

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

DATE: Monday, February 9, 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
____ 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

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

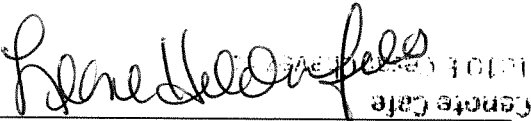
Feb 9, 2015 9, WITHDRAWN BY APPLICANT FOR SPECIAL EXCEPTION AND POSTPONED VARIANCE TO March 9, 2015 AT THE APPLICANT'S REQUEST

MARCH 9, 2015 POSTPONED TO APRIL 13, 2015 AT THE APPLICANT'S REQUEST

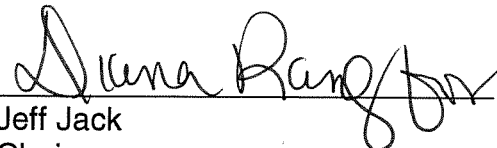
FINDING:

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

C15-2014-0139

Owner's Authorization Letter

In accordance with the Austin City Code §25-1-81 (Authority to File an Application), I hereby certify that I

am an owner of property located at

2224 Parkway (print address),

and authorize Permit Partners, LLC (print name of agent)

to make application and act as agent for a residential building permit on my behalf and acknowledge

that the above authorized person will serve as the primary contact for any and all issues related to said application.

Susan J Goff (owner signature)

____ (owner signature)

Susan J Goff (owner name)

____ (owner name)

1-20-15 (date)

015-2014-0159

Heldenfels, Leane

From: david cancelosi <david@permit-partners.com>
Sent: Tuesday, February 03, 2015 3:29 PM
To: Heldenfels, Leane
Cc: maileroberts@gmail.com; Sophie McGough
Subject: 2224 Parkway BOA case

Importance: High

Leane, I am the agent for the owner at 2224 Parkway. I am formally requesting the special exception request for the existing deck be withdrawn. Also, I am formally requesting the language for the two (2) variances be amended to (1) remove the request for increasing the height of a non-complying wall as well as (2) remove the FAR request.

Instead, that language should be amended to include only a single variance for the existing deck to encroach into the 25' front yard setback with a 6' setback being proposed.

I am requesting the variance be postponed to March.

I will be at the February 9 hearing to answer any questions of BOA commissioners re: this case.

Sophie, can you confirm the exact distance of the deck's closest point from the property line?

Kind Regards,
David C. Cancialosi
Permit Partners LLC
105 W. Riverside Dr. #225
Austin, Texas 78704
512.593.5361 O
512.593.5368 D
512.494.4561 F

This email is intended for the recipient only. If this message is not received by the intended recipient please destroy and immediately notify sender. Thank you.

Heldenfels, Leane

From: david cancelosi <david@permit-partners.com>
Sent: Monday, February 02, 2015 12:17 PM
To: Heldenfels, Leane
Cc: Ramirez, Diana
Subject: 2224 parkway

Good afternoon, I am looking for clarification regarding to what specific agenda date the above case was postponed to?

For the record I believe I have the variances for the wall and FAR removed and we will only be seeking special exception for the existing deck. A prior owner's daughter verified via email that it was built in 1980.

Do you believe that any further documentation is required to substantiate the date or not?

Many thanks.

Kind Regards,
DC

Sent from a mobile device. There will be typos.

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DATE: Monday, January 12, 2015

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APPLICANT: Elizabeth Purcell

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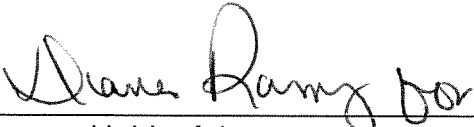
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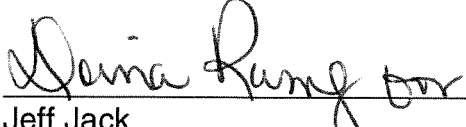
Jan 12, 2015 - POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST

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 <i>C15-2014-0159</i>
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 <u>Not</u> 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	<p>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:</p> <ol style="list-style-type: none">1. More than 50% of the non-complying carport was rebuilt in December 20142. Life safety issues identified at inspection:<ul style="list-style-type: none">• Guardrails• Rim joist not connected at house• Joist hangers missing

Heldenfels, Leane

From: liz purcell <purcelldesigns@gmail.com>
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.

Heldenfels, Leane

CIS-2014-0159

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

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 the case.

Case Number: C15-2014-0159, 2224 Parkway

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, January 12th, 2014

MARY FAIRBANKS BAKER

Your Name (please print)

2301 Windsor Rd

Your address(es) affected by this application

Mary Fair 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 leana.heldenfels@austintexas.gov

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

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Public Hearing: Board of Adjustment, January 12th, 2014

MAKES COMMENTS *D. Shughnessy*

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

2211 Winsor Rd

Signature

Date

Daytime Telephone: *512 477 5557*

Comments:

I walk around this corner almost every day. It is so dangerous to be in. A big car chase w/ parking all around the curb poses an extra danger for children and for drivers.

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

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or scan and email to leana.heldenfels@austintexas.gov

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Public Hearing: Board of Adjustment, January 12th, 2014

MMG Street *OShaughnessy*

Your Name (please print)

☐ I am in favor
☒ I object

2213 Windsor Rd

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone:

512 477-5557

Comments:

Other case previously processed

I am against anything taller than has already been built.

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

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or scan and email to leana.heldenfels@austintexas.gov

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 renote 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!

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.

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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.

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Case Number: C15-2014-0159, 2224 Parkway

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, January 12th, 2014

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

Sumira Nguyen 1/3/2015
Signature Date

Daytime Telephone: 832-758-7935

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 leana.heldenfels@austintexas.gov

C15-2014-0159

Heldenfels, Leane

From: Maile Roberts-Loring <~~maileroberts@gmail.com~~>
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

PUBLIC HEARING INFORMATION

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- 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.

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Case Number: C15-2014-0159, 2224 Parkway

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, January 12th, 2014

CHLIS TUNA CARRIES

Your Name (please print)

2213 E WINDSOR

☒ I am in favor
☐ I object

Your address(es) affected by this application

1-7-2015

Signature

Date

Daytime Telephone: *512 350 3175*

Comments:

*512446 story been resubmitted
NO FULL SET PERMITS FILE
SURREY DOES NOT SHOW
CORRECT SETBACKS
DOES NOT MEET PKG REAMIN
APPROVE CONCEPT TO LIVING
NO MEMORANDUMS - NO TEXT PERMITS
PERMITS - NO NOT MAJOR ON MAPS*

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 leana.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

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- 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.

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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, December 8th, 2014

CHRISTINA CONTRAS

Your Name (please print)

2213 E. WINDSOR RD

78703

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 350 3175

Comments: "SPECIAL EXEMPTION"

REMODEL & MAINTAIN

EXISTING ONLY

NO ADDITIONS

NO F.D.R. IMPROVE

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

15-2014-0159
Heldenfels, Leane

From: liz purcell [mailto:~~l.purcell@gmail.com~~]
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:~~l.purcell@gmail.com~~]
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.

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

5-2014-0159

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 <~~percell@percell.com~~> 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.

Elizabeth

C15-2014-0159

512-436-5302

On Sun, Dec 7, 2014 at 2:48 PM, Marlene Romanczak <~~marlene.romanczak@att.net~~> 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 <~~liz.purcell@att.net~~> 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 hurdle 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.

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.

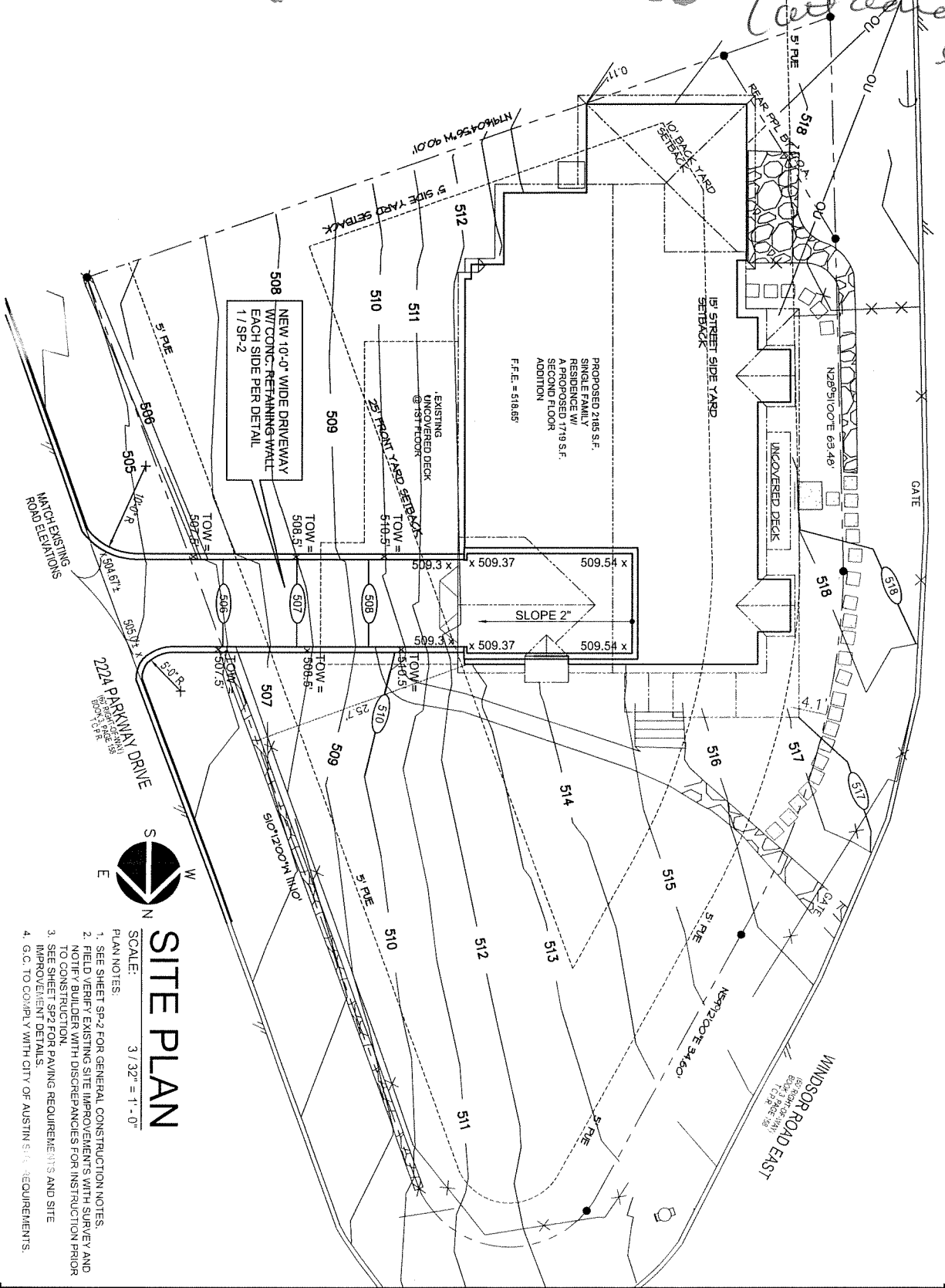
I am not sure why you were unable to contact us. We have a full website for the Old Enfield Homeowners Association that has all our contact information, had a fully advertised Annual meeting in September and fully advertised annual picnic in May. Plus, City staff has our contact information. We find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

C15-2014-0159
(all added 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 SP-2 FOR PAVING REQUIREMENTS AND SITE IMPROVEMENT DETAILS.
4. G.C. TO COMPLY WITH CITY OF AUSTIN S.D. REQUIREMENTS.

<p>SP-1</p> <p>OF 2</p>

DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704

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

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 (Richard Hamner) <[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 sheetrock, and a permit to add a 2nd floor which has been rejected, any work outside that scope will need to be permitted to reflect this.

Douglas McAfee
 Lead Residential Inspector
 Pgr 512.802.3617
 Email [\[REDACTED\]](mailto:[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 (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

C15-2014-0159

From: liz purcell [mailto:~~liz.purcell@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?

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

Heldenfels, Leane

From: Marlene Romanczak <mromanczak@gmail.com>
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

Heldenfels, Leane

From: liz purcell <lpurcell@designman.com>
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.

Heldenfels, Leane

From: liz purcell <purcelldesigns@gmail.com>
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 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 possibly 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 <marlene.romanczak@gmail.com> 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:

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 hurdle 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.

I will request a postponement also except for the deck

On Fri, Dec 5, 2014 at 7:39 PM, Marlene Romanczak <~~marlene.romanczak@oldenfield.com~~> 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.

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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 <~~sphilips@west31st.org~~>
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

Heldenfels, Leane

From: liz purcell <purcelldesigns@gmail.com>
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?

On Sun, Dec 7, 2014 at 5:19 PM, liz purcell <purcelldesigns@gmail.com> 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?

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

All my best,
Marlene Romanczak

Sent from my iPhone

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I will request a postponement also except for the deck


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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.



 C15-2014-0159

Heldenfels, Leane

From: Richard Hamner <redhamner@aol.com>
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.

Heldenfels, Leane

From: Richard Hamner <redhamner@austintexas.gov>
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 <Douglas.McAfee@austintexas.gov>
To: Richard Hamner <redhamner@austintexas.gov>
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 <redhamner@austintexas.gov>
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 <Douglas.McAfee@austintexas.gov>
To: Richard Hamner <redhamner@austintexas.gov>
Sent: Thu, Dec 4, 2014 6:13 am
Subject: RE: 2224 Parkway

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 douglas.mcafee@cityofaustin.gov

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

Heldenfels, Leane

From: Richard Hamner, ~~redhamner@aol.com~~
Sent: Thursday, December 04, 2014 4:36 PM
To: Heldenfels, Leane
Cc: jdonisi@drennergroupp.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, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 8th, 2014

CHURCH CENTER

Your Name (please print)

2213 E WINDSOR RD

78703

Your address(es) affected by this application

12/3/2014

Date

Signature

Daytime Telephone:

512 350 3175

Comments:

"LAND DEVELOPMENT CODE

VARIANCE"

MAINPAIN & REMODEL CITY

ONLY

NO ADDITIONAL

NO F.A.P. IMPROVE

NO SECOND STORY

MUST MAINTAIN PKG REQ'D

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 leana.heldenfels@austintexas.gov

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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, December 8th, 2014

Mary J. Baker

Your Name (please print)

2301 Windsor Rd, 78703

Your address(es) affected by this application

Mary J. Baker

Signature

Nov. 30, 2014

Date

Daytime Telephone: (512) 476-9725

Comments:

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

C15-2014-0159
for File

Heldenfels, Leane

From: liz purcell <[REDACTED]>
Sent: Monday, December 08, 2014 12:08 PM
To: Heldenfels, Leane; Barr, Susan; Ieland551960; Maile Roberts-Loring; Roel Bazan; Terry; Marlene Romanczak; Scott
Subject: Re: 2224 Parkway
[REDACTED]

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 requesting 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.

From: liz purcell [<mailto:purcelldesigns@gmail.com>]

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 <purcelldesigns@gmail.com> 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?

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 hurdle 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.

I will request a postponement also except for the deck

On Fri, Dec 5, 2014 at 7:39 PM, Marlene Romanczak <mromanczak@gmail.com> 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

CASE# C15-2014-0159
ROW# 11247969
TAX# 0113010401
(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 ³/₂ variances that we are required to acquire.

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.

(1) I am requesting a

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 clever 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 variance 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 variance 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 512-436-5300 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;

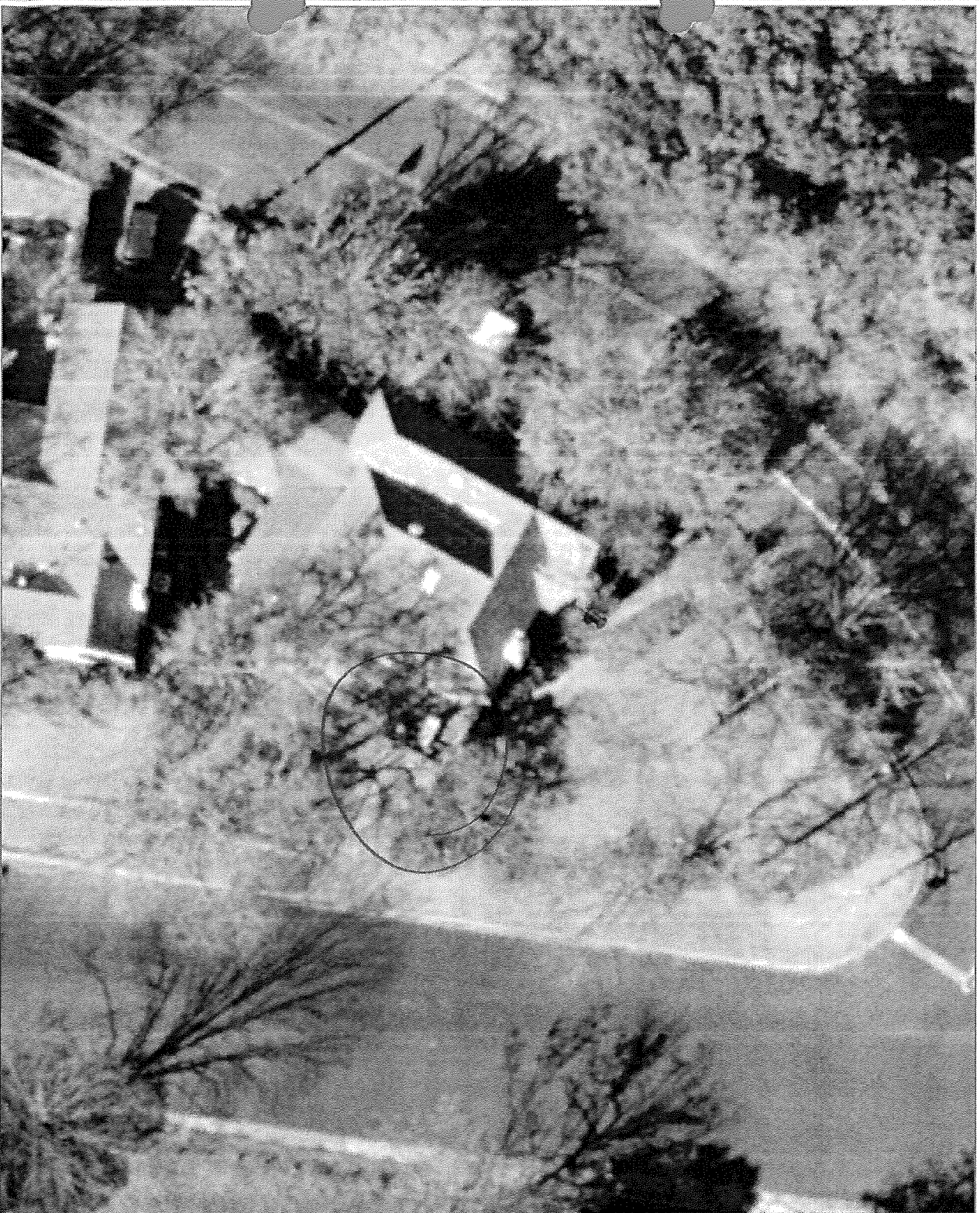
(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(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

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.



SUBJECT TRACT

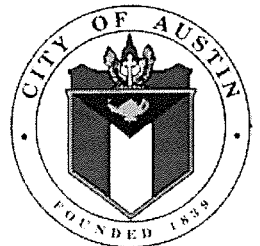


PENDING CASE



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.

Heldenfels, Leane

From: liz purcell [REDACTED]
Sent: Monday, November 17, 2014 5:45 PM
To: Maile Roberts-Loring; Ieland551960; 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 the 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 is 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

(60' RIGHT-OF-WAY)
BOOK 3, PAGE 158
T.C.P.R.

NEAR PROPERTY LINE
PER JUAN CAMOU CITY OF AUSTIN
MEETING DATED FEB. 4, 2014

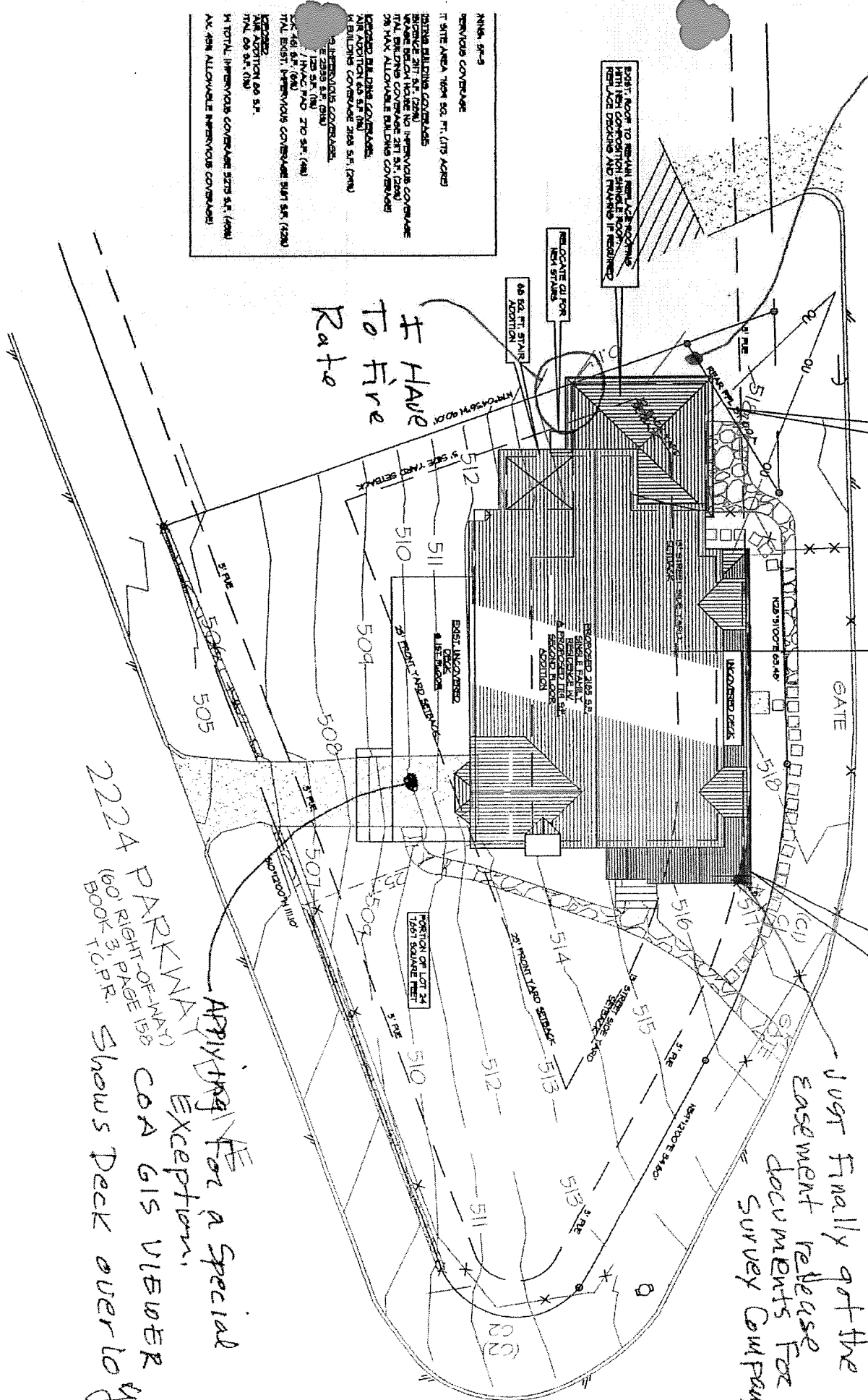
ALLOWABLE SECOND STORY ADDITION
PER JIAN CAMOU CITY OF AUSTIN
MEETINGS DATED FEB. 4, 2014

CONTRACTOR TO PROVIDE GRADING AS REQUIRED AFTER LEVELING OF FOUNDATION, TO SLOPE AWAY FROM STRUCTURE, LANDSCAPING BY OWNER.

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

EXIST. ROOF TO REMAIN REPLACE ROOFING WITH NEW COMPOSITION SHINGLE ROOF. REPLACE DECKING AND FRAMING IF REQUIRED.

Just finally got the
Easement release
documents for
= Survey Company



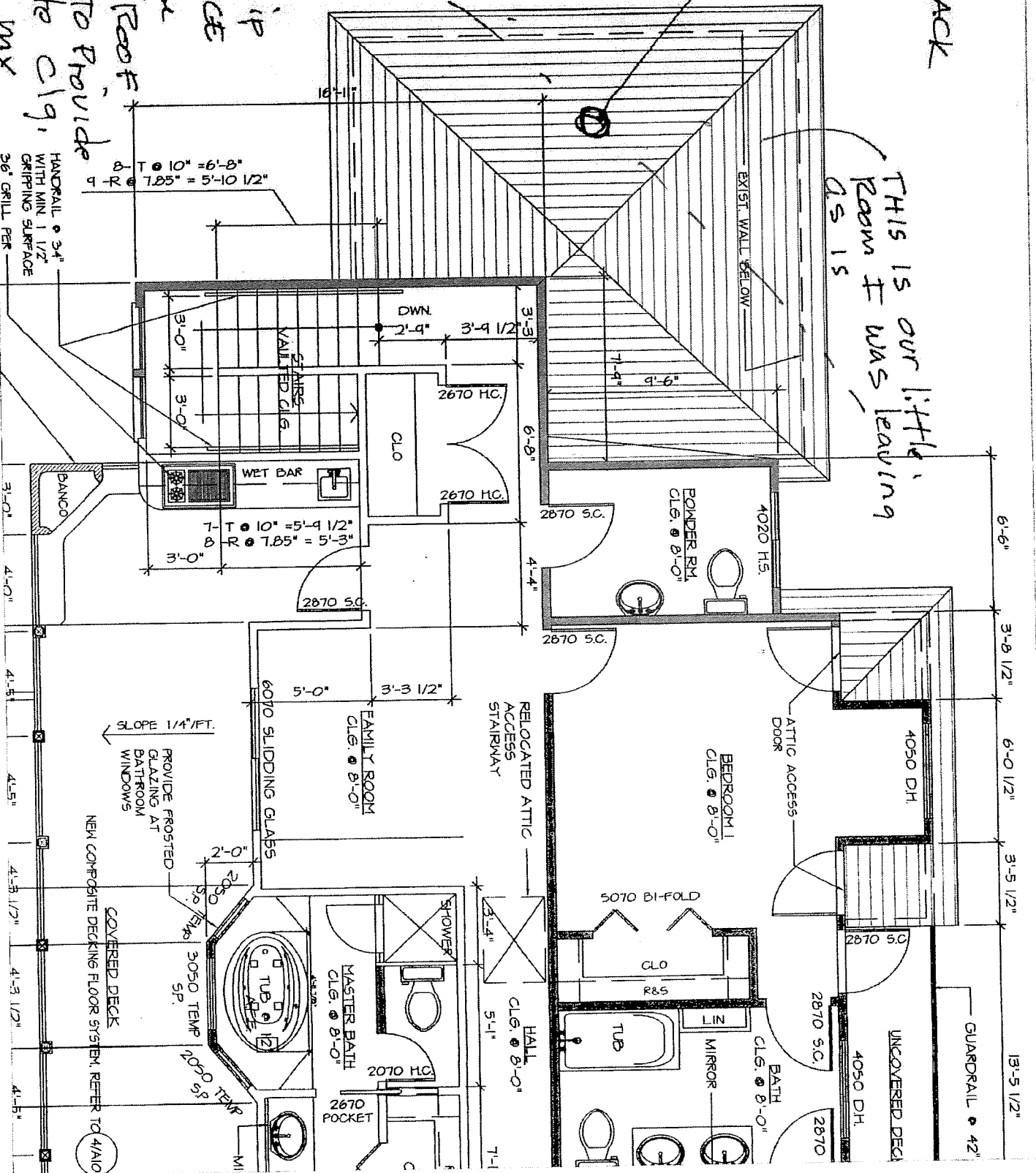
IF HAVE
TO FIRE
Rato

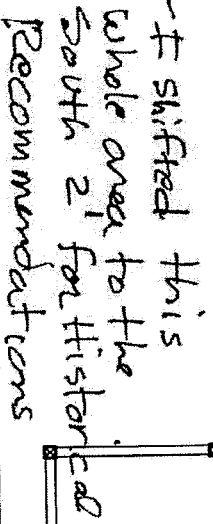
2224 PARKWAY
(60' RIGHT-OF-WAY)
BOOK 3, P. 150
Shows Deck over to
COA GIS VIEWER
Exception,
Applying For a Special
Use

SET BACK

THIS IS OUR LITTLE ROOM I WAS LEAVING AS IS

need a
hardship
VARIANCE
to RAISE
CLGS./ROOF
1" UP TO PROVIDE
Adequate Clg.
HT. for my
TALL client.

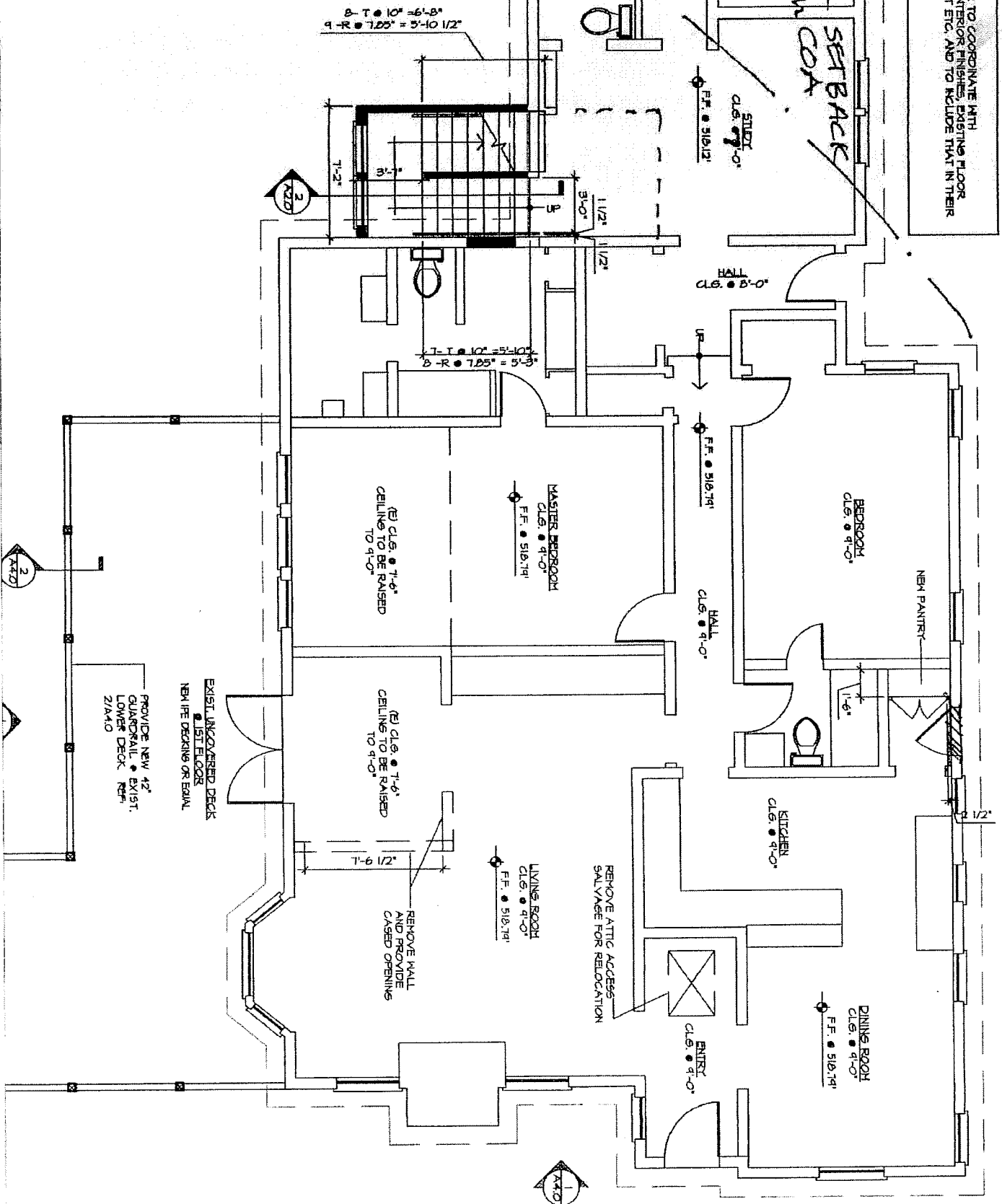




A wall below
That is to be
removed on our
proposed rejected
plans on file

Per His Honor

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



Architectural floor plan of a building. The plan includes a large central hall, several smaller rooms, and a staircase. Dimensions are provided for various sections: 19'-7" (top left), 12'-1 1/2" (middle left), 9'-8 1/2" (bottom left), 12'-6 1/2" (top right), 7'-6 1/2" (middle right), 12'-2" (bottom right), and 9'-6" (bottom right). The plan also shows a staircase, a toilet, and a sink.

EXISTING 2.117 SQ. FT. X 50% = 1.058 SQ. FT.

1. WALL AT LIVING ROOM
2. OPENING AT NEW STAIRWELL
3. EXISTING ROOF FRAMED MODIFICATIONS
577 SQ. FT. OF FRAMED MODIFICATION FOR PAUSE
CEILING AND NEW SECOND FLOOR RISE 2' X 2'

ADOLF
OSCAR
GÖLLER

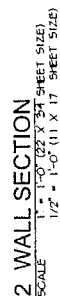
FOUNDATION LEVEL AND MAY NOT ALTER THE FINISHED FLOOR BY MORE THAN 1-0 VERTICALLY.

PARKING AND SOCIAL FEES WILL BE PAID TO MEMBER SOCIETY. REQUIREMENTS

NOTE: CONTINUES TO COMPOSITE WITH

[illegible]

It have
constructed
the Contractor
an Engineer
That any
Demo was
to only be
perform
in my both
area and
all new framing
was to be implan
as Best as
possible to
reduce demo
of existing
However see
Blue text.



2 WALL SECTION

**ESP DESIGN CONSULTANTS
ELIZABETH STUART PURCELL**

ARCHITECTURAL INTERN, DESIGN CONSULTANT, PROJECT MANAGEMENT

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

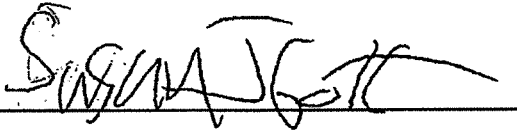
Date: April 27, 2014

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.



4-28-14

Date

**Purcell Designs, LLC
Elizabeth S. Purcell**

**Austin, Texas 78704
(512) 436-5302**

~~Purcell_designs@hotmail.com~~

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

NO 2242087

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.

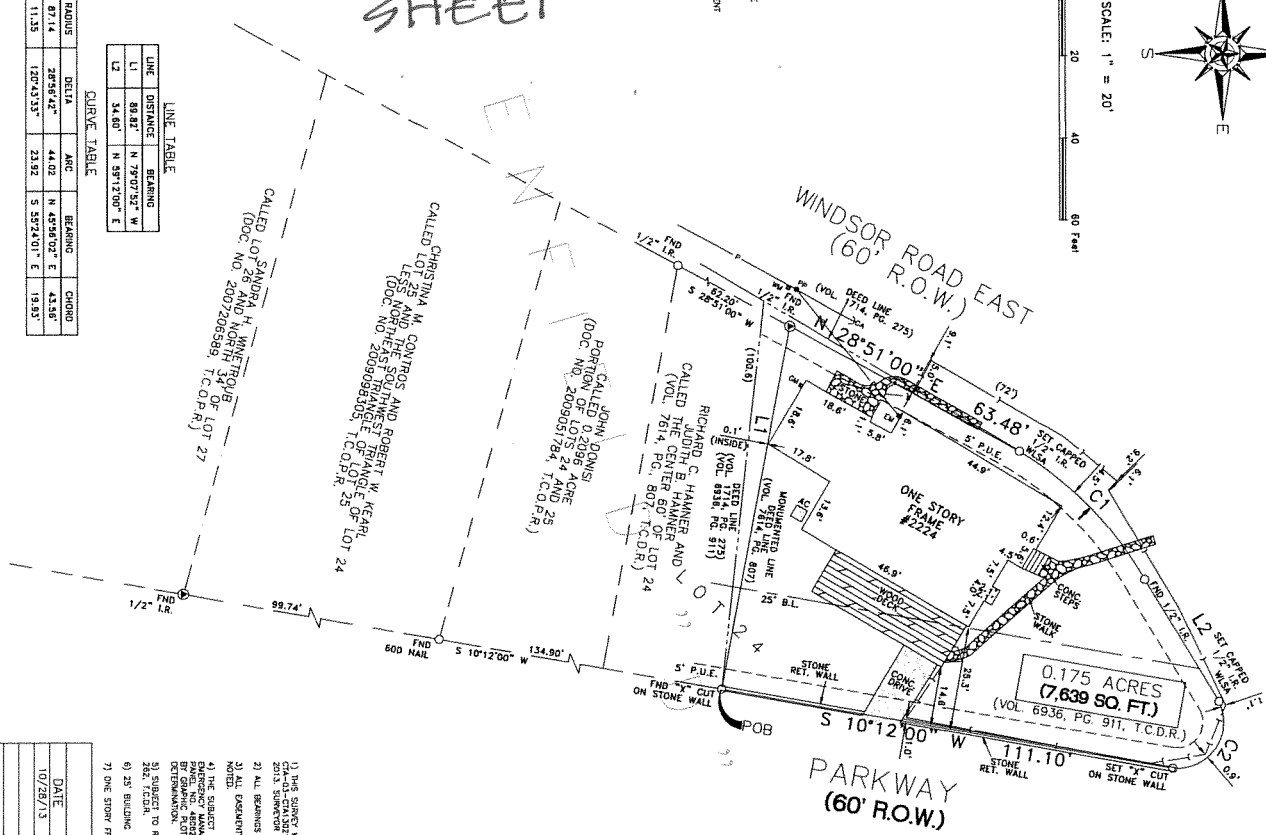
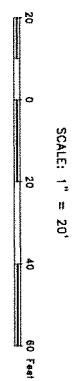
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/08/2014

Fee Paid: \$10.00

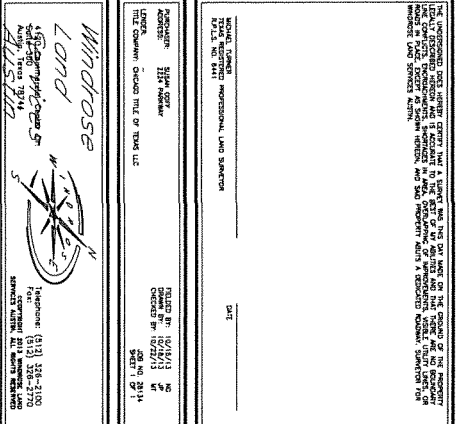
Bruce Elfant
Tax Assessor-Collector

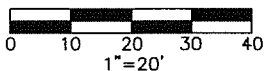
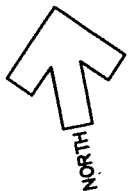
By: 

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

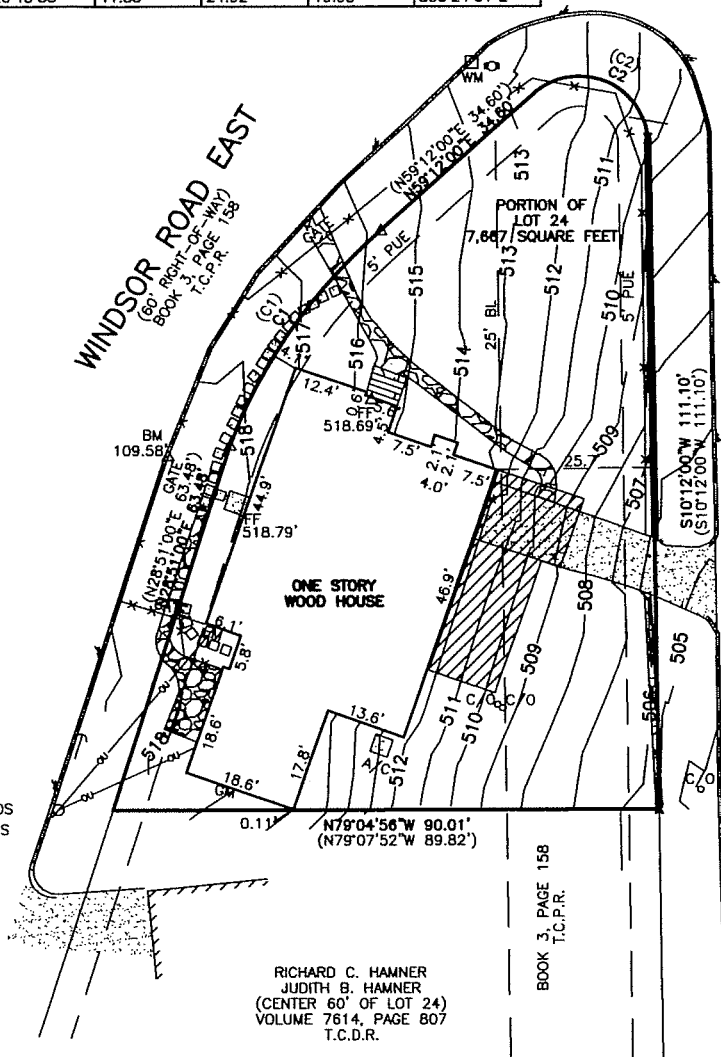
[illegible]



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
- X — 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

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



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

© COPYRIGHT DEAN WOODLEY, 2014
ALL RIGHTS RESERVED



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

DESIGN CONSULTANTS
1811 EVA STREET
AUSTIN, TEXAS 78704

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

ATTACHMENT "C"



NORTH

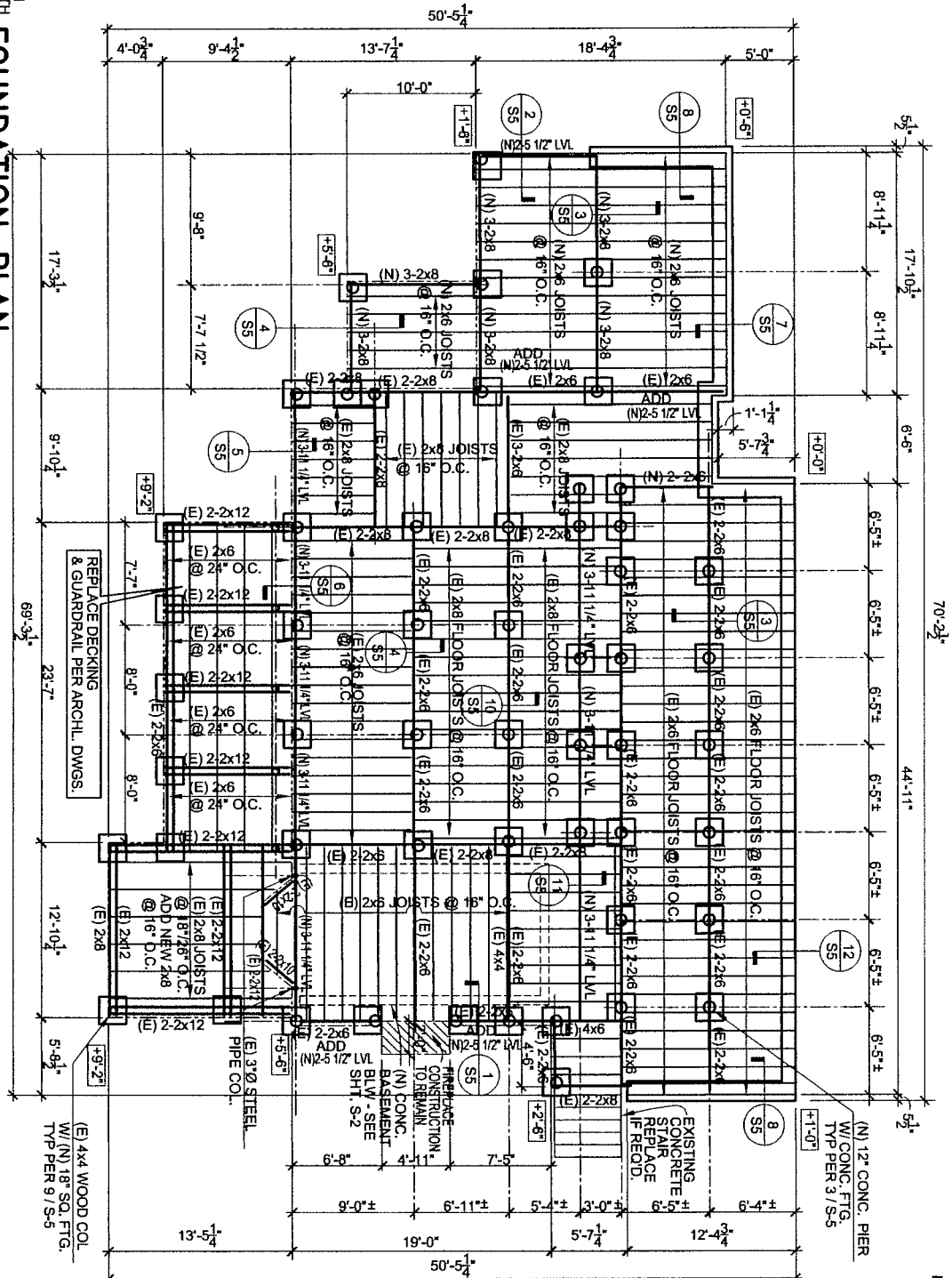
FOUNDATION PLAN

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 FOUNDATION PIER LOCATIONS.
 5. EXISTING FINISH FLOOR ELEVATION ABOVE ADJACENT EXISTING GRADES.

6. G.C. SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION INCLUDING DIMENSIONS W/ SITE CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF DISCREPANCIES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL REPLACE ANY EXISTING DAMAGED, DETERIORATED OR BOLDLY WARPED FLOOR JOISTS, BEAMS, JOISTING A WOOD CO. S. AS REQD. OF THE FOUNDATION UPGRADE.
8. THE ALL BEAMS TO PIERS WITH SIMPSON PA THE OR EQUIVALENT.
9. SEE ARCH. FOR DETAIL REQUIREMENTS.
10. THE G.C. SHALL INSTALL AND SECURE 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 60 REBAR FOR FOUNDATION UPGRADE MATERIALS.
13. NOTIFY LOC WITHIN 24 HOURS FOR FOOTING & FRAMING INSPECTIONS. FAILURE TO NOTIFY LOC FOR REBAR INSPECTION SHALL NEGATE ANY LIABILITY FOR THE PERFORMANCE OF THE FOUNDATION DESIGN.



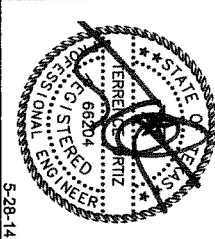
GOFF RESIDENCE REMODEL
2224 PARKWAY
AUSTIN TEXAS

SUSAN GOFF
2224 PARKWAY
AUSTIN TEXAS

DRAWN BY: PRD
CHECKED BY: TO
REVISIONS:

S-1
OF 8

LOC Consultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm #1755
1001 E. COLE CIRCLE, SUITE 100, AUSTIN, TEXAS 78701
512.453.1000



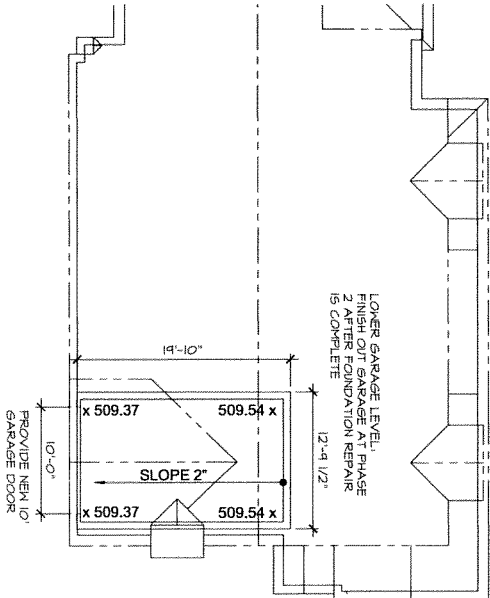
S14007

5-20-14

ATTACHMENT "D"

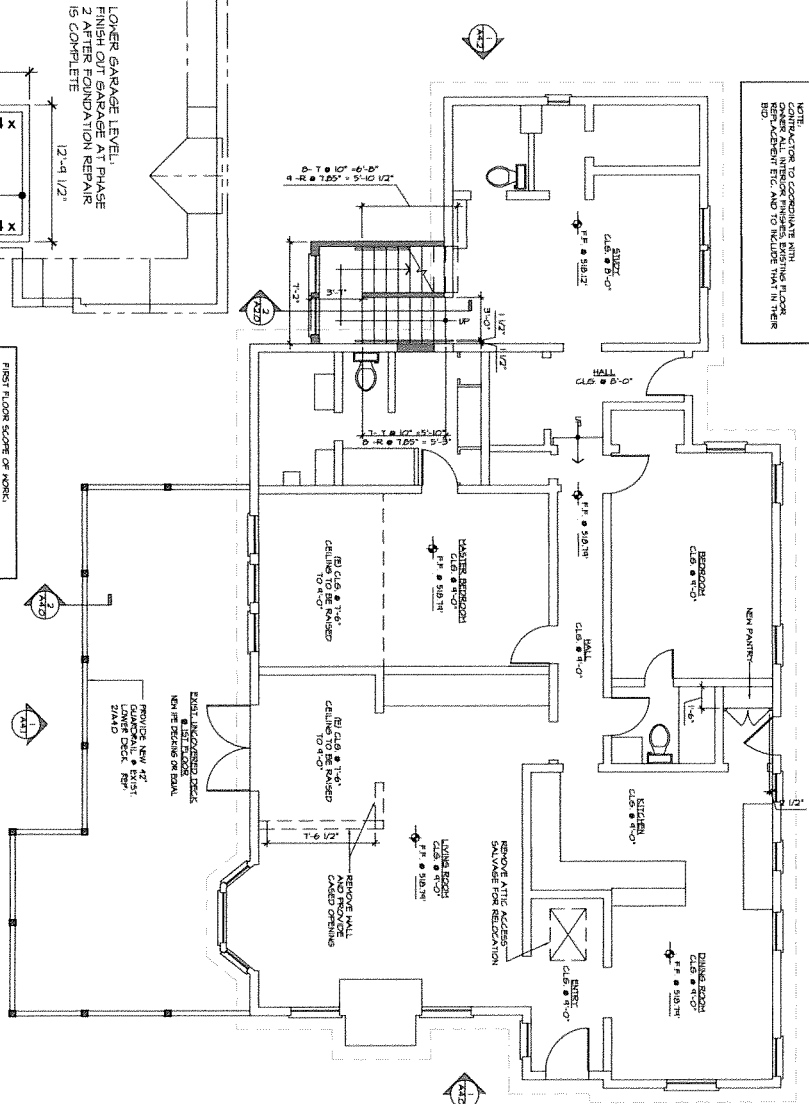


2 FIRST LEVEL GARAGE PLAN
SCALE: 3/16" = 1'-0" (22 X 34 SHEET SIZE)
1/32" = 1'-0" (11 X 17 SHEET SIZE)



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" (22 X 34 SHEET SIZE)
1/32" = 1'-0" (11 X 17 SHEET SIZE)

1. INTERIOR FINISHES BY OWNER
2. EXTERIOR FINISHES BY OWNER
3. STAIRS ADDITION IN ROOMS
4. AS INDICATED ON PLANS, REMOVED
5. AFTER FINISHING OF STRUCTURE
6. REMOVAL OF 2 WALLS IN LIVING ROOM



A1.0
OF 17

SUSAN GOFF RESIDENTIAL REMODEL
2224 PARKWAY
AUSTIN TX



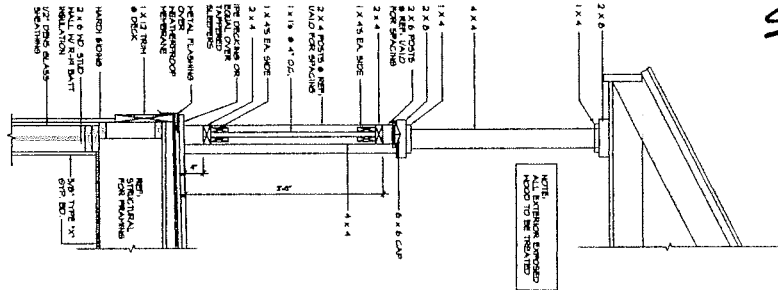
1101 LINDEN
AUSTIN, TEXAS 78703
TEL: 512.452.1101
FAX: 512.452.1102
WWW.SUSANGOFF.COM



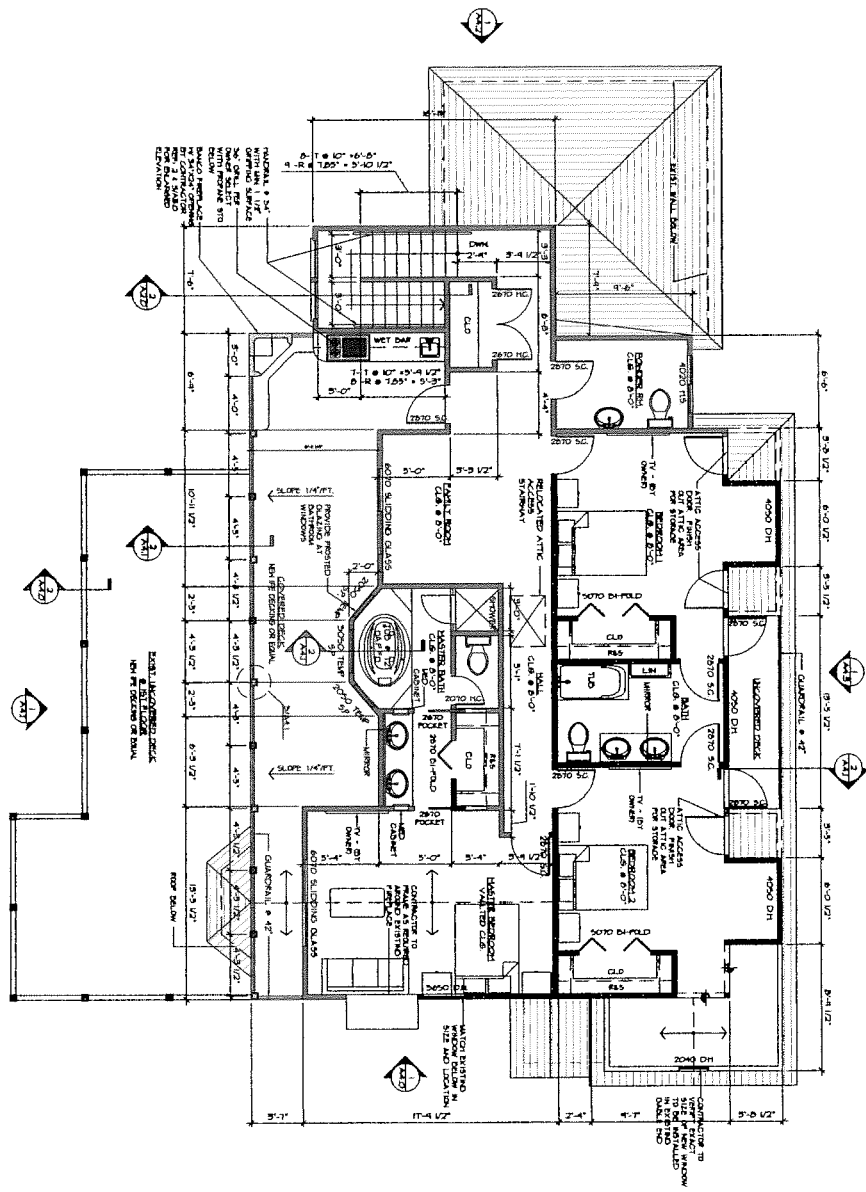
DESIGN CONSULTANTS
1611 EVA STREET
AUSTIN, TEXAS 78704
PH: (512) 436-5302
E-MAIL: PURCELL_DESIGN@HOTMAIL.COM

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



ATTACHMENT "F" P.1

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	2112	67	2179
b) 2 nd floor conditioned area		1387	1387
c) 3 rd 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): <u>2374</u> % of lot size: <u>31%</u> 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): <u>3273</u> % of lot size: <u>43%</u> 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) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478)	
Building Height: <u>30.5</u> ft Number of Floors: <u>2</u> # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input type="checkbox"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input type="checkbox"/> N	

Subchapter F – 'McMansion'

Gross Floor Area

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

	Existing	New	Exemption	Total
1 st Floor	2112	67		2179
2 nd Floor		1342		1342
3 rd Floor				
Basement				
Attic	77		77	0
Garage (attached)	296		200	16
(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 Article 3? ☐ 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

9901-2014-0069

11301

Revision Date:
8/8/2013

0 120 Feet



NAD 1983, StatePlane
Texas Central FIPS 4203 Feet
Projection: Lambert Conformal Conic

This map was compiled solely for the use of TCAD
and are not necessarily accurate to mapping, surveying or
engineering standards. Customers using this information
are the responsible party for the use of the information.
any errors and omissions. The mapped data does not constitute
a legal document.

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
EEO (512) 835-3320



**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.

25



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 complete 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
Situation.

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 Dwg. 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-conforming*
 - * (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; *IT DOES NOT*
- 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.

* 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
&

ARCHITECTURAL INTERN, DESIGN CONSULTANT, PROJECT MANAGEMENT

Date: April 27, 2014

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.

SAM JGK

4-28-14

Purcell Designs, LLC
Elizabeth S. Purcell

Austin, Texas 78704
(512) 436-5302

RESEARCH ON THE

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 78703 Mapsc0: 584H
Neighborhood: OLD ENFIELD (SFR) Map ID: 011008
Neighborhood CD: 231000

Owner

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

Exemptions:

Values

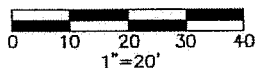
Taxing Jurisdiction

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+		1958	184.0		
095	HVAC RESIDENTIAL	* - *		1958	1944.0		
251	BATHROOM	* - *		1938	2.0		
312	DECK UNCOVERED	* - 4+		1938	584.0		
522	FIREPLACE	* - 4+		1938	1.0		
513	DECK UNCOVERED	WW - 4+		2004	181.0		

- This is 489 S.F.
not here

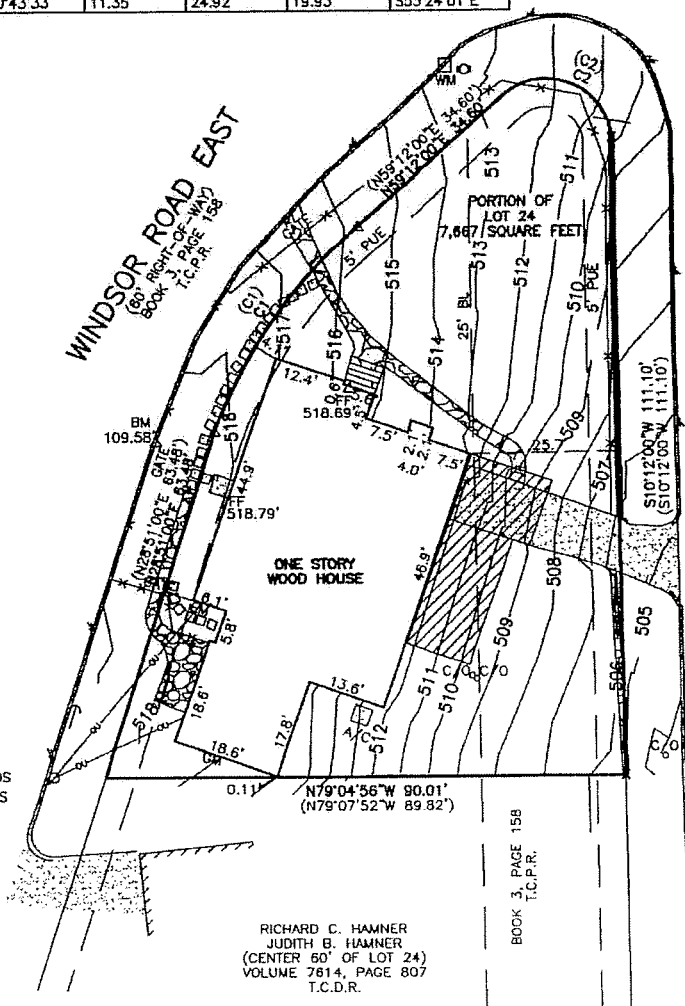
11. THIS SURVEY
CITY OF CHICAGO
2015. SURVEY
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96. THE SURVEY
97. THE SURVEY
98. THE SURVEY
99. THE SURVEY
100. THE SURVEY



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
- x-x- 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

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



2224 PARKWAY DRIVE
(60' RIGHT-OF-WAY)
BOOK 3, PAGE 158
T.C.P.R.

RICHARD C. HAMNER
JUDITH B. HAMNER
(CENTER 60' OF LOT 24)
VOLUME 7814, PAGE 807
T.C.D.R.

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
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

DATE:

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

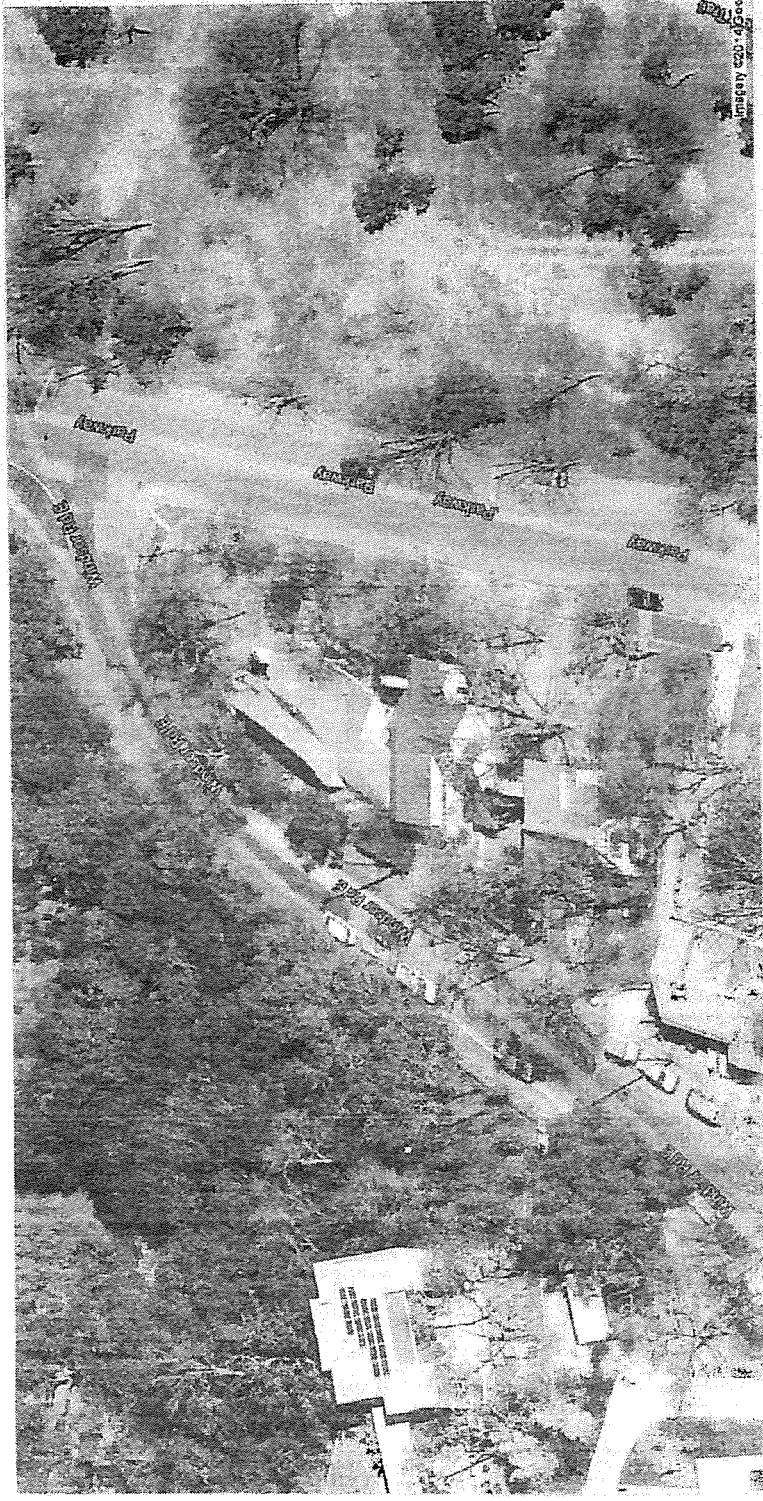
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**LIVE OAK
SURVEYING**
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018

Google

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



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NOTE:
ALL EXTERIOR EXPOSED
WOOD TO BE TREATED