

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).

ROW

CASE # C15-2014-0092
11158759

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

Roll # 0110010604

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 1302 Lorrain St.

LEGAL DESCRIPTION: Subdivision - Shelley Heights

Lot(s) _____ Block B Outlot _____ Division _____

I/We Paul Balmuth on behalf of myself/ourselves as authorized agent for

Mary Murchison affirm that on May 19 2014

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☐ MAINTAIN

Remove non compliant structure in rear setback

Install back door in remaining non compliant room

Install landing outside back door

in a Single family ~~district~~ district. & Multi family / MF-3-NP (Old West Austin)
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The lot is extremely shallow, 65' deep

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
House was built in 1925, partly in rear setback.
-

(b) The hardship is not general to the area in which the property is located because:
Most of the building lots are 130' deep

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:

Most of the neighborhood is out of compliance with setbacks

There is a two story apartment house built right up to back property line of 1302.

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:

NA

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:

NA

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

NA

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

NA

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 Paul Balmuth Mail Address 1300 Kinney Avenue

City, State & Zip Austin, TX 78704

Printed Paul Balmuth Phone 512-413-6416 Date 5-19-2014

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 Mary Murchison Mail Address 1302 Lorrain St.

City, State & Zip Austin, TX 78703

Printed Mary Murchison Phone 512-746-9975 Date 5-19-2014

Paul Balmuth
PB Construction
Pbconst@austin.tx.com



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0092
Address: 1302 LORRAIN 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.

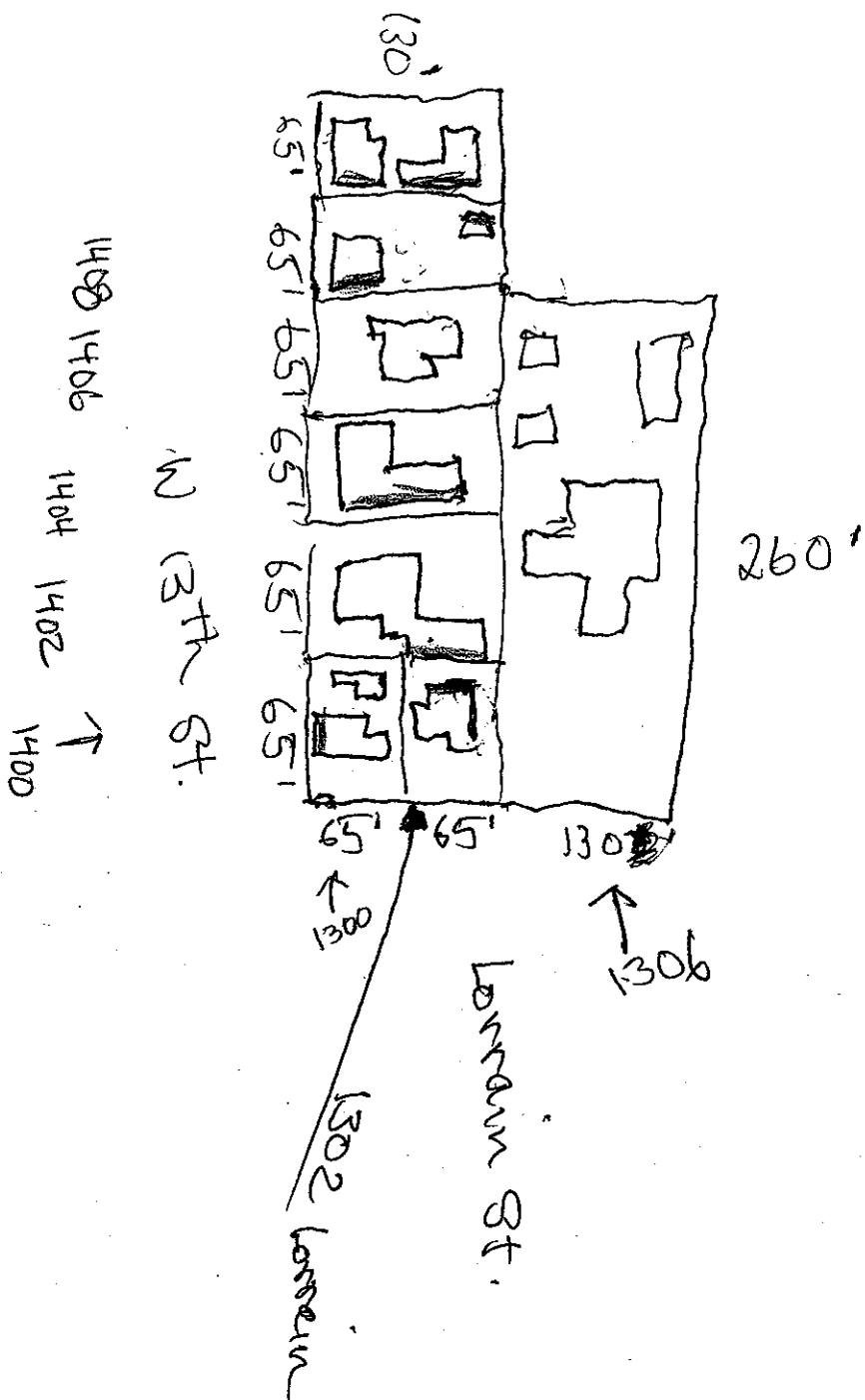
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

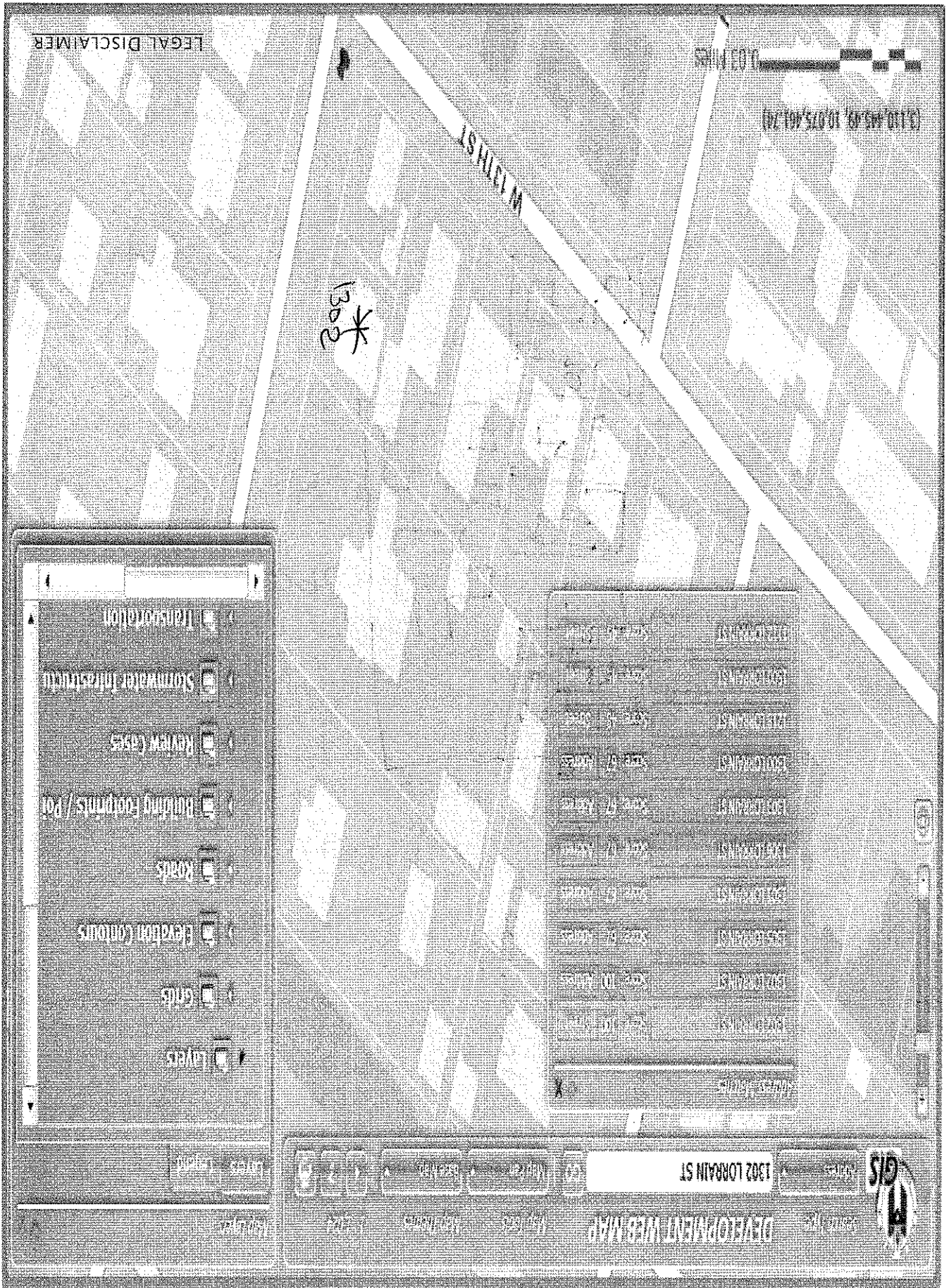


1" = 200'

Sketch of Neighborhood
 From Co A GIS
 [See other side]

Note - out of compliance with setbacks







1514
 4-8-14
 CLARENCE SANDERSON
 1111 WEST 24TH ST.
 AUSTIN, TX 78741
 512.452.1200

MURCHISON ADDITION & REMODEL
 1302 LORRAIN STREET, AUSTIN, TX 78703

DATE:
 1/20/13
 1/22/14
 4/6/14

A1

APPROVED BY
 AUSTIN ENERGY
 FOR BOA

DATE: MAY 22, 2014

Signature

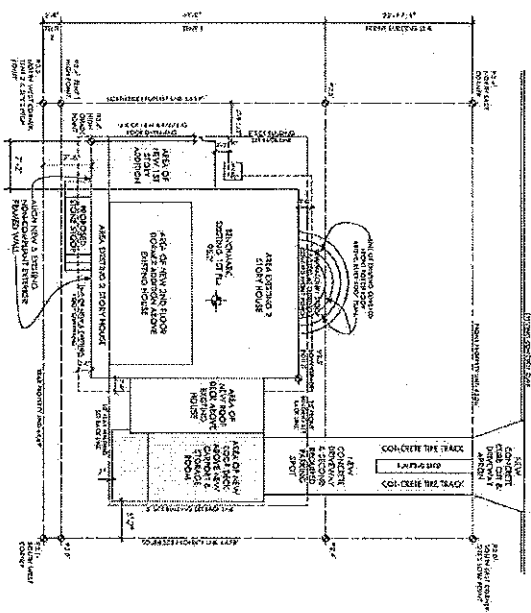
FIVE STAR GREEN BUILDER RATING, CONSTRUCTION WASTE MANAGEMENT:

1. 85% of all construction waste to be reused or recycled. Underlaid, removed or replaced, gypsum, drywall to be recycled. Reuse or recycling numbers may be included on site.

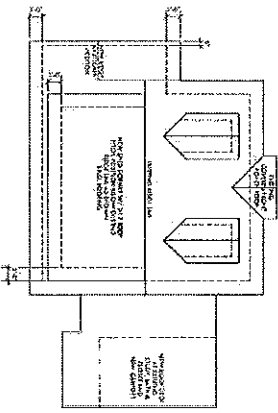
INDEX OF DRAWINGS

- A1.1 Site Plan, East View, Orientation Plan
- A2. 1st Floor Plan, Windows & Door Schedule
- A3. 2nd Floor Plan, Windows & Door Schedule
- A4. Exterior Elevation
- A5. Interior Elevation
- A6. Section
- A7. Foundation
- A8. Roof Plan
- A9. Mechanical
- A10. Electrical
- A11. Plumbing
- A12. Fire Protection
- A13. Life Safety
- A14. Other
- A15. Other
- A16. Other
- A17. Other
- A18. Other
- A19. Other
- A20. Other
- A21. Other
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- A98. Other
- A99. Other
- A100. Other

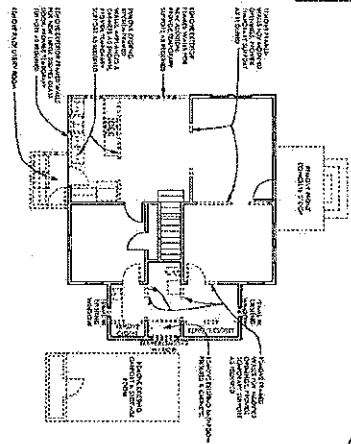
1 SITE PLAN



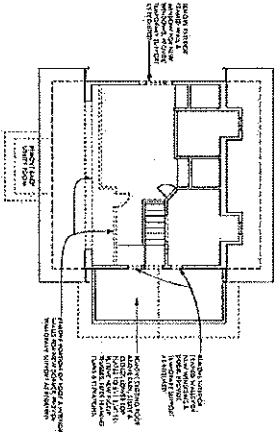
2 ROOF PLAN



3 1st FLOOR DEMOLITION PLAN



4 2nd FLOOR DEMOLITION PLAN



Paul Balmuth

From: Kellogg, Eben <Eben.Kellogg@austinenergy.com>
Sent: Thursday, May 22, 2014 10:32 AM
To: Paul Balmuth
Cc: Heldenfels, Leane; Ramirez, Diana
Subject: 1302 Lorrain Street
Attachments: AE 05-22-2014-1302 LORRAIN ST.pdf

Paul Balmuth
PB Construction
for Mary Murchison
1302 Lorrain Street
Austin TX, 78703

65' X 65' of Block B
Shelley Heights Subdivision
Division "Z"
Outlot No. 7

Dear Mr.
Balmuth,

May 22, 2014

Austin Energy (AE) has reviewed your request for the above referenced property, requesting a variance from the rear building setback, in order to remodel and add an addition for a structure located the above address, being shown on the attached sketch. Austin Energy does not oppose this application as requested from said rear building setback, provided any proposed and existing improvements are in compliance with Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop(s) are recommended to be relocated, when you obtain a building permit, please speak with our distribution construction leader, Joan Wilhite, 512-505-7604, as she will provide you with direction as to relocate said service drop.

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

Eben Kellogg
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
512.322.6050

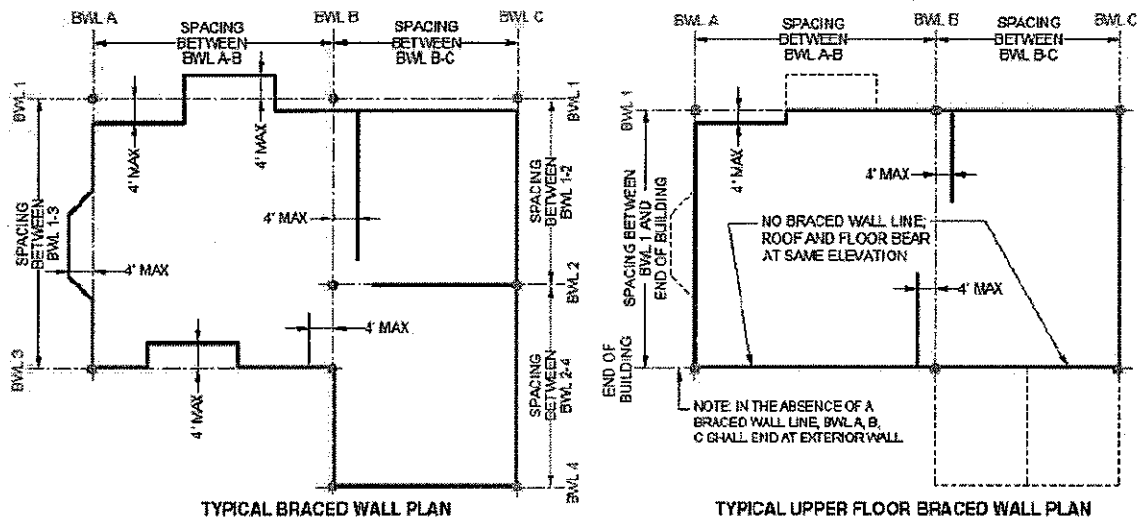


FIGURE R602.10.1.1
BRACED WALL LINES

11. If you have questions about the above comments that cannot be addressed via email or telephone and you would like to set up an appointment, please email me at beth.culver@austintexas.gov. I **do not** take walk-in appointments.

Beth Culver, AIA
Plans Examiner
City of Austin Planning and Development (Residential) Review Dept.
Beth.culver@austintexas.gov
(512)-974-3111 office

Residential Zoning Review - Juan Camou - 512-974-2621

The application for 1302 LORRAIN ST has been rejected, see comments:

1. A copy of the approved Certificate of Appropriateness is required prior to approval. Please contact Steve Sadowsky at 512-974-6454 or steve.sadowsky@austintexas.gov.
2. The residence is over 40 years; partial demolition application has to be review by Historic Dept. Application has been sent to Historic Dept. for review. No action required at this time.
3. Concrete stoops must comply with LDC-2-513 (C).
4. For any project exceeding 20 feet in height or adding square footage to the second floor within the Subchapter F boundaries, permit exhibits must be sealed, signed and dated by a Texas-registered architect or certified building designer.
5. Applicant must provide new second floor square footage on page 2 and page 3 of the application. Verify FAR calculations.
6. Removal/ demolition of non-complying structural elements at existing kitchen area not allowed per 25-2-963 (B).

Historic Review - Historic Review -

This property is in the West Line Historic District and a National Register Historic District application needs to be submitted to the City Historic Preservation Office along with the historic review fee of \$104.00.

Please email pdf's of the plans and as well as pictures of the structure to Tori.Haase@austintexas.gov and Steve.Sadowsky@austintexas.gov.

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

Project Information

Project Address: 1302 Lorraine, Austin 78703	Tax Parcel ID: 109043
Legal Description: 65x65 FT OLT 7 DIVISION 2	
Zoning District or PUD: SF1	Lot Size (square feet): 4225
Neighborhood Plan Area (if applicable):	Historic District (if applicable): Clarksville
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other			
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input checked="" type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other			
# of existing bedrooms: 2	# of bedrooms upon completion: 2	# of existing baths: 2	# of baths upon completion: 2
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> 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) Rebuild front uncovered porch; add to downstairs to expand kitchen; add dormers upstairs; add carport and roof deck accessible from 2nd story; add concrete driveway and second parking space.			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) (circle all that apply)			

Job Valuation

Total Job Valuation: \$ 96500	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 38000 Bldg: \$ 25000 Elec: \$ 5000 Plmbg: \$ 8000 Mech: \$ Primary Structure: \$ Accessory Structure: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 58500 Bldg: \$ 25000 Elec: \$ 12000 Plmbg: \$ 9000 Mech: \$ 12500
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.		

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1028	126	1154
b) 2 nd floor conditioned area	528		528
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)		260	260
f) Covered Patio, Deck or Porch			
g) Balcony			
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)			1942
j) Pool			
k) Spa			

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>1414</u> % of lot size: <u>33</u>	
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>1830</u> % of lot size: <u>43</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
<div style="display: flex; justify-content: space-between;"> <div> Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>22.5</u> ft Number of Floors: <u>2</u> </div> <div> Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u> </div> </div>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): <u>9</u> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Subchapter F – 'McMansion'

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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	1028	126		1154
2 nd Floor	528			528
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)		260		260
(detached)				
Accessory building(s)				
(detached)				
Ceilings over 15 ft				
TOTAL GROSS FLOOR AREA				1682

(Total Gross Floor Area /lot size) = .40 Floor-To-Area Ratio (FAR)

- | | | |
|---|---------------------------------------|---------------------------------------|
| Is this project claiming a "parking area" exemption as described under Article 3? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N |
| Is this project claiming a "ground floor porch" exemption as described under Article 3? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Is this project claiming a "basement" exemption as described under Article 3? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Is this project claiming a "habitable attic" exemption as described under Article 3? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Is a sidewall articulation required for this project? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Does any portion of the structure extend beyond a setback plane? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Are any ceilings over 15 feet in height? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> 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.

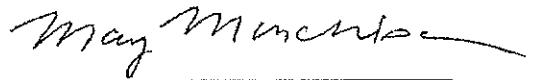
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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.

I, Mary Murchison, authorize Paul Balmuth of PB Construction to apply for a construction permit on my behalf for my residence at 1302 Lorrain St., Austin, TX 78703.

February 14, 2014

A handwritten signature in cursive script that reads "Mary Murchison". The signature is written in dark ink and is positioned above a horizontal line.

Mary Murchison

DATE of SUBMISSION:



Demolition Application

Adopted December 2012

Application type: Commercial ☐Residential ☒

Fee paid: \$

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- _____ LHD_NRD_HDP - _____ Ca. _____
	REFERRED BY: _____ NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW-- _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
Property Information	
Address: <u>1302 Lorrain</u> City/Zip: <u>Austin, TX 78703</u> Current use: <u>Single Family</u>	
Demolition Type	
<input type="checkbox"/> Total <input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished. <u>Back roof, wall, right side wall for addition</u>	
Applicant	
Name: <u>Paul Balnuth</u> Address: <u>1300 Kinney Ave</u> City/Zip: <u>Austin, TX 78704</u> Phone: <u>512-413-6416</u> Email: <u>pbalnuth@austin.tx.gov</u>	
Owner	
Name: <u>Mary Murchison</u> Address: <u>1302 Lorrain</u> City/Zip: <u>Austin, TX 78703</u> Phone: <u>512-476-9975</u> Email: <u>Marymurchison@gmail.com</u>	
Demolition Contractor Information	
Company: <u>PB Fine Construction LLC</u> Address: <u>1300 Kinney Ave</u> City/Zip: <u>Austin, TX 78704</u> Phone: <u>512-413-6416</u>	
Structural Information	
Square Feet: <u>± 970 SF</u> Building Materials: <u>WOOD</u> Foundation Type: <u>Pier + Beam</u> Estimated cost of demolition: <u>\$4,000</u>	

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2240477

ACCOUNT NUMBER: 01-1001-0604-0000

PROPERTY OWNER:

MURCHISON MARY W
1302 LORRAIN ST
AUSTIN, TX 78703-4021

PROPERTY DESCRIPTION:

65 X 65 FT OLT 7 DIVISION Z

ACRES .0909 MIN% .000000000000 TYPE

SITUS INFORMATION: 1302 LORRAIN ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2013	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2013 \$7,772.63

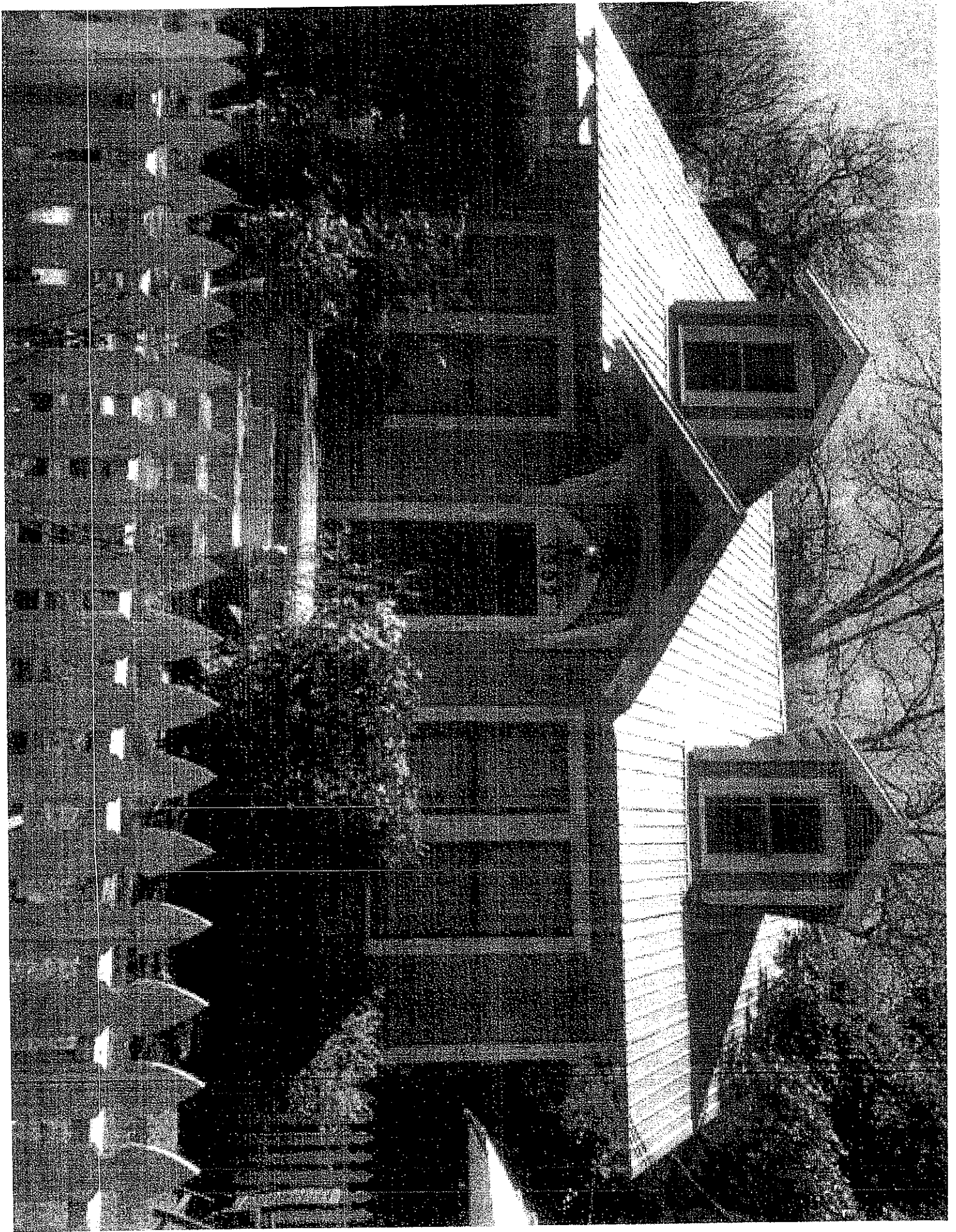
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

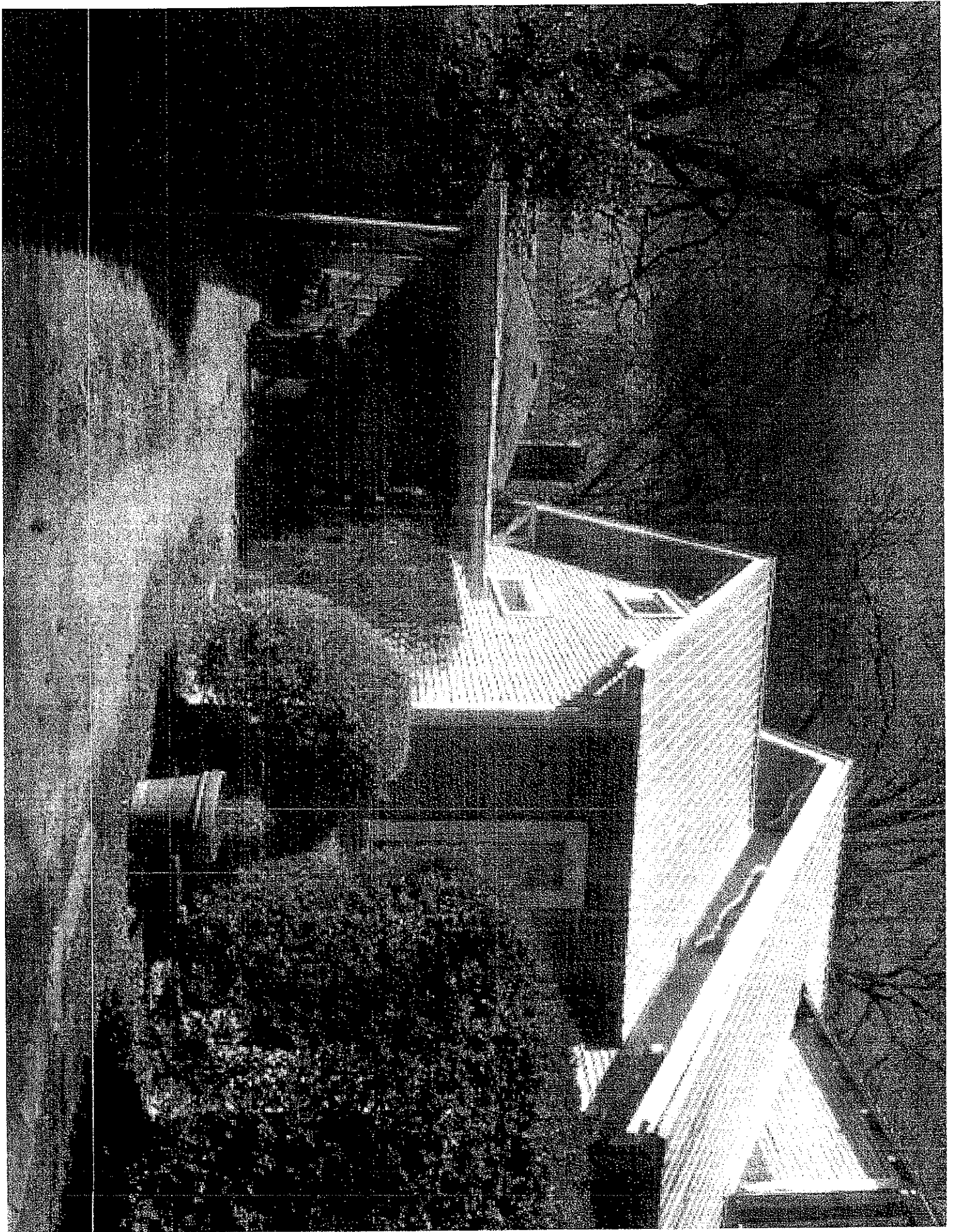
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/11/2014

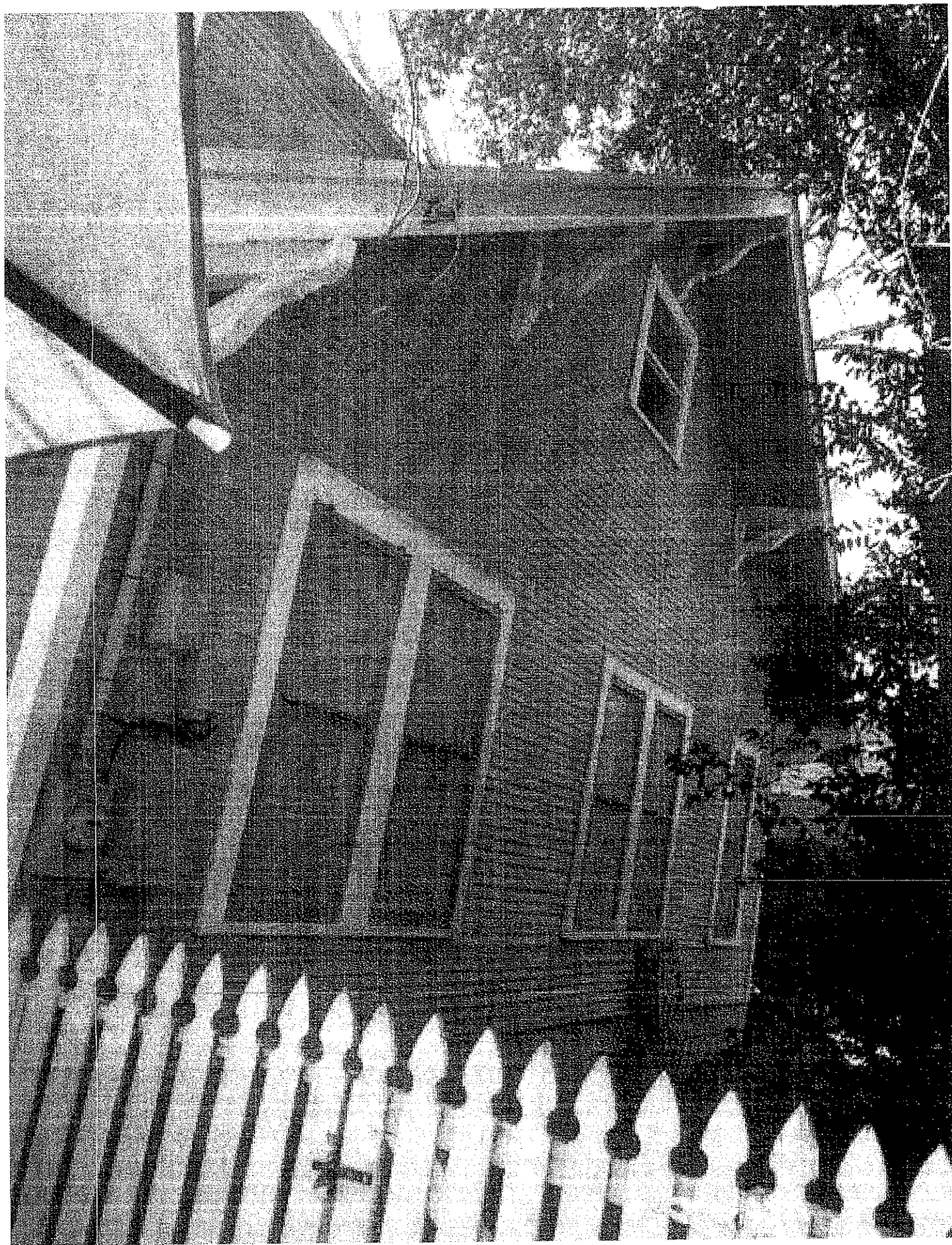
Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 







EXPERIMENTAL CONJECTURE
1015 WEST 34th ST.
AUSTIN TX 78705
512.473.6270
www.gleimengrading.com

DATE
12-23-13
1-23-14

A4

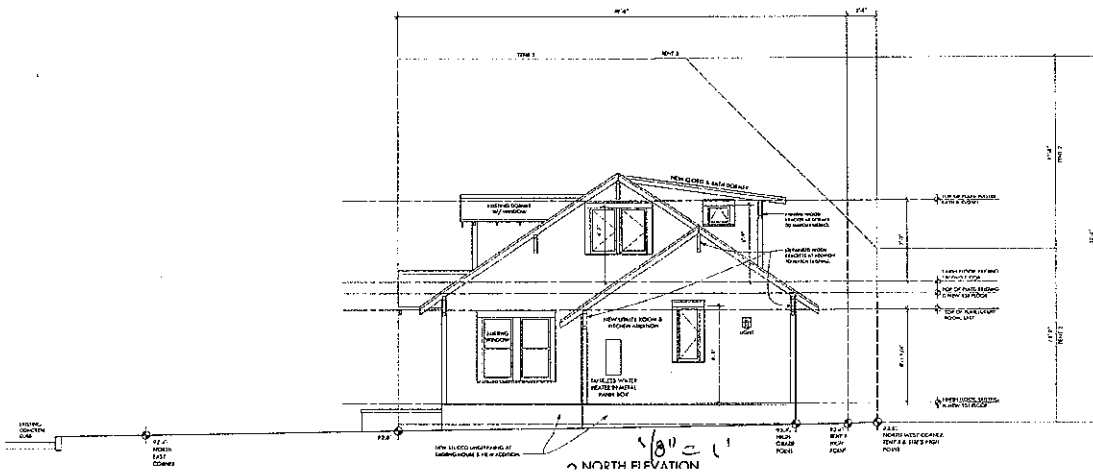
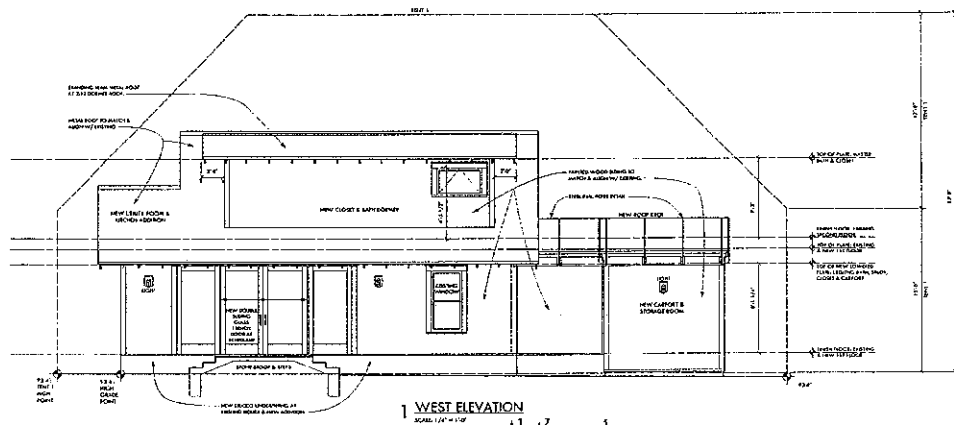
NOT FOR
CONSTRUCTION
FOR REVIEW
PURPOSES ONLY

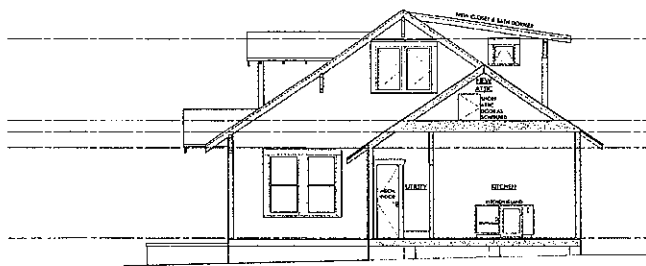
ELI ELEMENTS PLANNING & ARCHITECTURE
1012 WEST 5TH ST
AUSTIN, TX 78705
512.473.8578
www.eli-elements.com

MURCHISON ADDITION & REMODEL
1302 LOBBAIN STREET, AUSTIN, TX 78703

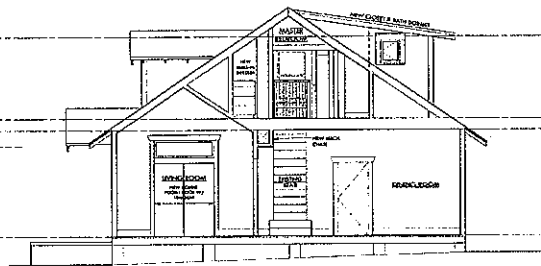
DATE:
12-23-13
1-25-14

A5

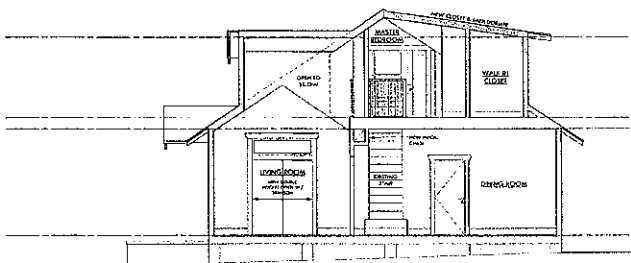




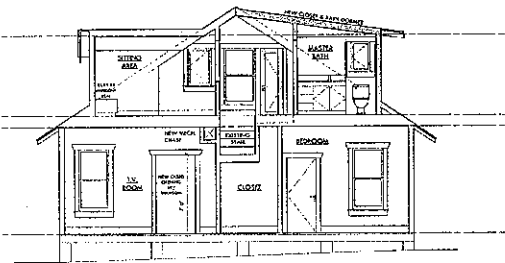
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2 BUILDING SECTION
SCALE 1/8" = 1'-0"

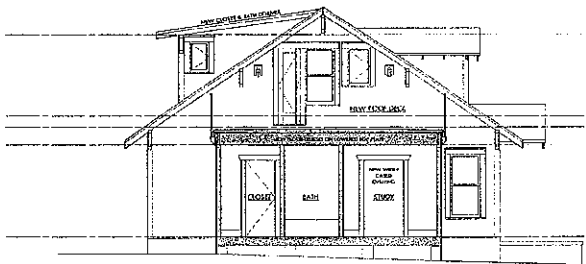


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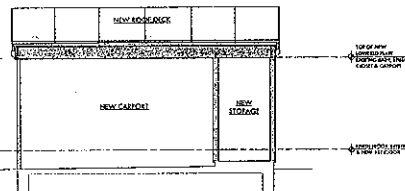


4 BUILDING SECTION
SCALE 1/8" = 1'-0"

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



5 BUILDING SECTION
SCALE 1/8" = 1'-0"



6 BUILDING SECTION
SCALE 1/8" = 1'-0"

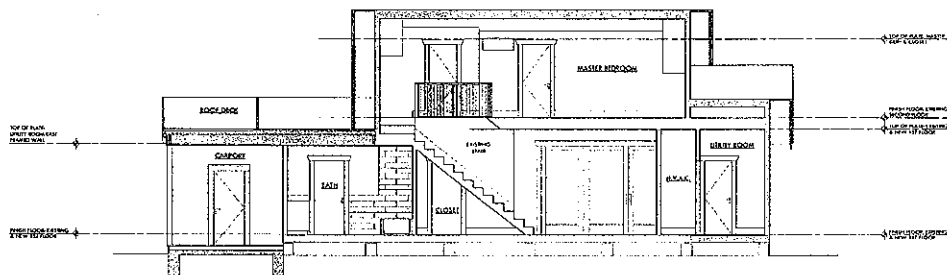
NOT FOR
CONSTRUCTION
FOR REVIEW
PURPOSES ONLY

ELI
ELI ARCHITECTURE
1010 WEST 24TH ST
AUSTIN, TX 78706
512 473-2278
www.eliarchitect.com

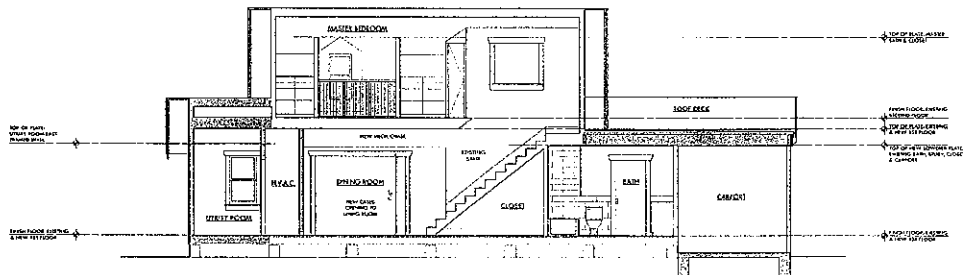
MURCHISON ADDITION & REMODEL
1302 LOBBAIN STREET, AUSTIN, TX 78703

DATE
12-22-13
1-22-14

A6



1 BUILDING SECTION
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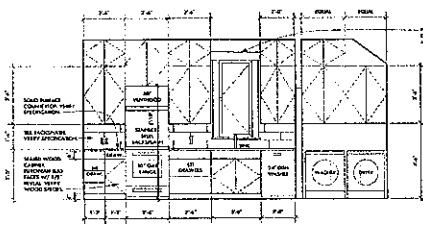
NOT FOR
CONSTRUCTION.
FOR REVIEW
PURPOSES ONLY.

151
KLEINER/PEARCE ARCHITECTURE
1515 WEST 5th ST.
AUSTIN, TX 78703
512.467.8578

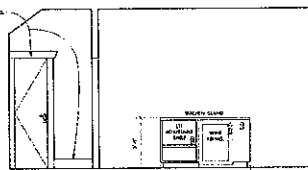
MURCHISON ADDITION & REMODEL
1302 LORRAIN STREET, AUSTIN, TX 78703

DATE:
12-23-13
1-23-14

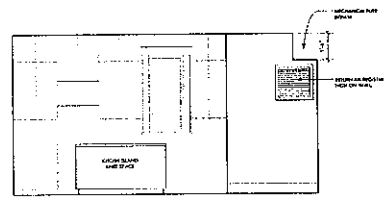
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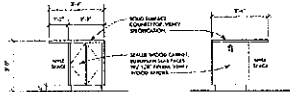
1 KITCHEN & UTILITY ROOM NORTH
Scale 1/8" = 1'-0"



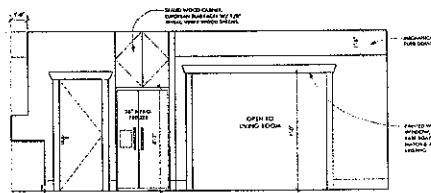
2 UTILITY ROOM & KITCHEN SOUTH
Scale 1/8" = 1'-0"



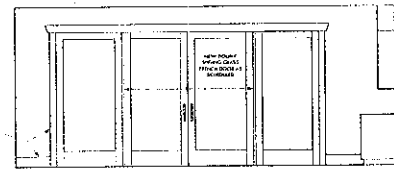
3 DINING ROOM NORTH
Scale 1/8" = 1'-0"



4 KITCHEN ISLAND, WEST & EAST
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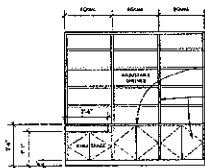


5 KITCHEN & DINING ROOM EAST
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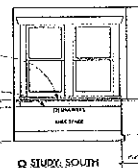


6 DINING ROOM & KITCHEN WEST
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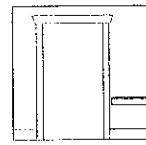
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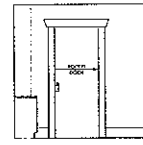
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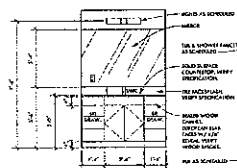
8 STUDY SOUTH
Scale 1/8" = 1'-0"



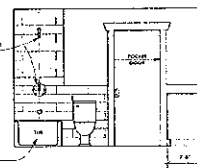
9 STUDY SOUTH
Scale 1/8" = 1'-0"



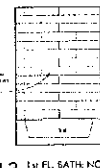
10 STUDY SOUTH
Scale 1/8" = 1'-0"



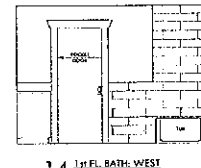
11 1st FL. BATH SOUTH
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12 1st FL. BATH EAST
Scale 1/8" = 1'-0"



13 1st FL. BATH NORTH
Scale 1/8" = 1'-0"



14 1st FL. BATH WEST
Scale 1/8" = 1'-0"

NOT FOR
CONSTRUCTION
FOR REVIEW
PURPOSES ONLY

151
ELMWOOD ARCHITECTURE

1015 WEST 5th St.
AUSTIN, TX 78703
312.473.8326
www.elmwoodarch.com

MURCHISON ADDITION & REMODEL
1302 LORRAIN STREET, AUSTIN, TX 78703

DATE:
12.03.13
1.23.14

A8

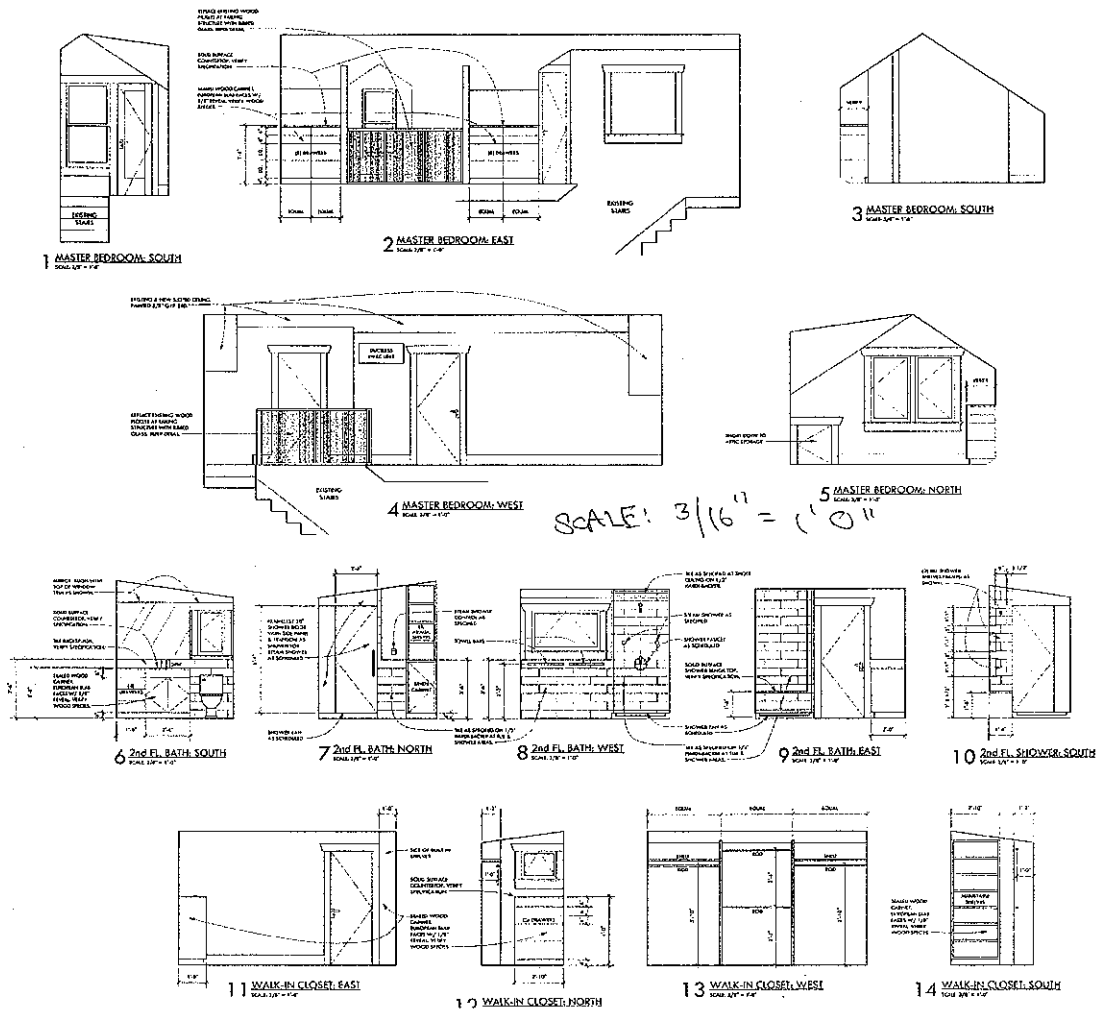
NOT FOR
CONSTRUCTION.
FOR REVIEW
PURPOSES ONLY.

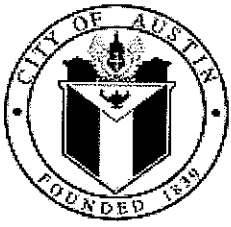
151
ELEMENT RESEARCH & DESIGN
101.5 WEST 34th ST
AUSTIN, TX 78758
512.473.8228
www.elementresearch.com

MURCHISON ADDITION & REMODEL
1302 LORRAIN STREET, AUSTIN, TX 78703

DATE
12-25-13
1-22-14

A9





City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt 5970131
No.:

Payment 06/04/2014
Date:

Invoice 5988810
No.:

Payer Information

Company/Facility Name: P.B. Construction

Payment Made By: Paul Balmuth
1300 KINNEY AVE
AUSTIN 78704

Phone No.: (512) 413-6416

Payment Method: Check

Payment Received: \$388.00

Amount Applied: \$388.00

Cash Returned: \$0.00

Comments: CHECK 7034

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Crystal Lopez

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	11158759	1302 LORRAIN ST	2014-000087-BA	\$388.00
Total					\$388.00



LEMENTS OF ARCHITECTURE

1015 WEST 24th ST.
AUSTIN TX 78705
352.473.6226

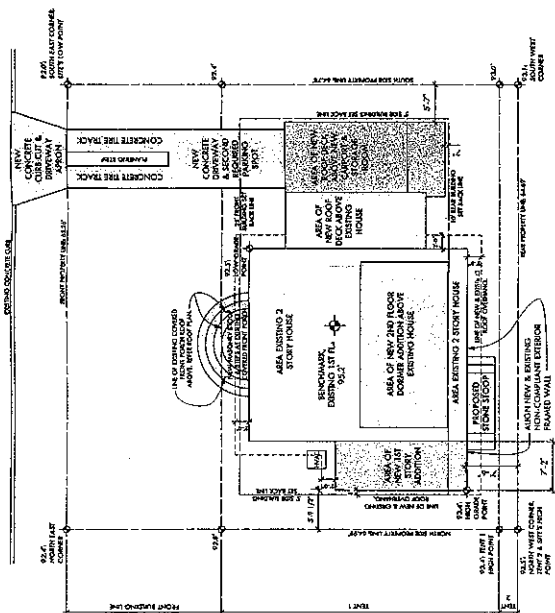
www.elsevier.com/locate/S0022006703001000

MURCHISON ADDITION & REMODEL
1302 LORRAIN STREET, AUSTIN, TX 78703

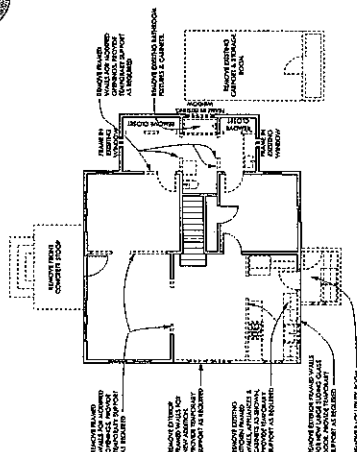
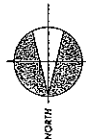
DATE:
12-23-13
1-23-14
4-8-14

A1

SEATTLE

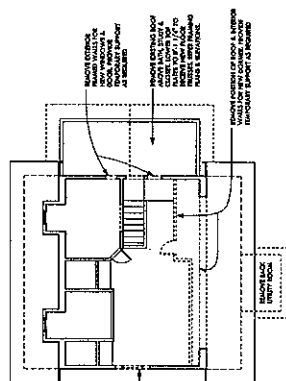


SITE PLAN
SCALE 1/8" = 1'-0"



3 1st FLOOR DEMOLITION PLAN

EXISTING HOUSE TO HAVE FOUNDATION WORK, FIFTEEN STRUCTURAL DRAWINGS.



4 2nd FLOOR DEMOLITION PLAN

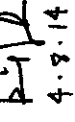
1

FIVE STAR GREEN BUILDER RATING, CONSTRUCTION WASTE MANAGEMENT:

- 80% of all construction waste to be reused or recycled.
- Lumber, corrugated cardboard, gypsum board, masonry to be separated for reuse or recycling. Lumber may be mulched on site.

INDEX OF DRAWINGS

- 1-1. Site Plan, Roof Plan, Demolition Plans
- 1-2. 1st Floor Plan, Window & Door Schedules
- 1-3. 2nd Floor Plan
- 1-4. Exterior Elevations
- 1-5. Interior Elevations
- 1-6. Building Sections
- 1-7. Building Sections
- 1-8. Interior Elevations
- 1-9. Interior Elevations
- 1-10. Details
- 1-11. 1st Floor Mech, Elect., & Plumbing Plan
- 1-12. 2nd Floor Mech, Elect., & Plumbing Plan
- 1-13. Structural Drawing

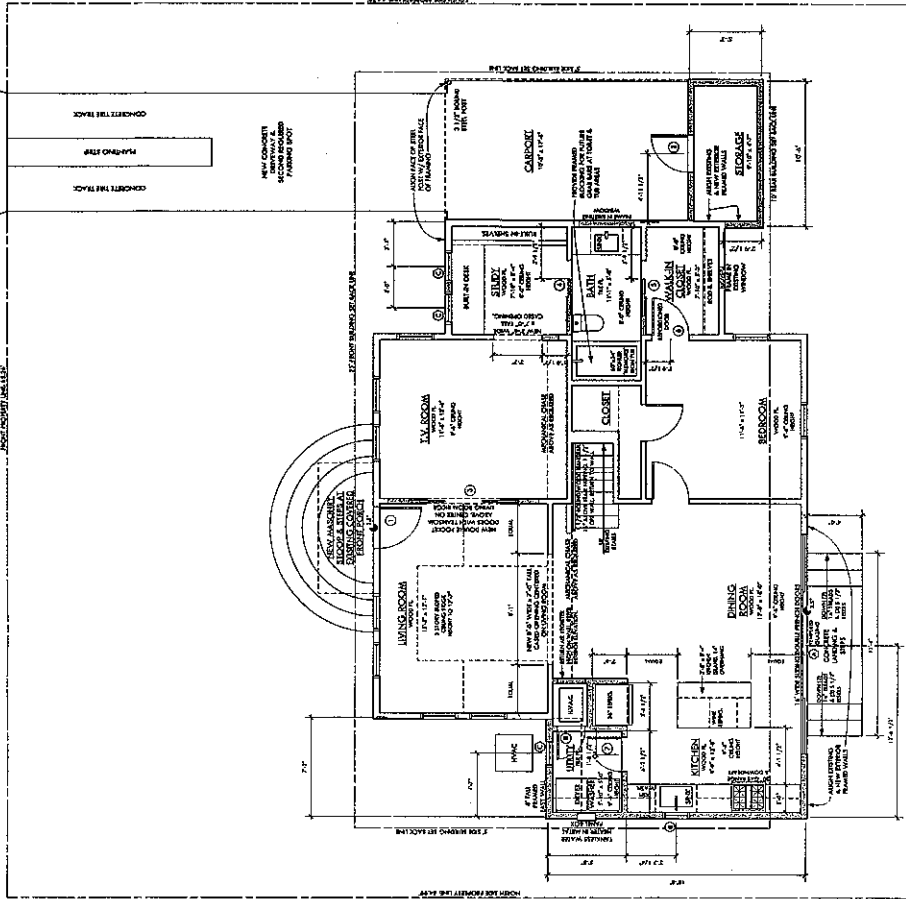


E|S|A
ELEMENTS ARCHITECTURE
1015 WEST 34th ST.
AUSTIN TX 78705
512.473.2228
www.elementsarchitecture.com

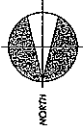
DATE:
12-23-1
1-23-14
4-8-14

A2



FIRST FLOOR PLAN



1st FLOOR PLAN
SCALE 1/4" = 1'-0"



FLOOR PLAN LEGEND

	EXISTING FRAMED WALL TO REMAIN
	NEW FRAMED WALL

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/10/14
BY: 

for HLC Chain

[illegible][illegible]

Heldenfels, Leane

From: Paul Balmuth <~~pb@const@austintx.com~~>
Sent: Friday, June 27, 2014 3:34 PM
To: Heldenfels, Leane
Subject: Re: Front steps at 1302 Lorrain

Leane- I think your
Letter is fine as it stands- although in back I
Think we are reducing the rear setback to 3 1/2 feet rather than 2 1/2 feet,

Paul Balmuth

Sent from my iPhone

On Jun 26, 2014, at 3:39 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Sorry to get in touch one more time, but I saw your reviewer Juan Camou today and he was wondering if the proposed additional front steps meet Section 25-2-513 Openness of Yards (see below). He said he didn't recall them being in the orig drawing he reviewed. I just don't want to leave anything out in the notice that the Board might question/have concerns about need a variance.

Thanks for reviewing above and attached and advising of your preference in including the front steps in the request or not -

Leane

25-2-513 OPENNESS OF REQUIRED YARDS.

(A) Except as otherwise provided in this section, a required yard must be open and **unobstructed from finished grade to the sky**. This restriction does not apply to a yard or part of a yard that is not required by this article.

(B) A window sill, belt course, cornice, flue, chimney, eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.

(C) Uncovered steps or a porch or stoop that is not more than three feet above ground level may project three feet into a required yard.

(D) A parking area may be located in a required yard, unless prohibited by Article 10(*Compatibility Standards*).

(E) In a townhouse and condominium residence (SF-6) or more restrictive district, a pool, including a swimming pool, reflecting pool, or fountain, may be located in a required yard.

(F) Landscaping may be located in a required yard.

(G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district. A covered porch that is open on three sides may project five feet into a required front yard.

<1302 Lorrain.doc>

Heldenfels, Leane

From: Paul Balmuth <pbalmuth@austintx.gov>
Sent: Friday, June 27, 2014 3:34 PM
To: Heldenfels, Leane
Subject: Re: Front steps at 1302 Lorrain

Leane- I think your
Letter is fine as it stands- although in back I
Think we are reducing the rear setback to 3 1/2 feet rather than 2 1/2 feet,

Paul Balmuth

Sent from my iPhone

On Jun 26, 2014, at 3:39 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

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Thanks for reviewing above and attached and advising of your preference in including the front steps in the request or not -

Leane

25-2-513 OPENNESS OF REQUIRED YARDS.

(A) Except as otherwise provided in this section, a required yard must be open and **unobstructed from finished grade to the sky**. This restriction does not apply to a yard or part of a yard that is not required by this article.

(B) A window sill, belt course, cornice, flue, chimney, eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.

(C) Uncovered steps or a porch or stoop that is not more than three feet above ground level may project three feet into a required yard.

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(G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district. A covered porch that is open on three sides may project five feet into a required front yard.

<1302 Lorrain.doc>

Heldenfels, Leane

From: Richard Hughes <~~richard.hughes@rhharchitecture.com~~>
Sent: Friday, June 27, 2014 10:26 AM
To: Paul Balmuth
Cc: Heldenfels, Leane
Subject: Re: Front steps at 1302 Lorrain

Hello Leanne,

By decreasing the rear setback line to 2'-4", will we be able to put a new sliding door in the existing framed wall that sits 7'-6" off the rear property line?

Please tell us if you need any more additional information.

Thanks, Richard

On Thu, Jun 26, 2014 at 9:24 PM, Paul Balmuth <~~pjb@enst@austin.tx.com~~> wrote:

Hi Leane – I really appreciate your diligence and willingness to help us through this process. After looking at the site plan and looking at the draft letter, I have the following questions:

Re: rear setback. Aren't we just requesting that the rear setback be reduced from 10' to 7' – the rear wall of the existing house, which we want to improve by adding new framing to allow for a sliding egress door. We have already remediated existing building within 1.5' of the property line by removing it, and a wood deck that went all the way to the rear line.

If the stoop is allowed to project 3' into the yard, the proposed 4' stoop would reduce the setback an additional foot, to 6'. We could reduce the width of the stoop to 3' if necessary.

Re: front setback. Juan had commented on the front stoop, which originally had a different shape. The existing stoop extended 7' from the house, or 4' past the porch cover, before the steps started. The proposed front stoop now extends 6' from the house, or three feet from the covered part of the porch, before the steps begin.

I would like you to include Richard Hughes, the architect of record for the project in the discussion – he might be better qualified to help figure out what our variance request should include. His address is in the cc of the header to this message.

Thanks again for all your help!