

Thursday, October 05, 2006

🖫 + Back 🕮 Print

Watershed Protection and Development Review RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 25

**Subject:** Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of a duplex at 508 Sunny Lane, Austin, TX.

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

#### Additional Backup Material

(click to open)

- D Backup-Part1
- D Backup-Part2
- D Backup-Part3
- D Backup-Part4
- D Draft ordinance
- D Staff Report

For More Information: Jol Harden, 974-3345; Erica Eichert, 974-2720

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 where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of the following:

a) 0.4 to 1 floor-to-area ratio; b) 2,500 square feet; or c) 20 percent more square feet than the existing or pre-existing 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. Nathan Stephens is requesting a waiver from Ordinance No. 20060309-058 in order to construct a two story duplex at 508 Sunny Lane, Austin, TX. The new two story duplex will have 3870 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.

Applicant is requesting a waiver for not filing an application for a demolition permit concurrently with a building permit.

Items Attach Page 2 of 2

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



NATHAN STEPHENS, PRESIDENT STEPHENS-HAWKINS, INC. - GENERAL PARTNER 4504 COLORADO CROSSING, AUSTIN, TX 78731

September 13, 2006

To Whom It May Concern: City of Austin 505 Barton Springs Road Austin, TX 78704

RE: Hardship Regarding Development Waiver for 508 Sunny Lane

This document serves as an explanation as to the financial hardship qualification requested for the proposed project at 508 Sunny Lane. The property was sold to Bill and Nancy Gorman by Stephens/Tingley, L. P. with the explicit understanding that a duplex up to 4000 square feet could be built as per the then current zoning and development rules of the City of Austin. The sales contract was executed on February 17, 2006 and the property transferred on March 10, 2006. During the previous year, two duplexes were build under the old rules, as well as a single family residence. Prior to these developments, two additional single family homes had been built on this street since 2001. Of these residences, four exceed the .4 FAR ratio. Our waiver request remains smaller than two of the previously discussed FAR exceeding builds on the street. The cost of the lot at \$346,189.50 and subsequent architect and planning costs of approximately \$33,439.50 amounts to a substantial financial risk if the project is not allowed to be built as planned. For these reasons, we are requesting a hardship waiver be permitted to allow for the planned project to proceed with the minimally increase FAR ratio.

Additionally, we have sough and received support from the South River City Citizens neighborhood group. It is not their policy to award letters of such support, but they have given us verbal notification that our proposed waiver is supported and will not be opposed.

If you have any questions, or need additional information, please do not hesitate in contacting me at 512.970.1834. Thank you for your assistance in this matter.

Sincerely,

Nathan Stephens - President

Stephens-Hawkins, Inc.

General Partner - Stephens-Hawkins and Associates, L. P.

# CITY OF AUSTIN REQUEST TO WAIVE DEVELOPMENT REGULATIONS UNDER ORDINANCE NUMBER 20060309-058

STREET ADDRESS: SOB JUNION LANE
LEGAL DESCRIPTION: Subdivision
Lot(s) Block Outlot Division
Zoning District: SF-3 Neighborhood Plan (if applicable):
Type of work to be done (Select appropriate option and provide description of the proposed project):  New Construction:  Addition:
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:  SEE AHAUHES LETTER
The granting of this waiver will not adversely affect the public health, safety and welfare
Explain: THE SCORE OF THIS PROJECT WILL NOT EXCEED THE
SAME LIMITIES PARAMETERS DESIGNATED BY THE TOTERIN A
FERMANENT IMPERATION COVERAGE PATION WITH REFERENCE TO DRA
Waiving the regulation will not have a substantially adverse impact on neighboring properties
Explain: THE PROTECT WW NOT FREED THE WEATHE CITE AND
MARTINE AND OVERTHAM DOGSTON ON THE MAJORAL OF HOME
on Surmy LANE. !!
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:
ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION
Signature of applicant/ owner: // axu
Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application as well as requirements for residential building permit submittal. 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
FOR STAFF OSE
Date waiver application filed with City of Austin:
Date scheduled for City Council action:
Modified 4/19/2000

# WAIVER APPLICATION

## RESIDENTIAL PERMIT APPLICATION

1/0/2006

# CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number_	BP-06-	5867R		
Building Pen	-			L
Plat No		_ Date	211	00
Reviewer	GIL		- · ·	,

PRIMARY PRO	JECT DATA	
Service Address_	506 SINNY LANG AUSLIN TX 7871	Tax Parcel No. 02 - 0103 - 0107 - 000
Legal Description		•
		Section Phase
If in a Planned	Unit Development, provide Name and Case No	
If this site is n	ot a legally subdivided lot, you must contact the Development A	ssistance Center for a Land Status Determination.
Description of Wo	· · · · ·	
✓ New Reside	nce	
Duplex Garage	attachedAddition (specify)	·
Carport	attached detached	·
Pool	Other (specify)	
Zoning (e.g. SF-1,	SF-2) SF-3 Height o	f building 30 ft. # of floors 2
Does this site have	a septic system? Yes No If yes, for all sites requiring	g a septic field you must obtain an approved septic
permit prior to a	zoning review.	
	a Board of Adjustment ruling?YesYesYNo If yes, attach the	he B.O.A. documentation
Will this developm	ent require a cut and fill in excess of 4 feet?YesNo	
Does this site front	a paved street?YesNo A paved alley?Yes _	No
VALUATION:		PERMIT FEES
REMODELS		(For office use only)
	Lot Size Sy.ft. sq.ft.	NEW/ADDITIONS REMODELS
	Job Valuation \$ 400, 000 00	Building \$ \$
Mechanical \$	(Labor and materials)	Mechanical \$\$
Plumbing \$ Driveway		Plumbing \$ \$
& Sidewalk \$	Total Job Valuation (remodels and additions)	Driveway
TOTAL \$	s	& Sidewalk\$ \$
(labor and mate	rials) (Labor and materials)	TOTAL \$ \$
OWNER / BUILI	ER INFORMATION	
OWNER	Name BAG Inverment LL.C.	Telephone (h)
BUILDER	Company Name STEPHENS - Hawkins mo AS	( /
BUILDER	Contact/Applicant's Name NATHAN STEPHENS	Pager
DRIVEWAY		FAX 236.0658
/SIDEWALK	Contractor VALERIO Concrete, Fre	Telephone
CERTIFICATE	Name	Telephone
OF OCCUPANCY	Address	CitySTZIP
<u></u>		
lf you would like	to be notified when your application is approved, plea	ase select the method:

Service Address 508 SUNNy LAVE		<del></del>	1 1
Applicant's Signature	<u> </u>	Date	13/06
BUILDING COVERAGE			
The area of a lot covered by buildings or roofed areas, but not including (iii) ground level paving, landscaping, or open recreational facilities.	) incidental projecting	eaves and sim	ilar features, or
ast o	Existing	· ·	Addition
a. 1 <sup>st</sup> floor conditioned area	sq.ft.	220	
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.	166	<del>,                                     </del>
c. 3 <sup>rd</sup> floor conditioned area	sq.ft.		sq.ft.
d. Basement	sq.ft.		sq.ft.
e. Garage / Carport	A		6
attached	sq.ft.	76-	sq.ft.
detached	sq.ft.		
f. Wood decks [must be counted at 100%]	sq.ft.	300	sq.ft.
g. Breezeways	sq.ft.		sq.ft.
h. Covered patios	sq.ft.		sq.ft.
i. Covered porches	sq.ft.		sq.ft.
j. Balconies	sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	,	sq.ft.
Other building or covered area(s)	sq.ft.	-	sq.ft.
Specify	<u>.</u>		<u> </u>
TOTAL BUILDING AREA (add a. through l.)	sq.ft.	500 8	Sq.ft.
TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and	k. if applicable)	3341 38.4	_sq.ft. _% of lot
IMPERVIOUS COVERAGE			
Include building cover and sidewalks, driveways, uncovered patios, dimprovements in calculating impervious cover. Roof overhangs which discreening are not included in building coverage or impervious coverage. A and buildings on adjacent lots.	o not exceed two feet Il water must drain awa	or which are	used for solar
a. Total building coverage on lot (see above)	3341	_sq.ft.	
b. Driveway area on private property	432	_sq.ft.	
c. Sidewalk / walkways on private property		_sq.ft.	
d. Uncovered patios		_sq.ft.	
e. Uncovered wood decks [may be counted at 50%]	64	_sq.ft.	
f. Air conditioner pads	34	_sq.ft.	
g. Concrete decks		_sq.ft.	
h. Other (specify) 5100p5	18	_sq.ft.	
TOTAL IMPERVIOUS COVERAGE (add a. through h.)	3896 44.99	_sq.ft. _% of lot	

•

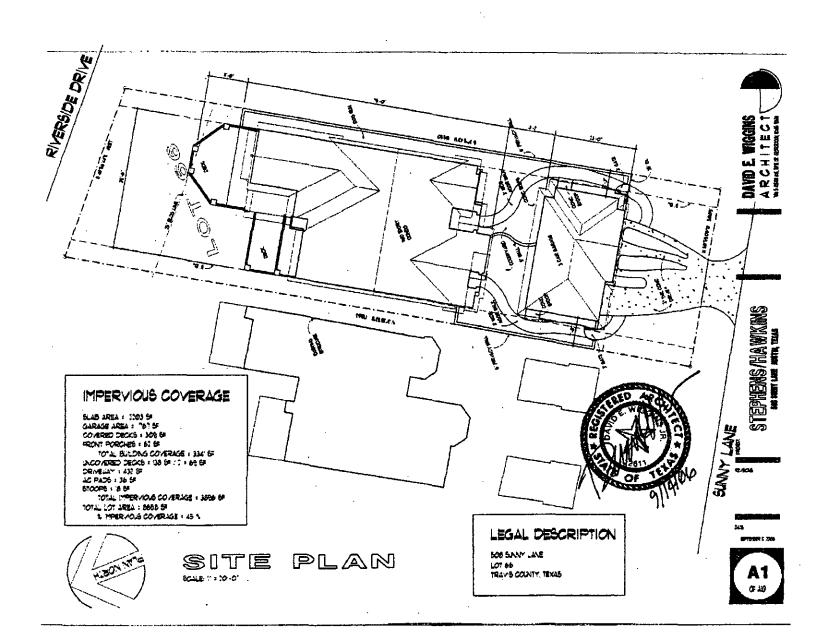
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#### CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development C LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning courses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this with any of these restrictions, it will be my responsibility to resolve it. I understand that, if resubdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlaproperty.	understand nditional ov s property. quested, I n	that I am responsible for erlays prohibiting certain If a conflict should result nust provide copies of all
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 that 19 inches in diameter located on the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and	perty and in id receive ap	mediately adjacent to the oproval to proceed.
I agree that this application will expire on the 181st day after the date that the application is filed an extension is not granted. If the application expires, a new submittal will be required.	if the applic	ation is not approved and
APPLICANT'S SIGNATURE	DATE_	9/13/04
HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new const	truction)	
Rejection Notes/Additional Comments (for office use only):		·
		-
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SEP 14 2006 22 RLS 257

### **ONE STOP SHOP** 505 Barton Springs



#### **Austin Energy**

Austin, Texas 78701 (512) 974-2632 phone (512) 974-9779 fax

#### Electric Service Planning Application (ESPA)

(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 10 or 225 amps 30

Requestor's Name				none	
Address	508	Sanny	Li		OR
Legal Description		,			<u>.</u>
Lot Bio	ock	Commercial	/Residential?	X.	_
Who is your electrical ser	vice provid	ler? AE or Other			<del></del>
Service Main Size	(am	ps) Service Condu	ctor	(type &	size)
AE Service Length	_	_	* *		YN
overhead/Underground?	Voltage _	-F Ansingle	e-phase (1Ø) 🔲 T	hree-phase (3Ø)	-
Total Square Footage			•		
Largest A/C unit	(Tons)	OR LRA of Large	st A/C Unit		(amps)
Electric Heating	(kW)	Other	· · · · · · · · · · · · · · · · · · ·		_(kW)
· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·				<u> </u>
Comments: New	Depuis	Cl	<u> </u>	· · · · · · · · · · · · · · · · · · ·	·
			<u> </u>	·	
ESPA Completed by (Sign	nature & Pri	int name)	Date	Phone	<b>)</b>
AE Representative	Phone '	974-2632	- <b>-</b>	I AE AP	PROV
(Remarks on back)	sh 00 aa	ave after dat	ഘ of Annr	OVAT- " ' '	4 - 44
	es 90 da	ays after dat	e of Appr	SEP	14 200b RLS 25



NATHAN STEPHENS, PRESIDENT STEPHENS-HAWKINS, INC. – GENERAL PARTNER 4504 COLORADO CROSSING, AUSTIN, TX 78731

September 13, 2006

To Whom It May Concern: City of Austin 505 Barton Springs Road Austin, TX 78704

RE: FAR Calculation - 508 Sunny Lane

Gross Floor Area:

3870

Lot Area:

8658

Floor to Area Ratio: 3870/8658 = .447

If you have any questions, or need additional information, please do not hesitate in contacting me at 512.970.1834. Thank you for your assistance in this matter.

Sincerely,

Nathan Stephens - President

Stephens-Hawkins, Inc.

General Partner - Stephens-Hawkins and Associates, L. P.

4504 COLORADO CROSSING, AUSTIN, TEXAS 78731 OFFICE: 512.970.1834 / FAX: 512.236.0658 EMAIL: NATHANSTEPHENS1@SBCGLOBAL.NET DRAINACE LETTER



Genesis 1 Engineering Company
George A. Gonzalez, Jr., PE
Consulting Engineer
2605 Jones Road, Suite E
Austin, Texas 78745-2689
(512) 899-2246 (Office), (512) 899-2203 Fax
E-mail: geneng754@austin.rr.com

#### DRAINAGE CERTIFICATION LETTER

September 13, 2006

Director
Watershed Protection & Development Review Department
505 Barton Springs Road
Austin, Texas 78703

RE: Engineer's Drainage Certification

508 Sunny Lane Austin, Texas

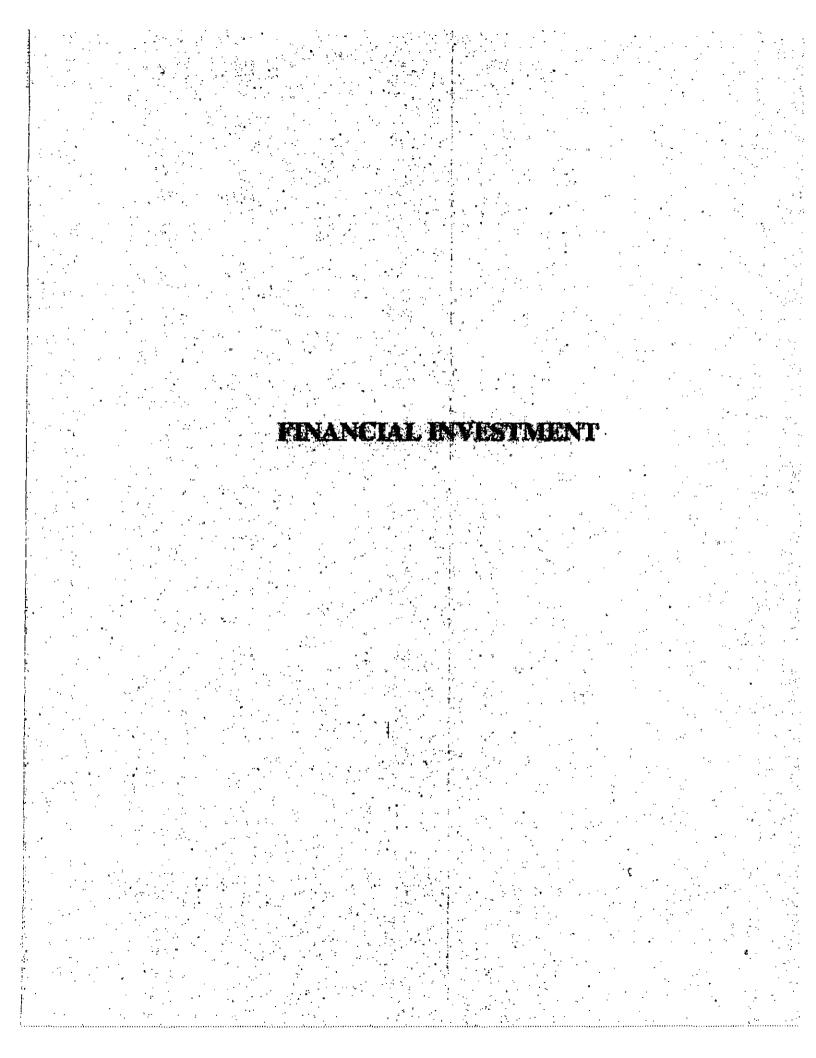
Legal Description: Lot 66, Woodlawn A Subdivision

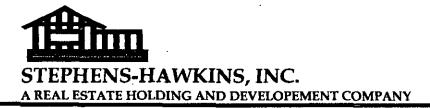
To Whom It May Concern:

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject lot to the mainstream of Blunn Creek. As build-out allowable by zoning, restrictive covenants, or plat note, the stormwater 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 up through a magnitude frequency of a 100-year event.

Sincerely,

George A. Gonzalez Jr., PE





GENERAL PARTNER - STEPHENS-HAWKINS AND ASSOCIATES, L. P. GENERAL PARTNER - GAVIN-COWAN REAL ESTATE, L. P. NATHAN STEPHENS, PRESIDENT

## **INVOICE**

ADDRESS:

508 Sunny Lane, Austin, TX 78704

**CONTACT:** 

**Bill and Nancy Gorman** 

DATE:

September 8, 2006

**DESCRIPTION** 

**COST** 

Planning and Design Consulting Fee

\$8,700.00

TOTAL DUE

\$8,700.00

4504 COLORADO CROSSING, AUSTIN, TEXAS 78731 OFFICE: 512.970.1834 / FAX: 512.236.0658 EMAIL: NATHANSTEPHENS1@SBCGLOBAL.NET

B. Type of Loan  1.   FHA 2.   FmHA 3.   Conv Unins	6. File Number	7. Loan Numbe	8. Mortgage Ins	Case Number
4. □ VA 5. □ Conv Ins. 6. □ Seller Finance	2428000841	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.744.00	Case Hange
C. Note: This form is furnished to give you a statement (p.o.c.)" were paid outside the closing; they	at of actual settlement cost	ts. Amounts paid to and b	by the settlement agent are shown	. Items marked
D. Name & Address of Borrower	E. Name & Address of S	eller	F. Name & Address of Lender	
BNG Investments, LLC	Stephens/Tingley, LP h	ry Stephens/Tingley &		
4200 Waters Edge Cove Austin, TX 78731	Associates, Inc. 3331 Cartwright Rd., S	Sta. 100		
Ruscia, 17 10751	Missouri City, TX 774		<b> </b>	
G. Property Location	<del></del>	H. Settlement Agent Nan		<del></del>
Woodlawn Addn, Lot 66, TRAVIS County		LandAmerica Austin T		
Woodlawn Adds, Lot oo, 1 KA VIS County 508 Sunny Lane	:	Austin, TX 78746-6544	lighway South Fifth Floor	
Austin, TX 78704				
		Place of Settlement		I. Settlement Date
		LandAmerica Austin T		3/10/2006
•	,	12710 Research Blvd., S Austin, TX 78759	inte 130	Fund:
<del> </del>		Austin, 1A 78737		
I. Summary of Borrower's Transaction  100. Gross Amount Due from Borrower		K. Summary of Selier'  400, Gross Amount De		
101. Contract Sales Price	\$346,000.00	<del></del>		\$346,00
02. Personal Property		402. Personal Property		
03. Settlement Charges to borrower	\$189,50			
04.		404.		
05		405.		I <u>_</u>
djustments for items paid by seller in advance	<del></del>		paid by seller in advance	
06. City property taxes		406. City property taxe 407. County property to		
07. County property taxes  08. Annual assessments	<del> </del>	408. Annual essessmen		
09. School property taxes	<del> </del>	409. School property is		<del>-</del>
110. MUD taxes	<del> </del>	410. MUD taxes		
III. Other		411. Other		
112.		412.	·	
113.	<del>-</del>	413.	· · · · · · · · · · · · · · · · · · ·	<b></b>
114	<del> </del>	414. 415.		<del></del>
16		416.		<del></del>
20. Gross Amount Due From Borrower	\$346,189.50		e to Seller	\$346,000
00, Amounts Paid By Or in Behalf Of Borrower	1 0040100	500. Reductions in Am		
01. Deposit or earnest money	\$3,500.00	501. Excess Deposit		
02. Principal amount of new loan(s)		502. Settlement Charge	to Seller (line 1400)	\$12,83
03. Existing loan(s) taken subject to		503. Existing Loan(s) T		
04. Loan Amount 2nd Lien		504. Payoff of first mon		\$214,24
05. 06. Option Fee	\$500.00	505. Payoff of second re 506. Option Fee	ortgage loan	\$50
07.	3301.40	507.		- 330
08.		508.		<u> </u>
09.		509.		
djustments for items unpaid by seller		Adjustments for items		
10. City property taxes	ļ	510. City property taxes		
11. County property taxes 01/01/06 thru 03/10/06	\$785.53	511. County property to		5 \$78
12. Annual assessments	-	512. Annual assessment 513. School property ta:		
13. School property taxes 14. MUD taxes		514. MUD taxes		
15. Other		515. Other		
16.		\$16.		
17.		517.		<del> </del>
18.	ļ	518		<del> </del>
19.		519.	B - C-II	4224 24
20. Total Paid By/For Borrower	\$4,785.53	520. Total Reduction A 600. Cash At Settlemen		\$228,35
00. Cash At Settlement From/To Borrower 01. Gross Amount due from borrower (line 120)	\$346,189,50	601. Gross Amount due		\$346,000
U				<del></del>
02. Less amounts paid by/for borrower (line 220)	\$4,785.53	602. Less reductions in a	mi. Que seller (jine 320)	\$228,359

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUID must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory. mandatory.

Section 4(a) of RESPA managines that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the

settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

form HUD-1 (3/86)

\$ 24,739.50

### DAVID E. WIGGINS

#### ARCHITECT

706 S. AUSTIN AVENUE, SUITE 102 GEORGETOWN, TEXAS 78626

**SEPTEMBER 14, 2006** 

NATHAN STEPHENS STEPHENS/HAWKINS 4504 COLORADO CROSSING AUSTIN, TEXAS 78731

RE: INVOICE FOR ARCHITECTURAL SERVICES FOR DUPLEX AT 508 SUNNY LANE. AUSTIN, TEXAS .

ORIGINAL CONTRACT AMOUNT:

HEATED AREA: 4577 SF x \$ 4.50/SF = \$ 20,596.50
GARAGE/PORCH AREA: 1075 SF x 3.00/SF = 3255.00
UNCOVERED DECKS 592 SF x 1.50/SF = 888.00
TOTAL CONTRACT AMOUNT = \$ 24,739.50

PRINTING COSTS TO DATE = \$ 0.00

LESS PREVIOUSLY PAID AMOUNT: <\$0.00>

AMOUNT BILLED: \$ 24,739.50

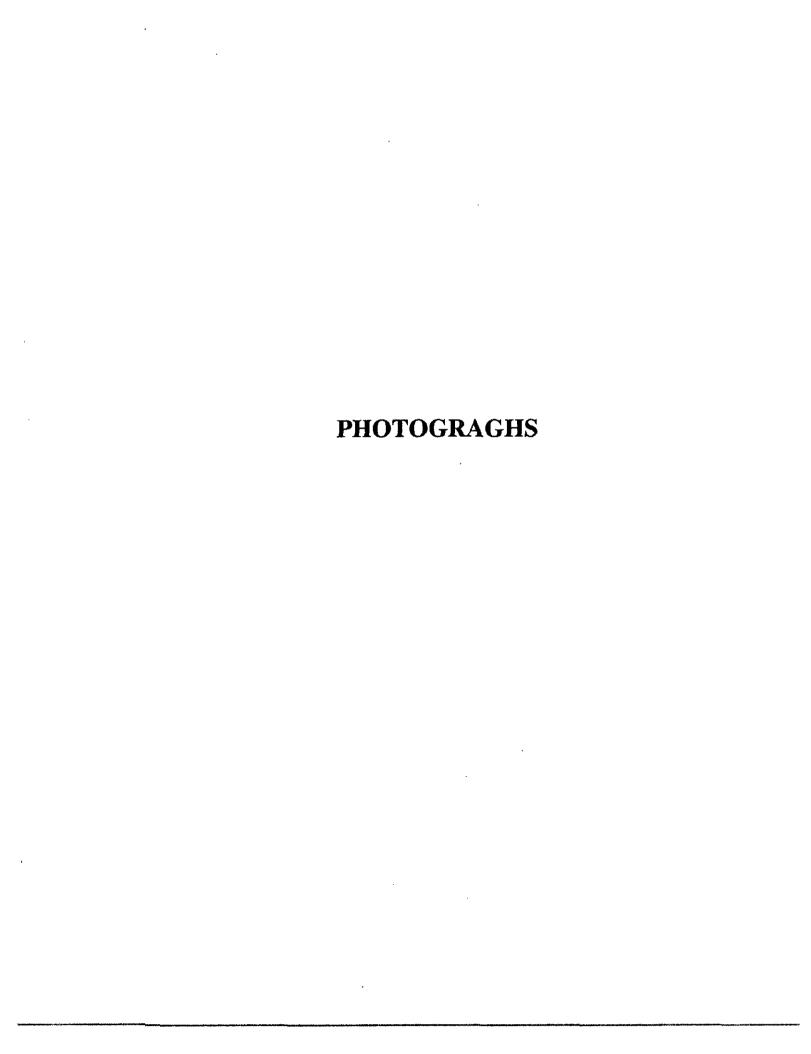
THANKS AND WE SINCERELY APPRECIATE YOUR BUSINESS!

% COMPLETE TO DATE = 100%

100090

SINCERELY

DAVID E. WIGGINS, ARCHITECT

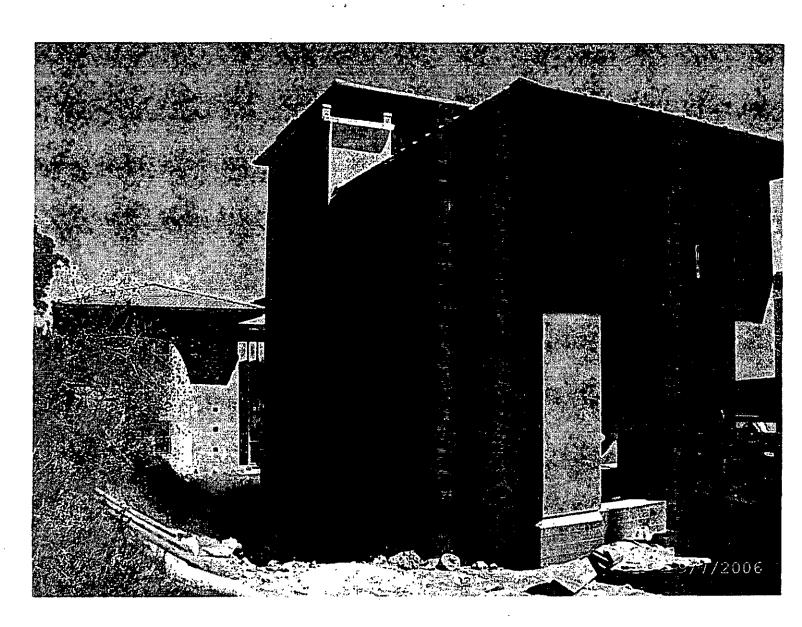




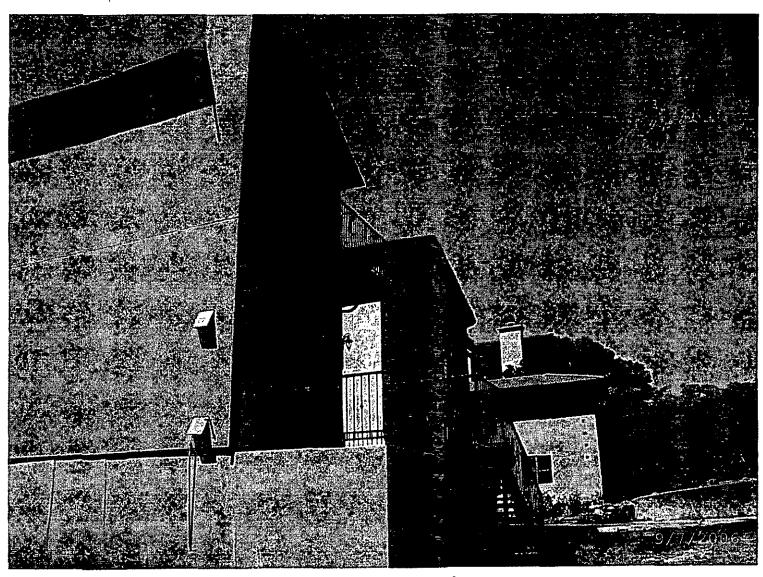
518 SUNM. LiNE



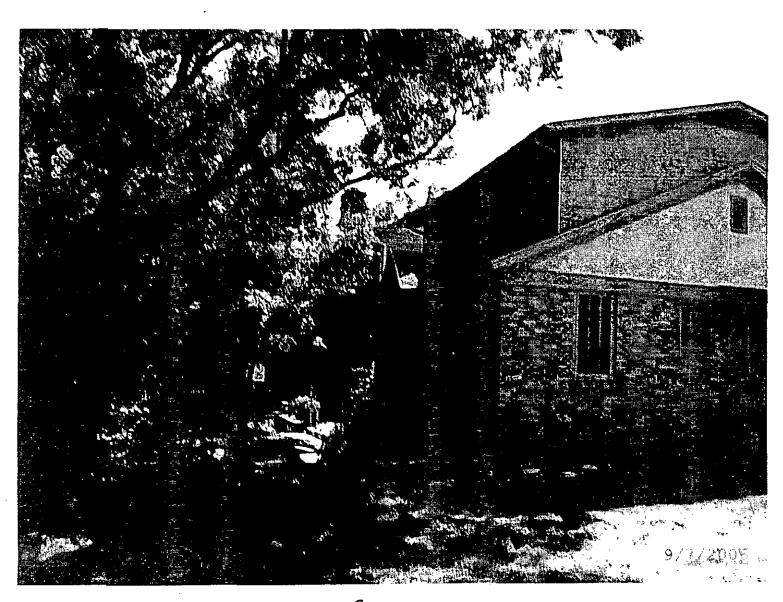
217 Eamed Paint



502 SUNNING LANE



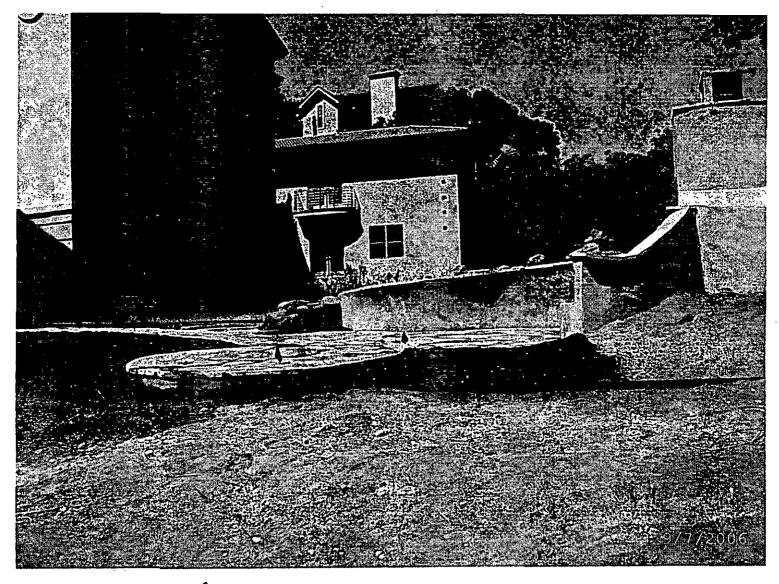
Sinny have REAR



510 SINMy LANG



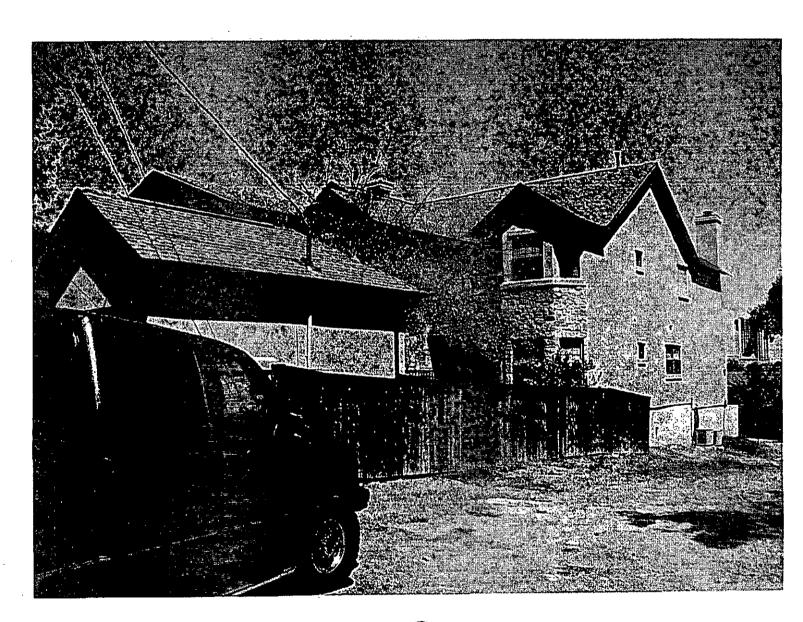
508 Sunny Lante Substact Property



SOY SON LANE REAN



508 Sunny LANE SUBJECT PROPERTY



506 Suning LANE



SOY Sowing LANG

TCAD

axNetUSA: Travis Cour	ity Property Information	·	
Owner's Name BNG INVE	STMENTS LLC		Property Details
44-Why			Deed Date
Mailing 4200 WATERS ET Address AUSTIN, TX 7872			Deed Volume
Locati 1 508 SUNNY LN			Deed Page
	• )		Exemptions
Leal LOT 66 WOODLA	WN ADDN		Freeze Exempt
			ARB Protest
Value information	LELM W	2006 Certified	Agent Code
and Value	000	270,000.00	Land Acres
mprovement Value		2,108.00	Block
G Value		0.00	Trect or Lot
G Productivity Value		0.00	Docket No.
imber Value		0.00	Abstract Code
imber Productivity Value		0.00	Neighborhood Code
ssessed Value		272,108.00	
0% Cap Value		0.00	
otal Value		272,108.00	
C AGRICULTURAL (1-0-1) C PRINTER MIENDLY REPORT	APPODITMENT OF AGENT FORM     PROTEST FORM	# =© PRESPORT EXEMPTR =© RELIMOUS EXEMPTR	
		_	on some "O PLAT
O PRINTER PRIEMDLY REPORT		_	TAJN CE HAGE MC
alue By Jurisdiction	⊞O PROTEST PORM	SO RELIGIOUS EXEMPTR	ON FORM (TIFF) "O PLAT
Value By Jurisdiction  Entity Code	Entity Name	2005 Tax Rate 0.000000 1.623000	(TIFF) *** PLAT  (TIFF) *** PLAT  Assessed Value  272,108.00  272,108.00
Value By Jurisdiction  Entity Code	Entity Name  TRAVIS CENTRAL APP DIST	2005 Tax Rate 0.000000 1.623000 0.443000	Assessed Value  272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3	Entity Name  TRAVIS CENTRAL APP DIST  AUSTIN ISD  CITY OF AUSTIN  TRAVIS COUNTY	2005 Tax Rate 0.000000 1.623000 0.443000 0.499300	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST	2005 Tax Rate 0.000000 1.623000 0.443000 0.499300 0.077900	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3	Entity Name  TRAVIS CENTRAL APP DIST  AUSTIN ISD  CITY OF AUSTIN  TRAVIS COUNTY	2005 Tax Rate 0.000000 1.623000 0.443000 0.499300	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68  mprovement Information	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100  State C	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68  mprovement Information  Improvement  415203	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100  State C	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68  mprovement Information  Improvement  415203	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100  State C	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68  Improvement Information  Improvement  415203	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST	2005 Tax Rate 0.000000 1.623000 0.443000 0.499300 0.077900 0.099100  State C	Assessed Value  272,108.00  272,108.00  272,108.00  272,108.00  272,108.00  272,108.00  272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68  mprovement Information  Improvement  415203	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100  State C	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00
Value By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68  Improvement Information  Improvement  415203	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST  INT ID  Seg ID 2760704	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100  State C	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00  Tategory  A1  Description 1st Floor
Alue By Jurisdiction  Entity Code  OA  O1  O2  O3  2J  68  mprovement Information  Improvement  415203  415203  415203	Entity Name  TRAVIS CENTRAL APP DIST AUSTIN ISD CITY OF AUSTIN TRAVIS COUNTY TRAVIS CO HEALTHCARE DIST AUSTIN COMM COLL DIST ant ID  Seg ID 2760704 2760705	2005 Tax Rate  0.000000 1.623000 0.443000 0.499300 0.077900 0.099100  State C	Assessed Value  272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00 272,108.00  At Description 1st Floor Residence Below

Untitled

TaxNetUSA: Travis County Property Information	mation			FR	Property ID Number: 187833 Ref ID2 Number: 0201030103000	ef ID2 Number: 020	10301030000
OMMET NAME ODWYER GEORGE B			Property Details				
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A TOTAL AND THE COST OF THE PROPERTY OF THE PR			Deed Page		•		00000
			Exemplions				Ř
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			ARB Protest				Ŀ
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Insprovement Vision		362,556.00	Work				
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Timber Vatue		000	Abetract Code				93.56M
Timber Productivity Value		0.0	Neighborhood Code				09009
Assessed Value		622,556.00					
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Total Value		622,556.00	,				
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Entky Ceda	Entity Name	2005 fax Rate	Assessed Value	MaxeT	Taxable Value	Harket Value	Appraised Value
<b>3</b>	TRAVIS CENTRAL APP DIST	0.00000	622,558.00	323		622,556.00	622,556.00
Б	ALISTIN 180	1.623000	622,688.00	607.6	607,658,00	622,558.00	622,556.00
8	CITY OF AUSTIN	0 443000	622,558.00	573		622,556.00	622,555.00
8	TRAMS COUNTY	0.498300	622,558 00	498,0	498,045.00	622,536.00	622,566.00
ล	TRAVIS CO HEALTHCARE DIST	0.0770.0	622,568 00	0'864	498,045 00	622,556.00	622,566.00
8	AUSTIN COMM COLL DIST	0.099100	622,656.00	616,3	616,330.00 .	622,556.00	622,556.00
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312588		ŧ	5	,	1 FAM DWELLING	•	
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OI #WJ	OI Ses	Type Code	Description	Class	Effective Year Built	r Built	¥.
312588	1759255	181	1st Floor	W	1995		1,239
31,2566	1759258	JNZ .	2nd Floor	MM	1995		£36
312568	1780564	110	PORCH OPEN 1ST F	•	1995		ĸ
312588	1780565	110	PORCH OPEN 187 F	•	1995		8
312568	1780567	ā	BATHROOM	•	1995		2
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353	363	282	-	180		178	2.484	360	Total Living Area 2,484		;	Size-Sqn																				•								
									Total Living		;	<b>6</b>		Tavable vehic		606,443.00	591 443 00	606,443.00	485,154.00	485,154.00	000 379.00		423,024.00	423 024 00	338 419.00	338,419.00	418,024,00		364,368.00	284 788 00	307.654.00	379,568.00		306,586.00	291,586.00	306,586,00	245,269.00	301,586.00		278,715,00
1995	1995	1995	1965	2001	1995	1995	598	٥			•	0	•																										*	
		·		MMA	•		•	8				0.000		Assessed Value		606,443.00	606,443.00	806,443.00	606,443.00	606,443.00	606,443.00	20120	Wishington and an article of the contract of t	0070007	423,024.00	423,024.00	423,924.00		004;918;00	00.178.803	604,914.00	604,914.00		519,164.00	519,164.00	519,164.00	519,164 00	519,164.00	-	511,442.00
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31,200B	312588	312588	312588	312588	312588	312588	312588	312586		Land Information	Cand 10	185993	Certified Value History							-																				

Page 2 of 3

Part	Property Details Dead Data Dead Data Dead Volume Dead Page Evengations			
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Paperity   -O Precipity Name   2005 fax Right		C MONTHER GARACTER PORTE		
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TANUS CENTRAL APP DIST   0,000000		•		
TRAVIS CENTRAL APP DIST   0,000000	Assessed Value	Texable Value	Narket Value	Appraised
1623000   1623000   1623000   1623000   1623000   174 OF AUSTIN   0 443000   174 OF AUSTIN   0 460300   174 OF OF MALTH CAPE DIST   0 17000   174 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF MALTH COMM COLL DIST   0 189100   175 OF OF OF MALTH COMM COLL DIST   0 189100   175 OF OF OF MALTH COMM COLL DIST   0 189100   175 OF OF OF OF OF MALTH COMM COLL DIST   0 189100   175 OF	428.531.00	8		
CITY OF AUSTIN   0 443000     TRAVIS COLINTY   0 469300     TRAVIS COLINET   0 677900     AUSTIN COMM COLL DIST   0 089100     353970   630430	428 531.00	413 531 00	434 307 0n	494 207 20
TRAVIS COLINTY	428 531.00	928 531 00	434 307 00	434,307.00
TRAVIS CO HEALTHCARE DIST 0 077900 AJSTIN COMM COLL DIST 0 088100 Improvement ID 353970 633430	428,531.00	347.290.00	434.307.00	474 307 00
AUSTIN COMM COLL DIST 0 088100 Improvament ID 363970 630430	428,531,00	347,280.00	434,307.00	434.307.00
Improvement ID 353970 (530430	428,531.00	423,531.00	434,307.00	434,307.00
Improvement ID 853970 630430				
000000 000000	Description			
620430		1 FAM DWELLING	JNG.	
Seement Information		1 FAM DWELLINS	ING	
Imp 1D Seg 1D Type Code	Description	Pffective	Effective Year Built	Area
	1st Floor	R	2001	88
	2hd Floor WP	8	2001	988
2170600 011	PORCH OPEN 1ST F	22	2001	8
35970 2170891 011 PO		8	2001	3

9/13/2006

9/13/2006

1,856	2	288	603	240	315	1,131	240	-	Area 2,987	989 +	\	2937	, ,													•							-						
						•			Total Living Area 2,987	~	•	0		Taxable Value		369,279.00	354,279.00	269,279.00	295 423 00	364,279.00		372, 152.00	367,152.00	372,152.00	297.722.00	367,152.00		306,5881.00	3 100 100 100 100 100 100 100 100 100 10	293.505.90	361,881.00		363,746 00	346,746.00	363,746 00	290,897.00	358,746.00	20 Y 60 Y 60	287,827.00
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•	•	WP	WP	WP	dM		WP					0.000		Assessed Value		369,279.00	362,279,00	368,279,00	369.279.00	369,279.00		372,152.00	372,152.00	372,152.00	372,152.00	372,152,00		00,100,000 00,000,000	366.483.00	366,881.00	396,881.00		363,746.00	363,746.00	363,746.00	363,746 00	383,746.00	CO TOST TAC	W./28,/82
HVAC RESIDENTIAL	BATHROOM	1st Floor	2nd Floor	3rd Floor	GARAGE ATT 18TF	HVAC RESIDENTIAL	STORAGE DET	BATHROOM			edise mon	۰		Entity Name		TRAVIS CENTRAL APP DIST	AUSTRIBO	TRAMS COUNTY	TRAVIS CO HOSPITAL DIST	AUSTRI COMM COLL DIST		TRAVIS CENTRAL, APP 0:ST	AUSTIN ISD	CITY OF AUSTIN	TRAVIS CO HOSPITAL DIST	AUSTIN COMMICOLL DIST											·		
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Page 3 of 3

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Page 3 of 3



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City of Austin

**Building Permit Summary** FOR INFORMATION PURPOSES ONLY - NOT A VALID PERMIT

Permit Number

Address

Status

Permit Date

05012959

**502 SUNNY LN UNIT B** 

**ACTIVE** 

07/25/2005

REQUIRED INSPECTIONS

BLDG MECH ELEC PLMB CONC ENER ENGR WATR SEWR OSSF FIRE HLTH LDSP

γ

PROPOSED OCCUPANCY

**NEW DETACHED GARAGE W/APARTMENT ABOVE** 

**PERMIT TYPE** 

**VALUATION** 

**TOTAL SQUARE FEET** 

**USE CATEGORY** 

R

\$110,000.00

1369

R3-1

**ORIGINAL PERMIT FEES** 

PERMIT	CONTRACTOR	FEE	PAID DATE
BLDG	OWNER	\$125.00	07/25/2005
ELEC	JAMES JUSTIN MERCIER	\$73.00	09/08/2005
MECH	GARY L BRAMBLETT	\$48.00	02/17/2006
PLMB	STEPHEN VINCENT DUGGAN	\$50.00	09/15/2005
CONC			
SIGN			
ROOF		•	

#### **FINALIZED DATE:**

#### COMMENTS

INSPECTION REMARKS

VARIANCE GRANTED FOR 10' REAR YARD SETBACK ON A THRU LOT, A THREE STORY TWO-FAMILY RES & AN 850SF COMBINED TOTAL ON THE SECOND & THIRD FLOORS. IC-3659=36%, BC-1898=19%. LESS N251SF OF LEGAL DESCRIPTION IS RESULT OF CITY WIDENING RIVERSIDE, ZONING-MV

**PERMIT HOLDS** 

No Permit Holds

**UNPAID FEES** 

BP - ELEC Reinspection Fee

\$65.00

**TOTAL UNPAID FEES:** 

\$65.00

•	REQUESTED INSPECTION	NS	
Layout	DAVID DIMITRI	09/19/2005	TEMP
Foundation	DAVID DIMITRI	04/06/2006	FAIL
Framing	DAVID DIMITRI	06/16/2006	PASS
Electrical Slab	CHRIS CORBITT	03/22/2006	PASS
Electric Rough	CHRIS CORBITT	03/22/2006	PASS
Mechanical Rough	DAVID DIMITRI	04/06/2006	PASS
Mechanical Vent	DAVID DIMITRI	04/06/2006	PASS
Plumbing Rough	DAVID DIMITRI	09/19/2005	PASS
Plumbing Copper	DAVID DIMITRI	09/20/2005	PASS
Plumbing Top Out	DAVID DIMITRI	04/06/2006	PASS
Plumbing Gas	DAVID DIMITRI	03/07/2006	FAIL
Plumbing Sewer	DAVID DIMITRI	04/12/2006	PASS
Insulation/Energy	DAVID DIMITRI	06/16/2006	PASS
Final Electric	SAM VERVER	04/03/2006	PASS
	OTHER FINALS		
ENGR WATR	SEWR OSSF	FIRE HLTH	LDSP

# Back to Permit Search



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Page 1 of 3

	Tex NetilSA: Travia County Proposety Information	ormetice.					
10   10   10   10   10   10   10   10	THE STATE OF THE S	or mation			Property ID )	Jumber: 187835 Ref ID2 Number:	02010301050000
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#1				Apriliar Incompany Code			19009
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Participation   Participatio	Committee of the Commit	NO PROTEST PORMS	O netropose transc		1	(PDF)	
TANNO CENTRAL Arp DIST   CONOCO   CON	Value By Jurisdiction			•		<b>,</b>	
TRAVIS CENTRAL APP DEST   600000   681,489.00   681,489	Entity Code	Endity Keme	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised
Autitivide	đ	TRAMB CENTRAL APP DIST	0.00000		CE 489 CO	183 183 183 183	681 480 M
Traylo Control Library   0.46000   651,48500   651,4	5	. OSI NITSUM	1 623000		0.00		00 000 100
TRAVIS COLMYTY   D. 468300   691,489.00   645,191.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,489.00   691,499.00	æ	CATY OF AUSTIN		691,489.00	681,489.00	651,480	031,439,00
TRAVIS CO FEALTHCARE DIST   0.0071000   691,499.00   645,191.00   641,499.00   64	8	TRAMS COUNTY	0 488300	631,489.00	545,191.00	591,489.00	. 00 (00) (10)
Mail of Mail		TRAVIS CO HEALTHCARE DIST	0.077900	681,489.00	545,191.00	681,489.00	661,499.00
Jabard Type Code         State Citegory         Description         TFAM DWELLING           Seg 1D         Type Code         Description         Class         Effective Year Built         Au           203229         203         204         204 Floor         WP         2001           203240         FBBAT         FBBAT         Frithand Basenmit         WP         2001           2051 03         011         PORCH OPEN 1ST F         -         2001           2081 04         011         PORCH OPEN 1ST F         -         2001	3	AUSTIN COMM COLL DIST	0.000100	681,489.00	674,874.00	001,489.00	681,489.00
Sag 10         Type Code         Description         Class         Effective Veer Built         A1           Sag 10         Type Code         Description         Class         Effective Veer Built         AA           C039229         15T         Add Foot         NP         2001           A039240         FBSMT         FFBSMT         Fried Beamint         NP         2001           2008103         011         PORCH OPEN 1ST F         -         2001           A01         PORCH OPEN 1ST F         -         2001	Improvement Information						
SASST1   TYPE CASE   Description   Class   TFAM DWELLING     SASST2   TYPE CASE   Description   Class   Effective Veer Built   Au	Improvement ID		State Categ	Ě	Description		
Sag ID         Type Code         Description         Class         Effective Veer Built         Au           2009229         1ST         1st Floor         WP         2001           2009229         2ND         2nd Floor         WP         2001           2008200         FBMT         Franked Basenint         WP         2001           2008104         011         PORCH OPEN 1ST F         -         2001           2008104         011         PORCH OPEN 1ST F         -         2001	353971		¥			1 FAM DWELLING	
See ID         Typia Code         Description         Class         Effective Veer Built         Au           2039228         1ST         1st Floor         MP         2001           2039240         FBSMT         Frainted Basement         WP         2001           2058100         011         PORCH OPEN 1ST F         *         2001           2088104         011         PORCH OPEN 1ST F         *         2001	Segment Information	,			-		
2039229         15T         118F Poor         WP         2004           2039240         PRSMT         FRSMT         Freshmed Basenment         WP         2001           2038109         011         PORCH OPEN 18T F         2001         2001           2038104         011         PORCH OPEN 18T F         2001	Unest	21.55			. 1		•
2039240         FBSMT         Freshmen Beachment         WP         2001           2039240         FBSMT         Freshmen Beachment         WP         2001           2039240         011         PORCH OPEN 18T F         2001           2088104         011         PORCH OPEN 18T F         2001	353071	3036238	;	1et Floor	· ·		
2008240 FBSMT Fraiked Basement WP 2001 2008103 011 PORCH OPEN 15T F 2001 2008104 011 PORCH OPEN 15T F 2001	353871	2038239	240	2nd Floor	: \$	;	978
2088104 011 PORCH OPEN 15T F 2001 2088104 011 PORCH OPEN 15T F 2001	353871	2039240	FBSMT	Firished Basement	A.	1002	
2088104 011 PORCH OPEN 1ST F - 2001	36,8971	20058103	. 110	PORCH OPEN 1ST F		2001	2
	353971	2088104	110	PORCH OPEN 1ST F		2001	188

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171,991.00 971,991.00 171,991.00		
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Page 3 of 3

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	-						
Owners Name LAIRD JEFFREY			Property Details				
Marting 506-A SUNNY LN			Deed Date				02022008
			Deed Volume				
Location 506 SURANY LN A			Osed Page				
			Exemptions				
Legal UNI A 505 CH TVIEW CONDOMINIONS PLUSSO 5 4 N.T. IN COM AREA	PLUS 50 0 M IN I IN COM AREA		Freeze Exempt				
			ARB Protest				
Value Information	•	2006 Certified	Agent Code		•		. •
Cand Value		00 000 69	Cand Agres				. 000
Improversent Value		235 484 00	Block				}
AG Value		800	Tract or Lot				•
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Turber Value		3	Abstract Corts	-			;
Tomber Bredstriken, States		800					20170
Account Value		900	ACCO PROGRAMMA				10042
10 to		304,484.00					
	-	DO:0			•		
		304,484.00			Data up to dete as of 2004-09-01		
Committee (1-0-1)	STORY DIGITAL TO THE METHOD WAS CIT.	MOLTHUMBITA TROPHERARY C'	. •		Rest includency organization (2)		
TROUBLE SECURITY OF	AND HILLSON O	STATE OF THE PROPERTY OF THE PROPERTY OF					
				 		(PDF)	
value by Junealiction							
Entity Code	Enthy Kerse	2005 Tax Rate	Assessed Yahue		Taxabia Vakua	Market Value	Appraisad
5	. TRAVIS CENTRAL APP DIST	0.000000	304,484.00		304.484.00	304 484 00	274 484 20
10	AUSTINISD	1.623000	00 144 105		304 484 m	201 484 000	20,494
я	CITY OF AUSTIN	0.443000	304.484.90		304 484 00	20,484.00	20.48.00
8	TRAVIS COUNTY	0.496300	304,484.00	•	304.484.00	304 484 (3)	8 27 70
<b>a</b>	TRAVIS CO HEALTHCARE DIST	0.077900	304,484.00		304,484 00	304 484 00	20,44,00
88	AUSTIN COMM COLL DIST	0.099100	304,484 00		304,484.00	304,484 00	304.484 ()
Improvement Information							
Improvement ID		State Catanore	a.co.				
630708		ŧ			. IOWN	TOWNHOMES/CONDOS	
Segment Information							
OI dwl	01 845	Type Code		ţ		:	
630768	4083052	181	1000	1		Fractive Vetr Built	į
63,0758	4083063	ONE	Zed Flora	e s		700 A	912
630788	4063054		FORCHORON			****	E 1
<b>6</b> 30768	4083055	031	GARAGE DET 1ST F	d.W		70%	રૂ ક
630768	4083056	512	DECK UNCOVRED	•		7000	1

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	4	Taxable Value		Assessed Value		Entity Name	Jer	, e.
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•								Certified Value History
4,600	o	•	1,056.000	F	¥	CAND		681294
Size-Sqf	Depth	Front	Site-Acres	Hornesite	SPTS Code	Type Code		OI PLANT
						•		Land Information
								•
Total Uving Area 1,646	Total Living							
-		5007	<	STAIRWAY EXT	413	4083158		630768
-		2004	•	FIREPLACE	225	4083081		630768
		2004	•	BATHROOM	<b>X</b>	4083050		630768
6		2004		HVAC RESIDENTAL	\$80	4083059		630768
1,847		5007	4W	STORAGE ATT		4083058		630768
9 1,847 3		2004	•	DECK UNICOVRED	SYZ	4063057		630788

Owner's Name	** SEDGWICK ROBERT A TR OF THE	IR OF THE		Property Details				
				Deed Date				2000000
-	MOBERT A BEDGWICK REVOCABLE			Pass Vehicle				200
Address	SQLB SUNNY LN						٠	
	AUSTIN, TX 78704-1309	-		Canad Page				
Location	6 M - 2440 500			Examptions				
				Presze Exempt				L
Teber.	UNT B 508 CITY/IEW CONDOMINIUMS PLUS 50.0 % INT IN COM AREA	PLUS 50.0 % INT IN COM AREA		ARB Protest				
		-		Agent Code				0
Value Information	rmttion		2006 Castillar	Lend Acres				0.1058
1	•			Book				
			00 000 89	Tractice Lot				
Introversent Value	Value		173,739 00					•
AG Value			000	Doctor No				
AO Productivity Value	Ty Value		000	Abstract Code				20110
Tarber Vislus			86	Neighborhood Code				
Timber Productively Value	others, Value		1 8					
V.			3					
SON CONTRACT	· •		244./24 UC	•		Deta up to dela as of 2000-40-01	191	
			8.0					
A A	. <del>-</del>		242,739 00			-		
•	C Amageorape (1-0-1)	WARN THEN TO THE STRUCKE OF	O Methody Colleges			STONE STATES AND SECURITIES OF	Allera that Posts	
F .	O Phoppin Appear referr	SEASON THE TOTAL CO.	TO RELIBERIES EXTREMENTOR POPUL	MOPTON PORM	O PLO (TIPF)	•	(PDF) O NUT ELLO	
Value By J	Value By Jurisdiction							
	Entity Code	Entity Neme	2005 Tax Rata	Assessed Value	'aline	Thrabbe Vetue	Market Value	Appreised
		TRAMS CENTRAL APP DIST	0.000000	242,738.00	. 8	242 739 00	242 739 00	342 Tro M
	5	ALISTIN ISD	1.623000	242,739 00		242,739.00	242 739 00	24.2 7.28 00
	B	CITY OF AUSTIN	0 443000	242,739.00	8	242 739 00	OU BELL CAS	24.5 718.00
	. 8	TRAVE COUNTY	0.499300	242,739,00	8	249 739 80	242 739 00	242,138,00
	a	TRAVIS CO HEALTHCARE DIST	0.077900	242,739 00	8	242 738 00	242 739 DO	242 778 00
	8	AUSTIN COMM COLL DIST	0.099100	242.738.00	: 8	242 736 00	242 736 00	242,738,00
•			•				CORC 1780	444,138.0
fmprovem:	Improvement Information							
	Improvement ID		State Category	itagory	å	Description		
	630767		\$			-	TOWNHOMES/CONDOS	
Segment In	Segment Information							
	Imp 1D	Seg ID	Type Code	Description		Class	Effective Year Built	A
	630767	4083042	181	tel Floor		WP	2004	1,049
	630767	4083043	CINZ	2nd Floor		d¥	2004	28
	630767	4063044		PORCH OPEN 18T F		•	2004	**
	630767	4083045	180	· GARAGE DET 197 F	u.	0.00	Fuoc	,
						•		2

DECK UNCOVRED         2004           DECK UNCOVRED         YP         2004           STORAGE ATT         VP         2004           HVAC RESIDENTIAL         YP         2004           BATH-ROOM         **         2004           FREPLACE         **         2004           Herendage         \$iss-Acres         Front           T         1,656 000         0           Assessed Value         Tearable Value	512   DECK UNCOMBED   F. 2004     551   DECK UNCOMBED   F. 2004     551   STORAGE ATT   WP   STORAGE ATT     551   STORAGE ATT   WP   STORAGE ATT     522   STORAGE ATT   WP   STORAGE ATT     523   STORAGE ATT   WP   STORAGE ATT     524   STORAGE ATT   WP   STORAGE ATT     525   STORAGE ATT   STORAGE ATT     526   STORAGE ATT   STORAGE ATT     527   STORAGE ATT   STORAGE ATT     526   STORAGE ATT   STORAGE ATT     526   STORAGE ATT   STORAGE ATT     527   STORAGE ATT   STORAGE ATT     528   STORAGE ATT   STORAGE ATT     527   STORAGE ATT   STORAGE ATT     528   STORAGE ATT   STORAGE ATT     528   STORAGE ATT   STORAGE ATT     529   STORAGE ATT   STORAGE ATT     529   STORAGE ATT   STORAGE ATT     520   S	Ē	3	•		, e	۰.	Total Living Area 1,838	Size-Saft	999						
512   DECK UNCOMED   1	### SPT B CACHURCOMED				-			Total Living	O							
\$12   O   O   C   C   C   C   C   C   C   C	### According 1512 DECK UNCOVRED 1512 DECK UNCOVRED 1512 DECK UNCOVRED 1512 DECK UNCOVRED 1513 DECK UNCOVRED 1513 DECK UNCOVRED 1514 DECK UNCOVRED	2007	2004	2005	TALK.	700	802		Front	•	Texable Valu					
512 512 581 005 281 522 522 AA AA AA AA AA AA AA AA AA AA AA AA A	#003046 512  4003047 512  4003048 512  4003048 551  4003050 055  4003050 254  4003050 254  4003050 254  4003050 254  4003050 254  4003050 254  4003050 254  4003050 254  AM  Type Code 527  LMD AM  Entity Rame 2005  2005  2007  2007  2007  2007  2007  2007  2007  2007  2007  2007  2007  2007	•	•	9	•	.•	•		Size-Acres	1,086 000						
512 512 581 005 251 522 SPTB Code AA	### ##################################	DECK UNCOVRED	DECK UNCOVRED	STORAGE ATT	HVAC RESIDENTAL	MATHEOGRAP	FIREPLACE		Hemesits	þ-	Arressed Value					
4083046 4083043 4083046 4083050 4083050 4083051 Type Code LMD	4003048 4003048 4003049 4003050 4003051 1/WD	512	512	581	992	251	25	٠	SPTB Code	₹		5002	2002	2002	2002	2002
	***	9405004	4063047	4063048	4083049	4063050	4083051		Type Code	CAND.	Entity Name					

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TaxNetUSA: Travis County Property Information	nformation		.		Property ID Num!	Property ID Number: 187838 Ref ID2 Number: 02010301080000	02010301080000
	,						
Owners Hame GALINDO RAMON G			Property Details				
MANUAL STORY			David Date	•			11101963
Address AUSTIN, TX 78704-1309			Deed Volume	-			11410
Localdon 510 BUNNY LN			Deed Page			٠	00342
			Exemptions				HS, 0.⊁
LEGS NE CASO PI WOLDLAWN ALLIN	· ·		Fresze Exempt				L
•			ARB Protest				IL.
Value Information		2006 Certified	Agent Code				0
Land Value	•	270,000.00	Land Acres	•			00000
Introvement Value		139,532.00	Stock				
AG Value		000	Tract or Lot				87
AG Productivity Value		000	Doctur No				
Tenbar Value		986	Abstract Cods				813684
Timber Productivity Value		888	Neighborhood Code				DAYCOOM
Assessed Visto		2004.600					
10% Cap Value		2072019					
Total Value	-	409-532-00		Petr sp to A	Deta up to date as of 2005-40-41		
(1-0-1) ADDICTORAL (1-0-1)	Marie Spines to Spines Spines Co.	C) PRESPONDED EXCENTRACE			C BORDTONG GORDTON CH	TICH FORTH	
THOUSE COMMENT AND THE CO.	- O PROTEST PRESS	C MANAGEMENT AND ACTION OF	•	SAME TANK OF (FRITT)	•	(PDF) "O RLF MAS	
Value By Jurisdiction					-		
Entity Code	Entity Name	2005 Tex Rate	Arrested Value		Taxable Value	Market Value	Apprehend
	TRAVIS CENTRAL APP DIST	0.000000	328,458.00	٠.	326,458.00	409,532.00	409,532,00
8	GS: NITSCA	1.623000	328,458.00		276,458.00	409,532.00	409,532,00
g	CITY OF AUSTIN	0 443000	326,458.00		275,458.00	409,532.00	409,532.00
8	TRAMS COUNTY	0.469300	326,458 00		196,166.00	409,522.00	409,532.00
23	TRAMS CO HEALTHCARE DIST	0 077900	325.458.00		196,166 00	409,532.00	409,532.00
8	. AUSTIN COMM COLL DIST	0.099100	326,458.00		245,458.00	409,572,00	409,532,00
Improvement information						•	
(Interest of the Contract of t	A	Stata Catagory	fagery	Description			
. 152768		*		•	₹.	1 FAM DWELLING	
Segment information							
dt qmi	Seg 1D	Type Code	Description	Clark		Effective Year Budit	Area
152768	176684	181	1st Floor	*		1902	1,089
152768	176685	. ONZ	2nd Floor	WA		1902	22
152786	724041	110	PORCH OPEN 1ST F	•		1932	ន
152768	724042	031	GARAGE DET 1ST F	*		1932	350
152768	774043	065	HVAC RESIDENTIAL	•		1632	1,814
							•

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,	-	82	361	Area 1,814			Size-5qt	•												f																	٠								
				Total Living Area 1,814			Depth	•		Taxable Value		296.780.00	248.780.00	245,780.00	172,424 00	172,424.00	216,780,00		289,800 00	219,800,00	218,800 00	150.040.00	150,840 00	188,600 00		245,273.00	196,273.00	194,273.00	131,218.00	166,273.00		222,976.00	172,978 00	171,976.00	113,381.00	142,976 00		202,706.00	152,736.00	151,736.00	97,165.00	122,706.00		134,278.00	133,276.00
	1932	1932	1932				Front	Đ																																					
		•					, L			Value		90.0	8	8	80	8	8		8	81	80	9.0	8	907		8	8	8	8	8		8	8	8	8	8		99.	8	8	8	8		8	8
		W	•		٠.		Size-Acres	0.000	•	Assessed Value		206 780.00		296,780.00	296,780.00	296,780.00	254,780.00		259,800 00	289,800.00	289,800,00	259,800.00	259 600 00	289,800.00		273,901.00	273,901.00	273,904 00	273,901.00	273,901,00		515,747,00	515,747.00	515,747.00	515,747.00	515,747.00		293,674 00	293,874.00	293,874.00	283,674 00	293,674 00		226,724.00	228,724 00
ā	<b>E</b> 5	DET	COVERD							Entity Name		TRAVIS CENTRAL APP DIST		CATY OF AUSTIN	TRAVIS COUNTY	TRAVIS CO HOSPITAL DIST	AUSTIN COMIL COLL DIST		TRAVIB CENTRAL APP DIST	AUSTRN ISO	CITY OF AUSTIN	TRAVIS COUNTY	TRAVIS CO HOSPITAL DIST	AUSTIN COMM COLL DIST																					
MOCONTAG	5	STORAGE DET	TERRACE UNCOVERD				Homesite	-		Entit		TRAMS CEN	SUA	CHYC	TRAVE	TRAVIS CO	AUSTN CO		TRAVIB CEN	AUS	CITY	TRAVE	TRAVIS CO.	AUSTIN CO																					
											2002							200							2003						2002	,					5001						2000		
<b>1</b> 52		571	612				SPIR Code	¥		į		ð	5	8	8	R	8				ප	8	ล	18		క	8	8	8	8		š	ő	8	83	2		క	8	8	6	8		5	8
724044		2546898	2548899				Apr Cope	3																																					
									-	į		2002	2005	2002	2002	2002	2005		<b>300</b> 2	2004	2004	2004	2004	2004		2003	2003	2003	2003	2003		2002	2002	2002	2002	2002		2001	ā	2001	2001	2001	1	2000	2000
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152768		152768	152768		and Information	The state of the s		185,998	Certified Value History																																				
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TaxNetUSA	TaxNetUSA: Travis County Property Information	ormation				Property	Property ID Number: 713984 Ref ID2 Number: 02010345020000	ef ID2 Number.	2010305020000
Owner's Name	Owners Name LYNCH WILLIAM R IV	-		Property Details					
3	N   200   20			Deed Date					Boothoon
Address	AUSTIN, TX 76704-1309			Deed Votame					
Location	512 SUNNY LIV A AUSTIN			Deed Page					
	TOTAL CONTRACTOR AND A PROPERTY OF A PROPERT			Exemptions					
5	ON I A BORRET LOTE CONCOMINIONS PLOS BUT IN COM AREA	TOS SOLU SE INTER COM AREA		Freeze Exempt					· iŁ
				ARB Protest					u
Value Information	m*tion		2006 Certified	Apent Code					٥
Land Value			135,000,00	Land Aprels					00000
Improvement Value	atoe		000	Block					:
AG Value			200	Trace or Lot					*
AG Productivity Virtue	r Vizitue			Decket No					
Tember Value			8	_					200100
Timber Productivity Value	DATY Value		88	_				•	
Assessed Value									
10% Cap Varue					•				
Total Vetue			135,000,00		Det	Dota up to date as of 2006-09-01	10-60-		
					-				
6	C ACHIDANTURAL (1-0-1)	MACH DIRECT NO THEMSTOWN (5)	NOTIVEZZE TROUBLIK C:	Udberton		O MORNING	C HOMBITTHE EXTENTION FORM		
ę	O FRESTER PERSON REPORT	SHOW THROUGH CY.	A SUCCESSION C.	MANUA MOLTTERIDE INVOINTER	CHERT OF CHARLE		CALL TALE OF COOL		
Value By Jurisdiction	urisdiction				Ĵ				•••
	Entity Code	Estity Name	2005 Tax Rate	Assessed Value	*	eulev eldexeT		Market Value	Appraised
	\$	TRAMS CENTRAL APP DIST	0.00000	135 nm of	•	25,000,00		124 000 00	Velice
<b></b>		AUSTIN ISD	1 623000	936 00000		000000000000000000000000000000000000000		00.000,00	00.000,est
مدر نے	В	CITY OF AUSTIN	0.000	And room act		135,000.00	-	135,000.00	135,000 00
	8	TRAVIS COUNTY	0.00000	20 200,000		00 000,621		35,000,00	135,000 00
	72	TRAVIS CO HEALTHCARE DIST	0082200	00000000		135,000 00		135,000.00	135,000 Dd
		TSIO FIGURACION TSIN	2000000	minories.		135,000 00		135,000 00	135,000,00
	3	CONTRACTOR COLL DIS	OUTSEU O	135,000.00		135,000.00		135,000 00	135,000 00
Improveme	Improvement information								
···	Improvement ID	State Category	Description						
Segment Information	formation								
	di q mi	Seg 1D Type	Type Code	Description	Class		Effective Year Built		Area
								Total Living	885
Land laformation	mation								1095
	Land ID	Type Code	SPTB Code	Homesite	Siz	Size-Acres	Front	Depth	Size-Sqft
_	681545	LAND	₹	L.		0000	o	. 0	0

March   Marc	TaxNetUS/	TaxNetUSA: Travis County Property Information	ormation				Property 1D	Property ID Number. 713985 Ref ID2 Number. 02010305030000	f ID2 Number. 0.	010305030000
1,100    1	Owner's Name		-		Property Details					
1700   1700					Deed Date					accepton
1700   1700	VQ V	AUSTIN, TX 76704-1309		٠	Deed Volume					200
100   100	1	542 CHANN I WE TAZON			Deed Page					
1					Exemptions					
## 1980 Care Curing Appropriate Company (1980) Care Curing Appropriate Care Curing Appropriate Curing App	10.5	UNT B BUNNY LANE CONDOMINIUMS PA	LUS 50 0 % INT IN COM AREA		Freeze Exempt					
1					ARB Protest					
# 1	Value Info	rmation		2006 Certified	Agent Code					. <b>c</b>
### Comparison of American Product Control Pro	Lend Value			135,000 00	Land Agree					0000
# 1	Intercovernant \	/elue		8	Block					
## 1	AG Value			8	Tract or Lot					æ
1500000   15000000   15000000   15000000   150000000000	AG Productivit	yvalue			Docket No	-	•			
## 135 000 10	Tember Value			88	Abstract Code					C01092
# 1	Tember Produk	shrifty Value		80	Neighborhood Code					
## 1	Assessed Val.	•		135,000.00						
# 1	10% Cap Valu	•		0.0						
### Control of Automatical Control of Automat	Total Value			135,000.00	,	Det	up to date as of 2006-d	10-60		
1   1   2   2   2   2   2   2   2   2										
The contract roots   The con	r	O AGRICULTURAL (1-0-1)	SAMPLE STATES OF SAMPLE STATES	THE STREET CO.			C) MORRESTRAD	DODESTICAL FORCE		
Figure 1   Figure 1   Figure 1   Figure 1   Figure 1   Figure 2   Figure 2   Figure 3	**	S PRINCIPLE PRINCIPLE EXPONET	STRONG ASSESSMENT CO.	to encount o		(TIFF) TO PAGE		(PDF)	į	
Transis Central Mannes   2006   145,000   15	Value By J	urisdiction								
TRAVIS CENTRAL APP DIST   0.000000   135,00000   135		Entity Code	Entity Name	2005 Tax Rate	Assessed Value		Taxable Value	Ī	erket Vatue	Appraised
Muchinish   Much		3	TRAMS CENTRAL APP DIST	000000 d	335,000,00		135,000,00		535 000 00	Value
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# ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 508 SUNNY LANE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW CONSTRUCTION OF A DUPLEX RESIDENCE.

# BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

- PART 1. This ordinance applies to the construction of a duplex residence on property located at 508 Sunny Lane. The two story structure will have a floor area of 3,870 square feet.
- PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(A) of Ordinance No. 20060309-058 which requires that application for a demolition or relocation permit must be filed concurrently with an application for a permit described in Subsection (C) or (D).
- PART 3. Applicant has also filed a waiver application requesting that Council waive Part 4(C) of Ordinance No. 20060309-058 which limits a building permit for a new structure on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of:
  - (1) 0.4 to 1 floor-to-area ratio;
  - (2) 2;500 square feet; or
  - (3) 20 percent more square feet than the existing or pre-existing structure.
- PART 4. Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:
  - (A) the development limitation imposes undue hardship on the applicant; and
  - (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.
- PART 5. A waiver is granted from Part 4(A) and Part 4(C) of Ordinance 20060309-058 to allow the construction of a duplex residence located at 508 Sunny Lane without filing a demolition permit concurrently with the building permit, and for a total structure size not to exceed 3,870 square feet.

# WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-5867R COUNCIL DATE: October 5, 2006

**APPLICATION DATE:** July 26, 2006

**OWNER:** BNG Investment L.L.C. **ADDRESS:** 508 Sunny Lane

# **BACKGROUND**

 On July 26, 2006 an application was submitted for a new duplex at 508 Sunny Lane.

- The new duplex will have 3870 s.f. of gross floor area.
- The applicant is requesting a waiver to allow .447 FAR.

#### REQUEST

Applicant requests a waiver from Part 4 Section (C) of Ordinance 20060309-058 which states that for a building permit for a new structure on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) 20 percent more square feet than the existing or pre-existing structure.

Applicant is also requesting a waiver for not filing an application for a demolition permit concurrently with a building permit.

# PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Construct a new two story 3870 s.f. duplex at 508 Sunny Lane
- Demolish existing single family residence of 2322 s.f.

Applicant proposes additional construction:

- 62 s.f. covered porch
- 309 s.f. covered wood decks
- 69 s.f. uncovered wood decks
- 767 s.f. detached garage
- 432 s.f. driveway area
- 18 s.f. stoops

# **SETBACKS**

The applicant will meet the front yard setback of 25 feet prescribed by the Land Development Code. The way the development is currently designed, the applicant has a portion of the deck encroaching into the rear setback. Applicant must go to the Board of Adjustment to request a variance for the encroachment to remain, or shorten the deck for compliance.

#### **DEVELOPMENT REGULATIONS**

Proposed structure will exceed size limitations set forth in Part 4 Section (C) (1) by creating a FAR of .447.

# **ZONING**

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

#### **WAIVER**

The applicant requests the waiver from Part 4 Section (A) and (C) on the following grounds:

The regulations imposes 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.

#### 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.
- Photos from the neighborhood submitted as evidence that the new 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.