



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2016-0075

LOCATION: 2215 Willow Street



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

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

1" = 141'

L3  
1/2

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday, August 8, 2016**

**CASE NUMBER: C15-2016-0075**

☒ Y Brooke Bailey Motion to PP Sept 28, 2016  
☒ Y Michael Benaglio  
☒ Y William Burkhardt  
☒ Y Eric Goff  
☒ Y Melissa Hawthorne  
☒ Y Bryan King  
☒ Y Don Leighton-Burwell  
☐ - Rahm McDaniel  
☒ Y Melissa Neslund  
☒ Y James Valadez  
☒ Y Michael Von Ohlen 2<sup>nd</sup> the Motion  
☒ Y Kelly Blume (Alternate)

**APPLICANT: Ron Thrower**

**OWNER: Donovan & Jessica Crowley**

**ADDRESS: 2215 WILLOW ST**

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to:

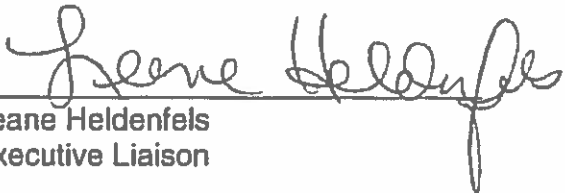
- A. decrease the minimum side setback from 5 feet (required/permitted) to 1.5 feet (requested, existing); and to
- B. decrease the minimum rear setback from 10 feet (required/permitted) to .75 feet (requested, existing); and to
- C. decrease the minimum front setback from 25 feet (required/permitted) to 19.5 feet (requested existing)

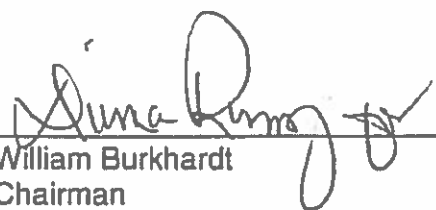
in order to remodel a single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

**BOARD'S DECISION:** POSTPONED TO AUGUST 8, 2016 BY APPLICANT; AUG 8, 2016 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to September 28, 2016, Board Member Michael Von Ohlen second on a 11-0 vote; POSTPONED TO SEPTEMBER 28, 2016.

**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

  
William Burkhardt  
Chairman

L3  
3

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13/4

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

**DATE: Monday, July 11, 2016**

**CASE NUMBER: C15-2016-0075**

☐ Y ☐ Brooke Bailey  
☐ Y ☐ Michael Benaglio  
☐ Y ☐ William Burkhardt  
☐ Y ☐ Eric Goff  
☐ Y ☐ Melissa Hawthorne Motion to approve postponement by applicant to August 8  
☐ Y ☐ Bryan King  
☐ Y ☐ Don Leighton-Burwell 2<sup>nd</sup> the Motion  
☐ Y ☐ Rahm McDaniel  
☐ Y ☐ Melissa Neslund  
☐ Y ☐ James Valadez  
☐ Y ☐ Michael Von Ohlen  
☐ - ☐ Kelly Blume (Alternate)

**APPLICANT: Ron Thrower**

**OWNER: Donovan & Jessica Crowley**

**ADDRESS: 2215 WILLOW ST**

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum side setback from 5 feet (required/permitted) to 1.5 feet (requested, existing); and to
- B. decrease the minimum rear setback from 10 feet (required/permitted) to .75 feet (requested, existing); and to
- C. decrease the minimum front setback from 25 feet (required/permitted) to 19.5 feet (requested existing)

in order to remodel a single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

**BOARD'S DECISION: POSTPONED TO AUGUST 8, 2016 BY APPLICANT**

**FINDING:**

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
- 2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

13  
5/15

## Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

### For Office Use Only

Case # C15-2016-0075 ROW # 11549079 Tax # 0201090508  
CAZ

### Section 1: Applicant Statement

Street Address: 2215 Willow Street

Subdivision Legal Description:

Lot 1 & the east 2' of Lot 2, Block c, Driving Park Addition

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: SF-3 - NP(Holly)

I/We Ron Thrower on behalf of myself/ourselves as  
authorized agent for Jessica Crowley affirm that on

Month May, Day 20, Year 2016, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Single family House and Accessory Structure

43  
6

Portion of the City of Austin Land Development Code applicant is seeking a variance from:  
LDC Section 25-2-492(D)

## Section 2: Variance Findings

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 supporting documents.

**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.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

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

See below -

### Hardship

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

The house was built in 1907 and the plat recorded in 1910. The plat did not account for the existing structure. Subsequent deeds reflected a 2' purchase of the abutting lot thereby placing the structure on the ownership parcel. The property cannot be expanded to be in compliance with the setbacks with retaining the Main Structure. The accessory structure was constructed in 1970 and is located in a manner that preserves the heritage tree.

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

The placement of the Main Structure prior to platting, the subsequent platting, and the subsequent 2' land purchase is not a common to the area. The accessory structure placement is due to a heritage tree located on the property.

L3  
11

**Area Character**

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:

The variance will memorialize the existing conditions of the property which have not impaired the use of any adjacent property for decades.

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**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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

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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:

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

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

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13/8

### Section 3: Applicant Certificate

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

Applicant Signature: Jessica Crowley Date: 03/09/2016

Applicant Name (typed or printed): Jessica Crowley

Applicant Mailing Address: 2215 Willow Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

### Section 4: Owner Certificate

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

Owner Signature: Jessica Crowley Date: 03/09/2016

Owner Name (typed or printed): Jessica Crowley

Owner Mailing Address: 2215 Willow Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

### Section 5: Agent Information

Agent Name: Thrower Design/A. Ron Thrower

Agent Mailing Address: PO Box 41957

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): ront@throwerdesign.com

Main house was constructed in 1909 and the plat was recorded 1910. The Main House did not lie on Lot 1 and 2' of Lot 2 was conveyed to place the structure on an ownership parcel of land. Subsequently, the zoning laws were passed and the structure did not comply with the setbacks of the zoning code. The accessory structure was constructed in 1910 and does not comply with the zoning setbacks. Both structures are more than 25 years old.

SAVE



13  
9

Additional Space (continued)

Reasonable Use:

Zoning setbacks for front yard, side yard, rear yard, and street side yard are currently encroached by the Main Structure that was built prior to zoning regulations in Austin thereby making any improvements impossible. The accessory structure was built in a location to retain the large heritage trees on the lot. Maintaining the setbacks of the structures will provide reasonable use of the property.

The Main Structure was built in 1907 and the property was platted in 1910. At the time of the plat, there were not any requirements for setbacks associated with zoning regulations as zoning did not exist at the time. The platting placed the house not entirely within the lot. The current deed increased the lot width to 50.50' which places the building on the deeded area but with encroachments outside the zoning setbacks. There is also an accessory building at the rear of the property along the alley that lies within the rear setback. The owner wishes to maintain the setbacks for the two structures in order to seek permits for an addition to the main structure and permits for the accessory structure.

SAVE

### Reasonable Use

Zoning setbacks for front yard, side yard, rear yard, and street side yard are currently encroached by the Main Structure that was built prior to zoning regulations in Austin thereby making any improvements impossible. The accessory structure was built in a location to retain the large heritage trees on the lot. Maintaining the setbacks of the structures will provide reasonable use of the property.

The Main Structure was built in 1907 and the property was platted in 1910. At the time of the plat, there were not any requirements for setbacks associated with zoning regulations as zoning did not exist at the time. The platting placed the house not entirely within the lot. The current deed increased the lot width to 50.50' which places the building on the deeded area but with encroachments outside the zoning setbacks. There is also an accessory building at the rear of the property along the alley that lies within the rear setback. The owner wishes to maintain the setbacks for the two structures in order to seek permits for an addition to the main structure and permits for the accessory structure.

### Hardship

a) The house was built in 1907 and the plat recorded in 1910. The plat did not account for the existing structure. Subsequent deeds reflected a 2' purchase of the abutting lot thereby placing the structure on the ownership parcel. The property cannot be expanded to be in compliance with the setbacks with retaining the Main Structure. The accessory structure was constructed in 1970 and is located in a manner that preserves the heritage tree.

b) The placement of the Main Structure prior to platting, the subsequent platting, and the subsequent 2' land purchase is not a common to the area. The accessory structure placement is due to a heritage tree located on the property.

### Area Character

The variance will memorialize the existing conditions of the property which have not impaired the use of any adjacent property for decades.

L3  
11

LEGAL DESCRIPTION:

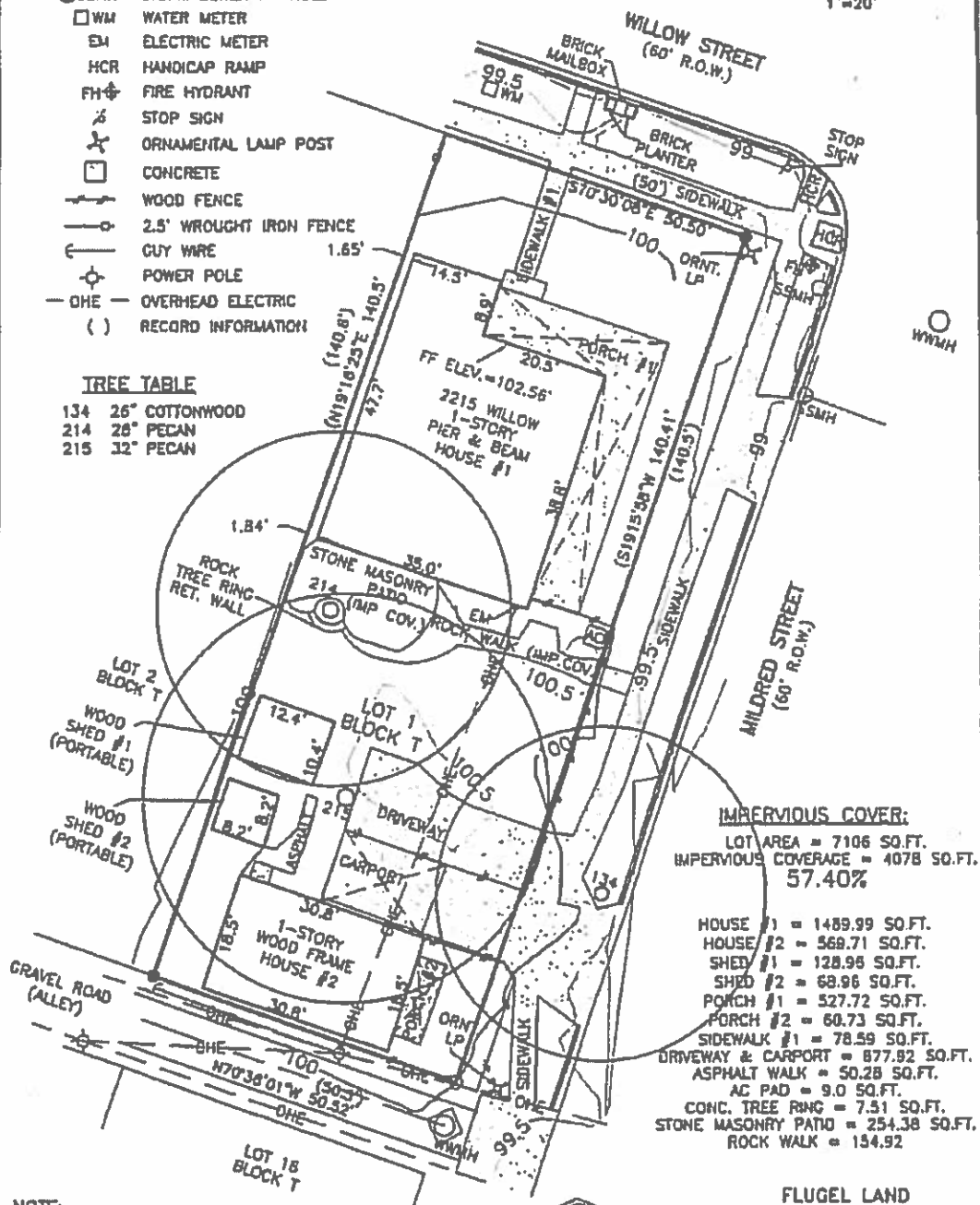
TREE AND TOPOGRAPHIC SURVEY OF LOT 1, & THE EAST 2' OF LOT 2, BLOCK C, DRIVING PARK ADDITION SUBDIVISION, RECORDED IN VOLUME 2, PAGE 206, T.C.P.R.

LEGEND

- 1/2" IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- WWMH WASTEWATER MANHOLE
- SSMH STORM SEWER MANHOLE
- WM WATER METER
- EM ELECTRIC METER
- HCR HANDICAP RAMP
- FH FIRE HYDRANT
- STOP SIGN
- ORNAMENTAL LAMP POST
- CONCRETE
- WOOD FENCE
- 2.5' WROUGHT IRON FENCE
- GUY WIRE
- POWER POLE
- OHE OVERHEAD ELECTRIC
- ( ) RECORD INFORMATION

TREE TABLE

134	26"	COTTONWOOD
214	28"	PECAN
215	32"	PECAN



IMPERVIOUS COVER:

LOT AREA = 7106 SQ.FT.  
IMPERVIOUS COVERAGE = 4078 SQ.FT.  
57.40%

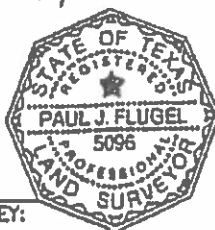
HOUSE #1 = 1489.99 SQ.FT.  
HOUSE #2 = 569.71 SQ.FT.  
SHED #1 = 128.96 SQ.FT.  
SHED #2 = 68.96 SQ.FT.  
PORCH #1 = 527.72 SQ.FT.  
PORCH #2 = 60.73 SQ.FT.  
SIDEWALK #1 = 78.59 SQ.FT.  
DRIVEWAY & CARPORT = 877.82 SQ.FT.  
ASPHALT WALK = 50.28 SQ.FT.  
AC PAD = 9.0 SQ.FT.  
CONC. TREE RING = 7.51 SQ.FT.  
STONE MASONRY PATIO = 254.38 SQ.FT.  
ROCK WALK = 134.92

NOTE:  
BEARING BASIS ASSUMED

AS SURVEYED BY:

*Paul J. Flugel*  
PAUL J. FLUGEL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5096

DATE OF FIELD SURVEY:  
1-31-14



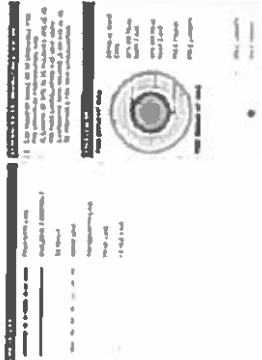
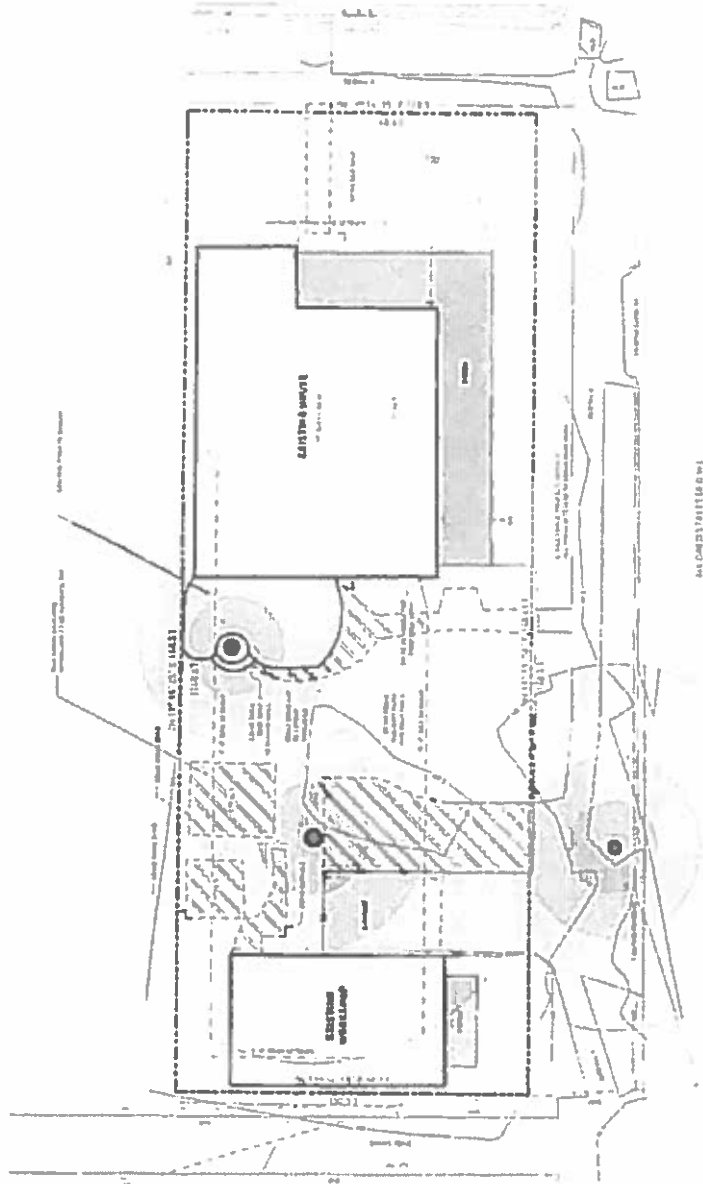
FLUGEL LAND  
SURVEYING  
14910 DORIA DRIVE  
AUSTIN, TX 78728  
(512) 633-3996

CLIENT: DONAVAN CROWLEY  
FIELD BOOK: 6, PAGE 32  
DRAWN BY: P.J.F.  
PROJECT NO.: PRJ # 089-2014  
DATE: 2-11-14  
FILE: 2215WILLOW.DWG

12/3

A1.01

DEVELOPMENT SITE PLAN



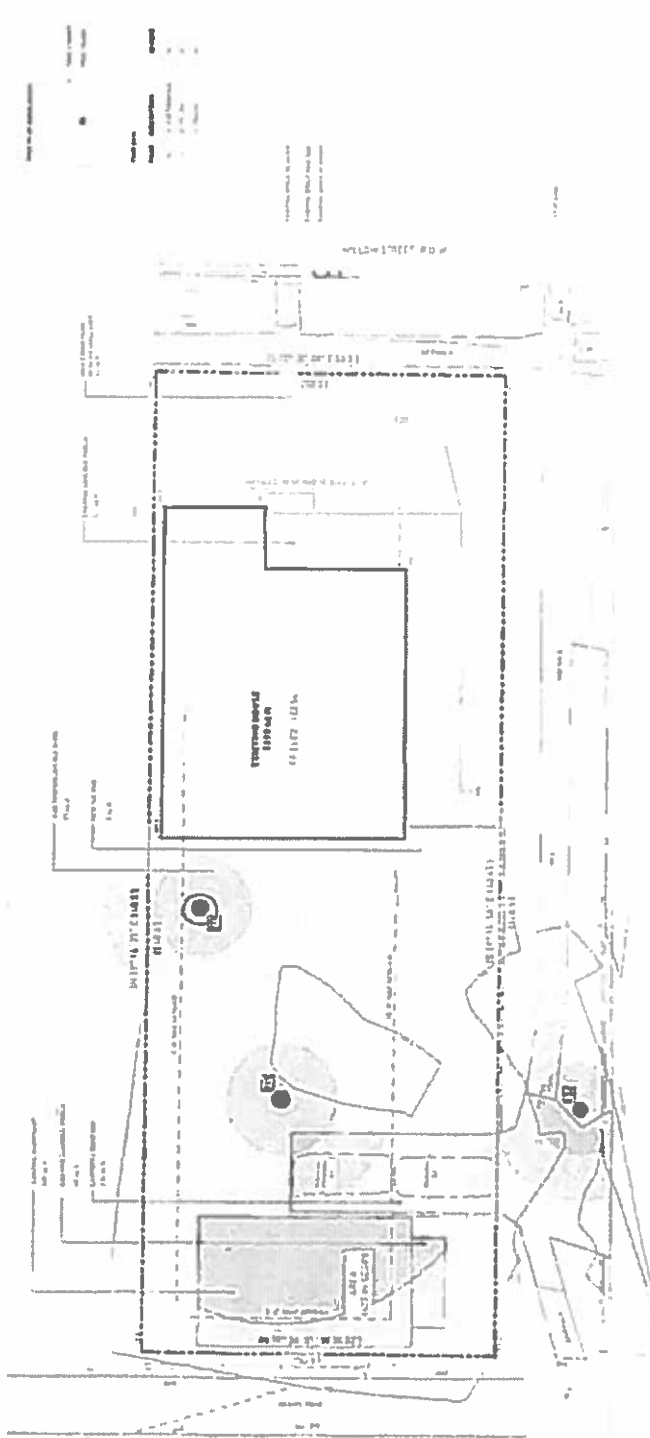
**CROW**  
2715 WILSON ST. SUITE 100  
MILWAUKEE, WI 53212  
TEL: 414.224.1234

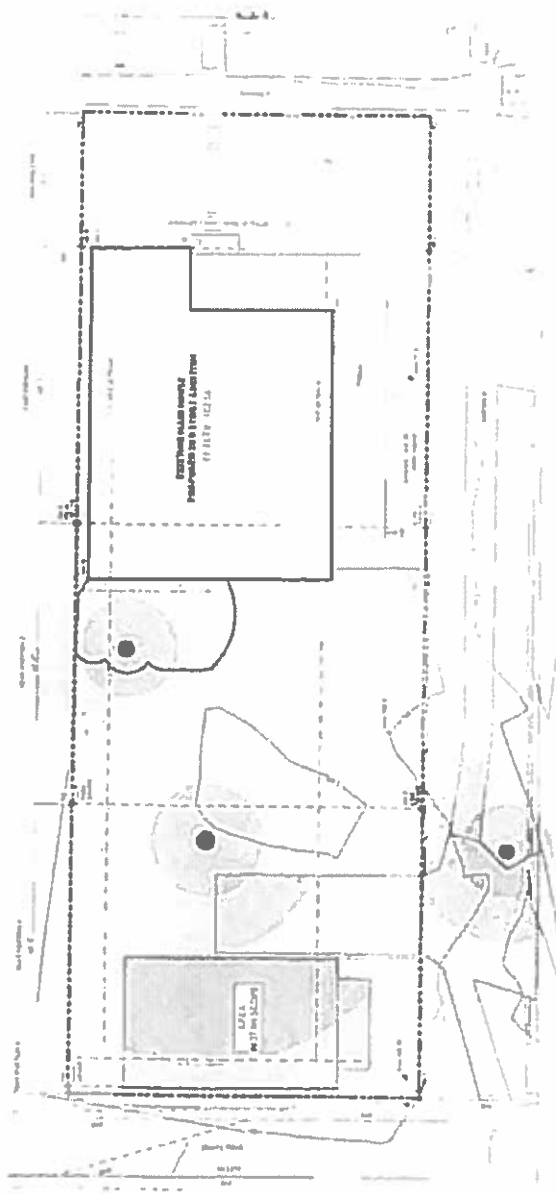
**GENERAL NOTES**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.  
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.  
3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF MILWAUKEE.  
4. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL REGULATIONS OF THE STATE OF MICHIGAN.  
5. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FEDERAL REGULATIONS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA).  
6. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.  
7. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.  
8. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS (AIEE) STANDARDS.  
9. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARDS.  
10. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.

**LEGEND**  
1. PROPOSED DEVELOPMENT  
2. EXISTING DEVELOPMENT  
3. EXISTING ROADS  
4. EXISTING UTILITIES  
5. EXISTING EASEMENTS  
6. EXISTING SETBACKS  
7. EXISTING ZONING  
8. EXISTING ENVIRONMENTAL REGULATIONS  
9. EXISTING FEDERAL REGULATIONS  
10. EXISTING NFPA STANDARDS  
11. EXISTING ASME STANDARDS  
12. EXISTING AIEE STANDARDS  
13. EXISTING ASCE STANDARDS

**AREA CALCULATIONS**  
1. TOTAL SITE AREA: 10.0 ACRES  
2. TOTAL BUILDING AREA: 1.0 ACRES  
3. TOTAL PARKING AREA: 0.5 ACRES  
4. TOTAL ROAD AREA: 0.2 ACRES  
5. TOTAL UTILITY AREA: 0.1 ACRES  
6. TOTAL EASEMENT AREA: 0.1 ACRES  
7. TOTAL SETBACK AREA: 0.1 ACRES  
8. TOTAL ZONING AREA: 0.1 ACRES  
9. TOTAL ENVIRONMENTAL REGULATIONS AREA: 0.1 ACRES  
10. TOTAL FEDERAL REGULATIONS AREA: 0.1 ACRES  
11. TOTAL NFPA STANDARDS AREA: 0.1 ACRES  
12. TOTAL ASME STANDARDS AREA: 0.1 ACRES  
13. TOTAL AIEE STANDARDS AREA: 0.1 ACRES  
14. TOTAL ASCE STANDARDS AREA: 0.1 ACRES

**DEVELOPMENT SITE PLAN**  
1. PROPOSED DEVELOPMENT  
2. EXISTING DEVELOPMENT  
3. EXISTING ROADS  
4. EXISTING UTILITIES  
5. EXISTING EASEMENTS  
6. EXISTING SETBACKS  
7. EXISTING ZONING  
8. EXISTING ENVIRONMENTAL REGULATIONS  
9. EXISTING FEDERAL REGULATIONS  
10. EXISTING NFPA STANDARDS  
11. EXISTING ASME STANDARDS  
12. EXISTING AIEE STANDARDS  
13. EXISTING ASCE STANDARDS





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Journal of Internal Medicine 255: 111–121

4

<sup>a</sup>  $P$ -value for the difference between the two groups.  
<sup>b</sup>  $P$ -value for the difference between the two groups.  
<sup>c</sup>  $P$ -value for the difference between the two groups.

100% Satisfaction  
 No Hassles  
 No Time or  
 Money

[illegible]

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Journal of Internal Medicine 247: 105-112

From the first meeting, however, the two groups began to work together in a number of ways:

[illegible][illegible]

1. *Chlorophyll a* (Chl a) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum.

0118

[illegible]

**CROW**

**Part I: The Basics**

- Chapter 1: Getting Started
- Chapter 2: The Basics of the Language
- Chapter 3: The Basics of the Environment

**Part II: The Intermediate**

- Chapter 4: Intermediate Concepts
- Chapter 5: Intermediate Techniques
- Chapter 6: Intermediate Tools

**Part III: The Advanced**

- Chapter 7: Advanced Concepts
- Chapter 8: Advanced Techniques
- Chapter 9: Advanced Tools

**Part IV: The Expert**

- Chapter 10: Expert Concepts
- Chapter 11: Expert Techniques
- Chapter 12: Expert Tools

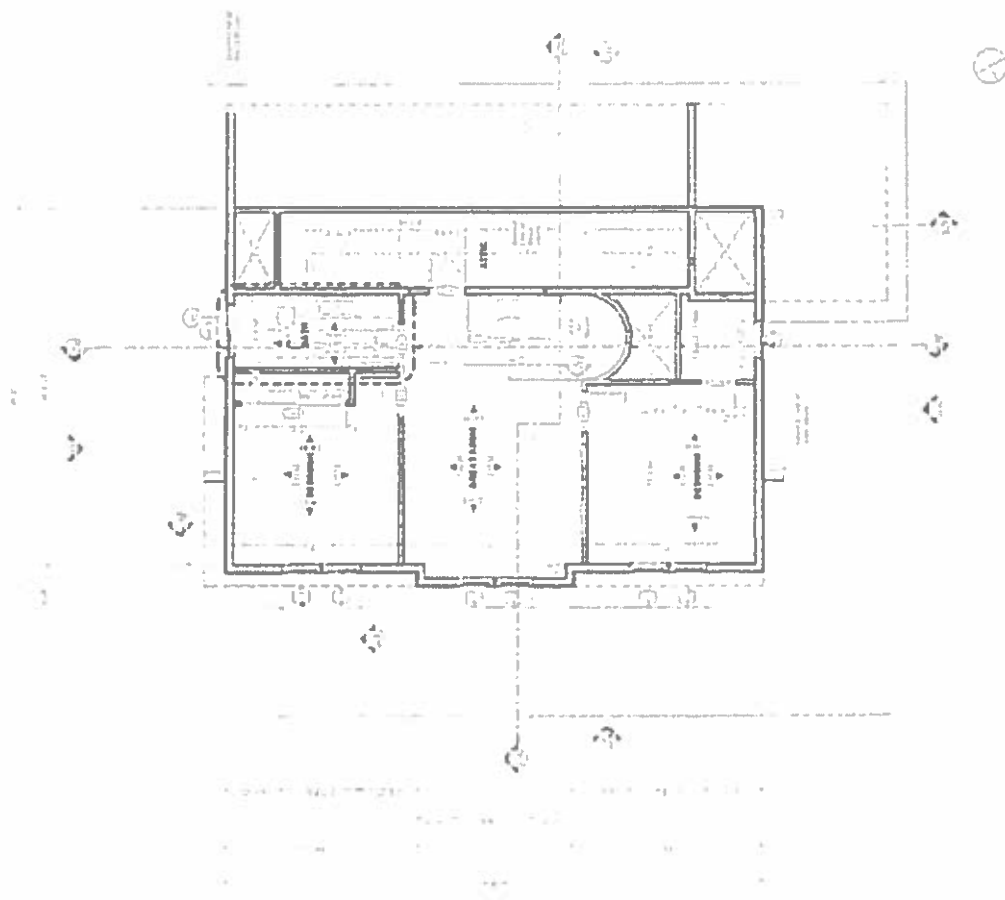
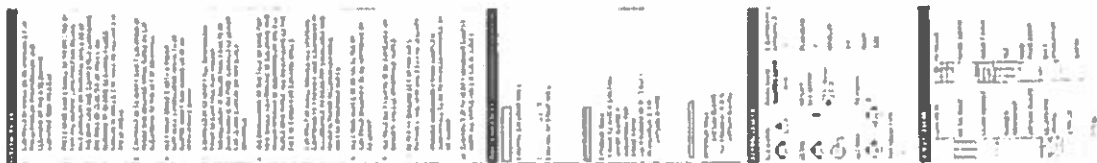
100%  
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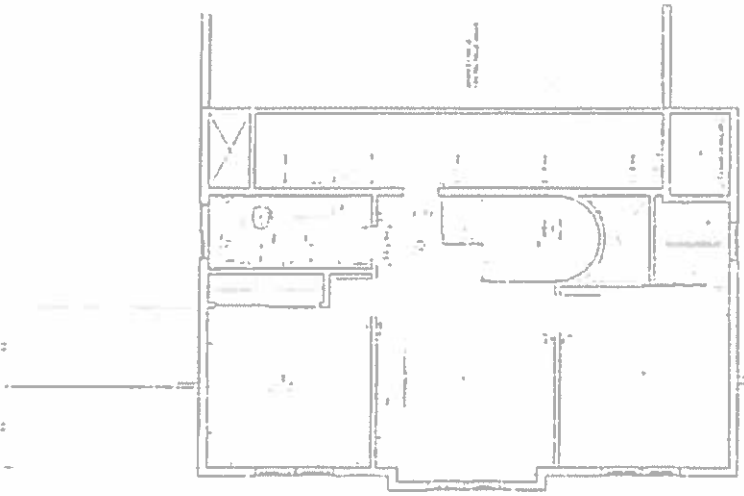




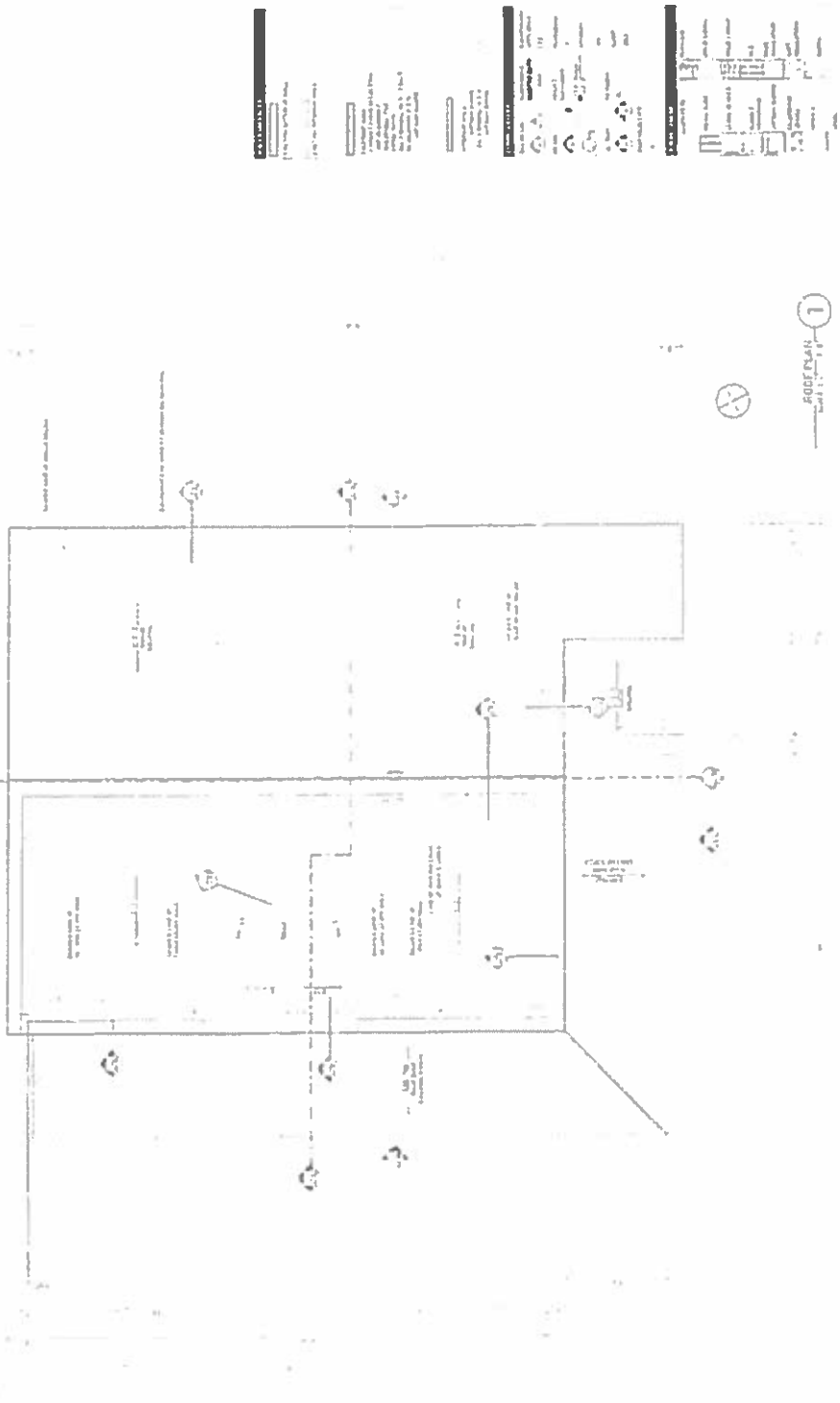
5/19

**A2.04**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1.000000	1.00	sq ft	1.00	1.00
2	2.000000	2.00	sq ft	2.00	2.00
3	3.000000	3.00	sq ft	3.00	3.00
4	4.000000	4.00	sq ft	4.00	4.00
5	5.000000	5.00	sq ft	5.00	5.00
6	6.000000	6.00	sq ft	6.00	6.00
7	7.000000	7.00	sq ft	7.00	7.00
8	8.000000	8.00	sq ft	8.00	8.00
9	9.000000	9.00	sq ft	9.00	9.00
10	10.000000	10.00	sq ft	10.00	10.00
11	11.000000	11.00	sq ft	11.00	11.00
12	12.000000	12.00	sq ft	12.00	12.00
13	13.000000	13.00	sq ft	13.00	13.00
14	14.000000	14.00	sq ft	14.00	14.00
15	15.000000	15.00	sq ft	15.00	15.00
16	16.000000	16.00	sq ft	16.00	16.00
17	17.000000	17.00	sq ft	17.00	17.00
18	18.000000	18.00	sq ft	18.00	18.00
19	19.000000	19.00	sq ft	19.00	19.00
20	20.000000	20.00	sq ft	20.00	20.00
21	21.000000	21.00	sq ft	21.00	21.00
22	22.000000	22.00	sq ft	22.00	22.00
23	23.000000	23.00	sq ft	23.00	23.00
24	24.000000	24.00	sq ft	24.00	24.00
25	25.000000	25.00	sq ft	25.00	25.00
26	26.000000	26.00	sq ft	26.00	26.00
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37	37.000000	37.00	sq ft	37.00	37.00
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40	40.000000	40.00	sq ft	40.00	40.00
41	41.000000	41.00	sq ft	41.00	41.00
42	42.000000	42.00	sq ft	42.00	42.00
43	43.000000	43.00	sq ft	43.00	43.00
44	44.000000	44.00	sq ft	44.00	44.00
45	45.000000	45.00	sq ft	45.00	45.00
46	46.000000	46.00	sq ft	46.00	46.00
47	47.000000	47.00	sq ft	47.00	47.00
48	48.000000	48.00	sq ft	48.00	48.00
49	49.000000	49.00	sq ft	49.00	49.00
50	50.000000	50.00	sq ft	50.00	50.00
51	51.000000	51.00	sq ft	51.00	51.00
52	52.000000	52.00	sq ft	52.00	52.00
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54	54.000000	54.00	sq ft	54.00	54.00
55	55.000000	55.00	sq ft	55.00	55.00
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57	57.000000	57.00	sq ft	57.00	57.00
58	58.000000	58.00	sq ft	58.00	58.00
59	59.000000	59.00	sq ft	59.00	59.00
60	60.000000	60.00	sq ft	60.00	60.00
61	61.000000	61.00	sq ft	61.00	61.00
62	62.000000	62.00	sq ft	62.00	62.00
63	63.000000	63.00	sq ft	63.00	63.00
64	64.000000	64.00	sq ft	64.00	64.00
65	65.000000	65.00	sq ft	65.00	65.00
66	66.000000	66.00	sq ft	66.00	66.00
67	67.000000	67.00	sq ft	67.00	67.00
68	68.000000	68.00	sq ft	68.00	68.00
69	69.000000	69.00	sq ft	69.00	69.00
70	70.000000	70.00	sq ft	70.00	70.00
71	71.000000	71.00	sq ft	71.00	71.00
72	72.000000	72.00	sq ft	72.00	72.00
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92	92.000000	92.00	sq ft	92.00	92.00
93	93.000000	93.00	sq ft	93.00	93.00
94	94.000000	94.00	sq ft	94.00	94.00
95	95.000000	95.00	sq ft	95.00	95.00
96	96.000000	96.00	sq ft	96.00	96.00
97	97.000000	97.00	sq ft	97.00	97.00
98	98.000000	98.00	sq ft	98.00	98.00
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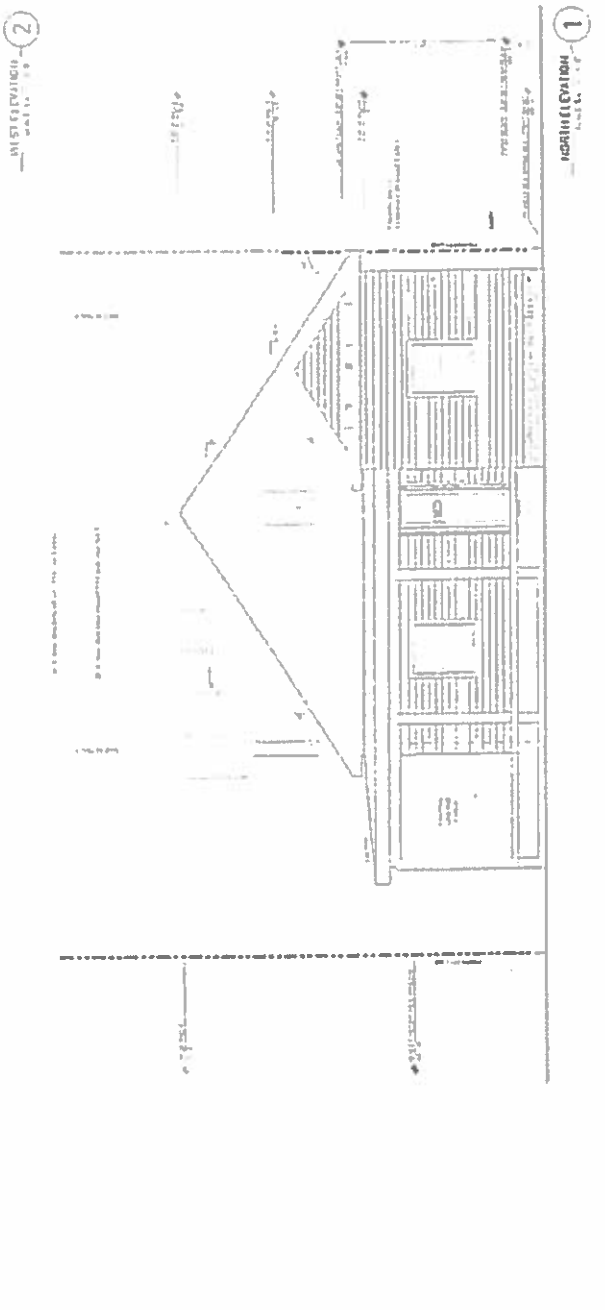
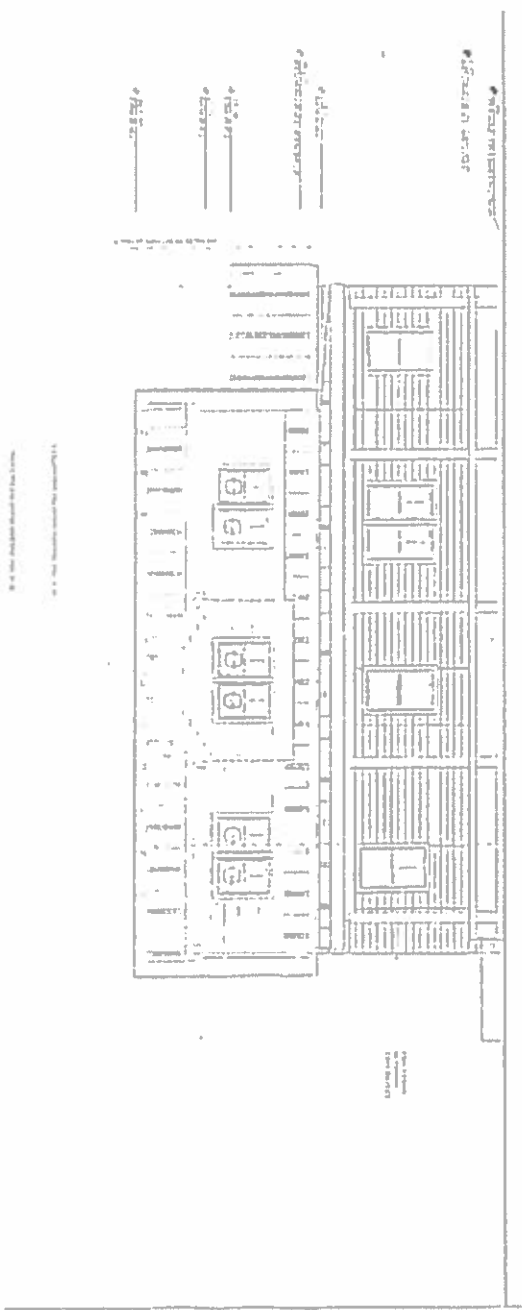
CRITIC B C E R U S T I A N S E C O N D I T I O N 2





Pluton was  
A3.00

32



**GENERAL NOTES**

1. SEE PLAN FOR DIMENSIONS AND FINISHES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NMBC AND 2015 NMS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORK SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
8. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
10. THE CONTRACTOR SHALL MAINTAIN A SAFE WORK SITE AT ALL TIMES.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMIT
2	10/20/2023	REVISED PER PLAN CHANGES
3	11/01/2023	REVISED PER PLAN CHANGES

**PROJECT INFORMATION**

PROJECT NO: 23-001

CLIENT: ABC COMPANY

LOCATION: 1234 MAIN STREET, ALBUQUERQUE, NM 87102

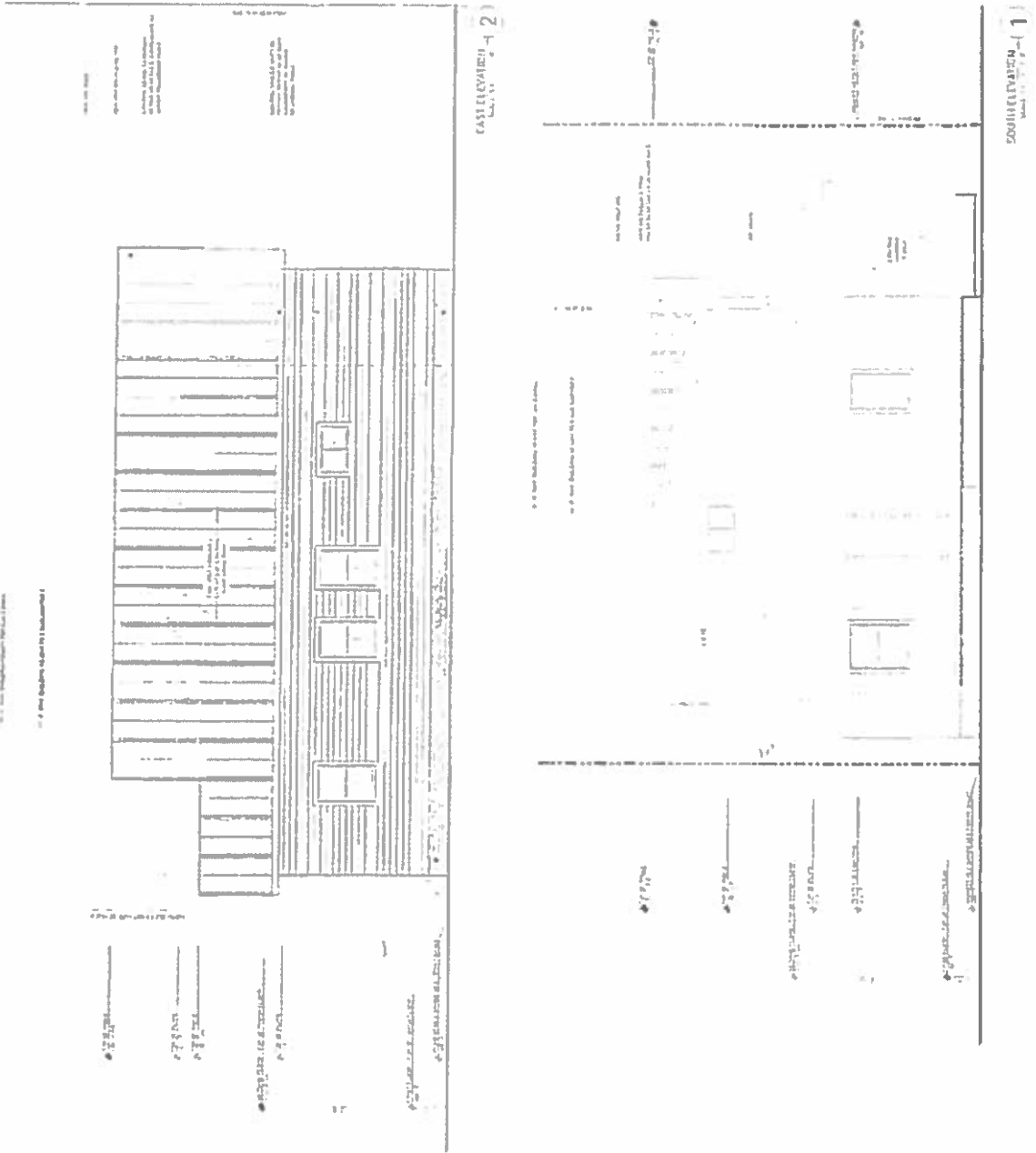
DATE: 10/15/2023

DRAWN BY: J. SMITH

CHECKED BY: M. JONES

APPROVED BY: K. BROWN

23/13



23/13

24/53

**CROW**  
1771 Oak Grove Avenue  
1771 Oak Grove Avenue  
1771 Oak Grove Avenue

**SECTION**  
A4.00

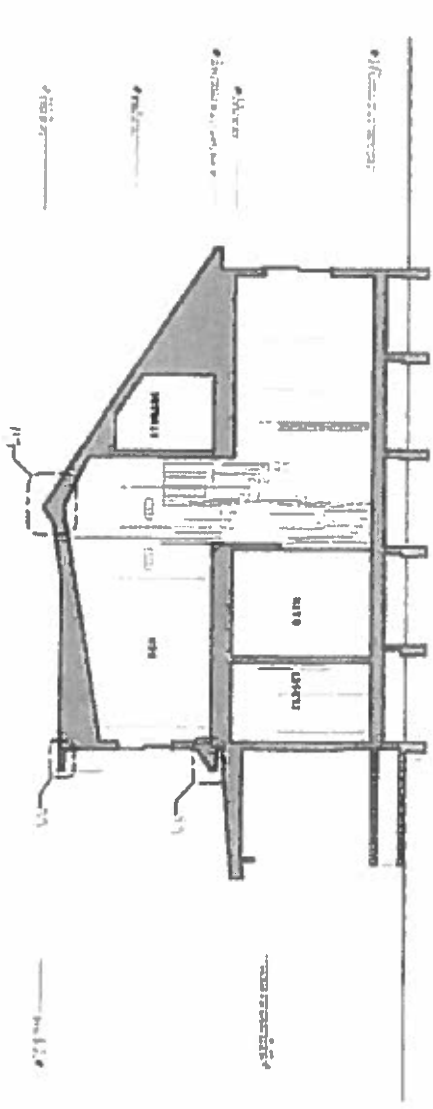
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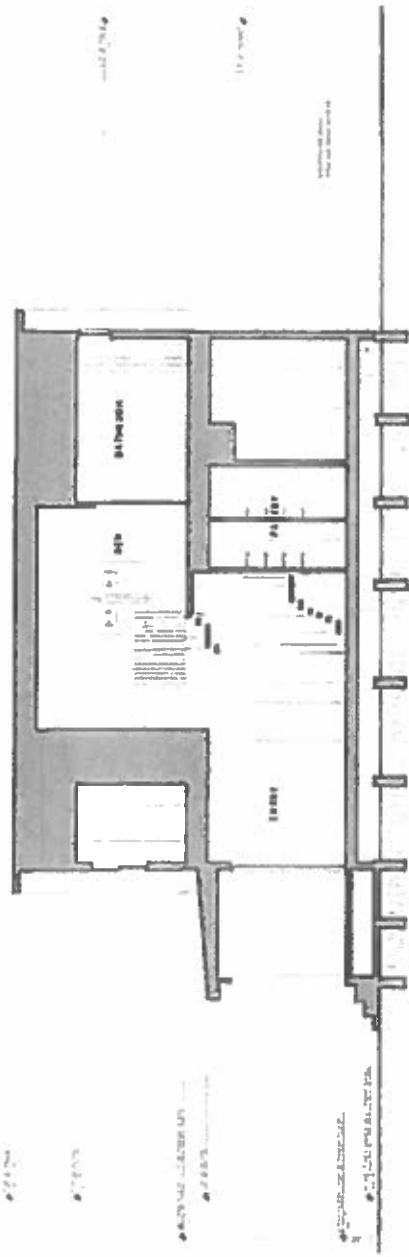
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**SECTION**  
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**SECTION**  
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SECTION 1



SECTION 2





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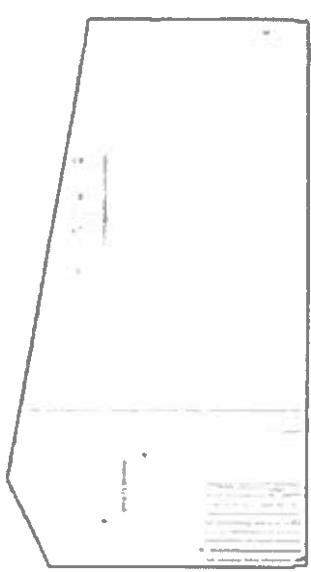
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 5. Project End Date: [Blank]  
 6. Project Manager: [Blank]  
 7. Project Engineer: [Blank]  
 8. Project Designer: [Blank]  
 9. Project Checker: [Blank]  
 10. Project Approver: [Blank]

**DESCRIPTION**  
 1. [Blank]  
 2. [Blank]  
 3. [Blank]  
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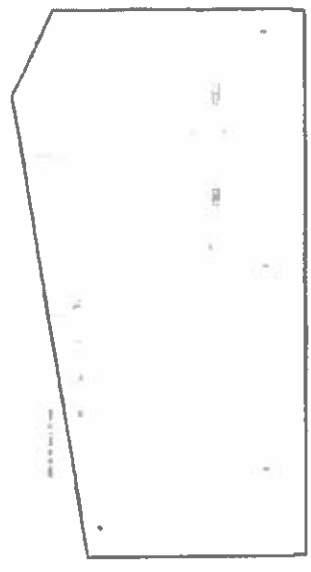
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 8. [Blank]  
 9. [Blank]  
 10. [Blank]

**APPENDIX**  
 1. [Blank]  
 2. [Blank]  
 3. [Blank]  
 4. [Blank]  
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26/53



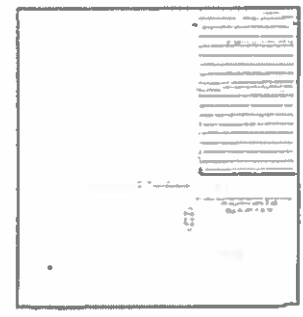
FLOOR PLAN 1



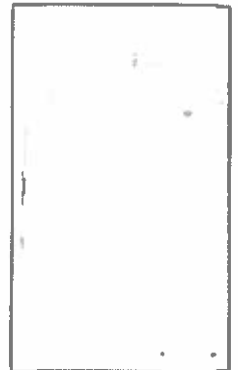
FLOOR PLAN 2



FLOOR PLAN 3



FLOOR PLAN 4



FLOOR PLAN 5



FLOOR PLAN 6

2713 WILSON AVE  
ALBANY, NY 12206  
CROW

UNIT 100  
REPAIRS  
REPAIRS  
REPAIRS

REPAIRS  
REPAIRS  
REPAIRS

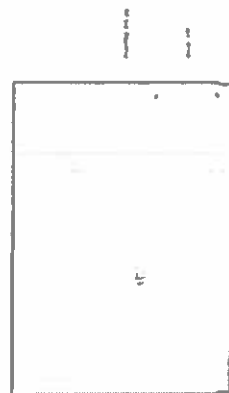
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5/2/23



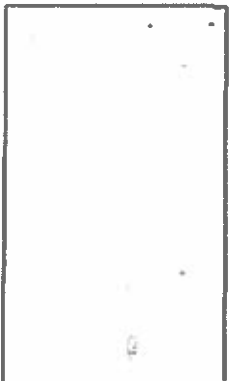
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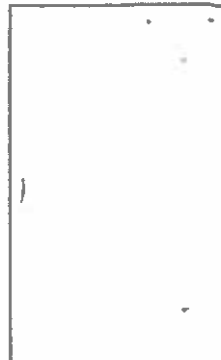
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4

28/13

**CROW**  
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 17/12/2019 11:27:27

22/11/2019 11:27:27  
 17/12/2019 11:27:27

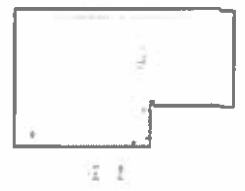
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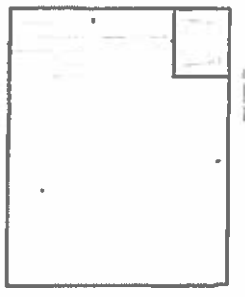
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**SECTION 5**  
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 SECTION 5



SECTION 1 FLOOR PLAN



SECTION 2 FLOOR PLAN



SECTION 3 FLOOR PLAN



SECTION 4 FLOOR PLAN



SECTION 5 FLOOR PLAN

Heldenfels, Leane

---

From: Sandra Boone [REDACTED]  
Sent: Monday, July 18, 2016 9:29 AM  
To: Heldenfels, Leane  
Subject: Fwd: BOA Case number: c15-2016-0075  
[REDACTED]

L3  
29

----- Forwarded message -----

From: Sandra Boone [REDACTED]  
Date: Mon, Jul 18, 2016 at 9:27 AM  
Subject: BOA Case number: c15-2016-0075  
To: [Leane.heldenfeld@austintexas.gov](mailto:Leane.heldenfeld@austintexas.gov)

Ms. Heldenfeld,

I own the house across Mildred from the home being considered for a variance by the Board of Adjustment in this case: 2215 Willow. I understand the case is scheduled for the August Meeting of the Board of Adjustment.

I have reviewed the file, and discussed the plans with the owners and wholehearted SUPPORT the grating of the variances requested.

The home, as currently built, preserves the original architecture and adds to the historical character of the neighborhood. The renovation planned compliments this, and should be allowed.

To require the owner to clip off a few feet of an existing, quality-built home, or not allow them to add another living unit where one has already existed for years, would seem to be contrary to the intent of the development plan for this neighborhood.

Thank you for your consideration,  
Sandra Boone  
owner 2301 Willow, Austin, 78702

# PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

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

Case Number: C15-2016-0075, 2215 Willow St.

Contact: Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, July 11th, 2016

SARA# ANDRE

Your Name (please print)

☒ I am in favor  
☐ I object

2318 CANTERBURY ST.

78702

Your address(es) affected by this application

*[Signature]*

7-4-16

Signature

Date

Daytime Telephone: 698-3369

Comments:

*This is a long time existing house as is. The current owner did not build the house there it is (that happened in the 1930s or 40s), I should be allowed & they should be allowed to remodel. [Signature]*

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments postmarked after the 11th prior to the hearing will not be received timely for this hearing)

Fax: (512) 974-6305

Email: [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

