

Thursday, October 05, 2006

+ Back Print

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

ITEM No. 26

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 607 Theresa Avenue, Austin, TX.

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

Additional Backup Material

(click to open)

- ☐ Backup-Part1
- ☐ Backup-Part2
- ☐ Backup-Part3
- ☐ Backup-Part4
- ☐ Backup-Part5
- ☐ Backup-Part6
- ☐ Draft ordinance
- ☐ Staff Report

For More Information: Joi 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 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. Todd and Mrs. Althea Eggleston are requesting a waiver from Ordinance No. 20060309-058 in order to construct an addition to an existing single family residence at 607 Theresa Avenue, Austin, TX. The two story structure will have 3385 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 APPLICATION

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

STREET ADDRESS: 607 Theresa Ave.
LEGAL DESCRIPTION: Subdivision A.W. JOHNS SUBDIVISION
Lot(s) 4 & 10 of Block Outlot _____ Division _____
Zoning District: SF-3-NP Neighborhood Plan (if applicable): _____

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

New Construction:
☒ Addition: First floor, second floor and basement level 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: I have a growing family and need additional space. The space requiring provision will be "under" the new construction whether or not it is habitable.
Also,

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

Explain: See above. The area in consideration is under the house & does not change drainage or footprint of the construction.

Waiving the regulation will not have a substantially adverse impact on neighboring properties

Explain: There will be no change in the foot-print or drainage from new construction. The waiver simply adds habitable "basement" space. We have obtained civil engineering recommendations to ensure there is no adverse drainage issues

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: [Signature]

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

Date waiver application filed with City of Austin: _____

Date scheduled for City Council action: _____

RESIDENTIAL PERMIT APPLICATION

NC-WL

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number	<u>BP-06-88602A</u>		
Building Permit No.	_____		
Plat No.	_____	Date	_____
Reviewer	_____		

PRIMARY PROJECT DATA

Service Address <u>607 Theresa Avenue, Austin, TX 78703</u>		Tax Parcel No. <u>109314</u>	
Legal Description Lot 4 & 10' of 3 Block _____ Subdivision <u>A. W. Johns Subdivision</u>		<u>C8J-03-0077</u> Section _____ Phase _____	
If in a Planned Unit Development, provide Name and Case No. _____ (attach final approved copies of subdivision and site plan)			
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>interior stair, bedroom & bath remodel</u>	
<input type="checkbox"/> New Residence		_____	
<input type="checkbox"/> Duplex		<input checked="" type="checkbox"/> Addition (specify) <u>first and second floor bedroom additions w/ possible basement</u>	
<input type="checkbox"/> Garage attached _____ detached _____		_____	
<input type="checkbox"/> Carport attached _____ detached _____		<input type="checkbox"/> Other (specify) _____	
<input type="checkbox"/> Pool _____		_____	
Zoning (e.g. SF-1, SF-2...) <u>SF-3 NP</u>		Height of building existing height (approx. 28 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No (with approval for basement addition)			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

VALUATIONS FOR REMODELS ONLY

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway & Sidewalk	\$ 0 _____
TOTAL	\$ _____
(labor and materials)	

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	<u>6.107</u> sq.ft.
Job Valuation	\$ 275,000 <u>225,000</u>
(Labor and materials)	
Total Job Valuation (remodels and additions)	\$ <u>225,000</u>
(Labor and materials)	

PERMIT FEES (For office use only)

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

OWNER / BUILDER INFORMATION

OWNER	Name <u>Todd and Althea Eggleston</u>	Telephone (h) <u>512-351-7162</u>
		(w) _____
BUILDER	Company Name <u>Unknown</u> DESIGNER - <u>Stacey Roeder</u>	Telephone <u>512-632-9970</u>
	Contact/Applicant's Name <u>Brian Roeder</u>	Pager _____
DRIVEWAY /SIDEWALK	Contractor <u>n/a</u>	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Todd and Althea Eggleston</u>	Telephone <u>512-351-7162</u>
	Address <u>607 Theresa Ave.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78703</u>

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

_____ telephone ☒ e-mail: _____

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

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.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE _____ DATE _____

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

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

2500 sf max gross floor area
2848 w/o basement

or - add 1000 sf = 2869 sf max gross floor area
(2848)

① need elevations of setback/property line

② NRHD - historic approval / Steve Sadlosky - 974-6454
5th

Applicant's Signature

Date 09/15/06

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	1,175 sq.ft.	537 sq.ft.
b. 2 nd floor conditioned area	694 sq.ft.	442 sq.ft.
c. 3 rd floor conditioned area	0 sq.ft.	0 sq.ft.
d. Basement	0 sq.ft.	537 sq.ft.
e. Garage / Carport		
___ attached	0 sq.ft.	0 sq.ft.
<u>X</u> detached	368 sq.ft.	0 sq.ft.
f. Wood decks [must be counted at 100%]	0 sq.ft.	0 sq.ft.
g. Breezeways	0 sq.ft.	0 sq.ft.
h. Covered patios	0 sq.ft.	0 sq.ft.
i. Covered porches	85 sq.ft.	139 sq.ft.
j. Balconies	0 sq.ft.	0 sq.ft.
k. Swimming pool(s) [pool surface area(s)]	0 sq.ft.	0 sq.ft.
l. Other building or covered area(s)	0 sq.ft.	0 sq.ft.

TOTAL BUILDING AREA (add a. through l.) 2,322 sq.ft. 1,655 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 37.7 % of lot

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 (<i>see above</i>)	<u>2,304</u>	sq. ft.
b.	Driveway area on private property	<u>137</u>	sq. ft.
c.	Sidewalk / walkways on private property	<u>66</u>	sq. ft.
d.	Uncovered patios	<u>86</u>	sq. ft.
e.	Uncovered wood decks [<i>may be counted at 50%</i>]	<u>0</u>	sq. ft.
f.	Air conditioner pads	<u>27</u>	sq. ft.
g.	Concrete decks	<u>0</u>	sq. ft.
h.	Other (specify) <u>stairs/fence/conc. flume</u>	<u>133 69</u>	sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2.753 2689 sq.ft.
45.0 44.0 % of lot

IMPERVIOUS COVER

TOTAL SITE COVERAGE

EXISTING DRIVEWAY	137 S.F.
EXISTING WALK	60 S.F.
EXISTING STAIRS	31 S.F.
EXISTING PORCH	85 S.F.
EXISTING GARAGE	388 S.F.
EXISTING FOOTPRINT	1177 S.F.
ADDITION FOOTPRINT	549 S.F.
NEW COVERED DECK	139 S.F.
EXG DECK	102 S.F.
AC PADS	27 S.F.
EXG CONC. FLUME	22 S.F.

TOTAL SITE 8,147 S.F.

TOTAL IMPERVIOUS COVER 2,703 S.F. = 44.3%

SF CALCULATIONS

TOTAL SITE COVERAGE 2870 SF

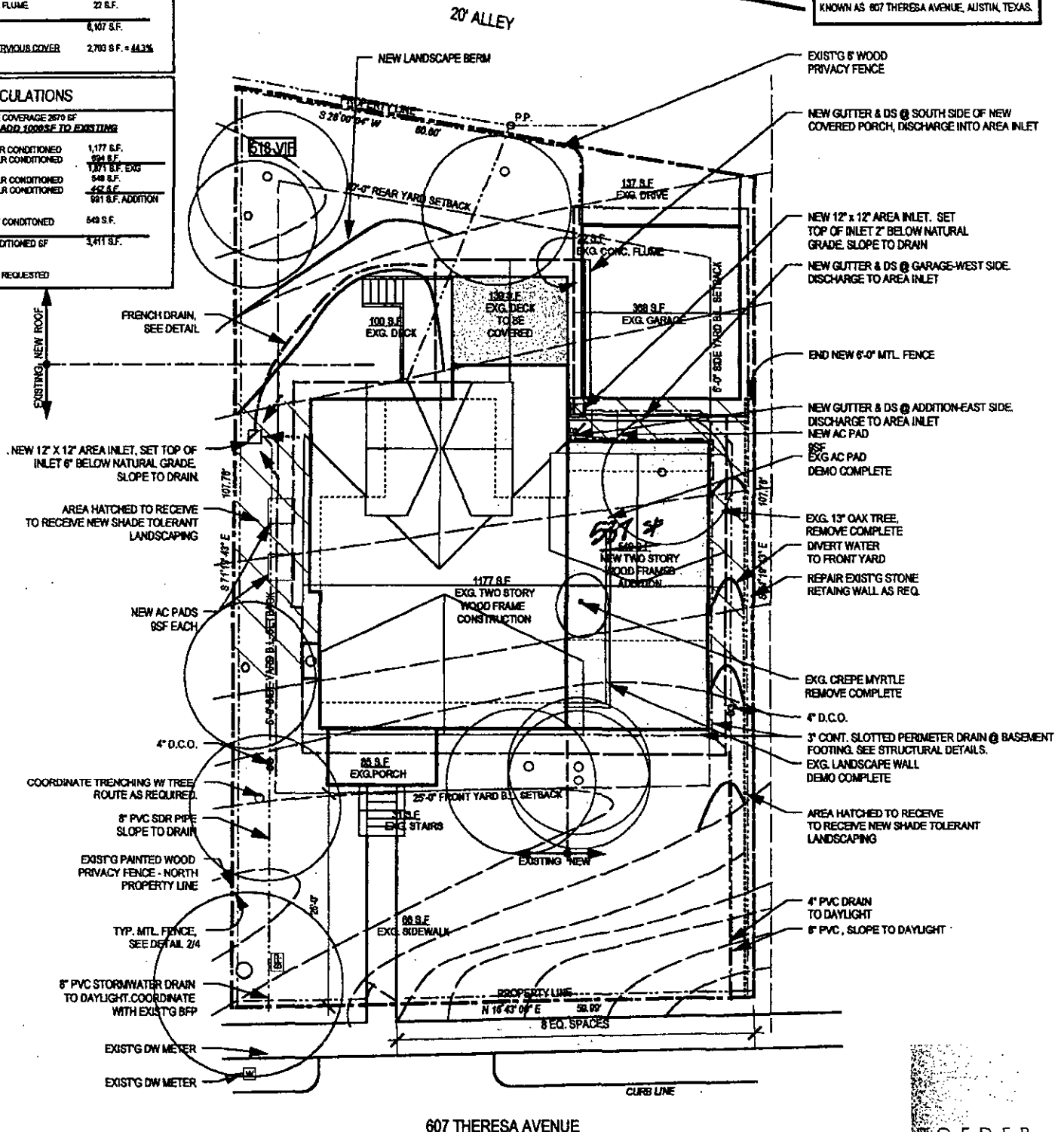
CHOOSE ADD 1000SF TO EXISTING

EXG 1ST FLR CONDITIONED	1,177 S.F.
EXG 2ND FLR CONDITIONED	524 S.F.
SUBTOTAL	1,701 S.F. EXG
NEW 1ST FLR CONDITIONED	549 S.F.
NEW 2ND FLR CONDITIONED	442 S.F.
SUBTOTAL	991 S.F. ADDITION
BASEMENT CONDITIONED	549 S.F.
TOTAL CONDITIONED SF	3,411 S.F.

* VARIANCE REQUESTED

LEGAL DESCRIPTION

LOT NO. 4, AND THE SOUTH 10 FEET OF LOT 3 A.W. JOHNS SUBDIVISION. A SUBDIVISION IN TRAVIS COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3, PAGES 1, PLAT RECORDS OF TRAVIS COUNTY. ALSO LOCALLY KNOWN AS 607 THERESA AVENUE, AUSTIN, TEXAS.




ROEDER DESIGN
1308 Pasadena Drive
Austin Texas 78757
Tel. 512.452.7940
roederdesign@yahoo.com

PROOF OF HARDSHIP

September 15, 2006

Victoria Hsu, Director, City of Austin
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, TX 78704



1308 Pasadena Dr
Austin Texas 78757
T/F - 512.452.7940
roederdesign@yahoo.com


Re: Residential Hardship – Waiver Request
607 Theresa Avenue, Austin Texas, 78703

Dear Ms. Hsu,

On behalf of my client (Todd & Althea Eggleston) I am requesting a waiver to the interim development regulations that impose an undue hardship for a growing family. Under current interim regulations, the Eggleston's propose an addition equal to or less than the 1,000 s.f. option allowed to homesteaded properties. The 1st level addition provides for an enlarged Living Room and a new Master Bedroom and Bath. The 2nd level directly above will become an additional Children's Bedroom and Bath. Due to the natural slope of the lot and the original pier and beam foundation, the addition will match the existing finish floor approximately 6'-0" above grade. The Eggleston's specifically request a waiver to the basement subsection definition. The waiver would grant this lower level to be defined as a basement and exempt from FAR calculations.

The home originally built in 1917 is being expanded to accommodate needs of a young family. With one young child currently and expecting another baby in March, they are eager to get started on the addition with considerable time and investment to date. Adjacent neighbor support letters have been included for your reference. Please call with any questions.

Sincerely,



Brian D. Roeder

IMPACT ON DRAINAGE

September 12, 2006

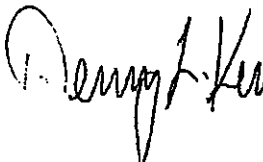
Victoria Hsu, Director, City of Austin
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, TX 78704

Re: Engineer's Drainage Certification for Residential Site Improvements located at
607 Theresa Avenue, Austin, Texas 78703

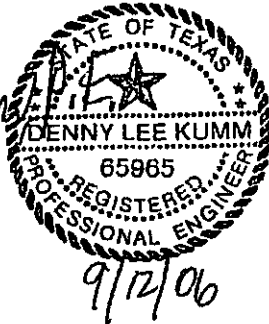
Dear Ms Hsu.

I certify I have personally conducted a field reconnaissance to observe the topography and review existing drainage patterns as compared to proposed flow patterns for storm water runoff from the above referenced site address lot to the mainstream of Johnson Creek. At the build out conditions allowable by zoning, restrictive covenant, or plat note, the stormwater flows from the subject subdivision lot 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 with the improvements constructed as proposed on this lot. These proposed improvements include two new inlets on the east side of the lot. The inlets will capture overland flows, runoff from roof gutter discharges from new and existing roofs, and runoff captured in French drains on the east side of the improvements. The piping from the new inlets will convey flows to the west and continue the predominant flow pattern for discharges from this site which is to outfall to the ROW at Theresa Street and not to the alleyway.

Respectfully,



Denny L. Kumm, P.E.



SUPPORT LETTERS

September 13, 2006

Dear Sir or Madam:

I live adjacent to the house at 607 Theresa. The owners of that home, Drs. Todd & Althea Eggleston have asked me to review and comment on their proposed addition. I understand that the addition requires a provision from the city prior to construction. I have reviewed an elevation drawing and understand the scope and dimensions of the planned construction. As I understand it, the provision is required to create a "basement" area.

After reviewing and asking questions of the Egglestons, I have the following comment:

- ☒ I have no objections to the planned expansion of the home at 607 Theresa Ave., and I support the project.
- ☐ I have some reservations about the planned expansion of the home at 607 Theresa Ave., and I need more information or time to consider the project.
- ☐ I am opposed to the proposed construction, and I cannot support the project.
(reason) _____

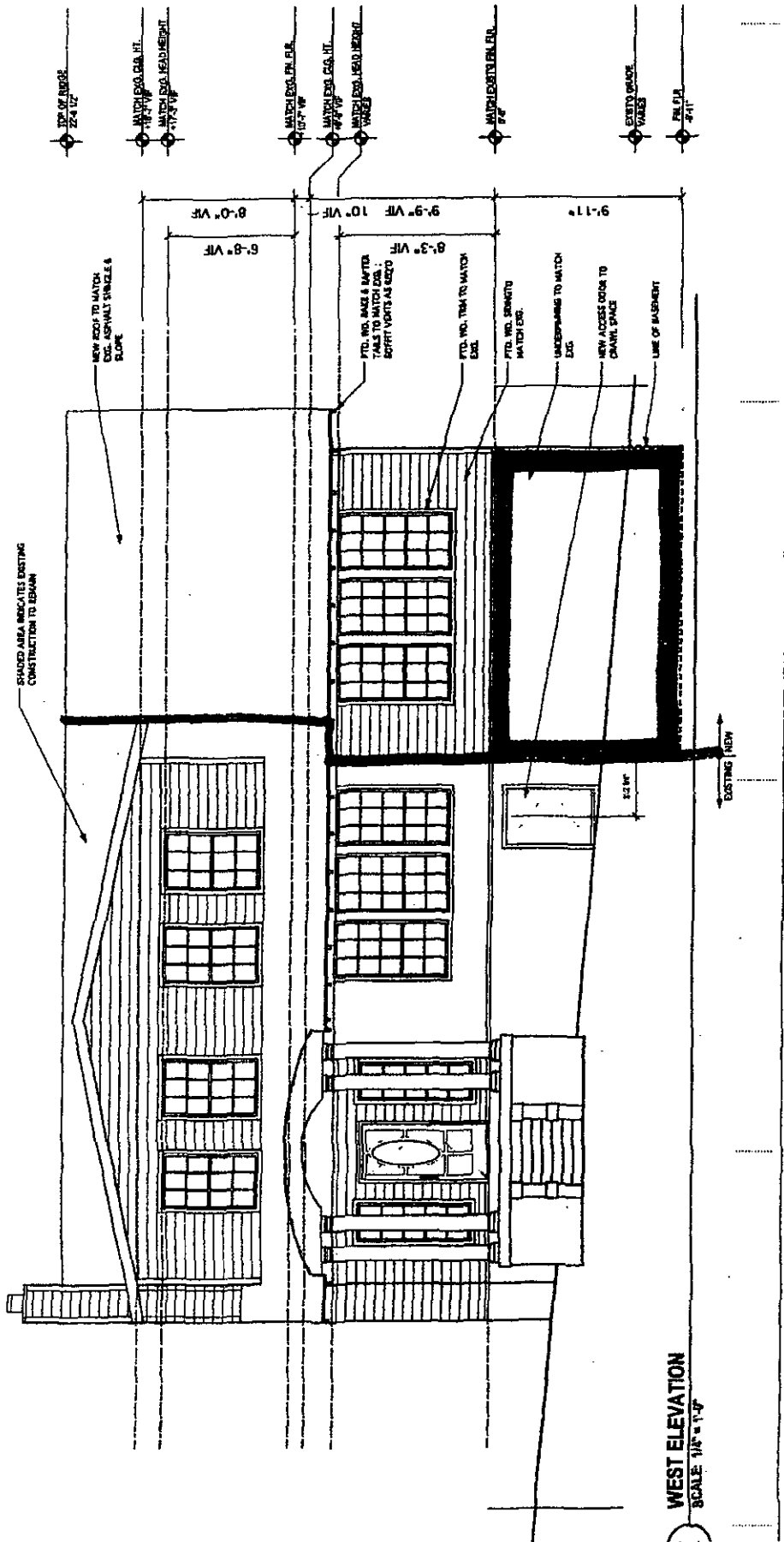
Sincerely,

Name:

Russell Tubbs (Russell Tubbs)

Address:

607 Theresa Av.



September 13, 2006

Dear Sir or Madam:

613 THERESA AVE
I live adjacent to the house at 607 Theresa. The owners of that home, Drs. Todd & Althea Eggleston have asked me to review and comment on their proposed addition. I understand that the addition requires a provision from the city prior to construction. I have reviewed an elevation drawing and understand the scope and dimensions of the planned construction. As I understand it, the provision is required to create a "basement" area.

After reviewing and asking questions of the Egglestons, I have the following comment:

- ☒ I have no objections to the planned expansion of the home at 607 Theresa Ave., and I support the project.
- ☐ I have some reservations about the planned expansion of the home at 607 Theresa Ave., and I need more information or time to consider the project.
- ☐ I am opposed to the proposed construction, and I cannot support the project:
(reason) _____

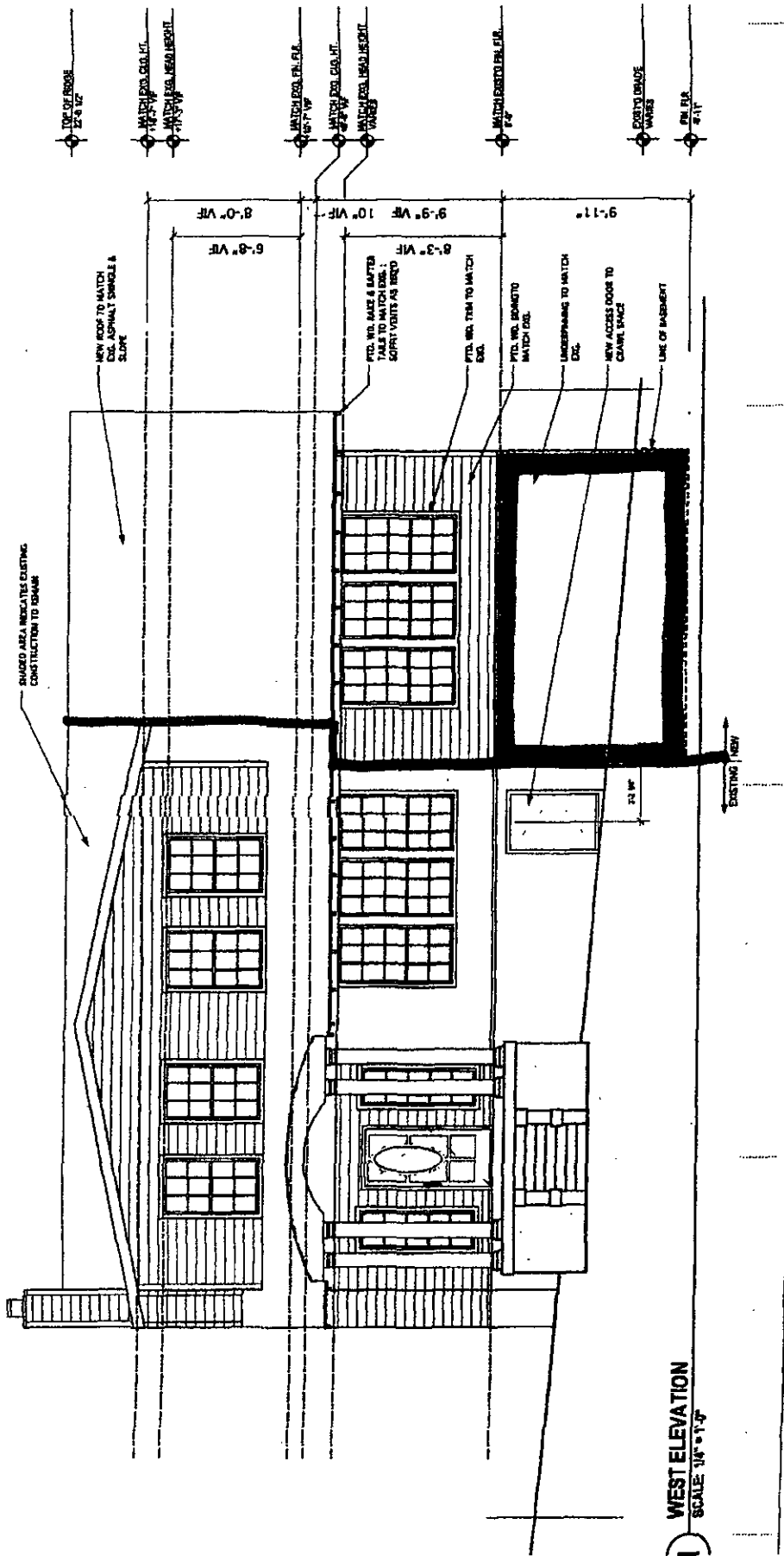
Sincerely,

Name: _____

Address: _____

Douglas B. Burt

613 THERESA AVE.



September 13, 2006

Dear Sir or Madam:

behind
I live adjacent to the house at 607 Theresa. The owners of that home, Drs. Todd & Althea Eggleston have asked me to review and comment on their proposed addition. I understand that the addition requires a provision from the city prior to construction. I have reviewed an elevation drawing and understand the scope and dimensions of the planned construction. As I understand it, the provision is required to create a "basement" area.

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- ☐ I have some reservations about the planned expansion of the home at 607 Theresa Ave., and I need more information or time to consider the project.
- ☐ I am opposed to the proposed construction, and I cannot support the project (reason):

Sincerely,

Name:

Address:



704 PATTERSON AVE

DMY PHONE (512) 477-7016



FINANCIAL INVESTMENT

Invoice

No. 1 1308 Pasadena Dr
Austin Texas 78757

Client Information

Name Todd and Althea Eggleston

Address 607 Theresa Ave.

Austin, TX 78703

Phone (512) 351-7162

Fax

Date 08/08/06

Job# 06EGG1

Qty	Description	Unit Price	TOTAL
	Measuring of existing conditions and as-built drawings	\$500	\$500.00
	Schematic Design	30% of fee	\$2,250.00

Payment Details

- ☐ Cash
☒ Check--payable to Roeder Design
☐ Credit Card

Credit Card Payment - www.paypal.com (add 3% handling fee)

Pay Pal Account # roederdesign@yahoo.com

SubTotal	\$2,750.00
Shipping & Handling	
State Tax	
Local Tax	
Total	\$ 2,750.00

x

Payment is due upon receipt.

Invoice

No.

2

1308 Pasadena Dr
Austin Texas 78757

Client Information

Name Todd and Althea Eggleston

Address 607 Theresa Ave.

Austin, TX 78703

Phone (512) 351-7162

Fax

Date 08/31/06

Job# 06EGG1

Qty	Description	Unit Price	TOTAL
	60% Construction Documents		\$3,150.00
1 set	Reimbursable: Dynamic Reprographics Check set		\$71.45
8 sets	Reimbursable: Dynamic Reprographics Permit set		\$162.38

Payment Details

- ☐ Cash
☒ Check—payable to Roeder Design
☐ Credit Card

Credit Card Payment - www.paypal.com (add 3% handling fee)

Pay Pal Account # roederdesign@yahoo.com

SubTotal	\$3,383.83
Shipping & Handling	
State Tax	
Local Tax	
Total	\$ 3,383.83

Payment is due upon receipt.

GEOTECH WORK ORDER

MLA LABS, INC.

GEOTECHNICAL ENGINEERING AND
CONSTRUCTION MATERIALS TESTING

"put us to the test"

Engineer's Job No.: 6104800.027

PROJECT NAME: 607 Theresa Avenue - Addition PROPERTY OWNER: Todd & Althea Eggleston
PROJECT ADDRESS: 607 Theresa Avenue PROPERTY OWNER ADDRESS: 607 Theresa Avenue
PROJECT CITY: Austin CITY: Austin STATE: TX ZIP: 78703
CLIENT NAME: Todd & Althea Eggleston PHONE #: 351-7162 FAX #: N/A
ADDRESS: 607 Theresa Avenue
CITY: Austin STATE: Texas ZIP: 78703
CONTACT: N/A TITLE: N/A PRINCIPAL NAME: N/A
JOB SITE CONTACT: Stacey V. Roeder PHONE#: 452-7940

Description of Services

Fees



VISUAL GEOTECHNICAL INVESTIGATION (LETTER REPORT ONLY) - INCLUDES VISUAL EXAMINATION OF SITE CONDITIONS TO DETERMINE CRITERIA FOR MLAW CONSULTANTS & ENGINEERS FOUNDATION DESIGN ADDITION PROJECT WITHOUT FURTHER INVESTIGATION BEING NECESSARY.

\$500.00



CONTRACTING OF BACKHOE & OPERATOR TO EXCAVATE TEST PITS FOR MLA LABS, INC. TO DETERMINE SOIL CONDITIONS.

\$345.00

IF THE INITIAL VISUAL INVESTIGATION OR TEST PITS ARE NOT SUFFICIENT TO DETERMINE FOUNDATION DESIGN PARAMETERS, THE FEES FOR EITHER WILL BE INCLUDED IN A FULL-SCALE GEOTECHNICAL INVESTIGATION WHERE DRILL RIGS WILL BE MOBILIZED TO THE SITE. THIS WILL BE QUOTED UNDER A SEPARATE LETTER AND PRICED INDEPENDENTLY.

The persons signing below hereby states that he or she are authorized to represent and bind the entity of the client or will personally guarantee payment for the charges hereby incurred. Even if this contract is not signed, by use of the product Client agrees to all terms and conditions set forth in this contract. Please note that all invoices will be mailed to the address above and that payment is due 30-days from the invoice date. Any changes in billing must be submitted by the Client in writing to MLA Labs, Inc. to document the proper billing address.

Limitation of Liability: Client hereby expressly agrees that engineer's total liability to client for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or related to the project or this agreement from any cause, including engineer's negligence, errors, omissions, breach of contract or breach of warranty shall be limited to the total compensation received by the engineer under this agreement, or the amount of ten thousand dollars (\$10,000.00), whichever is greater.

AGREED AND AUTHORIZED:

MLA LABS APPROVALS:

Client Name: Mrs. Althea Eggleston
By: _____
Printed Name of Signee: _____
Date Authorized: _____
Client Name: Mr. Todd Eggleston
By: _____
Printed Name of Signee: _____
Date Authorized: _____

Project Manager: [Signature] Date: 9-7-06
Account Approval: _____ Date: _____

Reports Distributed to: MLAW Consultants & Engineers

2081 Hutton Drive - Suite 303
Carrollton, TX 75006
DFW Tel 972.428.5750

2804 Longhorn Boulevard
Austin, TX 78758
AUSTIN Tel 512.873.8899

401 Isom Road - Suite 370
San Antonio, TX 78216
SAN ANTONIO Tel 210.340.5527

MANSFIELD ENGINEERING

Invoice 9/14/2006

Brian Roeder
Roeder Design
1308 Pasadena Dr
Austin Texas 78757

Eng Services: Review of Downstream Impacts of Runoff from Improvements
Recommendation of Drainage Improvements and Certification Letter for
Site Development Permit

<u>Time</u>	<u>Rate</u>	<u>Units</u>	<u>Extension</u>	<u>Units</u>
3 HRS		80 \$/HR		240 \$
TOTAL				240 \$

Please Remit To:

Mansfield Engineering
C/O Denny Kumm, P.E.
20515 Cordill Lane
Spicewood, Texas 78669

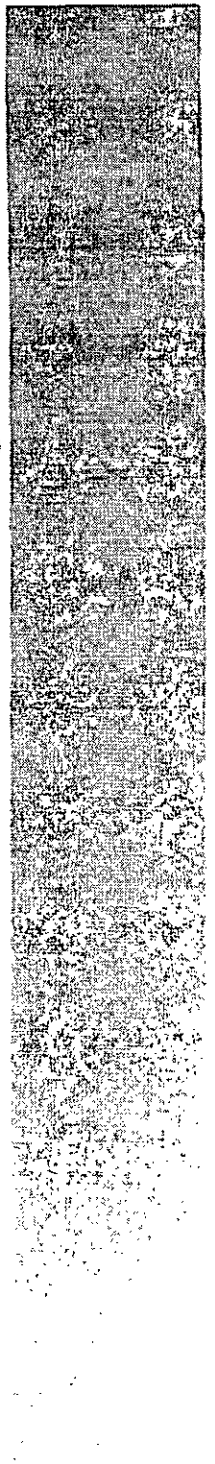
Phone 512 785-0595
Fax 512 785-0595
e-mail: dkumm1 @austin.rr.com

Thank You

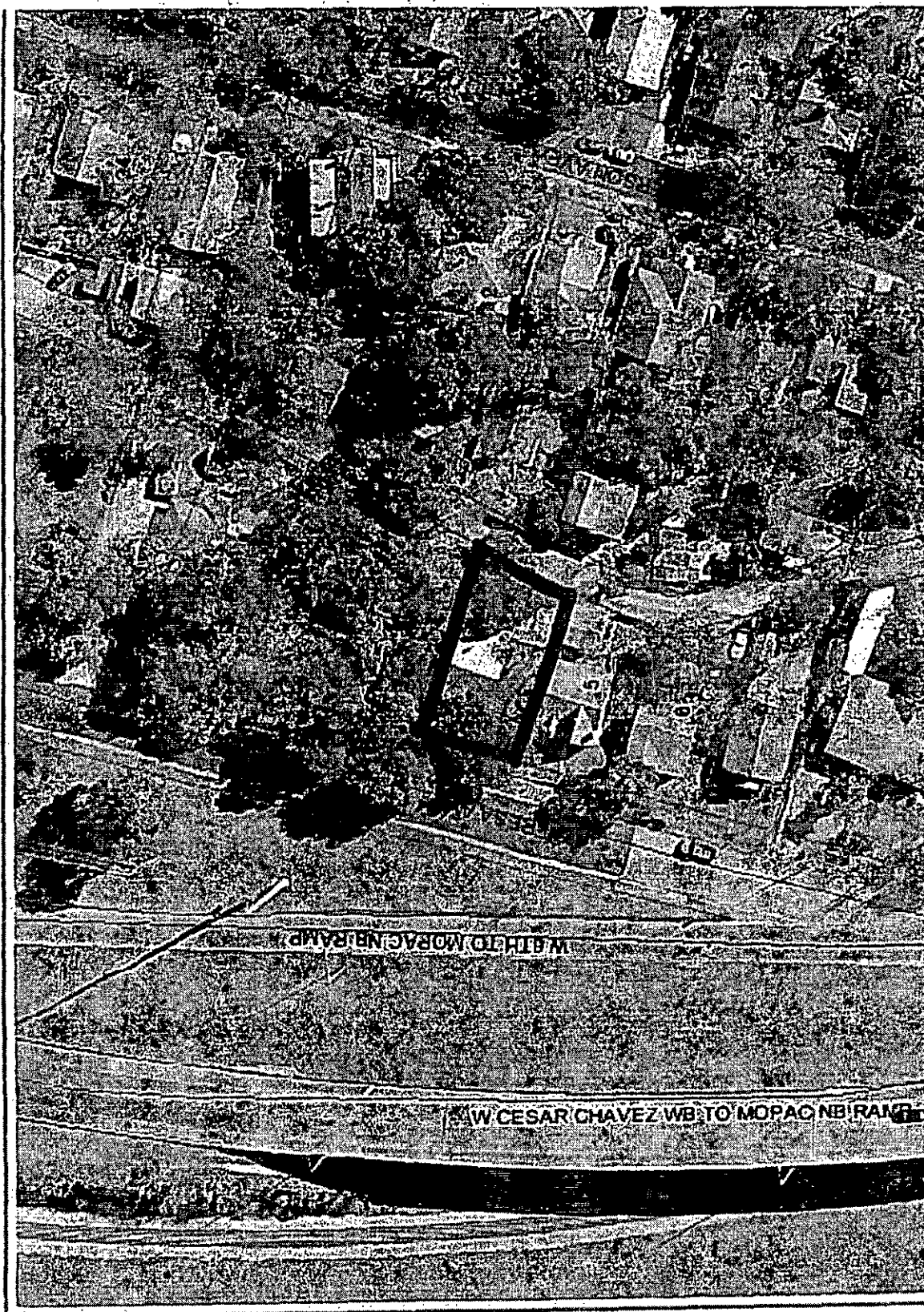


Denny Kumm, P.E.

PHOTOS EXISTING CONDITIONS







1532141 109



609 Theresa Ave. (north neighbor)



605 Theresa Ave. (south neighbor)



607 Theresa Ave. (addition site)



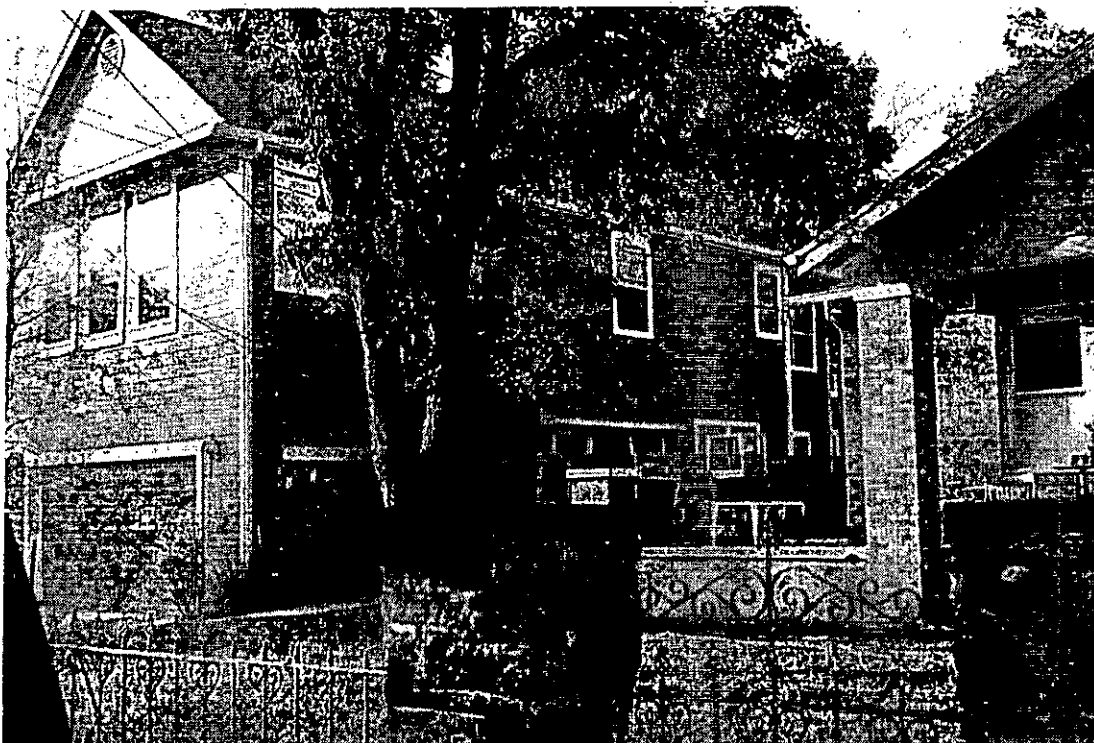
613 Theresa Ave. - New taller construction permitted and built in last year.



8th Street & Patterson (next street over) – Similar size home, many homes on this block have a crawl space or basement level due to change in elevation of the lot.



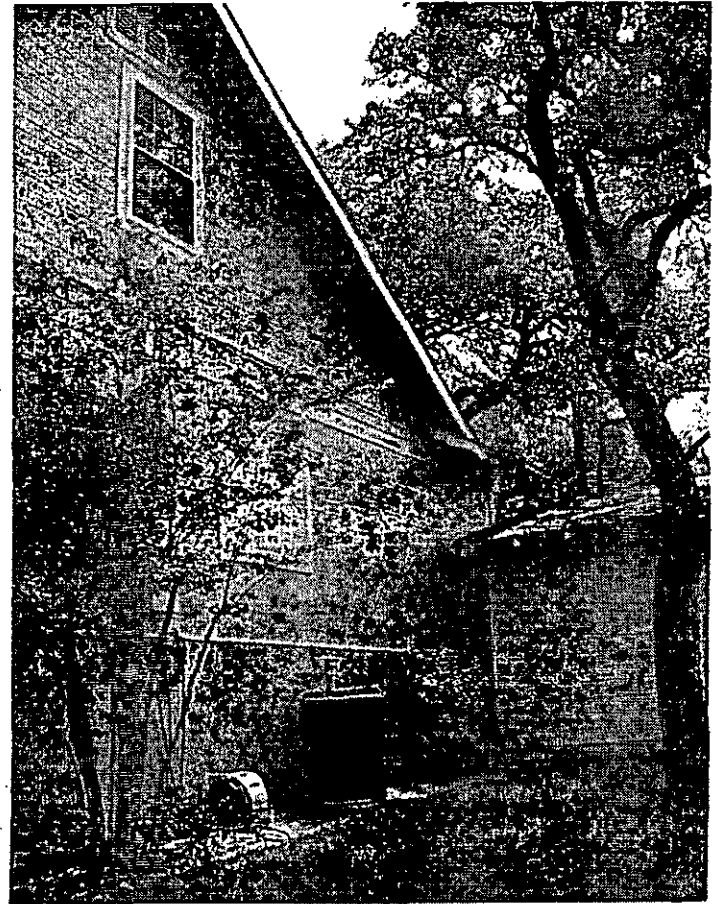
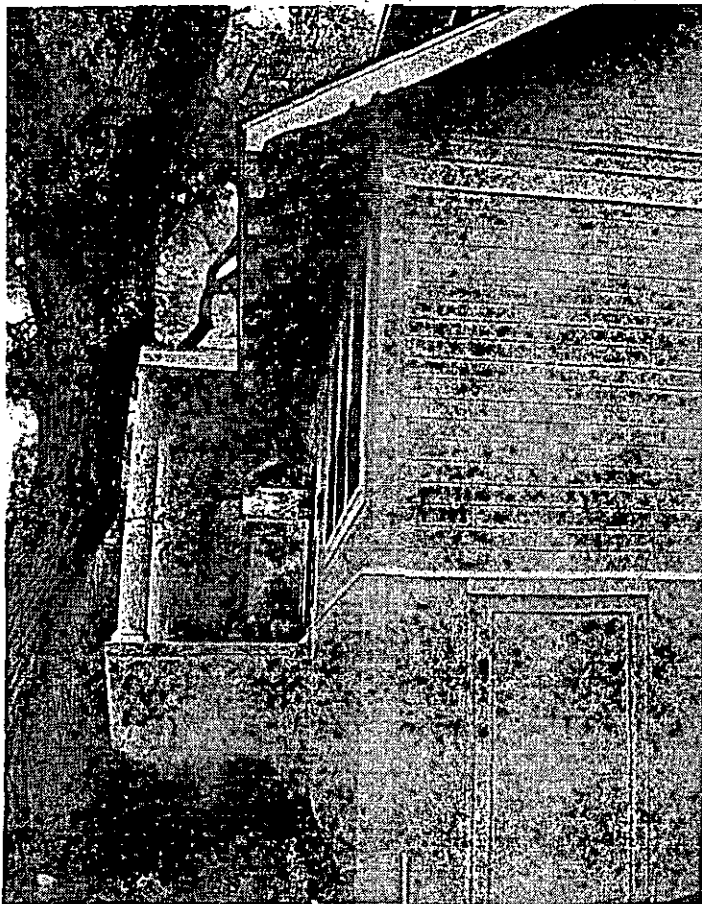
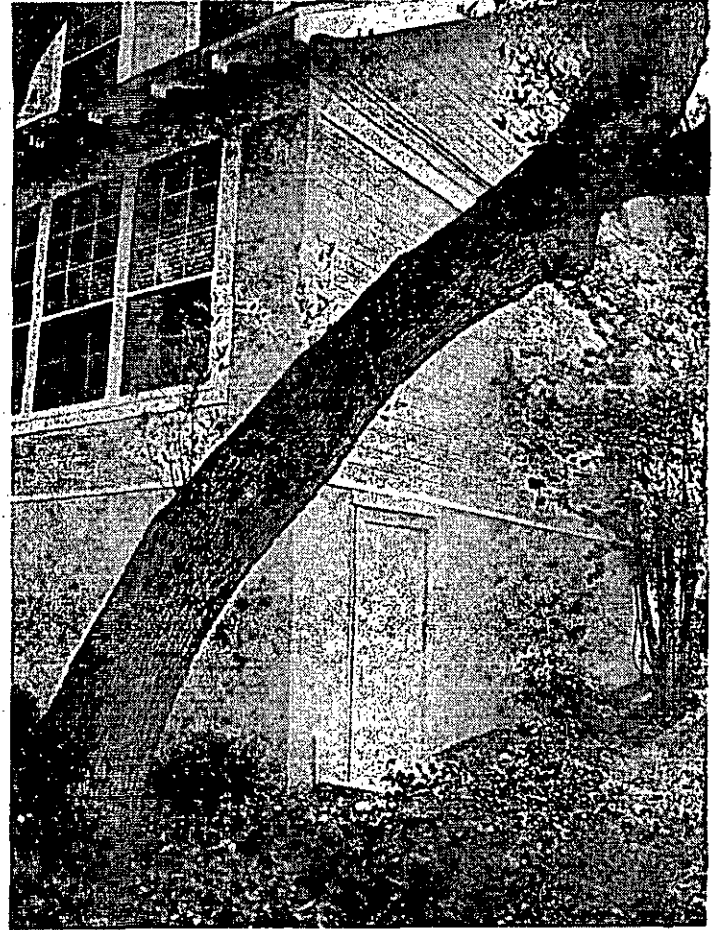
8th Street & Patterson (next street over) – Examples of similar sized homes with finished basement level.



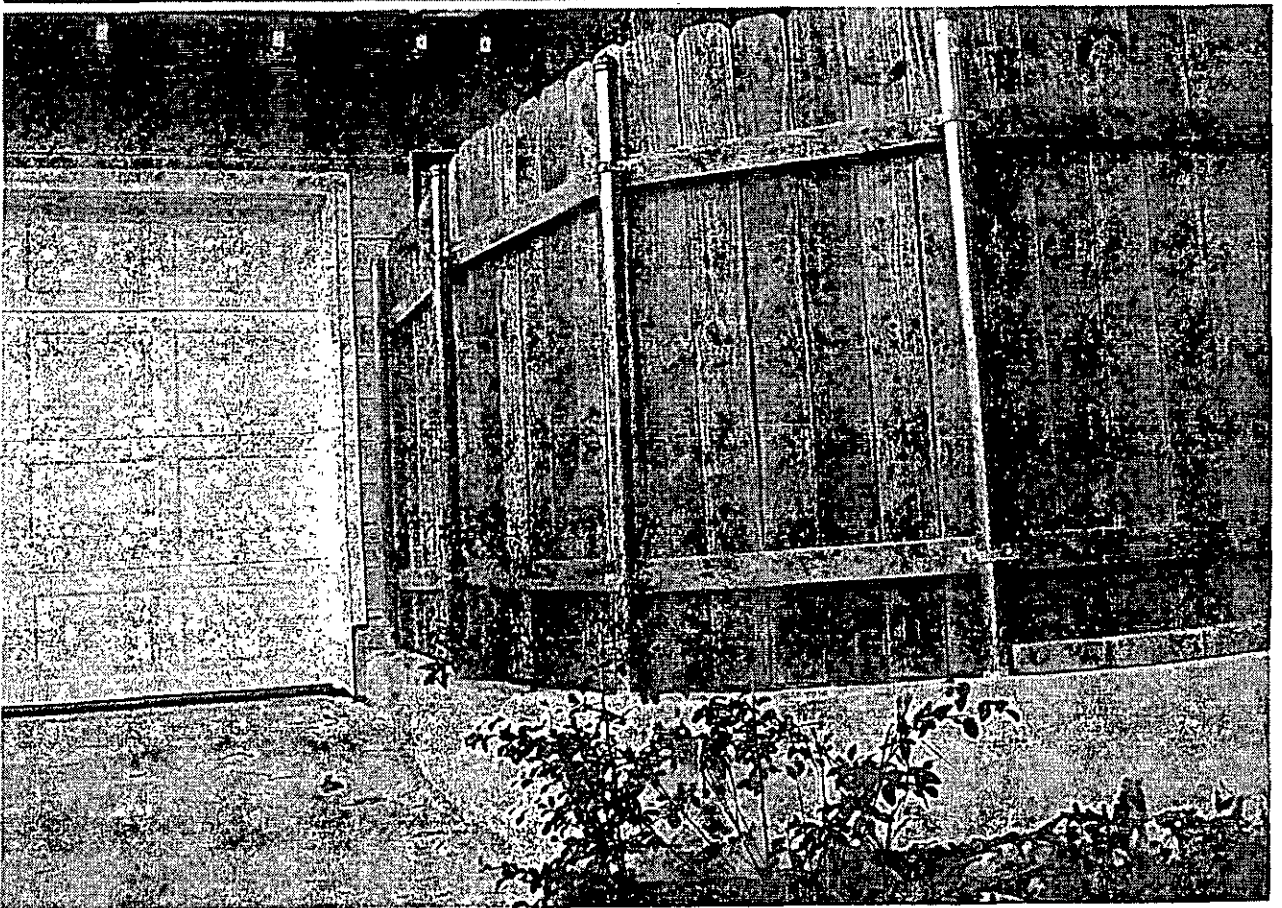
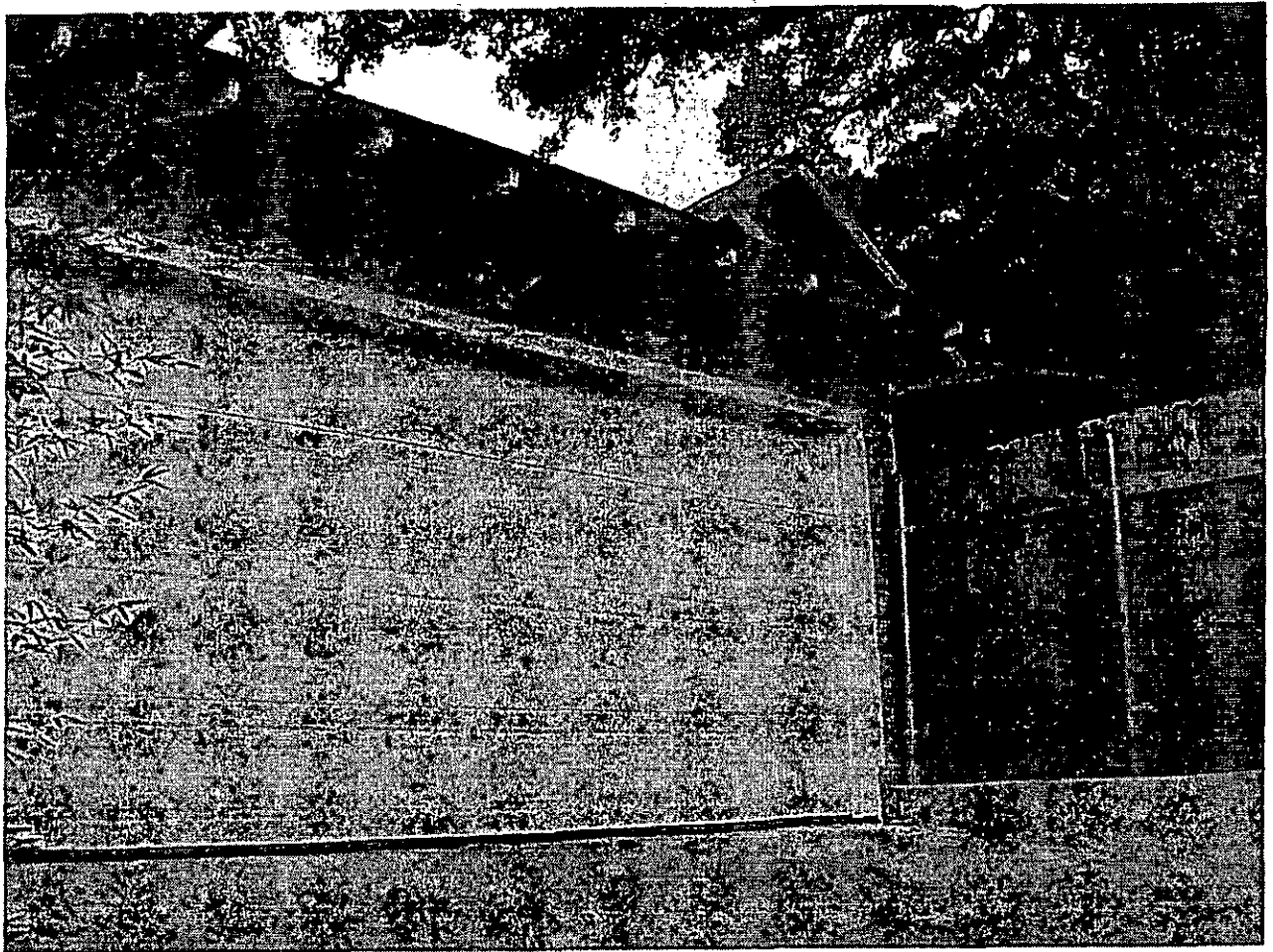
Theresa Ave. & 8th Street (around the corner) – New 2-story construction permitted & built in last year; note proximity to property line (fence) and adjacent house.



Theresa Ave. & 8th Street (around the corner) – New 2-story construction permitted & built in last year. (Second view.)







TCAD APPRAISAL ROLL

TaxNetUSA: Travis County

Property ID Number: 109314 Ref ID2 Number: 01100509050000

Owner's Name EGGLESTON ALTHEA & TODDMailing Address 607 THERESA AVE
AUSTIN, TX 78703-4731

Location 607 THERESA AV 78703

Legal LOT 4 * & S10FT OF LOT 3 JOHNS A W

Property Details

Deed Date 08312004
 Deed Volume 00000
 Deed Page 00000
 Exemptions HS,
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.0000
 Block
 Tract or Lot 4; 3
 Docket No.
 Abstract Code S06834
 Neighborhood Code Z7440

Value Information**2006 Certified**

Land Value 140,250.00
 Improvement Value 273,746.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 413,996.00
 10% Cap Value 0.00
 Total Value 413,996.00

Data up to date as of 2006-09-01

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	413,996.00	413,996.00	413,996.00	413,996.00
01	AUSTIN ISD	1.623000	413,996.00	398,996.00	413,996.00	413,996.00
02	CITY OF AUSTIN	0.443000	413,996.00	413,996.00	413,996.00	413,996.00
03	TRAVIS COUNTY	0.499300	413,996.00	331,197.00	413,996.00	413,996.00
2J	TRAVIS CO HEALTHCARE DIST	0.077900	413,996.00	331,197.00	413,996.00	413,996.00
68	AUSTIN COMM COLL DIST	0.099100	413,996.00	408,996.00	413,996.00	413,996.00

Improvement Information**Improvement ID**

107696

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
107696	110659	1ST	1st Floor	WW	1917	1,222
107696	110660	2ND	2nd Floor	WW	1917	616
107696	398441	011	PORCH OPEN 1ST F	*	1917	84
107696	398442	031	GARAGE DET 1ST F	WW	1917	360
107696	398443	095	HVAC RESIDENTIAL	*	1917	1,838
107696	398444	251	BATHROOM	*	1917	2
107696	398445	522	FIREPLACE	*	1917	1

107896 398446 612 TERRACE UNCOVERD * 1917 344
 Total Living Area 1,838

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109135	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	378,300.00	378,300.00
2005	01	AUSTIN ISD	378,300.00	363,300.00
2005	02	CITY OF AUSTIN	378,300.00	378,300.00
2005	03	TRAVIS COUNTY	378,300.00	302,640.00
2005	2J	TRAVIS CO HOSPITAL DIST	378,300.00	302,640.00
2005	68	AUSTIN COMM COLL DIST	378,300.00	373,300.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	343,846.00	343,846.00
2004	01	AUSTIN ISD	343,846.00	343,846.00
2004	02	CITY OF AUSTIN	343,846.00	343,846.00
2004	03	TRAVIS COUNTY	343,846.00	343,846.00
2004	2J	TRAVIS CO HOSPITAL DIST	343,846.00	343,846.00
2004	68	AUSTIN COMM COLL DIST	343,846.00	343,846.00
2003				
2003	0A		215,114.00	215,114.00
2003	01		215,114.00	215,114.00
2003	02		215,114.00	215,114.00
2003	03		215,114.00	215,114.00
2003	68		215,114.00	215,114.00
2002				
2002	0A		217,034.00	217,034.00
2002	01		217,034.00	217,034.00
2002	02		217,034.00	217,034.00
2002	03		217,034.00	217,034.00
2002	68		217,034.00	217,034.00
2001				
2001	0A		217,034.00	217,034.00
2001	01		217,034.00	217,034.00
2001	02		217,034.00	217,034.00
2001	03		217,034.00	217,034.00
2001	68		217,034.00	217,034.00
2000				
2000	01		165,000.00	165,000.00
2000	02		165,000.00	165,000.00
2000	03		165,000.00	165,000.00

TaxNetUSA: Travis County

Property ID Number: 109313 Ref ID2 Number: 01100509040000

Owner's Name O'HICKEY JACALYN LEEMailing Address 605 THERESA AVE
AUSTIN, TX 78703-4731

Location 605 THERESA AV 78703

Legal LOT 5 JOHNS A W

Property Details

Deed Date 08242005

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.0000

Block

Tract or Lot 5

Docket No.

Abstract Code S06834

Neighborhood Code Z7440

Value Information**2006 Certified**

Land Value	140,250.00
Improvement Value	153,492.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	293,742.00
10% Cap Value	0.00
Total Value	293,742.00

Data up to date as of 2006-09-01

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	293,742.00	293,742.00	293,742.00	293,742.00
01	AUSTIN ISD	1.623000	293,742.00	293,742.00	293,742.00	293,742.00
02	CITY OF AUSTIN	0.443000	293,742.00	293,742.00	293,742.00	293,742.00
03	TRAVIS COUNTY	0.499300	293,742.00	293,742.00	293,742.00	293,742.00
2J	TRAVIS CO HEALTHCARE DIST	0.077900	293,742.00	293,742.00	293,742.00	293,742.00
68	AUSTIN COMM COLL DIST	0.099100	293,742.00	293,742.00	293,742.00	293,742.00

Improvement Information**Improvement ID**

107695

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
107695	110658	1ST	1st Floor	WV	1935	1,056
107695	398435	011	PORCH OPEN 1ST F	*	1935	36
107695	398436	011	PORCH OPEN 1ST F	*	1935	36
107695	398437	031	GARAGE DET 1ST F	WV	1935	360
107695	398438	095	HVAC RESIDENTIAL	*	1935	1,056
107695	398439	251	BATHROOM	*	1935	1
107695	398440	522	FIREPLACE	*	1935	1

Total Living Area 1,056

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109134	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	181,500.00	181,500.00
2005	01	AUSTIN ISD	181,500.00	166,500.00
2005	02	CITY OF AUSTIN	181,500.00	181,500.00
2005	03	TRAVIS COUNTY	181,500.00	145,200.00
2005	2J	TRAVIS CO HOSPITAL DIST	181,500.00	145,200.00
2005	68	AUSTIN COMM COLL DIST	181,500.00	176,500.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	165,000.00	165,000.00
2004	01	AUSTIN ISD	165,000.00	150,000.00
2004	02	CITY OF AUSTIN	165,000.00	165,000.00
2004	03	TRAVIS COUNTY	165,000.00	132,000.00
2004	2J	TRAVIS CO HOSPITAL DIST	165,000.00	132,000.00
2004	68	AUSTIN COMM COLL DIST	165,000.00	160,000.00
2003				
2003	0A		238,481.00	238,481.00
2003	01		238,481.00	238,481.00
2003	02		238,481.00	238,481.00
2003	03		238,481.00	238,481.00
2003	68		238,481.00	238,481.00
2002				
2002	0A		241,000.00	150,738.00
2002	01		241,000.00	100,738.00
2002	02		241,000.00	99,738.00
2002	03		241,000.00	55,590.00
2002	68		241,000.00	70,738.00
2001				
2001	0A		241,000.00	137,035.00
2001	01		241,000.00	87,035.00
2001	02		241,000.00	86,035.00
2001	03		241,000.00	44,628.00
2001	68		241,000.00	57,035.00
2000				
2000	01		194,250.00	74,578.00
2000	02		194,250.00	73,578.00
2000	03		194,250.00	34,662.00
2000	68		194,250.00	44,578.00

TaxNetUSA: Travis County

Property ID Number: 109312 Ref ID2 Number: 01100509030000

Owner's Name **HENNEBERGER JOHN J SR & JOHN J****Property Details**

Mailing Address
JOHN J HENNEBERGER JR
603 THERESA AVE
AUSTIN, TX 78703-4731

Location 603 THERESA AV 78703

Legal LOT 6 JOHNS A W

Deed Date 06211988
Deed Volume 10751
Deed Page 00491
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0000
Block
Tract or Lot 6
Docket No.
Abstract Code S06834
Neighborhood Code Z7440

Value Information**2006 Certified**

Land Value 127,500.00
Improvement Value 119,679.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 182,362.00
10% Cap Value 64,817.00
Total Value 247,179.00

Data up to date as of 2006-09-01

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	182,362.00	182,362.00	247,179.00	247,179.00
01	AUSTIN ISD	1.623000	182,362.00	167,362.00	247,179.00	247,179.00
02	CITY OF AUSTIN	0.443000	182,362.00	182,362.00	247,179.00	247,179.00
03	TRAVIS COUNTY	0.499300	182,362.00	145,890.00	247,179.00	247,179.00
2J	TRAVIS CO HEALTHCARE DIST	0.077900	182,362.00	145,890.00	247,179.00	247,179.00
68	AUSTIN COMM COLL DIST	0.099100	182,362.00	177,362.00	247,179.00	247,179.00

Improvement Information**Improvement ID**

107694

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
107694	110657	1ST	1st Floor	WW	1938	900
107694	398428	011	PORCH OPEN 1ST F	*	1938	16
107694	398429	011	PORCH OPEN 1ST F	*	1938	104
107694	398430	031	GARAGE DET 1ST F	WW	1938	180
107694	398431	251	BATHROOM	*	1938	1
107694	398432	448	SPA FIBERGLASS	*	1938	1
107694	398433	512	DECK UNCOVERED	*	1938	124

107694 398434 571 STORAGE DET WW 1938 104
 Total Living Area 900

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109133	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	165,784.00	165,784.00
2005	01	AUSTIN ISD	165,784.00	150,784.00
2005	02	CITY OF AUSTIN	165,784.00	165,784.00
2005	03	TRAVIS COUNTY	165,784.00	132,627.00
2005	2J	TRAVIS CO HOSPITAL DIST	165,784.00	132,627.00
2005	68	AUSTIN COMM COLL DIST	165,784.00	160,784.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	150,713.00	150,713.00
2004	01	AUSTIN ISD	150,713.00	135,713.00
2004	02	CITY OF AUSTIN	150,713.00	150,713.00
2004	03	TRAVIS COUNTY	150,713.00	120,570.00
2004	2J	TRAVIS CO HOSPITAL DIST	150,713.00	120,570.00
2004	68	AUSTIN COMM COLL DIST	150,713.00	145,713.00
2003				
2003	0A		187,997.00	137,012.00
2003	01		187,997.00	122,012.00
2003	02		187,997.00	137,012.00
2003	03		187,997.00	109,610.00
2003	68		187,997.00	132,012.00
2002				
2002	0A		189,548.00	124,557.00
2002	01		189,548.00	109,557.00
2002	02		189,548.00	124,557.00
2002	03		189,548.00	99,646.00
2002	68		189,548.00	119,557.00
2001				
2001	0A		189,548.00	113,234.00
2001	01		189,548.00	98,234.00
2001	02		189,548.00	113,234.00
2001	03		189,548.00	90,587.00
2001	68		189,548.00	108,234.00
2000				
2000	01		147,048.00	87,940.00
2000	02		147,048.00	102,940.00
2000	03		147,048.00	82,352.00

TaxNetUSA: Travis County

Property ID Number: 109315 Ref ID2 Number: 01100509060000

Owner's Name **TUBBS RUSSELL K & KENYA J****Property Details**Mailing Address 609 THERESA AVE
AUSTIN, TX 78703-4731

Location 609 THERESA AV 78703

Legal S30FT OF LOT 2 * & N40FT OF LOT 3 JOHNS A
W

Deed Date 07191994

Deed Volume 12236

Deed Page 01084

Exemptions HS,

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.0000

Block

Tract or Lot 2, 3

Docket No.

Abstract Code S06834

Neighborhood Code Z7440

Value Information**2006 Certified**

Land Value 153,000.00
 Improvement Value 149,869.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 274,621.00
 10% Cap Value 28,248.00
 Total Value 302,869.00

Data up to date as of 2006-09-01

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	274,621.00	274,621.00	302,869.00	302,869.00
01	AUSTIN ISD	1.623000	274,621.00	259,621.00	302,869.00	302,869.00
02	CITY OF AUSTIN	0.443000	274,621.00	274,621.00	302,869.00	302,869.00
03	TRAVIS COUNTY	0.499300	274,621.00	219,697.00	302,869.00	302,869.00
2J	TRAVIS CO HEALTHCARE DIST	0.077900	274,621.00	219,697.00	302,869.00	302,869.00
68	AUSTIN COMM COLL DIST	0.099100	274,621.00	269,621.00	302,869.00	302,869.00

Improvement InformationImprovement ID
107697State Category
A1Description
1 FAM DWELLING**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
107697	110661	1ST	1st Floor	WP	1940	909
107697	398447	031	GARAGE DET 1ST F	WP	1940	522
107697	398448	095	HVAC RESIDENTIAL	*	1940	909
107697	398449	251	BATHROOM	*	1940	1
107697	398450	306	GREENHOUSE FV	F-V	1940	1
107697	398451	531	OBS FENCE	WAS	1940	1
107697	398452	612	TERRACE UNCOVERD	*	1940	24

107697	398453	630	PORCH CLOS FIN	*	1940	216
107697	3105923	SO	Sketch Only	SO	0	80
					Total Living Area	909

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109136	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	249,655.00	249,655.00
2005	01	AUSTIN ISD	249,655.00	234,655.00
2005	02	CITY OF AUSTIN	249,655.00	249,655.00
2005	03	TRAVIS COUNTY	249,655.00	199,724.00
2005	2J	TRAVIS CO HOSPITAL DIST	249,655.00	199,724.00
2005	68	AUSTIN COMM COLL DIST	249,655.00	244,655.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	226,959.00	226,959.00
2004	01	AUSTIN ISD	226,959.00	211,959.00
2004	02	CITY OF AUSTIN	226,959.00	226,959.00
2004	03	TRAVIS COUNTY	226,959.00	181,567.00
2004	2J	TRAVIS CO HOSPITAL DIST	226,959.00	181,567.00
2004	68	AUSTIN COMM COLL DIST	226,959.00	221,959.00
2003				
2003	0A		262,034.00	206,327.00
2003	01		262,034.00	191,327.00
2003	02		262,034.00	206,327.00
2003	03		262,034.00	165,062.00
2003	68		262,034.00	201,327.00
2002				
2002	0A		264,830.00	187,570.00
2002	01		264,830.00	172,570.00
2002	02		264,830.00	187,570.00
2002	03		264,830.00	150,056.00
2002	68		264,830.00	182,570.00
2001				
2001	0A		264,830.00	170,519.00
2001	01		264,830.00	155,519.00
2001	02		264,830.00	170,519.00
2001	03		264,830.00	136,415.00
2001	68		264,830.00	165,519.00
2000				
2000	01		268,560.00	140,018.00
2000	02		268,560.00	155,018.00

TaxNetUSA: Travis County

Property ID Number: 109316 Ref ID2 Number: 01100509070000

Owner's Name **PACKARD FRANCIS DOUGLASS & JAN****Property Details**Mailing Address & JANET PACKARD
613 THERESA AVENUE
AUSTIN, TX 78703-4731

Location 613 THERESA AV 78703

Legal LOT 1 * & N20FT OF LOT 2 JOHNS A W LOT 5 * & 40 X 139.38
FT AV WINN THERESA SUBD

Deed Date	11021992
Deed Volume	11812
Deed Page	00457
Exemptions	HS, OA,
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.0000
Block	
Tract or Lot	1; 2; 5
Docket No.	
Abstract Code	S06834
Neighborhood Code	Z7440

Value Information**2006 Certified**

Land Value	382,500.00
Improvement Value	140,058.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	492,224.00
10% Cap Value	30,334.00
Total Value	522,558.00

Data up to date as of 2006-09-01

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	492,224.00	492,224.00	522,558.00	522,558.00
01	AUSTIN ISD	1.623000	492,224.00	442,224.00	522,558.00	522,558.00
02	CITY OF AUSTIN	0.443000	492,224.00	441,224.00	522,558.00	522,558.00
03	TRAVIS COUNTY	0.499300	492,224.00	328,779.00	522,558.00	522,558.00
2J	TRAVIS CO HEALTHCARE DIST	0.077900	492,224.00	328,779.00	522,558.00	522,558.00
68	AUSTIN COMM COLL DIST	0.099100	492,224.00	412,224.00	522,558.00	522,558.00

Improvement InformationImprovement ID
107698State Category
A1Description
1 FAM DWELLING**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
107698	110662	1ST	1st Floor	VW	1938	989
107698	398455	011	PORCH OPEN 1ST F	*	1938	270
107698	398456	041	GARAGE ATT 1ST F	VW	1938	180
107698	398457	051	CARPORT DET 1ST	*	1938	220
107698	398458	251	BATHROOM	*	1938	1
107698	398459	289	SHED FV	F-V	1938	1

107698	398460	522	FIREPLACE	*	1938	1
107698	398461	539	FENCE FV	F-V	1938	1
107698	398462	591	MASONRY TRIM SF	AVG	1938	45
107698	398463	619	TERRACE FV	F-V	1938	1
107698	2604123	011	PORCH OPEN 1ST F	*	1938	100
107698	3140200	SO	Sketch Only	SO	0	252
107698	3140201	SO	Sketch Only	SO	0	90
107698	3140202	SO	Sketch Only	SO	0	154
107698	3140266	SO	Sketch Only	SO	0	28

Total Living Area 989

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109137	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	447,476.00	447,476.00
2005	01	AUSTIN ISD	447,476.00	397,476.00
2005	02	CITY OF AUSTIN	447,476.00	398,476.00
2005	03	TRAVIS COUNTY	447,476.00	292,981.00
2005	2J	TRAVIS CO HOSPITAL DIST	447,476.00	292,981.00
2005	68	AUSTIN COMM COLL DIST	447,476.00	367,476.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	406,796.00	406,796.00
2004	01	AUSTIN ISD	406,796.00	356,796.00
2004	02	CITY OF AUSTIN	406,796.00	355,796.00
2004	03	TRAVIS COUNTY	406,796.00	260,437.00
2004	2J	TRAVIS CO HOSPITAL DIST	406,796.00	260,437.00
2004	68	AUSTIN COMM COLL DIST	406,796.00	326,796.00
2003				
2003	0A		484,124.00	369,815.00
2003	01		484,124.00	319,815.00
2003	02		484,124.00	318,815.00
2003	03		484,124.00	230,852.00
2003	68		484,124.00	289,815.00
2002				
2002	0A		486,730.00	336,196.00
2002	01		486,730.00	286,196.00
2002	02		486,730.00	285,196.00
2002	03		486,730.00	203,957.00
2002	68		486,730.00	256,196.00
2001				
2001	0A		486,730.00	305,633.00

PLAT

LEGAL DESCRIPTION: LOT 4 AND THE SOUTH TEN FEET OF LOT 3, OF A. W. JOHNS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3, PAGES III, PLAT RECORDS OF TRAVIS COUNTY, TEX.
ALSO LOCALLY KNOWN AS 6007 THERESA AVENUE, AUSTIN, TEXAS.

REMAINDER LOT 3
(S 70° 13' E)

S 71° 19' 43" E 107.78'

FRAME STORAGE BLDG. 3.0'

SOUTH 10' LOT 3

STONE RET. WALL 8.2'

CONC. WALK 10.8'

5.7'

5.2'

8.9'

2 STORY FRAME & BRICK HOUSE

CONC. PATIO

36.4'

CONC. RET. WALL

21.4'

32.4'

LOT 4

STONE RET. WALL

FRAME STORAGE BLDG. 20.2'

RAMP 11.5'

18.2'

FRAME STORAGE BLDG. 1.6'

FRAME & BRICK HOUSE 1.9'

LOT 5

N 16° 43' 00" E 59.99' CURB LINE

(N 16° 43' E 60.1')

S 28° 00' 04" W 60.60'

(S 28° 06' W 60.11')

20' ALLEY

N 71° 25' 21" W 95.91'

(N 70° 13' W 94.9')

BEARINGS FOR THIS SURVEY
OBTAINED FROM PLAT RECORDED
IN VOLUME 623, PAGE 474,
TRAVIS COUNTY DEED RECORDS

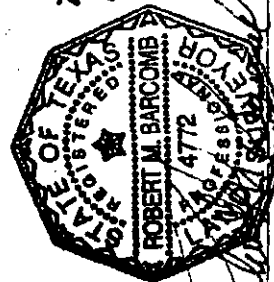
SYMBOLS SET OUT IN THE "LEGEND"
ARE NOT TO SCALE AND ARE SHOWN
IN THE APPROXIMATE LOCATION TO
INDICATE THEIR PRESENCE.

FENCE LINES SHOWN REPRESENT THE AVERAGE CENTER LINE OF THE POSTS.

APRIL 7, 2003

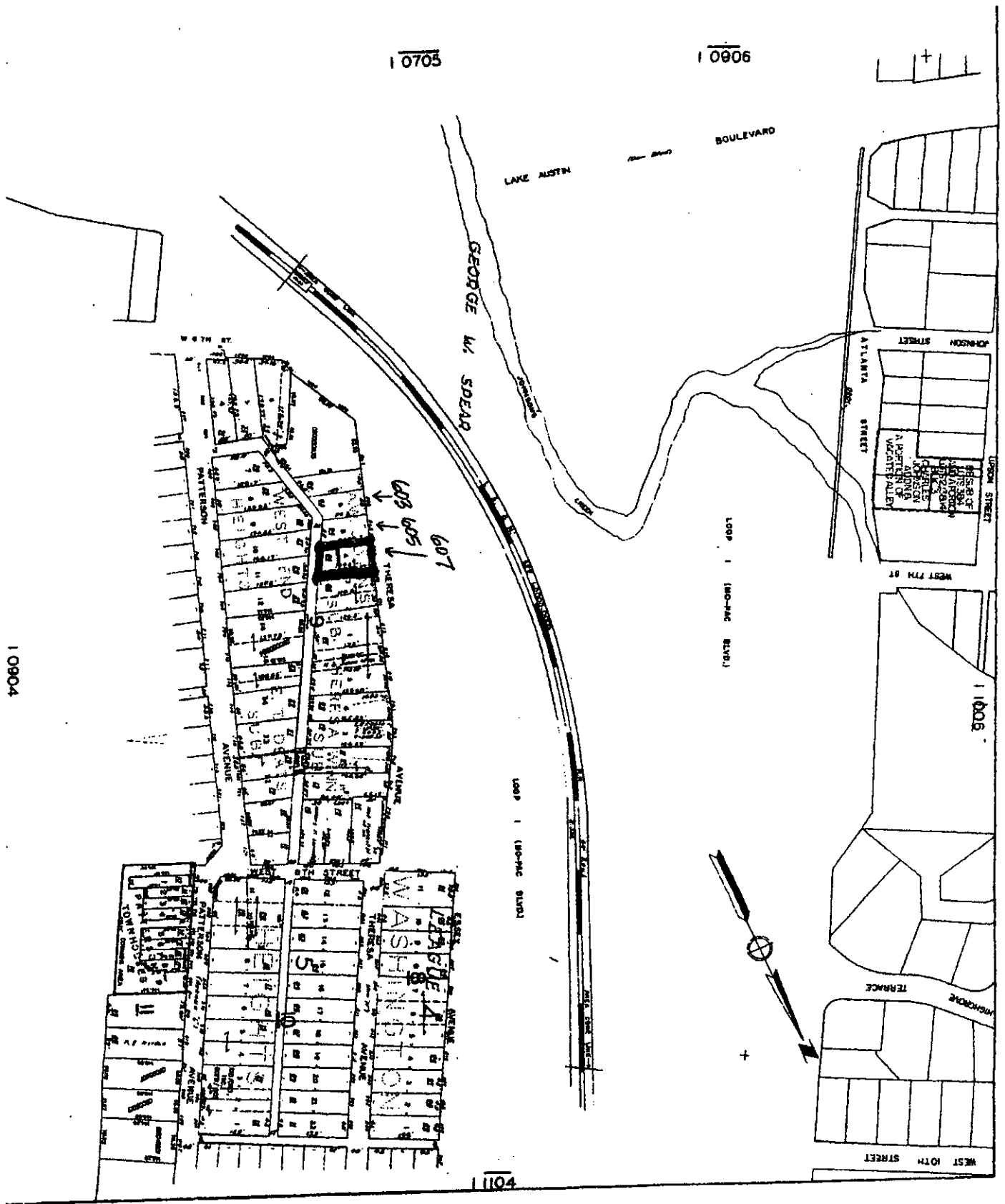
AND EXCLUSIVELY TO DAMAN AND SON AND THE LIEN HOLDERS, AND TO AUSTIN TITLE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION PER CASE NO: 2003 NO 248585-M (03/05/03).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON: THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0205 E DATED JUNE 16, 1993. VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.



~~ROBERT M. BARZOMB. R.P.L.S. NO 4772~~

PR
→



TRAVIS CENTRAL APPRAISAL DISTRICT
 8314 Cross Park Drive P.O. Box 149012
 Austin, Tx 78754 Austin, Tx 78714
 Internet Address WWW.TRAVISCAD.ORG
 Main Telephone Number (512)834-9317 Appraisal Information (512)834-9138

JURISDICTIONS
 CITY OF AUSTIN
 ACC
 AUSTIN, TEXAS

MAP NO.
 1100

1" = 400' M.
 REFERENCE
 1:1000

F.A.R. CALCULATIONS

IMPERVIOUS COVER

TOTAL SITE COVERAGE

EXISTING DRIVEWAY	137 S.F.
EXISTING WALK	66 S.F.
EXISTING STAIRS	31 S.F.
EXISTING PORCH	85 S.F.
EXISTING GARAGE	368 S.F.
EXISTING FOOTPRINT	1175 S.F.
ADDITION FOOTPRINT	537 S.F.
NEW COVERED DECK	139 S.F.
EXG DECK	102 S.F.
AC PADS	27 S.F.
EXG. CONC. FLUME	22 S.F.
NEW STONE FENCE	64 S.F.

TOTAL SITE 6,107 S.F.

TOTAL IMPERVIOUS COVER 2,753 S.F. = 45.0%

NOTE: CHOOSE OPTION TO ADD 1000SF
TOTAL F.A.R. W/O BASEMENT = .46%

SF CALCULATIONS

TOTAL SITE COVERAGE 2670 SF

CHOOSE ADD 1000SF TO EXISTING

EXG 1ST FLR CONDITIONED	1,175 S.F.
EXG 2ND FLR CONDITIONED	694 S.F.
SUBTOTAL	1,869 S.F. EXG
NEW 1ST FLR CONDITIONED	537 S.F.
NEW 2ND FLR CONDITIONED	442 S.F.
SUBTOTAL	991 S.F. ADDITION

*BASEMENT CONDITONED 537 S.F.

TOTAL CONDITIONED SF 3,385 S.F.

* VARIANCE REQUESTED

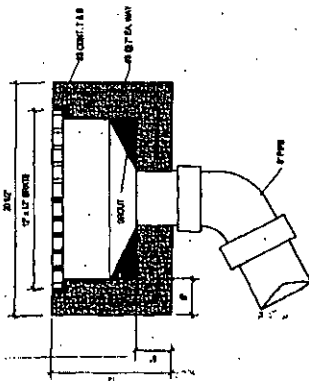
ROEDER
DESIGN

1308 Pasadena Drive
Austin Texas 78757
Tel. 512.452.7940
roederdesign@yahoo.com

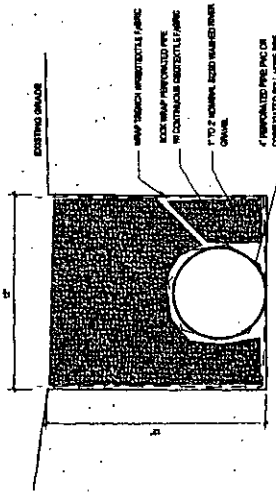
DRAWINGS

NOTES:

1. THE GRATE SHALL BE MINIMUM 1/4" THICK WITH A 1/4" RADIUS. THE GRATE SHALL BE PERMANENTLY ATTACHED TO THE CONCRETE FOUNDATION. THE GRATE SHALL HAVE A "NORMAL-GRIP" SURFACE.
2. THE ELEVATED BLUET SHALL BE SITUATED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF PRESTRESSING TRAFFIC.



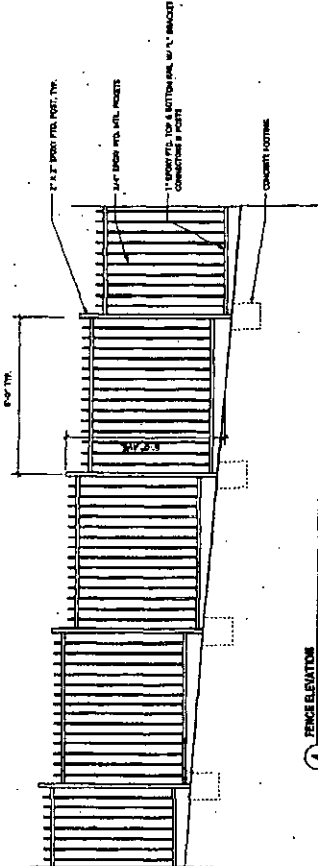
5 AREA INLET DETAIL



FRENCH DRAIN DETAIL
(APPROXIMATELY 32 L.F.)

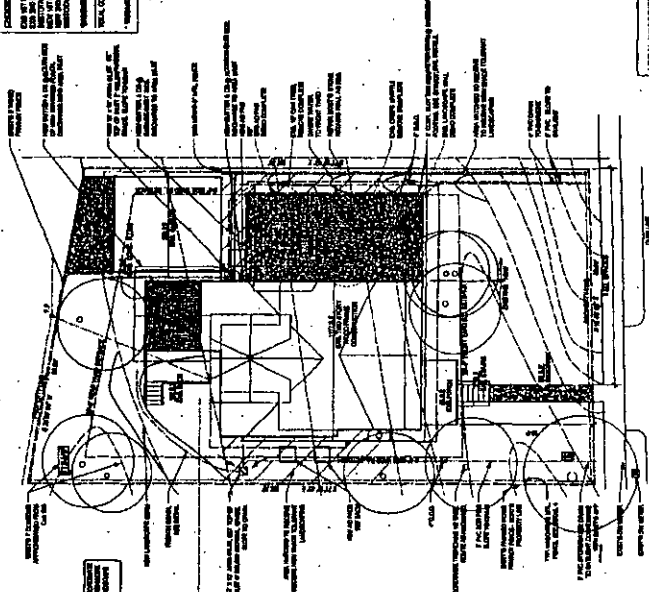
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL	ASTM D-1505	INCHES	1/4"
UNIT WEIGHT	ASTM D-1505	LB/FT ³	140
PERMEATION RATE	ASTM D-1505	INCHES	1/4"
PUNCTURE STRENGTH	ASTM D-1505	PSI	400
TENSILE STRENGTH	ASTM D-1505	PSI	200
ELONGATION	ASTM D-1505	%	20

3 FRENCH DRAIN DETAIL



4 FENCE ELEVATION
(APPROXIMATELY 32 L.F.)

22 ALLEY



1 SITE PLAN
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION
1	100' THERESA DRIVE
2	100' THERESA DRIVE
3	100' THERESA DRIVE
4	100' THERESA DRIVE
5	100' THERESA DRIVE
6	100' THERESA DRIVE
7	100' THERESA DRIVE
8	100' THERESA DRIVE
9	100' THERESA DRIVE
10	100' THERESA DRIVE

NO.	DESCRIPTION
1	100' THERESA DRIVE
2	100' THERESA DRIVE
3	100' THERESA DRIVE
4	100' THERESA DRIVE
5	100' THERESA DRIVE
6	100' THERESA DRIVE
7	100' THERESA DRIVE
8	100' THERESA DRIVE
9	100' THERESA DRIVE
10	100' THERESA DRIVE

NO.	DESCRIPTION
1	100' THERESA DRIVE
2	100' THERESA DRIVE
3	100' THERESA DRIVE
4	100' THERESA DRIVE
5	100' THERESA DRIVE
6	100' THERESA DRIVE
7	100' THERESA DRIVE
8	100' THERESA DRIVE
9	100' THERESA DRIVE
10	100' THERESA DRIVE

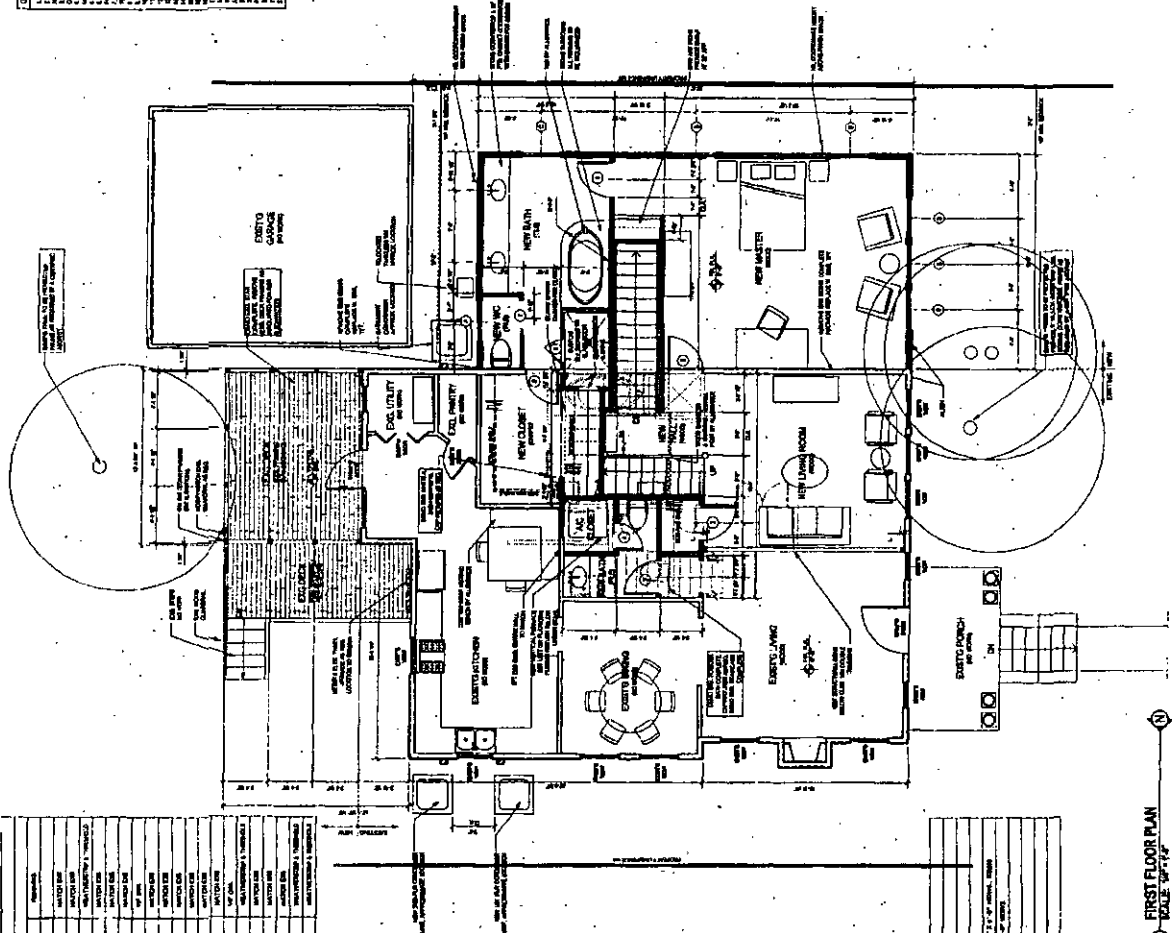
EGLESTON RESIDENCE

100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE
100' THERESA DRIVE



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.



DOOR SCHEDULE			
NO.	DESCRIPTION	FINISH	REMARKS
1	DOOR, 3'0\"	PAINTED	ENTRY
2	DOOR, 3'0\"	PAINTED	HALL
3	DOOR, 3'0\"	PAINTED	BEDROOM
4	DOOR, 3'0\"	PAINTED	BEDROOM
5	DOOR, 3'0\"	PAINTED	BEDROOM
6	DOOR, 3'0\"	PAINTED	BEDROOM
7	DOOR, 3'0\"	PAINTED	BEDROOM
8	DOOR, 3'0\"	PAINTED	BEDROOM
9	DOOR, 3'0\"	PAINTED	BEDROOM
10	DOOR, 3'0\"	PAINTED	BEDROOM
11	DOOR, 3'0\"	PAINTED	BEDROOM
12	DOOR, 3'0\"	PAINTED	BEDROOM
13	DOOR, 3'0\"	PAINTED	BEDROOM
14	DOOR, 3'0\"	PAINTED	BEDROOM
15	DOOR, 3'0\"	PAINTED	BEDROOM
16	DOOR, 3'0\"	PAINTED	BEDROOM
17	DOOR, 3'0\"	PAINTED	BEDROOM
18	DOOR, 3'0\"	PAINTED	BEDROOM
19	DOOR, 3'0\"	PAINTED	BEDROOM
20	DOOR, 3'0\"	PAINTED	BEDROOM
21	DOOR, 3'0\"	PAINTED	BEDROOM
22	DOOR, 3'0\"	PAINTED	BEDROOM
23	DOOR, 3'0\"	PAINTED	BEDROOM
24	DOOR, 3'0\"	PAINTED	BEDROOM
25	DOOR, 3'0\"	PAINTED	BEDROOM
26	DOOR, 3'0\"	PAINTED	BEDROOM
27	DOOR, 3'0\"	PAINTED	BEDROOM
28	DOOR, 3'0\"	PAINTED	BEDROOM
29	DOOR, 3'0\"	PAINTED	BEDROOM
30	DOOR, 3'0\"	PAINTED	BEDROOM

WINDOW SCHEDULE			
NO.	DESCRIPTION	FINISH	REMARKS
1	WINDOW, 3'0\"	PAINTED	ENTRY
2	WINDOW, 3'0\"	PAINTED	HALL
3	WINDOW, 3'0\"	PAINTED	BEDROOM
4	WINDOW, 3'0\"	PAINTED	BEDROOM
5	WINDOW, 3'0\"	PAINTED	BEDROOM
6	WINDOW, 3'0\"	PAINTED	BEDROOM
7	WINDOW, 3'0\"	PAINTED	BEDROOM
8	WINDOW, 3'0\"	PAINTED	BEDROOM
9	WINDOW, 3'0\"	PAINTED	BEDROOM
10	WINDOW, 3'0\"	PAINTED	BEDROOM
11	WINDOW, 3'0\"	PAINTED	BEDROOM
12	WINDOW, 3'0\"	PAINTED	BEDROOM
13	WINDOW, 3'0\"	PAINTED	BEDROOM
14	WINDOW, 3'0\"	PAINTED	BEDROOM
15	WINDOW, 3'0\"	PAINTED	BEDROOM
16	WINDOW, 3'0\"	PAINTED	BEDROOM
17	WINDOW, 3'0\"	PAINTED	BEDROOM
18	WINDOW, 3'0\"	PAINTED	BEDROOM
19	WINDOW, 3'0\"	PAINTED	BEDROOM
20	WINDOW, 3'0\"	PAINTED	BEDROOM
21	WINDOW, 3'0\"	PAINTED	BEDROOM
22	WINDOW, 3'0\"	PAINTED	BEDROOM
23	WINDOW, 3'0\"	PAINTED	BEDROOM
24	WINDOW, 3'0\"	PAINTED	BEDROOM
25	WINDOW, 3'0\"	PAINTED	BEDROOM
26	WINDOW, 3'0\"	PAINTED	BEDROOM
27	WINDOW, 3'0\"	PAINTED	BEDROOM
28	WINDOW, 3'0\"	PAINTED	BEDROOM
29	WINDOW, 3'0\"	PAINTED	BEDROOM
30	WINDOW, 3'0\"	PAINTED	BEDROOM

EGGLESTON RESIDENCE

100 THUNDER AVENUE
ALBANY, NY 12208

ARCHITECT
FIRST FLOOR PLAN

1

1 FIRST FLOOR PLAN
SCALE: 1/8\"

12th Precinct
Austin, Texas 78757
Tel. 512-432-7990

12th Precinct
Austin, Texas 78757
Tel. 512-432-7990

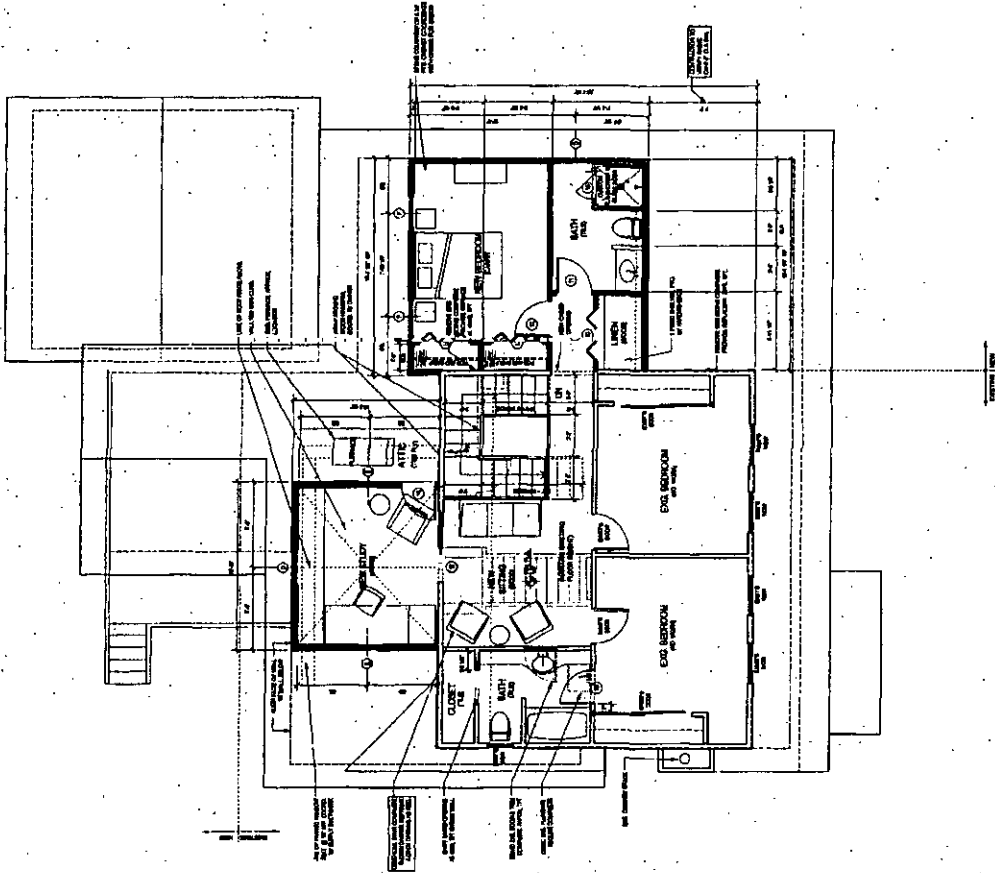
807 TRENCH AVENUE
AUSTIN, TX 78703

EGGESTON RESIDENCE

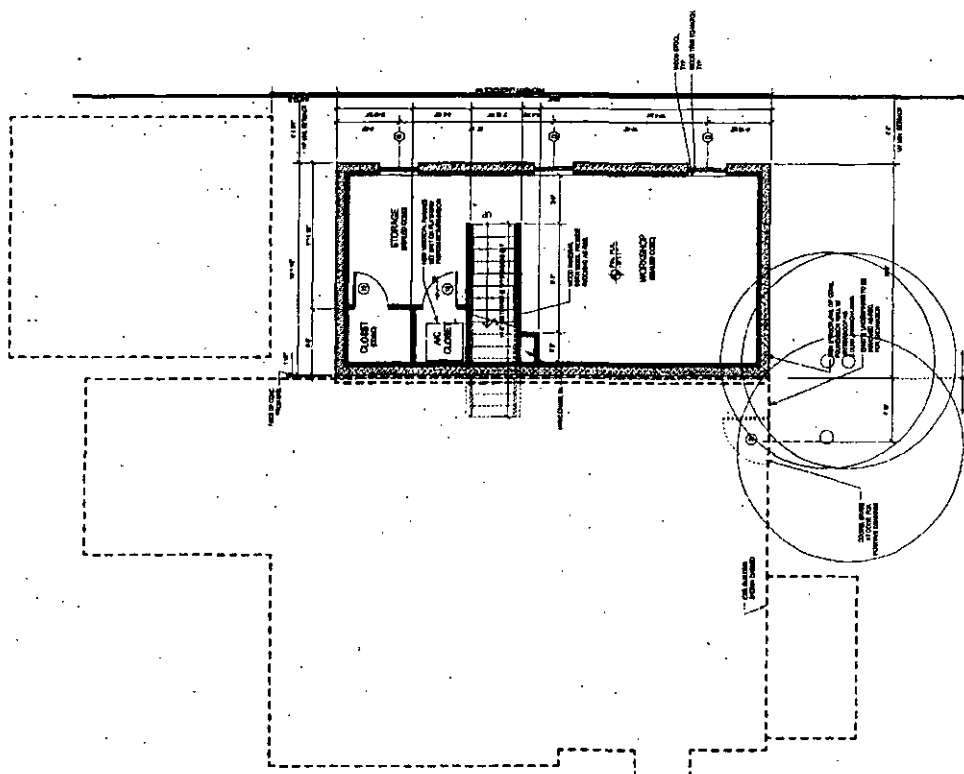
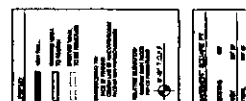
REVISIONS	DATE	BY	APP'D
1	01/11/01	J. L. JAMES	
2	01/11/01	J. L. JAMES	
3	01/11/01	J. L. JAMES	
4	01/11/01	J. L. JAMES	
5	01/11/01	J. L. JAMES	
6	01/11/01	J. L. JAMES	
7	01/11/01	J. L. JAMES	
8	01/11/01	J. L. JAMES	
9	01/11/01	J. L. JAMES	
10	01/11/01	J. L. JAMES	

SECOND FLOOR PLAN

2



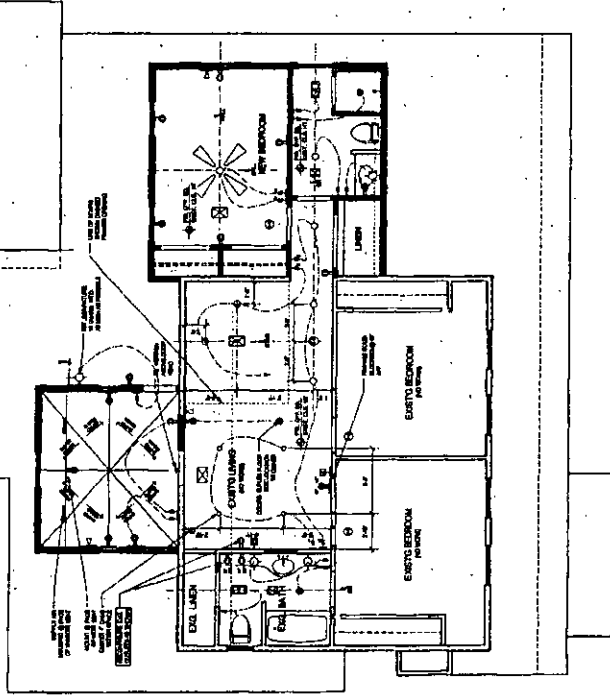
1 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

300 Pasadena Drive
Aurora, Texas 78757
Tel: 512-452-7940
Circle 46 on Reader Service Card

EGGLESTON RESIDENCE



1 SECOND FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"





1328 Peachtree City
 Atlanta, Georgia 30329
 Tel. 404.433.7740
 Fax 404.433.7741

PROJECT NO. 1328
 PROJECT NAME: EGGLESTON RESIDENCE
 PROJECT LOCATION: 1328 Peachtree City, Atlanta, Georgia

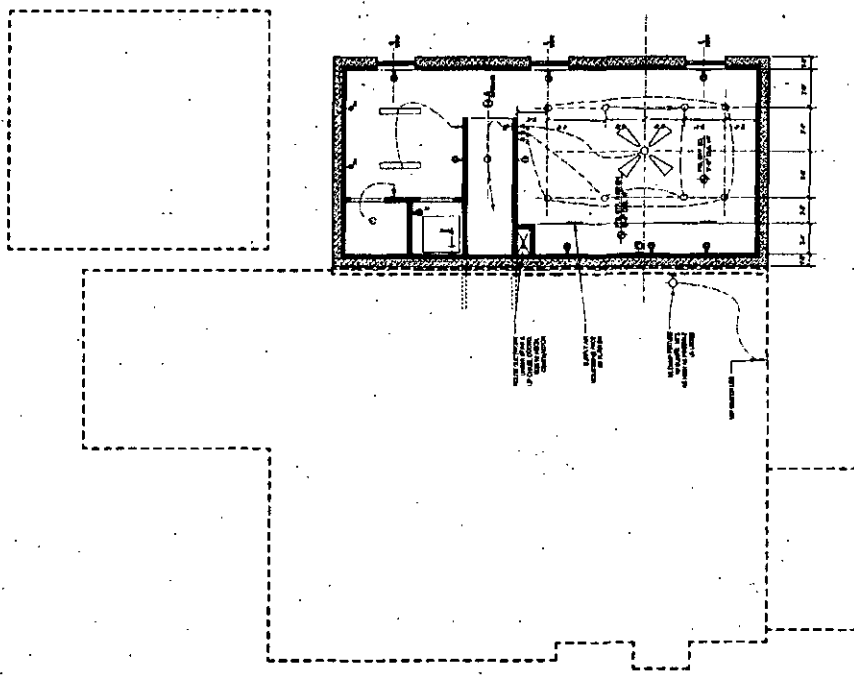
EGGLESTON RESIDENCE

ARCHITECT: MURPHY
 ADDRESS: 1328 PEACHTREE CITY

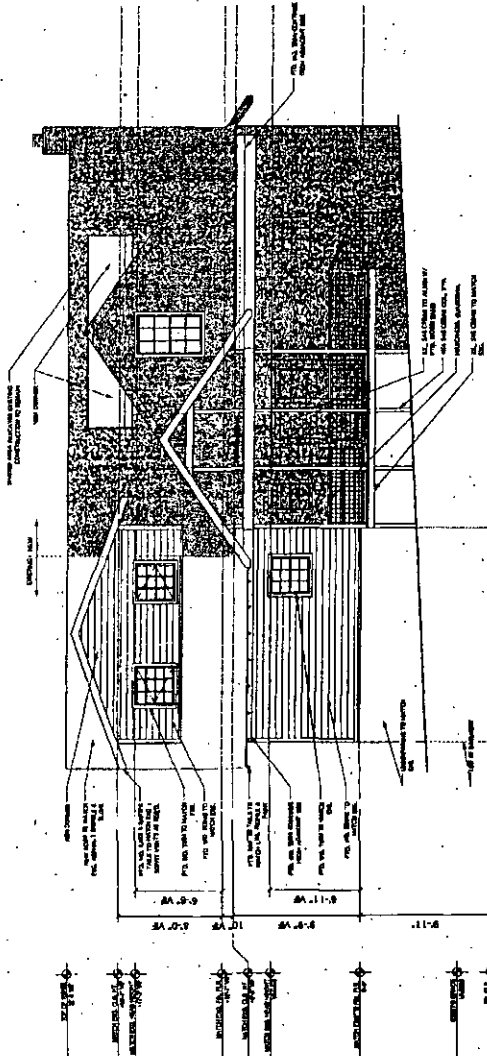
DATE: 10/1/01
 DRAWN BY: J. J. JONES

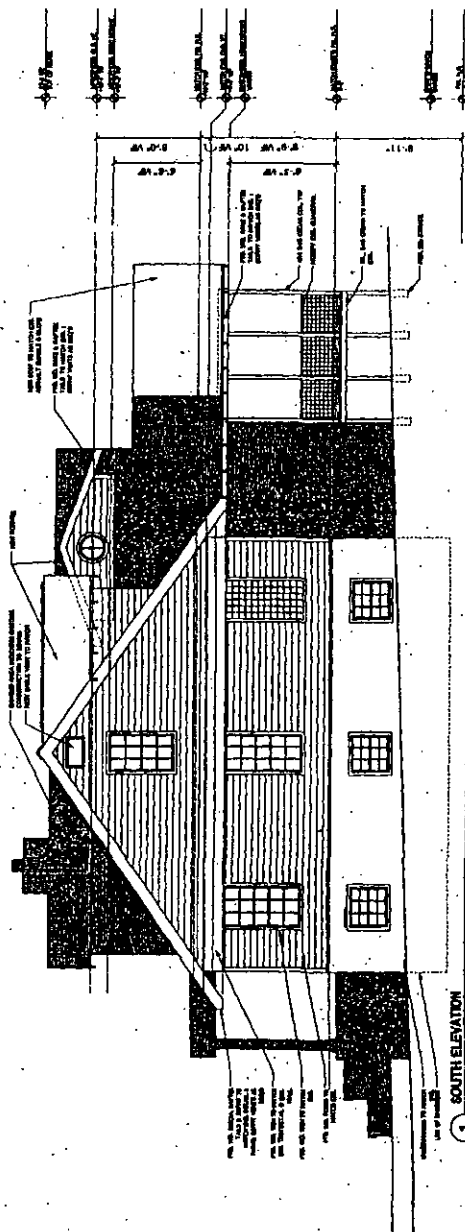
PROJECT NO. 1328
 PROJECT NAME: EGGLESTON RESIDENCE

PROJECT NO. 1328
 PROJECT NAME: EGGLESTON RESIDENCE
 PROJECT LOCATION: 1328 PEACHTREE CITY

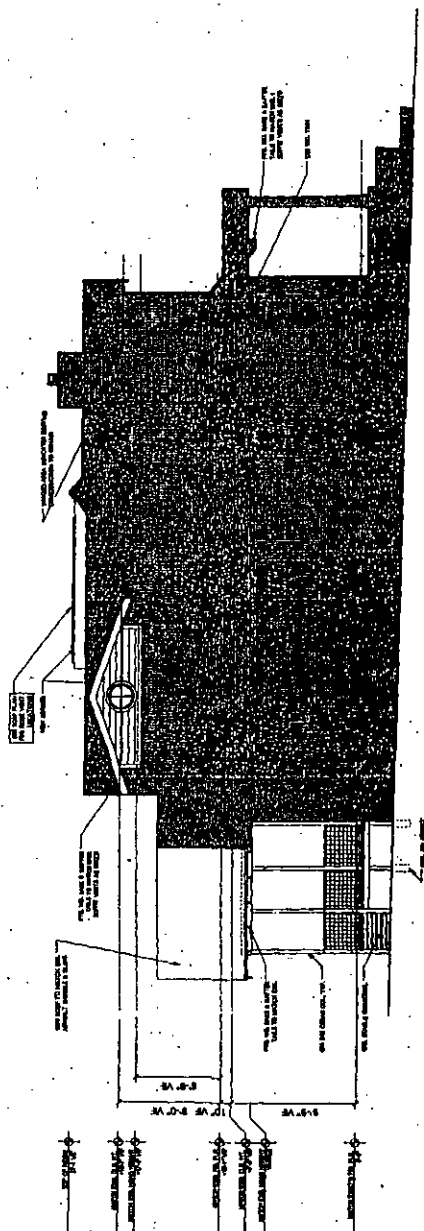


1 BASEMENT REPLICATING PLAN
 SCALE: 1/4" = 1'-0"





2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

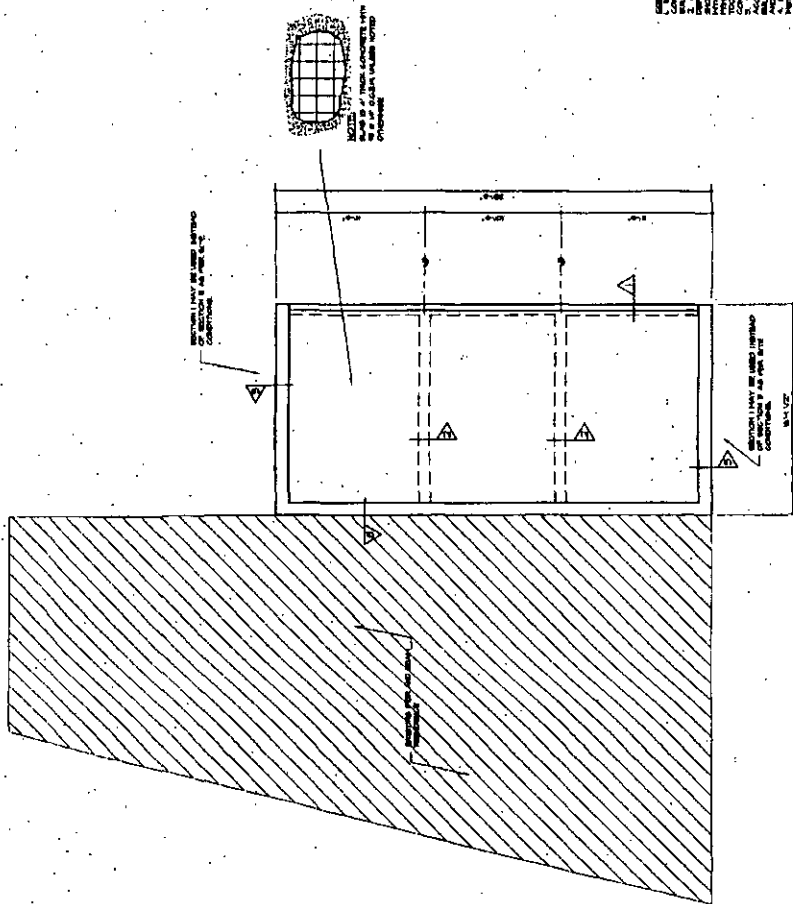


607 THERESA AVENUE
AUSTIN, TEXAS
CLIENT: TDCS AND ALBANY BUILDING

DATE: 12-15-24
BY: J. L. [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DATE	12-15-24
BY	J. L. [Signature]
CHECKED	[Signature]
APPROVED	[Signature]
SCALE	AS SHOWN
DATE	12-15-24
BY	J. L. [Signature]
CHECKED	[Signature]
APPROVED	[Signature]

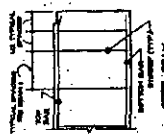
PROJECT: 12345
SHEET: 1 OF 2



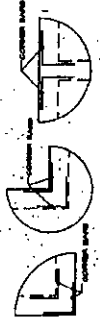
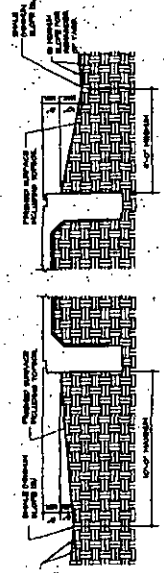
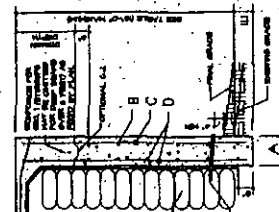
NOTE:
MOVEMENT BETWEEN EXISTING AND NEW
CONSTRUCTION: SETTLEMENT/ROTATION SHOULD
BE EXPECTED. THE GENERAL CONTRACTOR IS
RESPONSIBLE FOR DETAILING THE FLOORING, THE
WALL-TO-WALL JOINT AND THE ROOFING TO
ACCOMMODATE THIS MOVEMENT.

GENERAL NOTES:
1. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
2. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
3. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
4. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
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7. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
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9. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
10. ALL FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).

FOUNDATION PLAN
12-15-24



	A	B	C	D	E
1. The number of people who are not in the military is 100,000.	100,000	100,000	100,000	100,000	100,000
2. The number of people who are in the military is 100,000.	100,000	100,000	100,000	100,000	100,000
3. The number of people who are in the military is 100,000.	100,000	100,000	100,000	100,000	100,000
4. The number of people who are in the military is 100,000.	100,000	100,000	100,000	100,000	100,000
5. The number of people who are in the military is 100,000.	100,000	100,000	100,000	100,000	100,000



A	MAP TO C.D. WEST.	MAP TO C.D. WEST.	MAP TO C.D. WEST.	MAP TO C.D. WEST.
---	----------------------	----------------------	----------------------	----------------------

MINI-MAX CONCRETE CLEAN COVER
 For Resurfacing Road and Driveways

1 qt. water Mix with sufficient water to make paste 1-1/2 inches above driveway	In existing lanes and sidewalks 1-1/2 inches above to 1 inch below concrete surface 3 inches from surface applied for 400 ft.
---	---

- [illegible]

[illegible]

FOUNDATION DETAILS

ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 607 THERESA AVENUE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.

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

PART 1. This ordinance applies to the construction of an addition to an existing single family residence located at 607 Theresa Avenue. The two story structure will have a floor area of 3,385 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(D) of Ordinance No. 20060309-058 which limits the size of a structure after remodeling to the greater of:

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

PART 3. 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 4. A waiver is granted from Part 4(D) of Ordinance 20060309-058 to allow the addition to a single family residence located at 607 Theresa Avenue for a total structure size not to exceed 3,385 square feet.

1 **PART 5.** This ordinance takes effect on _____, 2006.

2
3 **PASSED AND APPROVED**

4
5
6
7 _____, 2006

§
§
§

Will Wynn
Mayor

8
9
10
11
12 **APPROVED:** _____
13 David Allan Smith
14 City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

DRAFT

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-8860RA

COUNCIL DATE: October 5, 2006

APPLICATION DATE: September 5, 2006

OWNER: Todd and Althea Eggleston

ADDRESS: 607 Theresa Avenue

BACKGROUND

- On September 5, 2006 an application was submitted for an addition to an existing two story single family residence and the finish-out of an existing basement.
- The applicant originally submitted a request for a waiver to the definition of basement. However, a waiver cannot be granted for that request, and because the existing basement does not meet the definition in Ordinance 20060309, the existing basement must be counted in floor to area ratio.
- Therefore, the additional square footage added to the home and the finish-out of the existing basement, makes the applicant 516 square feet over the 1000 square feet allowed since the applicant has been granted a homestead exemption for the structure.

PROPOSED REMODEL

Applicant proposes the following construction:

- Addition to an existing two story single family residence creating 3385 s.f. of gross floor area at 607 Theresa Avenue
 - 537 square feet added to the existing first floor
 - 442 square feet added to the existing second floor
 - 537 square feet finish-out of existing basement
- The address falls within the National Register Historic District and the advisory review will be heard by the Historic Landmark Commission on October 23, 2006. This hearing will not affect the granting of this permit.

REQUEST

Applicant requests a waiver from Part 4 Section (D) of Ordinance 20060309-058 which states 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:

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

Applicant's additional construction:

- 537 s.f. existing basement is counted in the FAR because basement is 6 ft above grade
- 224 s.f. covered porch
- 86 s.f. uncovered patio
- 368 s.f. detached garage
- 137 s.f. driveway area
- 66 s.f. walkway on private property

SETBACKS

The applicant will meet the front yard setback of 25 feet prescribed by the Land Development Code.

DEVELOPMENT REGULATIONS

Proposed structure will exceed size limitations of the 1,000 square feet allowed set forth in Part 4 Section (D) (3) by 516 square feet.

ZONING

- This lot is currently zoned Single Family Residential (SF-3-NP).
- It lies within the Old West Austin Neighborhood Association, Clarksville Community Development Corporation, Austin Neighborhoods Council, Home Builders Association of Greater Austin, and West Austin Alliance.

WAIVER

The applicant requests the waiver from Part 4 Section (D) 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.
- Three letters from neighbors indicating support.
- 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.