

CITY OF AUSTIN

# RESIDENTIAL PERMIT APPLICATION "A"

PR Number 08-020130RA  
 Building Permit No. 0410265  
 Plat No. 03/21/08  
 Reviewer Elaine Ramirez

## PRIMARY PROJECT DATA

Service Address 3913 AVENUE F Tax Parcel No. 02190609040000  
 Legal Description  
 Lot W 95.5 FT LOT 11 Block N/A Subdivision SHADOW LAWN Section N/A Phase N/A  
 If in a Planned Unit Development, provide Name and Case No. N/A  
 (attach final approved copies of subdivision and site plan)  
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
 Description of Work Exist. baths = 1 XX Remodel (specify) CARPORT - change wall to  
new baths = 2 columns - existing roof to remain  
XX Addition (specify) NEW 2ND FLOOR AND STAIRWAY  
3 Bedrooms + 2 baths  
XX Other (specify) NEW DRIVEWAY AND PARKING SLAB  
 Zoning (e.g. SF-1, SF-2...) SF-3-NCCD Hyde Park  
 - Height of Principal building 29'-8" ft. # of floors 2 Height of Other structure(s) N/A ft. # of floors N/A  
 - Does this site currently have water and wastewater availability? XX Yes     No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
 - Does this site have a septic system?     Yes XX No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.  
 Does this site have a Board of Adjustment ruling?     Yes XX No If yes, attach the B.O.A. documentation  
 Will this development require a cut and fill in excess of 4 feet?     Yes XX No  
 Does this site front a paved street? XX Yes     No A paved alley?     Yes XX No  
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? XX Yes     No

## VALUATIONS FOR REMODELS ONLY

Building \$ 5000  
 Electrical \$      
 Mechanical \$      
 Plumbing \$      
 Driveway/  
 Sidewalk \$      
 TOTAL \$ 5000  
 (labor and materials)

## VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 9572 sq.ft.  
 Job Valuation - Principal Building \$ 90000  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ 500  
 (Labor and materials)  
 TOTAL JOB VALUATION  
 (sum of remodels and additions)  
 \$ 90500  
 (Labor and materials)

## PERMIT FEES (For office use only)

	NEW ADDITIONS	REMODELS
Building	\$ <u>125</u>	\$ <u>104</u>
Electrical	\$ <u>73</u>	\$ <u>   </u>
Mechanical	\$ <u>48</u>	\$ <u>   </u>
Plumbing	\$ <u>50</u>	\$ <u>   </u>
Driveway & Sidewalk	\$ <u>   </u>	\$ <u>   </u>
TOTAL	\$ <u>   </u>	\$ <u>   </u>

## OWNER / BUILDER INFORMATION

OWNER	Name <u>LOYD &amp; SARA BIRCHER</u>	Telephone (h) <u>(512) 380-9445</u> (w) <u>   </u>
BUILDER	Company Name <u>LARRY ANDERSON CONSTRUCTION, INC.</u> Contact/Applicant's Name <u>LOTTE VEHKO (ARCHITECT)</u>	Telephone <u>(512) 657-3858</u> Pager <u>   </u> FAX <u>   </u>
DRIVEWAY/ SIDEWALK	Contractor <u>   </u>	Telephone <u>   </u>
CERTIFICATE OF OCCUPANCY	Name <u>LOYD &amp; SARA BIRCHER</u> Address <u>3913 AVENUE F</u> City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>78751</u>	Telephone <u>(512) 380-9445</u>

If you would like to be notified when your application is approved, please select the method:

    telephone XX e-mail: vehko@sbcglobal.net

You may check the status of this application at [www.ci.austin.tx.us/development/pierivv.htm](http://www.ci.austin.tx.us/development/pierivv.htm)

7/1/24

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE [Signature] DATE 7/21/08

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 13815

Rejection Notes/Additional Comments (for office use only):

PERMIT HISTORY: original structure located in sanborn maps  
volume 3 pg. 305  
permit # 2000-1803141P (A.K.A BPP 00037989) - Add garage  
to residence (06-10-1948)  
permit # 2000-1342451P (A.K.A BPP 00092114) - Metal addn to  
rear of residence (patio cover) (05-26-1964)

I1/25-

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "C"

Service Address: 3913 AVENUE F

Applicant's Signature

Date

3/21/08

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New Addition
a. 1 <sup>st</sup> floor conditioned area	1536 sq.ft.	135 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.	984 sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. <u>Garage</u> / Carport	sq.ft.	sq.ft.
XX attached	302 sq.ft.	sq.ft.
detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	120 sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	255 sq.ft.	100 sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify		

TOTAL BUILDING AREA (add a. through l.)

2093 sq.ft.

1331

sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b, c, d, k, and l, if uncovered)

2448 sq.ft.

25.6 % of lot

(40%) max B.C = 3828.8

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2448 sq.ft.
b. Driveway area on private property	855 sq.ft.
c. Sidewalk / walkways on private property	268 sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	30 sq.ft.
f. Air conditioner pads	sq.ft.
g. Concrete decks	13 sq.ft.
Other (specify) PARKING SLAB	sq.ft.
	528 sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

4142

sq.ft.

43.2 % of lot

(45%) max I.C = 4307.4

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "D"**  
**FLOOR AREA RATIO INFORMATION**

11/24

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 3913 AVENUE F

Applicant's Signature [Signature]

Date 3/21/08

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	Existing	New Addition
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>1456 sq. ft.</u>	<u>93 sq. ft.</u>
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
c. TOTAL (add a and b above)	<u>1456 sq. ft.</u>	<u>93 sq. ft.</u>
<b>II. 2<sup>nd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>0 sq. ft.</u>	<u>913 sq. ft.</u>
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
f. TOTAL (add d and e above)	<u>0 sq. ft.</u>	<u>913 sq. ft.</u>
<b>III. 3<sup>rd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
i. TOTAL (add g and h above)	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
<b>V. Garage</b>		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	<u>0 sq. ft.</u>	<u>0 sq. ft.</u>
<b>VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)</b>	<u>0</u> <u>302</u> sq. ft.	<u>0</u> sq. ft.
	<u>1456</u> <u>1308</u> sq. ft.	<u>1006</u> sq. ft.

**VII. TOTAL**

**TOTAL GROSS FLOOR AREA (add existing and new from VII above)**

2462 2314 sq. ft.

**GROSS AREA OF LOT**

9572 9672 sq. ft.

**FLOOR AREA RATIO (gross floor area / gross area of lot)**

0.25 0.24 sq. ft.

Lot Size =  $9572 \times .4 = 3828.8$  max. G.F.A. Allowed

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

I1/27



Kramer Service Center  
2412 Kramer Lane, Bldg. "C"  
Austin, Texas 78758  
(512) 505-7206

**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
(Please Print or Type)

St. Elmo Service Center  
4411-B Meinardus Drive  
Austin, Texas 78744  
(512) 505-7500

***For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø***

Customer Name SARA & LLOYD BIRCHER Phone 380-9445  
Address 3913 AVENUE F  
Legal Description W 95.5 FT LOT 11 SHADOW LAWN  
Lot 11 Block N/A Commercial/Residential? R

Service Main Size 200 (amps) Service Conductor \_\_\_\_\_ (type & size)  
Service Length \_\_\_\_\_ (ft.) Number of Meters? 1 Multi-Fuel (Y) N  
Overhead/Underground? LR Voltage 220 ☒ Single-phase (1Ø) ☒ Three-phase (3Ø)  
Total Square Footage 2448 Total A/C Load 2 (# of units) 4 (Tons)  
Largest A/C unit 2 (Tons) LRA of Largest A/C Unit \_\_\_\_\_ (amps)  
Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: Addition on the rear of house plus second

Stacy V. Hille  
ESPA Completed by (Signature & Print name) 3/24/08 458-9791  
Date Phone

AE Representative

Date

Approved: ☒ Yes ☐ No (Remarks on back)

Phone

974-2632

**Application expires 90 days after date of Approval**

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.

**AE APPROVED**  
**MAR 21 2008**  
**RLS 81-6**

I1/28



## City of Austin

Founded by Congress, Republic of Texas, 1839  
Historic Preservation Office  
Neighborhood Planning and Zoning Department  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767

March 7, 2008

Lotte Vehko  
Vehko Architecture  
5414 Avenue F  
Austin TX 78751

RE: Application for a Building Permit in a National Registered Historic  
District  
NRD-2008-0063 in the Hyde Park Neighborhood Conservation  
Combining District

Dear Ms. Vehko:

At its February 25, 2008 meeting, the Historic Landmark Commission reviewed and released your application for a Building permit to construct a second story addition to the residence at 3913 Avenue F in accordance with the attached plans. Please be sure to bring the stamped plans with you when you apply for your building permit.

We appreciate your commitment to preserving Austin's rich heritage. If you have any questions concerning this letter, please feel free to telephone me at 974-3524 or by e-mail at [susan.villarreal@ci.austin.tx.us](mailto:susan.villarreal@ci.austin.tx.us), or you may contact my administrative assistant, Lei Lonnie La Bonte at 974-2890.

Sincerely,

Susan Villarreal  
Historic Preservation Office

Attachments

Please bring this letter and enclosed submittal materials stamped "Approved" with you to the City of Austin Permit and License Center when you apply for your building permit(s), if such a permit is required.



I1/29

**City of Austin  
Watershed Protection and Development Review Department  
Land Status Determination  
1995 Rule Platting Exception**

**March 12, 2008**

**File Number: C8I-2008-0084**

**Address: 3913 AVENUE F**

**Tax Parcel I.D. # 0219060904**

**Tax Map Date: 09/03/2003**

The Watershed Protections & Development Review 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 the **West 95.5 feet of Lot 11 in the Shadow Lawn Subdivision** in the current deed, recorded on **Nov 13, 2007**, in **Document #2007206611**, **Travis County Deed Records**. This parcel existed in its current configuration on **January 1, 1995**, as evidenced by a deed recorded on **May 20, 1960**, in **Volume 2173, Page 389**, **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 **wastewater service on Jan 02, 1920**. 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:**

*Mike Marshall* <sup>for</sup>  
**Mike Marshall, Representative of the Director**

**Watershed Protection and Development Review Department**



CITY OF AUSTIN  
Neighborhood Planning and Zoning Department  
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED  
MAR 24 2008

I 1/30

NPZD/GHPO

BP-08- _____	PR-08- <u>20130211</u>	NRD-08- <u>0063</u>	<del>HDP-08- _____</del>
REFERRED BY: _____			
<input type="checkbox"/> RELEASE PERMIT			
<input type="checkbox"/> DO NOT RELEASE PERMIT			
<input type="checkbox"/> PENDING HLC REVIEW			
Historic Preservation Officer			Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex  
or ☐ Other located at: 3913 AVENUE F

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)  
the exterior wall(s), roof or portion of wall(s) and roof to be demolished. REMOVE REAR  
PORTION OF ROOF FOR INSTALL OF NEW 2nd STORY

Applicant: <u>LOTTE VEHKO</u>	Owner: <u>SARA &amp; LLOYD BIRCHER</u>
Address: <u>5414 AVENUE F</u>	Address: <u>3913 AVENUE F</u>
City: <u>AUSTIN</u>	City: <u>AUSTIN</u>
State: <u>TX</u> ZIP: <u>78751</u>	State: <u>TX</u> ZIP: <u>78751</u>
Phone: <u>(512) 458-9791</u> Fax: ( )	Phone: <u>(512) 380-9445</u> Fax: ( )
E-mail: <u>vehko@sbcglobal.net</u>	E-mail: _____

Please submit the following to complete this application:

- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473  
Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☒ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition.  
Digital photographs are acceptable
- ☒ \$25 Fee per application

**IMPORTANT:** Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

Take Roll of Plans





NPZD/GHPO

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## HEBREW

☐ RELEASE PERMIT  
☐ DO NOT RELEASE PERMIT  
☐ PENDING HLC REVIEW

Historic Preservation Officer

3-31-08  
Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex  
or ☐ Other located at: 3913 AVENUE F

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.) the exterior wall(s), roof or portion of wall(s) and roof to be demolished. REMOVE REAR PORTION OF ROOF FOR INSTALL OF NEW 2nd STORY

Applicant: LOTTE VEIKO

Owner: SARA & LLOYD BIRCHER

Address: 5414 AVENUE F

Address: 3913 AVENUE F

City: AUSTIN

City: AUSTIN

State: TX ZIP: 78751

State: TX ZIP: 78751

Phone: (52) 4589791 Fax: ( )

Phone: (512) 380-9445 Fax: ( )

E-mail: [venko@sbcglobal.net](mailto:venko@sbcglobal.net)

**E mail:**

**Please submit the following to complete this application:**

- Please submit the following to complete this application:
- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
  - ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office. If Tax Certificates are not current, copies will NOT be accepted. If Tax Certificates are not current, proof of ownership must be shown through connection to current owner.
  - ☒ Photographs - showing the structure(s) to be demolished. Digital photographs are acceptable.
  - ☒ \$25 Fee per application

**IMPORTANT:** Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

Take Roll of Plans

# RESIDENTIAL DEMOLITION PERMIT APPLICATION

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- ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
- ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
- ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>

## CERTIFICATION

I hereby certify that I am the owner of the above described property. I am respectfully requesting processing and approval of the above referenced permit(s) review.

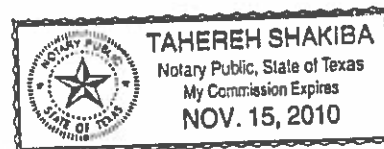
☒ I hereby authorize the Applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner of the above described property, I hereby file as the Applicant for the processing and presentation of this request. I shall be the principal contact with the City in processing this application.

Sara M. B. C. William Lloyd Binder 3/25/08  
03.24.2008  
Owner's Signature Date

Sworn and subscribed before me this 24 day of March, 2008

Tahereh Shakiba  
Notary Public in and for the State of Texas



My commission expires on: 11-15-2010 Travis County, TX

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Netles 3/21/08  
Applicant's Signature Date

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

NO 612549

#1/33

ACCOUNT NUMBER: 02-1906-0904-0000

PROPERTY OWNER:

BIRCHER WILLIAM LLOYD & SARA M S  
3913 AVENUE F  
AUSTIN, TX 78751

PROPERTY DESCRIPTION:

W 95.5FT LOT 11 SHADOW LAWN

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 3913 AVENUE F

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  
2007 AUSTIN ISD  
CITY OF AUSTIN (TRAV)  
TRAVIS COUNTY  
TRAVIS COUNTY HEALTHCARE DISTRICT  
ACC (TRAVIS)

TOTAL  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*

TOTAL SEQUENCE 0

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

TAXES PAID FOR YEAR 2007 \$2,341.48

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 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).

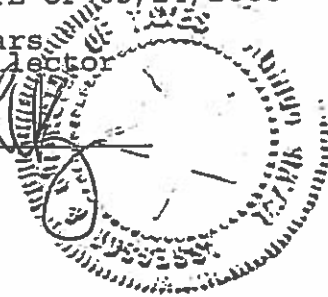
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/24/2008

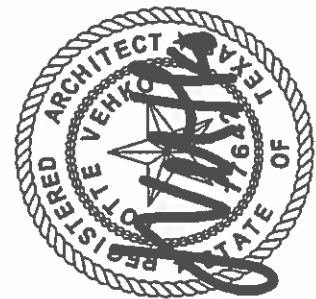
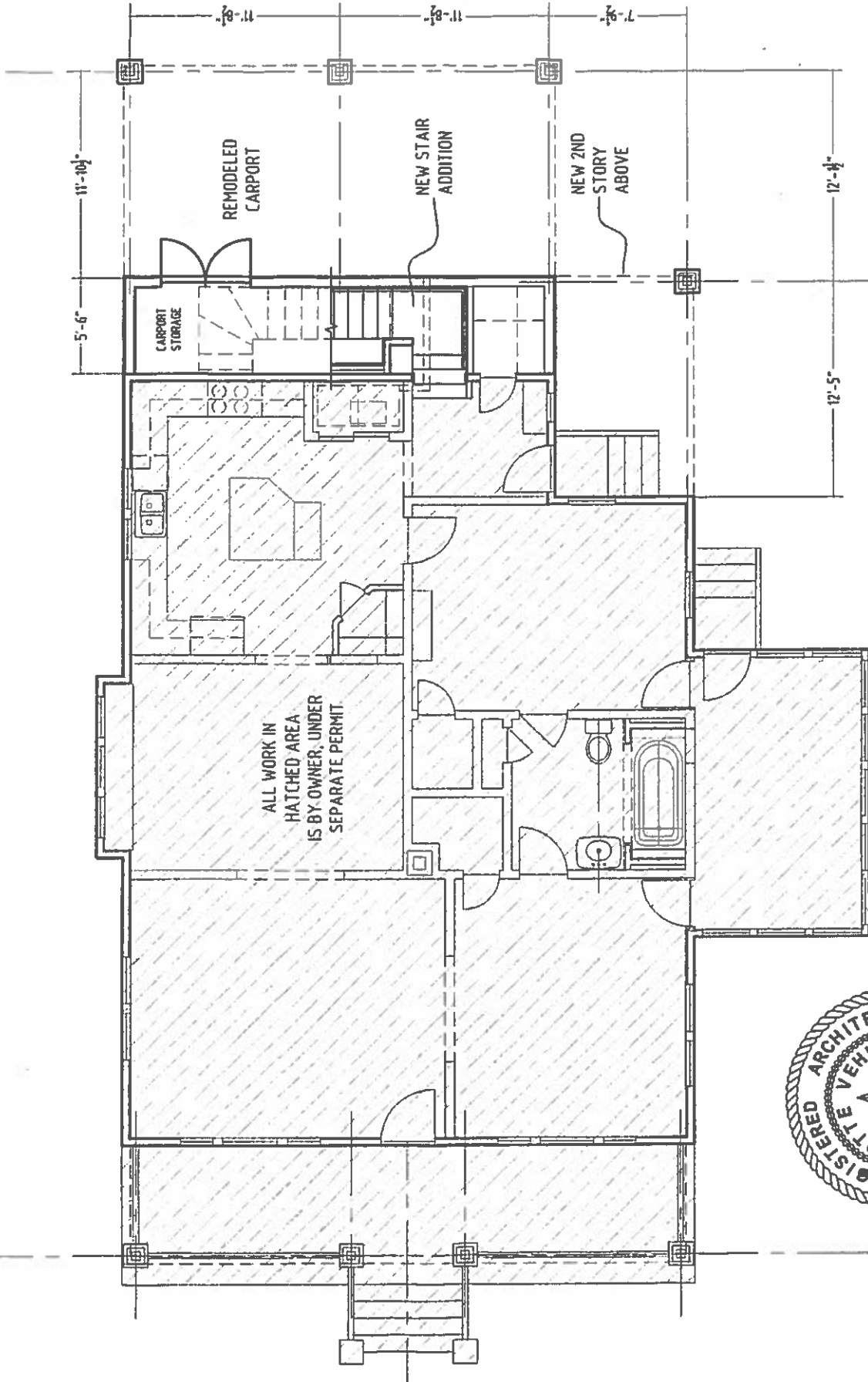
Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 



I1/34



**Vekko Architecture**  
 512.458.9791  
 5414 Avenue F  
 Austin, TX 78751  
 vekko@bcgloba1.net

BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas

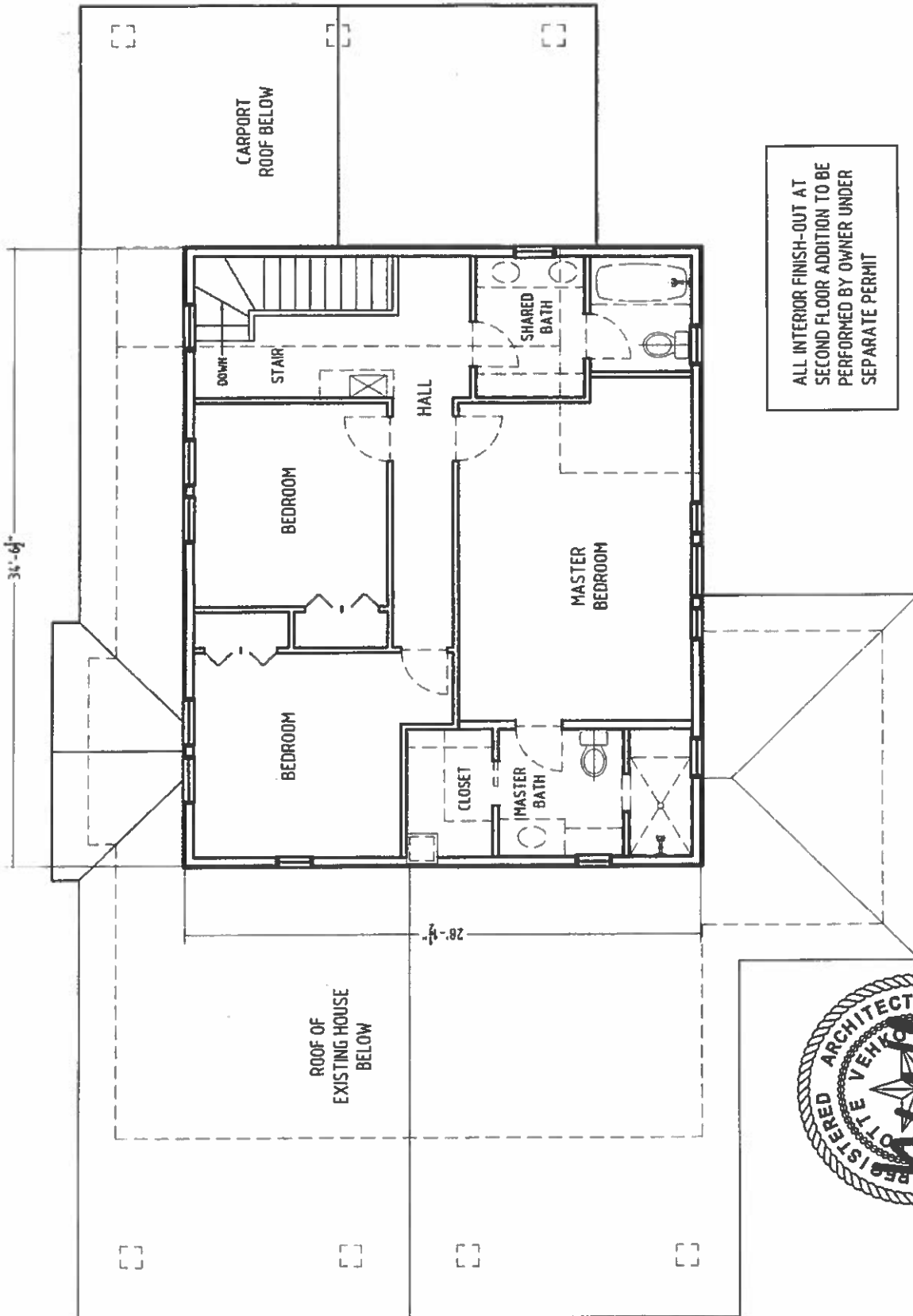
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: 20 MAR 2008 PROJECT NO. 07-111

PERMITTING DRAWING

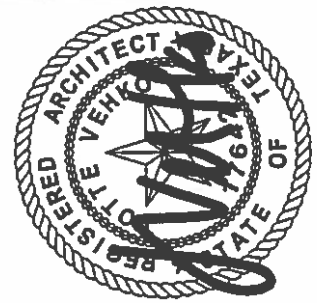
AA1.2

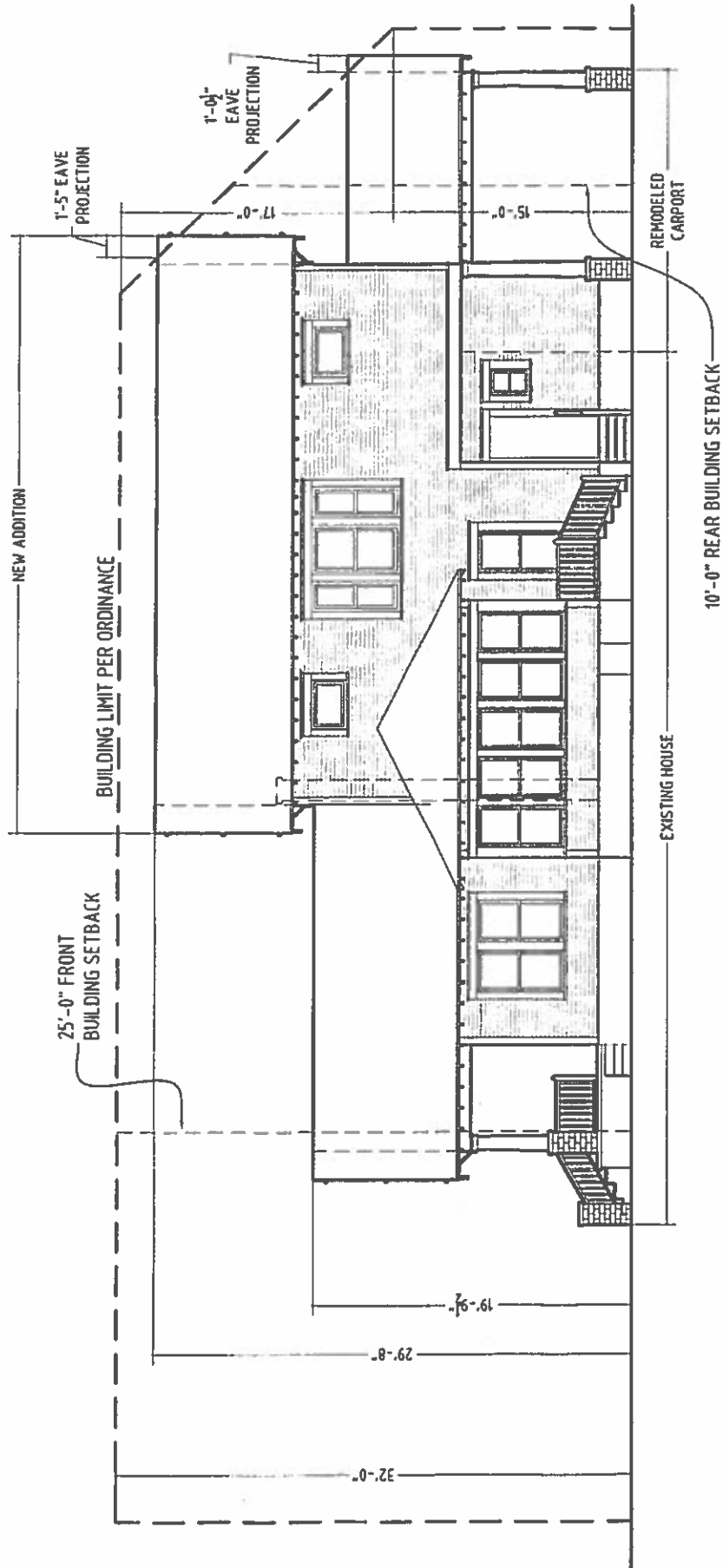
I1/35



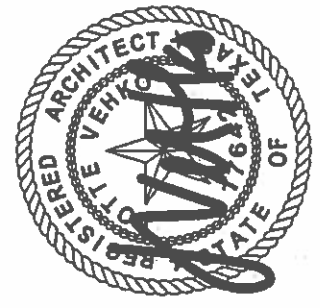
BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
SECOND FLOOR PLAN	
SCALE: 1/8" = 1'-0"	DATE: 20 MAR 2008
PROJECT NO. 07-111	
PERMITTING DRAWING	
AA1.3	


**Vehko Architecture**  
 512.458.9791  
 5414 Avenue F  
 Austin, TX 78751  
 vehko@sbcglobe.net



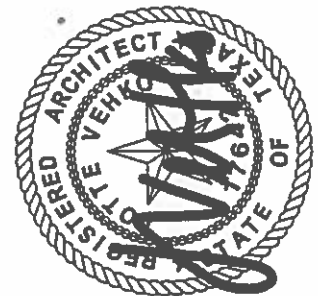
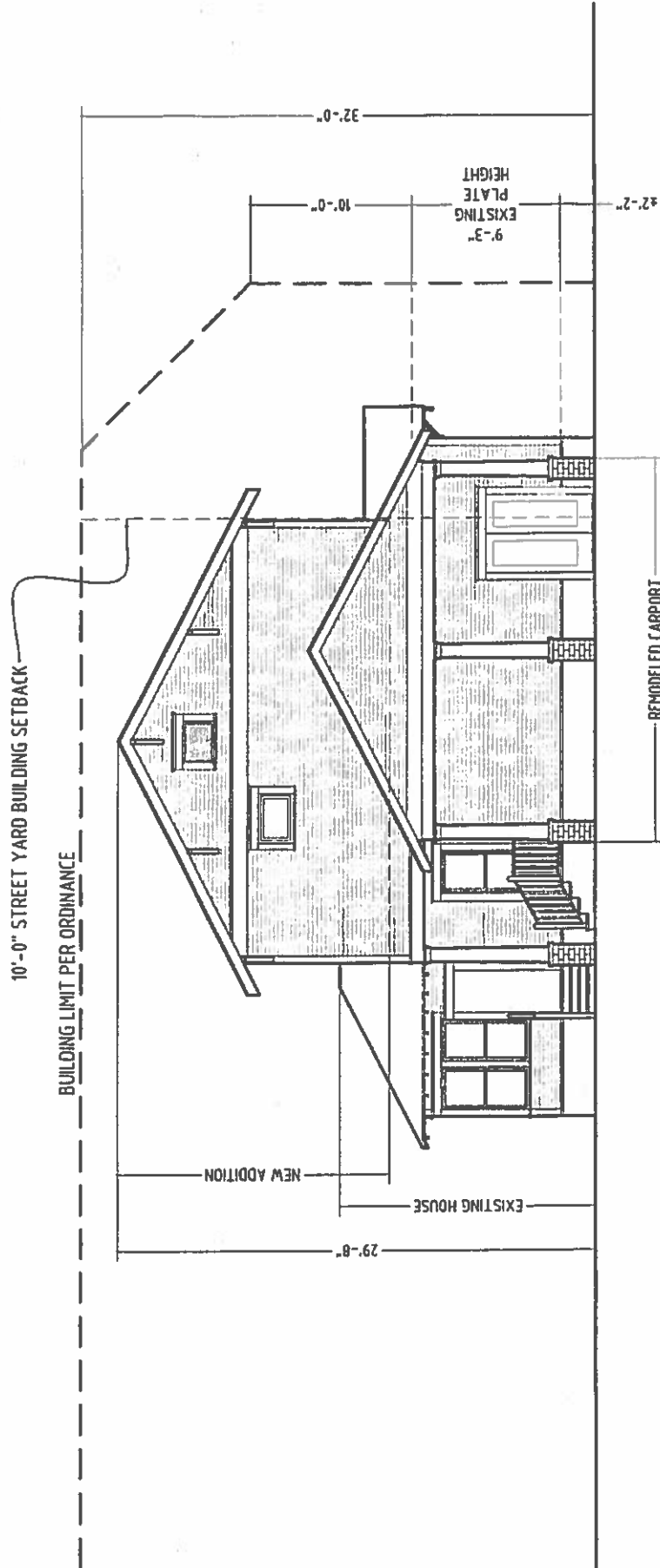



I1/36



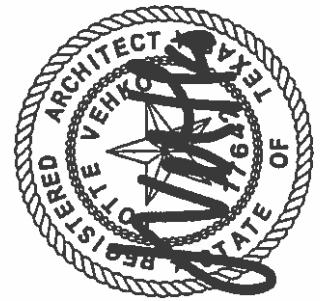
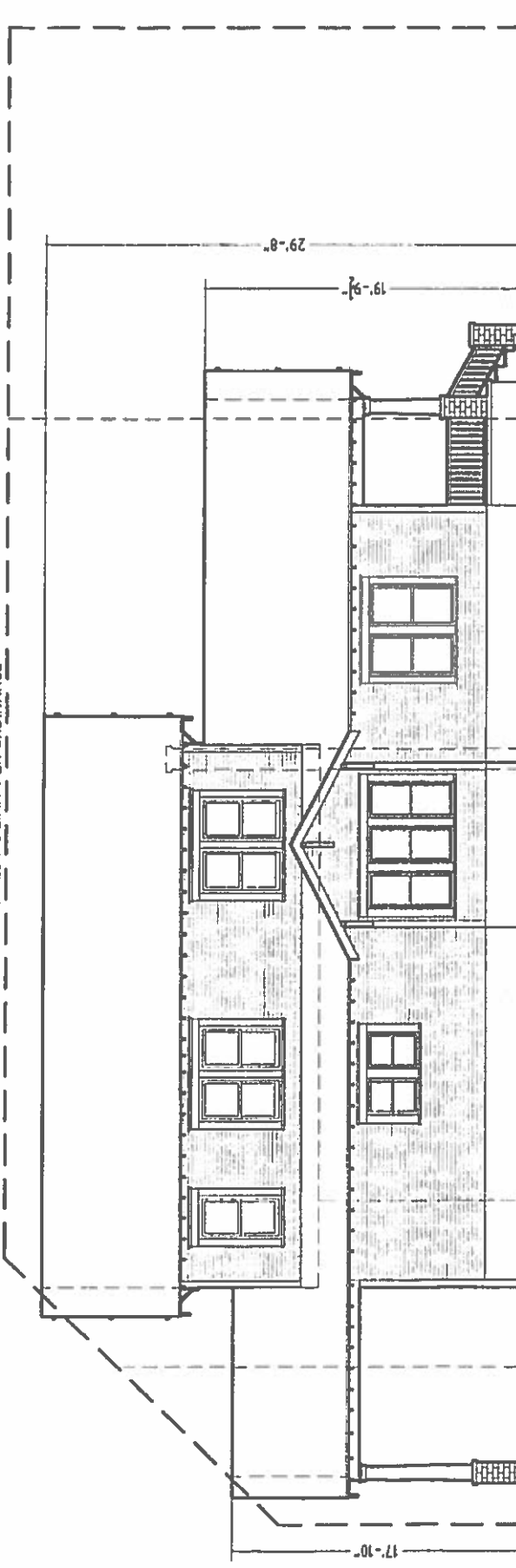
<b>Vehko Architecture</b> 512.458.9791 5414 Avenue F Austin, TX 78751 vehko@sbcglobal.net		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
		EXTERIOR ELEVATION - SOUTH	
SCALE: 1" = 10'-0"		DATE: 20 MAR 2008	
PERMITTING DRAWING		PROJECT NO. 07-111	
		AA1.4	

11/37



Vehko Architecture 512.458.9791 5414 Avenue F Austin, TX 78751 vehko@sbglobal.net		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
		EXTERIOR ELEVATION - EAST	
SCALE: 1" = 10'-0"		DATE: 20 MAR 2008	PROJECT NO. 07-111
PERMITTING DRAWING		AA1.5	

BUILDING LIMIT PER ORDINANCE



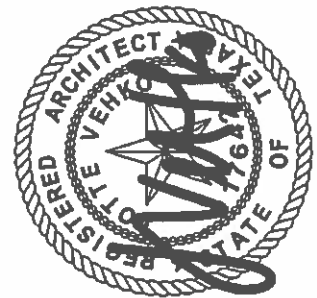
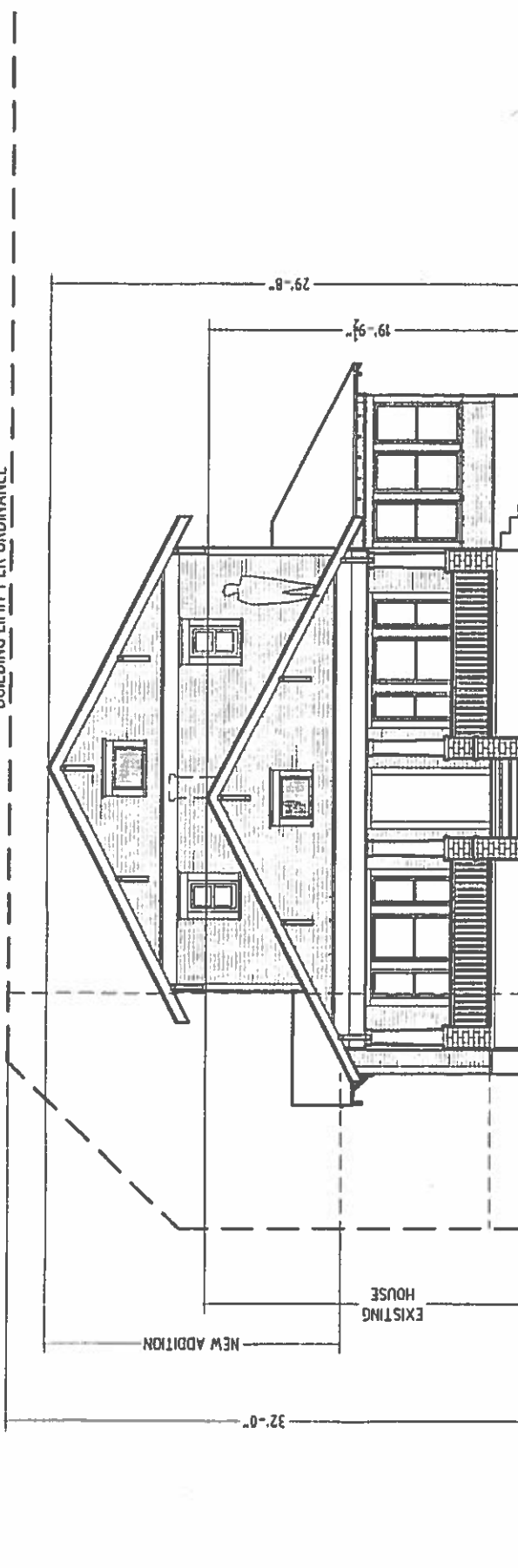
II/38

Vehko Architecture 512.458.9791 5414 Avenue F Austin, TX 78751 vehko@bcg1oba1.net		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
EXTERIOR ELEVATION - NORTH		DATE: 20 MAR 2008	
SCALE: 1" = 10'-0"		PROJECT NO. 07-111	
PERMITTING DRAWING		AA1.6	



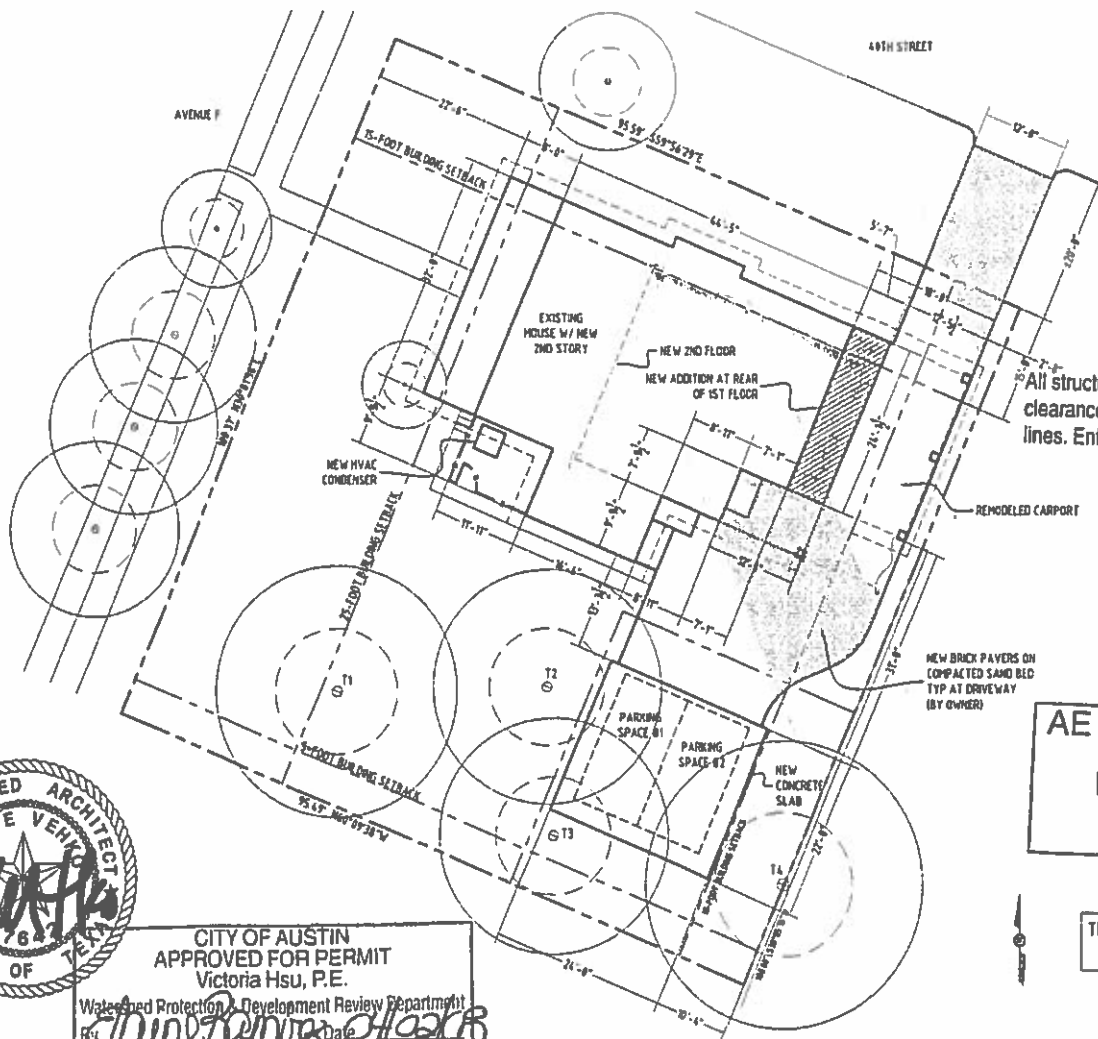
FI/39

BUILDING LIMIT PER ORDINANCE



Vehko Architecture		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
512.458.9791		EXTERIOR ELEVATION - WEST	
5414 Avenue F		SCALE: 1" = 10'-0"	
Austin, TX 78751		DATE: 20 MAR 2008	
vehko@sbglobal.net		PROJECT NO. 07-111	
		PERMITTING DRAWING	
		AA17	

7/40



All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED  
MAR 21 2008  
RLS 81-6

THIS DRAWING IS NOT  
A LEGAL SURVEY

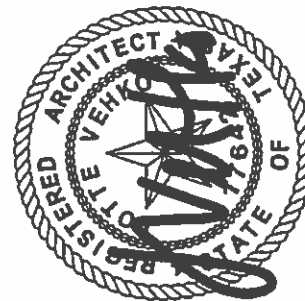
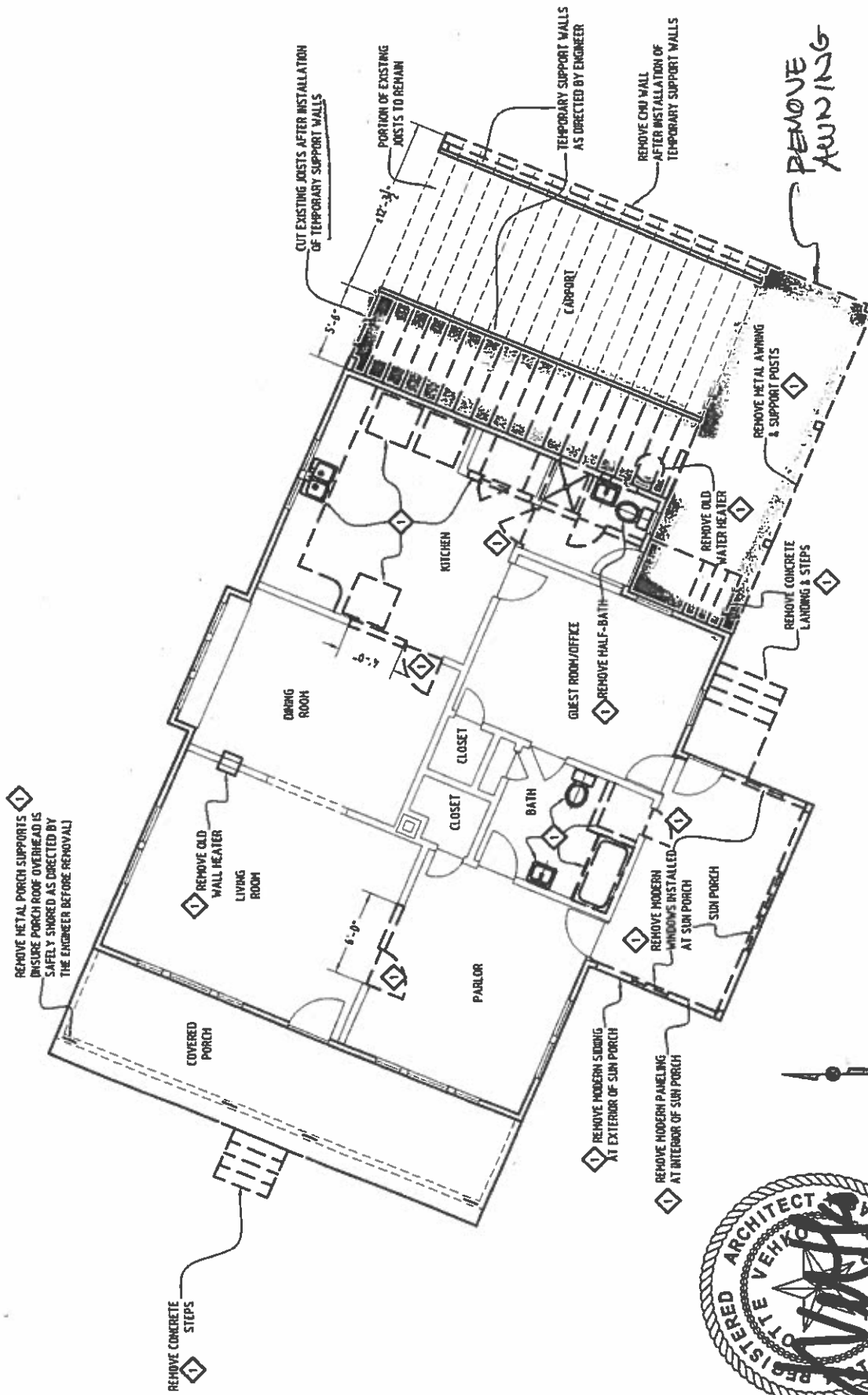


CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.

Watershed Protection & Development Review Department  
Date: 3/14/2008  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

Vehko Architecture  
512.458.9791  
5414 Avenue F  
Austin, TX 78751  
vehko@sbcglobal.net

BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas			
PLOT SITE PLAN			
SCALE 1" = 20'-0"	DATE 20 MAR 2008	PROJECT NO. 07-111	AA1.1
PERMITTING DRAWING			



**Vehko Architecture**  
512.458.9791  
5414 Avenue F  
Austin, TX 78751  
vehko@sbcglobal.net

BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas

DEMOLITION PLAN

SCALE: 1" = 20'-0"

DATE: 24 MAR 2008

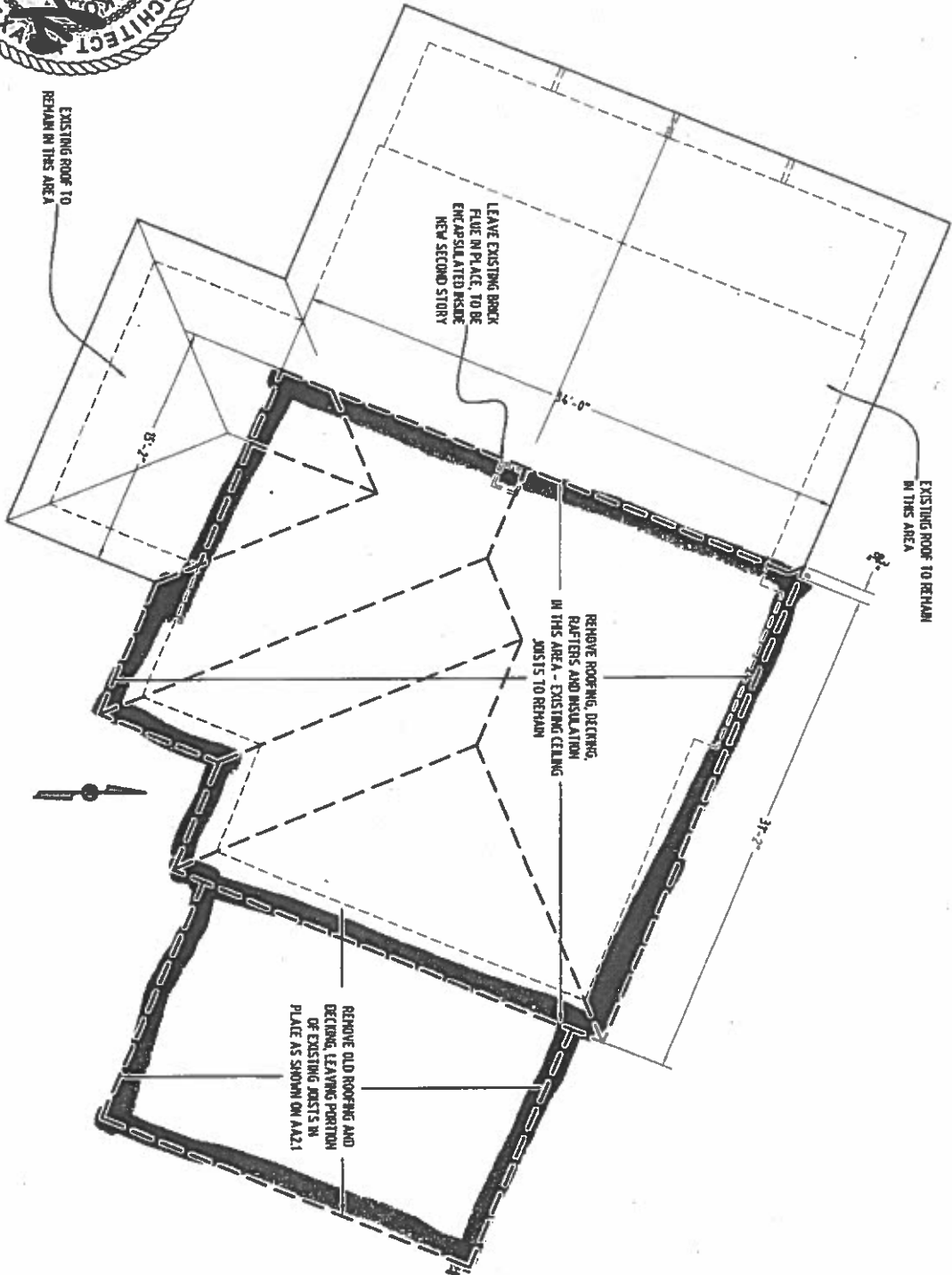
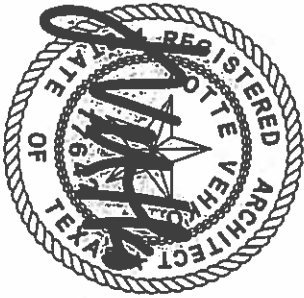
PROJECT NO. 07-111

PERMITTING DRAWING

AA2.1

1 DEMOLITION OF THIS ITEM IS BY OWNER

I1/42



Vehko Architecture			
512.458.9791			
5414 Avenue F			
Austin, TX 78751			
vehko@stcgloba1.net			
BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas			
DEMOLITION PLAN -- ROOF			
SCALE: 1" = 20'-0"		DATE: 24 MAR 2008	
PERMITTING DRAWING		PROJECT NO. 07-111	
		AA2.2	

2008-023552  
CITY OF AUSTIN  
INITIAL PERMIT APPLICATION "A"

PR 08-020130RA  
Building Permit No. 041021  
Plat No. 0312110  
Reviewer Elaine Ramirez

PRIMARY PROJECT DATA

Service Address 3913 AVENUE F Tax Parcel No. 02190609040000  
Legal Description Lot W 95.5 FT LOT 11 Block N/A Subdivision SHADOW LAWN Section N/A Phase N/A

If in a Planned Unit Development, provide Name and Case No. N/A  
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work exist. baths = 1 XX Remodel (specify) CARPORT - change wall to columns - existing roof to remain  
new baths = 2 XX Addition (specify) NEW 2<sup>ND</sup> FLOOR AND STAIRWAY  
3 Bedrooms + 2 baths  
XX Other (specify) NEW DRIVEWAY AND PARKING SLAB

Zoning (e.g. SF-1, SF-2...) SF-3-NCCD Hyde Park

- Height of Principal building 29'-8" ft. # of floors 2 Height of Other structure(s) N/A ft. # of floors N/A

- Does this site currently have water and wastewater availability? XX Yes \_\_\_ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
- Does this site have a septic system? \_\_\_ Yes XX No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? \_\_\_ Yes XX No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? \_\_\_ Yes XX No

Does this site front a paved street? XX Yes \_\_\_ No A paved alley? \_\_\_ Yes XX No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? XX Yes \_\_\_ No

VALUATIONS FOR REMODELS ONLY

Building \$ 5000  
Electrical \$  
Mechanical \$  
Plumbing \$  
Driveway/  
Sidewalk \$  
TOTAL \$ 5000  
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 9572 sq.ft.  
Job Valuation - Principal Building \$ 90000  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ 500  
(Labor and materials)  
TOTAL JOB VALUATION  
(sum of remodels and additions)  
\$ 95,000  
(Labor and materials)

PERMIT FEES (For office use only)

	NEW	ADDITIONS	REMODEL
Building	\$ 125	\$ 104	
Electrical	\$ 73	\$	
Mechanical	\$ 48	\$	
Plumbing	\$ 50	\$	
Driveway & Sidewalk	\$	\$	
TOTAL	\$	\$	

OWNER / BUILDER INFORMATION

OWNER	Name LLOYD & SARA BIRCHER	Telephone (h) (512) 380-944
		(w)
BUILDER	Company Name LARRY ANDERSON CONSTRUCTION, INC.	Telephone (512) 657-3858
	Contact/Applicant's Name LOTTE VEHKO (ARCHITECT)	Pager
DRIVEWAY/ SIDEWALK	Contractor	FAX
		Telephone
CERTIFICATE OF OCCUPANCY	Name LLOYD & SARA BIRCHER	Telephone (512) 380-9445
	Address 3913 AVENUE F	City AUSTIN ST TX ZIP 78751

If you would like to be notified when your application is approved, please select the method:

\_\_\_ telephone XX e-mail: vehko@sbcglobal.net

You may check the status of this application at [www.ci.austin.tx.us/development/picrivr.htm](http://www.ci.austin.tx.us/development/picrivr.htm)

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"

71/44

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of a subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to the property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

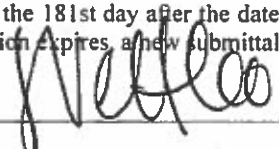
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE



DATE 3/21/08

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 13815

Rejection Notes/Additional Comments (for office use only):

PERMIT HISTORY: original structure located in Sanborn map  
Volume 3 pg. 305  
permit # 2000-1803141P (A.K.A BPP 00037989) - Add garage  
to residence (06-10-1948)  
permit # 2000-1342451P (A.K.A BPP 00092114) - Metal addition  
rear of residence (patio cover) (05-26-19

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "C"**

7/45

Service Address: 3913 AVENUE F

Applicant's Signature [Signature]

Date 3/21/05

**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New Addition
a. 1 <sup>st</sup> floor conditioned area	1536 sq.ft.	135 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.	984 sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. <del>Garage</del> Carport	sq.ft.	sq.ft.
XX attached	302 sq.ft.	sq.ft.
detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	120 sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	255 sq.ft.	100 sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify _____		

**TOTAL BUILDING AREA** (add a. through l.)

2093 sq.ft.

1331 ✓  
~~255~~ sq.ft.

**TOTAL BUILDING COVERAGE ON LOT** (subtract, if applicable, b, c, d, k and l, if uncovered)

2448 ✓ sq.ft.

25.6 % of lot

(40%) max B.C = 3828.8

**IMPERVIOUS COVERAGE**

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2448 sq.ft.
b. Driveway area on private property	855 sq.ft.
c. Sidewalk / walkways on private property	268 sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	30 sq.ft.
f. Air conditioner pads	13 sq.ft.
g. Concrete decks	sq.ft.
Other (specify) <u>PARKING SLAB</u>	528 sq.ft.

**TOTAL IMPERVIOUS COVERAGE** (add a. through h.)

4142 ✓ sq.ft.

43.2 % of lot

(45%) max I.C = 4307.4

I 1/46



Kramer Service Center  
2412 Kramer Lane, Bldg. "C"  
Austin, Texas 78758  
(512) 505-7206

**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
(Please Print or Type)

St. Elmo Service Center  
4411-B Meinardus Drive  
Austin, Texas 78744  
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name SARA & LLOYD BIRCHER Phone 380-9445  
Address 3913 AVENUE F  
Legal Description W 95.5 FT LOT 11 SHADOW LAWN  
Lot 11 Block N/A Commercial/Residential? R

Service Main Size 200 (amps) Service Conductor \_\_\_\_\_ (type & size)  
Service Length \_\_\_\_\_ (ft.) Number of Meters? 1 Multi-Fuel ☒ Y ☐ N  
☒ Overhead/Underground? LR Voltage 220 ☒ Single-phase (1Ø) ☒ Three-phase (3Ø)  
Total Square Footage 2448 Total A/C Load 2 (# of units) 4 (Tons)  
Largest A/C unit 2 (Tons) LRA of Largest A/C Unit \_\_\_\_\_ (amps)  
Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

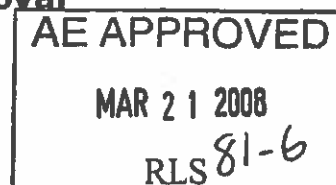
Comments: Addition on the rear of house plus second

Stacy V. Hille  
ESPA Completed by (Signature & Print name) 3/24/08 458-9791  
Date Phone

AE Representative \_\_\_\_\_ Date \_\_\_\_\_  
Approved: ☒ Yes ☐ No (Remarks on back) Phone 974-2632

**Application expires 90 days after date of Approval**

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.







## City of Austin

Founded by Congress, Republic of Texas, 1839  
Historic Preservation Office  
Neighborhood Planning and Zoning Department  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767

March 7, 2008

Lotte Vehko  
Vehko Architecture  
5414 Avenue F  
Austin TX 78751

RE: Application for a Building Permit in a National Registered Historic  
District  
NRD-2008-0063 in the Hyde Park Neighborhood Conservation  
Combining District

Dear Ms. Vehko:

At its February 25, 2008 meeting, the Historic Landmark Commission reviewed and released your application for a Building permit to construct a second story addition to the residence at 3913 Avenue F in accordance with the attached plans. Please be sure to bring the stamped plans with you when you apply for your building permit.

We appreciate your commitment to preserving Austin's rich heritage. If you have any questions concerning this letter, please feel free to telephone me at 974-3524 or by e-mail at [susan.villarreal@ci.austin.tx.us](mailto:susan.villarreal@ci.austin.tx.us), or you may contact my administrative assistant, Lei Lonnie La Bonte at 974-2890.

Sincerely,

Susan Villarreal  
Historic Preservation Office

Attachments

Please bring this letter and enclosed submittal materials stamped "Approved" with you to the City of Austin Permit and License Center when you apply for your building permit(s), if such a permit is required.



71/48

**City of Austin  
Watershed Protection and Development Review Department  
Land Status Determination  
1995 Rule Platting Exception**

**March 12, 2008**

**File Number: C8I-2008-0084**

**Address: 3913 AVENUE F**

**Tax Parcel I.D. # 0219060904**

**Tax Map Date: 09/03/2003**

The Watershed Protections & Development Review 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 the **West 95.5 feet of Lot 11 in the Shadow Lawn Subdivision** in the current deed, recorded on Nov 13, 2007, in Document #2007206611, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on May 20, 1960, in Volume 2173, Page 389, 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 wastewater service on Jan 02, 1920. 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:**

*Mike Marshall for*

**Mike Marshall, Representative of the Director**

**Watershed Protection and Development Review Department**



CITY OF AUSTIN  
Neighborhood Planning and Zoning Department  
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED

MAR 24 2006

NPZD/GHPO

BP-08-

PR-08-

20130211

NRD-08-0063

HDP-08-

REVIEW BY NRD-08-0063 Shadowlain

#1/49

REFERRED BY:

- ☐ RELEASE PERMIT  
☐ DO NOT RELEASE PERMIT  
☐ PENDING HLC REVIEW

Historic Preservation Officer

Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex  
or ☐ Other located at: 3913 AVENUE F

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)  
the exterior wall(s), roof or portion of wall(s) and roof to be demolished. REMOVE REAR  
PORTION OF ROOF FOR INSTALL OF NEW 2ND STORY

Applicant: LOTTE VEHKO

Owner: SARA & LLOYD BIRCHER

Address: 5414 AVENUE F

Address: 3913 AVENUE F

City: AUSTIN

City: AUSTIN

State: TX ZIP: 78751

State: TX ZIP: 78751

Phone: (512) 458-9791 Fax: ( )

Phone: (512) 380-7445 Fax: ( )

E-mail: vehko@sbcglobal.net

E-mail:

Please submit the following to complete this application:

- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473 Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☒ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable
- ☒ \$25 Fee per application

**IMPORTANT:** Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

Take Roll of Plans



**CITY OF AUSTIN**  
**Neighborhood Planning and Zoning Department**  
**RESIDENTIAL DEMOLITION PERMIT APPLICATION**

MAR 24 2008  
NPZD/GHPO

**BP-08-**

PR-08-20130211

NR 11-08-0063

~~SECRET~~  
D-48-

REVIEW OF NAD-08-005 Shadowlaci

**REFERRED BY:**

- ☐ RELEASE PERMIT  
☐ DO NOT RELEASE PERMIT  
☐ PENDING HLC REVIEW

*Susan Lillard*  
Historic Preservation Officer

3-31-08  
Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex  
or ☐ Other located at: 3913 AVENUE F

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)  
the exterior wall(s), roof or portion of wall(s) and roof to be demolished. REMOVE REAR  
PORTION OF ROOF FOR INSTALL OF NEW 2nd STORY

Applicant: LOTTE VEIKO

Owner: SARA & LLOYD BIRCHER

Address: 5414 AVENUE F

Address: 3913 AVENUE F

City: AUSTIN

City: AUSTIN

State: TX ZIP: 78751

State: TX ZIP: 78751

Phone: (52) 4589791 Fax: ( )

Phone: (512) 380-1445 Fax: ( )

E-mail: [vehko@sbcglobal.net](mailto:vehko@sbcglobal.net)

**E mail:**

Please submit the following to complete this application:

- Please submit the following to complete this application.
- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
  - ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office. Copies will NOT be accepted - If Tax Certificates are provided, proof of ownership must be shown through connection to the current owner, proof of current ownership.
  - ☒ Photographs - showing the structure(s) to be demolished. Digital photographs are acceptable.
  - ☒ \$25 Fee per application

**IMPORTANT:** Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

## Take Roll of Plans

## RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

1. ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
2. ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
3. ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>

### CERTIFICATION

I hereby certify that I am the owner of the above described property. I am respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I hereby authorize the Applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner of the above described property, I hereby file as the Applicant for the processing and presentation of this request. I shall be the principal contact with the City in processing this application.

Sara M. Bick

Owner's Signature

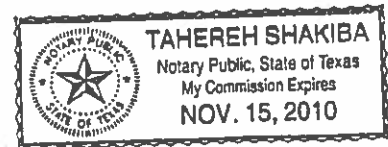
William Lloyd Binder 3/25/08  
03.24.2008

Date

Sworn and subscribed before me this 24 day of March, 2008

Tahereh Shakiba

Notary Public in and for the State of Texas



My commission expires on: 11-15-2010 Travis County, TX

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

William Lloyd Binder

Applicant's Signature

3/21/08

Date

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

NO 612549

11/52

ACCOUNT NUMBER: 02-1906-0904-0000

PROPERTY OWNER:

BIRCHER WILLIAM LLOYD & SARA M S  
3913 AVENUE F  
AUSTIN, TX 78751

PROPERTY DESCRIPTION:

W 95.5FT LOT 11 SHADOW LAWN

ACRES 0.000 MIN% .00000 TYP

SITUS INFORMATION: 3913 AVENUE F

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

YEAR	ENTITY	TOT
2007	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*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 2007 \$2,341.48

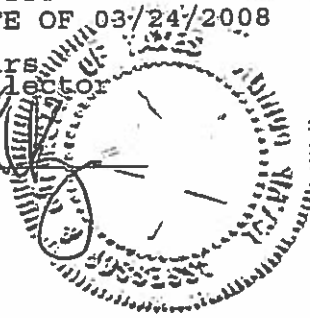
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of 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 03/24/2008

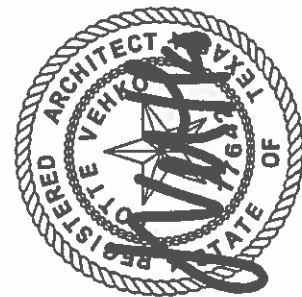
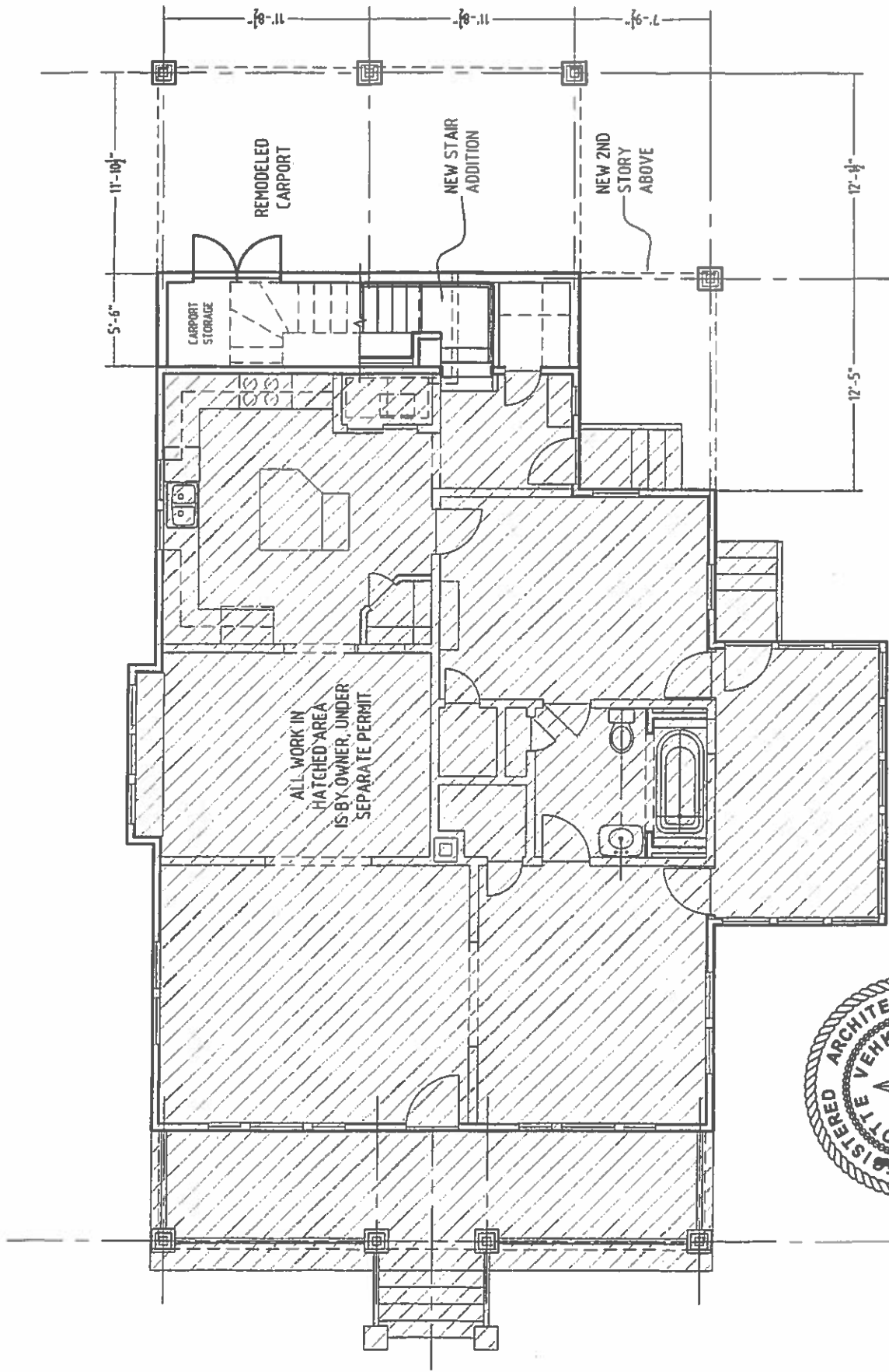
Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 



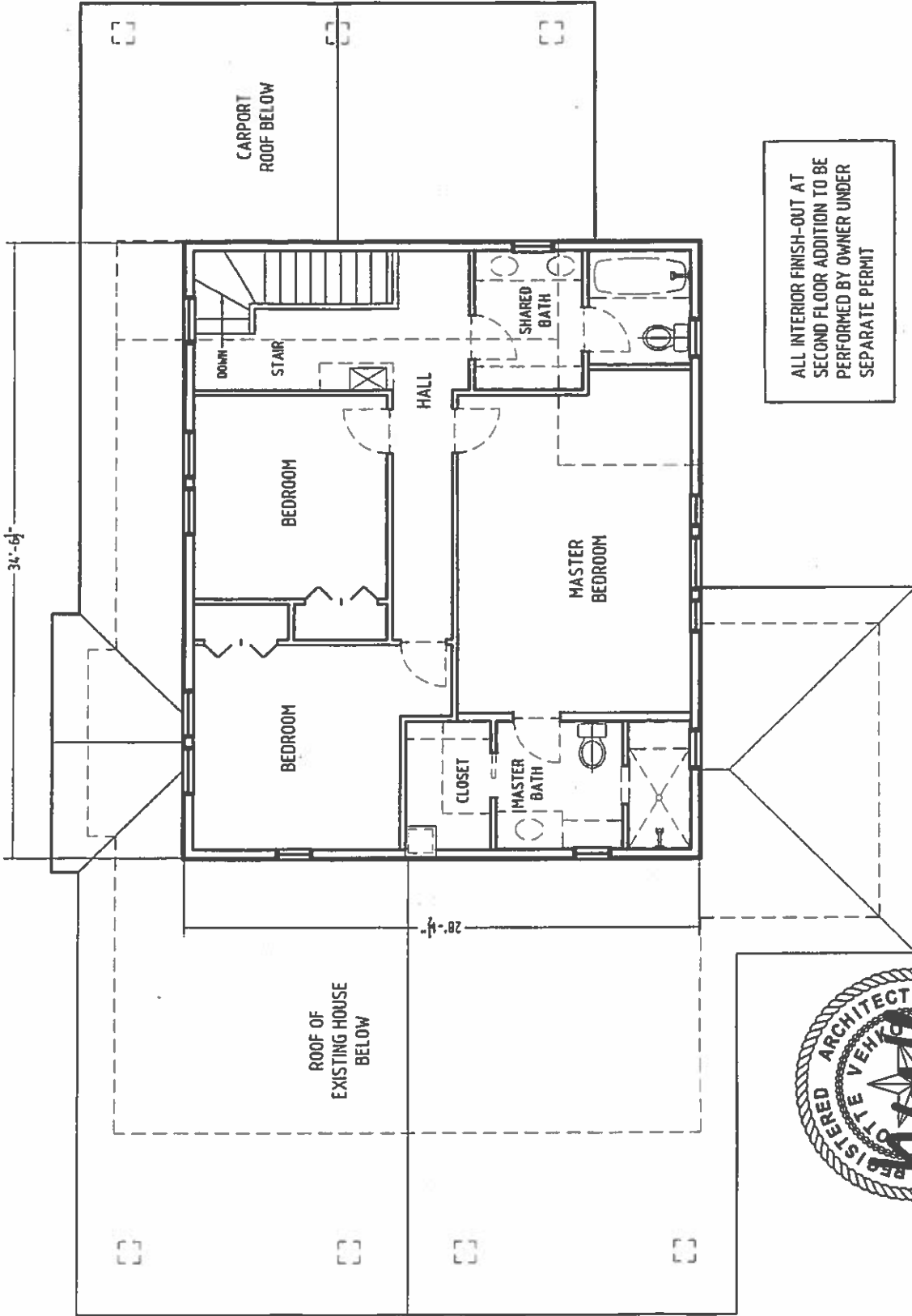
11/53



BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas			
FIRST FLOOR PLAN			
SCALE: 1/8" = 1'-0"	DATE: 20 MAR 2008	PROJECT NO. 07-111	AA12
PERMITTING DRAWING			

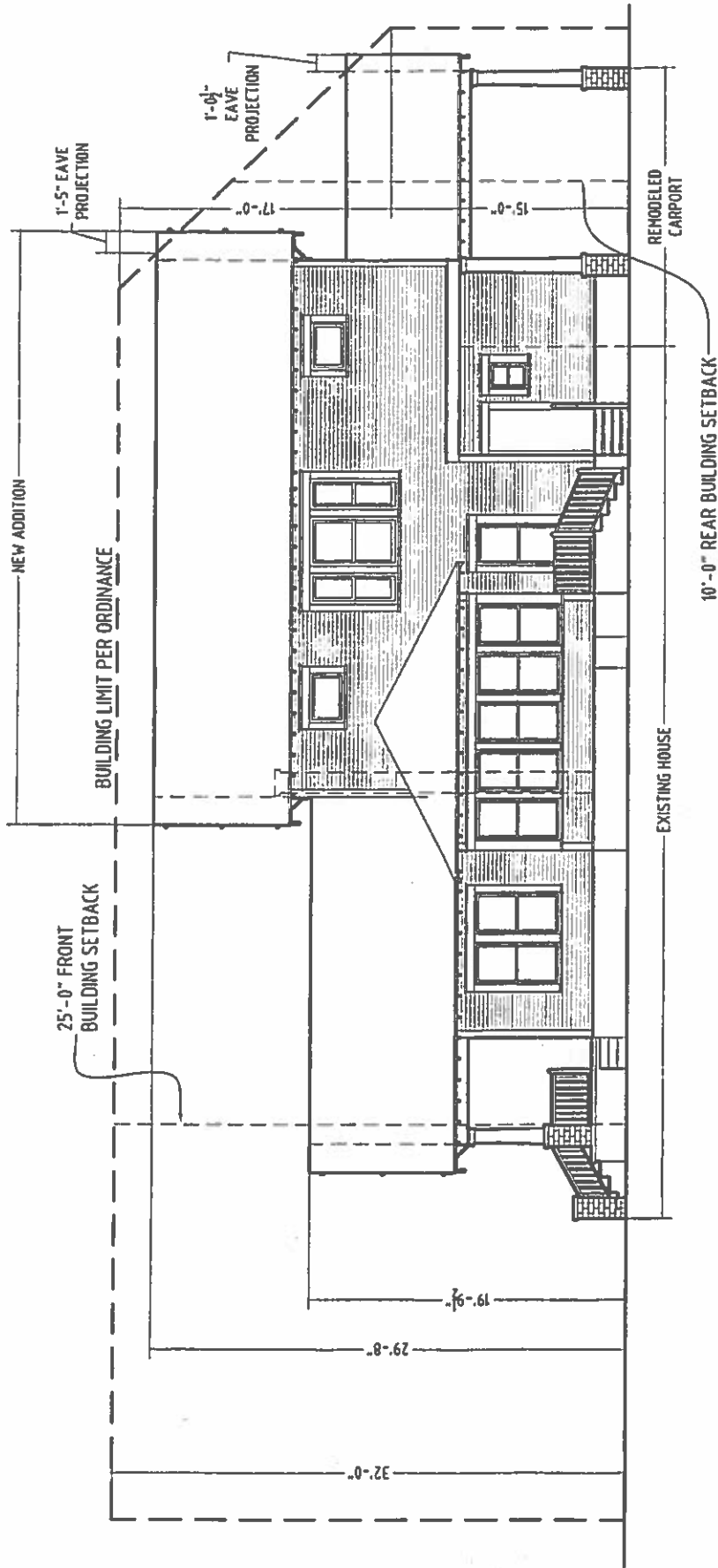
**Vehko Architecture**  
 512.458.9791  
 5414 Avenue F  
 Austin, TX 78751  
 vehko@sbcbglobal.net

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Vehko Architecture 512.458.9791 5414 Avenue F Austin, TX 78751 vehko@sbcbglobe.net		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
SECOND FLOOR PLAN		AA13	
SCALE: 1/8" = 1'-0"	DATE: 20 MAR 2008	PROJECT NO. 07-111	
PERMITTING DRAWING			

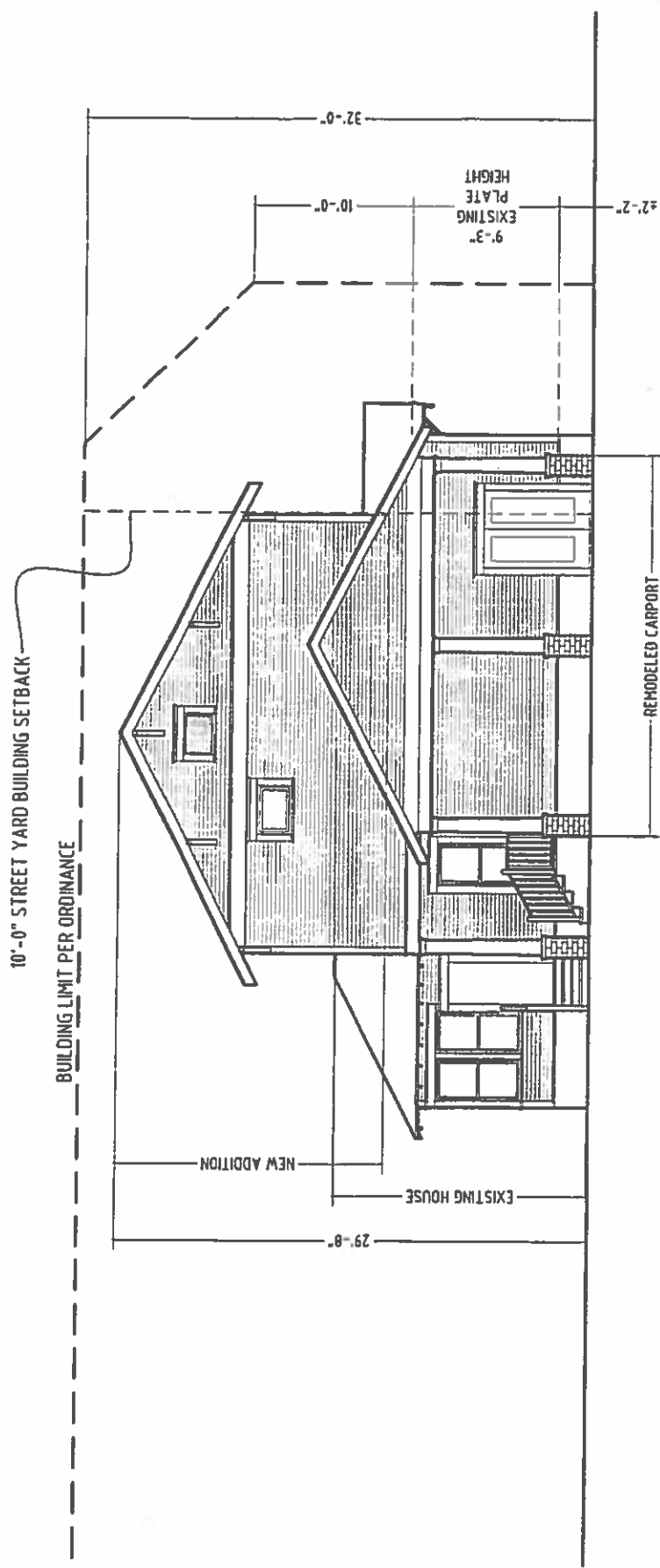




Vehko Architecture 512.458.9791 5414 Avenue F Austin, TX 78751 vehko@sbcglobal.net		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
EXTERIOR ELEVATION - SOUTH		PROJECT NO. 07-111	
SCALE: 1" = 10'-0"		DATE: 20 MAR 2008	
PERMITTING DRAWING		AA1.4	

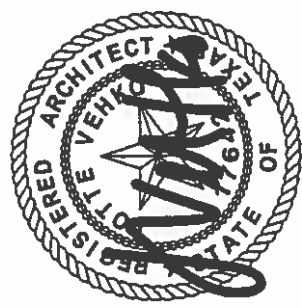
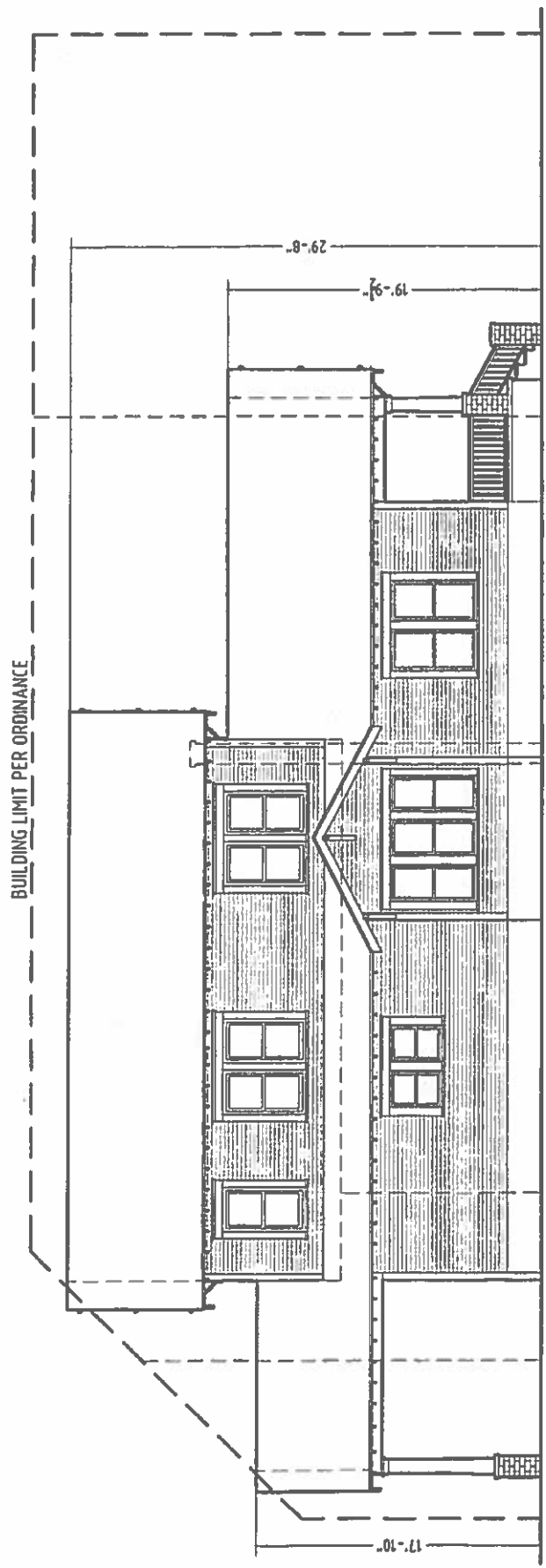
58/17


II 156



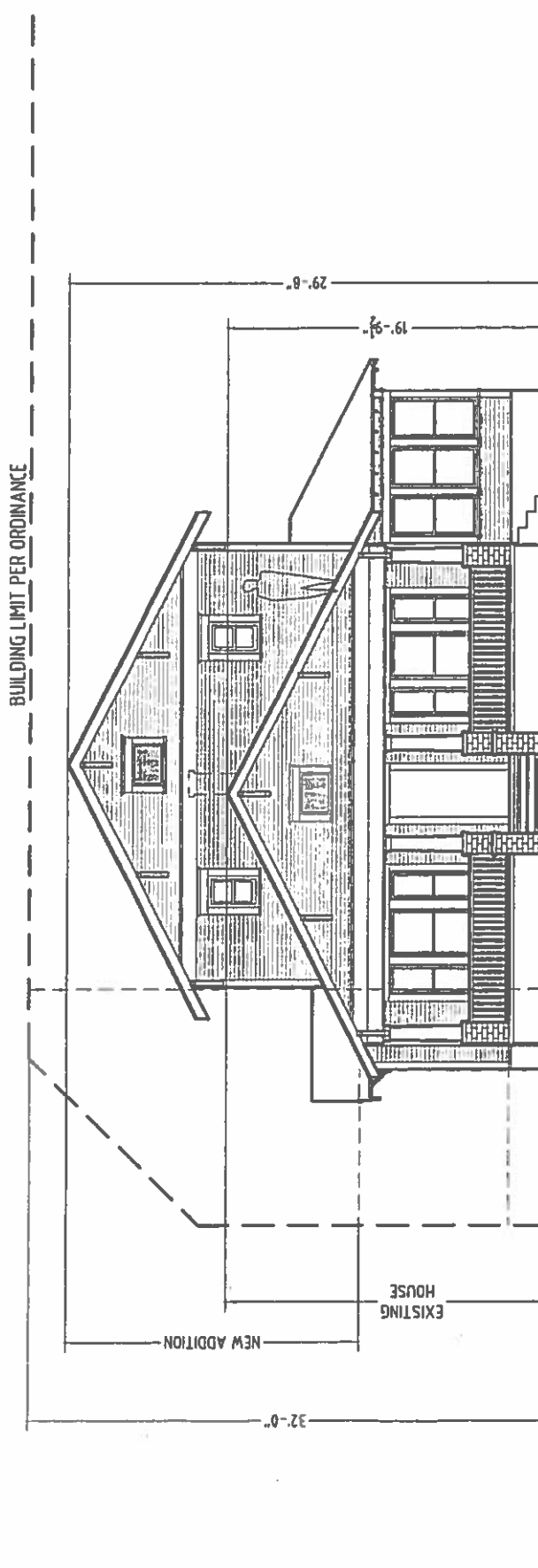
Vehko Architecture		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
512.458.9791		EXTERIOR ELEVATION - EAST	
5414 Avenue F		SCALE: 1" = 10'-0"	
Austin, TX 78751		DATE: 20 MAR 2008	
vehko@sbcglobal.net		PROJECT NO. 07-111	
		PERMITTING DRAWING	
		AA1.5	

11/57



Vehko Architecture 512.458.9791 5414 Avenue F Austin, TX 78751 vehko@sbctgobal.net		BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas	
		EXTERIOR ELEVATION - NORTH	
SCALE: 1" = 10'-0"		DATE: 20 MAR 2008	PROJECT NO. 07-111
PERMITTING DRAWING		AA1.6	

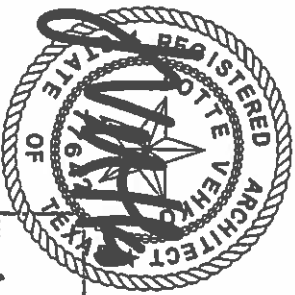
II/58



BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas			
EXTERIOR ELEVATION - WEST			
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PERMITTING DRAWING			AA1.7

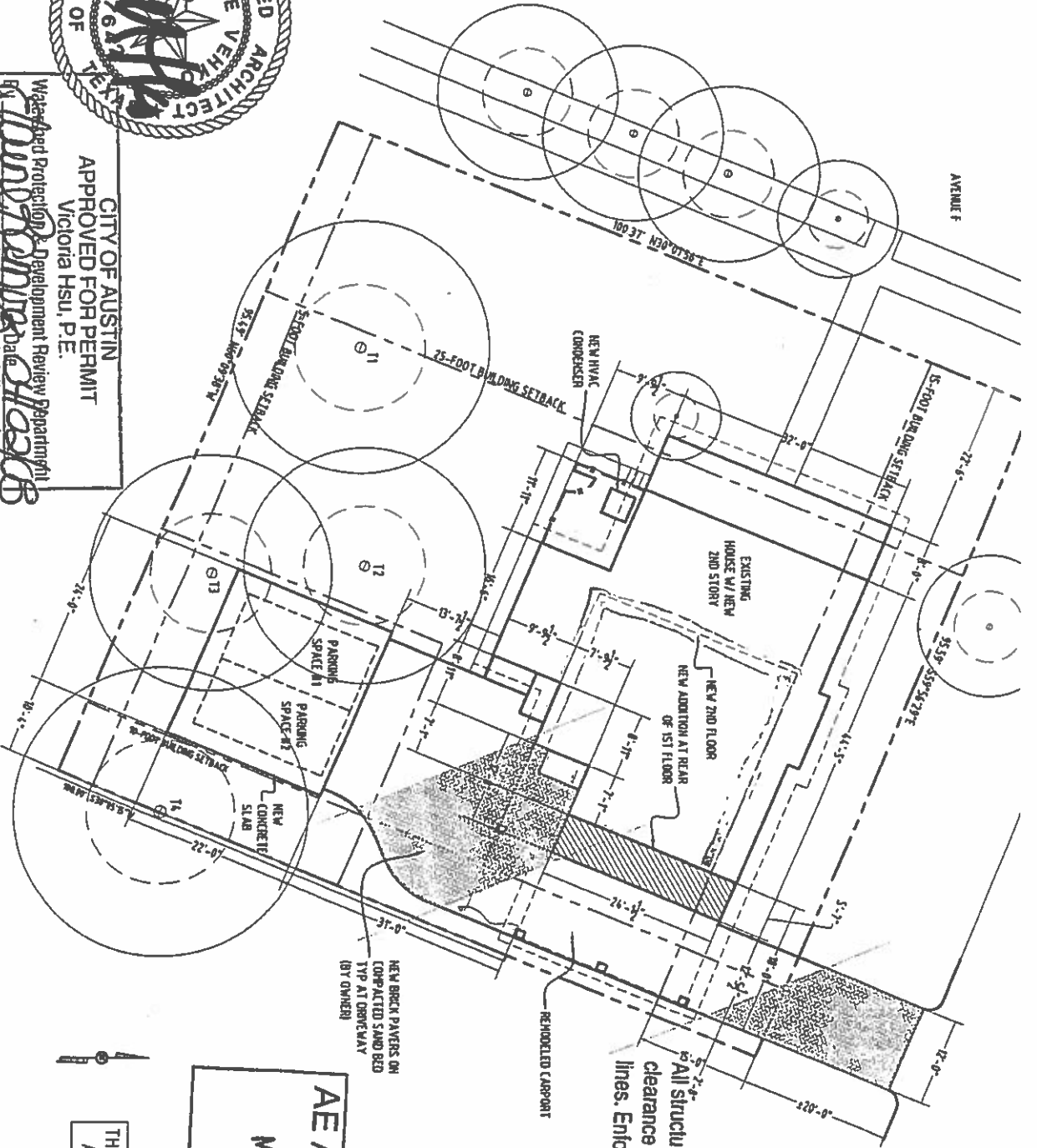
Vehko Architecture  
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 5414 Avenue F  
 Austin, TX 78751  
 vehko@sbcglobal.net

F159



CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.

Waterford Protection & Development Review Department  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

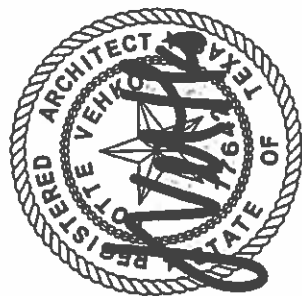
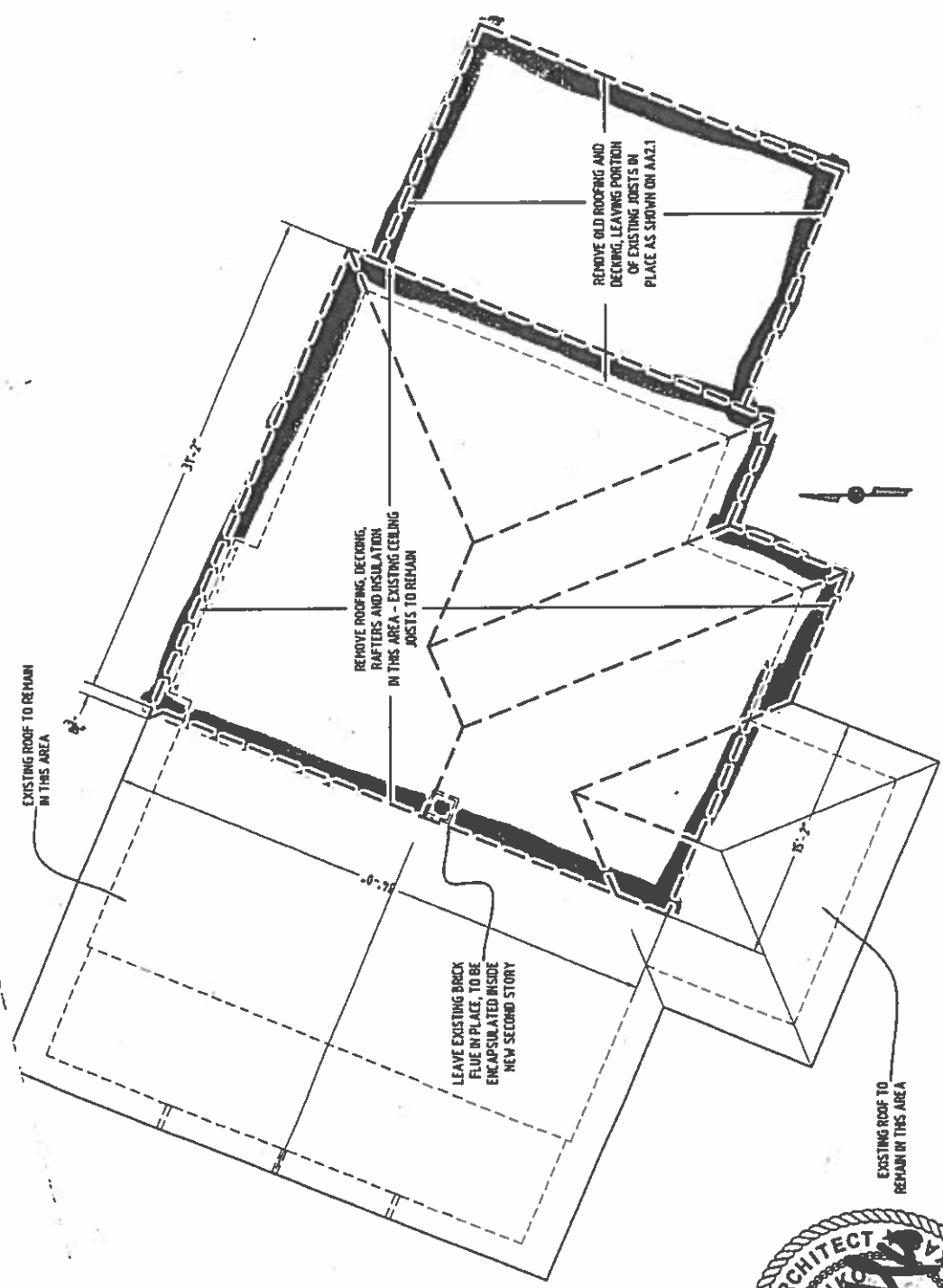
AE APPROVED  
MAR 21 2008  
RLS 81-6

THIS DRAWING IS NOT  
A LEGAL SURVEY

<b>Vehko Architecture</b> 512.458.9791 5414 Avenue F Austin, TX 78751 vehko@slcglobal.net			
BIRCHLER RESIDENCE / 3913 Avenue F / Austin, Texas			
PLOT SITE PLAN			
SCALE: 1" = 20'-0"	DATE: 20 MAR 2008	PROJECT NO. 07-111	AA1.1
PERMITTING DRAWING			



11/6/01



**Vehko Architecture**  
 512.458.9791  
 5414 Avenue F

**BIRCHER RESIDENCE / 3913 Avenue F / Austin, Texas**  
**DEMOLITION PLAN -- ROOF**

I1/62

**Date:** Tue, 14 Jun 2016 04:34:26 PM CDT**From:** "Lotte Vehko" [REDACTED]**To:** jmmayfield@usa.net**Cc:** "Lloyd Bircher" [REDACTED], "Sara Bircher" [REDACTED], "David Conner" [REDACTED], "Reid Long" [REDACTED]**Subject:** 3913 Avenue F

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John,

I've presented many cases to the BOA, and in my experience, discussion 'off the record,' especially when tempers are flaring, is rarely productive. So I appreciate the opportunity to address your concerns in writing.

My understanding is that you object to the variance request on the grounds that setting the new two story garage apartment at 3'-6" from the rear lot line is "unfair" and that it establishes a bad precedent. If that is incorrect, please let me know.

A walk around the neighborhood should demonstrate that two-story garage apartments, many of them at \*zero\* feet from their property lines, are very common in Hyde Park. It sounds as if you are familiar with the Covert house, in which case you are undoubtedly aware that a very large 3-car garage with a dwelling above is located directly adjacent to the Bircher's house, on the east. This very large building looms over their porte-cochere and certainly would not be in compliance with today's "McMansion" envelope limitations. So there is a precedent for a large, non-complying, new accessory building very near a lot line literally right next door.

In addition, the NCCD, which is the ordinance that governs the Hyde Park historic district area, encourages new buildings to line up with existing ones, via setback averaging. I believe the intent there is to maintain the historic character of the neighborhood by locating new construction similarly to existing older homes, so that it doesn't "stick out" as new. So, having a new building aligning with an existing one, as Sara and Lloyd are proposing to do with their garage apartment, is not unusual, nor does it set any new precedent. In fact, it follows a practice specifically codified in the zoning ordinance.

Given these facts, I can't detect what is "unfair" about granting this variance. I do appreciate that building of secondary residences within central Austin is an issue of great concern to residents right now, but this is not a case of rapacious development gone wild. The Birchers are a growing, involved, long-term resident family of the neighborhood, and the variance will allow them to comply with the spirit of the neighborhood ordinance.

Finally, notices of the variance request, and of the DRC review committee meeting, were sent out well in advance, and you would certainly have received them, due to your proximity to the property. I'm curious why you didn't come to the DRC meeting to discuss the project with us ahead of the BOA hearing, as it seems you feel very strongly about it.



I1/63

In any case, I sincerely hope that the DRC will stand by its original decision to offer no official objection to the project. They have always been extremely fair and helpful to me and my clients, so I am happy to defer to them on procedure, or to speak to any further concerns you may have, provided you allow me to do so in writing so that there is a record of the discussion.

Thanks --

Lotte Vehko

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Vehko Architecture

[www.vehko.com](http://www.vehko.com)

512.708.0703

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