

7/15

PUBLIC HEARING INFORMATION

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- 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.

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Case Number: C15-2016-0084, 2003 Arpdale

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 13, 2017

Margaret McNeil
Your Name (Please print)

☒ I am in favor of this object

2003 Arpdale St
Your address(es) affected by this application

Margaret McNeil 3/13/17
Signature Date

Daytime Telephone: (830) 379 1606

Comments: Please deny all variances. I moved here because of strong neighborhood association to protect my property. I believe in zoning and the setbacks behind it. This is a substantial lot which is over a building coverage, shed used as dwelling too close to main st and 1st st, across impervious cover. illegal short term rental. Owner lives in another state. Disturbances as single family dwelling. Multiple Air B+B as short term rental.
Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

Heldenfels, Leane

From: latherton [REDACTED]
Sent: Friday, March 10, 2017 8:14 AM
To: Heldenfels, Leane
Subject: 2003 Arpdale, C15-2016-0084
Attachments: 2003Arpdale LA BoA letter.docx; 2003Arpdale LA exhibitA AutoCAD.pdf; 2003Arpdale LA exhibitB Coverage Calculations.pdf; 2003Arpdale LA exhibitC garagePhotos.jpg; 2003Arpdale LA exhibitD ImpervPhotos.jpg

LH
Leane

Hello, Leane.

Attached is my response to the revised variance application for Board of Adjustment case C15-2016-0084 (2003 Arpdale). The attachments include my letter of opposition, an AutoCAD diagram of the site plan, a table of coverage calculations, and two pages of photos. Please include these in the Board's materials for this case.

Thank you.

L. Atherton
2009 Arpdale
(512-447-7681)

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Lorraine Atherton
2009 Arpdale, Austin, TX 78704

March 9, 2017

Board of Adjustment
City of Austin
Development Review Dept.
Re: Variance requests C15-2016-0084, 2003 Arpdale

Dear Chairman and Board Members:

This is a follow-up to my letter of August 5, 2016, opposing the variances requested by Scott Jacobs at 2003 Arpdale, C15-2016-0084, to allow a garage remodeled without permits to be occupied as a second dwelling unit. I am presenting additional information regarding the lot size, impervious cover, and code inspections/building permits, all of which show that the City rejected a previous owner's attempt to convert this structure to a second dwelling unit less than 10 years ago, and Mr. Jacobs should have been aware of the status of the property when he purchased it in 2012. On March 2, I submitted 21 pages of City code inspection reports acquired through a public information request; those reports should be included in your late backup files. An AutoCAD diagram of the site plan, a table of area calculations, and photographs are being submitted separately.

A and B, requests to reduce the side and rear setbacks.

The first request should read "west side setback" (not east). Mr. Jacobs has not yet submitted a sealed survey of the property, but the site plan design he submitted with this application appears to be based on a survey from 2007. It shows the west wall to be 4.4 feet from the property line and the rear wall to be 6.3 feet (not 5.5 feet) from the rear property line. The survey does not show the concrete skirt along the rear and west foundation, so it is not clear whether the variance request is measured from the wall or from the edge of the concrete.

If the 2007 survey is correct, it is safe to say that the west wall has existed 4.4 feet from the property line for more than 10 years, and that the rear wall has existed 6.3 feet from the back property line for more than 10 years. If the applicant wishes to maintain the existing garage structure, those two setback measurements will most likely qualify for a special exception, but the measurements to the edge of the concrete would not. The special exception, however, would not allow the change of use to a second dwelling unit. In this case, the applicant has chosen to remodel the entire structure for a new use, a project that normally would not be allowed to encroach on the setbacks. The City's Development Review Department has correctly rejected his argument that "second dwelling" is an existing use, so all of the variance requests, including the side and rear setbacks, must meet the findings for reasonable use, hardship, and area character.

Findings:

- (1) The applicant has not shown that the zoning regulations do not allow for reasonable use. The zoning regulations allow him to maintain his existing structures, but he has chosen instead to seek additional privileges not available to his neighbors. Under "**Deed transactions, building permits, and single-family designation**" on the next page, I address his

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"Work without a permit" complaint CC-2007-139812 was recorded **July 30, 2007**, and inspector found violations **Aug. 3, 2007**, "building a roof over frame and also interior and added on to garage for accessory dwelling."

Contractor Jeremy Wren submitted building permit application (2007-141411 BP) **Aug. 6, 2007**, issued same day; permit was to "Reroof exst 1 story sf res, replace/modify framing, rafter to complete gable roof." Proposed use is shown as one-story single-family residence, current zoning SF-3; the building permit info does not mention a garage addition or an accessory dwelling. (In 2007, converting a garage to a second dwelling on a lot less than 7000 sf would have required a variance and triggered the current variance requests.)

Code inspector Matthew Noriega closed the code complaint **Sept. 7, 2007**, "due to voluntary compliance" after verifying that permits had been obtained for "remodel."

St. John's Properties LLC sold to Scott Jacobs **Dec. 10, 2012**; general warranty deed with vendor's lien includes this paragraph: "The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only."

The first recorded short-term rental "without permit" complaint is dated **March 25, 2013** (CC-2013-029340), three months after Jacobs bought the property.

Short-term rental Type 1 permit 2014-075612 OL is the only OL permit at 2003 Arpdale. Application date **July 18, 2014**, Issued August 5, 2014, Expired **August 5, 2016** (The adjacent property at 2001 Arpdale applied for its first short-term rental permit Type 2 in January 2013 and has kept up with its renewals ever since.)

Austin Water violation, plumbing permit, **Feb. 16, 2016**

Notice of code violation sent **March 21, 2016**

Scott Jacobs submitted residential permit application **May 25, 2016**.

Master comment report issued **June 27, 2016**, requiring variance to change use from single family to two family, among others.

C, request to reduce the minimum lot size.

Under City Code 25-2-493(B)(2) a "lot recorded in the county real property records after March 14, 1946 must: (a) have an area of not less than 5,750 square feet; and (b) be not less than 50 feet wide at the street or at the building line." This means that City staff cannot issue a building permit for a property that was reduced to less than 5,750 sf after March 14, 1946.

It is clear that the property at 2003 Arpdale was originally 65 feet wide when it was platted in 1939 and described as Lot 16 of Block 8 in the Rabb Inwood Hills subdivision. Through 1984, the Travis County records available online continue to describe the property as Lot 16. Records of the 1990 sale are not available online, but there is a 1992 record describing the property next door, at 2001 Arpdale, as "east 10 feet of Lot 16 and all of Lot 17 in Block 8 Rabb Inwood Hills." A plausible explanation for this is that the owner of the house and garage apartment at 2001 Arpdale bought 10 feet of Lot 16 after the City Code changed in 1984, requiring a minimum lot size of 7,000 sf for two dwellings.

- L1
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- (2) He has not demonstrated any hardship that is not self-inflicted.
 - (3) His statement regarding Area Character does not address the central issue of the change of use, and it does not accurately reflect the character of the area.

F and G, requests to reduce the minimum lot size and minimum distance for a two-family use.

See A, B, and C above.

Findings:

- (1) The applicant has not shown that the zoning regulations do not allow for reasonable use. The zoning regulations do allow him to maintain his existing structures, but he has chosen instead to seek additional privileges not available to his neighbors.
- (2) He has not demonstrated any hardship that is not self-inflicted. A buyer's failure to read his deed documents, title search, and inspector's reports does not justify a variance. Any hardship in this case can be attributed entirely to the applicant's lack of due diligence.
- (3) His statement regarding Area Character does not address the central issue of the change of use, and it contradicts Building Permit #141411 from 2007. The building permit is evidence that the City rejected the previous owner's attempt to create a second dwelling on the property less than 10 years ago.

To summarize, I ask that the Board deny all of the variances requested at 2003 Arpdale, C15-2016-0084, because there is evidence that the applicant was aware of the property's shortcomings before he purchased it less than five years ago, and there is evidence that the City rejected the previous owner's attempt to create a second dwelling on the property less than 10 years ago. The application meets none of the required findings regarding reasonable use, hardship, and area character.

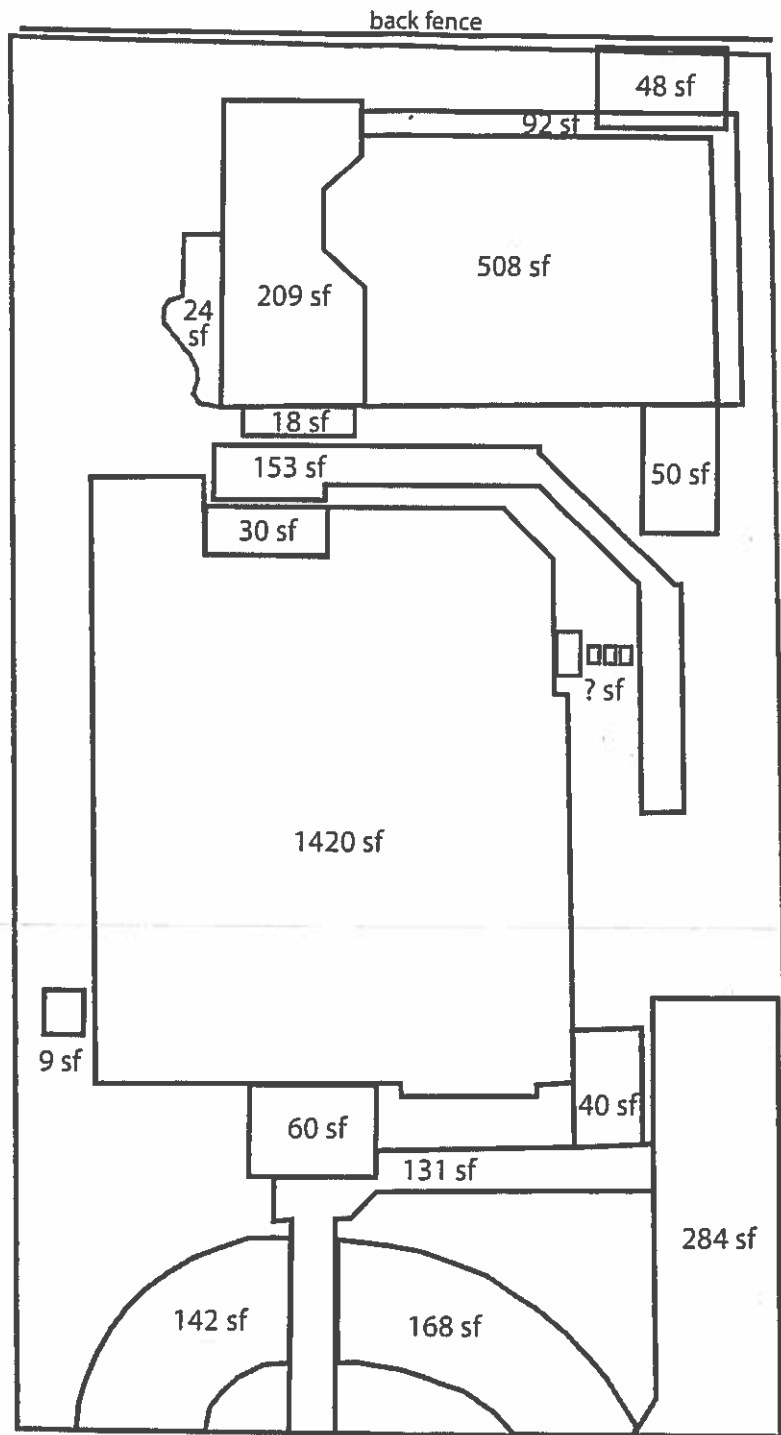
Thank you for your attention and for your service on the Board of Adjustment.

Sincerely yours,
Lorraine Atherton
2009 Arpdale
Austin, TX 78704

2003 Arpdale

Lot Size =
5752.90 sf per TCAD
5514.14 sf per survey metes and bounds

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2003 Arpdale Coverage Calculations

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	Sq Ft	IC Factor	Imp. Cov.	McM. FAR	Bldg. Cov.	TCAD
House	1420	1.0	1420	1420	1420	1524
Front Porch	60	1.0	60		59	102
Back Porch	30	1.0	30		32	
ADU	508	1.0	508	508	508	
ADU Covered Deck	209	1.0	209		240	128+24
ADU Concrete Skirt	92	1.0	92			
ADU Uncovered Deck (wood)	24	0.5	12			
ADU Deck Steps (wood)	18	0.5	9			
Portable Building	40	1.0	40	48	48	
Main Driveway	284	1.0	284			
Circular Driveway	310	1.0	310			
Front Sidewalks	131	1.0	131			
Back/Side Stepping Stones	153	1.0	153			
Other Concrete	90	1.0	90			
A/C Pad	9	1.0	9			
TOTAL			3357	1976	2307	
Lot Size (sf)			5514.14	5514.14	5514.14	5752.9
Percentage of Lot Size			60.9%	35.8%	41.8%	
Allowable (%)			45.0%	40.0%	40.0%	
Allowable (sf)			2481.4	2205.7	2205.7	
Over (sf)			875.6	-229.7	101.3	

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Case Number: C15-2016-0084, 2003 Arpdale

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

Public Hearing: Board of Adjustment, March 13, 2017

George Siddall

Your Name (please print)

2015 Arpdale

Your address(es) affected by this application

George Siddall

Signature

Date

Daytime Telephone: *512 447 4388*

Comments: *Minims are set & should be*

addressed to. The minimus already

allow building too close to neighbors

They allow noise in division, water run off

to the neighbors property & less space

between makes it harder to keep the

space clean & clear of over growth

Don't increase imperious Court, flow into road.

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Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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

Public Hearing: Board of Adjustment, March 13, 2017

George Siddall

Your Name (please print)

2101 Arpdale

Your address(es) affected by this application

George Siddall

Signature

3-5-17

Date

Daytime Telephone: 512-447-4388

Comments: Minimum setbacks are

already too low. In crossing impervious

cover adds to water runoff affecting

neighbor properties; decreases area air

flow & increases summer heat.

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

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Case Number: C15-2016-0084, 2003 Arpdale

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

Public Hearing: Board of Adjustment, March 13, 2017

George Siddall
Your Name (please print)

2103 Arpdale

Your address(es) affected by this application

Leane Siddall *3-5-17*

Signature

Date

Daytime Telephone: *512 447 4388*

Comments: *Person set back are already too small. Give the neighbors some breathing room. Improvements should not be increased.*

Why have standards done & rules in place if they are just going to be put aside?

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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Heldenfels, Leane

From: latherton <[REDACTED]>
Sent: Thursday, March 02, 2017 5:09 PM
To: Heldenfels, Leane
Cc: David King
Subject: 2003 Arpdale (C15-2016-0084 and 2016-068880 PR)
Attachments: 2003 Arpdale PIR 28294 ACD.pdf

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Hello, Leane.

In connection with the Board of Adjustment case C15-2016-0084 (2003 Arpdale), please find attached the results of a Public Information Request received in August 2016. It includes records of code complaints and inspection reports at 2003 Arpdale from 2007 to 2016. The complaints and reports for July 30, 2007; May 27, 2014; October 26, 2015; February 18, 2016; March 19, 2016; and August 2, 2016; are particularly pertinent to the recently revised variance requests at 2003 Arpdale, scheduled to be heard by the Board this month.

If David King has already submitted this PIR report to you to be included in the case file, I apologize for the duplication. If not, please include this attachment in the Board's packet for this case, along with my previous letters opposing the variances requested at 2003 Arpdale.

Thank you.

L. Atherton
2009 Arpdale
(512-447-7681)



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City of Austin
Austin Code Department
Summary of Complaint CC-2016-092177

COMPLAINT INFORMATION

Case Status: Pending

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Complaint Date: August 2, 2016

Complaint: Based on the photographs and site plan submitted by the owner in connection with a setback variance request at 2003 Arpdale (case # C15-2016-0084), the impervious cover on this property is between 55 and 58%. City Code 25-2-492 (Site development regulations) limits this site to 45% impervious cover. The circular drive (which is used as parking) is the source of most of the excess impervious cover. The gravel drive is eroding into the street and is a constant nuisance. Please require that the circular drive be removed and the curb and gutter restored.

INSPECTION INFORMATION

Investigator Assignment(s)

Michael Reeves assigned on August 2, 2016

Case Log

DATE	STAFF NAME	ACTION TAKEN
COMMENT		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



City of Austin
Austin Code Department
Summary of Complaint CC-2016-031964

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COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: March 22, 2016

Complaint: WWOP

INSPECTION INFORMATION

Investigator Assignment(s)

Michael Reeves assigned on March 22, 2016

Case Log

DATE	STAFF NAME	ACTION TAKEN
COMMENT		
03/23/2016	Michael Reeves	Closed/Duplicate Case
Duplicate CV 2016 030885		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



City of Austin
Austin Code Department
Summary of Complaint CC-2016-031406

LI
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COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: March 21, 2016

Complaint: Citizen states the little house in the back is being rented out and they do not have a permit to do so. citizen stated that she has called multiple times but code officers are going when no one is there citizen stated that they should go some time late at night or really early before they leave. Operating without a license. MAR 18, 2016 05:52 PM Tenant occupied Yes

INSPECTION INFORMATION

Investigator Assignment(s)

Michael Reeves assigned on March 21, 2016

Transferred to Robert Alvarado - ALVARADR on March 21, 2016

Case Log

DATE	STAFF NAME	ACTION TAKEN
03/23/2016	Michael Reeves	Closed/Duplicate Case
Duplicate Cv 16 023236		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2016-031290

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: March 21, 2016

Complaint: Scott is owner of house. Rents front of house legally. House in back yard is the one owner has short term rental several times.

Citizen is neighbor of Scott with short term rental.

INSPECTION INFORMATION

Investigator Assignment(s)

Michael Reeves assigned on March 21, 2016

Transferred to Khalid Marshall - MARSHAKH on March 22, 2016

Case Log

DATE	STAFF NAME	ACTION TAKEN
05/24/2016	Khalid Marshall	Closed/Duplicate Case
Refer to CV 2016-030885		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2016-030858

COMPLAINT INFORMATION

Case Status: Active

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: March 19, 2016

Complaint: ongoing issue for months now /citizen says that the person living here is not registered for permit / is frustrated with the situation and says no one has contacted her and no one in code gets back to her/ will be going to her city council members. Operating without a license. MAR 16, 2016 10:30 PM
Tenant occupied Unknown

INSPECTION INFORMATION

Investigator Assignment(s)

Michael Reeves assigned on March 19, 2016

Transferred to Robert Alvarado - ALVARADR on March 19, 2016

Case Log

DATE	STAFF NAME	ACTION TAKEN
COMMENT		
03/14/2016	Michael Reeves	Insp / Violation(s) Found
I went to this property and observed there was new sewer line ran in the yard that was cited by Austin Water for a violation for no permit and that there is also an illegal curbcut besides the approved drive for the property that is being used for parking. I spoke with the long term tenant in the front house and she stated the rear structure is rented as an STR. The rear structure which is 430 sq ft and 102 sq ft open porch shows to be on TCAD as of 2007 but was built prior to 1997 due to the fact that is as far back as the historical ariel views are in GIS. TCAD does not show there to ever be a garage or storage on the property.		
03/21/2016	Michael Reeves	Send CV Notice
03/25/2016	Michael Reeves	Information Update
I posted a copy of the NOV at the property today.		
06/14/2016	Michael Reeves	Information Update
I observed in Amanda that there is now a pending PR 2016 068880.		

VIOLATIONS

Structure Maintenance

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Land Use

Austin City Code Section: Building Permit Requirement (§25-12-241 [2012 IRC R105.1])

Violation: Residential construction performed without required permit(s). Second curbcut in the front is done without the required permit. New sewer line ran without the required permit. Secondary residence in the rear of the property built without the required permits.

Date Observed: 03/21/2016 Status: Not Cleared

Property Abatement

NOTICES

Notice of Violation to Scott Jacobs (Owner)

Mail sent certified 7014 2120 0003 4986 1019 on March 21, 2016

Mail sent regular on March 21, 2016

Received / signed by 03-26-16 cannot read on April 5, 2016



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City of Austin
Austin Code Department
Summary of Complaint CC-2016-022576

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: March 1, 2016

Complaint: fence is 7ft high, it's too tall Front Yard.

INSPECTION INFORMATION

Investigator Assignment(s)

Michael Reeves assigned on March 1, 2016

Case Log

DATE	STAFF NAME	ACTION TAKEN
03/02/2016	Michael Reeves	Inspection Performed
I went to this property and I could see the new fence in question and it appeared to not be 7 foot tall. I knocked on the door and I spoke with the tenant and explained the complaint and she gave me permission to measure the fence. I measured the fence and found it to be exactly 6 foot tall from grade. There is not a violation for working without a permit for a fence over 7 foot tall.		
03/03/2016	Michael Reeves	No Violation(s) Found/ Insp

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2016-017415

COMPLAINT INFORMATION

Case Status: Active

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: February 18, 2016

Complaint: Citizen states the little house in the back is vacant right now but he is always renting it out. The last tenants were there for 4days and the tenants before were there for 30days

INSPECTION INFORMATION

Investigator Assignment(s)

Michelle Stark assigned on February 18, 2016

Transferred to Khalid Marshall - MARSHAKH on February 18, 2016

Case Log

DATE COMMENT	STAFF NAME	ACTION TAKEN
03/02/2016 On 20160302 at 15:16 hrs Investigator Marshall found that the advertisement at https://www.airbnb.com/rooms/847982 is in violation.	Khalid Marshall	Insp / Violation(s) Found
03/10/2016 On 20160310 Investigator Marshall contacted Travis County Appraisal District in regards to this property at 2003 Arpdale and the rear structure which is not listed on the tax documents. Also it was brought to their attention that the house was being rented to long term renters which is a violation of the Homestead Exemption.	Khalid Marshall	Information Update
03/18/2016 Posted 03180	Khalid Marshall	AH Warning Prep
03/18/2016 20160318 at 19:00 Hrs Officers Marshall and Ramos arrived on scene and attempted to make contact at the main house door but knocks went unanswered. Officers then approached the gate to the rear yard and during the approach officers were met by a young lady coming out of the rear structure. When asked if she was an owner, the young lady stated that she was a friend of the renter of the rear unit. Officers asked if they were long term renters and she replied that she and her friend were from Houston and were only renting the structure for SXSW weekend and had found the rental on AirBNB. See documents for advertisement. The tenant allowed officers to photograph the rear structure. During the inspection of the property officers noticed two vehicles on the driveway and one in front of the property on the street.	Khalid Marshall	Contact Performed

VIOLATIONS

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Structure Maintenance

Land Use

Austin City Code Section: Certificate of Occupancy (§25-1-361)

Violation: A person may not use or occupy a structure unless the building official has issued a Certificate of Occupancy for the structure. There is no record of a Certificate of Occupancy for this structure's use.

Date Observed: 03/30/2016 Status: Not Cleared

Austin City Code Section: Zoning (§25-2)

Violation: An owner, manager, operator, or person in control of a short-term rental or bed and breakfast establishment commits an offense if the owner or other person leases, rents, advertises, promotes, or otherwise solicits or induces occupancy of a room, structure, dwelling unit, or partial unit in a short-term rental or bed and breakfast establishment which does not have a valid license issued and displayed as required by this chapter or as required by Title 25 of City Code (Land Development).

Date Observed: 03/30/2016 Status: Not Cleared

Austin City Code Section: Short-Term Rental (Type 1) Regulations (§25-2-788)

Violation: This section applies to a short-term rental use that is owner-occupied or is associated with an owner-occupied principal residential unit. A short-term rental use under this section may not include the rental of less than an entire dwelling unit, operate without a license as required by Section 25-2-790 (License Requirements), or operate without providing notification to renters as required by Section 25-2-791 (Notification Requirements).

For a short-term rental use under this section, a secondary residential unit on the same property may be rented for periods of less than 30 consecutive days for an annual total of more than 90 days.

Date Observed: 03/30/2016 Status: Not Cleared

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2016-011910

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: February 4, 2016

Complaint: citizen stated that there is home that has no STR permit and they only have one meter for 2 homes and she stated that they are running a business out of the home selling products this is in the backhouse

INSPECTION INFORMATION

Investigator Assignment(s)

Michelle Stark assigned on February 4, 2016

Transferred to Paul Estrada - ESTRADAP on February 4, 2016

Case Log

DATE	STAFF NAME	ACTION TAKEN
03/02/2016	Khalid Marshall	Closed/Duplicate Case
Please refer to CC 16-017415		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2015-126466

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Scott Jacobs - Owner

2003 Arpdale St Austin Tx 78704 3901

Complaint Date: October 19, 2015

Complaint: Citizen states that in the front house 3 women live but in the back there is another little house in the back and there is at least 8 people living out of there.

INSPECTION INFORMATION

Investigator Assignment(s)

Michelle Stark assigned on October 19, 2015

Transferred to Paul Estrada - ESTRADAP on October 26, 2015

Case Log

DATE	STAFF NAME	ACTION TAKEN
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10/23/2015	Farah Presley	Inspection Performed
------------	---------------	----------------------

On 10.23.2015 I went to the property of 2003 Arpdale Street. I did not see any vehicles at the time. I did try to make contact with the house in the front of the property but no one was home I did leave a door hanger. There is a driveway that is gated by the front house leading the house in the back. The front house has both mailbox's for the A house and the B house. I could not make contact with anyone in the B house since the gate was closed. I put the photos into the case.

10/25/2015	Farah Presley	Inspection Performed
------------	---------------	----------------------

On 10.25.2015 I was working short term rental inspections. This was an address again we had to check. This time we were able to make contact with the tenants of house A. They informed us that the landlord rents out the house B to couples on the weekends. The A house has 3 tenants that have a year lease. They said the house in the back always has different people but the landlord does not rent to big parties of people only couples. I looked and this address has a pending short term license.

10/27/2015	Paul Estrada	No Violation(s) Found/ Insp
------------	--------------	-----------------------------

I went out on follow up inspection complaint. I arrived at location. Owner of property was not there. I then received contact information. I called owner Scott Jacobs 214.908.0770 who advised me that he has not rented out his property in a while because he knows that his STR license is pending but I advised him that it does appear that it is but was issued and doesn't expire until 8.5.16. I advised he was current on license and explained due to him being in a residential area to be mindful of neighbors and make sure noise is kept to a minimum, trash is kept off property and no blocking traffic on streets with parking when renters are visiting. He is aware of STR ordinance. No violation. Clear.



City of Austin
Austin Code Department
Summary of Complaint CC-2015-097846

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COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Complaint Date: August 12, 2015

Complaint: Caller concerned about the structure of home in the back of house that is being rented out and numerous people are coming in and out . Caller doesnt think structure is up to code

INSPECTION INFORMATION

Investigator Assignment(s)

Michelle Stark assigned on August 12, 2015

Case Log

DATE	STAFF NAME	ACTION TAKEN
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08/31/2015	Barbara Ann Boswell	Cancelled
On site 8.29.15 on Saturday shift. Property is empty, No one renting for short term rental.		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2015-097060

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Complaint Date: August 11, 2015

Complaint: STR Complaint-Caller concerned about the structure of home in the back of house that is being rented out and numerous people are coming in and out and noise is a disturbance. General complaint (add details) AUG 09, 2015 09:00 PM Owner does not live there and rents property

INSPECTION INFORMATION

Investigator Assignment(s)

Michelle Stark assigned on August 11, 2015

Transferred to Khalid Marshall - MARSHAKH on August 17, 2015

Case Log

DATE	STAFF NAME	ACTION TAKEN
08/13/2015	Khalid Marshall	Investigation in Progress
On 20150813 at 1018 Hrs Investigator Marshall stopped at this location and spoke with resident in the front unit. The resident stated that they had a long term (12 month) rental agreement for that unit. They also advised that the owner stayed in the rear unit when he was in town but that when he isn't, that it is indeed being rented out. Though the tenant did state that no one is the unit at the moment.		
01/04/2016	Khalid Marshall	No Violation(s) Found/ Insp
This case is being closed due to a lack of evidence to support the complaint. The property has been visited on several occasions.		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2014-077692

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Not Recorded - Owner

Complaint Date: July 23, 2014

Complaint: Caller states they built a structure in the back of this residence, which they often use to stay in, while he rents the main house.

INSPECTION INFORMATION

Investigator Assignment(s)

Barbara Ann Boswell assigned on July 23, 2014

Case Log

DATE	STAFF NAME	ACTION TAKEN
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07/24/2014	Barbara Ann Boswell	Cancelled
Duplicate case to CV-2014.062292 being worked by Khalid Marshall. OL pending at this time.		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2014-057985

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Not Recorded - Owner

Complaint Date: June 3, 2014

Complaint: STR owner doesn't live at residence and no license to operate. was advised there is someone else moving in June 2nd

INSPECTION INFORMATION

Investigator Assignment(s)

Michelle Stark assigned on June 3, 2014

Transferred to Marcus Elliott - ELLIOTMA on June 3, 2014

Case Log

DATE	STAFF NAME	ACTION TAKEN
06/03/2014	Marcus Elliott	Cancelled
Duplicate. Refer to AMANDA 2014 057985 for additional information.		

VIOLATIONS

Structure Maintenance

Land Use

Property Abatement

NOTICES



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City of Austin
Austin Code Department
Summary of Complaint CC-2014-054367

COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDAL ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Not Recorded - Owner

Complaint Date: May 27, 2014

Complaint: ilegal renters in the backyard of address provided. Caller wants someone to come out and close the old house the backyard.

INSPECTION INFORMATION

Investigator Assignment(s)

Barbara Ann Boswell assigned on May 27, 2014

Transferred to Khalid Marshall - MARSHAKH on May 30, 2014

Case Log

DATE	STAFF NAME	ACTION TAKEN
COMMENT		
05/28/2014	Barbara Ann Boswell	Investigation/Research
On site, observed locked gate which allows passage to rear garage area. Left message for complainant on file to clarify "illegal renters".		
06/02/2014	Khalid Marshall	Insp/In process/Monitoring
On 20140530 at 1435 hrs Investigator Marshall visited this property and found no one home. I left my card on the door. Photos taken and will continue to monitor for activity.		
06/02/2014	Khalid Marshall	Owner Contacted
On 20140602 Investigator Marshall received an email from the owner Scott Jacobs. He stated in his email that he had tenants in the residence. I replied to his email explaining that I had a compliant on his property regarding it being used as a STR>		
06/16/2014	Khalid Marshall	Insp / Violation(s) Found
On 20140613 At 0952 hrs Investigator Marshall stopped at this location and spoke with the tenant in the front structure whom stated that he indeed was a long term renter. This gentleman stated that the rear structure also had tenants but he was unsure if they were look term or not. I asked if it was ok if entered the rear yard where the second structure was located and he said that it was fine. I knocked on the door of the rear structure and made contact with two individuals whom stated that they were only in town for a couple weeks. They had arrived on Thursday of the previous week and would be living on the 22nd of this month totaling only 12 days. I will send a notice of violation for operation of a Short-Term Rental (STR) without a license.		
06/16/2014	Khalid Marshall	Send CV Notice

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07/18/2014 Khalid Marshall Information Update
20140718 at 1042 hrs Investigator Marshall found that OL 2014-075612 has been opened for this property.

08/15/2014 Khalid Marshall Closed due to Voluntary Compliance
20140815 at appx. 0850 hrs Investigator Marshall is closing this case due to the property obtaining an STR license. Refer to OL 2014-075612

VIOLATIONS

Structure Maintenance

Land Use

Austin City Code Section: Zoning (§25-2)

Violation: A person must obtain a license prior to operating a Short-Term Rental (STR)

Date Observed: 06/16/2014 Status: Cleared

Property Abatement

NOTICES

Notice of Violation to Scott Jacobs (Owner)

Mail sent regular on June 16, 2014

Mail sent certified 7013 2630 0002 0463 8636 on June 16, 2014



City of Austin
Austin Code Department
Summary of Complaint CC-2013-029340

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COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 ARPDALE ST 78704

Legal Description: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

Property Owner(s):

Not Recorded - Owner

Complaint Date: March 25, 2013

Complaint: short term rental without permit

INSPECTION INFORMATION

Investigator Assignment(s)

Luther Perez assigned on March 25, 2013

Transferred to Khalid Marshall - MARSHAKH on April 5, 2013

Case Log

DATE	STAFF NAME	ACTION TAKEN
COMMENT		
04/09/2013	Khalid Marshall	Insp/In process/Monitoring
On 4/9/2013 at 0935 Investigator Marshall went to 2003 Arpdale and found one silver colored SUV in the driveway, will monitor for further activity. Property photographed.		
04/30/2013	Khalid Marshall	Insp/In process/Monitoring
20130430 at 1101 hrs Investigator Marshall photographed a light colored SUV in the driveway of this property. Will monitor.		
05/06/2013	Khalid Marshall	Information Update
20130506 at 0938 hrs Investigator Marshall photographed two vehicles onsite. One silver colored SUV and one minivan silver in color. Will monitor.		
05/09/2013	Khalid Marshall	Information Update
20130509 at 1041 hrs Investigator Marshall photographed two vehicles onsite at this location. One is the same silver colored SUV that has been onsite previously. The second a light colored minivan. Will continue to monitor.		
06/12/2013	Khalid Marshall	Information Update
20130612 at 1244 hrs Investigator Marshall found the same two vehicles that have been at this location since the start of this investigation. Photos taken.		
06/14/2013	Marcus Elliott	No Violation(s) Found/ Insp
No evidence of a short-term rental at this location. Case closed.		

VIOLATIONS



City of Austin
Austin Code Department
Summary of Complaint CC-2007-139812

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COMPLAINT INFORMATION

Case Status: Closed

Address: 2003 Arpdale Street

Legal Description: Not Recorded

Property Owner(s):

Not Recorded - Owner

Complaint Date: July 30, 2007

Complaint: While I am hesitant to report my neighbour I believe it is unreasonable to continuously remodel without a permit, Ongoing remodelling; this house is undergoing the second remodel this year, apparently all without permits

INSPECTION INFORMATION

Investigator Assignment(s)

Bert Godkin assigned on July 31, 2007

Case Log

DATE	STAFF NAME	ACTION TAKEN
08/03/2007	Bert Godkin	Insp / Violation(s) Found
building a roof over frame and all also interior and added on to garage for accessory dwelling		
08/03/2007	Bert Godkin	Insp/In process/Monitoring
work being done without permits		
09/07/2007	Matthew Noriega	Closed due to Voluntary Compliance
verified permits have been obtained for remodel, see permit #141411		

VIOLATIONS

Structure Maintenance

Land Use

Austin City Code Section: Building Permit Requirement (§25-12-241 [2006 IRC R105.1])

Violation: Residential construction performed without required permit(s).

Date Observed: 09/07/2007 Status: Cleared

Property Abatement

NOTICES

C15-2016-0084

Heldenfels, Leane

From: Scott Jacobs <sjacobs24@gmail.com>
Sent: Wednesday, March 01, 2017 7:27 PM
To: Heldenfels, Leane
Subject: Re: Draft notice for 2003 Arpdale 3/13 Board of Adjustment hearing
Attachments: 7. 2003ARPDAL-SITE.pdf

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Thanks Leane!

Please see attached for the site plan. As you can see, the width of the property is about 55ft and the length is about 100ft.

Also, I updated the last bullet below:

Will you also please take note to request a postponement at the March meeting based on the following:

- Prior two postponements have been requested due to discrepancies in the City of Austin's data, not for personal reasons.
- This is the first postponement I have requested due to personal needs. I will be on a school trip with the Yale MBA Program in March.
- I already have a flight booked for the April meeting.
- I let the STR permit expire at the outset of these permitting issues in 2016 and have not used the house as a short term rental since.

On Tue, Feb 28, 2017 at 3:45 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Have received and will include in the advance packet for 3/13 hearing. Will request postponement to 4/13 and will include your email as basis.

Note, they will vote on each part of the request – I agree that leaving it slightly higher is better.

Is 5500 a recent survey, do you have a copy of that survey you can send me?

Thanks for advising –

Leane

From: Scott Jacobs [<mailto:sjacobs24@gmail.com>]
Sent: Tuesday, February 28, 2017 2:15 PM

To: Heldenfels, Leane
Subject: Re: Draft notice for 2003 Arpdale 3/13 Board of Adjustment hearing

Hi Leane,



C15-2016-0084

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BOA VARIANCE REQUEST EVIDENCE

PREPARED BY OWNER/APPLICANT: SCOTT JACOABS

2003 ARPDAL ST.

LEGAL DESCRIPTION: WEST 55' OF LOT 16, BLOCK 8 RABB INWOOD HILLS
ZONING DISTRICT: SF-3

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LETTER TO THE BOARD

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3/2/17

Dear Members of the Board:

I, Scott Jacobs, purchased 2003 Arpdale St in 2012. I was not informed at the time of the purchase that my accessory dwelling unit was not compliant with City of Austin building code. However, in March of 2016, during a sewer line inspection, a code enforcement officer noticed the unpermitted accessory dwelling unit. I immediately made it my priority to bring the house up to code and submitted a permit application by July.

According to the City of Austin aerial photographs, phone records, permit history, and Travis County records, it appears that the accessory dwelling unit was originally constructed in 1949 as a detached garage. This detached garage was converted to an accessory dwelling unit sometime in the early 1990's.

I am requesting a few variances in order to maintain the existing property characteristics which have been in the same place for 57 years.

2003 Arpdale St has been my homestead since I purchased the house in 2012. I'm currently attending graduate school at Yale to obtain my Masters in Business Administration. This has certainly made the permitting and BOA process quite difficult, so I appreciate your patience throughout this process. I want you to know that I'm determined to bring my house up to code and have every intention to work out a solution with the Board of Adjustment and the City of Austin.

Until then, while I'm attending graduate school in Connecticut, I will continue renting out my houses on a long-term basis. I let my STR license expire since I have no intention of using it anymore.

I have also been working diligently with city officials to further understand my problem and how I might be able to resolve the issue.

Nearly all of my neighbors are in support of my variance request and there have been no issues with the accessory dwelling unit for over 20 years, so I respectfully ask the board to allow the accessory dwelling unit to remain in place and for the property to remain as is.

Regards,



Scott Jacobs

FRIENDS OF ZILKER SUPPORT THE VARIANCE REQUEST

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March 4, 2016

From : Friends of Zilker Neighborhood Association
To : Board of Adjustment
Regarding : 2003 Arpdale St Austin TX 78704

To whom it may concern,

Friends of Zilker Neighborhood Association supports the following resolution that:

"Land use determinations shall be made based on City and neighborhood zoning and planning documents and private deed restrictions shall only be enforced through action in civil court."

(This is in response to punitive actions made against a property owner at 2003 Arpdale for an existing development that is perceived to be in conflict with private deed restrictions. This case is arbitrary given that multiple other similar conditions exist in the neighborhood and on the same street.)

Furthermore, our organization found at least a dozen other properties in the Rabb Inwood Subdivision that currently have (or previously had) ADUs / guest houses including :

- 2202 Paramount Ave
- 2112 Montclair St
- 2102 Montclair St
- 2006 Montclair St
- 2205 La Casa Dr
- 2110 La Casa Dr
- 2108 La Casa Dr
- 2104 La Casa Dr
- 2200 De Verne
- 2012 Arpdale St
- 2007 Arpdale St
- 2003 Arpdale St

Thank you,
Mary Owens, Secretary of Friends of Zilker

PERMIT / VARIANCE REQUEST HISTORY

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3/14/16 – Owner discovers permit violation

- During an inspection of a sewer line project at the residence, the City of Austin Code Department discovered the unpermitted ADU.
- Upon hearing the news, the owner of the residence was quick to take action to acquire a permit and legalize the ADU.

6/13/16 – Owner submits permit application

- Owner submitted the permit application, but was informed that a variance would be needed.

8/5/16 – Owner lets STR Permit expire

- Owner let the STR permit expire and no longer uses the ADU as a short term rental. The owner has every intention to return to Austin to live in the ADU, but for now is renting the ADU as a long-term rental to supplement the cost of his education while he completes his MBA at Yale.

8/18/16 – City of Austin's error requires postponement

- Owner was ready to appear in front of the board, but realized that TCAD's lot size of 5750 was inconsistent with the size on the site plan (5500). An additional variance would be needed due to the substandard lot size. The case was postponed to 2/13/17.

Note: the postponement was a result of the city's error

2/08/17 - City of Austin's error requires postponement

- Owner was informed that the city forgot to add the additional variance to the "notice" sent to the neighbors. Therefore, a re-notice would be needed in order to carry forward with the hearing. As a result, during the 2/13/17 meeting, the case was postponed to the month of March.

Note: the postponement was a result of the city's error

3/13/17 – Owner requests postponement

- Owner is unable to attend the hearing due to a pre-existing academic trip with his MBA program. The owner is requesting a postponement to June due to his rigorous academic calendar, but can make arrangements to come in April at the cost of missing two full days of class.

HISTORY OF 2003 ARPDAL ST.

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1939 – Deed for Rabb Inwood Hills was created

1949 – Lot 16, Block 8 was subdivided

– 2003 Arpdale was built with detached garage

1990's – Garage was converted to ADU

- Aerial views in GIS (which only go back to 1997) show the converted ADU which suggests that it was converted prior to 1997
- There are two separate phone records with different names registered in 1994 which suggests the ADU was converted prior to 1994
- Several permits were taken out for 2003 Arpdale in 1990 which suggests that contractors were permitted to work on site suggesting that the conversion happened in 1990

2012 – Property was purchased by current owner

- Owner was unaware that the ADU was not legally permitted
- Owner moved into the ADU and added an "A" and "B" address to the property
- Front house is rented on a long-term basis

2017 – Property remains as owner's homestead

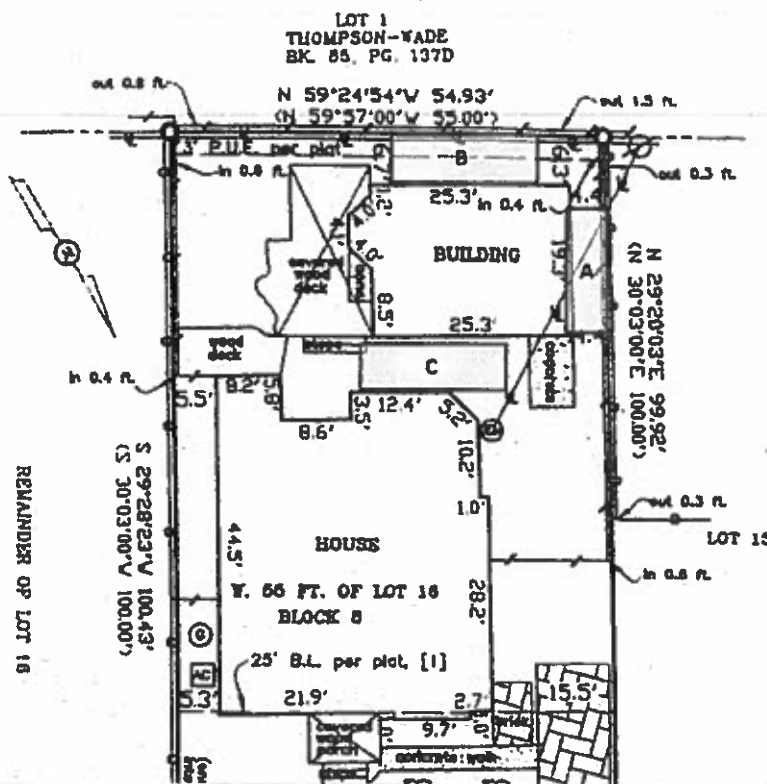
- Owner rents out both units on a long-term basis while he is attending graduate school at Yale
- Owner has every intention of moving back into the ADU

- (A) Decrease the minimum side setback from 5ft to 4.4ft
- (B) Decrease the minimum rear setback from 10ft to 5.5ft

- (C) Decrease the minimum distance a second dwelling unit must be located from the primary structure from 10ft to 6ft

- Decrease the minimum lot area for a two-family residential use from standard single family lot size of 5,750 square feet to 5,500 square feet

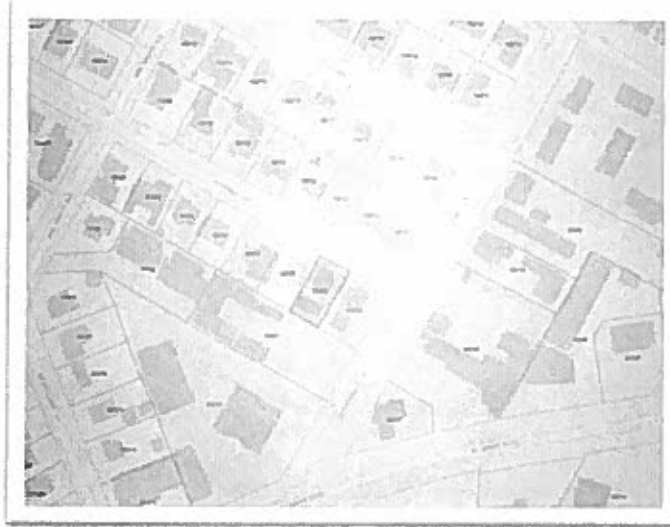
- Increase the maximum building cover from 40% to 41%
- Increase the maximum impervious cover from 45% to 52%



SUPPORTING EVIDENCE FOR THE VARIANCE REQUEST

Friends of Zilker Neighborhood Association supports the request Neighborhood is in support

- Over 80% of the owners within 300ft are in support the variance request
- Verified by signatures



This is to maintain an existing structure (no new construction)

- The site of 2003 Arpdale has been in its current state for over 20 years
- Several other houses in the Rabb Inwood subdivision have ADU's

No history of issues

- No complaints against the house or ADU have been recorded for over 57 years
- Verified by open record request

Deed restrictions are irrelevant to City Code

- Not all deed restrictions for Rabb Inwood Hills are being enforced

Affordable housing at-risk

- Removal of ADU will decrease the "affordable housing" stock

Neighborhood will be upset if variance is rejected

- Rejection of variance will cause unwarranted construction noise, pollution, and traffic on Arpdale St. The neighbors will be upset with the city for causing this disturbance
- "Don't try to fix what isn't broken"

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APPENDIX

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STR LICENSE

Although the owner is no longer renting the ADU as a short-term rental, this operating license is to prove that the owner rented legally as a short-term rental and paid the associated taxes.

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City of Austin

COPY

OPERATING LICENSE

LICENSEE:

SCOTT JACOBS

2003 ARPDAL ST
AUSTIN TX 78704 3901

Number of Sleeping Rooms:
2

CONTACT:

SCOTT JACOBS
2003 ARPDAL ST
AUSTIN TX 78704 3901

License Type:
Short Term Rental Type I

License Number:
OL 2014 075612

License Issuance Date:
August 05, 2014

Expiration Date:
August 05, 2016

Issued by :

Viola Rinf

ESTABLISHMENT NAME:

2003 ARPDAL

2003 ARPDAL ST
AUSTIN TX 78704

Austin Code Department has approved the
issuance of this Operating License for this
establishment.

RENEWAL

The Austin City Code requires that any
changes to the information on this license be
immediately reported in

writing to:

CITY OF AUSTIN
Austin Code Department
Attn: Short Term Rental Program
P.O. Box 1088
Austin, TX 78767-8810

Code Reference:
City of Austin Code
Chapter 25-2, 25-12, 25-1

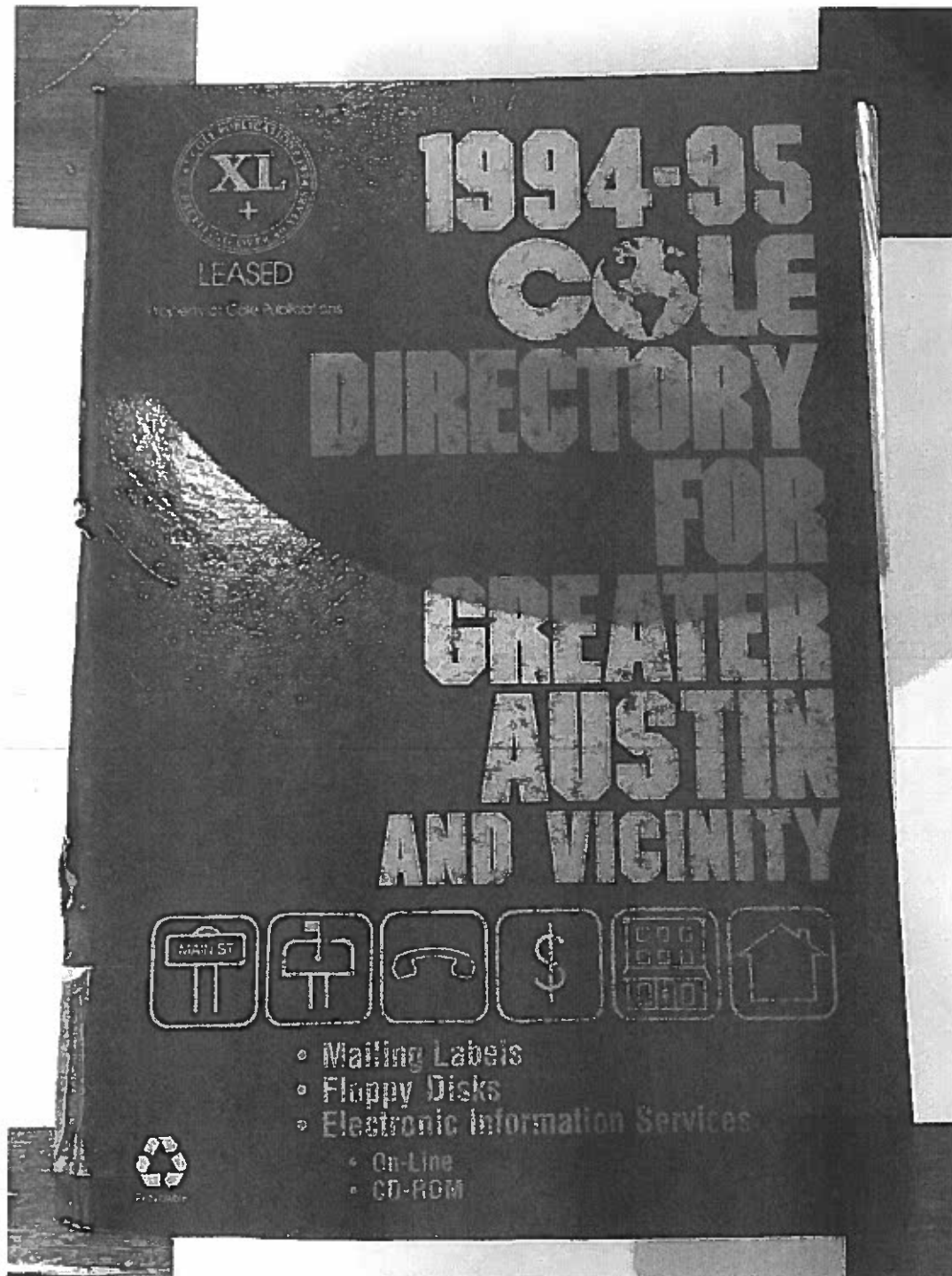
Carl F. Smart
Carl Smart, Director

**ORIGINAL MUST BE CLEARLY DISPLAYED ON ESTABLISHMENT PREMISES
LICENSE MAY NOT BE TRANSFERRED AND DOES NOT CONVEY WITH THE SALE OR TRANSFER OF THE PROPERTY**

*The City of Austin is committed to compliance with the Americans with Disabilities Act.
Reasonable modifications and equal access to communications will be provided upon request.*

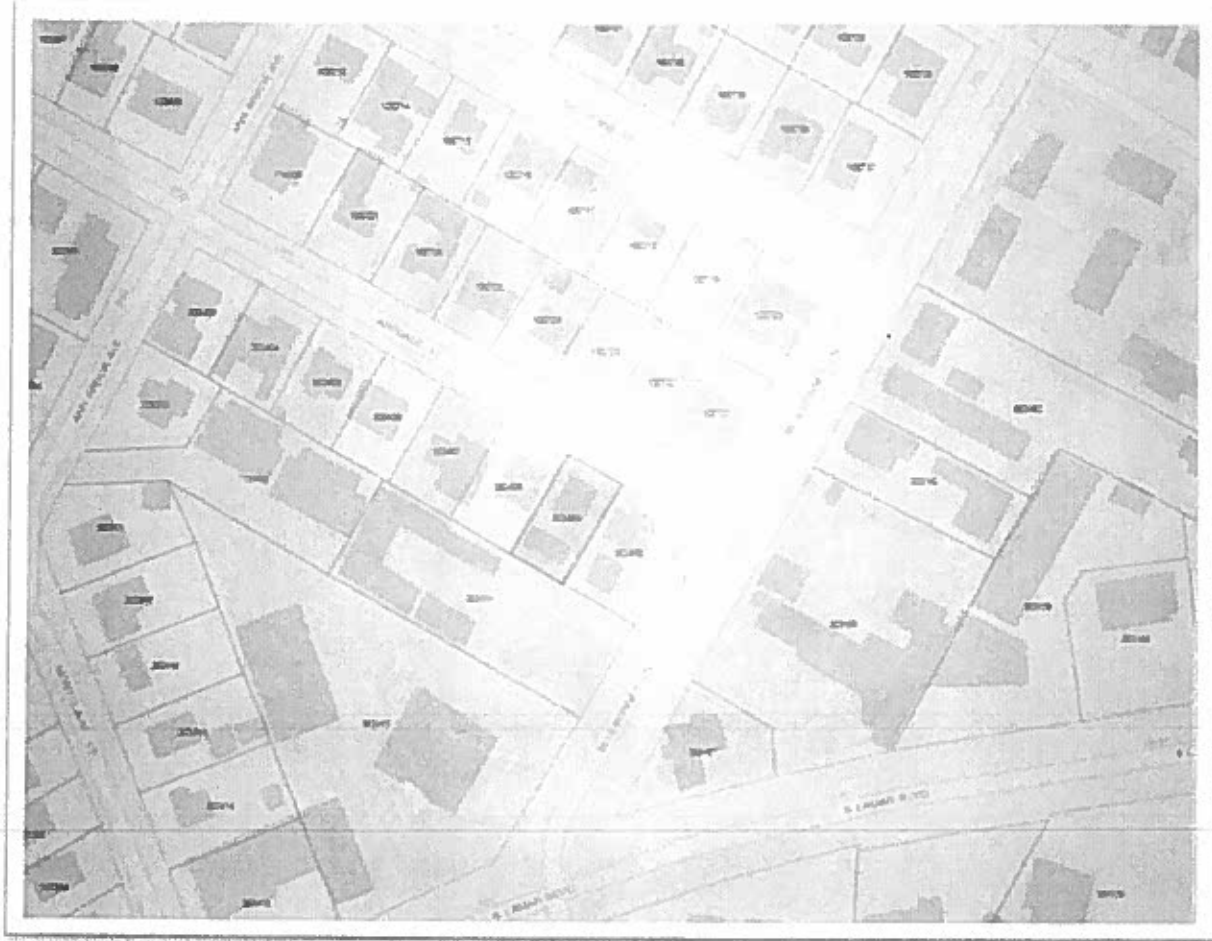
PHONE RECORDS SUGGEST THAT THE ADU WAS CONVERTED PRIOR TO 1994

4/10/17



OVER 80% OF THE OWNERS WITHIN 300FT ARE IN SUPPORT OF THE VARIANCE REQUEST

4/109



Neighbors felt like this variance is a non-issue since this request involves an existing structure which shouldn't be subject to regulations intended to limit the amount of new construction and conversions in the area.

RABB INWOOD HILLS DEED FROM 1939 SEEMS TO BE OUTDATED

RABBIT
INWOOD HILLS
ADDITION TO
AUSTIN, TEX.

[illegible]

De Rance C. Rabin

STATE OF TEXAS }
COUNTY OF TRAVIS }
Before me, the undersigned authority, on this day personally appeared De Hano E. Hahn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

Francis Mc Williams
Notary Public, Travis County, Texas

[illegible]

Approved for Acceptance
Date 7-4-38
C. J. Ingwood

Approved by City Plan Commission

H. L. Friedman 7-6-39
Chairman

B. J. Rupert 7-6-39
Secretary

F. B. Handman
Member

Originally discovered on S. A. Jordan, June, 1929
Re-discovered in June, 1939, by
(dead) O. Shred-
L. 10020 S. v. d. E. 10020.

Note: For restrictions use Val. but do not use restriction
E. Limberg Co. Inc.
For add. and restriction use Val. but do not use restriction
E. Limberg Co. Inc.



sell, transfer, assign and convey, unto the said Robert Boucher that certain mechanic's lien and note executed by J. Thad Lowe and wife, Barbara Ann Lowe, dated and due on June 1, 1939, for the sum of Three Thousand Five Hundred Dollars (\$3,500.00), payable to L. A. Burditt, or order, at Austin, Texas, which Mechanic's Lien and note were on said date by him, the said L. A. Burditt, transferred and assigned to the said R. E. Rawls Lumber Co., Inc., who is now the legal owner and holder of the same.

Said Mechanic's Lien and note having been given by said J. Thad Lowe and wife, Barbara Ann Lowe, to said L. A. Burditt as payment for the erection of improvements on that certain tract or parcel of land, situated in the County of Travis, State of Texas, fully described in the said Mechanic's Lien herein transferred, recorded in Volume 299, at pages 224 to 227 of the Mechanic's Lien Records of Travis County, Texas, which records are hereby referred to and made a part hereof for all pertinent purposes in the premises.

To have and to hold the above mentioned Mechanic's lien and note, together with all and singular the contract lien, rights, equities and interest in said land which said R. E. Rawls Lumber Co., Inc. has by virtue of being the assignee and payee of said Mechanic's Lien and note, unto the said Robert Boucher, his heirs and assigns, this conveyance is made, however, without recourse on the said R. E. Rawls Lumber Co., Inc., except as follows, to-wit, that said R. E. Rawls Lumber Co., Inc. does hereby warrant and bind itself that said Mechanic's lien and note are and constitute the first lien on the said land and premises above described, and that all payments, offsets and credits have been allowed.

In witness whereof the said R. E. Rawls Lumber Co., Inc. has caused these presents to be executed by its President, R. E. Rawls, therefor first duly empowered and authorized, this, the 15 day of July, A.D. 1939.

By R. E. Rawls Lumber Co., Inc.

By R. E. Rawls
Its President.

THE STATE OF TEXAS)
COUNTY OF TRAVIS) BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared R. E. Rawls, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of R. E. Rawls Lumber Co., Inc., of Austin, Travis County, Texas, and as the president thereof, and for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 15 day of July, A.D. 1939.

G. A. Martins

(Notary Seal) A Notary Public, in and for the
County of Travis, State of Texas.
Filed for record 17 July 1939 at 2:20 P.M. Recorded 19 July 1939 at 4:55 P.M.

0 - - - - - 0

STATE OF TEXAS,)

COUNTY OF TRAVIS.)

TO THE PUBLIC

RESTRICTIVE COVENANTS

which shall apply to all lots sold for residential purposes in Rabbit Island Hills as per plat of said Subdivision duly recorded in the Plat Records of Travis County, Texas, this 6th day of July, A. D. 1939, Volume 4, Page 73, Deed Records, Travis County, Texas.

It is provided, however, that this conveyance is made subject to the following restrictive covenants and conditions, to-wit:

1. No commercial business of any kind shall be carried on, on the premises here-

2. No signs or bill-boards shall be erected on the premises here-

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that all improvements shall be used for residential purposes only; no residence shall be constructed on said premises other than one detached single family dwelling, constructed of frame, brick or rock; the floor space to occupy not less than eight hundred square feet; shall not exceed two stories in height, with one, two or three car garage. Dwellings shall not be constructed less than twenty-five feet from front property line. No residential lot shall be subdivided into building plots having less than 5000 square feet of area or a width of less than 50 feet each, nor shall any building be erected on any plot having an area of less than 5000 square feet or a frontage of less than 50 feet. Note exception: a two family dwelling will be permitted of same construction above mentioned; the floor space to occupy not less than 1000 square feet.

2. No part of the premises hereby conveyed shall ever be owned by, held or rented to any person of African descent; provided, however, that this clause shall not prevent the employment of such persons as domestic servants and providing customary accommodations for them on said premises.

or placed on said premises herein conveyed as a temporary or permanent residence.

The grantee in this conveyance accepts same subject to the foregoing restrictions and conditions, which is agreed shall be deemed to be covenants running with the land, and the grantee for himself, his heirs and assigns covenant to and with grantor his heirs and assigns that he will faithfully observe the foregoing restrictions, whether or not they are repeated in subsequent conveyances of the above described property.

If the grantee or any person claiming under him, shall at any time violate or attempt to violate or shall omit to perform or observe any of the foregoing restrictions, then it shall be lawful for any person owning land in the residential portion of Rabb Inwood Hills Addition to institute and prosecute appropriate proceedings at law or in equity against the grantee, his heirs or assigns to enforce the provisions herein; and a failure to bring such proceedings for a violation of the provisions herein shall not be deemed or taken as a waiver of any subsequent violation.

I, De Rance C. Rabb, owner of Rabb Inwood Hills as per Plat duly recorded and as above set forth, designate that all Residential Lots above mentioned will be sold subject to Restrictive Covenants as set forth.

De Rance C. Rabb.

STATE OF TEXAS,)

COUNTY OF TRAVIS.) BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared De Rance C. Rabb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 15th day of July, 1939.

Frances McWilliams,
Notary Public, Travis County, Texas.

(Notary Seal).

Filed for Record July 17, 1939 at 8:00 A. M. Recorded July 20, 1939 at 7:40 A. M.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

THE STATE OF TEXAS,)

COUNTY OF HARRIS.) KNOW ALL MEN BY THESE PRESENTS:

PROOF OF SUBDIVISION OF LOT 16, BLOCK 8 IN 1949

41
113

77

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

That I, Melvin Bryant, of Travis County, in the State aforesaid, for and in consideration of ten dollars (\$10.00) and other valuable considerations to me in hand paid by Howard-Douglas Lumber Co., a corporation, receipt of which is hereby acknowledged, have granted, sold, and conveyed, and by these presents do grant, sell and convey unto the said Howard-Douglas Lumber Co. of the City of Austin, County of Travis, State of Texas, all that certain tract or parcel of land described as:

The west 55 feet off of Lot 16, Block 8, Rabb Inwood Hills Addition to the City of Austin, County of Travis, State of Texas, as said lot is described in a plat of said addition recorded in Vol. 4 page 73 Plat Record, Travis County, Tex. to have and to hold the above described tract or parcel of land, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Howard-Douglas Lumber Company, a corporation, or its assigns, forever. And I do hereby bind myself, my heirs, executors, administrators to warrant and forever defend all and singular the said tract or parcel of land unto the said Howard-Douglas Lumber Company, a corporation, or its assigns, against any and every person whomsoever, lawfully claiming or to claim the same or any part thereof.

Witness my hand this 23rd day of November, 1949.

Melvin Bryant
Melvin Bryant

(\$1.10 U.S. Int. Rev. Stamps Can.)

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, G. E. Wyse, on this day personally appeared Melvin Bryant, ^{single man} known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 23rd day of November, 1949.



G. E. Wyse
G. E. Wyse, Notary Public in and for County of Travis, State of Texas

Filed for record Dec. 3, 1949, at 10:45 A.M.
Recorded Dec. 6, 1949, at 1:35 P.M.

LAND STATUS DETERMINATION – 1987 RULE PLATTING EXCEPTION

61
114



City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
1987 RULE PLATTING EXCEPTION

01/12/2007

File Number: C8I-07-0014

Address: 2003 ARPDAL ST

Tax Parcel ID: 0401090909


Map Date: 12/10/2003

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 55 feet of Lot 16, Block 16, Rabb Inwood Hills Subdivision in the current deed, recorded on 03/15/2004, in Document #2004047737, County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on 05/01/1990, in Volume 11177, Page 201, 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 service on . 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: 
SARA GROVES
Director (or representative)
Watershed Protections & Development Review

PICTURES OF ACCESSORY DWELLING UNIT

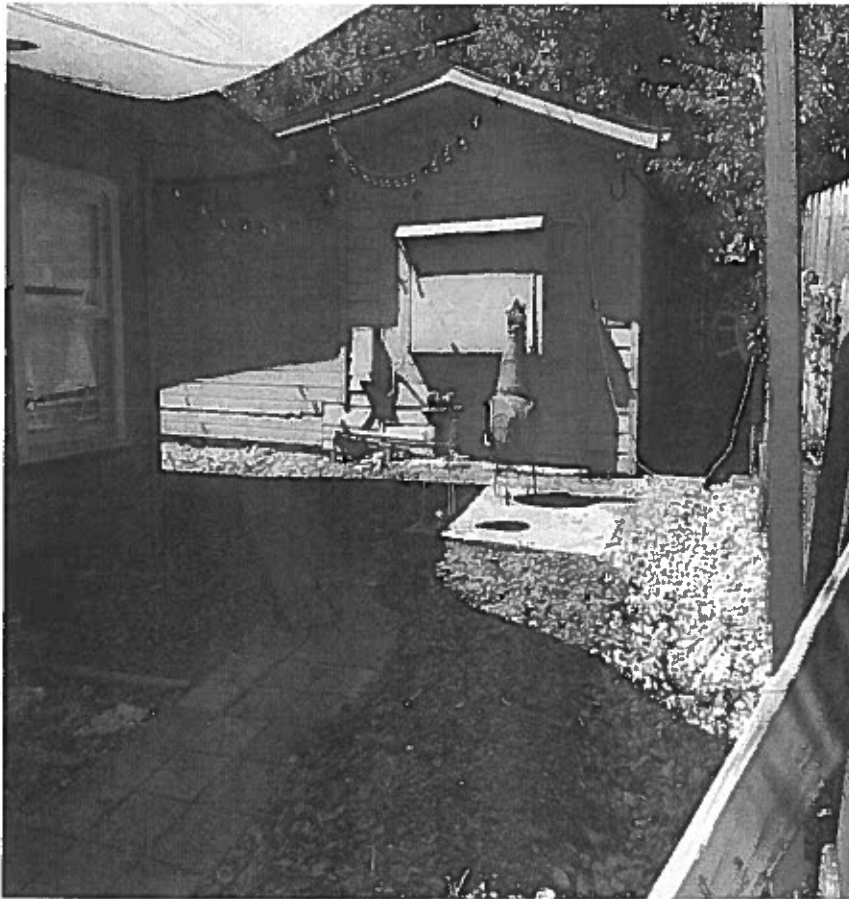
4/15



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116



4/17



PERMIT HISTORY

Permit history suggests that the structure was likely converted in 1990.

4/18

Harrol B. Caffey	2003 Arpdale Street
259 West 55' of 16	8 - -
Inwood Hills	
Frame garage.	
46378 10-5-50	\$350.00
Owner	



City of Austin

MECHANICAL PERMIT

41
119

PERMIT NO: 1990-002920-MP
2003 ARPDAL ST

Type: RESIDENTIAL Status: FINAL
Issue Date: 10/23/1990 **EXPIRY DATE: 11/27/1990**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Rebuild Electric Service & Connect A/C (Res)		WORK PERMITTED Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$0.00 Total New: \$500.00	Use CAT.	Floors	Units 1	

<u>Contact</u> Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER	<u>Telephone</u> () -
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<u>Fee Description</u> Mechanical Permit Fee Total Fees:	<u>Fee Amount</u> \$26.00 \$26.00	<u>Paid Date</u> 10/24/1990	<u>Inspection Requirements</u> Mechanical Inspection
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City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<u>Comments</u> Inv Mech And Plbg 10-24-90 Pd Invest Mech Fee 10-24-90 Escrow*** Ok Snt Oh

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



City of Austin

MECHANICAL PERMIT

41
120

PERMIT NO: 1990-002920-MP
2003 ARPDAL ST

Type: RESIDENTIAL Status: FINAL
Issue Date: 10/23/1990 **EXPIRY DATE: 11/27/1990**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY		WORK PERMITTED Remodel		ISSUED BY:	
Rebuild Electric Service & Connect A/C (Res)					
Total SQFT	Valuation Remodel: \$.00 Total New: \$500.00	Use CAT.	Floors	Units 1	
<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>		<u>Inspector</u>
405 Final Mechanical	11/27/1990	Pass	MIGRATED FROM PIER.		

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City of Austin

ELECTRIC PERMIT

41
121

PERMIT NO: 1990-002920-EP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

Issue Date: 10/23/1990 EXPIRY DATE: 10/24/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY	WORK PERMITTED: Remodel		ISSUED BY:		
Rebuild Electric Service & Connect A/C (Res)					
Total SQFT	Valuation Remodel: \$0.00	Use CAT	Floors	Units 1	

Contact Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER	Telephone () -
---	---------------------------

<table><tr><td>Fee Description</td><td>Fee Amount</td><td>Paid Date</td></tr><tr><td>Electrical Permit Fee</td><td>\$21.00</td><td>10/23/1990</td></tr><tr><td>Mechanical Permit Fee</td><td>\$26.00</td><td>10/24/1990</td></tr><tr><td>Total Fees:</td><td>\$47.00</td><td></td></tr></table>	Fee Description	Fee Amount	Paid Date	Electrical Permit Fee	\$21.00	10/23/1990	Mechanical Permit Fee	\$26.00	10/24/1990	Total Fees:	\$47.00		<table><tr><td>Inspection Requirements</td></tr><tr><td>Electric Inspection</td></tr></table>	Inspection Requirements	Electric Inspection
Fee Description	Fee Amount	Paid Date													
Electrical Permit Fee	\$21.00	10/23/1990													
Mechanical Permit Fee	\$26.00	10/24/1990													
Total Fees:	\$47.00														
Inspection Requirements															
Electric Inspection															

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.

A "Cancelled" and/or "Failed/No Work Performed" Inspection result does not extend the expiration date.

It is a violation and a fineable offense to cut or tamper with the Austin Energy meter seal. Austin Energy shall fine and/or prosecute to the fullest extent any offenses that are discovered and verified.

Comments Inv Mech And Plbg 10-24-90 Pd Invest Mech Fee 10-24-90 Escrow*** Ok Snl Oh

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



City of Austin

ELECTRIC PERMIT

41
122

PERMIT NO: 1990-002920-EP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

Issue Date: 10/23/1990 EXPIRY DATE: 10/24/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY	WORK PERMITTED: Remodel		ISSUED BY:		
Rebuild Electric Service & Connect A/C (Res)					
Total SQFT	Valuation Remodel: \$00	Use CAT	Floors	Units 1	

Type	Date	Status	Comments	Inspector
305 Final Electric	10/24/1990	Pass	MIGRATED FROM PIER.	

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City of Austin

PLUMBING PERMIT

41/23

PERMIT NO: 1990-002976-PP

Type: RESIDENTIAL Status: Final

2003 ARPDÁLE ST

Issue Date: 10/24/1990 EXPIRY DATE: 10/25/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Gas Test Residence	WORK PERMITTED: Remodel		ISSUED BY:		
Total SQFT	Valuation Remodel: \$.00	Use CAT. R1-2	Floors	Units 1	

<u>Contact</u> Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER	<u>Telephone</u> ()
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<u>Fee Description</u> Plumbing Permit Fee <u>Total Fees:</u>	<u>Fee Amount</u> \$21.00 \$21.00	<u>Paid Date</u> 10/24/1990	<u>Inspection Requirements</u> Plumbing Inspection
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City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<u>Comments</u>

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



City of Austin

PLUMBING PERMIT

41
124

PERMIT NO: 1990-002976-PP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

Issue Date: 10/24/1990 EXPIRY DATE: 10/25/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Gas Test Residence	WORK PERMITTED: Remodel		ISSUED BY:		
Total SQFT	Valuation Remodel: \$00	Use CAT. R1-2	Floors	Units 1	
<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>		<u>Inspector</u>
521 Final Plumbing	10/25/1990	Pass	MIGRATED FROM PIER.		



City of Austin

PLUMBING PERMIT

41
125

PERMIT NO: 1990-005074-PP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

Issue Date: 10/25/1990 EXPIRY DATE: 10/26/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RAB8 INWOOD HILLS		SITE APPROVAL	ZONING
PROPOSED OCCUPANCY Install Water Heater In Existing Residence	WORK PERMITTED: Remodel	ISSUED BY:	
Total SQFT	Valuation Remodel: \$00	Use CAT. R1-2	Floors Units 1

Contact Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER	Telephone () -
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Fee Description Plumbing Permit Fee Total Fees:	Fee Amount \$21.00 \$21.00	Paid Date 10/25/1990	Inspection Requirements Plumbing Inspection
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City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

Comments

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



City of Austin

PLUMBING PERMIT

41
26

PERMIT NO: 1990-005074-PP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

Issue Date: 10/25/1990 EXPIRY DATE: 10/26/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Install Water Heater In Existing Residence		WORK PERMITTED: Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$ 00	Use CAT. R1-2	Floors	Units 1	

Type	Date	Status	Comments	Inspector
500 Plumbing Rough	10/26/1990	Pass	MIGRATED FROM PIER.	
501 Plumbing Copper	10/26/1990	Pass	MIGRATED FROM PIER.	
502 Plumbing Top Out	10/26/1990	Pass	MIGRATED FROM PIER.	
505 Sewer Yard Line	10/26/1990	Pass	MIGRATED FROM PIER.	
521 Final Plumbing	10/26/1990	Pass	MIGRATED FROM PIER.	



City of Austin

ELECTRIC PERMIT

11/27

PERMIT NO: 1997-002369-EP
2003 ARPDAL ST

Type: RESIDENTIAL Status: Final

Issue Date: 10/07/1997 **EXPIRY DATE: 10/20/1997**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY	WORK PERMITTED: Remodel		ISSUED BY:		
Replace Breaker Box/Upgrade Existing Service					
Total SQFT	Valuation Remodel: \$0.00	Use CAT	Floors	Units 1	

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Fee Description	Fee Amount	Paid Date
Electrical Permit Fee	\$23.00	10/07/1997
Total Fees:		\$23.00

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.
It is a violation and a fineable offense to cut or tamper with the Austin Energy meter seal. Austin Energy shall fine and/or prosecute to the fullest extent any offenses that are discovered and verified.

Comments

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



City of Austin

ELECTRIC PERMIT

4/128

PERMIT NO: 1997-002369-EP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

Issue Date: 10/07/1997 EXPIRY DATE: 10/20/1997

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY	WORK PERMITTED: Remodel		ISSUED BY:		
Replace Breaker Box/Upgrade Existing Service					
Total SQFT	Valuation Remodel: 5.00		Use CAT	Floors	Units 1

Type	Date	Status	Comments	Inspector
305 Final Electric	10/20/1997	Pass	MIGRATED FROM PIER.	

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City of Austin

MECHANICAL PERMIT

41
129

PERMIT NO: 1997-002369-MP
2003 ARPDAL ST

Type: RESIDENTIAL Status: FINAL
Issue Date: 10/07/1997 **EXPIRY DATE: 08/29/2007**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABBS INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Replace Breaker Box/Upgrade Existing Service		WORK PERMITTED Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$0.00 Total New: \$490.00	Use CAT.	Floors	Units 1	

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	<u>Inspection Requirements</u> Mechanical Inspection

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<u>Comments</u>

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



City of Austin

MECHANICAL PERMIT

41
130

PERMIT NO: 1997-002369-MP
2003 ARPDAL ST

Type: RESIDENTIAL Status: FINAL
Issue Date: 10/07/1997 **EXPIRY DATE: 08/29/2007**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY		WORK PERMITTED Remodel		ISSUED BY:	
Replace Breaker Box/Upgrade Existing Service					
Total SQFT	Valuation Remodel: \$0.00 Total New: \$490.00	Use CAT.	Floors	Units 1	



City of Austin BUILDING PERMIT

PERMIT NO: 2007-141411-BP
2003 ARPDAL ST

Type: RESIDENTIAL Status: Final
Issue Date: 08/06/2007 EXPIRY DATE: 09/26/2007

4/13/1

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS	SITE APPROVAL	ZONING SF-3
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PROPOSED OCCUPANCY:	WORK PERMITTED: Remodel	ISSUED BY: Tarrah Adams
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Reroof exst 1 story sf res, replace/modify framing, rafters to complete gable roof over flat roof area.

TOTAL SQFT Remodel: 0	VALUATION Tot Val Rem: \$12,500.00 Tot Job Val: \$.00	TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Contact Applicant, Jeremy Wren, Referred Renovations Owner, FUENTES GINO CARLOS	Phone (512) 689-8618 () -	Contact Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRA () - General Contractor, Jeremy Wren, Referred Renovations	Phone (512) 689-8618
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	135.00	8/6/2007						
Fees Total:	135.00							

Inspection Requirements Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" Inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments No change to IC/BC/GFA. No plmg/elec/mech work permitted. No removal of ext walls.	Date 08/06/2007	Reviewer Daniel Word
Residential Zoning Review		

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

41
132

PERMIT NO: 2007-141411-BP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

Issue Date: 08/06/2007

EXPIRY DATE: 09/26/2007

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS						SITE APPROVAL		ZONING SF-3	
PROPOSED OCCUPANCY:		WORK PERMITTED: Remodel				ISSUED BY: Tarrah Adams			
Reroof extst 1 story sf res, replace/modify framing, rafters to complete gable roof over flat roof area.									
TOTAL SQFT		VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 0		Tot Val Rem: \$12,500.00 Tot Job Val: \$.00			435		1	1	
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Type	Date	Status	Comments	Inspector
101 Building Layout	9/5/2007	Pass		Donald Kiesel
102 Foundation		Open		Donald Kiesel
103 Framing	9/5/2007	Pass		Donald Kiesel
104 Insulation		Open		Donald Kiesel
105 Wallboard		Open		Donald Kiesel
108 TCO Stocking		Open		Donald Kiesel
111 Energy Final	9/26/2007	Pass		Donald Kiesel
112 Final Building	9/26/2007	Pass		Donald Kiesel
Deficiencies		Open		Donald Kiesel



CITY OF AUSTIN BUILDING PERMIT

41/133

PERMIT NO: 2013-003404-BP
2003 ARPDAL ST

Type: RESIDENTIAL Status: Final
Issue Date: 01/16/2013 EXPIRY DATE: 03/29/2013

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS				SITE APPROVAL		ZONING SF-3	
PROPOSED OCCUPANCY:		WORK PERMITTED: Repair		ISSUED BY: Glenda Wilsford			
Install 1 replacement windows on the front of the existing single family residence.							
TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 1,524	Tot Val Rem: \$442.00 Tot Job Val: \$442.00		435		1	1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE	
				0		n/a	

Contact	Phone	Contact	Phone
Applicant, Mike P. Connors, Titan Siding, Windows and Exteriors	(512) 944-8029	Owner, Scott Jacobs	(512) 908-0770
General Contractor, Mike P. Connors, Titan Siding, Windows and E (512) 944-8029			

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	29.00	1/16/2013	Development Services Surchar	1.32	1/16/2013	Residential Express Review	4.00	1/16/2013
Fees Total:	34.32							

Inspection Requirements Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Residential Zoning Review	Date 01/14/2013	Reviewer Bryan Walker
---------------------------	--------------------	--------------------------

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

41
134

PERMIT NO: 2013-003404-BP
2003 ARPDAL ST

Type: RESIDENTIAL Status: Final
Issue Date: 01/16/2013 EXPIRY DATE: 03/29/2013

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS						SITE APPROVAL		ZONING SF-3	
PROPOSED OCCUPANCY:		WORK PERMITTED: Repair				ISSUED BY: Glenda Wilsford			
Install 1 replacement windows on the front of the existing single family residence.									
TOTAL SQFT Remodel: 1,524		VALUATION Tot Val Rem: \$442.00 Tot Job Val: \$442.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS 0		METER SIZE n/a	

Type	Date	Status	Comments	Inspector
101 Building Layout	3/29/2013	Pass		Douglas McAfee
102 Foundation		Open		Douglas McAfee
103 Framing		Open		Douglas McAfee
104 Insulation		Open		Douglas McAfee
105 Wallboard		Open		Douglas McAfee
109 TCO Occupancy		Open		Douglas McAfee
112 Final Building	3/29/2013	Pass		Douglas McAfee
114 Continuance of work		Open		Douglas McAfee
Deficiencies		Open		Douglas McAfee

Gen. Yr. Sequence Sec. Rev. Type Status
Number 20 16 016025 000 PP Plumbing Permit Pending

Property

House Prefix Street Type Direction Unit Type Unit
Address 2003 ARPDALE STREET
City Postal Code Roll Property Row ID
AUSTIN 78704 0401090909 812,960
Location W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS Folder Unit

Indicators

Violations ☒
Properties ☐
Parent ☒
Child ☐
Due \$:00

In Date Feb 16, 2016 Issue/Approval Expires
Reference File # By Final Date
Sub Work
Name 2003 ARPDALE ST Priority
Description Austin Water Violation Plumbing Permit

Conditions

Group Permits Parent ID 11485097 Row ID 11485099

135

$\frac{41}{136}$

4/13/17

SIGNATURES IN SUPPORT OF VARIANCE REQUEST



I, Scott Jacobs, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to keep my backhouse which is currently in violation of set back requirements. The structure was built in 1949, but I inherited this problem when I bought the property in 2012.

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

Property Owner Name (Printed)	Address	Signature
Bryan Campbell	2004 Arpdale St 78704	
Zita Raymond	2013 Arpdale St	
Kelly Cottrell	2003 De Vonne St Austin Tx	
Jessica Michael Bryant	2007 De Vonne St 78704	
Karen Sullivan	2007 Arpdale St 78704	
Nessa Higgins	2010 Arpdale St	
Jason C. Jones	2009 Ann Arbor Ave Bl Austin, TX 78704	

512 785
8050
-S. Helen

138
4

Owners

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

Property Owner Name (Printed)	Address	Signature
ALEX DAVIES	2006 DEVERNE STREET	<i>[Signature]</i>
Joe Joseph	1101 Robert E. Lee Rd 78704	<i>[Signature]</i>
HELEN WEST	2000 WINDDALE 78704	<i>[Signature]</i>
Scott Jacobs	2003 Arpdale St	<i>[Signature]</i>

4/13/9

Occupants



I, Scott Jacobs, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to keep my backhouse which is in violation of a few set back requirements. The structure was built without a permit in 1949 and I inherited this problem when I purchased the house in 2012.
By signing this form, I understand that I am declaring my support for the variance being requested.
Tenant

Property Owner Name (Printed)	Address	Signature
James Lorch	2002 Arsdale St., Austin, TX 78704	
Ken Collins	2002 Arsdale St Austin TX 78704	
ARCH PARISH	2302 Bluebonnet 78704	
Lauran Gonzalez	2006 Arsdale St. 78704	

James Lorch

146

4/14

By signing this letter, I support Scott Jacobs in his variance request to the Board of Adjustment for 2003 Arpdale St. regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements highlighted below:

25-2-492 - SITE DEVELOPMENT REGULATIONS

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

Source: Section 13-2-630; Ord. 990225-70; Ord. 991104-46; Ord. 000311-109; Ord. 030731-53; Ord. 031211-11; Ord. 041118-57; Ord. 20100819-064.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS					
FRONT YARD	40	40	25	25	25
STREET SIDE YARD	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	•	25%	40%	45%	45%

Property Address	Owner Name	Owner Signature
2305 BLUEBONNET LN	ALLEN DANZIGER	Allen Danziger

4
142


By signing this letter, I support Scott Jacobs in his variance request to the Board of Adjustment for 2003 Arpdale St. regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements highlighted below:

§ 25-2-492 - SITE DEVELOPMENT REGULATIONS.

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

Source: Section 13-2-630; Ord. 990225-70; Ord. 991104-46; Ord. 000511-109; Ord. 030731-53; Ord. 031211-11; Ord. 041118-57; Ord. 20100819-064.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	•	25%	40%	45%	45%

Property Address	Owner Name	Owner Signature
2001 Arpdale St.	Rebecca Heston	DocuSigned by:  017AASCAB889D40B...

U
143

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2103 Bluebonnet	Matt Jones	<div>DocuSigned by: Matt Jones 30C8CFEE4A1D41E</div>

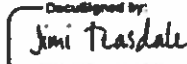
Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

DocuSign Envelope ID: 1FD92DE0-5866-4127-8852-46FD8F8A76CA

4
144

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2126 Goodrich Ave., Austin TX 78704	Jimi Teasdale	<div>DecuSigned by:  Jimi Teasdale</div>

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

DocuSign Envelope ID: 2A35735C-9FDF-44D3-BDCA-2CD00832111E

U
145

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2012 Arpdale St.	Sean Kubicek	<div>DocuSigned by Sean Kubicek ID# 082DC828444</div>

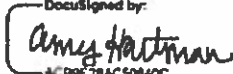
Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

DocuSign Envelope ID: FFC104C8-E6C8-48DD-A5C0-763ABFA2AA1C

4
144

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2002 Arpdale Street Austin, Texas 78704	Amy Hartman	<div>DocuSigned by:  ACB9E7BAC50840C</div>

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

41
147

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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


Property Address	Property Owner Name	Signature
2406 Bluebonnet Lane Chimney Park Apartments Miller Properties	Grace Hubbard	<div>DocuSigned by: <i>Grace Hubbard</i> F500EF268B034EF</div>

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

4/148

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2011 Arpdale St.	River City Cap Partners	

Please return this signed form in the return envelope. Thanks!

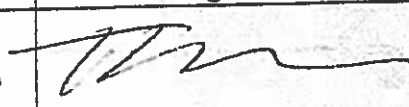
feel free to contact me if needed
at 512-638-6389

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

4
149

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2005 DeVerne St.	Thomas W. Brown Susan Eggert	 Susan Eggert

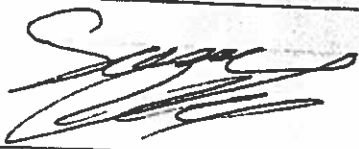
Please return this signed form in the return envelope. Thanks!

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

151/4
150

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2340 S. Lamar	Samir Moamary	

Please return this signed form in the return envelope. Thanks!

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

4/15/1

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2330 S. Lamar		

Please return this signed form in the return envelope. Thanks!

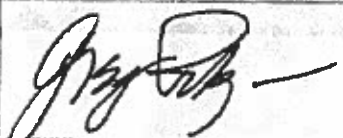
Lora Margaret Hilbert

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

4/15/2

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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


Property Address	Property Owner Name	Signature
2008 Arpdale St.	GREG PITZER	

Please return this signed form in the return envelope. Thanks!

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770.

Scott Jacobs is requesting a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code, which pertains to setback requirements.

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

Property Address	Property Owner Name	Signature
2418 S. Lamar	Chris Petropoulos	

Please return this signed form in the return envelope. Thanks!

Do you have any questions? Feel free to contact me at scott.jacobs@yale.edu or 214-908-0770

53-14