

STATE OF TEXAS::

COUNTY OF TRAVIS:: KNOW ALL MEN BY THESE PRESENTS:

THE WE, B. W. MEIER, AND WIFE, ILENE MEIER, OWNERS OF LOT NO. 1, IN BLOCK NO. 4, OF ROSEDOWN, A RESUBDIVISION OF BLOCK NO. 1, 4, 5 AND LOTS NOS. 1, 2, 3, 4 AND 5, IN BLOCK NO. 9, AND LOTS NOS. 1, 2, 3, 4 AND 5, IN BLOCK NO. 10, OF ROSEDOWN, IN THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS ACCORDING TO A PLAT OF RECORD IN BOOK 4, PAGE 87, OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS DO HEREBY ADOPT THIS AS OUR SUBDIVISION THEREOF TO BE KNOWN AS

ILENE MEIER SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS ON THIS THE 14th DAY OF

June A. D. 1960
B. W. Meier Ilene Meier

APPROVED FOR ACCEPTANCE June 28, 1960.

Hoyle M. Osborne
DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, June 28, 1960.

W. Dale Lewis David B. Barnett
SECRETARY CHAIRMAN

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION,

WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF June A. D. 1960 AT 2 O'CLOCK P. M.,

AND DULY RECORDED ON THE 29 DAY OF June A. D. 1960 AT 2:30 O'CLOCK P. M., IN THE PLAT RECORDS OF SAID COUNTY, IN BOOK 11, PAGE 48.

WITNESS MY HAND AND SEAL OF OFFICE ON THE DAY LAST WRITTEN ABOVE.

EMILIE LIMBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

By Elise Pruitt
DEPUTY

STATE OF TEXAS::

COUNTY OF TRAVIS::

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED B. W. MEIER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED THAT HE SIGNED IT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND ILENE MEIER, HIS WIFE, AND SHE HAVING BEEN QUESTIONED SEPARATELY AND APART FROM HER HUSBAND, AND HAVING THE SAME FULLY EXPLAINED, SHE ACKNOWLEDGED THAT SHE SIGNED IT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND THAT SHE DID NOT WISH TO REVOKE THIS TRACT IT.

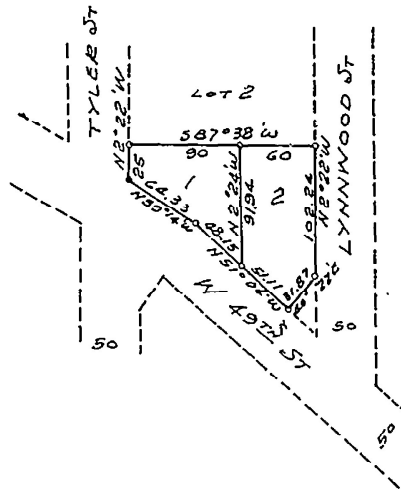
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

THE 14th DAY OF JUNE A. D. 1960
Notary Public, Travis County, Texas.

JUNE 8, 1960

I HEREBY CERTIFY THAT I SURVEYED THE PROPERTY HEREON SHOWN AND SUBDIVIDED IT IN ACCORD WITH THE ORDINANCES OF THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS.

Doak Rainey
DOAK RAINY, P. S. AND P. E.



ILENE MEIER SUBDIVISION

SCALE 1" = 100'

0 IRON STAKE

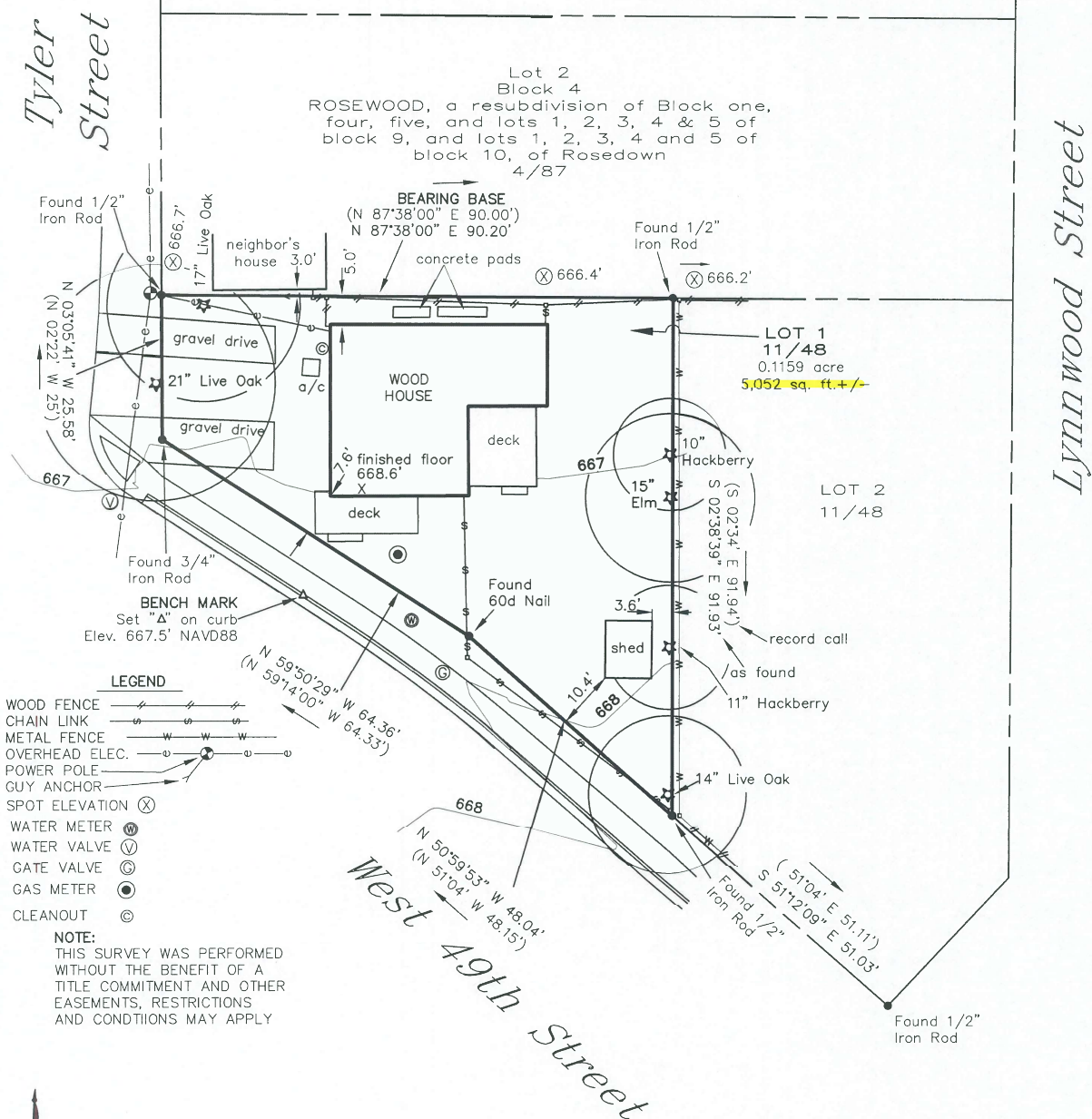
66 S. 1st Source of Water 6/15/60
OK H. 21 Oct 6/15/60
OK Drainage CLM 6-15-60
6 Aug 1960 6-15-60
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C85-60-65

ADDRESS:
2202 West 49th Street, 78756

Waterloo Surveyors Inc.
SURVEY PLAT

J16169TT



NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE
ONE (1) FOOT RADIUS DRAWN FOR EVERY
ONE (1) INCH OF MEASURED TRUNK DIAMETER
AS MEASURED 4.5' FROM GROUND UP. MULTI-
TRUNK TREES ARE DISPLAYED USING THE
FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2 OF THE
SUM OF SMALLER TRUNKS.

LEGAL DESCRIPTION:
LOT 1, ILENE MEIER SUBDIVISION, A ADDITION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 11, PAGE 48, OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1B,3,6 Condition II Survey.
And I certify that the property shown hereon IS NOT within a special
flood hazard area as identified by the Federal Insurance Adm. Department of HUD
flood hazard boundary map revised as per Map Number: 48453C0455J

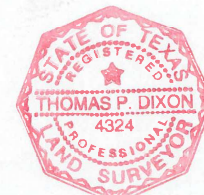
Zone: X Dated: 01/06/2016

Dated this the 19TH day of JUNE, 2020.

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

www.WaterlooSurveyors.com - Austin, Texas - (512)481-9602

FIRM# 10124400
© Copyright 2020





South Elevation - view from W 49th Street



East Elevation



North Elevation



West Elevation - view from Tyler Street



Next smallest SF-3 lot
within 500 ft of
2202 W 49th Street



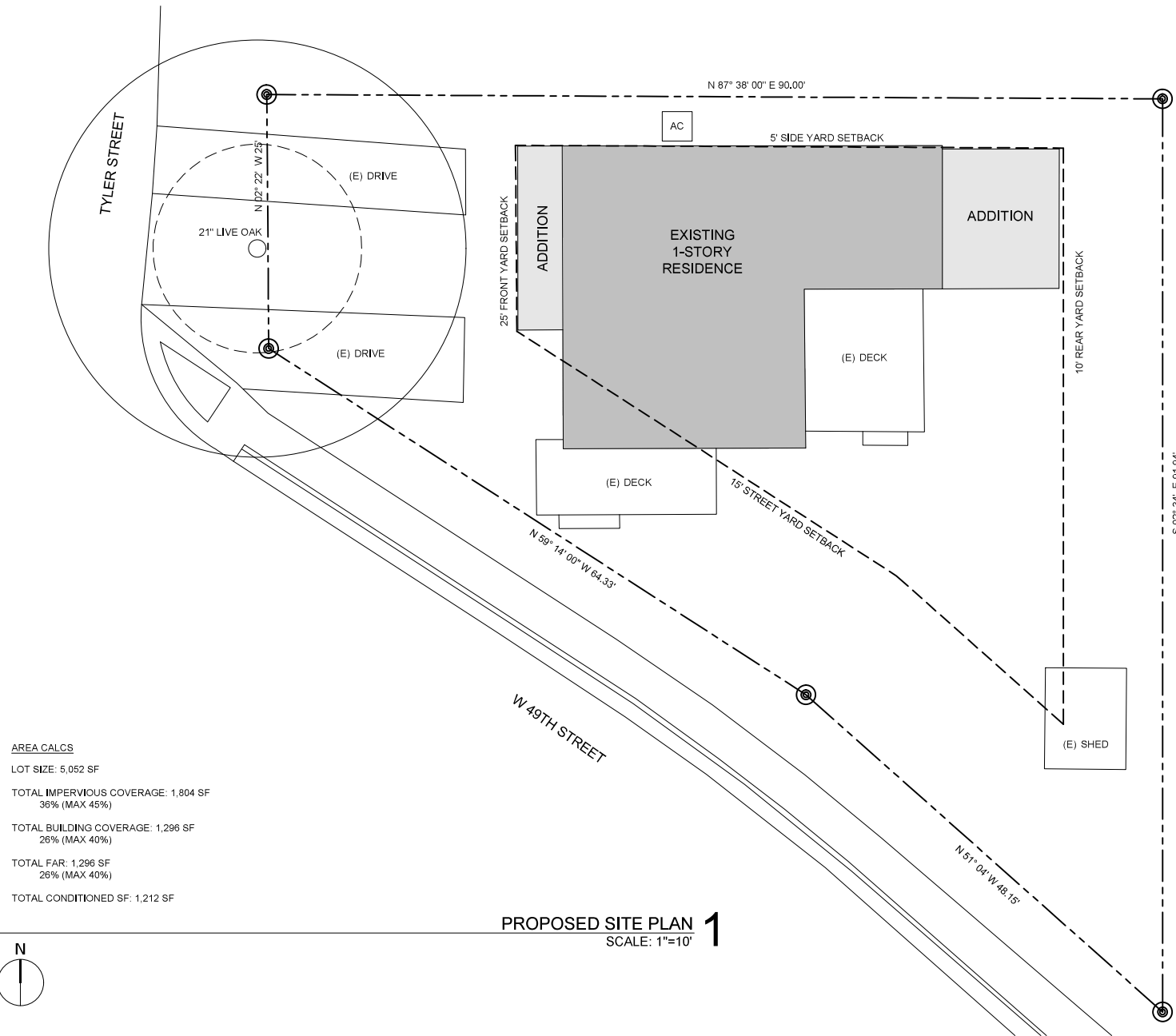
PLUCK ARCHITECTURE
HARMONY GROGAN, AIA
1608 TREADWELL STREET
AUSTIN, TX 78704
512-507-4086

NOT TO BE USED
FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

PROJECT:
2202 W 49TH STREET
AUSTIN, TX 78756

DATE:
AUGUST 27, 2020

A1.0



AREA CALCS

LOT SIZE: 5,052 SF

TOTAL IMPERVIOUS COVERAGE: 1,804 SF
36% (MAX 45%)

TOTAL BUILDING COVERAGE: 1,296 SF
26% (MAX 40%)

TOTAL FAR: 1,296 SF
26% (MAX 40%)

TOTAL CONDITIONED SF: 1,212 SF



PLUCK ARCHITECTURE
HARMONY GROGAN, AIA
1608 TREADWELL STREET
AUSTIN, TX 78704
512-507-4086



EXISTING CONDITIONS **1**
SCALE: 3/16"=1'

NOT TO BE USED
FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

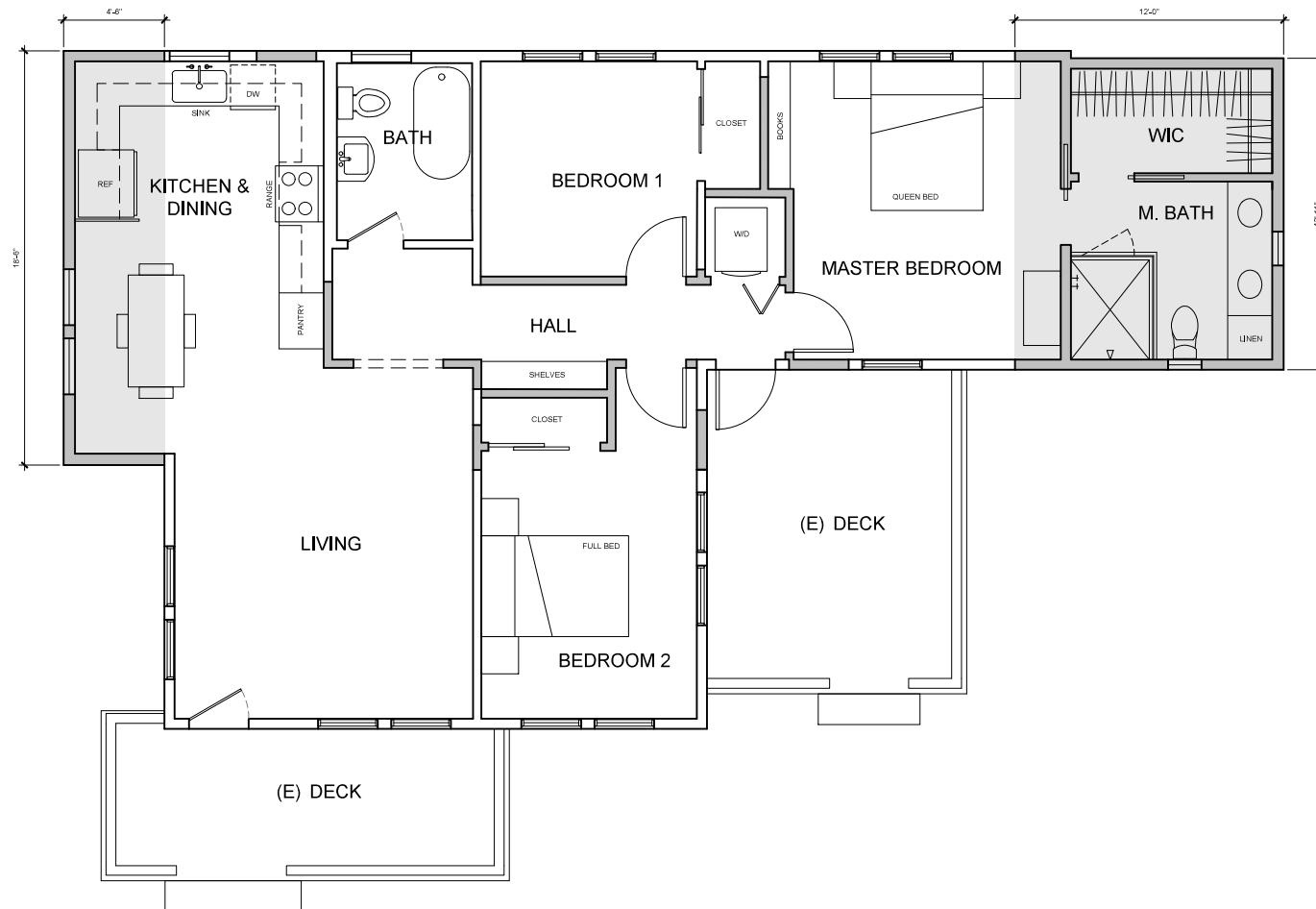
PROJECT:
2202 W 49TH STREET
AUSTIN, TX 78756

DATE:
AUGUST 27, 2020

A2.0



PLUCK ARCHITECTURE
HARMONY GROGAN, AIA
1608 TREADWELL STREET
AUSTIN, TX 78704
512-507-4086



NOT TO BE USED
FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

PROJECT:
2202 W 49TH STREET
AUSTIN, TX 78756

DATE:
AUGUST 27, 2020

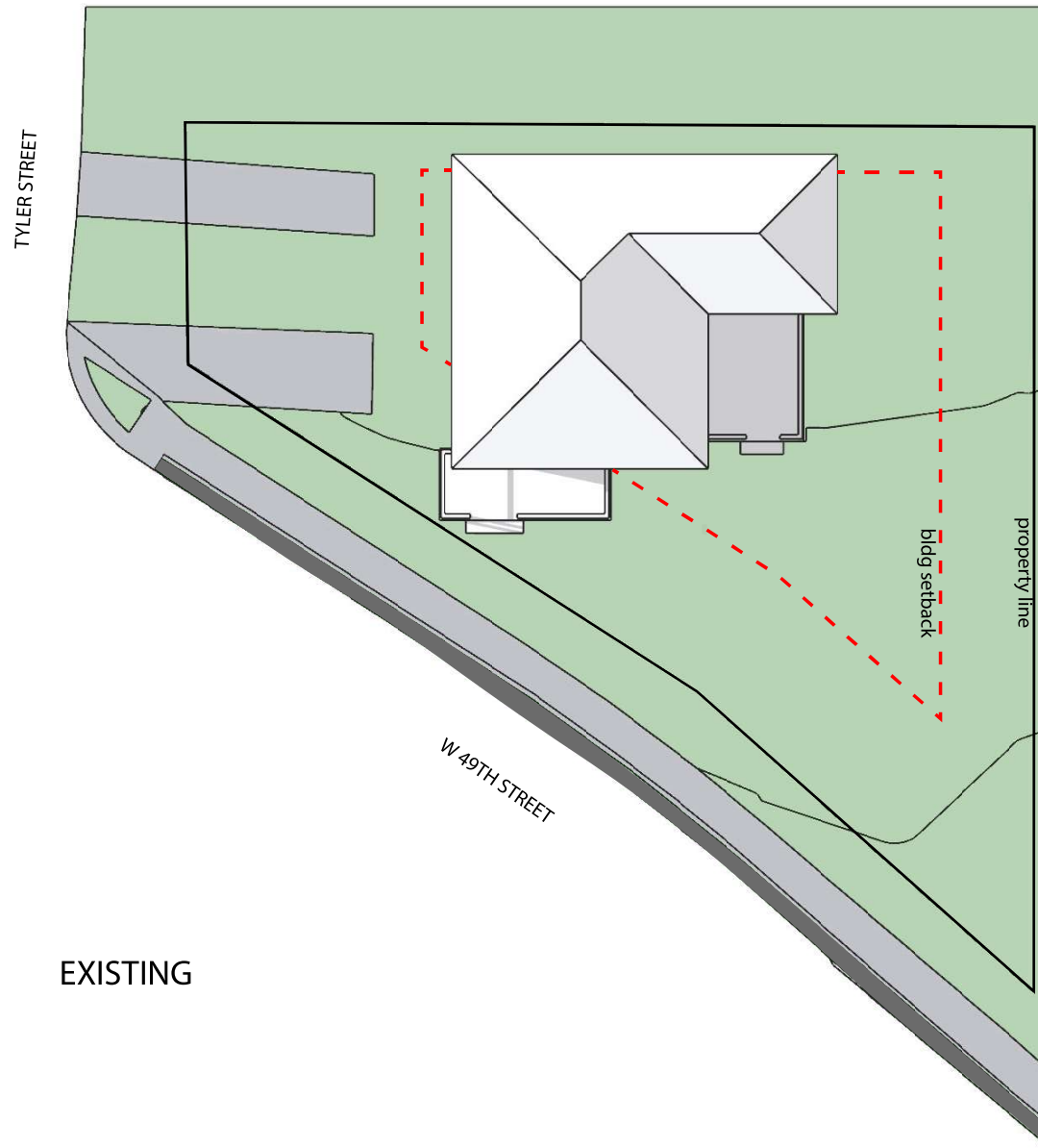
PROPOSED FLOOR PLAN
SCALE: 3/16"=1'



A3.0

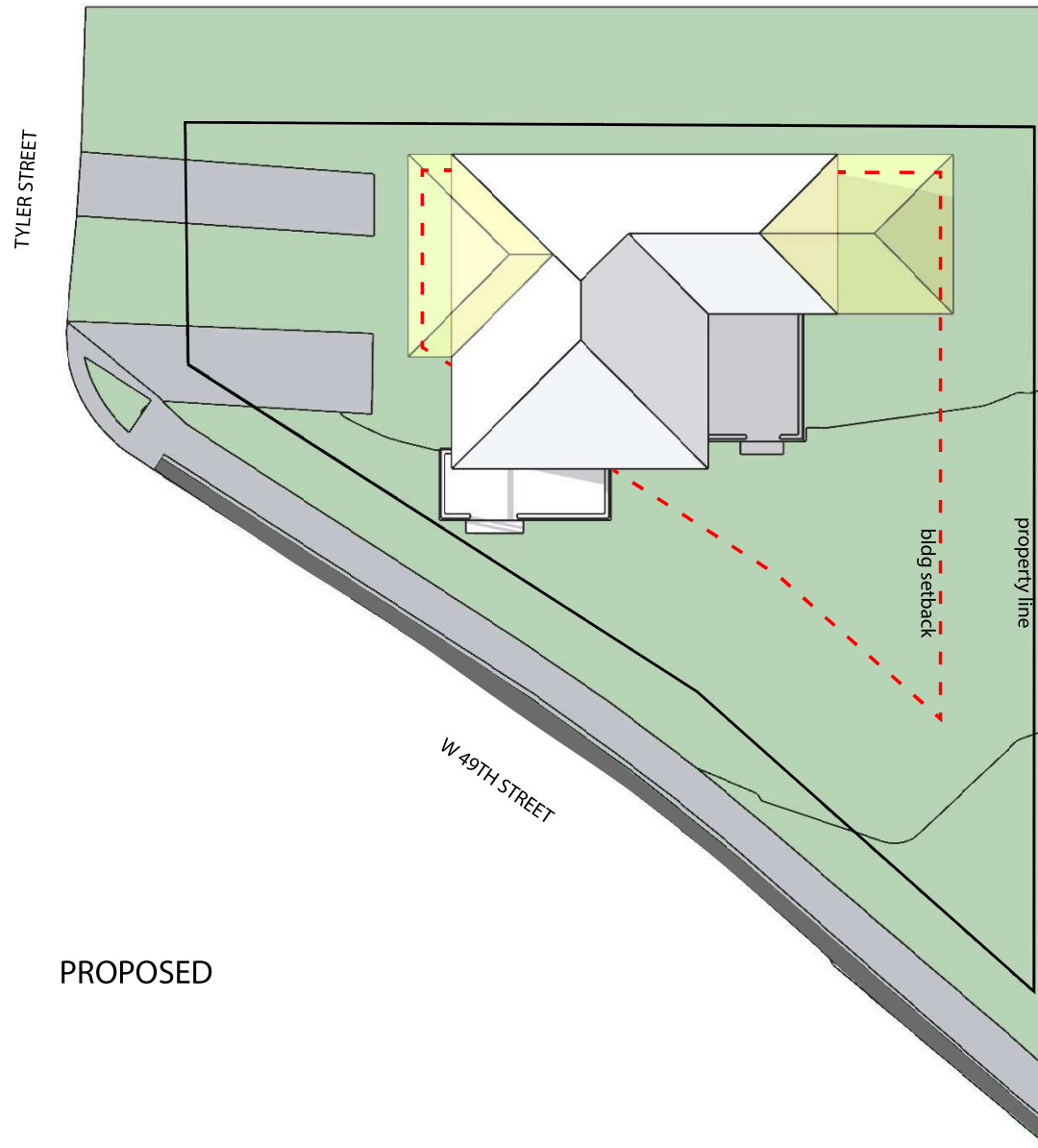


Not to be used for permitting or construction.





Not to be used for permitting or construction.

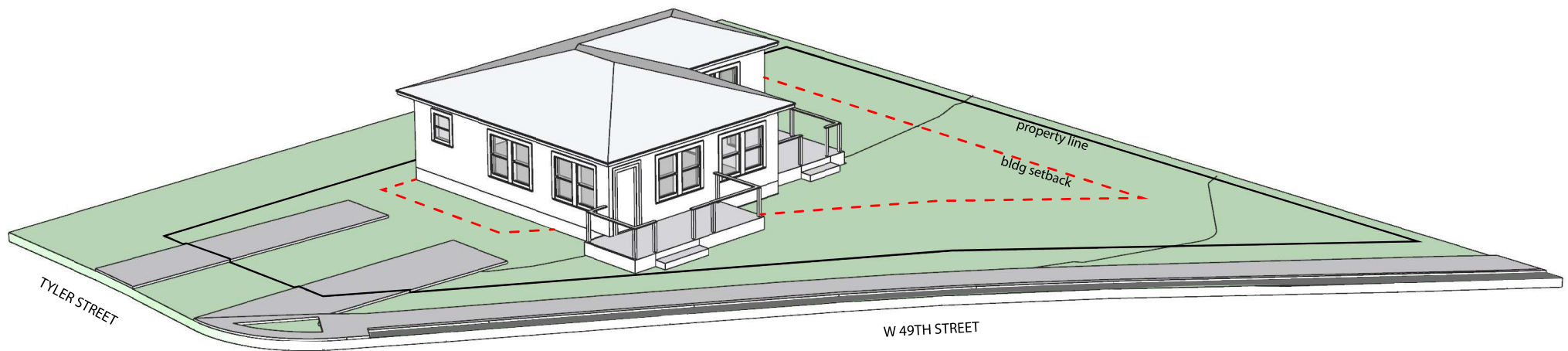


PROPOSED

D-1/45



Not to be used for permitting or construction.

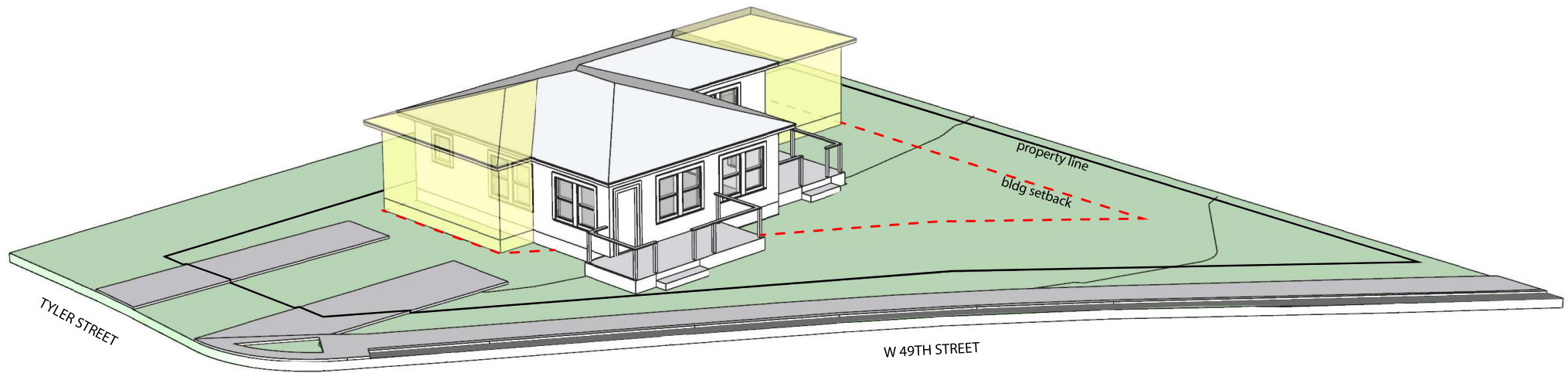


EXISTING

D-1/46



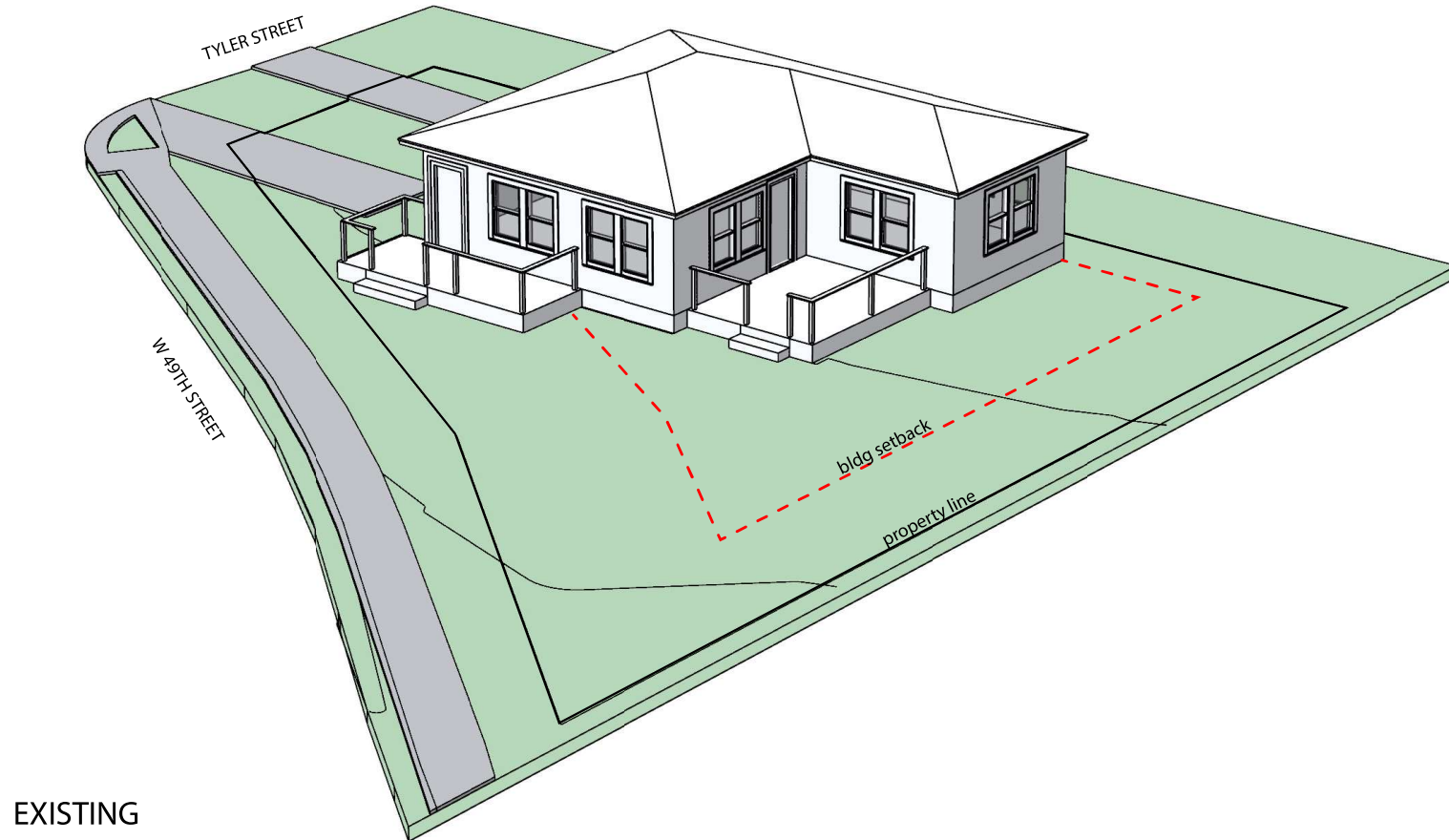
Not to be used for permitting or construction.



PROPOSED

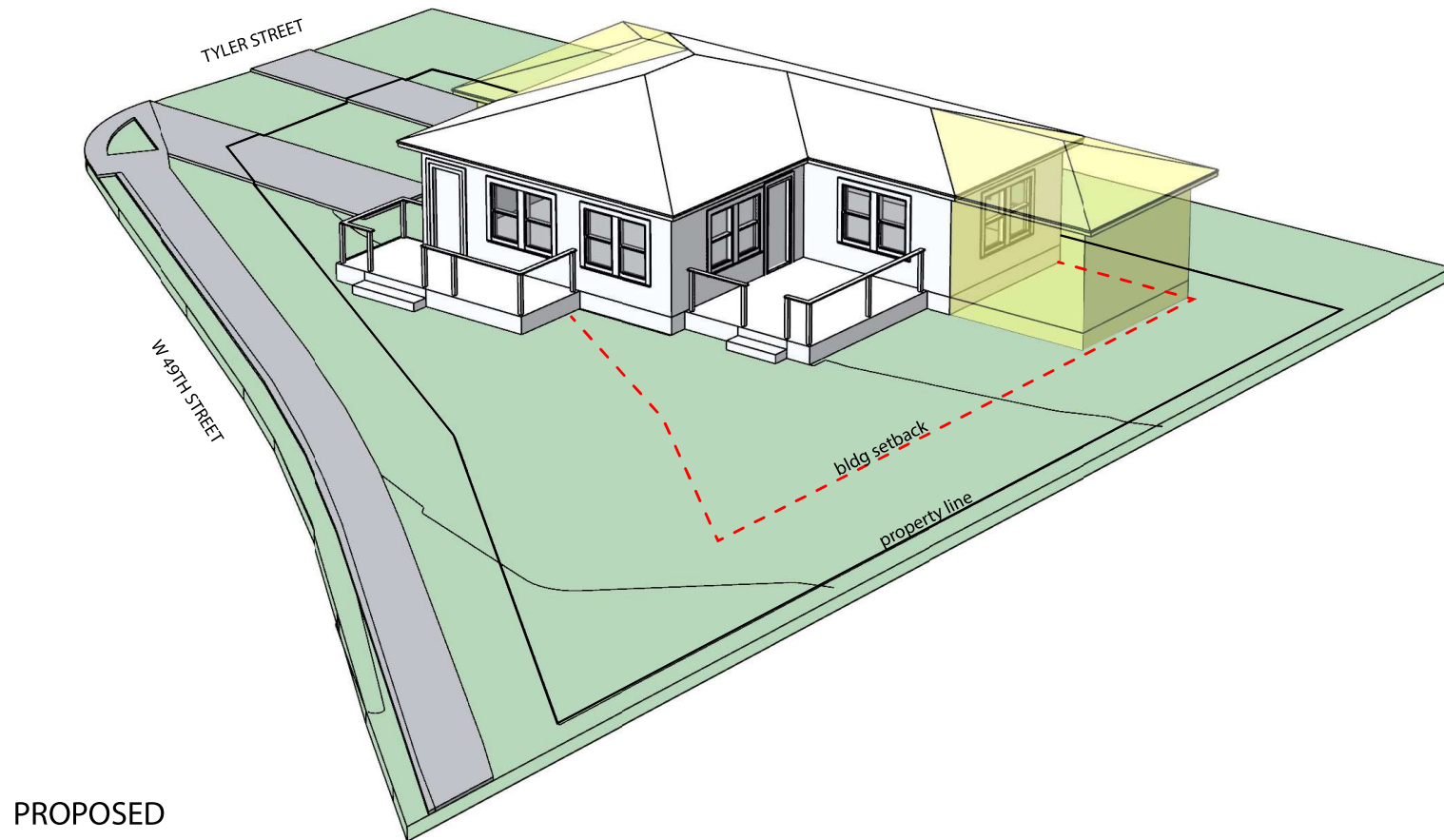


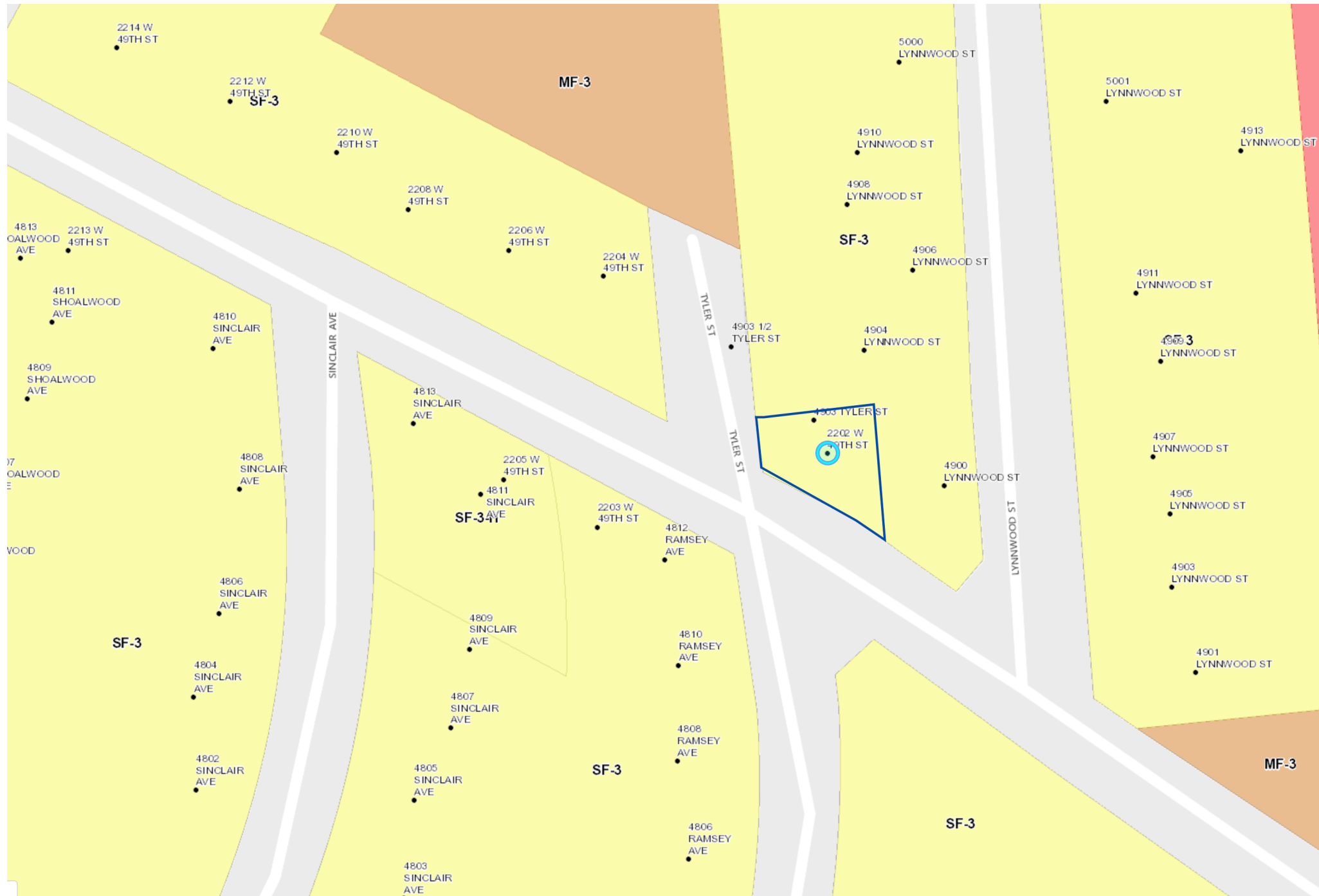
Not to be used for permitting or construction.





Not to be used for permitting or construction.





From: Joseph Carls
 To: [REDACTED]
 Subject: [REDACTED]
 Date: Sunday, September 13, 2020 10:21:41 PM

*** External Email - Exercise Caution ***

Hi Elaine,
 Just registering that I'm in favor of this project.

Joe Carls
 4903 Lynnwood St.

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PUBLIC HEARING INFORMATION

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

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

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

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

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

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

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

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

Case Number: C15-2020-0042

Contact: Elaine Ramirez, elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; September 14th, 2020

Joseph Carls
 Your Name (please print)

4903 Lynnwood St.
 Your address(es) affected by this application

[Signature] 9/13/20
 Signature Date

Daytime Telephone: (512) 569-8009

Comments: No objections to this
Project. Seems appropriate
to the neighborhood.

☒ I am in favor
☐ I object

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

From: Kate Harrington
To: [Ramirez, Elaine](#)
Subject: Case # C15-2020-0042 Hearing, Board of Adjustment, 9.14.20
Date: Tuesday, September 08, 2020 9:28:53 PM

*** External Email - Exercise Caution ***

I am writing in regard to Case Number C15-2020-0042, which is scheduled to have a public hearing before the Board of Adjustment on September 14, 2020.

I am **in favor** of this variance.

My name is Kathleen Harrington. I live at 4812 Ramsey Ave., Austin, TX 78756, which is across the street from the house proposed to be remodeled. My phone number is 512.565.2511.

I am in favor of this variance, because it will improve the house, to a modest degree, and will not change the look of our neighborhood in any negative way, and in fact will improve things. The owners of the house in question are good neighbors and good citizens. They would like to remain in their very small house, but even with only one child, it is a tight squeeze. I believe the City of Austin should encourage families to remain in place, whenever possible, rather than have to move further out in order to afford a somewhat larger home to accommodate their growing families.

Thank you,
Kathleen Harrington
512.565.2511

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- 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
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Case Number: C15-2020-0042

Contact: Elaine Ramirez, elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; September 14th, 2020

Steve Makrop

Your Name (please print)

4710 Sinclair Ave. 78756

Your address(es) affected by this application



Signature

Date

Daytime Telephone: (210) 421-4588

Comments: let them do what they want!

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Case # C15-2020-0042 Hearing, Board of Adjustment, 9.14.20
Date: Tuesday, September 08, 2020 9:44:48 PM

*** External Email - Exercise Caution ***

I am writing in regard to Case Number C15-2020-0042, which is scheduled to have a public hearing before the Board of Adjustment on September 14, 2020.

I am **in favor** of this variance.

My name is Gary Flemmons. I live at 4812 Ramsey Ave., Austin, TX 78756, which is across the street from the house proposed to be remodeled. My phone number is 512-565-2340.

Thank you,
Gary Flemmons

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From: Laura Genet
To: [Ramirez, Elaine](#)
Subject: Case Number C15-2020-0042
Date: Tuesday, September 08, 2020 10:24:21 AM

*** External Email - Exercise Caution ***

Re: Public Hearing: Board of Adjustment; September 14, 2020

I am **in favor**.

Laura Genet
4904 Lynnwood St
Austin, TX 78756

Electronic Signature: Laura Genet September 8, 2020.

713-298-2897

Comments:

I hope it is okay to email without the form since I don't have a scanner.

I am the next door neighbor of this house and I am happy to have them do their construction. They are lovely neighbors and I wouldn't want the tiny size of their house to force them to move. (And it is TINY.)

Thanks for taking my opinion into consideration.

Laura Genet

713-298-2897

"Sometimes on your way to a dream you get lost and find a better one."

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