

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0067

BOA DATE: July 12th, 2021

ADDRESS: 2003 Arpdale St

COUNCIL DISTRICT: 5

OWNER: Scott Jacobs

AGENT: N/A

ZONING: SF-3

LEGAL DESCRIPTION: W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS

VARIANCE REQUEST: decrease the minimum lot size requirement from 5,750 square feet (required) to 5,500 square feet

SUMMARY: maintain an existing Residence and Accessory Structure

ISSUES: most properties in this subdivision were platted in the 40's or 50's

	ZONING	LAND USES
<i>Site</i>	SF-3	Single-Family Residential
<i>North</i>	SF-3	Single-Family Residential
<i>South</i>	LO	Limited Office
<i>East</i>	SF-3	Single-Family Residential
<i>West</i>	SF-3	Single-Family Residential

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Perry Grid 614

Preservation Austin

SELTexas

Save Our Springs Alliance

Sierra Club, Austin Regional Group

South Central Coalition

TNR BCP – Travis County Natural Resources

Zilker Neighborhood Association

D-5/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0067
LOCATION: 2003 ARPDAL ST



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

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

1" = 163'



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 2003 Arpdale St.

Subdivision Legal Description:

W 55 ft of Lot 16 Blk 8 Rabb Inwood Hills

Lot(s): W 55 ft of Lot 16

Block(s): 8

Outlot: _____

Division: _____

Zoning District: SF-3

I/We Scott Jacobs on behalf of myself/ourselves as

authorized agent for Scott Jacobs affirm that on

Month May, Day 26, Year 2021, 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: An existing house and accessory structure

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

§ 25-2-492 (Site development regulations) to decrease the minimum lot size from 5,750 square feet (required/permitted) to 5,500 square feet (requested/existing)

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:

City staff have determined that a variance from the minimum lot size is required before building and plumbing permits can be issued and finalized to correct previous work without a permit, bring the property up to code, and repair damage from the recent freeze. Reference BP 2017 74166 (On Hold), PP 2017 74166 (On Hold).

Hardship

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

Most properties in the subdivision were platted in the forties or fifties at 6,000 square feet or more, and so they were unaffected when the minimum lot size of 5750 sf went into effect. It appears, however, that sometime after the house and garage were built, a portion of this lot was sold. The resulting deficiency was not recognized until about 5 years ago. This circumstance is unique within this area.

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

Most properties in the subdivision were platted in the forties or fifties at 6,000 square feet or more and built out with modest houses that meet the current SF3 site development standards.

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:

The purpose of the variance is to maintain the existing structures and bring the property into compliance with current regulations. That will include closing an unpermitted curb cut, removing an unpermitted kitchen sink, providing two code-compliant parking spaces, removing a storage shed in the rear easement as directed by Austin Energy, and reducing excessive impervious cover and building cover, which should serve to restore the property's compatibility with adjacent properties.

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:

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

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

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

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: Scott Jacobs Digitally signed by Scott Jacobs
Date: 2021.05.26 15:50:00 -05'00' Date: 05/26/2021

Applicant Name (typed or printed): Scott Jacobs

Applicant Mailing Address: 2003 Arpdale St.

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 765-5226

Email (optional – will be public information): _____

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: Scott Jacobs Digitally signed by Scott Jacobs
Date: 2021.05.26 15:50:50 -05'00' Date: 05/26/2021

Owner Name (typed or printed): Scott Jacobs

Owner Mailing Address: Same as above.

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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 variance request is to allow the City to issue plumbing and building permits so that the owner may move forward with repairs and address previous code violations in an SF-3 zoning district. The property will not be used for two-family use and will only be occupied as a single dwelling. Separate designations for A and B units will be removed from the address.

Additional Space (continued)

In addition to repairs of freeze damage, work will include, closing an unpermitted curb cut, removing an unpermitted kitchen sink, relocating a storage shed from the rear easement as directed by Austin Energy, providing two code-compliant parking spaces, reducing impervious cover to less than 45% and building cover to less than 40%, and passing final inspections.

A new sewer line to the house has already been installed and inspected by the city.

The deck on the back side of the main house has already been removed.

A 48 sf portable shed has already been relocated, as required by Austin Energy.

Building cover will be reduced to 40% by

1. Reducing the size of the covered roof from the rear deck.

Impervious cover will be reduced to 45% by:

1. Converting the majority of the rear deck to uncovered deck, such that the impervious cover is below 45%.

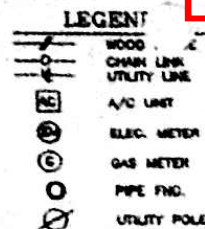
2. Installing concrete ribbon strips or using other code-compliant means to reduce the main driveway to ~140 sf, such that the impervious cover is below 45%.

3. Removing at least 310 sf of the circular driveway and revegetating the front yard to a pervious landscape.

4. Removing 131 sf of concrete sidewalks in the front yard.

5. Removing 153 sf of pavers in the side and back yards.

6. Removing 90 sf of concrete pads in the side yard.



() DENOTES RECORD INFORMATION

[1] BUILDING LINE PER
VOL. 621, PG. 408

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

ACCORDING TO FIRST AMERICAN TITLE INSURANCE CO.
TITLE COMMITMENT OF #956704-AUG3
THE WEST 55 FT. OF LOT 18 IS SUBJECT TO THE
BUILDING LINES, ESBT. RIGHTS AND RESTRICTIONS
AS STATED IN:
BK. 4, PG. 73
VOL. 821, PG. 408

ESMT. RESEARCH PERFORMED BY ALL
POINTS AND THE UNDERSIGNED SURVEYOR
WAS LIMITED TO INFORMATION SUPPLIED
BY FIRST AMERICAN TITLE INSURANCE CO. PER
COMMITMENT OF. 856704-AUG, PARAGRAPH NO. 10.

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

THE DISTANCES BETWEEN LOT LINES AND
FENCES (SHOWN HEREON) ARE TO
THE CENTER OF THE FENCE.

2003 ARPDAL E AVENUE
(50' R.O.W.)

Car Frito

AC to Fulk
7/3/07

12/10/12

	By	Date
FIELD WORK	JS	02-03-07
DRAFTING	SL	02-05-07
FINAL CHECK	-	02-06-07
CORRECTIONS		
ISS DATE		

DATE 02-05-07
TITLE CO. FIRST AMERICAN
Job No. 01R33607
SCALE: 1"=20'

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the tract or parcels hereinafter described, and after the exercise of reasonable care, and in reliance on record searches by the title company that this survey is correct to the best of my knowledge and belief, and that the property has access to and from a roadway, except as shown herein.

Mark C. Gru



611 SOUTH CONGRESS AVENUE - SUITE 100

AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0199





ADVANCED PACKET

PREPARED BY OWNER/APPLICANT: SCOTT JACOBS

2003 ARPDAL ST.

LEGAL DESCRIPTION: WEST 55' OF LOT 16, BLOCK 8 RABB INWOOD HILLS

ZONING DISTRICT: SF-3

CONTENTS

Letter to the Board	2
Residential Permitting requires the lot size variance in order to remove the hold and the issue permit	3
Outstanding issues and resolutions	4
History of 2003 Arpdale St.	5
Variance Request for Existing Residence.....	5
Supporting Evidence for the Variance Request.....	6
Appendix	7
Over 80% of the owners within 300ft in support of the variance request	8
Friends of Zilker Support the Variance Request.....	9
History of Occupants with testimonials and evidence.....	10
Timeline of Occupants and owners.....	10
Confirms Accessory Structure Occupancy in 1990	11
Confirms Accessory Structure Occupancy in 1993	11
Confirms Accessory Structure Occupancy in 1997	12
Confirms Accessory Structure Occupancy in 1998	12
Confirms Accessory Structure Occupancy in 2000	12
Confirms Accessory Structure Occupancy in 2002	13
Confirms Accessory Structure Occupancy in 2002	13
Phone records suggest that the Accessory Structure was converted prior to 1994.....	14
History of Deeds.....	16
Rabb Inwood Hills Deed from 1939 seems to be outdated	16
Proof of Subdivision of Lot 16, Block 8 in 1949.....	19
Land Status Determination – 1987 Rule Platting Exception.....	20
Photos of Accessory Structure	21
Permit History	23

LETTER TO THE BOARD

6/25/21

Dear Members of the Board:

When I purchased 2003 Arpdale St in 2012, I was not informed that the accessory structure was not compliant with City of Austin building code. However, during a sewer line inspection, a code enforcement officer noticed the unpermitted accessory structure. I immediately made it my priority to bring the house up to code and submitted a permit application, which then led to this variance process.

I have been living in this accessory structure since I purchased the home in 2012 and it became unlivable after damage from the winter freeze earlier this year (due to water damage from a pipe bursting). I have been displaced since this natural disaster and am doing everything I can to properly permit the repairs to the home.

The permit has been put on hold by Susan Barr until I obtain the requested variance. This is the least variance from code needed to maintain the property and bring it into compliance in all other respects.

I am requesting a variance in order to maintain the existing house and accessory structure. There is countless evidence which supports that the permitted detached garage was converted to an accessory structure in 1990.

Nearly the all of my neighbors are in support of my variance request and there have been no issues with the accessory structure for over 30 years, so I respectfully ask the board to allow the structure to remain in place and for the property to remain as is.

Regards,



Scott Jacobs

RESIDENTIAL PERMITTING REQUIRES THE LOT SIZE VARIANCE IN ORDER TO REMOVE THE HOLD ON THE PERMIT

In order to repair the structure from the water damage resulting from the winter freeze in February, a variance must be approved to release the permits which are currently on hold.

A new site plan will reduce building and impervious coverages, eliminating the need for the two variances related to coverage stated in the letter below (more details on next page).

6/25/2021

Gmail - Permit Hold on 2003 Arpdale Street



Scott Jacobs <sjacobs24@gmail.com>

Permit Hold on 2003 Arpdale Street

Barr, Susan <Susan.Barr@austintexas.gov>
 To: Scott Jacobs <sjacobs24@gmail.com>
 Cc: "Ramirez, Elaine" <Elaine.Ramirez@austintexas.gov>

Fri, May 14, 2021 at 10:31 AM

Scott,

The Hold will not be released until a BOA variance has been approved for the conditions at the property that need to be resolved. To sum these up:

- Minimum lot size
- Over building coverage
- Over impervious cover

If a BOA variance is successful, a major revision will need to be submitted to plan review to document the changes and formalize the approved variance.

Best Regards,

Susan

HISTORY OF 2003 ARPDAL ST.

1939 – Deed for Rabb Inwood Hills was created

1949 – Lot 16, Block 8 was subdivided

– 2003 Arpdale was built with detached garage

1990's – Garage was converted to accessory structure

- Aerial views in GIS (which only go back to 1997) show the converted accessory structure which suggests that it was converted prior to 1997
- There are two separate phone records with different names registered in 1994 which suggests the accessory structure was converted prior to 1994
- Several permits were taken out for 2003 Arpdale in 1990 which suggests that contractors were permitted to work on site suggesting that the conversion happened in 1990
- Testimonials from several past tenants and owners have confirmed the structure has been there for over 30 years.

2012 – Property was purchased by current owner

- Owner was unaware that the accessory structure was not legally permitted
- Owner moved into the accessory structure and added an "A" and "B" address to the property. It has not been condoed.
- Front house is rented on a long-term basis

2021 – Property damaged by winter freeze in Feb 2021 and displaced owner from his homestead

- Owner wants to go through the proper process to get the repairs legally permitted with the city. The following variance is required for the permits to be issued. Once work is completed, owner will be able to move back into home.

VARIANCE REQUEST FOR EXISTING RESIDENCE

Variance request to Section 25-2-492

- (Site development regulations) to decrease the minimum lot size from 5,750 square feet (required/permitted) to 5,500 square feet (requested/existing)

SUPPORTING EVIDENCE FOR THE VARIANCE REQUEST

Friends of Zilker Neighborhood Association supports the request

Neighborhood is in support

- Over 80% of the owners within 300ft are in support the variance request
- Verified by signatures



This is to maintain an existing house and accessory structure

- The site of 2003 Arpdale has been in its current state for over 30 years
- Several other houses in the Rabb Inwood subdivision have accessory structures

No history of issues

- No complaints against the house or accessory structure have been recorded for over 57 years
- Verified by open record request

Deed restrictions aren't being enforced by City Code

- Not all deed restrictions for Rabb Inwood Hills are being enforced

APPENDIX

OVER 80% OF THE OWNERS WITHIN 300FT IN SUPPORT OF THE VARIANCE REQUEST

(Signatures can be provided upon request)



Neighbors felt like this variance is a non-issue since this request involves maintain an existing structure which shouldn't be subject to regulations intended to limit the amount of **new** construction and conversions in the area.

FRIENDS OF ZILKER SUPPORT THE VARIANCE REQUEST



March 4, 2016

From : Friends of Zilker Neighborhood Association
 To : Board of Adjustment
 Regarding : 2003 Arpdale St Austin TX 78704

To whom it may concern,

Friends of Zilker Neighborhood Association supports the following resolution that:

"Land use determinations shall be made based on City and neighborhood zoning and planning documents and private deed restrictions shall only be enforced through action in civil court."

(This is in response to punitive actions made against a property owner at 2003 Arpdale for an existing development that is perceived to be in conflict with private deed restrictions. This case is arbitrary given that multiple other similar conditions exist in the neighborhood and on the same street.)

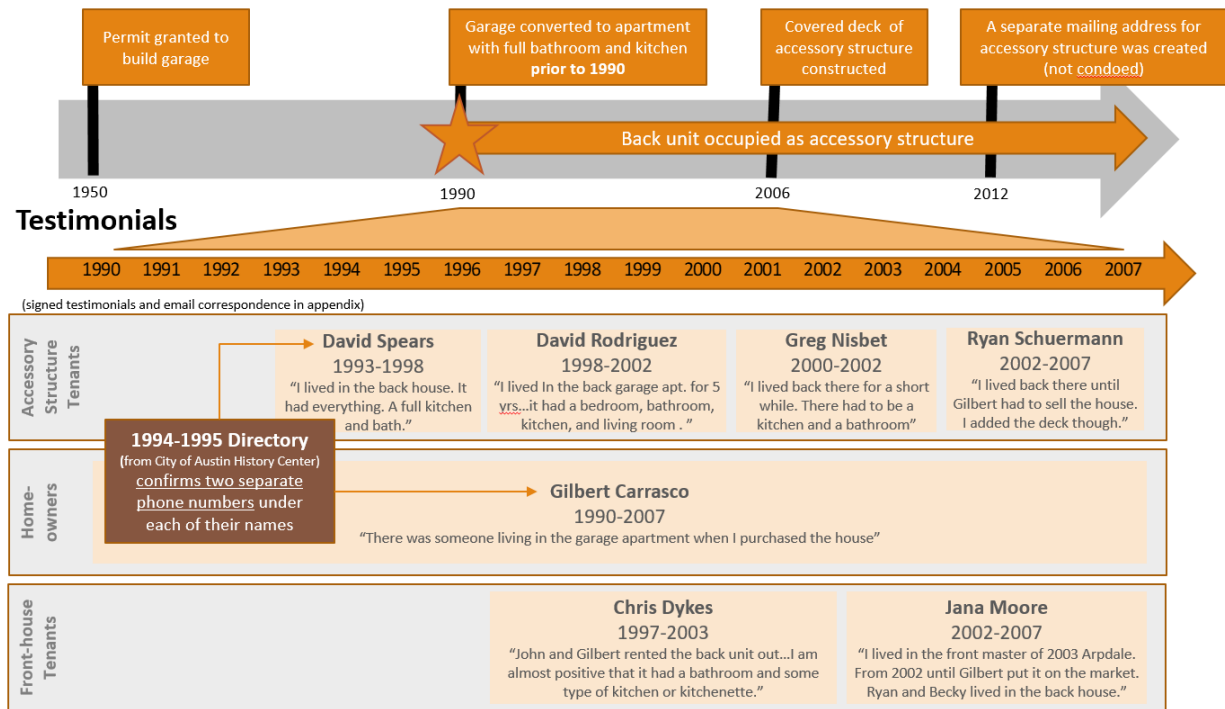
Furthermore, our organization found at least a dozen other properties in the Rabb Inwood Subdivision that currently have (or previously had) ADUs / guest houses including :

- 2202 Paramount Ave
- 2112 Montclair St
- 2102 Montclair St
- 2006 Montclair St
- 2205 La Casa Dr
- 2110 La Casa Dr
- 2108 La Casa Dr
- 2104 La Casa Dr
- 2200 De Verne
- 2012 Arpdale St
- 2007 Arpdale St
- 2003 Arpdale St

Thank you,
 Mary Owens, Secretary of Friends of Zilker

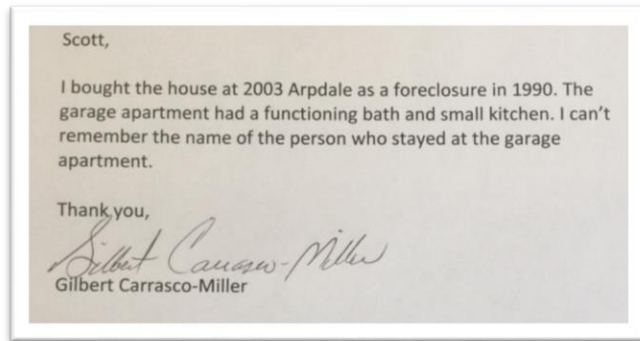
HISTORY OF OCCUPANTS WITH TESTIMONIALS AND EVIDENCE

TIMELINE OF OCCUPANTS AND OWNERS



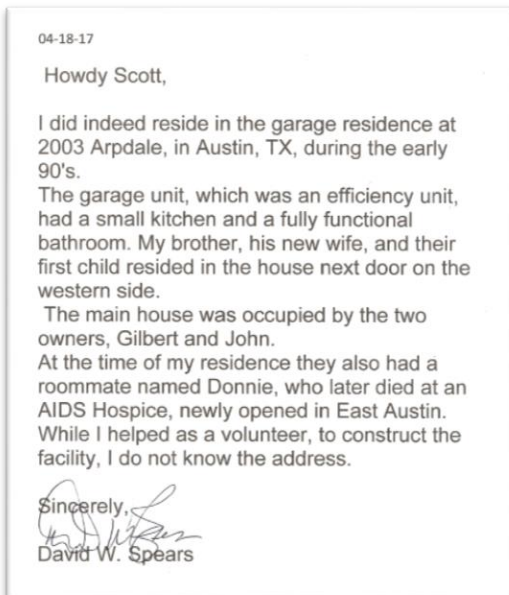
CONFIRMS ACCESSORY STRUCTURE OCCUPANCY IN 1990

Gilbert owned the house from 1990-2007



CONFIRMS ACCESSORY STRUCTURE OCCUPANCY IN 1993

White pages suggest David lived at 2003 Arpdale from 1993 to 1998.



CONFIRMS ACCESSORY STRUCTURE OCCUPANCY IN 1997

White pages suggest Chris lived at 2003 Arpdale from 1997 to 2003.

From: Chris Dykes [mailto:chrisdykes@redacted]
Sent: Tuesday, April 18, 2017 11:09 AM
To: Jacobs, Scott <Scott.Jacobs@yale.edu>
Subject: Re: Looking for info regarding 2003 Arpdale St

Hi Scott,

I can tell you that when I lived there the owners, John and Gilbert, rented the back unit out. That is, a paying tenant actually lived there. I am almost positive that it had a bathroom and some type of kitchen or kitchenette. I hope that helps. Feel free to reply with any more questions.

Chris

CONFIRMS ACCESSORY STRUCTURE OCCUPANCY IN 1998

White pages suggest David lived at 2003 Arpdale from 1998 to 2006.

From: David G Rodriguez <redacted>
Sent: Tuesday, April 18, 2017 8:24:56 PM
To: Jacobs, Scott
Subject: Re: Looking for info regarding 2003 Arpdale St

Hi Scott, yes I lived In the back garage apt. for 5 yrs.. During those 5 yrs it had a bedroom. Bathroom ,kitchen,and living room . I anytime day it was about 524 sq.ft. I can't remember off hand the dates of the five yrs. But will do some research a d come up with the exact dates of my life in there. Thank you,
 David Rodriguez
 (512) redacted

CONFIRMS ACCESSORY STRUCTURE OCCUPANCY IN 2000

White pages suggest David lived at 2003 Arpdale from 2000 to 2002.

From: gregni redacted <gregni@redacted>
Sent: Tuesday, April 18, 2017 6:28:05 AM
To: Jacobs, Scott
Subject: Re: Looking for info regarding 2003 Arpdale St

HELLO SCOTT...

..THE BACK HOUSE WAS OCCUPIED DURING THE FEW YEARS THAT I LIVED IN THE MAIN HOUSE...GILBERT HAD AT SOME POINT TURNED WHAT ONCE WAS A GARAGE INTO A GUEST HOUSE FOR THE PURPOSE OF RENTING FOR ADDITIONAL INCOME..

I WAS IN THE GUESTHOUSE JUST ONE SHORT TIME, BUT I THINK THERE WAS PROBABLY A KITCHEN AND A BATHROOM...THERE HAD TO BE..

I HOPE THIS INFO HELPS YOU OUT...

GREG NISBET

CONFIRMS ACCESSORY STRUCTURE OCCUPANCY IN 2002

To whom it may concern,

I attest that I resided in the back garage apartment located at 2003 Arpdale, Austin Texas 78704 from 2002 until February of 2007. Upon moving into said property, the garage apartment was furnished with a full kitchen, full bathroom, bedroom, and living space (see photos). There was a small wood deck attached to the front. In addition, there was a driveway extending from the curb to the garage apartment and a circular driveway located in the front of the property where I would park my two vehicles (see photos).

Below is a copy of an email receipt from an online purchase. In addition, date and timestamps are embedded in the photographs' metadata. I attest that I personally took all photos attached with my own digital equipment and only modified them for reduction in size purposes in Photoshop Elements.



4/19/2017

Signed

Date

Ryan Schuermann



Musiciansfriend.com

ORDER NUMBER J6584601 11/11/06

SHIP TO:

RYAN SCHUERMANN

2003 ARPDAL ST

AUSTIN, TX 78704-3901

QTY	DESCRIPTION	AMOUNT
1	DEAN M 2556 ELEC BLUE STEEL CRYOGENIC RW REG KC	4.89
1	ROCKTRON SHORT TIMER RETRO DELAY STOMPBOX KC	59.99
PRODUCT		64.88
TAX		0.00
POSTAGE & HANDLING		8.95
PAYPAL 2-22-06 TOTAL \$		73.83



Bathroom sink, shower, and kitchen



Common living space, dining space



Driveway with circular drive spur

CONFIRMS ACCESSORY STRUCTURE OCCUPANCY IN 2002

Since Gilbert sold the house in 2007, Jana lived at 2003 Arpdale from 2002 to 2007.

From: jana moore [mailto:iamjanalynmoore@redacted]

Sent: Tuesday, April 18, 2017 2:15 PM

To: Jacobs, Scott <Scott.Jacobs@yale.edu>

Subject: Re: Looking for info regarding 2003 Arpdale St

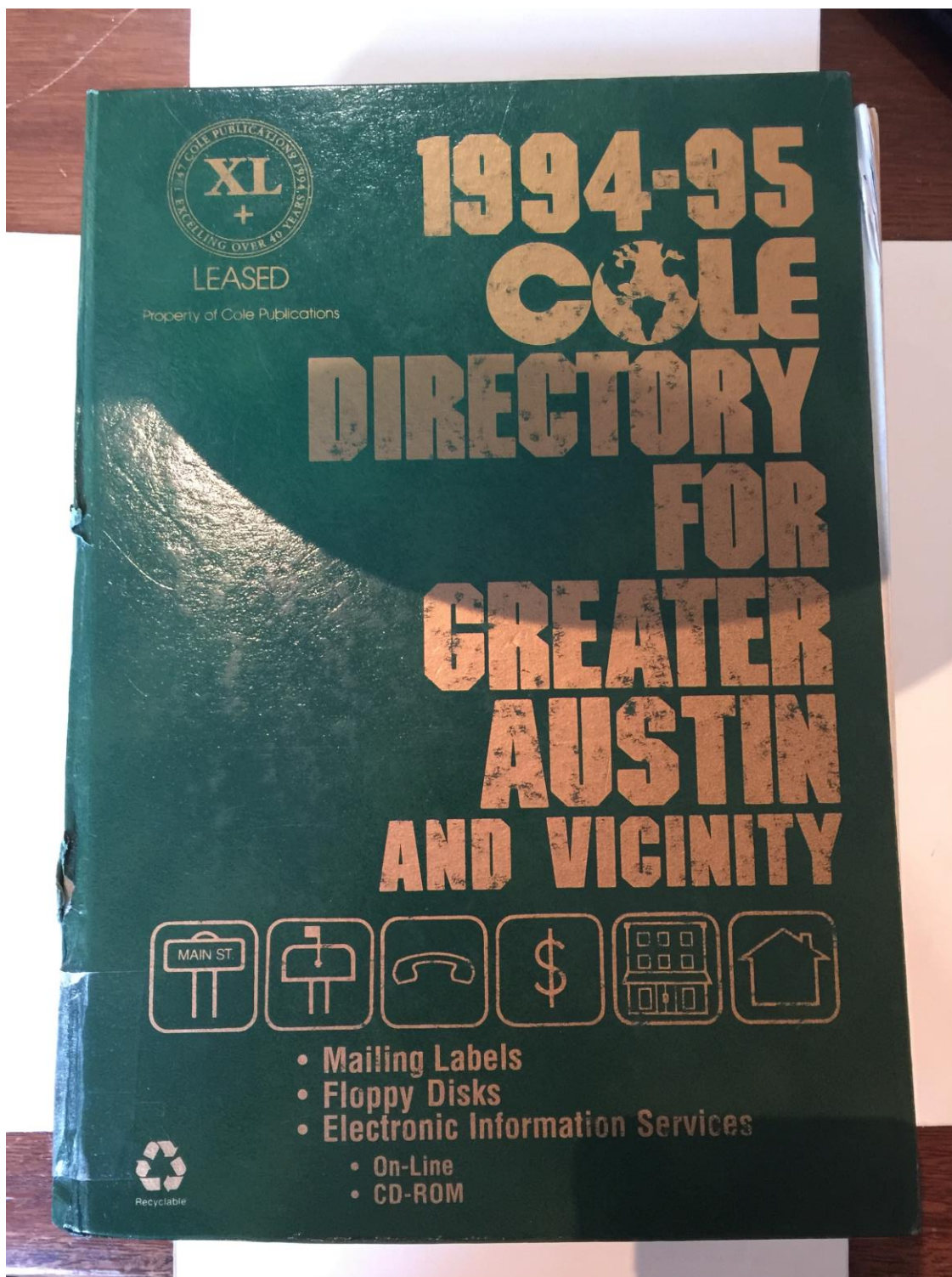
Hi there Scott.

I lived in the front master of 2003 Arpdale. From 2002 until Gilbert put it on the market. Ryan and Becky lived in the back house. We had epic parties in that back yard. Lots of bands played on that stage and on the roof of the main house. Lots of memories of that fun house.

Cheers,

Jana Moore

PHONE RECORDS SUGGEST THAT THE ACCESSORY STRUCTURE WAS CONVERTED PRIOR TO 1994



2003	David Spears	326-9402
2004	Apartment	
2005	T Linseisen	441-5933

2006	2007	NP	
2008	J K Ransom	84	447-5812
2009	L Atherton	84	447-7681
2010		NP	
2011	Dee Acord	93	447-4019
2012	Chris Sosa	66	442-2876
2013	Glenn S Williams	-	442-4155
2014	B A Rico	91	442-7040
2015	Raymond Nowotny	54	442-4524
2400	ANN ARBOR INT		
2100	Rebecca Oruso	92	440-8741
2101	P Robinson	92	447-4388

	O Siddall	76 • 447-4388
2102	Henry Casarez	76 • 447-3649
2103		NP
2104	Donald Perry	92 444-0179

2105		NP	
2106	A W Broman	72	442-1195
2107	C Sanders	83	445-0235
2108	Bruce Morrison	93	445-4627

2109	Chris Dunn	444-1828
	Kevin Dunn	444-1828
2110	Joe Bashara	444-1522
	Joseph C Bashara	444-1522
	Laura Bashara	444-1522
	Rose M Bashara	444-1522
	Thomas Bashara	444-1522
2111	Recky Bickford	328-4867
2113	Cindy Amos	431-0957
2400	PARAMOUNT INT	
2200	William Bill	707-0864
	Cathie Blackaller	437-1794
2202	NP	

2203	John Myers	88	443-1749
2204	Gladys R Smith	54 •	442-2976
2205		NP	
2206	Michael Levine	80	443-2206

2200	Miracle's Lepine	93	442-2495
2209	Tim Hackney	93	442-2495
	D L White	93	442-2495
2302	Robert S Drew	78	441-4730
	Kent Mercer	93	441-4730
2304	Condominium	IX	707-7667
	Gary Brophy	87	440-1354
B	Ronald J Thomson	-	416-0316
2305	John Bianco	-	416-0316
2306			
A	Darryl Doss	91	441-3774
B	Travis E Doss	88	443-0128

8	★ Dunravens Ad Spc't . . .	91	442-0183
2307	Apartments		
A	Jeffery C Walton . . .	93 •	462-2805
8	Lu Wilson . . .	90	441-2742

2308	Debra J Adams	II	462-1844
	William Dorland	II	707-7051
	S Penniston-Dorla	II	707-7051
2309	S E Watson	II	441-7320
2400	RAE DELL INTS		
2400	Walter E Dresslar	90	448-3409
2401	Robert W Daves	69	442-4475
2402		NP	
2403	Candy Black	93	447-5828
	Kent Black	93	447-5828
2404	Patrick Houser	-	444-0406

2405	Richard House	93	440-0508
2408		NP	
2407	Ruth V Blackburn	71	• 444-2952
2409	Z Koorivnik	67	• 442-6355

BARTON PKWY INTS
 68 RESIDENCE 1 BUSINESS

● ARRONIMINK CIR 78746
 New Street-1981.
 1200- 1399 CT 19.06 \$A..E16

● RAND McNALLY 125-E23

1202	Michael J Berman	90	327-9350
1203	Richard Upton	91	328-5192
	Rich Upton	91	328-5837
1204	Inna Hutchings	91	328-5837

1204	John Hutchinson	NP	328-4203
1205			
1206	Jeff Hohlstein	93	329-8936
1300	A Leifste	92	328-2346

1301	Sam E. LeRuste	86	327-9437
1302	Richard Heilman	86	327-8527
	J L Brinkman	83	327-5577
	Kay Brinkman	89	327-5577
	Roger W Palmer	93	327-5577
1304	William E Wedlake	84	328-0561
1305	Janie Crouch	-	328-5011
	William B Crouch	87	328-4401
1306	Richard Pyle	93	327-9317
1307	Suzanne Davis	85	328-3660
	Will J Davis	85	328-3660
1308	James Kirk	85	328-3080

1309 Dan Hyzak 83 • 327-8697
20 RESIDENCE

ARROW DR 78749
New Street-1984.
3800- 3899 CT 17.31 \$B.F 4
* RAND McNALLY 158-D16.D17
3800 NP
3802 Hildeyardo Ramirez 86 * 282-1974
3803 S H Wahlberg 87 282-5257
Jerry L Young 93 282-3297
3804 Bobby Davis 82 280-7451
3805 Val Jeter 81 282-7967
3806 Lilian Ramirez - 280-3589

	Marcial Ramirez	-	280-3589
3807	Manuel Ledesma Jr	86 •	280-1222
3808	Thomas C Swinnea	II	292-1935
3810	M B Bohrer	86 •	282-9406

3811	Gabriel Barba	86 • 282-6948
	Correy Clegg	90 282-6948
3812	3813	NP
3814	Mark O Sigler	85 • 282-6491
3816	C P Lewis	92 • 282-7802
3818	Mark M Faulkner	92 • 280-7314
	G M Montgomery	92 280-7314
3820	Mark Drummond	91 • 280-4401
3822	John Clark	— • 280-6085
3823	Lois Schubert	— • 280-7522
3824		NP

3824	Carl Stein	88 • 280-1129
3825	Joseph Mercado	91 • 282-6849
3826	Thomas Walker	II 292-1810
3827		NP •

3828	Rae Doran	282-6888
3829	Scott Morman	93 • 262-4434
3831		NP •
3832	Rodney Blackmon	93 280-6212
3833	Lisa Burke	- 280-8049

EXCEPT AS AUTHORIZED BY THE PUBLISHER.

ap Location ☒ — Condominium

6/25/2021 Advanced Packet

sell, transfer, assign and convey, unto the said Robert Bauerle that certain mechanic's lien and note executed by J. Thad Lowe and wife, Barbara Ann Lowe, dated the 6th day of June, A.D. 1939, for the sum of Three Thousand Fifty Dollars (\$3,500.00), payable to L. A. Burditt, or order, at Austin, Texas, which Mechanic's lien and note were on said date by him, the said L. A. Burditt, transferred and assigned to the said R. E. Rawls Lumber Co., Inc., who is now the legal owner and holder of the same.

Said mechanic's Lien and note having been given by said J. Thad Lowe and wife, Barbara Ann Lowe, to said L. A. Burditt as payment for the erection of improvements on that certain tract or parcel of land, situated in the County of Travis, State of Texas, fully described in the said Mechanic's lien herein transferred, recorded in Volume 399, at pages 234 to 237 of the Mechanic's Lien Records of Travis County, Texas, which records are hereby referred to and made a part hereof for all pertinent purposes in the premises.

To have and to hold the above mentioned Mechanic's lien and note, together with all and singular the contract lien, rights, equities and interest in said land which said R. E. Rawls Lumber Co., Inc. has by virtue of being the assignee and payee of said Mechanic's Lien and note, unto the said Robert Bauerle, his heirs and assigns, this conveyance is made, however, without recourse on the said R. E. Rawls Lumber Co., Inc., except as follows, to-wit, that said R. E. Rawls Lumber Co., Inc. does hereby warrant and bind itself that said Mechanic's lien and note are and constitute the first lien on the said land and premises above described, and that all payments, offsets and credits have been allowed.

In witness whereof the said R. E. Rawls Lumber Co., Inc. has caused these presents to be executed by its President, R. E. Rawls, therefor first duly empowered and authorized, this, the 15 day of July, A.D. 1939.

R. E. Rawls Lumber Co., Inc.

By R. E. Rawls
Its President.

THE STATE OF TEXAS #
COUNTY OF TRAVIS # BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared R. E. Rawls, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of R. E. Rawls Lumber Co., Inc., of Austin, Travis County, Texas, and as the president thereof, and for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 15 day of July, A.D. 1939.

G. A. Martins

(Notary Seal) A Notary Public, in and for the
County of Travis, State of Texas.
Filed for record 17 July 1939 at 2:20 P.M. Recorded 19 July 1939 at 4:55 P.M.

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STATE OF TEXAS,)
COUNTY OF TRAVIS.)

TO THE PUBLIC

RESTRICTIVE COVENANTS

which shall apply to all lots sold for residential purposes in Rabb Inwood Hills as per plat of said Subdivision duly recorded in the Plat Records of Travis County, Texas, this 6th day of July, A. D. 1939, Volume 4, Page 73, Deed Records, Travis County, Texas.

It is provided, however, that this conveyance is made subject to the following restrictive covenants, conditions, to wit:

1. No mercantile business of any kind shall be carried on, on the premises hereby conveyed, and no commercial signs or bill-boards shall be erected thereon, it being understood

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that all improvements shall be used for residence purposes only; no residence shall be constructed on said premises other than one detached single family dwelling, constructed of frame, brick or rock; the floor space to occupy not less than eight hundred square feet; shall not exceed two stories in height, with one, two or three car garage. Dwellings shall not be constructed less than twenty-five feet from front property line. No residential lot shall be subdivided into building plots having less than 5000 square feet of area or a width of less than 50 feet each, nor shall any building be erected on any plot having an area of less than 5000 square feet or a frontage of less than 50 feet. Note exception: a two family dwelling will be permitted of same construction above mentioned; the floor space to occupy not less than 1400 square feet.

2. No part of the premises hereby conveyed shall ever be owned by, held or rented to any person of African descent; provided, however, that this clause shall not prevent the employment of such persons as domestic servants and providing customary accommodations for them on said premises.

or placed on said premises herein conveyed as a temporary or permanent residence.

The grantee in this conveyance accepts same subject to the foregoing restrictions and conditions, which is agreed shall be deemed to be covenants running with the land, and the grantee for himself, his heirs and assigns covenant to and with grantor his heirs and assigns that he will faithfully observe the foregoing restrictions, whether or not they are repeated in subsequent conveyances of the above described property.

If the grantee or any person claiming under him, shall at any time violate or attempt to violate or shall omit to perform or observe any of the foregoing restrictions, then it shall be lawful for any person owning land in the residential portion of Rabb Inwood Hills Addition to institute and prosecute appropriate proceedings at law or in equity against the grantee, his heirs or assigns to enforce the provisions herein; and a failure to bring such proceedings for a violation of the provisions herein shall not be deemed or taken as a waiver of any subsequent violation.

I, De Rance C. Rabb, owner of Rabb Inwood Hills as per Plat duly recorded and as above set forth, designate that all Residential Lots above mentioned will be sold subject to Restrictive Covenants as set forth.

De Rance C. Rabb.

STATE OF TEXAS,)

COUNTY OF TRAVIS.) BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared De Rance C. Rabb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 13th day of July, 1939.

Frances McWilliams,

(Notary Seal).

Notary Public, Travis County, Texas.

Filed for Record July 17, 1939 at 8:00 A. M. Recorded July 20, 1939 at 7:40 A. M.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

THE STATE OF TEXAS,)

COUNTY OF HARRIS.) KNOW ALL MEN BY THESE PRESENTS:

PROOF OF SUBDIVISION OF LOT 16, BLOCK 8 IN 1949

77

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS:

That I, Melvin Bryant, of Travis County, in the State aforesaid, for and in consideration of ten dollars (\$10.00) and other valuable considerations to me in hand paid by Howard-Douglas Lumber Co., a corporation, receipt of which is hereby acknowledged, have granted, sold, and conveyed, and by these presents do grant, sell and convey unto the said Howard-Douglas Lumber Co. of the City of Austin, County of Travis, State of Texas, all that certain tract or parcel of land described as:

The west 55 feet off of Lot 16, Block 8, Rabb Inwood Hills Addition to the City of Austin, County of Travis, State of Texas; as said lot is described in a plat of said addition recorded in Vol. 4 page 73 Plat Record, Travis County, Tex. to have and to hold the above described tract or parcel of land, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Howard-Douglas Lumber Company, a corporation, or its assigns, forever. And I do hereby bind myself, my heirs, executors, administrators to warrant and forever defend all and singular the said tract or parcel of land unto the said Howard-Douglas Lumber Company, a corporation, or its assigns, against any and every person whomsoever, lawfully claiming or to claim the same or any part thereof.

Witness my hand this 23rd day of November, 1949.

Melvin Bryant
Melvin Bryant

(\$1.10 U.S. Int. Rev. Stamps Can.)

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

BEFORE ME, G. E. Wyse, on this day personally appeared Melvin Bryant, ^{single man} known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 23rd day of November, 1949.



G. E. Wyse
G. E. Wyse, Notary Public in and for County of Travis, State of Texas

Filed for record Dec. 3, 1949, at 10:45 A.M.
Recorded Dec. 6, 1949, at 1:35 P.M.

LAND STATUS DETERMINATION – 1987 RULE PLATTING EXCEPTION



City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
1987 RULE PLATTING EXCEPTION

01/12/2007

File Number: C8I-07-0014

Address: 2003 ARPDAL ST

Tax Parcel ID: 0401090909

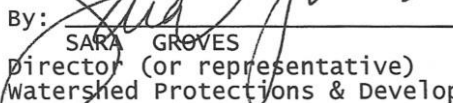
Map Date: 12/10/2003

The Watershed Protections & Development Review 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 the west 55 feet of Lot 16, Block 16, Rabb Inwood Hills Subdivision in the current deed, recorded on 03/15/2004, in Document #2004047737, County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on 05/01/1990, in Volume 11177, Page 201, 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 service on . 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: 
SARA GROVES
Director (or representative)
Watershed Protections & Development Review

PHOTOS OF ACCESSORY STRUCTURE





PERMIT HISTORY

Permit history suggests that the structure was likely converted over 30 years ago in 1990.

Harrol B. Caffey	2003 Arpdale Street
259 West 55' of 16	8 - -
Inwood Hills	
Frame garage.	
46378 10-5-50	\$350.00
Owner	-



City of Austin

MECHANICAL PERMIT

PERMIT NO: 1990-002920-MP
2003 ARPDAL ST

Type: RESIDENTIAL Status: FINAL
Issue Date: 10/23/1990 **EXPIRY DATE: 11/27/1990**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Rebuild Electric Service & Connect A/C (Res)		WORK PERMITTED Remodel		ISSUED BY:	
Total SQFT		Valuation Remodel: \$.00 Total New: \$500.00		Use CAT. Floors Units 1	
<p>Contact Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER</p> <p>Telephone () -</p>					
<p>Fee Description Mechanical Permit Fee</p> <p>Total Fees:</p>		<p>Fee Amount \$26.00</p> <p>Paid Date 10/24/1990</p> <p>Total Fees: \$26.00</p>		<p>Inspection Requirements Mechanical Inspection</p>	
<p>City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.</p>					
<p>Comments Inv Mech And Plbg 10-24-90 Pd Invest Mech Fee 10-24-90 Escrow*** Ok Snl Oh</p>					



City of Austin

MECHANICAL PERMIT

PERMIT NO: 1990-002920-MP
2003 ARPDAL ST

Type: RESIDENTIAL Status: FINAL
Issue Date: 10/23/1990 **EXPIRY DATE: 11/27/1990**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS				SITE APPROVAL	ZONING
PROPOSED OCCUPANCY WORK PERMITTED Remodel Rebuild Electric Service & Connect A/C (Res)				ISSUED BY:	
Total SQFT	Valuation Remodel: \$0.00 Total New: \$500.00	Use CAT.	Floors	Units 1	

<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>	<u>Inspector</u>
405 Final Mechanical	11/27/1990	Pass	MIGRATED FROM PIER.	



City of Austin

ELECTRIC PERMIT

PERMIT NO: 1990-002920-EP

Type: RESIDENTIAL **Status:** Final

2003 ARPDAL ST

Issue Date: 10/23/1990 **EXPIRY DATE:** 10/24/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY	WORK PERMITTED: Remodel			ISSUED BY:	
Rebuild Electric Service & Connect A/C (Res)					
Total SQFT	Valuation Remodel: \$00	Use CAT	Floors	Units 1	

Contact Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER	Telephone () -
---	---------------------------

Fee Description Electrical Permit Fee Mechanical Permit Fee Total Fees:	Fee Amount \$21.00 \$26.00 \$47.00	Paid Date 10/23/1990 10/24/1990	Inspection Requirements Electric Inspection
--	---	--	---

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.

A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

It is a violation and a fineable offense to cut or tamper with the Austin Energy meter seal. Austin Energy shall fine and/or prosecute to the fullest extent any offenses that are discovered and verified.

Comments Inv Mech And Plbg 10-24-90 Pd Invest Mech Fee 10-24-90 Escrow*** Ok Snl Oh



City of Austin

ELECTRIC PERMIT

PERMIT NO: 1990-002920-EP
2003 ARPDAL ST

Type: RESIDENTIAL Status: Final

Issue Date: 10/23/1990 **EXPIRY DATE: 10/24/1990**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY	WORK PERMITTED: Remodel		ISSUED BY:		
Rebuild Electric Service & Connect A/C (Res)					
Total SQFT	Valuation Remodel: \$00	Use CAT	Floors	Units 1	

<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>	<u>Inspector</u>
305 Final Electric	10/24/1990	Pass	MIGRATED FROM PIER.	



City of Austin

PLUMBING PERMIT

PERMIT NO: 1990-002976-PP

Type: RESIDENTIAL **Status:** Final

2003 ARPDAL ST
Issue Date: 10/24/1990 **EXPIRY DATE:** 10/25/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL	ZONING
PROPOSED OCCUPANCY Gas Test Residence	WORK PERMITTED: Remodel		ISSUED BY:
Total SQFT	Valuation Remodel: \$.00	Use CAT. R1-2	Floors
		Units 1	

Contact Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER	Telephone () -

<table style="width: 100%;"> <tr> <td style="width: 30%;">Fee Description</td> <td style="width: 30%;">Fee Amount</td> <td style="width: 40%;">Paid Date</td> </tr> <tr> <td>Plumbing Permit Fee</td> <td style="text-align: right;">\$21.00</td> <td style="text-align: right;">10/24/1990</td> </tr> <tr> <td style="text-align: right;">Total Fees:</td> <td style="text-align: right;">\$21.00</td> <td></td> </tr> </table>	Fee Description	Fee Amount	Paid Date	Plumbing Permit Fee	\$21.00	10/24/1990	Total Fees:	\$21.00		Inspection Requirements Plumbing Inspection
Fee Description	Fee Amount	Paid Date								
Plumbing Permit Fee	\$21.00	10/24/1990								
Total Fees:	\$21.00									

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
 A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.



City of Austin

PLUMBING PERMIT

PERMIT NO: 1990-002976-PP

Type: RESIDENTIAL **Status:** Final

2003 ARPDAL ST

Issue Date: 10/24/1990 **EXPIRY DATE:** 10/25/1990

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS				SITE APPROVAL	ZONING
PROPOSED OCCUPANCY Gas Test Residence	WORK PERMITTED: Remodel			ISSUED BY:	
Total SQFT	Valuation Remodel: \$.00	Use CAT. R1-2	Floors	Units 1	

Type	Date	Status	Comments	Inspector
521 Final Plumbing	10/25/1990	Pass	MIGRATED FROM PIER.	



City of Austin

PLUMBING PERMIT

PERMIT NO: 1990-005074-PP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

 Issue Date: 10/25/1990 **EXPIRY DATE: 10/26/1990**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Install Water Heater In Existing Residence		WORK PERMITTED: Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$0.00	Use CAT. R1-2	Floors	Units 1	
Contact Owner, CARRASCO GILBERT CARNERO & JON MILLER CARRASCO & GILBERT CARRASCO-MILLER					Telephone ()-
Fee Description Plumbing Permit Fee Total Fees:		Fee Amount \$21.00 \$21.00	Paid Date 10/25/1990	Inspection Requirements Plumbing Inspection	

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
 A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.



City of Austin PLUMBING PERMIT

PERMIT NO: 1990-005074-PP

Type: RESIDENTIAL Status: Final

2003 ARPDAL ST

 Issue Date: 10/25/1990 **EXPIRY DATE: 10/26/1990**

LEGAL DESCRIPTION W 55FT OF LOT 16 BLK 8 RABB INWOOD HILLS		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Install Water Heater In Existing Residence		WORK PERMITTED: Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$0.00	Use CAT. R1-2	Floors	Units 1	

Type	Date	Status	Comments	Inspector
500 Plumbing Rough	10/26/1990	Pass	MIGRATED FROM PIER.	
501 Plumbing Copper	10/26/1990	Pass	MIGRATED FROM PIER.	
502 Plumbing Top Out	10/26/1990	Pass	MIGRATED FROM PIER.	
505 Sewer Yard Line	10/26/1990	Pass	MIGRATED FROM PIER.	
521 Final Plumbing	10/26/1990	Pass	MIGRATED FROM PIER.	