




NOTIFICATIONS

CASE#: C15-2016-0090
LOCATION: 1103 W 45th Street



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 134'

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 for any use of this product for any purpose other than geographic reference.



2/2/1

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, August 8, 2016

CASE NUMBER: C15-2016-0090

☒ Y ☐ Brooke Bailey 2ND the Motion
☒ Y ☐ Michael Benaglio
☒ Y ☐ William Burkhardt
☒ Y ☐ Eric Goff
☒ Y ☐ Melissa Hawthorne
☒ Y ☐ Bryan King Motion to PP Sept 28, 2016 (RE-NOTICE NEEDED)
☒ Y ☐ Don Leighton-Burwell
☒ - ☐ Rahm McDaniel
☒ Y ☐ Melissa Neslund
☒ Y ☐ James Valadez
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)

APPLICANT: Bill Buck

OWNER: Sharon Jane Watkins

ADDRESS: 1103 45TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum side setback from 5 feet (required/permitted) to 2.5 feet (requested, existing); and to**
- B. decrease the minimum rear setback from 10 feet (required/permitted) to 6.1 feet (requested, existing); and to**
- C. decrease the minimum front setback from 25 feet (required/permitted) to 19.8 feet (requested, existing); and to**
- D. decrease the minimum lot width from 50 feet (required/permitted) to 47 feet (requested, existing); and to**
- E. decrease the minimum lot size from 5,750 square feet (required/permitted) to 2, 269 square feet (requested, existing)**
- F. Section 25-6 Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 2 spaces (required) to 1 space (requested, 0 existing)**

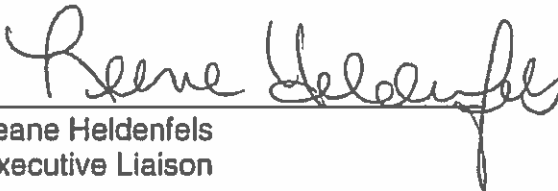
L6
3/3

in order to erect a new single family home in a "SF-3", Family Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to September 28, 2016, Board Member Brooke Bailey second on a 11-0 vote; POSTPONED TO SEPTEMBER 28, 2016. (RE-NOTIFICATION NEEDED)

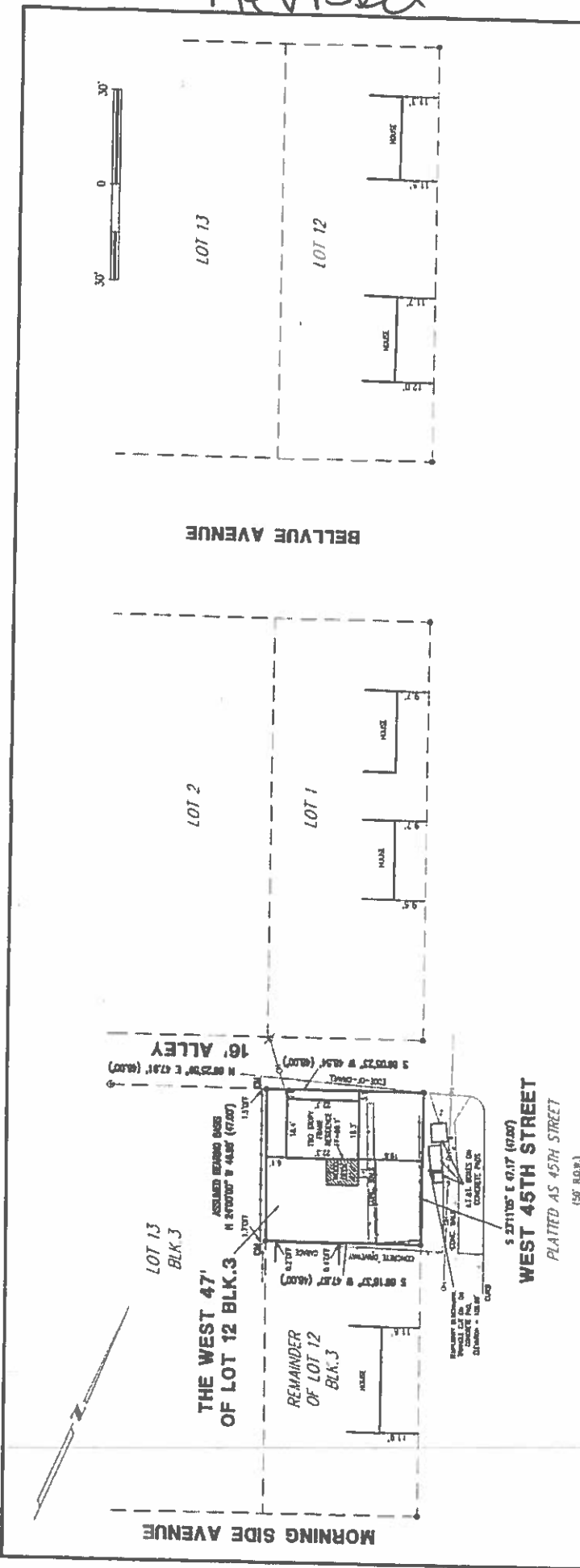
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

CL5-2016-0090

$$\frac{24}{4}$$


LEGEND

- | | |
|------|-------------------------|
| 1/2" | REBAR FOUND |
| 3/8" | CORRODED REBAR SET |
| 1/2" | IRON PIPE FOUND |
| 600 | WALL FOUND |
| 600 | WALL SET |
| | CAPPED REBAR FOUND |
| "X" | SET IN CONCRETE |
| "X" | FOUND IN CONCRETE |
| | SAMPLE FOUND |
| | PUNCH HOLE FOUND |
| | CHAIN LINK FENCE |
| | METAL FENCE |
| | BUILDING LINE |
| | PUBLIC UTILITY EASEMENT |
| | DRAINAGE EASEMENT |
| | PER PLAT |
| | CONTROL MONUMENT |
| | PLACE OF BEGINNING |
| | OVERHEAD UTILITY LINE |
| | POWER POLE |
| | ANY CONDITIONER |

FLOOD CERTIFICATION

THIS AREA IS NOT DETECTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 04541, DATED 01/6/78. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THE FIRM AND THE INFORMATION IS BASED SOLELY UPON "SAY WHAT" THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION, CONTACT YOUR FLOOD PLAN ADMINISTRATION.

1103 WEST 45TH STREET

LOT WEST 47' OF LOT 12, BLK 3, ALTA VISTA ADDITION

G.F. #: 1802731-15

00-036701 ON REGISTRATION FILE
B & C SURVEYING, LLC

WWW.BANDSURVEY.COM
1404 West North Loop Blvd
Austin, Texas 78756
Office 512-458-6060



WWW.BANDSURVEY.COM
1404 West North Loop Blvd
Austin, Texas 78756
Office 512-458-6060

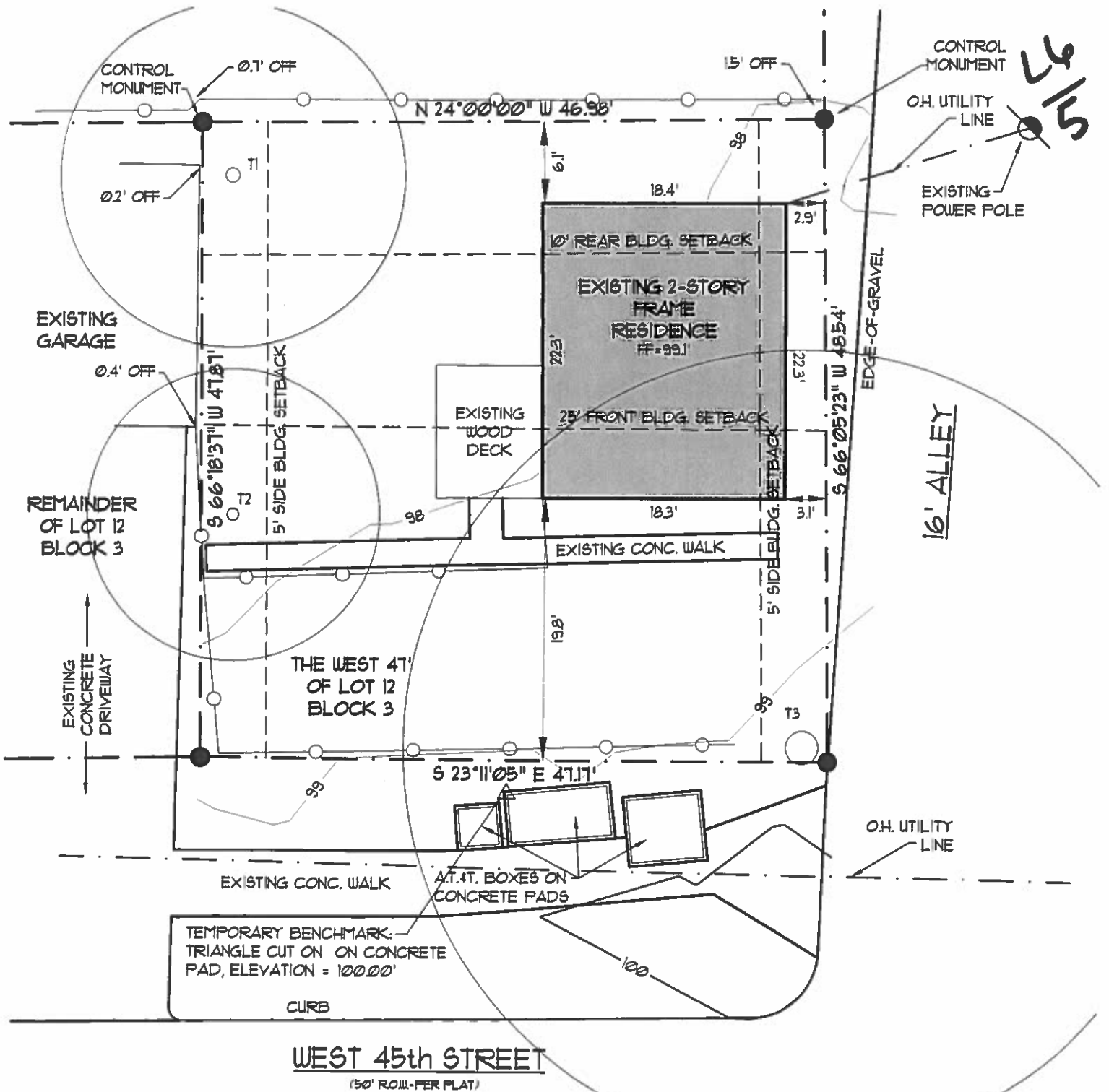
TO THE REMINDER AND / OR FURTHER REMINDER OF THE PREMISES STARTED AND SO



NAME: IRAVIS STATE OF TEXAS
 AGE: 3 PG./SD 59 PLAY RECORDS

JOB # B0217816_TA
DATE 04/9/16
SCALE 1" = 30'

| | | |
|----------|--------|----------|
| 04/11/10 | CM | AD BOD/3 |
| 01/11/10 | ED/ser | AD BOD/3 |
| 04/10/10 | CM/3 | AD BOD/3 |
| 04/12/10 | CM | AD BOD/3 |



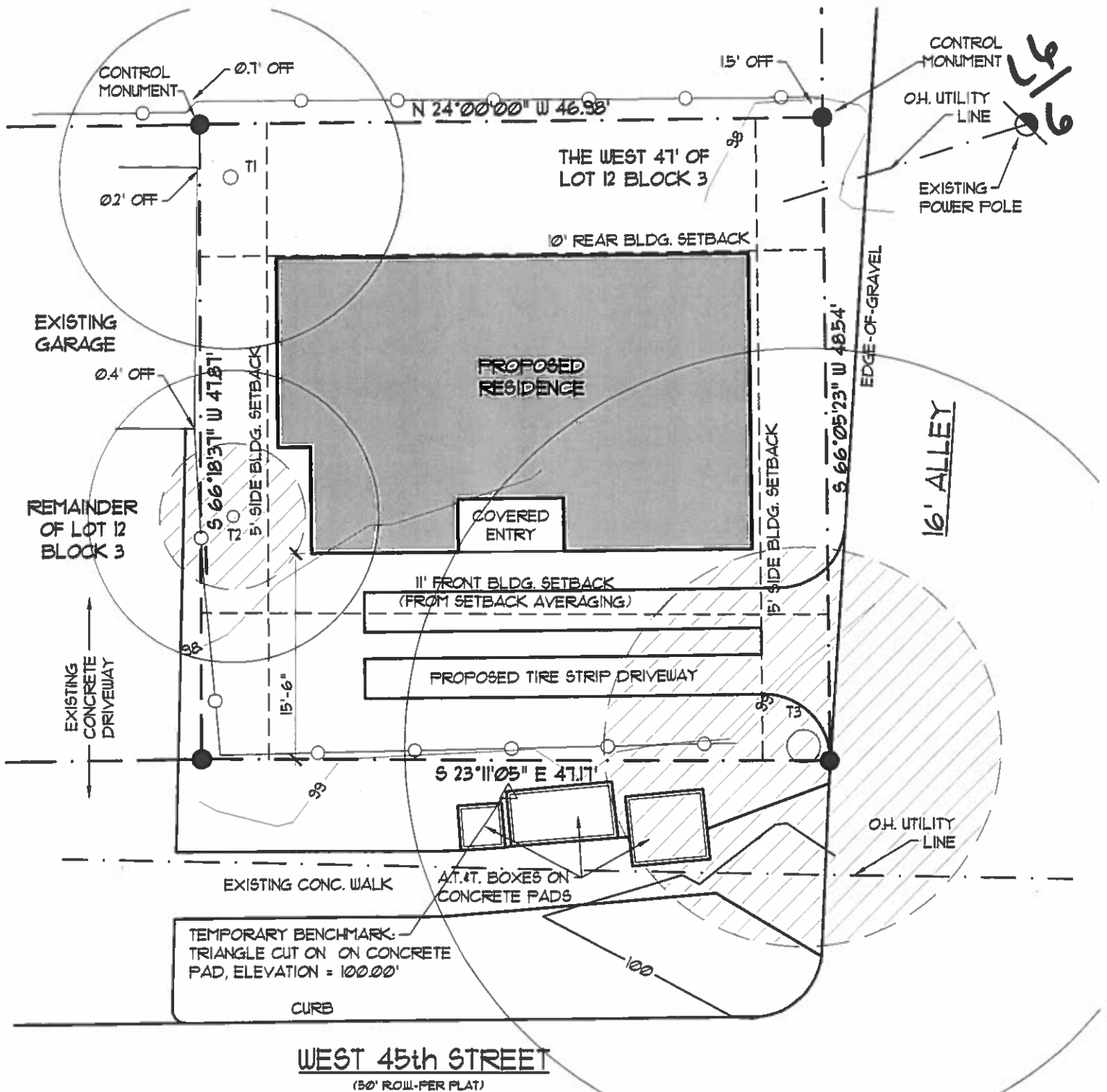
| TAG | TREE DESCRIPTION |
|-----|------------------|
| 1 | 13" HACKBERRY |
| 2 | 11" LIVE OAK |
| 3 | 30" HACKBERRY |

LEGAL DESCRIPTION:

1103 W 45th STREET
 THE WEST 47' OF LOT 12
 BLOCK 3 ALTA VISTA
 AUSTIN, TX 78756
 TRAVIS COUNTY

1103 W 45th STREET EXISTING SITE PLAN

SCALE 1"=10'-0"
 DATE: 9/7/16



| TAG | TREE DESCRIPTION |
|-----|------------------|
| 1 | 13" HACKBERRY |
| 2 | 11" LIVE OAK |
| 3 | 30" HACKBERRY |

LEGAL DESCRIPTION:

1103 W 45th STREET
 THE WEST 41' OF LOT 12
 BLOCK 3 ALTA VISTA
 AUSTIN, TX 78756
 TRAVIS COUNTY

1103 W 45th STREET PROPOSED SITE PLAN

SCALE 1"=10'-0"

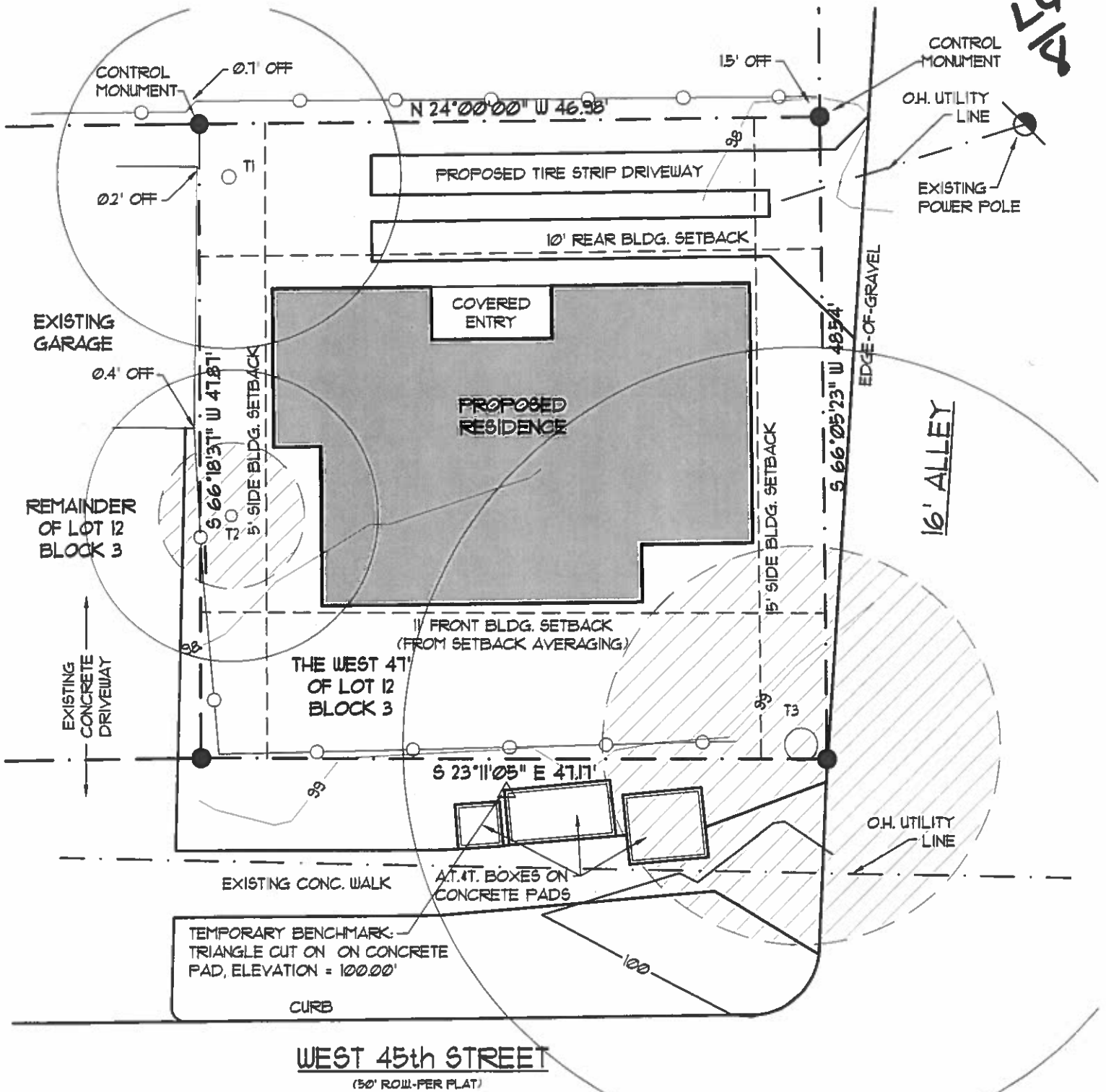
DATE: 9/1/16

215

| <u>BUILDING COVERAGE</u> | | EXISTING | PROPOSED |
|---------------------------------------|------------------------------------|----------|----------|
| A. | 1ST FLOOR SITE PLANED AREA | 410# | 745# |
| B. | 2ND FLOOR CONDITIONED AREA | 410# | 705# |
| C. | 3RD FLOOR SITE PLANED AREA | 0# | 0# |
| D. | BASEMENT | | 0# |
| E. | GARAGE / CARPORT | | |
| | ATTACHED | 0# | 0# |
| | DETACHED | 0# | 0# |
| F. | WOOD DECKS (100%) | 80# | 0# |
| G. | BREEZEWAYS | 0# | 0# |
| H. | COVERED PATIOS | 0# | 32# |
| I. | COVERED PORCHES | 0# | 0# |
| J. | BALCONIES | 0# | 0# |
| K. | SWIMMING POOLS (POOL SURFACE AREA) | 0# | 0# |
| L. | OTHER BUILDING OR COVERED AREA | 0# | 0# |
| <u>TOTAL BUILDING AREA</u> | | 900# | 1,482# |
| <u>TOTAL AREA OF LOT:</u> | | 2,269# | 2,269# |
| <u>TOTAL BUILDING COVERAGE ON LOT</u> | | 410# | 777# |
| (SUBTRACT B,C,D,K, & F IF UNCOVERED) | | 18.1% | 34.5% |

| <u>IMPERVIOUS COVERAGE</u> | | EXISTING | PROPOSED |
|--------------------------------|--|----------|----------|
| TOTAL BUILDING COVERAGE ON LOT | | 410# | 777# |
| DRIVEWAY AREA | | 0# | 226# |
| SIDEWALKS / WALKWAYS | | 93# | 9# |
| UNCOVERED PATIOS | | 0# | 0# |
| UNCOVERED WOOD DECKS (50%) | | 40# | 0# |
| AIR SITE PLANNER PADS | | 9# | 9# |
| CONCRETE DECKS | | 0# | 0# |
| OTHER | | | |
| SPECIFY: _____ | | 0# | 0# |
| <u>IMPERVIOUS COVERAGE</u> | | 552# | 1,021# |
| <u>TOTAL AREA OF LOT:</u> | | 2,269# | 2,269# |
| <u>IMPERVIOUS COVER</u> | | 24.33% | 44.99% |

1103 W 45th STREET
AREA CALCULATIONS
DATE: 9/7/16



| TAG | TREE DESCRIPTION |
|-----|------------------|
| 1 | 13" HACKBERRY |
| 2 | 11" LIVE OAK |
| 3 | 30" HACKBERRY |

LEGAL DESCRIPTION:

1103 W 45th STREET
 THE WEST 41' OF LOT 12
 BLOCK 3 ALTA VISTA
 AUSTIN, TX 78756
 TRAVIS COUNTY

1103 W 45th STREET ALTERNATE SITE PLAN

SCALE 1"=10'-0"

DATE: 9/1/16

4/16

| <u>BUILDING COVERAGE</u> | | EXISTING | PROPOSED |
|--------------------------------------|------------------------------------|----------|----------|
| A. | 1ST FLOOR SITE PLANED AREA | 410# | 750# |
| B. | 2ND FLOOR CONDITIONED AREA | 410# | 700# |
| C. | 3RD FLOOR SITE PLANED AREA | 0# | 0# |
| D. | BASEMENT | | 0# |
| E. | GARAGE / CARPORT | | |
| | ATTACHED | 0# | 0# |
| | DETACHED | 0# | 0# |
| F. | WOOD DECKS (100%) | 80# | 0# |
| G. | BREEZEWAYS | 0# | 0# |
| H. | COVERED PATIOS | 0# | 36# |
| I. | COVERED PORCHES | 0# | 0# |
| J. | BALCONIES | 0# | 0# |
| K. | SWIMMING POOLS (POOL SURFACE AREA) | 0# | 0# |
| L. | OTHER BUILDING OR COVERED AREA | 0# | 0# |
| TOTAL BUILDING AREA | | 900# | 1,486# |
| TOTAL AREA OF LOT: | | 2,269# | 2,269# |
| TOTAL BUILDING COVERAGE ON LOT | | 410# | 786# |
| (SUBTRACT B,C,D,K, & F IF UNCOVERED) | | 18.1% | 34.6% |
| <u>IMPERVIOUS COVERAGE</u> | | EXISTING | PROPOSED |
| TOTAL BUILDING COVERAGE ON LOT | | 410# | 786# |
| DRIVEWAY AREA | | 0# | 219# |
| SIDEWALKS / WALKSWAYS | | 93# | 6# |
| UNCOVERED PATIOS | | 0# | 0# |
| UNCOVERED WOOD DECKS (50%) | | 40# | 0# |
| AIR SITE PLANNER PADS | | 9# | 9# |
| CONCRETE DECKS | | 0# | 0# |
| OTHER | | | |
| SPECIFY: _____ | | 0# | 0# |
| IMPERVIOUS COVERAGE | | 552# | 1,020# |
| TOTAL AREA OF LOT: | | 2,269# | 2,269# |
| IMPERVIOUS COVER | | 24.33% | 44.95% |

1103 w 45th STREET
ALTERNATE
AREA CALCULATIONS
 DATE: 9/7/16



CITY OF AUSTIN

Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

2/10

Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0090 ROW # 11564192 Tax # 0222031012
TCA#

Section 1: Applicant Statement

Street Address: 1103 w 45th Street Austin, TX 78756

Subdivision Legal Description:

West 47 feet of Lot 12 Block 3 Alta Vista

Lot(s): 12

Block(s): 3

Outlot: _____

Division: Alta Vista

Zoning District: SF-3

I/We Bill Bucuk, Patrick St Cin, John Harter on behalf of myself/ourselves as
authorized agent for Patrick Dixon affirm that on
Month June, Day 27, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: New Single-Family Residence

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492 Site Development Regulations - Minimum Lot Size, Minimum Lot Width, Minimum Front Side & Rear Setbacks (Existing Parcel & Building Are Already Non-Compliant with These)
25-6-472 Parking Facility Standards/ Appendix A - Tables of Off-Street Parking and Loading Requirements - Minimum Off-Street Parking (Existing Property Already Non-Compliant)

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

The parcel was deed-divided in 1977 and has existed in it's current configuration for several decades. The current lot width (47') and lot area (2,269 sq. ft.) do not allow the application of standard SF-3 restrictions. We have obtained a land status designation but require these additional variances to put a dwelling and required parking on the buildable area of 36'x13'.

Hardship

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

The parcel is smaller than nearly all properties in the surrounding neighborhood. It appears it was deeded off from the front half of the lot in 1977. The sub-standard lot size is unique to this property as well as the hardship created by applying the minimum lot size/ width, setback requirements, and off-street parking requirements. There is also a large tree on the site which impacts the buildable area.

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

Because this parcel was deed-divided in 1977 by previous owners it is unique to the area. Nearly all of the properties in this neighborhood meet the minimum SF-3 lot area requirements or can utilize cottage lot or small lot amnesty tools as permitting tools, but this lot cannot.

Area Character

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:

There is an existing home on this parcel. Our new single family residence will align with the existing foundation on three sides and observe the side setback on the fourth side. It will extend no further towards adjacent properties than the existing building. The building will be designed in the Rosedale bungalow style with proportion, roof pitch, detail, and materials to match the character of the neighborhood. Adjacent conforming properties will not be impaired by this project & the construction of a single-family residence is in keeping with zoning district.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

With one off-street parking space on the property the one or two additional overflow vehicles will have ample parking on nearby Bellvue Ave and Marathon Blvd. There are no large institutional or commercial sites nearby with overflow parking and most of the homes have alley access. This area is also well served by public transit along 45th St, Lamar Blvd & Burnet Rd.

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:

Neither Bellvue Ave, nor Marathon Blvd. are frequently used through-streets. One or two overflow vehicles from our property on Bellvue Ave or Marathon Blvd will not impede the free flow of traffic on the streets.

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

There is adequate available parking for any overflow vehicles from our property along Bellevue Ave. and Marathon Blvd. Currently the "front" property from which this parcel was divided has (4) off-street spaces.

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

The development of this parcel as a single family residence is the best use for this property.

44
13

Section 3: Applicant Certificate

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

Applicant Signature: W. I. Bucuk, Jr. Date: _____

Applicant Name (typed or printed): WILLIAM I. BUCUK, JR.

Applicant Mailing Address: 11521 ENNIS TRAIL

City: AUSTIN State: TX Zip: 78717

Phone (will be public information): (512) 113-2395

Email (optional – will be public information): Bill.Bucuk@yahoo.com
Jade.harter82@gmail.com

Section 4: Owner Certificate

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

Owner Signature: Sharon Watkins Date: June 24, 2016

Owner Name (typed or printed): SHARON WATKINS Patrick DIXSON

Owner Mailing Address: 4416 Ramsey

City: AUSTIN State: TX Zip: 78756

Phone (will be public information): 512-844-0612

Email (optional – will be public information): Patrick@PatrickDIXSON.com

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

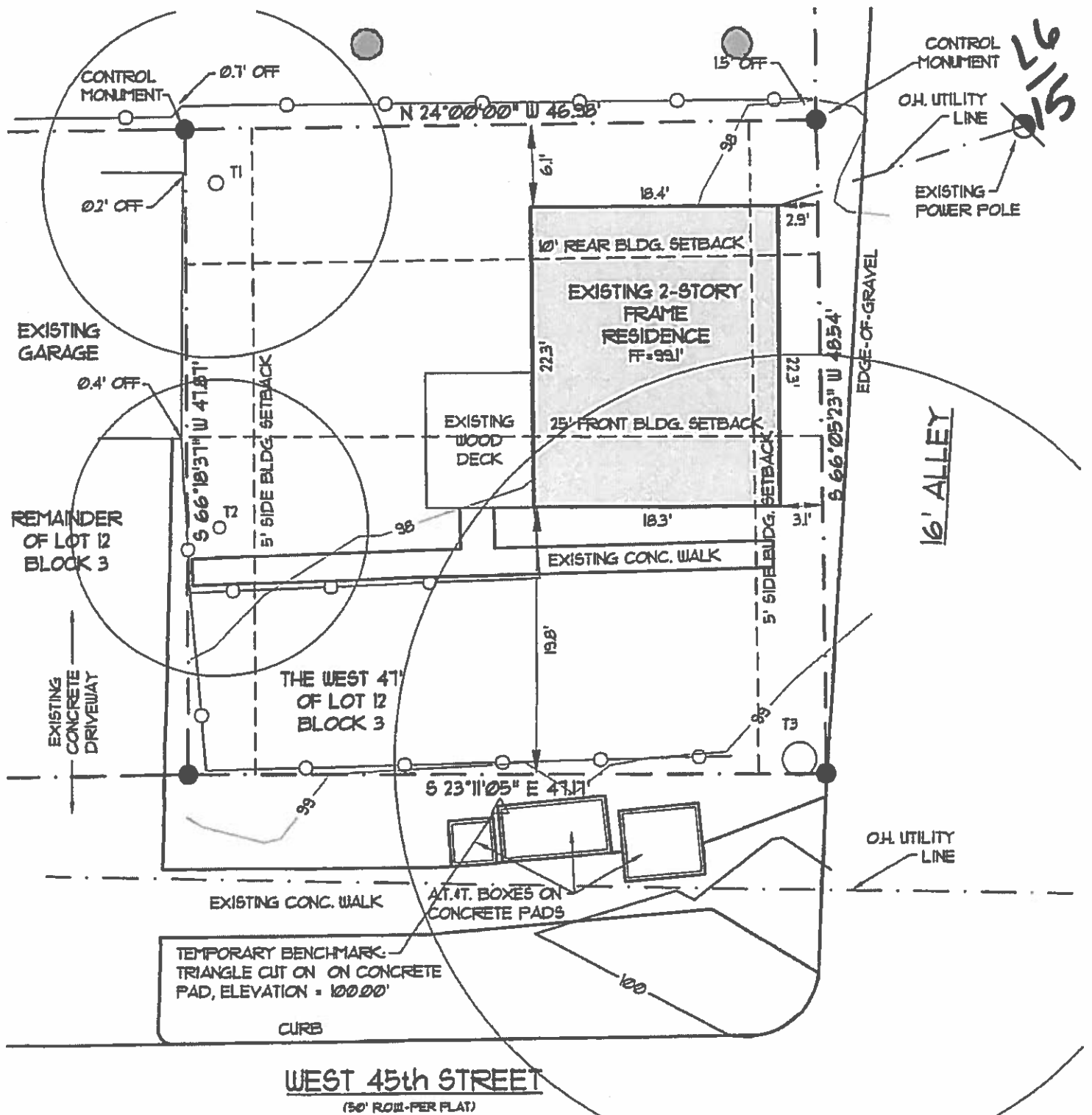
The existing residence is in a state of disrepair. It has major structural failure occurring throughout the building. Our intention is to build a new single family residence which aligns with the existing footprint on three sides and adhere's to the side setback on the fourth side. We will meet the standard SF-3 site development standards of 45% impervious cover and 40% building cover as

Additional Space (continued)

2/14

well as the Sub-Chapter F guidelines including the floor-to-area restriction and setback planes.
Without these variances this property is will continue to sit empty. In the "Imagine Austin"
comprehensive vision for the City, urban-infill, density, and development of areas already served by
utility and mass-transit are all focal points. "Grow as a compact, connected city" is one of the six
core principles of the plan. We believe this project is in line with those priorities and will transform
an abandoned derelict building into a livable, affordable house in the city core.

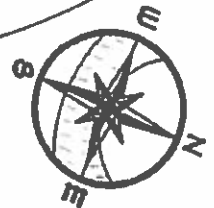
SAVE



| TAG | TREE DESCRIPTION |
|-----|------------------|
| 1 | 13" HACKBERRY |
| 2 | 11" LIVE OAK |
| 3 | 30" HACKBERRY |

LEGAL DESCRIPTION:
 1103 W 45th STREET
 THE WEST 47' OF LOT 12
 BLOCK 3 ALTA VISTA
 AUSTIN, TX 78756
 TRAVIS COUNTY

1103 W 45th STREET
EXISTING CONDITION
 SCALE 1"=10'-0"
 DATE: 6/22/16



5/15

| <u>BUILDING COVERAGE</u> | | EXISTING | PROPOSED |
|--------------------------------------|------------------------------------|----------|----------|
| A. | 1ST FLOOR CONDITIONED AREA | 410* | 780* |
| B. | 2ND FLOOR CONDITIONED AREA | 410* | 730* |
| C. | 3RD FLOOR CONDITIONED AREA | 0* | 0* |
| D. | BASEMENT | | 0* |
| E. | GARAGE / CARPORT | | |
| | ATTACHED | 0* | 0* |
| | DETACHED | 0* | 0* |
| F. | WOOD DECKS (100%) | 80* | 100* |
| G. | BREEZEWAYS | 0* | 0* |
| H. | COVERED PATIOS | 0* | 0* |
| I. | COVERED PORCHES | 0* | 0* |
| J. | BALCONIES | 0* | 0* |
| K. | SWIMMING POOLS (POOL SURFACE AREA) | 0* | 0* |
| L. | OTHER BUILDING OR COVERED AREA | 0* | 0* |
| TOTAL BUILDING AREA | | 900* | 1610* |
| TOTAL AREA OF LOT: | | 2269* | 2269* |
| TOTAL BUILDING COVERAGE ON LOT | | 410* | 780* |
| (SUBTRACT B,C,D,K, & F IF UNCOVERED) | | 18.1% | 34.4% |

| <u>IMPERVIOUS COVERAGE</u> | | EXISTING | PROPOSED |
|--------------------------------|--|----------|----------|
| TOTAL BUILDING COVERAGE ON LOT | | 410* | 780* |
| DRIVEWAY AREA | | 0* | 142* |
| SIDEWALKS / WALKSWAYS | | 93* | 30* |
| UNCOVERED PATIOS | | 0* | 0* |
| UNCOVERED WOOD DECKS (50%) | | 40* | 50* |
| AIR CONDITIONER PADS | | 9* | 11* |
| CONCRETE DECKS | | 0* | 0* |
| OTHER | | | |
| SPECIFY: _____ | | 0* | 0* |
| IMPERVIOUS COVERAGE | | 552* | 1013* |
| TOTAL AREA OF LOT: | | 2269* | 2269* |
| IMPERVIOUS COVER | | 24.33% | 44.65% |

1103 W 45th STREET
AREA CALCULATIONS
 DATE: 6/22/16

5/2



1103 W 45TH STREET
CONTEXTUAL SITE PLAN

5/19

Authorization of Agency

I (we) do hereby authorize the following person(s) William Bucuk, Patrick St.Cin and/or Jack Harter to act as our agent regarding the variance application for the property situated at the address 1103 W 45th Street, Austin, TX 78756.

Signed this day 24 of June 2016

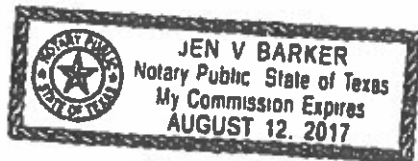
Sharon J. Watkins

Sharon J. Watkins

Patrick L. Dixon

Patrick L. Dixon

Jen V Barker
NOTARY





**City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception**

May 12, 2016

File Number: C8I-2016-0123

Address: 1103 W 45TH ST

Tax Parcel I.D. #0222031012

Tax Map Date: 11/26/2014

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

The parcel of land consists of five acres or less, and is described as being west 47 feet of lot 12, Block 3, Alta Vista Addition in the current deed, recorded on Jun 21, 2005, in Document #2005110368, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Jun 20, 1978, in Volume 6218, Page 1997, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by water service on May 29, 1981. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

A handwritten signature in cursive script, reading "Michelle Casillas".

**Michelle Casillas, Representative of the Director
Development Services Department**

2/20

[illegible]

| | | | | | |
|--|------------------|--|---|--|--|
| 22203 Revision Date: 11/26/2014 | 0 120 Feet | | HIA 1933 StatePlane Travis_Central_FIPS_4103 Feet Projection: Lambert Conformal Conic | This document was prepared under the terms of a contract with the Travis Central APN 014-003-010-000. The information contained herein is for informational purposes only and should not be used for any other purpose. The information is not to be used for any other purpose. | Travis Central Apportionment District 814 Sherry Park Drive Austin, Texas 78754 Internet Address: www.travisad.org Fax: (512) 454-2317 Agency: (512) 454-2310 TDD: (512) 454-2310 |
| | | | | | |



L4
52

ROSEDALE RESIDENCE
1103 WEST 45TH STREET

LY
23

1103 W 45th Street Austin, TX 78753

Nearby Structures



North East – Front of existing structure



4419 Marathon Blvd



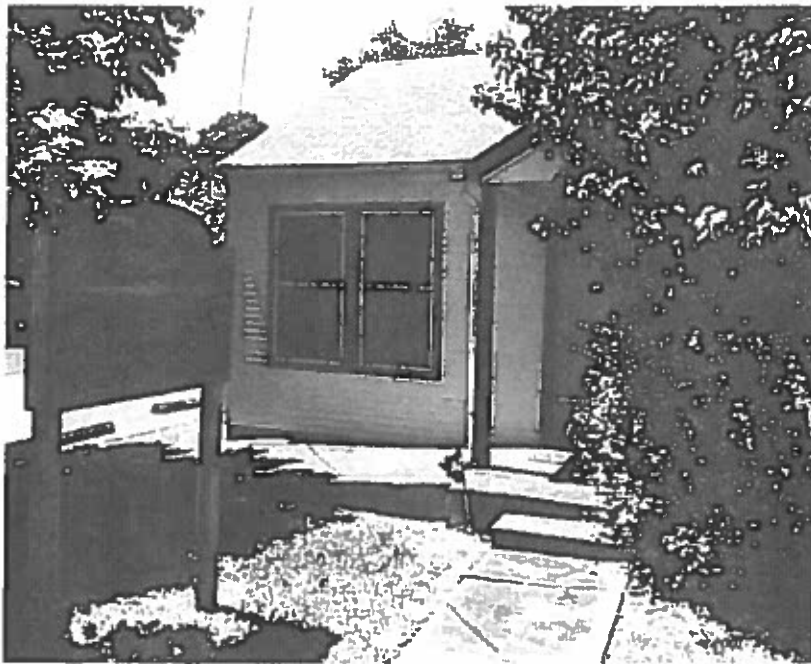
4417 Marathon BVD

1103 W 45th Street Austin, TX 78753

6/24



1107 W45th Street – Immediate neighboring property



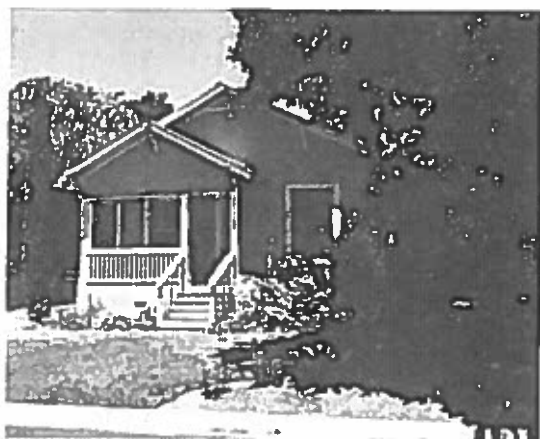
1201 W 45th Street

1103 W 45th Street Austin, TX 78753

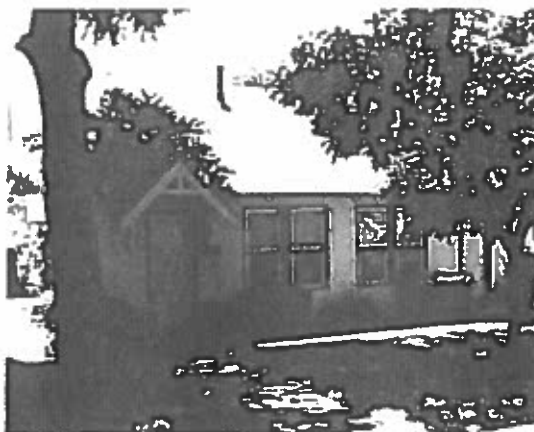
L4
25



Texas School for the Blind and Visually Impaired



4416 Bellvue



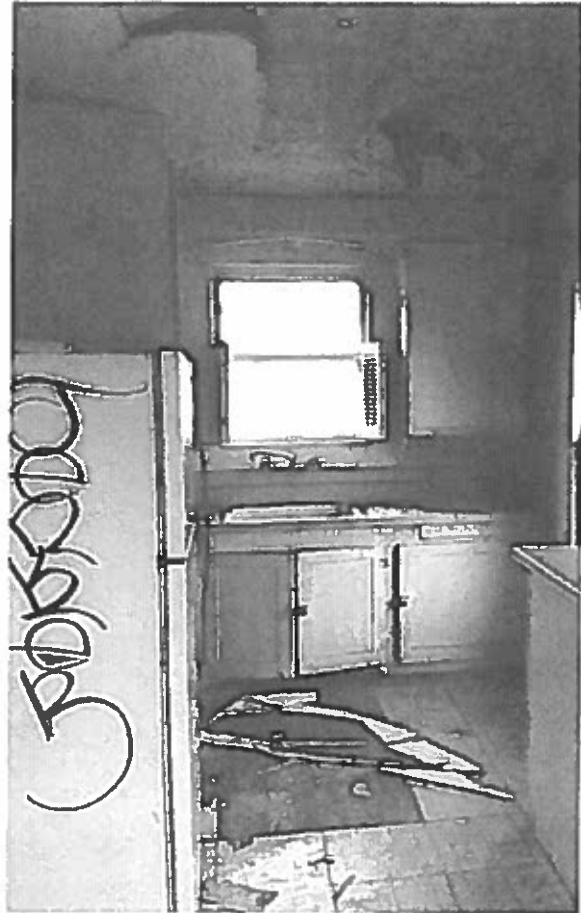
4421 Bellvue

1103 W 45th Street Austin, TX 78753
Condition of Existing Structure

2/2



Water Damage along with vandalism



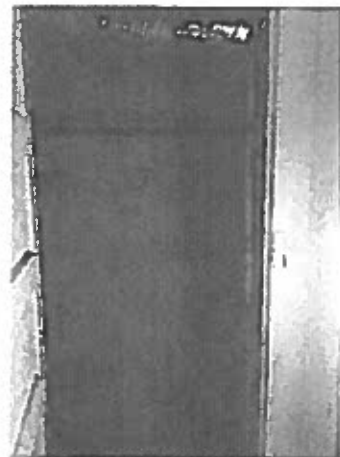
Ceiling / Water Damage and Vandalism



Gerrymandered cast iron plumbing



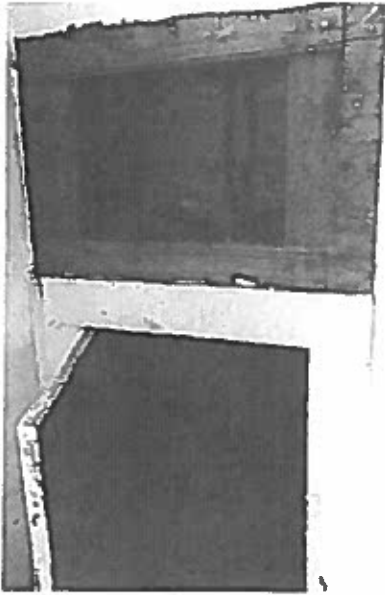
Structural repairs



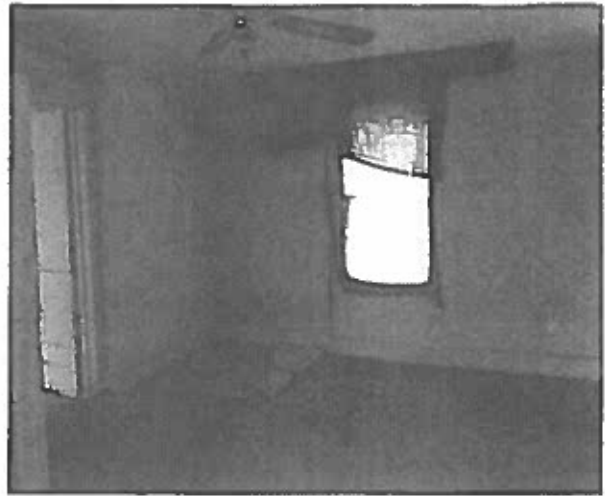
Plumbing, exposed electrical
and A/C ducting in closet

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2/27

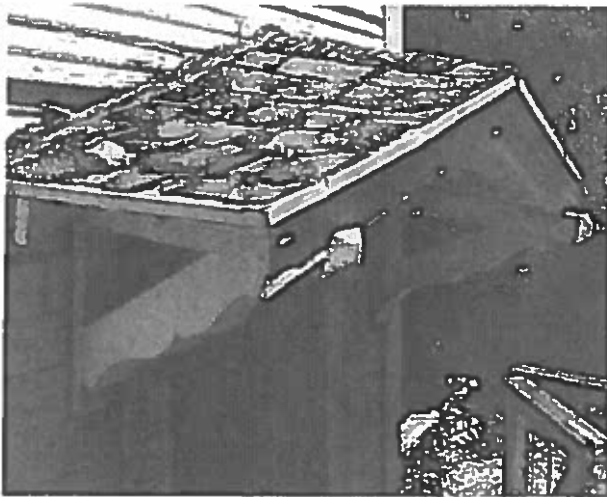


Bathtub plumbing

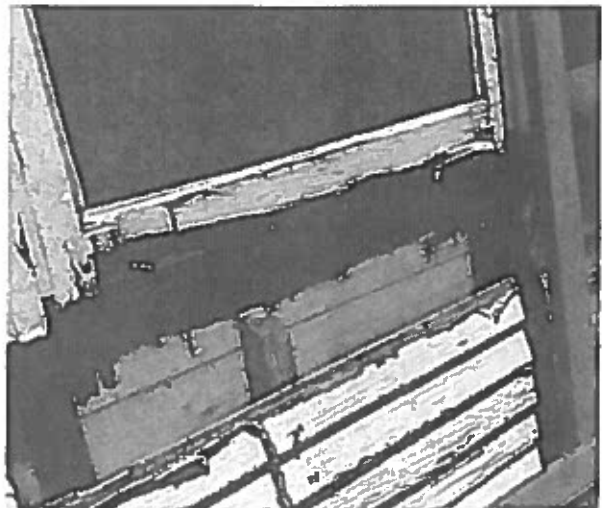


Water damage on first floor with ceiling falling down

Rodent feces throughout the property



Front porch cover is falling off creating a safety hazard



Significant water damage and dry rot thru-out the property

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V₄
28



Water damaged clapboard siding. Clapboard cover over original car

