

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

DATE: Monday, April 14, 2014

CASE NUMBER: C15-2014-0054

Jeff Jack
Stuart Hampton
Ricardo De Camps
Bryan King
Fred McGhee
Melissa Hawthorne
Sallie Burchett

APPLICANT: Lisa, Evert

OWNER: Lisa, Evert

ADDRESS: 1600 NEWTON ST

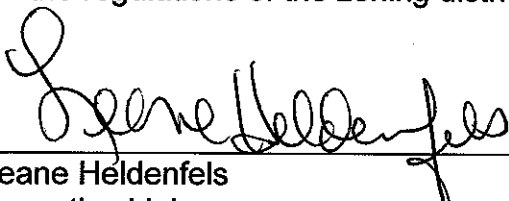
VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-492 (D) of the Site Development Standards to decrease the front yard setback requirement from 25 feet to 14 feet in order to construct a single family home in an "SF-3", Family Residence zoning district.

POSTPONED TO MAY 12, 2014 REQUEST OF APPLICANT

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:

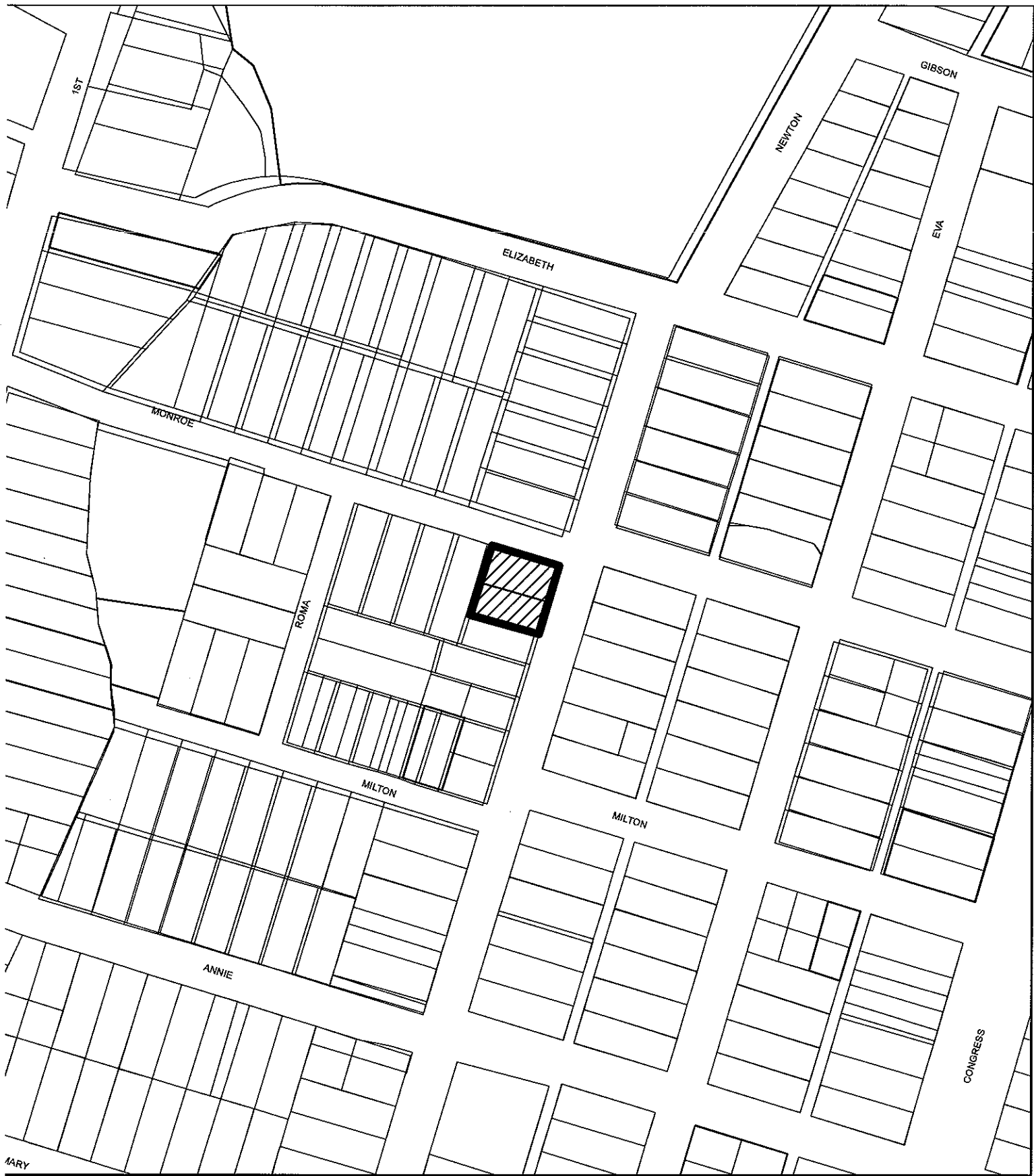
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman



SUBJECT TRACT



ZONING BOUNDARY

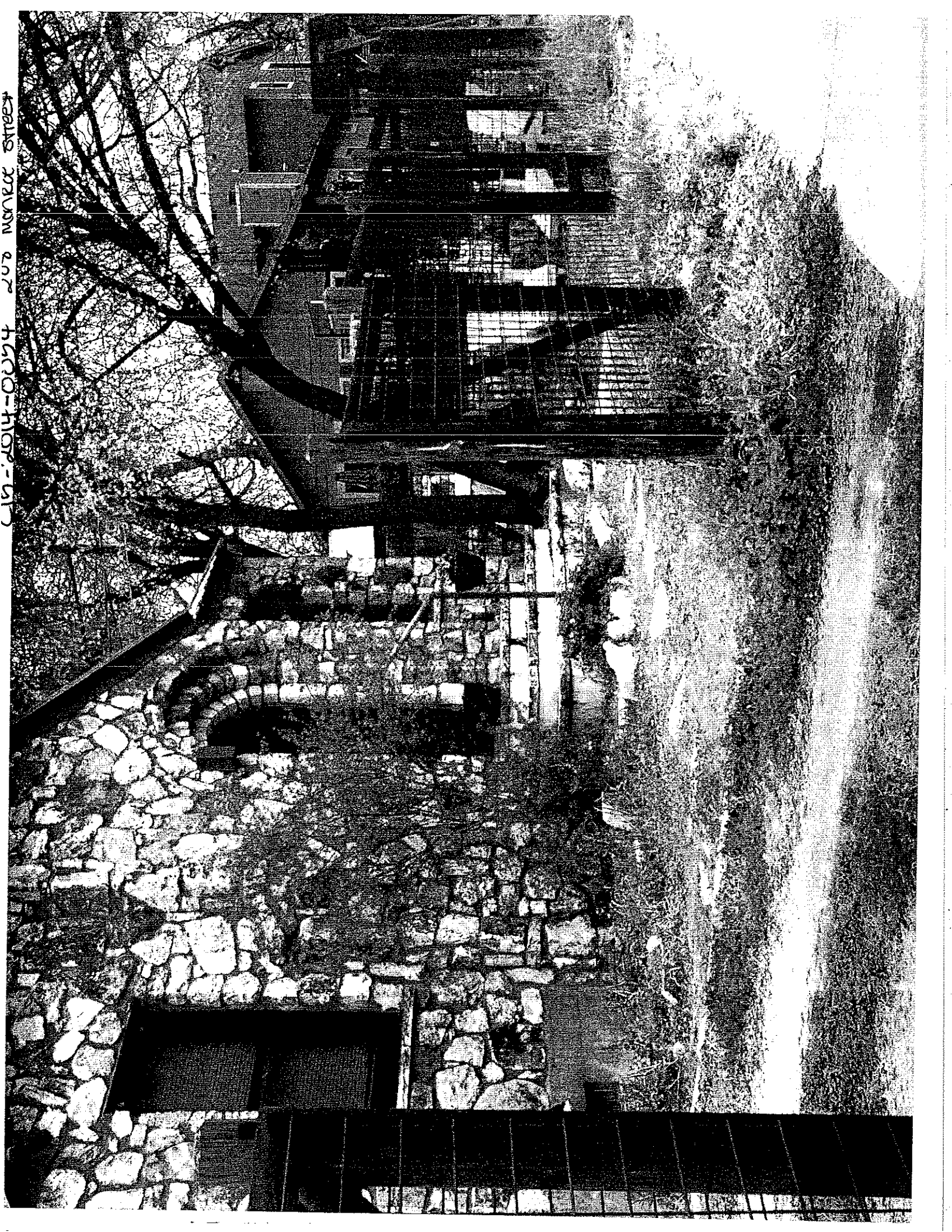
CASE#: C15-2014-0054
LOCATION: 1600 NEWTON ST



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.

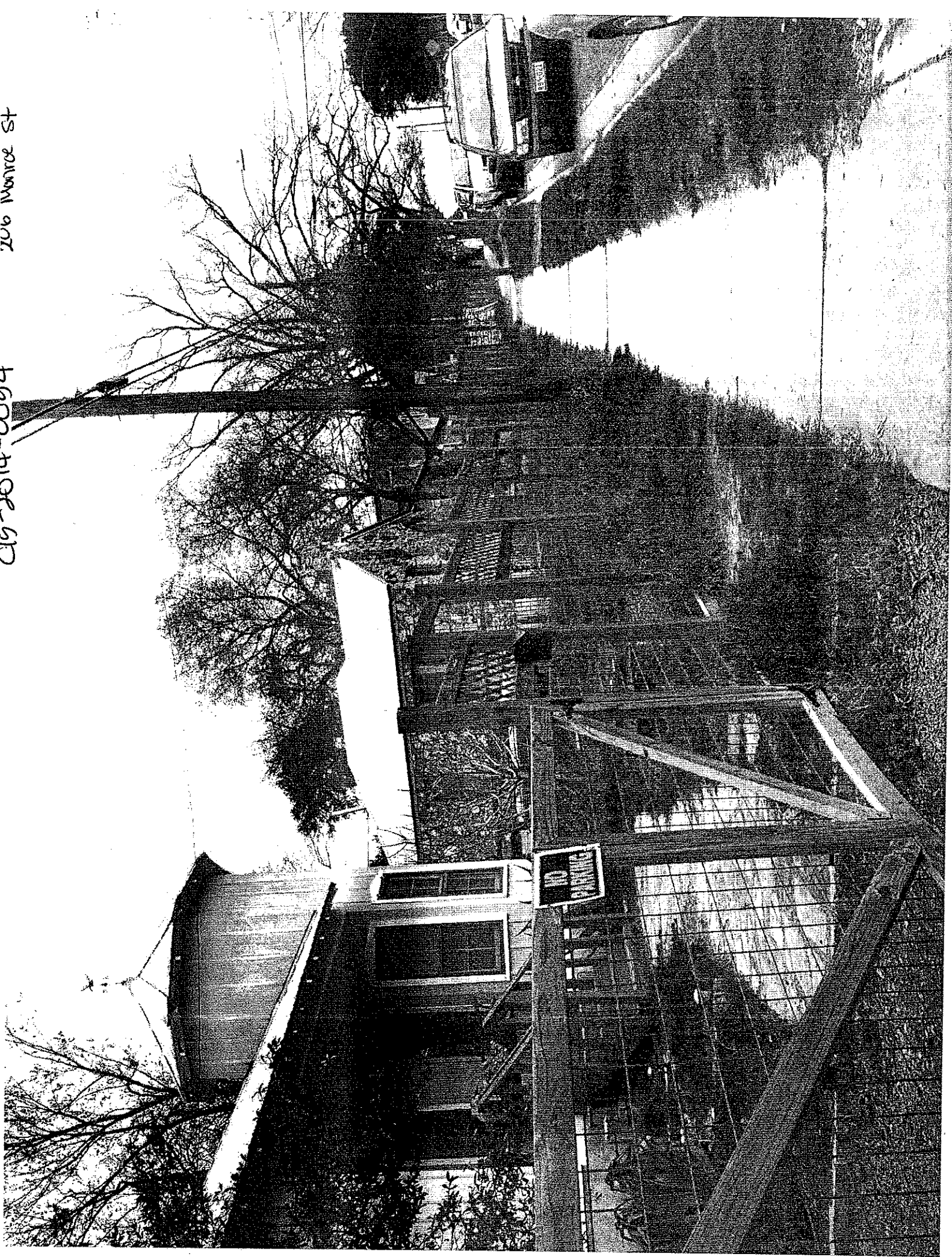
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

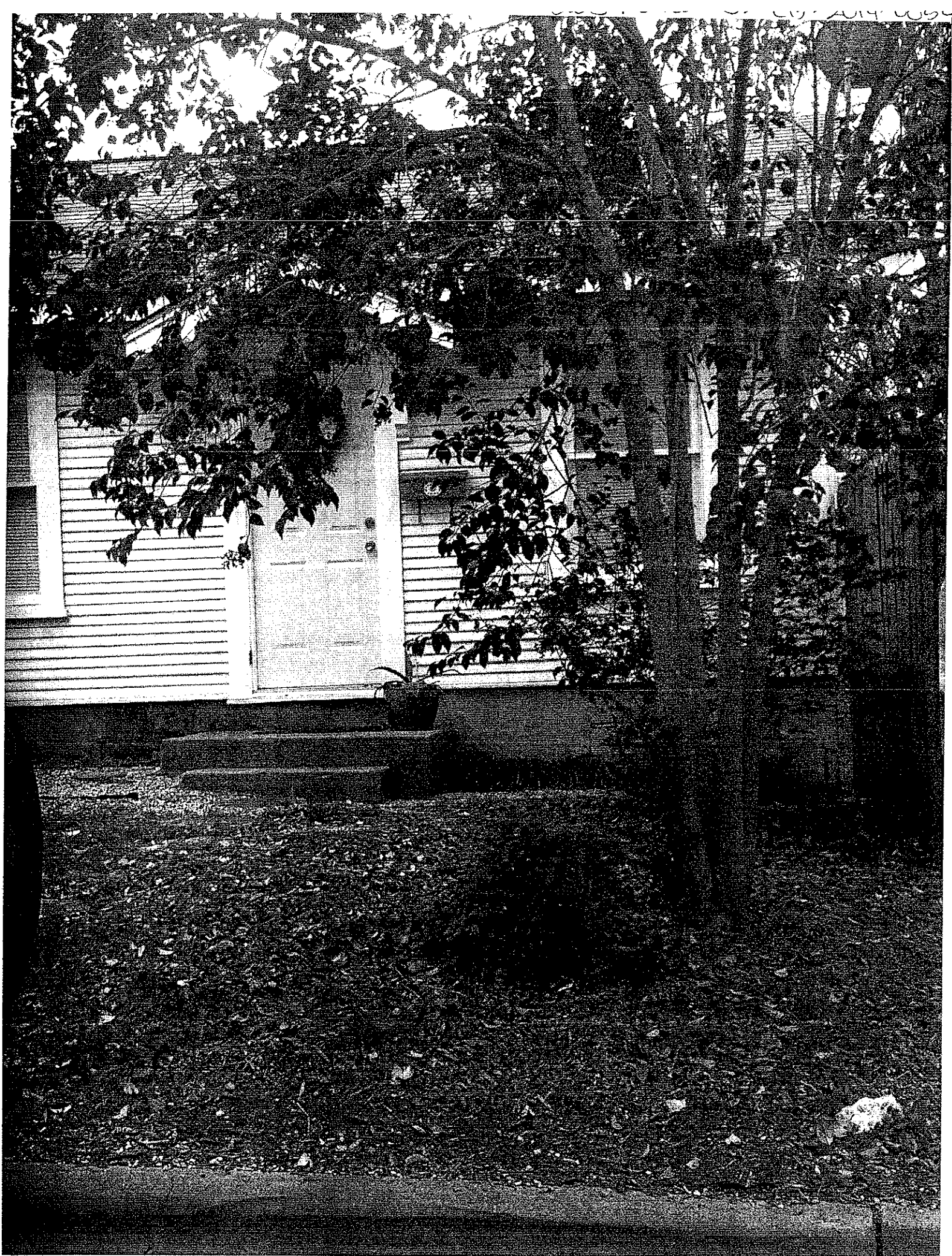
200 MARKA STREET



206 Monroe St

09-2014-0094






C15-2014-0054

City of Austin, TX

Attn: Board of Adjustments

I Support the sole application at 1600 Newton Street, which has requested a variance to decrease the minimum front street setback requirement from 25 feet to 14 feet.

 Signature
April 3, 2014 Date

1600 Eva Address
Austin, TX
78704

Dawn Moore ~~<DawnMoore@tate.com>~~

Thu, Feb 27, 2014 at 8:26 AM

To: Lisa Evert ~~<LisaEvert@gmail.com>~~, Kerry Tate ~~<KerryTate@tate.com>~~

Hi Lisa!

Sorry for the slow reply. We will support your variance.

We do not build custom homes at this time. I would recommend Alan Muskin with The Muskin Company. Good, good man that knows how to build a good house. Muskin's pricing is more reasonable than most builders.

Hope this helps

dawn moore

~~002507200~~

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.austintexas.gov/development.

Written comments must be submitted to 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: C15-2014-0054, 1600 Newton St.
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Greg Hansen's Amy Ewington
 Your Name (please print)

1500 Newton St.

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 560-1311

Comments:

See attached letter -
Frank Yuen

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

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

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--



Gregg Hansen

1500 Newton St
Austin, TX 78704
USA

Email: gregg.hansen@gmail.com
512.992.9159

April 5, 2014

Leane Heldenfels
City of Austin | Planning and Development Review

re: **Case #: C15-2014-0054, 1600 Newton St.**

Dear Ms. Heldenfels,

We get variances on a monthly basis for houses around our home at 1500 Newton Street. While most are reasonable – a little stretch here or there of the City codes, this request to decrease the front set-back minimum 11 feet at 1600 Newton is frankly ridiculous.

- 1) The owner claims this is a 'modest' home. For our neighborhood there is nothing 'modest' about a 3 bedroom, 2.5 bath, master-suite, 2-story house with a 'great room,' study' and a detached double garage. While we are very supportive of urban density and planning, density does not mean putting large, suburban homes on small urban lots. This area of Bouldin historically contained small bungalows and the lots are therefore often smaller than perhaps many would now like.
- 2) Yes, there is a great deal of diversity in the older homes in this neighborhood and what was and wasn't code regarding past set-back rules – there's not much we can do about these now. Monroe Street in particular as an east-west street is all over the map. Newton Street, as a north-south street, is not – the houses are all set-back consistently. I did not see any recent construction in the examples submitted; only older homes, which for better or worse are grandfathered into compliance. While the past is the past, moving forward my understanding is chaos in building is no longer desirable.
- 3) The lot is what it is. The trees did not magically appear after the owner purchased the lot, and the lot size did not change. They bought the lot fully aware of these issues, although it is clearly an inappropriate lot for the size and style of home the owners want to build.
- 4) Finally, this particular corner (the corner of Monroe and Newton) is a high traffic corner during South Congress peak times, and it is already difficult to see other cars as you are moving through the intersection or navigating a turn. Altering the set-back is going to further decrease visibility and safe passage.

Thank you for your time.
Sincerely,

Gregg Hansen & Amy Empson

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.austintexas.gov/development.

Written comments must be submitted to 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: C15-2014-0054, 1600 Newton St.

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, April 14th, 2014

PAGMAR CREIDER
Your Name (please print)

☒ I am in favor
☐ I object

532 W. L. VEASEY
Your address(es) affected by this application

Susan Walker
Signature

4/14/14
Date

Daytime Telephone: 512-916-8461

Comments:

I support this application

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

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

Ramirez, Diana

C15-2014-0054

From: Kevin Lewis [mailto:Kevin.Lewis@bcna.org]
Sent: Monday, April 14, 2014 1:56 PM
To: Ramirez, Diana
Cc: 'Chad Kimbell'; 'Catherine Mohin'
Subject: BOA case C15-2014-0054 1600 Newton St. BCNA opposition

Greetings Diana. Regarding case C15-2014-0054 at 1600 Newton St., the Bouldin Creek Neighborhood Association has voted a position of opposed to the requested variance. Having met with the applicant and reviewed their application, we found no valid, non-economic hardship that in our opinion qualified for a variance.

Please contact me via cell phone if you have any questions, 512-627-6898.

Best,
Kevin Lewis
President
Bouldin Creek Neighborhood Association

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

CASE # C15-2014-0054
ROW # 11104058
Ad # 0400000607
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: 1600 Newton Street, Austin, TX, 78704

LEGAL DESCRIPTION: Subdivision – Gus F. Becker's Subdivision

Lot(s) 16 Block 2-B Outlot

Division Swisher I/We Dale and Lisa Evert

on behalf of myself/ourselves as authorized agent for

- affirm that on February 19th,
2014, hereby apply for a hearing

before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

A single family home in the Bouldin Creek plan area. ; front setback due

to trees, to be inline with where existing
structure is for the future.

in a SF-3 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:
-
-

HARDSHIP:

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

25-2-492: Setback variance

The lot is very small and less deep than the surrounding lots, making it very difficult to build a modest sized 3 bedroom, 2.5 bath house with the current Mc Mansion restrictions. Although the actual setback from the property line would only be 14 feet, there would still be 25 feet to the street because of the large tree lawn between the property line and the street. The design of this house with the detached garage, low pitched roof, gables, porch, and exterior of plank and limestone is intended to keep the new structure in character with the original houses in the neighborhood. When the designs were drawn there was a house still present on our south side that was located less than 25 feet from the property line. Once that house was demolished the front yard averaging is no longer applicable. When visiting the neighborhood, you can see that there are many houses with setbacks less than 25 feet.

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

This original lot was divided and deeded as two separate lots.

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 design was done with the character of the neighborhood in mind, keeping with the designs of the original houses it has a low pitched roof, plank and limestone exterior, has a detached garage, and conforms to the imposed .4% FAR.

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 Same

Mail Address _

City, State & Zip _

Printed _

Phone _

Date _

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 501 East Oltorf Street, Apt. 207

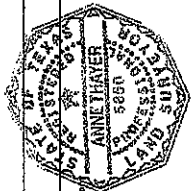
City, State & Zip Austin, TX 78704

Printed Lisa Evert

Phone 512-771-5542

Date 2/19/2014

lisamevert@gmail.com

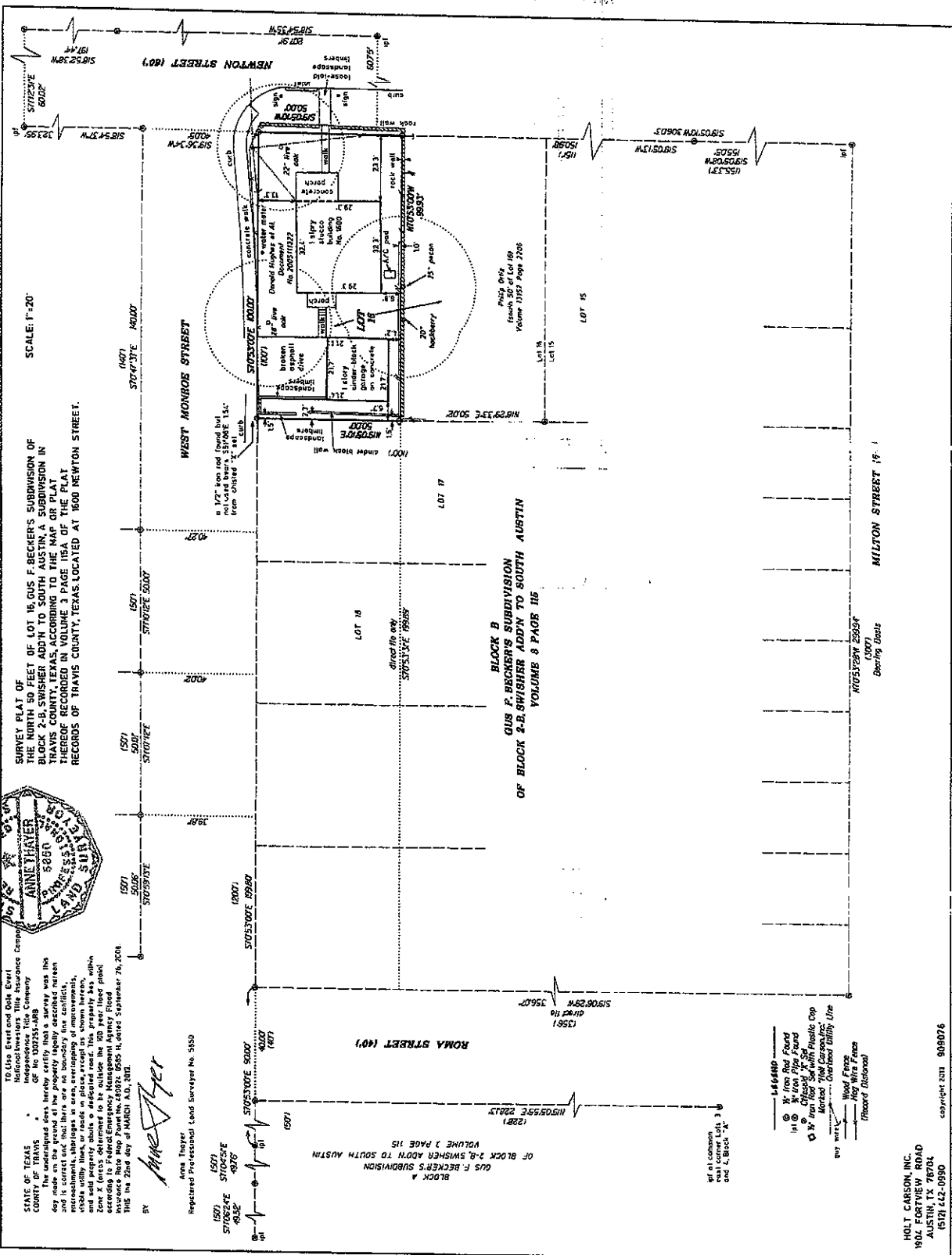


STATE OF TEXAS
COUNTY OF TRAVIS
TO: Live Event and Oak Creek
Hilltop Investors, The Insurance Company
Survey No. 100751-188
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described herein and it is correct and that there are no boundary line conflicts, visible within lines or roads in place, except as shown herein, and said property abuts a dedicated road. This property lies within the boundaries of the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 140024, 6505 N. 4th Street, September 26, 2008. THIS the 22nd day of MARCH A.D. 2008.

BY *Anna Thayer*
Anna Thayer
Registered Professional Land Surveyor No. 5850

SURVEY PLAT OF
THE NORTH 50 FEET OF LOT 16, GUS F. BECKER'S SUBDIVISION OF
BLOCK 2-B, SWISHER ADDN TO SOUTH AUSTIN, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 3 PAGE 115A OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1600 NEWTON STREET.

SCALE: 1" = 20'



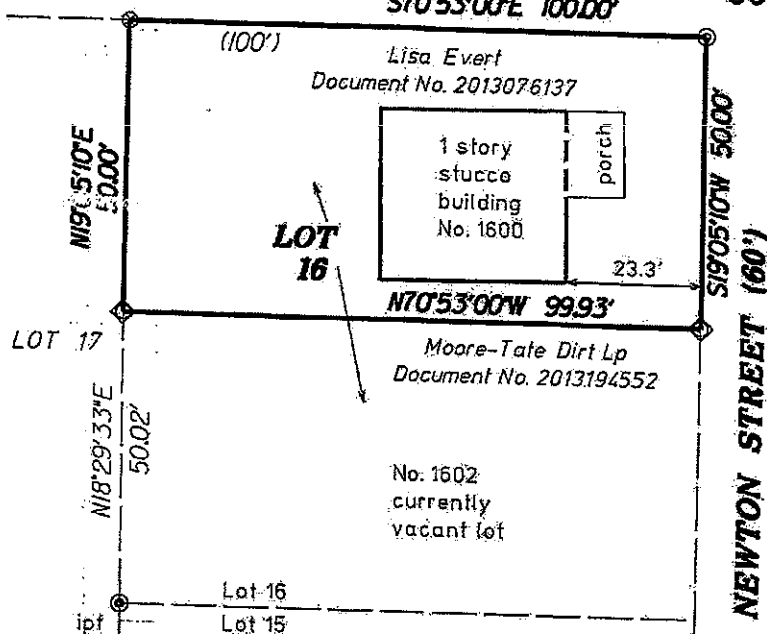
HOLT CARSON, INC.
1902 FORTVIEW ROAD
AUSTIN, TX 78704
1512-442-0990

copyright 2011 908976

WEST MONROE STREET

S70°53'00"E 100.00'

SCALE: 1"=30'



LEGEND

- ⊙ 1/2" Iron Rod Found
- ipf ⊙ 3/4" Iron Pipe Found
- ⊗ Chiseled "X" Set
- ⊠ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc." (Record Distance)

**BLOCK B
GUS F. BECKER'S
SUBDIVISION
VOLUME 8 PAGE 115A**

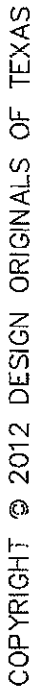
EXHIBIT MAP OF
THE NORTH 50 FEET OF LOT 16,
BLOCK B, GUS F. BECKER'S SUBDIVISION,
A SUBDIVISION IN TRAVIS COUNTY TEXAS,
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 3
PAGE 115A OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS.
LOCATED AT 1600 NEWTON STREET.

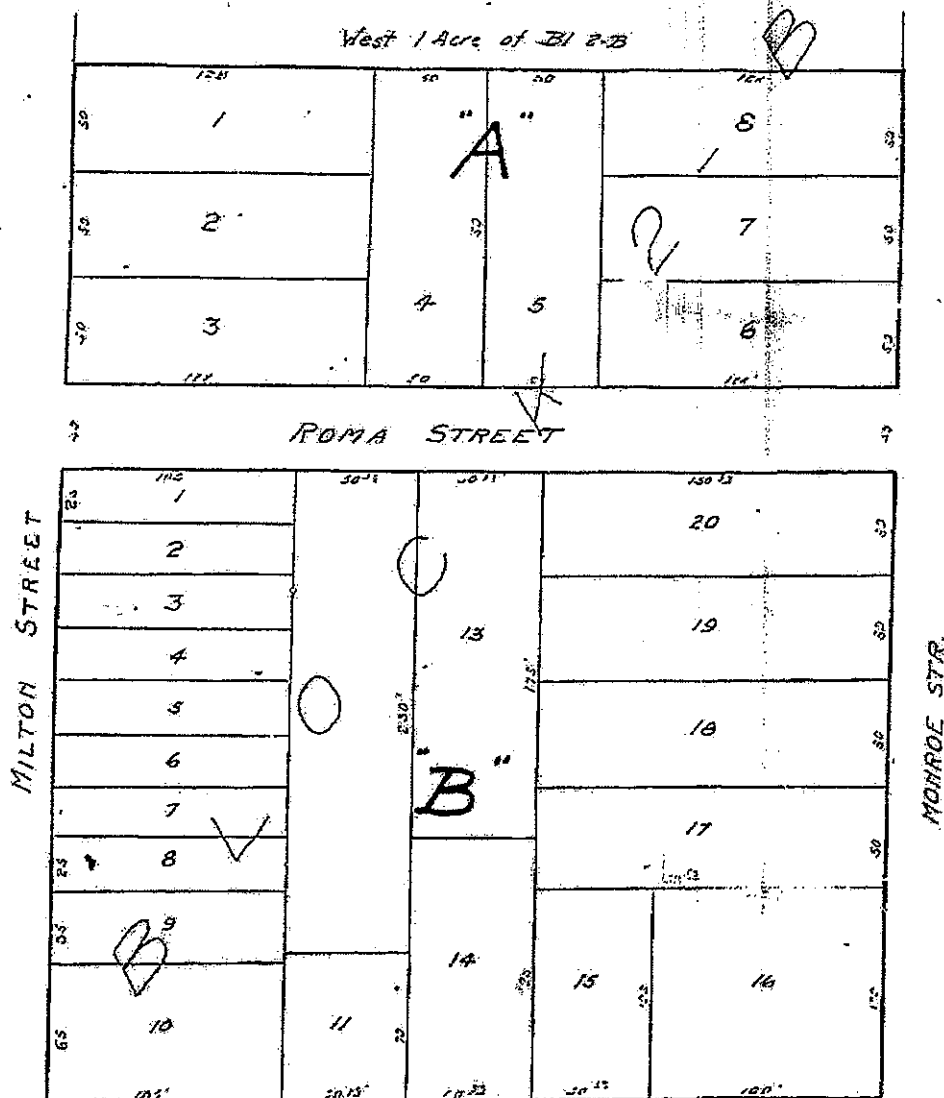
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990 909076

PREPARED: January 20, 2017
BY
Anne Thayer
ANNE THAYER
5850
REGISTERED PROFESSIONAL LAND SURVEYOR
Registered Professional Land Surveyor No. 5850

a 1/2" iron pipe found at the
intersection of Newton Street
and Milton Street bears
S19°05'07"W 54.72'

Dr. H. H. H.





NEWTON STREET
GUS F. BECKER'S SUBDIVISION
OF SWISHER ADDN, BL. 2-B, SOUTH AUSTIN

ATTEST OF SURVEYOR: I hereby certify that I have surveyed, for Mr. Gus F. Becker, Block 2-B, Swisher Addn to South Austin (see Plat BK-1, page 2) and that the lots, blocks and streets are laid out as here shown.

Sept. 9th, 1925.

A. C. Kellersberger Engineer

DEDICATION: - This map represents Gus F. Becker's Subdivision of Block 2-B, Swisher Addn to South Austin, Texas, except 1 Acre on west side of Block not now owned by me.

The street, herein shown as Roma Str., is hereby dedicated and set aside for public use.

Gus. F. Becker
Owner

STATE OF TEXAS }
COUNTY OF TRAVIS } Before me, Robert B. Thresher, a Notary Public in and for Travis County, Texas, on this day personally appeared Gus F. Becker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Robert B. Thresher

Notary Public, Travis County, Texas.

Filed for Record 9 o'clock A.M. Sept. 11, 1925.

Notary Seal

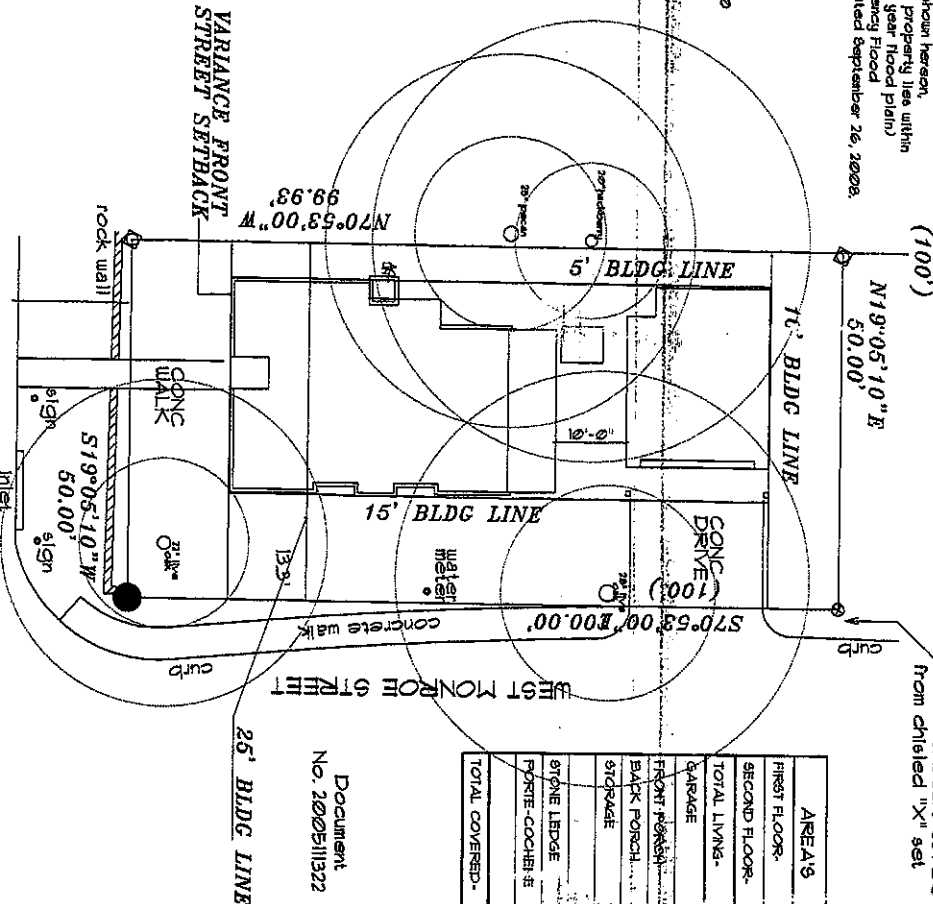
TO: Lee Evert and Dale Evert
National Investors Title Insurance Company
Independence Title Company
GP No. 1307255-APB

STATE OF TEXAS
COUNTY OF TRAVIS
The undersigned does hereby certify that a survey was this day made on the 5th of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, or other matters in place, except as shown hereon, and said property shall be a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 2585 H, dated September 26, 2003. This the 22nd day of March A.D., 2013.

BY

Anne Thayer
Registered Professional Land Surveyor No. 58980

SURVEY PLAT OF
THE NORTH 50 FEET OF LOT 16, GUS F. BECKERS SUBDIVISION OF
BLOCK 2-B, SUISSER ADDN TO SOUTH AUSTIN, A SUBDIVISION OF
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 3 PAGE 115A OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1600 NEWTON STREET.



AREAS	
FIRST FLOOR	1603
SECOND FLOOR	981
TOTAL LIVING	1584
GARAGE	420
FRONT PORCH	13
BACK PORCH	162
STORAGE	64
STONE LEDGE	51
POOR-COCHER	80
TOTAL COVERED	2718

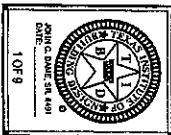
Document
No. 200511322

LOT	4992
IMPERVIOUS MAX	2264
MAX FAR	1951
FAR AREA	1991
TOTAL LIVING	1584
GARAGE	420
TOTAL	2404
CREDIT	-450
TOTAL FAR	1954
IMPERVIOUS AREA	2264
DRIVEWAY	56
AC PADS	360
SLAB	16
TOTAL IMPERVIOUS	2149
MAX FAR	1951
CURRENT FAR	1954
CREDIT	43
IMPERVIOUS MAX	2264
CURRENT IMPER	2149
CREDIT	115

SITE PLAN

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

COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS



JOE J. ASH
DATE: 06.03.13
REVISION: 02.13
DRAWN BY: JAO

EVERT
RESIDENCE

DESIGN ORIGINALS of Texas
home design center
10115 NW 42ND AVE. STE. 200
AUSTIN, TX 78758
OFFICE: 512.334.5575

NEWTON
STREET

Feb 25, 2014

City of Austin, TX
Attn: Board of Adjustment

I support the sole application at 1600 Newton St, which has requested a variance to decrease the minimum front street setback requirement from 25 feet to 14 feet.

Signed,

A handwritten signature in black ink, appearing to read "John Bodek". The signature is fluid and cursive, with a long horizontal stroke at the end.

John Bodek
305-A W Monroe St.

TO: Lisa Evert and Dale Evert
 National Investors Title Insurance Company
 Independence Title Company
 CF No. 1307255-ARB

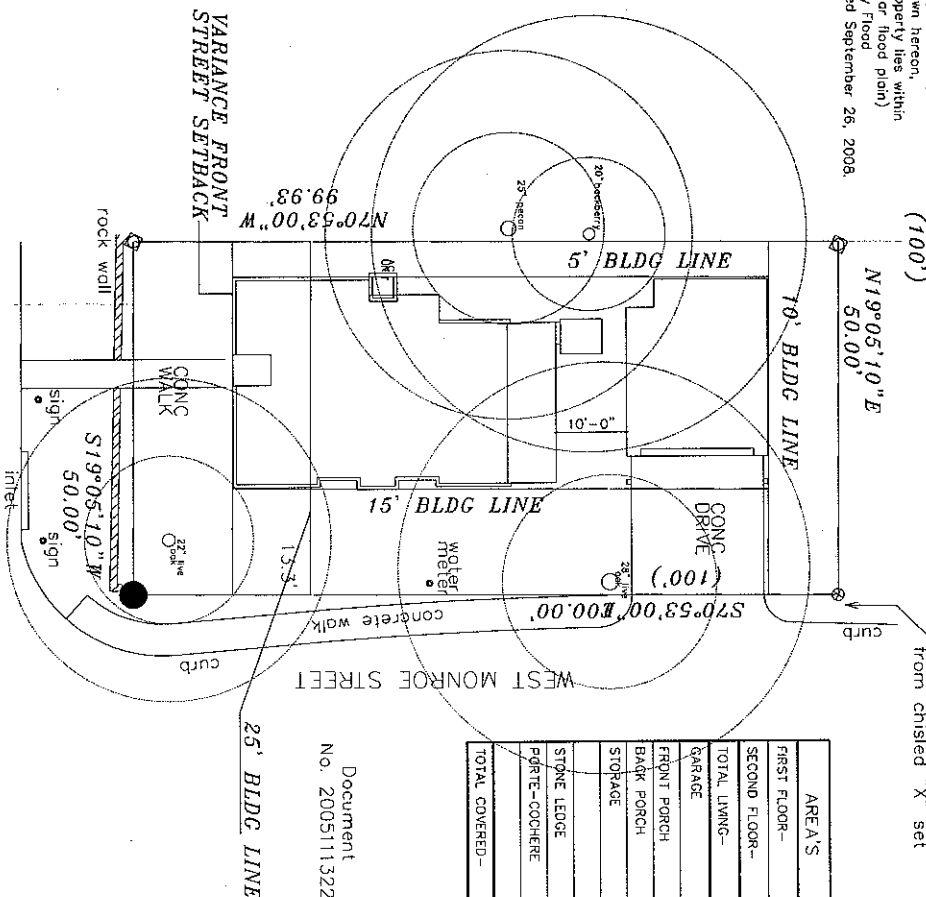
STATE OF TEXAS
 COUNTY OF TRAVIS
 The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624-0585 H, dated September 26, 2008. THIS the 22nd day of MARCH A.D., 2013.

BY

Anne Thayer
 Registered Professional Land Surveyor No. 5850

SURVEY PLAT OF
 THE NORTH 50 FEET OF LOT 16, GUS F. BECKER'S SUBDIVISION OF
 BLOCK 2-B, SWISHER ADD'N TO SOUTH AUSTIN, A SUBDIVISION IN
 TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
 THEREOF RECORDED IN VOLUME 3 PAGE 1154 OF THE PLAT
 RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1600 NEWTON STREET.

NEWTON STREET (60')



AREAS	
FIRST FLOOR--	1003
SECOND FLOOR--	981
TOTAL LIVING--	1984
GARAGE	420
FRONT PORCH	17
BACK PORCH	162
STORAGE	64
STONE LEDGE	51
PIRTE-COCHERE	80
TOTAL COVERED--	2778

Document
 No. 2005111322

LOT	4992
IMPERVIOUS MAX	2264
MAX FAR	1997
FAR AREA	1997
TOTAL LIVING	1984
GARAGE	420
TOTAL	2404
CREDIT	-450
TOTAL FAR	1954
IMPERVIOUS AREA	2264
SIDEWALK	56
DRIVEWAY	360
AC PADS	16
SLAB	1717
TOTAL IMPERVIOUS	2149
MAX FAR	1997
CURRENT FAR	1954
CREDIT	43
IMPERVIOUS MAX	2264
CURRENT IMPER.	2149
CREDIT	115

SITE PLAN

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

COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS

ANNE THAYER
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 LICENSE NO. 5850

209 J 89645
 DATE 06/01/13
 REVISIONS 11-13-15
 DRAWN BY: KXD

EVERT
 RESIDENCE

DESIGN ORIGINALS of Texas
 home design center

NEWTON
 STREET

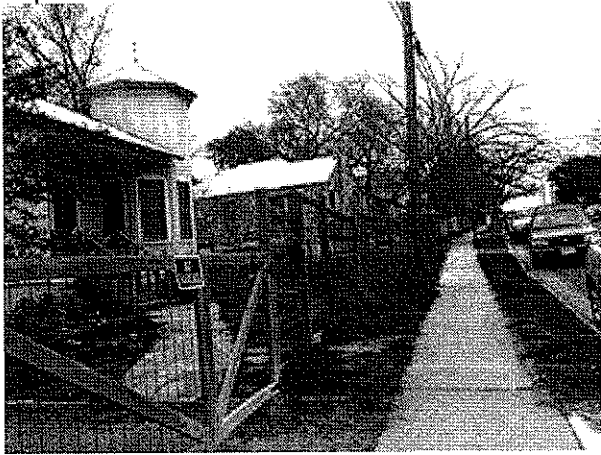
1 OF 9

Heldenfels, Leane

From: Lisa M. Evert levert@westlakemedical.com
Sent: Monday, March 24, 2014 9:15 AM
To: Heldenfels, Leane
Subject: 1600 Newton, nearby pictures
Attachments: photo.JPG; ATT00001.txt; ATT00002.htm

Hi Leane,

I've attached a copy of the picture below...there should be an actual attachment, not just the thumbnail below. Let me know if you're still unable to open it and I'll have to fax them to you or drop them off at the office. I'm not sure how to convert a picture to a PDF.



photo

Lisa M. Evert
THE HOSPITAL AT WESTLAKE MEDICAL CENTER
5656 Bee Caves Rd., Austin, TX 78746
Office: Fax:

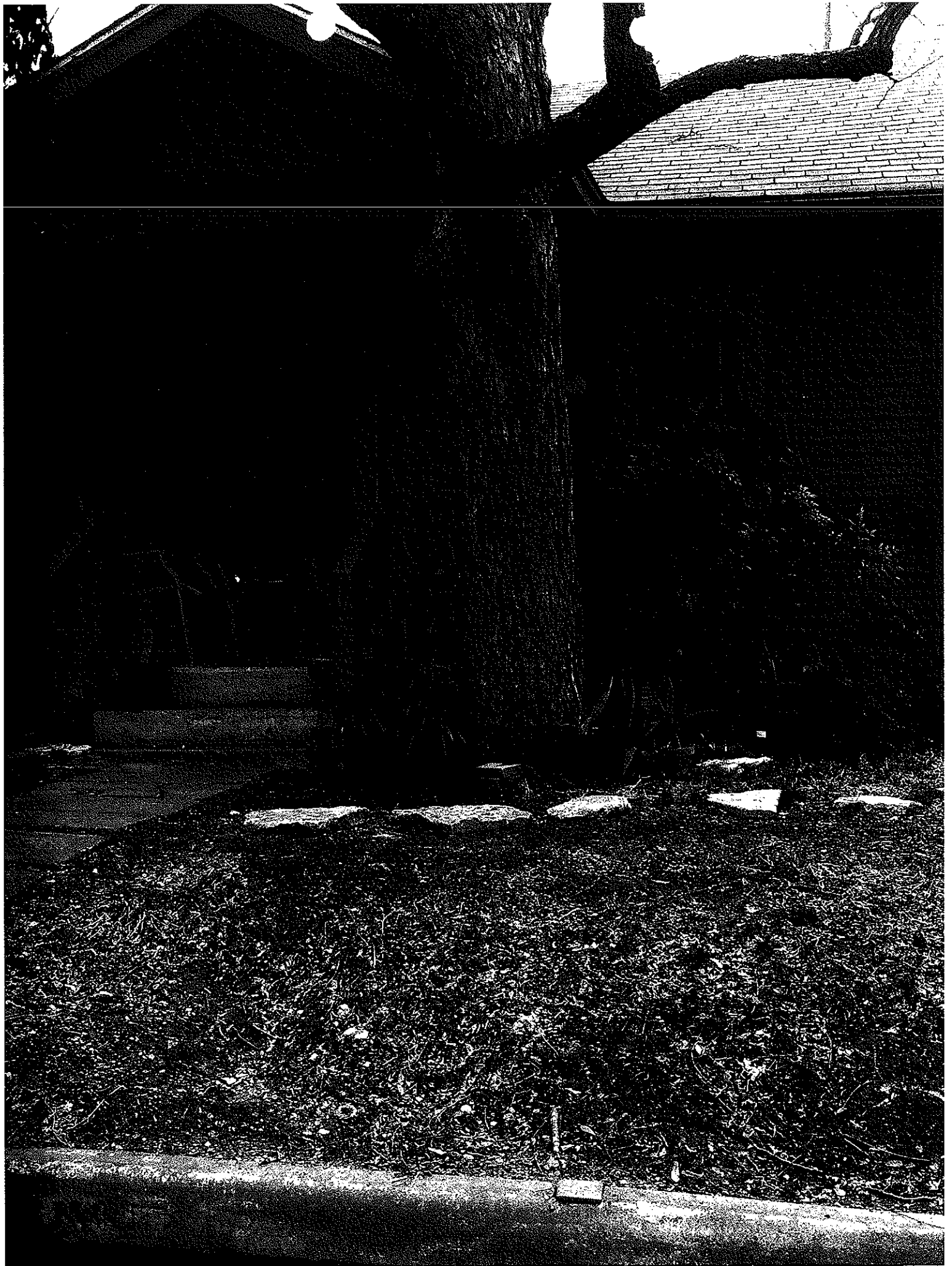
1600 Newton
015-2014-0054



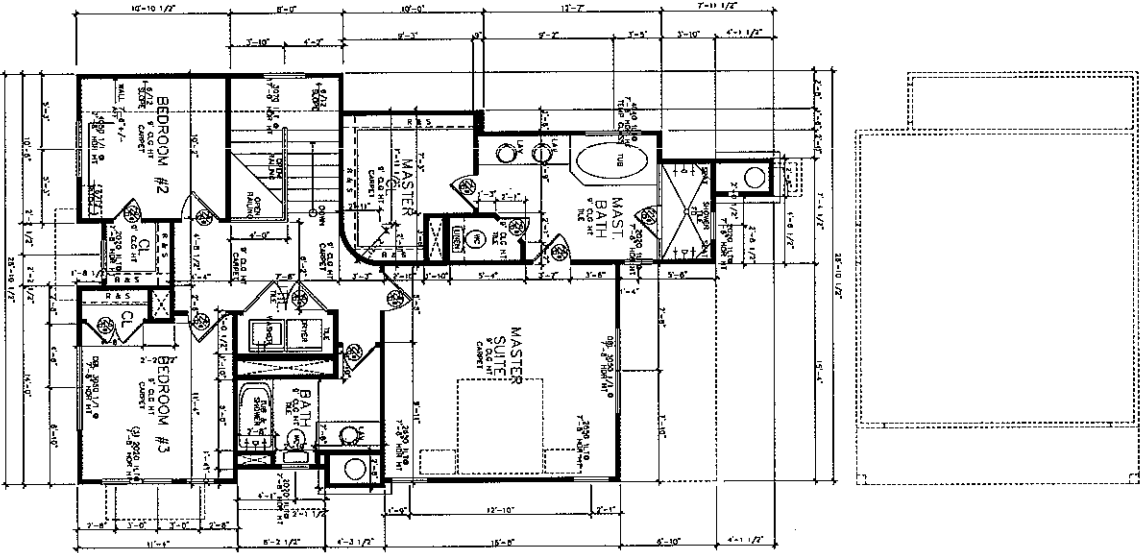




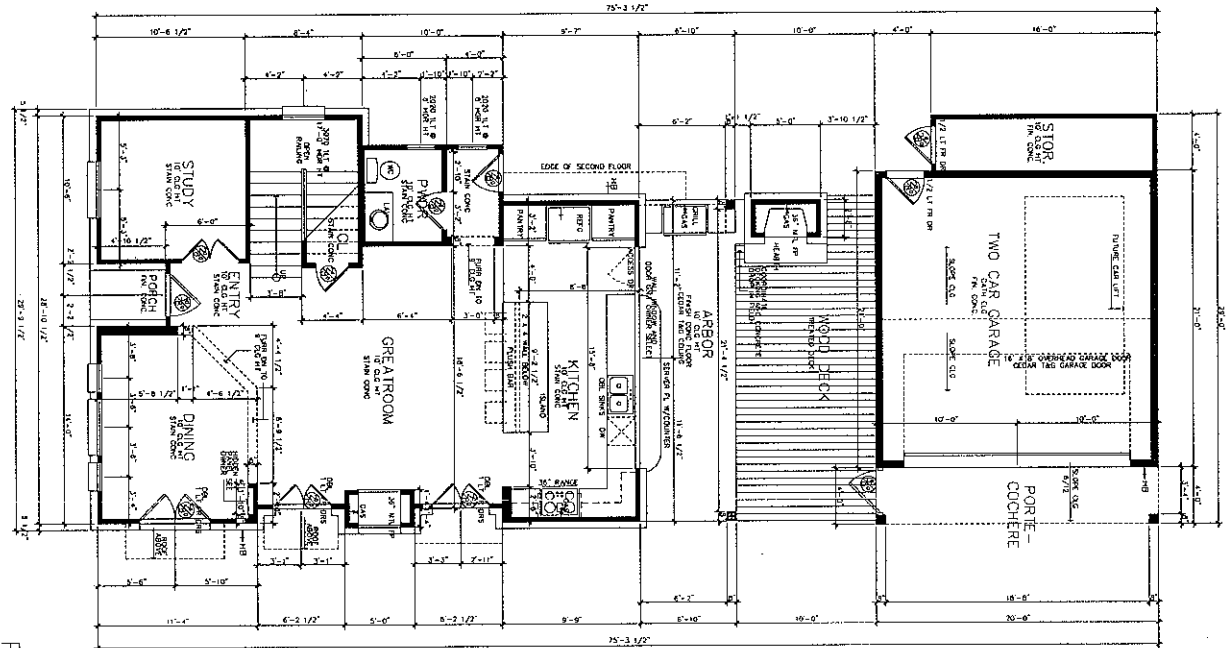




SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



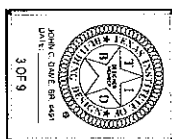
COPYRIGHT © 2013 DESIGN ORIGINALS OF TEXAS

FLOOR PLANS
SCALE: 1/4"=1'-0"

AREAS	
FIRST FLOOR--	1003
SECOND FLOOR--	981
TOTAL LIVING--	1984
CARAGE	420
FRONT PORCH	17
BACK PORCH	162
STORAGE	54
STONE LEDGE	51
PORCH-COCHERE	80
TOTAL COVERED--	2776

SYMBOL LEGEND	
CS/PROPANE VALVE	
HOLE SSB	
SHOWER HEAD @ 80" REF	
DOOR SIZ 7'6"	

- GENERAL NOTES:
- 1.0 Design Owner assumes no responsibility for any changes or modifications made to these plans.
 - 2.0 These plans and specifications are intended to meet minimum requirements and do not constitute a warranty.
 - 3.0 Any dimensions in feet to 1/8" shall be rounded up to the next 1/8".
 - 4.0 All dimensions shall be taken from the finished face of the work.
 - 5.0 All dimensions shall be taken from the finished face of the work.
 - 6.0 All dimensions shall be taken from the finished face of the work.
 - 7.0 All dimensions shall be taken from the finished face of the work.
 - 8.0 All dimensions shall be taken from the finished face of the work.
 - 9.0 All dimensions shall be taken from the finished face of the work.
 - 10.0 All dimensions shall be taken from the finished face of the work.
 - 11.0 All dimensions shall be taken from the finished face of the work.
 - 12.0 All dimensions shall be taken from the finished face of the work.
 - 13.0 All dimensions shall be taken from the finished face of the work.
 - 14.0 All dimensions shall be taken from the finished face of the work.
 - 15.0 All dimensions shall be taken from the finished face of the work.
 - 16.0 All dimensions shall be taken from the finished face of the work.
 - 17.0 All dimensions shall be taken from the finished face of the work.
 - 18.0 All dimensions shall be taken from the finished face of the work.
 - 19.0 All dimensions shall be taken from the finished face of the work.
 - 20.0 All dimensions shall be taken from the finished face of the work.
 - 21.0 All dimensions shall be taken from the finished face of the work.
 - 22.0 All dimensions shall be taken from the finished face of the work.
 - 23.0 All dimensions shall be taken from the finished face of the work.
 - 24.0 All dimensions shall be taken from the finished face of the work.
 - 25.0 All dimensions shall be taken from the finished face of the work.
 - 26.0 All dimensions shall be taken from the finished face of the work.
 - 27.0 All dimensions shall be taken from the finished face of the work.
 - 28.0 All dimensions shall be taken from the finished face of the work.
 - 29.0 All dimensions shall be taken from the finished face of the work.
 - 30.0 All dimensions shall be taken from the finished face of the work.

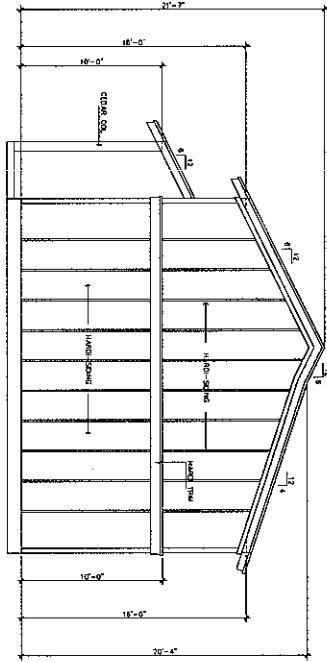


DATE: 06-01-13
REVISION: 11-20-13
DRAWN BY: JDO

EVERT
RESIDENCE

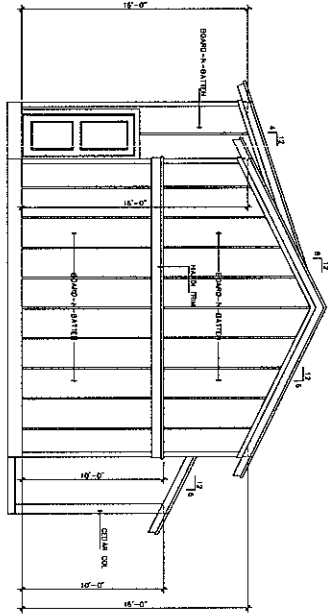
DESIGN ORIGINALS of Texas
home design center

NEWTON
STREET



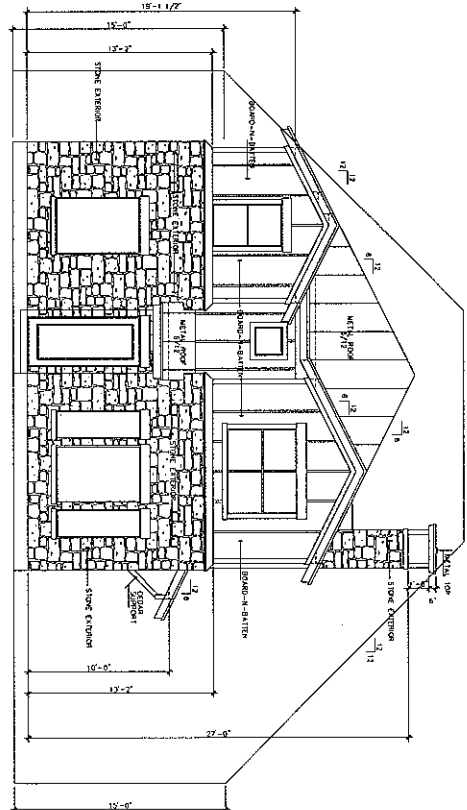
GARAGE RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



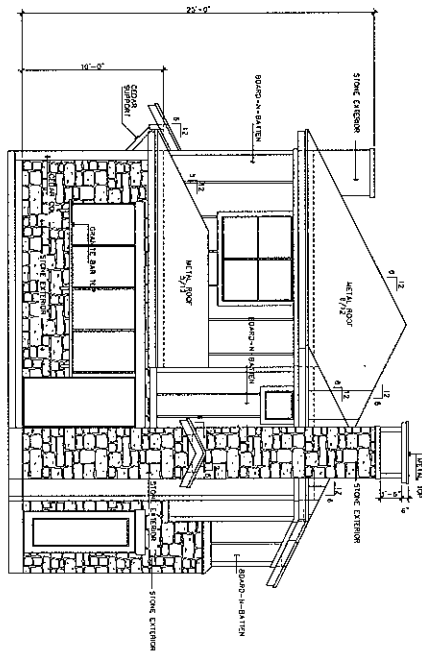
GARAGE LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

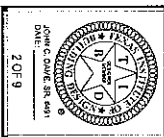
SCALE: 1/4" = 1'-0"

DESIGN ORIGINALS OF TEXAS, INC. is a registered service mark of DESIGN ORIGINALS OF TEXAS, INC. All rights reserved. No part of this document may be reproduced without written permission from DESIGN ORIGINALS OF TEXAS, INC. All other rights reserved. No part of this document may be reproduced without written permission from DESIGN ORIGINALS OF TEXAS, INC. All other rights reserved.

FRONT/REAR ELEVATIONS

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2013 DESIGN ORIGINALS OF TEXAS



JOB: 8866
DATE: 08-03-13
REVISION: 11-28-13
DRAWN BY: JCD

EVERT
RESIDENCE

DESIGN ORIGINALS of Texas
home design center
4015 HILL COUNTRY BLVD. SUITE 810
AUSTIN, TX 78738
(512) 453-1100 (512) 222-5777

NEWTON
STREET



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

January 08, 2014

File Number: C8I-2014-0008

Address: 1600 NEWTON ST

Tax Parcel I.D. #0400000607

Tax Map Date: 10/11/2013

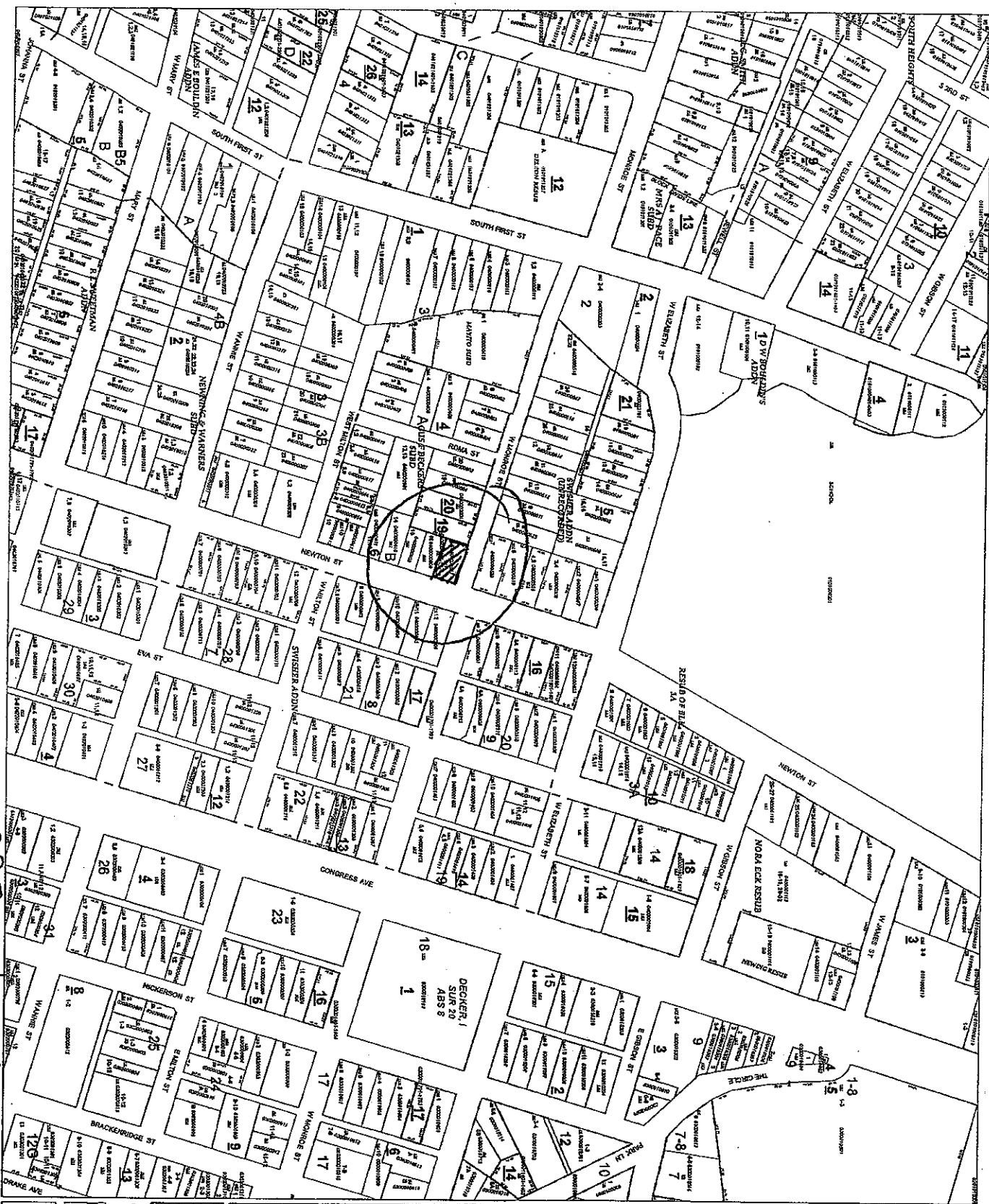
The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **the North 50 feet of lot 16, Block B Gus F. Beckers Subdivision of Block 2-B Swisher Addition to South Austin** in the current deed, recorded on **Apr 29, 2013**, in **Document #2013076137**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **May 25, 1984**, in Volume **8615**, Page **965**, 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 **electric** service on **May 29, 1984**. 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: Michelle Casillas
Michelle Casillas, Representative of the Director
Planning and Development Review Department



40000

Revision Date:
10/11/2013

0 120 Feet



italic	= 100 scale array
Trim	= 100 scale map
Bobs	= 400 scale map

M
Texas
Projection

AD_19
s_Centr
one Lam

83_Stat
ral_FIPS
libert_Co

tePlane
G_4203
onforma

Z

C	This Are and one are pro ade any a la
---	---

s tax map
as depicted
are not ne
bearing st
the respon
ries or g
quency of
errors and
nel docum

Given under my hand and seal of office, this the 29 day of October, A.D. 1945.

George S. Dowell

(Notary Seal) 6962

Notary Public, Travis County, Texas.

Filed for record Nov 8, 1945 at 11:45 A.M.-- Recorded Nov 8, 1945 at 2:00 P.M.

0 - - - - - 0

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That I, Marie Becker Fortier, joined herein by my husband, Joe Fortier, of Travis County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) to me cash in hand paid by Claude Adcock and wife, Ollie Adcock, of Travis County, Texas, the receipt of which is hereby acknowledged and confessed, and for other sums of money to me cash in hand paid by said grantees, the receipt of which is hereby acknowledged and confessed, and which other sums of money are adequate and sufficient and for the payment of which no lien either express or implied is retained against the property herein conveyed and in consideration that the said grantees assume the payment of the taxes against the property herein conveyed for the year 1945;

Have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Claude Adcock and wife, Ollie Adcock, all that certain tract or parcel of land situated in the City of Austin, Travis County, Texas, and described as follows:

Being the North one-half ($\frac{1}{2}$) of Lot No. Sixteen (16) in Gus F. Becker's Subdivision of Block 2-B Swisher Addition to South Austin, in Travis County, Texas, said tract fronting E 50 feet on Newton Street and N 100 feet on Monroe Street, all as shown by plat of record in the Plat Records of Travis County, Texas, in Book No. 3, page 115, of said records; same being a plat of said subdivision.

To have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Claude Adcock and wife, Ollie Adcock, their heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Claude Adcock and wife, Ollie Adcock, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands at Austin, Texas, this 7th day of November, 1945.

Marie Becker Fortier

55¢ U.S. Int. Rev. Stamps Can

Joe Fortier

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe Fortier and Marie Becker Fortier, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Marie Becker Fortier, wife of the said Joe Fortier, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Marie Becker Fortier, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

776

Given under my hand and seal of office, this the 7 day of November, 1945.

W. Trenckmann

(Notary Seal)

Notary Public, in and for Travis County, Texas.

Filed for record Nov 8, 1945 at 11:15 A.M.-- Recorded Nov 8, 1945 at 2:20 P.M.

0 - - - - - 0

THE STATE OF TEXAS #
COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That I, S. N. Ekdahl, of the
County of Travis, State of Texas, for and in consideration of the sum of Three Hundred
Fifty (\$350.00) Dollars, to me paid, and secured to be paid, by Mrs. Martha Jane Gerla and
husband, W. S. Gerla as follows:

Seventy five (\$75.00) Dollars cash in hand paid, receipt of which is hereby acknowledged,
and the execution of a certain vendor's lien note by grantees herein for the sum of Two
Hundred Seventy five (\$275.00) Dollars, dated at Austin, Texas, even date, and payable
to S. N. Ekdahl or order at Austin, Texas.

Said note is payable at the rate of \$10 per month, or more, the first installment being
due and payable on March 15, 1945, said note bearing interest at the rate of 6% per annum,
and providing that failure to pay an installment when due matures said note at the option
of the holder of same. The usual 10% attorney's fee is provided for if default in payment
is made.

Have granted, sold and conveyed, and by these presents do grant, sell and convey
unto the said Mrs. Martha Jane Gerla and husband, W. S. Gerla, of the County of Travis,
State of Texas, all that certain lot, tract or parcel of land described as follows, to-wit:

Lot No. seven in Block No. four (4) in Outlot No. 29, University Park Addition in
Division C in the City of Austin, Travis County, Texas, as recorded in Plat Book No. 3,
page 125 of the Plat Records of Travis County, Texas. This is an unimproved lot, and no
part of grantor's homestead.

To have and to hold the above described premises, together with all and singular
the rights and appurtenances thereto in anywise belonging unto the said Mrs Martha Jane
Gerla and husband, W. S. Gerla, their heirs and assigns, forever and I do hereby bind
myself, my heirs, executors and administrators to warrant and forever defend, all and
singular the said premises unto the said Mrs. Martha Jane Gerla and husband W. S. Gerla,
their heirs and assigns, against every person whomsoever lawfully claiming, or to claim
the same, or any part thereof.

But it is expressly agreed and stipulated that the vendor's lien is retained against
the above described property, premises and improvements, until the above described note,
and all interest thereon are fully paid according to its face and tenor, effect and reading