



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

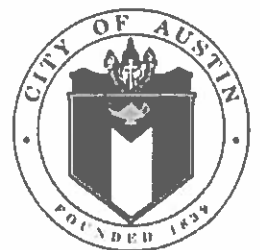
NOTIFICATIONS

CASE#: C15-2017-0001
LOCATION: 10012 Barbrook Drive

1" = 123'

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

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





CITY OF AUSTIN

Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

m/2

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 # C15-2017-001 ROW # 11645760 Tax # D168250313
ICADV

Section 1: Applicant Statement

Street Address: 10012 Barbrook Drive, Austin Texas 78726

Subdivision Legal Description:

Lot 1, Block C, Canyon Creek West Section 1, Stratford Place, Travis County, Texas

Lot(s): Lot 1

Block(s): Block C

Outlot: _____

Division: Canyon Creek West, Sec 1

Zoning District: SF-2

I/We Chaparrel Construction, Doug Kurtz on behalf of myself/ourselves as
authorized agent for Julie Hale affirm that on
Month November, Day 29, 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: Pool

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Impervious Cover Limitations

3/3

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:

Removal of an installed swimming pool is not a reasonable expectation and is also an unnecessary financial burden for the owner. Impervious Cover calculations were made from the stamped, certified, platt and the lot area on the original building permit, approved and stamped by the city of Austin, from 11 years ago.

Hardship

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

The pool was built in good faith, calculating I.C. at 38.7% using the lot area of 7728 sqft., from the stamped platt.

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

The 281 sqft of I.C. overage does not effect the rest of the homes or properties in the area.

12/5

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 pool is already in place and has been approved by neighbors via the HOA as well as The City of Austin. A rainwater collection system is being installed by the homeowners to mitigate any lost water retention caused by the 281 sqft. of I.C. overage may have on the area.

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:
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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:  Date: 12.7.16

Applicant Name (typed or printed): Doug Kurtz

Applicant Mailing Address: 12343 Hymeadow Drive, Ste 2-K

City: Austin State: TX Zip: 78750

Phone (will be public information): (214) 766-6865

Email (optional – will be public information): dkurtz@chaparrelconstruction.com

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: See Attached Page Date: _____

Owner Name (typed or printed): Julie Hale

Owner Mailing Address: 10012 Barbrook Drive

City: Austin State: TX Zip: 78726

Phone (will be public information): (512) 514-0140

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 3: Applicant Certificate

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

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

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: [Signature] Date: 11/28/16

Owner Name (typed or printed): Julie Hale

Owner Mailing Address: 10012 Barbroke Dr.

City: Austin State: TX Zip: 78726

Phone (will be public information): 512-514-0140

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

C15 2017-0001

13

December 28, 2016

Doug Kurtz
Chaparrel Construction
12343 Hymeadow, Ste. 2-K
Austin TX 78750

City of Austin Board of Adjustment

Re: Application for Variance of 281 sq. ft. of additional Impervious Coverage at 10012 Barbrook Dr.,
Austin TX 78726

Sir or Ma'am,

I have been engaged by Reliant Pools, who built a pool at the above address, to try to find a resolution to the following problem.

When my client, Reliant, was hired by the resident at 10012 Barbrook Dr., they were given a stamped Plat of Survey. They proceeded to design the pool they built based on this survey. It had the Impervious Coverage Survey on it and computations were based on this. They also did research online at the City of Austin website, and both documents state the square footage of the lot at "7728 Sq. Ft."

Plans and computations were then given to their permit expediter, Nick Travis. Evidently, Mr. Travis filled out the permit using Square Footage from TCAD, which states Square Footage for the Lot at 7228, without notifying Reliant of the variance of square footage. The permit was submitted and was approved. No one noticed the change in lot Square Footage.

At the conclusion of the project, Reliant had as as built survey performed, as required when I.C. is over 40%, and the discrepancy became evident to all parties.

Best I can see, all parties believed they were working with the correct square footage.

LONG AND SHORT OF IT ALL, the As Built Survey reveals that the property is currently 281 Sq. Ft over on Impervious Coverage.

This was not a situation of "OVER BUILD, THEN ASK FOR FORGIVENESS", just several instances of incorrect documents by surveyor and the original building permit submitted by the Builder and accepted by the City of Austin on December 3, 2005.

We are seeking a resolution satisfactory to the City, as well as the Client and their HOA. In this respect, we are submitting calculations performed by a Civil Engineer for a proposed rain water collection system. If The Board approves a variance for the 281 sq. ft. my client will immediately install gutters and the rain collection system to offset any negative impact from the small amount of extra impervious coverage.

I appreciate your time in this matter.

Thank you

Doug Kurtz
Owner
Chaparrel Construction

Original Permit with 7728 sq.ft. as Lot Size

12/2

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

10110 2:30 PM

BP Number: 1010912 1/14/05
 Building Permit No: 050204237
 Plat No: 12-3-2003 Date
 Reviewer: John Brown

PRIMARY PROJECT DATA

Service Address: 14012 Fairbrook Dr Tax Parcel No. _____
 Legal Description: _____
 Lot: 1 Block: 1 Subdivision: Campan Creek West Section: 1 Phase: _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (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: New 2500 sq ft 1 1/2 story house with 2 car garage, covered back porch & balcony
☒ New Residence ☐ Duplex ☐ Addition (specify) _____
☐ Garage ☒ Attached ☐ Detached ☐ Other (specify) _____
☐ Carport ☒ Attached ☐ Detached ☐ Other (specify) _____
☐ Pool 15' x 4' 6" SF2
 Zoning (e.g. SF-1, SF-2): SF2 Height of building: 25 1/2 ft. # of floors: 2
 Conflicts with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
 (LDC 25-2-55)(B)(6)
 Does this site have a Board of Adjustment ruling? Yes ☐ No ☒ If yes, attach the B.O.A. documentation.
 Will this development require a cut and fill in excess of 4 feet? Yes ☐ No ☒
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? Yes ☐ No ☒

VALUATIONS FOR REMODELS ONLY		DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY		PERMIT FEES (For office use only)	
				NEW ADDITIONS	REMODELS
Building	\$ _____	Lot Size	<u>7728</u> sq. ft.	Building	\$ <u>290.00</u>
Electrical	\$ _____	Job Valuation	\$ <u>145,000</u>	Electrical	\$ <u>175.00</u>
Mechanical	\$ _____		(Labor and materials)	Mechanical	\$ <u>44.00</u>
Plumbing	\$ _____	Total Job Valuation (remodels and additions)	\$ _____	Plumbing	\$ <u>100.00</u>
Driveway	\$ _____		(Labor and materials)	Driveway	\$ <u>42.00</u>
& Sidewalk	\$ _____			& Sidewalk	\$ _____
TOTALS	\$ _____			TOTALS	\$ _____
(labor and materials)					

OWNER / BUILDER INFORMATION

OWNER Name: David Weckley Homes Telephone (h): _____
 BUILDER Company Name: David Weckley Homes Telephone: 401-0543
 Contact/Applicant's Name: Wicki Harkrider Pager: _____
 DRIVEWAY Contractor: Alvarado Concrete FAX: 401-0366
 SIDEWALK Telephone: _____
 CERTIFICATE OF OCCUPANCY Name: Trinity Weckley Telephone: 821-2639
 Address: 9000 Waterford Centre Blvd. City: Austin ST: TX ZIP: 78756

If you would like to be notified when your application is approved, please select the method:
 _____ telephone _____ e-mail: web-builder@dw-homes.com

You may check the status of this application at www.ci.austin.tx.us/development/permitr.htm

m/9

Service Address 10012 Rubbrook

Applicant's Signature V. H. White

Date 10-6-05

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 st floor conditioned area	sq.ft.		1809	sq.ft.
b. 2 nd floor conditioned area	sq.ft.		1004	sq.ft.
c. 3 rd floor conditioned area	sq.ft.			sq.ft.
d. Basement	sq.ft.			sq.ft.
e. Garage / Carport				
<input checked="" type="checkbox"/> Attached	sq.ft.		431	sq.ft.
<input type="checkbox"/> detached	sq.ft.			sq.ft.
f. Wood decks (must be counted at 100%)	sq.ft.			sq.ft.
g. Breezeways	sq.ft.			sq.ft.
h. Covered patios	sq.ft.			sq.ft.
i. Covered porches	sq.ft.		91	sq.ft.
j. Balconies	sq.ft.		123	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.) _____ sq.ft. 3458 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 2454 sq.ft.
31 % of lot

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)	<u>2454</u>	sq.ft.
b. Driveway area on private property	<u>412</u>	sq.ft.
c. Sidewalk / walkways on private property	<u>100</u>	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks (may be counted at 50%)		sq.ft.
f. Air conditioner pads	<u>32</u>	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2998 sq.ft.
38.7 % of lot

10/11

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 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.

APPLICANT'S
SIGNATURE W. Han Binder

DATE 10-6-05

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

10/11/05 Date req. required V.M.
① Person / 10. diameter? Conflicts are required for all construction
② The Bull Creek Watershed

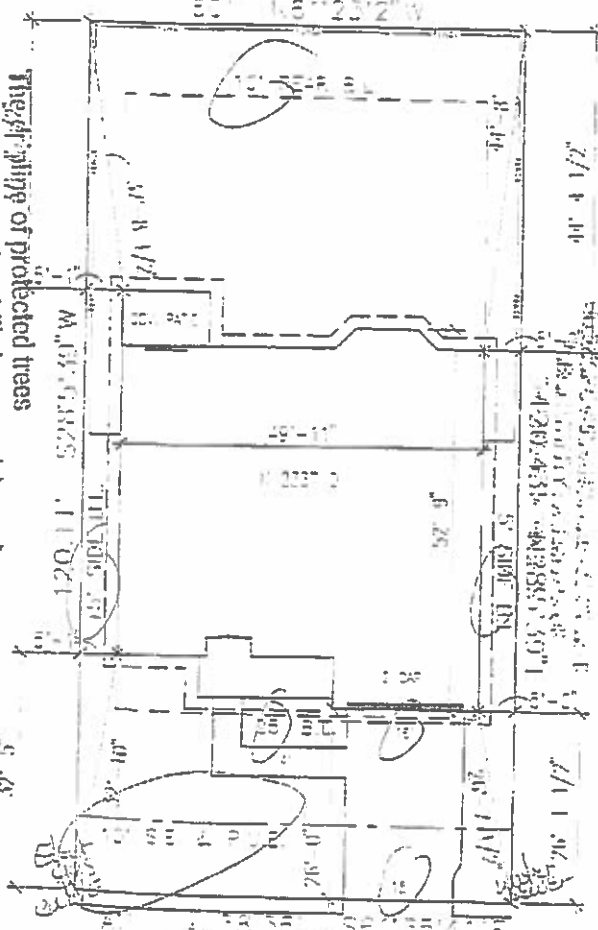
Stamped Survey with 7728 sq.ft.

3

ARC	LEN.	ARC RAD.	TABLE	CHRD. BRG.	CHRD. LEN.
A1	21.65'	433.07'	N50°3'35" W		21.65'

At Perry Lines Co. No. 1000
The measurements, distances, bearings, angles, etc., are correct as shown on the document, and the same are correct as shown on the original survey. This document may be used as a representation of the original survey and for all other purposes.

The planting of protected trees (19" dia. or greater measured at 4.5' above grade), must be advised with protective fencing before and through out construction. No tree measuring 19" in diameter (measured at 4.5' above grade) may be removed without a TREE CUTOFF PERMIT FROM THE CITY OF AUSTIN. Call the Environmental Resources Center for review. 314-6370.



SCALE: 1" = 20'

David Weekley Homes
Imagination Collection
KLT
Date 5/13/03
Scale 1" = 20'
Rev: 6/30/04 AMS

Lot: 1
Blk: C
Sub: 1
Prop. No: 2070
Sub. No: 0024

CANYON CREEK 60'
10012 BARBROOK DRIVE
AUSTIN, TX

NORTH
2337 D
PLT PLAN-1
WILIGHT
REVIEW EXAM

This plan is the determining factor in the City of Austin's residential zoning review process. Any encroachments not identified on the plot plan are the sole responsibility of the builder.
Builder signature and date
10-6-05

CITY OF AUSTIN
APPROVED FOR PERMIT
JASON S. HARTMAN, P.E.
Watershed Protection & Development Review Department
By: [Signature] Date 11-2-2005
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 other plan or the construction of the current approved plan or the construction of the City of Austin.

BARBROOK DRIVE

1. REQUEST COMPT. & APPROVED 10/30/06
I do hereby certify that the design on this plan and related enclosures, used for local construction, and are in compliance with all applicable laws, rules, regulations, and standards.

As-Built Survey Performed 9/8/16

OWNER:
JOEL HEFNER
ADDRESS:
10012 BARBROOK DRIVE, 78726
LEGAL:
LOT 1, BLOCK C, CANYON
CREEK WEST SECTION 1,
STRATFORD PLACE, TRAVIS
COUNTY, TEXAS

Waterloo Surveyors Inc. SURVEY PLAT

J14911

LEGEND
1/2" FOUND IRON ROD ● FIRC
w/CAP
FOUND SPINDLE ● SPD
UTILITY POLE/LINE ○
WATER VALVE ○
CLEAN OUT ○
UTILITY LINE — P —
WOOD FENCE — □ —

SCALE

1" = 20'

C1
CHORD BEARING=S59°54'45"E
(CHORD BEARING=S60°09'35"E)
CHORD=21.42'
(CHORD=21.65')
RADIUS=433.07'
(RADIUS=433.07')
ARC=21.42'
(ARC=21.65')

IMPERVIOUS COVER

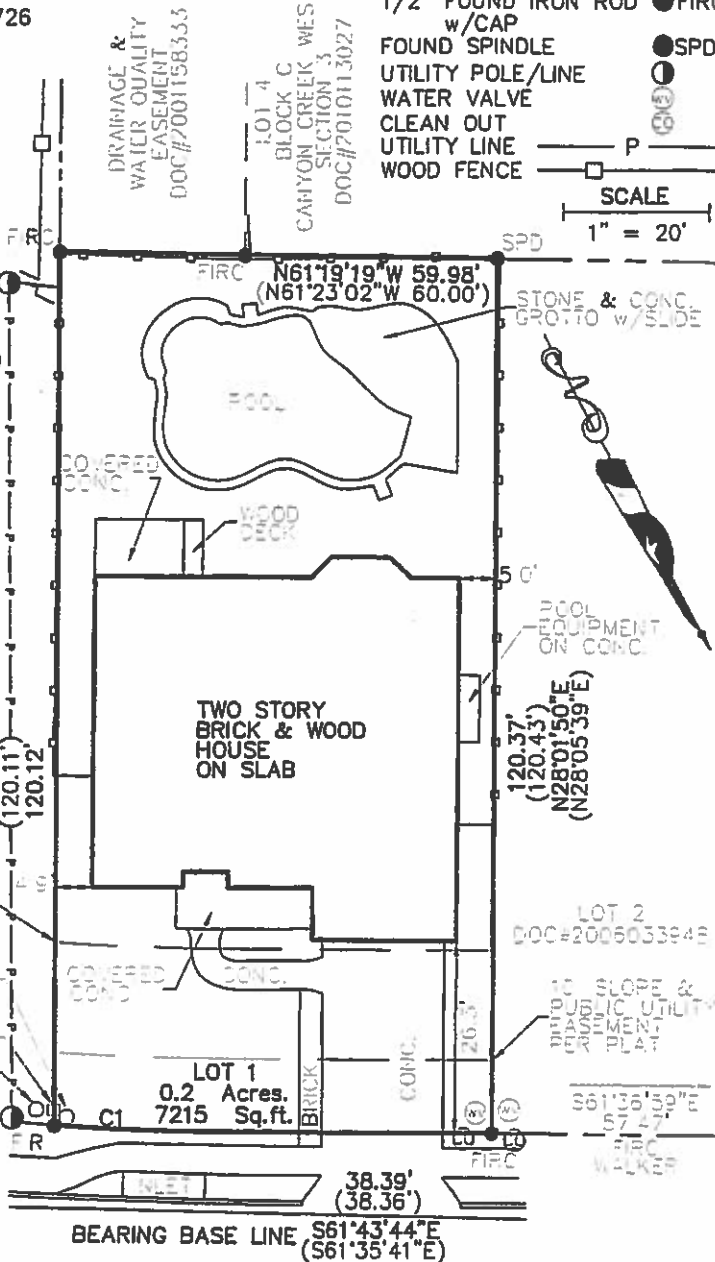
HOUSE	2294.4 Sq.ft.
CONCRETE	764.4 Sq.ft.
BRICK	59.1 Sq.ft.
POOL	400.1 Sq.ft.
WOOD DECK	10.25 Sq.ft.
TOTAL	3528.25 Sq.ft.
PROPERTY	7215.1 Sq.ft.
COVER PERCENTAGE	48.9%

LOT 4
BLOCK 1
CANYON CREEK
SECTION 19
93/132-19C

LOT 2
DOC#2006033942

LOT 1
0.2 Acres.
7215 Sq.ft.

BEARING BASE LINE S61°43'44"E
(S61°35'41"E)



NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

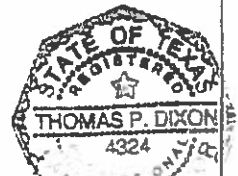
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0240J
Zone: "X" Dated: JANUARY 6th, 2016

Dated this the 8th day of SEPTEMBER, 2016.

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Thomas P. Dixon R.P.L.S. 4324

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #1012440



Breakdown of Impervious Cover

m/13

878.3 Sq.ft.

-578.1 Sq.ft.

94.8 Sq.ft.

wood deck
20.5 Sq.ft.

7215.1 Sq.ft.

2294.4 Sq.ft.

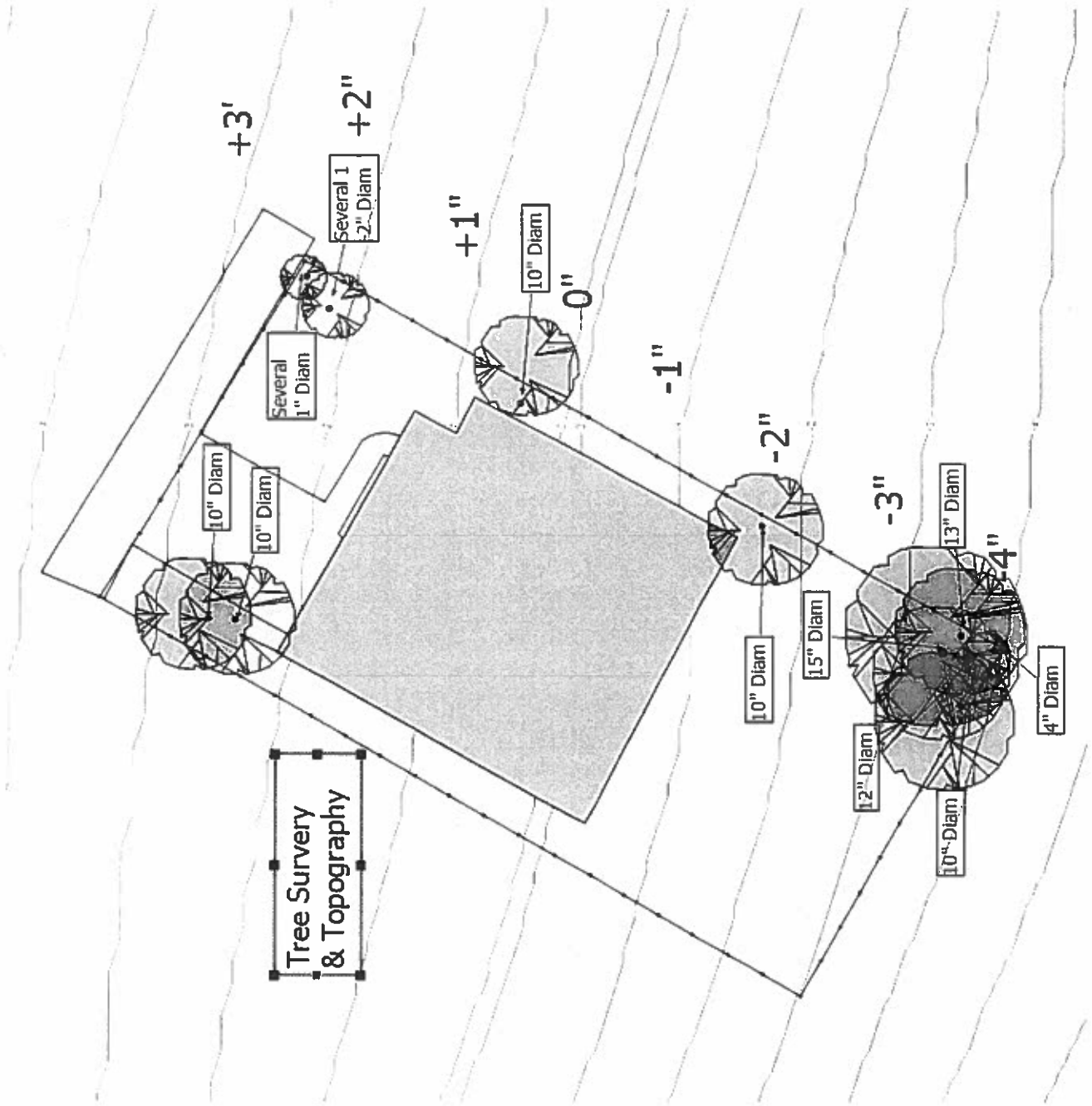
27.9 Sq.ft.

118.3 Sq.ft.

82.3 Sq.ft.

BRICK
39.1 Sq.ft.

441.3 Sq.ft.





Doug Kurtz
12343 Hymeadow Dr, Ste. 2-K
Austin TX 78750
214-766-6865, 512-650-0501

December 28, 2016

12/28/16

Calculations performed by a Certified Texas Civil Engineer.

Roof = 2894 sq. ft.

Calculate runoff per 1 inch of rain (I)

Roof runoff coefficient, C = 0.75 to 0.95

Calc. Max runoff, use C = 0.95

$Q = C I A$

$Q = 0.95(1 \text{ inch})(1 \text{ ft}/12 \text{ in})(2894 \text{ sq. ft.})$

$Q = 229 \text{ cubic feet} * 7.481 \text{ gal/cu. Ft.} = \underline{1713 \text{ gallons}}$

References

City of Austin Drainage Criteria Manual

V. T. Chow

Compare to 281 sq. ft. overage of grass cover.

Grass: C= 0.2 (assume clay soil, flat to 7% grade)

$Q = 0.2(281)(1)(1/12) = 4.683 \text{ cu. Ft.} = \underline{35 \text{ gallons}}$

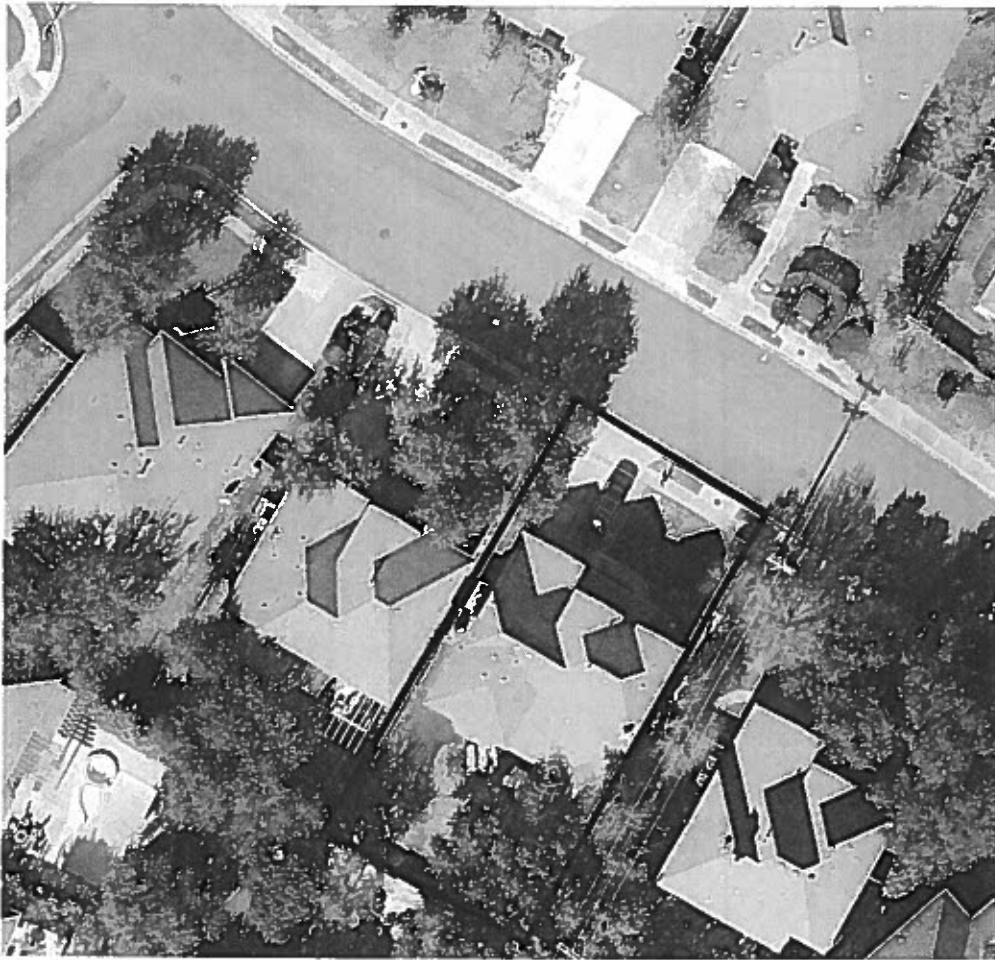
Concrete Cover 281 sq. ft., C = 0.8 to 0.95

Assume C = 0.95 (worst case)

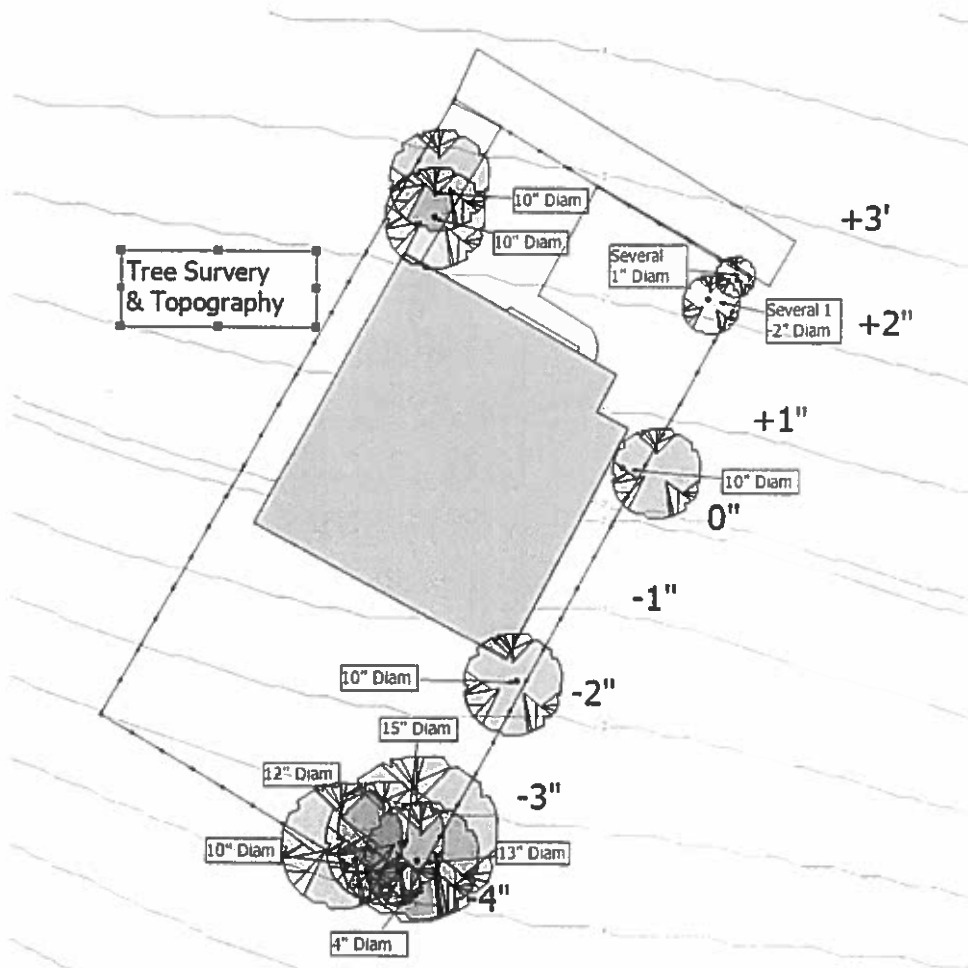
$Q_{\text{concrete}} = 281(0.95)(1)(1/12) = 22.25 \text{ cu. Ft.} = \underline{166 \text{ gallons}}$

$Q_{\text{soil}} = \underline{35 \text{ gallons}}$

To offset, need to collect $166-35 = \underline{131 \text{ gallons}}$



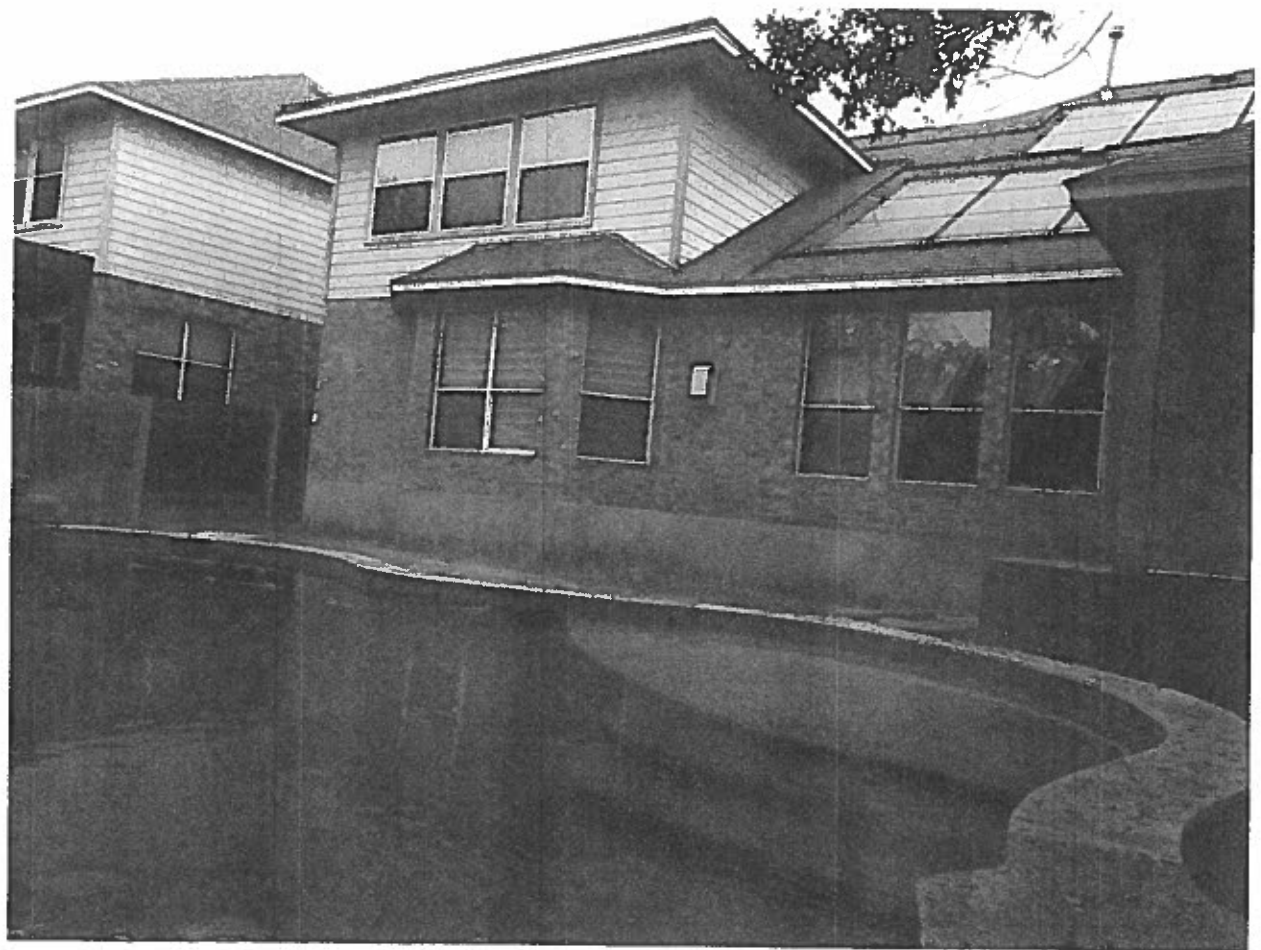
6/13





10012

10012 Barbrook Dr Front Elevation



10012 Barbrook Dr Rear Elevation



3/3

10012 Barbrook Dr Side 1 Elevation



10012 Barbrook Dr Side 2 Elevation

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

10110 9:30pm

ML 1/14/19

BP Number	4905 1010912
Building Permit No.	05020423A
Plat No.	Date 12-3-2008
Reviewer	Non-Burns

PRIMARY PROJECT DATA

Service Address <u>10012 Barbbrook Dr</u>		Tax Parcel No. _____
Legal Description		
Lot <u>1</u>	Block <u>C</u>	Subdivision <u>Canyon Creek West</u>
		Section <u>1</u> Phase _____
If in a Planned Unit Development, provide Name and Case No. (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 <u>New Two Story w/ 1st Floor Garage, Covered Porch & Balcony</u>		
<input checked="" type="checkbox"/> New Residence		
<input type="checkbox"/> Duplex		
<input type="checkbox"/> Garage <input checked="" type="checkbox"/> attached <input type="checkbox"/> detached		
<input type="checkbox"/> Carport <input type="checkbox"/> attached <input type="checkbox"/> detached		
<input type="checkbox"/> Pool <u>15' x 4' x 5'</u>		
Zoning (e.g. SF-1, SF-2...) <u>SF2</u>		Height of building <u>25' 5 1/2"</u> ft. # of floors <u>2</u>
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))		
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation		
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input type="checkbox"/> No		

VALUATIONS FOR REMODELS ONLY

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway	\$ _____
& Sidewalk	\$ _____
TOTALS	
(labor and materials)	\$ _____

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	<u>7728</u> sq. ft.
Job Valuation	\$ <u>145,000</u>
	(Labor and materials)
Total Job Valuation (remodels and additions)	\$ _____
	(Labor and materials)

PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>290.00</u>	\$ _____
Electrical	\$ <u>165.00</u>	\$ _____
Mechanical	\$ <u>94.00</u>	\$ _____
Plumbing	\$ <u>100.00</u>	\$ _____
Driveway	\$ <u>42.00</u>	\$ _____
& Sidewalk	\$ _____	\$ _____
TOTALS	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>David Weeklev Homes</u>	Telephone (h) _____
		(w) _____
BUILDER	Company Name <u>David Weeklev Homes</u>	Telephone <u>401-0543</u>
	Contact/Applicant's Name <u>Vicki Harkrider</u>	Pager _____
DRIVEWAY /SIDEWALK	Contractor <u>Alvarez Concrete</u>	FAX <u>401-0366</u>
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Trinity Hensley</u>	Telephone <u>821-8838</u>
	Address <u>9000 Waterford Centre Blvd.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78758</u>

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

☐ telephone ☐ e-mail: vharkrider@dwhomes.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

ARC	LEN.	ARC RAD.	TABLE CHRD. BRG.	CHRD. LEN.
'A1'	21.66'	433.07'	N60°9'35"W	21.66'

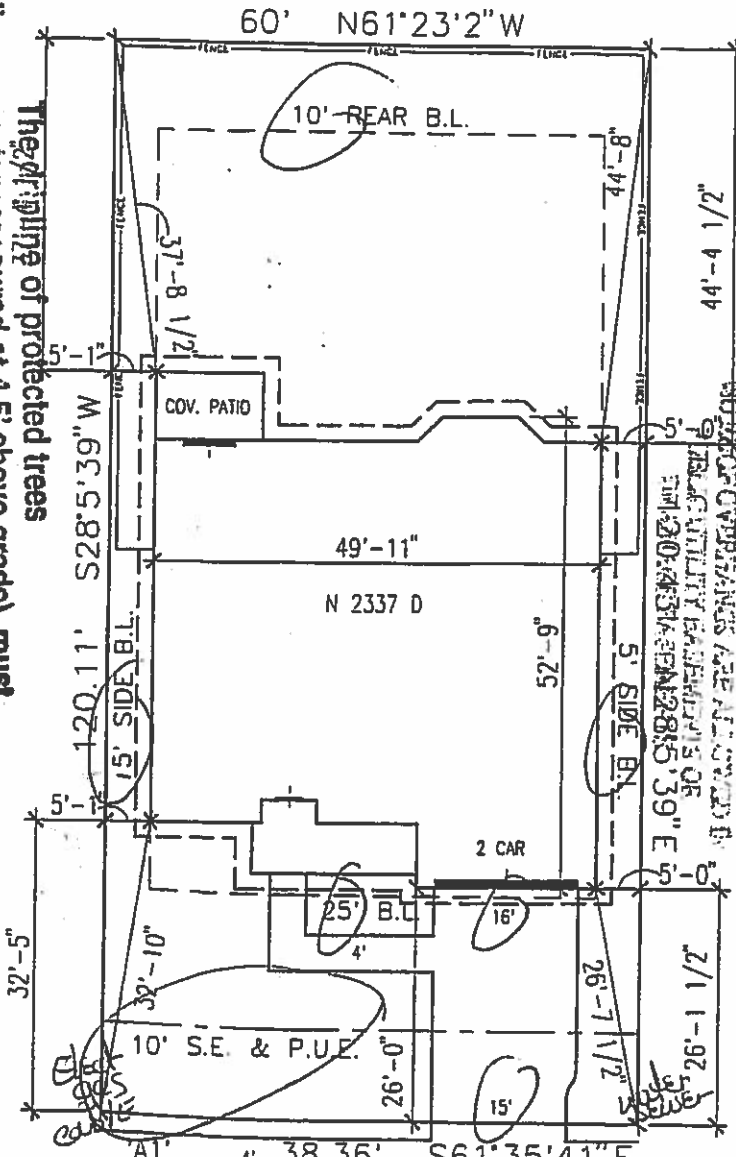
LOT: 7728 SOFT
HOUSE: 2240 SOFT
DRIVEWAY: 412 SOFT
SIDEWALK: 100 SOFT
PORCH: 123 SOFT
BREEZEWAY/PATIO: 91 SOFT
A/C: 32 SOFT
TOTAL COVERAGE: 2998 SOFT
IMPERVIOUS COVERAGE: 38.79%
FINISHED HEIGHT: 25'-5 1/2"

SCALE: 1" = 20'

© Weekly Homes LP 2000
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

2/3

The planting of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE CEMENTED TO THE PROPERTY from the City of Austin. Call the Development Assistance Center for review: 374-6370.



NO ENCROACHMENTS ARE ALLOWED ON THE UTILITY EASEMENTS OF THE CITY OF AUSTIN

This plot plan is the determining factor in the City of Austin's residential zoning review process. Any encroachments not identified on the plot plan are the sole responsibility of the builder.
Builder signature and date
U. Barbrook 10-6-05

CITY OF AUSTIN
APPROVED FOR PERMIT 25'
Joseph G. Pantalone, P.E.
Watershed Protection & Development Review Department
By [Signature] Date 11-2-2005
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.

1. REQUEST COMP. & APPROVED	8/30/06	OAR
I do hereby certify that this drawing or plan and related specifications meet all local requirements and are in local conformity with V.A. minimum property requirements.		

David Weekly Homes
Imagination Collection
KLT
Date: 5/13/03
Scale: 1" = 20'
Rev.: 6/30/04 AMS

Proj. No.: 2070
Job No.: 0024
Lot: 1
Blk: C
Sec: 1

CANYON CREEK 60'
10012 BARBROOK DRIVE
AUSTIN, TX

NORTH
2337 D
PLT PLAN-1
TWILIGHT
CENTRAL TEXAS

BARBROOK DRIVE

OWNER:
JOEL HEFNER

ADDRESS:
10012 BARBROOK DRIVE, 78726

LEGAL:
LOT 1, BLOCK C, CANYON
CREEK WEST SECTION 1,
STRATFORD PLACE, TRAVIS
COUNTY, TEXAS

Waterloo Surveyors Inc.
SURVEY PLAT

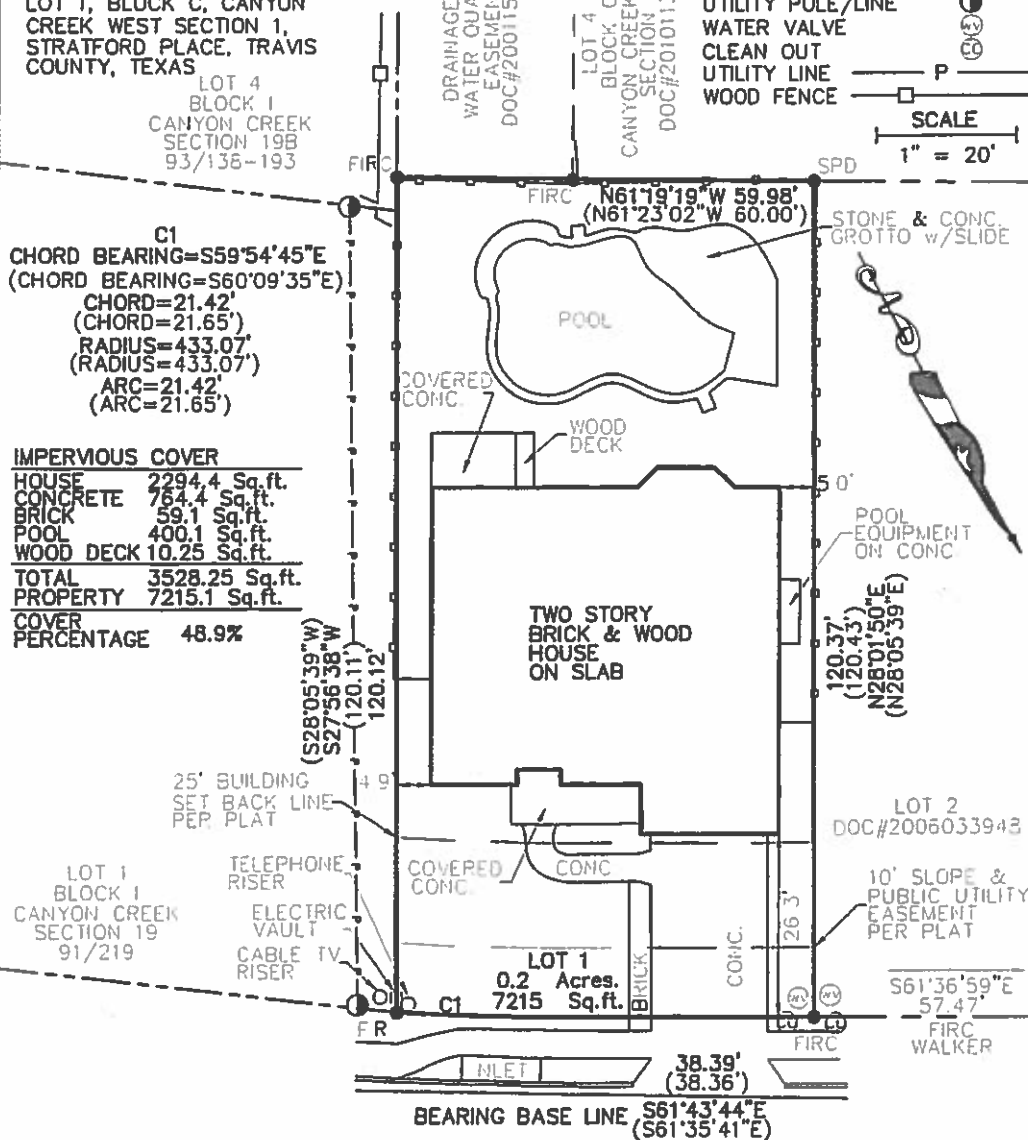
J14911

LEGEND

1/2" FOUND IRON ROD ● FIRC
w/CAP
FOUND SPINDLE ● SPD
UTILITY POLE/LINE
WATER VALVE
CLEAN OUT
UTILITY LINE
WOOD FENCE

SCALE

1" = 20'



NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 48453C0240J
Zone: "X" Dated: JANUARY 8th, 2016

Dated this the 8th day of SEPTEMBER, 2016.

© Copyright 2016

Thomas P. Dixon R.P.L.S. 4324

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #1012440



22/3

Pool/Grotto
978.3 Sq.ft.

Water
-578.1 Sq.ft.

Porch
94.8 Sq.ft.

wood deck
20.5 Sq.ft.

House
2294.4 Sq.ft.

7215.1 Sq.ft.

Lot

22.9 Sq.ft.

Covered
Patio

118.3 Sq.ft.

82.3 Sq.ft.

BRICK
59.1 Sq.ft.

DECK
441.3 Sq.ft.

Walkway

BRICK



City of Austin Residential Pool and/or Uncovered Deck Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

2/23

Property Information

Project Address: 10012 BARBROOK DRIVE, TX 78726

Tax Parcel ID#: 543408

Legal Description: LOT 1 BLK C CANYON CREEK WEST SEC 1

Fees from Escrow? Y ☒ N

Zoning District: SF-2

Lot Size (sq ft): 7228.

Neighborhood Plan Area (if applicable):

Historic District (if applicable):

Required Reviews

Does this site have or will it have an auxiliary water source? Y ☒ N If yes, submit approved auxiliary and potable plumbing plans.
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Is this site within an Airport Overlay Zone? Y ☒ N
(If yes, approval through Aviation is required.)

Is this property within 200 feet of a hazardous pipeline? Y ☒ N
(If yes, Fire review is required.)

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y ☒ N
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval.)

Is this site an historic landmark, in a local historic district, or National Registered Historic District? Y ☒ N
(If yes, historic review is required.)

Does this site have a septic system? Y ☒ N
(If yes, OSSF review is required.)

Is this site located within an Erosion Hazard Zone? Y ☒ N
(If yes, EHZ review is required.)

Is this property within 150 feet of the 100 year floodplain? Y ☒ N
(Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? Y ☒ N
Note: Include tree location(s) on plot plan.

(If yes, application for a tree permit with the City Arborist is required.)

Description of Work

Property Use: single-family residential duplex residential two-family residential
Other: _____

Does this project include an uncovered deck? Y N

If Yes:

Is the structure attached to a dwelling? Y N

Is the structure more than 200 sq. ft.? Y N

Is the structure 30 in. above grade at any point? Y N

Does the structure service a door? Y ☒ N

Is the structure located within a flood hazard area? Y ☒ N

If answers to any of the above questions are yes, then technical review may be required and applicant may be subject to providing structural drawings or third party verification letters authorized by professionals.

If the scope of work increases or decreases the square footage of a structure, the submission of a Residential Addition and New Construction Permit Application is required for review.

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

Pool

2/24

Job Valuation			
Total Job Valuation: \$ <u>50k</u>			
Note: Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.			
Site Development Information			
Impervious Cover Information			
Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. Uncovered wood decks with drainage spaces between deck boards located over a pervious surface are counted at 50%. (LDC 25-1-23)			
Existing Impervious Cover (sq ft): <u>2998</u>		% of lot size: <u>38.7%</u>	
Proposed Impervious Cover (sq ft): <u>2998</u>		% of lot size: <u>38.7%</u>	
Building Area Information			
Area Description	New/Added Sq. Ft.	Total Sq. Ft.	
Uncovered Deck	<u>0</u>	<u>0</u>	
Other (Pool Coping, Retaining Walls)	<u>0</u>	<u>0</u>	
Pool	<u>713</u>	<u>713</u>	
Spa			
Contact Information			
Owner	<u>JULIE HALL</u>	Applicant/Agent	<u>Nick Travis</u>
Mailing Address	<u>10012 BARANCO DR, TX 78748</u>	Mailing Address	<u>5401 Burkett</u>
Phone		Phone	<u>(737) 732-6718</u>
Email		Email	<u>zenpools@austin@gmail.com</u>
Authorization			
<input checked="" type="checkbox"/> 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 and compliance with current code may be required.			
<input checked="" type="checkbox"/> I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.			
<input checked="" type="checkbox"/> I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.			
<input checked="" type="checkbox"/> 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.			
<input checked="" type="checkbox"/> I further understand that no portion of any roof structure may overhang in any 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. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.			
<input checked="" type="checkbox"/> Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.			
<input checked="" type="checkbox"/> I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov . This initiates the tree permitting requirement needed to proceed with the development review process.			
<input checked="" type="checkbox"/> I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.			
Owner's signature: <u>[Signature]</u>		Date: _____	
Applicant's signature: <u>[Signature]</u>		Date: _____	

12/25

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 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.

APPLICANT'S
SIGNATURE W. Hanburger

DATE 10-6-05

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

- 10111 105 Date req. required V.M.
- ① erosion / sedimentation controls are required for all construction
- ② The Bull Creek Watershed

3/26

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



Austin Energy
Building Service Planning Application (BSPA)

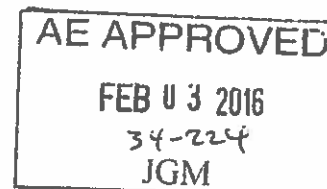
This form to be used for review of Building Permit only

Responsible Person for Service Request <u>Nick Travis</u>	
Email <u>zenpools@austin@gmail.com</u>	Phone <u>(713) 732-6748</u>
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>10012 Barbrook drive 78726</u> OR	
Legal Description _____	Lot _____ Block _____
Who is your electrical provider? <input type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input type="checkbox"/> Single-phase (10) <input type="checkbox"/> Three-phase (30)	
Location of meter _____	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>Pool</u>	

<u>Nick Travis</u> Nick Travis	
ESPA Completed by (Signature & Print Name) Date Phone	
_____ Approved <input type="checkbox"/> Yes <input type="checkbox"/> No _____	
AE Representative Date Phone	

Application expires 180 days after the date of approval
(Any change to the above information requires a new ESPA)

NOT AE POWER
PC



13/12

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Authorized Agent's Name: Nick Travis

Property Address: 10012 BARBROOK DR, AUSTIN TX 78726

PR#: _____

Owner's Signature

Date

Julie Hare

1/29/10

Owner's Signature

Date

Julie Hare

1st Owner's Printed Name

2nd Owner's Printed Name

Service Address 10012 PawbrookApplicant's Signature V. HunkelerDate 10-6-05

11/22

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 st floor conditioned area	sq.ft.	<u>1809</u>	sq.ft.
b. 2 nd floor conditioned area	sq.ft.	<u>1004</u>	sq.ft.
c. 3 rd floor conditioned area	sq.ft.		sq.ft.
d. Basement	sq.ft.		sq.ft.
e. Garage / Carport			
<input checked="" type="checkbox"/> Attached	sq.ft.	<u>431</u>	sq.ft.
detached	sq.ft.		sq.ft.
f. Wood decks (must be counted at 100%)	sq.ft.		sq.ft.
g. Breezeways	sq.ft.		sq.ft.
h. Covered patios	sq.ft.		sq.ft.
i. Covered porches	sq.ft.	<u>91</u>	sq.ft.
j. Balconies	sq.ft.	<u>123</u>	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.) sq.ft. 3458 sq.ft.

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

2454 sq.ft.
31 % of lot**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)	<u>2454</u>	sq.ft.
b. Driveway area on private property	<u>412</u>	sq.ft.
c. Sidewalk / walkways on private property	<u>100</u>	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks (may be counted at 50%)		sq.ft.
f. Air conditioner pads	<u>32</u>	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) <u> </u>		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2998 sq.ft.
38.7 % of lot

C15-2017-0001

Heldenfels, Leane

From: John Abrams [REDACTED]
Sent: Saturday, December 24, 2016 10:21 PM
To: Heldenfels, Leane
Subject: Permit/Case 2016-000001 BA

M/30

Leane,
the applicant in this case, Julie Hale, is my immediate next door neighbor. I live at 10008 Barbrook.

I support Julie's efforts to obtain this variance with the understanding that they are taking steps to mitigate any impact from the additional impervious cover with a rain water catch system and other measures. If the city is OK with this, so am I.

thanks for your attention and happy holidays.

John

—
from the city permit search site:

Permit/Case 2016-000001 BA

Reference File Name: C15-2017-0001

Description: Variance to increase impervious cover limits by 281 sf to add a swimming pool Sub Type: BOA Variance

Work Type: Residential Project Name: 10012 BARBROOK DR

Status: Pending

Application Date: Dec 13, 2016

Leane Heldenfels (512-974-2202)



MJ
31

12343 Hymeadow Drive
Suite 3-A
Austin, TX 78750
(512) 407-2623
joel@reliantpools.com

December 21, 2016

Dear Homeowner,

Thank you for taking the time to read this letter; I am a swimming pool builder with Reliant Pools here in Austin. We recently began construction of a new swimming pool in your neighborhood, at 10012 Barbrook Drive for Julie Hale. The homeowner is applying for a variance from the Board of Adjustment that would allow her to use an additional 281 square feet of impervious coverage, in her backyard, to complete the project. To offset the 281 square feet, the homeowners are installing a rainwater collection system, which prevent excess runoff from affecting nearby properties.

The request, when approved, will not affect your property whatsoever. What we are asking of you, is to declare that you support the variance being requested, by simply signing this form and returning it in the envelope attached. The envelope postage has already been paid. You will be receiving a letter soon explaining when and where the hearing to get this variance request approved will occur. Unfortunately, the city has asked for us to have these forms back by the 27th of December; I completely understand how busy we all are during the holiday season, and if you could sign and return this form as soon as possible, it would be greatly appreciated. Please do not hesitate to contact me with any and all questions and concerns regarding this request.

Warmest regards,

Joel Hefner
Reliant Pools
512-415-7525
joel@reliantpools.com



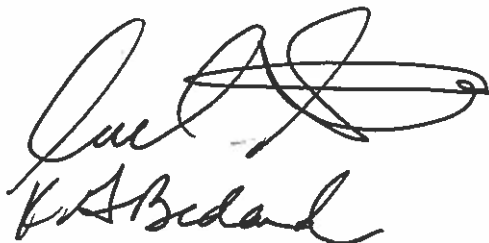
3/32

I, Julie Hale, am applying for a variance from the Board of Adjustment regarding Section , of the Land Development Code. The variance would allow me the ability to use an additional 281 square feet of impervious coverage.

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

Name(Printed): DANIEL AND KENORA BEDARD

Address: 10621 BARBROOK DRIVE
AUSTIN 78726

Signature: 
K Bedard

3/33



I, Julie Hale, am applying for a variance from the Board of Adjustment regarding Section , of the Land Development Code. The variance would allow me the ability to use an additional 281 square feet of impervious coverage.

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

Name(Printed):

Nick Bishop

Address:

9935 Barbours d-

Austin, TX 78726

Signature:

[Handwritten Signature]



31
34

I, Julie Hale, am applying for a variance from the Board of Adjustment regarding Section , of the Land Development Code. The variance would allow me the ability to use an additional 281 square feet of impervious coverage.

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

Name(Printed):

JASON WATOSKI

Address:

10104 Barkbrook Dr.

Austin TX 78726

Signature:



m/35

I, Julie Hale, am applying for a variance from the Board of Adjustment regarding Section , of the Land Development Code. The variance would allow me the ability to use an additional 281 square feet of impervious coverage.

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

Name(Printed):

Stephen J. Brown

Address:

10004 Barbrook DR
AUSTIN, TX 78726

Signature:

Stephen J. Brown



3/35

I, Julie Hale, am applying for a variance from the Board of Adjustment regarding Section , of the Land Development Code. The variance would allow me the ability to use an additional 281 square feet of impervious coverage.

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

Name(Printed):

Rex + Lisa Frodge

Address:

10108 Barbrook Dr.

Signature:

Lisa Frodge



MJ
36

I, Julie Hale, am applying for a variance from the Board of Adjustment regarding Section , of the Land Development Code. The variance would allow me the ability to use an additional 281 square feet of impervious coverage.

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

Name(Printed):

Vladimir Burenin

Address:

9901 Savannah Ridge DR
Austin, TX

Signature:

[Signature]






I, Julie Hale, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land

Development Code. The variance would allow me the ability to use an additional 281 sq. ft.

of impervious cover.

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

Property Owner Name (Print Name)	Address	Signature
Lance McINTY	10112 Barbrook Dr	
Theresa Tripoli & Mark DeW	11401 Barbrook Dr.	
Chadwick Myer	11401 Barbrook Dr.	

37/3

