

# CITY OF AUSTIN

## Board of Adjustment/Sign Review Board

## Decision Sheet

**DATE: Monday, November 14, 2011**

**CASE NUMBER: C15-2011-0124**

\_\_\_\_\_ Jeff Jack  
\_\_\_\_\_ Michael Von Ohlen  
\_\_\_\_\_ Nora Salinas  
\_\_\_\_\_ Bryan King  
\_\_\_\_\_ Susan Morrison  
\_\_\_\_\_ Melissa Hawthorne  
\_\_\_\_\_ Heidi Goebel  
\_\_\_\_\_ Cathy French (SRB only)  
\_\_\_\_\_ Will Schnier

**OWNER/APPLICANT: Jaynna F Sims**

**ADDRESS: 2008 9TH ST**

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet (20 feet existing) to 12.8 feet in order to erect a screened front porch for a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**BOARD'S DECISION: POSTPONED TO January 9, 2012 (APPLICANT NO SHOW)**

**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:

Shuan Baker

Susan Walker  
Executive Liaison

Diana Remy  
Jeff Jack

**Jeff Jack**  
**Chairman**

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: C15-2011-0124 – 2008 E 9<sup>th</sup> Street**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, November 14th, 2011**

Nathan Wilkes & Cathin Macklin

Your Name (please print)

2006 E 9th street

Your address(es) affected by this application

Nathan Wilkes

Signature

Date

Daytime Telephone: 512 799-0234

Comments: We are neighbors & I feel that front porches are good for communities & neighborhoods. Sayana is a property owner, member of the community & resident of her house & will be for a long time.

**If you use this form to comment, it may be returned to:**

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

# Front Setback Variance Petition for 2008 E 9<sup>th</sup> Street

By signing, I am affirming that I am the owner of the address listed with my signature and that I support and have no objections to the addition of a 8'x18' front porch on the left (west) side of the front of 2008 E 9<sup>th</sup> St, Austin, TX 78702. I understand that this addition will reduce the average front setback (distance of structure from front property line) for future additions and new construction on the properties adjacent to and across the street from 2008 E 9<sup>th</sup> St. I understand that the house was originally built in 1964 inside the current front setback of 25', with the left (west) corner front setback of 23' and the right (east) corner front setback of 20'.

Signature	Name	Date	Address
<i>Moses A. Hernandez</i>	MOSES Hernandez	9/27/11	2010 E 9th St
<i>Pherson D. Hernandez</i>	PHERSON D. N	9/27/11	2006 E 9th St
<i>Julia Mitchell</i>	JULIA MITCHELL	9/27/11	2014 E 9th St
<i>Janie Williams</i>	Janie Williams	9/27/11	2015 E 9th St
<i>David R. Thomas</i>	DAVID R. THOMAS	9/27/11	2004 East 9th St.
<i>Caitlin S. Macklin</i>	Caitlin S. Macklin	9/27/11	2006 E 9th St.
<i>MARIEL J. DIAZ</i>	MARIEL J. DIAZ	9/28/11	2013 E 9th St.
<i>Sonathan Wagner</i>	SONATHAN WAGNER	9/30/11	2007 E 9th St
<i>Veronda Turner</i>	Veronda Turner	11/6/11	2002 E 9th St

\*2010 E 9th is a public lot containing a community garden

late info  
for:  
0124

## Houses of 2000 Block of E 9th



2000 E 9<sup>th</sup>



2001 E 9<sup>th</sup>

## Houses of 2000 Block of E 9th



2002 E 9<sup>th</sup>



2003 E 9<sup>th</sup>

## Houses of 2000 Block of E 9th



2004 E 9<sup>th</sup>



2005 E 9<sup>th</sup>



## Houses of 2000 Block of E 9th



2006 E 9<sup>th</sup>



2007 E 9<sup>th</sup>

## Houses of 2000 Block of E 9th



2008 E 9<sup>th</sup>



2009 E 9<sup>th</sup>



## Houses of 2000 Block of E 9th



2012 E 9<sup>th</sup>



2013 E 9<sup>th</sup>

## Houses of 2000 Block of E 9th



2014 E 9<sup>th</sup>



2015 E 9<sup>th</sup>



## City of Austin

*Austin's Community-Owned Electric Utility*

[www.austinenenergy.com](http://www.austinenenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

October 26, 2011

Jaynna Sims  
2008 E. 9<sup>th</sup> St  
Austin, Texas 78702

Re: 2008 E. 9<sup>th</sup> Street  
Lot 12, BLK 18 OLT 8 DIV B Grandview Place

Dear Ms. Sims,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the front setback from 25 ft to 12.8 ft in order to erect a screened in front porch. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch provided new construction meets AE clearance criteria requirements as well as be in compliance with the National Electric Safety Code and OSHA. The new construction may be in violation of clearance criteria of the service drop located at the front southwest corner of the house. Please contact Michael Pittman at 505-7678 to discuss clearances and need to relocate if clearances are not met. Any relocation of shall be at owner's expense.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund", written over a circular stamp.

Lena Lund  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

Austin Energy has reviewed this plan for 2008 E. 9th Street  
and approves/disapproves the variance requested before the Board of Adjustment. Any change to  
this plan must be approved by Austin Energy.

# SITE PLAN

JAYNNA SIMS  
RESIDENCE WITH  
PROPOSED ADDITION  
OF 8'X18' SCREENED  
FRONT PORCH AT  
2008 E. 9th STREET

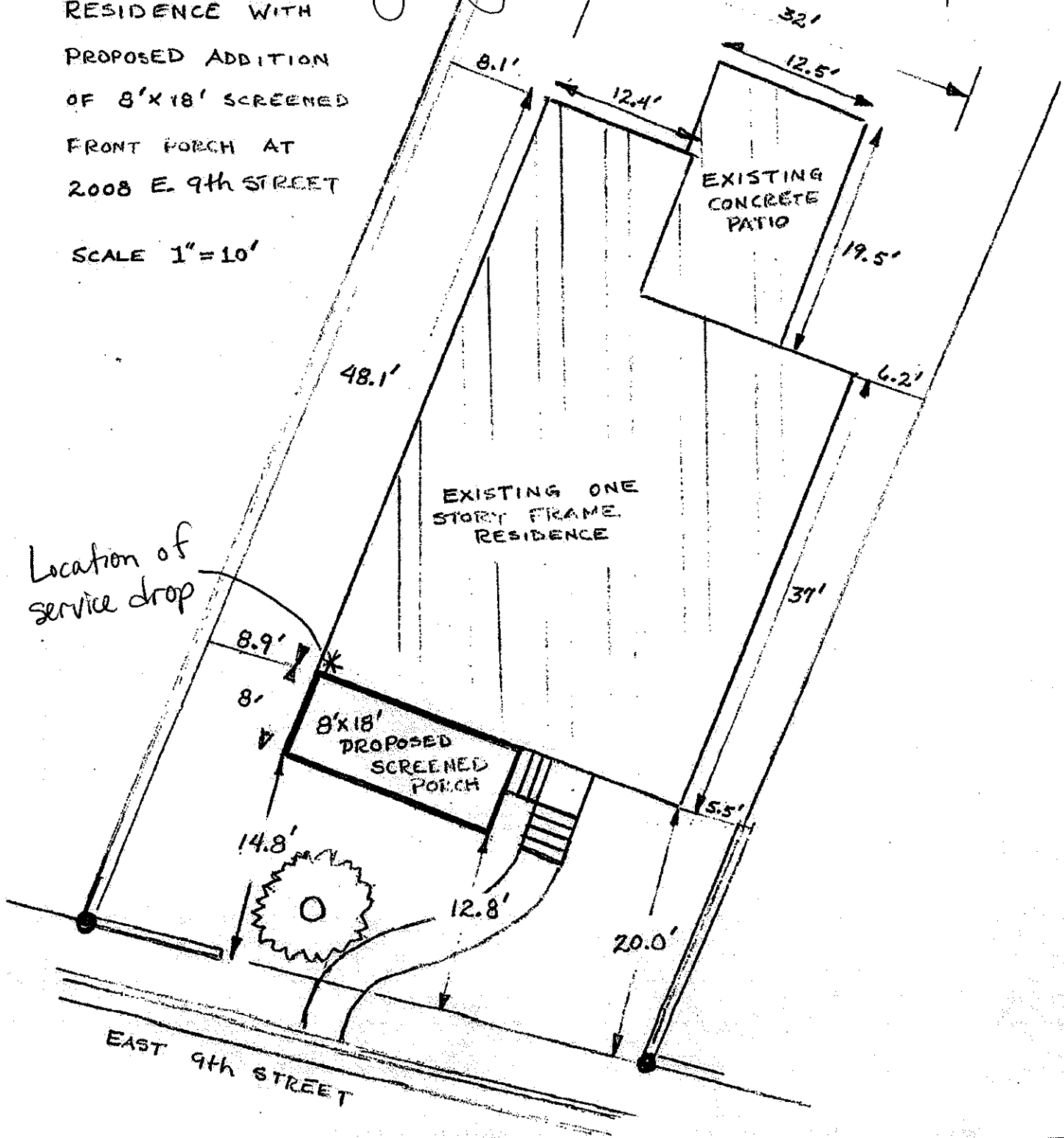
SCALE 1"=10'

AUSTIN ENERGY

*Gene Ford*

LOT  
Date

12 10/26/2011



## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: C15-2011-0124 -- 2008 E 9<sup>th</sup> Street**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, November 14th, 2011**

☒ I am in favor  
☐ I object

Your Name (please print)

Holla Ratcliffe

201 E. 9th St

Your address(es) affected by this application

Holla Ratcliffe

Signature

Date

Nov 4 2011

Daytime Telephone:

Comments:

**If you use this form to comment, it may be returned to:**

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088



## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0124 - 2008 E 9<sup>th</sup> Street  
Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 14th, 2011

FENN RATCLIFFE

Your Name (please print)

☒ I am in favor  
☐ I object

2101 E 9 ST. AUSTIN, TX 78702  
Your address(es) affected by this application

Fenn A. Ratcliff  
Signature  
11/4/2011  
Date

Daytime Telephone: 512-826-4198

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

## Porches in Blackshear Neighborhood



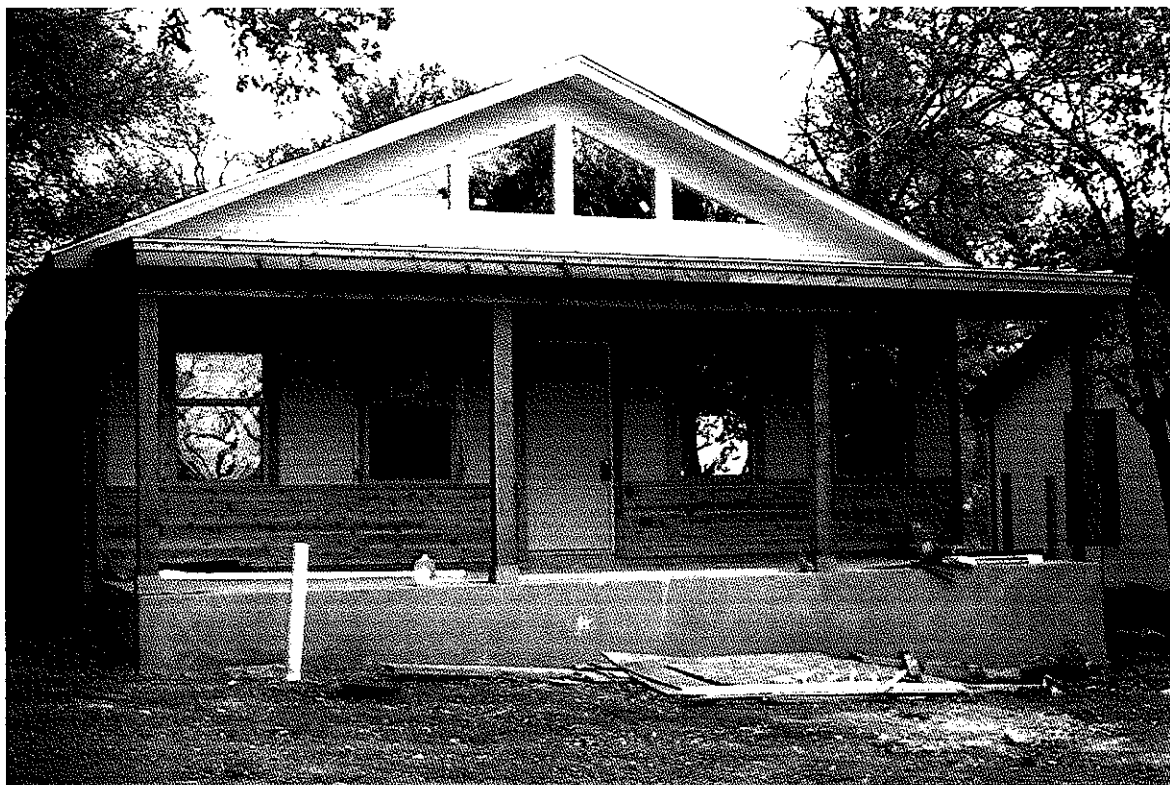
## Porches in Blackshear Neighborhood



## Porches in Blackshear Neighborhood



## Porches in Blackshear Neighborhood





## Porches in Blackshear Neighborhood



## Porches in Blackshear Neighborhood



November 4, 2011

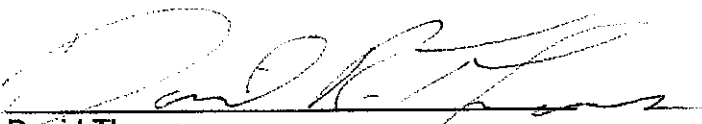
Dear Board of Adjustments,

We, the members of the Blackshear-Prospect Neighborhood Association, are writing to express our support for Jaynna Sims of 2008 E 9<sup>th</sup> Street in the Blackshear neighborhood in her desires to add an 8'x18' front porch on the west side of the front of her house. We understand that the house was originally built in 1964 inside the current front setback of 25', with the left (west) corner front setback of 23' and the right (east) corner front setback of 20'. We understand that this addition will reduce the average front setback for future additions and new construction on the properties adjacent to and across the street from 2008 E 9<sup>th</sup> Street.

We support this addition of this front porch because of the benefits a front porch brings to the neighborhood. Front porches not only promote community unity by enabling neighbor interaction but also reduce crime by having more people sitting out front, eliminating opportunities for crime to happen unnoticed. We also believe she deserves to enjoy the benefits of the front porch that all of her other block neighbors do. Her house is the only house on the block that does not have a front porch. This porch will also reduce the amount of impervious cover on the property by the replacement of concrete steps and path with wooden steps and natural material paths.

We believe the benefits of the front porch are deserving of the awarding of the variance to Ms. Sims so we hope that you will vote in favor of Ms. Sims' request for the variance.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "David Thomas", written over a horizontal line.

David Thomas

President, Blackshear-Prospect Neighborhood Association

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #

ROW #

C15-2011-0124

10661101

TP-020508-10-12

**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: 2008 E 9<sup>th</sup> St, Austin, TX 78702

LEGAL DESCRIPTION: Subdivision – \_\_\_\_\_

Lot(s) 12 Block 18 Outlot 8 Division B Grandview Place

I/We Jaynna Sims on behalf of myself/ourselves as authorized agent for

Jaynna Sims affirm that on October 3, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

X ERECT X ATTACH     COMPLETE     REMODEL     MAINTAIN

a screened front porch to a legal non-complying structure, requiring the front setback to  
be adjusted from 25' to 12.8'

in a SF3-NP district.  
(zoning district)

**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:

The existing structure is a legal non-complying structure which prevents additions that would make the structure consistent with most other structures in the neighborhood.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
the existing structure is already legal, non-complying and therefore a front porch can't be added.

(b) The hardship is not general to the area in which the property is located because:  
89% of the houses in a 1-block radius and all other houses on the immediate block already have front porches.

**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 reason for the variance request will cause the existing structure to match the character of the adjacent properties and does not change the existing structure type of use.

**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:



N/A

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:

N/A

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

N/A

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

N/A

**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 Jayna Sims Mail Address 2008 E 9<sup>th</sup> Str

City, State & Zip Austin, TX 78702

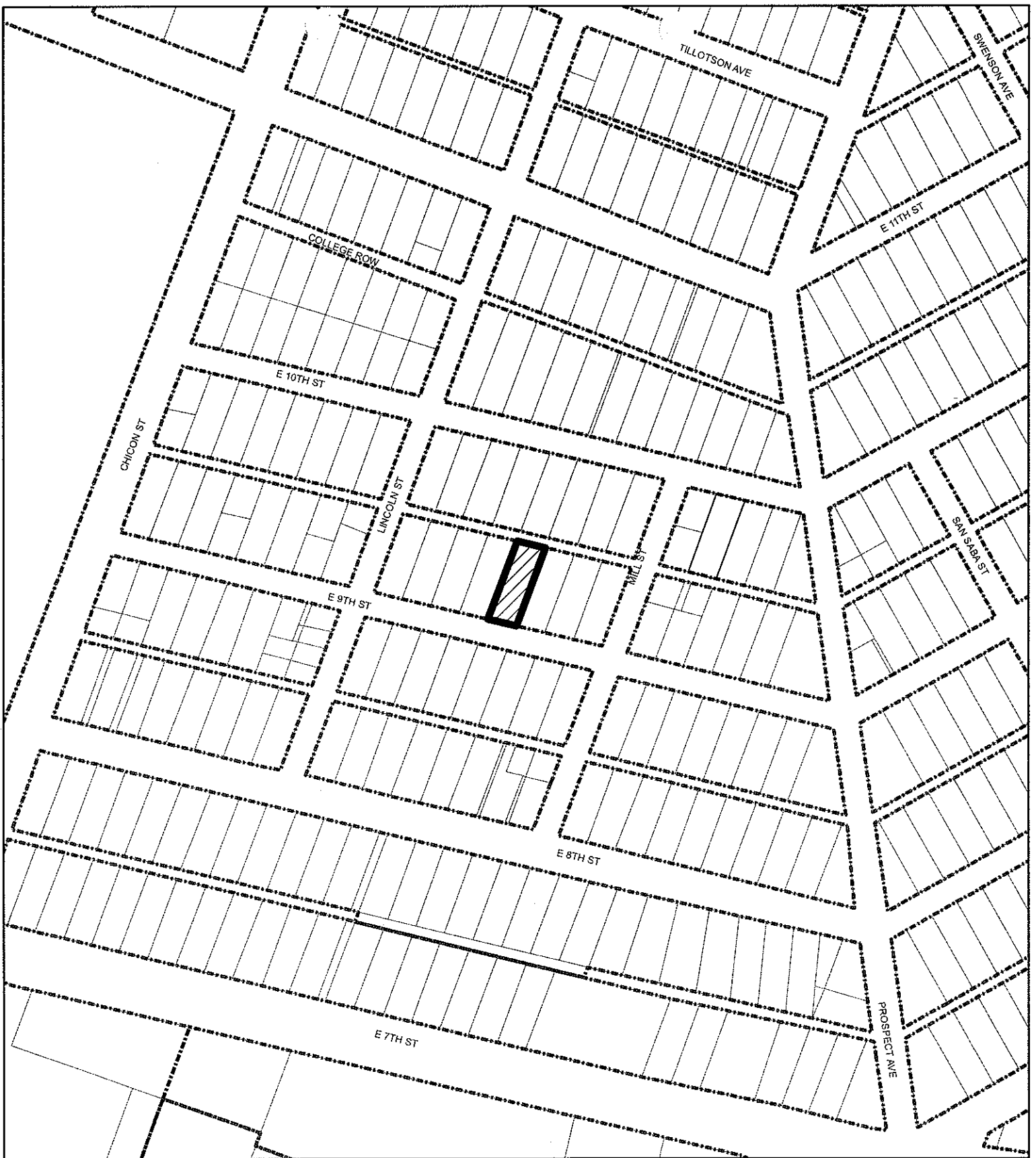
Printed Jayna Sims Phone 512.482.8680 Date 10/03/11

**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 Jayna Sims Mail Address 2008 E 9<sup>th</sup> Str

City, State & Zip Austin, TX 78702

Printed Jayna Sims Phone 512.482.8680 Date 10/03/11



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0124  
LOCATION: 2008 E 9th 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## City of Austin

Austin's Community-Owned Electric Utility

[www.austinenergy.com](http://www.austinenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

October 26, 2011

Jaynna Sims  
2008 E. 9<sup>th</sup> St  
Austin, Texas 78702

Re: 2008 E. 9<sup>th</sup> Street  
Lot 12, BLK 18 OLT 8 DIV B Grandview Place

Dear Ms. Sims,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the front setback from 25 ft to 12.8 ft in order to erect a screened in front porch. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch provided new construction meets AE clearance criteria requirements as well as be in compliance with the National Electric Safety Code and OSHA. The new construction may be in violation of clearance criteria of the service drop located at the front southwest corner of the house. Please contact Michael Pittman at 505-7678 to discuss clearances and need to relocate if clearances are not met. Any relocation of shall be at owner's expense.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund".

Lena Lund  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

Austin Energy has reviewed this plan for 2008 E. 9th Street and approves/disapproves the variance requested before the Board of Adjustment. Any change to this plan must be approved by Austin Energy.

SITE PLAN

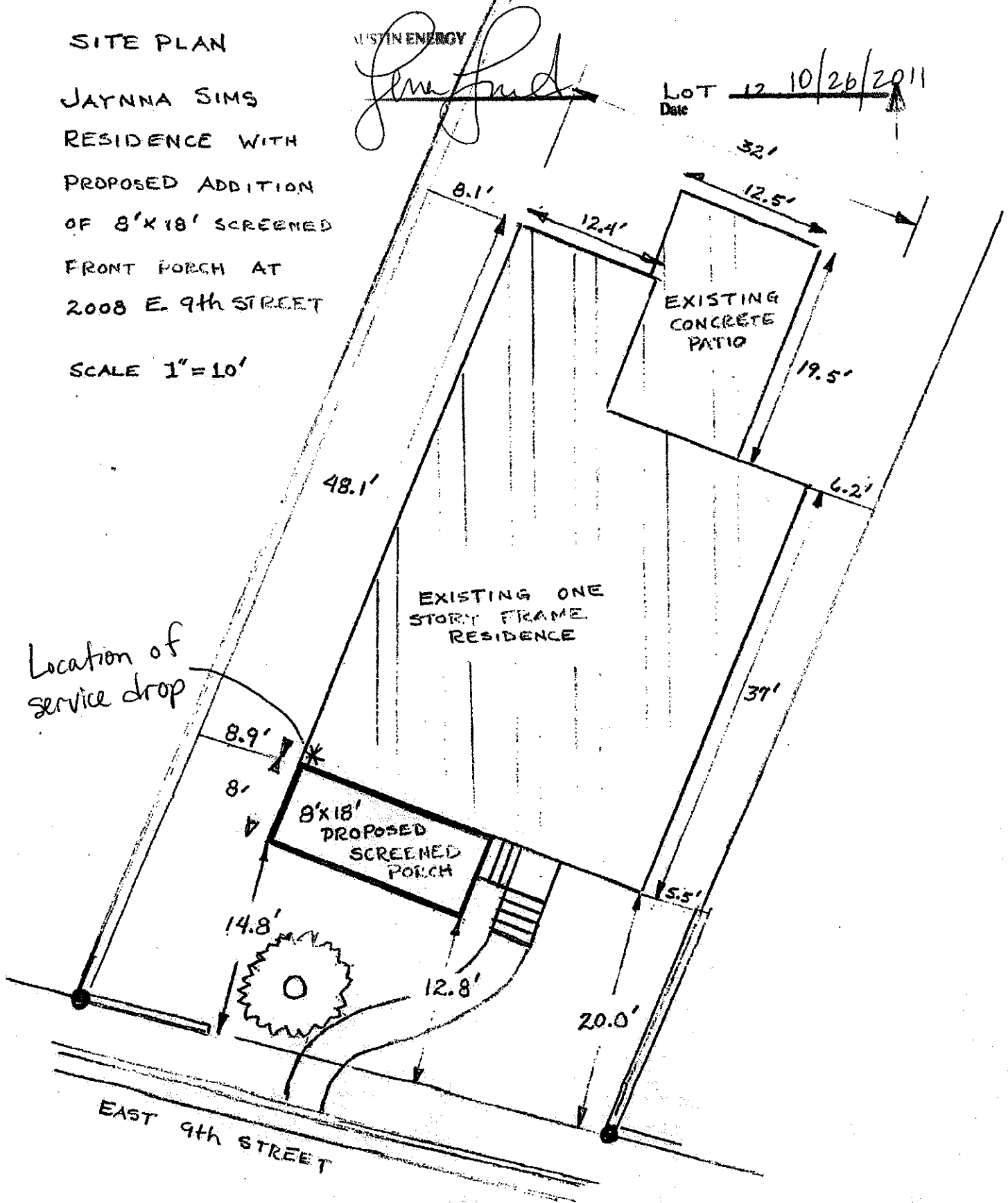
JAYNNA SIMS  
RESIDENCE WITH  
PROPOSED ADDITION  
OF 8'X18' SCREENED  
FRONT PORCH AT  
2008 E. 9th STREET

SCALE 1"=10'

AUSTIN ENERGY

*[Signature]*

LOT 12 10/26/2011  
Date



ADDRESS: 2008 E 9<sup>TH</sup> ST PERMIT 925 PLAT 29

LOT: 12 BLOCK 18 SUB. GRANDVIEW PLACE  
OUTLOT

FIRE ZONE 3 USE DIST: A 1 OCCUPANCY: FA. RES. w/ATT. G.P.

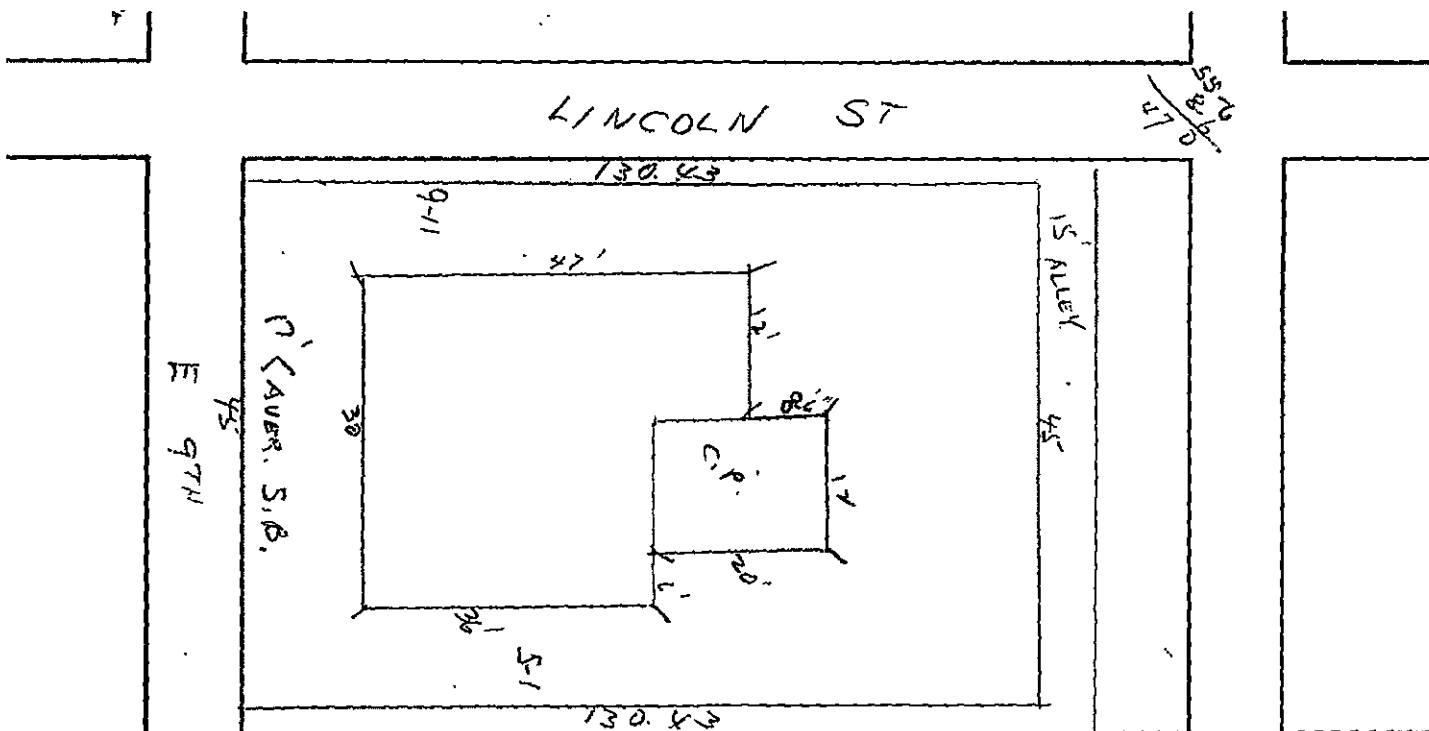
CALL 6-30-64	LAYOUT	7-13-64	FRAMING	7-28-64	FINAL	ROOF OVERHANG	25"
7-26-64	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	
FOUNDATION	AERS	FLOOR JOIST SIZE & O.C.	2x6 16"	NECESSARY BLDG. CONN.			
FR. SETBACK	17'	CEILING JOIST SIZE & O.C.	2x4 16"	ROOM VENTILATION	FAN	PAVED PARKING	
TOTAL & MIN. SIDE YD.	15' 5-1	STUD SIZE & O.C.	2x4 16"	STAIRS REQ. & NO.		3 P.B. 1 K. S.	
SIDE STREET YARD		MASONRY WALL	105 R.O.C.N.	ATTIC FIRE STOPS REQ.		LOUVERES FOR FAN	

OWNER: DAISEY LEWIS CONTRACTOR: TEXAS LUMBER CO.

ACTIVE 7-13-64 30' X 55'-6" LESS 222' = 1K43' 6R72B

INSIDE BATH TO BE VENTED

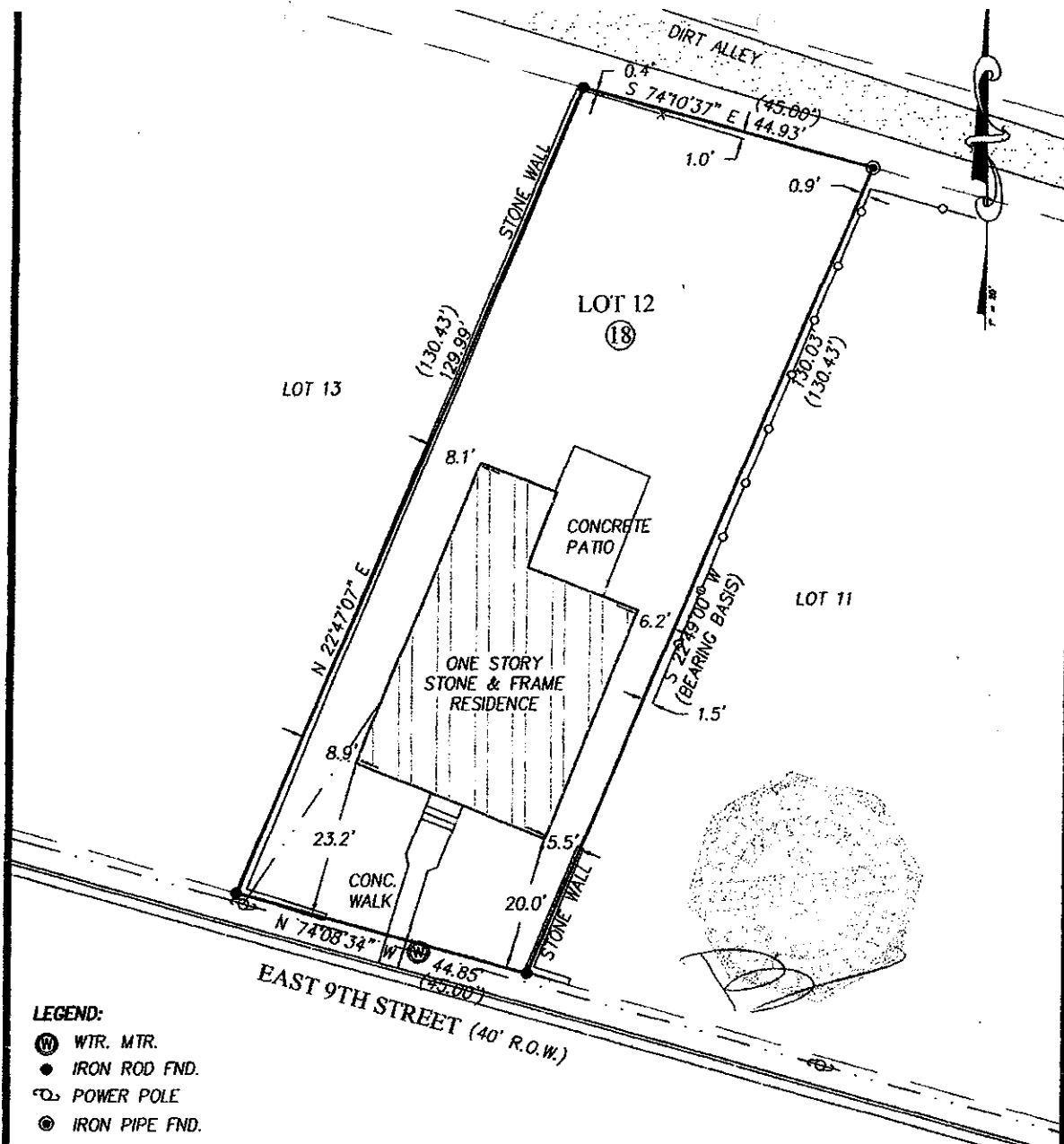
G.P.P.



MILL ST.

INSPECTOR





THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT NO. 2008 EAST 9TH STREET IN TRAVIS COUNTY TEXAS. DESCRIBED AS FOLLOWS: LOT 12, BLOCK 18, GRANDVIEW PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 17 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**FLOOD NOTE:**

THE PROPERTY DEPICTED HEREON IS / IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. 1 R. M. PANEL NO. 48453 CORRECTION EFFECTIVE 6-16-93 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREAK ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN VOLUME 3, PAGE 17.

TO: AMERICAN HOMEFRONT MORTGAGE/UNITED GENERAL TITLE INSURANCE CO.

RE: RICHARDSON/CALHOUN, GF# 451-05-1063, PROJ. NO. 05-410

**SURVEYORS CERTIFICATE**

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, AND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE MAY 23, 2005

G:\AUTOCAD\PROJECT DRAWINGS\2005 DRAWINGS\2005\05-410.dwg 05/23/2005 03:20:33 PM CDT

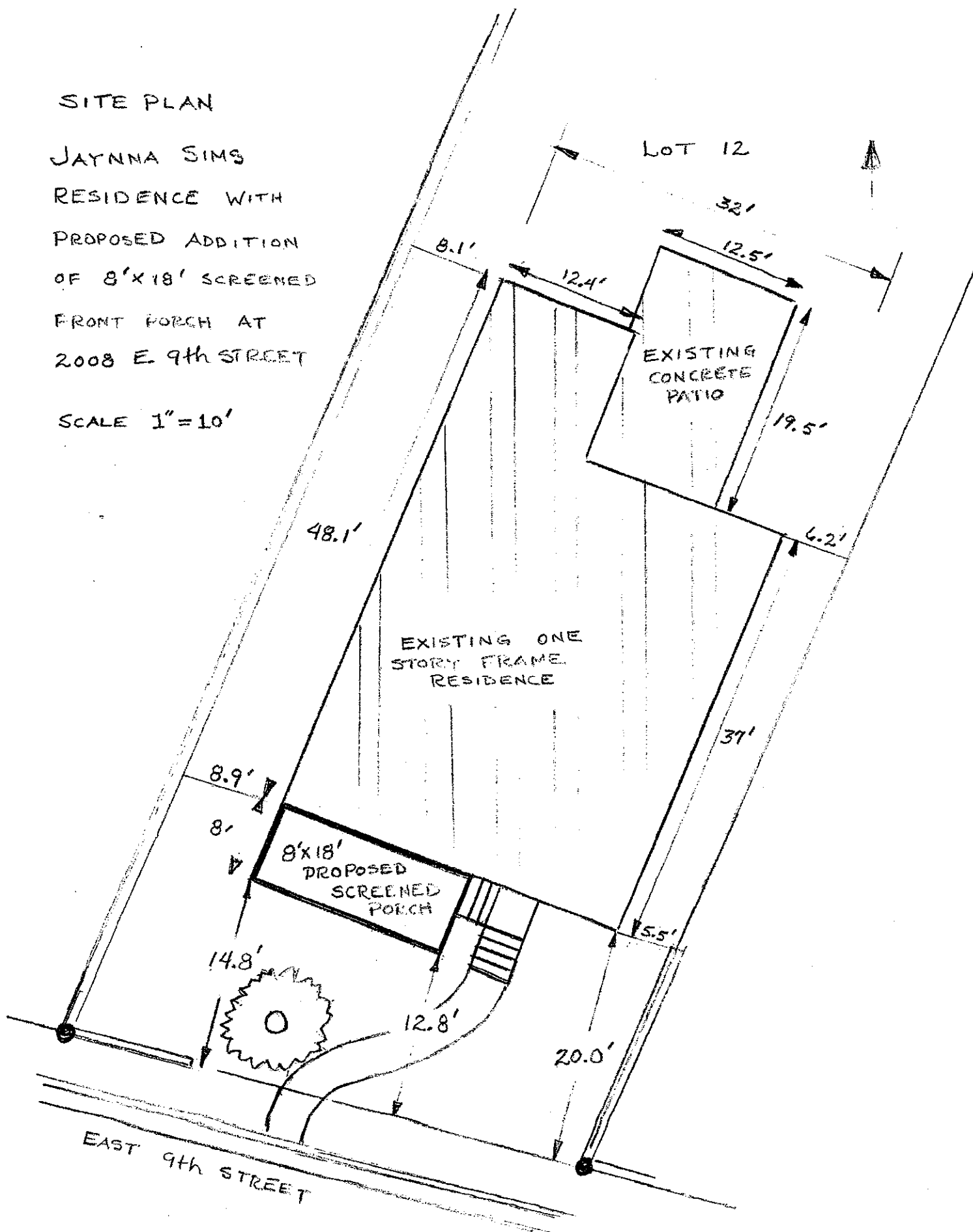


BRYAN TECHNICAL SERVICES, INC.  
P.O. BOX 1371  
TAYLOR, TEXAS 76574  
512-365-2524  
512-365-2526 (Fax)  
surveying@austin.rr.com

# SITE PLAN

JAYNNA SIMS  
RESIDENCE WITH  
PROPOSED ADDITION  
OF 8'X18' SCREENED  
FRONT PORCH AT  
2008 E 9th STREET

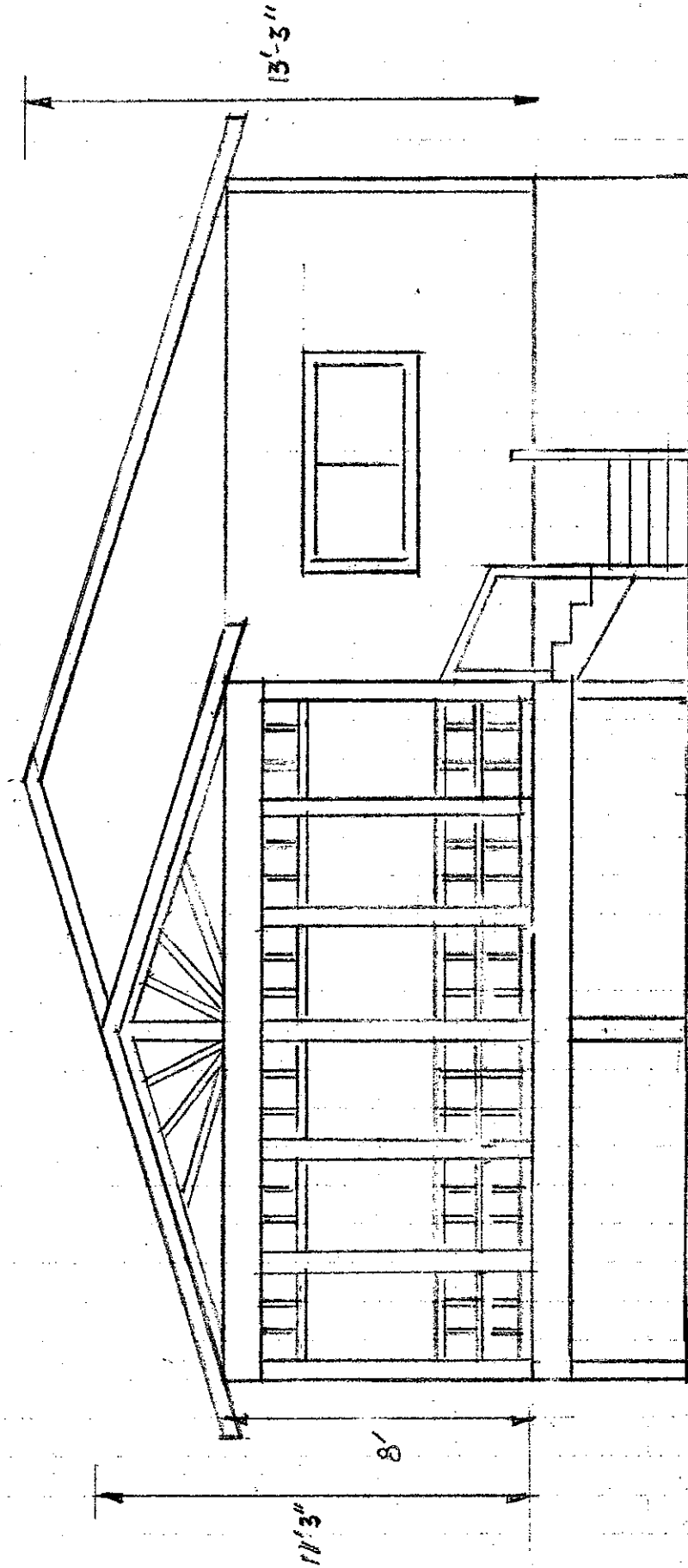
SCALE 1" = 10'



JAYNNA SIMS RESIDENCE AT  
2008 E. 9TH STREET

FRONT ELEVATION WITH  
PROPOSED 8' X 18'  
SCREENED FRONT PORCH

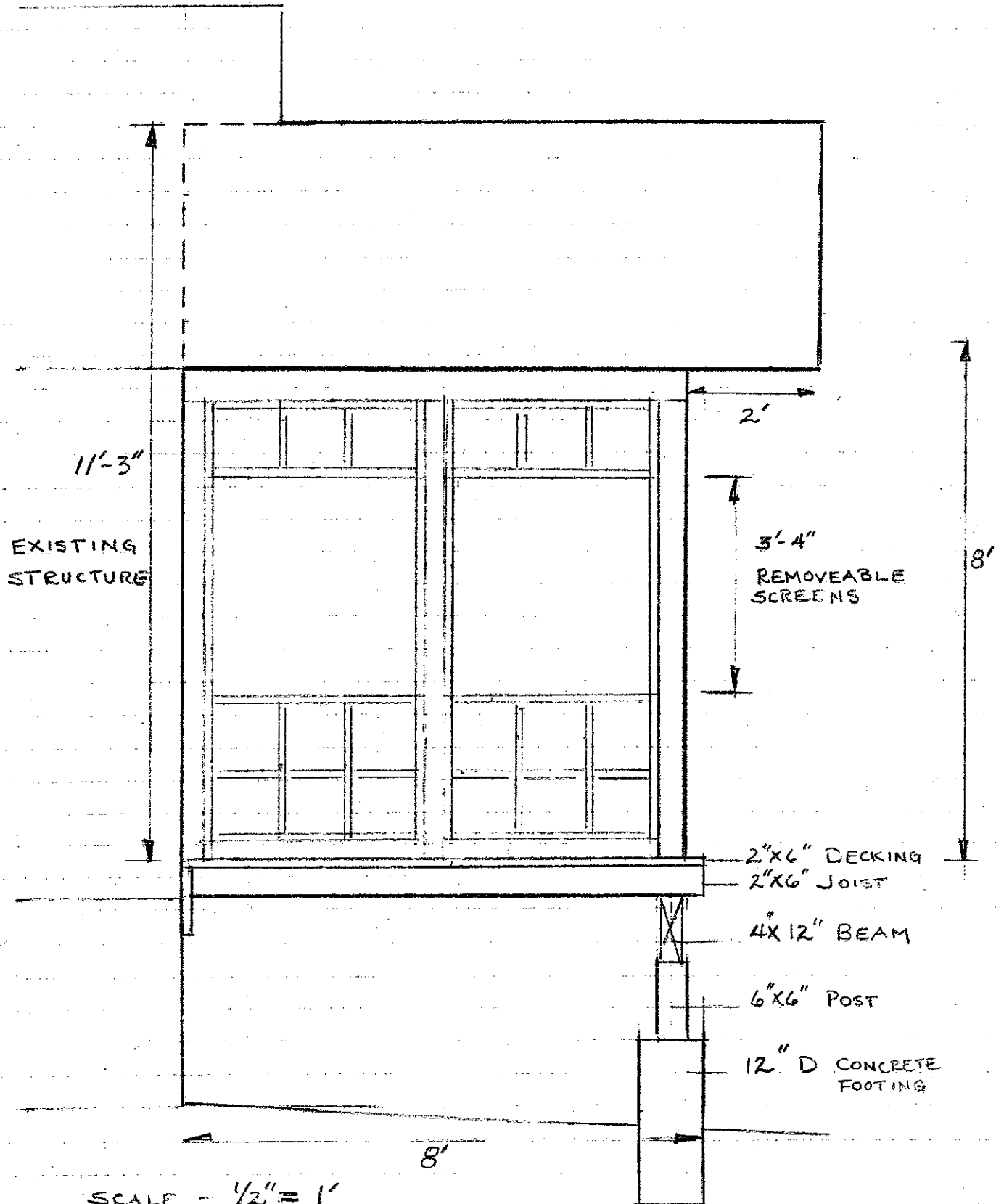
SCALE  $\frac{1}{4}" = 1'$



32'

LEFT SIDE ELEVATION  
8'X18' PROPOSED SCREENED  
FRONT PORCH

JAYNNA SIMS  
2008 E. 9th STREET





2008 E 9th St, Austin, TX 78702

© 2011 Europa Technologies  
© 2011 Google

© 2010 Google