

CASE# 014-022835 PR
ROW# 111 46877
TAX# 0405001001

C15-2014-6072

**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: 2612 Carnarvon Lane Unit B, Austin, TX 78704

LEGAL DESCRIPTION: Subdivision -- Carnarvon Lane Condominium

Lot(s) 7 Block 2 Outlot _____ Division _____

I/We Wesley Parks on behalf of myself/ourselves

authorized agent for

_____ affirm that on _____, _____,

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

(check appropriate items below)

X ERECT X ATTACH X COMPLETE ___ REMODEL ___ MAINTAIN

SF-3

Enclose an existing balcony on three sides into a closet in a P-NP district. (zoning district)

(St. Edwards)

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 closet addition adds 120 square feet to the existing 2nd floor. Under the McMansions ordinance established in 2006, the 42' 9" ht. building exists non-complying due to height limit of 32'; the addition will increase the noncomplying aspect of the structure. A Board of Adjustment variance is required to do so.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
The property lacks a sufficient amount of storage space. By enclosing the balcony, the closet will provide adequate storage space.

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

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:

This 120 square foot addition will not change the character of the property because we are using the same exterior materials. Also, we are painting the addition the same color as the existing exterior. The addition will not impair the use of the adjacent conforming property because it neither invades nor disrupts the neighbor view. The addition will not impair the use of the adjacent conforming property because narrowing the space between properties.

Note:

By enclosing the existing balcony it does not raise the overall height of the building it just encloses the three walls of the existing balcony.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed _____ Mail Address: 2612 Carnarvon Lane, Unit B

City, State & Zip: Austin, TX 78704

Printed: Wesley Parks Phone: (432) 816-1502 Date: 04/21/2014




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: 2903 Parkway Rd.

City, State & Zip: Big Spring, TX 79720

Printed: Bob Parks Phone: (432) 213-0737 Date: 04/21/2014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

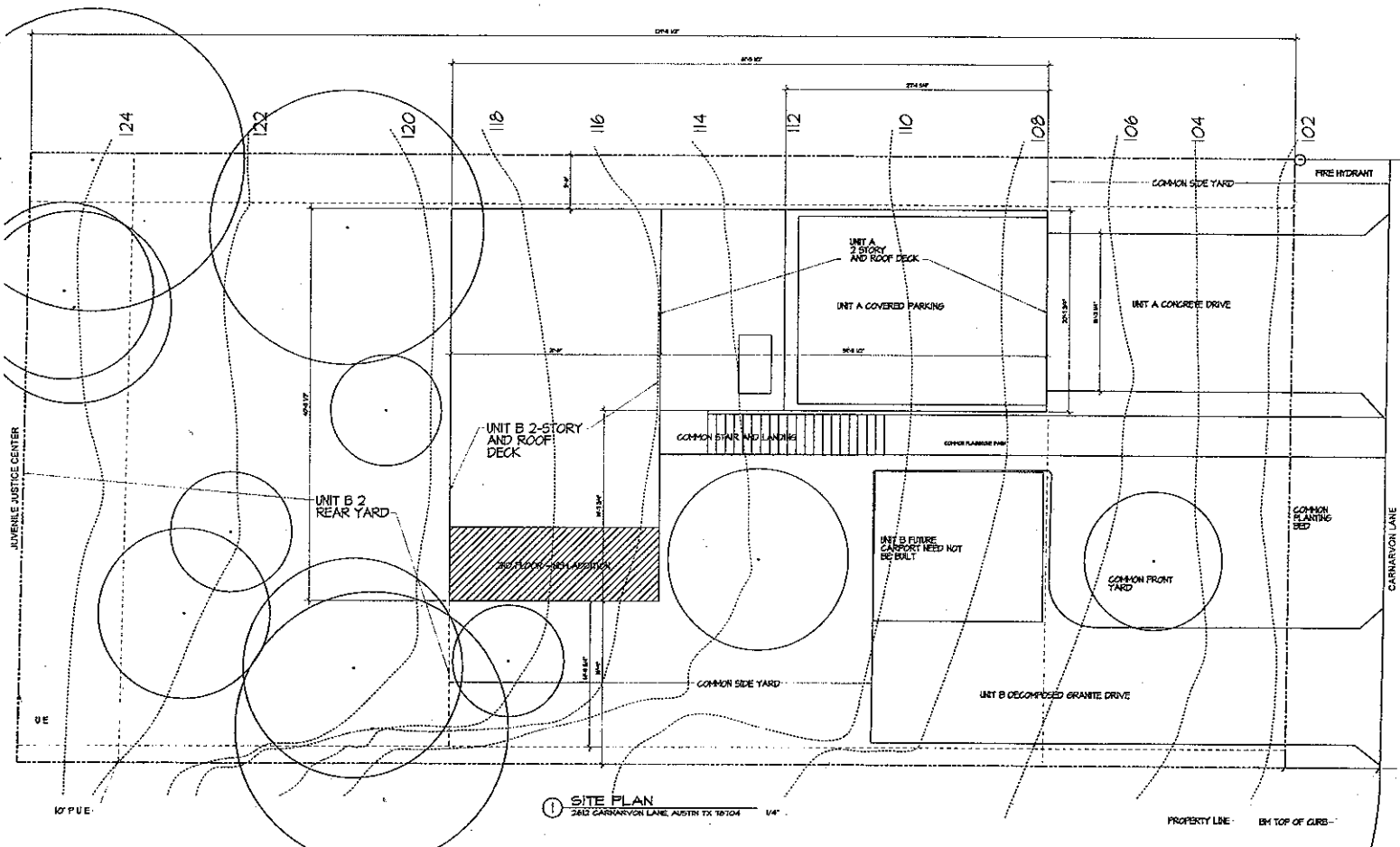
CASE#: C15-2014-0072
Address: 2612 CARNARVON LN, UNIT B



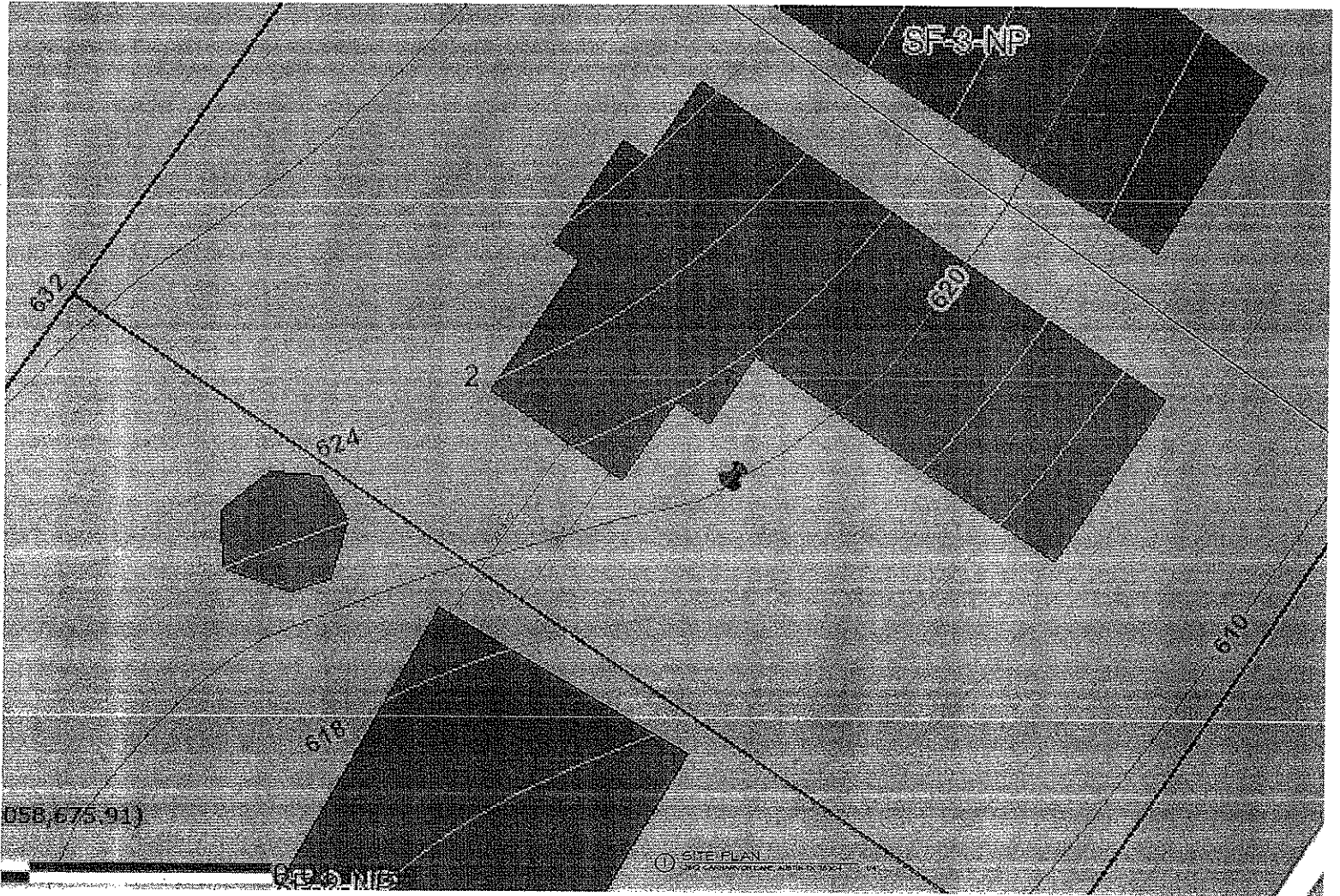
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

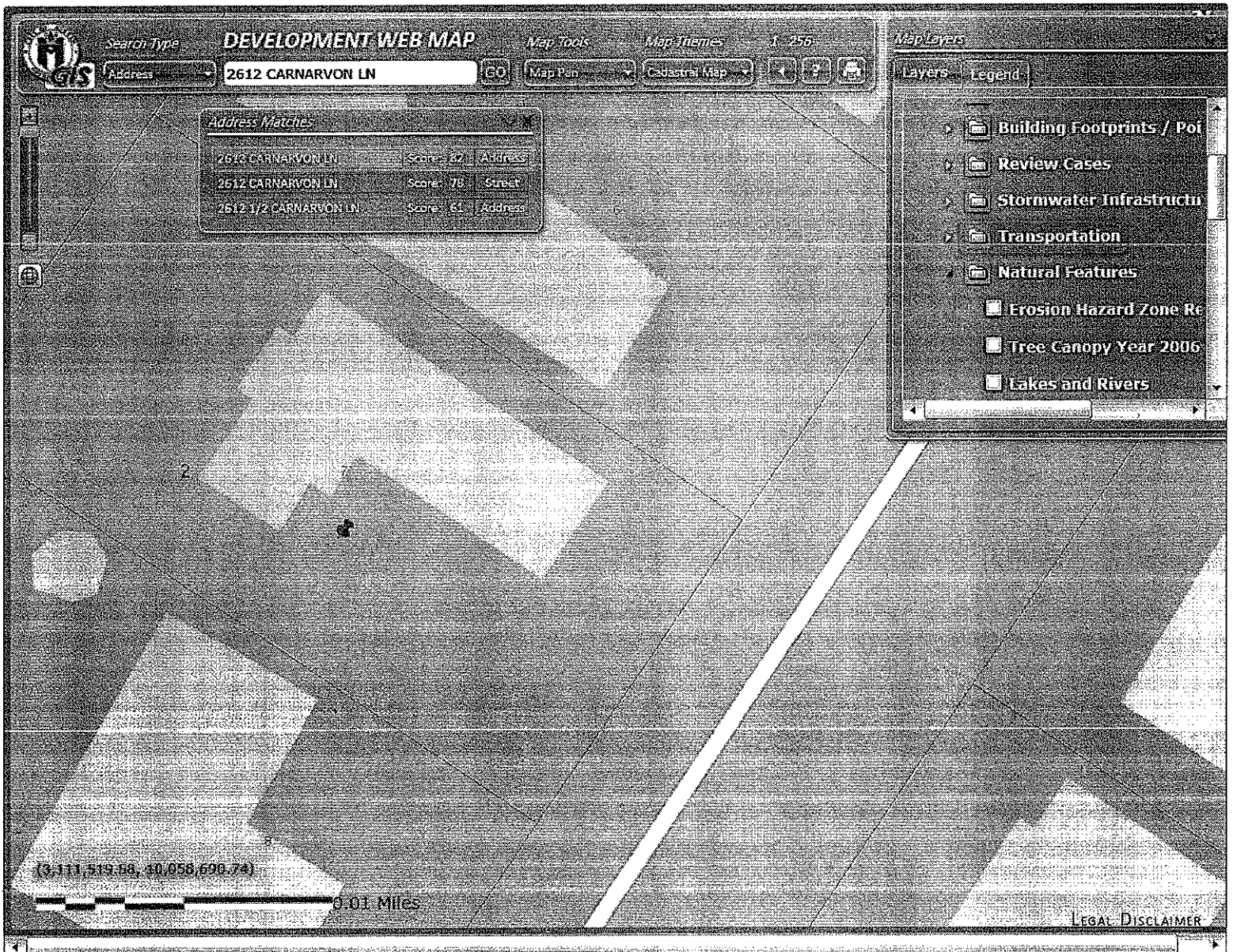
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'











Search Type

DEVELOPMENT WEB MAP

Map Tools

Map Themes

1:1,024

Address

2612 CARNARVON LN

GO

Map Pan

Zoning Map

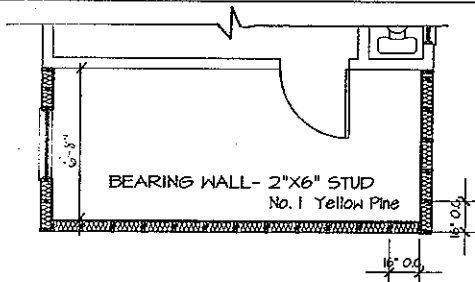
Map Layers



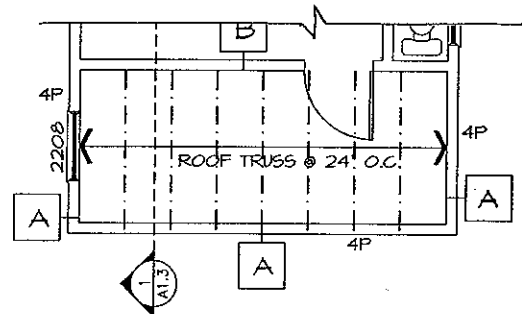
R602.10.4 Construction methods for braced wall panels.
Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4.

TABLE R602.10.4 BRACING METHODS			
HPS HARDBOARD PANEL SIDING	7/16" FOR MAXIMUM 16" STUD SPACING	0.092" DIA., 0.225" DIA. HEAD NAILS W/ LENGTH TO ACCOMMODATE 1 1/2" PENETRATION INTO STUDS	4" EDGES 8" FIELD

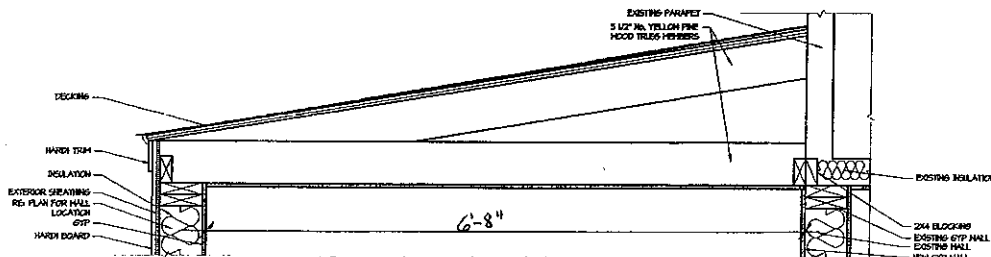
FRAMING LEGEND	
---	ROOF TRUSS
2208	2x8 HEADER
4P	4 LAYERED PLYWOOD
A	NEW BEARING WALL
B	EXISTING BEARING WALL



② FRAMING PLAN DETAIL
1/4" = 1'-0"



① FRAMING PLAN
1/4" = 1'-0"

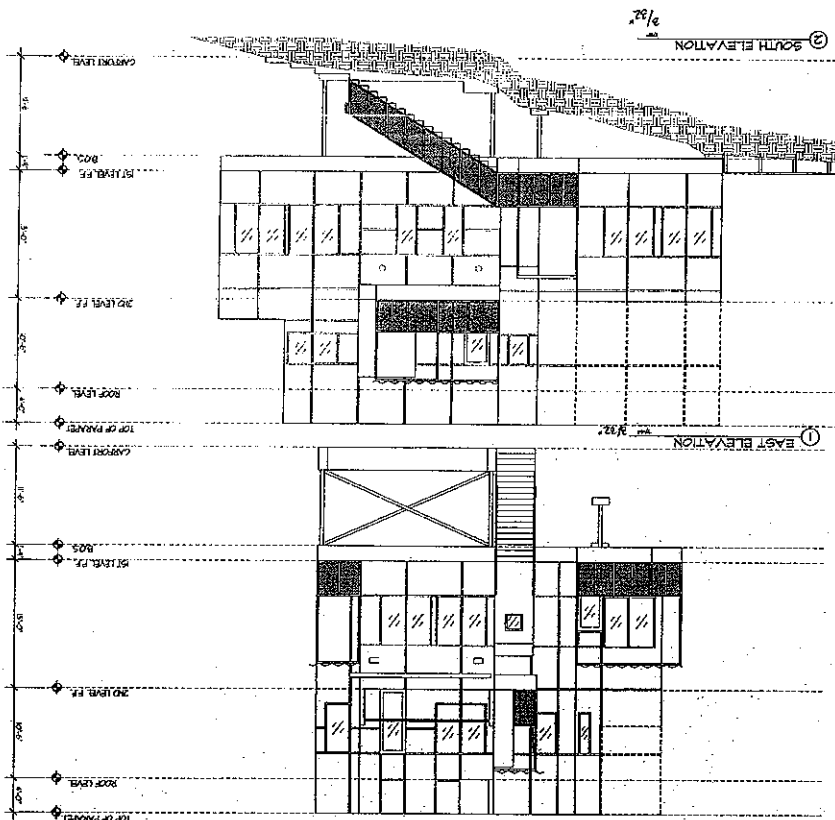


③ ROOF DETAIL
1" = 1'-0"



3/4/14 Exp. 11/30/14

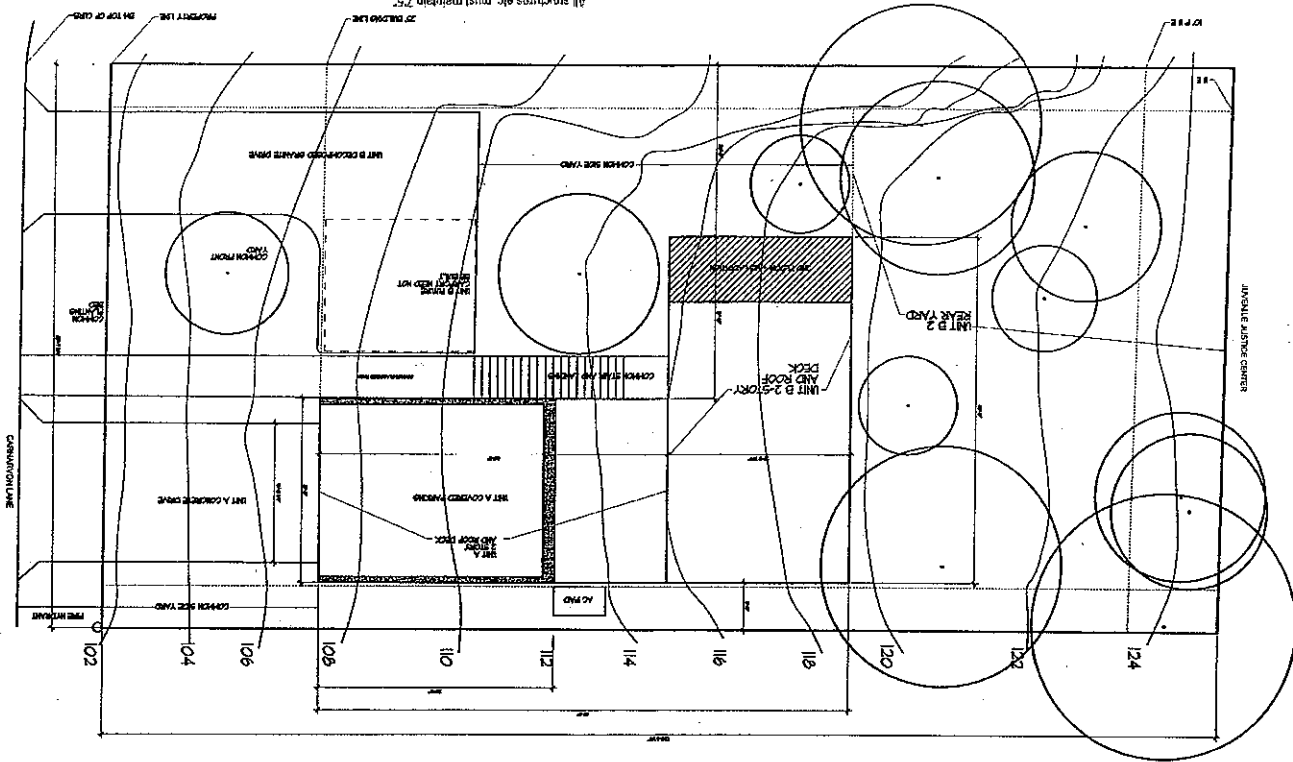
2612 CARNATION LANE, UNIT B	
DATE	11/27/01
BY	ALZ
CHECKED	
APPROVED	
REVISION	
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NO. 100	



[illegible]

2612 CARNARVON LANE, AUSTIN TX 78704 3/32" UNIT B

All structures etc. must maintain 75% clearance from AE energized power lines. Enforced by AE & NESC codes.



One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



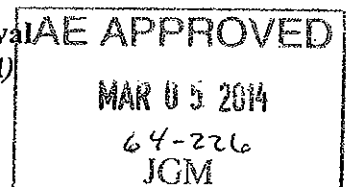
Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>LONANIE MAZURSKI</u>			
Email <u>LONANIE@GMAIL.COM</u>	Fax _____	Phone _____	
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Remodeling
Project Address <u>2612 CARNATION</u>			OR
Legal Description _____		Lot _____	Block _____
Who is your electrical provider?		<input checked="" type="checkbox"/> AE	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Location of meter _____			
Number of existing meters on gutter _____ (show all existing meters on riser diagram)			
Expired permit # _____			
Comments <u>Enclose Covered Balcony</u>			
BSPA Completed by (Signature & Print Name) _____		Date _____	Phone _____
		Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	
AE Representative _____		Date _____	Phone _____

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

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



OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Bob C. Parks

Owner's Signature

9/10/13

Date

Angela Parks

Owner's Signature

9/10/13

Date

Bob C. Parks

1st Owner's Printed Name

Angela Parker

2nd Owner's Printed Name

Sworn and subscribed before me this 10th day of September, 2013

Michelle Hawkins

Notary Public in and for the State of Texas

My commission expires on: 4-18-2017



Contact Information

Owner	BOB PARKS	Applicant or Agent	LONANNE CULVER MONTGOMERY
Mailing Address	2903 PARKWAY BRD	Mailing Address	LONANNE@GMAIL.COM
Phone	Big Springs TX 79720	Phone	512 947 6226
Email		Email	
Fax		Fax	
General Contractor	KELLY BROWN	Design Professional	KELLY BROWN
Mailing Address		Mailing Address	
Phone	512 577 9335	Phone	512 577 9335
Email	KELLY@BROWNPAINT.COM	Email	
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, 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, 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 site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

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: Lonanne Culver Date: 3/5/14

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
1 st Floor	798			798
2 nd Floor	732	120		852
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)	580			580
(detached)				
Accessory building(s)				
(detached)				

TOTAL GROSS FLOOR AREA 2230

(Total Gross Floor Area / lot size) x 100 = 25.99 Floor-To-Area Ratio (FAR)

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

Y
Y
Y
Y
Y
Y

N
N
N
N
N
N

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 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.

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

For Departmental Use Only	PRG#	BP#
	Assigned	Disc Date
	Review Date	Issue Date
	Reviewed/Approver	Initial

Project Information

Project Address: 2612 CARNARVON LN 78704	Tax Parcel ID: 553352
Legal Description: Unit B Carnarvon Ln Condos Amended plus 50% Int in Com Area	
Zoning District or PUD: SF-3 - NP	Lot Size (square feet): 8580
Neighborhood Plan Area (if applicable): Condo 1999 - Newer	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y (N)	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y (N)	wastewater availability? Y (N)
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 (N)	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 (N)	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y (N)	Is this site adjacent to a paved alley? Y (N)
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 (N)	
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 includes canopy and/or critical root zone impacts to nearby trees. Y (N)	
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 (N)	
Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: vacant	single-family residential	duplex residential	two-family residential	other
Proposed Use: vacant	single-family residential	duplex residential	two-family residential	other
Project Type: new construction	addition	addition/remodel	remodel/repair	other
# of bedrooms existing: 2	# of bedrooms proposed: 2	# of baths existing: 3	# of baths proposed: 3	
Will all or part of an existing exterior wall be removed as part of the project? Y (N)				
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)				
Close in existing covered porch to create a closet.				
Move light fixture from wall to ceiling.				
Trades Permits Required: electric plumbing mechanical (HVAC) concrete (right-of-way)				

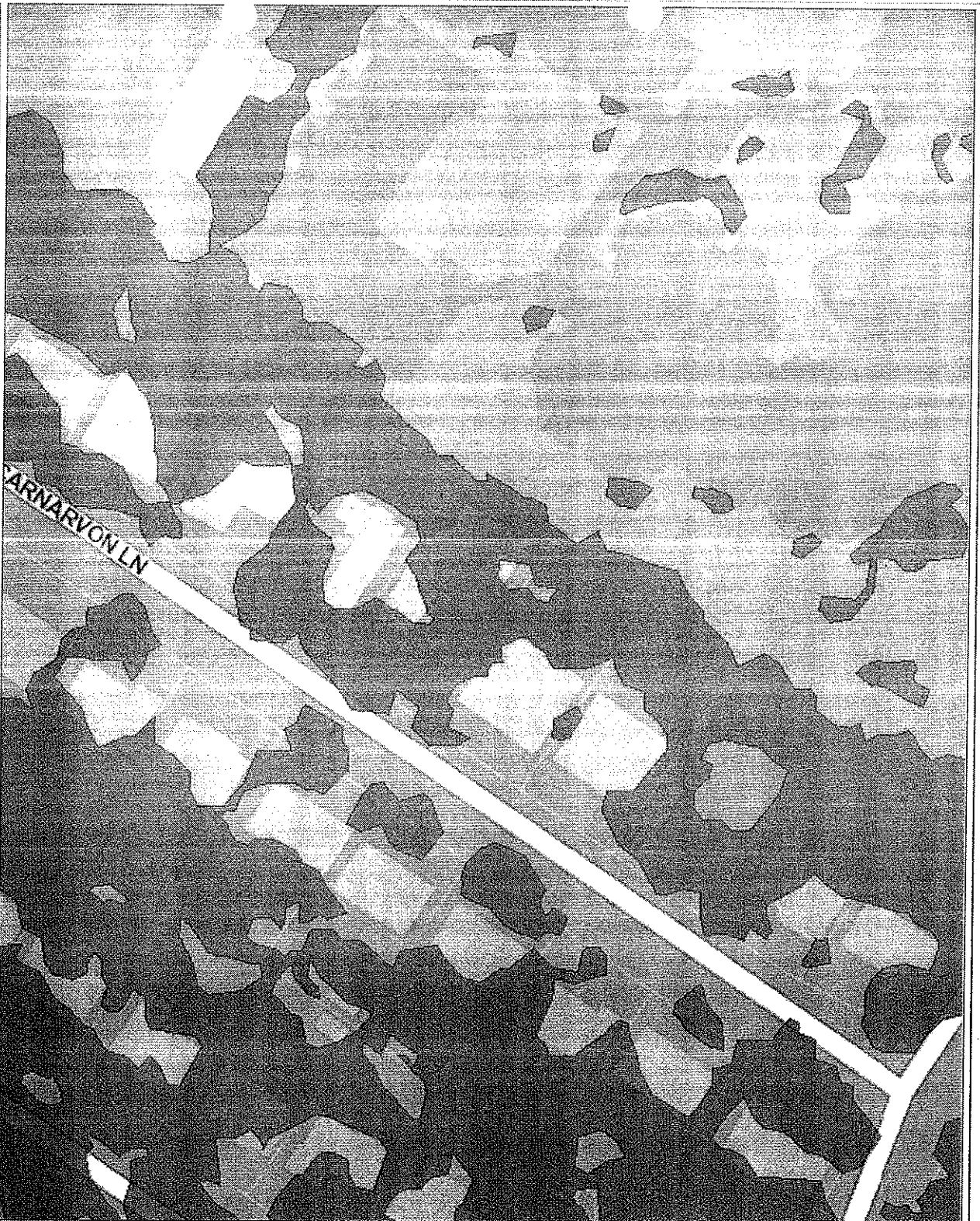
Job Valuation

Total Job Valuation: \$ 15300	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$	
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.	Bldg: \$ 15K Elec: \$ 300.	Bldg: \$ Elec: \$	
	Plmbg: \$ Mech: \$	Plmbg: \$ Mech: \$	
	Primary Structure: \$		
	Accessory Structure: \$		

Area Description		Building and Site Area		
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
a)	1 st floor conditioned area	796		796
b)	2 nd floor conditioned area	732	120	852
c)	3 rd floor conditioned area			
d)	Basement			
e)	Covered Parking (garage or carport)			
f)	Covered Patio, Deck or Porch	580		580
g)	Balcony 2nd floor converted to closet	120	-120	0
h)	Other 1st floor balcony	71		71
Total Building Coverage (exclude h, c & d from total)				
i)	Driveway	640		640
j)	Sidewalks	96		96
k)	Uncovered Patio			
l)	Uncovered Wood Deck (counts at 50%) $414 \div 2 = 207$	207		207
m)	AC pads	18		18
n)	Other (Pool Coping, Retaining Walls)			
Total Site Coverage				
o)	Pool			
p)	Spa			

Building Coverage Information		Site Development 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):	2301	% of lot size:	26.82
Proposed Building Coverage (sq ft):	2301	% of lot size:	26.82
8580			
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):	2397	% of lot size:	27.94
Proposed Impervious Cover (sq ft):	2397	% of lot size:	27.94
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <input checked="" type="radio"/> N			
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input checked="" type="radio"/> N			
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input checked="" type="radio"/> N			
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: 42'9" ft	Number of Floors: 2	# of spaces required: 2	# of spaces provided: 2
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) Y <input checked="" type="radio"/> N			
*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="radio"/> N			
Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft			
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="radio"/> N			

CITY OF AUSTIN DEVELOPMENT WEB MAP

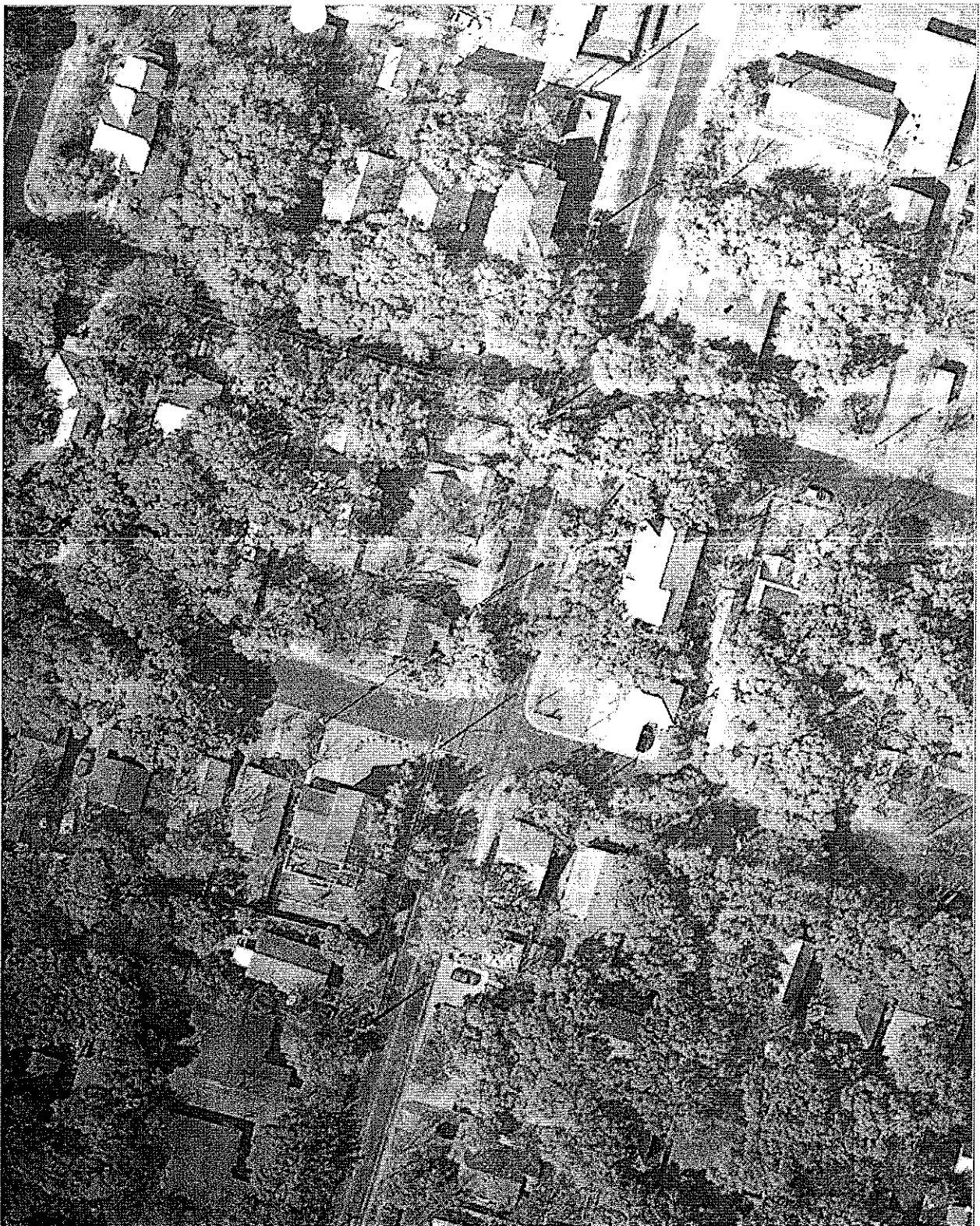


Legend








- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Tree Canopy Year 2006

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend








-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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CITY OF AUSTIN DEVELOPMENT WEB MAP

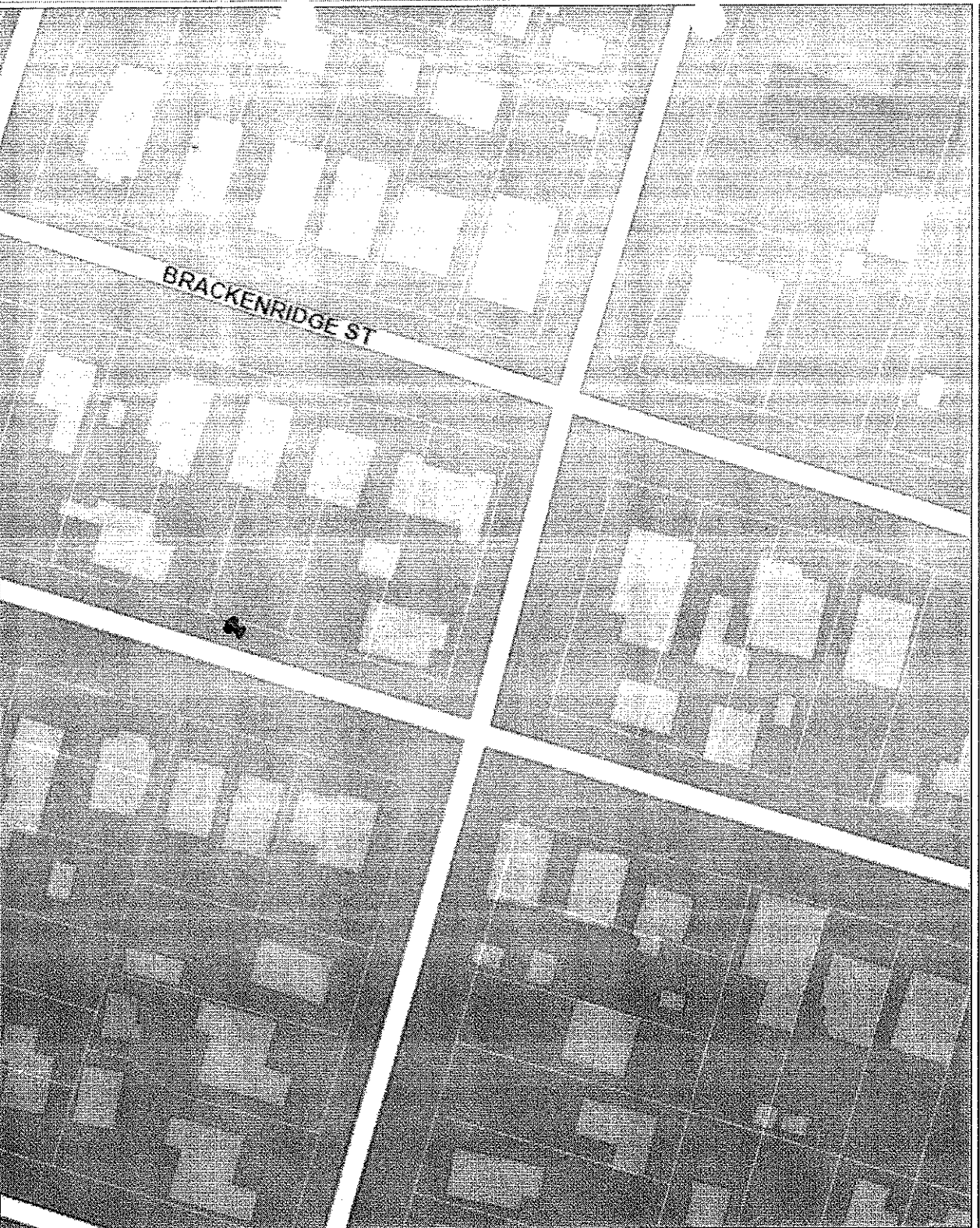









Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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CITY OF AUSTIN DEVELOPMENT WEB MAP



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City of Austin Residential Permit Application Master Comment Report

Original Submittal Date: March 7, 2014
Application Expiration: September 3, 2014
Comment-report Sent Date: March 27, 2014
Comment-report #: 0
Property: 2612 CARNARVON LN UNIT B
Case #: 2014-022835 PR
Case Manager: Taylor Horton
Manager Contact: taylor.horton@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, or information.

The application will be approved when all comments from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager or the appropriate reviewer(s).

Requirements:

- Write a separate letter or use this report to explain how each comment is being addressed and to note any questions you may have addressed with the reviewer.
- Submit updated drawings in 3 separated, assembled and stapled sets – correctly sized, and to-scale according to original intake requirements.
- Label any additional reviewer-specific paperwork accordingly.
- If information on the application is required or needs to be revised, you must provide these new sheets.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

Update Fees and Submittal:

You are advised to submit all requested information to clear these comments one (1) time. If there are comments remaining to be addressed on this comment report, it will be REJECTED and you will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

Online Reference:

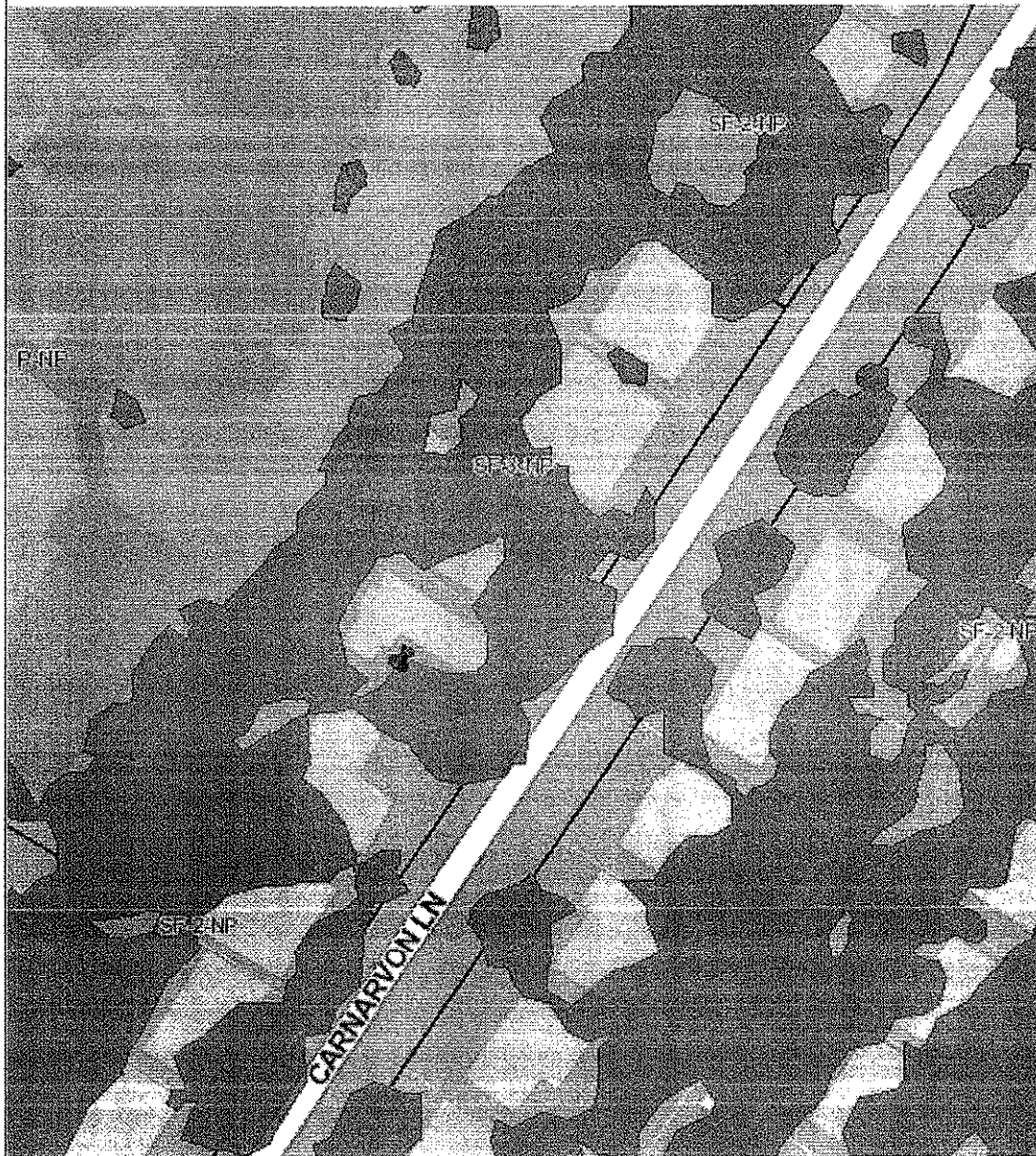
Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>








Residential Zoning Review - Taylor Horton - 512-974-2618

The application for permit is rejected based on the following discrepancies:

1. The description on the application and the proposed plans do not jibe. The elevations indicate there is no existing covered porch yet the application describes the proposed work as "close in existing covered porch to create closet".
2. The floor plan and site plan do not match.
3. The 42' 9" ht. building is existing non-complying due to height limit of 32'; the addition will increase the noncomplying aspect of the structure. A Board of Adjustment variance is required to do so.
4. Provide an application for a partial demolition and all items on the associated checklist.
5. Provide an existing floor plan.



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
- Zoning (Large Map Scale)
- Tree Canopy Year 2006



C15-2014-0072



C15-2014-0072

