

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, June 22, 2006

#67

Back

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION**

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of an addition to an existing single family residence at 1504 Alta Vista Avenue, Austin, TX.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

Additional Backup Material

(click to open)

- [Backup documentation 1](#)
- [Backup documentation 2](#)

For More Information: Sylvia Benavidez - 974-2522; Joi Harden - 974-3345

On March 9, 2006 the City Council adopted development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. For a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures on a lot for a remodel permit to increase the size of a structure, the structure's size after the remodel is limited to the greater of:

- (a) 0.4 to 1 floor-to-area ratio;
- (b) 2,500 square feet; or
- (c) the existing size plus 1000 square feet if the applicant has been granted a homestead exemption for the structure.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant, the development proposed by the applicant will not adversely affect public health, safety and welfare, and waiving the regulations will not have a substantially adverse impact on neighboring properties.

Applicant Mr. Jim Bennet is requesting a waiver from Ordinance No. 20060309-058 in order to construct an addition to an existing single family residence at 1504 Alta Vista, Austin, TX. The two story structure will have 3509 square feet of gross floor area. The proposed development exceeds the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-5459RA

COUNCIL DATE: June 22, 2006

APPLICATION DATE: June 2, 2006

OWNER: Tim Boswell

ADDRESS: 1504 Alta Vista

BACKGROUND

On March 9, 2006 the City Council adopted Ordinance 20060309-058 establishing development regulations applicable to certain building permits for single-family, single family attached, two-family, secondary apartment, and duplex structures in areas of the City that were subdivided prior to March 1974.

APPLICATION

On June 2, 2006 the applicant submitted an application for a waiver from Part 4 Section D of Ordinance 20060309-058 that for a remodel permit to increase the size of a structure, the structure's size after the remodel is limited to the greater of:

- (a) 0.4 to 1 floor-to-area ratio;
- (b) 2,500 square feet; or
- (c) The existing size plus 1,000 square feet, if the applicant has been granted a homestead exemption for the structure.

DEVELOPMENT REGULATIONS

The proposed addition requires the applicant to request a Council Waiver because it creates a structure that exceeds all three size limitations set forth in Part 4(D) of the ordinance:

- (a) 0.4 to 1 FAR would allow 2842.8 s.f.
 - Proposed structure creates 3509 s.f. on 7107 s.f. lot, which equates to a 0.49 FAR.
- (b) Proposed structure will exceed 2,500 s.f. by 1009 s.f.
- (c) The homeowner does not have a homestead exemption as per Travis Central Appraisal District, but the 809 s.f. would not exceed the maximum allowable 1000 s.f. addition size limitation by 191 s.f.

PROPOSED REMODEL

Applicant proposes the following construction to the existing single family residence:

- Adding 809 square feet to an existing two story 2,700 square foot single family residence, creating a total 3509 square feet of gross floor area.

Applicant proposes additional construction:

- 1090 s.f. basement – not counted in FAR. Per ordinance, basement is not more than 3 ft above grade at the 17 ft front setback
- 120 s.f. walkway
- 63 s.f. increase to existing 1st floor 91 s.f. covered porch
- 126 s.f. uncovered patio
- 164 s.f. 1st floor uncovered deck.
- 200 s.f. new driveway area.

ZONING

- This lot is currently zoned Single Family Residential (SF-3).
- It lies within the South River City Citizens Assn., Terrell Lane Interceptor Assn., Barton Springs/ Edwards Aquifer Conservation Dist., South Central Coalition, and Austin Neighborhoods Council

WAIVER

The applicant requests the waiver under Part 4, Section D on the following grounds:

- The regulations impose undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health, safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

SETBACKS

This part of the ordinance does not apply to the applicant:

- Applicant is raising the roof line and addition is going right above existing structure. There is no change to the existing front setback, and lot is not a corner.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Letter from P.E. stating development will not cause additional impacts to the existing drainage system.
- Information was provided indicating undue financial hardship.
- Photos from the neighborhood submitted as evidence that the addition to the existing structure will be compatible to the existing structures in the neighborhood.

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

**Residential Building Permit and Waiver
Application**

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number	<u>BP-06-54592A</u>		
Building Permit No.	_____		
Plat No.	<u>94</u>	Date	<u>6/2/06</u>
Reviewer	_____		

PRIMARY PROJECT DATA

Service Address <u>1504 ALTA VISTA</u>		Tax Parcel No. _____	
Legal Description Lot <u>4</u> Block <u>5</u> Subdivision <u>TRAVIS HEIGHTS</u> Section _____ Phase _____			
If in a Planned Unit Development, provide Name and Case No. _____ <small>(attach final approved copies of subdivision and site plan)</small>			
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.			
Description of Work		<input checked="" type="checkbox"/> Remodel (specify) <u>FIRE DAMAGE</u>	
<input type="checkbox"/> New Residence		<input checked="" type="checkbox"/> Addition (specify) <u>BASEMENT /</u>	
<input type="checkbox"/> Duplex		<u>ENCLOSURE 2ND FLOOR</u>	
<input type="checkbox"/> Garage <input type="checkbox"/> attached <input type="checkbox"/> detached		<input type="checkbox"/> Other (specify) _____	
<input type="checkbox"/> Carport <input type="checkbox"/> attached <input type="checkbox"/> detached		_____	
<input type="checkbox"/> Pool		_____	
Zoning (e.g. SF-1, SF-2...) <u>SF-3</u> <u>SF-3</u>		Height of building <u>27</u> ft. # of floors <u>3</u>	
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))			
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation			
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input type="checkbox"/> No			

**VALUATIONS FOR
REMODELS ONLY**

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway & Sidewalk	\$ <u>N/A</u>
TOTAL	\$ _____ <small>(labor and materials)</small>

**DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size	<u>7107</u> sq. ft.
Job Valuation \$	_____ <small>(Labor and materials)</small>
Total Job Valuation (remodels and additions)	\$ _____ <small>(Labor and materials)</small>

**PERMIT FEES
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTALS	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>TIM BOSWELL</u>	Telephone (h) <u>589-5593</u> (w) <u>SAME</u>
BUILDER	Company Name <u>PRESTON HARVEY CONST. CO.</u>	Telephone <u>251-0115</u>
	Contact/Applicant's Name <u>KEVIN HARVEY</u>	Pager <u>771-7350</u>
DRIVEWAY /SIDEWALK	Contractor <u>N/A</u>	FAX <u>251-0661</u>
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>TIM BOSWELL</u>	Telephone <u>589-5593</u>
	Address <u>1504 ALTA VISTA</u>	City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>78704</u>

If you would like to be notified when your application is approved, please select the method:

☒ telephone ☐ e-mail: 784-4961 / FAX 282-0959

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 1504 ALTA VISTAApplicant's Signature [Signature]

Date _____

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	<u>2010</u> sq.ft.	<u>47</u> sq.ft.
b. 2 nd floor conditioned area	<u>690</u> sq.ft.	<u>762</u> sq.ft.
c. 3 rd floor conditioned area	<u>—</u> sq.ft.	<u>—</u> sq.ft.
d. Basement	<u>—</u> sq.ft.	<u>1090</u> sq.ft.
e. Garage / Carport		
<u>—</u> attached	<u>—</u> sq.ft.	<u>—</u> sq.ft.
<u>—</u> detached	<u>—</u> sq.ft.	<u>—</u> sq.ft.
f. Wood decks [must be counted at 100%]	<u>—</u> sq.ft.	<u>—</u> sq.ft.
g. Breezeways	<u>—</u> sq.ft.	<u>—</u> sq.ft.
h. Covered patios	<u>350</u> sq.ft.	<u>—</u> sq.ft.
i. Covered porches	<u>91</u> sq.ft.	<u>63</u> sq.ft.
j. Balconies	<u>—</u> sq.ft.	<u>—</u> sq.ft.
k. Swimming pool(s) [pool surface area(s)]	<u>—</u> sq.ft.	<u>—</u> sq.ft.
l. Other building or covered area(s)	<u>198</u> sq.ft.	<u><198></u> sq.ft.
Specify _____		

TOTAL BUILDING AREA (add a. through l.) 3339 sq.ft. 1764 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 2561 sq.ft.
36.03 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2561</u> sq.ft.
b. Driveway area on private property	<u>200</u> sq.ft.
c. Sidewalk / walkways on private property	<u>120</u> sq.ft.
d. Uncovered patios	<u>126</u> sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>164</u> sq.ft.
f. Air conditioner pads	<u>27</u> sq.ft.
g. Concrete decks	<u>—</u> sq.ft.
h. Other (specify) _____	<u>—</u> sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3198 sq.ft.
45.0 % of lot

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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. I understand that I am responsible for complying with any subdivision notes, deed restrictions, 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. 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, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE

Jim Bennett

DATE

5/15/06

Rejection Notes/Additional Comments (for office use only):

*Parking Area 12 x 17 - grandfathered
one parking
space*

*Frame etc. to res.
1955*

Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206



Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name	<u>TIM BOSWELL</u>	Phone	<u>589-5593</u>
Address	<u>1504 ALTA VISTA</u>		
Legal Description	<u>TRAVIS HEIGHTS</u>		
Lot	<u>4</u>	Block	<u>S</u>
Commercial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
<u>ADDITION/ REMODEL</u>			

Service Main Size	<u>200</u>	(amps)	Service Conductor	_____	(type & size)
Service Length	<u>55</u>	(ft.)	Number of Meters?	<u>1</u>	Multi-Fuel <input checked="" type="radio"/> N
<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground?	_____	Voltage	_____	<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Total Square Footage	<u>4599</u>	Total A/C Load	_____	(# of units)	_____ (Tons)
Largest A/C unit	<u>5</u>	(Tons)	LRA of Largest A/C Unit	_____	(amps)
Electric Heating	_____	(kW)	Other	_____	(kW)

Comments: Remodel/Add-on

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

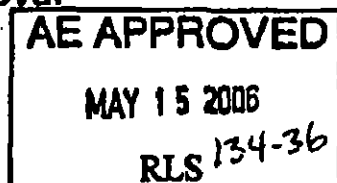
AE Representative _____

Date _____

Approved: ☒ Yes ☐ No (Remarks on back)

Phone 974-2632

Application expires 90 days after date of Approval



WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

_____ COMPLETE WAIVER APPLICATION

_____ COMPLETE & REVIEWED RESIDENTIAL APPLICATION

_____ SUPPORTING DOCUMENTATION

- _____ 1) PROOF OF HARDSHIP
- _____ 2) IMPACT ON DRAINAGE
- _____ 2) NEIGHBORHOOD SUPPORT LETTERS ✓
- _____ 3) PROOF OF FINANCIAL INVESTMENT IN PROJECT
- _____ 4) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES ✓

_____ COPY OF TCAD'S APPRAISAL ROLL INDICATING

- _____ 1) SQUARE FOOTAGE OF SUBJECT PROPERTY
- _____ 2) SQUARE FOOTAGE OF ADJACENT RESIDENCES ✓
- _____ 3) HOMESTEAD EXEMPTION

_____ COPY OF PLAT ✓

N/A COPY OF APPROVED LAND STATUS DETERMINATION

_____ F.A.R. (FLOOR TO AREA RATIO) CALCULATION

_____ DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)

N/A DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5TH FLOOR
CONCURRENTLY (if applicable) BP# _____

_____ OTHER _____

You will be required to review your application with a Residential Zoning Planner.
You will be notified at this time of the next City Council hearing (Ord#2060216-043.)

CITY OF AUSTIN
REQUEST TO WAIVE INTERIM DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 2060216-043

STREET ADDRESS: 1504 ALTA VISTA
LEGAL DESCRIPTION: Subdivision TRAVIS HEIGHTS
Lot(s) 4 Block 5 Outlot _____ Division _____
Zoning District: _____ Neighborhood Plan (if applicable): _____

Type of work to be done (Select appropriate option and provide description of the proposed project):

New Construction: _____
☒ Addition: REPAIR EXISTING RESIDENCE & REMODEL

Please select one of the following:

- ☒ 1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described below: PREVENTS REBUILDING OF THIS RESIDENCE WHICH SUFFERED HEAVY FIRE DAMAGE ON 1/17/06. SIGNIFICANT DAMAGE 26 TO 49% (SEE FIRE REPORT).

If you select Option 1, you must select one of the following:

- ☒ The granting of this waiver will not adversely affect the public health, safety and welfare.

Explain: THE AMOUNT OF IMPERVIOUS COVER IS BEING REDUCED BY 5% DUE TO REPAIR. THE FAR IS EXCEEDING THE 0.4 ALLOWED. THE INCREASE IN FAR IS UNDER THE EXISTING STRUCTURE.

- ☒ I am proposing to mitigate the effect of the redevelopment by providing adequate safeguards which will adequately protect the health, safety and welfare of the public.

Explain: A NET REDUCTION OF 5% OF EXISTING IMPERVIOUS COVER.

2. The following development agreement permits the activity: _____

3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: _____

4. I am providing appropriate drainage facilities. Explain: THE DRAINAGE PATTERN DOES NOT CHANGE WITH THE EXCEPTION OF THE REDUCTION OF THE 5% DECREASE IN IMPERVIOUS COVER.

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: Jim Bennett

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin: _____

Date scheduled for City Council action: _____

May 16, 2006

Director
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, Texas

RE: Summary Letter
1504 Alta Vista
Austin, Tx.

To Whom It May Concern:

The residence located at 1504 Alta Vista has been owned by the same family for approximately 80 years. The current family members have owned the residence for 18 years through a trust.

On January 17, 2006 the house was significantly damaged (26% - 49%) by fire. In efforts to repair the residence the new ordinance creates a conflict. The existing impervious cover will be reduce by approximately 5%. The issue is the allowable F.A.R..

The repair will be constructed on the same foot print of the existing structure and the new floor area will be under the roof line of the previous structure.

This necessary construction appears to meet the intent of the ordinance in as much as the impervious cover will be reduced.

Thank you for your consideration.

Sincerely,


Jim Bennett

** CITY OF AUSTIN GIS QUERY REPORT
**-----
** Mon Jun 05 13:15:19 2006

AREA:
7081.61 square feet

JURISDICTION:
141--FULL PURPOSE

LAND STATUS:
ID -- 24543 , CaseNum -- N/A , OrdNum -- N/A, Acres--27974.1
Description--AUSTIN CITY LIMITS,
Type--FULL, Date--nil
ID -- 25040 , CaseNum -- , OrdNum -- , Acres--18581.4
Description--FULL PURPOSE ON OR BEFORE 03/14/1946,
Type--FULL, Date--19460314

WATERSHED:
20--BLUNN CREEK

FLOOD PLAIN:
2846--

MUDS:

BCWO:
Ddz--DEVELOP

WATER REGULATION:
ID--2, Water Type--REG, Water Name--URBAN

NEIGHBORHOOD ASSOCIATION:
74--South River City Citizens Assn.
300--Terrell Lane Interceptor Assn.
428--Barton Springs/ Edwards Aquifer Conservation Dist.
498--South Central Coalition
511--Austin Neighborhoods Council
742--Austin Independent School District

ZONING:
2.1756e+006--ROW
2.17603e+006--SF-3

ZONING OVERLAYS:

OVERLAY NAME -- SUB NAME

NEIGHBORHOOD PLANNING AREAS--SOUTH RIVER CITY

DEVELOPMENT AGREEMENTS:

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City of Austin as a working report and is not
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Watershed Protection & Development Review,
City of Austin |

**Supplemental Information Submitted by
Applicant**

Owner's Name **BOSWELL BERNICE M**

Property Details

Mailing Address % C W BOSWELL
808 WALNUT CREEK DR
AUSTIN, TX 78753-2333

Deed Date 04021981

Deed Volume 00000

Deed Page 00000

Location 1504 ALTA VISTA AV 78704

Exemptions

Legal LOT 4 BLK 5 TRAVIS HEIGHTS

Freeze Exempt F

ARB Protest F

Agent Code 0

Value Information

2005 Preliminary

Land Acres 0.0000

Land Value 180,000.00

Block 5

Improvement Value 228,497.00

Tract or Lot 4

AG Value 0.00

Docket No.

AG Productivity Value 0.00

Abstract Code 813999

Timber Value 0.00

Neighborhood Code K0040

Timber Productivity Value 0.00

Assessed Value 406,497.00

10% Cap Value 0.00

Data up to date as of 2005-04-24

Total Value 406,497.00

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	406,497.00	406,497.00	406,497.00	406,497.00
01	AUSTIN ISD	1.623000	406,497.00	406,497.00	406,497.00	406,497.00
02	CITY OF AUSTIN	0.443000	406,497.00	406,497.00	406,497.00	406,497.00
03	TRAVIS COUNTY	0.499300	406,497.00	406,497.00	406,497.00	406,497.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	406,497.00	406,497.00	406,497.00	406,497.00
06	AUSTIN COMM COLL DIST	0.069100	406,497.00	406,497.00	406,497.00	406,497.00

Improvement Information

Improvement ID	State Category	Description
235929	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
235929	275937	15T	1st Floor	WW	1926	2,068
235929	275938	1/2	Half Floor	WW	1926	600
235929	1249695	011	PORCH OPEN 1ST F	*	1926	63
235929	1249696	005	HVAC RESIDENTIAL	*	1926	2,668
235929	1249698	612	DECK UNCOVERED	*	1926	286
235929	1249699	531	OBS FENCE	CAA	1926	1
235929	1249700	612	TERRACE UNCOVERED	*	1926	312
235929	2835141	251	BATHROOM	*	1926	2

235020	3024507	SO	Sketch Only	SO	0	133
235020	3024508	SO	Sketch Only	SO	0	179

Total Living Area 2,668

Land Information

Land ID	Type Code	EPTE Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
276005	LAND	A1	F	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	374,875.00	374,875.00
2005	01	AUSTIN ISD	374,875.00	374,875.00
2005	02	CITY OF AUSTIN	374,875.00	374,875.00
2005	03	TRAVIS COUNTY	374,875.00	374,875.00
2005	2J	TRAVIS CO HOSPITAL DIST	374,875.00	374,875.00
2005	06	AUSTIN COMM COLL DIST	374,875.00	374,875.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	358,041.00	358,041.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	358,041.00	358,041.00
2004	02	CITY OF AUSTIN	358,041.00	358,041.00
2004	03	TRAVIS COUNTY (M&O, I&S, SPEC RD & BRIDGE)	358,041.00	358,041.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	358,041.00	358,041.00
2004	06	AUSTIN COMMUNITY COLLEGE DISTRICT	358,041.00	358,041.00
2003				
2003	0A		300,588.00	300,588.00
2003	01		300,588.00	300,588.00
2003	02		300,588.00	300,588.00
2003	03		300,588.00	300,588.00
2003	06		300,588.00	300,588.00
2002				
2002	0A		332,843.00	332,843.00
2002	01		332,843.00	332,843.00
2002	02		332,843.00	332,843.00
2002	03		332,843.00	332,843.00
2002	06		332,843.00	332,843.00
2001				
2001	0A		331,835.00	331,835.00
2001	01		331,835.00	331,835.00
2001	02		331,835.00	331,835.00
2001	03		331,835.00	331,835.00
2001	06		331,835.00	331,835.00
2000				
2000	01		259,057.00	259,057.00
2000	02		259,057.00	259,057.00
2000	03		259,057.00	259,057.00

Austin Fire Department

517 S. Pleasant Valley Road
Austin, Texas 78741

Phone: (512) 974-0196
Fax: (512) 974-0162

NFIRS - 1 Basic

A) FDID WP801 State TX Incident Date 01/17/2006 14:30:21 Shift LAD01 C Incident Number 0 Tritech Incident No 06004071 Exposure 0

B) Address Information

Street Number/Name 1504 ALTA VISTA AVE Suite
City AUSTIN State TX Zip Code 78704- CensusTract
Address Description
Location Type 1 Street address

C) Incident Type

111 Building fire

E) Dates / Times

Alarm Time 01/17/2006 14:30:21
Arrival Time
Controlled Time
Last Unit Cleared 01/17/2006 21:45:04
Day of Week Tuesday

D) Aid Given or Received Type

N None
Mutual Aid Co. Inc. Number (if obtained)

F) Action Taken

- 1) 11 Extinguishment by fire service personnel
- 2) 20 Search & rescue, other
- 3)

G2) Estimated Property Losses & Values

Contents Loss 40000
Property Loss 100000
Pre Incident Value
Contents Value 0
Property Value 0

G1) Apparatus / Personnel Resources

	Suppression	EMS	Other
Apparatus	20	0	0
Personnel	58	0	0

H1) Casualties

	Deaths	Injuries
Fire Service Casualties	0	0
Civilian Casualties	0	0

H3) Hazardous Materials Release

H2) Detector

I) Mixed Property Use

J) Property Use 419 1 or 2 family dwelling

K) Person/Entity Involved

Business Name (if applicable) Boswell, Timothy Business Phone (512) 462-9146
Type of Contact () -
Contact Name
Contact Address
City State Contact Phone Zip Code -
Insured Unknown Insurance Company Name

M) Authorization Signature: _____ Date 01/18/2006

Officer in charge MICHAEL STEPHENSON Rank Battalion Chief
Officer Reporting TOMMY WILKINS Rank Lieutenant

L) Remarks

Arrived on-scene had smoke showing from the second floor window. E50 vented window upstairs, fan was placed at the door. E1, E50 and L1 went upstairs to search for the fire. Conditions upstairs deteriorated and crews upstairs had to back out. Around the same time, IC called to go defensive. All interior crews gave par and the incident went defensive. Master streams were set up along with exposure lines. Fire was knocked down and then we switched back to offensive to mop-up hot spots. Determination of for was electrical malfunction

Apparatus Information**NFIRS -9 Apparatus**

<u>Apparatus</u>	<u>Staffing</u>	<u>Dispatch Time/Date</u>	<u>Responding Time/Date</u>	<u>Onscene Time/Date</u>	<u>In Service Time/Date</u>	<u>Use</u>
ENGINE 50 WL	24690018	01/17/2006 14:31:21	01/17/2006 14:32:24	01/17/2006 14:36:21		24690018
ENGINE 01	24690006	01/17/2006 14:31:21	01/17/2006 14:32:34	01/17/2006 14:51:27		24690006
ENGINE 04	24690781	01/17/2006 16:21:22	01/17/2006 16:21:28	01/17/2006 16:57:10		24690781
ENGINE 06	24690774	01/17/2006 15:39:43	01/17/2006 15:39:43	01/17/2006 15:39:43		24690774
ENGINE 11	24690024	01/17/2006 14:31:21	01/17/2006 14:32:08	01/17/2006 14:38:34		24690024
ENGINE 15	24694949	01/17/2006 18:48:04	01/17/2006 18:48:11			24694949
ENGINE 17	24690887	01/17/2006 16:24:19	01/17/2006 16:24:22	01/17/2006 16:57:13		24690887
ENGINE 18	24694200	01/17/2006 16:14:23	01/17/2006 16:14:53	01/17/2006 16:46:54		24694200
ENGINE 22	24689976	01/17/2006 14:31:21	01/17/2006 14:32:32	01/17/2006 14:37:32		24689976
ENGINE 36	24703896	01/17/2006 16:24:19	01/17/2006 16:24:55			24703896
LADDER 01	24689999	01/17/2006 14:31:21	01/17/2006 14:32:51	01/17/2006 14:51:22		24689999
LADDER 03	24691809	01/17/2006 16:55:05		01/17/2006 16:55:11		24691809
LADDER 15	24695063	01/17/2006 18:50:07	01/17/2006 18:50:12	01/17/2006 19:04:33		24695063
LADDER 17	24690012	01/17/2006 14:31:21	01/17/2006 14:32:43	01/17/2006 14:39:45		24690012
LADDER 35	24690218	01/17/2006 14:36:47	01/17/2006 14:38:30	01/17/2006 14:50:35		24690218
BATTALION 4	24689983	01/17/2006 14:31:21	01/17/2006 14:32:30	01/17/2006 14:39:37		24689983
BATTALION 5	24690476	01/17/2006 14:45:02	01/17/2006 14:45:02	01/17/2006 14:45:02		24690476
SAFE01	24690424	01/17/2006 14:44:34	01/17/2006 14:44:59			24690424
SC	24690552	01/17/2006 14:45:53	01/17/2006 14:45:57	01/17/2006 14:49:19		24690552
ARSON01	24694225	01/17/2006 17:24:25		01/17/2006 17:24:25		24694225

Austin Fire Department

517 S. Pleasant Valley Road
Austin, Texas 78741

Phone: (512) 974-0196
Fax: (512) 974-0162

NFIRS - 2 Fire

FDID State Incident Date Unit Shift Incident Number 0
WP801 TX 01/17/2006 14:30:21 LAD01 C Tritech Incident No 06004071 Exposure 0

B) Property Details

B1) Non Residential ()
Residential Units 1
B2) Buildings Involved - 1
B3) Acres Burned < One ()
Acres Burned 0

C) On-Site Materials or Products

(1)
(2)
(3)

Storage Use

1) N None
2) N None
3) N None

D) Ignition

D1) Area of Fire Origin
71 Substructure area or space, crawl space

D2) Heat Source

13 Arding

D3) Item First Ignited

UU Undetermined

D4) Material Type First Ignited

60 Wood or paper, processed, other

E) Cause / Factors

E-1 Cause Of Ignition

Exposure Report ()

2 Unintentional

E-3) Human Factors None (X)

() Asleep

() Possibly impaired by alcohol or drugs

() Unattended person

() Possibly mentally disabled

E-2) Factors Contributing to Ignition

30 Electrical failure, malfunction, other

() Physically disabled

() Multiple persons involved

() Age was a factor

Age of person involved 0

Sex Unknown

F) F-1) Equipment Involved

Brand

Model

Serial #

Year

F-2) Equipment Power Source

F-3) Equipment Portable ()

Portable Equipment normally can be moved by one person, is designed to be used in multiple locations, and requires no tools to install.

G) Fire Suppression Factors

Enter up to 3 codes.

1)

2)

3)

H) H-1) Mobile Property Involved

H-2) Type

0

Make

Model

Year

License #

State

VIN Number

Austin Fire Department

517 S. Pleasant Valley Road
Austin, Texas 78741

Phone: (512) 974-0196
Fax: (512) 974-0162

NFIRS - 3 Structure Fire

FDID	FD State	Incident Date	Unit	Shift	Incident Number	0
WP801	TX	01/17/2006 14:30:21	LAD01	C	Tritech Incident No	06004071
						Exposure 0

I) Structure Information

I-1) Structure Type

1 Enclosed building

I-2) Building Status

4 Under major renovation

I-3) Building Height

Above Grade Stories 2

Below Grade Stories 0

I-4) Main Floor Size

Total Square Feet 1600

Main Floor Length 40

Main Floor Width 40

J-1) Fire Origin

Below grade ()

Story of fire origin 2

J-2) Fire Spread

4 Confined to building of origin

J-3) # of Stories Damaged by Flame

Minor (1-24%) 0

Significant (26 - 49%) 2

Heavy (50 - 74%) 0

Extreme (75 - 100%) 0

K) Material Contributing Most

K-1) Flame Spread

K-2) Fire Spread Material Type

L-1) Detectors Present

Yes

L-2) Detector Type

1 Smoke

L-3) Detector Power Supply

U Undetermined

L-4) Detector Operation

2 Detector operated

L-5) Detector Effectiveness

U Undetermined

L-6) Detector Failure Reason

M) Automatic Extinguish System

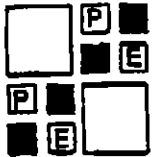
M-1) AES Present ()

M-2) AES Type

M-3) AES Operation

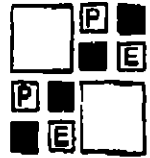
M-4) AES Sprinkler Heads Work 0

M-5) AES Failure Reason



PROFESSIONAL STRUCTURAL ENGINEERS, INC.

STRUCTURAL CIVIL ENVIRONMENTAL
12710 RESEARCH BLVD., SUITE 8380, AUSTIN, TX 78760
512.258.8422 FAX 512.258.8095



ENGINEER'S CERTIFICATION BOSWELL RESIDENCE

May 15, 2006

City of Austin
Watershed Protection and Development Review Department
City of Austin
606 Barton Spring Road, 4th Floor
Austin, Texas

Reference: BOSWELL RESIDENCE
1504 Alta Vista
Austin, Texas 78704

Boswell Residence is a 0.163 acres residential development located at the Alta Vista. The project consists of single-family residential lot, at Lot 4, Block #5, Travis Heights. The project is in the City limits and is full purpose. This project is in the BLUNN CREEK Watershed and is classified Urban by the Land Development Code. The project is not in the Edwards Aquifer Recharge Zone.

The proposed single family residential has an existing impervious cover of 3551 sq.ft. (49.96%), and total proposed & existing impervious cover of 3,198 sq.ft. (45.00%) as per § 25-8-64 of Land Development Code, which is 45% impervious cover of the total area of lots.

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for storm water runoff from the subject subdivision to the main stem of (BLUNN CREEK). At build-out conditions allowable by zoning, restrictive covenant or plat note, the storm water flows from the subject subdivision will not cause any increase in flooding conditions to the interior of existing building structures, including basement areas, for storms of magnitude up through the 100-year event.

RAINFALL	Q Pre Developed	Q Post Developed
100 YRS	1.38 cfs	1.37 cfs
25 YRS	1.02 cfs	1.01 cfs
10 YRS	0.81 cfs	0.80 cfs
2 YRS	0.43 cfs	0.42 cfs

Please note that the proposed developed will reduce storm water runoff as per table above. Please us call if there are any questions concerning this submittal.

Sincerely,
PROFESSIONAL STRUCTURAL ENGINEERS, INC.

Mirza Tahir Baig, R.E.
Principal



MASTER DESIGN STORM SUMMARY

Network Storm Collection: CITY OF AUSTIN S

Return Event	Total Depth In	Rainfall Type	RNF ID
Fre100	10.2000	Synthetic Curve	TYPEIII COA
Fre 25	7.6400	Synthetic Curve	TYPEIII COA
Fre 10	6.1000	Synthetic Curve	TYPEIII COA
Fre 2	3.4400	Synthetic Curve	TYPEIII COA

Pre

MASTER NETWORK SUMMARY
 SCS Unit Hydrograph Method

(*Node=Outfall; *Node=Diversion;)
 (Trun= NYG Truncation: Blank=None; L=Left; R=Right; LR=Left&Rt)

Node ID	Type	Return Event	NYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
D.A. 9A	AREA	100	.129		12.0500	1.38		
D.A. 9A	AREA	25	.094		12.0500	1.02		
D.A. 9A	AREA	10	.073		12.0500	.81		
D.A. 9A	AREA	2	.036		12.0500	.43		
*OUT 10	JCT	100	.129		12.0500	1.38		
*OUT 10	JCT	25	.094		12.0500	1.02		
*OUT 10	JCT	10	.073		12.0500	.81		
*OUT 10	JCT	2	.036		12.0500	.43		

Name.... Watershed

File.... C:\DRAINAGE ANALYSIS\DA 2005\BOSWELL Post.pvw

MASTER DESIGN STORM SUMMARY

Network Storm Collection: CITY OF AUSTIN 5

Return Event	Total Depth in	Rainfall Type	RNT ID
Pre100	10.2000	Synthetic Curve	TYPEIII COA
Pre 25	7.6400	Synthetic Curve	TYPEIII COA
Pre 10	6.1000	Synthetic Curve	TYPEIII COA
Pre 2	3.4400	Synthetic Curve	TYPEIII COA

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= RYG Truncation: Blank=None; L=Left; R=RC; LR=Left&Rt)

"POST"

Node ID	Type	Return Event	RYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
D.A. 9A	AREA	100	.127		12.0500	1.37		
D.A. 9A	AREA	25	.092		12.0500	1.01		
D.A. 9A	AREA	10	.072		12.0500	.80		
D.A. 9A	AREA	2	.036		12.0500	.42		
*OUT 10	JCT	100	.127		12.0500	1.37		
*OUT 10	JCT	25	.092		12.0500	1.01		
*OUT 10	JCT	10	.072		12.0500	.80		
*OUT 10	JCT	2	.036		12.0500	.42		

TER.

ALTA VISTA AVENUE

AVENUE

LT. VISTA

This is a detailed map of the Los Angeles area, showing the San Gabriel River and surrounding regions. The map is divided into numerous numbered sections (1-20) and contains various labels such as 'MILAM', 'LOS ANGELES', and 'SAN GABRIEL'. It also includes a scale bar and a north arrow.



MCCANN

AND ASSOCIATES

• COMMERCIAL
• RESIDENTIAL

• SITE PLANNING
• CONSULTING

BOSWELL RESIDENCE

**1504 ALTA VISTA
AUSTIN, TEXAS 78704**

LEGAL DESCRIPTION

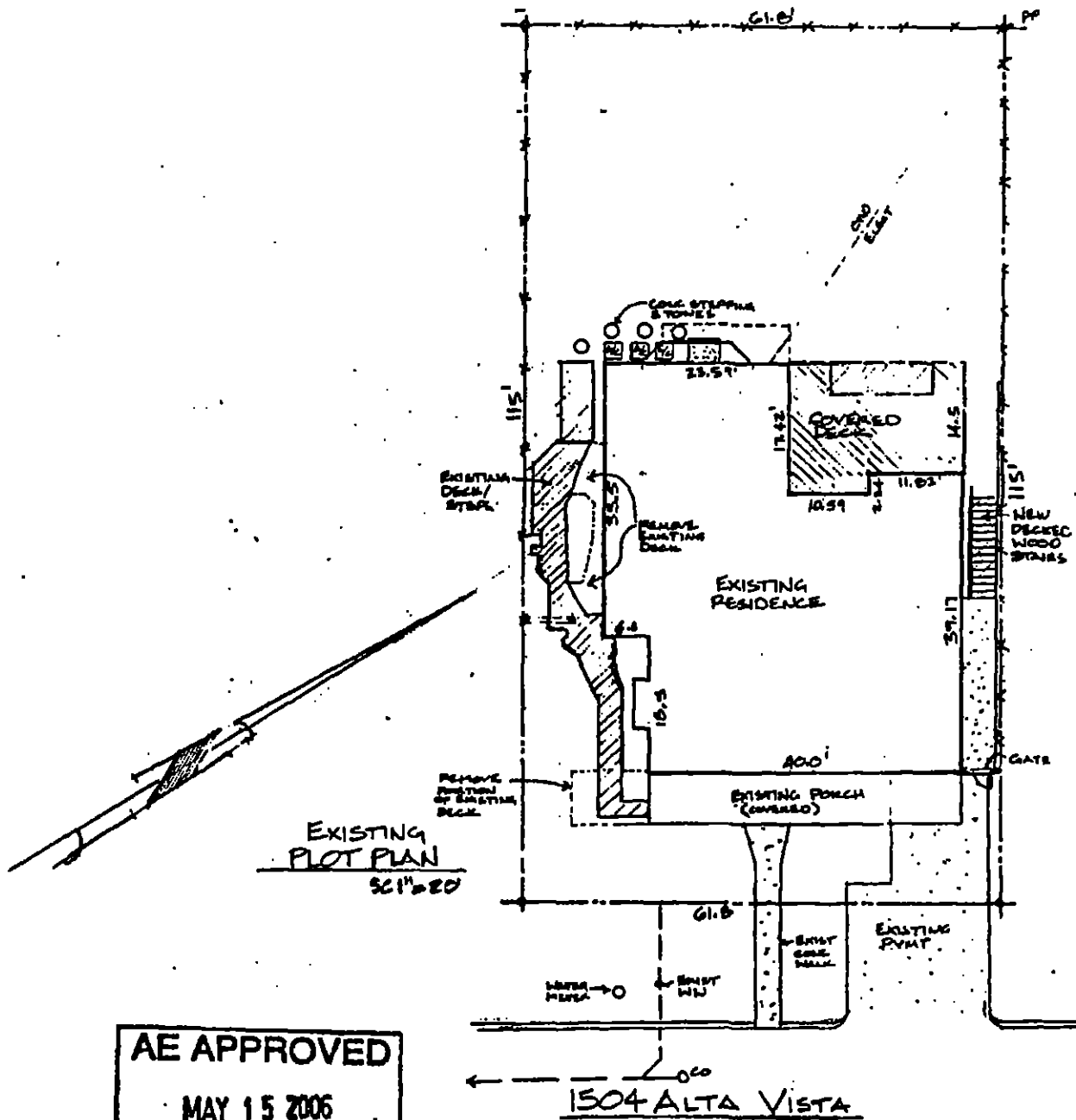
**LOT 4
BLOCK 5
TRAVIS HEIGHTS**

EXISTING IMPERVIOUS COVER: 49.96%

PROPOSED IMPERVIOUS COVER : 45.00%

AREA TABULATIONS - PROPOSED		
SITE AREA		
LOT AREA =	7107 SQ. FT. =	0.163 ACRES
BUILDING DATA		
FIRST FLOOR (A/C)	2057 SQ. FT.	
BASEMENT FLOOR	1090 SQ. FT.	
COVERED PORCHES	630 SQ. FT.	
TOTAL 1st FLOOR	3777 SQ. FT.	
SECOND FLOOR (A/C)	1452 SQ. FT.	
TOTAL 2nd FLOOR	1452 SQ. FT.	
TOTAL HEATED / COOLED	4599 SQ. FT.	
TOTAL FRAMED AREA	4599 SQ. FT.	
TOTAL COVERED AREA	5229 SQ. FT.	
IMPERVIOUS COVER DATA		
SITE	7107 SQ. FT.	
HOUSE (FOOTPRINT)	2057 SQ. FT.	
FRONT PORCH	280 SQ. FT.	
CONC WALK AT FRONT	39 SQ. FT.	
SIDE WALKWAY	76 SQ. FT.	
SIDE DECKED STAIR (50%)	24 SQ. FT.	
COVERED DECK	390 SQ. FT.	
DECKED WALK AT SIDE (50%)	140 SQ. FT.	
A/C PADS	27 SQ. FT.	
CONC. STEPPING STONES	5 SQ. FT.	
DRIVEWAY	200 SQ. FT.	
TOTAL	3195 SQ. FT.	45.00%
BUILDING COVERAGE		
BUILDING AREA	2057 SQ. FT.	37.81%
MAXIMUM BUILDING COVERAGE ALLOWED = 40%		
F.A.R. =	0.647	
LEGAL DESCRIPTION:		
LOT 4		
BLOCK 5		
TRAVIS HEIGHTS SUBDIVISION		

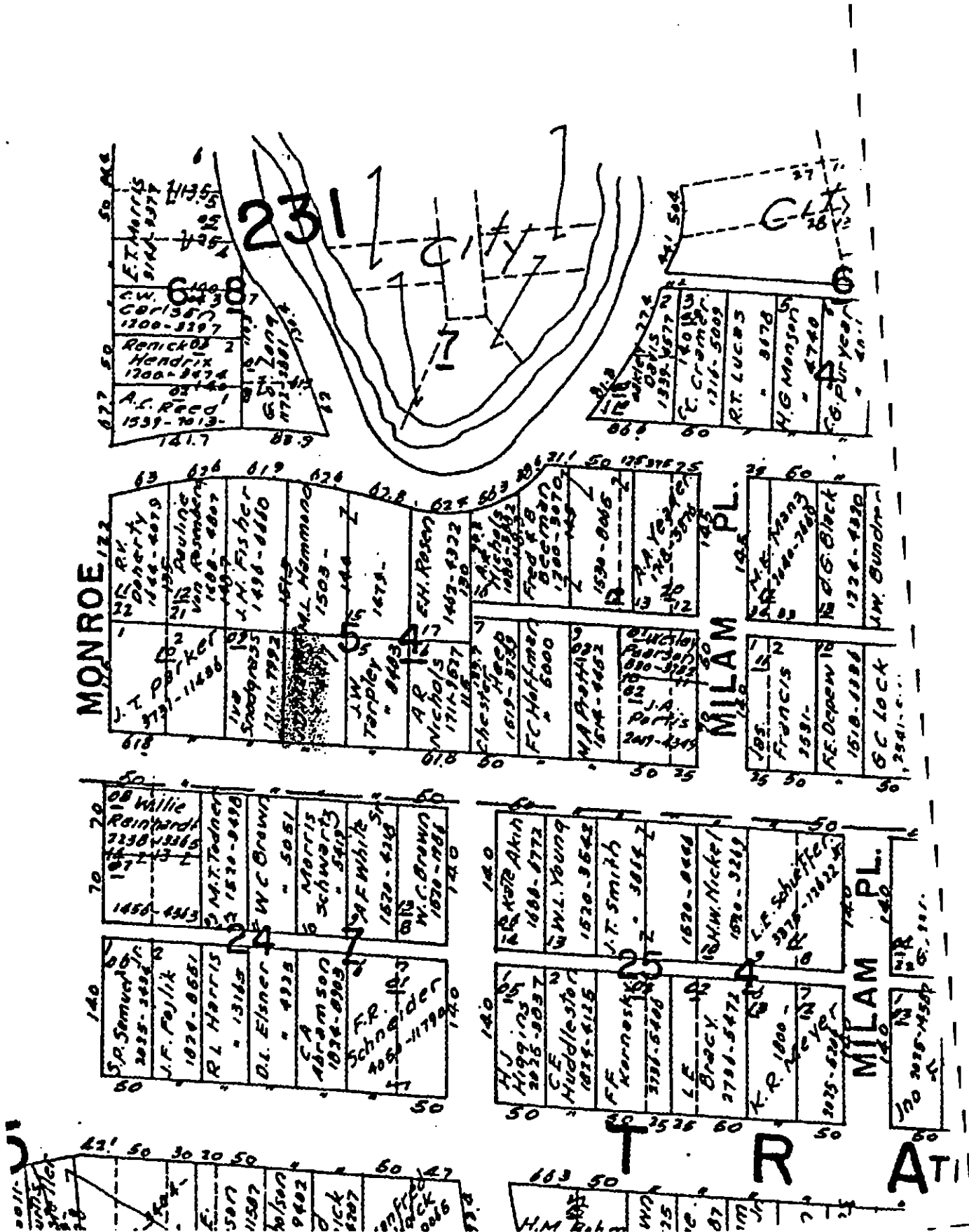
AREA TABULATIONS - EXISTING		
SITE AREA		
LOT AREA =	7107 SQ. FT.	0.163 ACRES
BUILDING DATA		
FIRST FLOOR (A/C)	2010 SQ. FT.	
BASEMENT AREA	1104 SQ. FT.	
COVERED PORCHES	441 SQ. FT.	
TOTAL 1st FLOOR	3555 SQ. FT.	
SECOND FLOOR (A/C)	690 SQ. FT.	
TOTAL 2nd FLOOR	690 SQ. FT.	
TOTAL HEATED / COOLED	2700 SQ. FT.	
TOTAL FRAMED AREA	3604 SQ. FT.	
TOTAL COVERED AREA	4245 SQ. FT.	
IMPERVIOUS COVER DATA		
SITE	7107 SQ. FT.	
HOUSE (FOOTPRINT)	2010 SQ. FT.	
FRONT PORCH	91 SQ. FT.	
CONC WALKS	228 SQ. FT.	
SIDE WALKWAY/ STAIRS	195 SQ. FT.	
SIDE DECKED STAIR (50%)	190 SQ. FT.	
COVERED DECK	350 SQ. FT.	
DECKED WALK AT SIDE (50%)	188 SQ. FT.	
A/C PADS	18 SQ. FT.	
COVERED AREA AT BACK	83 SQ. FT.	
DRIVEWAY	200 SQ. FT.	
TOTAL	3551 SQ. FT.	49.96%
BUILDING COVERAGE		
BUILDING AREA	2007 SQ. FT.	37.81%
MAXIMUM BUILDING COVERAGE ALLOWED = 40%		
F.A.R. =	0.535	
LEGAL DESCRIPTION:		
LOT 4		
BLOCK 5		
TRAVIS HEIGHTS SUBDIVISION		

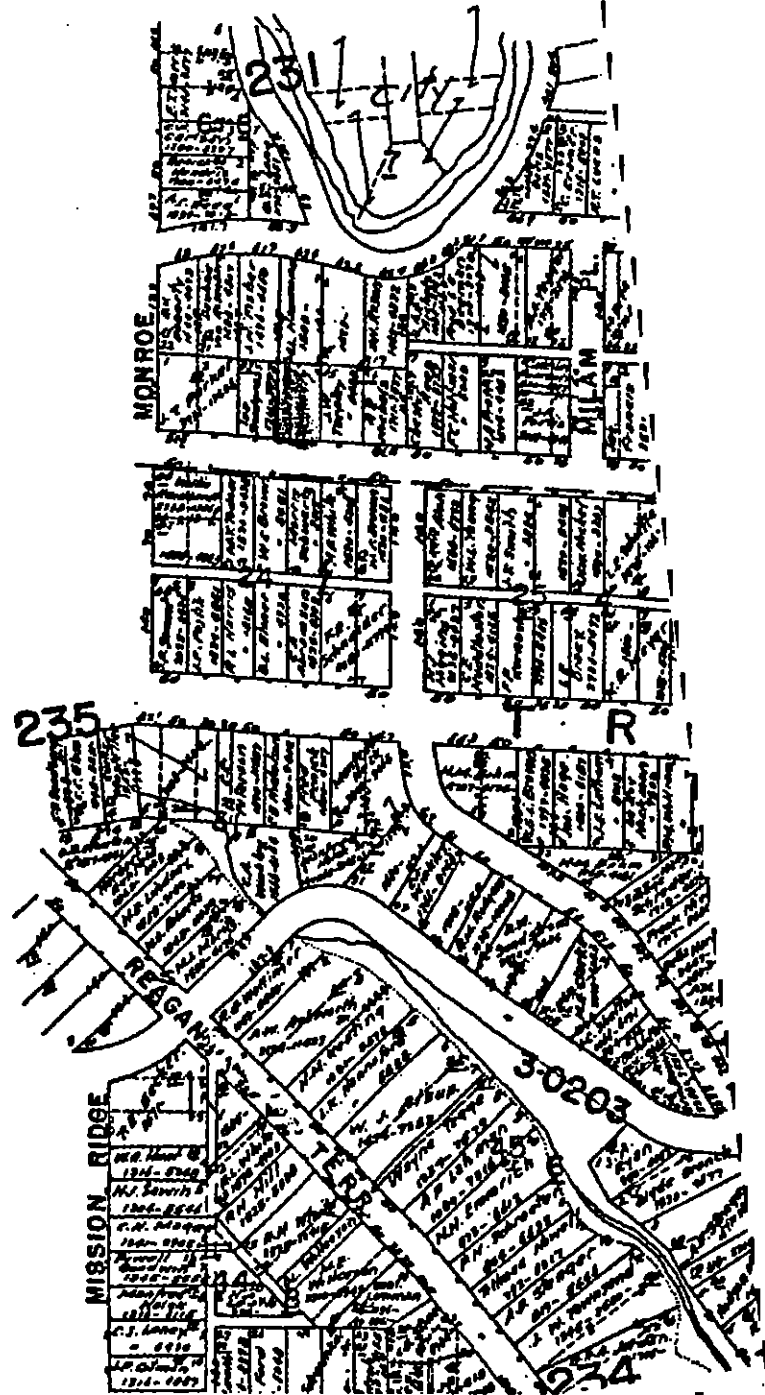


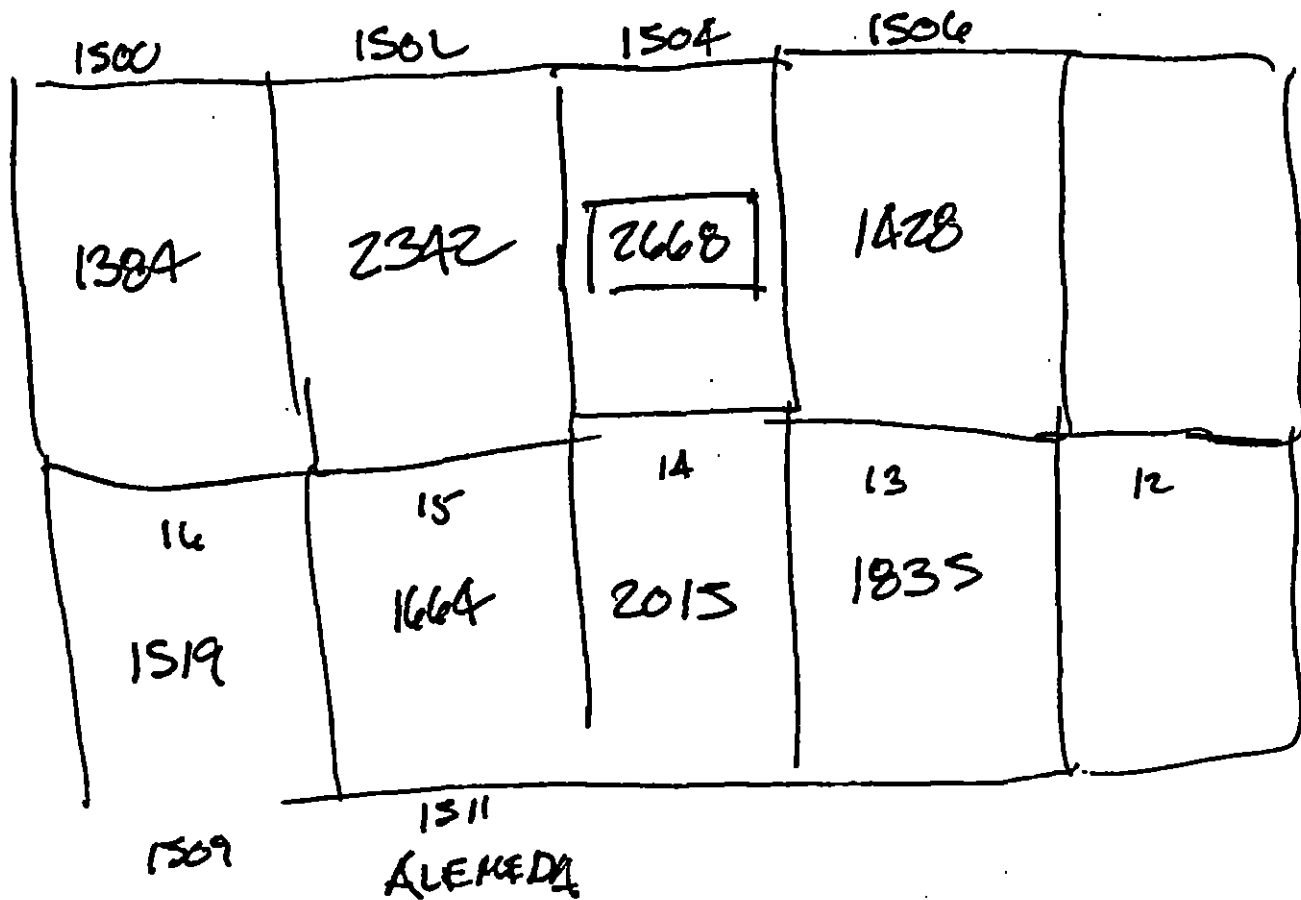
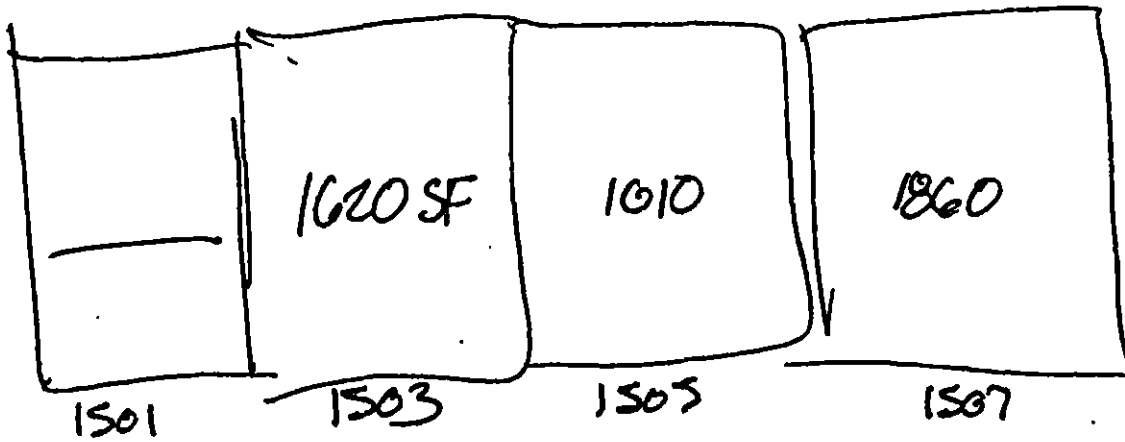
AE APPROVED
 MAY 15 2006
 RLS 134-36

We have been informed of the plan to rebuild the Boswell's house at 1504 Alta Vista and are in favor of the waiver.

Name	Address	Signature	Date
Charles J. Brews	1505 ALTA VISTA	Charles J. Brews	11 April 2006
(I am in 100% agreement - Very fitting design for our block!)			
ERNEST SIMMONS & KAREN	1508 ALTA VISTA	Ernest Simmons	4/11/06
	1503 ALTA VISTA	Karen Simmons	4/11/06
JOSEPH L. DOSS	1509 ALTA VISTA AVE	Joe Doss	4/11/06
Tom Miles	1501 ALTA VISTA	Tom Miles	4/11/06
(Great Design Great House Needs to be Rebuilt)			
Kathy Miles	1501 Alta Vista	Kathy Miles	4/11/06
Lisa Orr	1502 ALTA VISTA AVE	Lisa Orr	4/11/06
Matt Hamlin	1502 ALTA VISTA AVE	Matt Hamlin	4/11/06
Caro Landeras	1507 ALTA VISTA AVE	Caro Landeras	4/13/06





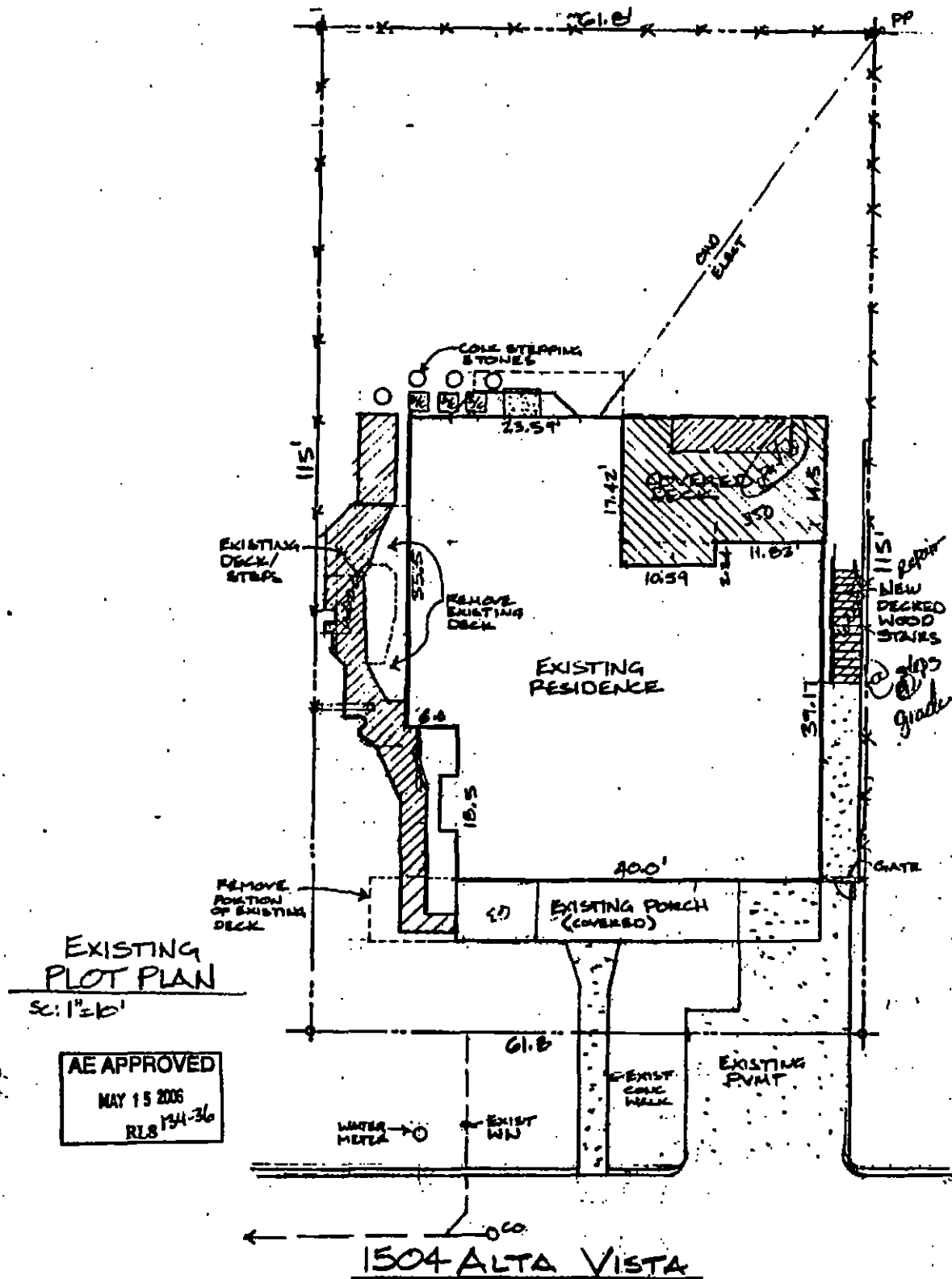


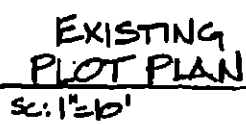
AREA TABULATIONS - PROPOSED**SITE AREA****LOT AREA = 7107 SQ. FT. = 0.163 ACRES****BUILDING DATA****FIRST FLOOR (A/C) 2057 SQ. FT.****BASEMENT FLOOR 1090 SQ. FT.****COVERED PORCHES 804 SQ. FT.****TOTAL 1st FLOOR 3651 SQ. FT.****SECOND FLOOR (A/C) 1452 SQ. FT.****TOTAL 2nd FLOOR 1452 SQ. FT.****TOTAL HEATED / COOLED 4599 SQ. FT.****TOTAL FRAMED AREA 4599 SQ. FT.****TOTAL COVERED AREA 5103 SQ. FT.****IMPERVIOUS COVER DATA****SITE 7107 SQ. FT.****HOUSE (FOOTPRINT) 2057 SQ. FT.****FRONT PORCH 280 SQ. FT.****CONC WALK AT FRONT 39 SQ. FT.****SIDE WALKWAY 76 SQ. FT.****SIDE DECKED STAIR (50%) 24 SQ. FT.****COVERED DECK 350 SQ. FT.****DECKED WALK AT SIDE (50%) 140 SQ. FT.****A/C PADS 27 SQ. FT.****CONC. STEPPING STONES 8 SQ. FT.****DRIVEWAY 200 SQ. FT.****TOTAL 3198 SQ. FT. 45.00%****BUILDING COVERAGE****BUILDING AREA 2857 SQ. FT. 37.81%****MAXIMUM BUILDING COVERAGE ALLOWED = 40%****F.A.R. = 0.494****LEGAL DESCRIPTION:****LOT 4****BLOCK 8****TRAVIS HEIGHTS SUBDIVISION**



Hand-drawn floor plan of the first floor of an existing residence. The plan shows a central rectangular area labeled "EXISTING RESIDENCE FIRST FLOOR 2057 SQ. FT." with dimensions 40.0' by 37.7'. To the left is a shaded area labeled "64" and "18.5". Above the main area is a shaded area labeled "23.59" and "35.5". To the right is a shaded area labeled "17.42" and "10.59". Below the main area is a shaded area labeled "EXISTING PORCH (COVERED)" and "40.0". The plan also shows a "COVERED DECK" and a "DECK" area. The overall dimensions are 115' by 115'. The plan is marked with "G.I.B." at the top and bottom.

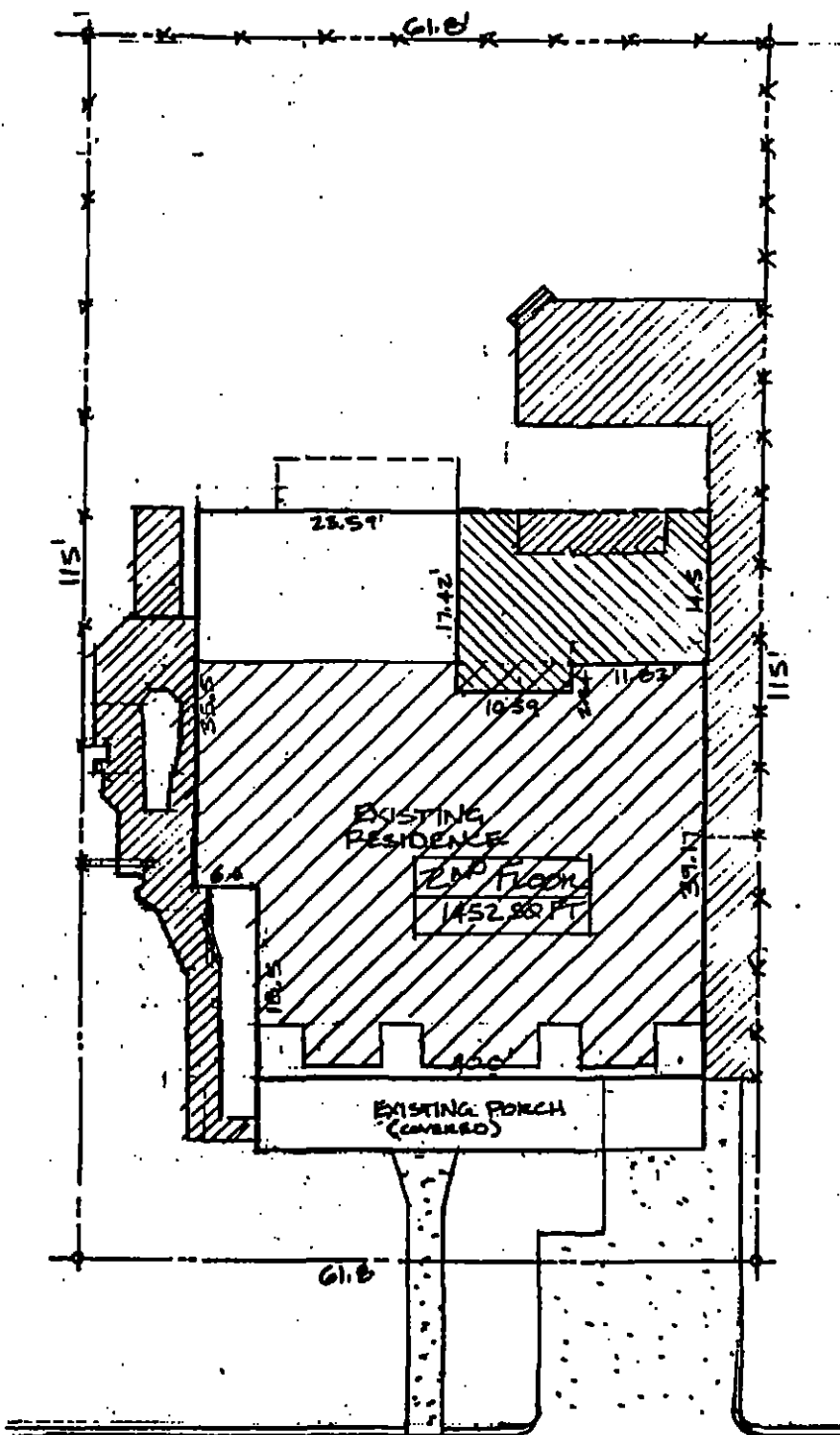
1504 ALTA VISTA





1504 ALTA VISTA

EXISTING
PLOT PLAN
SC: 1"=10'



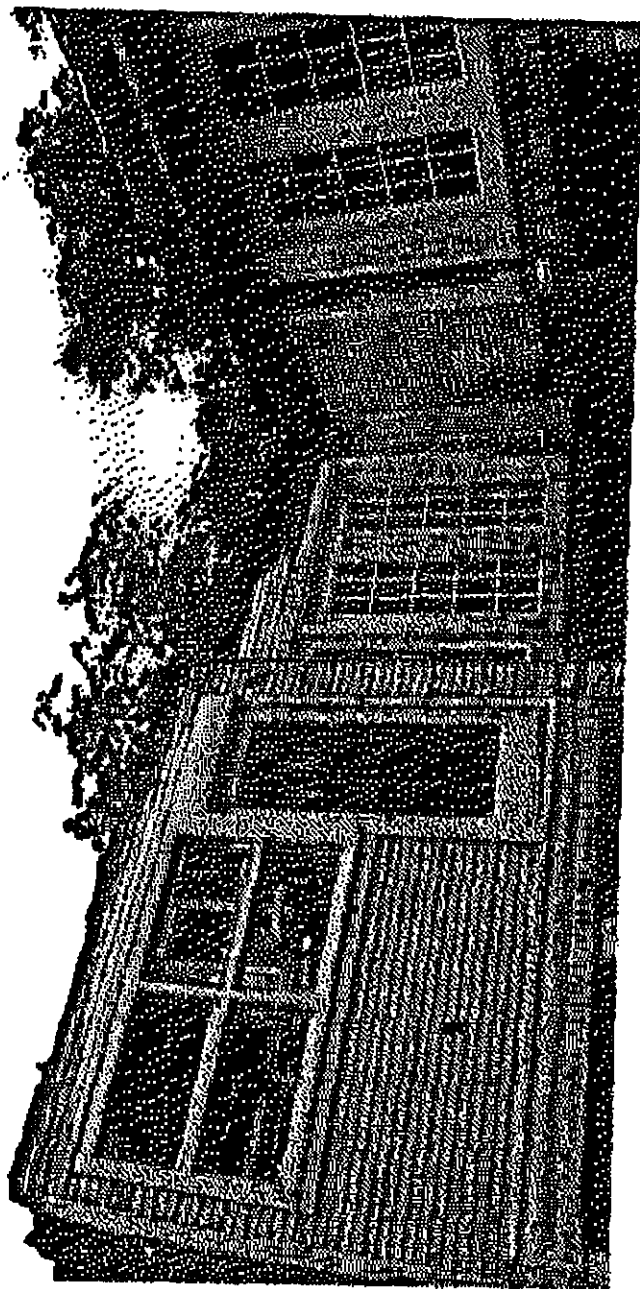
1504 ALTA VISTA

Burned 1-17-06

1504 Alta Vista



1300 Alta Vista
Burned 1-27-06

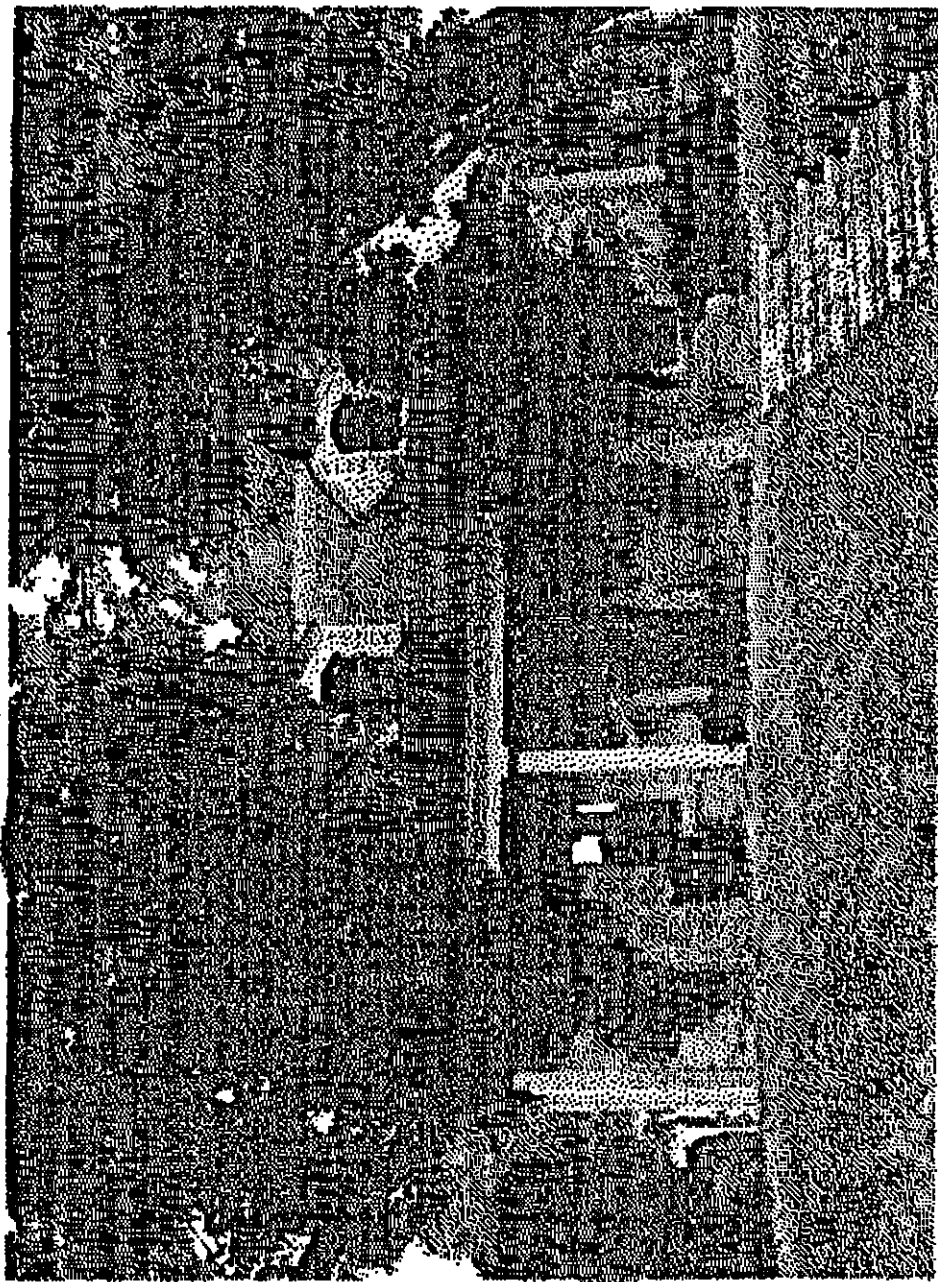




150-1 Alhambra

150-1 Alhambra

1801 Alameda



How Design very similar to ours

1503 Altamira
↓

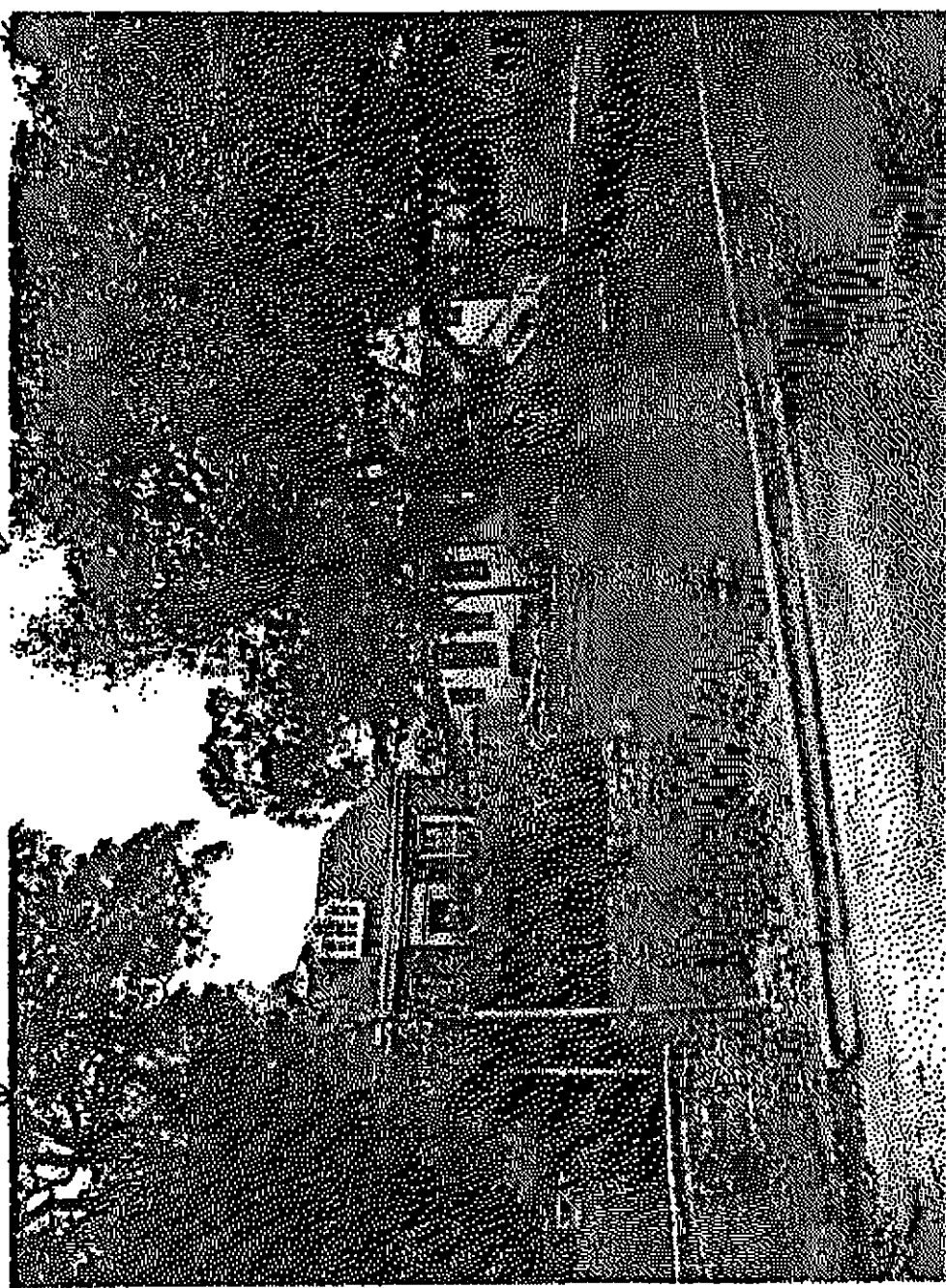


1503 Altamira
↓

1505 4th Ave

1507 19th Vista

1505 19th Vista



1900 AHV. 96

1902 AHV. 96



1501 Alta Vista



approx 4100 sq ft