

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

DATE: Monday, March 9, 2014

CASE NUMBER: C15-2014-0160

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

OWNER/APPLICANT: Nicholas Crumpton

ADDRESS: 1211 ST JOHNS AVE

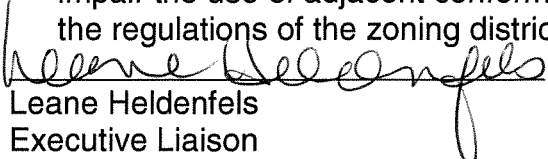
VARIANCE REQUESTED: The applicant has requested a Special Exception under Section 25-2-476 (Special Exception) from Section 25-2-492 (D) (Site Development Regulations) to:

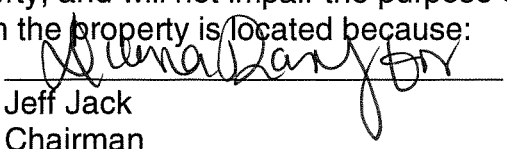
- A. decrease the side yard setback from 5 feet (required) to 4.7 feet (requested) for the 2-story accessory structure in the west side yard; and
 - B. decrease the side yard setback from 5 feet (required) to 4.7 feet (requested) for the 1-story storage structure in the east side yard; and
 - C. decrease the rear yard setback from 10 feet (required) to 5.3 feet (requested) for the 2-story accessory structure in the west side yard; and
 - D. decrease the rear yard setback from 5 feet (required) to 4.9 feet (requested) for the 1-story storage structure in the east side yard; and
- in order to maintain an existing 1-story storage structure in the west side yard and an existing 2-story accessory dwelling structure in the east side yard that were constructed more than 10 years ago in an "SF-3-NP", Family Residence Zoning District. (Crestview)

BOARD'S DECISION: 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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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



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

1" = 200'

Special Exception

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

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

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

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

STREET ADDRESS: 1211 West Saint Johns Ave

LEGAL DESCRIPTION: Subdivision - Crestview addn sec 1

Lot(s) 21 Block 7 Outlot _____ Division _____

I/We Nicholas Crumpton on behalf of myself/ourselves as

authorized agent for

Nicholas Crumpton affirm that on Oct 9, 2014,

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

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

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

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

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

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

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

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

REASONABLE USE:

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

Special Exception

HARDSHIP:

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

Special Exception

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

Special Exception

AREA CHARACTER:

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

Special Exception

PARKING: (Additional criteria for parking variances only.)

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

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

Not Applicable

25-2-476 SPECIAL EXCEPTIONS.

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

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

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

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

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

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

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

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

(d) granting a special exception would not:

(i) alter the character of the area;

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

or

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

(C) A special exception granted under this section:

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

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

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

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

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

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

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

Signed  Mail Address 1211 w st johns

City, State & Zip Austin, TX 78757

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

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

Signed  Mail Address 1211 w st johns

City, State & Zip Austin, TX 78757

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

228001

STATEMENT

DATE

8/19/04

TERMS

payment due
when job is complete

TO

Nick Crampton

ADDRESS

1211 W St Johns

Austin, TX 78757

cell #413-1917

IN ACCOUNT WITH

mel Barker Jr.

10400 Sprinkle road

Austin, TX 78754

Build behind House 12/12

lay 15 # felt, install

1 1/2 x 1 1/2 metal edging,

Flash walls with turnbacks,

Pitch base w/ corners.

lay 20 year 3-tab shingles

(Certantood Star white)

Install 12 foot Vent-a-ridge

Cleanup all trash from roof

900

ce

20 year shingle warranty by manufacturer

5 year Labor warranty

Finish Top story with felt paper

30

ce

Thank you Nick

total

930

ce

DISPATCH: 243-2943

058810



CONCRETE, INC.

P.O. Box 18855
Austin, TX 78760

8000 D.G. Collins Rd.
Austin, TX 78744

432 王 健

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

MATERIAL SAFETY DATA

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

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

CUSTOMER OR AUTHORIZED AGENT

CO D-757.75, 14/11/2014

4/11/88

Det Connell



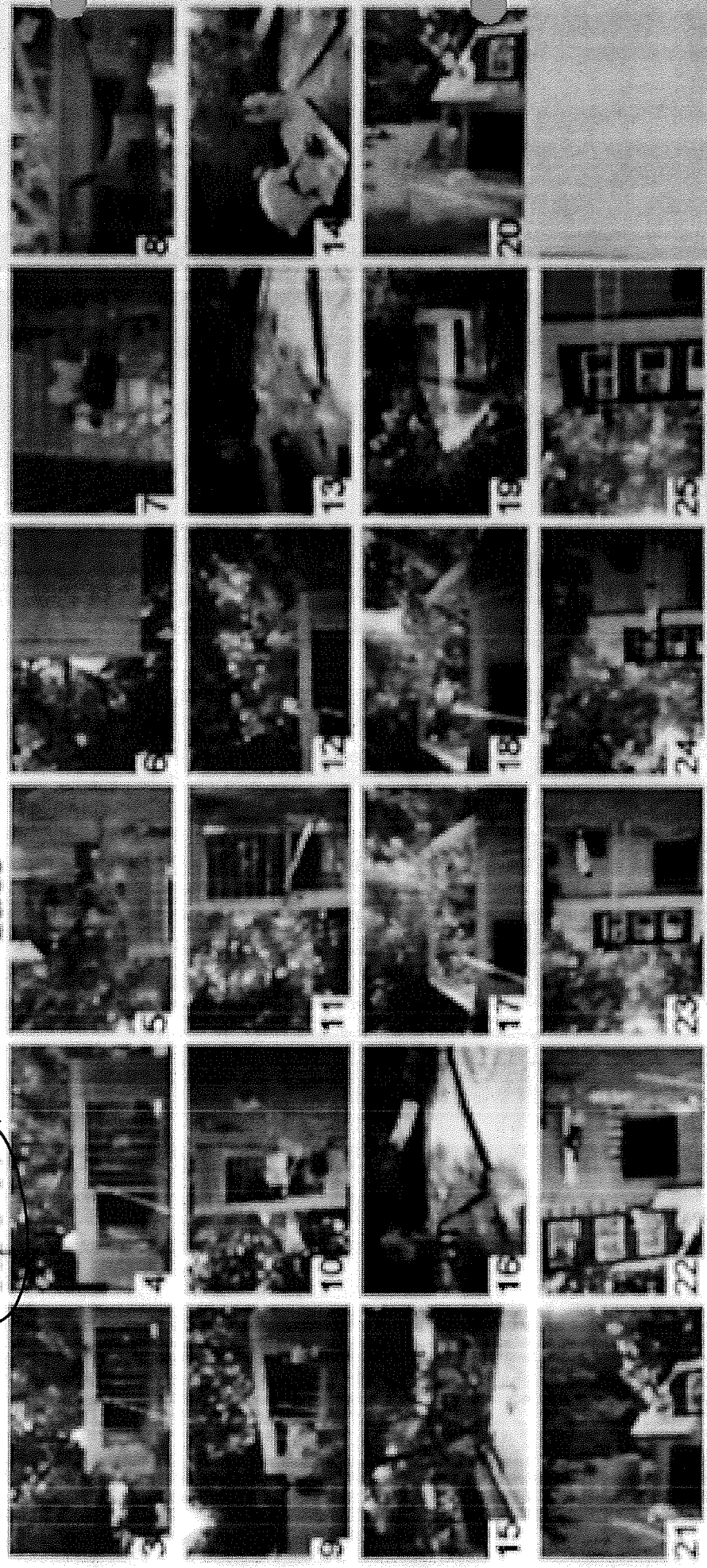
PhotoWorks

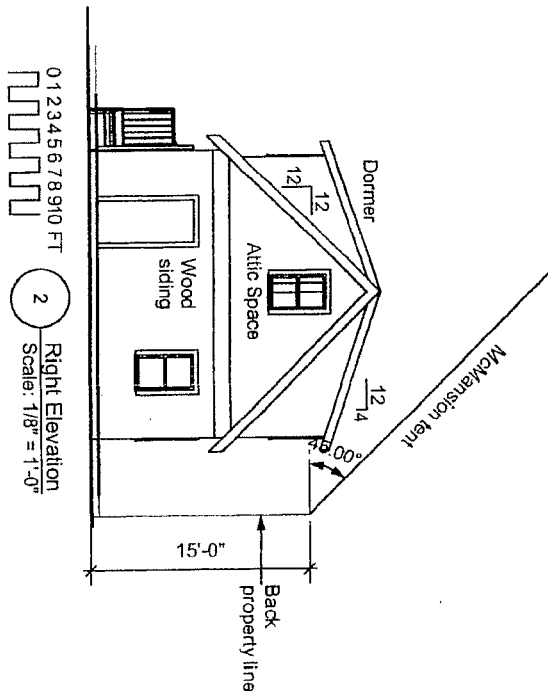
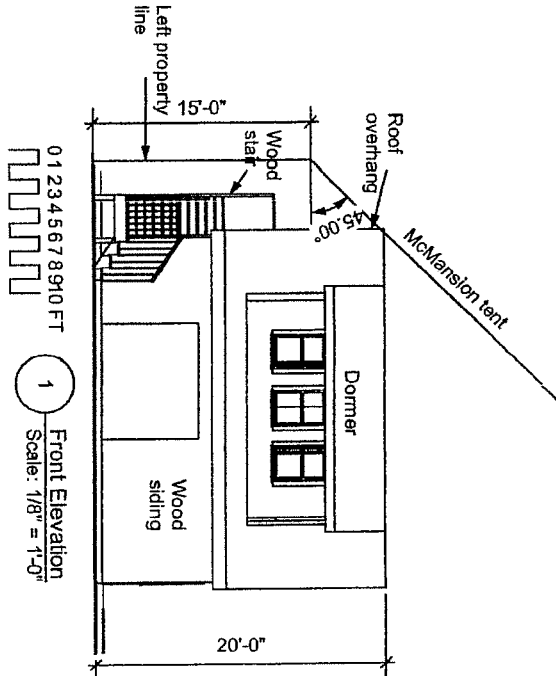
ROLL# 55499562 97

WS# 321896

Sep 3 04

26/60





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



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

9-25-14

CITY OF AUSTIN DEVELOPMENT WEB MAP

2003 Aerial



Legend

☐ Lot Lines

☒ Streets

☐ Building Footprints

☒ Named Creeks

☐ Lakes and Rivers

☐ Parks

☐ County

Lot ID

Block ID

Lot Line

Zoning Text

Zoning (Large Map Scale)

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Heldenfels, Leane

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

Leane,

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

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

Regards,
Nick

--

Nick Crumpton

[redacted]
[redacted]

[redacted]

512.459.7458

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

Glad you saved all your construction records! These will be good evidence of the date of construction.

Your cases will be heard at the Board's 12/8 meeting (yours are the first cases for December, so if anyone drops off of November 10th you will move into that slot – so mark both dates on your calendar to potentially be at the Board hearing – starts at 5:30 at City Hall Council Chambers, there is a garage below the building that we can validate for).

Now, take out the life safety permit and advise on the permit that you're seeking a Special Exception with the Board of Adjustment at their 12/8 hearing – sometimes they say they don't do permits for structures less than 200 sf, but advise that you need the Life Safety permit/report for your Special Exception application to be complete.

The Life safety permit can be taken out at residential review on m/w/fr from 8-11am. Bring copies of your survey, photos, construction docs for that application.

Once you have a permit number (it may take a few days for them to issue it), then you can call in for an inspection of the structures. Once the inspection has been made then they will issue a report and advise if any corrections need to be made to the structures for it to meet Life Safety standards. If not corrections, they'll issue a report passing the structure and we'll put that report in your file.

Then you'll go to the Board hearing and hopefull/probably they'll approve your Special Exception. Then you can call for a final inspection and have that life safety permit closed.

Take care – I'll advise if I need anything further, will follow up and see how progress w/ the life safety permit/report is going.

Leane

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

NO _____

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AFFIDAVIT

THE STATE OF TEXAS COUNTY OF Texas

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

My name is Todd George.

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

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

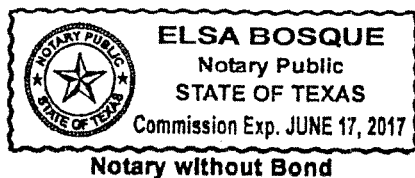
I was at the time and am still the owner/occupant residing at 1301 West Saint Johns Ave, Austin, Texas 78757.

Signed Todd George

State of Texas County of Texas

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

[Signature] Notary Public, State of Texas



NO _____

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§
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§

AFFIDAVIT

THE STATE OF TEXAS COUNTY OF TRAVIS

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

My name is Janice K Kiker

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

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

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

Signed

Janice K Kiker

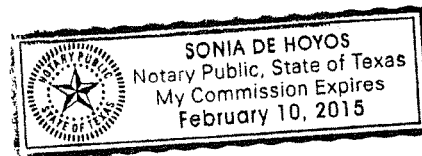
State of Texas County of TRAVIS

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

Sonia De Hoyos

Sonia De Hoyos

Notary Public, State of Texas





I, NICHOLAS CUMMINS ²⁵⁻²⁻⁴⁻⁷ am applying for a variance from the Board of Adjustment regarding Section SF-3-NP of the Land Development Code. The variance would allow me the ability to MAINTAIN MY WORKSHOP AND SHED WHICH ENCLOSES ON SIDE YARD & REAR YARD SETBACKS

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

| Property Owner Name (Printed) | Address | Signature |
|----------------------------------|-----------------------|-------------|
| THOMAS KELLY | 1210 W. LUTHER AVE | [Signature] |
| Leanne Mandy | 1308 W St Johns Ave | [Signature] |
| Alyssa McClellan | 1209 W St Johns Ave | [Signature] |
| Todd Greiss | 1301 W St Johns Ave | [Signature] |
| Bill Zeis | 1313 W. St. Johns Ave | [Signature] |
| Theresa Zeis | 1313 W. St. Johns Ave | [Signature] |
| Tan Kiker | 1210 W St Johns Ave | [Signature] |



TRV

2015010870

5 PGS

Partial Release of Easement

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

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

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

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

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

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

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

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

EXECUTED this the 20th day of January, 2015.

CITY OF AUSTIN

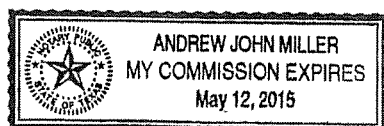
By: Lauraine Rizer
Lauraine Rizer, Officer
Office of Real Estate Services

STATE OF TEXAS
COUNTY OF TRAVIS

§
§

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

[Seal]



[Signature]
Notary Public, State of Texas

METES AND BOUNDS DESCRIPTION

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

AREA "A":

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

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

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

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

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

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

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

AREA "B":

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

Exhibit A

Page 2 of 2

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

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

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

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

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

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

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

Witness my hand this to the City of Austin:

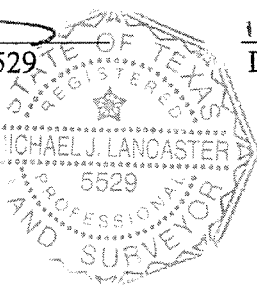
I, Michael J. Lancaster, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for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

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


Michael J. Lancaster, RPLS 5529

12/30/14
Date

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



FIELD NOTES REVIEWED

By Chuck Daniel Date 01.07.2015

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY METES AND BOUNDS FOR PARTIAL EASEMENT RELEASE

Exhibit B

Page 1 of 1

LOT 5

LOT 6

LOT 7

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

P.O.C.

CM

15' SQ. FT.
TO BE RELEASED
L9

5' P.U.E.
PER 4/335

15' SQ. FT.
TO BE RELEASED
L5

P.O.B.
AREA 'B'

S 59°52'07" E 30.22'

P.O.B.
AREA 'A'

TWO STORY
FRAME
BUILDING

ROOF
OVERHANGS

FRAME SHED ON
CONC. BLKS

LOT 20

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

LINE TABLE

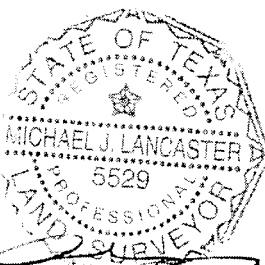
| | | |
|-----|---------------|--------|
| L1 | N 30°22'00" E | 5.00' |
| L2 | S 59°52'07" E | 3.71' |
| L3 | S 59°52'07" E | 14.27' |
| L4 | S 30°48'20" W | 1.15' |
| L5 | N 59°11'40" W | 14.27' |
| L6 | N 30°48'20" E | 0.98' |
| L7 | S 59°52'07" E | 25.87' |
| L8 | S 29°25'41" W | 0.44' |
| L9 | N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

LOT 21 BLK. 7
CRESTVIEW ADDITION
4/335

NICHOLAS IMES CRUMPTON
DOC. NO. 2011131502

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

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



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

12/30/14
DATE

LEGEND

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

10' 0 10'

PAGE 3 OF 3

JOB #: B1116514_TA_ER
DATE: 12/08/14
SCALE: 1" = 10'



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.
Austin, Texas 78756

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

After recording, return to:

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

Attn: Betty Nguyen

File No. 9459-1412
Nicholas Imes Crumpton

Exhibit List
Exhibit A – Property Description
Exhibit B – Sketch

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 23, 2015 03:20 PM

2015010870

RODRIGUEZA: \$42.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

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

Heldenfels, Leane

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

Leane,

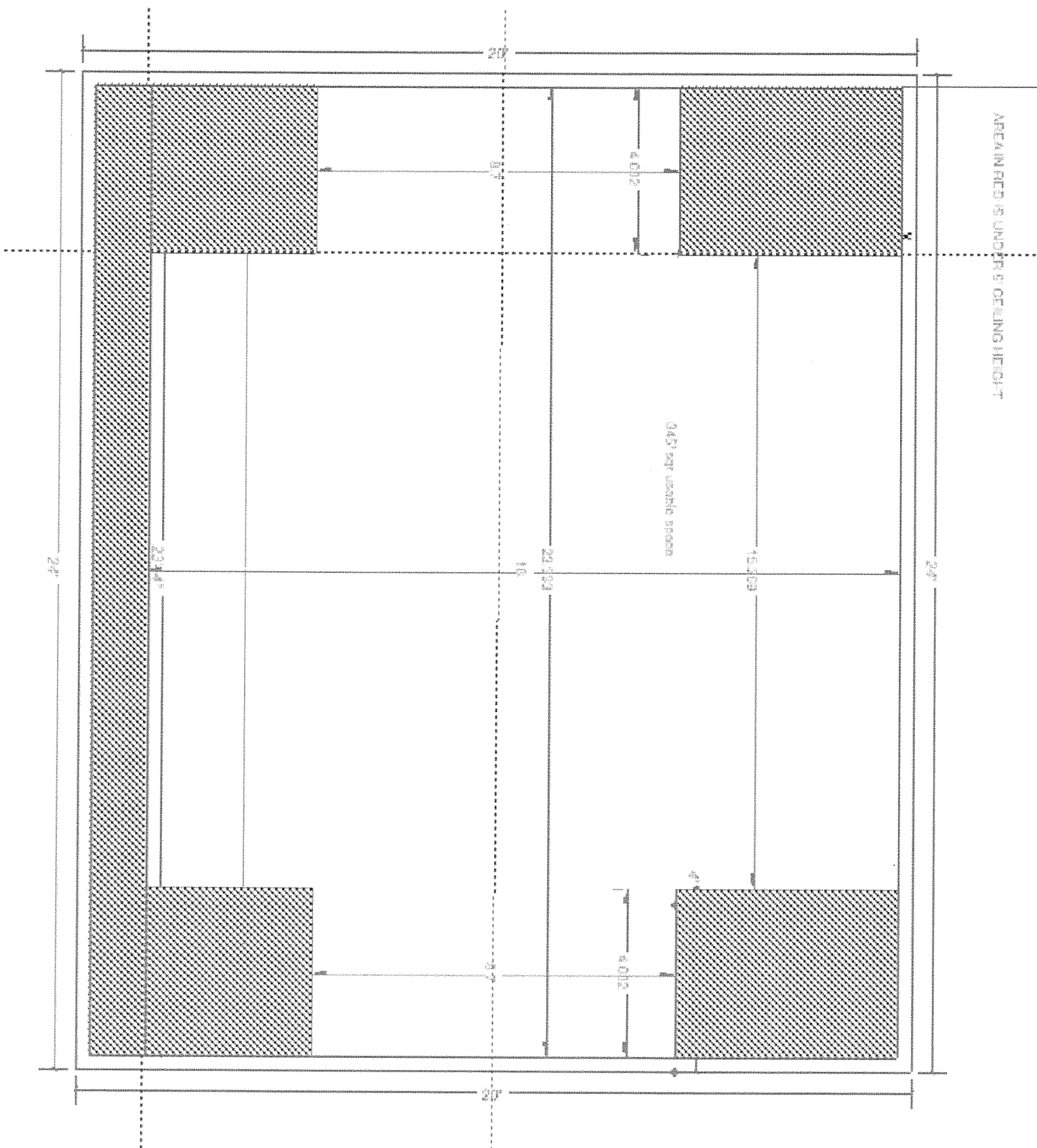
According to IBC 2012 Chapter 12, Section 1208.2, Minimum ceiling heights, Exception:2,

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

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

Does this help or am I misunderstanding the rule?

AREA IN RED IS UNDER 8' CEILING HEIGHT



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and:

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Case Number: C15-2014-0160, 1211 W. St. Johns Avenue

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

Public Hearing: Board of Adjustment, March 9th, 2014

Lara A. Mandy

Your Name (please print)

1208 W St Johns Ave

Your address(es) affected by this application

Lara A. Mandy

Signature

☒ I am in favor
☐ I object

3/1/2015
Date

Daytime Telephone: (512) 656-2993

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 fax to (512) 974-2934

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

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Case Number: C15-2014-0160, 1211 W. St. Johns Avenue

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

Public Hearing: Board of Adjustment, March 9th, 2014

Patty Johns
Your Name (please print)

1306 Calles Ave

Your address(es) affected by this application

3/2/15

Signature

Date

Daytime Telephone: *512 426 9899*

Comments:

*I have no issue with a
conforming structure that fits
in the neighborhood and
not shadow over the
neighbors - its tough to make
a total decision without
seeing a drawing of what
to expect. The setbacks seem
OK.*

Note: any comments received will become part of the public record of this case and maintaining contact is always desired.

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Case Number: C15-2014-, 5600 and 5602 Craggy Point
Public hearing: Board of Adjustment, March 9th, 2015]

William D. Anderson, 4725 Palisade Dr., Austin, Texas 78731
I object to the requested variance.

The proposed house is excessively massive and out of character with the neighborhood.

The variance requested, even now reduced, greatly exceeds allowed impervious cover in an area with steep slopes toward and within 150 feet of Lake Austin, and could result in serious runoff damage and erosion into Lake Austin.

5602 Craggy Point has a CO and therefore is presumed a legal non-conforming use as a residence or remodel under the legal non-conforming use standards.

The requested variance should be denied.

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Case Number: C15-2014-0152, 5600 and 5602 Craggy Point

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

Public Hearing: Board of Adjustment, March 9th, 2014 20x5

William D. Anderson

Your Name (please print)

4225 Palisade Dr Austin TX 78731

Your address(es) affected by this application

Ann R. Anderson

Signature

03-03-15

Date

Daytime Telephone: *512-565-0144*

Comments:

See attached #60, the subject tract, 5602 Craggy Point, has not been marked.

☐ I am in favor
☒ I object

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 fax to (512) 974-6305

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



SPECIAL EXCEPTION INSPECTION



| | |
|--|----------------------|
| Address: | 1211 W St Johns Ave. |
| Permit Number: | 2015-012437 |
| Property Owner Requesting Special Exception: | Nicholas Crumpton |

Special Exception Requested:

encroachment into rear PUE and side yard setback

Date Structure was originally constructed: not able to verify

| | |
|--|---|
| Date of Inspection: | 2-23-2015 |
| 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. All fire separation requirements need to be met 2. Need easement release or agreement for rear encroachment into PUE |

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Case Number: C15-2014-0160, 1211 W. St. Johns Avenue

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

Public Hearing: Board of Adjustment, March 9th, 2014

Leanne Alley
Your Name (please print)

☐ I am in favor
☐ I object

1315 W. St. Johns Ave.
Your address(es) affected by this application

Leanne J. Alley
Signature

Mar 3, 2015
Date

Daytime Telephone: 512-454-5445

Comments: I walked the entire perimeter of the back yard at 1311 W. St. Johns Ave and I saw no real reason to change the position of the two structures in question. Seems to me to be a "tempst in a teapot".

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

Public Hearing: Board of Adjustment, March 9th, 2014

DAW Richter
Your Name (please print)

1207 W. St John

Your address(es) affected by this application

[Signature]
Signature

Date

Daytime Telephone: 512-451-1920

Comments:

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Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 9th, 2014

ELLEN L. SCHLUETER
Your Name (please print)

☒ I am in favor
☐ I object

1208 CULLEN AVE
Your address(es) affected by this application

Ellen L. Schluter
Signature

3-5-15
Date

Daytime Telephone: 512-451-1892 can't hear on phone

Comments: _____

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Public Hearing: Board of Adjustment, March 9th, 2014

ELLEN L. SCHLUETER

Your Name (please print)

☒ I am in favor
☐ I object

1208 CULLEN AVE

Your address(es) affected by this application

Ellen L. Schluster

3-5-15

Signature

Date

Daytime Telephone: 512-451-1892 can't hear on phone

Comments: _____

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Public Hearing: Board of Adjustment, March 9th, 2014

DAV Richter
Your Name (please print)

1207 W. St John

Your address(es) affected by this application

Leane Heldenfels
Signature

Date

Daytime Telephone: *512-451-1920*

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