mailto:nick@crumptonny.com]
Sent: Wednesday, October 08, 2014 6:15 PM

NO _____

§
§
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§
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§

AFFIDAVIT

THE STATE OF TEXAS COUNTY OF Texas

BEFORE ME, the undersigned authority, on this day personally appeared Todd George, who swore or affirmed to tell truth, and stated as follows:

My name is Todd George.

I am of sound mind and capable of making this sworn statement. I have personal knowledge of the facts written in this statement. I understand that if I lie in this statement I may be held criminally responsible. This statement is true.

I witnessed the construction of the 2 story accessory build on the southeast corner of the lot located 1211 West Saint Johns Ave, Austin, Texas 78757 during the summer months of 2004.

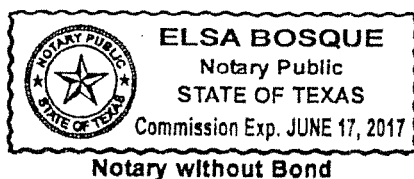
I was at the time and am still the owner/occupant residing at 1301 West Saint Johns Ave, Austin, Texas 78757.

Signed Todd George

State of Texas County of Texas

SWORN to and SUBSCRIBED before me, the undersigned authority, on the 24th day of October, 2014 year, by

[Signature] Notary Public, State of Texas



NO _____

§
§
§
§
§
§

AFFIDAVIT

THE STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Janice K. Kiker, who swore or affirmed to tell truth, and stated as follows:

My name is Janice K Kiker

I am of sound mind and capable of making this sworn statement. I have personal knowledge of the facts written in this statement. I understand that if I lie in this statement I may be held criminally responsible. This statement is true.

I witnessed the construction of the accessory build on the southeast corner of the lot located 1211 West Saint Johns Ave, Austin, Texas 78757 during the summer months of 2004.

I was at the time and am still the owner/occupant residing at 1210 West Saint Johns Ave, Austin, Texas 78757.

Signed

Janice K Kiker

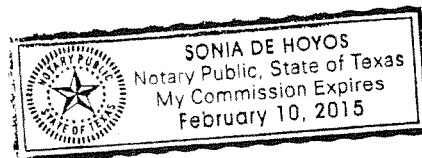
State of Texas County of TRAVIS

SWORN to and SUBSCRIBED before me, the undersigned authority, on the 24 day of OCTOBER, 2014 year, by

Sonia De Hoyos

Sonia De Hoyos

Notary Public, State of Texas





I, NICHOLAS CUMPTON am applying for a variance from the Board of Adjustment regarding Section 25-2-4 of the Land

Development Code. The variance would allow me the ability to MAINTAIN MY WORKSHOP AND

SHED WHICH ENCLOSES ON SIDE YARD & REAR YARD SETBACKS

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
THAT L. KILMERSON	1200 W. ST. JOHNS AVE	THAT L. KILMERSON
Leanne O'Landy	1308 W. St. Johns Ave	Leanne O'Landy
Alyssa McClure	1234 W. St. Johns Ave	Alyssa McClure
Will Zeis	1301 W. St. Johns Ave	Will Zeis
Theresa Zeis	1313 W. St. Johns Ave	Theresa Zeis
Tan Kiker	1210 W. St. Johns Ave	Tan Kiker



TRV

2015010870

5 PGS

Partial Release of Easement

Description of Easement and Recording Data: A 5 foot public utility easement dedicated by instrument recorded in Volume 4, Page 335, Travis County Plat Records, Travis County, Texas.

Description of portion of Easement to be Released: That approximately 30 square foot portion of the public utility (**Part A:** 15 sq. ft. and **Part B:** 15 sq. ft.) easement as described in the attached and incorporated **Exhibit A** (description) and **Exhibit B** (sketch) ("Released Property").

Easement Grantee: The City of Austin, Office of Real Estate Services, P.O. Box 1088, Austin, Travis County, Texas 78767-8839.

Description of Property and Local Address: Lot 21, Block 7, Crestview Addition, Section One, Subdivision, the plat of which is recorded in Volume 4, Page 335, of the Travis County Plat Records, locally known as 1211 W. St. Johns Avenue, Austin, Texas.

Current Owner of Property and Address: Nicholas Imes Crumpton, 1211 W. St. Johns Avenue, Austin, Travis County, Texas 78757.

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

Grantee, the City of Austin, has determined that the Released Property, which is a portion of the Easement, is not now needed and will not be required in the future, since the Released Property portion of the Easement is surplus.

Grantee, for the consideration herein recited, acting by and through its duly authorized City Manager or designee releases the Released Property from the Easement.

EXECUTED this the 20th day of January, 2015.

CITY OF AUSTIN

By: Lauraine Rizer
Lauraine Rizer, Officer
Office of Real Estate Services

2014

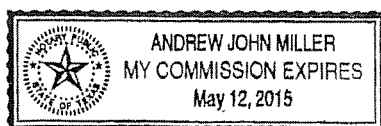
STATE OF TEXAS
COUNTY OF TRAVIS

§
§

This instrument was acknowledged before me on January 20th, 2015, by Lauraine Rizer, Officer, Office of Real Estate Services, City of Austin, a Texas municipal corporation, on behalf of said corporation.

[Seal]

[Signature]
Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION

DESCRIPTION OF TWO AREAS OF LAND TOTALING 30 SQUARE FEET, MORE OR LESS, OUT OF LOT 21, BLOCK 7, OF CRESTVIEW ADDITION, SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 335, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 21 BEING CONVEYED TO NICHOLAS IMES CRUMPTON IN DOCUMENT NO. 2011131502, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID TWO AREAS BEING PORTIONS OF A FIVE FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) DEDICATED BY SAID PLAT OF CRESTVIEW ADDITION, SECTION ONE AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AREA "A":

COMMENCING at a ½" iron rebar found at the southwest corner of the above referenced Lot 21, same being the southeast corner of Lot 20, the northeast corner of Lot 7 and the northwest corner of Lot 6, all of Block 7 in said Crestview Addition and being in the south line of said PUE, from which a ½" iron pipe found at the southeast corner of the said Lot 21 bears S 59° 52' 07" E, 60.05 feet, and a ½" iron rebar found at the northwest corner of Lot 21, also being the northeast corner of Lot 20, on the south right-of-way line of West St. John's Avenue bears N 30° 22' 00" E (Bearing Basis), 142.13 feet;

THENCE along the common property line between Lots 21 and 20 and over and across said PUE, N 30° 22' 00" E, 5.00 feet to a point on the north line of said PUE;

THENCE along the north line of said PUE and over and across said Lot 21, S 59° 52' 07" E, 3.71 feet to a point for the **Place of Beginning** and the northwest corner of the herein described Area "A";

THENCE over and across said Lot 21, along the north line of said PUE, S 59° 52' 07" E, 14.27 feet to a point for the northeast corner hereof;

THENCE over and across said Lot 21 and PUE, S 30° 48' 20" W, 1.15 feet to a point for the southeast corner hereof;

THENCE over and across said Lot 21 and PUE, N 59° 11' 40" W, 14.27 feet to a point for the southwest corner hereof;

THENCE over and across said Lot 21 and PUE, N 30° 48' 20" E, 0.98 feet to the **Place of Beginning**, containing 15 square feet of land, more or less.

AREA "B":

COMMENCING at a ½" iron rebar found at the southwest corner of the above referenced Lot 21, same being the southeast corner of Lot 20, the northeast corner of Lot 7 and the northwest corner of Lot 6, all of Block 7 in said Crestview Addition and being in the south line of said PUE, from which a ½" iron pipe found at the southeast corner of the said Lot 21 bears S 59° 52' 07" E, 60.05 feet, and a ½" iron rebar found at the northwest corner of Lot 21, also being the northeast corner of Lot 20, on the south right-of-way line of West St. John's Avenue bears N 30° 22' 00" E (Bearing Basis), 142.13 feet;

Exhibit A
Page 2 of 2

THENCE along the common property line between Lots 21 and 20 and over and across said PUE, N 30° 22' 00" E, 5.00 feet to a point on the north line of said PUE;

THENCE along the north line of said PUE and over and across said Lot 21, S 59° 52' 07" E, 30.22 feet to a point for the **Place of Beginning** and the northwest corner of the herein described Area "B";

THENCE along the north line of said Lot 21 and PUE, S 59° 52' 07" E, 25.87 feet to a point for the northeast corner hereof;

THENCE over and across said Lot 21 and PUE, S 29° 25' 41" W, 0.44 feet to a point for the southeast corner hereof;

THENCE over and across said Lot 21 and PUE, N 60° 34' 19" W, 25.87 feet to a point for the southwest corner hereof;

THENCE over and across said Lot 21 and PUE, N 29° 25' 41" E, 0.75 feet to the **Place of Beginning**, containing 15 square feet of land, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.

Witness my hand this to the City of Austin:

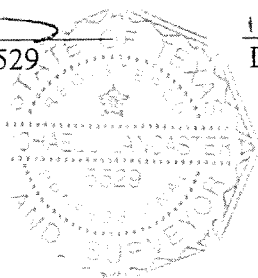
I, Michael J. Lancaster, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal the 30th day of December, 2014.


Michael J. Lancaster, RPLS 5529

12/30/14
Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
B1116514_TA_ER



FIELD NOTES REVIEWED

By Caleb Daniel Date 01.07.2015

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY METES AND BOUNDS FOR PARTIAL EASEMENT RELEASE

Exhibit B
Page 1 of 1

LOT 5

LOT 6

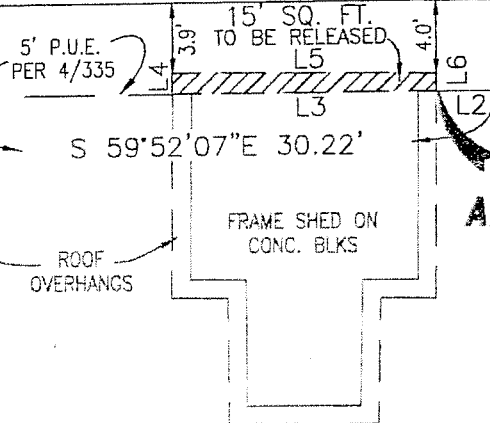
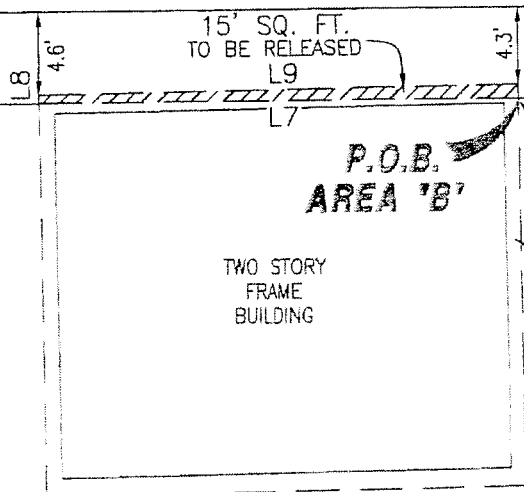
LOT 7

(S 59°38'00" E 60.00')
S 59°52'07" E 60.05'

P.O.C.

CM

LOT 22



LOT 20

LOT 21 BLK.7
CRESTVIEW ADDITION
4/335

NICHOLAS IMES CRUMPTON
DOC. NO. 2011131502

LINE TABLE

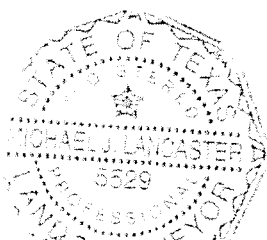
L1	N 30°22'00" E	5.00'
L2	S 59°52'07" E	3.71'
L3	S 59°52'07" E	14.27'
L4	S 30°48'20" W	1.15'
L5	N 59°11'40" W	14.27'
L6	N 30°48'20" E	0.98'
L7	S 59°52'07" E	25.87'
L8	S 29°25'41" W	0.44'
L9	N 60°34'19" W	25.87'
L10	N 29°25'41" E	0.75'

N 30°22'00" E 142.13' (141.55')
(BEARING BASIS)

CM

S 59°29'31" E 59.85'
(S 59°38'00" E 60.00')

WEST ST. JOHNS AVENUE
(50' R.O.W.)

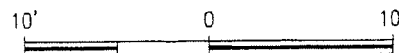


MICHAEL LANCASTER, R.P.L.S. 5529

12/30/14
DATE

LEGEND

- 1/2" REBAR FOUND
- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- () PER PLAT VOL. 4 PG. 335
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.C. PLACE OF COMMENCEMENT
- P.O.B. PLACE OF BEGINNING



PAGE 3 OF 3



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.
Austin, Texas 78756

Office 512*458-6969, Fax 512*458-9845

JOB # B1116514_TALER
DATE: 12/08/14
SCALE: 1" = 10'

After recording, return to:

City of Austin
Office of Real Estate Services
505 Barton Springs Rd., Suite 1350
Austin, TX. 78704

Attn: Betty Nguyen

File No. 9459-1412
Nicholas Imes Crumpton

Exhibit List
Exhibit A – Property Description
Exhibit B – Sketch

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 23, 2015 03:20 PM

2015010870

RODRIGUEZA: \$42.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

C15-2014-0160

Heldenfels, Leane

From: Nicholas Crumpton <~~nich@crumptoncycles.com~~>
Sent: Sunday, February 22, 2015 1:05 PM
To: Heldenfels, Leane
Subject: Re: 1211 W. Saint Johns Ave
Attachments: Studio_BP_app.pdf

Leane,

According to IBC 2012 Chapter 12, Section 1208.2, Minimum ceiling heights, Exception:2,

> 2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.

The pic below demonstrates the usable floor space considering the 12:12 pitch ceilings on the corners. I have measured/calculated 345' + sqr usable space. Combines with the 480' sqr downstairs, we are at 825' sqr usable space. I have also attached my permit app which includes the architect drawings that show the dormers.

Does this help or am I misunderstanding the rule?

APPENDIX C: SAMPLE OF JUDICIAL

