

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-4

DATE: Monday August 09, 2021

CASE NUMBER: C15-2021-0081

Y Thomas Ates
 Y Brooke Bailey
 N Jessica Cohen
 Y Melissa Hawthorne
 Y Barbara McArthur
 Y Rahm McDaniel
 - Darryl Pruett (out-no show)
 Y Agustina Rodriguez
 Y Richard Smith
 - Michael Von Ohlen (out)
 Y Nicholl Wade
 Y Kelly Blume (Alternate)
 - Carrie Waller (Alternate)
 _____ Vacant (Alternate)

APPLICANT: Amanda Swor

OWNER: Maryelaine Sotos & Bill Shurtz

ADDRESS: 1308 9TH HALF ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to increase the F.A.R from .4 to 1.0 (required) to .46 to 1.0 (requested) in order to add an addition/remodel to an existing single family residence in an “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (Old West Austin Neighborhood Plan)

Note: 25-2 Subchapter F RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS, Article 2 Development Standards Section 2.1. - MAXIMUM DEVELOPMENT PERMITTED. The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3, except that the lot area of a flag lot is calculated consistent with the requirements of [Section 25-1-22](#) (Measurements).

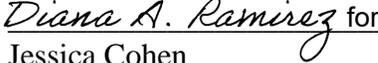
BOARD’S DECISION: BOA AUG 9 MEETING The public hearing was closed by Chair Jessica Cohen, Board Member Melissa Hawthorne motions to Postpone to September 13,

**2021; Board Member Rahm McDaniel seconds on a 9-1 vote (Chair Jessica Cohen nay);
POSTPONED TO September 13, 2021.**

FINDING:

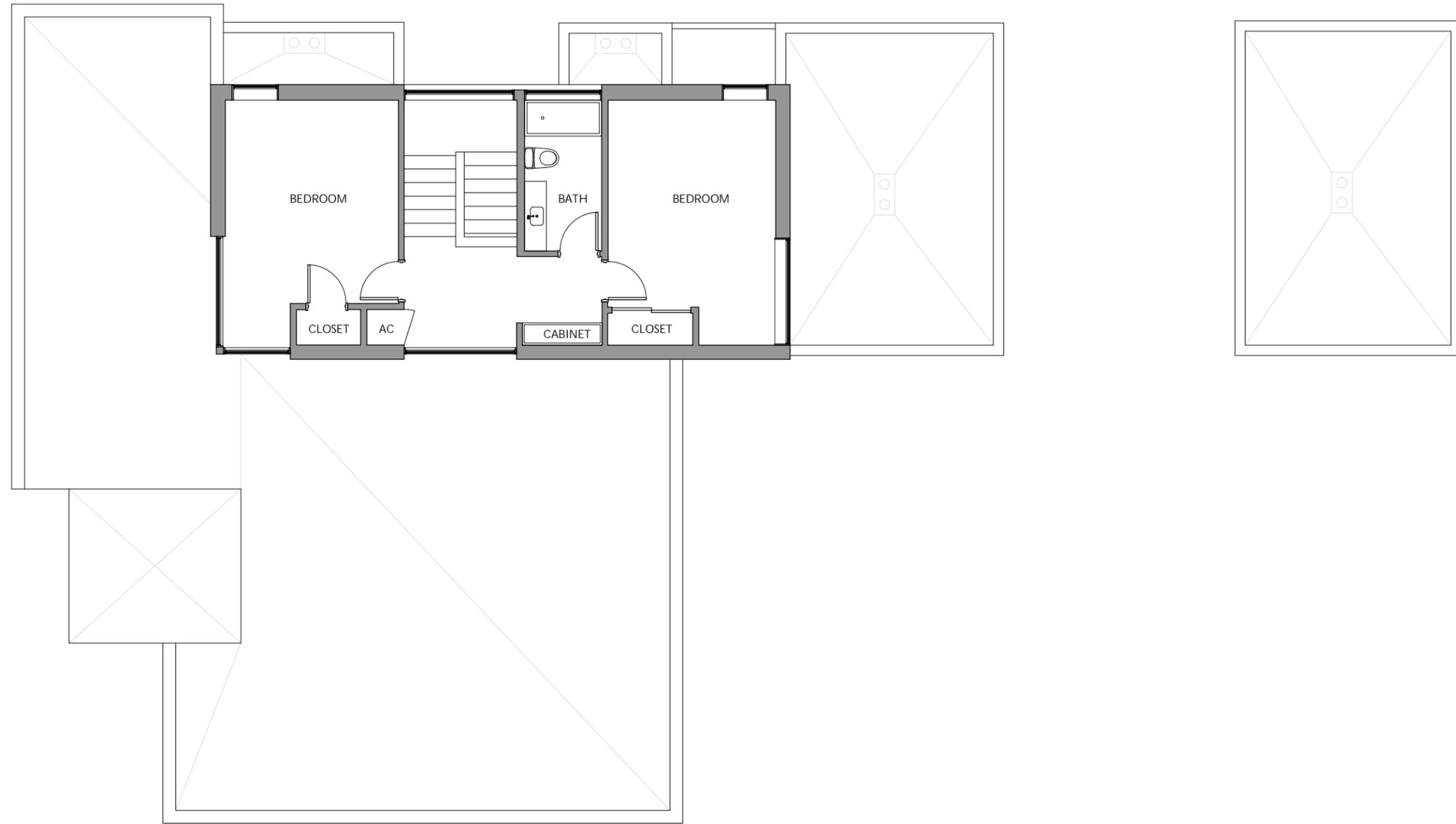
1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
3. The variance will not 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:


Elaine Ramirez
Executive Liaison

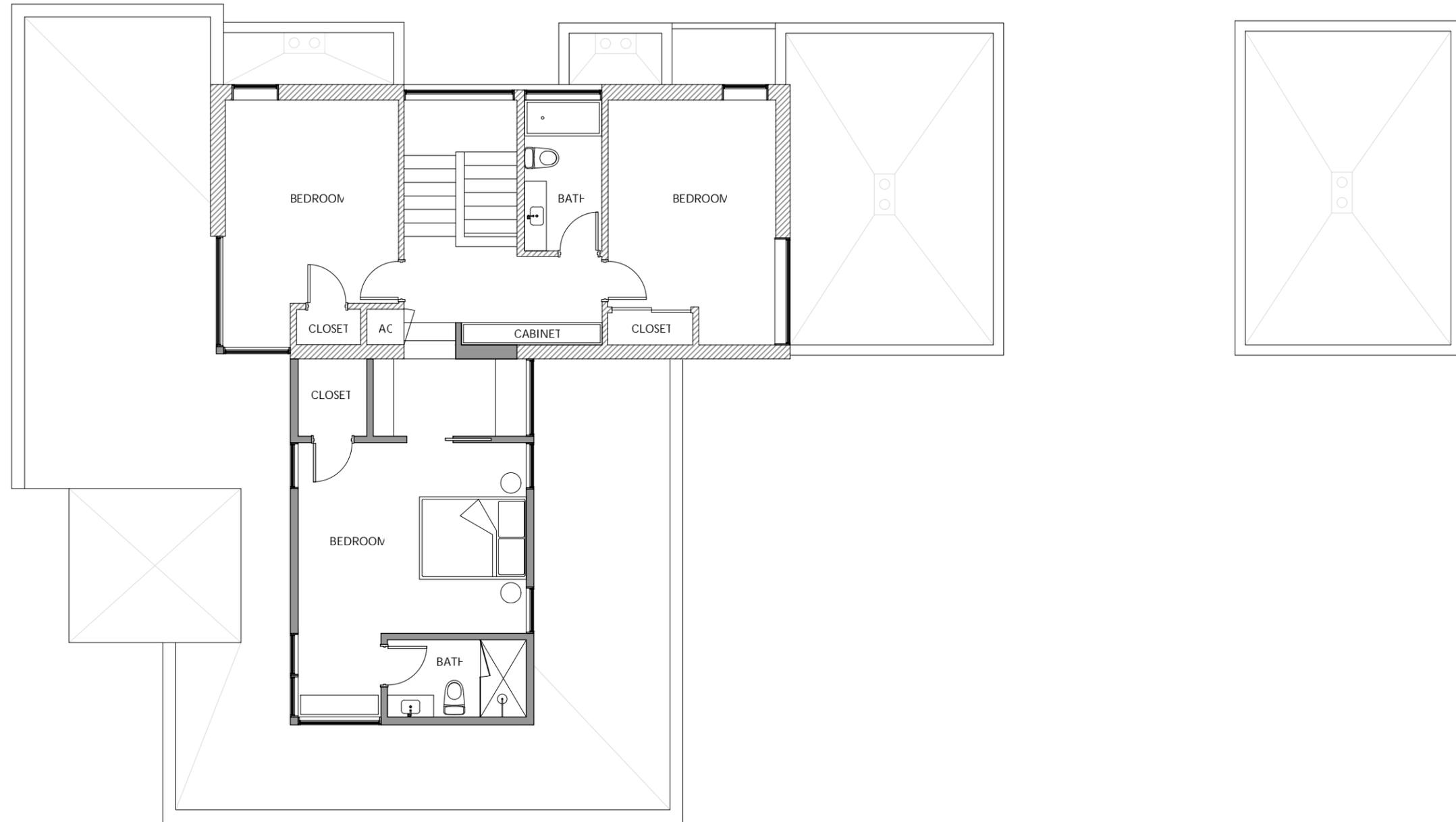

Diana A. Ramirez for
Jessica Cohen
Chair

ADVANCED PACKET
C15-2021-0081

**ARCHITECT'S
DRAWINGS**



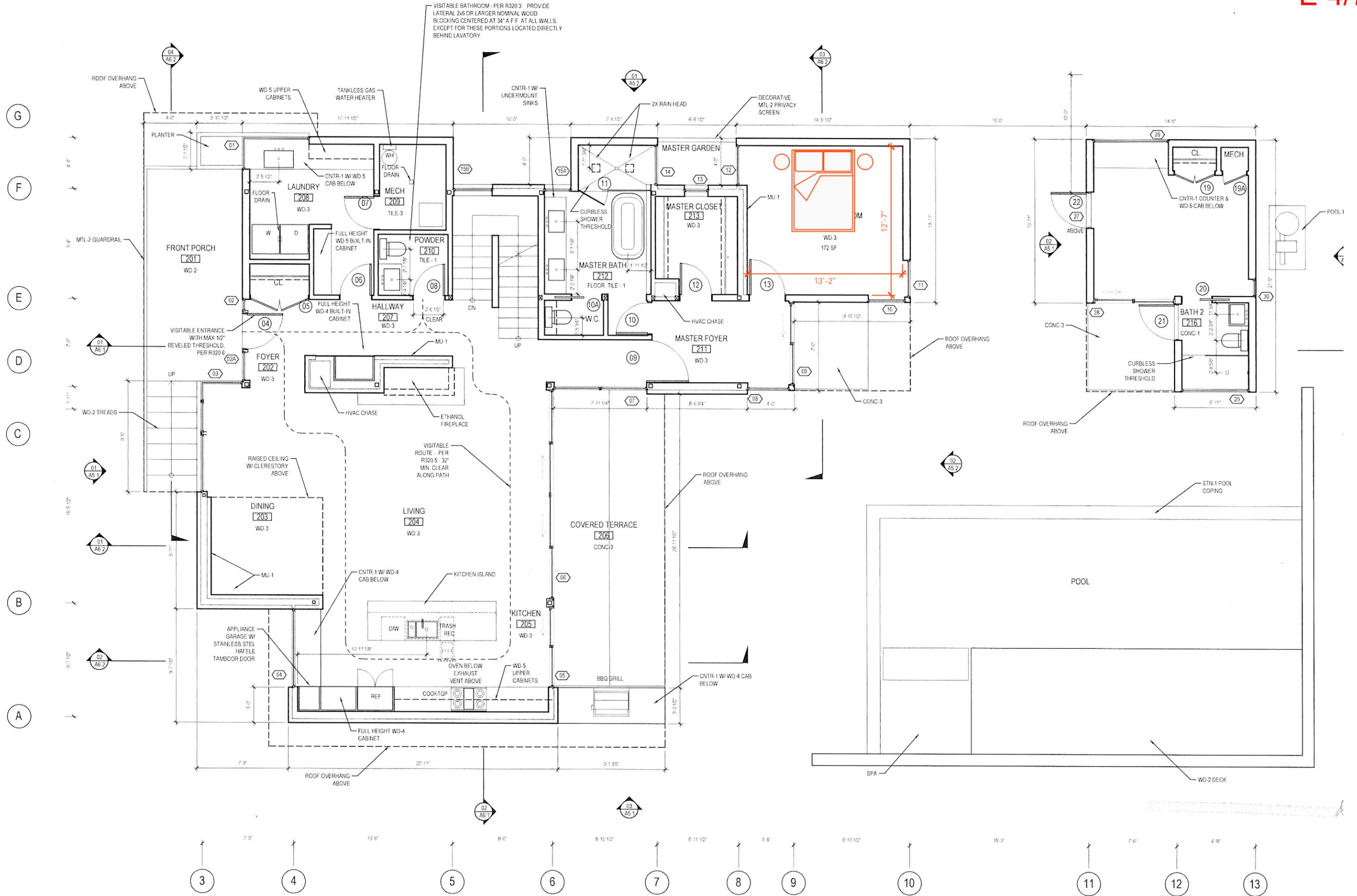
2021-00067-BA / C15-2021-0081



2021-000067-BA / C15-2021-0081

Proposed Second Floor Plan - 420sf Additior

Scale: 1/8" = 1'-0"
Clarksville Residence
July 17, 2021



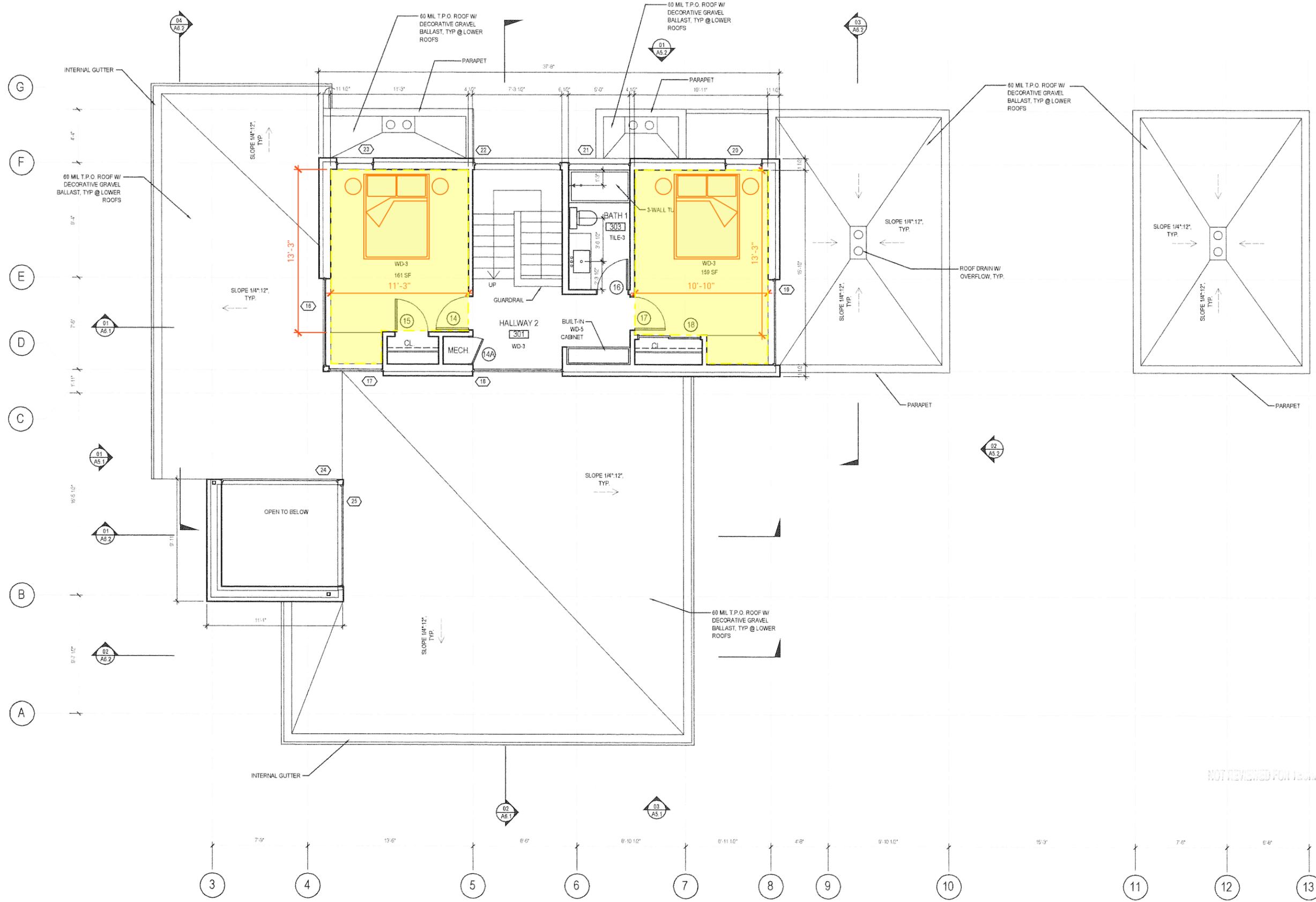
First Floor Bedroom Exhibit

Scale: 1/8" = 1'-0"

Clarksville Residence
August 21, 2021

2021-00067-BA / C15-2021-0081

NOT REVIEWED FOR TECHNICAL BUILDING CODE



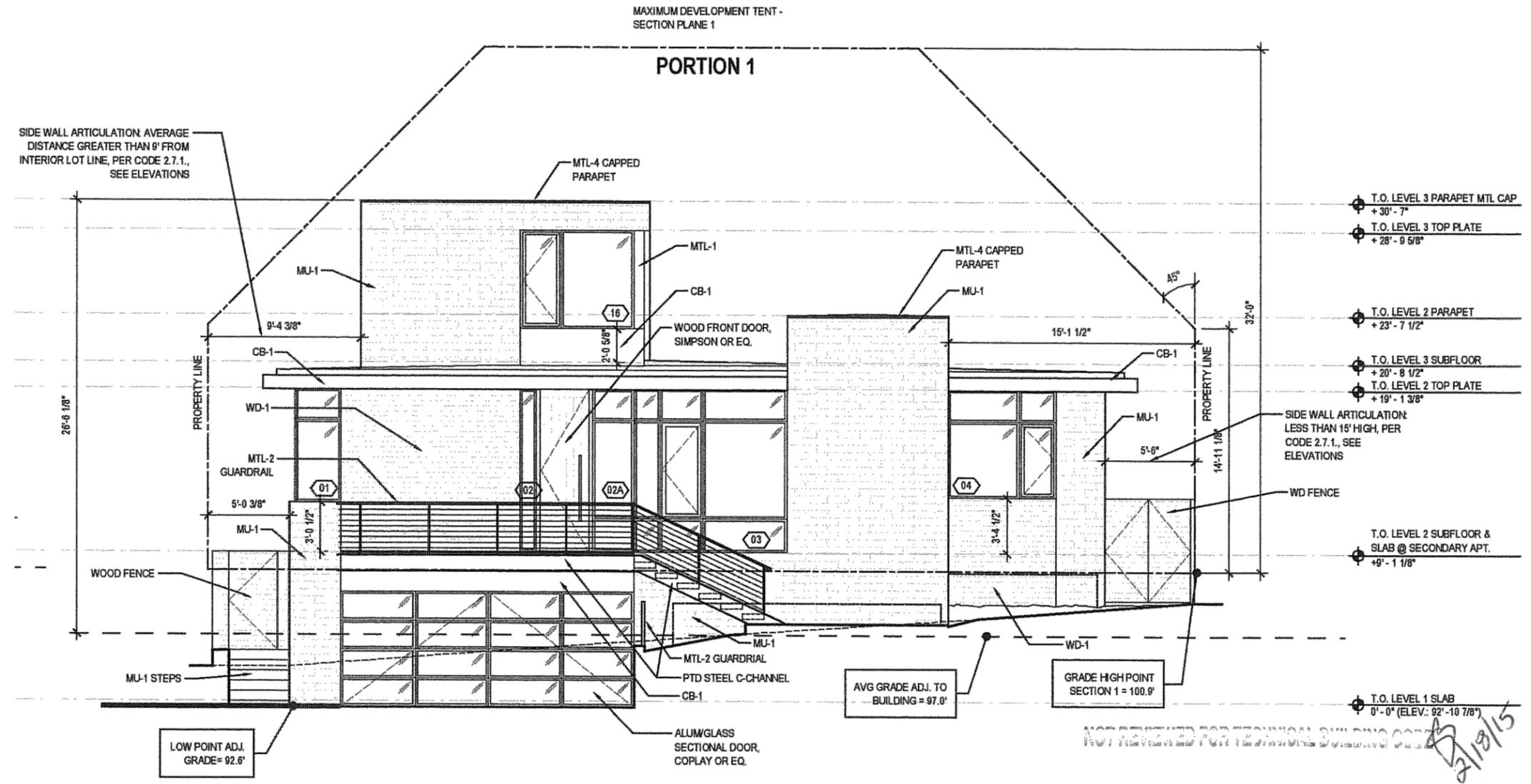
NOT REVIEWED FOR TECHNICAL CORRECTNESS

Second Floor Bedroom Exhibit

Scale: 1/8" = 1'-0"

Clarksville Residence
August 21, 2021

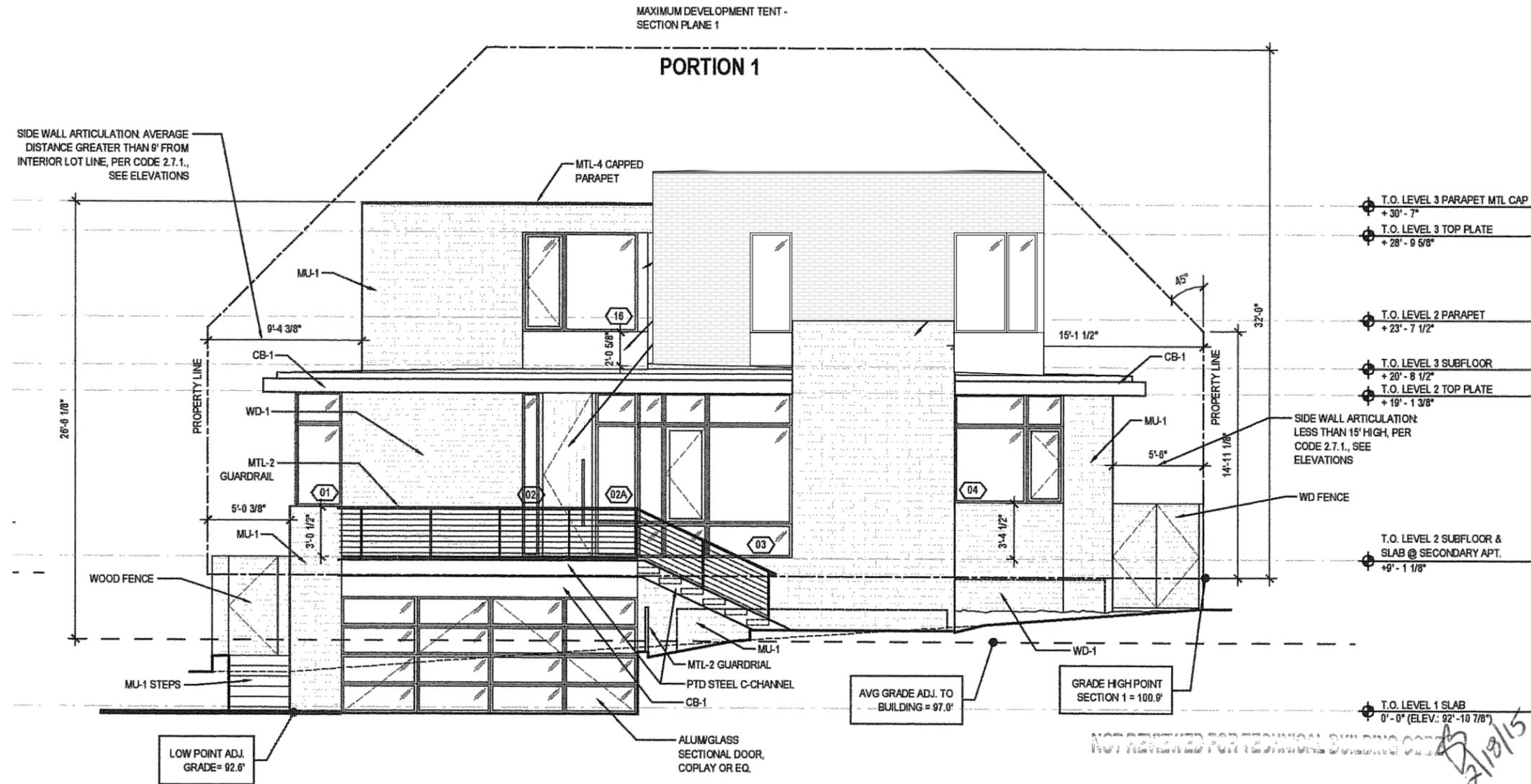
2021-00067-BA / C15-2021-0081



2021-00067-BA / C15-2021-0081

Existing South Elevation - 9 1/2 Street Elevation

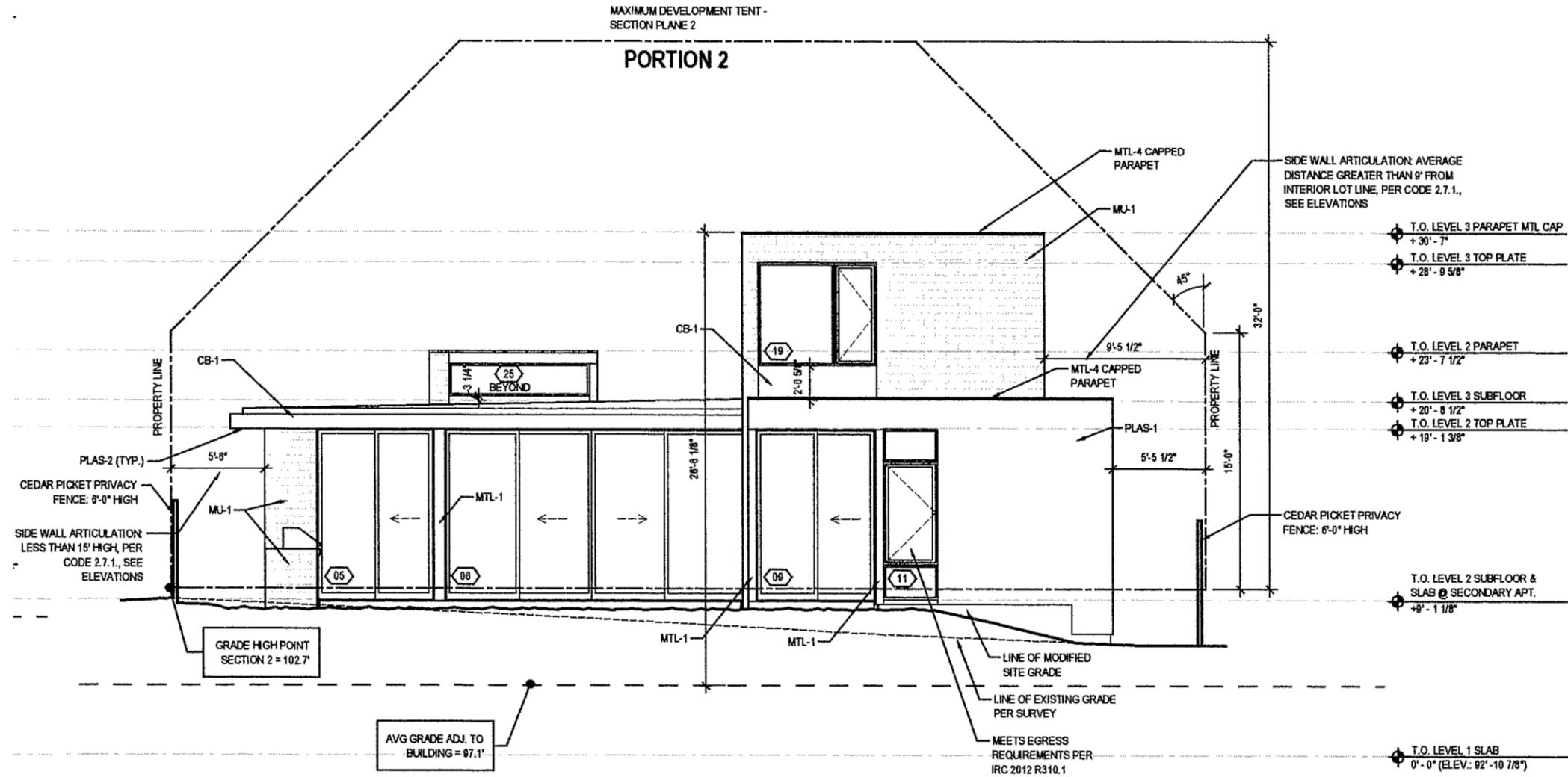
Scale: 1/8" = 1'-0"
Clarksville Residence
July 17, 2021



2021-000067-BA / C15-2021-0081

Proposed South Elevation - 9 1/2 Street Elevation

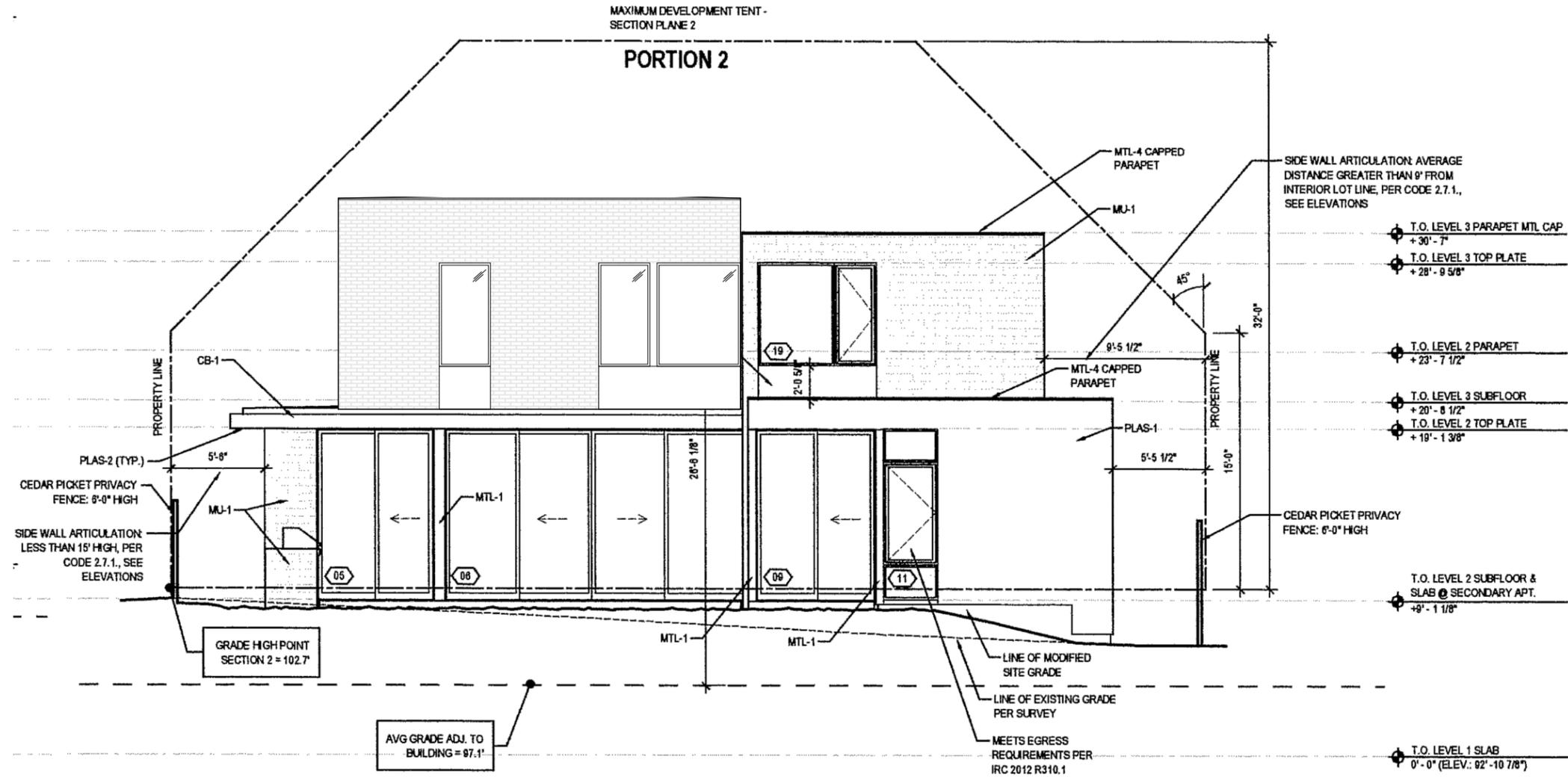
Scale: 1/8" = 1'-0"
Clarksville Residence
July 17, 2021



2021-00067-BA / C15-2021-0081

Existing North Elevation - Backyard Elevation

Scale: 1/8" = 1'-0"
Clarksville Residence
July 17, 2021

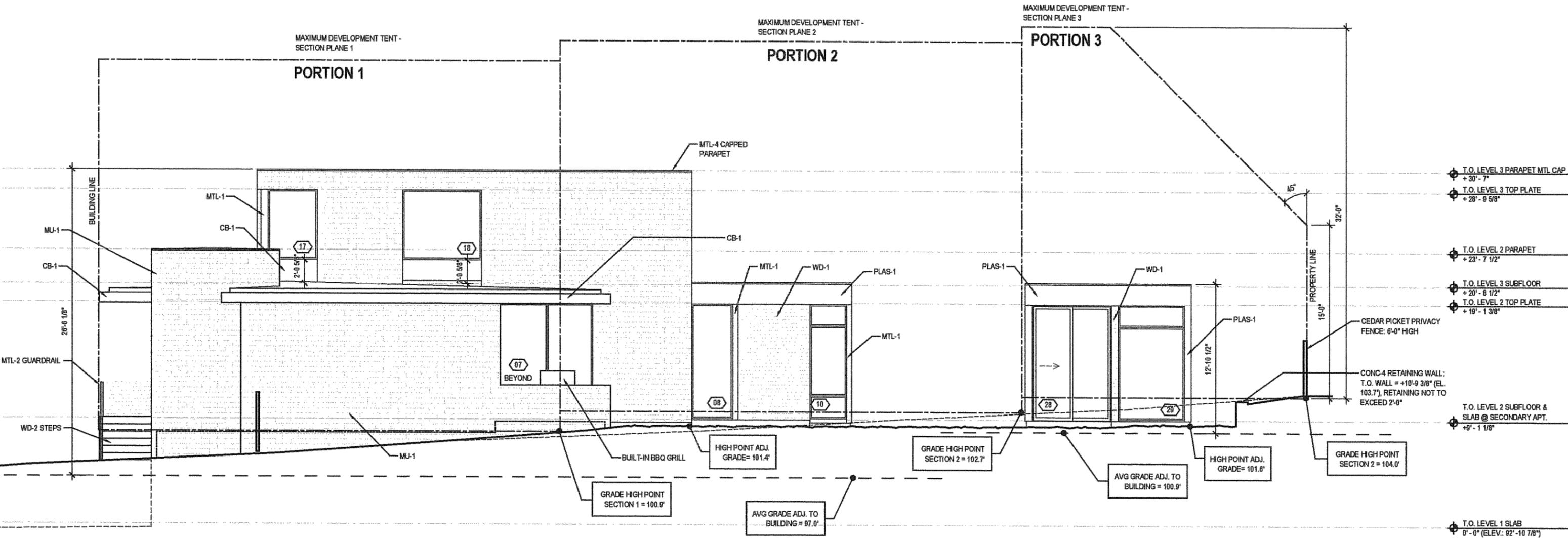


2021-000067-BA / C15-2021-0081

Existing North Elevation - Backyard Elevation

Scale: 1/8" = 1'-0"

Clarksville Residence
July 17, 2021

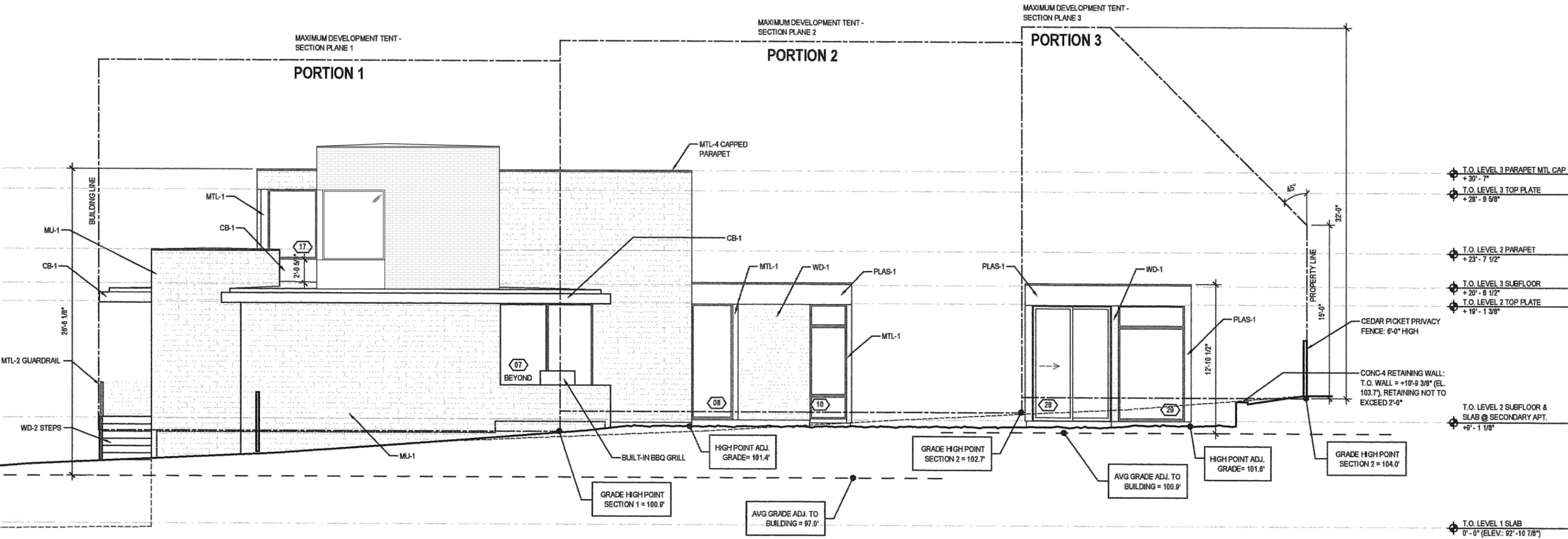


2021-00067-BA / C15-2021-0081

Existing East Elevation

7 G E P I ° ~ 3 ! 3

Clarksville Residence
July 17, 2021



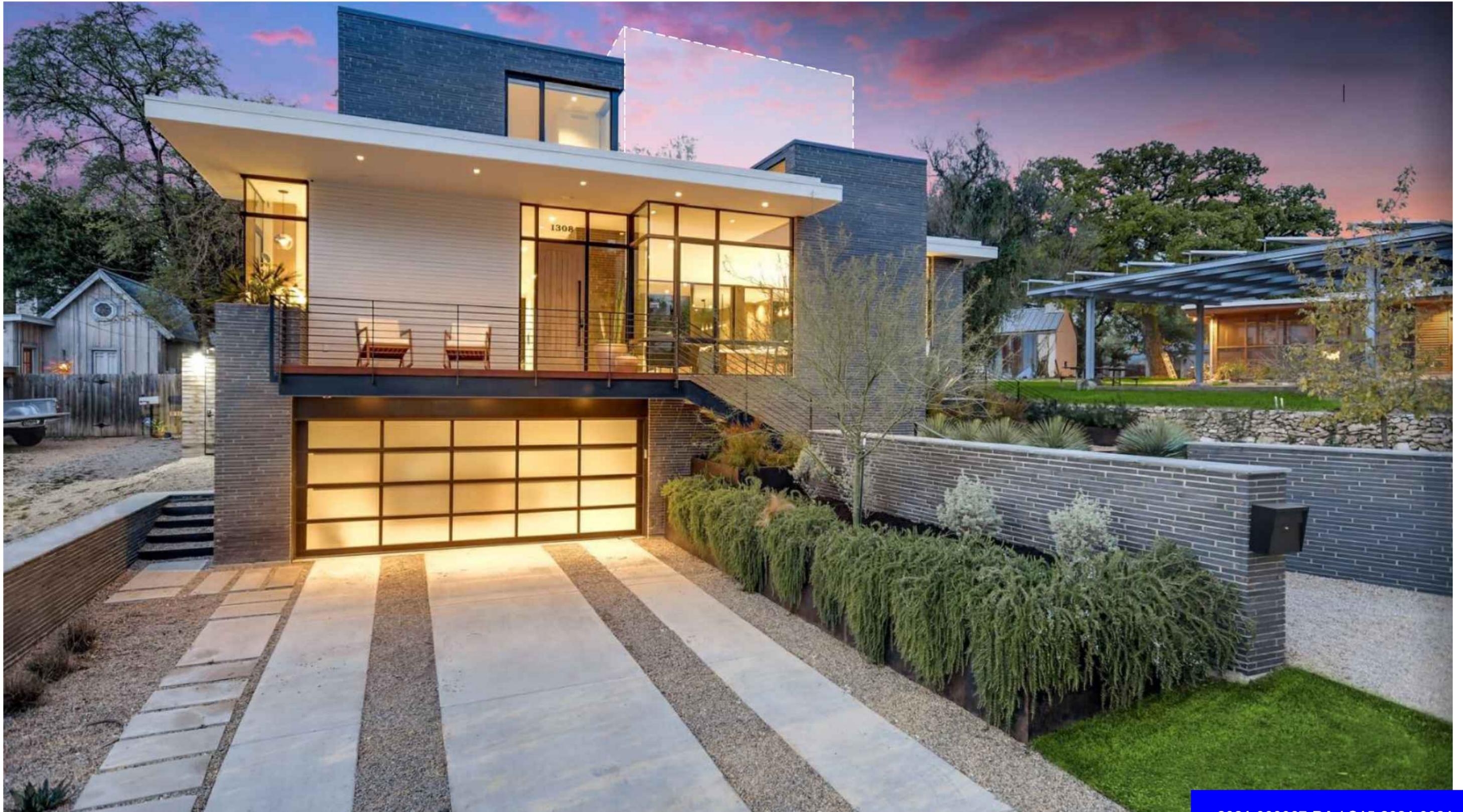
2021-000067-BA / C15-2021-0081

Proposed East Elevation

Scale: 1/8" = 1'-0"

Clarksville Residence

July 17, 2021



2021-000067-BA / C15-2021-0081

**AUSTIN ENERGY
APPROVAL
DOCUMENTATION**

Aneil Naik

From: Navarro, Rosario [REDACTED]
Sent: Friday, August 27, 2021 9:51 AM
To: Aneil Naik
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

Aneil,

Good morning. AE has approved the BOA application. I believe your case will be presented during the Sept 13th BOA meeting. For better clarification please contact Elaine Ramirez at Elaine.Ramirez@austintexas.gov.

Thank you,
Rosario

From: Aneil Naik <a[REDACTED]>
Sent: Friday, August 27, 2021 9:42 AM
To: Navarro, Rosario <Rosario.Navarro@austinenergy.com>
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

*** External email - Exercise caution ***

Rosario,

Is this application approved by Austin Energy? I received your assignment email over a month ago, and have not had any communication since. Please provide me a timeline, update, or approval.

Thanks,
ANEIL

Aneil Naik, Senior Project Manager
Drenner Group, PC | 200 Lee Barton Drive [REDACTED]
[REDACTED]

From: Navarro, Rosario <Rosario.Navarro@austinenergy.com>
Sent: Friday, July 23, 2021 2:57 PM
To: Aneil Naik [REDACTED]
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

Aneil,

Good afternoon. Your BOA application is currently under review by our Planner. If he has any questions or needs any other information, we will contact you.

Thank you,
Rosario

From: Aneil Naik [REDACTED] >
Sent: Thursday, July 22, 2021 9:14 AM

To: Navarro, Rosario <Rosario.Navarro@austinenergy.com>
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

*** External email - Exercise caution ***

Rosario,
I never heard from the Reviewer. Please confirm this was received and let me know what further information is needed. This application is in-cycle and needs AE's approval to be heard by the Board.

Thanks,
ANEIL

Aneil Naik, Senior Project Manager
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2900 office | 512-587-5447 cell | [REDACTED]

From: Navarro, Rosario <Rosario.Navarro@austinenergy.com>
Sent: Wednesday, July 7, 2021 11:26 AM
To: Aneil Naik [REDACTED]
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

Aneil,
Good morning. I apologize for getting back to you until now. The employee who took care of these BOA requests suddenly left our business unit. We are currently in the process of training new employees to review these requests. Your information has been forwarded to the Planner who will review it. I will try to get you a response by sometime next week. If he needs any other information, we will contact you.

I appreciate your patience and understanding.

Thank you,
Rosario

From: Aneil Naik <[REDACTED]>
Sent: Wednesday, June 30, 2021 11:03 AM
To: Navarro, Rosario <Rosario.Navarro@austinenergy.com>
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

*** External email - Exercise caution ***

Rosario,
Following up on this approval. Please see attached and let me know if you have further questions.

Thanks,
ANEIL

Aneil Naik, Senior Project Manager
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2900 office | 512-587-5447 cell | [REDACTED]

From: Aneil Naik
Sent: Monday, June 21, 2021 4:14 PM
To: Navarro, Rosario <Rosario.Navarro@austinenergy.com>
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

Hello Rosario,
Eben forwarded me your information as the person from whom I need to receive an approval.

I represent a client who is attempting to gain additional FAR at their residential homestead. The location is 1308 West 9 ½ Street. As part of the Board of Adjustments requirements, I'm required to provide an approval from you for such a variance. What do you need from me in order to provide this approval?

I will attach a zoning map for reference, as well as the proposed request, which is approximately a 500 square foot addition.

Thanks,
ANEIL

Aneil Naik, Senior Project Manager
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2900 office | 512-587-5447 cell | [REDACTED]

From: Kellogg, Eben <Eben.Kellogg@austinenergy.com>
Sent: Monday, June 21, 2021 4:04 PM
To: Aneil Naik <[REDACTED]>
Cc: Navarro, Rosario <Rosario.Navarro@austinenergy.com>; Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>; Ramirez, Diana <Diana.Ramirez@austintexas.gov>
Subject: RE: AE approval for BOA application (1308 W 9 1/2 Street)

Aneil,

I have taken a different position at Austin Energy and I no longer working within Public Involvement – Real Estate Services group.

Please reach out to Rosario Navarro. You will need to provide her with all of the documents that will accompany your case.

Eben Kellogg
IT Business Systems Analyst Sr.
Projects & Technologies | System Operations & Advanced Grid Technologies
Austin Energy | 2500 Montopolis Drive| Austin, TX 78741 | mobile (512)-689-0307

From: Aneil Naik <[REDACTED]>
Sent: Monday, June 21, 2021 3:41 PM
To: Kellogg, Eben <Eben.Kellogg@austinenergy.com>
Subject: AE approval for BOA application (1308 W 9 1/2 Street)

*** External email - Exercise caution ***

Eben,

I represent a client who is attempting to gain additional FAR at their residential homestead. The location is 1308 West 9 ½ Street. As part of the Board of Adjustments requirements, I'm required to provide an approval from you for such a variance. What do you need from me in order to provide this approval? I will attach a zoning map for reference.

Thanks,
ANEIL

Aneil Naik, Senior Project Manager

Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704

512-807-2900 office | 512-587-5447 cell |

**BOARD OF
ADJUSTMENT CASE
C15-2012-0147 (608
Blanco St)**

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 8, 2013

CASE NUMBER: C15-2012-0147

Y Jeff Jack
 Y Michael Von Ohlen **Motion to Grant**
 Y Nora Salinas
 Y Bryan King
 Y Fred McGhee **2nd the Motion 2nd the Motion**
 Y Melissa Hawthorne
 Y Sallie Burchett
 - Cathy French (SRB only)

APPLICANT: Jim Bennett

OWNER: Jan Currier

ADDRESS: 608 BLANCO ST

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum floor to area ratio of Subchapter F; Article 2; Subsection 2.1 from .4 to 1.0 to .48.2 to 1.0 in order to erect an addition to an existing multi-family residence (3 units) in an "MF-4-HD-NP", Multi-Family Residence – Historic District – Neighborhood Plan zoning district.

BOARD'S DECISION: POSTPONED TO JANUARY 14, 2013 BY APPLICANT

January 14, 2013 MEETING CANCELLED DUE TO NOTIFICATION ERROR

POSTING OF AGENDA; SCHEDULED FOR FEB 11, 2013

FEB 11, 2013 POSTPONED TO MARCH 11, 2013 PER APPLICANT

March 11, 2013 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to April 8, 2013, Board Member Fred McGhee second on a 7-0 vote; **POSTPONED TO APRIL 8, 2013.**

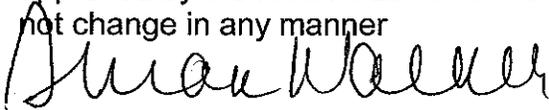
APRIL 8 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to increase the floor to area ratio .42, Board Member Fred McGhee second on a 7-0 vote; **GRANTED WITH CONDITION TO INCREASE THE FLOOR TO AREA RATIO .42**

FINDING:

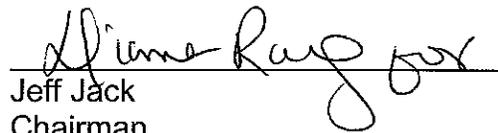
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: this property is zoned Multi-family Historic District and is a three unit apartment and a conversion to a single family residence requires compliance with the single family requirements
2. (a) The hardship for which the variance is requested is unique to the property in that: this structure is an older home that has been converted to three units and to restore

and modernize the building to convert it back to a single family requires compliance with current requirements for single family use and proposed changes in conversion to 3 units to 1 unit will also include in compliance with the McMansion requirement and will allow the structure to be up graded to current acceptable living standards (b) The hardship is not general to the area in which the property is located because: not many of the structures in the area are reducing density and impervious cover in order to restore older building to original uses and maintain the appeal of the original construction while converting 3 units to one.

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the restoration and change in the number of units and the reduction of impervious cover will be an enhancement and will not change the character of this diverse neighborhood, a certificate of appropriateness, approving these changes has been approved by the Historic Landmark Commission and front portion of this building will not change in any manner



Susan Walker
Executive Liaison



Jeff Jack
Chairman

BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2021-0081**BOA DATE:** August 9th, 2021**ADDRESS:** 1308 W 9th Half St**COUNCIL DISTRICT:** 9**OWNER:** Maryelaine Sotos**AGENT:** Amanda Swor**ZONING:** SF-3-NP (Old West Austin)**LEGAL DESCRIPTION:** LOT 4 BLK 2 OLT 4 DIV Z HANCOCK SUBD**VARIANCE REQUEST:** increase the F.A.R from .4 to 1.0 (required) to .46 to 1.0**SUMMARY:** addition/remodel existing Single-Family home**ISSUES:** small house maxed out

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Old West Austin Neighborhood Association
 Old West Austin Neighborhood Plan Contact Team
 Preservation Austin
 SELTexas
 Save Historic Munny District
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

E-4/25



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0081
 LOCATION: 1308 W 9TH 1/2 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" = 292'



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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: 1308 West 9 1/2 Street

Subdivision Legal Description:

Lot 4, Block 2, Outlot 4, Division Z, Hancock Subdivision, A subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 175 of the plat records

Lot(s): 4 Block(s): 2

Outlot: 4 Division: Z

Zoning District: SF-3-NP

I/We Amanda Swor, Drenner Group on behalf of myself/ourselves as

authorized agent for Maryelaine Sotos & Bill Schurtz affirm that on

Month July, Day 9, Year 2021, 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: Single-family home

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

Chapter 25-2, Subchapter F, Article 2 (§ 2.1. - MAXIMUM DEVELOPMENT PERMITTED. The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. This request is to allow an increased floor-to-area ratio of 0.46 to 1.0.

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:

This property is zoned SF-3 which allows for a single family to occupy and inhabit a single lot. The existing structure was built in 2015, however it only contains two bedrooms (and one master) in the main structure. The request is to allow for an additional bedroom and bath which will add 500 square feet to the existing home. This addition will also be located over an existing portion of flat roof, therefore building coverage and impervious cover would remain the same.

Hardship

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

The existing structure utilized the maximum FAR allowed under 25-2,F,2.1, however floor-area-ratio requirements of this section limit development far less than what is allowed by nearby MF-4-zoned properties. The existing lot size is 7,877 square feet which limits the allowable square footage on this site to a smaller footprint than properties in the area zoned SF. The home is entirely covered in flat roofs, and the proposal would not increase impervious cover. This request is to allow an increased floor-to-area ratio from 0.40:1 to 0.46:1.0.

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

The zoning map provided in the additional space (see Section 6 of application) indicates the mix of zoning between SF-3 and MF-4. The property located at 608 Blanco Street which is zoned MF-4 was allowed by the Board of Adjustment an increased floor-area-ratio, despite having to comply with single-family requirements. This is documented in case number C15-2012-0147.

Area Character

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

The approval of this variance will not impact the area character. The property will continue to be utilized and occupied by the property owners as a single-family home. Today, there is an existing second story on a portion of the home, this addition would occupy an additional portion of the second story and will still fit within the building envelope requirements of section 25-2,F,2.6. With the proposed addition, the building footprint is not expanding and the addition is going on top of an existing flat roof, therefore there is no additional impervious cover or building coverage. (See Additional Space for continuation.)

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:

Not applicable.

- 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:

Not applicable.

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

Not applicable.

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

Not applicable.

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: Amenda Swor Date: 07/09/2021

Applicant Name (typed or printed): Amanda Swor

Applicant Mailing Address: 200 Lee Barton Drive, Suite 100

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 807-2904

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: Maryelaine Sotos & Bill Schurtz Date: 05/28/2021

Owner Name (typed or printed): Maryelaine Sotos & Bill Schurtz

Owner Mailing Address: 1308 West 9 1/2 Street

City: Austin State: Texas Zip: 78703

Phone (will be public information): (512)773-9303

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

Section 5: Agent Information

Agent Name: Amanda Swor

Agent Mailing Address: 200 Lee Barton Drive

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 807-2904

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

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).

The owners have taken the time to speak with their surrounding neighbors and have received several letters of support for this request and these letters are included as part of the submittal.

Additional Space (continued)

AREA CHARACTER CONTINUATION: The proposed improvements will be no higher than the existing roof elevation of the existing structure and is the same elevation as the neighbor to the west of the site. The property to the east will have a view of the new portion of the building, however, the additional room will be an addition to the existing second story and built atop an existing flat room, the roof elevation will be no higher, and the improvements will be no wider than the existing building footprint.



July 2, 2021

To Whom It May Concern:
City of Austin

Re: 1308 West 9 ½ Street – Board of Adjustment application for the 0.1806-acre piece of property located at 1308 West 9 ½ Street in Austin, Travis County, Texas (the “Property”)

As the record owner of the above referenced Property, I hereby authorize Amanda Swor at Drenner Group PC, or her designee, to act as agent to submit the Board of Adjustment Application to the City of Austin, Texas on behalf of the owner, Maryelaine Sotos Revocable Trust, and I attest to all submittal regulations.

Sincerely,

Maryelaine Sotos Revocable Trust

Signature: 

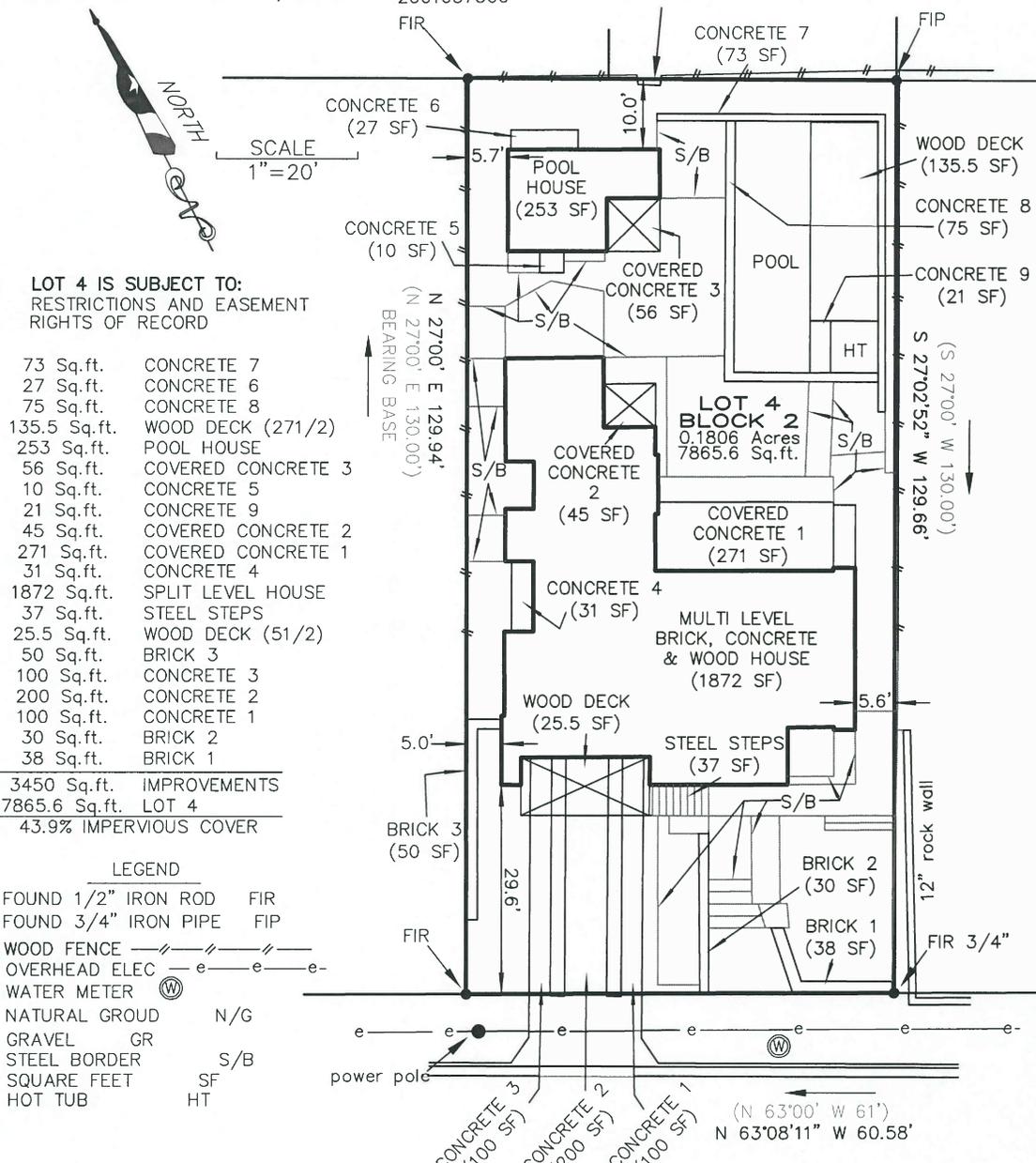
Name (print): Maryelaine Sotos

Title: Owner

LEGAL DESCRIPTION:
 LOT 4, BLOCK 2, OUTLOT 4, DIVISION
 Z, HANCOCK SUBDIVISION, A
 SUBDIVISION IN TRAVIS COUNTY,
 TEXAS, ACCORDING TO THE MAP OR
 PLAT THEREOF RECORDED IN
 VOLUME 2, PAGE 175 OF THE PLAT
 RECORDS OF TRAVIS COUNTY, TEXAS.

Waterloo Surveyors Inc.
FORM SURVEY

OWNER: J13495B
 ROBERT and GAIL ALBERTSON
ADDRESS:
 1308 WEST 9-1/2 STREET



LOT 4 IS SUBJECT TO:
 RESTRICTIONS AND EASEMENT
 RIGHTS OF RECORD

73 Sq.ft.	CONCRETE 7
27 Sq.ft.	CONCRETE 6
75 Sq.ft.	CONCRETE 8
135.5 Sq.ft.	WOOD DECK (271/2)
253 Sq.ft.	POOL HOUSE
56 Sq.ft.	COVERED CONCRETE 3
10 Sq.ft.	CONCRETE 5
21 Sq.ft.	CONCRETE 9
45 Sq.ft.	COVERED CONCRETE 2
271 Sq.ft.	COVERED CONCRETE 1
31 Sq.ft.	CONCRETE 4
1872 Sq.ft.	SPLIT LEVEL HOUSE
37 Sq.ft.	STEEL STEPS
25.5 Sq.ft.	WOOD DECK (51/2)
50 Sq.ft.	BRICK 3
100 Sq.ft.	CONCRETE 3
200 Sq.ft.	CONCRETE 2
100 Sq.ft.	CONCRETE 1
30 Sq.ft.	BRICK 2
38 Sq.ft.	BRICK 1
<hr/>	
3450 Sq.ft.	IMPROVEMENTS
7865.6 Sq.ft.	LOT 4
43.9% IMPERVIOUS COVER	

LEGEND

FOUND 1/2" IRON ROD	FIR
FOUND 3/4" IRON PIPE	FIP
WOOD FENCE	— — — — —
OVERHEAD ELEC	— e — e — e —
WATER METER	⊙
NATURAL GROUND	N/G
GRAVEL	GR
STEEL BORDER	S/B
SQUARE FEET	SF
HOT TUB	HT

State of Texas:
 County of Travis:

W. 9-1/2 Street

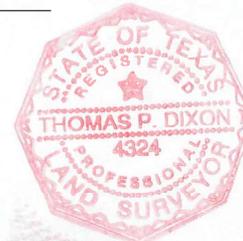
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

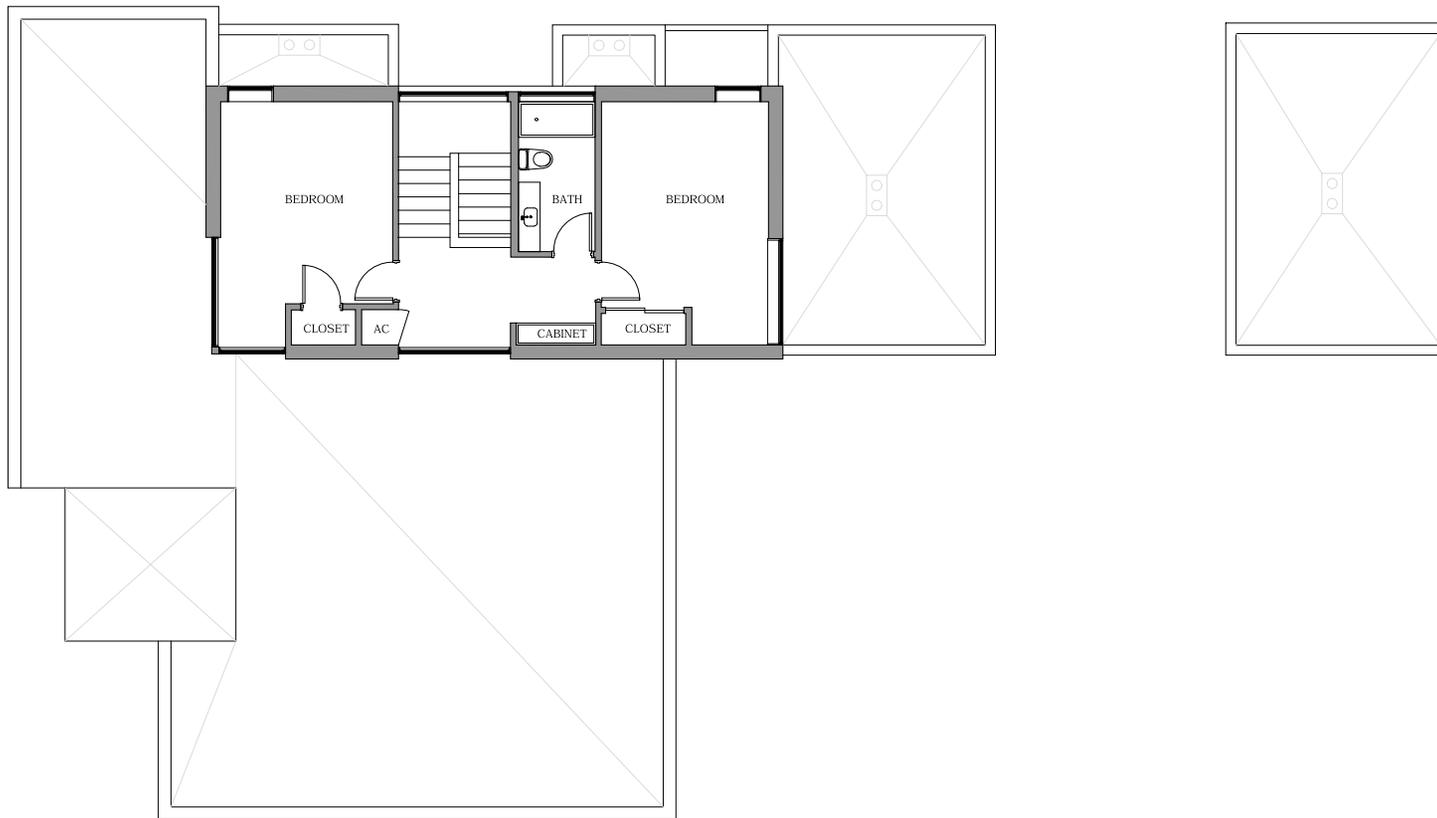
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445H
 Zone: X Dated: SEPTEMBER 26, 2008

Dated this the 19th day of SEPTEMBER, 2017.

FIRM# 10124400
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Thomas P. Dixon R.P.L.S. 4324
 P.O. Box 160176, Austin, Texas, 78716 Phone: (512)-481-9602

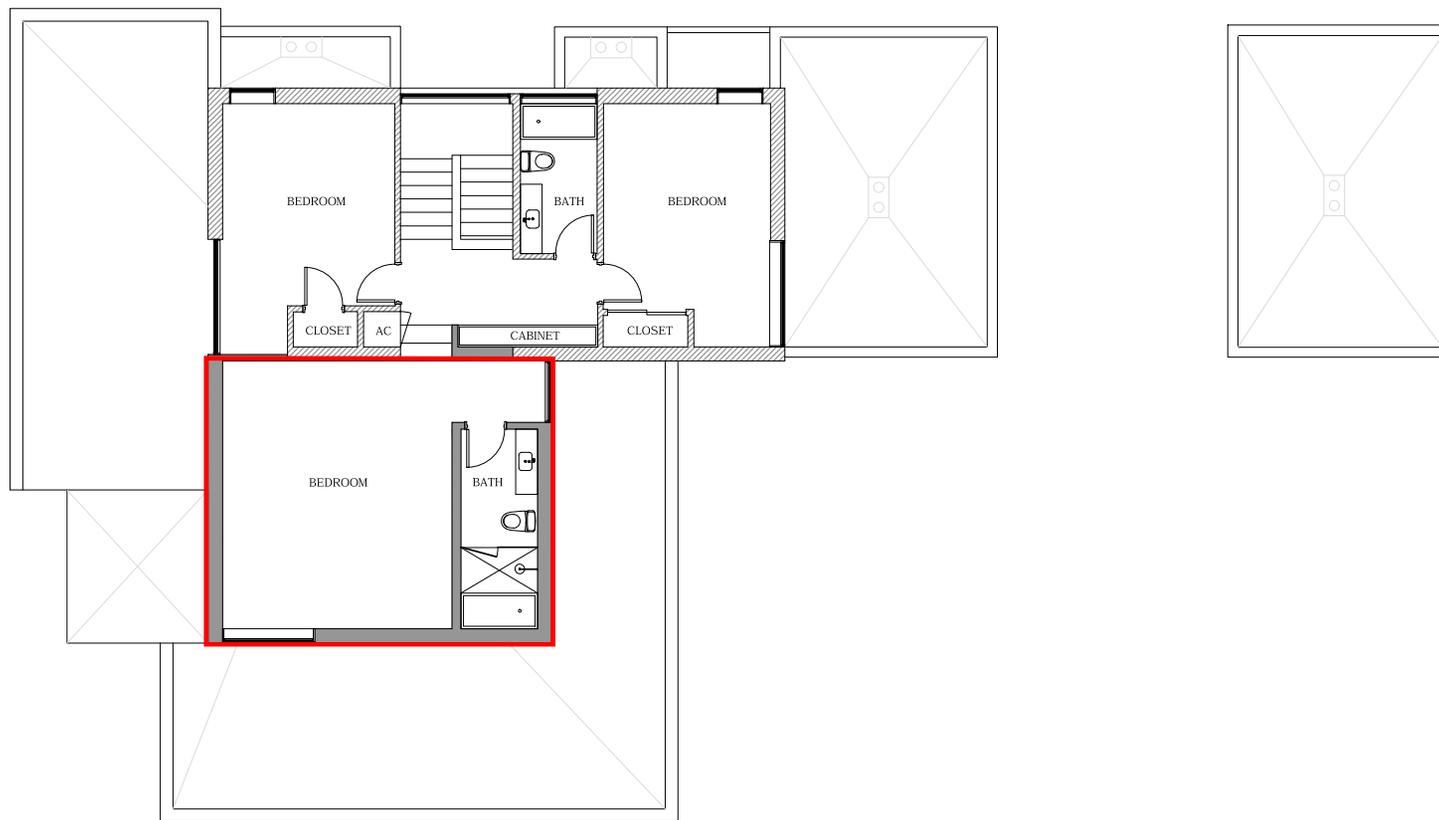




EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

Clarksville Residence
June 15, 2021



PROPOSED SECOND FLOOR PLAN - 420sf ADDITION

SCALE: 3/16" = 1'-0"

Clarksville Residence
June 15, 2021