CASE # C15-2011-0065
ROW # 10589994
TP-0100060117

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

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

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2004 Goodrich Avenue

LEGAL DESCRIPTION:
.2218 acre tract of land in the Isaac Decker League, being a portion of Block 36, L.M. Bradley's Subdivision of Lot 4 of Goodrich Subdivision (unrecorded) AND a 2.11 foot strip of land in the Isaac Decker League, being a portion of Block 36, L.M. Bradley's Subdivision of Lot 4 of Goodrich Subdivision.

I, Lindsey Lane affirm that on _____,

I hereby apply for a hearing before the Board of Adjustment for consideration to:
(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL X MAINTAIN

An existing 1,187 s.f. Second Dwelling Unit / 2-family use with the following required yard encroachments:
18" into south sideyard — 3'9½" from South p.l. (side)
5'-0" into west rearyard — 5' from Rear West p.l.

in a SF-3-NP [Bouldin NP] district. — 850 ☐ → 1187 ☐

NOTE: 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 support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

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

My lot is 10,000 s.f., which far exceeds the lot area requirements for 2-family use.
Except for the square footage, the secondary dwelling unit meets all code provisions for 2-family use.
A Secondary Dwelling / 2-family use is a common and ordinary use in SF-3 zoning districts..

HARDSHIP:

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

[see also attached timeline]
The Second Dwelling Unit was permitted before the 850 s.f. limit for a secondary structure was adopted in May 2000.
The project passed all inspections.
I attempted to get my final, but was instructed to wait until new code provisions were in place. I followed all advice / guidance given to me by city staff.

It is not possible to reconfigure these 2 structures to create a duplex use.

The shed would normally be allowed with a 5' rear yard setback if was freestanding. Instead,it is attached to the rear of the accessory structure, which was the most reasonable space available for it.

The screen porch encroachment into the south side yard is minimal and there are no plans to enclose the screen porch.

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

The Accessory Building was permitted for this lot.

AREA CHARACTER:

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 Second Dwelling Unit has stood for almost 20 years in its present location and does not present a conflict with adjacent properties or uses.
Accessory Buildings are common in my neighborhood.
All of my adjacent neighbors support my variance request.

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 Section 479 of Chapter 25-6 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 reasonable 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:

_____

_____

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.**

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

Signed _____ Mail Address 2004 Goodrich Ave.

City, State & Zip Austin, Tx 78704

Printed Lindsey C Lane Phone 512-293-6046 Date 4/27/11

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

Signed _____ Mail Address 2004 Goodrich Ave

City, State & Zip Austin, Tx 78704

Printed Lindsey C Lane Phone 512.293 6046 Date 4.27.11

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.

B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: **(Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)**

N

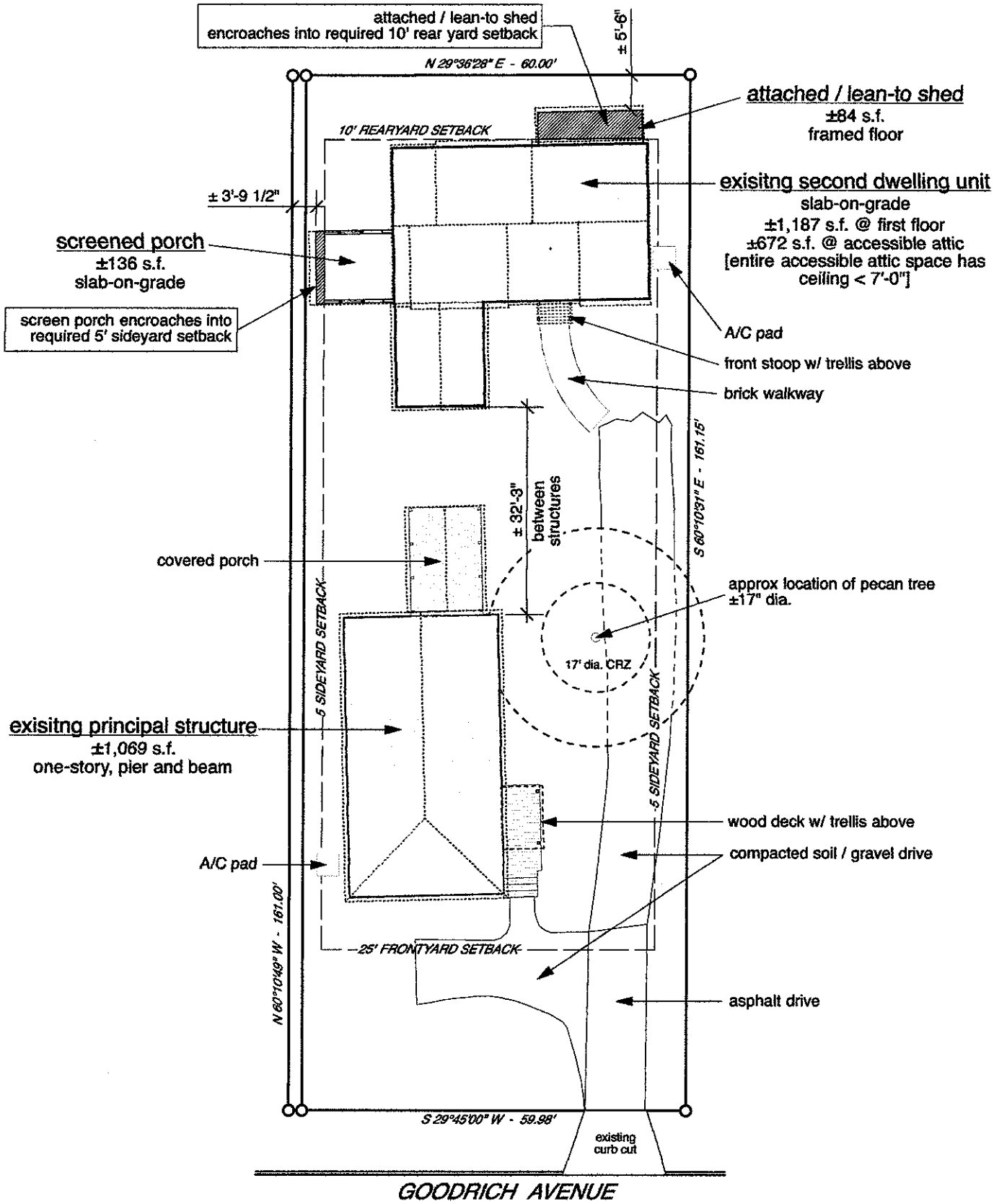
SUBJECT TRACT

ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2011-0065
LOCATION: 2004 Goodrich Ave
GRID: G21
MANAGER: Susan Walker

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



note:
information on this page is taken from owner's survey dated 02/18/2011 and field measurements by architect

2004 Goodrich Avenue

site plan / scale: 1" = 20'-0" / issue for B.O.A. variances

variances required

NOTE: NO NEW CONSTRUCTION IS BEING PROPOSED - ALL STRUCTURES ARE EXISTING

[SOUTH] SIDEYARD SETBACK:	reduce setback from 5'-0" to 3'-6"
	for existing screened porch at accessory structure
[WEST] REARYARD SETBACK:	reduce setback from 10'-0" to 5'-0"
	for existing attached / lean-to shed at accessory structur
ACCESSORY STRUCTURE:	increse allowable square footage from 850 s.f. to 1,190 s.f.
	for existing accessory structure to remain as-is

site information

address:	2004 Goodrich Avenue Austin, Texas 78704
zoning:	SF-3-NP [Bouldin]
legal description:	0.2218 AC. out of Block 36 of L.M. Bradley's
	Subdivision of Lot 4, Goodrich Subdivision
	Vol. 4, Page 268 - plat record of Travis County, Texas
	NOTE: A Land Status Determination 1995 Rule Platting Exception has been
	issued for this lot - 10.27.2010
lot size:	± 10,000 SF - per survey dated 02.18.2011

building coverage

40% allowable

principal structure		
house footprint:	1,069	
covered porch footprint:	189	
secondary dwelling unit:		
house footprint:	1,187	
screen porch footprint:	135	
attached shed footprint:	84	
total:	**2,664**	**(26.64%)**

impervious cover

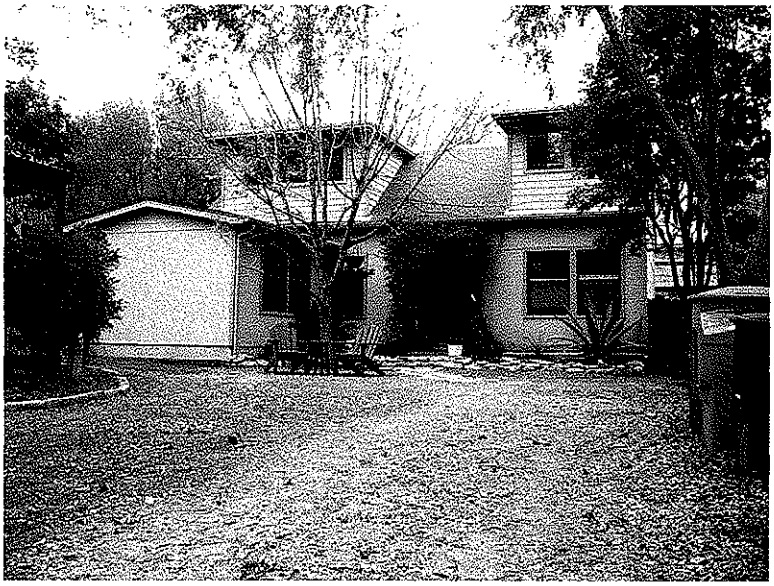
45% allowable

building coverage:	2,664	
uncovered wood deck footprint:	51	[counted at 50%]
packed dirt / gravel driveway:	1,154	
asphlt driveway:	265	
walks / paving:	94	
AC pads:	25	
total:	**4,253**	**(42.53%)**

floor-to-area ratio

.40 allowable

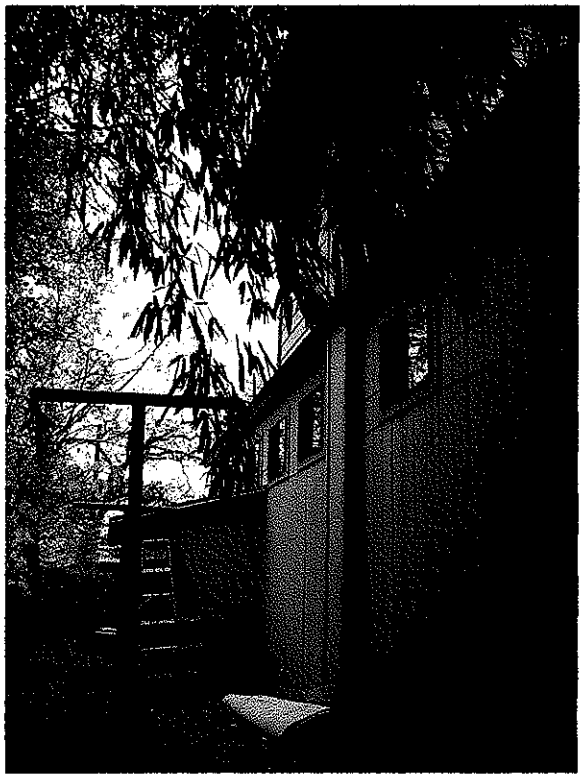
principal structure 1st floor:	1,069	[covered porch exempted from calculation per subchapter F 3.3.3.A]
accessory structure 1st floor:	1,187	[screen porch exempted from calculation per subchapter F 3.3.3.A]
secondary dwelling unit 1st floor > 15'-0" tall:	50	
secondary dwelling unit attached shed:	84	
secondary dwelling unit accessible attic:	0	[672 s.f. exempted per subchapter F 3.3.3.C
		entire accessible attic has <7'-0" ceiling height
total:	**2,390**	**(0.24)**



VIEW OF SECONDARY
DWELLING UNIT
LOOKING WEST

VIEW OF PROPERTY
LOOKING WEST

VIEW OF SETBACK ENCROACHMENT AT SOUTH PROPERTY LINE



VIEW OF SETBACK ENCROACHMENT AT REAR PROPERTY LINE

ACCESSORY
STRUCTURE
2004 GOODRICH

PRINCIPAL STRUCTURE
2004 GOODRICH

note:
information on this page is taken from Google maps

2004 Goodrich Avenue
aerial view showing adjacent lots / structures

From: steve_mcguire <steve_mcguire@yahoo.com>
Subject: **Re: [ZNAExCom] FW: [Zilker Neighborhood Association] Variance request**
Date: April 7, 2011 1:21:39 PM CDT
To: mslindseylane@gmail.com
Cc: znaexcom@yahoogroups.com

Hi Lindsey,
ZNA excom voted to take a neutral position on your case, but will send a letter to the BoA stating something close to this:

"We do not have the research or expertise to take a position on this case of hardship, but we do support the definition and criteria of hardship as outlined by the Board of Adjustments, and expect that any request that fails to meet that standard will not be granted."

Sorry it has taken me a while to respond to your last email. I was on vacation and did not attend the 4/4 excom meeting. I can send you the exact wording of the letter once it is written.

Please let me know if you have questions.

Steve

Steve

--- On **Fri, 4/1/11, lindsey lane <*mslindseylane@gmail.com*>** wrote:

From: *lindsey lane* <mslindseylane@gmail.com>
Subject: Re: [ZNAExCom] FW: [Zilker Neighborhood Association] Variance request
To: "steve_mcguire" <steve_mcguire@yahoo.com>
Date: Friday, April 1, 2011, 5:05 PM

Steve,

I have talked to my four contiguous neighbors and they have signed a letter saying that support my variances.
I will now fill out my BoA application. Before I submit it, I will check in again to see if the ZNA executive committee has agreed with the zoning committee's neutral recommendation.

Best,
Lindsey

Website: http://www.lindseylane.net
Blog: http://www.lindseylane.net/blog/

On Mar 22, 2011, at 9:05 AM, steve_mcguire wrote:

Hi Lindsey,
Matt and I submitted a neutral recommendation to the ZNA executive committee concerning your property and potential case before the BoA. Matt's email is:

mattditlow@realtyaustin.com

Regards,
Steve

— On **Mon, 3/7/11, lindsey lane <*mslindseylane@gmail.com*>** wrote:

From: lindsey lane <mslindseylane@gmail.com>
Subject: Re: [ZNAExCom] FW: [Zilker Neighborhood Association] Variance request
To: "steve_mcguire" <steve_mcguire@yahoo.com>
Date: Monday, March 7, 2011, 5:09 PM

Thanks, Steve.
Did the letter make sense?

Website: http://www.lindseylane.net
Blog: http://www.lindseylane.net/blog/

On Mar 7, 2011, at 3:40 PM, steve_mcguire wrote:

Dear Friends and Neighbors:

Last fall I had the bright idea to upgrade the utilities on my property by separating the electric service so the front house can have its own meter. While working on it, I discovered that there is an outstanding unfinaled permit on the property which I must resolve before I can upgrade the utilities.

Unfortunately, this permit problem opened up a whole 'nother can of South Austin worms. In order to get a final permit, I have to request three variances from the Board of Adjustment. My porch and shed are closer to the property line than they should be and my house is a few hundred square feet bigger than the current code allows.

I want to be very clear: I AM NOT BUILDING ANYTHING. THE VARIANCES WILL SIMPLY ALLOW ME TO KEEP MY HOME AS IT IS.

I have made the Zilker Neighborhood Association aware if this issue. The zoning folks are submitting a neutral recommendation to the Executive Committee.

Finally I am attaching a petition to this letter, which asks for your support in my variance request. I hope you will consider signing it.

If you have any questions, please feel free to call me (293-6046).

Sincerely,

Lindsey Lane

If you have no objections, I would appreciate your signing the attached petition, which I can present to the Board of Adjustment.

I support Lindsey Lane's variance request at 2004 Goodrich Ave.

Name	Address	Signature
SUSAN BRIGGS	2001 GOODRICH	SBriggs
Sarah Powers	1807 Hether St.	Sarah Powers
CLAIRE BRUNO	2006 GOODRICH	Claire Bruno
KAREN HARTER	2000 Goodrich Ave	Karen Harter

City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception

October 27, 2010

File Number: **C8I-2010-0277**

Address: **2004 GOODRICH AVE**

Tax Parcel I.D. # **0100060117** Tax Map Date: **01/05/2010**

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

> The parcel of land consists of five acres or less, and is described as being **.2218 acre tract of land in the Isaac Decker League, being a portion of Block 36, L.M. Bradley's Subdivision of Lot 4 of Goodrich Subdivision (unrecorded) AND a 2.11 feet strip of land in the Isaac Decker League, being a portion of Block 36, L.M. Bradley's Subdivision of Lot 4 of Goodrich Subdivision** in the current deed, recorded on **Aug 12, 1993,** in **Volume 11998, Page 705, Travis** County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Aug 12, 1993,** in Volume **11998,** Page **705, Travis** County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Mar 05, 1946.** The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: _____
Daniel Word, Representative of the Director
Planning and Development Review

NAD_1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512)-834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

0 120 Feet

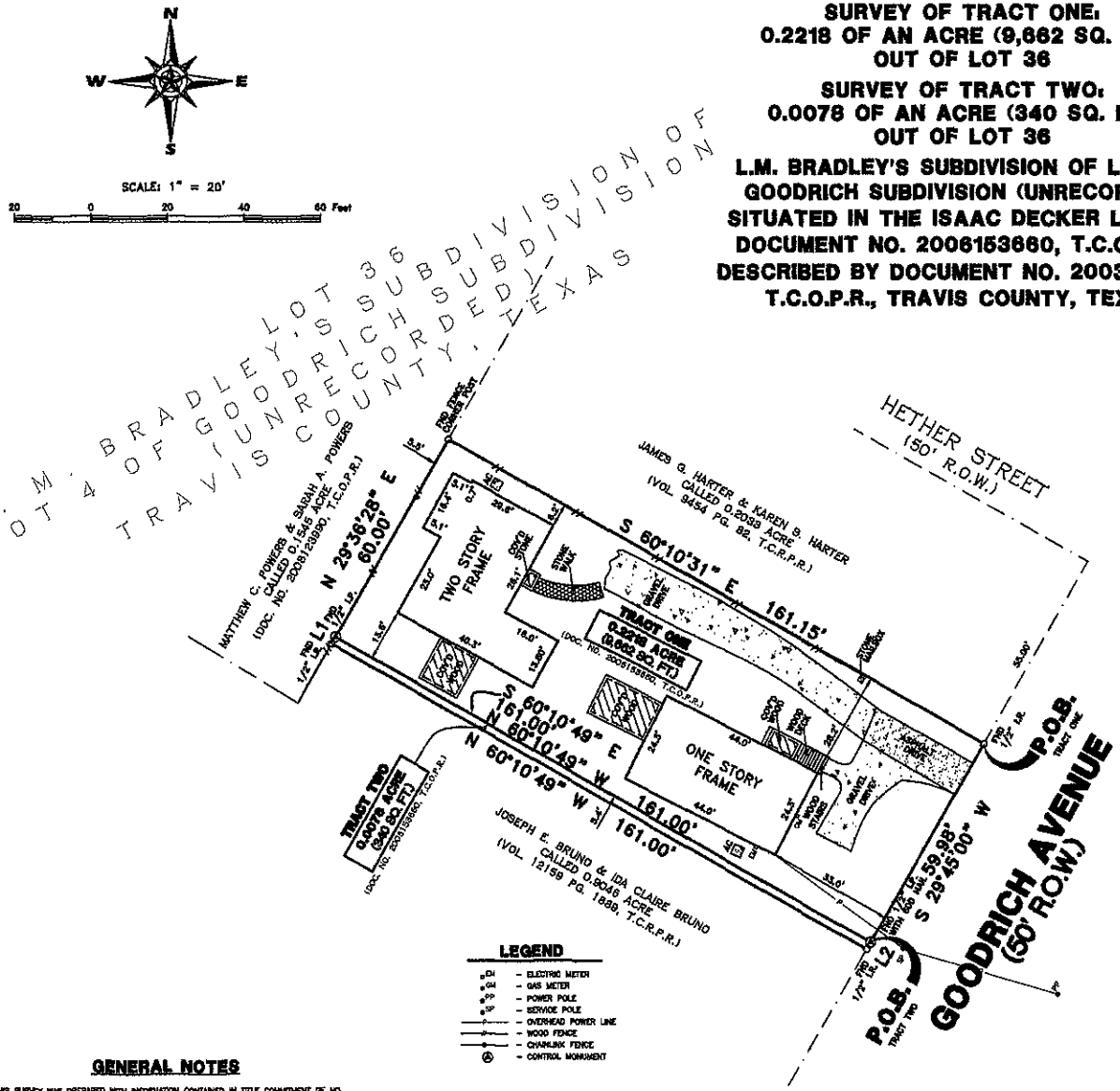
Revision Date 1/05/2010

1 0006

SURVEY OF TRACT ONE: 0.2218 OF AN ACRE (9,662 SQ. FT.) OUT OF LOT 36

SURVEY OF TRACT TWO: 0.0078 OF AN ACRE (340 SQ. FT.) OUT OF LOT 36

L.M. BRADLEY'S SUBDIVISION OF LOT 4 GOODRICH SUBDIVISION (UNRECORDED) SITUATED IN THE ISAAC DECKER LEAGUE DOCUMENT NO. 2006153660, T.C.O.P.R. DESCRIBED BY DOCUMENT NO. 2003156714, T.C.O.P.R., TRAVIS COUNTY, TEXAS



LEGEND

- GM – ELECTRIC METER
- GM – GAS METER
- PP – POWER POLE
- SP – SERVICE POLE
- OVERHEAD POWER LINE
- WOOD FENCE
- CHAINLINK FENCE
- CONTROL MONUMENT

LINE	DISTANCE	BEARING
L1	2.11'	N 29°36'28" E
L2	2.11'	S 29°45'00" W

REVISIONS

DATE	REASON
–	–

TRACT ONE

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.2218 OF AN ACRE (9,662 SQ. FT.) OUT OF AND A PART OF THE ISAAC DECKER LEAGUE, BEING ALL OF THAT CALLED 0.2218 ACRE TRACT OUT OF LOT 36, L. M. BRADLEY'S SUBDIVISION OF LOT 4 OF GOODRICH SUBDIVISION, AN UNRECORDED SUBDIVISION, CONVEYED TO LINDSEY CUMMINGS LANE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006153660, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (T.C.O.P.R.), FURTHER DESCRIBED AS TRACT 1, IN EXHIBIT "B" OF WARRANTY DEED RECORDED IN DOCUMENT NO. 2003156714, T.C.O.P.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREIN ARE BASED ON SAID CALLED 0.2218 ACRE TRACT CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2003156714, T.C.O.P.R.)

BEGINNING AT A FOUND ½" IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GOODRICH AVENUE (50' RIGHT-OF-WAY), AT THE SOUTH CORNER OF A CALLED 0.2033 OF AN ACRE TRACT CONVEYED TO JAMES G. HARTER AND KAREN S. HARTER BY WARRANTY DEED RECORDED IN VOLUME 9454, PAGE 82 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (T.C.R.P.R.), SAME BEING THE EAST CORNER OF SAID CALLED 0.2218 ACRE TRACT AND THE HEREIN DESCRIBED TRACT; FROM WHICH THE SOUTHWEST INTERSECTION OF GOODRICH AVENUE AND HETHER STREET (50' RIGHT-OF-WAY) BEARS NORTH 29°45'00" EAST, A DISTANCE OF 59.00';

THENCE SOUTH 29°45'00" WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF GOODRICH AVENUE, SAME BEING THE SOUTHEAST LINE OF SAID CALLED 0.2218 ACRE TRACT, A DISTANCE OF 59.98' TO A FOUND ½" IRON PIPE WITH A 600 NAIL AT THE SOUTH CORNER OF SAID CALLED 0.2218 ACRE TRACT, SAME BEING THE EAST CORNER OF A CALLED 0.0078 ACRE TRACT CONVEYED TO LINDSEY CUMMINGS LANE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006153660, T.C.O.P.R., FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 60°10'49" WEST, LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTHWEST LINE OF SAID CALLED 0.2218 ACRE TRACT AND THE NORTHEAST LINE OF SAID CALLED 0.0078 ACRE TRACT, A DISTANCE OF 161.00' TO A FOUND ½" IRON PIPE IN THE SOUTHEAST LINE OF A CALLED 0.1545 ACRE TRACT CONVEYED TO MATTHEW C. POWERS AND SARAH A. POWERS BY GENERAL WARRANTY RECORDED IN DOCUMENT NO. 2008123990, T.C.O.P.R., AT THE NORTH CORNER OF SAID CALLED 0.0078 ACRE TRACT AND THE WEST CORNER OF SAID CALLED 0.2218 ACRE TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 29°36'28" EAST, WITH THE COMMON DIVISION LINE OF SAID CALLED 0.2218 ACRE TRACT AND SAID CALLED 0.1545 ACRE TRACT, A DISTANCE OF 60.00' TO A FOUND FENCE CORNER POST AT THE WEST CORNER OF AFORESAID 0.2033 ACRE TRACT AND THE NORTH CORNER OF SAID CALLED 0.2218 ACRE TRACT, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 60°10'31" EAST, WITH THE COMMON DIVISION LINE OF SAID CALLED 0.2218 ACRE TRACT AND SAID CALLED 0.2033 ACRE TRACT, A DISTANCE OF 161.15' TO THE PLACE OF BEGINNING AND CONTAINING 0.2218 OF AN ACRE (9,662 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON FEBRUARY 15, 2011.

TRACT TWO

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.0078 OF AN ACRE (340 SQ. FT.) OUT OF AND A PART OF THE ISAAC DECKER LEAGUE, BEING ALL OF THAT CALLED 0.0078 ACRE TRACT OUT OF LOT 36, L. M. BRADLEY'S SUBDIVISION OF LOT 4 OF GOODRICH SUBDIVISION, AN UNRECORDED SUBDIVISION, CONVEYED TO LINDSEY CUMMINGS LANE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006153660, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (T.C.O.P.R.), FURTHER DESCRIBED AS TRACT 2, IN EXHIBIT "C" OF WARRANTY DEED RECORDED IN DOCUMENT NO. 2003156714, T.C.O.P.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREIN ARE BASED ON THE CALLED 0.2218 ACRE TRACT CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2003156714, T.C.O.P.R.)

BEGINNING AT A FOUND ½" IRON PIPE WITH 600 NAIL IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GOODRICH AVENUE (50' RIGHT-OF-WAY), AT THE SOUTH CORNER OF A CALLED 0.2218 OF AN ACRE TRACT (REFERRED TO AS TRACT 1) CONVEYED TO LINDSEY CUMMINGS LANE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006153660, T.C.O.P.R., SAME BEING THE EAST CORNER OF SAID CALLED 0.0078 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 29°45'00" WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF GOODRICH AVENUE, SAME BEING THE SOUTHEAST LINE OF SAID CALLED 0.0078 ACRE TRACT, A DISTANCE OF 2.11' TO A FOUND ½" IRON ROD AT THE SOUTH CORNER OF SAID CALLED 0.0078 ACRE TRACT, SAME BEING THE EAST CORNER OF A CALLED 0.9046 ACRE TRACT CONVEYED TO JOSEPH E. BRUNO AND IDA CLAIRE BRUNO, BY GENERAL WARRANTY DEED RECORDED IN VOLUME 12159, PAGE 1888, T.C.R.P.R., FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 60°10'49" WEST, LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTHWEST LINE OF SAID CALLED 0.0078 ACRE TRACT AND THE NORTHEAST LINE OF SAID CALLED 0.9046 ACRE TRACT, A DISTANCE OF 161.00' TO A FOUND ½" IRON ROD IN THE SOUTHEAST LINE OF A CALLED 0.1545 ACRE TRACT CONVEYED TO MATTHEW C. POWERS AND SARAH A. POWERS BY GENERAL WARRANTY RECORDED IN DOCUMENT NO. 2008123990, T.C.O.P.R., AT THE NORTH CORNER OF SAID CALLED 0.9046 ACRE TRACT AND THE WEST CORNER OF SAID CALLED 0.0078 ACRE TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 29°36'28" EAST, WITH THE COMMON DIVISION LINE OF SAID CALLED 0.0078 ACRE TRACT AND SAID CALLED 0.1545 ACRE TRACT, A DISTANCE OF 2.11' TO A FOUND ½" IRON PIPE AT THE WEST CORNER OF AFORESAID 0.2218 ACRE TRACT AND THE NORTH CORNER OF SAID CALLED 0.0078 ACRE TRACT, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 60°10'49" EAST, WITH THE COMMON DIVISION LINE OF SAID CALLED 0.0078 ACRE TRACT AND SAID CALLED 0.2218 ACRE TRACT, A DISTANCE OF 161.00' TO THE PLACE OF BEGINNING AND CONTAINING 0.0078 OF AN ACRE (340 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON FEBRUARY 15, 2011.

I, RONNIE WILLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY DESCRIBED THEREON. FURTHER, THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED RONNIE WILLIS 5462 PROFESSIONAL LAND SURVEYOR

02/16/11
DATE

RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

OWNER: LINDSEY G. LANE
ADDRESS: 2004 GOODRICH AVENUE, AUSTIN, TEXAS 78704

LENDER: –
TITLE COMPANY: INDEPENDENCE TITLE COMPANY

FIELDED BY: 08/18/11 JP
DRAWN BY: 02/21/11 FC
CHECKED BY: 02/14/11 RW

JOB NO. 51355
SHEET 1 OF 1

Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
Telephone: (512) 326-2100
Fax: (512) 326-2770
COPYRIGHT 2011 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 0612800-ARS OF INDEPENDENCE TITLE COMPANY, EFFECTIVE DATE OF AUGUST 20, 2008. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

2) ALL BEARINGS ARE BASED ON THAT CERTAIN WARRANTY DEED RECORDED IN DOCUMENT NO. 2003156714, T.C.O.P.R.

3) SUBJECT TO CITY OF AUSTIN LAND DEVELOPMENT CODE AND ORDINANCES.

4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0445 H, REVISED SEPTEMBER 26, 2008. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

2004 Goodrich Avenue
Facts re: Ownership and Zoning

- August 1993—I purchased the property at 2004 Goodrich Avenue from Edwin and Maureen Walston. At the time the property included a two bedroom, two-bath house at the front of the property and a detached accessory building at the back of the property. The property was zoned SF-3. I purchased the property with the intention of finishing out the detached accessory building as my home and renting out the 2-2 home. To accomplish this goal, Walston deeded me an extra two feet on the southern lot of line of the property (he owned the adjoining property) to increase the square footage to 10,000 square feet which would allow me, he said, to have a detached home on the property. I didn't want to duplex the houses as they are 48 feet apart and I believes that duplex would change the character of the property so much it would no longer fit with the neighborhood.

- September 1993—Walston began the detached accessory building remodel. Three week later I had to fire him because he stopped showing up to work after receiving a $5000 draw. I hired a carpenter and electrician to take over the work while I got up to speed regarding the various plumbing, electrical and mechanical codes.

- In 1994, when it came time to pass my final inspection on my house (I passed all the inspections on my renovation and was never told that there were problems with the project), I was told by the inspector that I could not get a Certificate of Occupancy (CO) because I could not have two unattached houses on the property. The houses either needed to be joined by a 48x24 foot roof or the second house needed to be a guesthouse with no stove. It was at this time I learned that the creation of the 10,000 square foot property was for a guesthouse, not a fully functioning house.

- I needed the income of the rental unit to make a mortgage payment, so creating a guesthouse scenario was not going to work. Without a CO, I couldn't sell the house. I tried to create a landscape plan that would join the two houses to look like a duplex without all the impervious cover.

- In 1995, I presented this design to JR Kugel in the zoning and permitting dept. He looked at the plans and asked me if I was going to sell the property anytime soon. I said no. He said that the SF and MF zoning was being reviewed and, if I could wait, he thought the new definitions of SF 3 would be able to incorporate the configuration of my property.

- I called in 1996 to see if there was any progress. There wasn't. Later that year, I became a mother and didn't call again until 2001.

- By 2001, SF3 zoning had been amended and two unattached building could co-exist on a 7000 sq foot lot IF the second building did not exceed 850 sq feet.

CITY OF AUSTIN - PROJECT PERMIT

Printed: 12 June 2001

PERMIT NO.	STATUS	TYPE	ADDRESS	DATE
9302540	FINALED	R	2004 GOODRICH AVENUE A 00000	08-MAR-93

SUBDIVISION	PERMIT CLERK
BRADLEY ADDITION BLOCK: LOT: 60' X 161' OF LOT 36	VOLPE, M

PLAT	BLOCK	LOT	GRID
107		60' X 161' OF LOT 36	

ZONE	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY
SF3				ADD BEDROOM & BATHROOM TO RESIDENCE

SPECIAL PERMIT NO.	TOTAL SQ. FT.	VALUATION	TYPE CONST.	USE. CAT.	GROUP	FLOORS	BLDGS	UNITS
	595	$620,000		R4-0			1	1

WORK PERMITTED	BASEMENT	BUILDING DIMENSIONS			MIN. STD.	ONR
ADDITION		23' X 24'				

CONTRACTORS		PHONE	FEE	PAID DATE
OWNER/CONTR.	MAUREEN WALSTON	447-8803		
BUILDING	OWNER		$78	03/08/1993
ELECTRICAL	OWNER		$43	03/15/1993
MECHANICAL	OWNER		$37	03/15/1993
PLUMBING	OWNER		$37	03/15/1993
SIDEWALK/DRIVE				
SIGN				
ROOF / SIDE				
ELEC SERVICE FEE				
PLAN CHECK FEE				
		ETJ FEE	TOTAL FEE	TOTAL PAID
			$195	$195

REQUIRED INSPECTIONS

BUILDING
MECHANICAL
ELECTRIC
PLUMBING
WATER
SEWER

C.O. MAILING ADDRESS

REMARKS:

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

CITY OF AUSTIN - PROJECT PERMIT

Printed: 12 June 2001

PERMIT NO.	STATUS	TYPE	ADDRESS	DATE
9302540	FINALED	R	2004 GOODRICH AVENUE A 00000	08-MAR-93

SUBDIVISION	PERMIT CLERK
BRADLEY ADDITION BLOCK: LOT: 60' X 161' OF LOT 36	VOLPE, M

PLAT	BLOCK	LOT	GRID
107		60' X 161' OF LOT 36	

ZONE	HT. & AREA	PARKING REQD.	PARKING PROVD.	PROPOSED OCCUPANCY
SF3				ADD BEDROOM & BATHROOM TO RESIDENCE

SPECIAL PERMIT NO.	TOTAL SQ. FT.	VALUATION	TYPE CONST.	USE. CAT.	GROUP	FLOORS	BLDGS	UNITS
	595	$620,000		R4-0			1	1

WORK PERMITTED	BASEMENT	BUILDING DIMENSIONS			MIN. STD.	ONR
ADDITION		23' X 24'				

	TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
	Layout	03/24/1993	PASS		CROFT	101
	Plumbing Rough					501
	Plumbing Sewer	09/09/1993	PASS	1		505
	Plumbing Copper					502
	Plumbing Gas					504
	Foundation	03/24/1993	PASS		CROFT	102
	Framing	10/01/1993	PASS	2		103
	Insulation/Energy	06/04/1993	PASS	1	CROFT	601
	Plumbing Top Out	10/01/1993	PASS	2		503
	Mechanical Rough	10/01/1993	PASS			401
	Mechanical Vent					402
	Electrical Slab					301
	Electric Rough	07/06/1993	PASS	1		302
	Wallboard	10/06/1993	PASS			104
	Sidewalk Prepour					201
	Driveway Prepour					202
*	Final Building	09/06/1994	PASS	1		706
*	Final Electric	07/05/1994	PASS		FREEMAN	701
*	Final Mechanical	09/06/1994	PASS			703
*	Final Plumbing	09/06/1994	PASS	1		702
*	Final Energy	09/06/1994	PASS			704
F	Final Concrete					705
I	Final Sign					707
N						
A	Landscaping					
L	Engineering					
*	Water	25-JUN-93				
*	Sewer	25-JUN-93				
*	Fire					
*	Health					

Admin Holds: NONE

Review Date

Remarks: IS SET

FINAL DATE **09/06/1994**

TO SCHEDULE AN INSPECTION, CALL 480-0623.

CITY OF AUSTIN - PROJECT PERMIT

Printed: 12 June 2001

PERMIT NO.	STATUS	TYPE	ADDRESS	DATE
9212166	ACTIVE	R	2004 GOODRICH AVENUE A .00000	07-OCT-92

SUBDIVISION	PERMIT CLERK
L.M. BRADLEY BLOCK: LOT: 36	SMITH, R

PLAT	BLOCK	LOT	GRID
107		36	

ZONE	HT. & AREA	PARKING REQD.	PARKING PROVD.	PROPOSED OCCUPANCY
SF3				DETACHED ACCESSORY BUILDING

SPECIAL PERMIT NO.	TOTAL SQ. FT.	VALUATION	TYPE CONST.	USE. CAT.	GROUP	FLOORS	BLDGS	UNITS
	960	$600,000		B3-3		1	1	1

WORK PERMITTED	BASEMENT	BUILDING DIMENSIONS			MIN. STD.	ONR
ADDITION		24 X 40				

CONTRACTORS		PHONE	FEE	PAID DATE
OWNER/CONTR.	MAUREEN & EDWIN WALSTON			
BUILDING	OWNER	447-8803	$78	10/07/1992
ELECTRICAL	OWNER		$43	03/15/1993
MECHANICAL				
PLUMBING	OWNER		$37	08/06/1993
SIDEWALK/DRIVE				
SIGN				
ROOF / SIDE				
ELEC SERVICE FEE				
PLAN CHECK FEE				
		ETJ FEE	TOTAL FEE	TOTAL PAID
			$158	$158

REQUIRED INSPECTIONS

BUILDING
MECHANICAL
PLUMBING

C.O. MAILING ADDRESS

REMARKS: BLDG & ELEC INVEST 10-1-92 DISREGARD INVEST FEE/HOMEOWNER PERMIT***

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH:

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TO SCHEDULE AN INSPECTION, CALL 480-0623.

CITY OF AUSTIN - PROJECT PERMIT

Printed: 12 June 2001

PERMIT NO.	STATUS	TYPE	ADDRESS	DATE
9212166	ACTIVE	R	2004 GOODRICH AVENUE A .00000	07-OCT-92

SUBDIVISION	PERMIT CLERK
L.M. BRADLEY BLOCK: LOT: 36	SMITH, R

PLAT	BLOCK	LOT	GRID
107		36	

ZONE	HT. & AREA	PARKING REQD.	PARKING PROVD.	PROPOSED OCCUPANCY
SF3				DETACHED ACCESSORY BUILDING

SPECIAL PERMIT NO.	TOTAL SQ. FT.	VALUATION	TYPE CONST.	USE. CAT.	GROUP	FLOORS	BLDGS	UNITS
	960	$600,000		B3-3		1	1	1

WORK PERMITTED	BASEMENT	BUILDING DIMENSIONS			MIN. STD.	ONR
ADDITION		24 X 40				

	TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
	Layout	10/09/1992	PASS		CROFT	101
	Plumbing Rough					501
	Plumbing Sewer					505
	Plumbing Copper					502
	Plumbing Gas					504
	Foundation					102
	Framing	10/09/1992	FAIL	1	CROFT	103
	Insulation/Energy					601
	Plumbing Top Out					503
	Mechanical Rough					401
	Mechanical Vent					402
	Electrical Slab					301
	Electric Rough	09/30/1993	TEMP	2		302
	Wallboard					104
	Sidewalk Prepour					201
	Driveway Prepour					202
*	Final Building					706
*	Final Electric					701
*	Final Mechanical					703
*	Final Plumbing					702
*	Final Energy					704
F	Final Concrete					705
I	Final Sign					707
N						
A	Landscaping					
L	Engineering					
*	Water					
*	Sewer					
*	Fire					
*	Health					

Admin Holds: NONE

Review Date

Remarks:

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.

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 1ϕ or 225 amps 3ϕ

☒ **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 _____ Phone _____

Email _____ Fax _____

Project Name _____ ☐ New Construction ☐ Remodeling

Project Address 2004 Goodrich Ave **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 LF ☒ Single-phase (1ϕ) or ☐ Three-phase (3ϕ)

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: Addition on existing detached dewelling/ lean to shed and screened porch

ESPA Completed by (Signature & Print name) Date Phone

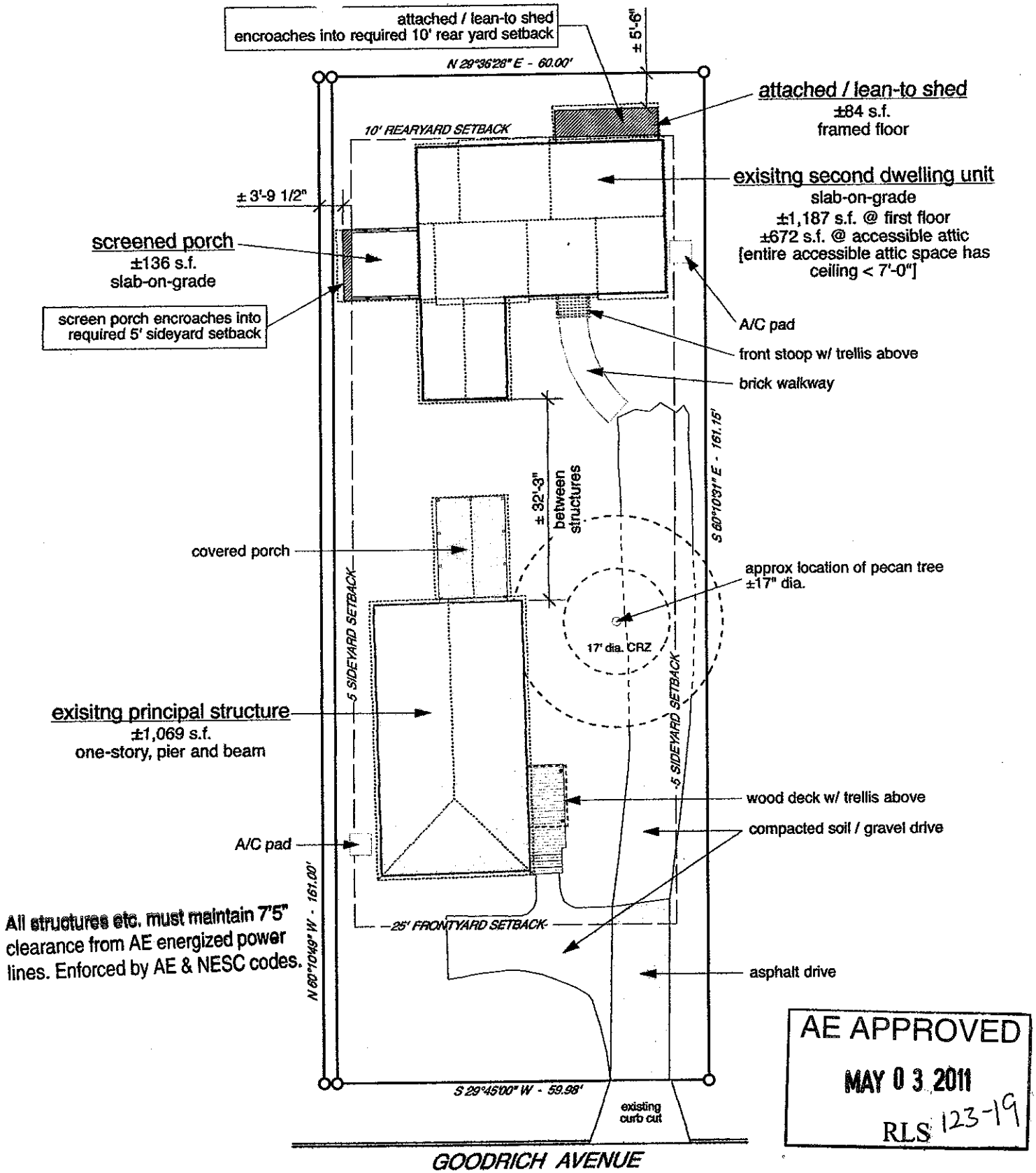
AE Representative Approved: ☒ Yes ☐ No (Remarks on back) Date Phone

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

AE APPROVED
MAY 03 2011
RLS 123-19

Version 1.1.0.0

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



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AE APPROVED
MAY 03 2011
RLS 123-19

note:
information on this page is taken from owner's survey dated 02/18/2011 and field measurements by architect

2004 Goodrich Avenue

site plan / scale: 1" = 20'-0" / issue for B.O.A. variances

N

p.1