

New 7/1/14

**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
COMPLETENESS CHECKLIST**

- **APPLICATION WILL BE RETURNED TO YOU AND WILL NOT BE ADDED TO NEXT BOARD OF ADJUSTMENT AGENDA AND CHECK WILL NOT BE DEPOSITED UNTIL ALL OF THE FOLLOWING IS SUBMITTED CORRECTLY.**
- **VARIANCES EXPIRE ONE YEAR AFTER APPROVAL DATE PER SECTION 25-1-217 UNLESS BOARD DEEMS OTHERWISE.**

- X Application must be typed
- X Application must be signed and dated by owner and agent
- X Application must have ALL findings (parking portion only required when parking variance is needed) that are applicable fully filled out at time of submittal
- X Site plan must be submitted drawn to scale showing present and proposed construction along with existing structures on all adjacent lots
- X Approval from Austin Energy if request is for a variance to *height* or *setback* limitations
- N/A Sign Review Board cases must submit site plans showing location, elevations in addition to above requirements
- N/A **If property is located in Williamson County, then contact Williamson County Appraisal District for a list of the property owners names and addresses within a 500 foot radius.**
- X Check for application fee: \$388.00 Residential zoning
 \$688.00 All other
- X Please consider contacting your Neighborhood Assn. about your request.

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. If your request is for a reduction in setbacks or height limits, then you must receive approval from Austin Energy by contacting Eben Kellogg at (512) 322-6050 or email eben.kellogg@austinenenergy.com before filing your application with the Board of Adjustment.

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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

CASE # _____
ROW # _____
TAX # _____

**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: 1900 W. 40TH STREET, AUSTIN, TEXAS 78731

LEGAL DESCRIPTION: Subdivision – LOT 10 *LESS W5 FT OAKMONT HEIGHTS ANNEX NO 3 SEC 1

Lot(s) 10 Block _____ Outlot _____ Division _____

I/We MATT FAJKUS ARCHITECTURE on behalf of myself/ourselves as authorized agent for

SABRINA BRADLEY affirm that on MAY 16, 2014,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☐ MAINTAIN

The scope of work will include a remodel and addition for a home located in Austin, Texas. The addition will be roughly 500 square feet after the demolition of existing 300 square foot. The remodel is to include the existing kitchen and bathroom, and the addition will include a bedroom, a bathroom, laundry facilities, and living area.

in a SF3 district.
(zoning district)

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

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

REASONABLE USE:

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

The 15' setback for SF3 does not allow for any reasonable addition to this property because of the unique shape of this lot. The existing house, which was exceptionally small at 861 SF, was built using the original 10' setback which allows for an appropriate addition to the property .

HARDSHIP:

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

With the 15' side yard setback imposed on this lot, the corner/angled lot becomes virtually unusable beyond it's existing capacity. Lot configuration in this instance creates a unique hardship for this lot specifically.

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

Most other lots in the neighborhood are rectangular in configuration which allows for reasonable use of the lot with the imposed current setbacks. The few lots in the neighborhood with similar conditions (size and shape) are using the original 10' setback.

AREA CHARACTER:

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

The square footage, with the addition, will keep within typical square footages for the neighborhood. By keeping this addition as a single-story scheme, the look and feel of the neighborhood will be less affected and exist more similarly to the current conditions. The remodel consists of cleaning up and re-using many of the same materials of the existing house. The only adjacent neighbor is to the west where both the existing house and the addition comply with the 5' setback. The closest adjacent neighbor to the east where the variance is requested is a commercial lot that only utilizes that portion of lot as parking, not occupancy, therefore the charcter of the area is not altered.

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:

N/A

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:

N/A

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

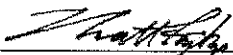
N/A

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

N/A

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.

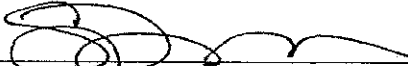
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address matt@mfarchitecture.com/
sarah@mfarchitecture.com

City, State & Zip 900 E. 6TH STREET, SUITE 100 AUSTIN, TEXAS 78702

Printed MATT FAJKUS Phone 512.432.5137 Date 05/16/2014




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 sabrinabrasadley@gmail.com

City, State & Zip 1900 W. 40TH STREET AUSTIN, TEXAS 78731

Printed SABRINA BRADLEY Phone 512.784.4212 Date 05/16/2014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0090
 Address: 1900 W 40TH STREET



1" = 200'

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.

APPROVED BY
AUSTIN ENERGY
FOR BOA

SEWER DROP, WILL BE AT OWNERS
APPLICANTS EXPENSE, AT THE TIME OF
CONSTRUCTION. PLEASE CONTACT
- JOAN WILHITE @
512-505-7604

DATE: May 21, 2014

LEGAL ADDRESS:
1800 W 40TH STREET
LOT 10 *LESS W5 FT
OAKMONT HEIGHTS
ANNEX NO 3 SEC 1

TREE TABLE:
T1 - 14" PECAN
T2 - 15" HACKBERRY
T3 - 8"/9"/10" SYCAMORE
T4 - 13" PECAN

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1800 W 40TH STREET
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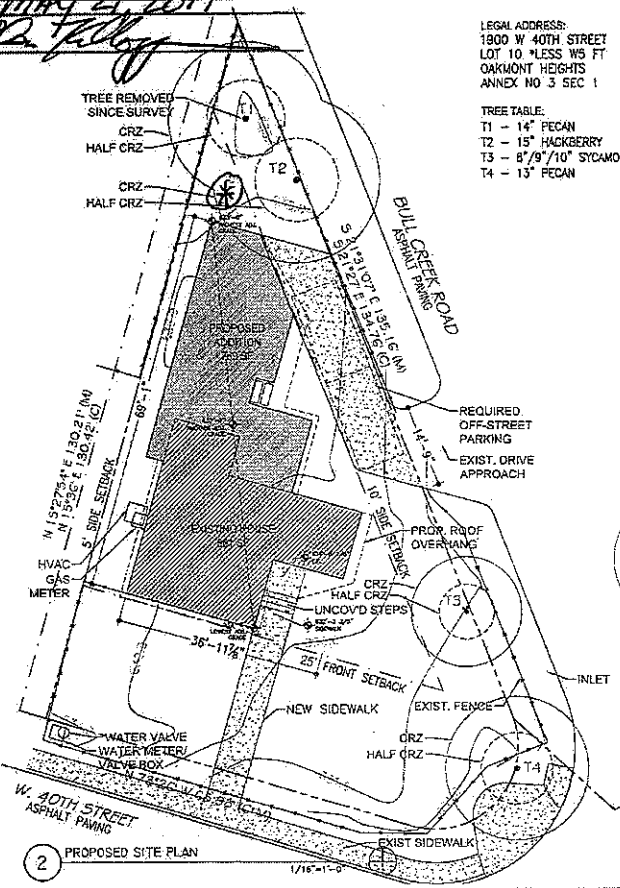
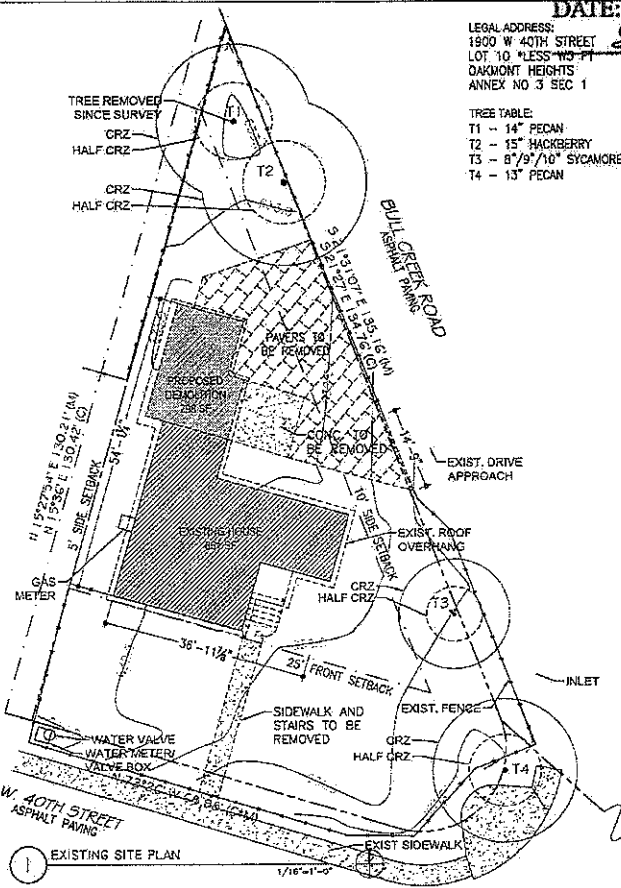


NOT TO SCALE
DATE: 05.16.14
PROJECT: BOA VARIANCE
SHEET: 01 OF 01

BRADLEY RESIDENCE
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

| | |
|---------------|-------------------|
| PROJECT NAME: | BRADLEY RESIDENCE |
| DATE: | 05.16.14 |
| PROJECT: | BOA VARIANCE |
| SHEET: | 01 OF 01 |

A1.0
mf architecture



mf

12.12°C and 100 mmHg of H_2O at
 25°C and 101.325 kPa
 2.5 mol of H_2O at 25°C
 $V_{\text{H}_2\text{O}} = 2.5 \times 18 \times 10^{-3} \text{ m}^3$
 $\Delta G_{\text{H}_2\text{O}} = 12.12 \times 2.5 \times 10^3 \text{ J}$

WINDOWS:

- MARVIN INTEGRITY WOOD ULTREX
- ALL HEAD HEIGHTS MEASURED FROM TOP OF FINISHED FLOOR

| DOORSCHEDULE | LOCATION | KEY / DIMENSION / SIZE | TYPE | REMARKS |
|----------------|----------|------------------------|--|-----------|
| ENTRANCE | | 1 4'0" x 2'0" | GLASS AND WOOD | REMOVING |
| HALLWAY | | 2 2'0" x 4'0" | GLASS / FIBER / PANEL | OUTSIDING |
| MASTER BEDROOM | | 3 6'0" x 6'0" | INT. LIGHTS TO THE BEDROOM GLASS / TINTED | |
| INTERIOR | | | | |
| ADJACENT BATH | | 4 2'0" x 7'0" x 7'0" | SSO E/F PANEL | PASSAGE |
| 6-2000011 | | 5 3'0" x 7'0" | SSO E/F PANEL | PASSAGE |
| ADJACENT BATH | | 6 4'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000012 | | 7 3'0" x 7'0" x 13' | SSO E/F PANEL | BEHOLD |
| 6-2000013 | | 8 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000014 | | 9 4'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000015 | | 10 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000016 | | 11 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000017 | | 12 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000018 | | 13 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000019 | | 14 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000020 | | 15 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000021 | | 16 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000022 | | 17 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000023 | | 18 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000024 | | 19 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000025 | | 20 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000026 | | 21 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000027 | | 22 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000028 | | 23 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000029 | | 24 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000030 | | 25 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000031 | | 26 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000032 | | 27 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000033 | | 28 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000034 | | 29 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000036 | | 31 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000037 | | 32 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000038 | | 33 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000039 | | 34 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000040 | | 35 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000041 | | 36 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000042 | | 37 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000043 | | 38 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000044 | | 39 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000045 | | 40 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000047 | | 42 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000048 | | 43 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000050 | | 45 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000056 | | 51 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000058 | | 53 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000059 | | 54 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000060 | | 55 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000061 | | 56 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000062 | | 57 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000063 | | 58 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000064 | | 59 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000065 | | 60 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000066 | | 61 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000067 | | 62 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000086 | | 81 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000088 | | 83 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000090 | | 85 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000098 | | 93 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000099 | | 94 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000100 | | 95 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000101 | | 96 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000102 | | 97 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000103 | | 98 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000104 | | 99 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000105 | | 100 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000106 | | 101 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000107 | | 102 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000124 | | 119 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
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| 6-2000159 | | 154 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000160 | | 155 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000161 | | 156 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000162 | | 157 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000163 | | 158 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000164 | | 159 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000165 | | 160 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000166 | | 161 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000167 | | 162 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000168 | | 163 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000169 | | 164 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000170 | | 165 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000171 | | 166 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000172 | | 167 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000173 | | 168 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000174 | | 169 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000175 | | 170 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000176 | | 171 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000177 | | 172 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000178 | | 173 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000179 | | 174 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000180 | | 175 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000181 | | 176 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000182 | | 177 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000183 | | 178 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000184 | | 179 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000185 | | 180 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000186 | | 181 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000187 | | 182 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000188 | | 183 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000189 | | 184 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000190 | | 185 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000191 | | 186 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000192 | | 187 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000193 | | 188 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000194 | | 189 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000195 | | 190 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000196 | | 191 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000197 | | 192 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000198 | | 193 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000199 | | 194 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000200 | | 195 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000201 | | 196 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000202 | | 197 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000203 | | 198 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000204 | | 199 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000205 | | 200 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000206 | | 201 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000207 | | 202 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000208 | | 203 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000209 | | 204 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000210 | | 205 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000211 | | 206 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000212 | | 207 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000213 | | 208 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000214 | | 209 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000215 | | 210 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000216 | | 211 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000217 | | 212 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000218 | | 213 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000219 | | 214 2'0" x 7'0" | SSO E/F PANEL | BEHOLD |
| 6-2000220</ | | | | |

1. THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

2. THE CONTRACTOR UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL NOTES AND/OR ALL WORK ILLUSTRATED OR IMPLIED BY THE NOTES AND DRAWINGS INCLUDED IN THE CONSTRUCTION DOCUMENTS.

| | |
|------|-----------------------------|
| A0.1 | PROJECT INFO & SCHEDULES |
| A0.2 | SURVEY OF EXISTING PLOT |
| A1.0 | SITE PLAN: EXIST & PROPOSED |
| A1.1 | FLOOR PLAN: DEMO & PROPOSED |
| A2.1 | EXT. ELEVATIONS |
| A2.2 | EXT. ELEVATIONS |
| S-0 | GENERAL NOTES |
| S-1 | FOUNDATION PLAN |
| S-2 | FRAMING PLANS |
| S-3 | FRAMING DETAILS |

LOT10 SAVE AND EXCEPT THE W5, OAKMONT HEIGHTS ANNEX NO 3, SECTION 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 142 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

- LOT SIZE:
6,316 SQUARE FEET
- ALLOWABLE GROSS FLOOR AREA (F.A.R. - 0.40:1.0):
3600.12 SQUARE FEET
- PROPOSED GROSS FLOOR AREA (F.A.R. - 26:1.0):
1,630 SQUARE FEET
- ALLOWABLE IMPERVIOUS COVER AREA (0.45:1.0):
2842.2 SQUARE FEET
- PROPOSED IMPERVIOUS COVER AREA (37:1.0):
2,337 SQUARE FEET

1. THESE DRAWINGS ARE INTENDED TO COMPLIMENT
A SEPARATE SPECIFICATION BOOKLET DATED AUGUST
08, 2013.

2. THESE CONSTRUCTION DOCUMENTS CONSIST OF ALL DOCUMENTS LISTED ON SHEET A0.1 AND THE INFORMATION ENCLOSED WITHIN.

3. CONTRACTOR SHALL VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOB SITE, USE DIMENSIONS INDICATED. DO NOT SCALE DRAWINGS.

4. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS, OR ACTUAL JOB CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORK AS INTENDED.

5. NOTICE TO ALL SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.

6. ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, OSHA, AND THE BEST TRADE PRACTICES.

7. ALL INTERIOR SURFACES TO BE $\frac{1}{2}$ " GYPSUM WALL BOARD UNLESS OTHERWISE NOTED

BRADLEY RESIDENCE
1900 W. 40th STREET | ALBUQUERQUE, NM 87111

1315

05.16.14

BOA VARIANCE

A0.1

mp: 225.6°C

REPORT OF SURVEY

1403 1346

PROPERTY ADDRESS: 1900 W 40TH STREET AUSTIN, TEXAS 78731

SURVEY NUMBER: 1403 1346

LEGAL DESCRIPTION:

LOT 10 SAVE AND EXCEPT THE W.5' OAKMONT HEIGHTS ANNEX NO 3, SECTION 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 142 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

- The legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- Due to varying construction standards, house dimensions are approximate.
- This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title matters.
- Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc., 7416 Canal Drive, Lake Worth, FL 33467.
- If there is a septic tank, well or drain held on this survey, the location of such items was shown to us by others and not verified.
- Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov
- Dimensions are in feet and decimals thereof.
- All pins marked as set are 1/2" or 3/4" diameter, 18" steel rebar.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
- Points of Interest (POI) are related above-ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewers.
- House measurements should not be used for engineering or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

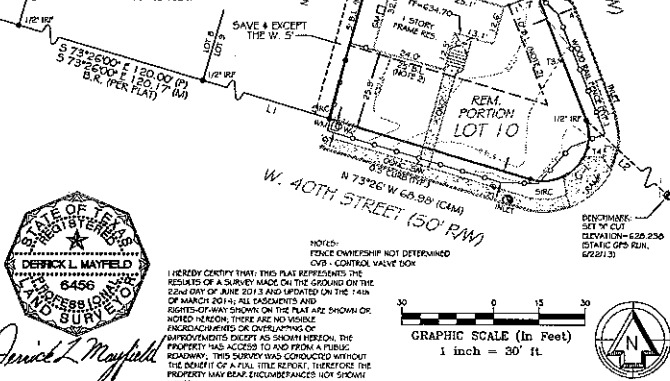
| | |
|---|--|
| EXISTING 1. EXISTING LOT LINE 2. EXISTING LOT CORNER 3. EXISTING LOT CORNER 4. EXISTING LOT CORNER 5. EXISTING LOT CORNER 6. EXISTING LOT CORNER 7. EXISTING LOT CORNER 8. EXISTING LOT CORNER 9. EXISTING LOT CORNER 10. EXISTING LOT CORNER 11. EXISTING LOT CORNER 12. EXISTING LOT CORNER 13. EXISTING LOT CORNER 14. EXISTING LOT CORNER 15. EXISTING LOT CORNER 16. EXISTING LOT CORNER 17. EXISTING LOT CORNER 18. EXISTING LOT CORNER 19. EXISTING LOT CORNER 20. EXISTING LOT CORNER 21. EXISTING LOT CORNER 22. EXISTING LOT CORNER 23. EXISTING LOT CORNER 24. EXISTING LOT CORNER 25. EXISTING LOT CORNER 26. EXISTING LOT CORNER 27. EXISTING LOT CORNER 28. EXISTING LOT CORNER 29. EXISTING LOT CORNER 30. EXISTING LOT CORNER 31. EXISTING LOT CORNER 32. EXISTING LOT CORNER 33. EXISTING LOT CORNER 34. EXISTING LOT CORNER 35. EXISTING LOT CORNER 36. EXISTING LOT CORNER 37. EXISTING LOT CORNER 38. EXISTING LOT CORNER 39. EXISTING LOT CORNER 40. EXISTING LOT CORNER 41. EXISTING LOT CORNER 42. EXISTING LOT CORNER 43. EXISTING LOT CORNER 44. EXISTING LOT CORNER 45. EXISTING LOT CORNER 46. EXISTING LOT CORNER 47. EXISTING LOT CORNER 48. EXISTING LOT CORNER 49. EXISTING LOT CORNER 50. EXISTING LOT CORNER 51. EXISTING LOT CORNER 52. EXISTING LOT CORNER 53. EXISTING LOT CORNER 54. EXISTING LOT CORNER 55. EXISTING LOT CORNER 56. EXISTING LOT CORNER 57. EXISTING LOT CORNER 58. EXISTING LOT CORNER 59. EXISTING LOT CORNER 60. EXISTING LOT CORNER 61. EXISTING LOT CORNER 62. EXISTING LOT CORNER 63. EXISTING LOT CORNER 64. EXISTING LOT CORNER 65. EXISTING LOT CORNER 66. EXISTING LOT CORNER 67. EXISTING LOT CORNER 68. EXISTING LOT CORNER 69. EXISTING LOT CORNER 70. EXISTING LOT CORNER 71. EXISTING LOT CORNER 72. EXISTING LOT CORNER 73. EXISTING LOT CORNER 74. EXISTING LOT CORNER 75. EXISTING LOT CORNER 76. EXISTING LOT CORNER 77. EXISTING LOT CORNER 78. EXISTING LOT CORNER 79. EXISTING LOT CORNER 80. EXISTING LOT CORNER 81. EXISTING LOT CORNER 82. EXISTING LOT CORNER 83. EXISTING LOT CORNER 84. EXISTING LOT CORNER 85. EXISTING LOT CORNER 86. EXISTING LOT CORNER 87. EXISTING LOT CORNER 88. EXISTING LOT CORNER 89. EXISTING LOT CORNER 90. EXISTING LOT CORNER 91. EXISTING LOT CORNER 92. EXISTING LOT CORNER 93. EXISTING LOT CORNER 94. EXISTING LOT CORNER 95. EXISTING LOT CORNER 96. EXISTING LOT CORNER 97. EXISTING LOT CORNER 98. EXISTING LOT CORNER 99. EXISTING LOT CORNER 100. EXISTING LOT CORNER | NEW 1. NEW LOT LINE 2. NEW LOT CORNER 3. NEW LOT CORNER 4. NEW LOT CORNER 5. NEW LOT CORNER 6. NEW LOT CORNER 7. NEW LOT CORNER 8. NEW LOT CORNER 9. NEW LOT CORNER 10. NEW LOT CORNER 11. NEW LOT CORNER 12. NEW LOT CORNER 13. NEW LOT CORNER 14. NEW LOT CORNER 15. NEW LOT CORNER 16. NEW LOT CORNER 17. NEW LOT CORNER 18. NEW LOT CORNER 19. NEW LOT CORNER 20. NEW LOT CORNER 21. NEW LOT CORNER 22. NEW LOT CORNER 23. NEW LOT CORNER 24. NEW LOT CORNER 25. NEW LOT CORNER 26. NEW LOT CORNER 27. NEW LOT CORNER 28. NEW LOT CORNER 29. NEW LOT CORNER 30. NEW LOT CORNER 31. NEW LOT CORNER 32. NEW LOT CORNER 33. NEW LOT CORNER 34. NEW LOT CORNER 35. NEW LOT CORNER 36. NEW LOT CORNER 37. NEW LOT CORNER 38. NEW LOT CORNER 39. NEW LOT CORNER 40. NEW LOT CORNER 41. NEW LOT CORNER 42. NEW LOT CORNER 43. NEW LOT CORNER 44. NEW LOT CORNER 45. NEW LOT CORNER 46. NEW LOT CORNER 47. NEW LOT CORNER 48. NEW LOT CORNER 49. NEW LOT CORNER 50. NEW LOT CORNER 51. NEW LOT CORNER 52. NEW LOT CORNER 53. NEW LOT CORNER 54. NEW LOT CORNER 55. NEW LOT CORNER 56. NEW LOT CORNER 57. NEW LOT CORNER 58. NEW LOT CORNER 59. NEW LOT CORNER 60. NEW LOT CORNER 61. NEW LOT CORNER 62. NEW LOT CORNER 63. NEW LOT CORNER 64. NEW LOT CORNER 65. NEW LOT CORNER 66. NEW LOT CORNER 67. NEW LOT CORNER 68. NEW LOT CORNER 69. NEW LOT CORNER 70. NEW LOT CORNER 71. NEW LOT CORNER 72. NEW LOT CORNER 73. NEW LOT CORNER 74. NEW LOT CORNER 75. NEW LOT CORNER 76. NEW LOT CORNER 77. NEW LOT CORNER 78. NEW LOT CORNER 79. NEW LOT CORNER 80. NEW LOT CORNER 81. NEW LOT CORNER 82. NEW LOT CORNER 83. NEW LOT CORNER 84. NEW LOT CORNER 85. NEW LOT CORNER 86. NEW LOT CORNER 87. NEW LOT CORNER 88. NEW LOT CORNER 89. NEW LOT CORNER 90. NEW LOT CORNER 91. NEW LOT CORNER 92. NEW LOT CORNER 93. NEW LOT CORNER 94. NEW LOT CORNER 95. NEW LOT CORNER 96. NEW LOT CORNER 97. NEW LOT CORNER 98. NEW LOT CORNER 99. NEW LOT CORNER 100. NEW LOT CORNER |
|---|--|

1403 1346 BOUNDARY SURVEY TRAVIS COUNTY

- NOTES:
- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 5, PG. 142 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THOSE PLATS OF RECORD IN VOL. 1164, PG. 256 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
 - SUBJECT TO BUILDING SETBACK LINES AS SET FORTH IN THAT CERTAIN DECLARATION RECORDED IN VOL. 1164, PG. 256 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS SAID DEC. STATES THAT IT DOES YETTERLY IMPROVE EACH OF SAID LOTS WITH THE FOLLOWING RESTRICTIONS, BUT THEN DISCLOSES THE SETBACK REQUIREMENTS FOR ANY RESIDENTIAL BUILDING PLOT BUT DOES NOT DEFINE THE INTENTION OF A BUILDING PLOT, THEREFORE THE SETBACKS FROM SAID DEC. ARE BASED UPON THE ORIGINAL LOT COMPOSITION, DUE TO THE LACK OF FURTHER CLARIFICATION, THERE MAY BE ADDITIONAL CITY OF AUSTIN SETBACKS THAT MAY APPLY TO THIS PROPERTY.
 - THE SAID, PLAT STATES THAT THERE WILL BE A 5 FOOT EASEMENT ALONG THE REAR, HOWEVER, THERE IS NO DEEMERABLE REARLINE FOR THIS PROPERTY.

TABLE:
 L1 N 73°26' W 63.00' (CAM)
 L2 S 47°53'07" E 121.39' (M)

TABLE:
 L1 1.41' PECAN
 L2 1.17' HICKORY
 L3 0.97'11" SYCAMORE
 L4 1.13' PINE



David L. Mayfield

NOTES:
 FENCE EXISTENCE NOT DETERMINED
 CUB - CONTROL WASTE DOW

HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 22ND DAY OF JUNE 2013 AND UPDATED ON THE 14TH OF MARCH 2014. ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT ARE SHOWN OR NOTED HEREON. THERE ARE NO VISIBLE ENCROACHMENTS OR OBTUSING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A FULL TITLE REPORT. THEREFORE, THE PROPERTY MAY BEAT ENCUMBRANCES NOT SHOWN HEREON.

Use of This Survey for purposes other than intended, without written permission, will be at the User's Sole Risk and without liability to the Surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified.

DATE: 3/15/2014
 BUYER: Sabrina Bradley

SELLER: SABRINA BRADLEY
 CERTIFIED TO: Sabrina Bradley

EXACTA
 Exacta Texas Surveyors, Inc.
 LRP 10193731

www.exacta360.com
 P (281) 743-7208 • F (281) 743-7202
 7416 Canal Drive, Lake Worth, FL 33467

FLOOD INFORMATION:
 POINTS OF INTEREST
 NONE VISIBLE

① SURVEY OF EXISTING SITE

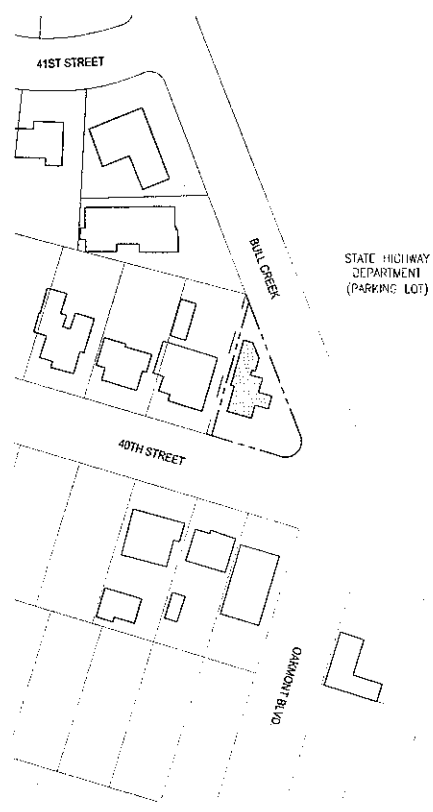
NOT TO SCALE



BRADLEY RESIDENCE
 NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION.

PROPERTY MAP
 1315
 05.16.14
 BOA VARIANCE
 SURVEY OF
 EXISTING SITE

A0.2



1 PROPOSED SITE PLAN + ADJACENCY MAP 1
NOT TO SCALE

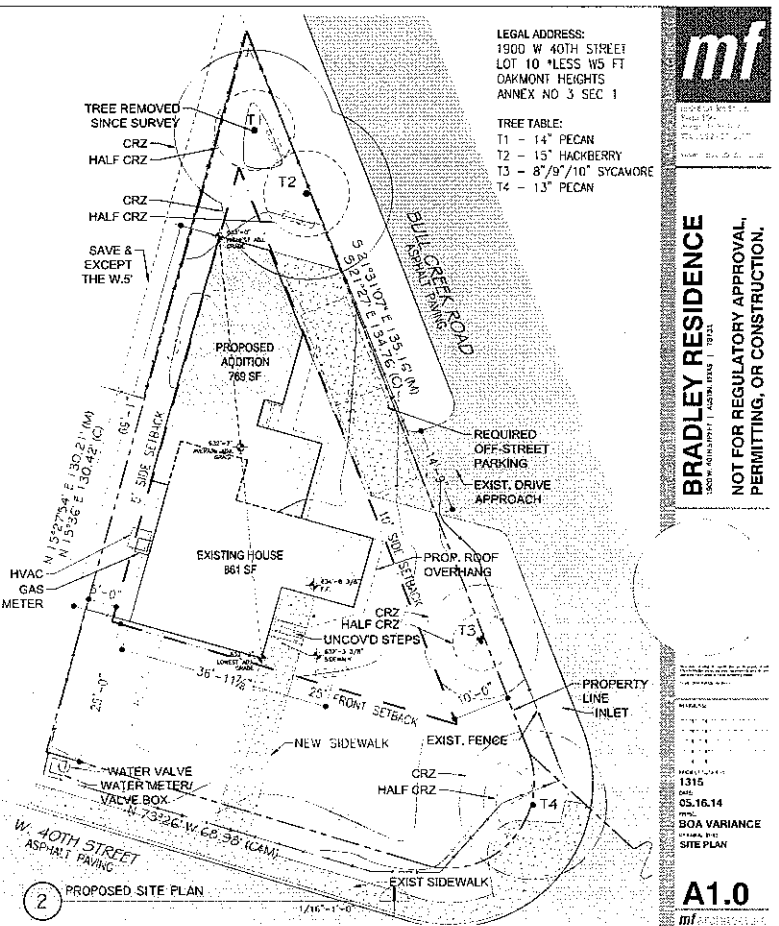
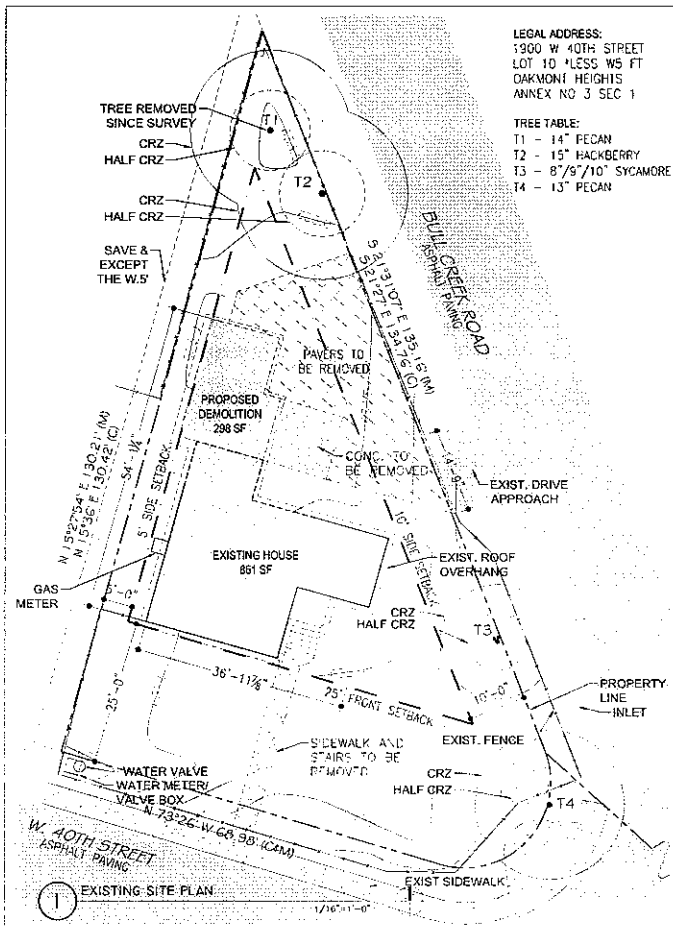


BRADLEY RESIDENCE
1315
05.16.14
BOA VARIANCE
CONTEXT MAP

BRADLEY RESIDENCE
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

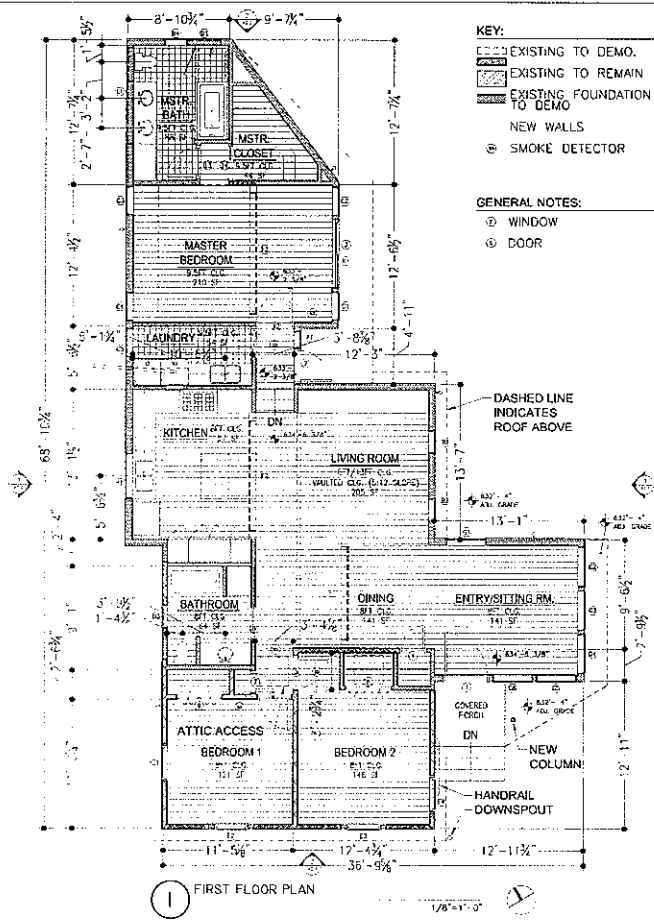
1315
05.16.14
BOA VARIANCE
CONTEXT MAP

A0.3



BRADLEY RESIDENCE
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

A1.0



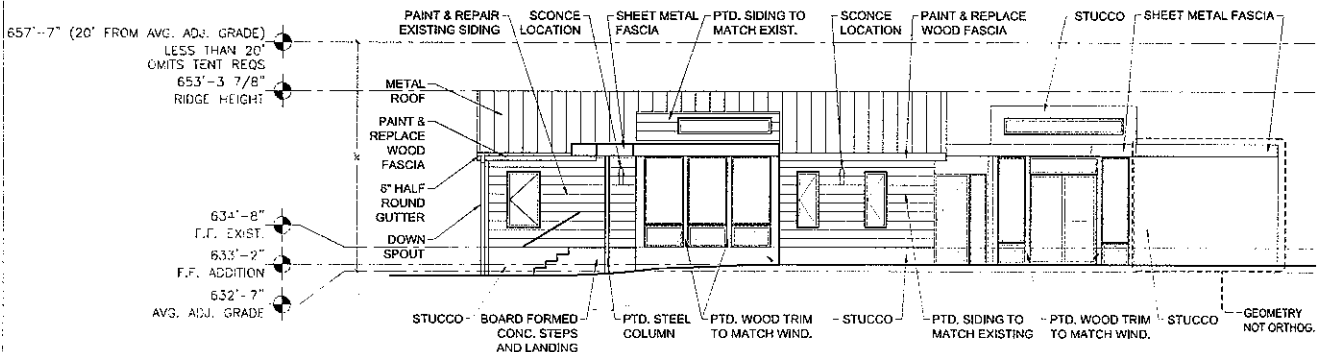
BRADLEY RESIDENCE
 NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION.

A1.1

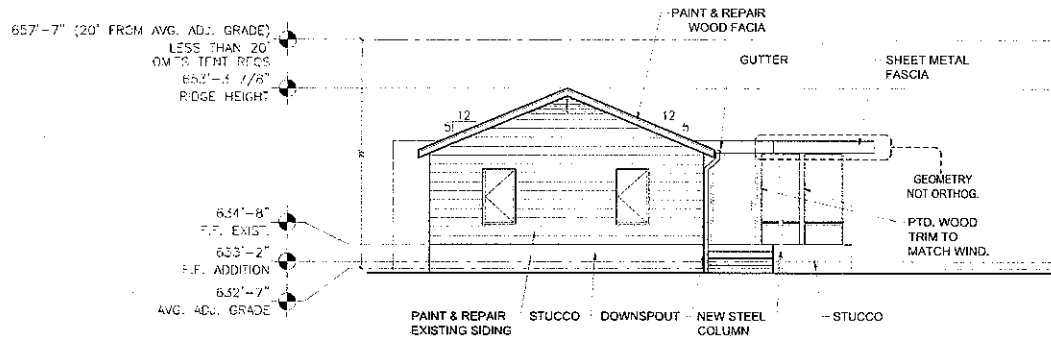
mf

BRADLEY RESIDENCE
1315
05.16.14
B.O.A. VARIANCE
EXTERIOR
ELEVATIONS

BRADLEY RESIDENCE
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

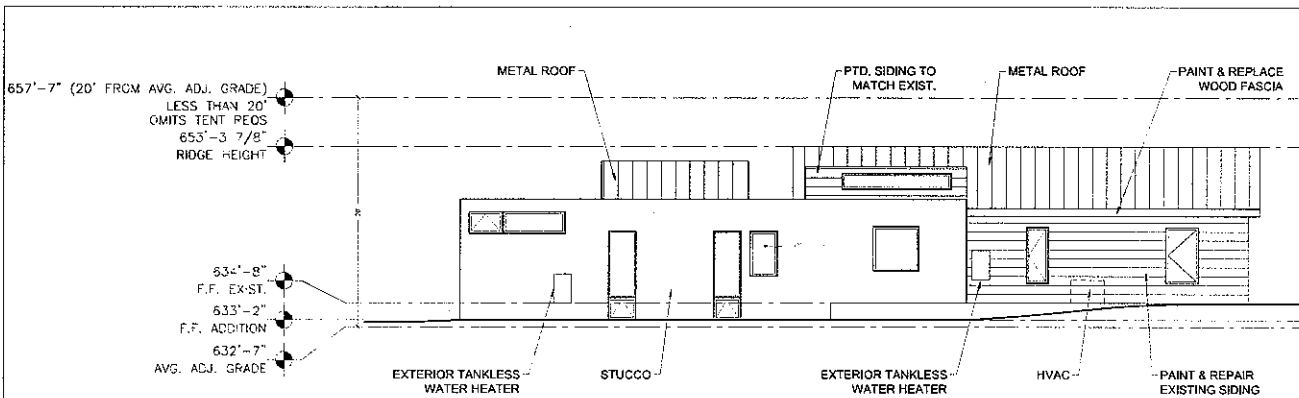


1 EXTERIOR ELEVATION EAST

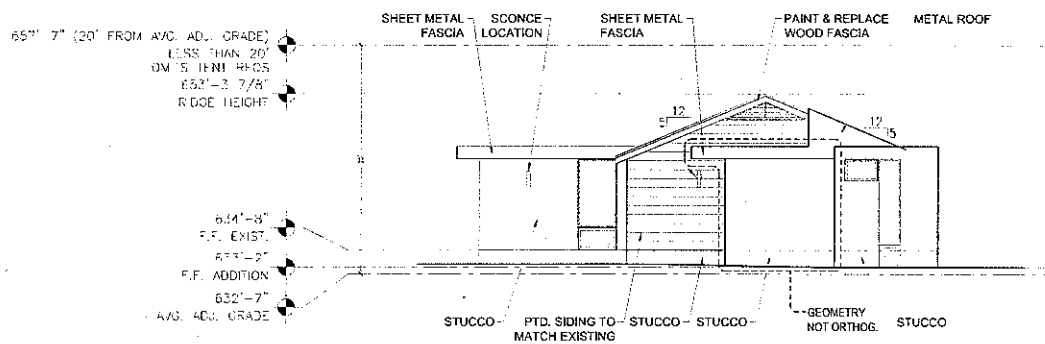


2 EXTERIOR ELEVATION SOUTH

A2.1



1 EXTERIOR ELEVATION WEST 1/8" = 1' 0"



2 EXTERIOR ELEVATION NORTH 1/8" = 1' 0"



BRADLEY RESIDENCE
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

PROJECT NO. 1315
DATE 05.15.14
BOA VARIANCE
EXTERIOR ELEVATIONS

A2.2

Heldenfels, Leane

From: Sarah Johnson ~~sarah@mfaarchitecture.com~~
Sent: Tuesday, June 17, 2014 10:55 AM
To: Heldenfels, Leane
Cc: David Birt; Matt Fajkus
Subject: Re: 1900 W. 40th Board of Adjustment

Leane,

Matt forwarded the message you sent on June 3 regarding the the 5' interior side yard setback. I've looked into this and it is **NOT** our intention to vary from this requirement. In my initial reading of Karen Palacio's comments I took the inclusion of this information as simply explaining the full scope of the setback requirements. Upon closer inspection, it looks like our plans *may* be encroaching into this setback by a couple of inches which is not intentional. I will contact Karen Palacios to see which she intended. If our plans do encroach on this setback, we will make the adjustments needed to comply.

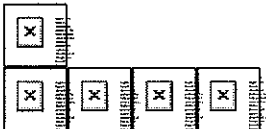
Please only include the 15' street side yard setback as part of our variance request.

Thank you for bringing this to our attention. Please let me know if anything else comes up or if you have further questions regarding this matter.

Sarah



512.432.5137
mfarchitecture.com



On Tue, Jun 3, 2014 at 3:04 PM, Matt Fajkus ~~matt@mfaarchitecture.com~~ wrote:
Bradley FYI below. Let's look at this.

----- Forwarded message -----

From: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Date: Tue, Jun 3, 2014 at 3:02 PM
Subject: 1900 W. 40th Board of Adjustment
To: "~~matt@mfaarchitecture.com~~" <~~matt@mfaarchitecture.com~~>

Just inputting your case into our Amanda software and I was wondering if you're also seeking/needng a variance to the 5' interior side yard setback for the addition at above address? I know the comment sheet only

Residential Zoning Review - Karen Palacios - 512-974-6421

The project has been reviewed for zoning and the following needs to be addressed;

1. The home is a non-compliant structure and must meet Section 25-2-963 MODIFICATION AND MAINTENANCE OF NONCOMPLYING STRUCTURES. The current zoning setback requirements are; interior side yard is 5 ft., street side yard is 15 ft.
 - (A) Except as provided in Subsections (B), (C), and (D) of this section, a person may modify or maintain a noncomplying structure.
 - (B) The following requirements must be met in order to modify, maintain, or alter a non-complying residential structure:
 - (1) Demolition or removal of walls must comply with the following requirements:
 - (a) No more than fifty percent of exterior walls and supporting structural elements of the existing structure may be demolished or removed, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate. For purposes of this subsection, exterior walls and supporting structural elements are measured in linear feet and do not include the roof of the structure or interior or exterior finishes.
 - (b) Replacement or repair of structural elements, including framing, is permitted if required by the building official to meet minimum health and safety requirements.
 - (2) Replacement or alteration of an original foundation may not change the finished floor elevation by more than one foot vertically, in either direction.
 - (4) **If a noncomplying portion of a structure is demolished, it loses its noncomplying status and may only be rebuilt in compliance with current code.**
 - (C) Except as provided in Subsections (E) and (F), a person may not modify or maintain a noncomplying structure in a manner that increases the degree to which the structure violates a requirement that caused the structure to be noncomplying.
 - (F) A person may modify a building that is a noncomplying structure based on a yard setback requirement of this title if:
 - (1) the modified portion of the building:
 - (a) does not extend further into the required yard setback than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection (B)(2) of this section;
 - (b) unless located in a street side yard, is not greater in height than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection (B)(2) of this section; and
 - (c) complies with the height requirements of this title; and
 - (2) the additional length of a modified portion of the building does not exceed the lesser of 50 percent of the length of the noncomplying portion of the building or 25 feet measured from the existing building and parallel to the lot line.
 - (G) Subsection (F) applies to each yard setback requirement with which the existing building does not comply.
2. This project is removing more than 50% of the exterior walls and must comply with the current code and will be considered new construction. If you want to stay 10 ft. from the street side yard setback (requirement is 15 ft.) a BOA Variance is required from Leane Heldenfels -1st FL -DAC (walk-in hours 9a.m. - 12 p.m. Monday - Friday)
3. For new residential unit (house OR dwelling unit) OR an addition that increases the building GFA by 50%, the site is required to comply with the City's sidewalk ordinance. Please show the 4 ft.

sidewalk on Bull Creek Road and add per detail COA Standard No. 432S-1. LDC, Sec. 25-6-352-53; TCM, 4.2.1.

- a. The standard location for a sidewalk is between the curb line and property line, 2 feet off the property line. Show this dimension on the site plan. TCM, 4.2.1, 4.2.2.
 - b. Meandering sidewalks are encouraged in order to avoid trees or other natural features. A sidewalk easement is required if the public sidewalk enters onto private property.
 - c. If you would like to pay a fee in lieu of constructing the sidewalk or request a sidewalk waiver (relief from the fee and construction), please contact Amber Mitchell in the Development Assistance Center (1st floor -- OTC). She sees walk-ins every day in DAC from 9 am until noon. Provide a copy of the approval and receipt from Ms. Mitchell with your submittal update.
4. A land status determination is required because this tract has a portion of a lot. Please contact Michelle Casillas in the Development Assistance Center for more information (974-7623) about the application process/requirements.
 5. The 3 full sets of plans will need to be resubmitted showing compliance or an approval from the Board of Adjustment. I cannot move forward with the review until above items are properly addressed.
 6. Please read through and if you need to set up an appointment or have questions please contact me, I do not take walk-in customers. I can better manage my cases through e-mail as well.

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: 1900 W. 40TH ST. | Tax Parcel ID: 121654 |
| Legal Description: LOT 10 *LESS W5FT OAKMONT HEIGHTS ANNEX N03 SEC1 | |
| Zoning District or PUD: SF3 | Lot Size (square feet): 6319 SF |
| Neighborhood Plan Area (if applicable): N/A | Historic District (if applicable): N/A |
| Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <small>Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.</small> | |
| Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N | |
| Does this site have or will it have an auxiliary water source? <input checked="" type="radio"/> Y <input type="radio"/> N If yes, submit approved auxiliary and potable plumbing plans <small>(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)</small> | |
| Does this site have a septic system? <input checked="" type="radio"/> Y <input type="radio"/> 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? <small>If yes, contact the Development Assistance Center for a Site Plan Exemption.</small> | |
| Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input checked="" type="radio"/> Y <input type="radio"/> N <small>(if applicable)</small> | |
| Does this site have a Board of Adjustment (BOA) variance? <input checked="" type="radio"/> Y <input type="radio"/> N Case # <input type="text"/> | |
| Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <small>If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.</small> | |
| Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input checked="" type="radio"/> Y <input type="radio"/> N | |
| <small>Note: If yes, application for a tree permit with the City Arborist may be required.</small> | |
| Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <small>Note: Proximity to a floodplain may require additional review time.</small> | |

Description of Work

| | | | | | |
|---|------------------|--|---|--|-----------------------------|
| Existing Use: | vacant | <input checked="" type="radio"/> single-family residential | <input type="radio"/> duplex residential | <input type="radio"/> two-family residential | <input type="radio"/> other |
| Proposed Use: | vacant | <input checked="" type="radio"/> single-family residential | <input type="radio"/> duplex residential | <input type="radio"/> two-family residential | <input type="radio"/> other |
| Project Type: | new construction | <input type="radio"/> addition | <input checked="" type="radio"/> addition/remodel | <input type="radio"/> remodel/repair | <input type="radio"/> other |
| # of existing bedrooms: | 2 | # of bedrooms upon completion: | 3 | # of existing baths: | 1 |
| | | | | # of baths upon completion: | 2 |
| Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N | | | | | |
| <small>Note: Removal of all or part of a structure requires a demolition permit.</small> | | | | | |
| Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) The scope of work will include a remodel and addition for a home located in Austin, Texas. The addition will be roughly 500 square feet after the demolition of existing 300 square foot. The remodel is to include the existing kitchen and bathroom, and the addition will include a bedroom, a bathroom, laundry facilities, and living area. | | | | | |
| Trades Permits Required: <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input type="radio"/> concrete (right-of-way) | | | | | |

Job Valuation

| | | |
|--|---|--|
| Total Job Valuation: \$200,000.00 | Portion of Total Job Valuation Dedicated to Addition/New Construction: \$100,000.00 | Portion of Total Job Valuation Dedicated to Remodel/Repair: \$100,000.00 |
| <small>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.</small> | Bldg: \$8500. Elec: \$5500. Plmbg: \$5000. Mech: \$4500. Primary Structure: \$ Accessory Structure: \$ N/A | Bldg: \$86,000. Elec: \$4500. Plmbg: \$5000. Mech: \$4500. |

| 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 | 1151 | 479 | 1630 |
| b) 2 nd floor conditioned area | | | |
| c) 3 rd floor conditioned area | | | |
| d) Basement | | | |
| e) Covered Parking (garage or carport) | | | |
| f) Covered Patio, Deck or Porch | 35 | 0 | 35 |
| g) Balcony | | | |
| h) Other | | | |
| i) Uncovered Wood Deck | | | |
| Total Gross Building Area (total A through I) | | | |
| 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): | 1880 % of lot size: (1880 SF / 6319 SF) = 30% |
| 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): | 2337 % of lot size: (2337 SF / 6319 SF) = 37% |
| 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: 16 ft Number of Floors: 1 | # 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): 15 ft Distance from intersection (for corner lots only): 53 ft | |
| Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input checked="" type="radio"/> Y <input type="radio"/> 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 | 1151 | 479 | | 1630 |
| 2 nd Floor | | | | |
| 3 rd Floor | | | | |
| Basement | | | | |
| Attic | | | | |
| Garage (attached) | | | | |
| (detached) | | | | |
| Carport (attached) | | | | |
| (detached) | | | | |
| Accessory building(s) | | | | |
| (detached) | | | | |
| Ceilings over 15 ft | | | | |
| TOTAL GROSS FLOOR AREA | | | | 1630 |

1630 SF / 6319 SF = 26%
(Total Gross Floor Area /lot size) = **Floor-To-Area Ratio (FAR)**

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

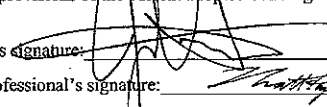
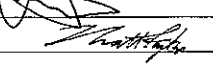
Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in 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.

| Contact Information | | | |
|---------------------|--|---------------------|---|
| Owner | SABRINA BRADLEY | Applicant or Agent | BLUE HORSE BUILDING + DESIGN |
| Mailing Address | 1900 W. 40TH STREET AUSTIN, TEXAS 78731 | Mailing Address | 12400 HWY 71 W, SUITE 350 AUSTIN, TEXAS 78738 |
| Phone | 512-784-4212 | Phone | 512-264-1366 |
| Email | SABRINASBRADLEY@GMAIL.COM | Email | JAKE@BLUEHORSEBUILDING.COM |
| Fax | | Fax | |
| General Contractor | BLUE HORSE BUILDING + DESIGN | Design Professional | MATT FAJKUS ARCHITECTURE, LLC |
| Mailing Address | 12400 HWY 71 W, SUITE 350 AUSTIN, TEXAS 78738 | Mailing Address | 900 E. 6TH STREET, SUITE 100 AUSTIN, TEXAS 78702 |
| Phone | 512-264-1366 | Phone | 512-432-5137 |
| Email | JAKE@BLUEHORSEBUILDING.COM | Email | SARAH@MFARCHITECTURE.COM |
| Fax | | Fax | |

| Acknowledgments | |
|--|--|
| Is this site registered as the owner's homestead for the current tax year with the appraisal district? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>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.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>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.</p> <p>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.</p> | |
| Applicant's signature:  | Date: April 10, 2014 |
| Design Professional's signature:  | Date: 04.03.2014 |



Demolition Application

Adopted December 2012

DATE of SUBMISSION:

Application type: Commercial ☐ Residential ☒ Fee paid: \$

| | | | | |
|--|--|--|---------------------|-----------|
| FOR OFFICE USE ONLY | Permit Information | | | |
| | 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 | | Demolition Type | | |
| Address: 1900 W. 40th Street | | <input type="checkbox"/> Total | | |
| City/Zip: Austin, Texas 78731 | | <input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished. | | |
| Current use: home | | PER PLAN - PAGE A1.0 | | |
| Applicant | | Owner | | |
| Name: Sabrina Bradley | | Name: Sabrina Bradley | | |
| Address: 1900 W. 40th Street | | Address: 1900 W. 40th Street | | |
| City/Zip: Austin, Texas 78731 | | City/Zip: Austin, Texas 78731 | | |
| Phone: 512-784-4212 | | Phone: 512-784-4212 | | |
| Email: sabrinasbradley@gmail.com | | Email: sabrinasbradley@gmail.com | | |
| Demolition Contractor Information | | Structural Information | | |
| Company: BlueHorse Building + Design | | Square Feet: Approx. 290 sq.ft DEMO | | |
| Address: 12400 HWY 71 W. Ste. 350 | | Building Materials: Wood, Drywall, Comp. Shingle | | |
| City/Zip: Austin 78738 | | Foundation Type: Concrete Slab | | |
| Phone: 512-264-1366 | | Estimated cost of demolition: \$7000.00 | | |

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.



Demolition Application

Page 2 of PR- _____

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from Travis Central Appraisal District, 512-854-9473
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
6. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, 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.

Signature of Applicant: _____

Date: 4/5/14

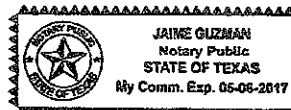
(If different from owner)

Signature of Owner: _____

Date: 4/5/14

Sworn and subscribed before me this 5 day of April, 2014

Signature of Public Notary _____



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

NO 2241473

ACCOUNT NUMBER: 01-2202-0909-0000

PROPERTY OWNER:

WIENER SABRINA S
1900 W 40TH ST
AUSTIN, TX 78731-6019

PROPERTY DESCRIPTION:

LOT 10 *LESS W5 FT OAKMONT HEIGHTS
ANNEX NO 3 SEC 1

ACRES .1410 MIN% .000000000000 TYPE

SITUS INFORMATION: 1900 W 40 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
2013 AUSTIN ISD
CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS CENTRAL HEALTH
ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2013 \$6,778.75

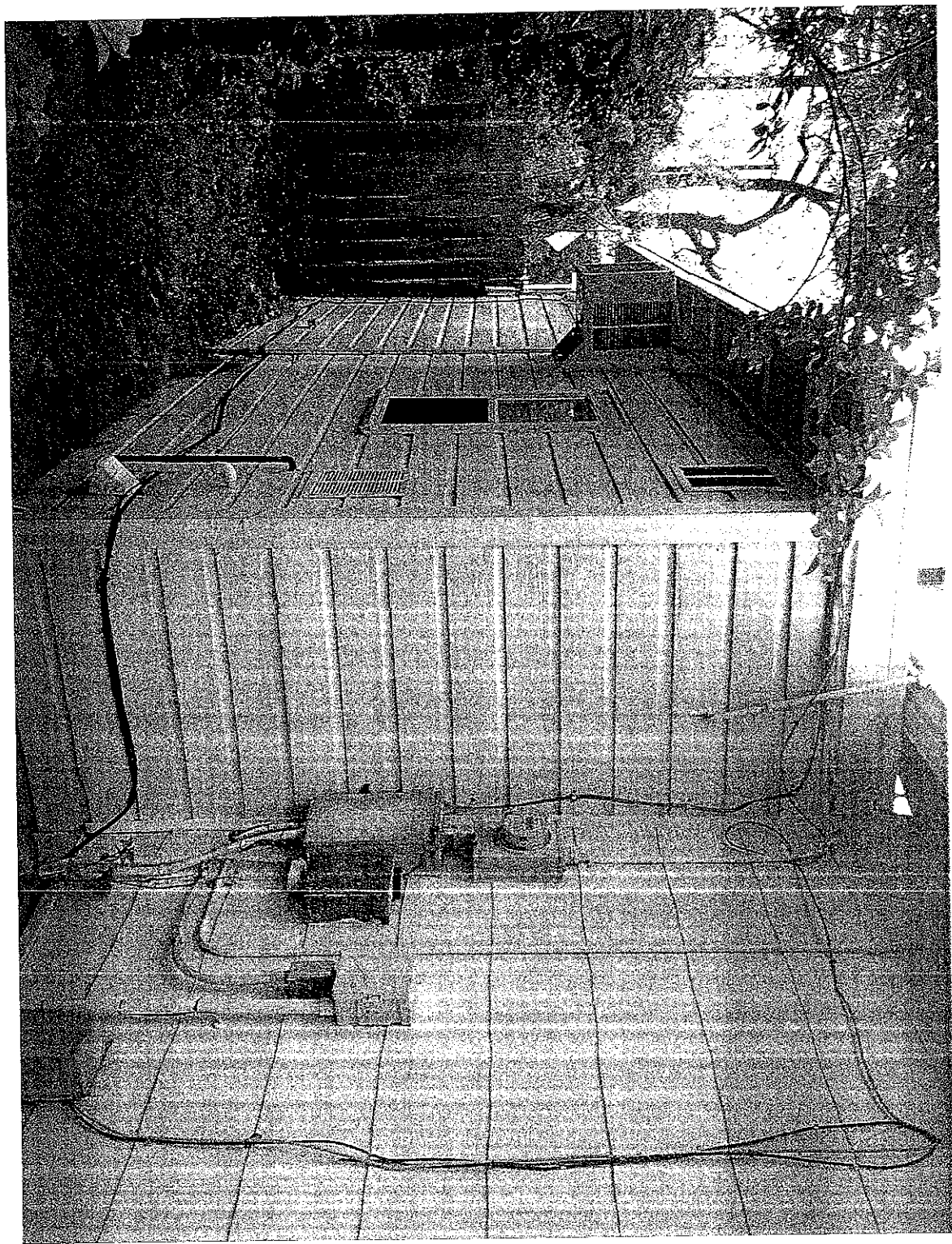
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the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

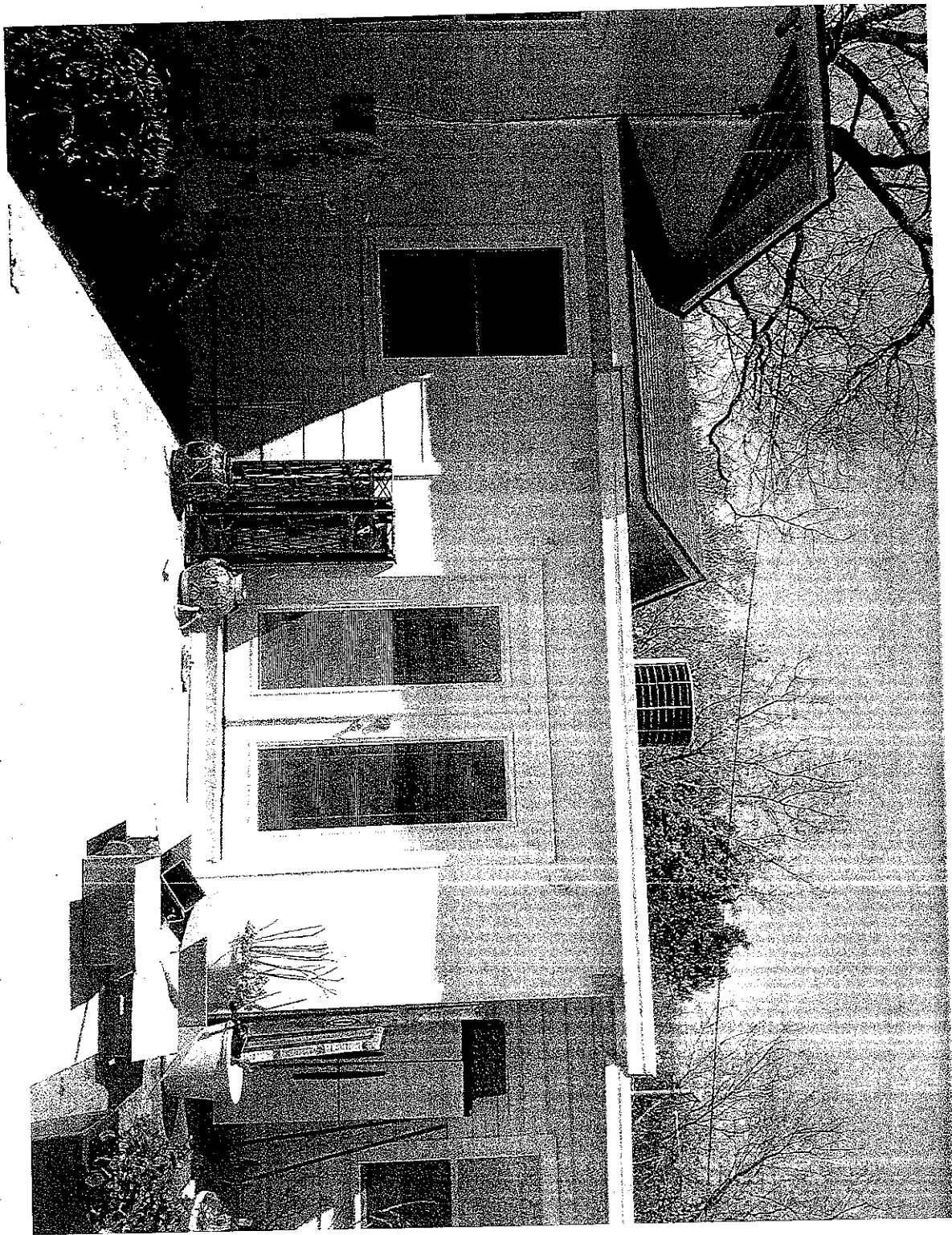
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/01/2014

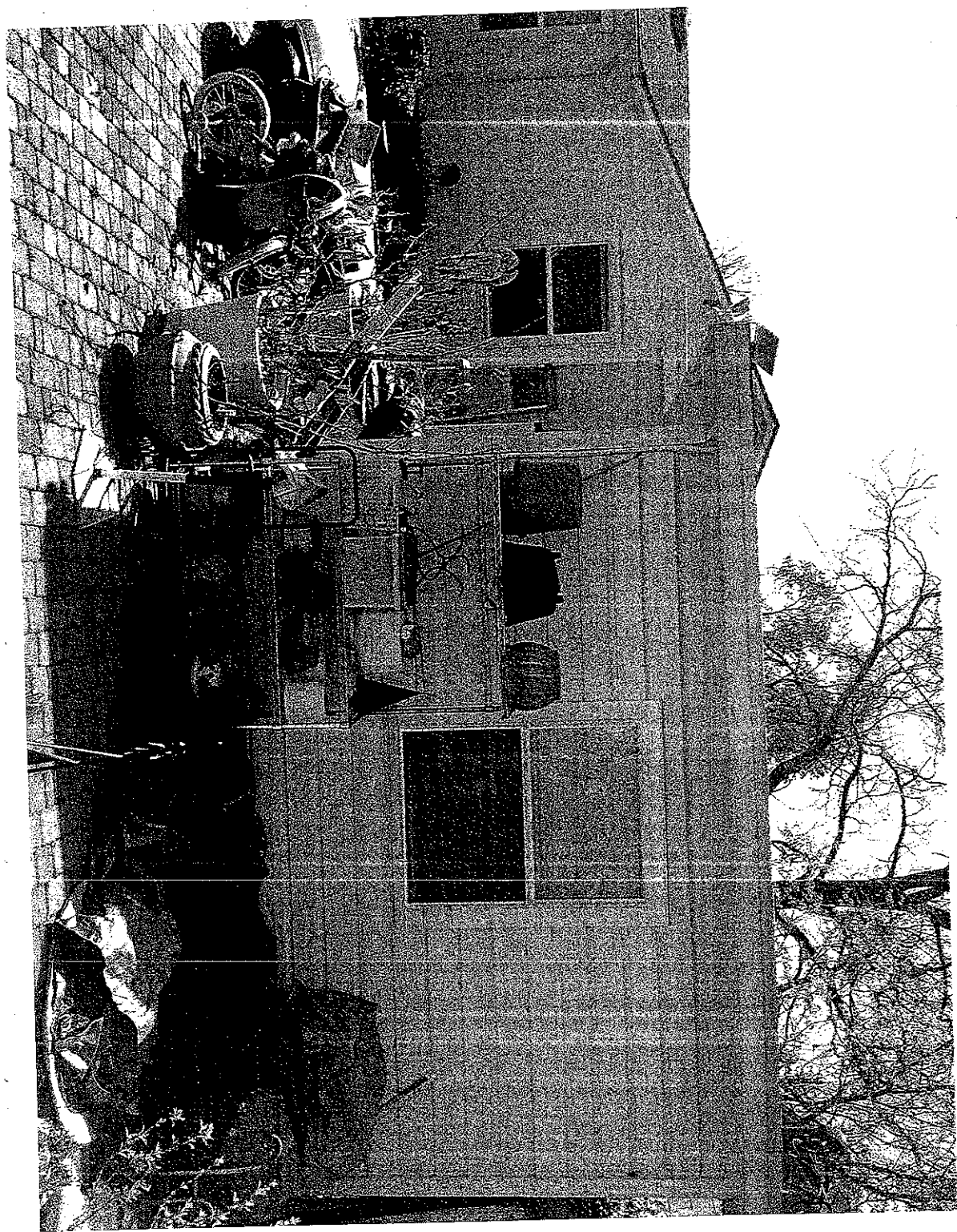
Fee Paid: \$10.00

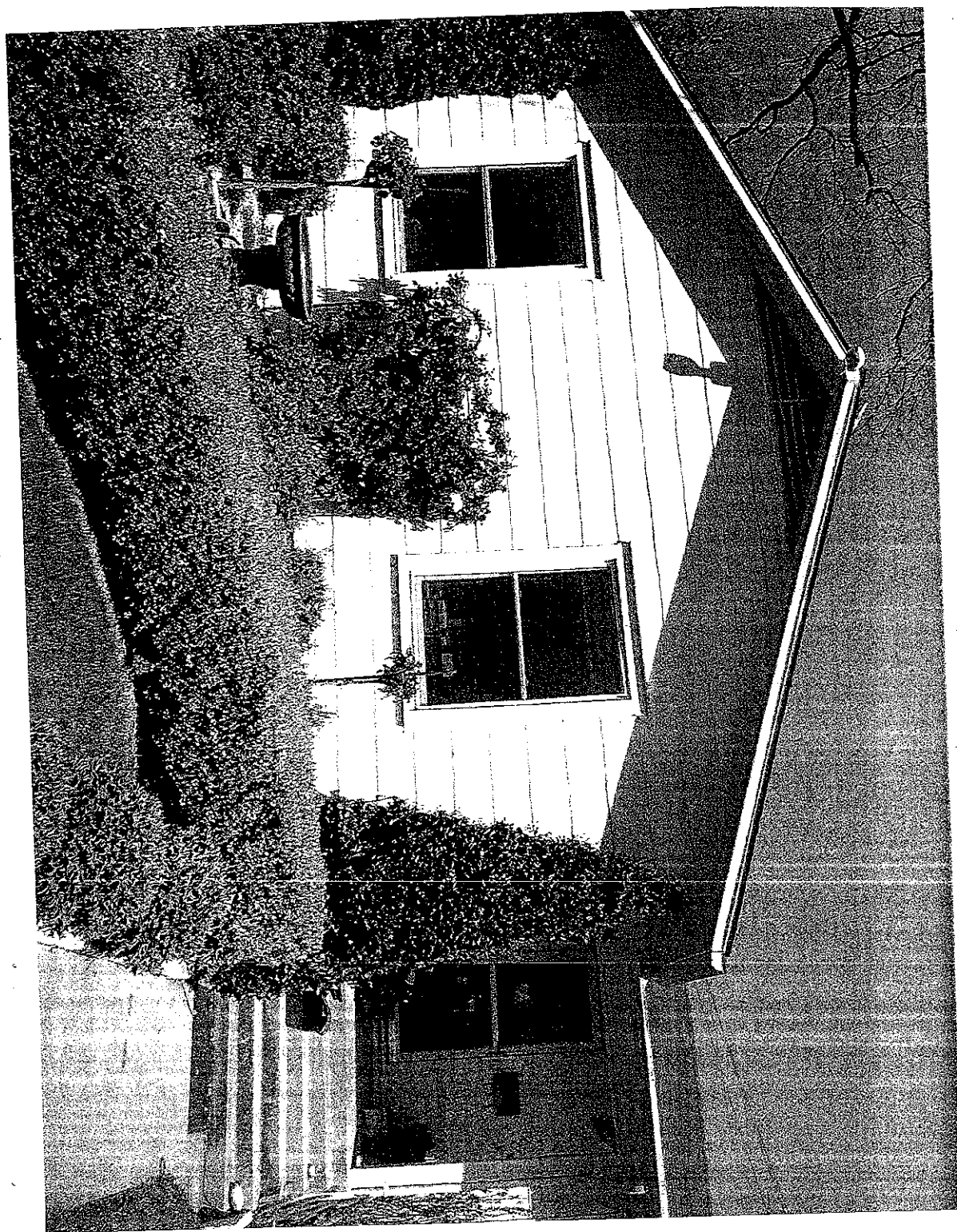
Bruce Elfant
Tax Assessor-Collector

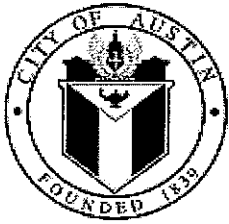
By: 











City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt 5970124
No.:

Payment 06/04/2014
Date:

Invoice 5988707
No.:

Payer Information

Company/Facility Name: Matt Fajkus Architecture, LLC

Payment Made By:

1801 LAVACA ST.
AUSTIN TX 78701

Phone No.: (512) 432-5137

Payment Method: Check

Payment Received: \$388.00

Amount Applied: \$388.00

Cash Returned: \$0.00

Comments: CHECK 1176

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 | 11158642 | 1900 W 40TH ST | 2014-000085-BA | \$388.00 |
| | | | | Total | \$388.00 |