

B1
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CITY OF AUSTIN

ROW # 10764903

CASE # 2012-047087PR

TCAD # 0220101190000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 814 E 46th Street, Austin TX 78751

LEGAL DESCRIPTION: Subdivision – Lot 3 46th & Red River

Lot(s) 3 Block 20 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Elizabeth Sanchez on behalf of myself/ourselves as authorized agent for

Roberto & Elizabeth Sanchez affirm that on May 14, 2012,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ X Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
____ Maximum Linear feet of Gables protruding from setback plane
____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

____ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

We are requesting a small bedroom addition (204 sq ft) to the existing upstairs to accommodate our family of 4. We purchased the house under the belief that the addition was possible so that our children could have separate bedrooms. In order to bring the requested addition into variance acceptance, we will also remove existing concrete to reduce impervious coverage and warrant a side parking space to provide 2 legal spaces.

The small addition will not add to the footprint of the house whatsoever and will be barely visible to neighbors. It would not detract from the neighborhood, in fact there are far larger homes and duplexes in our neighborhood. However, it will allow us to stay long-term in a residential zoning district.

B1/2

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The residence is not presently conducive to a family. It was designed as a 2 bedroom (upstairs) with a flexible room downstairs to be used as a media room or bedroom. That room cannot be occupied by children as it's removed from the master bedroom and is lined with large windows and a door that exits to the back patio. We don't believe the room to be suitable to a small child (nor teenager).

REQUEST:

2. The request for the modification is unique to the property in that:

The addition will not add to the footprint of the home at all, it only extends the existing upstairs slightly and will only be apparent on the Red River side of our property. Additionally, it will fit within the character of the neighborhood as we are surrounded by larger homes and duplexes. Our home is craftsman style, complementing the character of Hyde Park. We are requesting a very small addition upstairs that will give us an additional bedroom. When we purchased the house, the previous owners showed us their plans for this addition & we believed this was possible. We would not have purchased the house otherwise. We love the neighborhood and our home, the addition will allow our family to remain in the house long-term. We have lost two neighbors already who have growing families, we would prefer to remain in the neighborhood and our home.

AREA CHARACTER:

3. The modification 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:

B1/3

The modifications will not add to the footprint of the home whatsoever, it will not add height or area to the lot. The modifications will take advantage mainly of open space over a garage and will not impact neighbors at all. The planned addition is barely visible from the exterior. We have approval and support of all of our adjacent neighbors and we have several homes and duplexes surrounding us that are larger with higher coverage than our home.

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

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

Mailing Address 814 E 46th Street

City, State Austin, TX Zip 78751

Phone 512-826-4914 Printed Name Elizabeth Sanchez

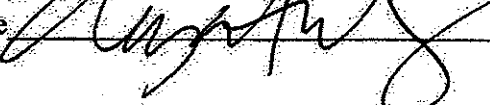
Signature  Date 11/15/12

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

Mailing Address 814 E 46th Street

City, State Austin, TX Zip 78751

Phone 512-826-4914 Printed Name Elizabeth Sanchez

Signature  Date 11/15/12

City of Austin Residential Permit Application Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	2012-047087PR		B1 4
	Assigned: Edward Vigil	Due Date:	
	Review Date: 5-11-12	Issue Date:	
	Reviewed/Approved:	Issued:	

Project Address: 814 East Forty Sixth Street	Tax Parcel ID: ID#1: 525609 ID#2: 02201011190000
Legal Description: LOT 3 46TH 7 RED RIVER	
Zoning: SF-3	Lot Size (square feet): 6324
Neighborhood Plan Area (if applicable): Hyde Park	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Does this site have a Board of Adjustment (BOA) variance? Y N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: Proximity to a floodplain may require additional review time.	

Existing Use: vacant <input type="checkbox"/>	single-family residential <input checked="" type="checkbox"/>	duplex residential <input type="checkbox"/>	two-family residential <input type="checkbox"/>	other <input type="checkbox"/>
Proposed Use: vacant <input type="checkbox"/>	single-family residential <input checked="" type="checkbox"/>	duplex residential <input type="checkbox"/>	two-family residential <input type="checkbox"/>	other <input type="checkbox"/>
Project Type: new construction <input type="checkbox"/>	addition <input type="checkbox"/>	addition/remodel <input checked="" type="checkbox"/>	remodel/repair <input type="checkbox"/>	other <input type="checkbox"/>
# of bedrooms existing: 3	# of bedrooms proposed: 3	# of baths existing: 3	# of baths proposed: 0	
Will all or part of an existing exterior wall be removed as part of the project? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>				
Note: Removal of all or part of a structure requires a demolition permit.				
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)				
Reconfigure driveway to provide 1 parking space outside of garage. Align curb cut.				
Removal of 88 s.f. of concrete impervious cover.				
Remodel Laundry Room and Home Office on First Floor.				
204 s.f. Bedroom addition on Second Floor.				
Non-enclosed Balcon addition on Second Floor.				
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input checked="" type="checkbox"/>				

B1/5

Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21) Existing Building Coverage (sq ft): <u>2412</u> % of lot size: <u>38.14</u> Proposed Building Coverage (sq ft): <u>2412</u> % of lot size: <u>38.14</u>	
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23) Existing Impervious Cover (sq ft): <u>2934</u> % of lot size: <u>46.39</u> Proposed Impervious Cover (sq ft): <u>2846</u> % of lot size: <u>45.00</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>24'</u> ft Number of Floors: <u>2</u> # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) Y <input type="checkbox"/> N <input checked="" type="checkbox"/> *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Width of approach (measured at property line): <u>24'</u> ft. Distance from intersection (for corner lots only): <u>105'</u> ft. Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Job Valuation		
Total Job Valuation: \$ 50,000.00 Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 35,000 Primary Structure: \$ <u>50,000</u> Accessory Structure: \$ <u>0.00</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 15,000 Bldg: \$ <u>12,500</u> Elec: \$ <u>12,500</u> Plmbg: \$ <u>12,500</u> Mech: \$ <u>12,500</u>

BL/6

Building and Site Area			
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1 st floor conditioned area	1647	0	1647
2 nd floor conditioned area	866	204	1113
3 rd floor conditioned area	-	-	-
Basement	-	-	-
Covered Parking (garage or carport)	443	0	443
Covered Patio, Deck or Porch 202 / / 120	322	0	322
Balcony	0	100	100
Other	-	-	-
Total Building Coverage	3278	204	3525
Driveway	414	-88	326
Sidewalks	90	0	90
Uncovered Patio /	-	-	-
Uncovered Wood Deck (counts at 50%)	-	-	-
AC pads	18	0	18
Other (Pool Coping, Retaining Walls)	-	-	-
Total Site Coverage	2934	-88	2846
Pool	-	-	-
Spa	-	-	-

Gross Floor Area This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1st Floor	1969	0	-120	
2nd Floor	866	204	0	
3rd Floor	-	-	-	
Basement	-	-	-	
Attic	-	-	-	
Garage (attached)	443	0	-200	
(detached)	-	-	-	
Carport (attached)	-	-	-	
(detached)	-	-	-	
Accessory building(s) (detached)	-	-	-	

TOTAL GROSS FLOOR AREA 3162

(Total Gross Floor Area /lot size) x 100 = 50 **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 3? Y ☒ N ☐
 Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☒ N ☐
 Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒
 Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☐ N ☒
 Is a sidewall articulation required for this project? Y ☒ N ☐
 Does any portion of the structure extend beyond a setback plane? Y ☐ N ☒

BI 7
May Allowed
2529.6
632.4 over FAR
3162.4

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or 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; or a parking area that is open on two or more sides, if it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or 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. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It

BI/8

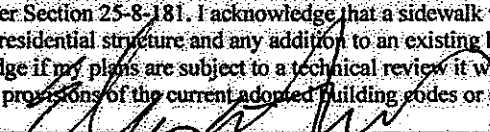
is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

B1/9

Owner	Roberto & Elizabeth Sanchez	Applicant or Agent	
Mailing Address	814 East Forty Sixth Street	Mailing Address	
Phone	512.826.4914	Phone	
Email	ellie@staticwest.com	Email	
Fax		Fax	Martin Barrera, Architect
General Contractor		Design Professional	
Mailing Address		Mailing Address	1000 East Cesar Chavez Street, Suite 200
Phone		Phone	512.473.0055
Email		Email	martin@mb-architect.com
Fax		Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☒ N ☐

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 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 and compliance with current code may be required. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. 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. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50% or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin. Applicant's signature:  Date: 11/15/12

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Architectural Record
A00 Site Plan
A10 First + Second Floor Plans
A20 Building Elevations
A21 Building Elevations

Martin Burrez, Architect

Abstract

11

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Center for

Line Above

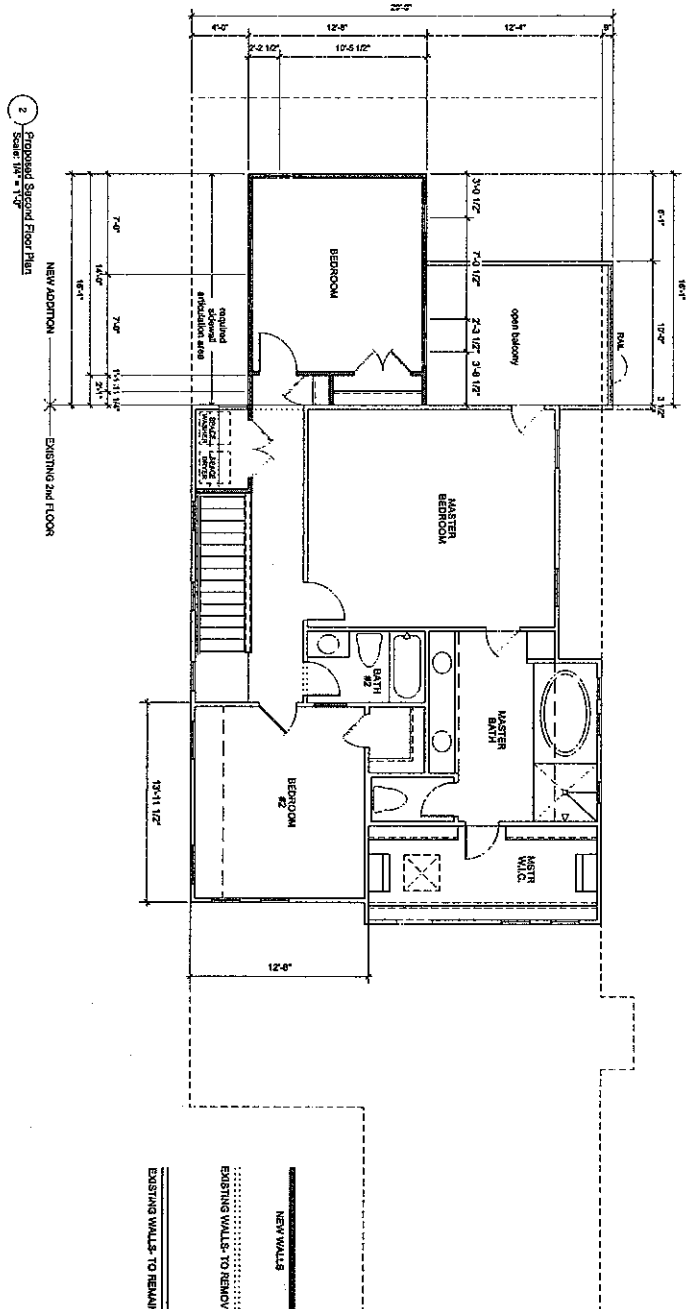
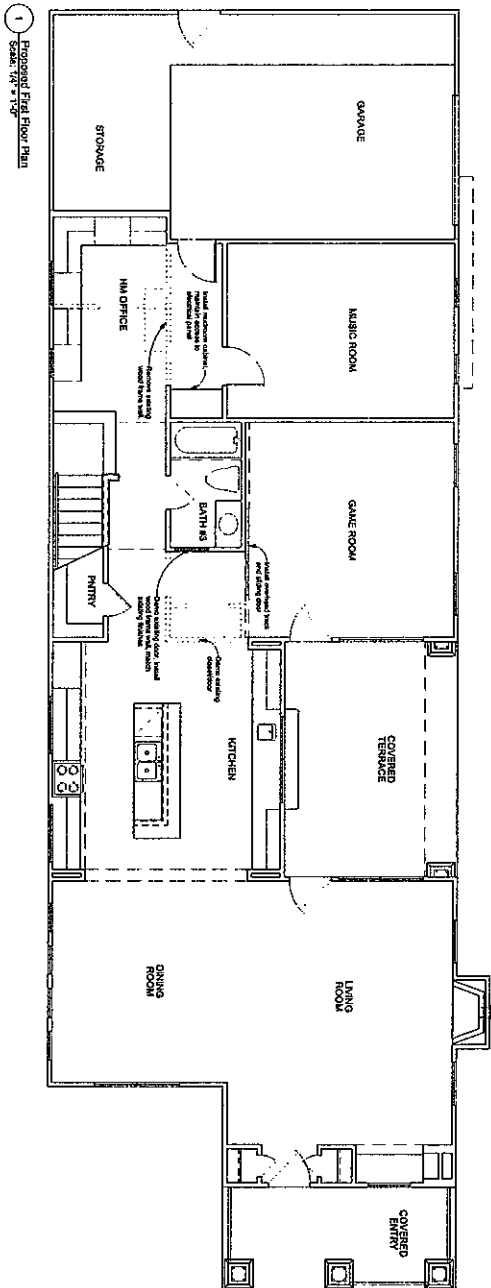
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Kerris Barron, Architect
4233 West Street
Austin, Texas 78722
512.477.0053 (Phone)
512.477.0053 (Fax)
www.kerrisbarron.com

Authority
Professional Seal of the State of Texas, No. 11111

Project ID
3801

Project
Garage Addition
2400 West Street
Austin, Texas 78721

Owner
Robert J. Edwards
Austin, Texas 78721

ID	Date	Revision
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Date
9/11/13

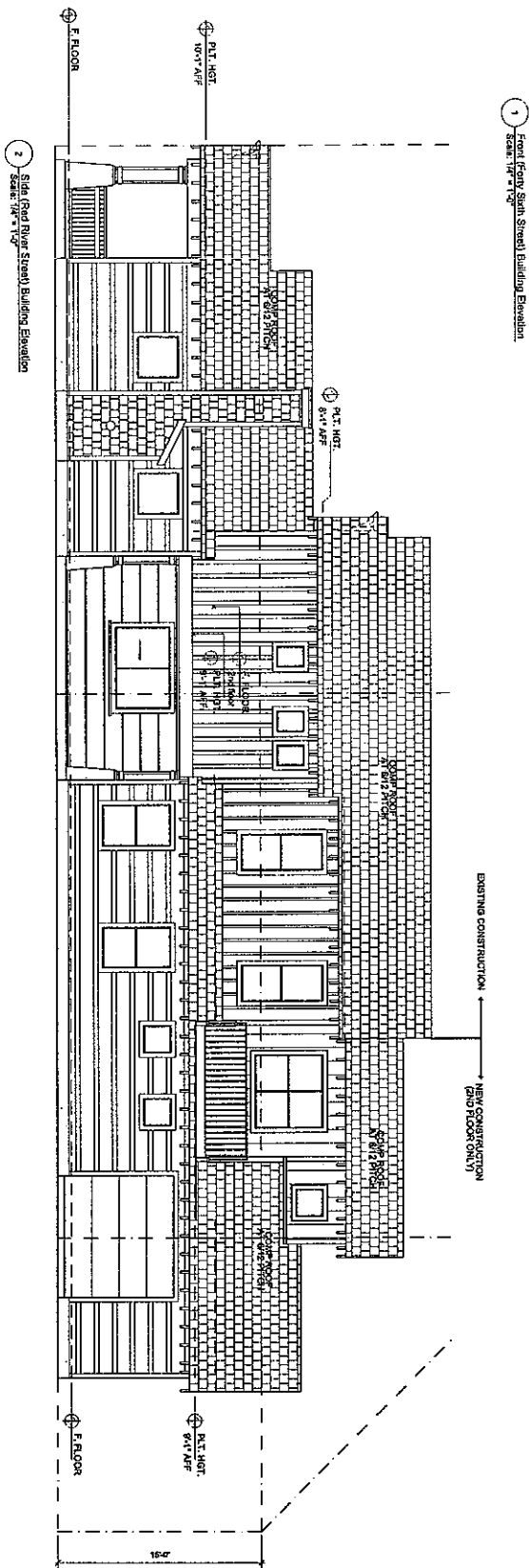
Drawn
RJB

Reviewed
RJB

First + Second Floor Plan

A1.0

NOTE:
THERE IS NO INCREASE IN AVERAGE ROOF HEIGHT OR MAXIMUM ROOF HEIGHT AS A RESULT OF PROPOSED ADDITION.

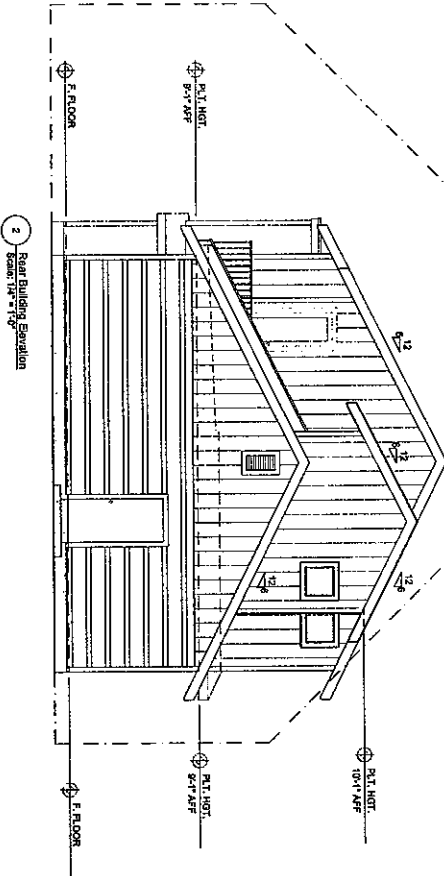
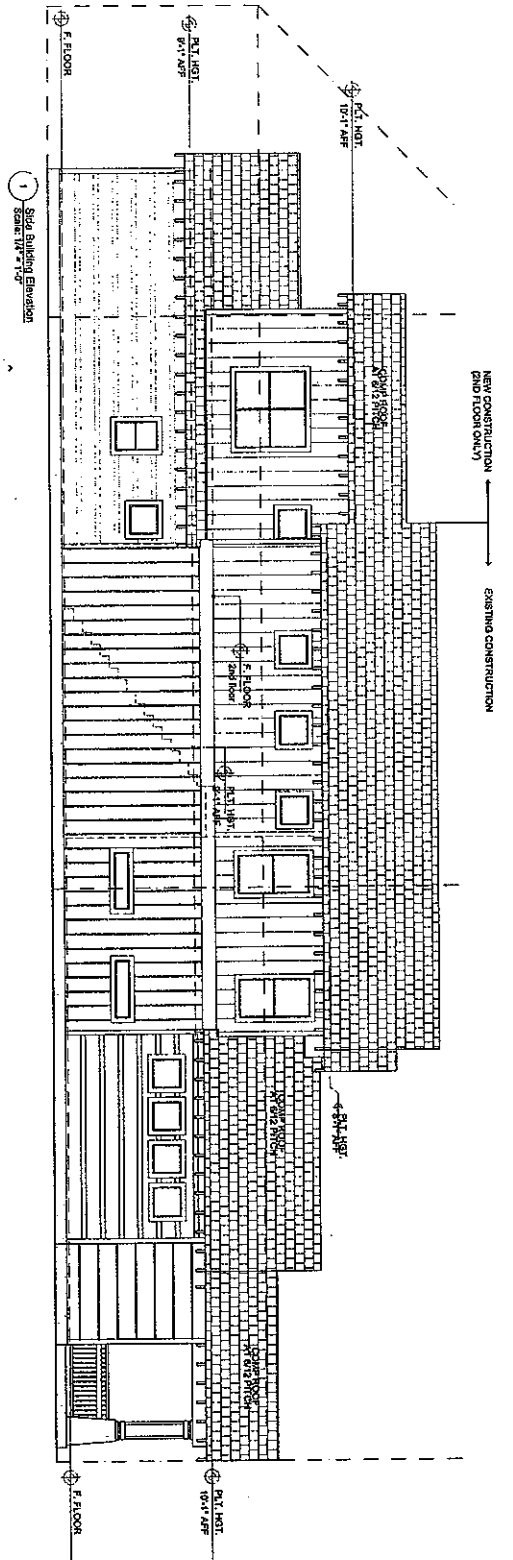


2 Slide (Red River Street) Building Elevation
Scale: 1/4" = 1'-0"

EXISTING CONSTRUCTION → NEW CONSTRUCTION (2ND FLOOR ONLY)

[illegible]

B1/13



NOTE:
THERE IS NO INCREASE IN AVERAGE ROOF HEIGHT OR MAXIMUM
ROOF HEIGHT AS A RESULT OF PROPOSED ADDITION.

City of Austin
Austin, Texas 78701
312.757.2000 (local)
512.757.4471 (toll-free)
www.austintexas.gov
austinfo@cityofaustin.com

Authority
Austin, Texas 78701
312.757.2000 (local)
512.757.4471 (toll-free)
www.austintexas.gov
austinfo@cityofaustin.com

City of Austin
Austin, Texas 78701
312.757.2000 (local)
512.757.4471 (toll-free)
www.austintexas.gov
austinfo@cityofaustin.com

Project ID
3661

Project
Building
14400000000000000000
Austin, Texas 78701

Owner
Hickman + Hickman Architects
14400000000000000000
Austin, Texas 78701

CD Date Revision

3. 11.18.12 B222
CD Date Issue
Date 11.18.12
Project 11.18.12
Revision 001
Building Emissions

B1
14Owner's Name **SANCHEZ ROBERTO J & ELIZABETH J**

Property Details

Mailing Address 814 E 46TH ST
AUSTIN, TX 78751-3305

Location 814 E 46 ST 78751

Legal LOT 3 46TH & RED RIVER

Deed Date 09042008

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1452

Block

Tract or Lot 3

Docket No. 2008153079TR

Abstract Code S00018

Neighborhood Code Y1004

Value Information

2012 Preliminary

Land Value 0.00
 Improvement Value 0.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 0.00
 10% Cap Value 0.00
 Total Value 0.00

Pending notice of appraised value

Data up to date as of 2012-05-09

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		0.00	0.00	0.00	0.00
01	AUSTIN ISD	1.242000	0.00	0.00	0.00	0.00
02	CITY OF AUSTIN	0.481100	0.00	0.00	0.00	0.00
03	TRAVIS COUNTY	0.485500	0.00	0.00	0.00	0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	0.00	0.00	0.00	0.00
68	AUSTIN COMM COLL DIST	0.094800	0.00	0.00	0.00	0.00

Improvement Information

Improvement ID

State Category

Description

664991

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
664991	4107785	1ST	1st Floor	WW5-	2006	1,377
664991	4107787	2ND	2nd Floor	WW5-	2006	798
664991	4107788	011	PORCH OPEN 1ST F	*5-	2006	192
664991	4107789	011	PORCH OPEN 1ST F	*5-	2006	136
664991	4107790	041	GARAGE ATT 1ST F	WW5-	2006	754
664991	4107792	251	BATHROOM	**	2006	3
664991	4107794	522	FIREPLACE	*5-	2006	1
664991	4107795	095	HVAC RESIDENTIAL	**	2006	2,175

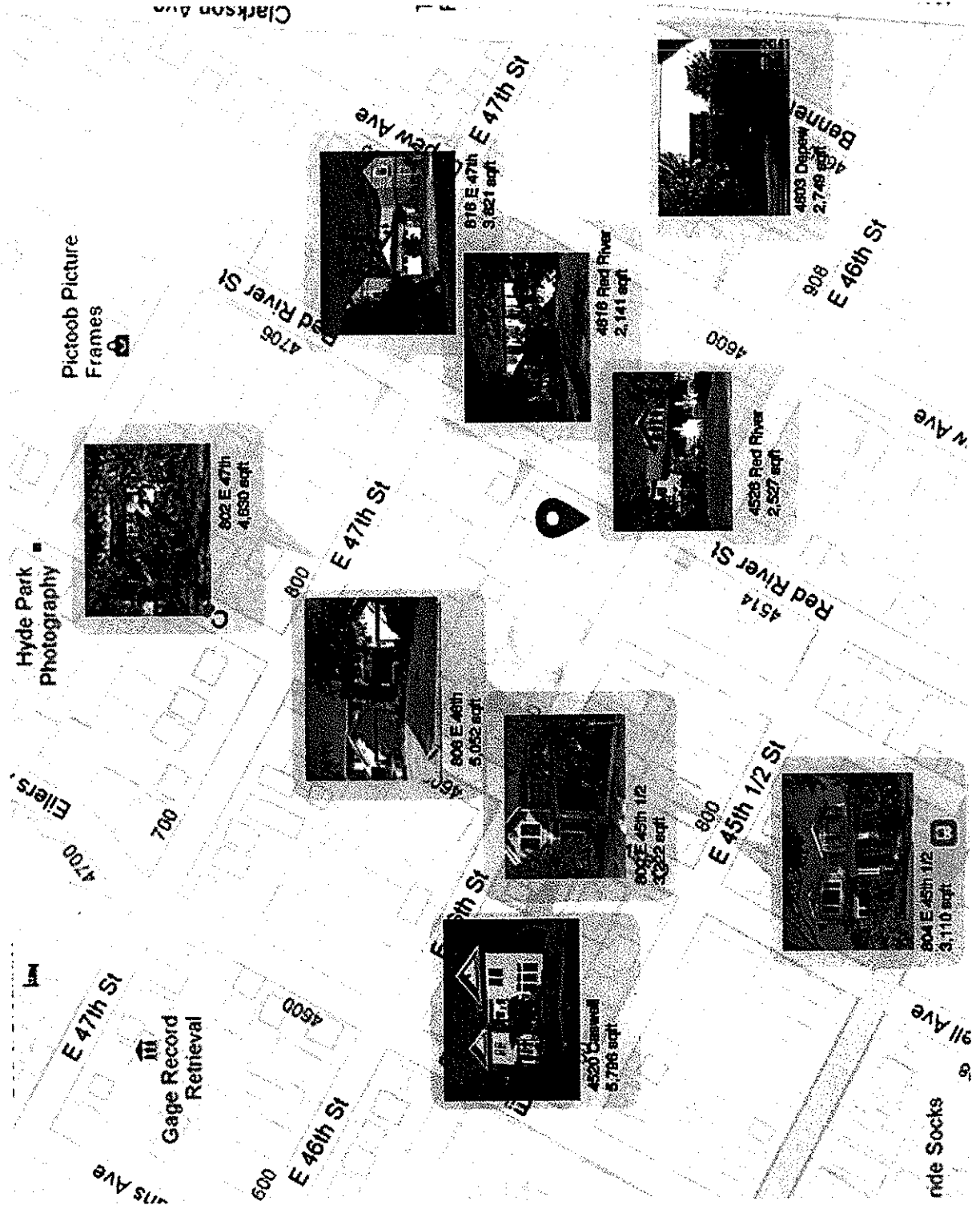
Total Living Area 2,175

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
435689	LAND	A1	T	0.145	0	0	6,324

B1
15

Comparable Home Sizes and Architecture – Within 2 block radius



FAR Calculations - 500 Square Feet Around Property

Note: Based on available data from Travis County Appraisal District - not a true FAR calculation, based on living square footage & lot size

B1/18

	Living Area	Lot Size	FAR
814 E 46th Street	2,175	6,324	34.39% Subject Property
4604 Red River	2,244	8,596	Adjacent -
812 E 46th Street	2,134	6,295	26.11% Abandoned, For Sale
4607 Red River	1,740	14,392	33.90% Adjacent
4526 Red River	2,527	10,328	12.09% Across the Street
			24.47% Across the Street
812 E 46th Street	2,134	6,295	33.90%
810 E 46th Street	2,431	6,304	38.56%
808 E 46th Street (A. B & C)	2,842	8,217	34.59%
806 E 46th, A&B	5,052	7,885	64.07%
816 E 46th Street (A&B)	3,710	7,710	48.12%
811 E 46th Street	2,724	8,064	33.78%
809 E 46th Street	2,549	7,214	35.33%
805 E 46th Street	2,223	10,488	21.20%
801 E 46th Street	1,623	10,643	15.25%
901 E 46th Street	1,104	5,602	19.71%
903 E 46th Street	1,316	4,901	26.85%
812 E 45th 1/2	1,584	5,370	29.50%
810 E 45th 1/2	876	5,256	16.67%
806 E 45th 1/2	1,536	10,553	14.56%
804 E 45th 1/2	3,110	7,885	39.44%
800 E 45th 1/2	3,222	7,961	40.47%
811 E 45th 1/2	1,563	9,230	16.93%
809 E 45th 1/2	1,706	9,178	18.59%
807 E 45th 1/2	1,038	5,937	17.48%
4601 Caswell	1,680	8,435	19.92%
4603 Caswell	1,438	8,526	16.87%
4605 Caswell	1,004	12,700	7.91%
4607 Caswell	1,564	6,670	23.45%
4609 Caswell	1,564	5,852	26.73%
4615 Caswell	Not available		
4612 Caswell	4,771	12,452	38.32%
4608 Caswell	1,372	6,318	21.72%
4606 Caswell	1,269	10,208	12.43%
4600 Caswell	2,178	23,713	9.18%
4522 Caswell	1,410	7,863	17.93%
4520 Caswell	5,796	9,054	64.02%
4514 Caswell	1,592	13,174	12.08%
4512 Caswell	1,337	12,851	10.40%
4510 Caswell	1,000	8,367	11.95%
4506 Caswell	2,092	7,266	28.79%

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19

4507 Caswell	2,739	12,554	21.82%
816 E 47th Street (A&B)	3,821	9,000	42.46%
812 E 47th Street	3,865	7,200	53.68%
810 E 47th Street	1,040	7,282	14.28%
806 E 47th Street	1,410	8,329	16.93%
802 E 47th Street	4,630	14,754	31.38%
809 E 47th Street	1,383	4,935	28.02%
804 E 47th Street (A,B,C & D)	7,544	4,982	151.43%
805 E 47th Street	2,484	10,708	23.20%
807 E 47th Street	2,500	7,318	34.16% Approximate
811 E 47th Street	2,724	8,064	33.78%
4604 Red River	2,244	8,596	26.11%
4612 Red River	2,194	15,755	13.93%
4616 Red River	2,141	10,205	20.98%
4601 Red River	1,522	9,663	15.75%
4607 Red River	1,740	14,392	12.09%
4613 Red River	1,764	6,573	26.84%
4615 Red River	1,388	10,483	13.24%
4617 Red River	1,248	5,225	23.89%
4619 Red River	1,209	5,226	23.13%
4621 Red River	832	5,199	16.00%
4623 Red River	1,264	7,541	16.76%
4625 Red River	2,874	9,100	31.58%
4504 Red River	2,330	7,776	29.96%
4506 Red River	2,031	6,491	31.29%
4508 Red River	1,072	6,652	16.12%
4510 Red River	1,861	7,475	24.90%
4514 Red River	1,082	9,931	10.90%
4518 Red River	1,290	7,889	16.35%
4520 Red River	1,065	7,754	13.73%
4526 Red River	2,527	10,328	24.47%
4526 Red River	1,290	7,889	16.35%
4501 Red River	1,496	5,600	26.71%
4503 Red River	1,175	10,484	11.21%
4505 Red River	872	7,850	11.11%
4507 Red River	1,126	7,861	14.32%
4509 Red River	1,560	5,255	29.69%
4517 Red River	574	5,248	10.94%
4519 Red River	929	5,237	17.74%
4521 Red River	1,773	5,190	34.16%
4710 Depew	1,944	6,437	30.20%
4708 Depew	3,376	7,984	42.28%
4700 Depew	3,416	14,444	23.65%
4624 Depew	3,618	11,690	30.95%
4622 Depew	912	5,246	17.38%

4620 Depew	1,136	5,217	21.77%
4618 Depew	1,446	5,049	28.64%
4616 Depew	2,078	4,995	41.60%
4614 Depew	876	5,248	16.69%
4612 Depew	1,650	5,230	31.55%
4610 Depew	2,212	5,200	42.54%
4608 Depew	780	5,240	14.89%
4606 Depew	1,140	5,208	21.89%
4606 Depew	1,140	5,208	21.89%
4606 Depew	1,140	5,208	21.89%
4524 Depew (A&B)	not available	not available	
4520 Depew	2,250	7,805	28.83%
4518 Depew	1,105	7,845	14.09%
4514 Depew	2,646	6,517	40.60%
4512 Depew	1,994	6,525	30.56%
4510 Depew	1,876	6,508	28.83%
4508 Depew	1,876	6,508	28.83%
4504 Depew	800	7,846	10.20%

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SUBD.
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WORLDLY ADJIN
SEC. 2
0220101212

22
E 46TH ST
CONDO

3-4 0220101502
RED RIVER NORTH
CONDO ASSN
0220101521

12

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E 46TH ST

E 46TH ST

E 45TH 1/2 ST

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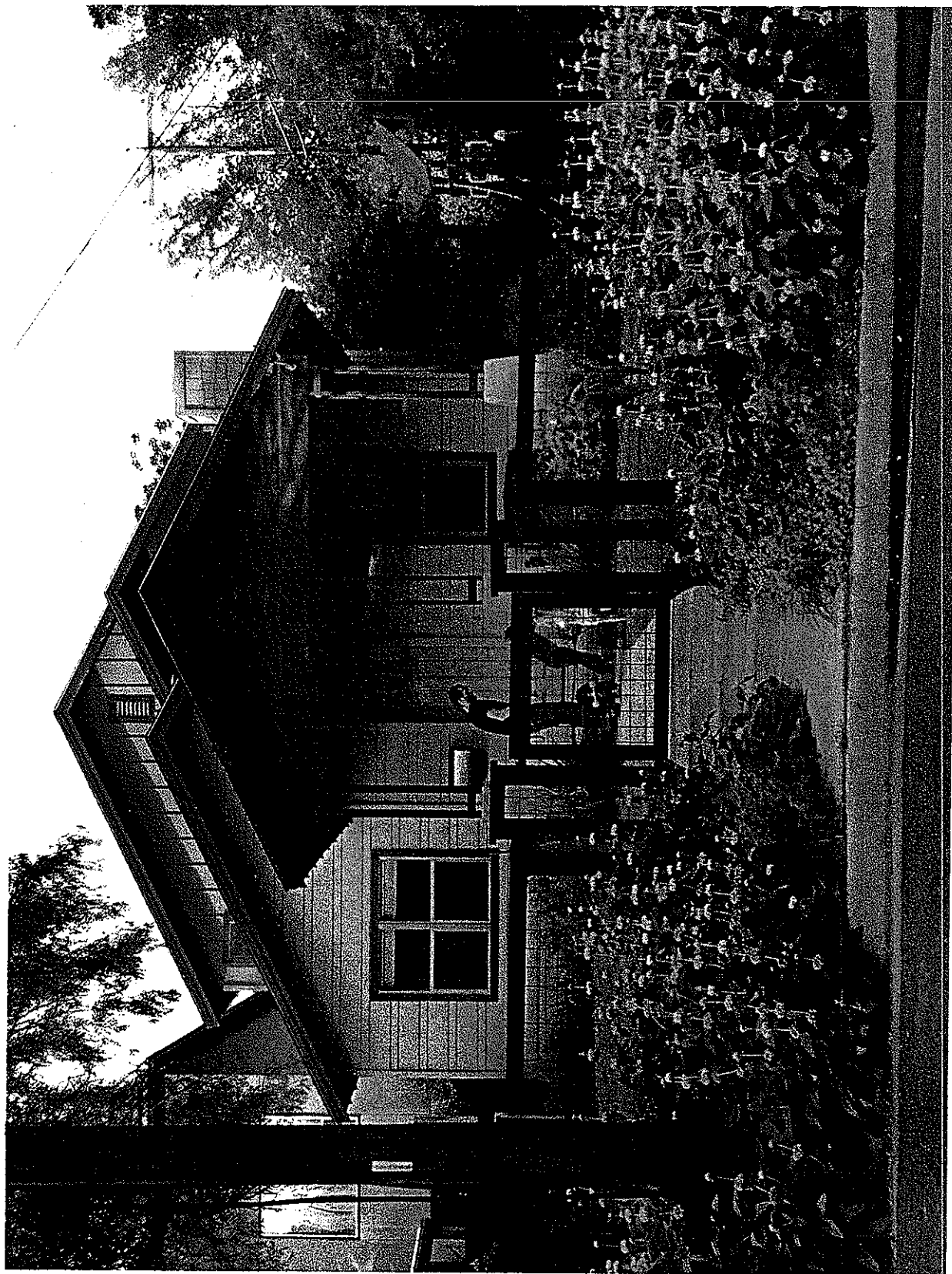
Aerial view



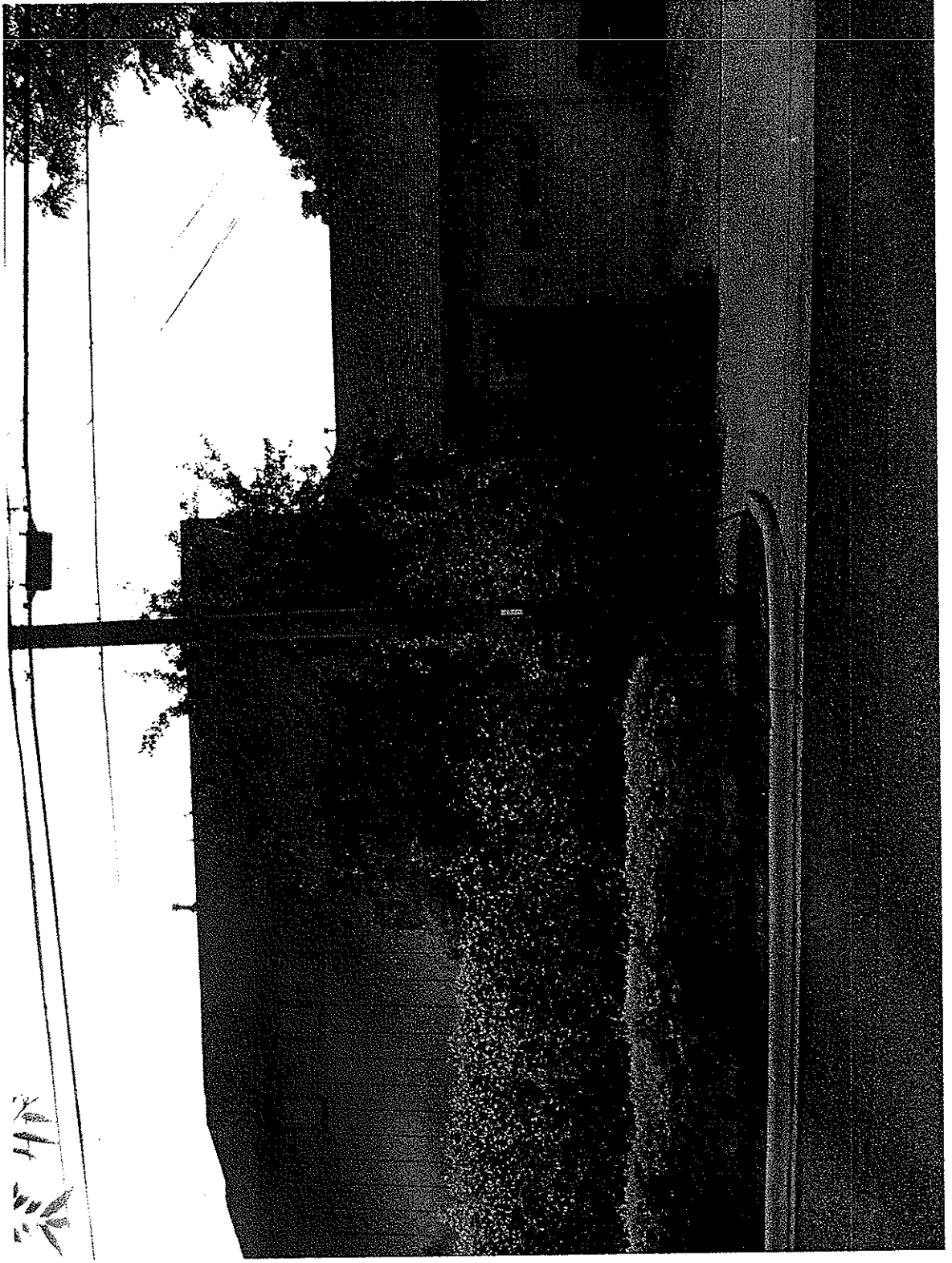
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Subject Property Front: 814 E 46th Street



Subject Property Side: 814 E 46th Street



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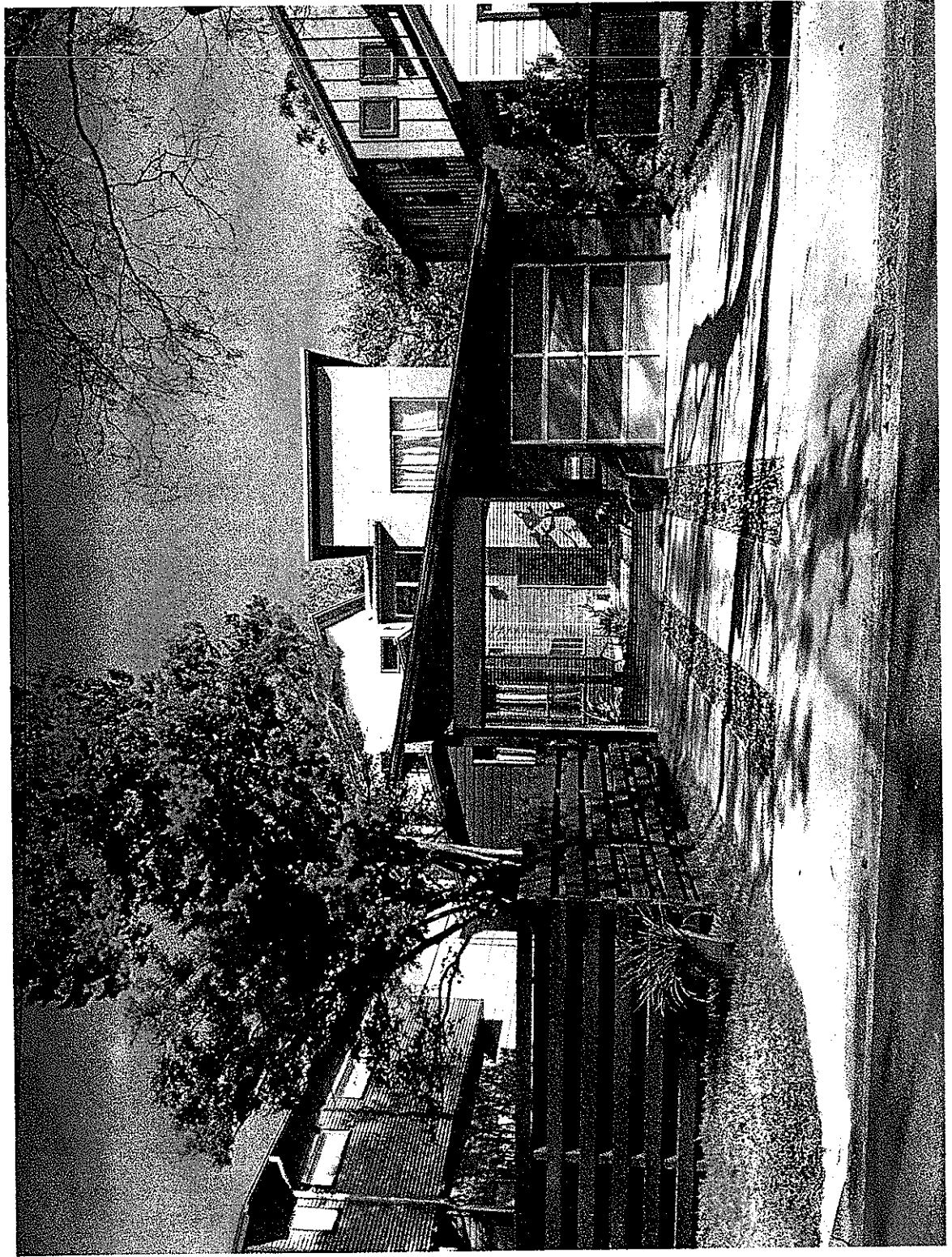
Photo: 4604 Red River – Adjacent Property



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Photo: 812 E 46th Street — Adjacent Property



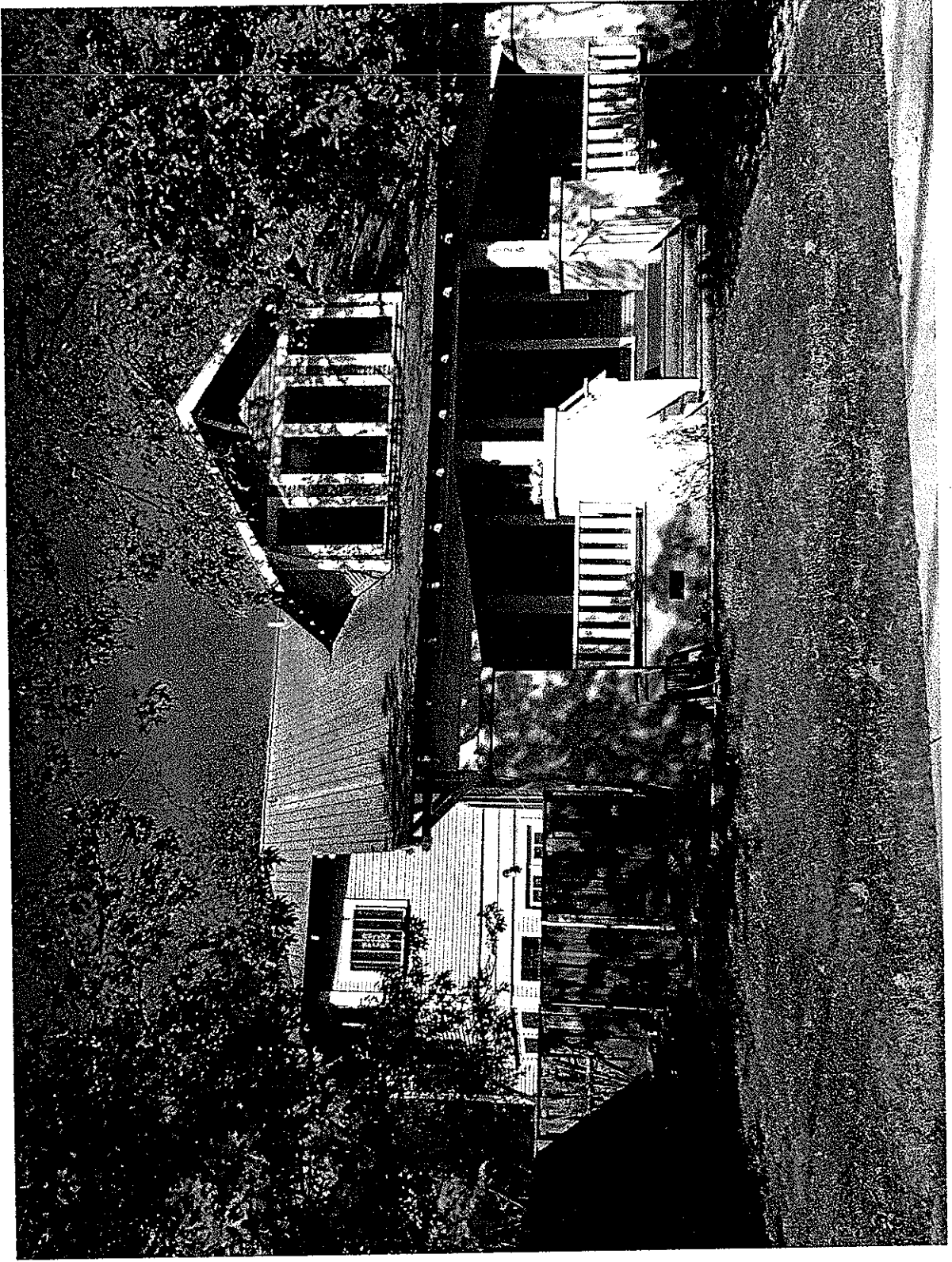
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27

Photo: 4607 Red River – Across the Street



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28

Photo: 4526 Red River – Across the Street



I have reviewed the plans for 814 E 46th Street and am in favor of the requested addition:

B1/29

NAME	ADDRESS	SIGNATURE
Patrick Anderson	810 E 46 th , Austin, TX, 78751	Patrick Anderson
Laura Powell	810 E 46 th Austin, TX, 78751	Laura Powell
Brian McDaniel	811 E 46 th Austin TX 78751	Brian McDaniel
DAVID SMITH	805 E. 46 th Austin TX 78751	David Smith
Laura Charley	801 E 46 th Austin TX 78751	Laura Charley
Larry Edelman	4522 Caswell Austin TX 78751	Larry Edelman
Holly Taylor	4520 Caswell Ave. Austin, TX 78751	Holly Taylor
JOHN S. ADAIR	4520 CASWELL AVE, AUSTIN TX 78751	John S. Adair
Caren Pinzur	804 E 45 th 1/2 St., Austin, TX 78751	Caren Pinzur
Samantha Farmer	807 E 45 th 1/2 St, Austin TX 78751	Samantha Farmer
Masha Alapont	966 E 45 th 1/2 St. Austin TX 78751	Masha Alapont
Travis Kelldorf	812 E. 45 th 1/2 St. Austin TX 78751	Travis Kelldorf
Ruth Buskirk	811 E 45 th St Austin TX 78751	Ruth Buskirk
Brett Hallum	4510 Red River St A. Austin, TX 78751	Brett Hallum
Troy Geary	4509 Red River St. Austin, TX 78751	Troy Geary
Warren Hamill	4509 Red River St Austin TX 78751	Warren Hamill
Mark Smith	4519 Red River St Austin TX 78751	Mark Smith
Michelle Harper	4518 Red River St Austin TX 78751	Michelle Harper
Troy Campbell	4518 Red River St Austin TX 78751	Troy Campbell
Enka Patan	4503 Red River St. Austin, TX 78751	Enka Patan
Maggie Sharkey	4613 Red River St Austin TX 78751	Maggie Sharkey
Nancy Patten	4613 Red River St Austin TX 78751	Nancy Patten
MATTHEW SULLIVAN	4613 Red River St Austin TX 78751	Matthew Sullivan
John Pell	4616 Red River St Austin TX 78751	John Pell
John Gardner	4616 Red River St Austin TX 78751	John Gardner
Brad Mastfield	812 E 47 th Unit A Austin TX 78751	Brad Mastfield
Kristen King	816 E 47 th Street, Austin TX 78751	Kristen King
Jabelyn Insom	809 E 47 th St Austin TX 78751	Jabelyn Insom
Eric Petersen	810 E 47 th St. Austin, TX 78751	Eric Petersen
Jenna Nichols	810 E. 47 th St. Austin, TX 78751	Jenna Nichols
igabala Bogun	4526 Red River St 78751	igabala Bogun
Mercy Lawler	4526 Red River St. 78751	Mercy Lawler
Denise Shind	4520 Red River St 78751	Denise Shind
Justin Murty	4607 Caswell Ave 78751	Justin Murty
JAMES CAMPLEY	4607 Red River 78751	James Campley

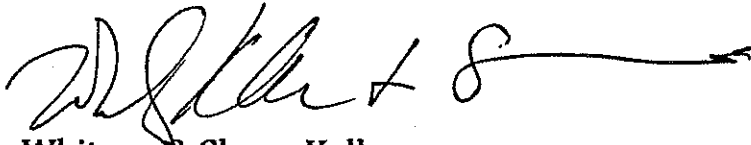
* I received approvals / support from all of our surrounding neighbors. The only exceptions are those who have not been home when I visited

5/17/12 BI
30

Dear City of Austin,

We approve of Ellie and Rob Sanchez adding square footage to their home at 814 East 46th Street. We would like to keep them as neighbors and this addition will keep them in their current home.

Thank you,

A handwritten signature in black ink, appearing to read 'Whitney & Shane Keller', followed by a long horizontal flourish line.

Whitney & Shane Keller
whitkeller@gmail.com
512-992-3047

B1
31

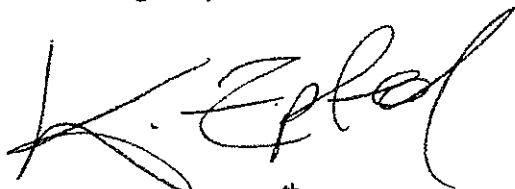
June 1, 2012

Attn: Residential Design and Compatibility Commission
Re: 814 E. 46th Street (Case 2012-047087PR)

As neighbors of the Sanchez family, we fully support their application to increase their floor-to-area ratio from 40% to 50% by building a second story addition to accommodate their family's growing needs. We feel that this type of modification would only enhance our own property value. These types of additions make our neighborhood that much more attractive to potential residents with families.

With our own growing family, we definitely understand the Sanchez's needs for space. I am afraid if approval is not granted for this project, and similar ones to follow, we may lose the family to another more suitable or accommodating neighborhood. This portion of Hyde Park is evolving in so many ways, and we feel this is just part of the change that needs to be accepted in order to move forward with Austin's growing economy and population.

Warm regards,



Kim Zipfel, 810 E. 46th Street
512.739.4560

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32

To the City of Austin -

I, Victor Flores, owner of property at 4604 Red River (next door to 814 E 46th St) approve of the plans for the addition to 814 E 46th Street, the Sanchez household.

The plans would not obstruct our views nor pose any concern to us. The Sanchez family has been good neighbors and we would like to keep them as neighbors. This addition would allow them to remain in their house long-term.

The end product of the construction is no way unsightly, it does NOT change the footprint, it doesn't interfere with either neighbor, nor the street side elevation...in terms of views, shadows, or setbacks. I strongly support the approval of this variance.

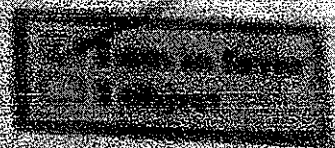
Signed,

Victor Flores
4604 Red River Street
Austin, Texas 78756
vfcjhw@gmail.com

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Comments should be submitted to the Board or Commission on the subject matter of the project before or at a public hearing. Your comments should include the project name, the scheduled date of the public hearing, and the project number and the current status of the project.

Case Number: 2012-04785718
Address: 811 E 46th St
Project: Office Building, 974-2322
Public Hearing: June 4, 2012
Residential Design and Compatibility Commission



STEPH WOOSTER
Project Manager

811 E 47TH ST UNIT B AUSTIN

Comments allowed by this application


Signature

5-30-2012
Date

Comments:

THE CANDIDY HAS DRAWN MEET IN THE
THE FUTURE TYPE OF CONSTRUCTION
THE AREA & SHOWS SENSITIVITY TO THE
STYLE OF HYDE PARK THE ANGLES
ELAND HAVE BEEN GREAT MODIFICATIONS

INTO SUPPORT THIS MODIFICATION

If you use this form to comment, it may be returned to:
City of Austin
Sara Donavick
PO Box 1003
Austin, TX 78767-8810