

BOA CASE REVIEW SHEET

CASE: C15-2019-0006

BOA DATE: February 11, 2019

ADDRESS: 1313 W. 12th

COUNCIL DISTRICT AREA: 9

OWNER: Charles Rice

AGENT: None

ZONING: SF-3-NP (Old West Austin)

AREA: East 37 feet of Lot 10, Block 3, Outlot 4, Division Z Shelly Heights 2

VARIANCE REQUEST: Section 25-2-492 (D) front setback, side setback, lot size, lot width, impervious cover, building cover, parking space

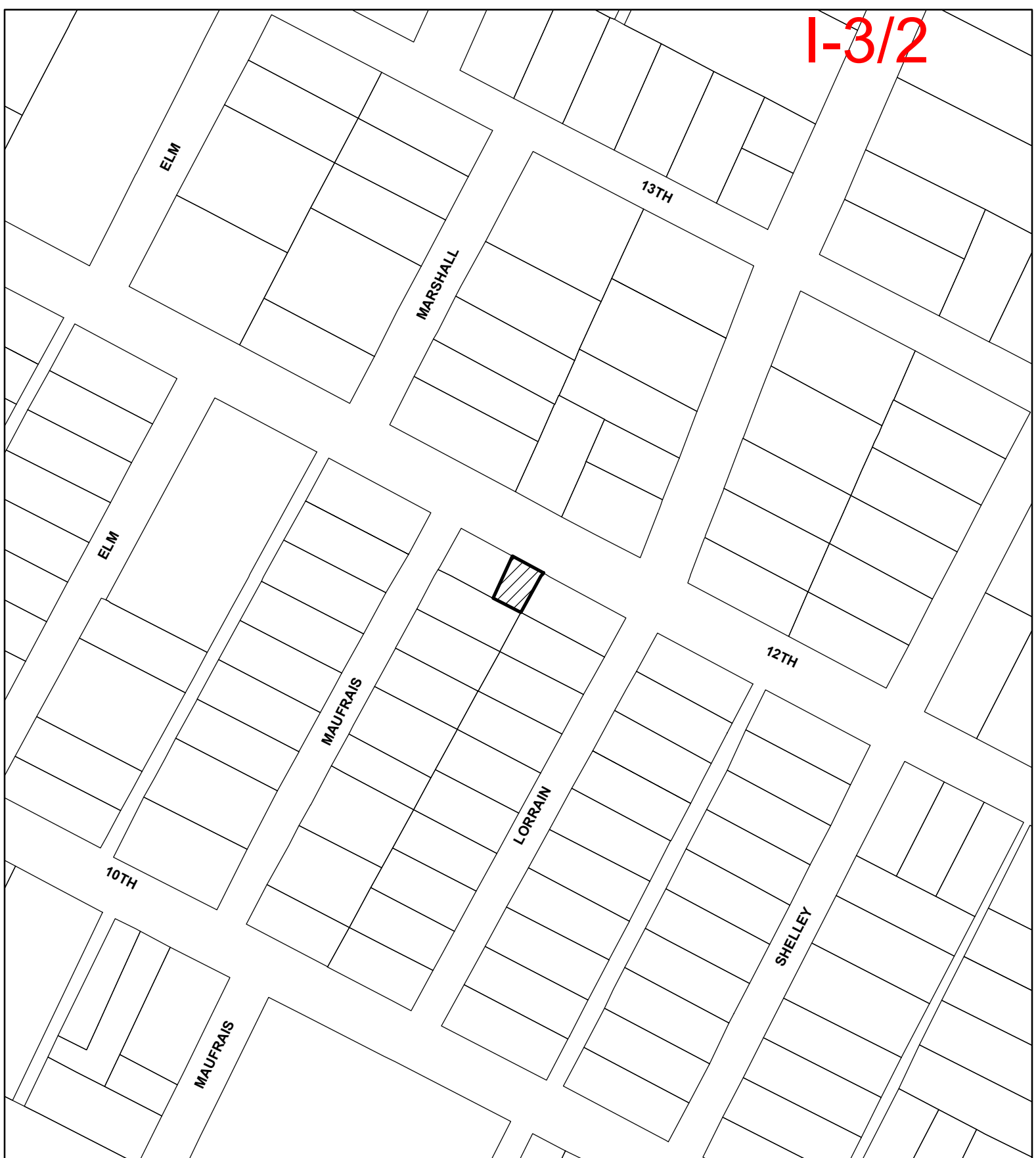
SUMMARY: Remodel to include a larger front porch

ISSUES: Does not meet limitations for Modification and Maintenance of a noncomplying structure (25-2-963)

	ZONING	LAND USES
<i>Site</i>	SF-3-NP (Old West Austin)	Residential
<i>North</i>	MF-3-NP (Old West Austin)	Residential
<i>South</i>	SF-3-NP (Old West Austin)	Residential
<i>East</i>	SF-3-NP (Old West Austin)	Residential
<i>West</i>	SF-3-NP (Old West Austin)	Residential

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Neighborhoods Council; Bike Austin; Friends of Austin Neighborhoods; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Old West Austin Neighborhood Association; Old West Austin Neighborhood Plan Contact Team; Preservation Austin; SEL Texas; Shoal Creek Conservancy; Sierra Club, Austin Regional Group

I-3/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0006
LOCATION: 1313 W 12th Street



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

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

1" = 141'

To whom it may concern,

Thank you very much for taking the time to meet with me. I hope the below properly outlines what I envision for my new home, and why it's important to me to undergo so much restorative work on it.

I've been drawn to Old West Austin ever since I first moved to Austin in 2005, and it's where I currently live now. I'm excited and humbled to now own a home in the heart of it. I love the charming old houses and giant trees. I value being a friendly neighbor and getting to know those whom I live alongside. I love living within walking distance of great restaurants and local shops.

1313 West 12th Street was built in 1933. The house sold 45 years ago to its most recent owners. It was updated sometime in the 80s, when the original wall paper was covered with sheet rock, and the kitchen and bathroom were upgraded. Since then, the house has generally been neglected:

- The house was painted 12 years ago, but now much of the exterior paint is chipping and the wood below is exposed and rotting.
- The sash windows have been nailed, caulked, and boarded shut. Some windows have broken glass that has been covered by card board.
- The foundation has the original cedar pier (except for where termites have caused damage).
- The cast iron water pipes are corroded.
- There is substandard framing in the attic with remnants of aluminum wiring still in the walls.

I plan to fix all of these issues when rehabilitating this home.

The other major change I want to make is to the front porch. A fundamental element of an Old West Austin home is a large front porch that owners can sit on and enjoy the neighborhood. This is a result of the historic home style where people would sit and catch the breeze. I want to expand my front to match this style. It will be consistent with other homes in the neighborhood and allow me to have an area to sit on and interact with neighbors.

According to the Castle Hill design standard, the front porch should be prominent and character defining, and it should extend to at least half of the house's front façade. Expanding the porch is also in keeping with the cottage style houses built that comply with the small lot amnesty.

I've included the passages where this is stated and example pictures of contributing houses in the area. In them you will see similar style homes built around the time mine was constructed with a similar porch to what I am proposing. I know people are also concerned with the line of houses along the street. My proposed porch will not extend past the line of my neighbors' garage so the line of houses down the street will not be affected.

Thanks again for your time and consideration,

Charlie Rice



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

I-3/4

Board of Adjustment General/Parking Variance Application

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

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

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

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

For Office Use Only

Case # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: _____

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

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Reasonable Use

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

Hardship

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

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

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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

Section 3: Applicant Certificate

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

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): [REDACTED] _____

Section 4: Owner Certificate

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

Owner Signature: _____ Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): [REDACTED] _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

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



I, Charles Rice, am applying for a variance from the Board of Adjustment regarding Section 25-2-492(D) of the Land Development Code. The variance would allow me the ability to extend the front porch, reposition a window from the side to the front of the house, install a ribbon paver driveway and update the interior of the home.







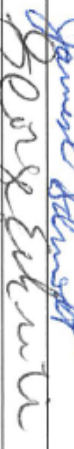










By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address		Signature
RISK RAYMOND A JR	1204	LORRAIN ST	Raymond Rice Jr
REED GRETCHEN	1203	LORRAIN ST	Gretchen Reed
WADE PHILLIP E	1202	LORRAIN ST	Philip Wade
OLSEN JOANNE F (Dorsey)	1201	LORRAIN ST	Joanne Olsen
OHANLON KEVIN & PRISCILLA LOZANO	1200	LORRAIN ST	Kevin & Priscilla
MOORE GILBERT O & MARIE POEHL	1107	LORRAIN ST	Gilbert & Marie
WATSON GRAY KAY LYNN	1106	LORRAIN ST	Gray Watson
KAZZOUN YOUSSEF & CLAUDETTE	1105	LORRAIN ST	Youssef & Claudette
MARTIN STANLEY RONALD	1104	LORRAIN ST	Stanley Martin
MILLER LINDA & ISHAM RESPESS	1103	LORRAIN ST	Linda & Isham
NASSER YASSER	1102	LORRAIN ST	Yasser Nasser
BATES AMANDA A	1101	LORRAIN ST	Amanda Bates
MORRIS LISA D & JOHN A IV	1100	LORRAIN ST	Lisa & John
HURWITZ CRAIG A	1008	LORRAIN ST	Craig Hurwitz
PAGE HEATHER & TODD McMULLEN	1205	LORRAIN ST	Heather & Todd

Wade + John Tully

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

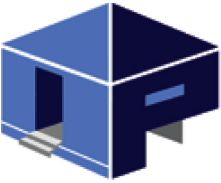
1-3/9

Property Owner Name (Printed)	Address	Signature
OLSON DOUGLAS B	1205 MARSHALL LN	
REICHLER RICHARD LOGAN & RICHARD K REICHLER	1203 MARSHALL LN	
RODGERS PATRICK B	1201 MARSHALL LN	
KERN IVANNA J & DOUGLAS J KERN	1109 MAUFRAIS ST	
WILLIAMS MICHAEL KEITH & GERRY L	1107 MAUFRAIS ST	
BRANDT JASON W & NALINI BELARAMANI	1106 MAUFRAIS ST	
HARRIS WILLIAM R (Personal) Son Signed	1105 MAUFRAIS ST	
SCHMIDT JAMES C	1104 MAUFRAIS ST	
ECKRICH GEORGE & LILIANA VALENZUELA	1103 MAUFRAIS ST	
KAPPELMAN JOHN WESLEY JR	1102 MAUFRAIS ST	
JONES STEVEN J	1101 MAUFRAIS ST	
WILLIAMS CAROL REVOCABLE TRUST	1100 MAUFRAIS ST	
JONES ROBERT D & MIKE JONES	1009 MAUFRAIS ST	
JONES STEVEN J	1007 MAUFRAIS ST	
SHANKLIN JOHN C	1404 W 12TH ST	
ASHBY MARK	1311 W 12TH ST	
HERN PAULA	1307 W 12TH ST	
	1302 W 12th St.	
M. Michelle Prodanca	1403 W. 12th St	
ANTHONY SENECH	1311 W 12th St	

Michael C Jones 1007 Mafais St Michael C Jones



ORDERED BY:

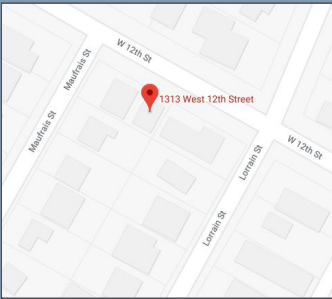
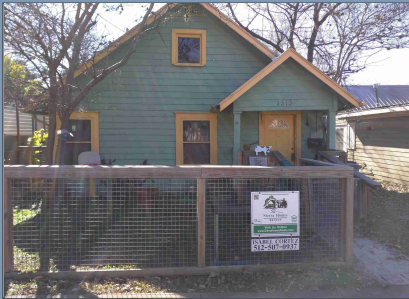


PATTEN LAW FIRM
Raising the Bar for Closing Services
WWW.PATTENTITLE.COM
A CLOSING OFFICE FOR TEXAS AMERICAN TITLE COMPANY

POWERED BY:



WWW.SURVEYSTARS.COM



DATE: 12/18/18

CLIENT NUMBER:

BUYER: CHARLIE RICE

SELLER: JAMES SCHMIDT AND MAY SCHMIDT

PROPERTY ADDRESS: 1313 W 12TH STREET, AUSTIN, TEXAS 78703

SURVEY NUMBER: 1812.1365

FIELD WORK DATE: 12/13/2018

REVISION DATE(S): (REV.1 12/18/2018) (REV.1 12/18/2018)

18121365
BOUNDARY SURVEY
TRAVIS COUNTY

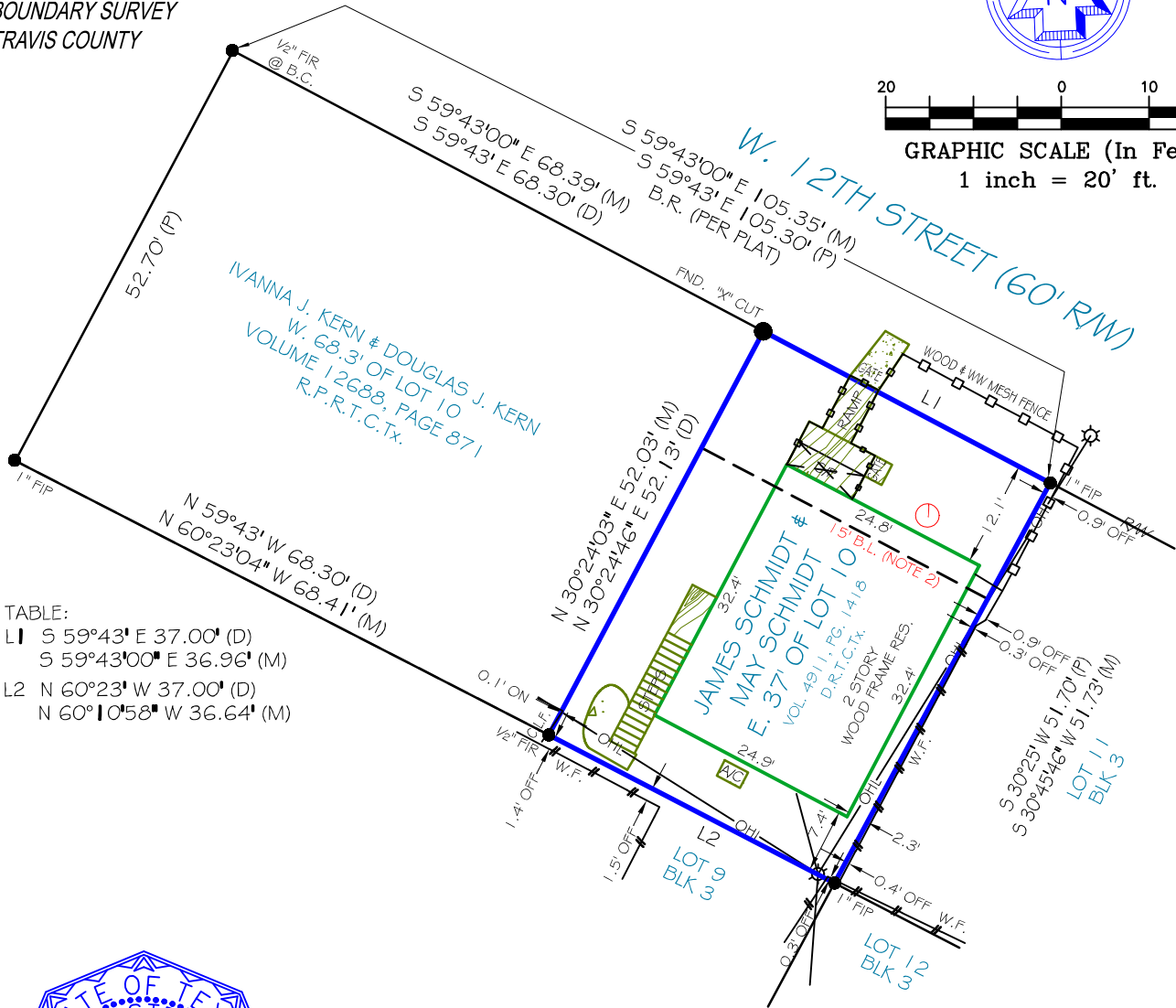
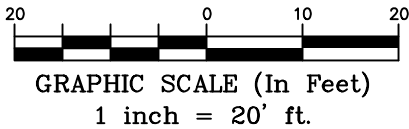


TABLE:

L1	S 59°43' E 37.00' (D)
	S 59°43'00" E 36.96' (M)
L2	N 60°23' W 37.00' (D)
	N 60°10'58" W 36.64' (M)



Derrick L. Mayfield

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 13th DAY OF DECEMBER, 2018; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY TEXAS AMERICAN TITLE CO., OF NO. 2899118-01660, EFFECTIVE NOVEMBER 16, 2018, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
D.R.T.C.Tx. = DEED RECORDS,
TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx. = REAL PROPERTY RECORDS,
TRAVIS COUNTY, TEXAS

TITLE NOTES:
1.) SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN VOLUME 3, PAGE 260, PLAT RECORDS; VOLUME 534, PAGE 399 AND VOLUME 555, PAGE 2, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
2.) SUBJECT TO BUILDING SETBACK LINES RECORDED IN VOLUME 534, PAGE 399 AND VOLUME 555, PAGE 2, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (AS SHOWN HEREON).

POINTS OF INTEREST: 1. RESIDENCE OVER 15' BUILDING LINE

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/16.

CERTIFIED TO:

CHARLIE RICE ; TEXAS AMERICAN TITLE CO. ; TITLE RESOURCES GUARANTY COMPANY ; FAIRWAY INDEPENDENT MORTGAGE CORPORATION; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR



2132 E 9th St, Suite 310, Cleveland, OH 44115
LB# 10193993 | exacta365.com | p. 866.735.1916 | f. 866.744.2882

EXACTA TEXAS SURVEYORS, INC. - AUSTIN AREA
512 EAST 11TH STREET
AUSTIN, TX 78701
P: (866)735-1916
WWW.EXACTA365.COM
LB: 10193993

LEGAL DESCRIPTION:

THE EAST 37 FEET OF LOT 10, BLOCK 3, SHELLEY HEIGHTS NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 260, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 59 DEGREES 43 MINUTES SECONDS EAST IS BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF W 12TH STREET, LOCATED WITHIN SHELLEY HEIGHTS NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOL. 3, PAGE 260 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Brach #10193993 is physically located at 512 East 11th St, Austin, TX 78701
2. The legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements, encumbrances, restrictive covenants, or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document is strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.FEMA.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter 18" long rebar with EXACTA cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively and is the sole responsibility of Exacta Texas Surveyors, Inc. Additional logos or third party references are for informational purposes only.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setbacks or easement lines as defined by the parameters of this survey. There may be additional POI's which are not shown, not called out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements must be verified prior to such activity.

LEGEND:

LINETYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE

STRUCTURE

CENTERLINE

CHAIN-LINK or WIRE FENCE

EASEMENT

EDGE OF WATER

IRON FENCE

OVERHEAD LINES

ON- OHL

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT

CONCRETE


WATER


BRICK or TILE


COVERED AREA


WOOD


SYMBOLS: (UNLESS OTHERWISE NOTED)


 BENCH MARK


 CENTERLINE


 CENTRAL ANGLE or DELTA


 COMMON OWNERSHIP


 CONTROL POINT


 CONCRETE MONUMENT


 CATCH BASIN


 ELEVATION


 FIRE HYDRANT


 FIND OR SET MONUMENT

 GUYWIRE OR ANCHOR

 MANHOLE

 TREE

 UTILITY OR LIGHT POLE

 WELL

(C)	CALCULATED	E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	R.P.	RADIUS POINT	A.E.	ACCESS EASEMENT
(D)	DEED	ELEV.	ELEVATION	NAV88	NORTH AMERICAN VERTICAL	R/W	RIGHT OF WAY	A.N.E.	ANCHOR EASEMENT
(F)	FIELD	EM	ELECTRIC METER		DATUM OF 1988	RES.	RESIDENCE	C.M.E.	CANAL MAINTENANCE ESMT.
(M)	MEASURED	ENCL.	ENCLOSURE	NGVD29	NATIONAL GEODETIC	RGE.	RANGE	C.U.E.	COUNTY UTILITY ESMT.
(P)	PLAT	ENT.	ENTRANCE		VERTICAL DATUM OF 1929	S.B.L.	SET BACK LINE	D.E.	DRAINAGE EASEMENT
(R)	RECORD	EUB	ELECTRIC UTILITY BOX	O.C.S.	ON CONCRETE SLAB	S.C.L.	SURVEY CLOSURE LINE	D.U.E.	DRAINAGE AND UTILITY ESMT.
(S)	SURVEY	F.F.	FINISHED FLOOR	O.G.	ON GROUND	S.T.L.	SURVEY TIE LINE	ESMT.	EASEMENT
A.S.B.L.	ACCESSORY SETBACK LINE	F.O.P.	EDGE OF PAVEMENT	O.R.B	OFFICIAL RECORD BOOK	S.W.	SEAWALL	I.E./E.E.	INGRESS/EGRESS ESMT.
A/C	AIR CONDITIONING	F/DH	FOUND DRILL HOLE	O.R.V.	OFFICIAL RECORD VOLUME	S/GD	SET GLUE DISC	IRR.	IRRIGATION EASEMENT
B.C.	BLOCK CORNER	FCM	FND. CONCRETE MONUMENT	O/A	OVERALL	S/W	SIDEWALK	L.A.E.	LIMITED ACCESS ESMT.
B.F.P.	BACKFLOW PREVENTOR	FIP	FOUND IRON PIPE	O/S	OFFSET	SCR.	SCREEN	L.B.E.	LANDSCAPE BUFFER ESMT.
B.R.	BEARING REFERENCE	FIPC	FOUND IRON PIPE & CAP	OH.	OUTSIDE OF SUBJECT PARCEL	SEC.	SECTION	L.E.	LANDSCAPE ESMT.
B.R.L.	BUILDING RESTRICTION LINE	FIR	FOUND IRON ROD	OHL	OVERHANG	SEP.	SEPTIC TANK	L.M.E.	LAKE OR LANDSCAPE
B/W	BAY/BOX WINDOW	FIRC	FOUND IRON ROD & CAP	ON	OVERHEAD LINES	SEW.	SEWER		MAINTENANCE EASEMENT
BLDG.	BUILDING	FN	FOUND NAIL	ON	INSIDE OF SUBJECT PARCEL	SIRC	SET IRON ROD & CAP	M.E.	MAINTENANCE EASEMENT
BLK.	BLOCK	FN&D	FOUND NAIL AND DISC	P.B.	PLAT BOOK	SN&D	SET NAIL & DISC	P.U.E.	PUBLIC UTILITY EASEMENT
BM	BENCHMARK	FND.	FOUND	P.C.	POINT OF CURVATURE	SQ.FT.	SQUARE FEET	R.O.E.	ROOF OVERHANG ESMT.
BSMT.	BASEMENT	FPKN	FOUND PARKER-KALON NAIL	P.C.C.	POINT OF COMPOUND	STY.	STORY	S.W.E.	SIDEWALK EASEMENT
C	CURVE	FPKN&D	FOUND PK NAIL & DISC	P.C.P.	CURVATURE	SV	SEWER VALVE	S.W.M.E.	STORM WATER MANAGEMENT
C.B.	CONCRETE BLOCK	FRSPK	FOUND RAILROAD SPIKE		PERMANENT CONTROL POINT	T.O.B.	TOP OF BANK		EASEMENT
C.L.F.	CHAIN LINK FENCE	GAR.	GARAGE	P.I.	POINT OF INTERSECTION	TBM	TEMPORARY BENCHMARK	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
C.O.	CLEAN OUT	GM	GAS METER	P.O.B.	POINT OF BEGINNING	TEL.	TELEPHONE FACILITIES	U.E.	UTILITY EASEMENT
C.V.G.	CONCRETE VALLEY GUTTER	ID.	IDENTIFICATION	P.O.C.	POINT OF COMMENCEMENT	TWP.	TOWNSHIP		
C/L	CENTER LINE	ILL.	ILLEGIBLE	P.P.	PINCHED PIPE	TX	TRANSFORMER		
C/P	COVERED PORCH	INST.	INSTRUMENT	P.R.C.	POINT OF REVERSE CURVATURE	TYP.	TYPICAL		
C/S	CONCRETE SLAB	INT.	INTERSECTION	P.R.M.	PERMANENT REFERENCE	U.R.	UTILITY RISER		
CATV	CABLE TV RISER	L	LENGTH	P.T.	POINT OF TANGENCY	UG	UNDERGROUND		
CH	CHORD BEARING	LB#	LICENSE # - BUSINESS	P/E	POOL EQUIPMENT	UR	UTILITY RISER		
CHIM.	CHIMNEY	LS#	LICENSE # - SURVEYOR	PG.	PAGE	V.F.	VINYL FENCE		
CONC.	CONCRETE	M.B.	MAP BOOK	PLS	PROFESSIONAL LAND SURVEYOR	W.F.	WOODEN FENCE		
COR.	CORNER	M.E.S.	MITERED END SECTION	PLT	PLANTER	W/C	WITNESS CORNER		
CS/W	CONCRETE SIDEWALK	M.F.	METAL FENCE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W/F	WATER FILTER		
D.F.	DRAIN FIELD	MES	MITERED END SECTION			WM	WATER METER/VALVE BOX		
D.H.	DRILL HOLE	MH	MANHOLE			WV	WATER VALVE		
D/W	DRIVEWAY	N.R.	NON RADIAL	R	RADIUS or RADIAL				

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

EXACTA

10% OFF

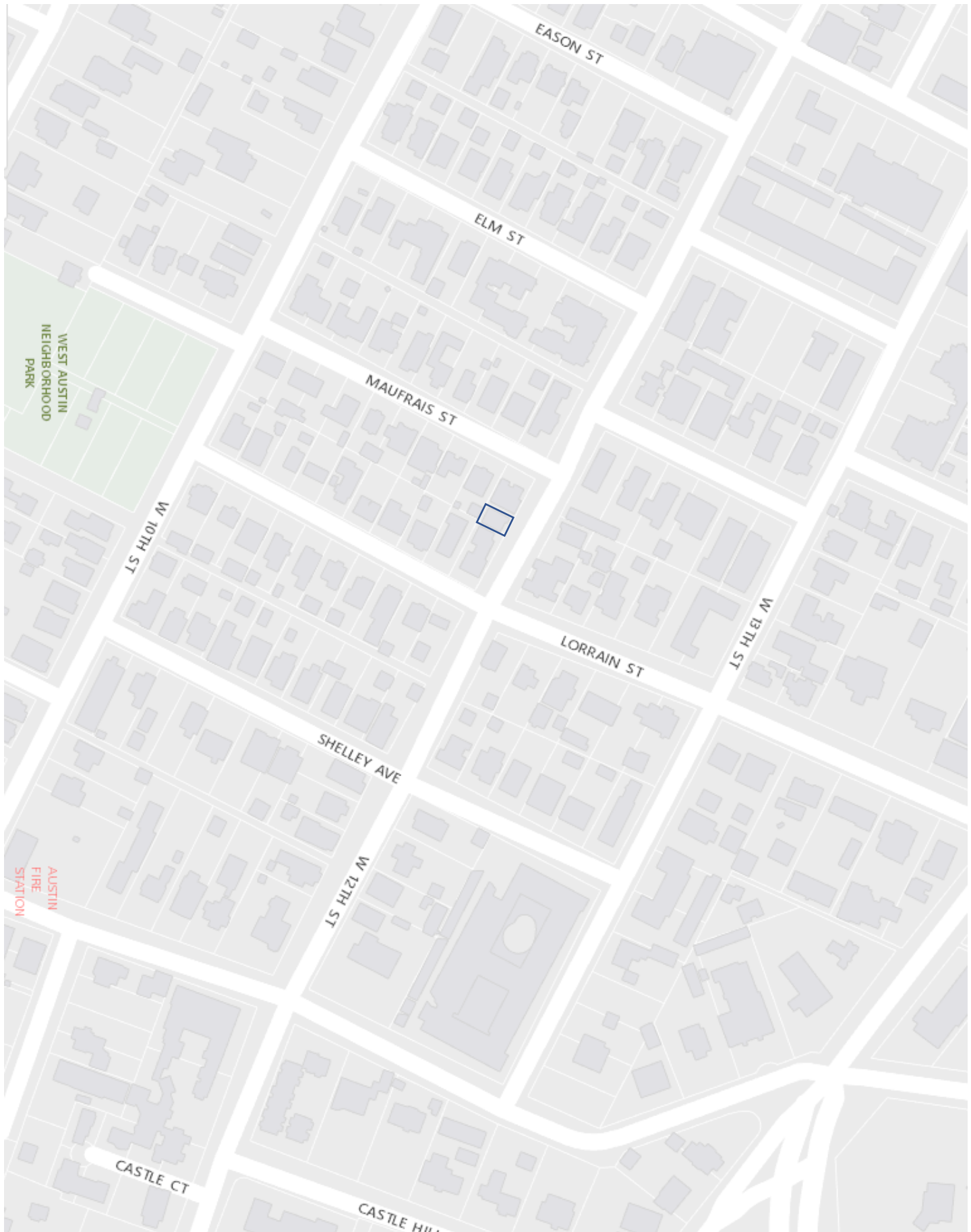
OF FUTURE SURVEYING SERVICES

ON THIS PROPERTY, UP TO \$500.

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.

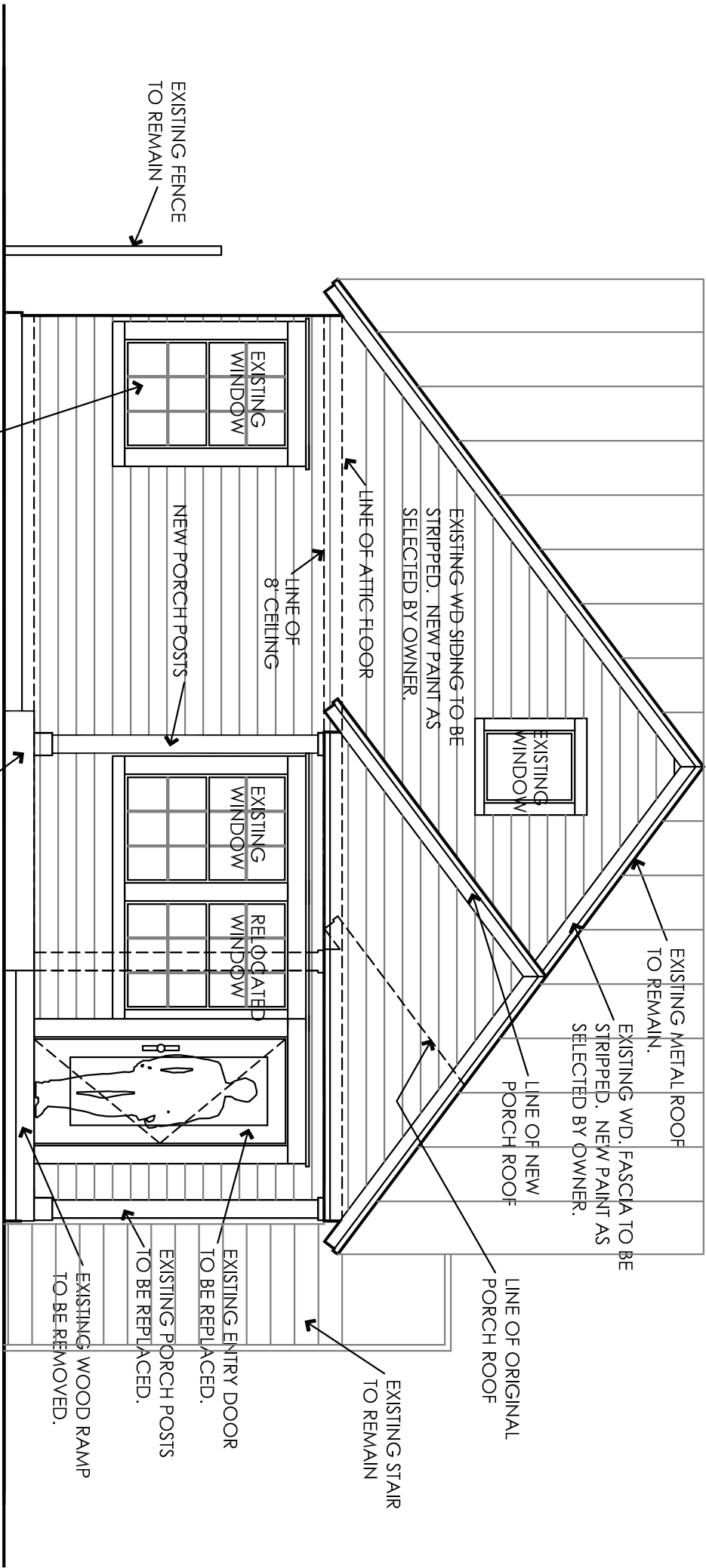


I-3/14



I-3/15





Front Elevation

1/4"=1'-0"



Thad R Decker, Architect

Architecture / Interior Design

15 Glenway Drive
Austin, Texas 78738

512-660-4906 thaddecker@sbcglobal.net

RESIDENCE FOR:
CHARLIE RICE

1313 WEST 12TH ST.
AUSTIN, TEXAS

FRONT
ELEVATION

SCALE: 1/4"=1'-0"

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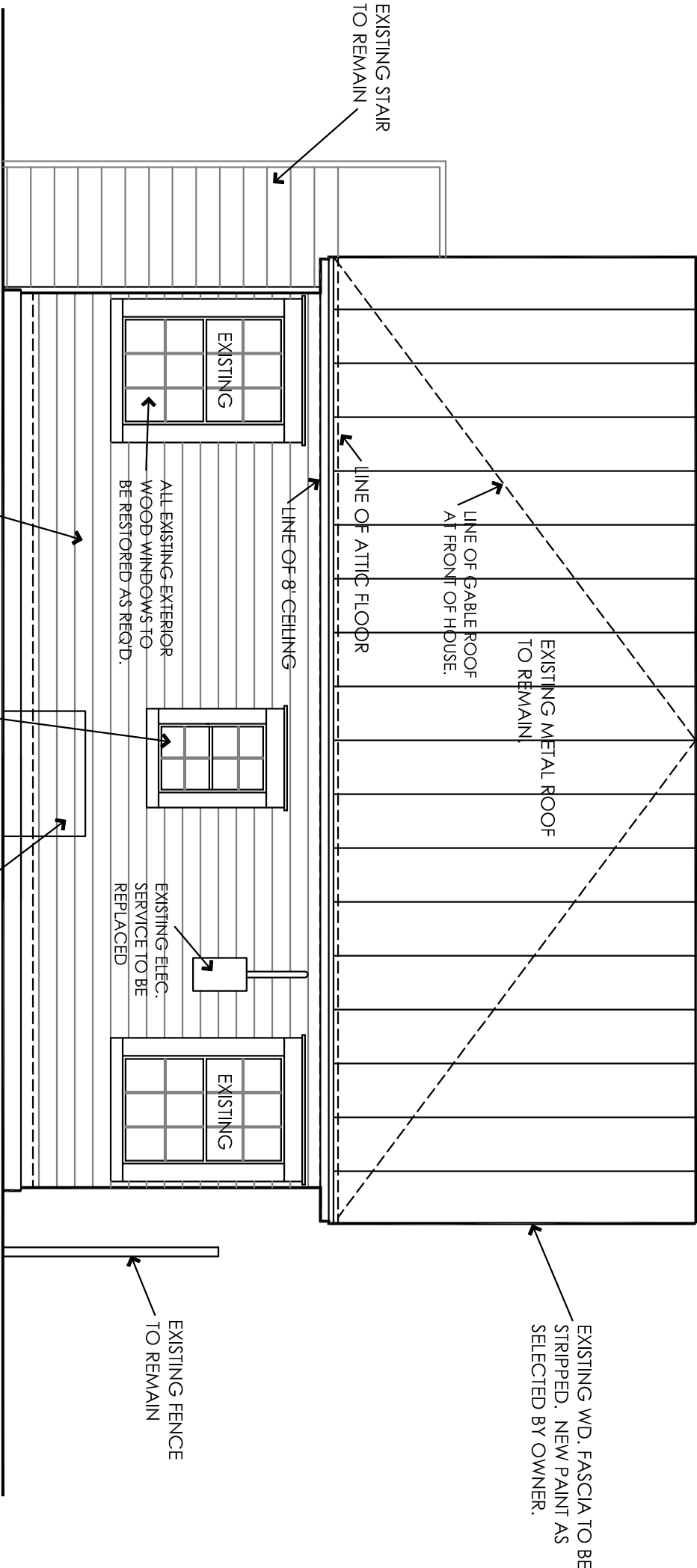
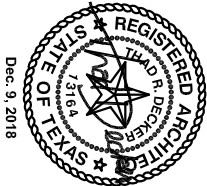
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A3.01



Rear Elevation

1/4"=1'-0"

REAR
ELEVATION

SCALE: 1/4"=1'-0"

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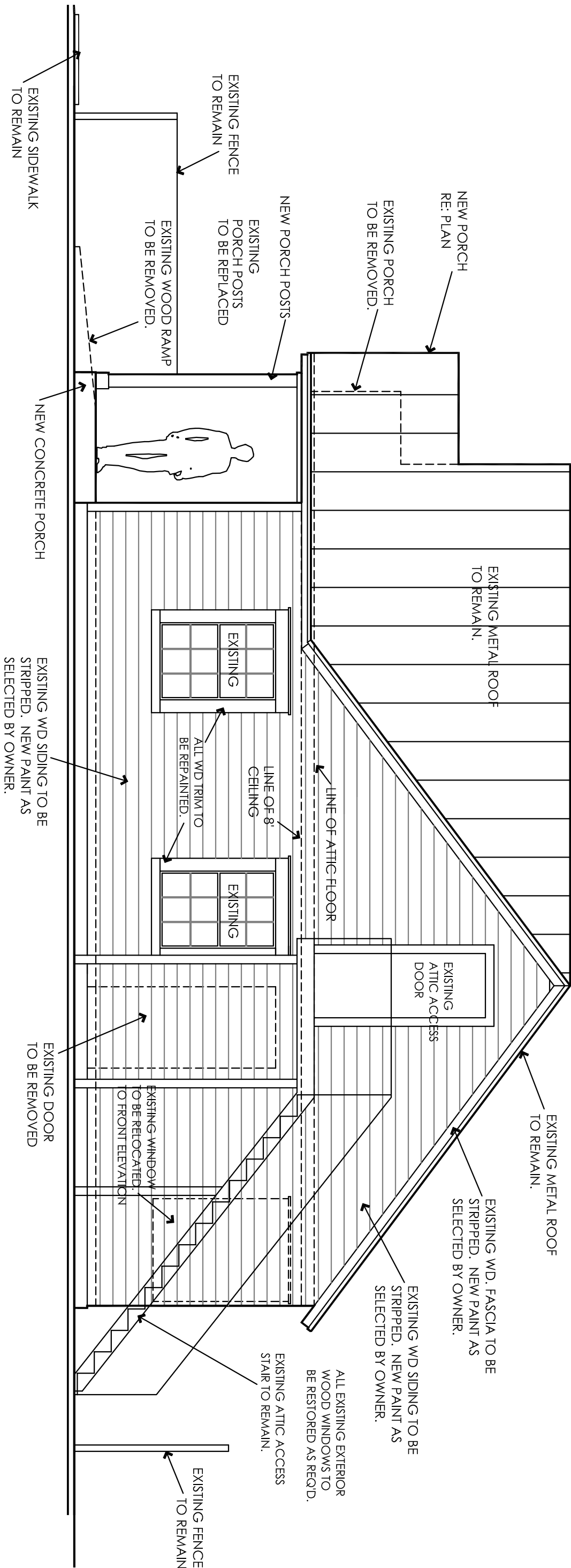
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A3.02

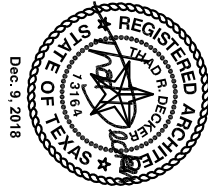
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Architecture / Interior Design
15 Glenway Drive
Austin, Texas 78738
512-660-4906 thaddecker@sbcglobal.net



Side Elevation

1 / 4" = 1'-0"



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Austin, Texas 78738

512-660-4906 thaddecker@sbcglobal.net

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SIDE
ELEVATION

SCALE: 1 / 4" = 1'-0"

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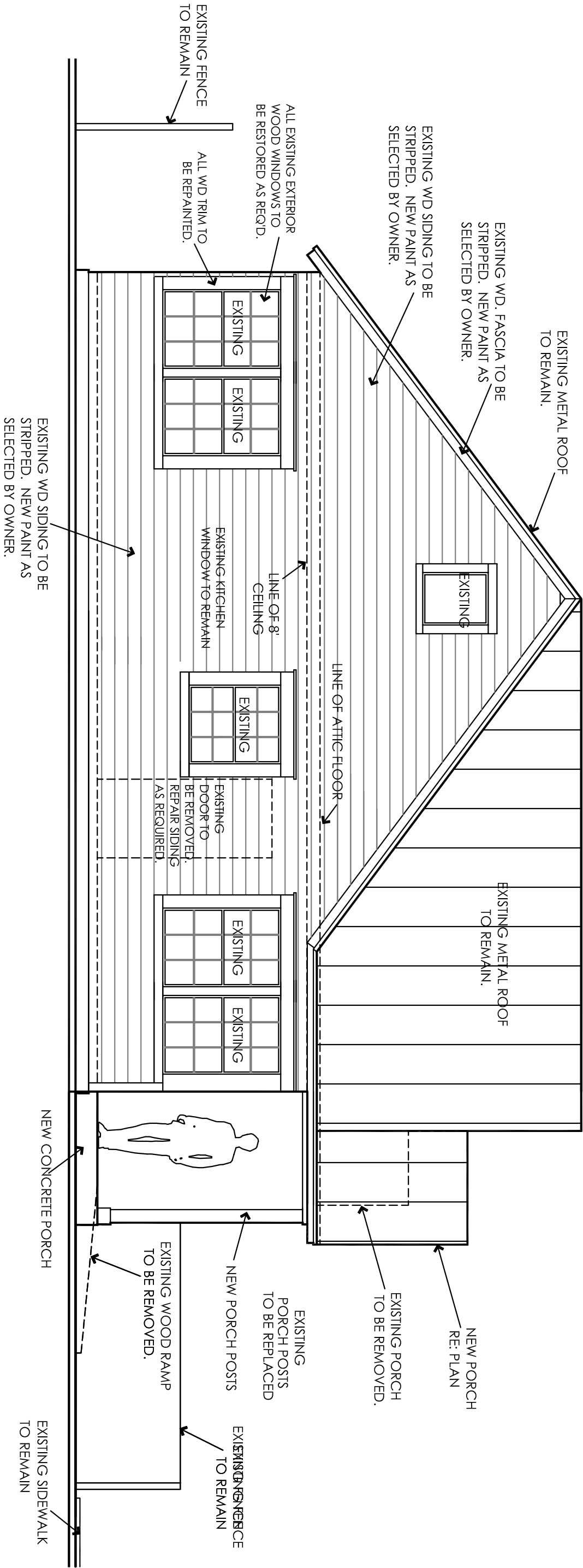
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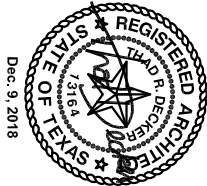
SHEET NO.

A3.03



Side Elevation

1 / 4"=1'-0"



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512-660-4906 thaddecker@sbcglobal.net

RESIDENCE FOR:
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AUSTIN, TEXAS

SIDE
ELEVATION

SCALE: 1 / 4"=1'-0"

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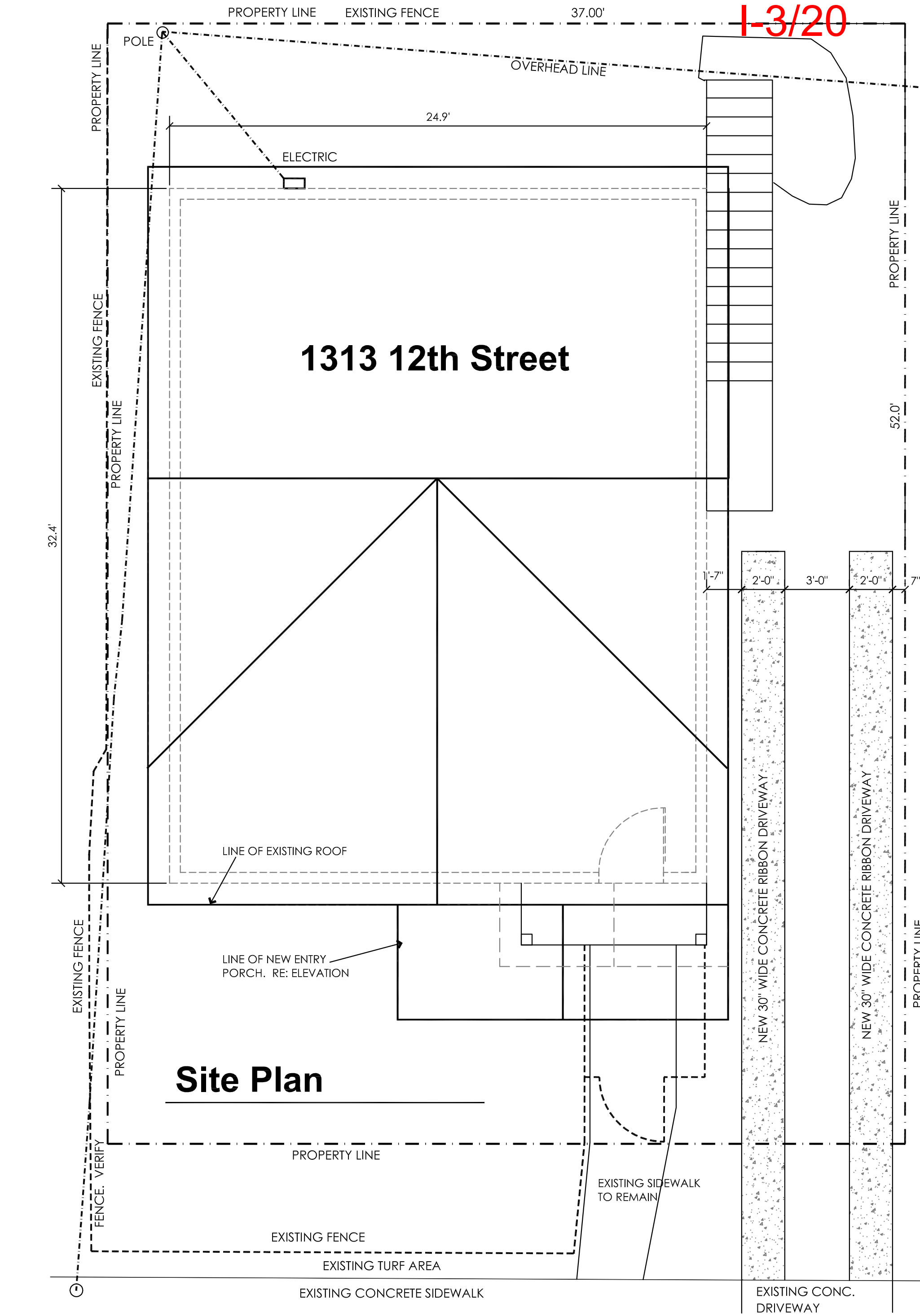
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A3.04



I-3/20

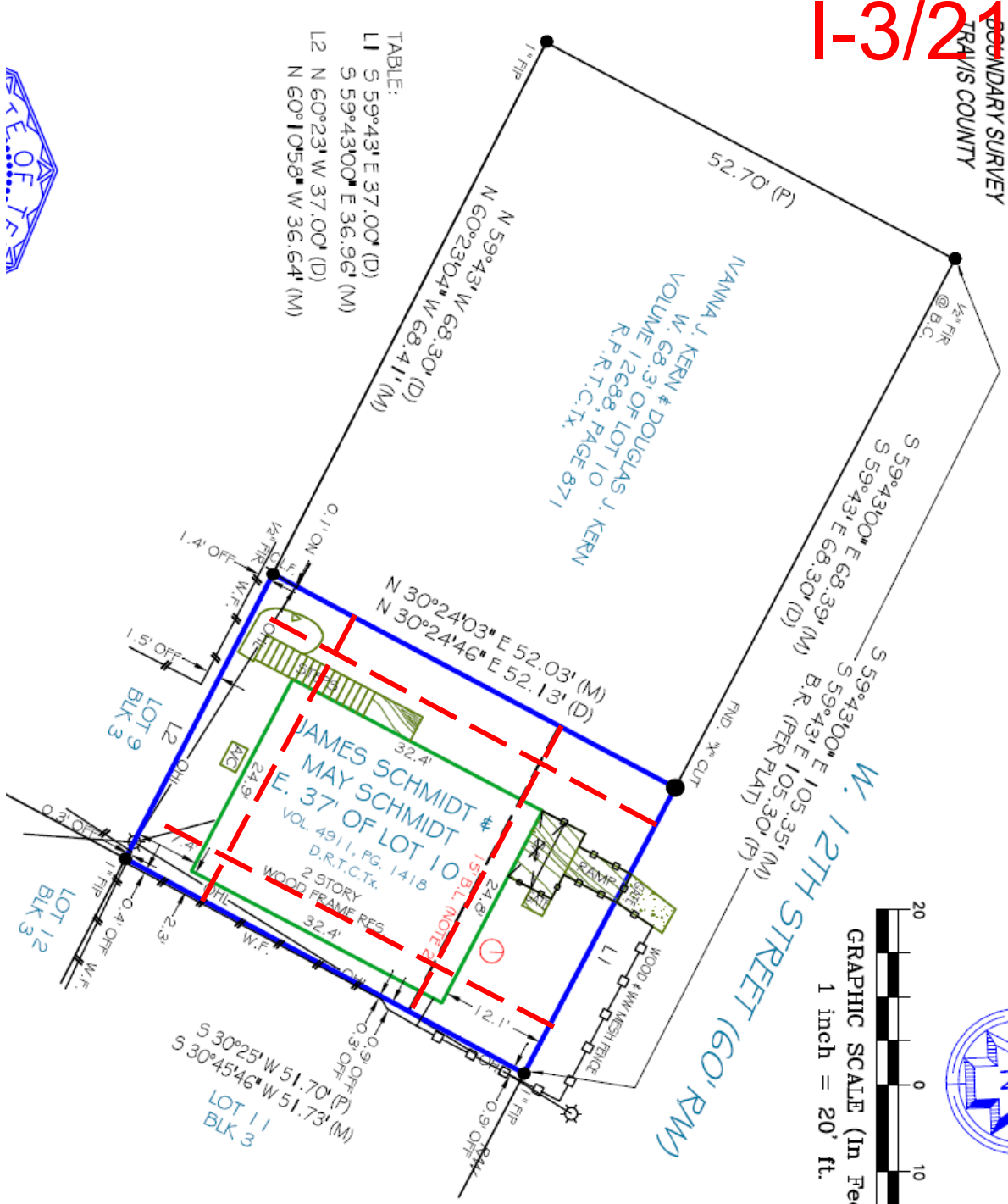
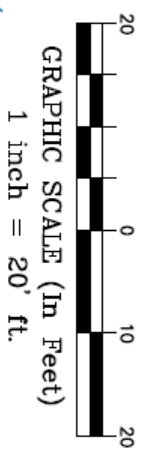
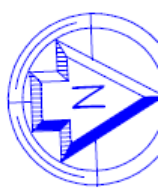
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PLOT DATE: Jan 25 2019		
SHEET NO. C1.01		

RESIDENCE FOR:
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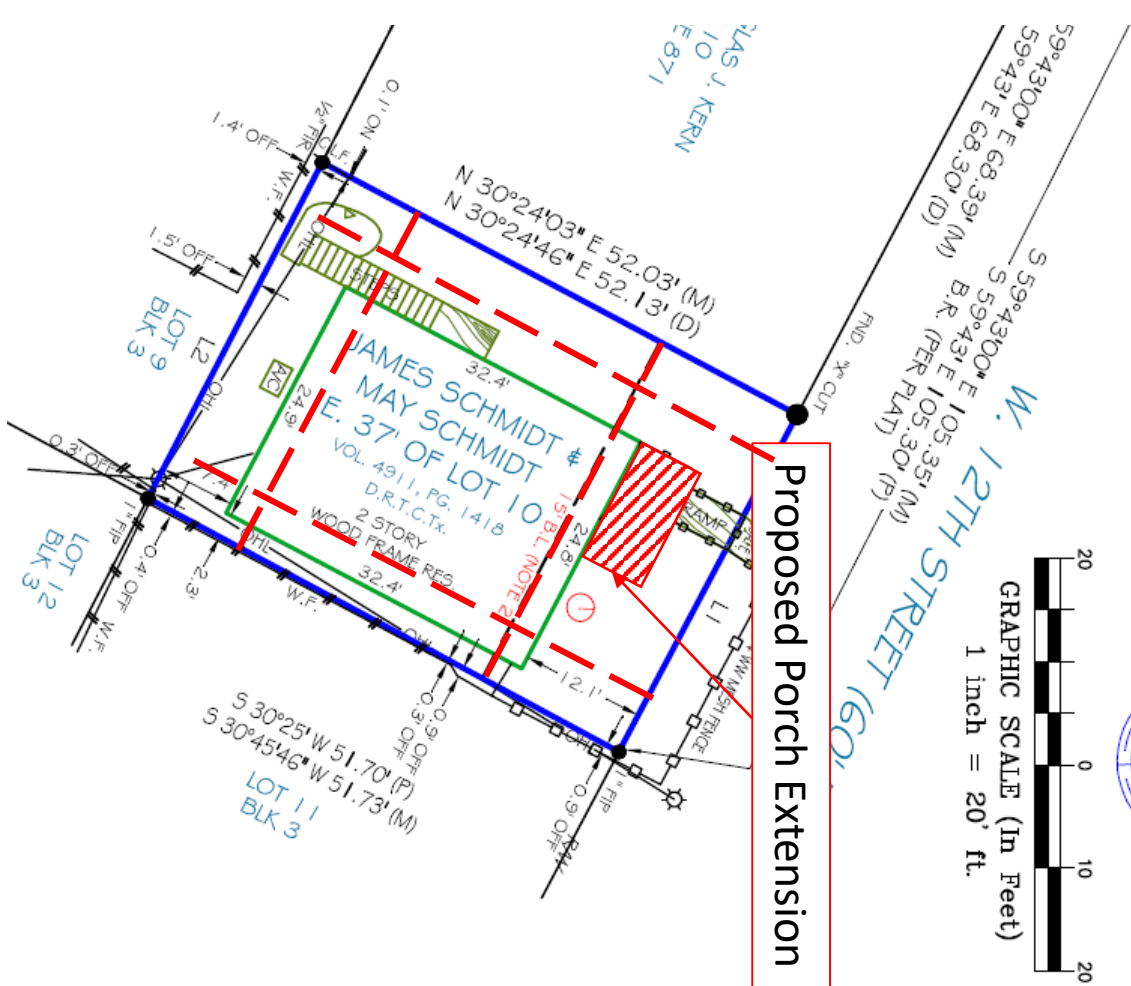
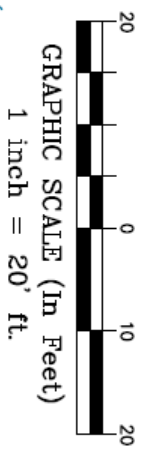
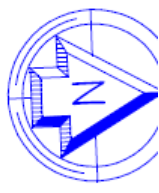
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Austin, Texas 78738
512-660-4906 thaddecker@sbcglobal.net



I-3/21



Proposed Porch Extension



I-3/22



I-3/23



Castle Hill Local Historic District Preservation

Plan and Design Standards

Porches

- Most of the contributing buildings in the district have prominent, character-defining front porches that were designed to catch prevailing breezes and contribute to the historic streetscape. These front porches extend across at least half of the front façade, if not all the way across the façade, or in a wraparound configuration, as seen in several of the late Victorian homes. Most porches on contributing buildings retain their original posts, including single, paired, and triple-square posts as well as round, spindle or fluted columns. The craftsman style houses have squared columns and flat wood railings, whereas other houses have turned wood balusters. Solid wall-type railings incorporated from the porch foundation skirt are also seen.

Small lot Amnesty Rules

COTTAGE

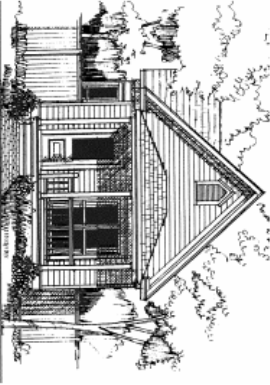
Applied Neighborhood-Wide or within Sub-Districts

LDC Chapter 25-2-1441 through 1444

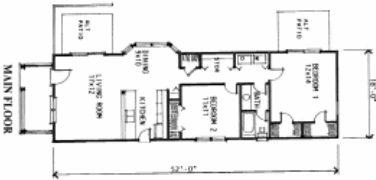
DESCRIPTION

The Cottage special use permits detached single-family homes on lots with a minimum area of 2,500 square feet and a minimum width of 30 feet (see below for exceptions). If chosen, the Cottage is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and in the mixed use (MU) combining district. In addition to the site development standards listed in the table on page 7, Cottage development is subject to the following regulations:

- A Cottage development project may not exceed two acres in total site area.
- For Cottage development on parcels with SF-3 zoning:
 - A Cottage must have a **minimum lot size of 3,500 square feet** if: 1) the lot abuts a SF-3 lot 5,750 square feet in area or greater, and developed with a single-family residence or 2) is a corner lot.
- Rear vehicular access must be through a public alley or dedicated public access easement. If vehicular access is from the front, a garage must be a minimum of 5 feet behind the building façade.
- The maximum driveway width in a front or street side yard is 12 feet, or 18 feet for a one-way joint access driveway or 24 feet for a two-way joint access driveway.
- The main entrance of a Cottage home shall face the front property line, except on a flag lot.
- Cottage homes shall provide an entry-level covered porch with a minimum depth of 5 feet along at least 50% of the front building facade, except on a flag lot.
- Two hundred (200) square feet of private open space is required for each Cottage lot. For a Cottage special use development of more than eight lots, 250 square feet of community open space is required for each lot. The community open space requirement is in addition to the subdivision parkland dedication requirement.
- Parking: 2 spaces required. Parking, other than in a driveway, is not permitted in a front yard.



Example of Cottage development. Required front porch is shown.



The requirements above are more restrictive than those required for other single-family development to ensure the infill special use is designed well and is compatible with surrounding neighborhoods.

1003 Shelley Built 1923 (1925) Contributing house in West Line District



1005 Blanco Built 1920 (1925)

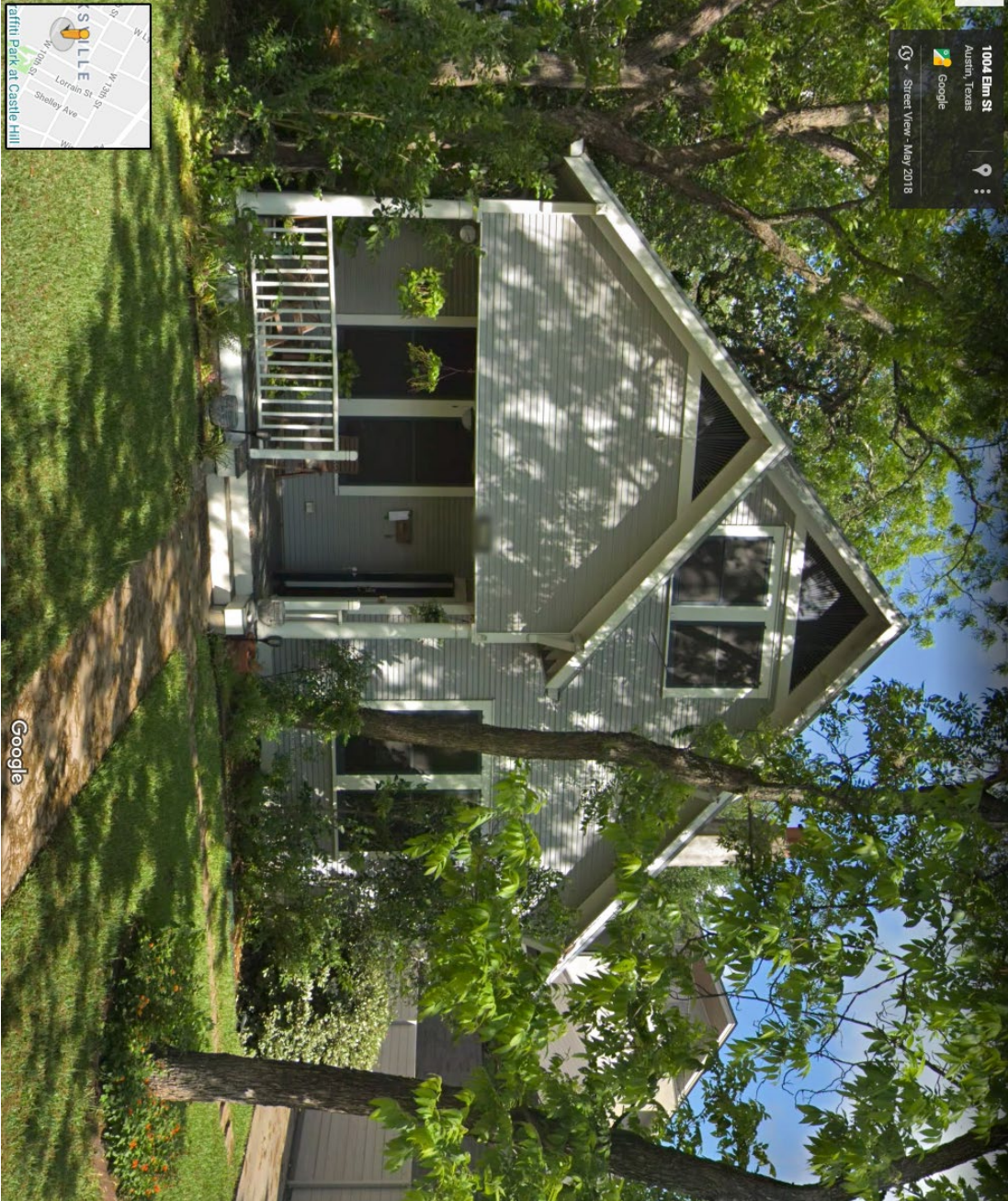
Contributing House in Castle Hill Local Historic District

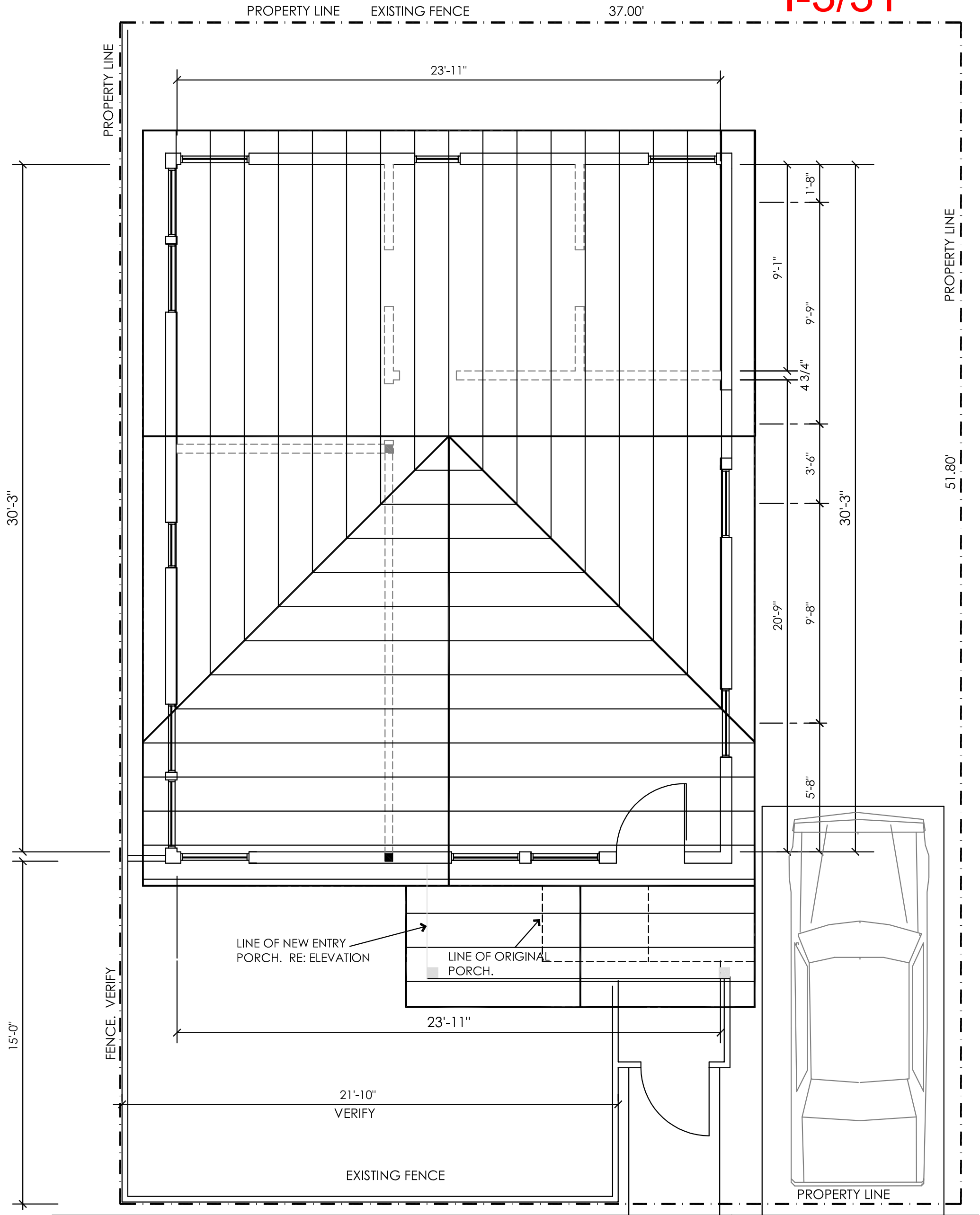


1102 Elm Build 1926 (1925) Contributing House in West Line District



1104 Elm Built 1927 (1925)
Contributing House in West Line District





EXISTING CONCRETE SIDEWALK

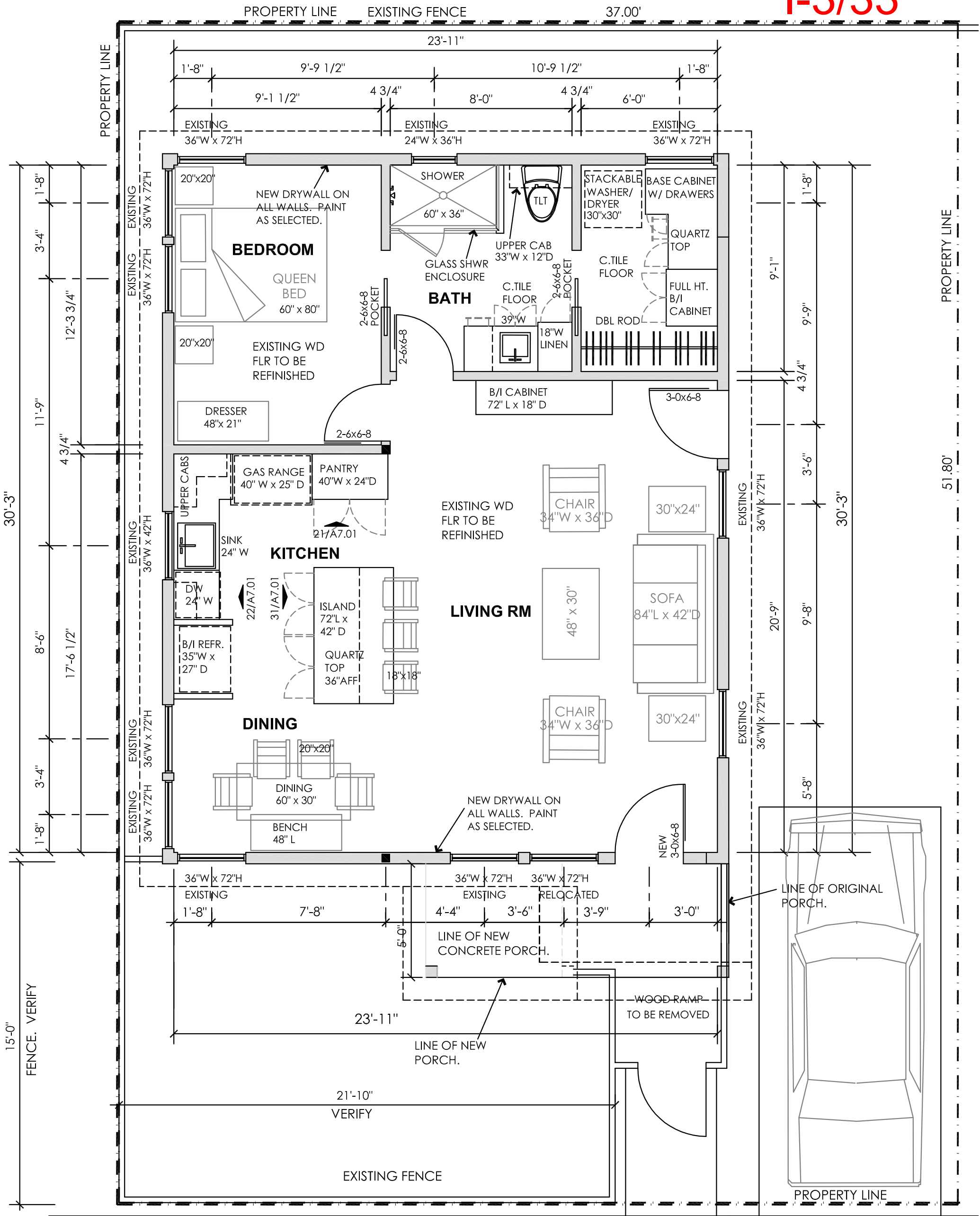
Roof Plan

EXISTING TURF AREA

EXISTING CONC. DRIVEWAY

WEST 12TH STREET

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Floor Plan

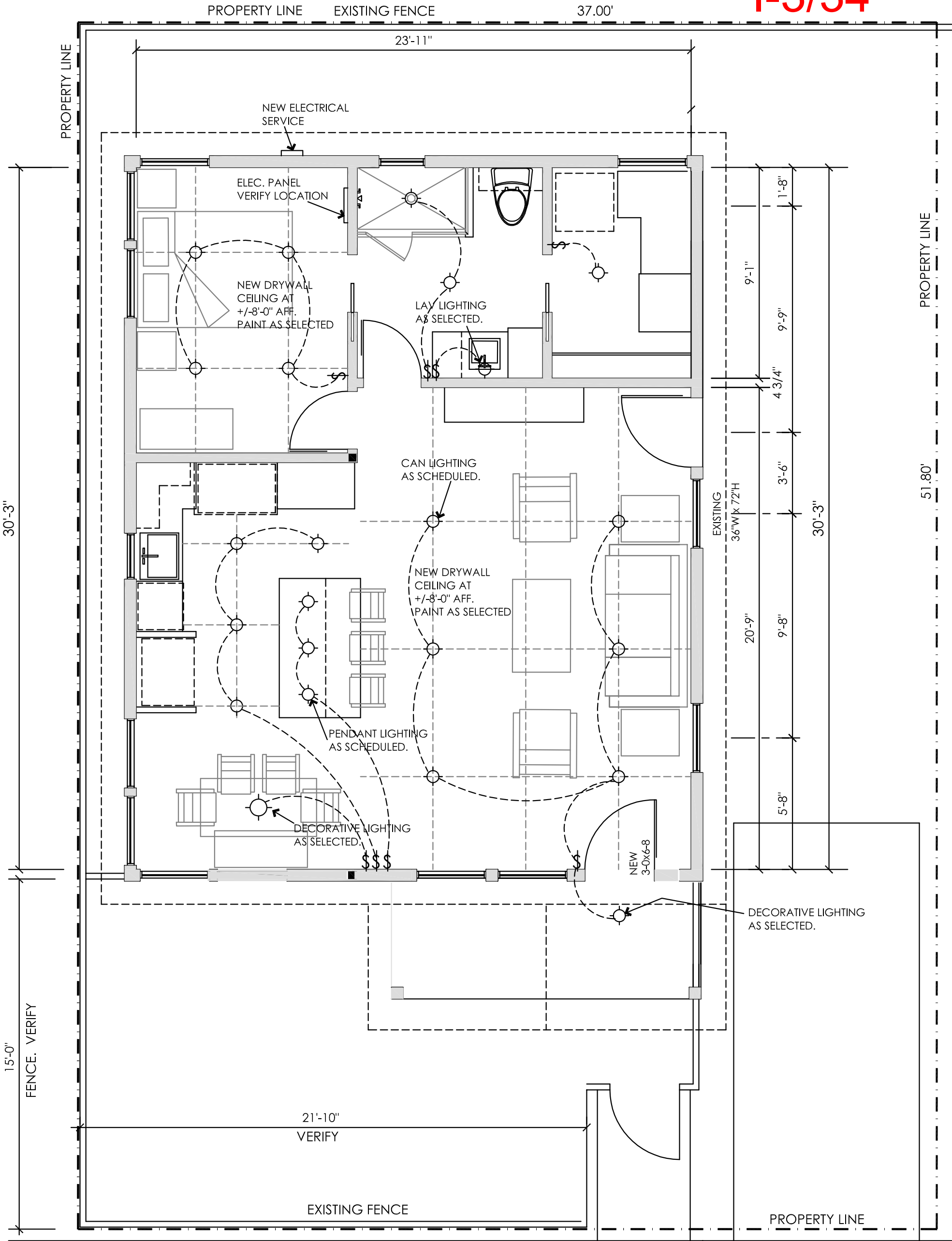
EXISTING CONCRETE SIDEWALK

EXISTING TURF AREA

EXISTING CONC. DRIVEWAY

WEST 12TH STREET

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Lighting Plan

EXISTING CONCRETE SIDEWALK

EXISTING TURF AREA

EXISTING CONC. DRIVEWAY

WEST 12TH STREET

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LIGHTING
PLAN

SCALE: 1/4"=1'-0"

RESIDENCE FOR:

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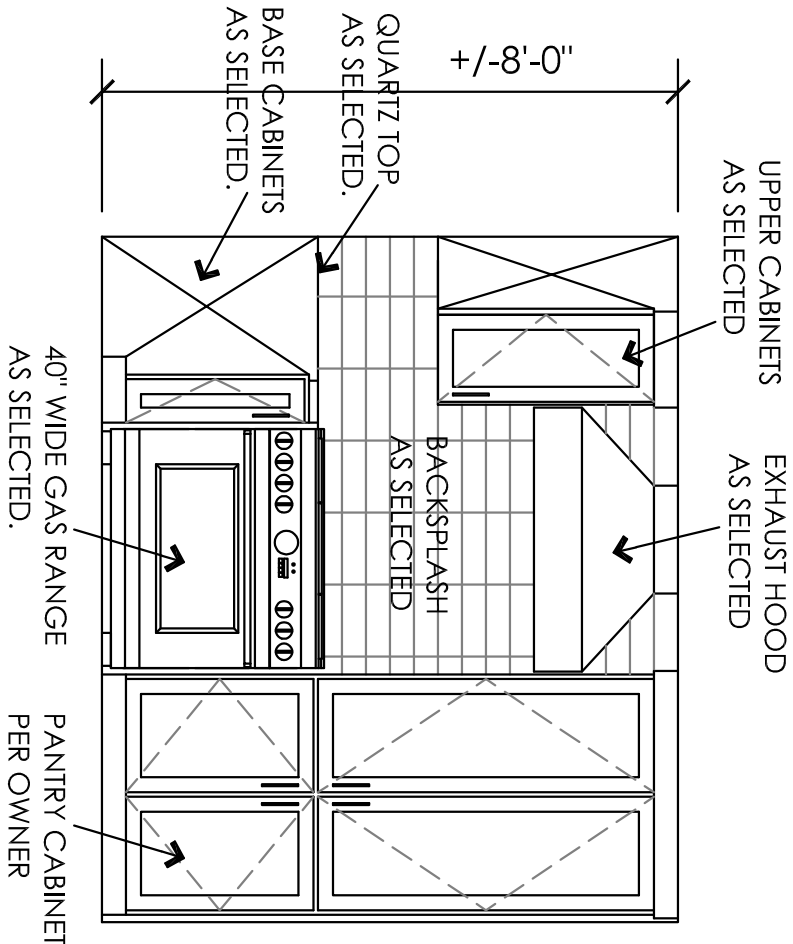
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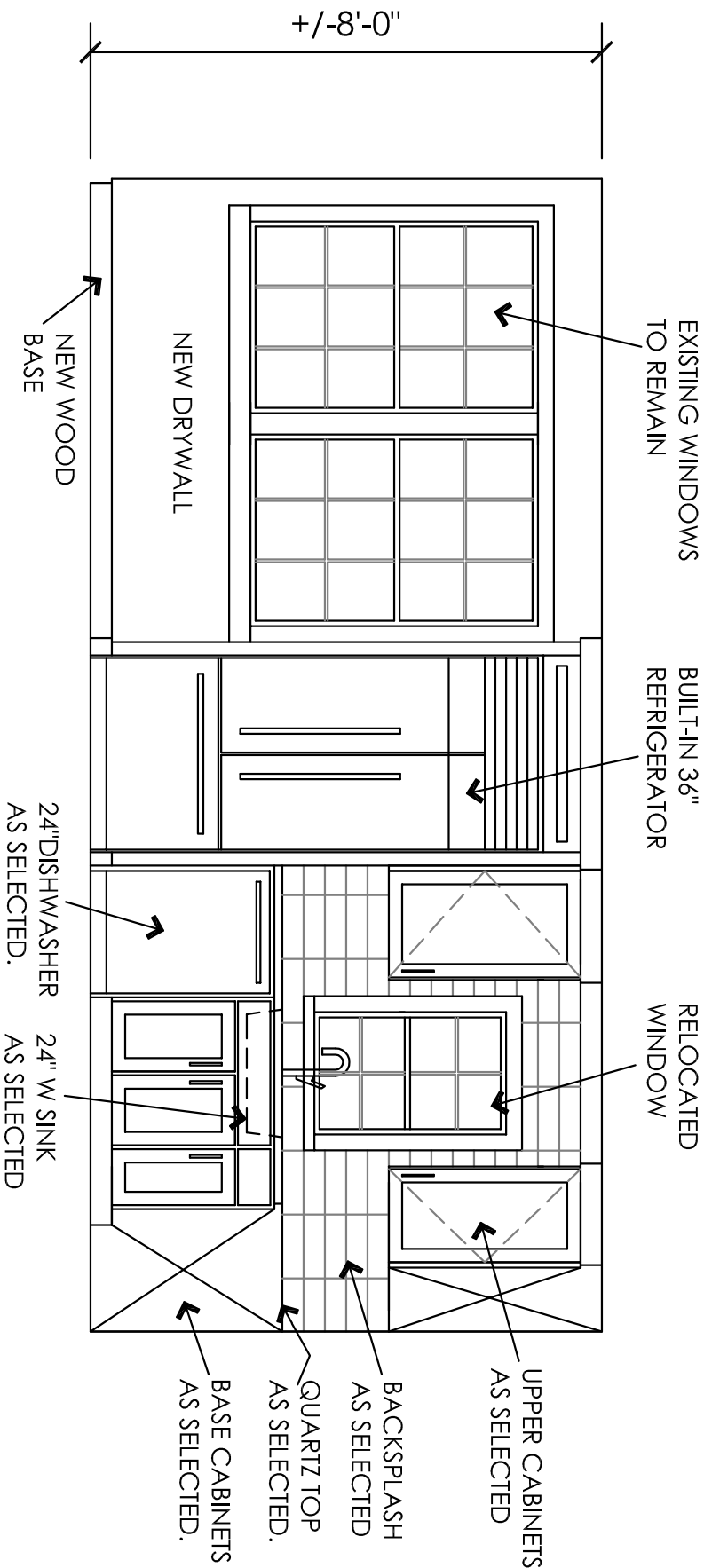
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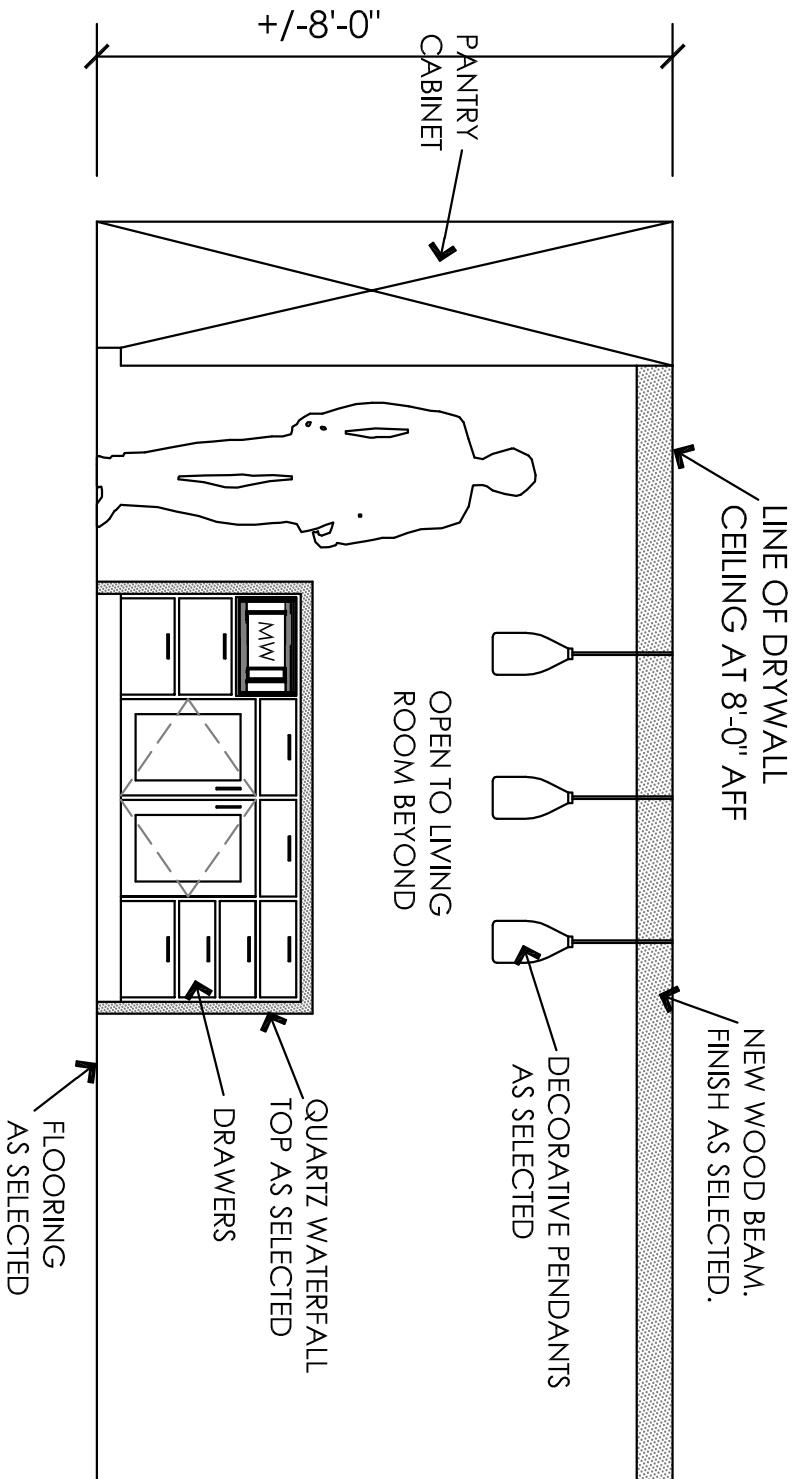




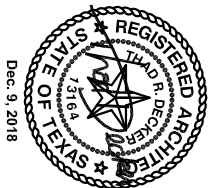
10 KITCHEN ELEVATION
AT RANGE



11 KITCHEN ELEVATION
AT REFRIG/ SINK



12 KITCHEN ELEVATION
AT ISLAND



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CABINET
ELEVATIONS

SCALE: 3/8"=1'-0"

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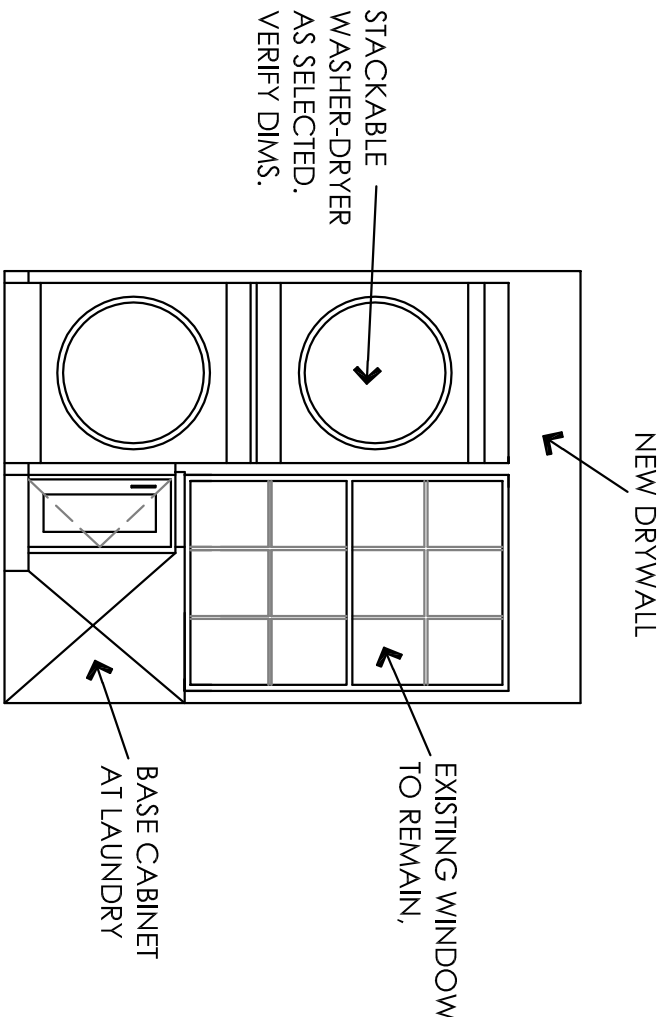
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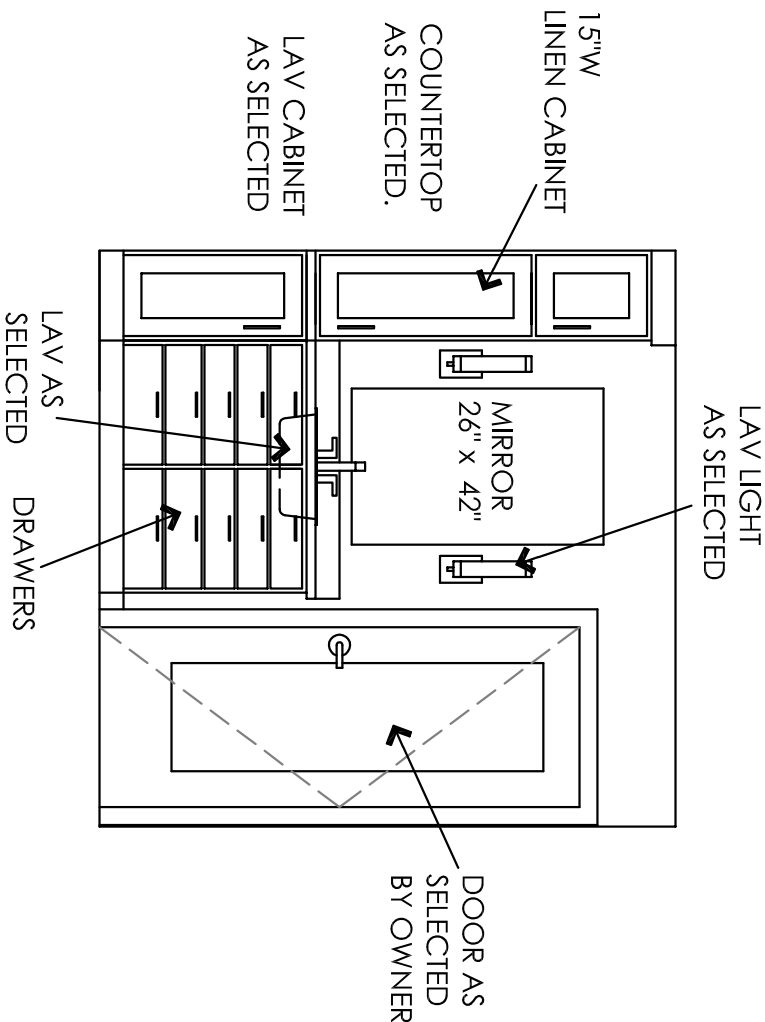
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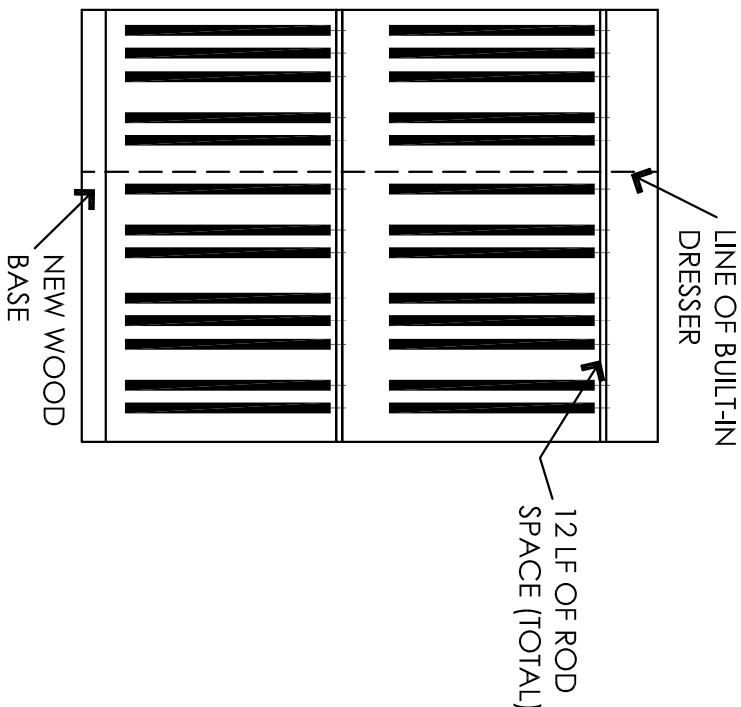
22 LAUNDRY ELEVATION

3/8"=1'-0"



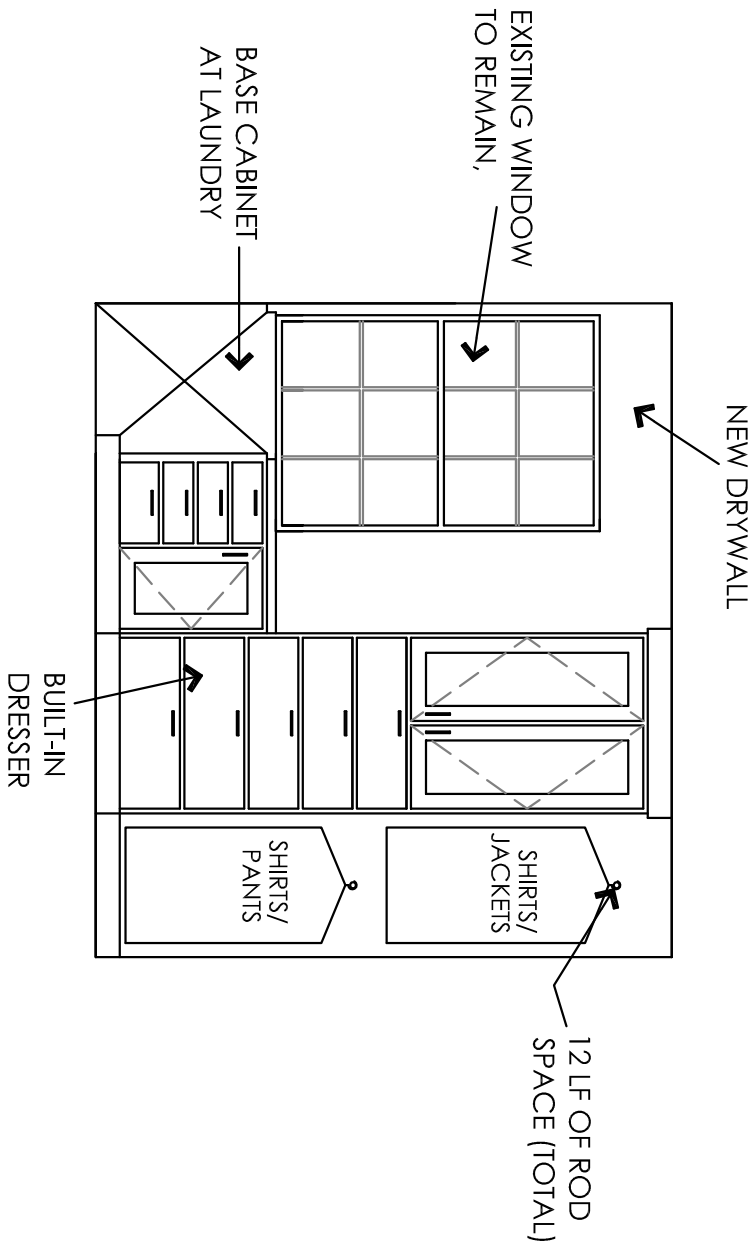
23 BATH LAV CABINET ELEVATION

3/8"=1'-0"



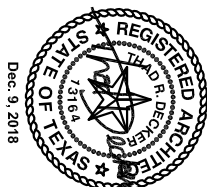
20 CLOSET ELEVATION

3/8"=1'-0"



21 CLOSET ELEVATION

3/8"=1'-0"



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Architecture / Interior Design

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Austin, Texas 78738

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CABINET
ELEVATIONS

SCALE: 3/8"=1'-0"

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SHEET NO.

A7.02



Inspection Report

Charlie Rice

Property Address:
1313 W 12th St
Austin TX 78703



Austinspect

**Mark Havelka 20755
220 Racetrack Dr
Austin, TX 78748
512.633.9488**

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Pier and beam

Foundation Performance: Foundation is not performing as intended and is in need of further evaluation by a structural engineer, see additional comments below

Method used to observe Crawlspace: Crawled safely accessible areas

Comments:

(1) A significant slope was observed at various areas of the floor. Recommend further evaluation by a qualified foundation contractor or structural engineer.



A. Item 1(Picture)



A. Item 2(Picture)

(2) One or more foundation vent(s) were below ground level, which can allow water to enter the crawlspace.



A. Item 3(Picture)



A. Item 4(Picture)

(3) One or more trees were too close to the home and may affect foundation and plumbing performance. Tree roots can heave the foundation and grow into plumbing lines. Removal is recommended.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 5(Picture)

(4) The wood underpinning was in contact with the ground in various areas of the crawlspace. This can cause deterioration and attract wood-destroying insects.



A. Item 6(Picture)



A. Item 7(Picture)

(5) Seal all openings into the crawlspace to prevent pest intrusion.



A. Item 8(Picture)

(6) Subterranean termite damage was observed at various areas of the foundation piers and floor structure. Additional damage may be present that was not visible to the inspector. Repair or replace all damaged building materials. Recommend further evaluation and treatment by a licensed pest control contractor.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)



A. Item 12(Picture)

(7) Additional blocking is recommended at the floor structure to prevent the joists from racking.



A. Item 13(Picture)

(8) An active water leak was observed at the floor structure under the bathroom and right rear bedroom. Water damage was observed at the joists and subfloor in this area. Inspector was unable to pinpoint the specific source(s) of the leak. The shower may not be adequately waterproofed. Additional damage may be present that was not visible to the inspector. Repair or replace all damaged building materials.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 14(Picture)



A. Item 15(Picture)



A. Item 16(Picture)



A. Item 17(Picture)



A. Item 18(Picture)



A. Item 19(Picture)

(9) One or more beams were sagging at the foundation floor structure.



A. Item 20(Picture)

(10) Wood shims were present at the pier tops in some areas of the crawlspace. Wood shims can compress, causing cracks in interior walls and ceilings. Metal shims are recommended.