

C15-2016-0111

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September 14, 2016

To Whom It May Concern:
City of Austin

Re: 904 Ethel Street – 0.1124 acre piece of property located at 904 Ethel Street, Austin, Texas (the "Property");

As the record owner of the above referenced Property, I hereby authorize Austin Stowell at KEEP Real Estate to act as agent to submit the attached Board of Adjustment Application to the City of Austin, Texas. I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Sincerely,

Owner:

Margaret Magness

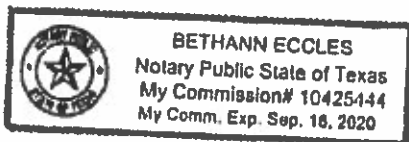
Margaret Magness
PO Box 5242
Austin, TX 78763

THE STATE OF TEXAS §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret Magness known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 8th day of November, 2016.



NOTARY PUBLIC

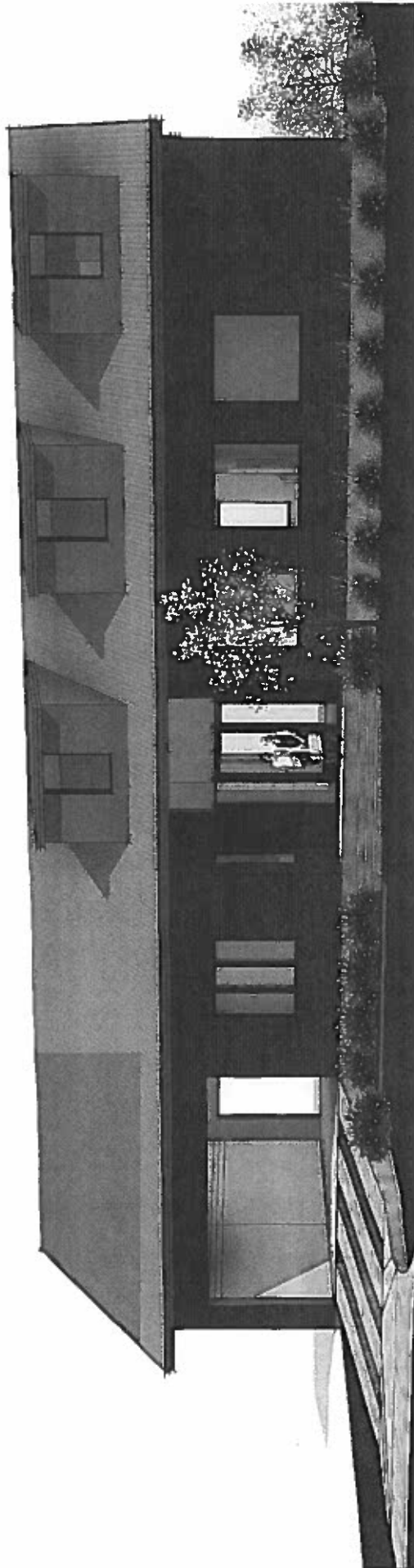
Bethann Eccles
Typed or Printed Name of Notary

Bethann Eccles

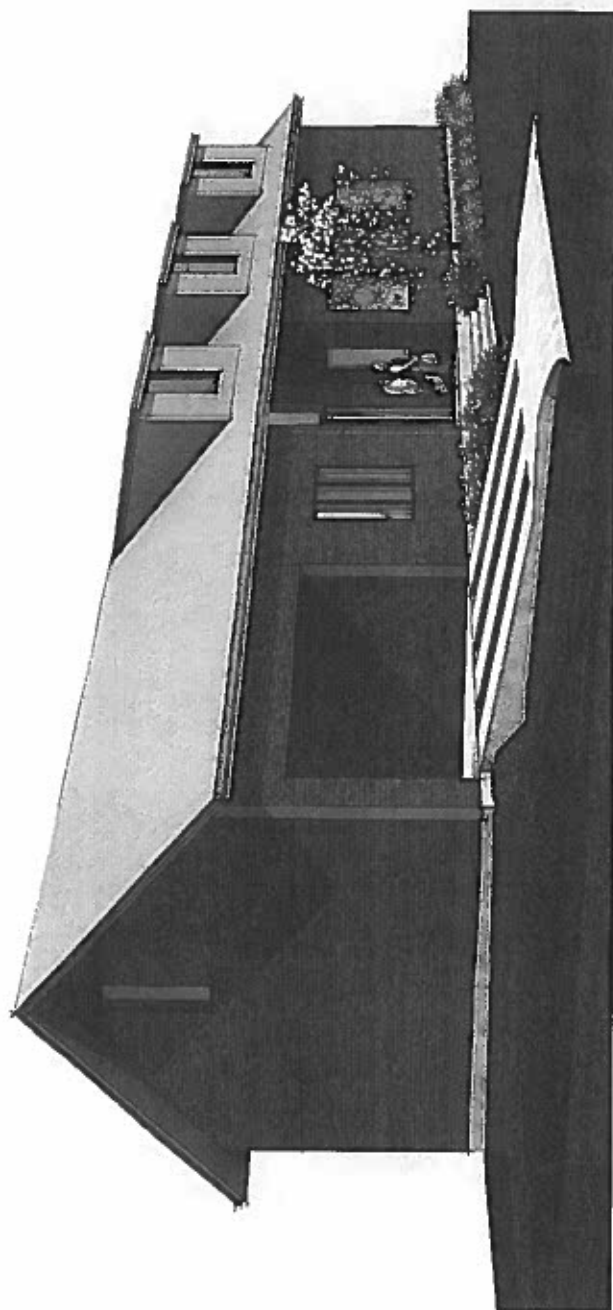
MY COMMISSION EXPIRES:

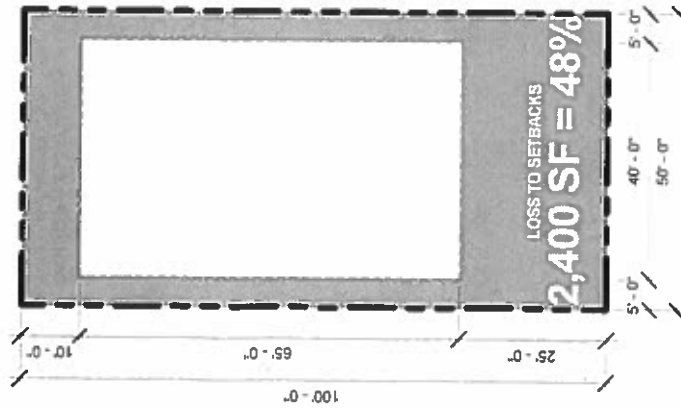
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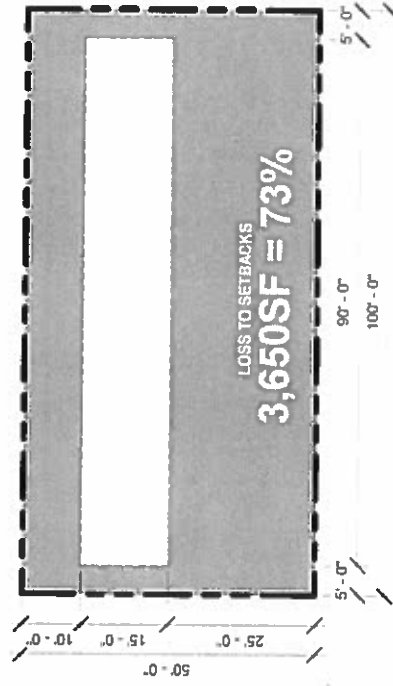


L-6
38

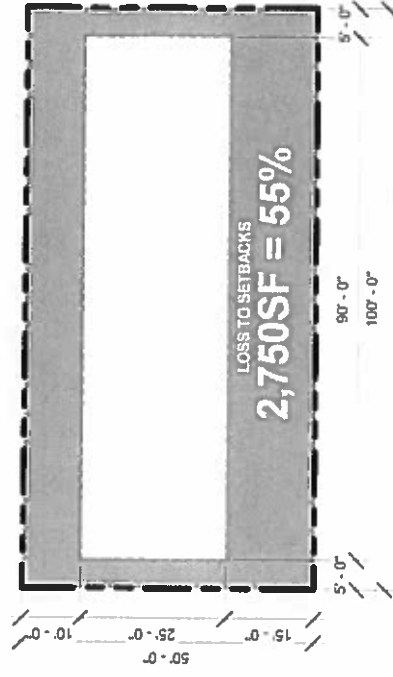




TYPICAL LOT



504 ETHEL - WITHOUT VARIANCE



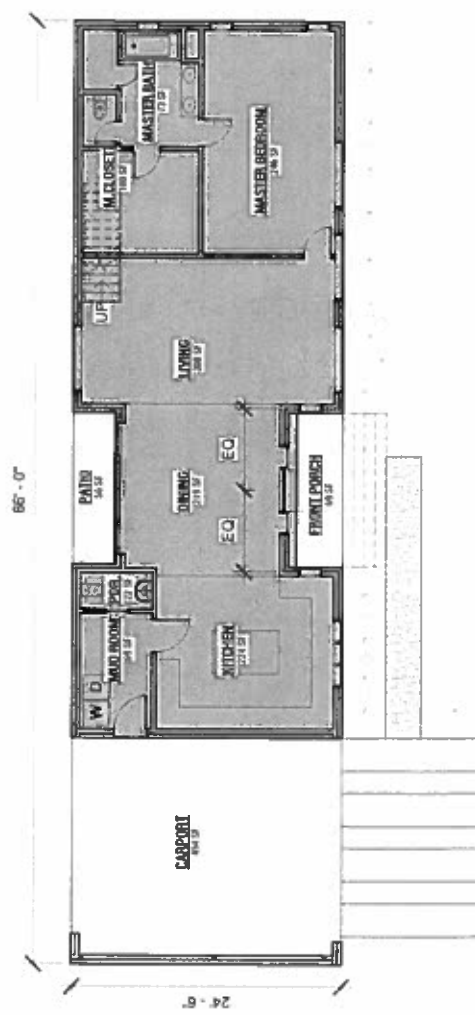
504 ETHEL - WITH VARIANCE

L-4
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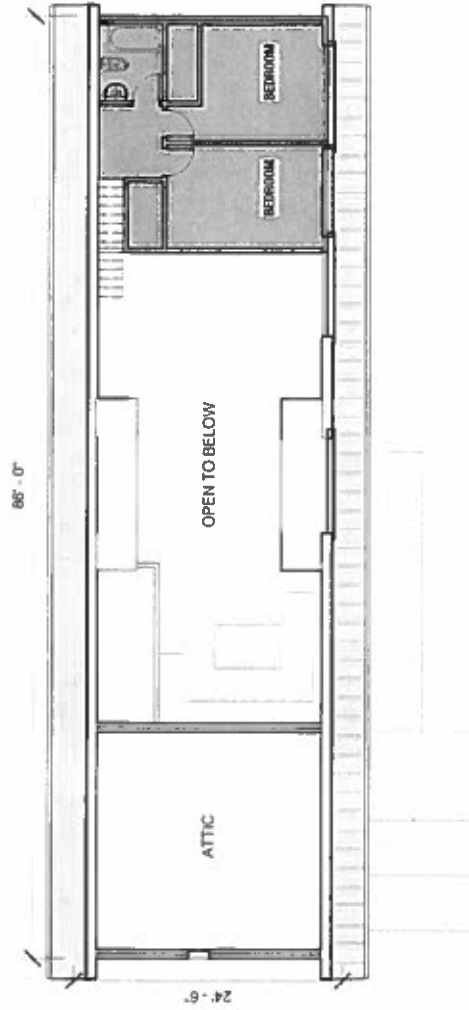
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L-6
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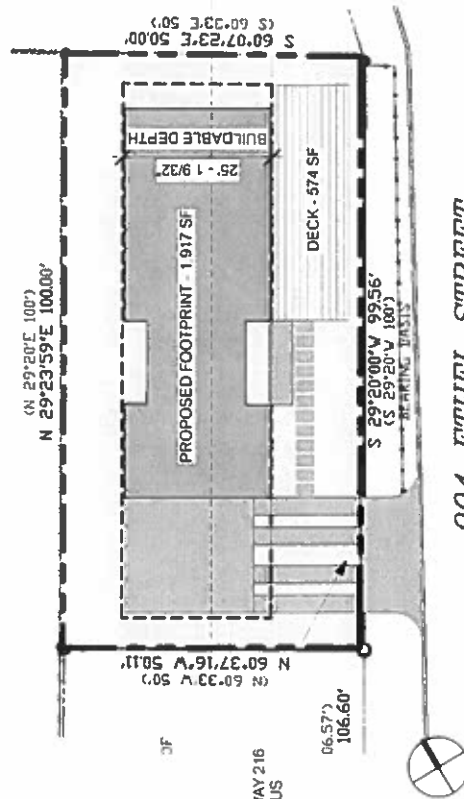


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904 ETHEL STREET
(50' R.O.W.)
EXISTING SITE PLAN



904 ETHEL STREET
(50' R.C.W.)
PROPOSED SITE PLAN

SITE AREA CALCULATIONS

ADDRESS: 904 ETHEL ST
TX 78704
LEGAL DESCRIPTION: N 100 FT OF LOT 7
SHELTON JOHN R
TCAD PROPERTY ID: 103360
NEIGHBORHOOD: ZIMMER
ZONING: SF 3 NP
SITE AREA: 4,896.05 SF (TCAD), 4,994.57 SF
(MEASURED)

PROPOSED IMPERVIOUS COVER: MAX 45%
NEW HOUSE: 2,107 SF
DRIVEWAY: 216 SF
OUTDOOR PATIO AND STEPS: 150 SF
OUTDOOR WOOD DECK: 548 SF (2 x 274 SF)
TOTAL NEW: 2,747 SF
TOTAL PROPOSED IMPERVIOUS COVER =
2,747/4,941.57 = SF 55.0%

SEE A.R. CALCULATIONS: MAX 2,300 SF
PROPOSED I1 = 2,107/400 = 1,707 SF
PROPOSED I2 = 590 SF

TOTAL PROPOSED FLOOR AREA: 2,247 SF
TOTAL BUILDING COVERAGE: MAX 40%
NEW HOME AND CARPORT: 1,917 SF
= 1,917 SF/4,896.5 SF = 39.2%

REQUIRED PARKING (APPENDIX A): 2
SPACES

REQUIRED PARKING (APPENDIX A): 2 SPACES

ETHEL STREET SITE STUDY

100-1000

760022 22 MARCH 1973 15133 00

112015 WILSON

9136216

27th November 1999

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