



# City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767

**To:** Building and Fire Code Board of Appeals  
**From:** Donald Birkner, Assistant Director PDR  
**Subject:** 4605 Avenue B Appeal Hearing  
**Date:** June 23, 2010

## Background

On May 10, 2010 Residential Review received an application to construct a duplex at 4605 Avenue B, which is located within the North Hyde Park NCCD. After working closely with Residential Review a building permit was issued on May 19, 2010 that staff felt was in compliance with both zoning, Mc Mansion and NCCD requirements.

## Discussion

After the building permit was issued several neighbors raised concerns that Residential Review staff had misinterpreted several sections of the city code related to the NCCD and the Mc Mansion and attempted to appeal the matter to the Board of Adjustments.

It was determined by City Legal Department that the Board of Adjustments did not have jurisdiction to hear interpretations of NCCD code and Mc Mansion code as they were not part of the "zoning code".

Several citizens then registered as interested parties attempted to file and appeal of the building permit to the Building and Fire Code Board of Appeals (see attached list and dates). Staff initially determined that their appeal was not appropriate, because it was not related to technical concerns within the purview of the Building and Fire Code Board of Appeals and they attempted to register as interested parties after the permit had been issued. The City Legal Department later determined that it was not within staff's discretion to determine who has standing to appeal. A stop work order was issued to allow the Building and Fire Code Board to determine whether the citizens had standing to appeal the building permit.

Those considerations aside, the Director and staff did consider the questions raised by the citizens with regard to questions concerning garages, carports, carport exemptions, drive ways and curb cuts, and what reasonable interpretations of the term "separated by the house" meant. The Director was considering whether issuance of a stop work order would be in order (see attached code sections). While staff felt that the wording of the NCCD was complicated and ambiguous and Residential Reviews interpretations had been reasonable, the Director did determine that a more conservative interpretation was warranted. Before issuing a stop work order, the Director decided to meet with the owner and see if he would voluntarily agree to modify his construction plans to more fully comply with the wording of the NCCD. The owner agreed to minor changes to eliminate one carport and have a single curb cut with drive ways branching off to the units. The architect is preparing revisions to the plan. Staff feels that the revised development meets the full wording of the NCCD.



Some of the interested parties still do not feel like the project should proceed because it does not meet the “intent” of the NCCD. It is staff position that the actual wording of the NCCD is what staff should go by. If the actual wording does not meet the “intent” of the NCCD, then the NCCD should be modified through appropriate processes. Other NCCDs have been modified in this manner in the recent past. The North University NCCD (created in 2004) was amended on November 20, 2008 to clarify Subdistrict 1A, The Fairview NCCD was amended on July 17, 2003 to incorporate numerous amendments and to establish additional site development regulations and limit density on multi-family projects. Their original NCCD was approved in 1986.

**Recommendation**

It is staff’s position that there are no technical code violations on this project and that the wording of overlay ordinances has been correctly interpreted. To register as an interested party one must do so before the permit has been issued. That was not the case in this situation. Staff recommends denial of the standing and therefore the appeal.



## Attachments

### **North Hyde Park NCCD regulations that were reviewed for driveways and parking:**

Part 6. General Provisions 11.

b. Except as otherwise provided in this section, access to a site is limited to one curb cut. Except in the Residential District, a site that has a total of 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has a total of 100 feet of frontage or more and has two dwelling units or is a through lot. For a duplex use or single family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10 feet wide if they are separated by the house.

#### d. Parking

(iii) A required or excess parking space may not be located in a street yard except that 25 percent of the width of a front yard or a maximum of 20 feet, may be used for not more than two required parking spaces.

Staff interprets the following section of Subchapter F in red to mean up to 200 s.f. of an attached parking area can be exempted from gross floor area calculations per site.

§ 3.3. GROSS FLOOR AREA. In this Subchapter, GROSS FLOOR AREA has the meaning assigned by Section 25-1-21 (Definitions), with the following modifications:

**3.3.2.** Subject to the limitations in paragraph C below, the following parking areas and structures are excluded from gross floor area for purposes of this Subchapter:

B. Up to 200 square feet of:

1. An attached parking area if it used to meet the minimum parking requirement; or
2. A garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either: a. detached from the principal structure; or b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width.

### **Interested Parties and dates:**

Karen McGraw - emailed on 5-25-2010, but did not request interested party status.

Mity Clay - emailed on 5-26-2010 and requested to be an interested party and to register her husband (Larry Clay) as well.

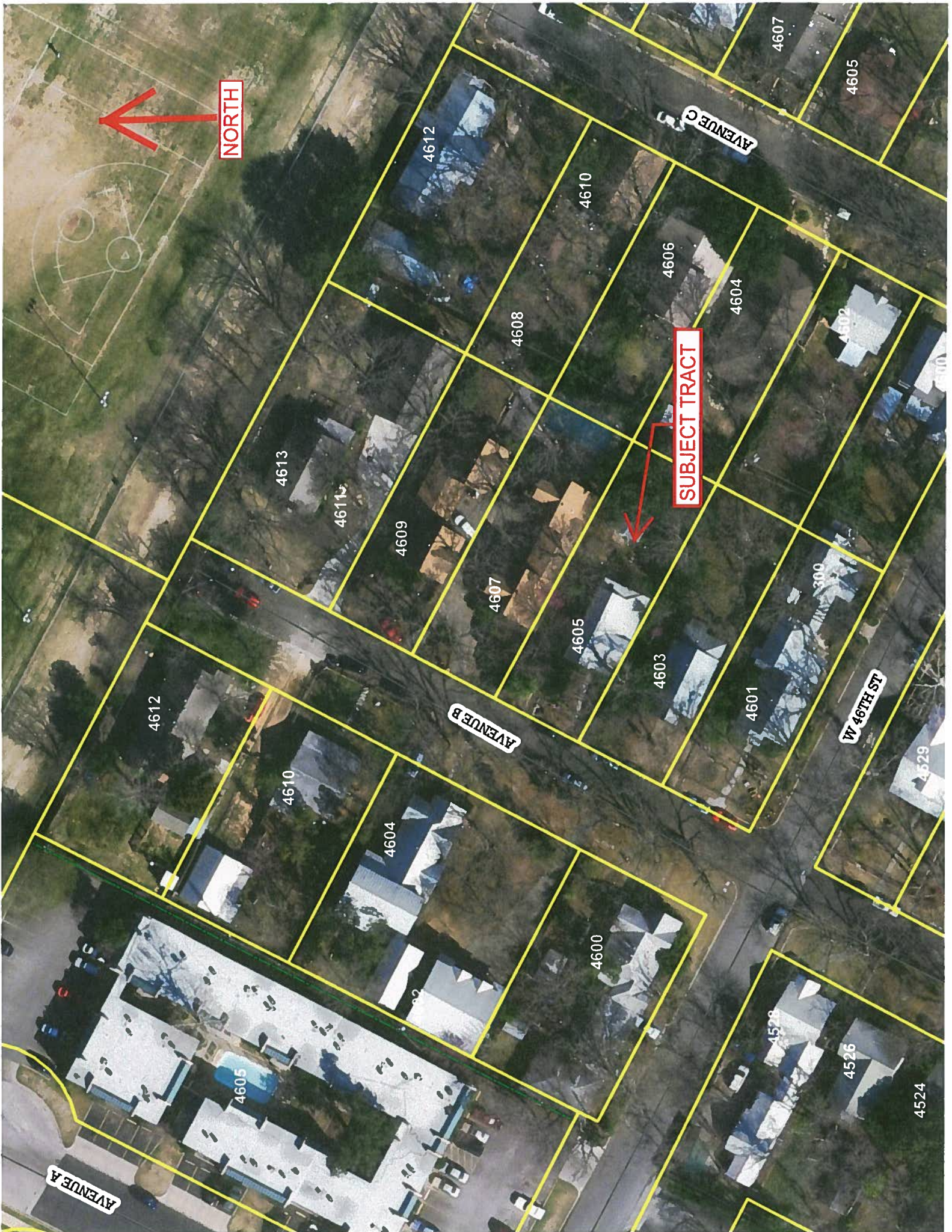
Karen McGraw - emailed on 6-10-2010 officially requesting interested party status.

David Conner - emailed on 6-10-2010 to request interested party status.

Robert James - emailed on 6-10-2010 to request interested party status.

Mity Clay - emailed on 6-10-2010 to request interested party status again.







**received**  
5/10/2010

SB

5/19/10

**CITY OF AUSTIN**

**RESIDENTIAL PERMIT APPLICATION**

BP Number PE-10-040163-R  
Building Permit No. \_\_\_\_\_  
Plan No. \_\_\_\_\_ Date \_\_\_\_\_  
Reviewer ROM

10-042912

W: 5-10-2010 / DUE: 5-17-2010

**PRIMARY PROJECT DATA**

Service Address 4605 AUGUSTA B Tax Parcel No. \_\_\_\_\_  
Legal Description  
Lot 4 Block 8 Subdivision HYDR PARK Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No.  
*(attach final approved copies of subdivision and site plans)*

*If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Legal Status Determination.*

Description of Work  
☒ New Residence Remodel (specify) \_\_\_\_\_  
☒ Duplex Addition (specify) \_\_\_\_\_  
Garage ☐ attached ☐ detached  
Carport ☐ attached ☐ detached  
Pool Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2, etc.) SF-3-NCCO-MP Height of building 29 ft. # of floors 2

An approved septic permit must be submitted with the Residential Permit application for zoning approval.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation.

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

**VALUATIONS FOR REMODELS ONLY**

Building \$ \_\_\_\_\_  
Electrical \$ \_\_\_\_\_  
Mechanical \$ \_\_\_\_\_  
Plumbing \$ \_\_\_\_\_  
Driveway & Sidewalks \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_  
(labor and materials)

**DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size 7800 sq.ft.  
Job Valuation \$ 200,000  
(Labor and materials)

Total Job Valuation (remodels and additions)  
\$ \_\_\_\_\_  
(Labor and materials)

**PERMIT FEES**  
(For use only)

	NEW CONSTRUCTIONS	REMODELS
Building	\$ <u>330</u>	\$ _____
Electrical	\$ <u>219</u>	\$ _____
Mechanical	\$ <u>134</u>	\$ _____
Plumbing	\$ <u>144</u>	\$ _____
Driveway & Sidewalks	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

**OWNER / BUILDER INFORMATION**

OWNER	Name <u>JOE KUTNER</u>	Telephone (h) <u>633-2216</u> (w) _____
BUILDER	Company Name <u>CUTSINGER Custom Homes</u>	Telephone <u>632-1311</u>
	Contact/Applicant's Name _____	_____
DRIVEWAY /SIDEWALK	Contractor <u>CUTSINGER Custom Homes</u>	Telephone <u>632-1311</u>
CERTIFICATE OF OCCUPANCY	Name <u>JOE KUTNER</u>	Telephone <u>633-2216</u>
	Address <u>705 LOST CANYON</u>	City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>78746</u>

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

telephone ☒ e-mail: ~~XXXXXXXXXXXXXXXXXXXX~~

You may check the status of this application at [www.ci.austin.tx.us/development/permitr.htm](http://www.ci.austin.tx.us/development/permitr.htm)



**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 5-19-10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Service Address \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_



Service Address

4605 Aulander B

Austin, TX 78751

Applicant's Signature

Muster

Date

5-8-10

**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

- a. 1<sup>st</sup> floor conditioned area  
 b. 2<sup>nd</sup> floor conditioned area  
 c. 3<sup>rd</sup> floor conditioned area  
 d. Basement  
 e. Garage / Carport  
     ☒ attached  
     ☐ detached  
 f. Wood decks (must be counted at 100%)  
 g. Breezeways  
 h. Covered patios  
 i. Covered porches  
 j. Balconies  
 k. Swimming pool(s) (pool surface area(s))  
 l. Other building or covered area(s)

Specify

UNIT A

Existing

968

sq.ft.

UNIT B

New Addition

939

sq.ft.

636

sq.ft.

575

sq.ft.

1211

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

198

sq.ft.

393

175

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

19

sq.ft.

21

sq.ft.

48

27

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

TOTAL BUILDING AREA (add a through l)

1842

sq.ft.

3548

1716

sq.ft.

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

2347

sq.ft.

31

% of lot

**IMPERVIOUS COVERAGE**

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

- a. Total building coverage on lot (see above)  
 b. Driveway area on private property  
 c. Sidewalk / walkways on private property  
 d. Uncovered patios  
 e. Uncovered wood decks (may be counted at 50%)  
 f. Air conditioner pads  
 g. Concrete decks  
 h. Other (specify)

2347

sq. ft.

607

sq. ft.

sq. ft.

sq. ft.

24

sq. ft.

sq. ft.

sq. ft.

20

sq. ft.

sq. ft.

sq. ft.

sq. ft.

sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a through h)

2998

sq. ft.

38.4

% of lot



**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 4605 Autumnale B Austin, TX 78751  
Applicant's Signature [Signature] Date 5-8-10

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

UNIT A  
Existing

UNIT B  
New Addition

**I. 1<sup>st</sup> Floor Gross Area**

- a. 1<sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)  
b. 1<sup>st</sup> floor area with ceiling height over 15 feet.  
c. **TOTAL (add a and b above)**

<u>968</u>	sq. ft.	<u>1907</u>	<u>939</u>	sq.
	sq. ft.			sq.
<u>968</u>	sq. ft.		<u>939</u>	sq.

**II. 2<sup>nd</sup> Floor Gross Area** See note <sup>1</sup> below

- d. 2<sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)  
e. 2<sup>nd</sup> floor area with ceiling height > 15 feet.  
f. **TOTAL (add d and e above)**

<u>636</u>	sq. ft.	<u>1211</u>	<u>575</u>	sq.
	sq. ft.			sq.
<u>636</u>	sq. ft.		<u>575</u>	sq.

**III. 3<sup>rd</sup> Floor Gross Area** See note <sup>1</sup> below

- g. 3<sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)  
h. 3<sup>rd</sup> floor area with ceiling height > 15 feet  
i. **TOTAL (add g and h above)**

<u>                    </u>	sq. ft.	<u>                    </u>	sq.
<u>                    </u>	sq. ft.	<u>                    </u>	sq.
<u>                    </u>	sq. ft.	<u>                    </u>	sq.

**IV. Basement Gross Area**

- j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.

<u>                    </u>	sq. ft.	<u>                    </u>	sq.
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**V. Garage**

- k. attached (subtract 200 square feet if used to meet the minimum parking requirements)  
l. detached (subtract 450 square feet if more than 10 feet from principal structure)

<u>                    </u>	sq. ft.	<u>                    </u>	sq.
<u>                    </u>	sq. ft.	<u>                    </u>	sq.

**VI. Carport** (open on two or more sides without habitable space above it subtract 450 square feet)

<u>                    </u>	sq. ft.	<u>                    </u>	sq.
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**VII. TOTAL**

<u>1604</u>	sq. ft.	<u>1514</u>	sq.
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**TOTAL GROSS FLOOR AREA** (add existing and new from VII above)

<u>3118</u>	sq. ft.
<u>7800</u>	sq. ft.

**FLOOR AREA RATIO** (gross floor area / gross area of lot) 39.9% sq. ft.

<sup>1</sup> If a second or third floor meets all of the following criteria, it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building, and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.



**ONE STOP SHOP**  
505 Barton Springs  
Austin, Texas 78701  
(512) 974-2632 phone  
(512) 974-9112 phone  
(512) 974-9779 fax  
(512) 974-9109 fax



**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
***For Residential and Commercial "SERVICE ONLY"***  
***Under 350 amps 1¢ or 225 amps 3¢***

☐ Check this box if  
this is for a  
building permit  
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Jon Kutscher Phone 633-2216  
Email STRAYTAXAN@yahoo.com Fax \_\_\_\_\_  
Project Name \_\_\_\_\_ ☒ New Construction ☐ Remodeling  
Project Address 4605 AVENUE B AUSTIN 78751 **OR**  
Legal Description \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Requested Service Duration: ☒ Permanent Service ☒ Construction Power/Temp Service  
(Usually less than 24 months)  
Who is your electrical service provider? ☐ AE ☐ Other \_\_\_\_\_

☐ Overhead or ☐ Underground Voltage \_\_\_\_\_ ☐ Single-phase (1¢) or ☐ Three-phase (3¢)  
Service Main Size(s) \_\_\_\_\_ (amps) Number of Meters? \_\_\_\_\_  
AE Service Length \_\_\_\_\_ (ft.) Conductor \_\_\_\_\_ (type & size)  
SqFt Per Unit \_\_\_\_\_ #Units \_\_\_\_\_ ☐ All Electric ☐ Gas & Electric ☐ Other \_\_\_\_\_  
Total AC Load \_\_\_\_\_ (Tons) Largest AC unit \_\_\_\_\_ (Tons)  
LRA (Locked Rotor Amps) of Largest AC Unit \_\_\_\_\_ (Amps)  
Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: \_\_\_\_\_

ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

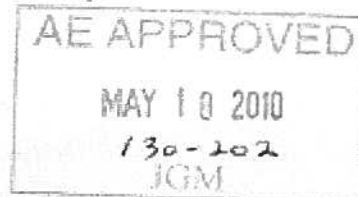
Approved: ☐ Yes ☐ No (Remarks on back) \_\_\_\_\_

AE Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

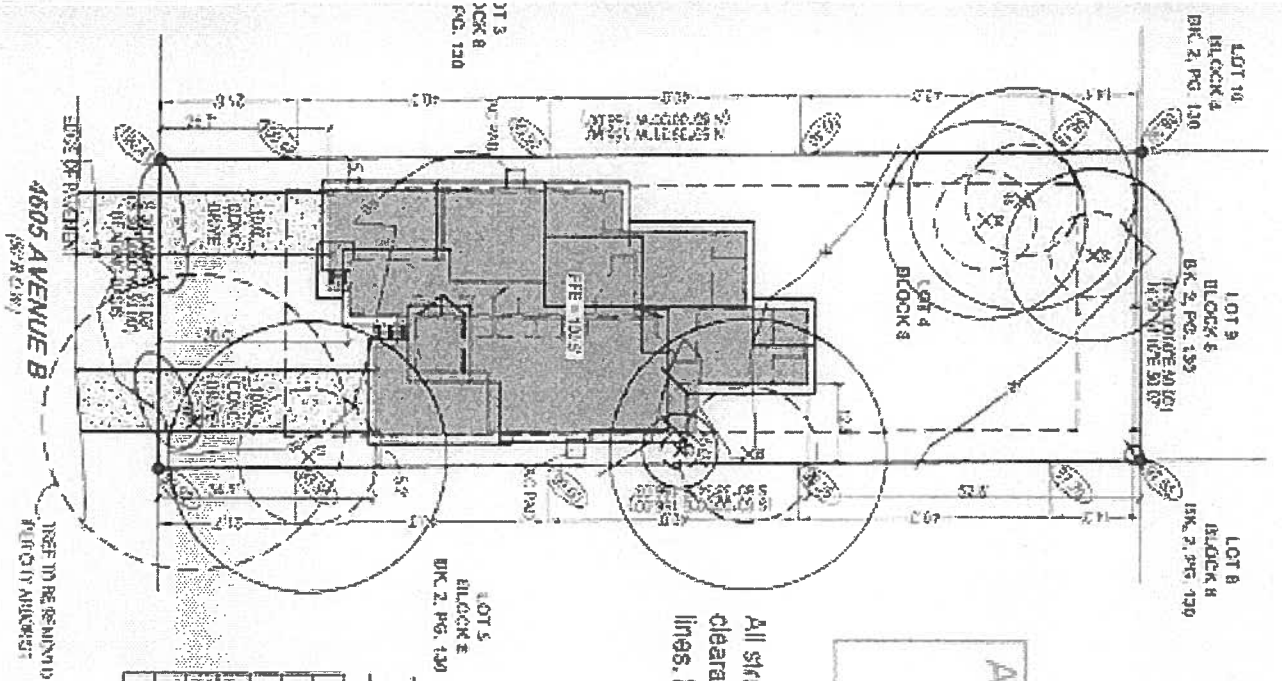
**Application expires 180 days after date of Approval**  
**(Any change to the above information requires a new ESPA)**

Version 1.1.0.0

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.







**AE APPROVED**  
MAY 10 2010  
130-202  
JCM

**TREE CHART**

NO.	DESCRIPTION
60	24' UNDERPLANTED
61	22' PECAN
62	6' LIVE OAK
63	22' PINE
64	10' LIVE OAK
65	10' LIVE OAK
66	24' PECAN

# AREA CALCULATIONS

TOTAL LOT SIZE: 7800sf

## BUILDING COVERAGE

	UNIT 1	UNIT 2
1st FLOOR CONDITIONED AREA -	968sf	8,394sf
2nd FLOOR CONDITIONED AREA -	6,354sf	5,208sf
COVERED PORCHES -	2,364sf	2,794sf
COVERED PATIOS -	196sf	0sf
LANDSCAPE -	128sf	1,792sf
TOTAL BUILDING AREA PER UNIT -	1842sf	1766sf
TOTAL BUILDING AREA FOR DUPLEX -	3584sf	
TOTAL BUILDING COVERAGE ON LOT -	23.94% = 31%	
MAXIMUM BUILDING COVERAGE ALLOWABLE ON LOT - 45%		

## IMPERVIOUS COVERAGE

TOTAL BUILDING COVER -	3584sf
DRIVEWAYS -	6,774sf
UNCOVERED POOLS -	294sf
CONCRETE SLABS & WALLS -	294sf
TOTAL IMPER. COVER -	20894sf = 38%
MAXIMUM IMPER. COVER ALLOWABLE ON LOT -	45%

## GROSS FLOOR AREA

	UNIT 1	UNIT 2
1st FLOOR AREA	968sf	8,394sf
2nd FLOOR AREA	6,354sf	5,208sf
COVERED PORCHES	2,364sf	2,794sf
COVERED PATIOS	196sf	0sf
LANDSCAPE	128sf	1,792sf
GROSS FLOOR AREA PER UNIT -	1842sf	1766sf
TOTAL GROSS AREA FOR DUPLEX -	3584sf	
FLOOR AREA RATIO	0.46	
ALLOWABLE FLOOR AREA RATIO	0.48	

## HEIGHT LIMITATIONS

AVERAGE ELEVATION OF GRADE	310'-4"
FIR. FLOOR ELEVATION @ MAIN LEVEL	100'-6"
MAXIMUM ALLOWABLE ELEVATION	131'-4"

## LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY LINES
	EASEMENT LINE
	BUILDING LINE
	POWER POLE
	OVERHEAD WIRES
	CONTROL MONUMENT
	TREE TO BE REMOVED
	TREE TO REMAIN

## 1.0 Site Plan

Scale: 1"=30'-0"

**A0.0**



Drawn:	Rechecked:
03/07/10	



SCALE: 1"=20'

# LEGEND

- WOOD FENCE
- WIRE FENCE
- UTILITY LINE
- IRON ROD END
- UTILITY POLE
- TREE
- F.F.E.
- FINISHED FLOOR ELEVATION

## SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THE CITY OF AUSTIN IMPOSES BUILDING SETBACK LINES AND OTHER BUILDING REQUIREMENTS (NOT SHOWN HEREON) BASED ON ZONING DESIGNATION. ALL POINTS HAS NO KNOWLEDGE OF ZONING FOR LOT 4 AND THIS SURVEY IS NOT TO BE CONSTRUED AS A ZONING CODE STUDY MAP.

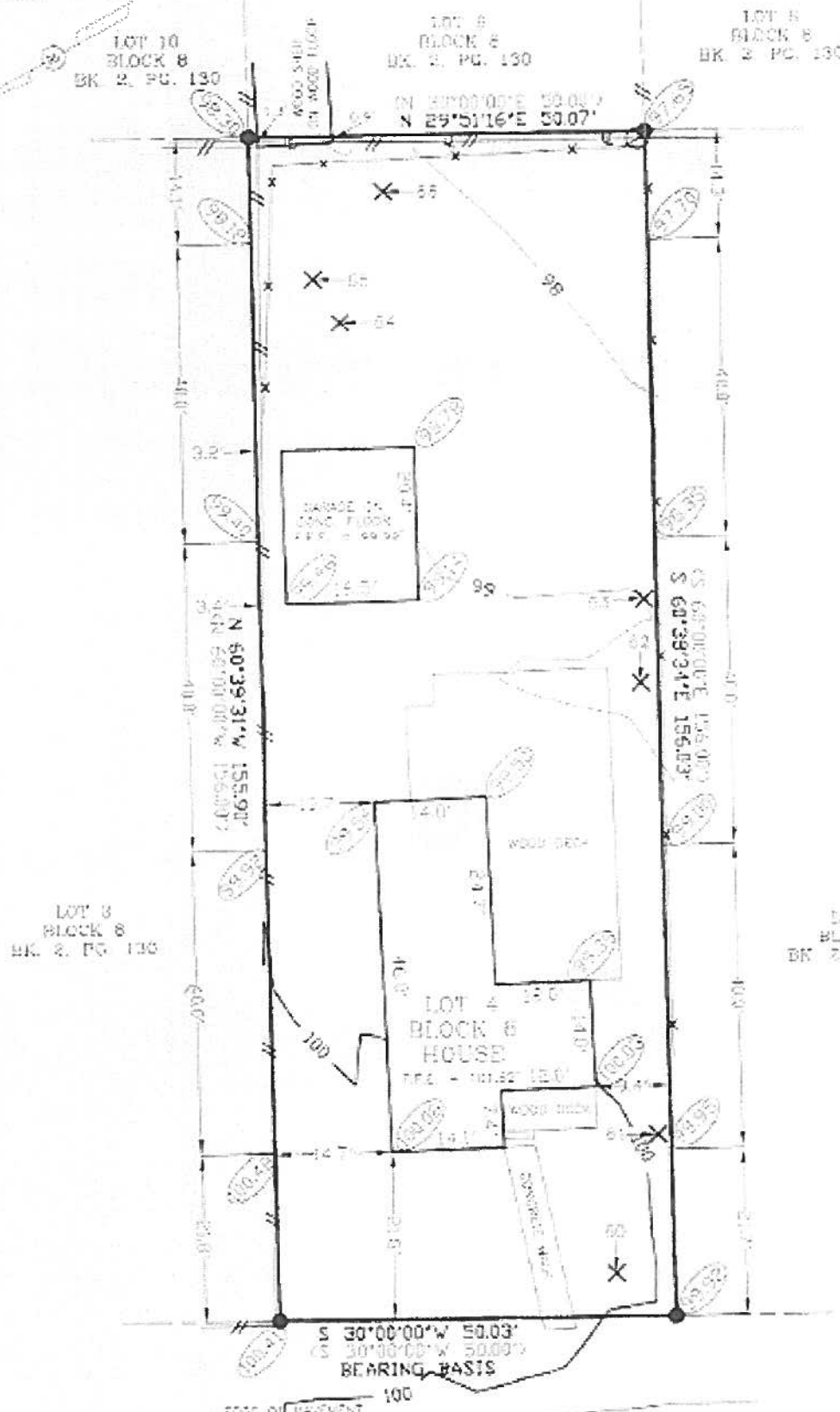
ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK PER COMMITMENT O.P. #FND05 2-09-0024669, SCHEDULE B, PARAGRAPH 10.

LOT 4 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN:  
VOL. 180, PG. 299  
VOL. 608, PG. 322  
VOL. 828, PG. 567  
BK. 2, PG. 130 (PLAT)

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

## TREE CHART

NO.	DESCRIPTION
60	24" UNDETERMINED
61	10" PECAN
62	0" LIVE OAK
63	22" PECAN
64	16" LIVE OAK
65	18" LIVE OAK
66	14" PECAN



4605 AVENUE B  
(50' R.O.W.)



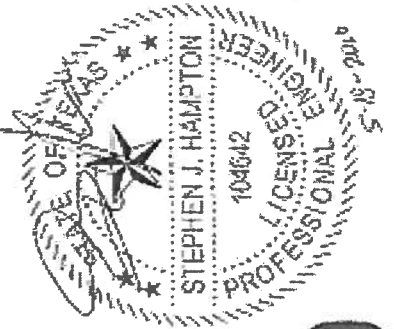
4605 Avenue B  
Austin, TX

N-VIZION

Project Number: 100405.0  
Registration # F-12228  
Drawn By: WH 1 Checked By: SH  
912 G Central Ex. Hwy., Suite 450  
Austin, TX 78746, P: 512.327.8858, F: 512.328.6995

Date:	05.18.10
Drawn By:	WH
Checked By:	SH
Project Number:	100405.0

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Greg Guernsey  
Planning and Development Review Department  
By: *[Signature]* Date: 5.19.10  
The granting of a certificate, or approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



# AREA CALCULATIONS

TOTAL LOT SIZE: 7800sf

	UNIT 1	UNIT 2
BUILDING COVERAGE	968sf	539sf
1st FLOOR CONDITIONED AREA	636sf	575sf
2nd FLOOR CONDITIONED AREA	21sf	27sf
COVERED PORCHES	193sf	0sf
COVERED PATIOS	188sf	173sf
CARGOZIL	184sf	171sf
TOTAL BUILDING AREA PER UNIT	184sf	171sf
TOTAL BUILDING AREA FOR DUPLEX	368sf	342sf
TOTAL DUE DING COVERAGE ON LOT	284sf	311sf
MAXIMUM BUILDING COVERAGE ALLOWABLE ON LOT - 40%		

## IMPERVIOUS COVERAGE

TOTAL BUILDING COVER	2347sf
DRIVEWAYS	607sf
UNCOVERED PATIOS	24sf
CONCRETE SLABS & PATIOS	20sf
TOTAL IMPERV. COVER	359sf
MAXIMUM IMPERV. COVER ALLOWABLE ON LOT - 65%	

## GROSS FLOOR AREA

	UNIT 1	UNIT 2
1st FLOOR AREA	959sf	939sf
1st FLOOR AREA W/ CEILING HEIGHT OVER 15'	0sf	0sf
2nd FLOOR AREA	636sf	575sf
2nd FLOOR AREA W/ CEILING HEIGHT OVER 15'	0sf	0sf
CARGOZIL - 150% COVER	184sf	171sf
GROSS FLOOR AREA PER UNIT	1694sf	1514sf
TOTAL GROSS AREA FOR DUPLEX	3108sf	
FLOOR AREA RATIO	0.40	
ALLOWABLE FLOOR AREA RATIO	0.40	

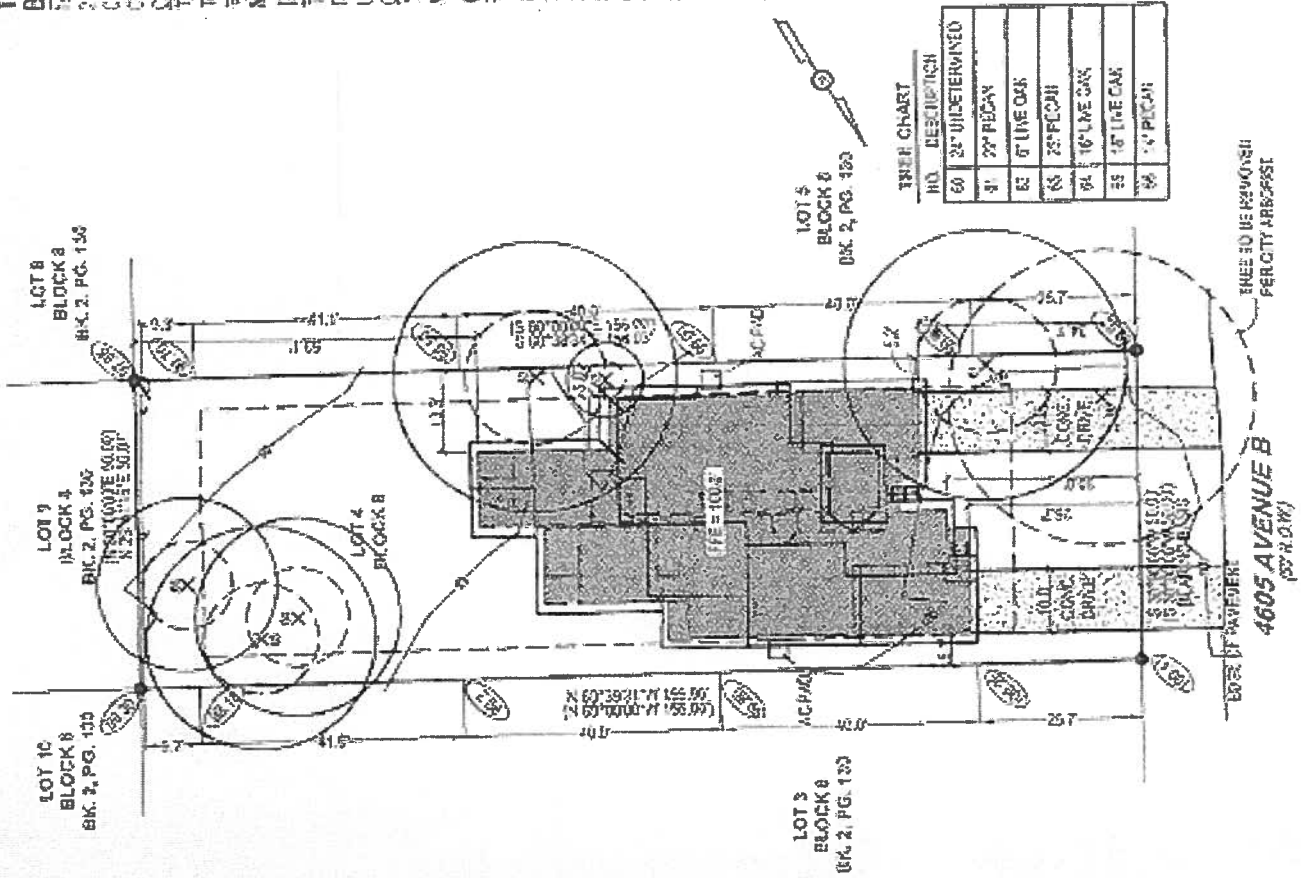
## HEIGHT LIMITATIONS

AVERAGE ELEVATION OF GROUND	99'-4"
FIN FLOOR ELEVATION @ MAX LEVEL	100'-0"
MAXIMUM ALLOWABLE ELEVATION	131'-4"

## LEGEND

SYMBOLS	DESCRIPTION
—	BOUNDARY LINES
—	EASEMENT LINE
—	BUILDING LINE
●	POWER POLE
○	OVERHEAD UTILITIES
○	CONTROL VOLUME
○	TREE TO BE REMOVED
⊕	TREE TO REMAIN

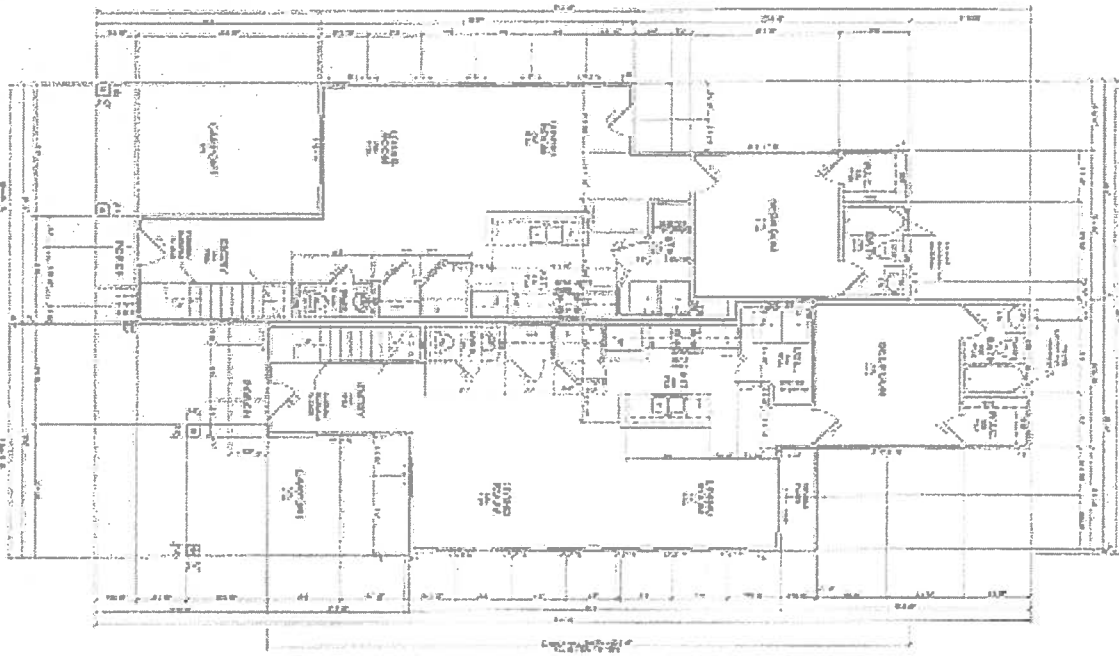
1.0 Site Plan  
Scale: 1"=30'-0"



NO.	DESCRIPTION
60	24" UNDETERMINED
61	24" PECAN
62	6" LINE OAK
63	25" PECAN
64	16" LINE OAK
65	16" LINE OAK
66	16" PECAN



38 Lower Level Floor Plan



1/16" = 1'-0"

- GENERAL NOTES**
1. See notes on other sheets for general information.
  2. All dimensions are in feet and inches.
  3. All walls are 12" thick unless otherwise noted.
  4. All doors are 36" wide unless otherwise noted.
  5. All windows are 48" wide unless otherwise noted.
  6. All stairs are 10" wide unless otherwise noted.
  7. All elevators are 48" wide unless otherwise noted.
  8. All rooms are to be finished with the same materials as the upper level.
  9. All rooms are to be finished with the same materials as the upper level.
  10. All rooms are to be finished with the same materials as the upper level.

A1.0

Lower Level Floor Plan

**N-VIZION**

4000 Avenue D

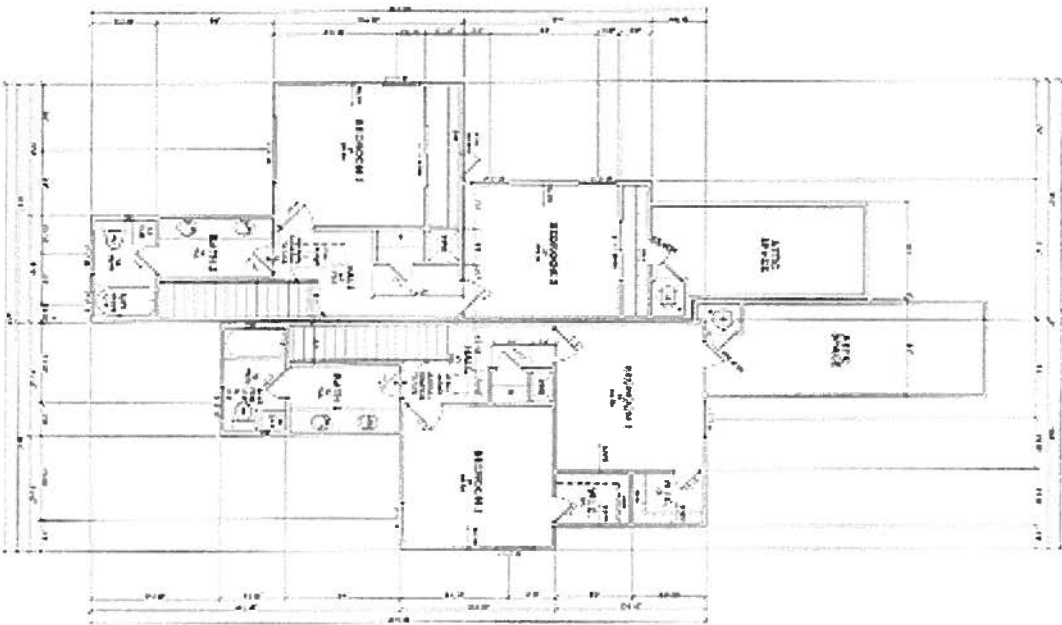




Upper Level Floor Plan

Scale

1/8" = 1'-0"



GENERAL NOTES

1. All dimensions are in feet and inches.
2. All rooms are to be finished to the ceiling.
3. All rooms are to be finished to the floor.
4. All rooms are to be finished to the walls.
5. All rooms are to be finished to the doors.
6. All rooms are to be finished to the windows.
7. All rooms are to be finished to the stairs.
8. All rooms are to be finished to the elevators.
9. All rooms are to be finished to the balconies.
10. All rooms are to be finished to the terraces.
11. All rooms are to be finished to the patios.
12. All rooms are to be finished to the driveways.
13. All rooms are to be finished to the parking areas.
14. All rooms are to be finished to the loading docks.
15. All rooms are to be finished to the storage areas.
16. All rooms are to be finished to the utility areas.
17. All rooms are to be finished to the mechanical areas.
18. All rooms are to be finished to the electrical areas.
19. All rooms are to be finished to the plumbing areas.
20. All rooms are to be finished to the HVAC areas.
21. All rooms are to be finished to the fire alarm areas.
22. All rooms are to be finished to the security areas.
23. All rooms are to be finished to the communication areas.
24. All rooms are to be finished to the data areas.
25. All rooms are to be finished to the network areas.
26. All rooms are to be finished to the server areas.
27. All rooms are to be finished to the storage areas.
28. All rooms are to be finished to the backup areas.
29. All rooms are to be finished to the recovery areas.
30. All rooms are to be finished to the disaster areas.
31. All rooms are to be finished to the business areas.
32. All rooms are to be finished to the government areas.
33. All rooms are to be finished to the military areas.
34. All rooms are to be finished to the law enforcement areas.
35. All rooms are to be finished to the justice areas.
36. All rooms are to be finished to the education areas.
37. All rooms are to be finished to the research areas.
38. All rooms are to be finished to the development areas.
39. All rooms are to be finished to the innovation areas.
40. All rooms are to be finished to the technology areas.
41. All rooms are to be finished to the science areas.
42. All rooms are to be finished to the engineering areas.
43. All rooms are to be finished to the architecture areas.
44. All rooms are to be finished to the design areas.
45. All rooms are to be finished to the art areas.
46. All rooms are to be finished to the music areas.
47. All rooms are to be finished to the theater areas.
48. All rooms are to be finished to the film areas.
49. All rooms are to be finished to the television areas.
50. All rooms are to be finished to the radio areas.
51. All rooms are to be finished to the newspaper areas.
52. All rooms are to be finished to the magazine areas.
53. All rooms are to be finished to the book areas.
54. All rooms are to be finished to the record areas.
55. All rooms are to be finished to the video areas.
56. All rooms are to be finished to the audio areas.
57. All rooms are to be finished to the visual areas.
58. All rooms are to be finished to the tactile areas.
59. All rooms are to be finished to the olfactory areas.
60. All rooms are to be finished to the gustatory areas.
61. All rooms are to be finished to the cognitive areas.
62. All rooms are to be finished to the emotional areas.
63. All rooms are to be finished to the behavioral areas.
64. All rooms are to be finished to the social areas.
65. All rooms are to be finished to the cultural areas.
66. All rooms are to be finished to the religious areas.
67. All rooms are to be finished to the political areas.
68. All rooms are to be finished to the economic areas.
69. All rooms are to be finished to the environmental areas.
70. All rooms are to be finished to the geographical areas.
71. All rooms are to be finished to the historical areas.
72. All rooms are to be finished to the prehistoric areas.
73. All rooms are to be finished to the ancient areas.
74. All rooms are to be finished to the medieval areas.
75. All rooms are to be finished to the modern areas.
76. All rooms are to be finished to the contemporary areas.
77. All rooms are to be finished to the futuristic areas.
78. All rooms are to be finished to the utopian areas.
79. All rooms are to be finished to the dystopian areas.
80. All rooms are to be finished to the post-apocalyptic areas.
81. All rooms are to be finished to the zombie areas.
82. All rooms are to be finished to the vampire areas.
83. All rooms are to be finished to the werewolf areas.
84. All rooms are to be finished to the ghost areas.
85. All rooms are to be finished to the demon areas.
86. All rooms are to be finished to the angel areas.
87. All rooms are to be finished to the fairy areas.
88. All rooms are to be finished to the elf areas.
89. All rooms are to be finished to the goblin areas.
90. All rooms are to be finished to the orc areas.
91. All rooms are to be finished to the troll areas.
92. All rooms are to be finished to the giant areas.
93. All rooms are to be finished to the dragon areas.
94. All rooms are to be finished to the phoenix areas.
95. All rooms are to be finished to the unicorn areas.
96. All rooms are to be finished to the mermaid areas.
97. All rooms are to be finished to the vampire areas.
98. All rooms are to be finished to the werewolf areas.
99. All rooms are to be finished to the ghost areas.
100. All rooms are to be finished to the demon areas.

A1.1

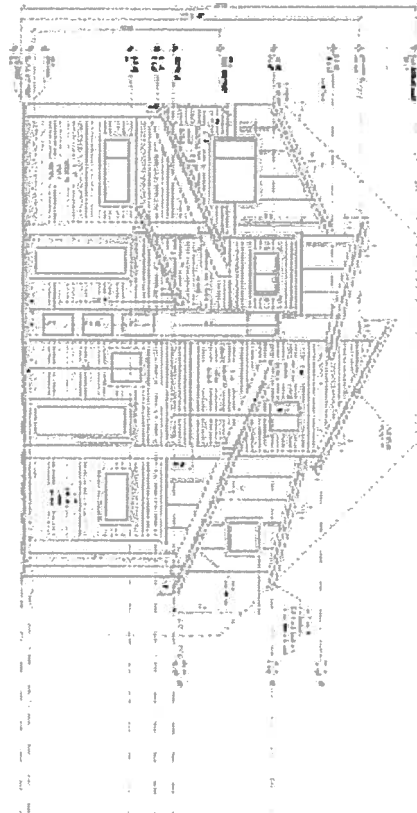
Upper Level Floor Plan

N-VIZION

4000 AMERICA

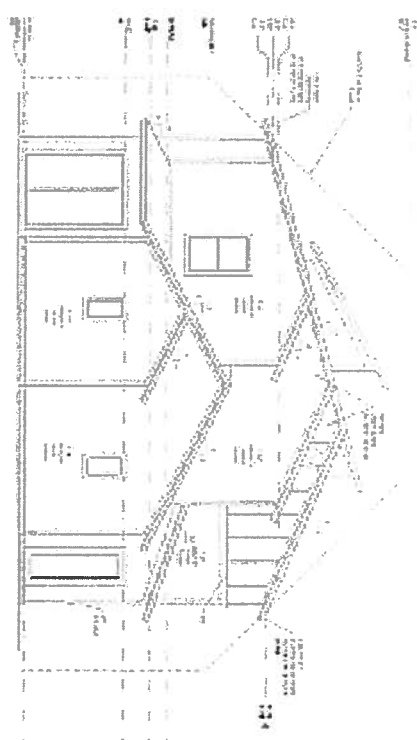






18/ Front Elevation

Scale 1/8" = 1'-0"



19/ Side Elevation

1/8" = 1'-0"

A2.0

**Front & Rear Elevations**  
 Project: [illegible]  
 Date: [illegible]  
 Drawn by: [illegible]  
 Checked by: [illegible]  
 Scale: 1/8" = 1'-0"

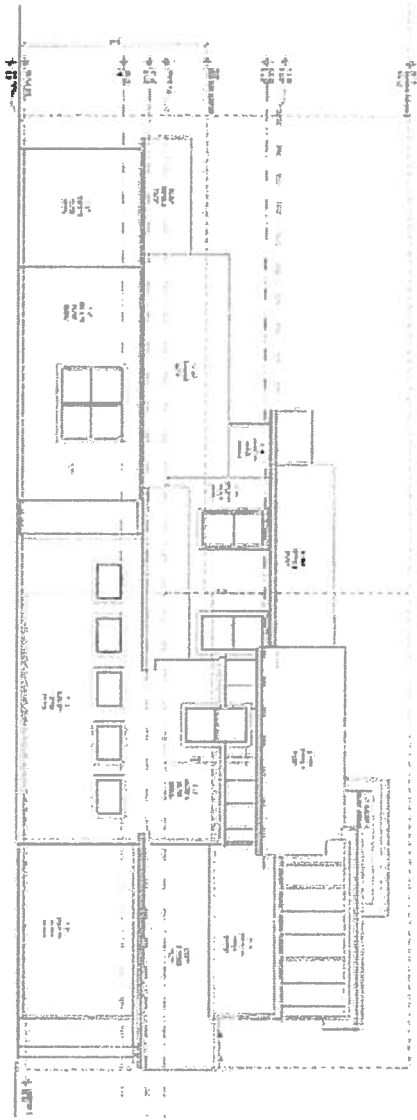
**N-VIZION**

100% Satisfied  
 100% On Time  
 100% On Budget



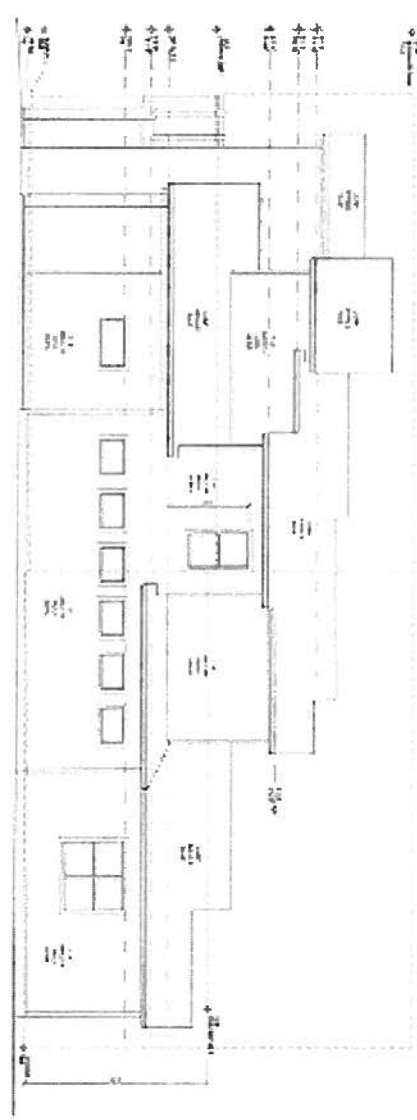


Left View Elevations



1/8" = 1'-0"

Right View Elevations



A2.1

Left & Right Elevations  
 Scale: 1/8" = 1'-0"  
 Date: 11/11/11  
 Drawn by: [Name]  
 Checked by: [Name]

**N-VIZION**

4500 Avenue D  
 Suite 117  
 Houston, TX 77056

ARCHITECT  
 4500 Avenue D  
 Suite 117  
 Houston, TX 77056  
 Tel: 281.460.1177  
 Fax: 281.460.1178  
 www.n-vizion.com







# City of Austin BUILDING PERMIT

**PERMIT NO:** 2010-042912-BP

**4605 AVENUE B**

**Type:** RESIDENTIAL

**Status:** On Hold

**Issue Date:** 05/19/2010

**EXPIRY DATE:** 11/15/2010

<b>LEGAL DESCRIPTION</b> Lot: 4 Block: 8 Subdivision: HYDE PARK ANNEX 1898						<b>SITE APPROVAL</b>		<b>ZONING</b> SF-3-NCCD-NP	
<b>PROPOSED OCCUPANCY:</b>		<b>WORK PERMITTED:</b> New				<b>ISSUED BY:</b> Diana Cortinas			
New 2-story duplex w/ att carports and covered porches.									
<b>TOTAL SQFT</b> New/Addn: 3,558		<b>VALUATION</b> Tot Job Val: \$210,000.00		<b>TYPE CONST.</b>	<b>USE CAT.</b> 103	<b>GROUP</b>	<b>FLOORS</b> 2	<b>UNITS</b> 2	<b># OF PKG SPACES</b> 3
<b>TOTAL BLDG. COVERAGE</b> 2347		<b>% COVERAGE</b> 31	<b>TOTAL IMPERVIOUS COVERAGE</b> 2998		<b>% COVERAGE</b> 38.4	<b># OF BATHROOMS</b> 5		<b>METER SIZE</b> 3/4	

<b>Contact</b>	<b>Phone</b>	<b>Contact</b>	<b>Phone</b>
Applicant, Kevin Cutsinger, Cutsinger Custom Homes, Inc.	(512) 778-5922	Owner, Jonathan Kutner Jr.	(512) 633-2216
Billed To, Jon Kutner Jr	(512) 633-2216	Previous Owner, Timothy Gould	(512) 964-0746
General Contractor, Kevin Cutsinger, Cutsinger Custom Homes, Inc (512) 778-5922			

<b>Fee Desc</b>	<b>Amount</b>	<b>Date</b>	<b>Fee Desc</b>	<b>Amount</b>	<b>Date</b>	<b>Fee Desc</b>	<b>Amount</b>	<b>Date</b>
Building Permit Fee	330.00	5/19/2010	Initial Residential Review Fee	100.00	5/19/2010	Plumbing Permit Fee	144.00	6/9/2010
<b>Fees Total:</b>	<b>574.00</b>							

## Inspection Requirements

Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Sidewalks Inspection	Tree Inspection
Water Tap 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.

**Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

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

## Comments

Sidewalks installed, fees paid in lieu of installation or a transportation waiver must be granted prior to C.O.  
5 total bathrooms

	<b>Date</b>	<b>Reviewer</b>
Residential Zoning Review	05/19/2010	Ryan Mikulanka

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

**PERMIT NO:** 2010-042912-BP**Type:** RESIDENTIAL**Status:** On Hold**4605 AVENUE B****Issue Date:** 05/19/2010**EXPIRY DATE:** 11/15/2010

<b>LEGAL DESCRIPTION</b> Lot: 4 Block: 8 Subdivision: HYDE PARK ANNEX 1898				<b>SITE APPROVAL</b>		<b>ZONING</b> SF-3-NCCD-NP			
<b>PROPOSED OCCUPANCY:</b>		<b>WORK PERMITTED:</b> New			<b>ISSUED BY:</b> Diana Cortinas				
New 2-story duplex w/ att carports and covered porches.									
<b>TOTAL SQFT</b> New/Addn: 3,558		<b>VALUATION</b> Tot Job Val: \$210,000.00		<b>TYPE CONST.</b>	<b>USE CAT.</b> 103	<b>GROUP</b>	<b>FLOORS</b> 2	<b>UNITS</b> 2	<b># OF PKG SPACES</b> 3
<b>TOTAL BLDG. COVERAGE</b> 2347		<b>% COVERAGE</b> 31	<b>TOTAL IMPERVIOUS COVERAGE</b> 2998		<b>% COVERAGE</b> 38.4		<b># OF BATHROOMS</b> 5		<b>METER SIZE</b> 3/4

Type	Date	Status	Comments	Inspector
101 Building Layout		Open		Carl Winn
102 Foundation		Open		Carl Winn
103 Framing		Open		Carl Winn
104 Insulation		Open		Carl Winn
105 Wallboard		Open		Carl Winn
109 TCO Occupancy		Open		Carl Winn
111 Energy Final		Open		Carl Winn
112 Final Building		Open		Carl Winn
114 Continuance of work		Open		Carl Winn
610 AW Temp Utilities		Open		Austin Water Utility
611 Water Tap		Open		Austin Water Utility
Deficiencies		Open		Carl Winn
Tree Inspection		Open		Jim Gobel



HYDE PARK D  
(NORTH)

**ORDINANCE NO. 20050818-064**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE TO ESTABLISH THE NORTH HYDE PARK NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT FOR THE PROPERTY WHOSE BOUNDARIES ARE 51<sup>ST</sup> STREET TO THE NORTH, 45<sup>TH</sup> STREET TO THE SOUTH, GUADALUPE STREET TO THE WEST AND RED RIVER STREET TO THE EAST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND TO MODIFY CERTAIN BASE DISTRICTS IN THE NCCD-NP.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to establish the North Hyde Park neighborhood conservation-neighborhood plan (NCCD-NP) combining district and to add a NCCD-NP to each base zoning district within the property and to change the base zoning districts on 11 tracts of land on the property described in Zoning Case No. C14-04-0196, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 253 acres of land, more or less, in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following property (the "Property"),

609 Fairfield Lane (out of Tract 11), and

4505 Duval Street,

generally known as the North Hyde Park conservation-neighborhood plan combining district, locally known as the area bounded by 51<sup>st</sup> Street to the north, 45<sup>th</sup> Street to the south, Guadalupe Street to the west, and Red River Street to the east, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The base zoning of the 11 tracts shown in the chart below are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, urban family residence (SF-5) district, limited office (LO) district, community commercial-conditional overlay (GR-CO) combining district, and general commercial services (CS)



7. Except for a single-family, duplex, or two-family residential use, excess parking is prohibited.
8. This section applies to a multifamily use.
  - a. A maximum of one sign is permitted on a building.
  - b. The size of a sign may not exceed one foot in height and eight feet in length.
  - c. Internal lighting of a sign is prohibited except for the internal lighting of individual letters.
  - d. Free-standing signs are prohibited.
9. Alley access is permitted if the access complies with applicable City regulations for maneuverability. At least 25 feet maneuverability space perpendicular to a parking area is required and may include the alley width.
10. This section applies to construction of a single family, duplex, or two-family residential use on property that is located in a townhouse and condominium residence (SF-6) district or less restrictive zoning district. Except as otherwise provided in this section, construction must comply with the regulations for the family residence (SF-3) district. Construction may comply with the regulations of the district in which the use is located if construction complies with the compatibility standards of the Code.
11. The following provisions apply in all Districts except the Guadalupe District.
  - a. A one-lane circular driveway is permitted on lots over 100 feet wide.
  - b. Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has a total of 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has a total of 100 feet of frontage or more and has two dwelling units or is a through lot. For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10 feet wide if they are separated by the house.
  - c. Driveways.



- (i) A driveway located in a front yard for a residential use, may not exceed a width of 12 feet from the driveway apron to the building setback line and 24 feet from the building setback line to a parking area.
- (ii) A driveway may not exceed a width of 18 feet on a side street.
- (iii) The width of a driveway is not limited on an alley.
- (iv) The width of a driveway may not exceed 25 feet for a commercial, civic, multifamily residential, or condominium residential use.
- (v) For a residence that had a double driveway or garage at the front of a building that existed on February 1, 2005, the double driveway and garage may continue to serve the existing residence even if additional square footage is added to the residence.

d. ~~Parking.~~ This section applies to a single family, duplex, or two-family residential use.

- (i) ~~Current parking regulations are required:~~
  - (a) if 300 square feet or more are added to the air conditioned gross building floor area of a structure. This includes conversion of accessory space to habitable space; or,
  - (b) if the principal use changes; or
  - (c) if a full bathroom is added to a dwelling unit that has three or more bathrooms.
- (ii) A person may not reduce existing parking spaces to a number less than the number of spaces prescribed in the City Code for the present use nor may a person reallocate existing parking spaces to a new use unless the prior use is terminated or reduced in size.
- (iii) A required or excess parking space may not be located in a street yard except that 25 percent of the width of a front yard or a maximum of 20 feet, may be used for not more than two required parking spaces.



**§ 25-2-773 DUPLEX RESIDENTIAL USE.**

(A) For a duplex residential use, the base zoning district regulations are superseded by the requirements of this section.

(B) For a duplex residential use:

- (1) minimum lot area is 7,000 square feet;
- (2) minimum lot width is 50 feet;
- (3) maximum building cover is 40 percent;
- (4) maximum impervious cover is 45 percent; and
- (5) maximum building height is the lesser of:

(a) 30 feet; or

(b) two stories, except that an attic or basement does not count as a story for purposes of this subsection if it satisfies the requirements for an exemption from gross floor area under Subsections 3.3.2 and 3.4.6 of Subchapter F (*Residential Design and Compatibility Standards*).

(C) Not more than one required parking space may be located behind another required parking space.

(D) The two dwelling units are subject to the following requirements:

(1) The two units must have a common floor and ceiling or a common wall, which may be a common garage wall, that:

(a) extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and

(b) maintains a straight line for a minimum of four foot intervals or segments.

(2) The two units must have a common roof.

(3) At least one of the two units must have a front porch that faces the front street and an entry to the dwelling unit, except that units located on a corner lot must each have a front porch that faces a separate street and an entry to the dwelling unit.

(4) The two units may not be separated by a breezeway, carport, or other open building element.