

# CITY OF AUSTIN

**CASE NUMBER: C15-2014-0076**

\_\_\_\_\_ Jeff Jack  
 \_\_\_\_\_ Michael Von Ohlen  
 \_\_\_\_\_ Ricardo De Camps  
 \_\_\_\_\_ Bryan King  
 \_\_\_\_\_ Stuart Hampton  
 \_\_\_\_\_ Melissa Hawthorne  
 \_\_\_\_\_ Will Schnier - Sallie Burchett (out)

**OWNER: Sidney Mourning**

**VARIANCE REQUESTED:** The applicant has requested variances from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the side yard setback from 5 feet (required) to 0 feet (existing) in order to maintain a carport structure that has existed on the property since 2007 in an “SF-3-NP”, Family Residence, Neighborhood Plan zoning district. (Windsor Road)

### 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

C15-2014-0076

**Heldenfels, Leane**

---

**From:** Sid Mourning ~~info@sidmourningtreeservice.com~~  
**Sent:** Thursday, June 05, 2014 1:37 PM  
**To:** Heldenfels, Leane  
**Subject:** RE: Emailing: img-140605110029

Thank You Leane,  
We've gotten a verbal approval from August Harris the HOA Board ... but his Assistant, said she'll work on it.  
Said she would send it in to you guys directly.  
(jbasiano@austin.rr.com)

Thanks and have a good morning,

Tracy Allison  
Sid Mourning Tree Service

512-420-0733 Office  
512-374-9736 Fax  
512-934-1889 Tracy's Mobile

Thanks for choosing us! We want to hear from you. To post an online review, visit our Google Places page. Tree Service is a taxable service please see here for questions.

If you need a copy of our insurance please email:

~~reception@insureaustin.com~~  
~~www.goodmorningtree.com~~

Please print out only when neccasary!  
<http://www.morningtreereviews.com/>

-----Original Message-----

**From:** Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]  
**Sent:** Thursday, June 05, 2014 1:07 PM  
**To:** Sid Mourning  
**Subject:** RE: Emailing: img-140605110029

Got it and will include in the Board's packet. Anything from Neighborhood association? They will ask about that, so maybe just put together a timeline of when/attempts you've made to communicate with them so they can see you at least attempted to get their feedback.

See you Monday at the hearing (301 w. 2nd St., City Hall Council Chambers, we can validate parking for the garage below the building) - Leane

-----Original Message-----

**From:** Sid Mourning ~~mailto:info@sidmourningtreeservice.com~~  
**Sent:** Thursday, June 05, 2014 12:01 PM  
**To:** Heldenfels, Leane  
**Cc:** ~~sidmourningtreeservice@gmail.com~~  
**Subject:** Emailing: img-140605110029

C15-2014-0076

Sidney F. Mourning

1806 W 29<sup>th</sup> St

Austin, TX 78703

Friday, June 06, 2014

To whom it may concern:

There are 2 issues we've heard about and wanted to address them:

- 1) The driveway is not right up against the property line - there is 3 feet of bushes/ landscape then driveway which is in pavers in the sand.

We heard the impervious cover was in questions and wanted to bring it up, also.

- 2) The survey we received in 2012 was marked incorrectly. We have made the walkway and the paver stone patio all with pavers in sand making that area pervious (not impervious cover).

The brick driveway is also done in pavers in sand, but we now understand that is still considered impervious since a car drives on it ( atleast 120 sqft of it may be)

The total Impervious Cover totals are now 3777 SqFt out of the lot total of 8595 making the IC: 43.7%

When John Hale of the city of Austin Code enforcement came out he measured the impervious cover and said it was under. He said the only issue was the carport.

Sincerely,

Sidney F Mourning

512-657-4349



# City of Austin

*Founded By Congress, Republic of Texas 1839*

Code Compliance Department

P.O. Box 1088, Austin, Texas 78767 - 1088

615-2014-0076

April 24, 2014

## NOTICE OF VIOLATION

via Certified Mail #7012 1010 0002 5894 7636

Sidney Mourning  
1806 W 29th St  
Austin, Texas 78703

**RE: 1806 W 29 ST 78703**

Legally described as LOT 16 BLK 1 BRYKERWOODS C

Zoned as SF-3-NP

Parcel Number 0118020824

Dear Sidney Mourning:

An investigation by the City of Austin's Code Compliance Department was conducted relating to the property indicated above and violations of Austin City Code were found that require your immediate attention. An investigation report is enclosed which defines the code violation(s) found with required remedies for attaining compliance with the City Code.

After receipt of this notice, you may not sell, lease, or give away this property unless you have provided the buyer, lessee, or other transferee a copy of this notice, and provided the name and address of the buyer to the Code Official. Also, it is a misdemeanor to rent this property if the code violation(s) on this property pose a danger to the health, safety and welfare of the tenants.

If you have any questions, please contact me by telephone at 512-974-6087 between 7:30AM - 4:00PM. You may leave a voicemail message at any time.

Si usted tiene alguna pregunta, contácteme por favor por teléfono en 512-974-6087 de lunes a viernes o puede dejar un mensaje de correo vocal en cualquier momento.

### Ownership Information

According to the applicable records of the County, you own the real property described in this notice. If you no longer own this property, you must execute an affidavit stating that you no longer own the property and stating the name with the last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to our office not later than the 20th day after the date you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice, even if you do not.

An affidavit form is available at our office located at 1520 Rutherford Lane. An affidavit may be mailed to:

City of Austin  
Code Compliance Department  
P.O. Box 1088  
Austin, Texas 78767

Additionally, if this property has other owner(s), please provide me with this information.

**Failure to Correct**

If a violation is not corrected, any existing site plan, permit, or certificate of occupancy may be suspended or revoked by the City. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.

If the violation continues, the City may take further legal action to prevent the unlawful action as authorized by State law and may seek civil injunctions or penalties in State court.

For dangerous or substandard buildings, the City may also take further action to require the vacation, relocation of occupants, securing, repair, removal or demolition of a building.

If the violations are not brought into compliance within the timeframes listed in the investigation report, criminal charges may be filed against you in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.

**Complaints**

To register a complaint regarding a Code Compliance Department investigator, you may submit your complaint in writing no later than 3 days after receipt of this letter to:

City of Austin  
Code Compliance Department Manager  
P.O. Box 1088  
Austin, Texas 78767

Sincerely,

John Hale, Code Compliance Inspector  
Code Compliance Department  
Case CV-2014-020683

## INVESTIGATION REPORT

**Investigator:** John Hale  
**Case:** CV-2014-020683  
**Address:** 1806 W 29 ST 78703  
**Zoned as** SF-3-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 978-4000. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

### LAND USE

**Code Section:** Site Development Regulations for Zoning Districts (§25-2-492)  
**Description of Violation:** This property is zoned SF-3-NP and allows for maximum impervious cover of 45 %.  
**Date Observed:** March 3, 2014 **Status:** Cleared  
**Required Remedy:**

**Code Section:** Site Development Regulations for Zoning Districts (§25-2-492)  
**Description of Violation:** The detached carport is encroaching into the side yard setback and a minimum of 5 feet is required in a SF-3-NP zoning district.  
**Date Observed:** March 3, 2014 **Status:** Not Cleared  
**Required Remedy:** Obtain variance or remove structure

### Required Remedy Summary

Variance Required

Remove Structure From in 7 days  
 Obtain Variance in 7 days

**NOTE:** The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

### Appeal

A person may appeal a Stop Work Order to the City of Austin's Code Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;
- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to Code Compliance Department located at 1520 Rutherford Lane, Building 1-Security Desk or mailed to:

**Code Official  
 Code Compliance Department  
 P.O. Box 1088  
 Austin, Texas 78767**



## Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: cityarborist@austintexas.gov Website: [www.austintexas.gov/departments/city-arborist](http://www.austintexas.gov/departments/city-arborist)

ROW I.D.

Mapsco Pg

5542

### Application request\* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602(3))
- ☒ Critical Root Zone Impacts (ECM 3.5.2 A)
- ☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

\* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1806 W 29th St; 78703

Name of owner or authorized agent: Sid Mourning / Tracy Allison

Building permit number (if applicable): n/a

Telephone #: 512-420-733 Fax #: 512-374-9736 E-mail:

Tree Species: OAK (LEUCO OAK) Tree location on lot: OVER DRIVEWAY COMING FROM NEIGHBORS

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) or diameter (across) 36" 40"

General tree condition: ☐ Good / ☒ Fair / ☐ Poor / ☐ Dead

Reason for request: ☒ Development ☐ Tree condition ☒ Other: CITY IS ASKING THE CARPORT BE MOVED BACK INTO DRIVEWAY, BUT CAN'T BECAUSE OF TREE

Owner/ Authorized Agent Signature Date 05062014

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

### Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☐ \*Approved With Conditions ☒ Statutory Denial (more information required) ☐ Denied

Comments: APPROVE HOW PROPOSED CHANGES WOULD IMPACT TREE (E.G. PLAN VIEW, PHOTOGRAPHS, TEXT DESCRIPTION)

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant \_\_\_\_\_ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- ☐ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.
- ☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

City Arborist Signature

Date

Post this document on site while any proposed work is in progress.

Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012

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

CASE #

CV2014-020683

ROW #

1146942

Tax ID

0118020824

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: 1806 W 29<sup>th</sup> St 78703

LEGAL DESCRIPTION: Subdivision – LOT 16 BLK 1 BRYKERWOODS C

Lot(s) 16 Block 1 Outlot Division

I/We Tracy Allison & Sidney F Mourning on behalf of myself as authorized agent for

Sidney Mourning of 1806 W 29<sup>th</sup> St affirm that on 4/28, 2014,

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

(check appropriate items below)

    ERECT     ATTACH     COMPLETE     REMODEL   x   MAINTAIN

Driveway and carport; Preexisting driveway over 30 years, carport is to cover for handicap.

None of which is an eyesore, and is barely noticeable with landscape around it.

in a SF-3-NP (Z3300) district. (zoning district) (Windsor Road)

**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 Driveway was put into place long before the property in 2007 was purchased, and the carport is needed To have limbs & hail not hit the car. He is handicap and walking from the street is unacceptable.

---

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
The owner of the house is handicap, he bought the property with the preexisting driveway there in 2007,

Added the carport (in between 2 trees) to protect him & his car (after a part came down thru porch)

---

- (b) The hardship is not general to the area in which the property is located because:  
The carport or driveway is not an eyesore because every other neighbor has a covered area. His yard has

Many trees and its beautifully landscaped. He can not move the parking space around.

---

**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:

It is covered in vines and is a feature of the property; it has been there for atleast 7 years (since he bought the property), and we believe its been over 10 years but do not have proof.

---

**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:

The would allow for more off street parking.

---

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:

We will park under the carport not in the street.

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

We will be parking off street in a 50 year old driveway and carport and keep the street clear of cars, to

Improve traffic, for a handicap person which will be closer to his front door.

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

It will let us use the preexisting drivewat and carport and keep the streets clear of cars.

**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 [Signature] Mail Address 1806 W 29<sup>th</sup> ST

City, State & Zip Austin, TX 78703

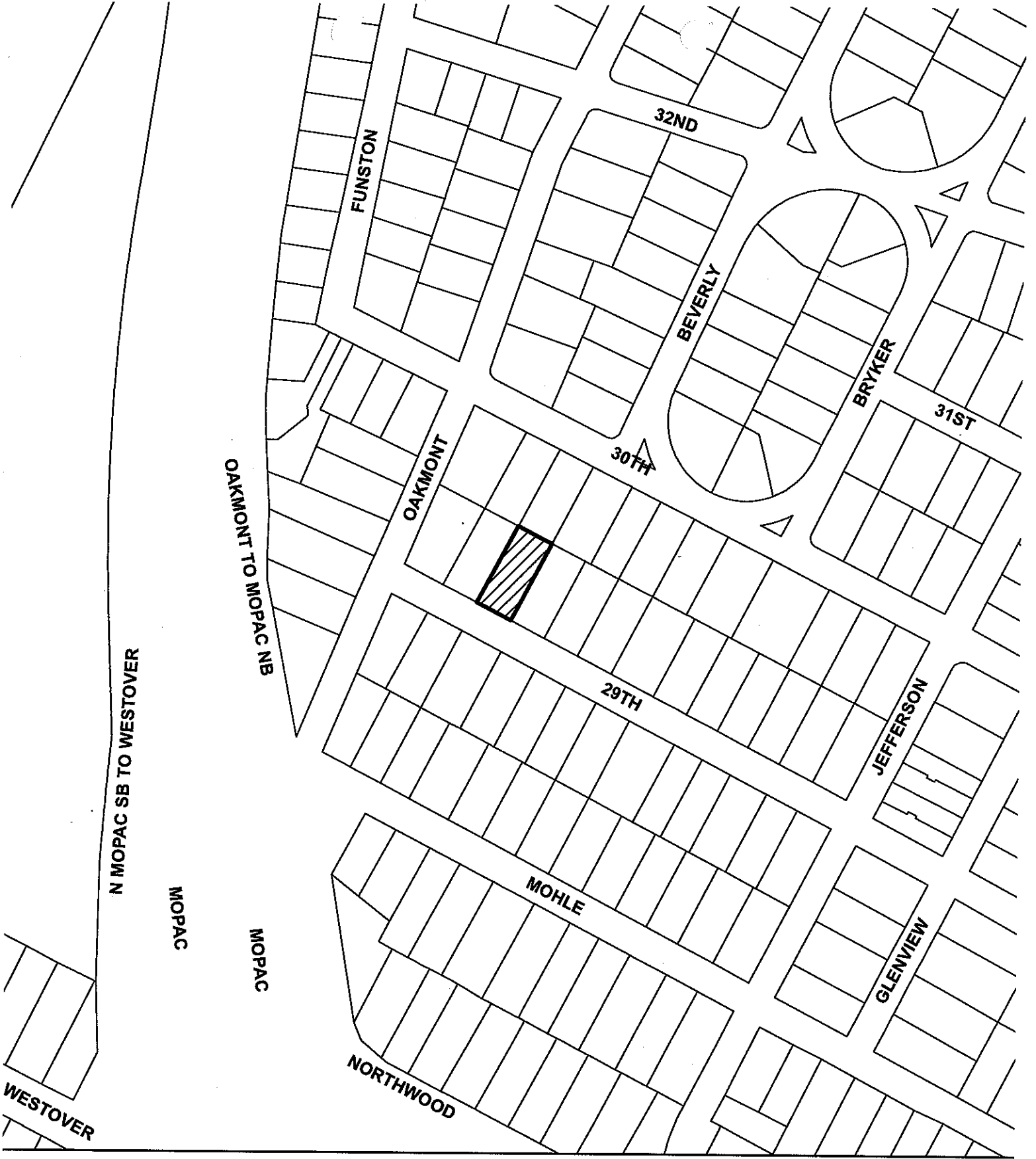
Printed Tracy Allison Phone 512-934-1889 Date 5/1/14





**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 [Signature] Mail Address 1806 w 29<sup>th</sup> St

City, State & Zip Austin, TX 78703

Printed Sidney F Mourning Phone 512-657-4349 Date 5/1/14



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0076  
Address: 1806 29TH STREET



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

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

1" = 200'

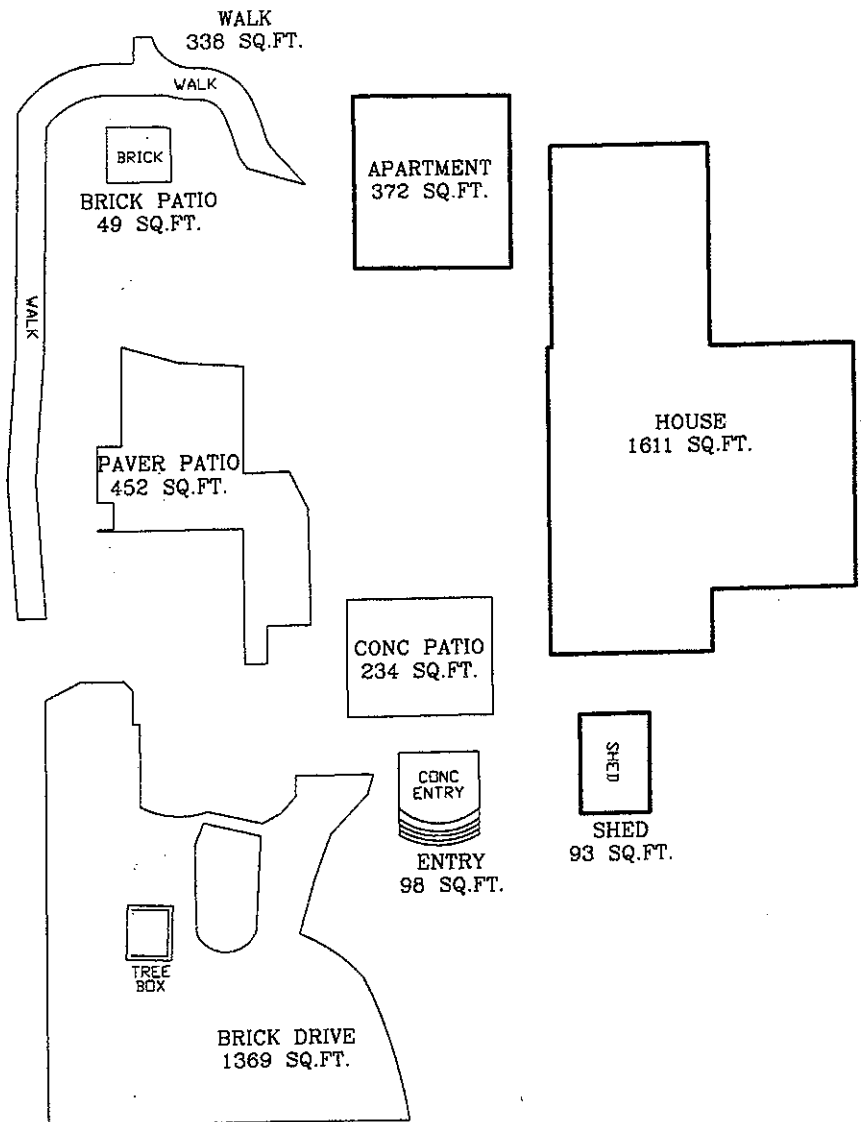
LOT 17  
8595 SQ.FT.

**IMPERVIOUS COVER**

HOUSE	1611 SQ.FT.
APARTMENT	372 SQ.FT.
SHED	93 SQ.FT.
BRICK DRIVE	1369 SQ.FT.
ENTRY	98 SQ.FT.
CONC PATIO	234 SQ.FT.
PAVER PATIO	452 SQ.FT.
WALK	338 SQ.FT.
BRICK PATIO	49 SQ.FT.
TOTAL	4816 SQ.FT.

LOT 8595 SQ.FT.

53.7% IMPERVIOUS COVER





# City of Austin

*Founded By Congress, Republic of Texas 1839*

Code Compliance Department

P.O. Box 1088, Austin, Texas 78767 - 1088

April 24, 2014

## NOTICE OF VIOLATION

via Certified Mail #7012 1010 0002 5894 7636

Sidney Mourning  
1806 W 29th St  
Austin, Texas 78703

### RE: **1806 W 29 ST 78703**

Legally described as LOT 16 BLK 1 BRYKERWOODS C

Zoned as SF-3-NP

Parcel Number 0118020824

Dear Sidney Mourning:

An investigation by the City of Austin's Code Compliance Department was conducted relating to the property indicated above and violations of Austin City Code were found that require your immediate attention. An investigation report is enclosed which defines the code violation(s) found with required remedies for attaining compliance with the City Code.

After receipt of this notice, you may not sell, lease, or give away this property unless you have provided the buyer, lessee, or other transferee a copy of this notice, and provided the name and address of the buyer to the Code Official. Also, it is a misdemeanor to rent this property if the code violation(s) on this property pose a danger to the health, safety and welfare of the tenants.

If you have any questions, please contact me by telephone at 512-974-6087 between 7:30AM - 4:00PM. You may leave a voicemail message at any time.

Si usted tiene alguna pregunta, contácteme por favor por teléfono en 512-974-6087 de lunes a viernes o puede dejar un mensaje de correo vocal en cualquier momento.

### **Ownership Information**

According to the applicable records of the County, you own the real property described in this notice. If you no longer own this property, you must execute an affidavit stating that you no longer own the property and stating the name with the last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to our office not later than the 20th day after the date you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice, even if you do not.

An affidavit form is available at our office located at 1520 Rutherford Lane. An affidavit may be mailed to:

## INVESTIGATION REPORT

**Investigator:** John Hale

**Case:** CV-2014-020683

**Address:** 1806 W 29 ST 78703

**Zoned as** SF-3-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 978-4000. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

### LAND USE

Code Section: Site Development Regulations for Zoning Districts (§25-2-492)

Description of Violation: This property is zoned SF-3-NP and allows for maximum impervious cover of 45 %.

Date Observed: March 3, 2014

Status: Cleared

Required Remedy:

Code Section: Site Development Regulations for Zoning Districts (§25-2-492)

Description of Violation: The detached carport is encroaching into the side yard setback and a minimum of 5 feet is required in a SF-3-NP zoning district.

Date Observed: March 3, 2014

Status: Not Cleared

Required Remedy: Obtain variance or remove structure

### Required Remedy Summary

Variance Required

Remove Structure From in 7 days

Obtain Variance in 7 days

**NOTE:** The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

### Appeal

A person may appeal a Stop Work Order to the City of Austin's Code Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;
- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to Code Compliance Department located at 1520 Rutherford Lane, Building 1-Security Desk or mailed to:

**Code Official  
Code Compliance Department  
P.O. Box 1088  
Austin, Texas 78767**

**City of Austin  
Code Compliance Department  
P.O. Box 1088  
Austin, Texas 78767**

Additionally, if this property has other owner(s), please provide me with this information.

**Failure to Correct**

If a violation is not corrected, any existing site plan, permit, or certificate of occupancy may be suspended or revoked by the City. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.

If the violation continues, the City may take further legal action to prevent the unlawful action as authorized by State law and may seek civil injunctions or penalties in State court.

For dangerous or substandard buildings, the City may also take further action to require the vacation, relocation of occupants, securing, repair, removal or demolition of a building.

**If the violations are not brought into compliance within the timeframes listed in the investigation report, criminal charges may be filed against you in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.**

**Complaints**

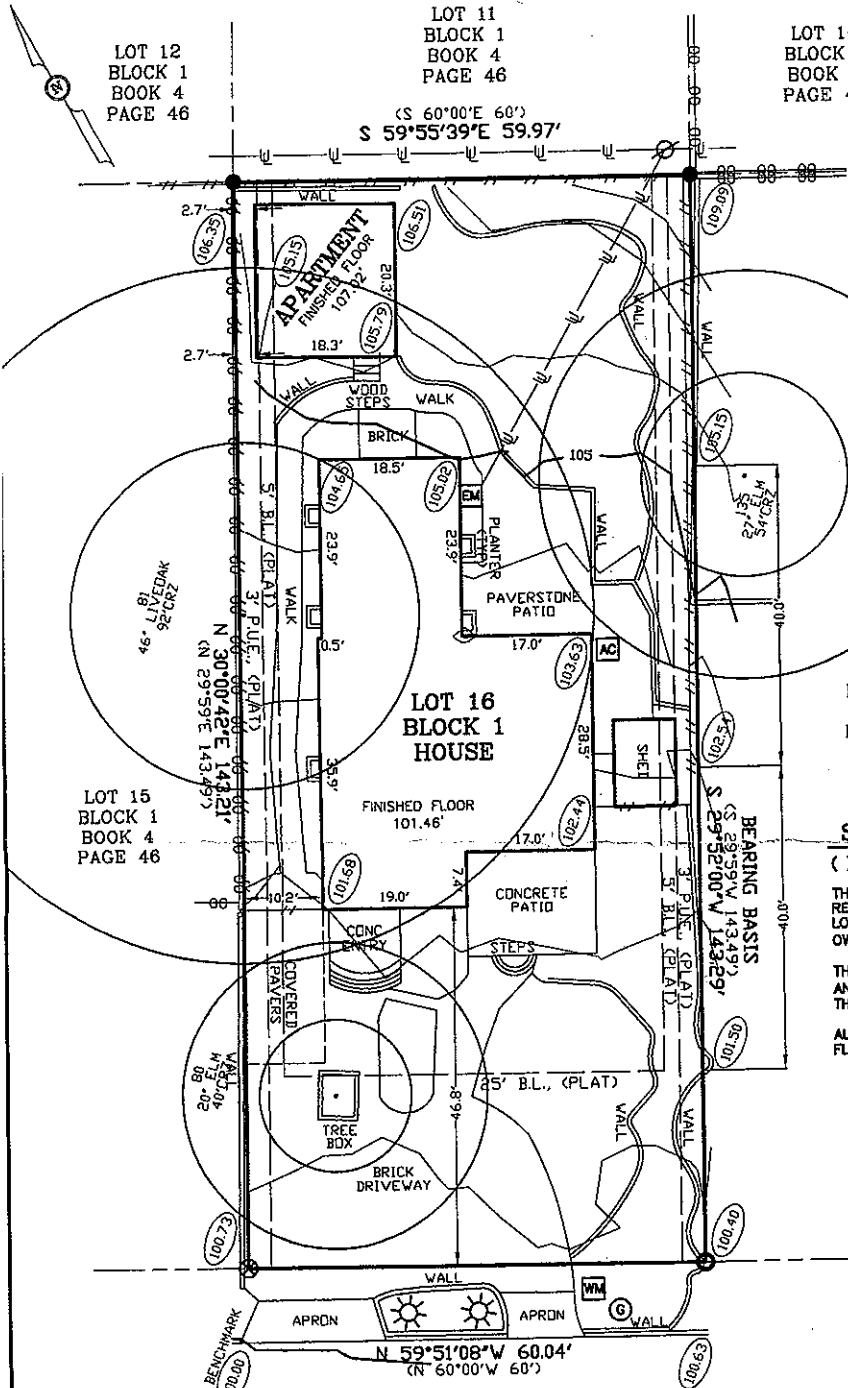
To register a complaint regarding a Code Compliance Department investigator, you may submit your complaint in writing no later than 3 days after receipt of this letter to:

**City of Austin  
Code Compliance Department Manager  
P.O. Box 1088  
Austin, Texas 78767**

Sincerely,

John Hale, Code Compliance Inspector  
Code Compliance Department  
Case CV-2014-020683

SCALE: 1"=20'



1806 WEST 29th STREET  
(50' R.O.W.)

- LEGEND**
- WOOD FENCE
  - CHAIN LINK FENCE
  - UTILITY LINE
  - A/C UNIT
  - ELEC. METER
  - WATER METER
  - GAS METER
  - IRON ROD FND.
  - PIPE FND.
  - X SET
  - UTILITY POLE
  - LIGHT STANDARD
  - B.L. BUILDING LINE
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT

LOT 17  
BLOCK 1  
BOOK 4  
PAGE 46

**SURVEYOR'S NOTES**

( ) DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

**IMPERVIOUS COVER**

HOUSE	1611 SQ.FT.
APARTMENT	372 SQ.FT.
SHED	93 SQ.FT.
BRICK DRIVE	1369 SQ.FT.
ENTRY	98 SQ.FT.
CONC PATIO	234 SQ.FT.
PAVER PATIO	452 SQ.FT.
WALK	338 SQ.FT.
BRICK PATIO	48 SQ.FT.
TOTAL	4616 SQ.FT.
LOT	8595 SQ.FT.
53.7% IMPERVIOUS COVER	

LOT No. 16 BLOCK "1" SUBDIVISION / ADDITION BRYKER WOODS "C"

SECTION TRAVIS PHASE PLAT RECORDS Book 4 Page(s) 48 Cabinet Slide

CITY AUSTIN COUNTY, TEXAS Document No. SIDNEY MOURNING Reference:

By: JS Date: 8/29/12

FIELD WORK JS

DRAFTING MDL

SURVEY DATE: 6/29/12

Job No. 06B20912

SCALE: 1"=20'

**\* IMPORTANT NOTICE \***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 16.

**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704  
TELE.: (512) 440-0071 - FAX: (512) 440-0199

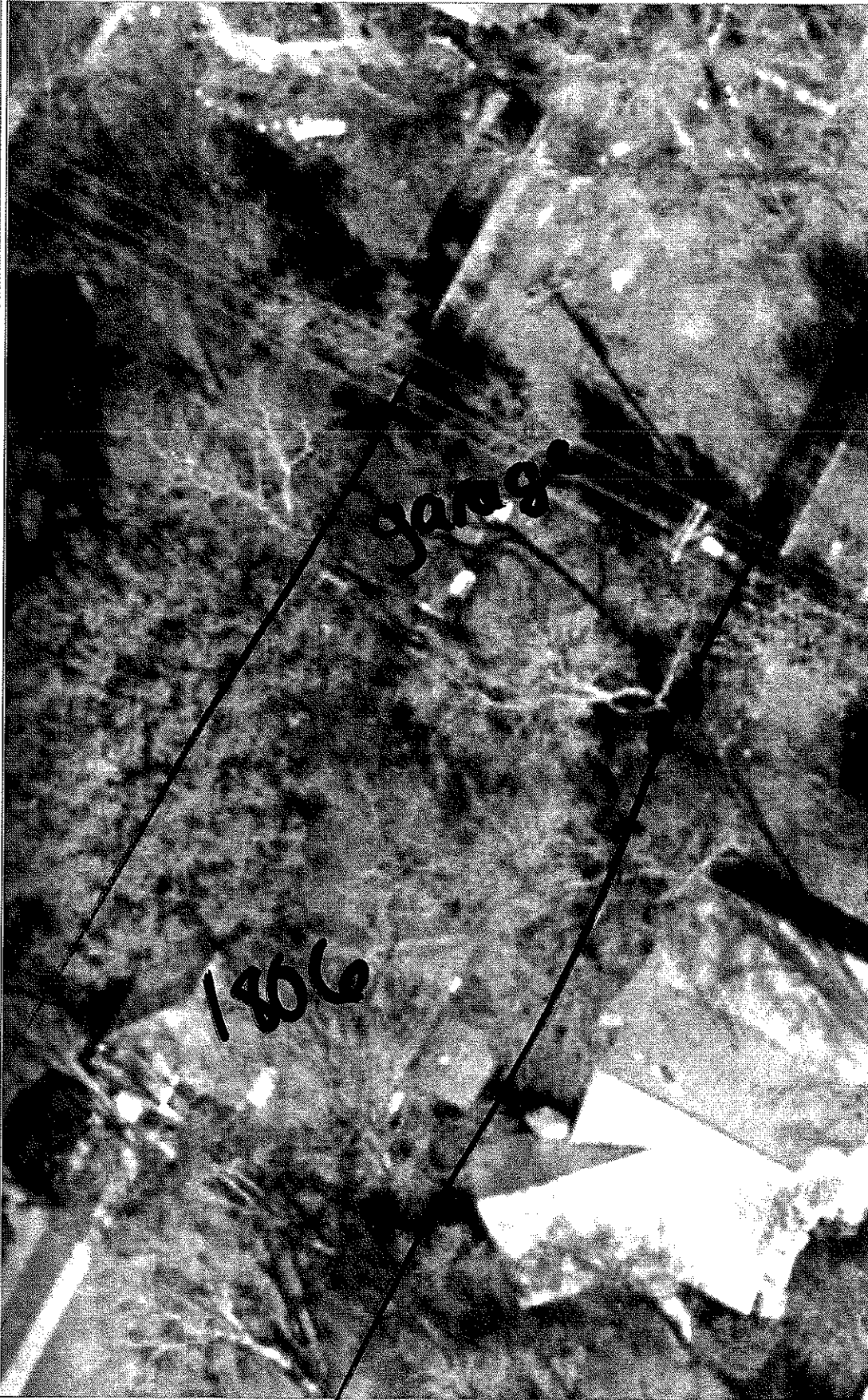


*Roger L. Way*





# CITY OF AUSTIN DEVELOPMENT WEB MAP 2003



## Legend

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

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

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.

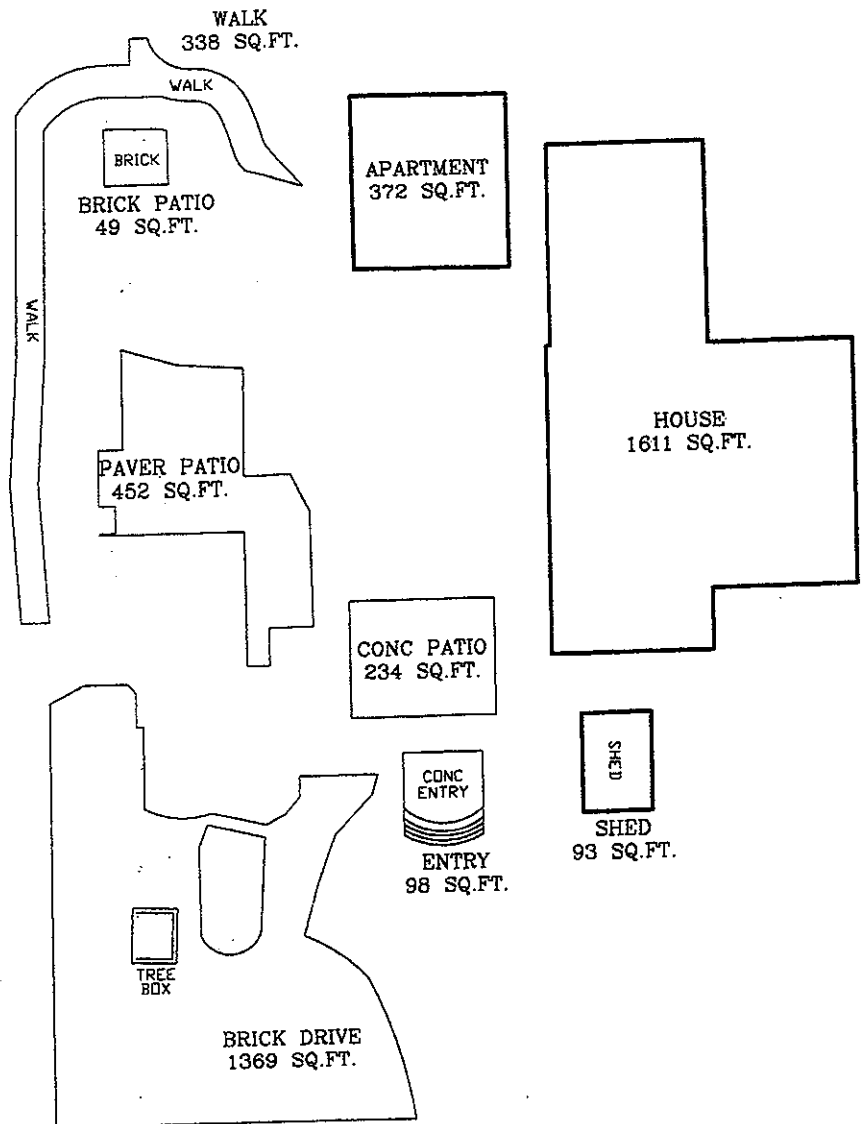
LOT 17  
8595 SQ.FT.

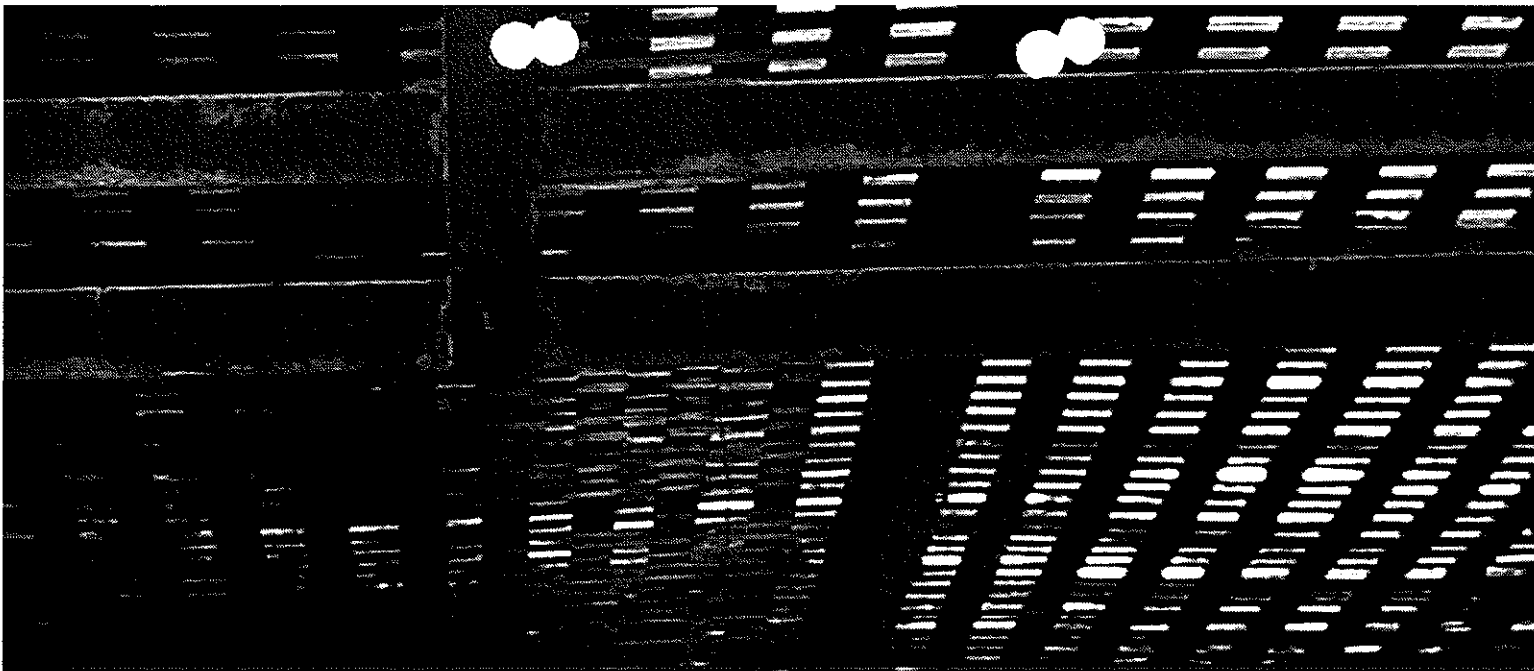
# IMPERVIOUS COVER

HOUSE	1611 SQ.FT.
APARTMENT	372 SQ.FT.
SHED	93 SQ.FT.
BRICK DRIVE	1369 SQ.FT.
ENTRY	98 SQ.FT.
CONC PATIO	234 SQ.FT.
PAVER PATIO	452 SQ.FT.
WALK	338 SQ.FT.
BRICK PATIO	49 SQ.FT.
TOTAL	4616 SQ.FT.

LOT 8595 SQ.FT.

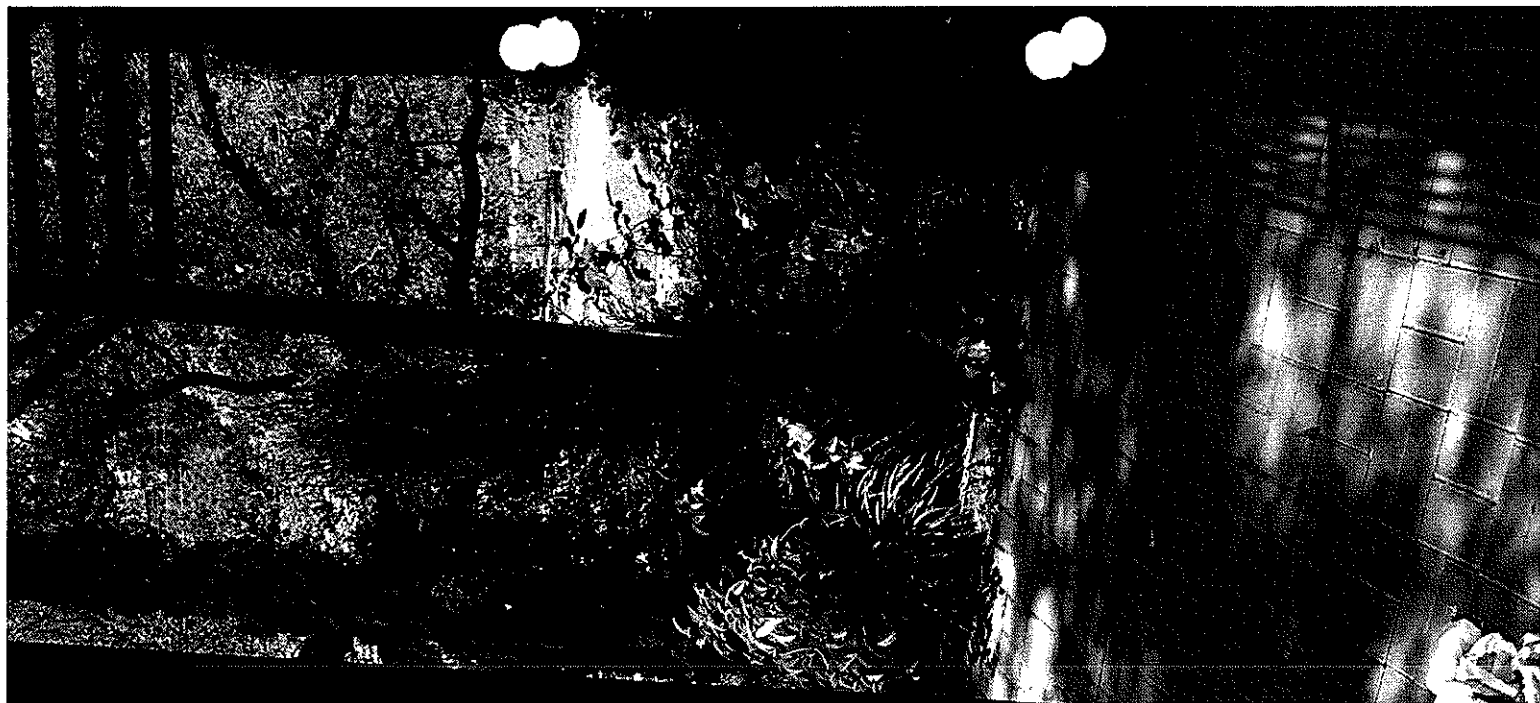
53.7% IMPERVIOUS COVER









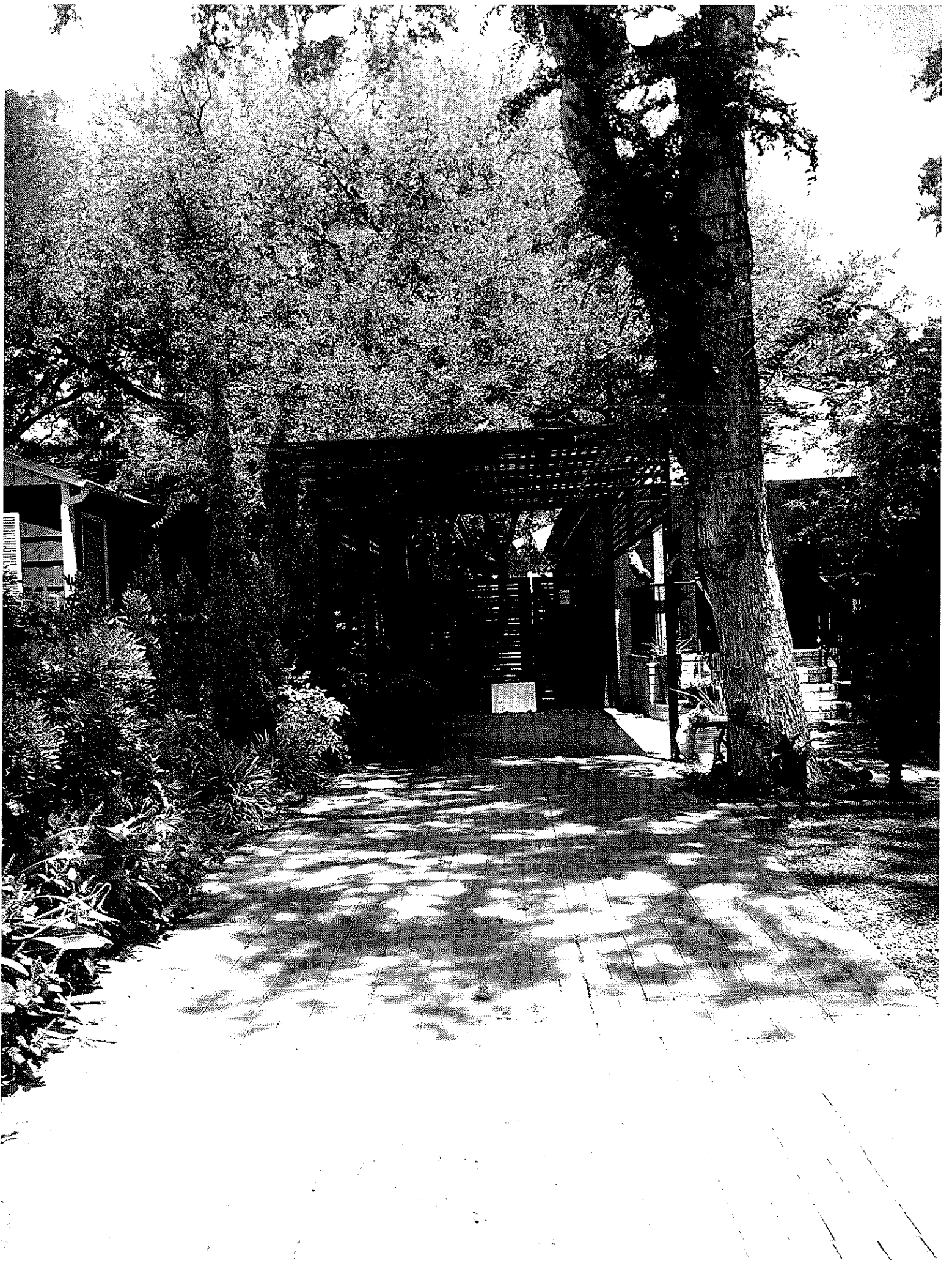


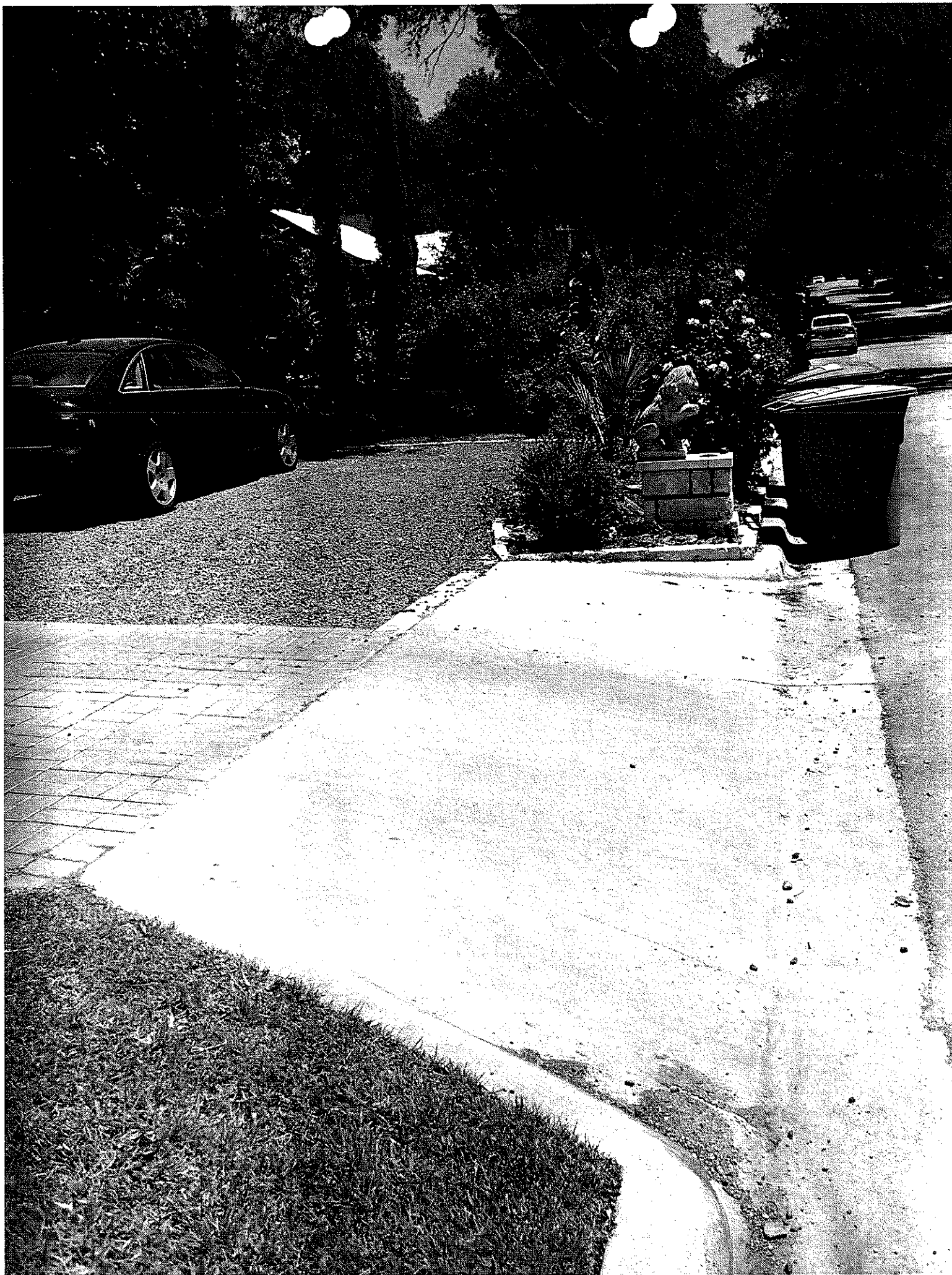












2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

We will park under the carport  
not in the street

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

We will park under the carport  
not in the street, being handicapped  
will hold with this safety.  
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

This will not give us special privileged  
to park in a driveway 50 years old

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 Sidney Mourning Date 1806 10-29th

City, State & Zip Austin TX 78703

Printed Sidney Mourning Phone 512-657-4349 Date 3-6-14

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 Sidney Mourning Date 1806 10-29th

City, State & Zip Austin Texas 78703

Printed Sidney Mourning Phone 512-657-4349 Date 3-6-14



SCALE: 1"=20'

LOT 12  
BLOCK 1  
BOOK 4  
PAGE 46

LOT 11  
BLOCK 1  
BOOK 4  
PAGE 46

LOT 10  
BLOCK 1  
BOOK 4  
PAGE 46

# LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- A/C UNIT
- ELEC. METER
- WATER METER
- GAS METER
- IRON ROD FND.
- PIPE FND.
- X SET
- UTILITY POLE
- LIGHT STANDARD
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

LOT 15  
BLOCK 1  
BOOK 4  
PAGE 46

LOT 16  
BLOCK 1  
HOUSE

LOT 17  
BLOCK 1  
BOOK 4  
PAGE 46

## SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

## IMPERVIOUS COVER

HOUSE	1811 SQ.FT.
APARTMENT	372 SQ.FT.
SHED	93 SQ.FT.
BRICK DRIVE	1369 SQ.FT.
ENTRY	98 SQ.FT.
CONC PATIO	234 SQ.FT.
PAVER PATIO	452 SQ.FT.
WALK	338 SQ.FT.
BRICK PATIO	49 SQ.FT.
TOTAL	4616 SQ.FT.

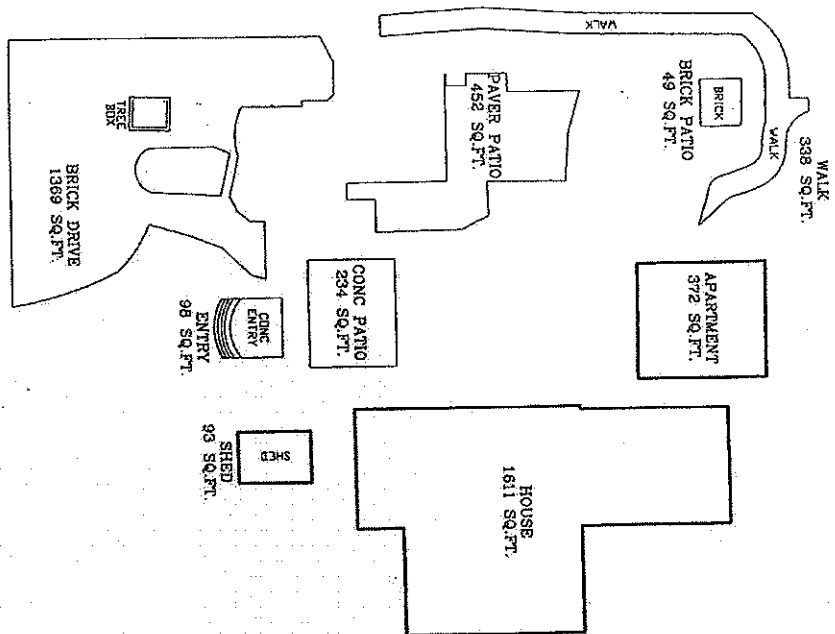
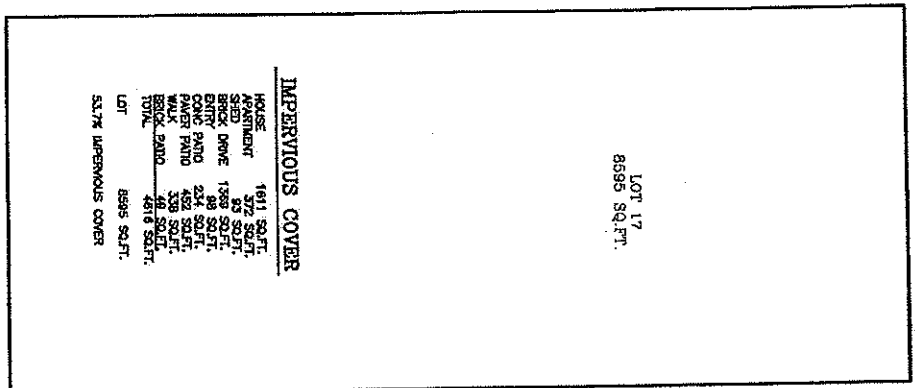
LOT 8595 SQ.FT.

53.7% IMPERVIOUS COVER

1806 WEST 29th STREET  
(50' R.O.W.)

LOT No. 16 BLOCK "1" SUBMISSION / ADDITION BRYKER WOODS "C"  
SECTION PHASE Volume Page(s) 46 Cabinet Slide PLAT RECORDS

By: JS Date: 6/29/12  
FIELD WORK  
DRAFTING MDL  
SURVEY DATE: 6/29/12



**IMPERVIOUS COVER**

HOUSE	1611 SQ. FT.
PAVER PATIO	452 SQ. FT.
BRICK PATIO	49 SQ. FT.
CONC PATIO	294 SQ. FT.
SHED	93 SQ. FT.
BRICK DRIVE	1369 SQ. FT.
WALK	338 SQ. FT.
TREE BOX	48 SQ. FT.
TOTAL	4616 SQ. FT.
LOT	8695 SQ. FT.
53.7% IMPERVIOUS COVER	

# CITY OF AUSTIN DEVELOPMENT WE MAP

1997 aerial

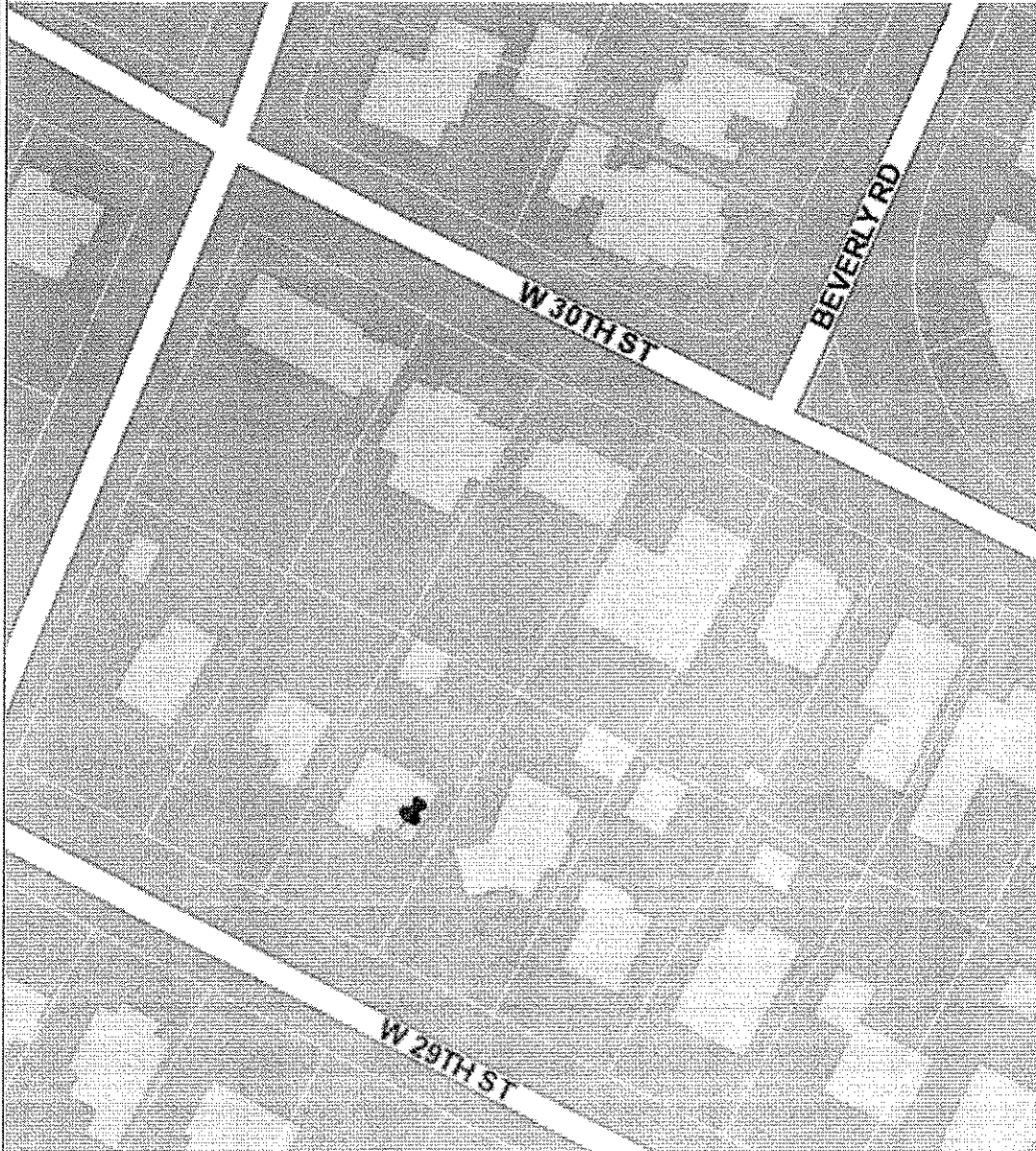
## Legend

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









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 WELL MAP



## Legend

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

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.